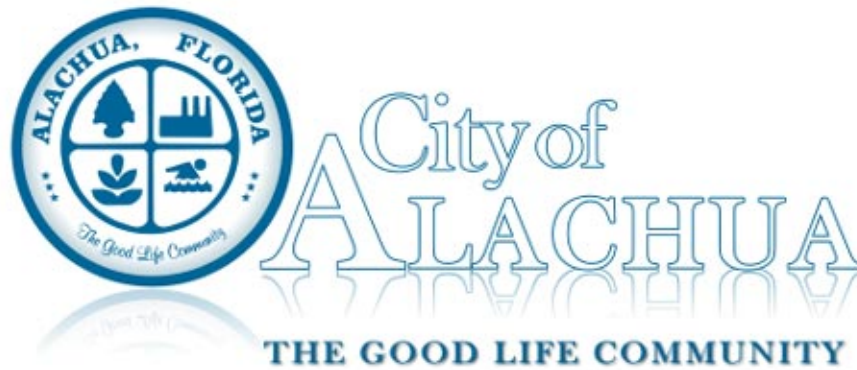




Planning and Zoning Board Agenda July 14, 2020

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

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: July 14, 2020

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.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

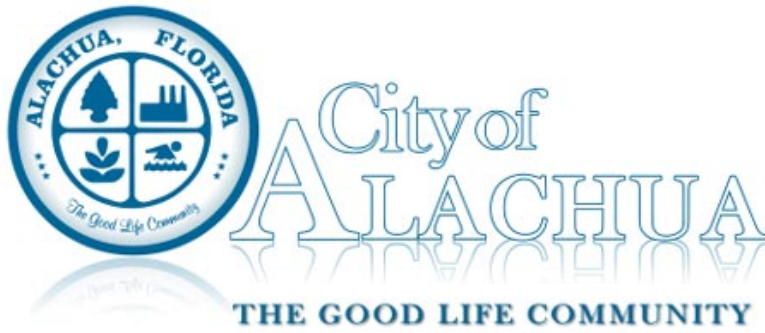
- A. Approval of the Minutes of the 6/9/20 PZB Meeting
- B. Site Plan – Progress Park Parcels G & H: A request by Sergio Reyes, P.E., of EDA Consultants,

Inc., applicant and agent for Ponce Inlet Investments, LLC, property owner, for consideration of a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property. Tax Parcel Number 03956-010-028 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 7/14/2020

SUBJECT: Approval of the Minutes of the 6/9/20 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the 6/9/20 PZB Meeting.

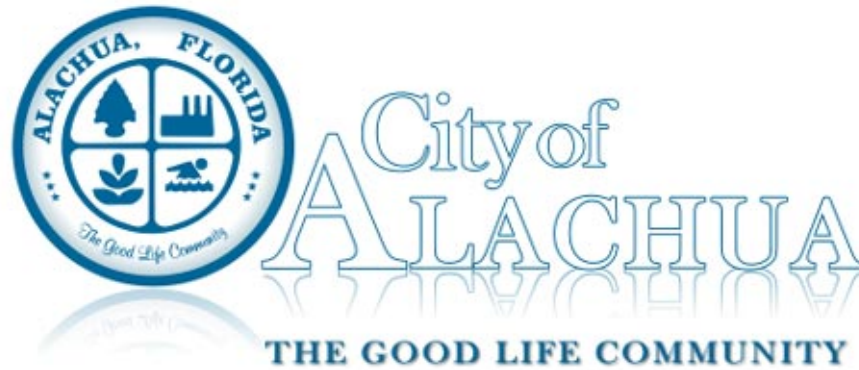
Summary

Approval of the Minutes of the 6/9/20 PZB Meeting.

ATTACHMENTS:

Description

- ☐ Minutes of the 6/9/20 PZB Meeting



Planning and Zoning Board Minutes June 9, 2020

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

Planning and Zoning Board At 6:00 PM

to address the item(s) below.

Meeting Date: June 9, 2020

Meeting Location: James A. Lewis Commission, City Hall

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.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Gary Thomas called the meeting to order. All Members were present.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Sandy Burgess moved to approve the agenda; seconded by Member James Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the March 10, 2020 Planning & Zoning Board Meeting

Member Sajczuk moved to approve the minutes; seconded by Member Virginia Johns.

Passed by unanimous consent.

- B. Site Plan – Southern Wrecker and Recovery: A request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for consideration of a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property. Tax Parcel Number 03042-050-003 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony during the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Member Johns inquired if a variance could later be requested for outdoor storage.

Principal Planner Tabor, AICP, responded.

Vice Chair Wright confirmed the applicant has accepted Staff's recommended conditions.

Principal Planner Tabor, AICP, responded.

Member Sajczuk moved that 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 Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 16 of the June 9, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 5-0 in a roll call vote.

- C. Tolosa PD-R Preliminary Plat & Final PD Plan, Phase 1: A request by Anthony J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, agent for Bentley Timber, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for Phase 1 of the Tolosa PD-R, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. Tax Parcel Number 03135-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Chris Potts, P.E., Sr. Engineering Manager with JBrown Professional Group provided additional information and availed himself for questions.

Member Burgess inquired about the comments from the public at the Neighborhood Meeting and if the concerns voiced at the meeting had been addressed.

Mr. Potts responded.

Member Burgess inquired about the use of the secondary emergency access.

Mr. Potts responded.

City Attorney Marian Rush responded.

Mr. Potts accepted Staff's recommended conditions.

Member Burgess moved that 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 transmits the Preliminary Plat of Tolosa PD-R Phase 1 to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the June 9, 2020 Staff Report; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- D. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. Consisting of Tax Parcel Number 05898-005-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Principal Planner Tabor, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

Chair Thomas commented on potential traffic impacts to US Highway 441.

Mr. Sweger responded.

Vice Chair Wright moved that based upon the competent substantial evidence presented at

this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of 441 Development Group of Alachua County, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- E. Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235. Consisting of Tax Parcel Number 03918-003-000 (Legislative Hearing).

Department Director Winburn introduced the item.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

Member Sajczuk moved based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright

Motion Passed 5-0 in a roll call vote.

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. Consisting of Tax Parcel Number 03918-003-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering testimony during the hearing.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, of EDA Consultants presented additional information and availed himself for questions.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Black Flag Metalsmith, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation

to approve; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- G. LDR Text Amendments - A Staff-Initiated Amendment to the City's Land Development Regulations (Legislative).

Principal Planner Tabor, AICP, presented the Staff Report.

Member Johns inquired about the proposed amendments to Section 6.8 and when interconnectivity may be required between new development and existing development.

Principal Planner Tabor, AICP, responded.

Member Burgess commended the Planning Department for the time taken to prepare the proposed amendments to the Land Development Regulations and the efforts taken to streamline the regulations.

Clay Sweger, AICP, LEED AP, of EDA Consultants commended Planning Staff for their efforts made to update the Land Development Regulations.

Member Sajczuk moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be held on July 14, 2020 at 6:00 p.m. She also advised the Board that Items C, D, E, F, and G would be scheduled for first reading before the City Commission on June 22, 2020.

Member Sajczuk thanked Planning Staff for their hard work.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Johns.

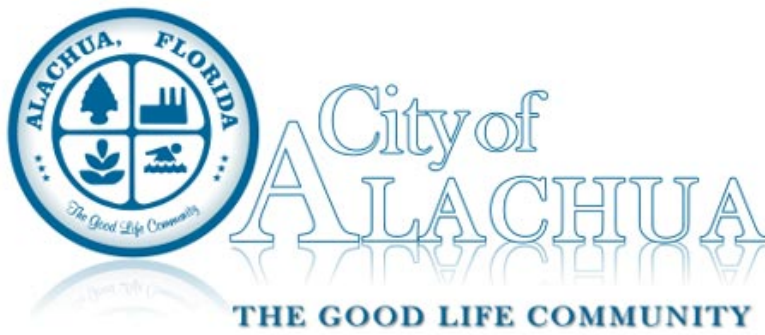
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 7/14/2020

SUBJECT: Site Plan – Progress Park Parcels G & H: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ponce Inlet Investments, LLC, property owner, for consideration of a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property. Tax Parcel Number 03956-010-028 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Progress Park Parcels G & H, subject to the three (3) conditions provided in Exhibit “A” and located on page 17 of the July 14, 2020 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 Progress Park Parcels G & H, subject to the three (3) conditions provided in Exhibit “A” and located on page 17 of the July 14, 2020 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ponce Inlet Investments, LLC, property owner, for the consideration of a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements.

Potential tenants are unknown at this time, however, it is expected that tenants will likely consist of general retail, personal services, and fast casual dining.

The subject property is ±5.06 acres in size and is located northwest of the intersection of Research Drive and Innovation Drive in Progress Park. Approximately 1.94 acres of the overall ±5.06 acre subject property would be developed. The site is presently vacant.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan: Progress Park Parcels G & H (Part 1 of 2)
- Site Plan: Progress Park Parcels G & H (Part 2 of 2)
- Application & Supporting Materials

- ▣ Application & Supporting Materials
- ▣ Public Notice Materials for the 7/14/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 14, 2020

SUBJECT:	A request for a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	Ponce Inlet Investments, LLC
LOCATION:	Northwest of the intersection of Research Drive and Innovation Drive
PARCEL ID NUMBERS:	03956-010-028
FLUM DESIGNATION:	Industrial
ZONING:	Planned Unit Development (PUD)
OVERLAY:	N/A
ACREAGE:	±5.06 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Progress Park Parcels G & H, subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the July 14, 2020 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>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 Progress Park Parcels G & H, subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the July 14, 2020 Staff Report to the Planning & Zoning Board.</i>

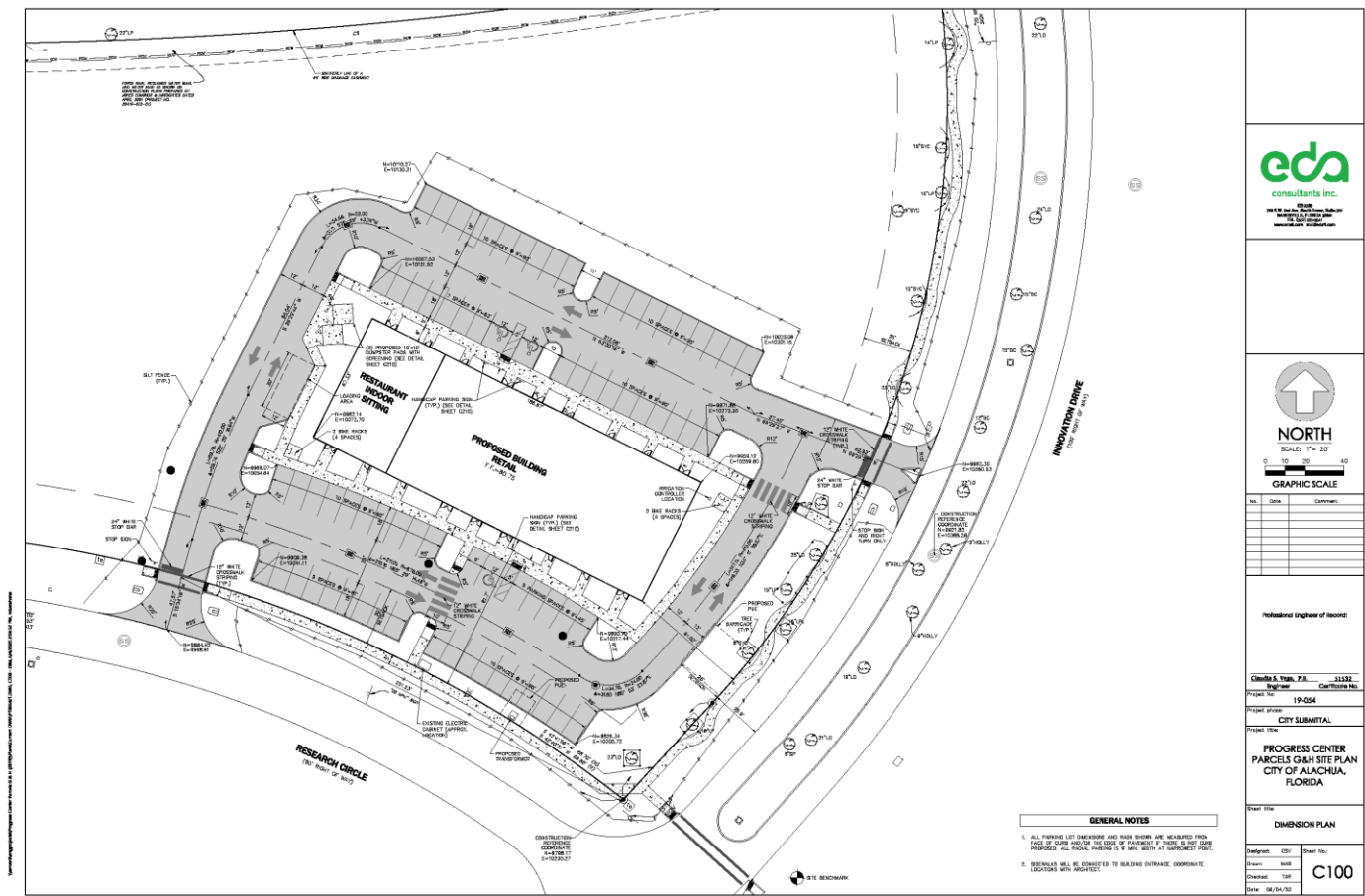
SUMMARY

This application is a request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ponce Inlet Investments, LLC, property owner, for the consideration of a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements.

Potential tenants are unknown at this time, however, it is expected that tenants will likely consist of general retail, personal services, and fast casual dining.

The subject property is ±5.06 acres in size and is located northwest of the intersection of Research Drive and Innovation Drive in Progress Park. Approximately 1.94 acres of the overall ±5.06 acre subject property would be developed. The site is presently vacant.

Illustration 1. Progress Park Parcels G & H Site Plan – Dimension Plan



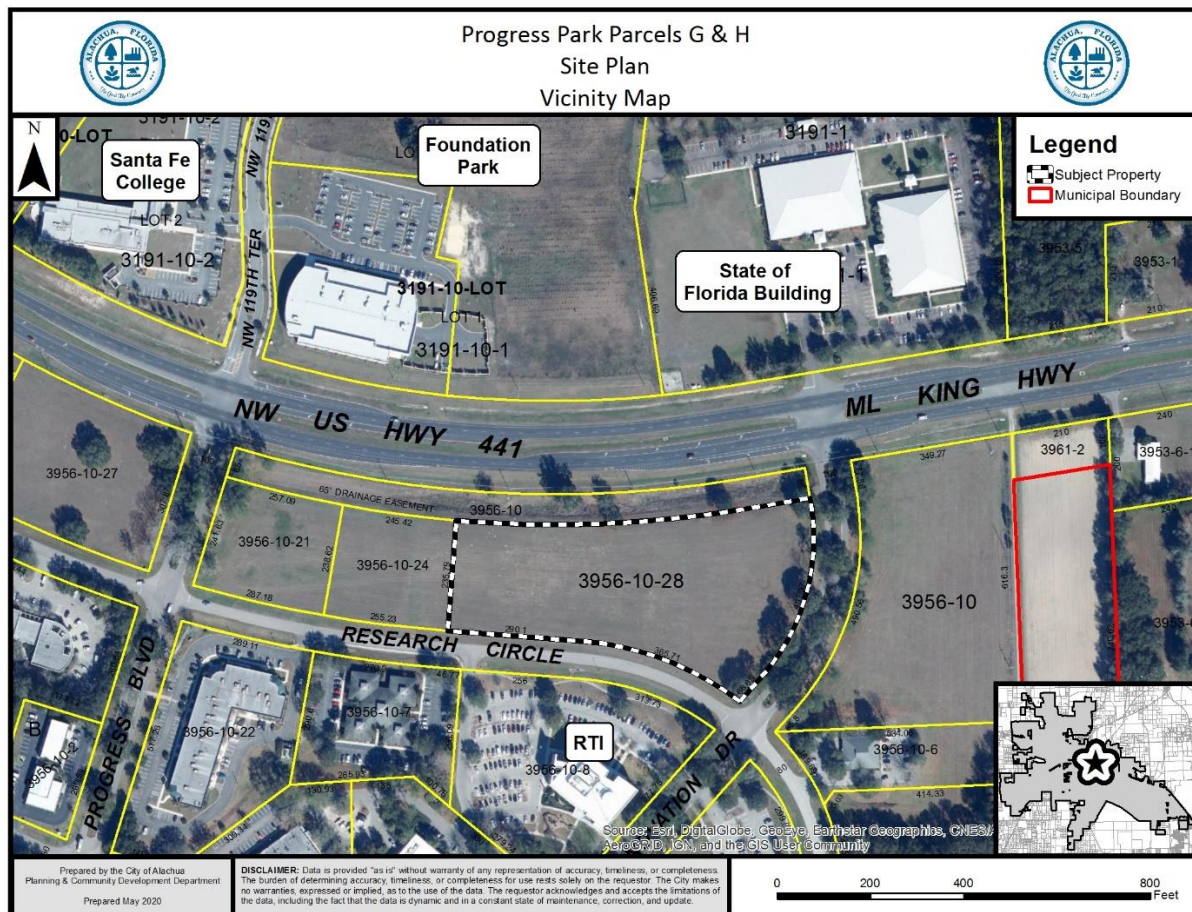
SURROUNDING USES

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.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Progress Park Common Area; US Highway 441;	Industrial	Planned Unit Development (PUD)
South	Research Drive; RTI Surgical	Industrial	Planned Unit Development (PUD)
East	Innovation Drive; Fresenius Kidney Care	Industrial	Planned Unit Development (PUD)
West	Vacant Lands	Industrial	Planned Unit Development (PUD)

Map 1. Vicinity Map



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 April 28, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that five (5) persons participated in the virtual meeting. A summary of the discussion which occurred during the meeting has been provided by the applicant, and is included with the application materials.

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 of Alachua 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.

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.

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. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Analysis of Consistency with Policy 1.5.a: While tenants are currently unknown, it is expected that the proposed development would provide retail sales and services uses as well as fast casual dining options within Progress Park. These uses are permitted by the PUD for Progress Park. Please reference the "Compliance with Land Development Regulations" section of this report for further information.

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 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;
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.

Analysis of Consistency with Policy 1.5.a: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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 specimen protected, heritage 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 30% of the development

site. 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 of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The Site Plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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 of Consistency with Objective 2.5 and Policy 2.5.a: The Site Plan indicates that following completion of the development the site will exceed the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations 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 of Consistency with Objective 5.1: 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 and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: The development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area, and as such will be served by the City potable water and wastewater systems.

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 of Consistency with Objective 1.1: The development will not adversely affect the level of service for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with 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 can be accessed 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 of Consistency with Policy 1.2.a: The development is located within the City's utility service area, and as such will be served by the City wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: The proposed development will connect to the existing master stormwater system for Progress Park.

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 $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed 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 of Consistency with Policy 4.1.b: The development is located within the City's utility service area, and as such will be served by the City potable water system.

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 of Consistency with Policy 1.2.a and 1.3.e: Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

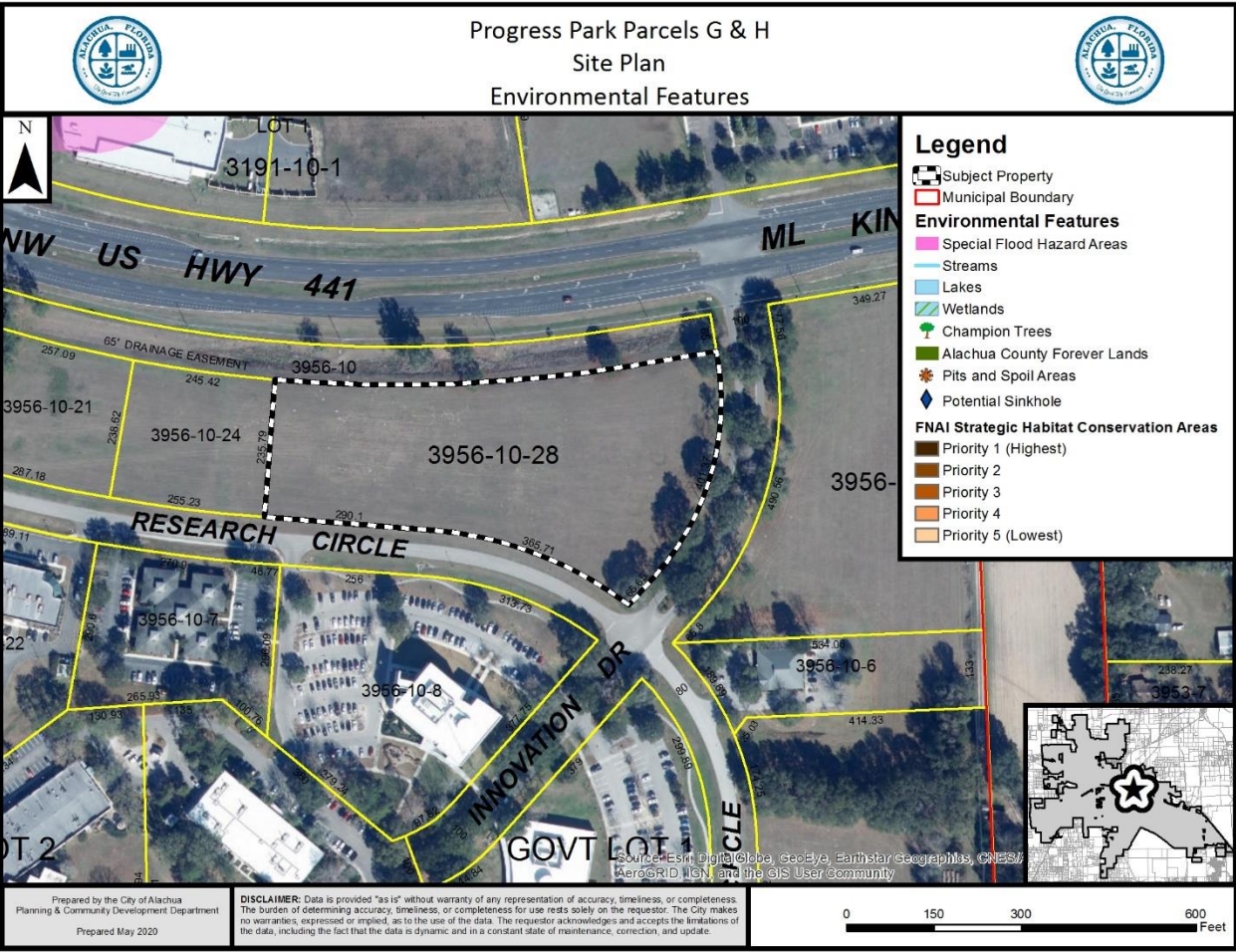
ENVIRONMENTAL CONDITIONS ANALYSIS

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.

Map 2. Environmental Features



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.

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 and no areas of the subject property are identified within the FNAI 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 is one (1) soil type found on the within the area of development:

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.

Evaluation: The soil type present on the subject property and within the area of development does not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

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 proposed building will be within an area 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.

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 subject property is zoned Planned Unit Development (PUD). The site plan proposes a new ±12,568 square foot building. While tenants are currently unknown, it is expected that the proposed development would provide retail sales and services uses as well as fast casual dining options to Progress Park. The PUD for Progress Park was adopted by Ordinance O-00-05. The PUD provides for a mix of uses, primarily industrial (research and development, light industrial, and distribution) and office (general and medical), however, the PUD also provides for up to 250,000 square feet of retail uses. There presently are no retail uses within Progress Park. Any future uses shall be consistent with those as set forth in the Progress Park PUD (Ordinance O-00-05).

(3) Zone District Use-Specific Standards

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no use specific standards for the expected uses.

(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 6.7*, Open Space Standards, *Section 6.8*, *Design Standards for Business Uses*, 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.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
5 (107/1407)	US Highway 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating greater than 1,000 trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and those 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) of the LDRs].

³ 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.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Shopping Center (ITE Code 820)	369 (184 / 185)	9 (6 / 3)	37 (18 / 19)
Fast Casual Restaurant (ITE Code 930)	878 (424 / 424)	6 (4 / 2)	39 (21 / 18)
TOTAL TRIP GENERATION	1,247 (608 / 609)	15 (10 / 5)	76 (39 / 37)

¹ Source: ITE Trip Generation, 10th Edition.

² Formulas: AADT – ITE Code 820: 37.75 trips per 1,000 square feet x 9,783 square feet (50% entering/50% exiting); AM Peak Hour – 0.94 trips per 1,000 square feet x 9,783 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet x 9,783 square feet (48% entering/52% exiting); ITE Code 930: 315.17 trips per 1,000 square feet x 2,785 square feet (50% entering/50% exiting); AM Peak Hour – 2.07 trips per 1,000 square feet x 2,785 square feet (67% entering/33% exiting); PM Peak Hour – 14.13 trips per 1,000 square feet x 2,785 square feet (55% entering/45% exiting).

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Avenue to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	19,393
Reserved Trips ⁴	4,919
Available Capacity ⁴	21,393
Increase in Daily Trips Generated by Development ⁵	1,247
Residual Capacity⁶	20,146

¹ 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 June 2020 Development Monitoring Report.

⁵ Trip Distribution: Segment 3/4: 100%.

⁶ This application is for a Final Development Order. Concurrency will be reserved.

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Avenue to SR 235) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,842
Reserved Trips ⁴	540
Available Capacity ⁴	1,728
Increase in Daily Trips Generated by Development ⁵	76
Residual Capacity⁶	1,652

¹ 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 June 2020 Development Monitoring Report.

⁵ Trip Distribution: Segment 3/4: 100%.

⁶ This application is for a Final Development Order. 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	111,170
Available Capacity	893,830
Projected Potable Water Demand from Application ³	7,589
Residual Capacity	886,241
Percentage of Permitted Design Capacity Utilized	61.47%
Sources: ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua June 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code; Formulas: Restaurant – 40 gallons per day per seat x 2,785 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 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	106,244
Available Capacity	718,756
Projected Sanitary Sewer Demand from Application ³	7,589
Residual Capacity	711,167
Percentage of Permitted Design Capacity Utilized	52.59%
Sources: ¹ City of Alachua Public Services Department, April 2020. ² City of Alachua June 2020 Development Monitoring Report. ³ Sources: Chapter 64E-6, Florida Administrative Code; Formulas: Restaurant – 40 gallons per day per seat x 2,785 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	41,192	7,517.54
Reserved Capacity ²	7,964.39	1,453.50
Demand Generated by Application ³	150.8	27.52
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 Bureau of Economic & Business Research, University of Florida, 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 June 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
PROGRESS PARK PARCELS G & H
SITE PLAN
STAFF REPORT**

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements shall also be provided in areas where a sidewalk is located adjacent to the right-of-way of Research Circle or Innovation Drive. 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.
2. The applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated June 25, 2020.
3. The applicant agrees that Conditions 1 – 2 as stated above does 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 – 3 as stated herein.

**EXHIBIT “B”
TO
PROGRESS PARK PARCELS G & H
SITE PLAN
STAFF REPORT**

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



April 30, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32616

Re: Progress Center Parcels G&H Site Plan Submittal

Justin:

Attached is an application for a Site Plan to propose a commercial development, consisting of an approximately 12,500 SF building located on approximately 5 acres on Parcels G & H within the Progress Center (parcel number 03956-010-028). The proposed uses are a non-residential intended to serve the employees within the Progress Center and the larger US 441 corporate corridor within the City of Alachua.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

A handwritten signature in blue ink, appearing to read 'Sergio Reyes', with a stylized flourish at the end.

Sergio Reyes, PE
President / Principal



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 7, 2020

Sent by electronic mail to sreyes@edafl.com

Mr. Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: Progress Park Parcels G & H Site Plan

Dear Mr. Reyes:

On April 29, 2020, the City of Alachua received your application for a Site Plan on behalf of Ponce Inlet Investments, LLC. The Site Plan proposes a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property, consisting of a portion of Tax Parcel Number 03956-10-028, and located at 11801 Research Drive.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, May 14, 2020**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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 after the application is determined to be complete.

Please address the following:

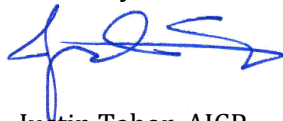
1. Site Plan Attachment 1, Site Plan

- a. **Attachment 1.a, Name of Designer:** Architectural plans do not provide the name of the designer.
- b. **Attachment 1.e., Statement of Proposed Uses:** The plans state that the building is proposed for "office use", however, the cover letter states the building is proposed "to serve employees within the Progress Center and the larger US 441 corporate corridor..."

- and the Comprehensive Plan Consistency Analysis describes the use as “commercial services”. Please clarify intended use.
- c. **Attachment 1.j., Points of Connection to Utilities:** The plans do not show the point of connection to existing electric system infrastructure or gas (if proposed).
 - d. **Attachment 1.k, Loading Areas:** The plans do not identify the location of required off-street loading areas.
 - e. **Attachment 1.o., Waste Receptacle Screening:** Detail and/or specifications of waste receptacle screening not provided.
 - f. **Attachment 1.p, Architectural Plans:** Architectural plans do not provide the following required information: calculation of glazing of front facades and street facing facades; calculation of the area of ground floor facades subject to glazing; plan detail and calculations of each material used in each façade.
2. **Site Plan Attachment 3, Fire Department Access and Water Supply:** Provide documentation from water purveyor confirming the minimum rate of 1,250 gpm for a 2-hour duration can be achieved.
 3. **Concurrency Impact Analysis:** Impacts are based upon an office use. If proposed use will be retail/restaurant/services oriented, revise the analysis accordingly.
 4. **Comprehensive Plan Consistency Analysis:** The analysis addresses Objective 1.5, Policy 1.5.a, and Policy 1.3.d of the FLUE.
 - a. Policy 1.3.d is applicable to development within a Commercial FLUM category. Revise accordingly.
 - b. Other applicable Goals, Objectives, and Policies from other Comprehensive Plan Element and from the FLUE should be 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.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



May 14, 2020

Justin Tabor, AICP, Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace
Alachua, Florida 32616

**Re: Progress Center Parcels G&H – Site Plan Application
Response to Completeness Review Letter**

Dear Mr. Hall:

The applicant's responses to the completeness review comments issued on May 7, 2020 are below.

1. Site Plan Attachment 1, Site Plan

a. **Attachment 1.a, Name of Designer:** Architectural plans do not provide the name of the designer.

RESPONSE: Name of designer John Donahue, AIA from Donahue Architecture, Inc. The architectural plans have been revised.

b. **Attachment 1.e., Statement of Proposed Uses:** The plans state that the building is proposed for "office use", however, the cover letter states the building is proposed "to serve employees within the Progress Center and the larger US 441 corporate corridor..." and the Comprehensive Plan Consistency Analysis describes the use as "commercial services". Please clarify intended use.

RESPONSE: The proposed building will have office and R&D uses to expand similar uses as currently existing in the Progress Center. Documents have been revised accordingly.

c. **Attachment 1.j., Points of Connection to Utilities:** The plans do not show the point of connection to existing electric system infrastructure or gas (if proposed).

RESPONSE: No gas is proposed for this development. The point of connection for the proposed electric system is now being shown. Please see revised sheet C400.

d. **Attachment 1.k, Loading Areas:** The plans do not identify the location of required off-street loading areas.

RESPONSE: The required off-street loading area has been added to the west side of the proposed building. Please see revised sheet C100.

e. **Attachment 1.o., Waste Receptacle Screening:** Detail and/or specifications of waste receptacle screening not provided.

RESPONSE: Dumpster screening detail has now been provided. Please see revised sheet C210.

f. **Attachment 1.p, Architectural Plans:** Architectural plans do not provide the following required information: calculation of glazing of front facades and street facing facades; calculation of the area of ground floor facades subject to glazing; plan detail and calculations of each material used in each façade.

RESPONSE: Calculation of glazing and details of materials is shown in Architectural Plan sheet A200.

2. **Site Plan Attachment 3, Fire Department Access and Water Supply:** Provide documentation from water purveyor confirming the minimum rate of 1,250 gpm for a 2-hour duration can be achieved.

RESPONSE: Calculations have been submitted to the City of Alachua, Public Services Department for confirmation of the flow requirements.

3. **Concurrency Impact Analysis:** Impacts are based upon an office use. If proposed use will be retail/restaurant/services oriented, revise the analysis accordingly.

RESPONSE: The proposed use is office and R&D. See revised concurrency analysis for revised trip generation and traffic impact analysis.

4. **Comprehensive Plan Consistency Analysis:** The analysis addresses Objective 1.5, Policy 1.5.a, and Policy 1.3.d of the FLUE.

a. Policy 1.3.d is applicable to development within a Commercial FLUM category. Revise accordingly.

RESPONSE: This response has been revised to address Policy 1.5.d. for industrial uses.

b. Other applicable Goals, Objectives, and Policies from other Comprehensive Plan Element and from the FLUE should be identified.

RESPONSE: Additional policies have been added from the Vision Element and Future Land Use element.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 19, 2020

Sent by electronic mail to sreyes@edafl.com

Mr. Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Second Completeness Review: Progress Park Parcels G & H Site Plan

Dear Mr. Reyes:

On May 14, 2020, the City of Alachua received your revised application for a Site Plan on behalf of Ponce Inlet Investments, LLC. The Site Plan proposes a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property, consisting of a portion of Tax Parcel Number 03956-010-028, and located at 11801 Research Drive. The revised application was submitted to address the findings of the first completeness review as detailed in a letter dated May 7, 2020 and in response to the materials received on April 29, 2020.

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 completed a second completeness review of the revised application and materials, and finds the application to be **complete**.

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. A DRT Meeting is scheduled for **3:00 PM on Thursday, May 21, 2020**.

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*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 20, 2020

Sent by electronic mail to sreyes@edafl.com

Mr. Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary for: Progress Park Parcels G & H Site Plan

Dear Mr. Reyes:

On April 29, 2020, the City of Alachua received your application for a Site Plan on behalf of Ponce Inlet Investments, LLC. The Site Plan proposes a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property, consisting of a portion of Tax Parcel Number 03956-10-028, and located at 11801 Research Drive. A completeness review was performed on May 7, 2020 and completeness review comments were issued in a letter dated the same. A revised application was received on May 14, 2020, and the application was determined to be complete on May 19, 2020.

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 **3:00 PM on Thursday, May 21, 2020** 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 Thursday, June 4, 2020**. 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 **July 14, 2020 Planning & Zoning Board (PZB) Meeting**. **Please note due to the COVID-19 pandemic, the July 14, 2020 PZB Meeting may be cancelled based upon guidance from the Centers for Disease Control (CDC) and other federal and state agencies. Staff will notify you of any changes to the public hearing schedule.**

Please address the following:

1. Compliance with DRI / PUD / Covenants
 - a. The Progress Center Unit 1 Declaration of Covenants and Restrictions requires a 40 foot setback from Progress Boulevard. Sheet C100 shows 29.95 feet.
 - b. Label all setbacks on Sheet C030.

2. Proposed Use

- a. The building appears to be configured as a spec retail/commercial building. Discussion at the neighborhood meeting is supportive of such uses. The PUD permits such uses, but the revised materials submitted on 5/14/20 state that the proposed development will provide additional office space and R&D space in Progress Park. Please clarify the intended use(s).

3. Section 6.1, Off-Street Parking and Loading Standards

- a. Section 6.1.4(B)(5)(a) states that the maximum number of parking spaces is equal to 125 percent of the minimum requirements established in Table 6.1-1. The total number of parking spaces proposed exceeds the maximum permitted.
- b. Floor plan with detail of R&D space is required to confirm the area of proposed light manufacturing is eligible for a parking rate of 1 space per 350 square feet rather than the rate of 1 space per 1,000 square feet.
- c. Motorcycle parking is not required. Revise Sheet C000 accordingly.

4. Section 6.2, Tree Protection/Landscaping Standards

Note to Landscape Architect: Trees may be allocated to meet more than one landscape requirement. For example, a tree along the perimeter of property and parking lot area may be allocated to satisfy a perimeter buffer requirement, a parking lot buffer requirement, and a site landscaping requirement (if placed in an appropriate location which allows it to satisfy all three requirements). Additionally, the acreage used for landscape calculations includes a significant portion of the parcel which is outside of the area to be developed. A 'project area' can be defined for purposes of landscape calculations which excludes the undeveloped portion of the parcel to the west of the proposed development. Please contact City Staff for further discussion if desired.

- a. Sheet L100 identifies several trees which are within the public right of way for tree credit. Tree credits may only be provided for trees on-site. The following trees are within the public right of way and have been included within tree credit calculations: 2; 4; 8; and 13.
- b. Section 6.2.1(G)(1)(a) requires the applicant to provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. Provide aerial or ground photographs of regulated trees to be preserved.
- c. Section 6.2.2(C)(8) requires a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan. Please add such narrative to the plan.
- d. Site Landscape Calculations: Building façade trees are required for all building facades (not just the front façade). These trees are required in addition to the other site landscaping trees, in front of the façade. Revise calculations and plan accordingly.
- e. Site Landscape Calculations: Please indicate how many canopy and understory trees are required and provided on each side and on the rear of the building.
- f. Perimeter Buffer Calculations: Perimeter buffers are required. The PUD zoning was approved prior to the adoption of the current LDRs. PD categories not required to provide perimeter buffers are those adopted under the current LDRs. Revise accordingly.
- g. Interior Parking Lot Requirements: The plan states 24 canopy trees are required and provided within interior parking lot areas. It does not appear 24 canopy trees are located within interior parking lot areas, however, the requirements provided in Section 6.2.2(D)(2)(a) do not require interior parking lot landscaping to be canopy trees. The minimum number of trees appears to be provided, and as such, the calculations only need to be updated to state "24 trees".
- h. Parking Lot Perimeter Requirements: The plan states 40 canopy trees are required and 12 tree credits are used. Only 14 canopy trees are proposed. 14 proposed + 12 credits = 26. Additional trees or tree credits (if available) must be provided to meet requirement.

- i. Maintenance: Address the requirements of Section 6.2.2(D)(7)(b)(vii): *“As part of the submitted landscape plan, a maintenance schedule must be submitted addressing the following: The checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing.”*
5. Section 6.4, Exterior Lighting Standards
 - a. Light loss factors shall not be used in photometric plan calculations. Please confirm a light loss factor has not been applied.
 - b. Provide cut sheets of lighting fixtures.
6. Section 6.8, Design Standards for Business Uses
 - a. Insufficient detail provided to confirm façade massing requirements or acceptable alternative are met. It appears the designer may be utilizing offset alternative b. – pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height – however, the depth of the pilasters is not discernable. Please address.
 - b. Provide sufficient detail to demonstrate that all roof-mounted mechanical equipment shall be fully concealed from visibility from streets as required by Section 6.8.2(A)(3).
7. Concurrency Impact Analysis
 - a. Verify calculations for potable water. Calculations state an impact of 1,885 gpd but also 2,500 gpd.
 - b. Verify calculations for potable water. Calculations state an impact of 1,885 gpd but also 2,500 gpd, neither of which are correct based upon stated generation rate.
 - c. Trip generation applies a 25% reduction for proximity to an existing transit hub. This is not applicable to the project. Revise the concurrency impact analysis, trip worksheet, and Sheet C0.00 accordingly.
 - d. Concurrency impact analysis does not address project impacts for AADT or PM peak trips. Revise to state the residual capacities for AADT and PM peak hour.
8. Comprehensive Plan Consistency Analysis
 - a. Objective 4.1 refers to “commercial development”. Proposed use as stated by applicant is office / R&D.
9. Miscellaneous
 - a. Provide crosswalk across Innovation Drive ingress/egress and extend sidewalk to north property line.
 - b. Sidewalk shall extend along Innovation Drive to the west property line.
 - c. Submit approval from Progress Park Owners Association for connection to stormwater system.
10. Minor Revisions
 - a. The project is within the jurisdiction of Suwannee River Water Management District. St. Johns Water Management District is referenced in several locations within the plans and application materials. Revise accordingly.
 - b. The plans reference GRU in several locations. Change the references to GRU to City of Alachua Public Services Department.
 - c. Sheet C010: Construction Notes, #1 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.
 - d. Sheets C020/L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.

- e. Sheet C020: Correct the parcel number and the label for "Remainder of Parcel G & Parcel H".
- f. Sheet C020: A 13" sycamore is proposed for removal in the area of the construction entrance, but is not clearly visible on this sheet.
- g. Sheet C100: Stop bar at south ingress/egress extends into drive lane for entering traffic.
- h. Sheet C200: Provide directional arrows indicating flow of runoff.
- i. Sheet C210: Correct the phone number for City of Alachua Public Services Department in Notes 14.B. and 16.B.
- j. Sheet E-1: Correct the title of the column indicating the height of each light fixture in the luminaire schedule.

11. Completeness Review Comments

- a. **Site Plan Attachment 3, Fire Department Access and Water Supply:** Provide documentation from water purveyor confirming the minimum rate of 1,250 gpm for a 2-hour duration can be achieved.

12. Public Services / Fire Rescue / Engineering Review Comments

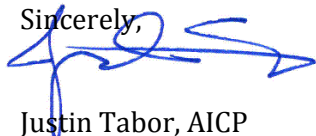
- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated May 18, 2020.
- b. Per Brian Green, Fire Inspector, Alachua County Fire Rescue, any hydrant flow test must have occurred within the past 12 months.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated May 19, 2020.

13. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval or verification of exemption. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCOTIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO

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

Attachments: Memorandum from Tom Ridgik, P.E., dated May 18, 2020
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated May 19, 2020

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



June 4, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Development Review Team (DRT) Summary for:
Progress Park Parcels G & H Site Plan**

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on May 20, 2020 are below:

1. Compliance with DRI / PUD / Covenants

a. The Progress Center Unit 1 Declaration of Covenants and Restrictions requires a 40 foot setback from Progress Boulevard. Sheet C100 shows 29.95 feet.

RESPONSE: The correct setback is now shown in the plans. Please see sheet C100.

b. Label all setbacks on Sheet C030.

RESPONSE: The setbacks are now labeled in the plans. Please see sheet C030.

2. Proposed Use

a. The building appears to be configured as a spec retail/commercial building. Discussion at the neighborhood meeting is supportive of such uses. The PUD permits such uses, but the revised materials submitted on 5/14/20 state that the proposed development will provide additional office space and R&D space in Progress Park. Please clarify the intended use(s).

RESPONSE: The buildings are now designated as 9,783 SF of retail and 2,785 SF of restaurant indoor seating.

3. Section 6.1, Off-Street Parking and Loading Standards

a. Section 6.1.4(B)(5)(a) states that the maximum number of parking spaces is equal to 125 percent of the minimum requirements established in Table 6.1-1. The total number of parking spaces proposed exceeds the maximum permitted.

RESPONSE: The parking calculations have been revised to match the proposed uses.

b. Floor plan with detail of R&D space is required to confirm the area of proposed light manufacturing is eligible for a parking rate of 1 space per 350 square feet rather than the rate of 1 space per 1,000 square feet.

RESPONSE: The uses are now shown on sheet C100.

c. Motorcycle parking is not required. Revise Sheet C000 accordingly.

RESPONSE: Motorcycle parking has been removed from the parking calculations table as none is required. Please see revised sheet C000.

4. Section 6.2, Tree Protection/Landscaping Standards

Note to Landscape Architect: Trees may be allocated to meet more than one landscape requirement. For example, a tree along the perimeter of property and parking lot area may be allocated to satisfy a

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Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

perimeter buffer requirement, a parking lot buffer requirement, and a site landscaping requirement (if placed in an appropriate location which allows it to satisfy all three requirements). Additionally, the acreage used for landscape calculations includes a significant portion of the parcel which is outside of the area to be developed. A 'project area' can be defined for purposes of landscape calculations which excludes the undeveloped portion of the parcel to the west of the proposed development. Please contact City Staff for further discussion if desired.

RESPONSE: *The acreage used for landscape calculations has been updated to specify a 1.94 acre 'project area' within parcel 03956-010-028. This 'project area' represents over 40% of the total parcel. Refer to Sheet L200 for revised landscape calculations.*

a. Sheet L100 identifies several trees which are within the public right of way for tree credit. Tree credits may only be provided for trees on-site. The following trees are within the public right of way and have been included within tree credit calculations: 2; 4; 8; and 13.

RESPONSE: *The specified trees 2; 4; 8; and 13 have been removed from tree credit calculations, and the 'project area' limits have been expanded to include the preserved trees along Innovation Drive. Refer to the Tree Preservation Plan, Sheet L100 for updated tree credit calculation table and 'project area' limits.*

b. Section 6.2.1(G)(1)(a) requires the applicant to provide aerial or ground photographs of any regulated, heritage, or champion trees to be preserved. Provide aerial or ground photographs of regulated trees to be preserved.

RESPONSE: *An aerial has been added to the Tree Preservation Plan, Sheet L100.*

c. Section 6.2.2(C)(8) requires a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan. Please add such narrative to the plan.

RESPONSE: *The required narrative explaining how Florida Friendly Landscaping practices have been incorporated has been added as #7 in the General Landscape Notes on Sheet L200.*

d. Site Landscape Calculations: Building façade trees are required for all building facades (not just the front façade). These trees are required in addition to the other site landscaping trees, in front of the façade. Revise calculations and plan accordingly.

RESPONSE: *The building façade canopy trees have been broken out into North/South, and East/West façade measurements. The North/South façade share the same 186.7-foot length and require 7 canopy trees per façade. The East/West façade share the same 67.3-foot length and require 3 canopy trees per façade. These calculations have been updated in the Site Landscaping Requirements Table on Sheet L200.*

e. Site Landscape Calculations: Please indicate how many canopy and understory trees are required and provided on each side and on the rear of the building.

RESPONSE: *The Site Landscape Calculations Table has been revised to reflect the required 2 canopy trees per acre to be planted on each side and rear as well as the required 6 understory trees per acre to be planted with 50% in front and 25% on each side of the structure/building. Refer to Sheet L200 for updated Site Calculations Table.*

f. Perimeter Buffer Calculations: Perimeter buffers are required. The PUD zoning was approved prior to the adoption of the current LDRs. PD categories not required to provide perimeter buffers are those adopted under the current LDRs. Revise accordingly.

RESPONSE: *This project is currently zoned as a Planned Development PD. Per Article 3. Section 3.1. Table 3.1-1. Establishment of Base Zone Districts, this Planned Development District is*

categorized as Planned Development – Commercial (PD-COMM). Per Section 3.6.3 (D) does not specify the requirement for a perimeter buffer. Furthermore, per Section 6.2.2 (D)(3)(ii) Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section. Please clarify comment and provide direction for required buffer.

g. Interior Parking Lot Requirements: The plan states 24 canopy trees are required and provided within interior parking lot areas. It does not appear 24 canopy trees are located within interior parking lot areas, however, the requirements provided in Section 6.2.2(D)(2)(a) do not require interior parking lot landscaping to be canopy trees. The minimum number of trees appears to be provided, and as such, the calculations only need to be updated to state “24 trees”.

RESPONSE: *The Interior Parking Lot Landscaping Requirements Code Reference and Calculation Table have been revised to state “24 trees” as requested. See Sheet L200 for update.*

h. Parking Lot Perimeter Requirements: The plan states 40 canopy trees are required and 12 tree credits are used. Only 14 canopy trees are proposed. 14 proposed + 12 credits = 26. Additional trees or tree credits (if available) must be provided to meet requirement.

RESPONSE: *The Parking Lot Buffer Requirements Table has been updated to reflect the updated Landscape Plan with 16 proposed canopy trees provided + 25 tree credits = 41 required canopy trees. Refer to Sheet L200 for the revised Parking Lot Buffer Requirements Table and Sheet L300 for revised Landscape Plan.*

i. Maintenance: Address the requirements of Section 6.2.2(D)(7)(b)(vii): “As part of the submitted landscape plan, a maintenance schedule must be submitted addressing the following: The checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing.”

RESPONSE: *The requirements of Section 6.2.2(D)(7)(b)(vii) has been added as a note #13 in the General Landscape Notes on Sheet L200 stating “PER THE REQUIREMENTS OF THE CITY OF ALACHUA THE CONTRACTOR SHALL SUBMIT A MAINTENANCE SCHEDULE ADDRESSING THE FOLLOWING: THE CHECKING, ADJUSTING, AND REPAIRING OF THE IRRIGATION SYSTEM, AND THE RESETTING OF THE IRRIGATION SCHEDULE ACCORDING TO THE SEASON, REMULCHING, FERTILIZING, WEEDING, PRUNING, AND MOWING MAINTENANCE.” See Sheet L200 for inclusion.*

5. Section 6.4, Exterior Lighting Standards

a. Light loss factors shall not be used in photometric plan calculations. Please confirm a light loss factor has not been applied.

RESPONSE: A light loss factor has not been applied. Please see revised sheet E-1.

b. Provide cut sheets of lighting fixtures.

RESPONSE: Cut sheets of lighting fixtures have been included with this submittal.

6. Section 6.8, Design Standards for Business Uses

a. Insufficient detail provided to confirm façade massing requirements or acceptable alternative are met. It appears the designer may be utilizing offset alternative b. – pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height – however, the depth of the pilasters is not discernable. Please address.

RESPONSE: Please see revised building elevations.

b. Provide sufficient detail to demonstrate that all roof-mounted mechanical equipment shall be fully concealed from visibility from streets as required by Section 6.8.2(A)(3).

RESPONSE: Please see revised elevations.

7. Concurrency Impact Analysis

a. Verify calculations for potable water. Calculations state an impact of 1,885 gpd but also 2,500 gpd.

RESPONSE: Potable water calculations have been corrected. Please see revised concurrency impact analysis.

b. Verify calculations for potable water. Calculations state an impact of 1,885 gpd but also 2,500 gpd, neither of which are correct based upon stated generation rate.

RESPONSE: Potable water calculations have been corrected. Please see revised concurrency impact analysis.

c. Trip generation applies a 25% reduction for proximity to an existing transit hub. This is not applicable to the project. Revise the concurrency impact analysis, trip worksheet, and Sheet C0.00 accordingly.

RESPONSE: The trip generation has been revised accordingly. Please see revised sheet C000 and the attached trip generation worksheet.

d. Concurrency impact analysis does not address project impacts for AADT or PM peak trips. Revise to state the residual capacities for AADT and PM peak hour.

RESPONSE: Trip generation calculations have been corrected. Please see revised concurrency impact analysis.

8. Comprehensive Plan Consistency Analysis

a. Objective 4.1 refers to “commercial development”. Proposed use as stated by applicant is office / R&D.

RESPONSE: The objective has been corrected. Please see revised comprehensive plan analysis.

9. Miscellaneous

a. Provide crosswalk across Innovation Drive ingress/egress and extend sidewalk to north property line.

RESPONSE: A crosswalk has been added across the Innovation Drive ingress/egress and the sidewalk has been extended to the north property line. Please see revised sheet C100.

b. Sidewalk shall extend along Innovation Drive to the west property line.

RESPONSE: The sidewalk has been extended to the north property line. Please see revised sheet C100.

c. Submit approval from Progress Park Owners Association for connection to stormwater system.

RESPONSE: An application to the Progress Park Owners Association has been submitted and is under review.

10. Minor Revisions

a. The project is within the jurisdiction of Suwannee River Water Management District. St. Johns Water Management District is referenced in several locations within the plans and application materials. Revise accordingly.

RESPONSE: All references to St Johns River Water Management District have been removed.

b. The plans reference GRU in several locations. Change the references to GRU to City of Alachua Public Services Department.

RESPONSE: All references to GRU have been removed.

c. Sheet C010: Construction Notes, #1 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

RESPONSE: The notes have been revised accordingly. Please see revised sheet C010.

d. Sheets C020/L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.

RESPONSE: The tree barricade fencing detail has been revised to indicate a height of 4 feet as required. Please see revised sheet C020 and L200 for revised tree barricade detail.

e. Sheet C020: Correct the parcel number and the label for “Remainder of Parcel G & Parcel H”.

RESPONSE: The parcel number has been corrected.

f. Sheet C020: A 13” sycamore is proposed for removal in the area of the construction entrance, but is not clearly visible on this sheet.

RESPONSE: The gravel construction entrance hatch has been shaded back to make the sycamore to be removed more visible.

g. Sheet C100: Stop bar at south ingress/egress extends into drive lane for entering traffic.

RESPONSE: Stop bar has been revised to not extend into the entering traffic lane and has been relocated to the property line. Please see revised sheet C100.

h. Sheet C200: Provide directional arrows indicating flow of runoff.

RESPONSE: Directional arrows indicating the direction of flow of runoff has been added. Please see revised sheet C200.

i. Sheet C210: Correct the phone number for City of Alachua Public Services Department in Notes 14.B. and 16.B.

RESPONSE: The City of Alachua Public Services Department phone number has been corrected. Please see revised sheet C210.

j. Sheet E-1: Correct the title of the column indicating the height of each light fixture in the luminaire schedule.

RESPONSE: The height of each light fixture in the luminaire schedule has been corrected.

11. Completeness Review Comments

a. **Site Plan Attachment 3, Fire Department Access and Water Supply:** Provide documentation from water purveyor confirming the minimum rate of 1,250 gpm for a 2-hour duration can be achieved.

RESPONSE: Confirmation has been received from Rodolfo Valladares with the City of Alachua Public Services Department.

12. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated May 18, 2020.

RESPONSE: See below responses.

b. Per Brian Green, Fire Inspector, Alachua County Fire Rescue, any hydrant flow test must have occurred within the past 12 months.

RESPONSE: See latest fire flow test.

c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated May 19, 2020.

RESPONSE: See below responses.

13. General Information

a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>

RESPONSE: See attached email correspondence with Alachua County EPD staff. They would prefer this is handled later in the process, by the irrigation installer for the project, who has not been determined yet. We suggest this become a comment for building permit approval or prior to CO, rather than at development plan.

b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval or verification of exemption. Additional information is available at:

https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIADCO_TIT7HE_SA_CH77WAQUSTMAPR_ARTIIISTRCO

RESPONSE: Alachua County Stormwater Affidavit of Compliance has been submitted to Shane Williams at EPD.

JBrown Comments

C000

1. The square footage of the building is inconsistent throughout the plans and the submittal package. The Development Information Table and Impervious Area Table show the building as 12,568 SF. The Parking Calculations and Trip Generation Table show it as 12,602 SF. Please revise for consistency.

RESPONSE: All references to the building area have been revised for consistency.

2. Item #10 of the Development Information Table states that the stormwater system was permitted with SJRWMD and Alachua County. The supporting documents states that it was permitted with SRWMD and the City of Alachua. Please revise for consistency.

RESPONSE: The development information table has been revised to be consistent with the supporting documents included with the application. Please see revised sheet C000.

3. Is motorcycle parking required per City of Alachua Standards? The cover sheet calls out 1 required motorcycle space, however this is not shown in the plan view.

RESPONSE: No motorcycle parking is required, therefore the motorcycle parking section has been removed from the parking calculations table. Please see revised sheet C000.

4. L300 is not shown on the Drawing Index.

RESPONSE: Sheet L300 has been added to the drawing index.

C020

1. Please label existing street names on this sheet for clarity.

RESPONSE: Existing street names have been added to sheet C020.

2. Tree protection is not necessary on the trees north of the silt fence outside of the construction area.

RESPONSE: Noted. Tree protection is only provided where necessary.

C030

1. The silt fence linetype is not displaying correctly on this sheet. Please revise for clarity.

RESPONSE: The silt fence is no longer being shown on this sheet.

C100

1. Please revise the handicap sign callout on the north side of the building.

RESPONSE: The handicap sign callout has been corrected.

2. Provide callout for 12" white crosswalk striping for the crosswalk near the east driveway to the site.

RESPONSE: The crosswalk striping is now being called out as 12" white crosswalk striping.

3. Consider shifting the view to allow the benchmark on the southeast corner of the site is displayed so that a horizontal control can be established.

RESPONSE: The view on this sheet has been adjusted to display the benchmark on the southeast corner of the site.

4. Revise dumpster pad callout to read (2) 10' x 10' dumpster pads.

RESPONSE: The dumpster pad callout has been revised to indicate there are two dumpster pads.

5. Please provide radius callouts on the outside of the northwest curve and the outside of the southeast curve.

RESPONSE: Radius callouts have been added to the outside curves in the northwest and southeast corners of the development.

6. General notes 2 and 3 should be added to the Utility Plan rather than the Dimension Plan.

RESPONSE: General notes 2 and 3 have been relocated to the utility plan.

7. Suggest placing dumpsters at a 60 degree angle to provide easier in and out access. Please call out angle on the dimension plan.

RESPONSE: A dimension for the angle of the dumpsters has been added. The angle of the dumpsters is now 60°.

C200

1. Consider widening the sidewalk outside of the building. There is very little clearance in locations where there are handicap ramps. There must be at least 4' of clearance in front of the ramp.

RESPONSE: The sidewalk outside of the building has been widened to provide adequate clearance in front of the ramp.

2. Consider shifting handicap spaces so that the ramps do not lead to the front of doors.

RESPONSE: The location of the handicap space has been shifted over so that the ramp is not directly in front of the door.

3. The handicap space on the northeast side of the site slightly exceeds a 2% slope. Please revise grading to ensure that the space meets ADA criteria.

RESPONSE: The handicap space grading has been revised to ensure it does not exceed a slope of 2% in any direction.

4. Consider placing a few more spots in the grassed areas outside of the building to show that the water will flow away from the building in all areas, especially towards the curbing on the back of the dumpster pad.

RESPONSE: Additional spot elevations have been added to the grassy areas surrounding the building and the dumpster pads.

5. Consider moving the sidewalk on the east side of the building further away from the trees to ensure that there is room to get back to grade without damaging the trees.

RESPONSE: The sidewalk on the east side of the building has been relocated.

6. The top elevation of the structures in the Stormwater Structure Table and the Plan View differ. Please revise for consistency.

RESPONSE: The top elevations of all structures in the stormwater structure schedule have been corrected to accurately reflect what is shown in the plans.

7. Show the north and south inverts of S-6 and add a callout that the manhole will intercept the existing 30" RCP.

RESPONSE: North and south inverts of S-6 have been added as well as a callout indicating that the proposed manhole intercepts an existing 30" RCP.

8. The inverts of MES-3 and MES-4 appear to be incorrect based on the proposed contours. Please revise contours or the invert elevations.

RESPONSE: The inverts of MES-3 and MES-4 have been revised to accurately reflect the proposed contours.

9. Is there existing sidewalk to the west of the property that the proposed sidewalk will connect to? Consider extending sidewalk to the west property line.

RESPONSE: The sidewalk will be extended to the west to the limits of the project area.

10. Please place additional spots on the edges of the concrete dumpster pad. Why is curb necessary on the back of the dumpster pads.

RESPONSE: Additional spot elevations have been added at the edge of the dumpster pad. The curbing surrounding the perimeter of the dumpster pad has been removed.

11. Place a callout on each curb cut ramp calling out the FDOT index.

RESPONSE: Callouts indicating the FDOT index for each ramp have been added.

12. What is the reasoning for DIP pipe on the culverts when there are RCP at all other locations on the site? DIP is an unconventional type of pipe for a storm invert. Consider using an 18" RCP or equivalent.

RESPONSE: Both culverts have been revised to be RCP instead of DIP.

13. Suggest provide section view of culvert crossings or more callouts to show that there is adequate cover under the roadway.

RESPONSE: Spot elevations are provided over the culvert crossings to demonstrate that there is adequate cover over the pipes.

14. It appears that there is extra curbing at the L-Shaped curb cut ramps. Is curbing necessary around the ramps given the slope?

RESPONSE: Extra curbing has been removed.

15. Why are the L-Shaped curb cut ramps proposed at 3 of the 4 corners of the building. Are these ramps necessary at all of these locations?

RESPONSE: The curb cut ramps have been provided in these locations due to plans for future development on these parcels.

C210

1. The detail sheet shows wheel stops. Where will these be used on the project? Please call them out on one of the plan views or remove them from the detail sheet.

RESPONSE: The wheel stop detail has been removed.

2. The dumpster pad shows a step up from the asphalt. The PGD plan shows the concrete pad to be flush with the pavement with a curb behind it. Please revise for consistency.

RESPONSE: The dumpster pad detail has been revised to be flush with the pavement as indicated in the plans.

C400

1. Provide callouts showing the size and type of material for the water main and fire line.

RESPONSE: The size and type of material for the watermain and fire line is now being called out.

2. Water Fitting Schedule #2 calls out (1) 6" 22.5 degree pvc bend. Consider showing the dashes on the 22.5 degree bend for clarity and using a different number to describe the location of the bend.

RESPONSE: The 22.5° bends have been removed.

3. Why is the water main being placed on the property next to the building and not at the property line?

RESPONSE: All meters, valves, and backflow preventers are now located closer to the property line than the building.

4. What type of water main material is being used? If using PVC C900, typical fittings are DIP, not PVC as the schedule shows. If you are using PVC fittings, please callout appropriate restraints.

RESPONSE: The watermain shall be PVC C900 DR18. All fittings have been revised to be DIP.

5. Provide note in water fitting schedule that all fittings will be provided with mechanical restraints.

RESPONSE: A note has been added that all fittings will be mechanically restrained fittings.

6. Consider lowering the top of MH-4 so that it is not at a high point. This top should be below 79.82 in order to promote drainage to S-9.

RESPONSE: The top of MH-4 has been lowered so it will not interrupt the flow patterns of runoff to the inlets.

7. Please revise the top elevation of SCO-1.

RESPONSE: The top elevation of SCO-1 has been corrected.

8. The water line and fire line both have an additional 90 degree bend that is not called out in the Water Fitting Schedule.

RESPONSE: The water line and fire line schedules have been revised.

C410

1. The general utility notes reference the City of Gainesville rather than the City of Alachua.

RESPONSE: All references to the City of Gainesville have been removed.

Public Works Comments

1. Site Plan Application, Concurrency Analysis:

For both water and wastewater, analysis states that bldg. will generate about 2500 gpd, yet calculations show a flow of only 1257gpd. Please evaluate and resolve.

RESPONSE: The concurrency impact analysis has been revised.

2. Site Plan Application, Worksheet for Commercial Water Meter Sizes

This worksheet calculates the required meter size to be 5/ 8-inch, yet the sheets show a 2-inch meter. Please evaluate and resolve.

RESPONSE: The water meter sizing worksheet has been revised to state a 3/4" meter.

3. Sheet C000

- CoA Planning Department has confirmed that this submittal is a "SITE PLAN". Please add "SITE PLANS" to the title of this sheet.

RESPONSE: The title has been revised to include "SITE PLAN" as requested.

- Also, revise Drawing Index to include additional sheets, such as L300, E 1, IROX, A100, etc.

RESPONSE: All missing sheets are now included in the drawing index.

4. Sheet C010:

- Except for general note 14, there are no design notes that specify the water and wastewater systems. This is unusual. For most submitted site plans, not only are CoA standards referenced, but many notes are included specifying the water and wastewater systems. On future submittals, does the Engineer plan to include more notes that specify the water and wastewater systems? Will these be added to Sheet C010 or Sheet C410?

RESPONSE: Design notes has been added to sheet C410.

- To Abbreviations, please add "MH = Manhole".

RESPONSE: The manhole abbreviation MH has been added to the abbreviations list.

5. Sheet C210:

Sidewalk curb ramp details seem to be based on detectable warning strips. CoA standard is based on more durable and expensive pavers. Because these warning devices are on private property, the CoA will not mandate this requirement. (For Information Only)

RESPONSE: Noted.

6. Sheet C400:

- Water main and service connections are called out. Please clarify type - C900, Sch 40, etc. Confirm that pipe is NSF-approved for potable water use. Consider using design notes.
RESPONSE: Material and size of the proposed water main and fire line are now called out.
- Call out the specific pipe type of gravity main and laterals. Consider using design notes.
RESPONSE: Please see note 7 in the general utility notes on sheet C400.
- Keyed Note 3: See comment 2. Please evaluate whether the master meter is 5/8-inch or 2-inch. "Master" meter implies other meters are part of the project. Are there other meters on the project?
RESPONSE: There shall be only one 3/4" meter. The water fitting schedule has been revised for clarity.
- Keyed Note 4: For the fire-line, provide a detail for the 6-inch Reduced Pressure Zone Backflow preventer.
RESPONSE: The detail has been added for the backflow preventer on the fire line. Please see sheet C420.
- At the Keyed Note 1 tee, add two more isolation valves as per CoA Design and Construction (DCM) standards.
RESPONSE: The watermain is existing therefore valves cannot be installed on either side of the tap.
- Our electrical department is recommending that the transformer is to be re-located so that it taps off a newly installed UGE. Please contact CoA Public Services for markups.
RESPONSE: The transformer is now shown to be connected to the existing switchgear located in the Research Circle right-of-way.
- The water main must be tapped by a CoA pre-approved specialty contractor. Please add a note that effect.
RESPONSE: The note stating that the watermain must be tapped by a CoA pre-approved specialty contractor has been added to water fitting schedule item number 1.
- Show all proposed public utility easements.
RESPONSE: The PUEs are now shown in the plans.

7. Sheet C410

- Please replace details with updated CoA details. Note that numbers of the updated details may differ from the old detail numbers. Please contact Harry Dillard of CoA. Suggest that all updated CoA details be obtained for use on future projects. Note that CoA has details available in both pdf and Autocad format.
RESPONSE: All details have been updated with the latest details from the City of Alachua.
- Please add other required details, such as those for manholes, fire hydrants, thrust restraint and tracer wires.

RESPONSE: Additional details have been added. Please see utility detail sheets C410 and C420.

8. Sheet L300

- Note 5 says no permanent structure within 10 feet of any water line or 15 feet from any sewer line. Suggest that a minimum distance from trees be added. As per CoA DCM, for both water and wastewater pipes, the minimum required distances from trees is 15 feet and from structures is 7.5 ft.

RESPONSE: *Minimum distance from water and wastewater pipes has been considered and the landscape plan has been revised accordingly to ensure no canopy trees are proposed within 10 feet from any structure as per CoA DCM. Refer to dimension offset callouts on the Landscape Plan on Sheet L300.*

- In particular, evaluate tree locations near the water supply meter and fire line backflow preventer (Sheet C400, Keyed Notes 3 & 4).

RESPONSE: *The water supply meter and fire line backflow preventer location has been revised and tree locations have been evaluated to ensure 10+ feet offset from utilities is maintained.*

- Because most water and wastewater piping is on private property, the CoA is willing relax some of its guidelines.

RESPONSE: *Due to the development layout and limited available space for meeting code minimum landscape requirements and CoA DCM minimum offset distances, it is our hope that maintaining a minimum 10 foot utility offset from proposed trees will be acceptable.*

- Also, trees appear very close to the transformer. (Sheet C400). This is likely a moot point, as the transformer will probably be relocated.

RESPONSE: *The transformer location has been revised and tree locations have been evaluated to ensure 10+ feet offset from utilities is maintained.*

- Once the transformer is relocated, note that its minimum distance from both trees and structures is 10 feet as per CoA DCM.

RESPONSE: *Refer to dimension offset callouts on the Landscape Plan on Sheet L300.*

9. Sheet C400, Electrical Design:

- After conferring with CoA, please relocate the transformer. FYI, the tap point will now be on Research Circle, not Innovation Drive. The tap point may be from a recently installed switchgear.

RESPONSE: The transformer is now being located near the recently installed switchgear.

- Use as many CoA electric details applicable.

RESPONSE: The applicable City of Alachua electric details have been added to the plans. Please see sheets C410 and C420.

- Show the location of the disconnect switch.

RESPONSE: The location of the disconnect switch is now called out.

- Show the location of the transformer.

RESPONSE: The location of the transformer has been added.

- Before the Site Plan Set is considered 100%, it must include the complete electric design. Specifically, it must show all the electrical work "downstream" the transformer. At least one dedicated electrical sheet is required.

RESPONSE: The complete electric design can be found on the utility plan, sheet C400.

- CoA prefers to procure and install the pad- mounted transformer, as well as the conductors from the CoA electric service to the transformer. This work shall be done at no cost to the City, who will backcharge the Contractor.

RESPONSE: Please see note 5 in the general utility notes on sheet C400.

- The Contractor shall furnish and install (1) the conduit between the CoA electric service and (2) the pad for the transformer.

RESPONSE: Please see note 6 in the general utility notes on sheet C400.

- All electric work "downstream" the transformer shall be the responsibility of the Contractor".

RESPONSE: Please see note 6 in the general utility notes on sheet C400.

- On the appropriate sheet, include the partial electrical work scope, which shall be similar to Supplement 1.

RESPONSE: Electrical work and infrastructure can be found on sheet C400 with relevant notes in the general utility notes on the same sheet.

10. **General Comment, Electrical**

As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required:

- Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment.
- Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HV AC loads.
- Electrical Load Calculation: One electrical total connected load calculation for each proposed service.

RESPONSE: The total electrical load calculations have been included as part of this submittal.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 15, 2020

Sent by electronic mail to sreyes@edafl.com

Mr. Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Comments: Progress Park Parcels G & H Site Plan

Dear Mr. Reyes:

On June 8, 2020, the City of Alachua received your revised application for a Site Plan on behalf of Ponce Inlet Investments, LLC. The Site Plan proposes a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property, consisting of a portion of Tax Parcel Number 03956-10-028, and located at 11801 Research Drive. The revised application received on June 8, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated May 20, 2020 and as discussed at a DRT Meeting held on May 21, 2020.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, June 22, 2020**. 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 **July 14, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

Previous Comments – 5/20/20 Letter

1. Section 6.2, Tree Protection/Landscaping Standards

- a. Section 6.2.2(C)(8) requires a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan. Please add such narrative to the plan.

Remaining Issues: The applicant's response letter states that the required narrative explaining how Florida Friendly Landscaping practices have been incorporated into the plan has been added as #7 in the General Landscape Notes on Sheet L200. However, this note only identifies the nine (9) principles of Florida Friendly Landscaping and does not address how these are incorporated into the landscape plan.

- b. Perimeter Buffer Calculations: Perimeter buffers are required. The PUD zoning was approved prior to the adoption of the current LDRs. PD categories not required to provide perimeter buffers are those adopted under the current LDRs. Revise accordingly.

Remaining Issues: Comment was not addressed. The applicant's response letter states the zoning is PD-COMM, which is incorrect. As stated in the 5/20/20 DRT comment letter, the zoning of the property is PUD. The PUD was approved prior to the adoption the current LDRs. Section 6.2.2(D)(3)(a)(ii) pertains to PDs (e.g., PD-R, PD-COMM, PD-TND, and PD-EC) adopted under the current LDRs. Therefore, the project is not subject to Section 6.2.2(D)(3)(a)(ii).

- c. Maintenance: Address the requirements of Section 6.2.2(D)(7)(b)(vii): *"As part of the submitted landscape plan, a maintenance schedule must be submitted addressing the following: The checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing."*

Remaining Issues: A note (General Landscape Note #13) has been added to Sheet L200, however, the note states the contractor shall submit such a plan to the City. Section 6.2.2(D)(7)(b)(vii) requires the landscape plan to provide a maintenance schedule addressing the checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing. A maintenance plan must be added to the landscape plan.

2. Section 6.8, Design Standards for Business Uses

- a. Provide sufficient detail to demonstrate that all roof-mounted mechanical equipment shall be fully concealed from visibility from streets as required by Section 6.8.2(A)(3).

Remaining Issues: The architectural plans do not identify the location of any roof-mounted mechanical equipment, and therefore, compliance with Section 6.8.2(A)(3) cannot be determined. Revise the architectural plans to provide sufficient information to confirm that all roof-mounted mechanical equipment shall be fully concealed from visibility from all streets.

3. Concurrency Impact Analysis

- a. Concurrency impact analysis does not address project impacts for AADT or PM peak trips. Revise to state the residual capacities for AADT and PM peak hour.

Remaining Issues: Comment not addressed.

4. Miscellaneous

- a. Sidewalk shall extend along Innovation Drive to the west property line.

Remaining Issues: The 5/20/20 comment letter incorrectly referred to Innovation Drive, however, the correct street name which should be referenced in this comment is Research Circle. Therefore, the corrected comment is: *Sidewalk shall extend along Research Circle to the west property line. Revise the plan accordingly.*

- b. Submit approval from Progress Park Owners Association for connection to stormwater system.

Remaining Issues: The applicant has indicated that an application to the Progress Park Owners Association has been submitted and is under review. Provide a copy of the Association's approval upon receipt.

5. Minor Revisions

- a. Sheets C020/L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.

Remaining Issues: Comment not addressed in Note 2 on Sheet L200.

New Comments – 6/8/20 Revised Application

6. Section 6.1, Off-Street Parking and Loading Standards

- a. Parking standards have been updated on Sheet C000. The applicant's response letter states the proposed uses are now designated as 9,783 SF of retail and 2,785 SF of restaurant indoor seating, however, this is not reflected in the parking calculations table on Sheet C000. Identify each parking standard used within the table on Sheet C000.
- b. Calculation of minimum required parking for retail area is incorrect. Sheet C000 states the minimum required number of spaces is 33. 9,783 square feet x 1 space / 305 square feet = 32.08 – round down to 32. Total minimum required for proposed uses is 60.
- c. Revise bicycle parking calculations on Sheet C000 to reflect the correct number of minimum required number of vehicular parking spaces.
- d. Identify the maximum number of parking spaces permitted per Section 6.1.4(B)(5)(a) (125% of the minimum number of spaces required).

7. Section 6.2, Tree Protection/Landscaping Standards

- a. The landscape plans identify the project area using a bold boundary line and hatching, but the area identified by each are inconsistent. Please correct the inconsistency.
- b. Policy 2.4.a of the Comprehensive Plan Future Land Use Element requires a minimum of 30% of the project area to be comprised of 'landscaped area'. Identify the percentage of landscaped area provided within the project area on the landscape plans.

8. Concurrency Impact Analysis

- a. The Trip Generation table labels "Existing", "Proposed", and "Net" trips, which are not applicable to the project. The data appears to be for each proposed use type. Correct the labels.

9. Public Services / Fire Rescue / Engineering Review Comments

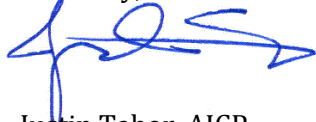
- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated June 15, 2020.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated June 11, 2020.

10. Minor Revisions

- a. The plans refer to "Restaurant Indoor Sitting". "Sitting" should be "Seating".
- b. Sheets A100 and A200 refer to "Building A & B" however only one building is proposed.
- c. Sheet C030: Shift the label for "Remainder of Parcel G & Parcel H" to be outside of project area and ensure the parcel number does not overlap with other drawing layers.

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

Attachments: Memorandum from Tom Ridgik, P.E., dated June 15, 2020
 Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated June 11, 2020

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: June 15, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 6/15/2020

RE: Progress Center Parcels G & H Site Plan

Public Services has reviewed the Progress Center Parcels G & H Site Plan (June 2nd Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Comment on Apr 30th/May 13th Submittal Site Plan Application, Concurrency Analysis: For both water and wastewater, analysis states that bldg. will generate about 2500 gpd, yet calculations show a flow of only 1257gpd. Please evaluate and resolve. Comment on June 2nd Submittal Approved
2.	Comment on Apr 30th/May 13th Submittal Site Plan Application, Worksheet for Commercial Water Meter Sizes This worksheet calculates the required meter size to be 5/8-inch, yet the sheets show a 2-inch meter. Please evaluate and resolve. Comment on June 2nd Submittal Approved

NO.	COMMENTS
3.	Comment on Apr 30th/May 13th Submittal Sheet C000: - CoA Planning Department has confirmed that this submittal is a "SITE PLAN". Please add "SITE PLANS" to the title of this sheet. - Also, revise Drawing Index to include additional sheets, such as L300, E1, IR0X, A100, etc. Comment on June 2nd Submittal Sheet C100: Please add the following sheets to the Drawing Index: - A100, A200 & E100.
	Comment on Apr 30th/May 13th Submittal Sheet C010: - Except for general note 14, there are no design notes that specify the water and wastewater systems. This is unusual. For most submitted site plans, not only are CoA standards referenced, but many notes are included specifying the water and wastewater systems. On future submittals, does the Engineer plan to include more notes that specify the water and wastewater systems? Will these be added to Sheet C010 or Sheet C410? - To Abbreviations, please add "MH = Manhole". Comment on June 2nd Submittal Approved
5.	Comment on Apr 30th/May 13th Submittal Sheet C210: Sidewalk curb ramp details seem to be based on detectable warning strips. CoA standard is based on more durable and expensive pavers. Because these warning devices are on private property, the CoA will not mandate this requirement. For Information Only
6.	Comment on Apr 30th/May 13th Submittal Sheet C400: - Water main and service connections are called out. Please clarify type – C900, Sch 40, etc. Confirm that pipe is NSF-approved for potable water use. Consider using design notes. - Call out the specific pipe type of gravity main and laterals. Consider using design notes. - Keyed Note 3: See comment 2. Please evaluate whether the master meter is 5/8-inch

NO.	COMMENTS
	or 2-inch. "Master" meter implies other meters are part of the project. Are there other meters on the project? • Keyed Note 4: For the fire-line, provide a detail for the 6-inch Reduced Pressure Zone Backflow preventer. • At the Keyed Note 1 tee, add two more isolation valves as per CoA Design and Construction (DCM) standards. • Our electrical department is recommending that the transformer is to be re-located so that it taps off a newly installed UGE. Please contact CoA Public Services for markups. • The water main must be tapped by a CoA pre-approved specialty contractor. Please add a note that effect. • Show all proposed public utility easements. Comment on June 2nd Submittal Water Fitting Schedule: Please review all piping covered by keyed notes 1 through 4, as follows: • Is there any 6-inch PVC DR-18 pipe NSF pipe approved for potable water? If so, please call out. • PVC DR-18 pipe is called out on this sheet, one instance. Please also call out at "NSF-approved for potable water", or add the latter requirement as a design note. • Keyed note 2 calls out 6-inch PVC for fire flow. Detail 139 calls out 6-inch DI for fire flow. Modify Keyed Note 2. Suggest somewhere in the documents that the type of DI pipe is specified. General Utility Note 7 calls out Sewer Pipe as SDR 26 PVC, but SS note 2 on Sheet C420 calls out SDR 35. Please resolve. PUE: Please confirm that PUE boundary is called out on a Legend Sheet. Also, on the Legend Sheet, please call out the boundaries for Property Line and Right of Way. New Comment: In at least two instances, the proposed sidewalk is re-routed to within private property so as to avoid existing trees. Please add a note to the effect that the property owner is responsible for maintenance and repair of such sidewalks.
7.	Comment on Apr 30th/May 13th Submittal Sheet C410 • Please replace details with updated CoA details. Note that numbers of the updated details may differ from the old detail numbers. Please contact Harry Dillard of CoA. Suggest that all updated CoA details be obtained for use on future projects. Note that CoA has details available in both pdf and Autocad format. • Please add other required details, such as those for manholes, fire hydrants, thrust

NO.	COMMENTS
	restraint and tracer wires. Comment on June 2nd Submittal Approved
8.	Comment on Apr 30th/May 13th Submittal Sheet L300 - Note 5 says no permanent structure within 10 feet of any water line or 15 feet from any sewer line. Suggest that a minimum distance from trees be added. As per CoA DCM, for both water and wastewater pipes, the minimum required distances from trees is 15 feet and from structures is 7.5 ft. - In particular, evaluate tree locations near the water supply meter and fire line backflow preventer (Sheet C400, Keyed Notes 3 & 4). - Because most water and wastewater piping is on private property, the CoA is willing relax some of its guidelines. - Also, trees appear very close to the transformer. (Sheet C400). This is likely a moot point, as the transformer will probably be relocated. - Once the transformer is relocated, note that its minimum distance from both trees and structures is 10 feet as per CoA DCM. Comment on June 2nd Submittal Sheet L300 - Near the proposed water main from the street to the building, there is an existing sycamore tree whose roots will interfere with the proposed water main. Please remove this tree. - This is now a moot point, but keep new trees far enough away from new transformers and underground utilities. As now shown, there are new red oak and eastern redbud trees very close to underground utility lines and the above-grade transformer. Location of the secondary transformer will likely change, but please keep trees far removed from the new locations of secondary transformers and electrical devices.
9.	Comment on Apr 30th/May 13th Submittal Sheet C400, Electrical Design: After conferring with CoA, please relocate the transformer. FYI, the tap point will now be on Research Circle, not Innovation Drive. The tap point may be from a recently installed switchgear.

NO.	COMMENTS
	• Use as many CoA electric details applicable. • Show the location of the disconnect switch. • Show the location of the transformer. • Before the Site Plan Set is considered 100%, it must include the complete electric design. Specifically, it must show all the electrical work “downstream” the transformer. At least one dedicated electrical sheet is required. • CoA prefers to procure and install the pad- mounted transformer, as well as the conductors from the CoA electric service to the transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. • The Contractor shall furnish and install (1) the conduit between the CoA electric service and (2) the pad for the transformer. • All electric work “downstream” the transformer shall be the responsibility of the Contractor”. • On the appropriate sheet, include the partial electrical work scope, which shall be similar to Supplement 1. Comment on June 2nd Submittal The location of the existing switchgear as shown is not correct. Please move to its correct location. Also, verify (and show) whether the existing switchgear is within the property line or in the right-of-way. The above may change the location of the proposed transformer. Notes 5 & 6 do not completely define how the electric scope is divided between the Contractor and COA. It is suggested to replace Notes 5 & 6 with Supplement 1, Items 1.1 – 1.4. Please contact Andy Lindsey/CoA Electric Department (352) 258-8915 for assistance.
10.	Comment on Apr 30th/May 13th Submittal General Comment, Electrical As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. Comment on June 2nd Submittal

NO.	COMMENTS
	Sheet E100 The 1167 amp preliminary load is calculated by dividing 420, 090 va by 360. What does 360 represent and what are its units? Where is the disconnect switch located for the proposed load (not future). Is it located in Panel HP? If so, please show it.
END OF COMMENTS	

SUPPLEMENT 1**SUGGESTED PARTIAL ELECTRICAL WORK SCOPE**

- 1.1 SCOPE OF PROJECT: AT NO COST TO THE CITY, THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE COMPLETE AND OPERATING SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- 1.2 CONTRACTOR SHALL FURNISH THE FOLLOWING PRODUCTS: ALL PRIMARY CABLES, ALL SECONDARY CABLES, ALL TRANSFORMERS AND MAKE-UP MATERIALS. THE CITY OF ALACHUA WILL ORDER THESE PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, SECONDARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY THE CITY OF ALACHUA WILL BE BACKCHARGED TO THE CONTRACTOR.
- 1.3 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.
- 1.4 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF THE PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB CONTRACTOR, THE ENGINEER OF RECORD, THE CITY OF ALACHUA PROJECT MANAGER AND CITY OF ALACHUA ELECTRICAL STAFF.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

June 11, 2020

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

Re: Progress Center Parcels G&H

Dear Mr. Tabor:

As you requested, we have reviewed the resubmittal for the Progress Center Parcels G&H submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA Consultants Inc. and dated 06/04/2020. Our review generated a few minor comments and recommendations that are outlined below.

C000

1. All previous comments have been satisfied.

C020

1. All previous comments have been satisfied.

C030

1. All previous comments have been satisfied.

C100

1. All previous comments have been satisfied.

C200

1. Concerns regarding grading of the handicap space on the southeast side of the property. There are portions with little to no slope that could cause drainage issues. There are also portions within the space that exceed 2.0%.
2. Please label all proposed contours around the mitered end sections.
3. Concerns regarding the contours and chosen invert elevations. The inverts are shown lower than the lowest proposed contour.

C201

1. All previous comments have been satisfied.

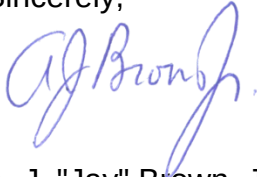
C400

1. Water Fitting Schedule Item # 2: Suggest adding a 6" x 2" tapped plug, a 2" brass nipple, and a 2" brass pack joint coupling for transition from the 6" tee to the 2" PVC potable water line.
2. Water Fitting Schedule Item # 3: Suggest the following revision. Change the 2" x 1.5" tee and 1.5" gate valve to a 2" tee and (2) 2" gate valve. Have the #3 plan view callout point to the tee not the valve to clarify this item. They do not make a 1.5" resilient wedge gate valve. Place the 2" gate valve for the potable meter after the 2" tee instead of after the 2" bend. Therefore, # 3 will include the Tee, (2) valves and the irrigation meter and BFP.
3. Water Fitting Schedule Item # 4: Schedule Item # 4 will be for the potable meter connection only starting with the bend as you have the first callout as such. Remove the 2" gate valve. Add a 2" x ¾" pvc reducer fitting (a bushing in plumbing terms) to transition from the 2" size down to your potable meter size and replace the valve symbol with the reducer symbol. You may want to consider upsizing the BFP for the potable service to a 1" like you did for the irrigation meter.

C410

1. All previous comments have been satisfied.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

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

Cc: Claudia S. Vega, P.E.



June 22, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Development Review Team (DRT) Comments for:
Progress Park Parcels G & H Site Plan**

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on June 15, 2020 are below:

Previous Comments – 5/20/20 Letter

1. *Section 6.2, Tree Protection/Landscaping Standards*

- a. Section 6.2.2(C)(8) requires a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan. Please add such narrative to the plan.

Remaining Issues: The applicant's response letter states that the required narrative explaining how Florida Friendly Landscaping practices have been incorporated into the plan has been added as #7 in the General Landscape Notes on Sheet L200. However, this note only identifies the nine (9) principles of Florida Friendly Landscaping and does not address how these are incorporated into the landscape plan.

RESPONSE: The Florida Friendly Landscaping Practices narrative has been revised to more thoroughly explain how Florida Friendly Landscaping Practices have been incorporated into the plan on Sheet L200, #7 of the General Landscape Notes. The revised narrative reads "PREFERENCE HAS BEEN GIVEN TO NATIVE PLANTS THAT ARE WELL-SUITED FOR THE SITE MICROCLIMATE. SHRUBS ARE MASSED TO FOSTER DIVERSITY, CREATE VISUAL INTEREST AND ATTRACT A VARIETY OF WILDLIFE. PLANTS ARE A MINIMUM OF 2' FROM THE BUILDING FACADES TO REDUCE MAINTENANCE CONCERNS. PLANTS ARE GROUPED ACCORDING TO WATER NEEDS AND BEDS AND ROOTBALLS ARE MULCHED TO RETAIN MOISTURE. ON THE SOUTH AND WEST SIDES OF THE BUILDING, DECIDUOUS TREES PROVIDE SHADE IN THE SUMMER AND ALLOW NATURAL WINTER LIGHT INTO THE BUILDING FOR PASSIVE HEATING. EXISTING TREES HAVE BEEN PRESERVED, RETAINING HABITAT, STORMWATER MANAGEMENT AND SOIL STABILITY BENEFITS."

- b. Perimeter Buffer Calculations: Perimeter buffers are required. The PUD zoning was approved prior to the adoption of the current LDRs. PD categories not required to provide perimeter buffers are those adopted under the current LDRs. Revise accordingly.

Remaining Issues: Comment was not addressed. The applicant's response letter states the zoning is PD-COMM, which is incorrect. As stated in the 5/20/20 DRT comment letter, the zoning of the property is PUD. The PUD was approved prior to the adoption the current LDRs. Section 6.2.2(D)(3)(a)(ii) pertains to PDs (e.g., PD-R, PD-COMM, PD-TND, and PD-EC) adopted under the current LDRs. Therefore, the project is not subject to Section 6.2.2(D)(3)(a)(ii).

RESPONSE: Perimeter Buffers have been provided per 6.2.2(D)(3). Refer to Sheet L300 for revision.

- c. Maintenance: Address the requirements of Section 6.2.2(D)(7)(b)(vii): *"As part of the submitted landscape plan, a maintenance schedule must be submitted addressing the following: The checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing."*

Remaining Issues: A note (General Landscape Note #13) has been added to Sheet L200, however, the note states the contractor shall submit such a plan to the City. Section 6.2.2(D)(7)(b)(vii) requires the landscape plan to provide a maintenance schedule addressing the checking, adjusting, and repairing of the irrigation system, and the resetting of the irrigation schedule according to the season, remulching, fertilizing, weeding, pruning, and mowing. A maintenance plan must be added to the landscape plan.

RESPONSE: A Schedule of Maintenance Recommendations has been detailed and added as #14 General Landscape Notes on Sheet L200.

2. *Section 6.8, Design Standards for Business Uses*

- a. Provide sufficient detail to demonstrate that all roof-mounted mechanical equipment shall be fully concealed from visibility from streets as required by Section 6.8.2(A)(3).

Remaining Issues: The architectural plans do not identify the location of any roof-mounted mechanical equipment, and therefore, compliance with Section 6.8.2(A)(3) cannot be determined. Revise the architectural plans to provide sufficient information to confirm that all roof-mounted mechanical equipment shall be fully concealed from visibility from all streets.

RESPONSE: Architectural plans have been revised to show the location of the mechanical equipment.

3. *Concurrency Impact Analysis*

- a. Concurrency impact analysis does not address project impacts for AADT or PM peak trips. Revise to state the residual capacities for AADT and PM peak hour.

Remaining Issues: Comment not addressed.

RESPONSE: See revised concurrency impact analysis, which includes both AADT and PM peak trips and capacities.

4. *Miscellaneous*

- a. Sidewalk shall extend along Innovation Drive to the west property line.

Remaining Issues: The 5/20/20 comment letter incorrectly referred to Innovation Drive, however, the correct street name which should be referenced in this comment is Research Circle. Therefore, the corrected comment is: *Sidewalk shall extend along Research Circle to the west property line. Revise the plan accordingly.*

RESPONSE: Sidewalk has been extended as requested, see revised plans.

- b. Submit approval from Progress Park Owners Association for connection to stormwater system.

Remaining Issues: The applicant has indicated that an application to the Progress Park Owners Association has been submitted and is under review. Provide a copy of the Association's approval upon receipt.

RESPONSE: The application with Progress Park Owners Association is still under review and we will provide to the City the approval letter when available.

5. *Minor Revisions*

- a. Sheets C020/L100: Tree barricade fencing detail – Minimum height of protective tree barricades is 4 feet per Section 6.2.1(D)(2). Revise accordingly.

Remaining Issues: Comment not addressed in Note 2 on Sheet L200.

RESPONSE: Note #2 of the Tree Barricade Fencing Detail has been revised to read "EACH BARRICADE MUST BE AT LEAST 4 FEET TALL, WITH CORNER POSTS OF 2"X4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY". See Sheet L100 for revision.

New Comments – 6/8/20 Revised Application

6. *Section 6.1, Off-Street Parking and Loading Standards*

- a. Parking standards have been updated on Sheet C000. The applicant's response letter states the proposed uses are now designated as 9,783 SF of retail and 2,785 SF of restaurant indoor seating, however, this is not reflected in the parking calculations table on Sheet C000. Identify each parking standard used within the table on Sheet C000.

RESPONSE: Parking calculations have been revised. Please see sheet C000.

- b. Calculation of minimum required parking for retail area is incorrect. Sheet C000 states the minimum required number of spaces is 33. $9,783 \text{ square feet} \times 1 \text{ space} / 305 \text{ square feet} = 32.08$ – round down to 32. Total minimum required for proposed uses is 60.

RESPONSE: The parking calculations have been corrected.

- c. Revise bicycle parking calculations on Sheet C000 to reflect the correct number of minimum required number of vehicular parking spaces.

RESPONSE: The bicycle parking calculations have been corrected.

- d. Identify the maximum number of parking spaces permitted per Section 6.1.4(B)(5)(a) (125% of the minimum number of spaces required).

RESPONSE: The maximum number of parking spaces has been added.

7. Section 6.2, Tree Protection/Landscaping Standards

- a. The landscape plans identify the project area using a bold boundary line and hatching, but the area identified by each are inconsistent. Please correct the inconsistency.

RESPONSE: The project boundary/area has been labeled for clarity. See Sheet L300 for revision.

- b. Policy 2.4.a of the Comprehensive Plan Future Land Use Element requires a minimum of 30% of the project area to be comprised of 'landscaped area'. Identify the percentage of landscaped area provided within the project area on the landscape plans.

RESPONSE: 31.6% of the Development Site is landscaped. Refer to callout on Sheet L300.

8. Concurrency Impact Analysis

- a. The Trip Generation table labels "Existing", "Proposed", and "Net" trips, which are not applicable to the project. The data appears to be for each proposed use type. Correct the labels.

RESPONSE: The trip generation table labels have been corrected.

9. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated June 15, 2020.

RESPONSE: See below

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated June 11, 2020.

RESPONSE: See below

10. Minor Revisions

- a. The plans refer to "Restaurant Indoor Sitting". "Sitting" should be "Seating".

RESPONSE: The label has been revised to state "seating" instead of "sitting."

- b. Sheets A100 and A200 refer to "Building A & B" however only one building is proposed.

RESPONSE: Please see revised architectural plans.

- c. Sheet C030: Shift the label for "Remainder of Parcel G & Parcel H" to be outside of project area and ensure the parcel number does not overlap with other drawing layers.

RESPONSE: The "Remainder of Parcel G and Parcel H" label has been relocated.

Public Services Comments

3. Sheet C100

- Please add the following sheets to the Drawing Index: A100, A200 & E100

RESPONSE: Sheets A100, A200, and E100 have been added to the Drawing Index.

6. Water Fitting Schedule: Please review all piping covered by keyed notes 1 through 4, as follows:

- Is there any 6-inch PVC DR-18 pipe NSF pipe approved for potable water? If so, please call out.
- PVC DR-18 pipe is called out on this sheet, one instance. Please also call out at "NSF-approved for potable water", or add the latter requirement as a design note.
- Keyed note 2 calls out 6-inch PVC for fire flow. Detail 139 calls out 6-inch DI for fire flow.

Modify Keyed Note 2.

Suggest somewhere in the documents that the type of DI pipe is specified.

General Utility Note 7 calls out Sewer Pipe as SDR 26 PVC, but SS note 2 on Sheet C420 calls out SDR 35. Please resolve.

PUE: Please confirm that PUE boundary is called out on a Legend Sheet.

Also, on the Legend Sheet, please call out the boundaries for Property Line and Right of Way.

New Comment: In at least two instances, the proposed sidewalk is re-routed to within private property so as to avoid existing trees. Please add a note to the effect that the property owner is responsible for maintenance and repair of such sidewalks.

RESPONSE: The legend has been updated with the PUE boundary, property line, and right-of-way added. Sanitary sewer is now specified to be SDR 35 in all places. Fireline has been revised to be DIP. Please see note 14.D on sheet C210 for maintenance and repair of sidewalk within the property line.

8. Sheet L300

- Near the proposed water main from the street to the building, there is an existing sycamore tree whose roots will interfere with the proposed water main. Please remove this tree.

RESPONSE: The water main has been relocated to allow preservation of the existing sycamore tree. Refer to Sheets L100 and L300 for updated Plans.

- This is now a moot point, but keep new trees far enough away from new transformers and underground utilities. As now shown, there are new red oak and eastern redbud trees very close to underground utility lines and the above-grade transformer. Location of the secondary transformer will likely change, but please keep trees far removed from the new locations of secondary transformers and electrical devices.

RESPONSE: Required utility offsets have been taken into consideration with the proposed tree locations. Refer to Sheet L300 for updated Landscape Plan.

9. The location of the existing switchgear as shown is not correct. Please move to its correct location. Also, verify (and show) whether the existing switchgear is within the property line or in the right-of-way.

The above may change the location of the proposed transformer.

Notes 5 & 6 do not completely define how the electric scope is divided between the Contractor and COA. It is suggested to replace Notes 5 & 6 with Supplement 1, Items 1.1 -1.4.

Please contact Andy Lindsey/ CoA Electric Department (352) 258-8915 for assistance.

RESPONSE: The switchgear is now shown in the correct location and notes have been revised.

10. The 1167 amp preliminary load is calculated by dividing 420,090 va by 360. What does 360 represent and what are its units?

Where is the disconnect switch located for the proposed load (not future). Is it located in Panel HP? If so, please show it.

RESPONSE: Please see revised electrical plans.

JBrown Comments

C200

1. Concerns regarding grading of the handicap space on the southeast side of the property. There are portions with little to no slope that could cause drainage issues. There are also portions within the space that exceed 2.0%.

RESPONSE: The grading around the handicap space has been revised.

2. Please label all proposed contours around the mitered end sections.

RESPONSE: All proposed contours are now labelled.

3. Concerns regarding the contours and chosen invert elevations. The inverts are shown lower than the lowest proposed contour.

RESPONSE: The area around the mitered end sections shall be graded down to the invert elevations shown. The contours are shown in as much detail as possible.

C400

1. Water Fitting Schedule Item # 2: Suggest adding a 6" x 2" tapped plug, a 2" brass nipple, and a 2" brass pack joint coupling for transition from the 6" tee to the 2" PVC potable water line.

RESPONSE: Noted.

2. Water Fitting Schedule Item # 3: Suggest the following revision. Change the 2" x 1.5" tee and 1.5" gate valve to a 2" tee and (2) 2" gate valve. Have the #3 plan view callout point to the tee not the valve to clarify this item. They do not make a 1.5" resilient wedge gate valve. Place the 2" gate valve for the potable meter after the 2" tee instead of after the 2" bend. Therefore, # 3 will include the Tee, (2) valves and the irrigation meter and BFP.

RESPONSE: Water fitting schedule item #3 has been revised as suggested.

3. Water Fitting Schedule Item # 4: Schedule Item # 4 will be for the potable meter connection only starting with the bend as you have the first callout as such. Remove the 2" gate valve. Add a 2" x ¾" pvc reducer fitting (a bushing in plumbing terms) to transition from the 2" size down to your potable meter size and replace the valve symbol with the reducer symbol. You may want to consider upsizing the BFP for the potable service to a 1" like you did for the irrigation meter.

RESPONSE: Item #4 is for the irrigation line. Please see revised sheet C400.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 24, 2020

Sent by electronic mail to sreyes@edafl.com

Mr. Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Progress Park Parcels G & H Site Plan

Dear Mr. Reyes:

On June 22, 2020, the City of Alachua received your revised application and materials for the Progress Park Parcels G & H Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **July 14, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, June 30, 2020**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, June 29, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, July 13, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Progress Center Property Owners Association Inc.

Mr. Sergio Reyes, President
EDA
720 SW 2nd Ave
South Tower Suite 200
Gainesville, FL 32601

Dear Sergio,

Thank you for your submission of the site plan for the proposed building on parcels G & H. We have reviewed the information you have submitted, and the plan is approved as submitted.

We do ask that before the final application for a building permit the owner submit the following information for final review and approval.

****Updated plans including samples of the exterior finishes and a sample of the colors for review and approval**

****Updated plans regarding the location and design of signage.**

We have one general comment regarding the plan. One of our goals for Progress Park is to encourage pedestrian activity. We would like for you to review your current plan and if possible, include additional pedestrian crossings between the inner circle sidewalk around Research Circle and your site. We are hopeful that Mr. Wallace will be successful in placing a restaurant in this building and we want to make sure the employees within the park can safely visit the building.

We wish you the best with this project and look forward to the addition to Progress Park.

Sincerely,



Sandy Burgess CAM
On behalf of the Board of

Burgess Management Services, LLC
PO BOX 969
Alachua, FL 32616
(386) 418-1001 sandy@burgessms.com



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

June 25, 2020

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

Re: Progress Center Parcels G&H

Dear Mr. Tabor:

As you requested, we have reviewed the resubmittal for the Progress Center Parcels G&H submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA Consultants Inc. and dated 06/22/2020. The 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: Claudia S. Vega, P.E.



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: June 25, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR 6/25/2020

RE: Progress Center Parcels G & H Site Plan

Public Services has reviewed the Progress Center Parcels G & H Site Plan (June 22nd Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Comment on Apr 30th/May 13th Submittal Site Plan Application, Concurrency Analysis: For both water and wastewater, analysis states that bldg. will generate about 2500 gpd, yet calculations show a flow of only 1257gpd. Please evaluate and resolve. Comment on June 2nd Submittal Approved
2.	Comment on Apr 30th/May 13th Submittal Site Plan Application, Worksheet for Commercial Water Meter Sizes This worksheet calculates the required meter size to be 5/8-inch, yet the sheets show a 2-inch meter. Please evaluate and resolve. Comment on June 2nd Submittal Approved

NO.	COMMENTS
3.	Comment on Apr 30th/May 13th Submittal Sheet C000: - CoA Planning Department has confirmed that this submittal is a "SITE PLAN". Please add "SITE PLANS" to the title of this sheet. - Also, revise Drawing Index to include additional sheets, such as L300, E1, IROX, A100, etc. Comment on June 2nd Submittal Sheet C100: Please add the following sheets to the Drawing Index: - A100, A200 & E100. Comment on June 22nd Submittal Approved
	Comment on Apr 30th/May 13th Submittal Sheet C010: - Except for general note 14, there are no design notes that specify the water and wastewater systems. This is unusual. For most submitted site plans, not only are CoA standards referenced, but many notes are included specifying the water and wastewater systems. On future submittals, does the Engineer plan to include more notes that specify the water and wastewater systems? Will these be added to Sheet C010 or Sheet C410? - To Abbreviations, please add "MH = Manhole". Comment on June 2nd Submittal Approved
5.	Comment on Apr 30th/May 13th Submittal Sheet C210: Sidewalk curb ramp details seem to be based on detectable warning strips. CoA standard is based on more durable and expensive pavers. Because these warning devices are on private property, the CoA will not mandate this requirement. For Information Only
6.	Comment on Apr 30th/May 13th Submittal Sheet C400: - Water main and service connections are called out. Please clarify type – C900, Sch 40, etc. Confirm that pipe is NSF-approved for potable water use. Consider using design notes. - Call out the specific pipe type of gravity main and laterals. Consider using design

NO.	COMMENTS
	notes. - Keyed Note 3: See comment 2. Please evaluate whether the master meter is 5/8-inch or 2-inch. "Master" meter implies other meters are part of the project. Are there other meters on the project? - Keyed Note 4: For the fire-line, provide a detail for the 6-inch Reduced Pressure Zone Backflow preventer. - At the Keyed Note 1 tee, add two more isolation valves as per CoA Design and Construction (DCM) standards. - Our electrical department is recommending that the transformer is to be re-located so that it taps off a newly installed UGE. Please contact CoA Public Services for markups. - The water main must be tapped by a CoA pre-approved specialty contractor. Please add a note that effect. - Show all proposed public utility easements. Comment on June 2nd Submittal Water Fitting Schedule: Please review all piping covered by keyed notes 1 through 4, as follows: - Is there any 6-inch PVC DR-18 pipe NSF pipe approved for potable water? If so, please call out. - PVC DR-18 pipe is called out on this sheet, one instance. Please also call out at "NSF-approved for potable water", or add the latter requirement as a design note. - Keyed note 2 calls out 6-inch PVC for fire flow. Detail 139 calls out 6-inch DI for fire flow. Modify Keyed Note 2. Suggest somewhere in the documents that the type of DI pipe is specified. General Utility Note 7 calls out Sewer Pipe as SDR 26 PVC, but SS note 2 on Sheet C420 calls out SDR 35. Please resolve. PUE: Please confirm that PUE boundary is called out on a Legend Sheet. Also, on the Legend Sheet, please call out the boundaries for Property Line and Right of Way. New Comment: In at least two instances, the proposed sidewalk is re-routed to within private property so as to avoid existing trees. Please add a note to the effect that the property owner is responsible for maintenance and repair of such sidewalks. Comments on June 22nd Submittal Sheet C410: - Water Fitting Schedule, Keyed Note 1: Please add "6-inch DIP Fire Line". Sheet C420: - Please add a short spec for DIP as a Water Note. Include pressure class, inner lining materials, and NSF approval for potable water.

NO.	COMMENTS
7.	Comment on Apr 30th/May 13th Submittal Sheet C410 • Please replace details with updated CoA details. Note that numbers of the updated details may differ from the old detail numbers. Please contact Harry Dillard of CoA. Suggest that all updated CoA details be obtained for use on future projects. Note that CoA has details available in both pdf and Autocad format. • Please add other required details, such as those for manholes, fire hydrants, thrust restraint and tracer wires. Comment on June 2nd Submittal Approved Comments on June 22nd Submittal Please add Standard Detail 307, inasmuch as it is cross-referenced by other details.
8.	Comment on Apr 30th/May 13th Submittal Sheet L300 • Note 5 says no permanent structure within 10 feet of any water line or 15 feet from any sewer line. Suggest that a minimum distance from trees be added. As per CoA DCM, for both water and wastewater pipes, the minimum required distances from trees is 15 feet and from structures is 7.5 ft. • In particular, evaluate tree locations near the water supply meter and fire line backflow preventer (Sheet C400, Keyed Notes 3 & 4). • Because most water and wastewater piping is on private property, the CoA is willing relax some of its guidelines. • Also, trees appear very close to the transformer. (Sheet C400). This is likely a moot point, as the transformer will probably be relocated. • Once the transformer is relocated, note that its minimum distance from both trees and structures is 10 feet as per CoA DCM. Comment on June 2nd Submittal Sheet L300 • Near the proposed water main from the street to the building, there is an existing sycamore tree whose roots will interfere with the proposed water main. Please remove this tree. • This is now a moot point, but keep new trees far enough away from new transformers and underground utilities. As now shown, there are new red oak and eastern redbud trees very close to underground utility lines and the above-grade

NO.	COMMENTS
	transformer. Location of the secondary transformer will likely change, but please keep trees far removed from the new locations of secondary transformers and electrical devices. Comments on June 22nd Submittal Approved
9.	Comment on Apr 30th/May 13th Submittal Sheet C400, Electrical Design: • After conferring with CoA, please relocate the transformer. FYI, the tap point will now be on Research Circle, not Innovation Drive. The tap point may be from a recently installed switchgear. • Use as many CoA electric details applicable. • Show the location of the disconnect switch. • Show the location of the transformer. • Before the Site Plan Set is considered 100%, it must include the complete electric design. Specifically, it must show all the electrical work “downstream” the transformer. At least one dedicated electrical sheet is required. • CoA prefers to procure and install the pad-mounted transformer, as well as the conductors from the CoA electric service to the transformer. This work shall be done at no cost to the City, who will backcharge the Contractor. • The Contractor shall furnish and install (1) the conduit between the CoA electric service and (2) the pad for the transformer. • All electric work “downstream” the transformer shall be the responsibility of the Contractor”. • On the appropriate sheet, include the partial electrical work scope, which shall be similar to Supplement 1. Comment on June 2nd Submittal The location of the existing switchgear as shown is not correct. Please move to its correct location. Also, verify (and show) whether the existing switchgear is within the property line or in the right-of-way. The above may change the location of the proposed transformer. Notes 5 & 6 do not completely define how the electric scope is divided between the Contractor and COA. It is suggested to replace Notes 5 & 6 with Supplement 1, Items 1.1 – 1.4. Please contact Andy Lindsey/CoA Electric Department (352) 258-8915 for assistance.

NO.	COMMENTS
	Comments on June 22nd Submittal Sheet C400 • General Utility Note 5: Please insert "ELECTRICAL" so it reads "OPERATING ELECTRICAL SYSTEMS". • Please show an additional UGE from the proposed transformer to west of the driveway, roughly between MH-1 & MH-2. At end of this UGE, add note: "TERMINATE UGE WITH FLUSH-MOUNT UNDERGROUND JUNCTION BOX (UJB). COORDINATE UJB INSTALLATION WITH COA ELECTRICAL DEPARTMENT" Please contact Andy Lindsey/CoA Electric Department Work Cell: (352) 258-8915, Office: (386-518-5832) for location assistance. • Show Proposed PUEs For Transformer and All UGE on the parcels.
10.	Comment on Apr 30th/May 13th Submittal General Comment, Electrical As per the CoA Electric Service Policy Manual, before the site plan document set can be considered 100%, the following is required: • Site Plan: Show location of main disconnect(s), desired electrical service location(s) and desired location(s) for CoA electrical equipment. • Electrical Plan: Complete set of electrical plans, including a panel schedule. Indicate the size of HVAC loads. • Electrical Load Calculation: One electrical total connected load calculation for each proposed service. Comment on June 2nd Submittal Sheet E100 The 1167 amp preliminary load is calculated by dividing 420,090 va by 360. What does 360 represent and what are its units? Where is the disconnect switch located for the proposed load (not future). Is it located in Panel HP? If so, please show it. Comment on June 22nd Submittal Sheet E100: Either define or call-out the disconnect switch symbol.
11.	Comment on June 22nd Submittal Sheet C410: • To both details 500 & 539, please add the following note: SINGLE-PHASE TRANSFORMERS ARE NOT REQUIRED FOR THIS PROJECT. FURNISH REQUIRED THREE-PHASE TRANSFORMER.

NO.	COMMENTS
	COORDINATE INSTALLATION WITH COA ELECTRICAL DEPARTMENT.
END OF COMMENTS	

SUPPLEMENT 1**SUGGESTED PARTIAL ELECTRICAL WORK SCOPE**

1.1 SCOPE OF PROJECT: AT NO COST TO THE CITY, THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE COMPLETE AND OPERATING SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 CONTRACTOR SHALL FURNISH THE FOLLOWING PRODUCTS: ALL PRIMARY CABLES, ALL SECONDARY CABLES, ALL TRANSFORMERS AND MAKE-UP MATERIALS. THE CITY OF ALACHUA WILL ORDER THESE PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, SECONDARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY THE CITY OF ALACHUA WILL BE BACKCHARGED TO THE CONTRACTOR.

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

1.4 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT THE START OF THE PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB CONTRACTOR, THE ENGINEER OF RECORD, THE CITY OF ALACHUA PROJECT MANAGER AND CITY OF ALACHUA ELECTRICAL STAFF.

PROGRESS CENTER PARCELS

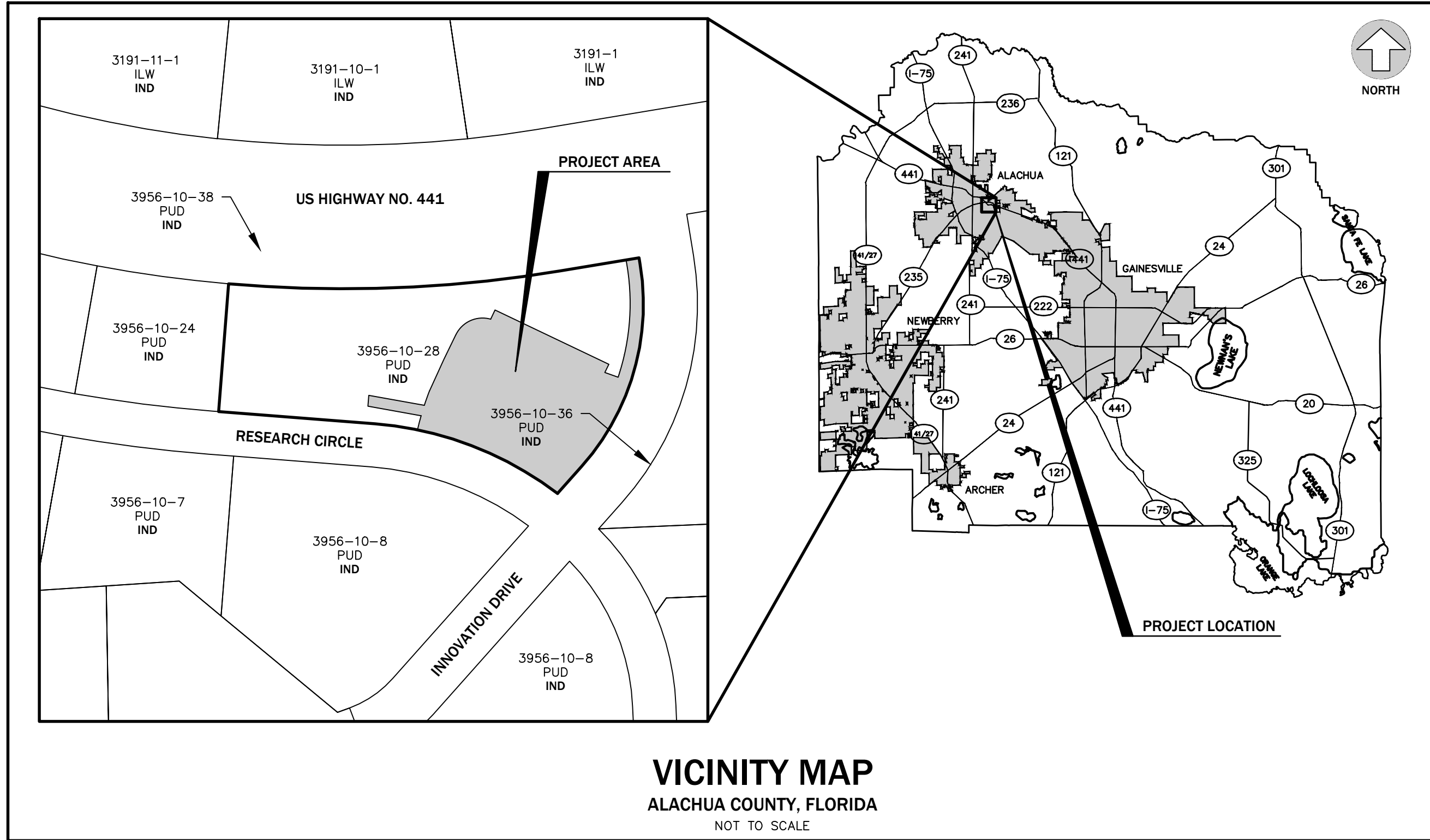
G&H SITE PLAN

CITY OF ALACHUA, FLORIDA



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	PONCE INLET INVESTMENTS LLC
2.	NAME OF PROJECT:	PROGRESS CENTER PARCELS G&H SITE PLAN
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF ONE 12,568 S.F. COMMERCIAL BUILDING FOR RETAIL AND RESTAURANT INDOOR SEATING USE WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
4.	PROJECT ADDRESS:	11801 RESEARCH DR. ALACHUA FL, 32615
5.	TAX PARCEL NUMBER:	03956-010-028 PORTION OF
6.	SECTION/TOWNSHIP/RANGE:	SECTION 24, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
8.	FUTURE LAND USE DESIGNATION:	IND (INDUSTRIAL)
9.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
10.	THERE IS AN EXISTING STORMWATER SYSTEM WHICH INCLUDE FUTURE PHASES AND IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND CITY OF ALACHUA. (SRWMD PERMIT NO. ERP-001-206404-2)	



LEGEND:

ZONING:

ILW - INDUSTRIAL LIGHT AND WAREHOUSING
PUD - PLANNED UNIT DEVELOPMENT

FUTURE LAND USE:

IND - INDUSTRIAL

PARKING CALCULATIONS				
#	DESCRIPTION	CRITERIA	MINIMUM REQUIRED	PROVIDED
1.	VEHICULAR PARKING	RESTAURANT INDOOR SEATING ONLY	1 SPACE PER 100 SF X 2,785 SF = 28 SPACES	75 PARKING SPACES INCLUDING 3 HANDICAP SPACES
		RETAIL, SALES ESTABLISHMENT UP TO 300,000 SF	1 SPACE PER 305 SF X 9,783 SF = 32 SPACES	
		1 SPACE PER 305 SF OF FLOOR AREA		
		TOTAL:	MINIMUM PARKING SPACES REQUIRED = 60 SPACES MAXIMUM PARKING SPACES PER SECTION 6.1.4 (B)(5)(a) 60 SPACES X 125% = 75 SPACES	
2.	BICYCLE PARKING	10% OF REQUIRED NUMBER OF VEHICLE PARKING	60 SPACES X 0.10 = 6 SPACES	8 SPACES 4 RACKS

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
1.	TOTAL PARCEL AREA:	220,239 S.F.	5.06 Ac.	-
2.	TOTAL PROJECT AREA:	84,616 S.F.	1.94 Ac.	100%
3.	PROPOSED BUILDING COVERAGE:	12,568 S.F.	0.29 Ac.	15%
4.	PAVEMENT AND SIDEWALK AREA:	43,726 S.F.	1.00 Ac.	51%
5.	TOTAL IMPERVIOUS AREA:	56,294 S.F.	1.29 Ac.	66.5%
6.	OPEN AREA:	28,322 S.F.	0.65 Ac.	33.5%

TRIP GENERATION							
ITE LAND USE 820 Shopping Center							
PROPOSED: 9,783 SF RETAIL							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.94	9.78	9.20	62%	38%	5.70	3.49
PM	3.81	9.78	37.27	48%	52%	17.89	19.38
AVG	37.75	9.78	369.31	50%	50%	184.65	184.65
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
ITE LAND USE 930 FAST CASUAL RESTAURANT							
PROPOSED: 2,785 SF RESTAURANT INDOOR SEATING							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	2.07	2.79	5.76	67%	33%	3.86	1.90
PM	14.13	2.79	39.35	55%	45%	21.64	17.71
AVG	315.17	2.79	877.75	50%	50%	438.87	438.87
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
	AM	PM	AVG				
RETAIL	9	37	369				
RESTAURANT	6	39	878				
NET	15	77	1247				

SITE LEGAL DESCRIPTION

(PER TITLE POLICY FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY; AGENT FILE NO. 07-0186)

REMAINDER OF PARCEL G AND PARCEL H A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING AND BEING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (PRM 1824) FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD No.'s 20 AND 25, 200' R/W) WITH THE EASTERLY RIGHT-OF-WAY LINE OF PROGRESS BOULEVARD (100' R/W) AND RUN THENCE SOUTH 18°03'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF A 65 FOOT WIDE DRAINAGE EASEMENT; SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2456.86 FEET; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'08", AN ARC DISTANCE OF 502.51 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°18'41" EAST, 501.63 FEET; THENCE CONTINUE EASTERLY ALONG SAID SOUTH BOUNDARY, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°16'38", AN ARC DISTANCE OF 612.21 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°41'28" EAST, 610.63 FEET; THENCE NORTH 81°33'08" EAST, ALONG SAID SOUTH BOUNDARY, 150.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INNOVATION DRIVE (100' RIGHT-OF-WAY); THENCE SOUTH 08°25'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°06'15", AN ARC DISTANCE OF 401.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 17°07'23" WEST, 388.20 FEET; THENCE SOUTH 42°40'31" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 66.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RESEARCH CIRCLE (80' RIGHT-OF-WAY), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 640.00 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°44'25", AN ARC DISTANCE OF 365.71 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°10'33" WEST, 360.76 FEET; THENCE NORTH 84°32'45" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 290.10 FEET; THENCE NORTH 05°27'15" EAST, 235.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20' WIDE DRAINAGE EASEMENT AS PER "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C010	LEGENDS AND GENERAL NOTES
C020	DEMOLITION AND EROSION CONTROL PLAN
C030	OVERALL DEVELOPMENT PLAN
C100	DIMENSION PLAN
C200	PAVING, GRADING AND DRAINAGE PLAN
C210	PAVING, GRADING, AND DRAINAGE DETAILS
C300	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN
C410	UTILITY DETAILS
C420	UTILITY DETAILS & NOTES
L100	TREE PRESERVATION PLAN
L200	LANDSCAPE NOTES, DETAILS, AND CALCULATIONS
L300	LANDSCAPE PLAN
IR01	IRRIGATION PLAN
IR02	IRRIGATION SPECIFICATIONS
IR03	IRRIGATION DETAILS
IR04	IRRIGATION DETAILS
IR05	IRRIGATION DETAILS
S	BOUNDARY AND TOPOGRAPHIC SURVEY (BY OTHERS)
E-1	PHOTOMETRIC PLAN (BY OTHERS)
A100	ARCHITECTURAL PLAN (BY OTHERS)
A200	ARCHITECTURAL PLAN (BY OTHERS)
E100	ELECTRICAL RISER (BY OTHERS)

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase: CITY SUBMITTAL

Project title:

PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

COVER SHEET

Designed: CSV

Drawn: MAB

Checked: TAR

Date: 06/22/2020

Sheet No.:

C000

EXISTING SYMBOLS & ABBREVIATIONS

C/L

=

CENTERLINE

cmf

=

CORRUGATED METAL PIPE

CONC

=

CONCRETE

COR

=

CORNER

R

=

DELTA (CENTRAL) ANGLE

A

=

RADIUS

T

=

ARC

CB

=

TANGENT

CD

=

CHORD BEARING

CD

=

CHORD DISTANCE

DD

=

DUCTILE IRON PIPE

ELEV

=

ELEVATION

elmp

=

ELLIPTICAL CORRUGATED METAL PIPE

elmp

=

ELLIPTICAL REINFORCED CONCRETE PIPE

ID

=

IDENTIFICATION

inv

=

INVERT

F.D.O.T.

=

FLORIDA DEPARTMENT OF TRANSPORTATION

F.F.

=

FINISHED FLOOR

M.E.S.

=

MITERED END SECTION

No.

=

NUMBER

O.R.

=

OFFICIAL RECORDS BOOK

PGS.

=

PAGES

PVC

=

POLY-VINYL CHLORIDE

RCR

=

REINFORCED CONCRETE PIPE

R/W

=

RIGHT OF WAY

SEC 28-9-19

=

SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST

EL

=

ELECTRICAL TRANSFORMER PAD

WTH

=

W/

ANCH

=

GUY ANCHOR

O BO

=

WATER BLOW OFF

CO

=

SANITARY CLEAN-OUT

CO

=

FOUND CONCRETE MONUMENT (size, ID)

CO

=

FOUND DRILL HOLE

CO

=

FOUND IRON PIPE (size, ID)

CO

=

FOUND NAIL & DISK (ID)

CO

=

FOUND REBAR & CAP (size, ID)

CO

=

FOUND SPIKE

GM

=

GAS METER

GM

=

GAS VALVE

GM

=

GUY POLE

GM

=

ELECTRICAL HANDHOLE

GM

=

FIRE HYDRANT

GM

=

IRRIGATION VALVE

GM

=

LIGHT POLE

GM

=

MAIL BOX

GM

=

MANHOLE

GM

=

POWER POLE

GM

=

SET 5/8" REBAR & CAP (LB 2389)

GM

=

SET CONCRETE MONUMENT (PRM LB 2389)

GM

=

SET NAIL & DISC (PRM LB 2389)

GM

=

SET SPIKE

GM

=

SHRUB

GM

=

SIGN

GM

=

TELEPHONE RISER

GM

=

CABLE TELEVISION RISER

GM

=

WATER METER

GM

=

ELEVATION CONTOUR LINE

GM

=

FENCE LINE

GM

=

OVERHEAD GUY WIRE

GM

=

OVERHEAD POWER LINE

GM

=

OVERHEAD TELEPHONE LINE

GM

=

OVERHEAD TELEVISION LINE

GM

=

SANITARY SEWER LINE

GM

=

UNDERGROUND ELECTRIC LINE

GM

=

UNDERGROUND GAS LINE

GM

=

UNDERGROUND TELEPHONE LINE

GM

=

UNDERGROUND CABLE TELEVISION LINE

GM

=

UNDERGROUND WATER LINE

GM

=

SPOT ELEVATION

GM

=

LOOK-UP

GM

=

DIAMETER AT BROW

GM

=

DIAMETER AT GROUND

GM

=

DIAMETER AT 10' BAY

GM

=

DIAMETER AT 11" CHINABERRY

GM

=

DIAMETER AT 11" CEDAR

GM

=

DIAMETER AT 12" CHERRY

GM

=

DIAMETER AT 10" CHINESE TALLOW

GM

=

DIAMETER AT 11" HICKORY

GM

=

DIAMETER AT 12" LAUREL OAK

GM

=

DIAMETER AT 15" LIVE OAK

GM

=

DIAMETER AT 12" MULBERRY

GM

=

DIAMETER AT 18" MAGNOLIA

GM

=

DIAMETER AT 18" PALM

GM

=

DIAMETER AT 14" PINE

GM

=

DIAMETER AT 9" POST OAK

GM

=

DIAMETER AT 11" SUGARBERRY

GM

=

DIAMETER AT 17" SWEETGUM

GM

=

DIAMETER AT 11" TURKEY OAK

GM

=

DIAMETER AT 18" UNIDENTIFIED TREE

GM

=

DIAMETER AT 14" WATER OAK

GM

=

EXISTING TREE TO BE REMOVED

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BINEST HEIGHT)

LEGEND

TREE BARRICADE

SILT FENCE

(TBR)

LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED

LIMITS OF ASPHALT PAVEMENT

LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED CONTOUR ELEVATION

EXISTING CONTOUR ELEVATION

PROPOSED PUE

RIGHT-OF-WAY

PROPERTY LINE

PROPOSED UTILITY SYMBOLS

WM

=

WATER MAIN, PROPOSED

WM

=

WATER MAIN, EXISTING

WW

=

WASTEWATER GRAVITY MAIN, PROPOSED

PLUG END AND CAP

BLOW-OFF ASSEMBLY

GATE VALVE & BOX

BUTTERFLY VALVE

PLUG VALVE

SWING CHECK VALVE

BACK FLOW PREVENTER

REDUCED PRESSURE ZONE BFP

DOUBLE CHECK BFP

DUAL CHECK VALVE

AIR RELEASE VALVE

REDUCER FITTING

PRESSURE REGULATOR

POST INDICATOR VALVE

CLEAN OUT OR ROOF DRAIN LATERAL

FITTING W/ THRUST BLOCK

FIRE HYDRANT W/ THRUST BLOCK

FIRE HYDRANT ASSEMBLY

POTABLE WATER METER

SINGLE SERVICE WATER METER

DUAL SERVICE WATER METER

GANG WATER METER ASSEMBLY

ELECTRIC TRANSFORMER

RECLAIMED WATER METER ASSEMBLY

RECLAIMED WATER MAIN, PROPOSED

PLUG END AND CAP

BLOW-OFF ASSEMBLY

GATE VALVE & BOX

REDUCER FITTING

WASTEWATER (PRESSURE) MAIN, PROPOSED

SANITARY SEWER MAIN, PROPOSED

SANITARY SEWER MAIN, EXISTING

SANITARY SEWER MANHOLE, PROPOSED

SANITARY SEWER MANHOLE, EXISTING

SANITARY SEWER PLUG

PLUG VALVE

SEWER LATERAL, SINGLE SERVICE

GATE VALVE

CHECK VALVE

AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.

3. 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. SAFETY:

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.

C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.

10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.

12. CONTRACTOR SHALL PROVIDE CITY AS-BUILT PLANS (IF REQUIRED BY THE CITY AND/OR ANY OTHER AGENCY), SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR AND A CERTIFIED PAPER COPY WITH ELECTRONIC COPY IN AUTOCAD FORMAT PRIOR TO FINAL ACCEPTANCE.

13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

14. CONTRACTOR TO FOLLOW ALL CRITERIA SET FORTH BY THE CITY OF ALACHUA REQUIREMENTS FOR POTABLE WATER, RECLAIMED WATER, AND WASTEWATER.

CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 600 THROUGH 685 (LATEST EDITIONS).

2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.

3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.

4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEANUP.

6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.

7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE P2B (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE P2B APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE P2B AND MAY CAUSE PROJECT DELAYS.

8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.

9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.

11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

8. RUBBISH, TRASH, CARGAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.

9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.

14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.

15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.

16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.

17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE RESEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHIELDING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND ADJUTENANCES ARE BEING PLACED.

8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.

9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.

13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 14 HORIZONTAL TO 1 VERTICAL.

18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.

19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED TOP SOILS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

21. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

22. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

25. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS WILL BE CONTRACTORS RESPONSIBILITY.

26. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

27. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.

28. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

29. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING, GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.

30. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.

31. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

32. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

33. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

34. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES.

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase: CITY SUBMITTAL

Project title:

PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

LEGENDS AND GENERAL NOTES

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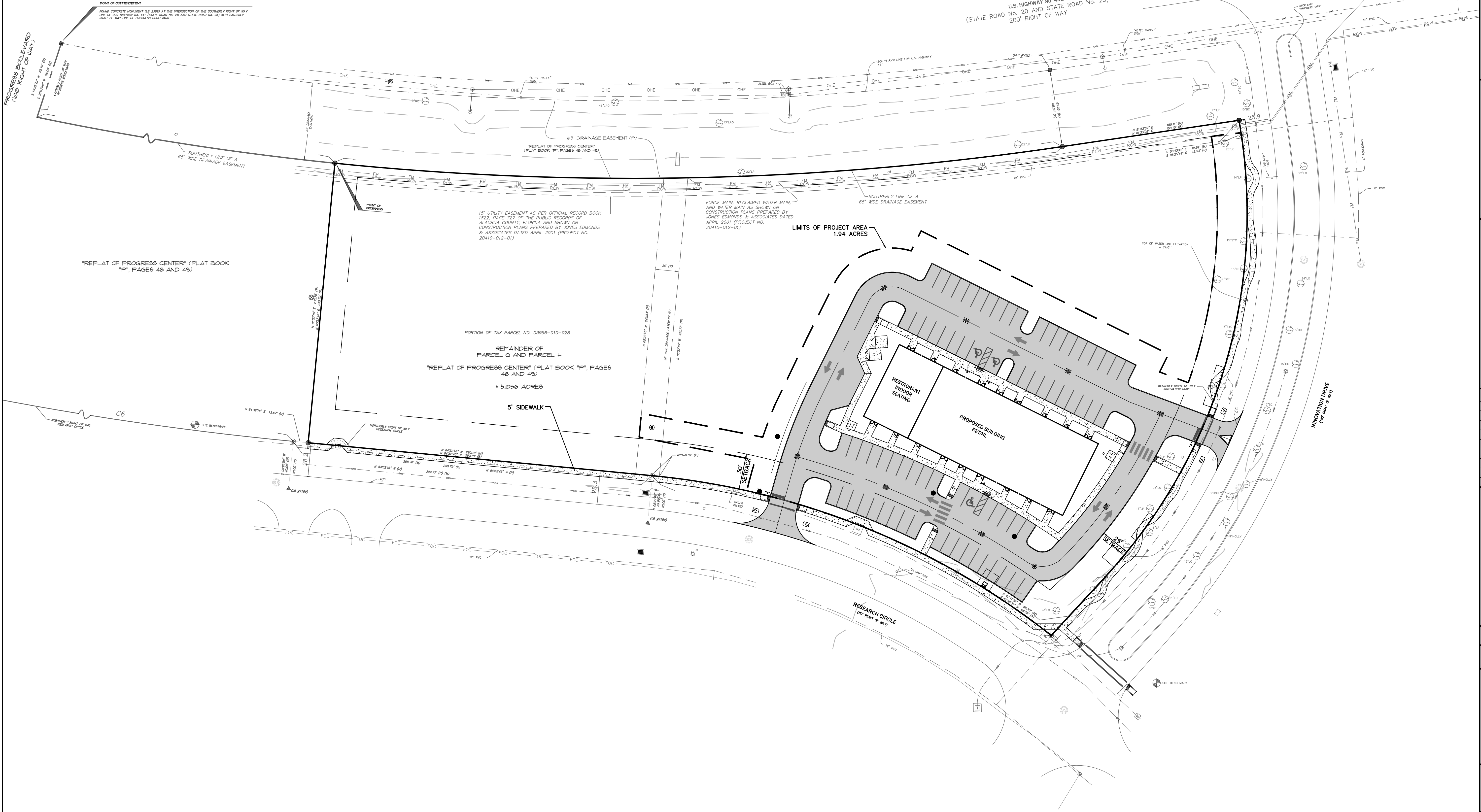
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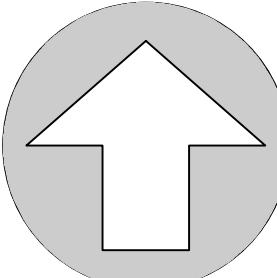
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NORTH

SCALE: 1"= 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase: CITY SUBMITTAL

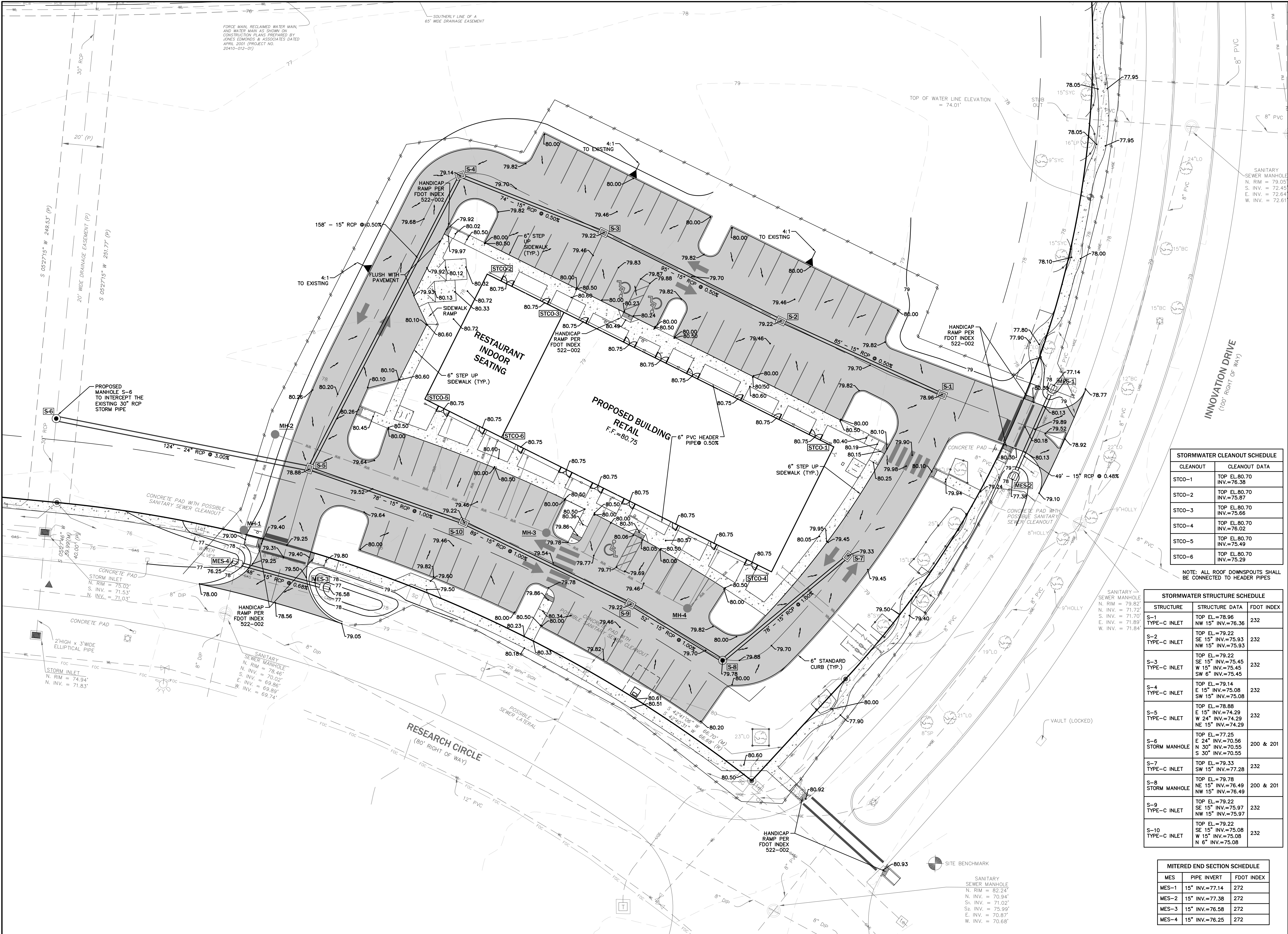
Project title: PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: OVERALL DEVELOPMENT PLAN

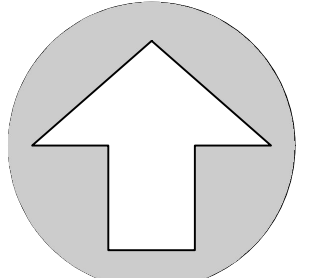
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Date: 06/22/2020	



1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.



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NORTH

SCALE: 1"= 20'



GRAPHIC SCALE

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-1	TOP EL.=80.70 INV.=76.38
STCO-2	TOP EL.=80.70 INV.=75.87
STCO-3	TOP EL.=80.70 INV.=75.66
STCO-4	TOP EL.=80.70 INV.=76.02
STCO-5	TOP EL.=80.70 INV.=75.49
STCO-6	TOP EL.=80.70 INV.=75.29

NOTE: ALL ROOF DOWNSPOUTS SHALL BE CONNECTED TO HEADER PIPES

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=78.96 NW 15" INV.=76.36	232
S-2 TYPE-C INLET	TOP EL.=79.22 SE 15" INV.=75.93 NW 15" INV.=75.93	232
S-3 TYPE-C INLET	TOP EL.=79.22 SE 15" INV.=75.45 W 15" INV.=75.45 SW 6" INV.=75.45	232
S-4 TYPE-C INLET	TOP EL.=79.14 E 15" INV.=75.08 SW 15" INV.=75.08	232
S-5 TYPE-C INLET	TOP EL.=78.88 E 15" INV.=74.29 W 24" INV.=74.29 NE 15" INV.=74.29	232
S-6 STORM MANHOLE	TOP EL.=77.25 E 24" INV.=70.56 N 30" INV.=70.55 S 30" INV.=70.55	200 & 201
S-7 TYPE-C INLET	TOP EL.=79.33 SW 15" INV.=77.28	232
S-8 STORM MANHOLE	TOP EL.=79.78 NE 15" INV.=76.49 NW 15" INV.=76.49	200 & 201
S-9 TYPE-C INLET	TOP EL.=79.22 SE 15" INV.=75.97 NW 15" INV.=75.97	232
S-10 TYPE-C INLET	TOP EL.=79.22 SE 15" INV.=75.08 W 15" INV.=75.08 N 6" INV.=75.08	232

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
MES-1	15" INV.=77.14	272
MES-2	15" INV.=77.38	272
MES-3	15" INV.=76.58	272
MES-4	15" INV.=76.25	272

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase: CITY SUBMITTAL

Project title: PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: PAVING, GRADING AND
DRAINAGE PLAN

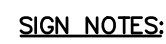
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1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY
LOCAL CODE PAINT SIGN BLUE AND WHITE

HANDICAP PARKING SIGN DETAIL

N.T.S.



1. **GENERAL:** ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

1. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH THE FILL REQUIRED AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. THE NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
 - B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
 - C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
 - D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT. DOUBLE COMPACTED. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
 - E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE SHALL BE CONSTRUCTED TO THE FOLLOWING: SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST AASHTO FLORIDA STATE ROAD BUILDING CODE. PAVEMENT MARKING SHALL BE "B" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT Delineating RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLATION OF UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORTOR SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING —RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND EXCESS OF TOP MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR, SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF PH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
14. CITY RIGHT-OF-WAY:

SCALES:
AS SHOWN

Professional Engineer of Record:

Claudia S. Vega, P.E.	51532
Engineer	Certificate No.

Project No: 19-054

Project phase:

CITY SUBMITTAL

Project title:

PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title

PAVING, GRADING, AND DRAINAGE DETAILS

Designed:	CSV	Sheet No.
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Drawn:

	1980	1985	1990	1995	2000
Population	76,000	80,000	85,000	90,000	95,000
Unemployment rate	10%	12%	15%	18%	20%
Median income	\$12,000	\$15,000	\$18,000	\$22,000	\$25,000
Home ownership	65%	70%	75%	80%	85%
High school graduation	85%	90%	95%	98%	100%
College enrollment	15%	20%	25%	30%	35%
Health insurance coverage	70%	75%	80%	85%	90%
Life expectancy at birth	75 years	78 years	80 years	82 years	84 years
Poverty rate	15%	18%	20%	22%	25%
Criminal justice system	Low crime rates	Increasing crime rates	High crime rates	Very high crime rates	Extremely high crime rates
Economic growth	Stagnant economy	Slow economic growth	Rapid economic growth	Slowing economic growth	Declining economic growth
Government spending	Low government spending	Increasing government spending	High government spending	Very high government spending	Extremely high government spending
Infrastructure development	Limited infrastructure	Developing infrastructure	Advanced infrastructure	Overdeveloped infrastructure	Deteriorating infrastructure
Environmental protection	No environmental protection	Basic environmental protection	Strong environmental protection	Very strong environmental protection	Extremely strong environmental protection
Social services	Minimal social services	Developing social services	Advanced social services	Overdeveloped social services	Deteriorating social services
Education system	Weak education system	Improving education system	Strong education system	Very strong education system	Extremely strong education system
Healthcare system	Weak healthcare system	Improving healthcare system	Strong healthcare system	Very strong healthcare system	Extremely strong healthcare system
Transportation system	Weak transportation system	Improving transportation system	Strong transportation system	Very strong transportation system	Extremely strong transportation system
Energy production	Low energy production	Increasing energy production	High energy production	Very high energy production	Extremely high energy production
Water supply	Limited water supply	Developing water supply	Advanced water supply	Overdeveloped water supply	Deteriorating water supply
Air quality	Poor air quality	Improving air quality	Good air quality	Very good air quality	Excellent air quality
Land use	Low land use	Increasing land use	High land use	Very high land use	Extremely high land use
Natural resources	Depleted natural resources	Replenishing natural resources	Abundant natural resources	Very abundant natural resources	Extremely abundant natural resources
Climate change	No climate change	Mild climate change	Significant climate change	Severe climate change	Catastrophic climate change
Disaster preparedness	No disaster preparedness	Basic disaster preparedness	Advanced disaster preparedness	Very advanced disaster preparedness	Extremely advanced disaster preparedness
Emergency response	Weak emergency response	Improving emergency response	Strong emergency response	Very strong emergency response	Extremely strong emergency response
Public safety	Low public safety	Increasing public safety	High public safety	Very high public safety	Extremely high public safety
Community development	Weak community development	Improving community development	Strong community development	Very strong community development	Extremely strong community development
Urban planning	Weak urban planning	Improving urban planning	Strong urban planning	Very strong urban planning	Extremely strong urban planning
City management	Weak city management	Improving city management	Strong city management	Very strong city management	Extremely strong city management
Local governance	Weak local governance	Improving local governance	Strong local governance	Very strong local governance	Extremely strong local governance
Regional cooperation	No regional cooperation	Developing regional cooperation	Advanced regional cooperation	Very advanced regional cooperation	Extremely advanced regional cooperation
National policy	Weak national policy	Improving national policy	Strong national policy	Very strong national policy	Extremely strong national policy
International relations	Weak international relations	Improving international relations	Strong international relations	Very strong international relations	Extremely strong international relations
Global impact	Low global impact	Increasing global impact	High global impact	Very high global impact	Extremely high global impact
World peace	No world peace	Mild world peace	Significant world peace	Severe world peace	Catastrophic world peace
Human rights	No human rights	Basic human rights	Advanced human rights	Very advanced human rights	Extremely advanced human rights
Democracy	No democracy	Developing democracy	Advanced democracy	Very advanced democracy	Extremely advanced democracy
Freedom of speech	No freedom of speech	Basic freedom of speech	Advanced freedom of speech	Very advanced freedom of speech	Extremely advanced freedom of speech
Press freedom	No press freedom	Basic press freedom	Advanced press freedom	Very advanced press freedom	Extremely advanced press freedom
Religious freedom	No religious freedom	Basic religious freedom	Advanced religious freedom	Very advanced religious freedom	Extremely advanced religious freedom
Cultural heritage	No cultural heritage	Basic cultural heritage	Advanced cultural heritage	Very advanced cultural heritage	Extremely advanced cultural heritage
Artistic expression	No artistic expression	Basic artistic expression	Advanced artistic expression	Very advanced artistic expression	Extremely advanced artistic expression
Scientific research	No scientific research	Basic scientific research	Advanced scientific research	Very advanced scientific research	Extremely advanced scientific research
Technological innovation	No technological innovation	Basic technological innovation	Advanced technological innovation	Very advanced technological innovation	Extremely advanced technological innovation
Space exploration	No space exploration	Basic space exploration	Advanced space exploration	Very advanced space exploration	Extremely advanced space exploration
Outer space	No outer space	Basic outer space	Advanced outer space	Very advanced outer space	Extremely advanced outer space
Interplanetary travel	No interplanetary travel	Basic interplanetary travel	Advanced interplanetary travel	Very advanced interplanetary travel	Extremely advanced interplanetary travel
Alien life	No alien life	Basic alien life	Advanced alien life	Very advanced alien life	Extremely advanced alien life
Galactic civilization	No galactic civilization	Basic galactic civilization	Advanced galactic civilization	Very advanced galactic civilization	Extremely advanced galactic civilization
Universal peace	No universal peace	Basic universal peace	Advanced universal peace	Very advanced universal peace	Extremely advanced universal peace
Humanity's future	No humanity's future	Basic humanity's future	Advanced humanity's future	Very advanced humanity's future	Extremely advanced humanity's future
The end of time	No the end of time	Basic the end of time	Advanced the end of time	Very advanced the end of time	Extremely advanced the end of time

Date: 06/22/2020

C210

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THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN 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 DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT NO. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: PROGRESS CENTER PARCELS G&H SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: 24 S, T 08 SOUTH, R 18 EAST
COUNTY PARCEL NO.: 03956-010-028 PORTION OF
LATITUDE AND LONGITUDE: 29°47'00.1"N 82°28'16.5"W
STREET ADDRESS: 11801 RESEARCH DR. ALACHUA FL, 32615
PROJECT AREA: 5.06 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 1.94 /Ac.

II. SITE DESCRIPTION:

- THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF ONE 12,568 SF OFFICE BUILDING WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
- THE STORMWATER SYSTEM IS AN EXISTING MASTER STORMWATER BASIN. THE SYSTEM IS AN OPEN SYSTEM WHICH PROVIDES WATER QUALITY, AND FLOOD CONTROL FOR PROGRESS CENTER INCLUDING THE PROPOSED PROJECT.
- THE PROPOSED PROJECT USES AN EXISTING MASTER STORMWATER BASIN.
- EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
- SEQUENCE OF CONSTRUCTION:
 - PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
 - THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
 - THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
 - THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
 - THE SITE WILL BE ROUGHLY GRADED. IF SATISFAE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
 - ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
 - UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
 - (EXISTING) STORMWATER BASIN(S) WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
 - ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

- THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
- TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
- BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
- AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
- THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
- THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
- DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
- ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

- ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
- TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
- MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSEENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
- SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
- SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

- SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
- INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
- OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

- THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 400-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

- WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
- THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
- THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF GAINESVILLE REGIONAL UTILITIES.
- ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
- ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

- ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
- THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. 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 ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

- MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
- ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO Aid THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
- SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
- TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
- SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
- DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
- TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
- MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
- SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
- SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
- INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
- OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
- DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
- WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

- THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
- THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
- ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS 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 LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
- REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VI.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

- THE FOLLOWING NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
- DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

- ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

CERTIFICATION STATEMENT

"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."

CONTRACTING FIRM:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE:
FAX:
PROJECT NAME: PROGRESS CENTER PARCELS G&H SITE PLAN
PROJECT ADDRESS: 11801 RESEARCH DR
CITY OF ALACHUA, 32615 FLORIDA

NAME: SIGNATURE:
DATE:



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase:
CITY SUBMITTAL

Project title:
PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:
STORMWATER POLLUTION
PREVENTION PLAN

Designed: CSV
Drawn: MAB
Checked: TAR
Date: 06/22/2020
Sheet No.:
C300

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: PROGRESS CENTER PARCELS G&H SITE PLAN FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10
OWNER: PONCE INLET INVESTMENTS LLC CONTRACTOR:
CONSTRUCTION MANAGER:

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

CONDITION CODE: G = Good M = Marginal, needs maintenance or replacement soon O = Other
C = Needs to be cleaned P = Poor, needs immediate maintenance or replacement

CONTROL TYPE CODES

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

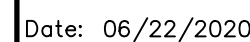
INSPECTOR INFORMATION:

Name Qualification Date

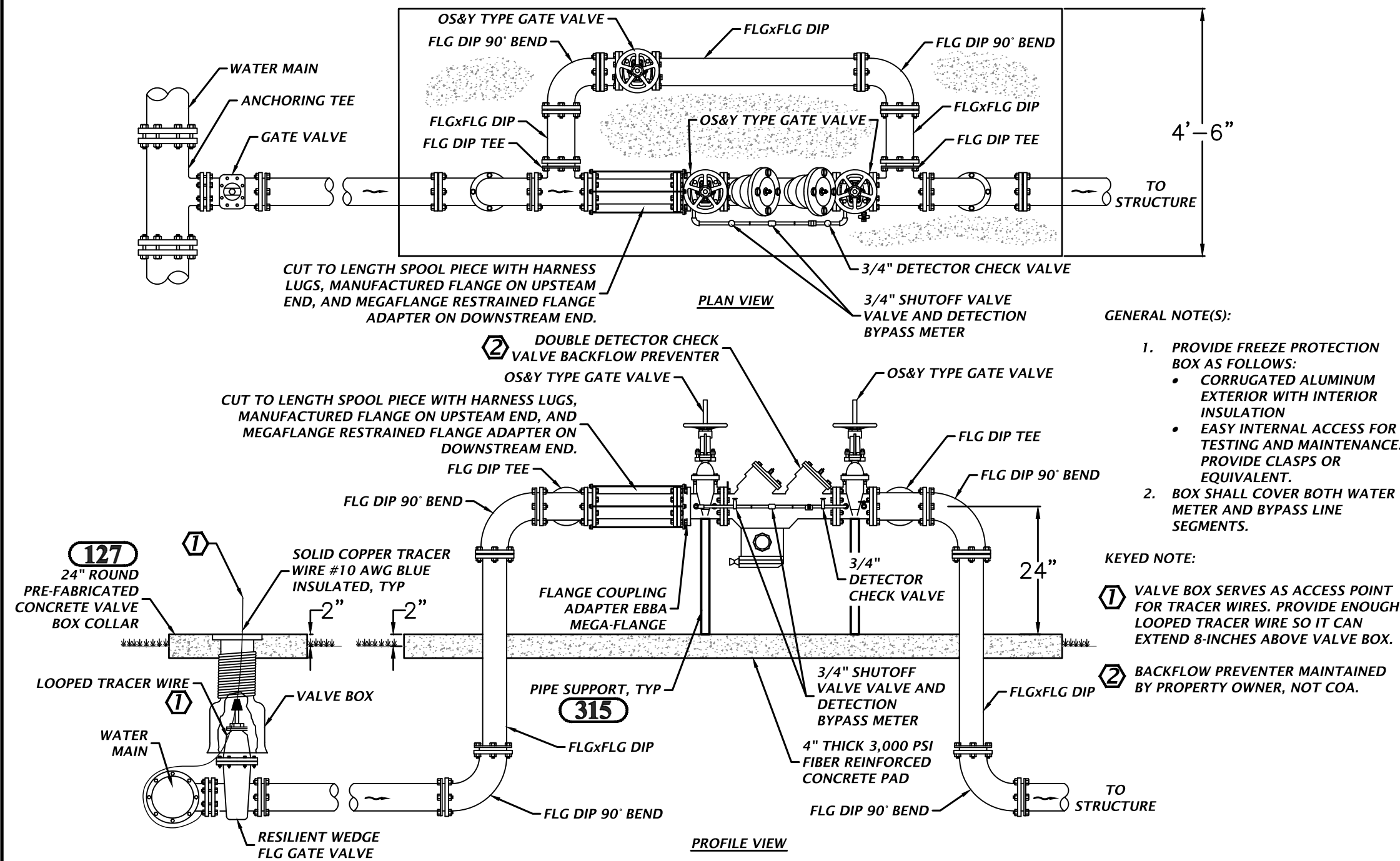
The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

* * * * *

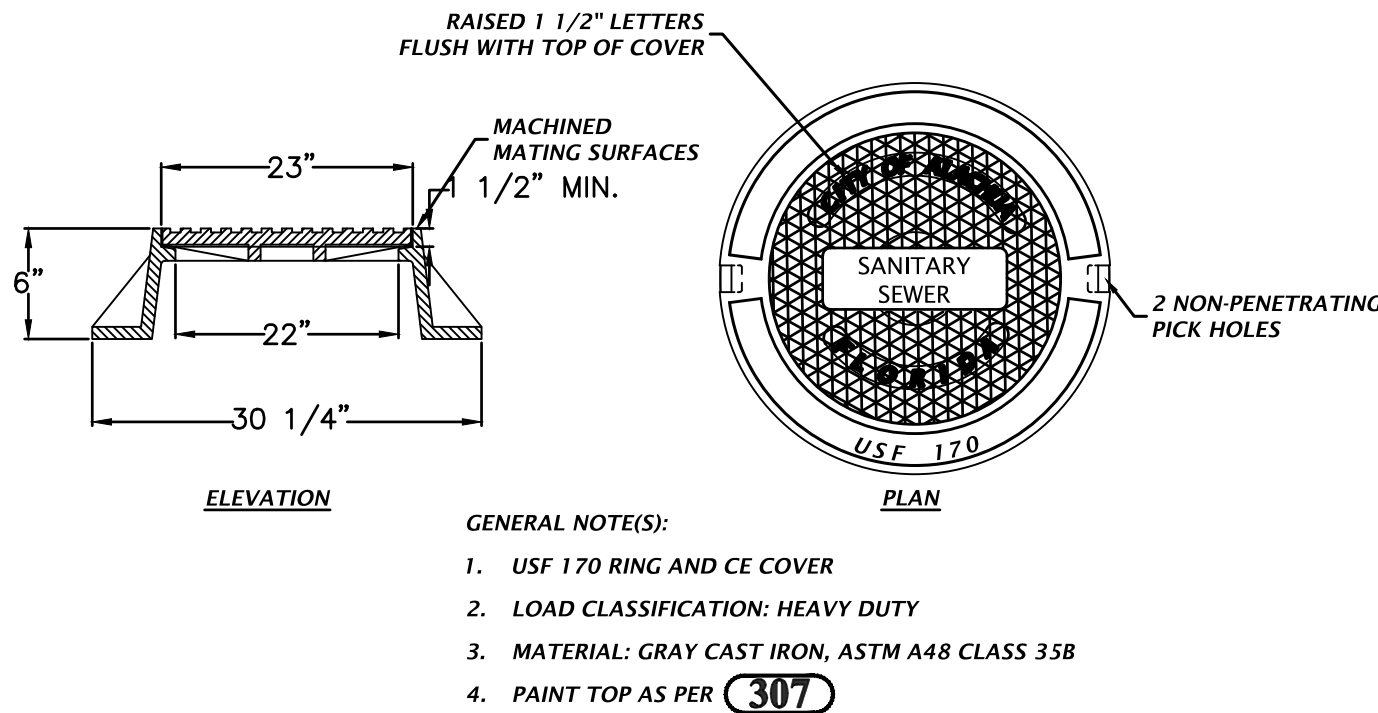
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.



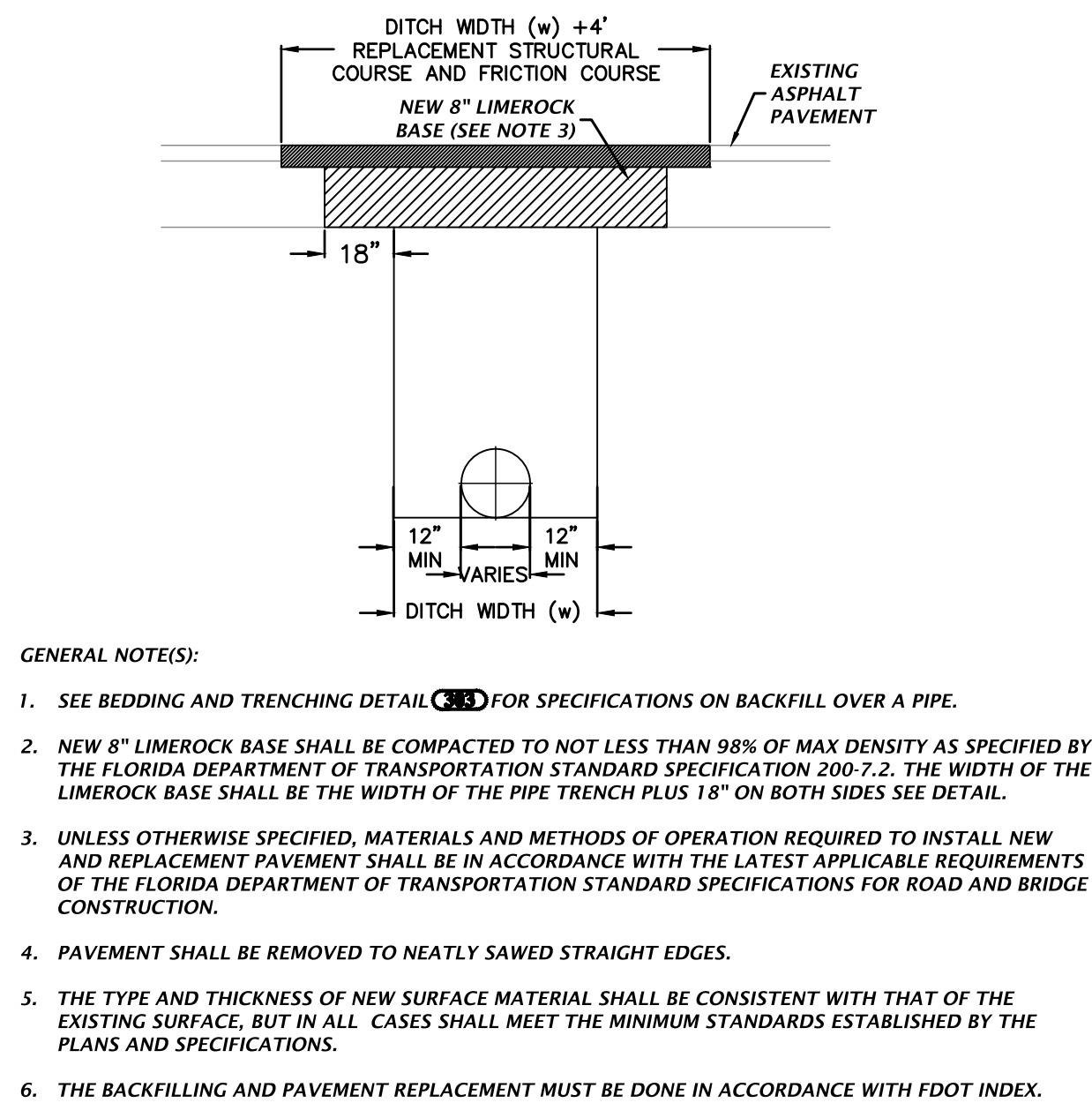
\\server3\engprojects\Progress Center\Parcels G & H (2019)\Plans\Current\DWG\PI\95041\DWG_C420 - UTIL DETAILS & NOTES_6/22/2020 11:23:59 AM_mbarahona



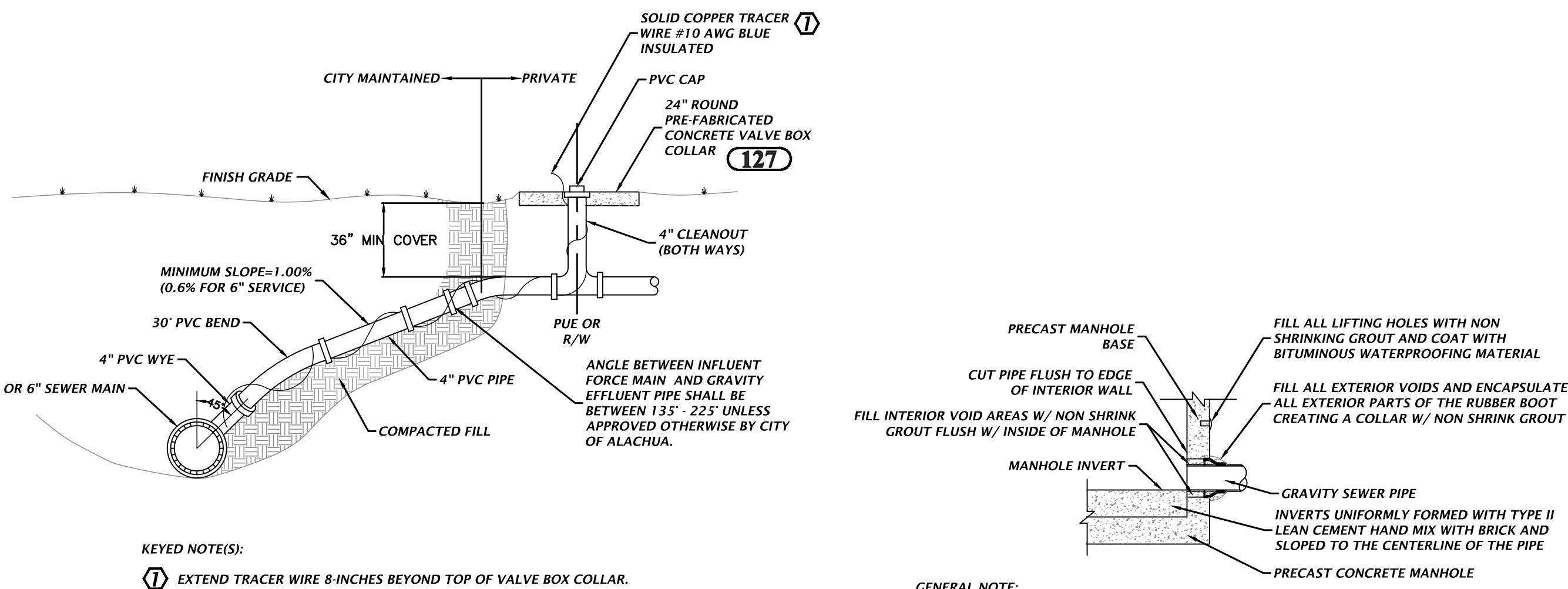
139 FIRE LINE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP) NTS



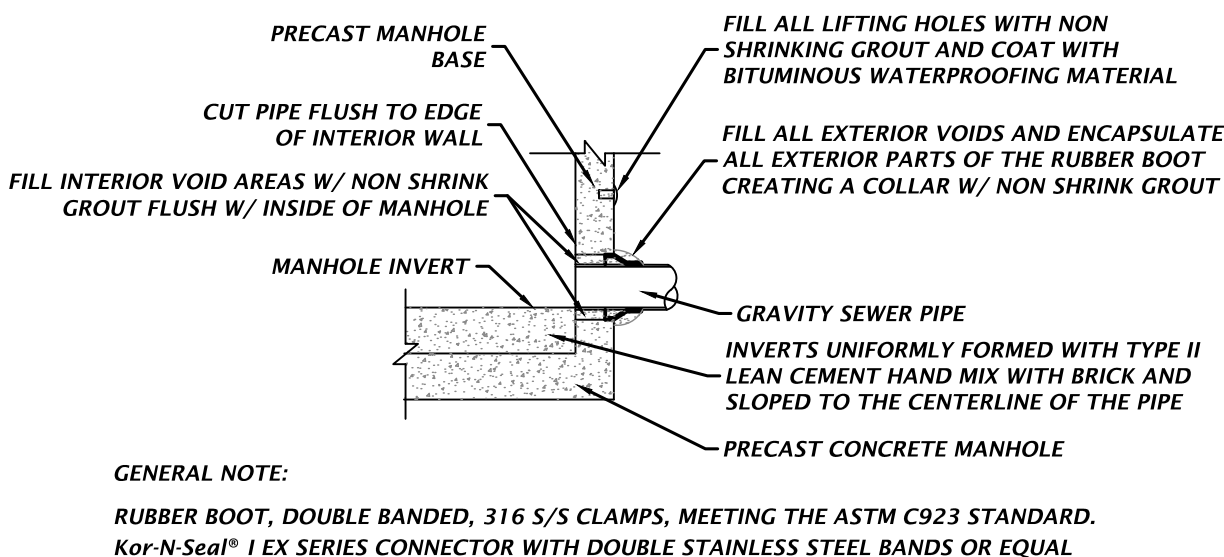
212 STANDARD SEWER MANHOLE FRAME AND COVER NTS



300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL NTS



200 WASTEWATER SERVICE LATERAL NTS



209 MANHOLE PIPE CONNECTION NTS

GENERAL NOTES

- ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 1991 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
- THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
- BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
- THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SANITARY SEWER

- ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
- ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35, UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
- WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
- FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
- WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
- THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
- THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
- THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRE TO BOTH METALLIC AND NON-METALLIC PIPE AS PER THE CITY OF ALACHUA DESIGN STANDARDS AND DETAILS.

WATER

- ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY THE CITY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CITY OF ALACHUA'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
- THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
- THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, E.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, E.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, E.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, E.A.C.
- WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).



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SCALES:
AS SHOWN

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 19-054

Project phase: CITY SUBMITTAL

Project title:

PROGRESS CENTER
PARCELS G&H SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

UTILITY DETAILS & NOTES

Designed: CSV Sheet No.:

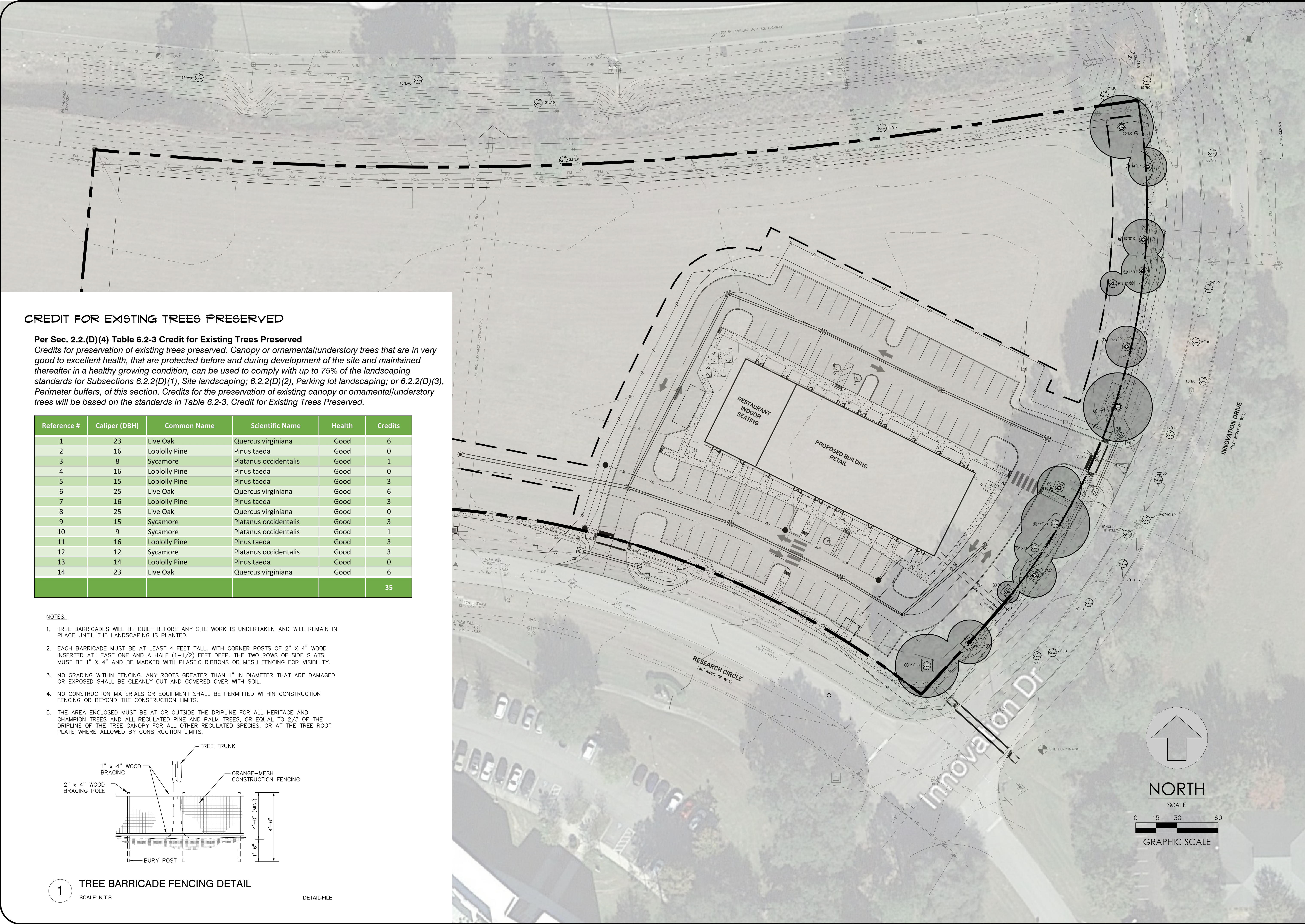
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Checked: TAR

Date: 06/22/2020

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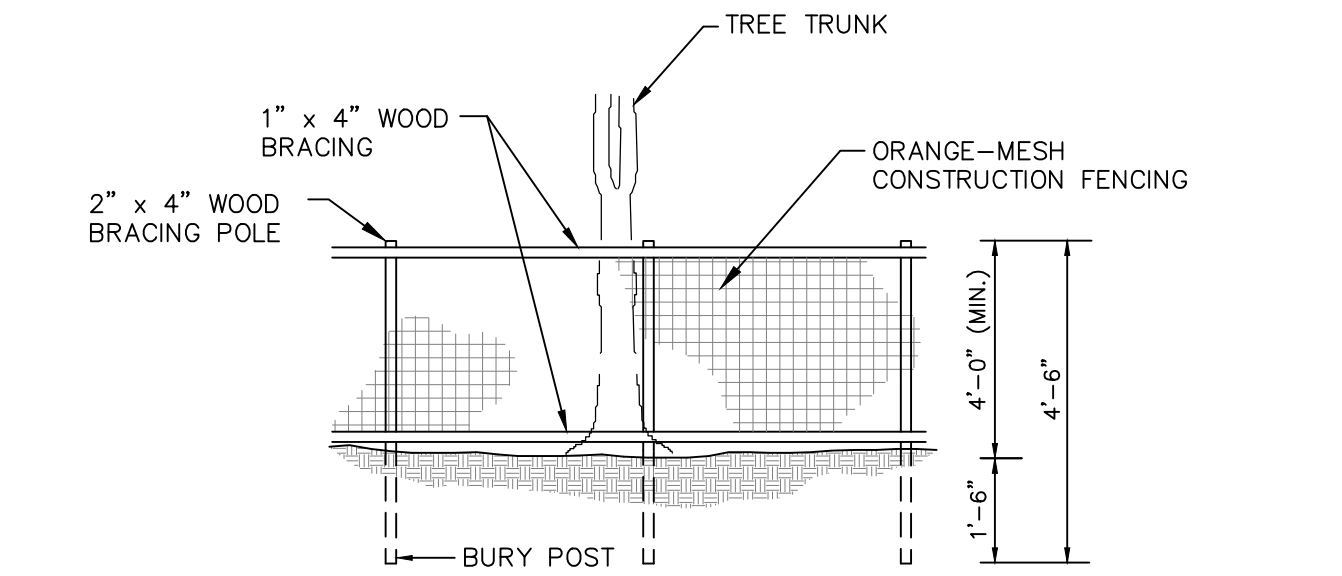


CREDIT FOR EXISTING TREES PRESERVED

Per Sec. 2.2.(D)(4) Table 6.2-3 Credit for Existing Trees Preserved
Credits for preservation of existing trees preserved. Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% of the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

Reference #	Caliper (DBH)	Common Name	Scientific Name	Health	Credits
1	23	Live Oak	Quercus virginiana	Good	6
2	16	Loblolly Pine	Pinus taeda	Good	0
3	8	Sycamore	Platanus occidentalis	Good	1
4	16	Loblolly Pine	Pinus taeda	Good	0
5	15	Loblolly Pine	Pinus taeda	Good	3
6	25	Live Oak	Quercus virginiana	Good	6
7	16	Loblolly Pine	Pinus taeda	Good	3
8	25	Live Oak	Quercus virginiana	Good	0
9	15	Sycamore	Platanus occidentalis	Good	3
10	9	Sycamore	Platanus occidentalis	Good	1
11	16	Loblolly Pine	Pinus taeda	Good	3
12	12	Sycamore	Platanus occidentalis	Good	3
13	14	Loblolly Pine	Pinus taeda	Good	0
14	23	Live Oak	Quercus virginiana	Good	6
					35

- NOTES:
- TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
 - EACH BARRICADE MUST BE AT LEAST 4 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
 - NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
 - NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
 - THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIPLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIPLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.



1 TREE BARRICADE FENCING DETAIL
SCALE: N.T.S. DETAIL FILE



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CITY OF
ALACHUA,
FLORIDA

PROGRESS CENTER
PARCELS G & H

NO.	DATE	DESCRIPTION	BY	CHK	APV
04/30/20	Initial Submittal	MUS	SJR	CHG	
05/14/20	City Resubmittal	MUS	SJR	CHG	
06/04/20	City Resubmittal	MUS	SJR	CHG	
06/22/20	City Resubmittal	MUS	SJR	CHG	

PROJECT NUMBER
19-054

DRAWING NUMBER
L100

DRAWING NAME
TREE PRESERVATION
PLAN

1. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

2. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

3. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

4. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

5. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AN "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES", AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME, ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OR BRANCHES.

6. **PLANT MATERIAL QUALITY:** ALL PLANT MATERIALS SHALL MEET FLORIDA NO. 1 OR BETTER REQUIREMENTS AS PER THE MOST CURRENT EDITION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS.

7. **FLORIDA FRIENDLY LANDSCAPING PRACTICES:** PREFERENCE HAS BEEN GIVEN TO NATIVE PLANTS THAT ARE WELL-SUITED FOR THE SITE MICROCLIMATE. SHRUBS ARE MASSED TO FOSTER DIVERSITY, CREATE VISUAL INTEREST AND ATTRACT A VARIETY OF WILDLIFE. PLANTS ARE A MINIMUM OF 2' FROM THE BUILDING FACADES TO REDUCE MAINTENANCE CONCERNS. PLANTS ARE GROUPED ACCORDING TO WATER NEEDS AND BEDS AND ROOTBALLS ARE MULCHED TO RETAIN MOISTURE. ON THE SOUTH AND WEST SIDES OF THE BUILDING, DECIDUOUS TREES PROVIDE SHADE IN THE SUMMER AND ALLOW NATURAL WINTER LIGHT INTO THE BUILDING FOR PASSIVE HEATING. EXISTING TREES HAVE BEEN PRESERVED, RETAINING HABITAT, STORMWATER MANAGEMENT AND SOIL STABILITY BENEFITS.

8. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

9. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:

9.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.

9.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.

9.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.

9.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.

9.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.

9.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:

9.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;

9.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;

9.6.3. THE PLACEMENT OF DEBRIS;

9.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;

9.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND

9.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.

- 9.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- 9.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.
10. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED.
11. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS, USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
12. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN, OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
- IN THE HIGH WATER USE ZONE. ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
 - IN THE MODERATE WATER USE ZONE. ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
 - IN LOW WATER USE ZONES. ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
 - RAIN SENSOR DEVICES. SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
 - THE IRRIGATION SYSTEM. SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
 - FINAL SUBMISSION AT BUILDING PERMIT OR CONSTRUCTION PLANS APPLICATION. A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.
13. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.
14. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:
- **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
 - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
 - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
 - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
 - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
 - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
 - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEPT. REMOVE UNWANTED VEGETATION AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

DESCRIPTION	REQUIREMENT	TREES REQUIRED	TREES PROVIDED
STREET-FACING CANOPY TREES	3 canopy trees / acre	3 canopy trees x 1.94 acres = 6 canopy trees required	6 canopy trees provided via 6 credits for existing trees preserved
SIDE AND REAR CANOPY TREES	2 canopy trees / acre 6 understory trees / acre	2 canopy trees x 1.94 acres = 4 canopy trees required 6 understory trees x 1.94 acres = 12 understory trees required	4 canopy trees provided via 4 credits for existing trees preserved 12 understory trees provided with 50% in front and 25% on ea. side of building
NORTH AND SOUTH BUILDING FAÇADE CANOPY TREES	4 canopy trees / 100 lineal feet of façade	186.7 / 100 lineal feet = 1.867 1.867 x 4 canopy trees = 7.468 7 canopy trees required per façade	7 canopy trees provided per façade
EAST AND WEST BUILDING FAÇADE CANOPY TREES	4 canopy trees / 100 lineal feet of façade	67.3 / 100 lineal feet = 0.673 0.673 x 4 canopy trees = 2.692 3 canopy trees required per façade	3 canopy trees provided per façade
SITE UNDERSTORY TREES	6 understory trees / acre	6 understory trees x 1.82 acres = 11 understory trees required	11 understory trees provided

Sec. 6.2.2(D)(2)(a)(iii) One (1) canopy or ornamental/understory tree for every 1,800 sq. ft. and Ten (10) shrubs per landscaped island.

PARKING AREA	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
43,726 SQ. FT. PROPOSED PARKING AREA 12 PROPOSED LANDSCAPED ISLANDS	43,726 sq. ft. / 1,800 sq. ft. = 24 trees required 12 landscaped islands x 10 shrubs = 120 shrubs required	24 trees provided 120 shrubs provided

Sec. 6.2.2(D)(2)(b)(iv) Four (4) Canopy trees and two (2) understory trees per 100 lineal feet of buffer. A continuous opaque screen of shrub material parallel to the parking lot area. The parking lot screen shall reach 36 inches in height within three years.

PARKING PERIMETER LENGTH	TREES & SHRUBS REQUIRED	TREES & SHRUBS PROVIDED
1,005 LINEAL FEET	1,005 lineal feet / 100 lineal feet = 10.05 lineal feet 10.05 lineal feet x 4 canopy trees = 40 canopy trees 10.05 lineal feet x 2 understory trees = 20 understory trees Continuous opaque screen of shrub material required	16 canopy trees provided 25 via credits for existing trees preserved 22 understory trees provided Continuous opaque screen of shrub material provided

Sec. 6.2.2(D)(3)(d)(i) Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application. Determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning.

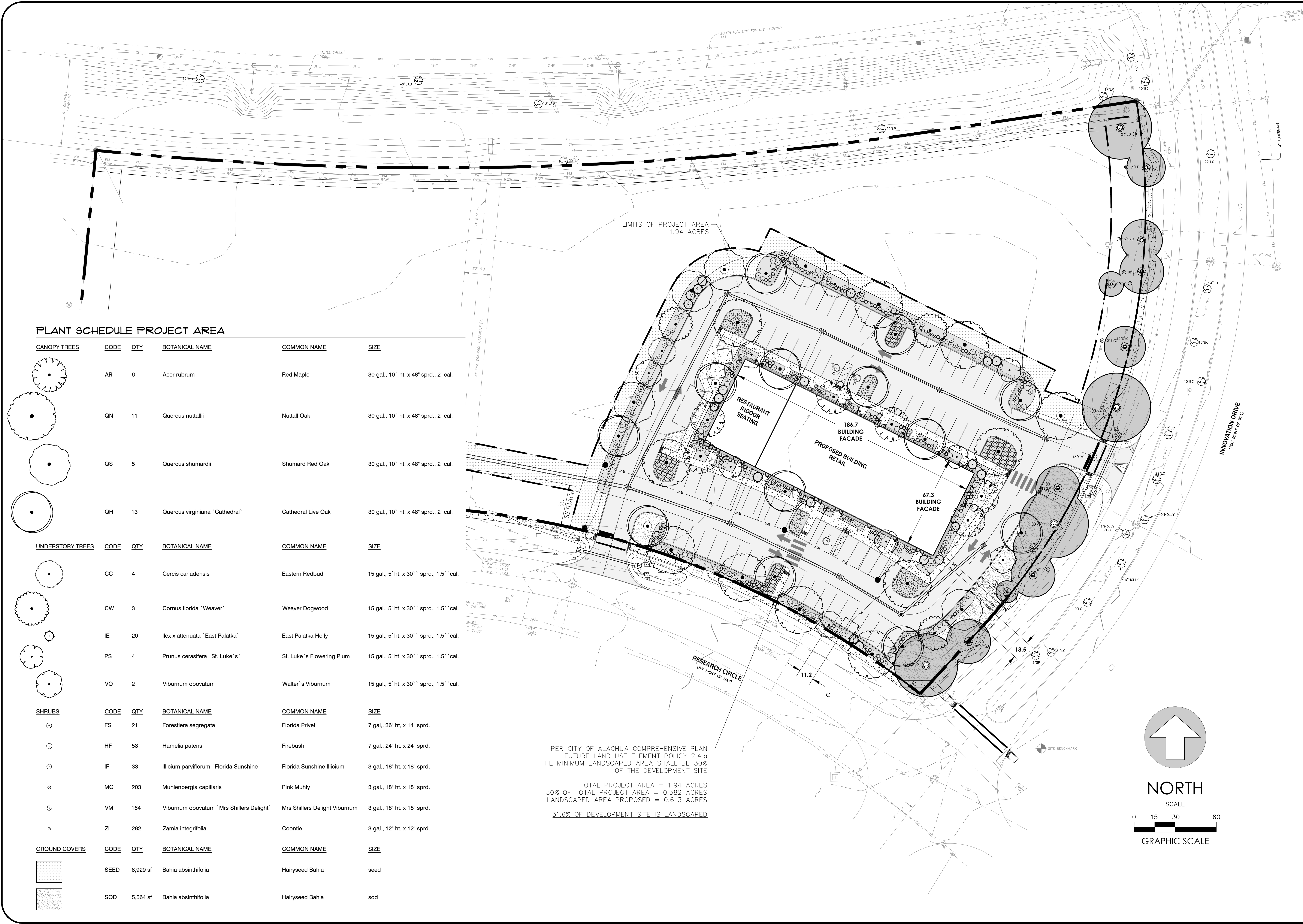
This development and adjacent uses are zoned Planned Unit Development (PUD). The highest use classification requires one-half of Type D. Opaque Buffer Type and Configuration Options as outlined below:

Total Perimeter Linear Feet = 996.645 Feet
One canopy tree every 25 linear feet = $997 / 25 = 39.88$ canopy trees / 2 =
20 canopy trees required
One understory tree every 40 linear feet = $997 / 40 = 24.93$ canopy trees / 2 =
12 understory trees required
One evergreen hedge required.

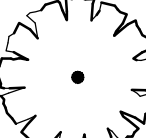
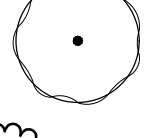
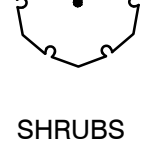
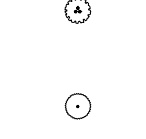
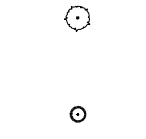
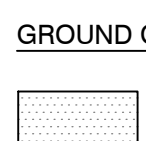
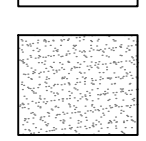
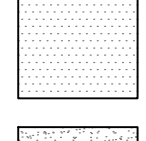
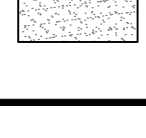
PERIMETER BUFFER PROVIDED

          										         									
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\\server3\engprojects\Progress Center Parcels G & H (2019)\Plans\Current DWG\19054_LANDSCAPE.dwg-L300 LANDSCAPE PLAN Jun 22, 2020 MSwider



PLANT SCHEDULE PROJECT AREA

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AR	6	Acer rubrum	Red Maple	30 gal., 10' ht. x 48" sprd., 2" cal.
	QN	11	Quercus nuttallii	Nuttall Oak	30 gal., 10' ht. x 48" sprd., 2" cal.
	QS	5	Quercus shumardii	Shumard Red Oak	30 gal., 10' ht. x 48" sprd., 2" cal.
	QH	13	Quercus virginiana 'Cathedral'	Cathedral Live Oak	30 gal., 10' ht. x 48" sprd., 2" cal.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CC	4	Cercis canadensis	Eastern Redbud	15 gal., 5' ht. x 30" sprd., 1.5" cal.
	CW	3	Cornus florida 'Weaver'	Weaver Dogwood	15 gal., 5' ht. x 30" sprd., 1.5" cal.
	IE	20	Ilex x attenuata 'East Palatka'	East Palatka Holly	15 gal., 5' ht. x 30" sprd., 1.5" cal.
	PS	4	Prunus cerasifera 'St. Luke's'	St. Luke's Flowering Plum	15 gal., 5' ht. x 30" sprd., 1.5" cal.
	VO	2	Viburnum obovatum	Walter's Viburnum	15 gal., 5' ht. x 30" sprd., 1.5" cal.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	FS	21	Forestiera segregata	Florida Privet	7 gal., 36" ht. x 14" sprd.
	HF	53	Hamelia patens	Firebush	7 gal., 24" ht. x 24" sprd.
	IF	33	Illicium parviflorum 'Florida Sunshine'	Florida Sunshine Illicium	3 gal., 18" ht. x 18" sprd.
	MC	203	Muhlenbergia capillaris	Pink Muhly	3 gal., 18" ht. x 18" sprd.
	VM	164	Viburnum obovatum 'Mrs Shillers Delight'	Mrs Shillers Delight Viburnum	3 gal., 18" ht. x 18" sprd.
	ZI	282	Zamia integrifolia	Coontie	3 gal., 12" ht. x 12" sprd.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	SEED	8,929 sf	Bahia absinthifolia	Hairyseed Bahia	seed
	SOD	5,564 sf	Bahia absinthifolia	Hairyseed Bahia	sod

PER CITY OF ALACHUA COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT POLICY 2.4.0
THE MINIMUM LANDSCAPED AREA SHALL BE 30%
OF THE DEVELOPMENT SITE

TOTAL PROJECT AREA = 1.94 ACRES
30% OF TOTAL PROJECT AREA = 0.582 ACRES
LANDSCAPED AREA PROPOSED = 0.613 ACRES
31.6% OF DEVELOPMENT SITE IS LANDSCAPED



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Carter H. Gresham PLA LA 6667460
Florida Firm Registration No. 6712

For Questions:
Contact Project Coordinator
Marsha Swider
352-373-3541 ext. 115

**CITY OF
ALACHUA,
FLORIDA**

**PROGRESS CENTER
PARCELS G & H**

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	04/30/20	Initial Submittal	MUS	SIR	CHG
2	05/14/20	City Resubmittal	MUS	SIR	CHG
3	06/04/20	City Resubmittal	MUS	SIR	CHG
4	06/22/20	City Resubmittal	MUS	SIR	CHG

PROJECT NUMBER
19-054

DRAWING NUMBER
L300

DRAWING NAME
LANDSCAPE PLAN

1. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW.
2. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
3. PROVIDE PROOF TO THE OWNER'S REPRESENTATIVE THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
5. CONNECT TO THE DISCHARGE OF A BACKFLOW PREVENTER CAPABLE OF 25 GPM @ 45 PSI FOR THE WATER SOURCE FOR THIS SYSTEM.
6. IRRIGATION SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
7. IRRIGATION SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
8. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, AND TREES.

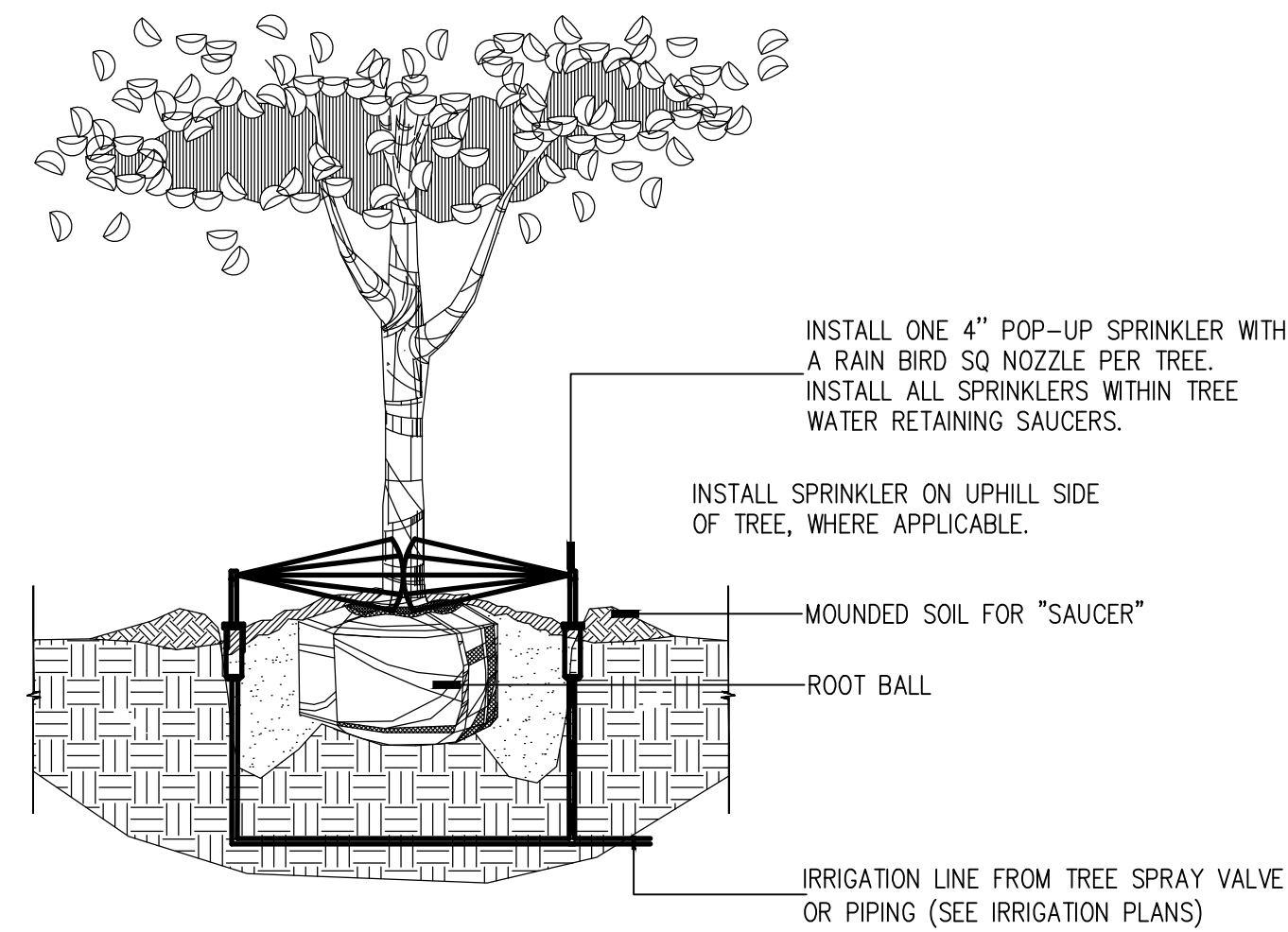


Diagram illustrating the components and assembly of a spray sprinkler system:

- NOZZLE
- SPRAY SPRINKLER
- FINISH GRADE.
- 1/2" MARLEX STREET ELL.
- 1/2" MARLEX STREET ELL.
- 1/2" x 8" PVC SCH. 80 NIPPLE.
- 1/2" MARLEX STREET ELL.
- PVC LATERAL LINE.
- PVC SCH. 80 TEE

LOCKING VALVE BOX

FINISHED GRADE

3M DBY CONNECTORS

EXPANSION COIL (TYPICAL)

ELECTRIC VALVE W/ PR. REG.

BALL VALVE

45 DEG. TREADED ELBOW

6" GRAVEL BASE

INSTALL A BRICK UNDER EACH CORNER OF THE VALVE BOX

90 DEG. TREADED ELBOW (NOT SHOWN)

TEE

MAINLINE

PLACE CONTROL WIRES UNDER PIPING, WHERE POSSIBLE

45" MIN. MAX. 45"

TO LATERAL LINE

NOTE:
ALL VALVE BOXES SHALL BE MARKED WITH THE CHRISTY I.D. TAGS OR SUBSTITUTION ACCEPTABLE TO OWNER

ASSURE THAT ALL CHANGES IN DIRECTION IN THE PIPING ARE THRUST BLOCKED OR RESTRAINED USING MECHANICAL MEANS ACCORDING TO INDUSTRY STANDARDS.

EQ. EQ. EQ. EQ. EQ. EQ.

ALIGN EDGE OF VALVE BOX PARALLEL TO PLANT ROW, TYP.

IRRIGATION VALVE BOX

SHRUB/GROUNDCOVER PLANTING AREA
PLANT LOCATION (TRIANGULAR SPACING OR SINGLE ROW SPACING)

NOTE:
VERIFY ALL VALVE BOX LOCATIONS
WITH LANDSCAPE ARCHITECT

NOTE: VALVE GROUPINGS TO BE LOCATED IN TURF AREAS ONLY.

Diagram illustrating the components and dimensions of a roadway drainage system:

- MIN. 36" FROM CURB**: Dimension indicating the minimum distance from the curb to the start of the drainage channel.
- MIN. 30" ABOVE GRADE**: Dimension indicating the minimum height of the vertical riser above the ground level.
- MIN. 24" BELOW GRADE**: Dimension indicating the minimum depth of the horizontal channel below the ground level.
- ROADWAY**: Label for the road surface.
- CAP (UNGLUED) - PAINTED LAVENDER IF RECLAIMED**: Label for the top cover of the channel.
- ELBOW (UNGLUED)**: Label for the 90-degree turns in the channel.
- SCH. 40 PVC SLEEVE PIPE**: Label for the material used for the channel.

PIPING TO DRIP ZONE

ZONE VALVE

NIPPLE

SINGLE FILTER

NIPPLE

BALL VALVE

PIPING FROM MAIN LINE (SEE VALVE DETAIL)

NOTES:

INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER. (3) JUMBO VALVE BOXES

INSTALL FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARD)

INSTALL AN ADEQUATELY SIZED 150 MESH FILTER UPSTREAM OF EACH VALVE.

WIRE PER
LOCAL CODE(S)

INSTALL A
WIRELESS
SOLAR SYNC
SENSOR ON THE
BUILDING
EAVE AND
INTERFACE
WITH THE
CONTROLLER.

NOTE:
INSTALL CONTROLLER ON 115 VAC
ELECTRICAL RACK.

ELECTRICAL CONDUIT
120V POWER WIRES

CONTROLLER

**CITY OF
ALACHUA,
FLORIDA**

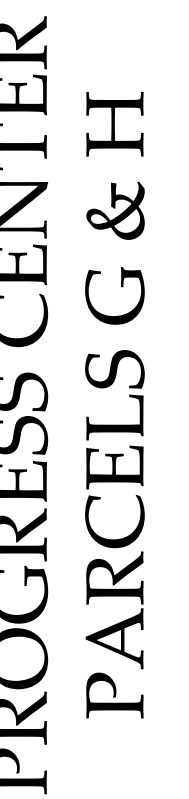
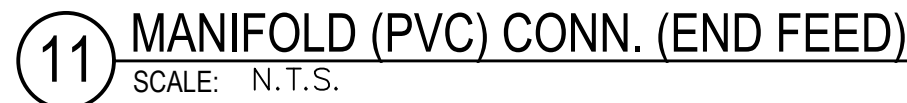
PROGRESS CENTER PARCELS & H

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R03

IRIGATION DETAILS

1. INSTALL RAIN BIRD XFS TUBING WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.
2. IN HEDGE AREAS, INSTALL 2 ROWS OF TUBING, ONE ON EACH SIDE OF THE HEDGE, 12" TO 18" FROM THE CENTERLINE OF THE HEDGE.
3. IN AREAS OTHER THAN HEDGE AREAS, INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES AND TUBING AT 12" OR LESS SPACING.
4. INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.
5. INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.
6. LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.
7. INSTALL ONE PROPERLY SIZED FILTER WITH A STAINLESS STEEL 150 MESH (104 MICRONS) SCREEN FOR EACH VALVE.
8. INSTALL AN AUTOMATIC DRIP FLUSHING VALVE AT EACH OF THE AIR/VACUUM RELIEF VALVE LOCATION WITH ALL FITTINGS AS NECESSARY TO AUTOMATICALLY FLUSH THE SYSTEM INTO THE LANDSCAPE.
9. INSTALL A DRIP VACUUM RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE. INSTALL A LINE FLUSHING VALVE AT EACH LOCATION.
10. INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.
11. DRIP TUBING QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM AS SHOWN ON THE PLANS.
12. QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.
13. INSTALL LANDSCAPE STAPLES 2" TO 4" O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.
14. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.
15. DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.

IRRIGATION DETAILS

-
- TOP VIEW**
- ELECTRODE SPHERE OF INFLUENCE BOUNDARIES**
- SIDE VIEW**

NOTE:

1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
2. INSTALL GROUNDING PLATE MINIMUM 30" BELOW FINISHED GRADE, OR BELOW FROSTLINE, WHICHEVER IS DEEPER.
3. MEGGAR TEST GROUNDING GRID, MINIMUM 10 OHMS OR LESS REQUIRED, CONTRACTOR TO PROVIDE ON HIS LETTER HEAD, TIME, DATE, AND TEST RESULT, SIGNED. SUBMIT A COPY TO OWNER OR OWNERS REP. PRIOR TO FINAL WALK THROUGH.

1 CONTROLLER GROUNDING

SCALE: N.T.S.

[illegible]

PROJECT NUMBER
19-054

DRAWING NUMBER
IR05

DRAWING NAME

IRRIGATION DETAILS



1615 EDGEWATER DRIVE, STE 200.
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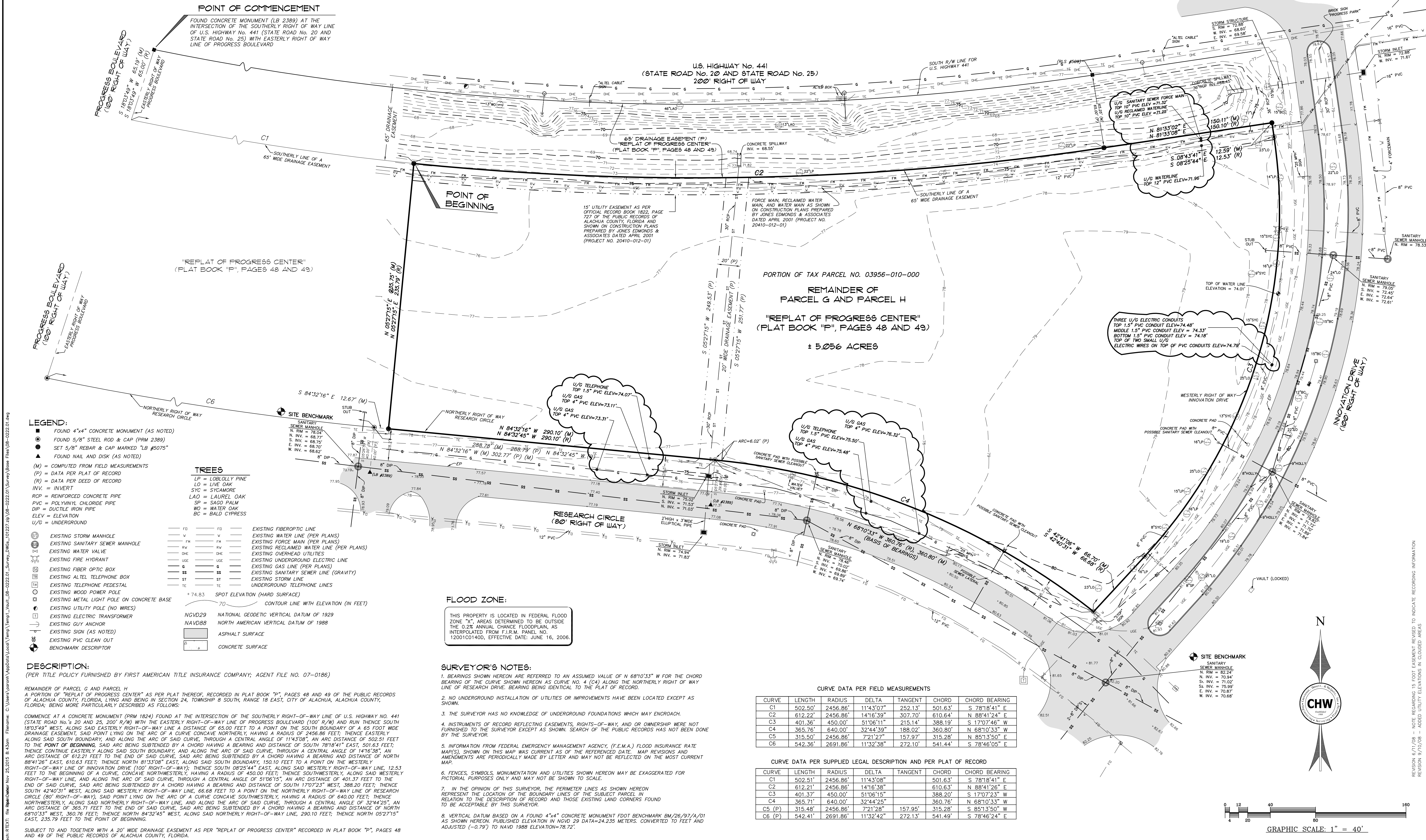
Carter H. Gresham PLA LA 6667460
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For Questions:
Contact Project Coordinator
Marsha Swider
352-373-3541 ext. 115

**CITY OF
ALACHUA,
FLORIDA**

PROGRESS CENTER PARCELS G & H

TOPOGRAPHIC SURVEY
LOCATED IN GOVERNMENT LOT 2 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



Causeaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
LB-5075

CHW
CAUSEAUX, HEWETT & WALPOLE, INC.
REGISTERED PROFESSIONAL SURVEYORS
FLORIDA

VERIFY SCALE ON
ORIGINAL DRAWING
0 INCHES = 40 FEET
1" = 40'
DO NOT SCALE
THE SHEET, ADJUST
SCALES ACCORDINGLY.

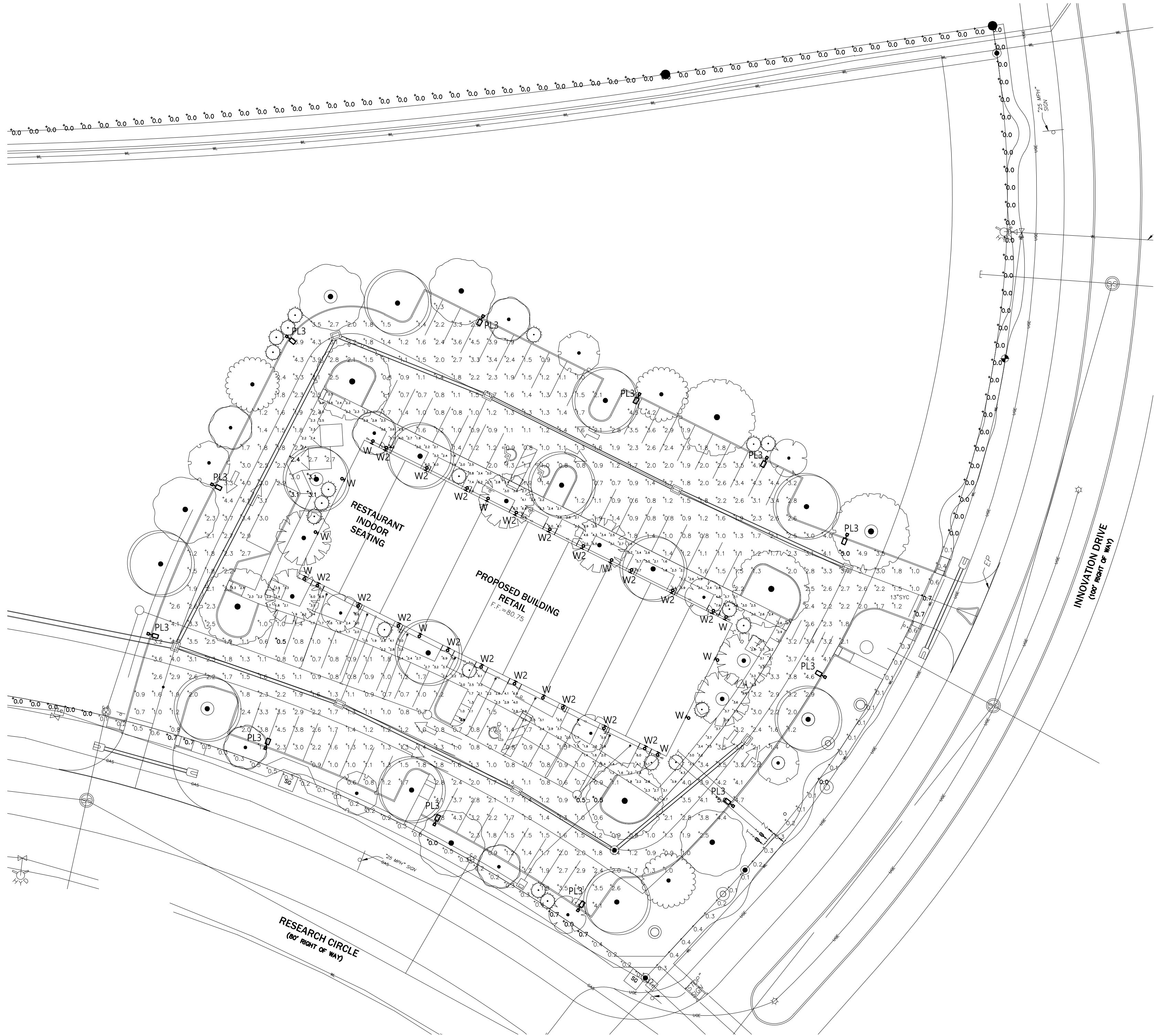
CERTIFIED TO: PONCE INLET INVESTMENTS, LLC

SURVEY DATE: 05-22-2008
REVISION DATE: 9-10-2008
TECHNICAL: KHM/KTM
CREW CHIEF: RM
CHECKED BY: SAH/KWH
FIELD BOOK & PAGE: 342/38-42
PROJECT NUMBER: 08-0222

KEVIN H. HEWETT
Professional Surveyor & Mapper Fla. License No. 6093

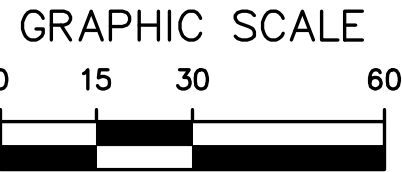
This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING WALKWAY	+	3.2 fc	8.2 fc	0.9 fc	9.1:1	3.6:1
DUMPSTER AREA	+	2.9 fc	3.1 fc	2.4 fc	1.3:1	1.2:1
PARKING LOT	+	2.0 fc	5.0 fc	0.5 fc	10.0:1	4.0:1
PROPERTY LINE	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Mounting Height
□	PL3	12	SIGNIFY GARDCO	ECF-S-32L-530-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA	ecf-s-32l-530-nw-g2-3.ies	6715	15FT
⌞	W	12	SIGNIFY GARDCO	101L-16L-530-NW-G1-3	100 LINE LED SCONCE	(1) LEDGINE 3.1 LIGHT ARRAYS OF 16 LED's (LUXEON T) AT 28W	g1-16l-530-nw-g1-3.ies	2687	12FT
⌞	W2	18	SIGNIFY CHLORIDE	PATRON LED SERIES - 6V AC ONLY W/FTR	PATRON LED SERIES AC VERSION W/FORWARD THROW REFLECTOR	24WLED	29382.IES	692	9FT

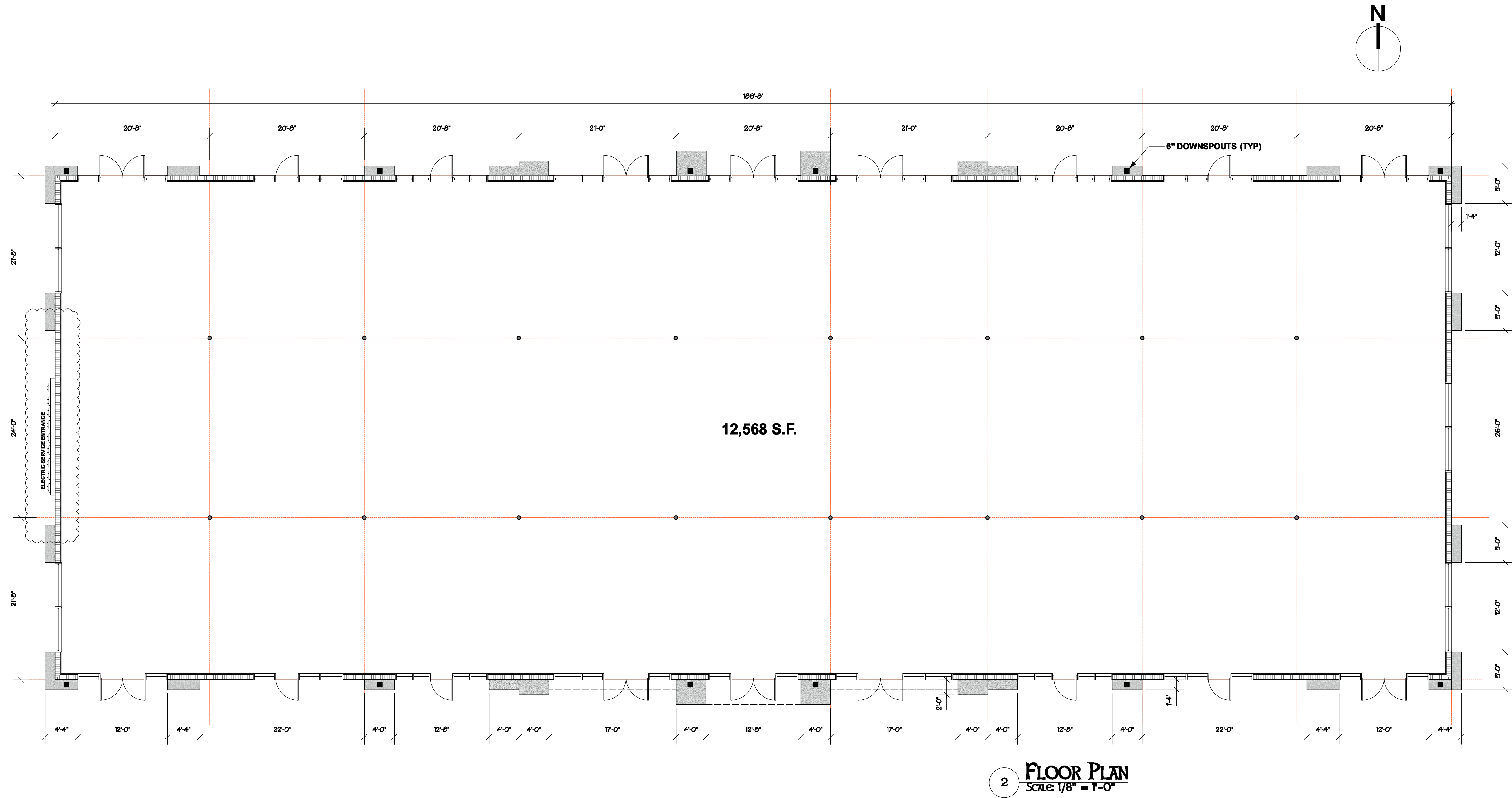
HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

PROGRESS CENTER PARCELS
SITE LIGHTING PLAN
CITY OF ALACHUA, FLORIDA

PROJECT INFORMATION
PROJECT NUMBER: 20030
DRAFTED: K. NORTHCUTT
DESIGNED: K. NORTHCUTT
REVIEWED: K. HUNTER
ISSUE DATE: 6/22/20
REVISIONS

SHEET NUMBER

E-1



2 FLOOR PLAN
Scale: 1/8" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION
A	6/21/20	Electrical Comments

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USE MAY RESULT IN LEGAL ACTION.

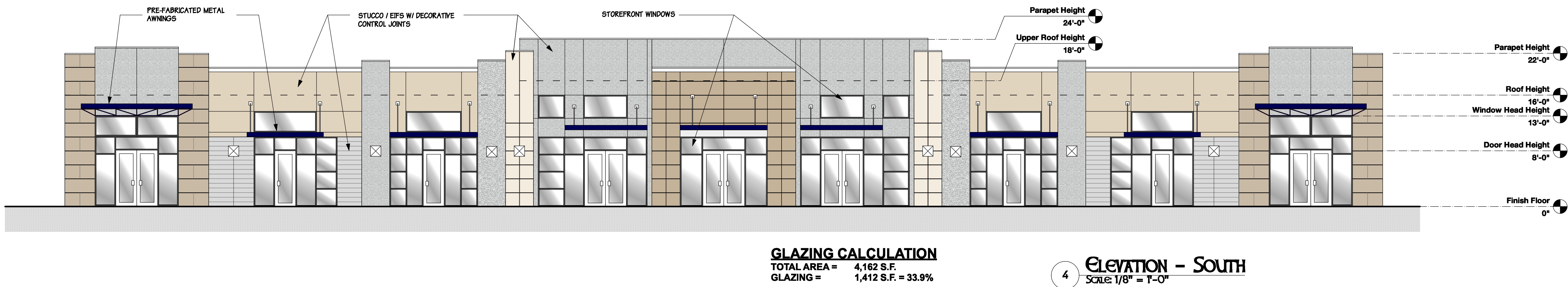
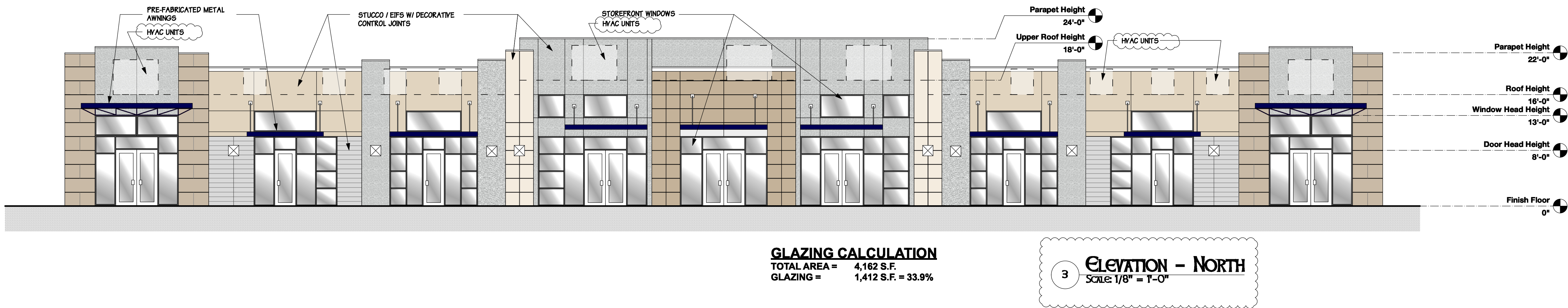
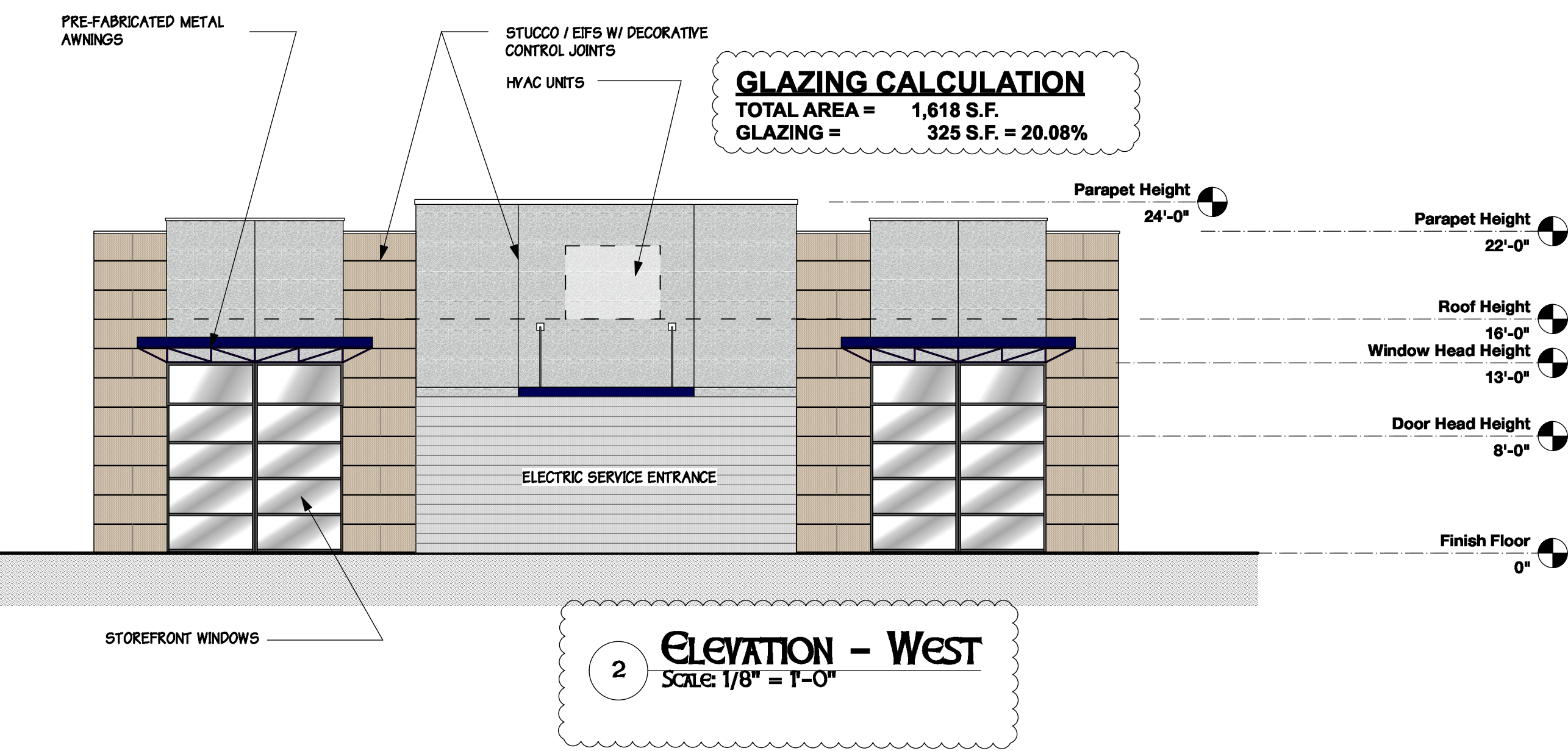
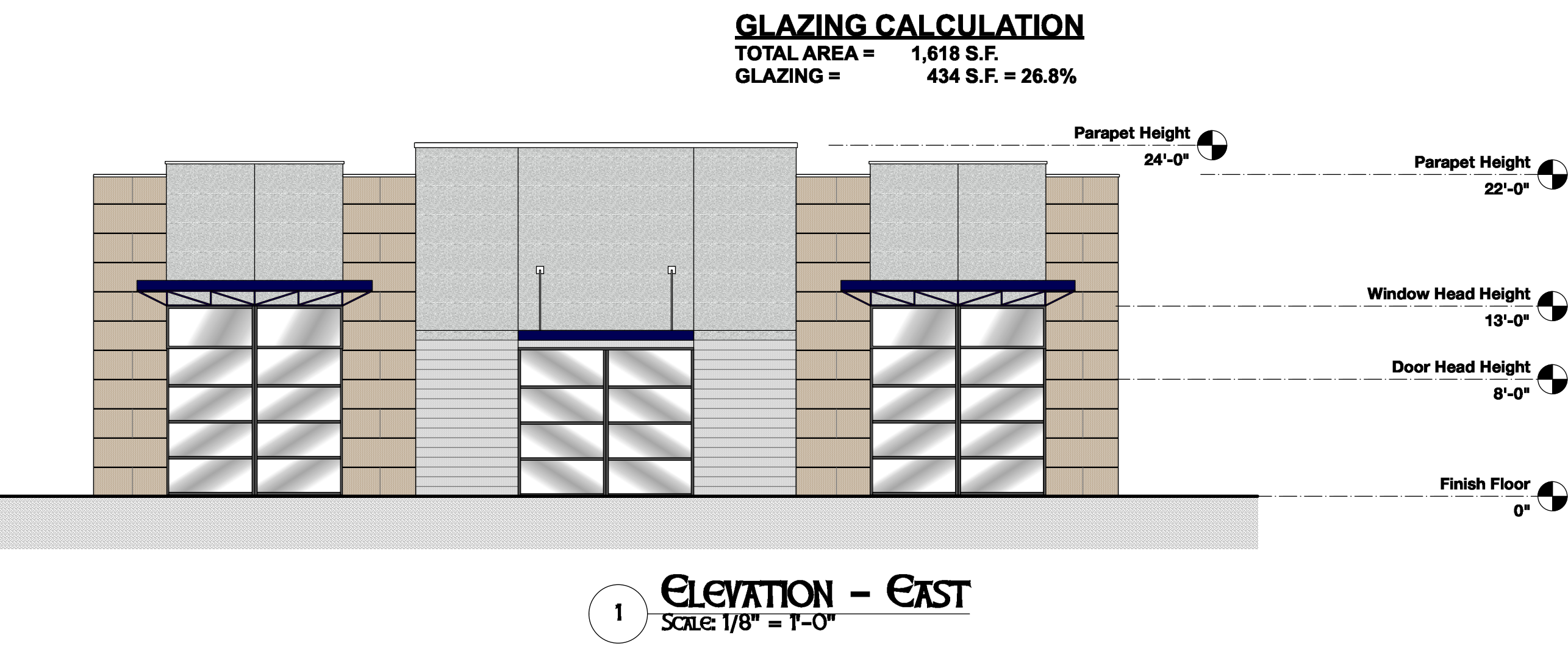
DONAHUE ARCHITECTURE, PC
1202 SW 17th Street, Ste 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: #AA2600833, GA: #RA012363
FL Engineering CA: #32147, ID: #IB2600848

DA

Shell Plan

A New Shell Building for
Ponce Inlet Investments, LLC
Progress Park Lot G & H
Alachua, Florida

DATE	5/13/2020	
JOB	D_19063	
DRAWN BY		
CHECKED BY	JAD	1
A100		OF
		3



REVISIONS

REV.	DATE	DESCRIPTION
A	6/21/20	HVAC SCREENING

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DA

DONAHUE ARCHITECTURE, PC

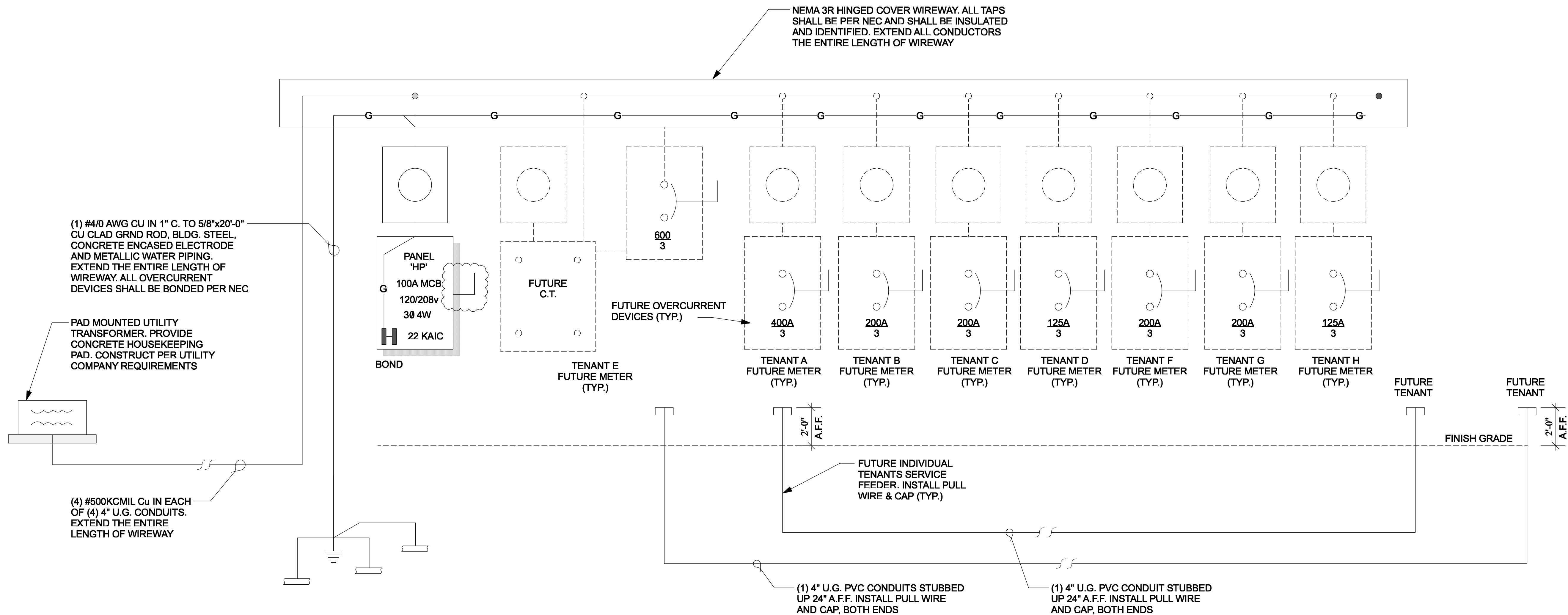
1202 SW 17th Street, Ste 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: #AA2600833, GA: #PA012363
FL Engineering CA: #32147, ID: #IB2600848

Building Elevations

A New Shell Building for
Ponce Inlet Investments, LLC

Progress Park Lot G & H
Alachua, Florida

DATE	5/13/2020	
JOB	P_19063	
DRAWN BY		2
CHECKED BY	JAD	OF
A200		3



LOAD SUMMARY - BLDG A			
12,646 SF X 5va	= 63,230va	= LIGHTING, GENERAL RECEPTS.	
700va X 4 X 8	= 22,400va	= SIGN WINDOW CIRCUITS.	
8,500va X 8	= 68,000va	= WATER HEATER.	
10,000va X 10	= 100,000va	= HVAC.	
12,646 SF X 10va	= 126,460va	= MISC FUTURE LOAD.	
HOUSE LOAD	= 40,000va		
$A = VA / (3 \times 120V)$			
	420,090va	= 1,167 AMPS PRELIMINARY LOAD	
	360		

REVISIONS		
REV.	DATE	DESCRIPTION
A	6/21/20	Electrical Comments

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DA

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1202 SW 17th Street, Ste 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL: #AA2600833, GA: #PA012363, FL Engineering CA: #32147, ID: #IB2600848

Electric Riser

**A New Shell Building for
Ponce Inlet Investments, LLC**
Progress Park Lot G & H
Alachua, Florida

DATE	5/13/2020	
JOB	D_19063	
DRAWN BY		
CHECKED BY	JAD	3
E100		OF
		3



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: Progress Center Parcels G & H
2. Address of Subject Property: 14108 NW US Highway 441
3. Parcel ID Number(s): 03956-010-028
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Industrial
6. Zoning Designation: Planned Unit Development
7. Acreage: 5.06 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, PE Title: President
Company (if applicable): eda consultants inc.
Mailing address: 720 SW 2nd Avenue, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: _____ e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Ponce Inlet Investments, LLC
Mailing Address: 15105 NW 94th Avenue
City: Alachua State: FL ZIP: 32615

* 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.

Sergio Reyes

Signature of Applicant

Sergio Reyes, PE

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 30th day of April, 2020 by Sergio Reyes

_____, who is are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Stephanie Sutton
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG040315
Expires 10/19/2020

Stephanie Sutton
Signature of Notary Public, State of Florida

**City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121**

Revised 9/30/2014



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14108 NW US Highway 441

Parcel ID Number(s): 03956-010-028

Acreage: 5.06

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Robert Wallace

Title: Manager

Company (if applicable): Ponce Inlet Investments, LLC

Mailing Address: 15105 NW 94th Avenue

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-219-5825

FAX: _____

e-mail: chnuts@gmail.com

C. AUTHORIZED AGENT

Name: Sergio Reyes, PE

Title: President

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 720 SW 2nd Ave, Ste 300

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: 352-373-7249

e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Development Plan

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]

Signature of Applicant

Signature of Co-applicant

Robert D. Wallace, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

County of Volusia

The foregoing application is acknowledged before me this 26 day of March, 2020 by Robert D

Wallace, who is/are personally known to me, or who has/have produced Drivers license as identification.

NOTARY SEAL

JAMIE CLARK

State of Florida - Notary Public

Commission # GG 219122

My Commission Expires July 6, 2022

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Worksheet for Trip Generation

Project Name : Progress Center Parcels G & H
 Customer / Builder Name : Ponce Inlet Investments, LLC
 Property Address : 11801 Research Dr Alachua, FL 32615

PROPOSED RETAIL

PROPOSED: 9,783 SF RETAIL
 ITE LAND USE 820 Shopping Center
 SOURCE: ITE TRIP GENERATION, 10TH EDITION

9,783 SF GFA

PERIOD	RATE	PER 1000 SFT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.94	9.78	9.20	62%	38%	5.70	3.49
PM	3.81	9.78	37.27	48%	52%	17.89	19.38
AVG	37.75	9.78	369.31	50%	50%	184.65	184.65

PROPOSED RESTAURANT INDOOR SEATING

PROPOSED: 2,785 SF RESTAURANT INDOOR SEATING
 ITE LAND USE 930 FAST CASUAL RESTAURANT
 SOURCE: ITE TRIP GENERATION, 10TH EDITION

2,785 SF GFA

PERIOD	RATE	PER 1000 SFT	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	2.07	2.79	5.76	67%	33%	3.86	1.90
PM	14.13	2.79	39.35	55%	45%	21.64	17.71
AVG	315.17	2.79	877.75	50%	50%	438.87	438.87

Net

	AM	PM	AVG
RETAIL	9	37	369
RESTAURANT	6	39	878
NET	15	77	1247



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:	4/28/2020
Project:	Progress Center	Engineer:	DJM
	Parcels G & H	Checked By:	CSV
Location:	11801 Research Dr		
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction 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.): 12568 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): 12,568 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1614.34212

(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

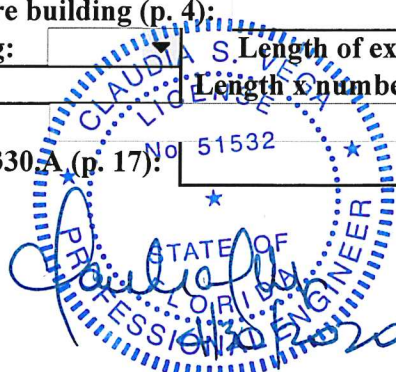
Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: Length of exposure wall:
Number of stories of exposure wall: 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:
Number of stories of exposure wall: 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:
Number of stories of exposure wall: 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: 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.)

$NFF = 1500 \times 0.85 \times [1 + (0 + 0)]$

$NFF = 1275$ gpm

$NFF = 1250$ gpm (rounded to nearest 250 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.



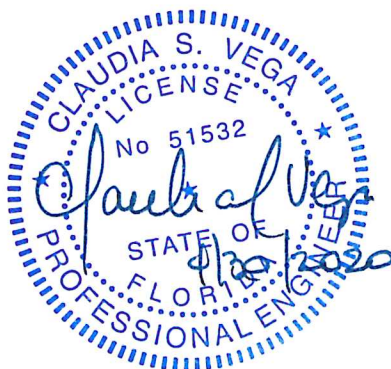
Worksheet for Needed Fire Flow

Project Name : Progress Center Parcels G & H
Customer / Builder Name : Ponce Inlet Investments LLC
Property Address : 11801 Research Dr Alachua, FL 32615

NFPA Calculation

Fire Flow Area (SF)	=	12,568
Sprinkler System	=	Yes
Occupancy Class	=	B
Construction Type	=	II (000)
Required Needed Fire Flow Per NFPA	=	2,500 gpm
Flow Duration (hours)	=	2
Per 18.4.5.2.1, 75% reduction for sprinkler system	=	625 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
----------------------------------	--------------	------------



Hydrant Flow Test Report

Test Date 5/13/2020

Test Time 10:30 AM

Location

City of Alachua Progress Park Reasearch Drive

Tested by

Gator Fire Equipment Co., Inc.
Tested By: Robby Weaver and Adam Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant #1 Research Dr. close to progress blvd.
Flowing Hydrant #2 Research Dr. Flowing Hydrant #3 Innovation Dr.

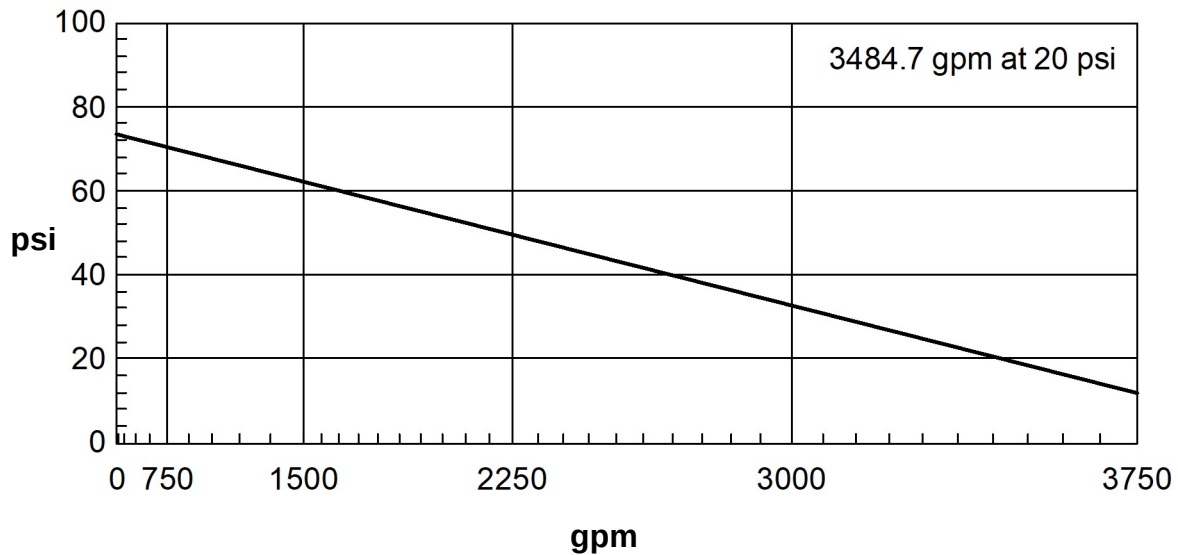
Read Hydrant

74 psi **static pressure**
50 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	21	769 gpm
#2	0	2.5	.9	22	787 gpm
#3	0	2.5	.9	17	692 gpm
Total					2248 gpm

Flow Graph





by @ignify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Finish									
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire										
ECF-S																					
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules)	530 530 mA 700 700 mA 1A 1050 mA 1.2A 1200 mA	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	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i> 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°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	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 ^{4,6,8,17} BL Bi-level functionality ^{4,17} DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8}	IMRI3 Integral with #3 lens ¹⁵ IMRI7 Integral with #7 lens ¹⁶	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 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 in standard product 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)									
	48L 48 LEDs (3 modules)	900 900 mA 1A 1050 mA 1.2A 1200 mA			Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270°																
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA			Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°																
	64L 64 LEDs (4 modules)	900 900 mA 1A 1050 mA			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°																

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" 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 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.



ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

- HIS-32-H¹⁸** Internal House Side Shield for 32 LEDs (2 modules)
- HIS-48-H¹⁸** Internal House Side Shield for 48 LEDs (3 modules)
- HIS-64-H¹⁸** Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

- HIS-32-V¹⁸** Internal House Side Shield for 32 LEDs (2 modules)
- HIS-48-V¹⁸** Internal House Side Shield for 48 LEDs (3 modules)
- HIS-64-H¹⁸** Internal House Side Shield for 48 LEDs (4 modules)

18. Not available with Type 5 or 5W optics

Luminaire Accessories

- ECF-BD-G2** Bird deterrent
- ECF-RAM-G2-(F)** Retrofit Arm mount kit
- ECF-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)
- ECF-WS-G2-(F)** Wall mount with surface conduit rear entry permitted

EcoForm PTF2
(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

- PTF2-ECF-S/L-1-90-(F)** 1 luminaire at 90°
- PTF2-ECF-S/L-2-90-(F)** 2 luminaires at 90°
- PTF2-ECF-S/L-2-180-(F)** 2 luminaires at 180°
- PTF2-ECF-S/L-3-90-(F)** 3 luminaires at 90°
- PTF2-ECF-S/L-4-90-(F)** 4 luminaires at 90°
- PTF2-ECF-S/L-3-120-(F)** 3 luminaires at 120°

EcoForm PTF3
(pole top fitter fits 3-31/2" OD x 6" depth tenon)

- PTF3-ECF-S/L-1-90-(F)** 1 luminaire at 90°
- PTF3-ECF-S/L-2-90-(F)** 2 luminaires at 90°
- PTF3-ECF-S/L-2-180-(F)** 2 luminaires at 180°
- PTF3-ECF-S/L-3-90-(F)** 3 luminaires at 90°
- PTF3-ECF-S/L-4-90-(F)** 4 luminaires at 90°
- PTF3-ECF-S/L-3-120-(F)** 3 luminaires at 120°

EcoForm PTF4
(pole top fitter fits 31/2-4" OD x 6" depth tenon)

- PTF4-ECF-S/L-1-90-(F)** 1 luminaire at 90°
- PTF4-ECF-S/L-2-90-(F)** 2 luminaires at 90°
- PTF4-ECF-S/L-2-180-(F)** 2 luminaires at 180°
- PTF4-ECF-S/L-3-90-(F)** 3 luminaires at 90°
- PTF4-ECF-S/L-4-90-(F)** 4 luminaires at 90°
- PTF4-ECF-S/L-3-120-(F)** 3 luminaires at 120°

(F) = Specify finish

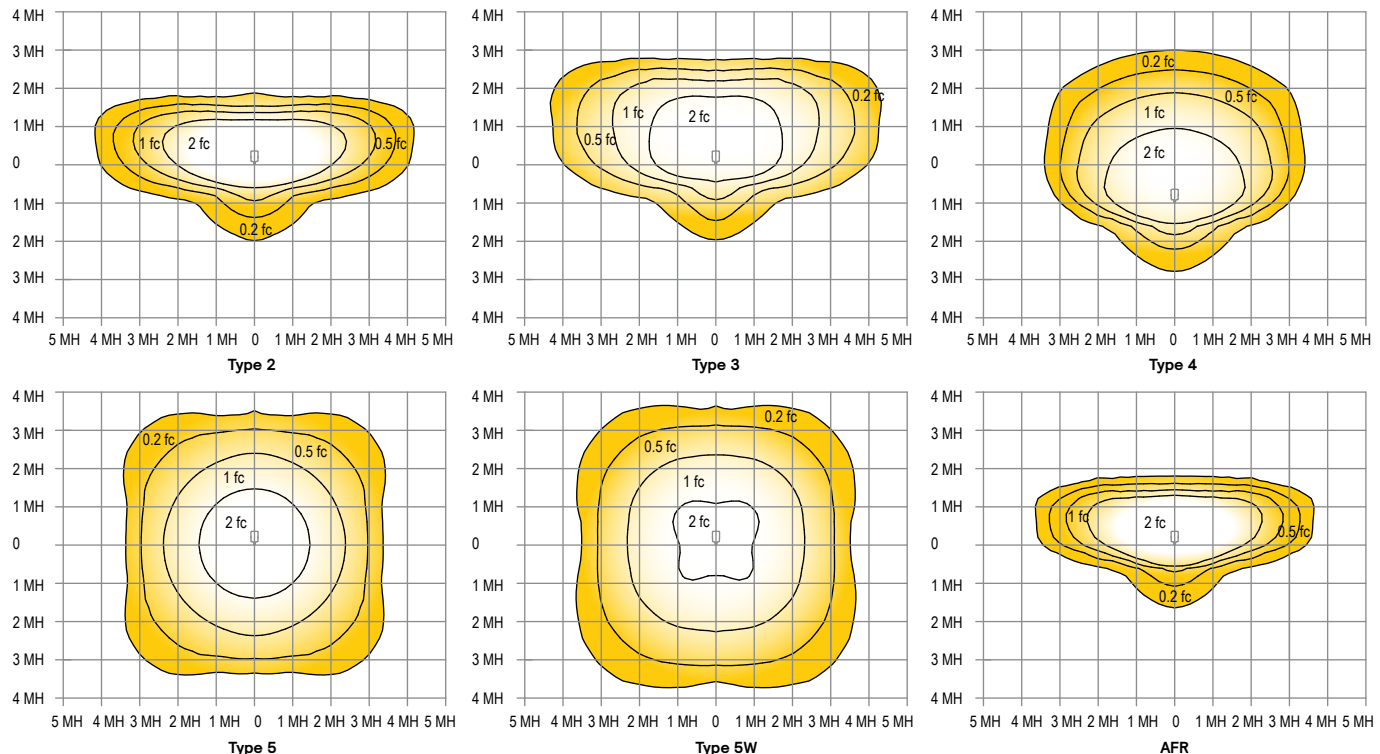
Predicted Lumen Depreciation Data

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. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ 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 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

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)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

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)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

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)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

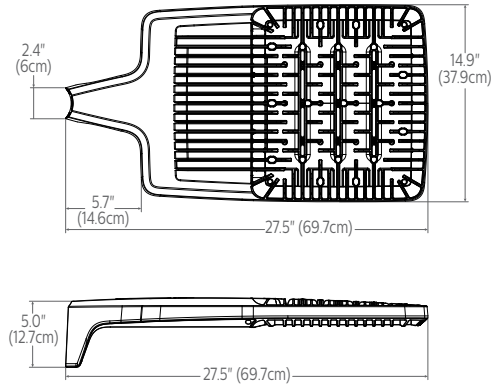
ECF-S EcoForm small

Area luminaire

Dimensions

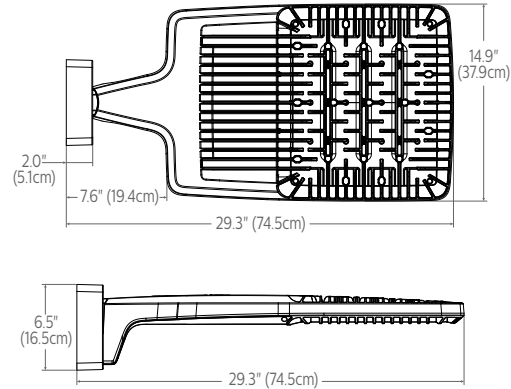
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



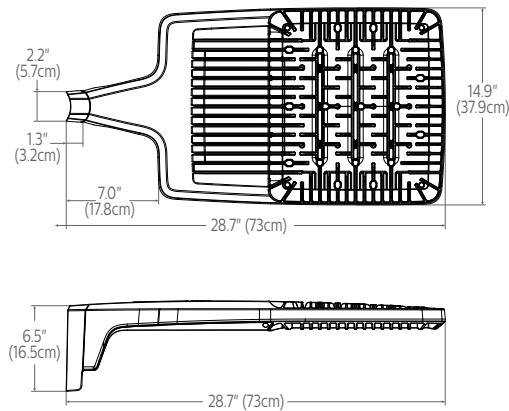
Wall (WS)

Weight: 27 Lbs. (12. 2Kg) EPA: 0.27ft² (.025m²)



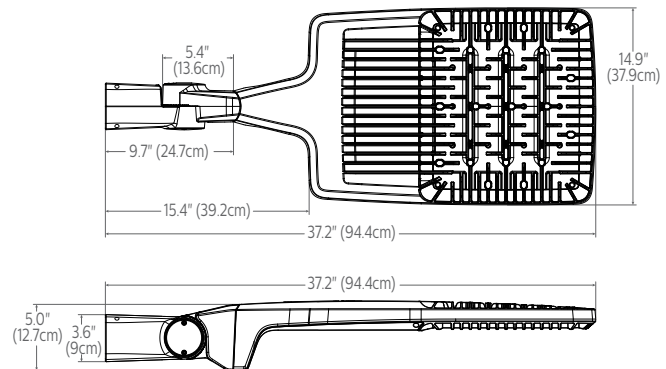
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

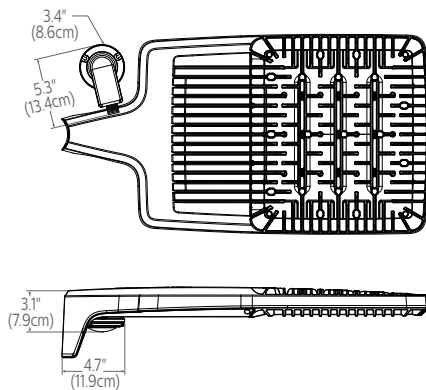


Slip fitter (SF)

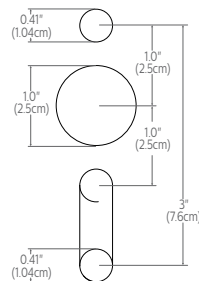
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



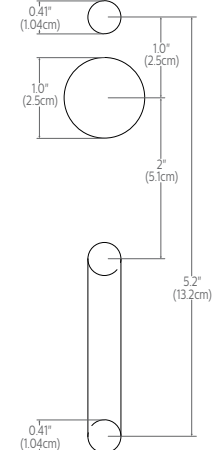
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



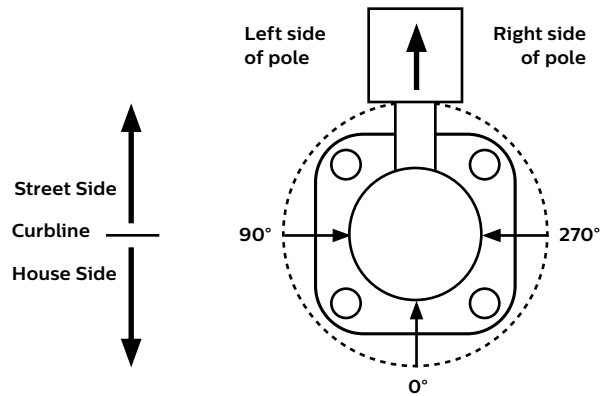
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

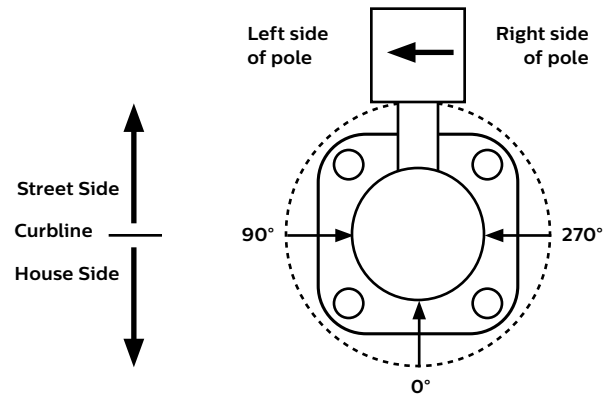
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

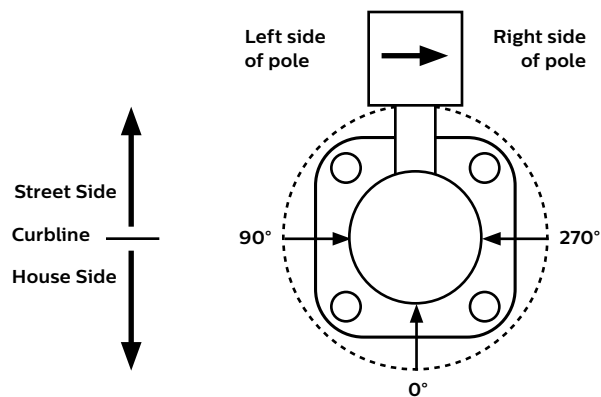
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

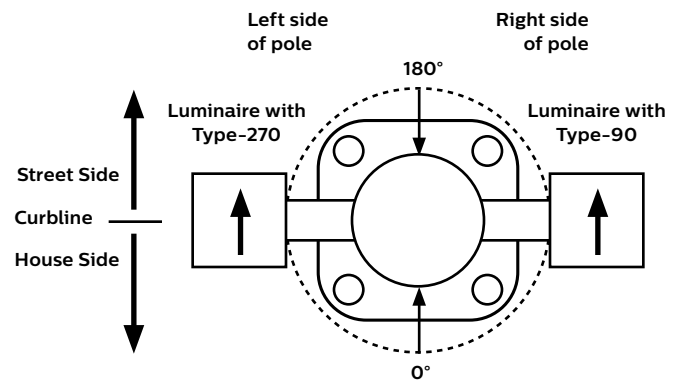
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



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.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. 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 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 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. Types 2, 3, 4, and AFR 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. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm 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.

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 dimming 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 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

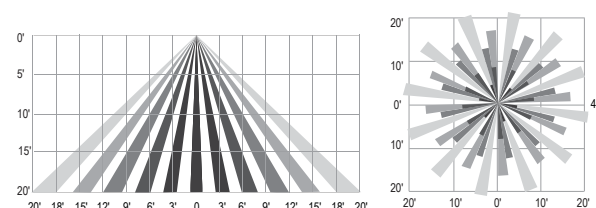
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output 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%

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. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller 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).

ECF-S EcoForm small

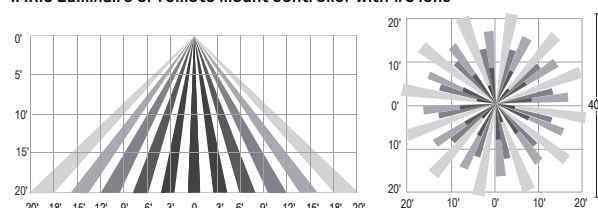
Area luminaire

Specifications

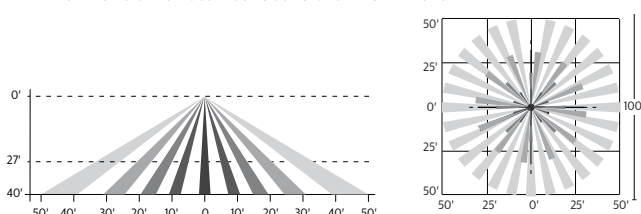
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the 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 or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller 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 EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. 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. 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.

Service Tag

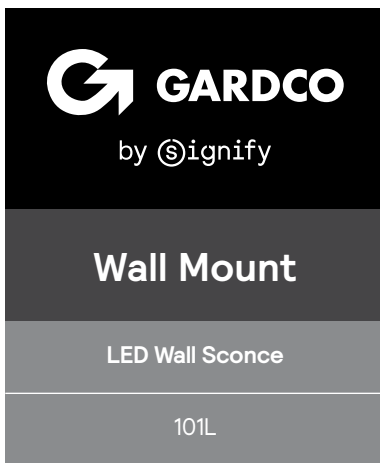
Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm 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.





Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage	Options		Finish
							Controls	Electrical	
101L									
101L 101L LED Wall Sconce	16L 16 LEDs (1 module)	530 530mA	CW-G1 Cool White 5700K, 70CRI Generation 1	2 Type 2 3 Type 3 4 Type 4	EBPC Emergency Battery Pack Cold Weather ^{3,4,6,12} Leave blank to omitt an emergency option	UNV 120-277V	DD 0-10V Dimming Driver ^{5,6} DCC Dual Circuit Control ^{6,7,8} DynaDimmer: Automatic Profile Dimming ^{7,9,10} CS50 Safety 50% Dimming (7 hours) ^{7,9,10} CM50 Median 50% Dimming (8 hours) ^{7,9,10} CE50 Economy 50% Dimming (9 hours) ^{7,9,10} DA50 All Night 50% Dimming ^{7,9,10} Photoelectric/Receptacle systems (Twist Lock Receptacle) PCB Photocontrol Button ^{5,10,11,12} TLRD5 Twist Lock Receptacle 5-Pin ¹³ TLRD7 Twist Lock Receptacle 7-Pin ¹³ TLRPC Twist Lock Receptacle w/ Photocell ^{11,12,16} Infrared Motion Response systems IMRI2 Integral with #2 lens ^{9,12,14} IMRI3 Integral with #4 lens ^{9,12,14} Network system (SiteWise) SW SW Integral module ^{4,17} Wireless system LLC2 Integral module with #2 lens ^{5,7,9,15} LLC3 Integral module with #3 lens ^{5,7,9,15}	Fusing F1 Single (120, 277, 347VAC) ¹² F2 Double (208, 240, 480VAC) ¹² F3 Canadian Double Pull (208, 240, 480VAC) ¹²	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)
		650 650mA ¹				HVU 347-480V			
		700 700mA				120 120V			
		1000 1000mA				208 208V			
	32L 32 LEDs (2 module)	1200 1200mA	240 240V						
		530 530mA	277 277V						
		650 650mA ¹	347 347V						
		700 700mA	480 480V						
		1000 1000mA ²							

- 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
- 32L rated for 30°C at 1000mA
- Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35°C.
- Available in 120 or 277V only.
- Not available with Dual Circuit Control (DCC) option.
- EBPC is not available with DCC.
- Not available with Dimming Driver (DD) option.
- Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
- Available in 120-277V (UNV) only.
- Not available with LLC, TLR and DCC.
- Not available with 480V.
- Must specify input voltage.
- TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
- Not available with DD, DCC or LLC.
- LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
- Not available with PCB, TLRD5/7, DCC, LLC.
- SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.



101L Sconce LED

Wall Mount

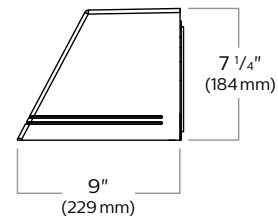
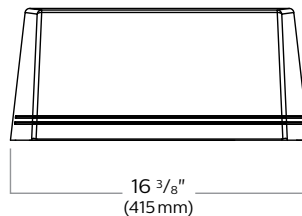
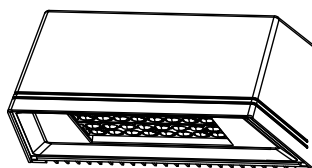
Luminaire Accessories (order separately)

Mounting accessories
Wall Mount
WS Wall Mounted Box for Surface Conduit

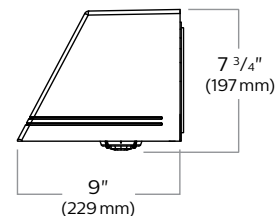
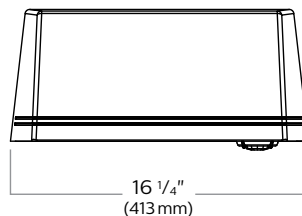
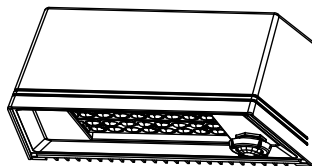
System accessories
Wireless system remote mount module
LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)
Central Remote Motion Response (used connected to SiteWise main panel)
MS2-A-FVR-3
MS2-A-FVR-7

Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

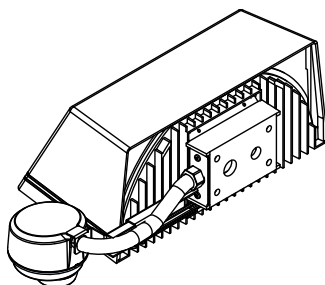
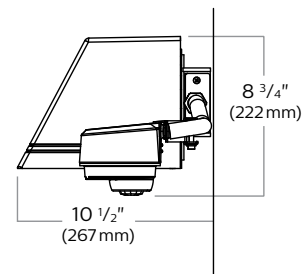
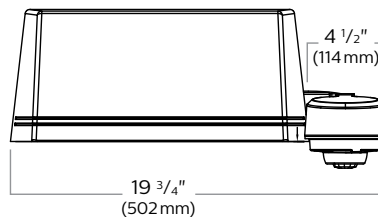
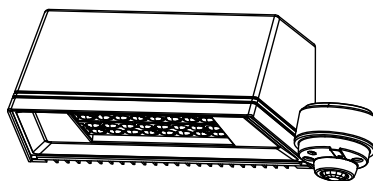
Dimensions



Motion Response



Wireless Controls



Luminaire Weights	
LED Wall Sconce 101L	Weight
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs
Luminaire - Integrated system controls	16.3 lbs

101L Sconce LED

Wall Mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts 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)
101L-16L-530-NW-G1	16	530	4000K	28	2944	B1-U0-G0	106	2687	B1-U0-G1	97	2747	B1-U0-G1	99
101L-16L-700-NW-G1	16	700	4000K	37	3789	B1-U0-G1	103	3458	B1-U0-G1	94	3535	B1-U0-G1	96
101L-16L-1000-NW-G1	16	1000	4000K	55	5050	B1-U0-G1	92	4609	B1-U0-G1	84	4712	B1-U0-G1	86
101L-16L-1200-NW-G1	16	1200	4000K	65	5744	B2-U0-G1	89	5242	B1-U0-G2	81	5359	B1-U0-G2	83
101L-32L-530-NW-G1	32	530	4000K	52	5698	B2-U0-G1	110	5200	B1-U0-G2	100	5316	B1-U0-G2	102
101L-32L-700-NW-G1	32	700	4000K	70	7242	B2-U0-G1	103	6609	B1-U0-G2	94	6757	B1-U0-G2	96
101L-32L-1000-NW-G1	32	1000	4000K	107	9797	B2-U0-G1	92	8941	B2-U0-G2	84	9140	B2-U0-G2	86

LED Wattage and Lumen Values (Emergency Mode)³

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Ave. System Watts (charging mode)	Type 2	Type 3	Type 4
101L-16L-NW-EBPC	16	N/A	4000K	14	1345	1228	1255
101L-32L-NW-EBPC	32	N/A	4000K	14	1754	1600	1636

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt 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. For emergency EBPC option, publish values are based on initial lumens.

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/CE50) offer safety, median, or economy 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. DA50 offers 50% instantaneous dimming all night (during all dark hours). Other dimming settings are also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	50%

TLRD5: Twist Lock Receptacle with 5 pins enabling dimming, can be used with a twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRD7: Twist Lock Receptacle with 7 pins enabling dimming and additional functionality, can be used with twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRDPC: Receptacle with twistlock photoelectric cell (must specify voltage). Receptacle located on top of luminaire housing.

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response used in combination of Dynadimmer and SiteWise are not programmable and used to override controllers schedule when motion is detected. When used not combined with any controller, 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 100% 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% 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 choice specified. Available from 120V to 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FSIR-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

SW

SiteWise option is a fully integrated controller that connects to SiteWise system in order to offer a complete area lighting management system. The communication signal is based on patented central dimming technology. SiteWise delivers it deliver optimal energy savings using your site's existing cabling. No additional wiring required, installation and commissioning are simple. An intuitive, mobile app makes it easy for authorized users to set schedules to meet site specific lighting needs, local regulations, and energy codes.

Wireless system: 101L luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). 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 System can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor.

101L Sconce LED

Wall Mount

Luminaire options (continued)

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)

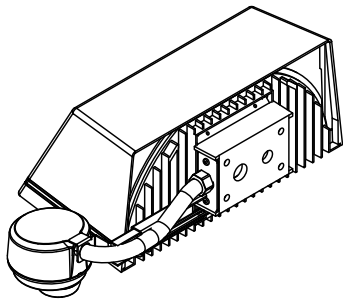
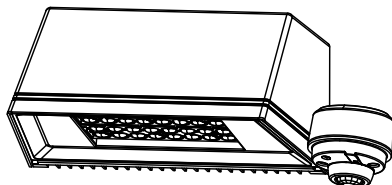
EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp

requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

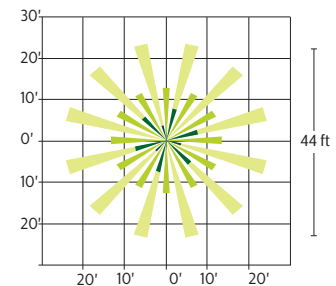
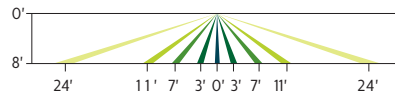
Infrared Motion Response and Wireless system sensor coverage patterns

LLC2/3 Luminaire mounted controller

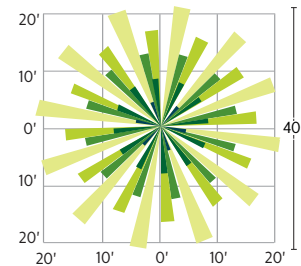
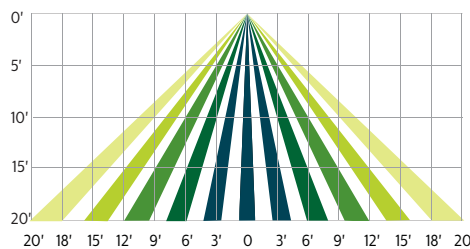
Controller attached to luminaire and Includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



IMRI2/LLC2/LLCR2

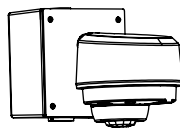


IMRI3/LLC3/LLCR3

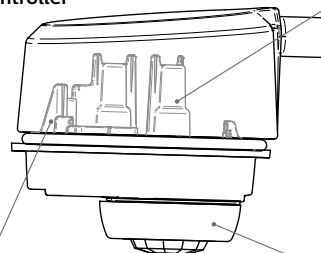


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

101L Sconce LED

Wall Mount

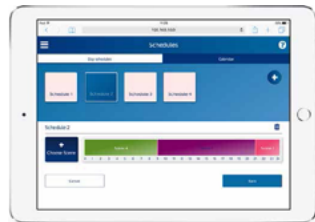
SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface



SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise

101L Sconce LED

Wall Mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. 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.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

SiteWise Network System

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. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. 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.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

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 (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils 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. RAL and custom color matching available.

LED Products 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.

LED 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 suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. 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 [philips.com](https://www.philips.com)/warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

101L Sconce LED

Wall Mount

LED Performance

Predicted lumen depreciation data ¹				
Ambient Temperature (°C)	Driver mA	Calculated L ₇₀ hours ^{1,2}	L ₇₀ per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>60,000	88%

1. 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.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.





Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Example: PDNBZ

Catalog Number	Operation	Volts	Lamp Wattage	Housing Finish	Lamp Type	Accessories (order separately)
PDNBZ	Nicad battery	6	6	Dark Bronze	6W halogen	WG4
PDRBZ	Remote unit	6	6	Dark Bronze	6W halogen	Wire Guard

codes and standards

- ETL listed to standard UL924
- Wet/Damp location listed
- NFPA 101 (Life Safety Code)
- NFPA 70 (National Electric Code)
- Meets ADA specifications

construction

- Marine-grade die-cast aluminum housing with mirror reflector to provide excellent photometrics.
- UV stable polycarbonate lens and neoprene gasket to protect from moisture and rain.
- Polyester powder coat for superior protection.
- Available in dark bronze only.
- Contact factory for custom colors.

installation

- Universal J-box pattern on back or rigid conduit entry on top of housing for mounting flexibility.

electronics

- The charger system includes low voltage disconnect to prevent deep discharge of battery. AC lockout to prevent battery drain prior to the energizing of utility power, and brownout protection which will automatically switch unit into emergency mode if the utility power sags below 80% of nominal. Solid-state, fully automatic charging circuit is protected with a moisture-resistant coating. All units are provided with self-diagnostics/self-test feature (Not available in remote units).

self-diagnostic/self-test

- This feature provides automatic testing and continuous monitoring of the unit and indicates any faults via a dual-color LED lamp. The low-profile test button with easily visible status indicator is located beneath the lens.
- This innovative circuitry monitors battery disconnection, charger failure, lamp failure and transformer fault every 5 seconds without discharging the battery or illuminating the lamps. It will automatically indicate lamp, battery, and charger status by dual-color LED lamp.
- The LED lamp indicator shows the following status:
 - Green – ON: Unit is ready.
 - Blinking: Unit is self-testing.
 - Red – Service Alert (see fault indications)
- Fault Indications: (Red LED lamp indicator)
 - One blink ON/pause 4 seconds: Battery not connected.

- Two blinks ON/pause 4 seconds: Battery is shorted or battery voltage drops below the accepted value.
- Three blinks ON/pause 4 seconds: Charger board circuit fault.
- Four blinks ON/pause 4 seconds: Transformer fault.
- Five blinks ON/pause 4 seconds: Lamp fault.
- The unit will automatically initiate a self-test as follows:
 - One minute self-test each month.
 - 30 minute self-test on the 6th month following installation.
 - 90 minute self-test on the 12th month following installation.
- Manual testing of the unit can be accomplished by pressing the test button as follows:
 - Once – 1 minute test
 - Twice – 2 minute test
 - Three – 30 minute test
 - Four – 90 minute test
- 120/277 VAC dual voltage input, selectable input.
- Power Consumption

120 Volts:	105.8 mA
277 Volts:	45.6 mA

lamps

- Nicad units have two 6V, 6W halogen bi-pin lamps.

battery

- 6V Maintenance free nickel cadmium battery.
- Battery has a service life of 7-9 years.
- Operating temperature range of 0 F (-18 C) to 131 F (55 C)*
- Provides 90 minutes of emergency illumination.

warranty

- Five year warranty on units. (Lamps not included.)

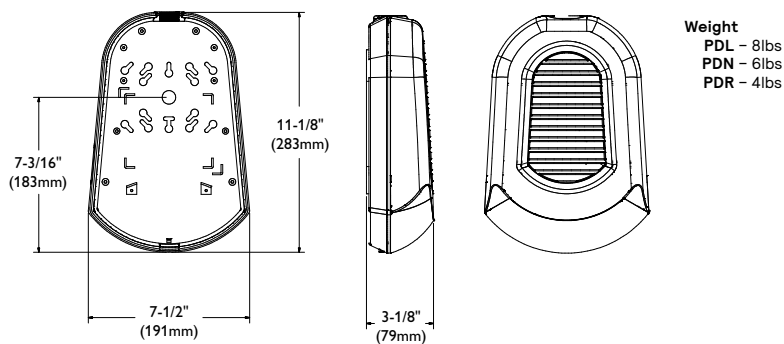
remote unit

- Available with 2 – 6V – 6W bi-pin halogen lamps.
- Available in dark bronze only.

* Increases or decreases in temperature may affect battery performance. Optimum battery performance realized at 77°F (25°C).

PD Patron die-cast aluminum wall light/unit

dimensions





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: Sergio Reyes, PE	Registered Professional: Claudia Vega, PE
Company: eda consultants, inc.	Company: eda consultants, inc.
Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541	Phone: 352-373-3541
Email: sreyes@edafl.com	Email: cvega@edafl.com
Part 2. Project Information	
Project Name: Progress Center Parcels G&H	
Tax Parcel(s): 03956-010-028	
☐ Unincorporated Alachua County ☒ Municipality: <u>City of Alachua</u>	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:	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:	
There is an existing stormwater 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.

N/A

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: Claudia Vega Signature: [Signature] Date: 6/4/2020
(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.

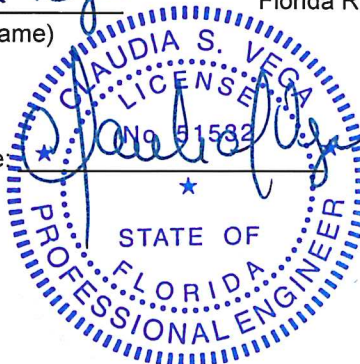
Registered Professional: Claudia Vega

(Printed Name)

Florida Registration Number: 51532

Date: 6/4/2020

Signature: [Signature]





Worksheet for Commercial Water Meter Sizing

Project Name : Progress Center Parcels G & H
 Customer / Builder Name : Ponce Inlet Investments LLC
 Property Address : 11801 Research Dr Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Stores per bathroom	200.00	7	1,400
Restaurants operating <16hrs per day per seat*	40.00	155	6,189
TOTAL DEMAND			7,589
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			26 gpm
TOTAL DEMAND			26 gpm
NEEDED WATER METER SIZE		3/4" Water Meter	

*An assumption has been made of one seat per 18 SF of floor area.



Memorandum

To: St. Johns River WMD **DATE:** 4/30/2020
FROM: Claudia Vega, PE
SUBJECT: Progress Center Parcels G & H Stormwater Compliance

The Progress Corporate Parks master system, permitted under ERP-001-206404-1, legacy number 4-88-00215, has been permitted for a total of 69.3 acres with each lot allowed up to a maximum of 65% impervious surface area. Progress Center Parcels G & H has been issued a no permit required to construct commercial buildings and associated parking lots up to 2.92 acres of impervious area under existing ERP Permit Number ERP-001-206404-2. The building and parking lot proposed at this time total 1.29 acres of impervious area, which leaves 1.63 acres of impervious area available for future construction on Parcels G & H.



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Richard Schwab, Secretary/Treasurer
Hugh Thomas, Executive Director

May 28, 2020

Robert Wallace
Ponce Inlet Investments, LLC
15105 NW 9th Ave
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-001-231330-2,
Progress Center Lots G & H

Dear Mr. Wallace:

The above mentioned proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Claudia Vega, P.E. of EDA Engineers, Surveyors, and Planners, Inc. on or before May 18, 2020. The development consists of the construction 1.29 acres (25%) of impervious area on a total lot size of 5.06 acres. The activity is covered under the master plan ERP-001-206404-1 (Legacy #: 4-88-00215) which allows up to 65% of impervious surface area for each lot served on a total project area of 69.3 acres. The project shall be constructed in a manner consistent with the application package submitted by Claudia Vega, P.E. of EDA Engineers, Surveyors, Planners, Inc. and in accordance with ERP Applicant's Handbook Volume I (AHVI), Section 3.1.2(c), F.A.C.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

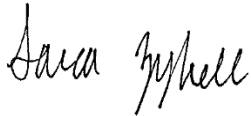
- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

Water for Nature. Water for People.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Zybell". The signature is written in a cursive, flowing style.

Sara Zybell, E.I.

Engineer I
Division of Resource Management

Cc: Claudia Vega, P.E.



Concurrency Impact Analysis Progress Center, Parcels G & H

The proposed buildings will provide 12,568 square feet for retail and commercial use in Progress Center.

Stormwater:

A detailed stormwater management plan is included with this submittal. The project will utilize an existing master basin within the Progress Center. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed retail development, it is estimated that approximately 200 G.P.D. will be used per bathroom for retail uses and 40 G.P.D. per seat for restaurants operating less than 16 hours per day (Ch. 64E-6, F.A.C.). The 12,568 square foot building will generate approximately 7,589 G.P.D., based on this calculation (7 Bathrooms x 200 G.P.D. = 1,400 G.P.D. plus 155 seats x 40 G.P.D. = 6,189 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Table 3a. Potable Water Impacts - Final Development Orders	
System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	111,170
Progress Center, Parcels G&H	7,589
Residual Capacity	886,241
Percentage of Permitted Design Capacity Utilized	61.47%
<i>Sources:</i>	
1. City of Alachua Public Services Department, April 2020	

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact: For the proposed retail development, it is estimated that approximately 200 G.P.D. will be used per bathroom for retail uses and 40 G.P.D. per seat for restaurants operating less than 16 hours per day (Ch. 64E-6, F.A.C.). The 12,568 square foot building will generate approximately 7,589 G.P.D., based on this calculation (7 Bathrooms x 200 G.P.D. = 1,400 G.P.D. plus 155 seats x 40 G.P.D. = 6,189 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ²	106,244
	7,589
Residual Capacity	711,167
Percentage of Permitted Design Capacity Utilized	52.59%
<i>Sources:</i>	
1. City of Alachua Public Services Department, April 2020	

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 300 pounds of solid waste will be generated per day (12,568 SF / 1,000 SF x 12 = 150.8 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand	41,192.00	7,517.54
Reserved Capacity	7,964.39	1,453.50
New River Solid Waste Facility Capacity	50 years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element Formula: 10,155 persons x 0.73 tons per year 2. New River Solid Waste Association, April 2019		

Traffic:

The proposed use of the project site as a commercial use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Hwy 441).

TABLE 1 – PROJECT TRIP GENERATION

ITE LAND USE 820 Shopping Center							
PROPOSED: 9,783 SF RETAIL							
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.94	9.78	9.20	62%	38%	5.70	3.49
PM	3.81	9.78	37.27	48%	52%	17.89	19.38
AVG	37.75	9.78	369.31	50%	50%	184.65	184.65
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
ITE LAND USE 930 FAST CASUAL RESTAURANT							
PROPOSED: 2,785 SF RESTAURANT INDOOR SEATING							
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	2.07	2.79	5.76	67%	33%	3.86	1.90
PM	14.13	2.79	39.35	55%	45%	21.64	17.71
AVG	315.17	2.79	877.75	50%	50%	438.87	438.87
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
	AM	PM	AVG				
RETAIL	9	37	369				
RESTAURANT	6	39	878				
NET	15	77	1247				

TABLE 2: TRIP DISTRIBUTION

Segment ID		Distribution Share	Projected Trips
U.S. Hwy 441 (3/4)	AADT	100%	1247
U.S. Hwy 441 (3/4)	PM Peak	100%	77

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

Segment ID:	Segment Limits:	Comp Plan MSV		AADT	Res'vd	Projected Trips	Available
U.S. Hwy 441 (3/4)	From NW 126th Ave to SR 235	AADT	45,700	19,393	4,914	1,247	20,146
		PM Peak	4,110	1,842	540	77	1,651

Source: City of Alachua Planning Department



Statement of Proposed Uses

The proposed development at Progress Center Parcels G & H is designed to provide retail and restaurant space to support the existing employment-based industrial and educational buildings within the Progress Center and the surrounding areas.

Comprehensive Plan Consistency

Vision Element:

GOAL 1: Economic Development: *The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.*

Consistency: The proposed development at Progress Center Parcels G & H providing commercial services to the established employment based sector within the Progress Center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which was found to be consistent with the underlying Industrial FLU map designation. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:

Future Land Use Element:

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.

Consistency: The proposed development at Progress Center Parcels G & H will serve the intent of the Industrial land use designation by providing commercial services to the established employment based sector within the Progress Center and surrounding areas. The proposed uses are consistent with the permitted uses within the Progress Center PD, which was found to be consistent with the underlying Industrial FLU map designation. In addition,

the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:

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. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Consistency: The development is in close proximity to US Hwy 441, part of the “corporate corridor” providing a logical location for the industrial uses that the commercial services will serve. Appropriate setbacks and landscaping are provided to prevent unwanted impacts to adjacent properties.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The development proposes supporting retail uses to serve the employment sector in the immediate area, including the Progress Center.

Policy 1.5.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;*

Consistency: The site proposes access from Innovation Drive and Research Circle via U.S. Hwy 441. Further, U.S. Hwy 441, Innovation Drive, & Research Circle provide ample vehicular access to adjacent properties.

2. *Buffering from adjacent existing/potential uses;*

Consistency: All required buffers and setbacks are shown on plans. The site for the proposed development directly abuts lands designated for similar allowed uses to the north, south, east and west. Future Land Use Element Policies 2.4.1 and 2.4.2 provide the general guidelines for buffering from adjacent existing/potential uses, with particular mention of providing perimeter landscaping that is appropriate for the “adjacent use and the desired result of the buffer.” As shown on the Landscape Plan, the plan will provide the necessary perimeter plantings (various types) in accordance with Section 6.2.2(D)(3) of the LDRs.

3. *Open space provisions and balance of proportion between gross floor area and site size;*
Consistency: The site plan includes more than 10% open space, and a floor area ratio less than 0.50.
4. *Adequacy of pervious surface area in terms of drainage requirements;*
Consistency: Plans include a detailed stormwater management plan. The site will drain to a previously permitted master stormwater basin for the area, utilizing infrastructure stalled with previous construction sequences.
5. *Placement of signage;*
Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.
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;*
Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;*
Consistency: Delivery and service vehicles will access the building from a service area located to the side of the building, away from public access/entrances.
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations. Future Land Use Element Policy 2.4.1 of the City of Alachua Comprehensive Plan states that; “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 30% of the development site....” As noted under item 3 above, the plan meets the minimum percentage of required landscaping for the site.
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
Consistency: There are no unique features or resources associated with this site. Therefore, this policy is not applicable.

10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*

Consistency: None are proposed.

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, 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.*

Consistency: The parcel is approximately 5.06 acres and the floor area ratio is less than 0.50.

Objective 4.1 Infill development: *Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.*

Consistency: The future development of this site as both a commercial development is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development.

Objective 5.2 Availability of facilities and services: *All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.*

Policy 5.2.1 *All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.*

Consistency: As described in the Concurrency portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Development Plan for a proposed non-residential development consisting of an approximately 12,500 SF commercial building and associated site improvements on tax parcel number 03956-010-028 located at 14108 NW US Highway 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference on Tuesday, April 28, 2020 at 5:30 p.m. The teleconference can be accessed by the following information:

URL: <https://zoom.us/j/120479382>

Meeting ID: 120-479-382

Following the teleconference, a recording of the workshop will be available to view on eda's website at www.edafl.com/neighborhoodworkshop. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing to the address below or by phone by contacting the number below.



Contact: Sergio Reyes, P.E.
eda engineers-surveyors-planners, inc.
E-mail: sreyes@edafl.com
(352) 373-3541

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Douglas Li
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POS



GF-GH056407

The Gainesville Sun

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The Gainesville Sun (ISSN 1041-1000)

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a Development Plan for an approximately 12,500 SF commercial building and associated site improvements on tax parcel number 03956-010-028 located at 14108 NW US Highway 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Tuesday, April 28, 2020
Time: 5:30 PM
URL: <https://us04web.zoom.us/j/773399919>
Meeting ID: 773 399 919

Following the teleconference, a link to a recording of the workshop will be posted on eda's website at www.edafl.com/neighborhoodworkshop. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail.

Contact: Sergio Reyes, P.E., eda engineers-surveyors-planners, inc.

E-mail: sreyes@edafl.com

Phone: (352) 373-3541



03956-010-022
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-036
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-037
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-008
RTI SURGICAL INC
11621 RESEARCH CIR
ALACHUA, FL 32615-6825

03956-010-001
NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615

03191-001-000
BOARD OF TRUSTEES OF THE INTE
3900 COMMON WEALTH BLVD MAIL
STATION 108
TALLAHASSEE, FL 32399-3000

03191-011-001
ALACHUA FOUNDATION PARK
HOLDING COMPANY LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

03956-010-006
FTA ALACHUA L C
4423 NW 6TH PL STE A
GAINESVILLE, FL 32607

03956-010-007
HW REAL ESTATE HOLDINGS LLC
7524 SW 116TH TER
GAINESVILLE, FL 32608

03956-010-003
UNIVERSITY OF FL BOARD OF TRU
PO BOX 113100
GAINESVILLE, FL 32611

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03956-010-021
TOMPKINS DARRY J & CINDY P
PO BOX 519
ALACHUA, FL 32616

03956-010-024
TOMPKINS DARRYL J
PO BOX 519
ALACHUA, FL 32616

03956-010-038
PROGRESS CENTER PROPERTY
OWNERS ASSOCIATION
PO BOX 969
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
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Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
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Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616



Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: April 28, 2019 at 5:30 PM

Location: Zoom meeting

Attendees: As listed on attached Sign-in-Sheet
Stephanie Sutton, eda
Ashley Scannella, eda

Meeting Minutes:

- Stephanie Sutton introduced eda and the project, a proposed non-residential development consisting of an approximately 12,500 SF commercial building and associated site improvements, including a parking lot and driveway. The currently undeveloped site is one of the outparcels of the Progress Center at the SW corner of US Hwy 441 and Innovation Drive. The future land use of the property is Industrial, and it's part of the PUD of the Progress Center. We have submitted plans on this site before, so this may be familiar to you. There is room for another building on the site in the future, so this would be Phase 1. It's kind of a standard shell building. We're not sure who the tenants are going to be at this point.
- eda is the civil engineer on the project. The purpose of this meeting is to solicit feedback from the community. On Thursday, we will submit to the City of Alachua. It typically takes about 3-4 months for approval, but with current conditions, we are unsure of the exact timeline. Any of you who received a mailed notice for this project, will receive another one from the City when it goes to Planning &

Zoning. Anyone who wants more details can contact us, or I'm happy to answer any questions you might have right now.

Q: Will there be a central core? How is the building serviced or are tenants supplied from back of house?

A: There is going to be back of house on the side facing away from 441, but there will be glazing, so it will be an attractive building all the way around. You won't have a typical "back of house" look.

Q: Where is the stormwater located?

A: The stormwater will be part of the Progress Center master system. We will submit a letter of compliance to the water management district for this project.

Q: Is it the same owner that it's been for a long time?

A: Yes.

Q: We would like to request restaurants in that space.

A: We aren't sure of tenants at this point, but we will note your request for restaurants!



Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan

Date & Time: April 28, 2020 at 5:30 pm

Location: Zoom Meeting

[illegible]

LEGAL DESCRIPTION:

(PER TITLE POLICY FURNISHED BY FIRST AMERICAN TITLE INSURANCE
COMPANY: AGENT FILE NO. 07-0186)

REMAINDER OF PARCEL G AND PARCEL H

A PORTION OF "REPLAT OF PROGRESS CENTER" AS PER PLAT THEREOF, RECORDED
IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA
COUNTY, FLORIDA, LYING AND BEING IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE
18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (PRM 1824) FOUND AT THE
INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.
441 (STATE ROAD No.'s 20 AND 25, 200' R/W) WITH THE EASTERLY RIGHT-OF-WAY
LINE OF PROGRESS BOULEVARD (100' R/W) AND RUN THENCE SOUTH 18°03'49"
WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.00 FEET TO
A POINT ON THE SOUTH BOUNDARY OF A 65 FOOT WIDE DRAINAGE EASEMENT,
SAID POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A
RADIUS OF 2456.86 FEET; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY,
AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°43'08",
AN ARC DISTANCE OF 502.51 FEET TO THE POINT OF BEGINNING, SAID ARC BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°18'41"
EAST, 501.63 FEET; THENCE CONTINUE EASTERLY ALONG SAID SOUTH
BOUNDARY, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
OF 14°16'38", AN ARC DISTANCE OF 612.21 FEET TO THE END OF SAID CURVE, SAID
ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF
NORTH 88°41'26" EAST, 610.63 FEET; THENCE NORTH 81°33'08" EAST, ALONG SAID
SOUTH BOUNDARY, 150.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY
LINE OF INNOVATION DRIVE (100' RIGHT-OF-WAY); THENCE SOUTH 08°25'44" EAST,
ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 12.53 FEET TO THE BEGINNING OF A
CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE
SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG
THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°06'15", AN ARC
DISTANCE OF 401.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 17°07'23"
WEST, 388.20 FEET; THENCE SOUTH 42°40'31" WEST, ALONG SAID WESTERLY
RIGHT-OF-WAY LINE, 66.68 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY
LINE OF RESEARCH CIRCLE (80' RIGHT-OF-WAY), SAID POINT LYING ON THE ARC
OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 640.00 FEET;
THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AND
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°44'25", AN
ARC DISTANCE OF 365.71 FEET TO THE END OF SAID CURVE, SAID ARC BEING
SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°10'33"

WEST, 360.76 FEET; THENCE NORTH 84°32'45" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 290.10 FEET; THENCE NORTH 05°27'15" EAST, 235.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 20' WIDE DRAINAGE EASEMENT AS PER "REPLAT OF PROGRESS CENTER" RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



2409313

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2409313 3 PGS

2008 FEB 29 12:54 PM BK 3750 PG 789

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK25 Receipt#363494

Doc Stamp-Deed: 8,050.00

This Document Prepared By and Return to:

Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Parcel ID Number: 03956-010-000 (portion of)

Special Warranty Deed

This Indenture, Made this 27th day of **February**, 2008 A.D., Between
Innovation Partners, Ltd., a Florida limited partnership
Document # A00000000461 FEI #59-3631370
of the County of **Alachua**, State of **Florida**, grantor, and
Ponce Inlet Investments, L.L.C., a Florida limited liability company
Document #L04000029753 FEI #20-1032330
whose address is: 15105 NW 94th Avenue, Alachua, FL 32615

of the County of **Alachua**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Alachua** State of **Florida** to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2008 and subsequent years.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: **Innovation Partners, Ltd., a Florida limited partnership**

By: **Alachua Innovation, Inc., a Florida corporation, GENERAL PARTNER**

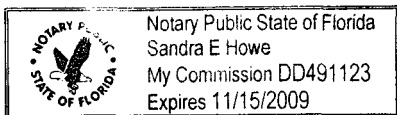
By: [Signature] (Seal)
Phillip L. Hawley, President
P.O. Address: P.O. Box 1990, Alachua, FL 32616

[Signature]
Printed Name: Sandra E. Howe
Witness

[Signature]
Printed Name: Linda J. Pena
Witness

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this **27th** day of **February**, 2008 by
Phillip L. Hawley, President of Alachua Innovation, Inc., a Florida corporation and a general partner of Innovation Partners, Ltd., a Florida limited partnership, limited partnership, on behalf of the corporation and the partnership
he is personally known to me or he has produced his **Florida driver's license** as identification.

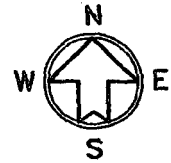


[Signature]
Sandra E. Howe
Notary Public
My Commission Expires: **11/15/09**

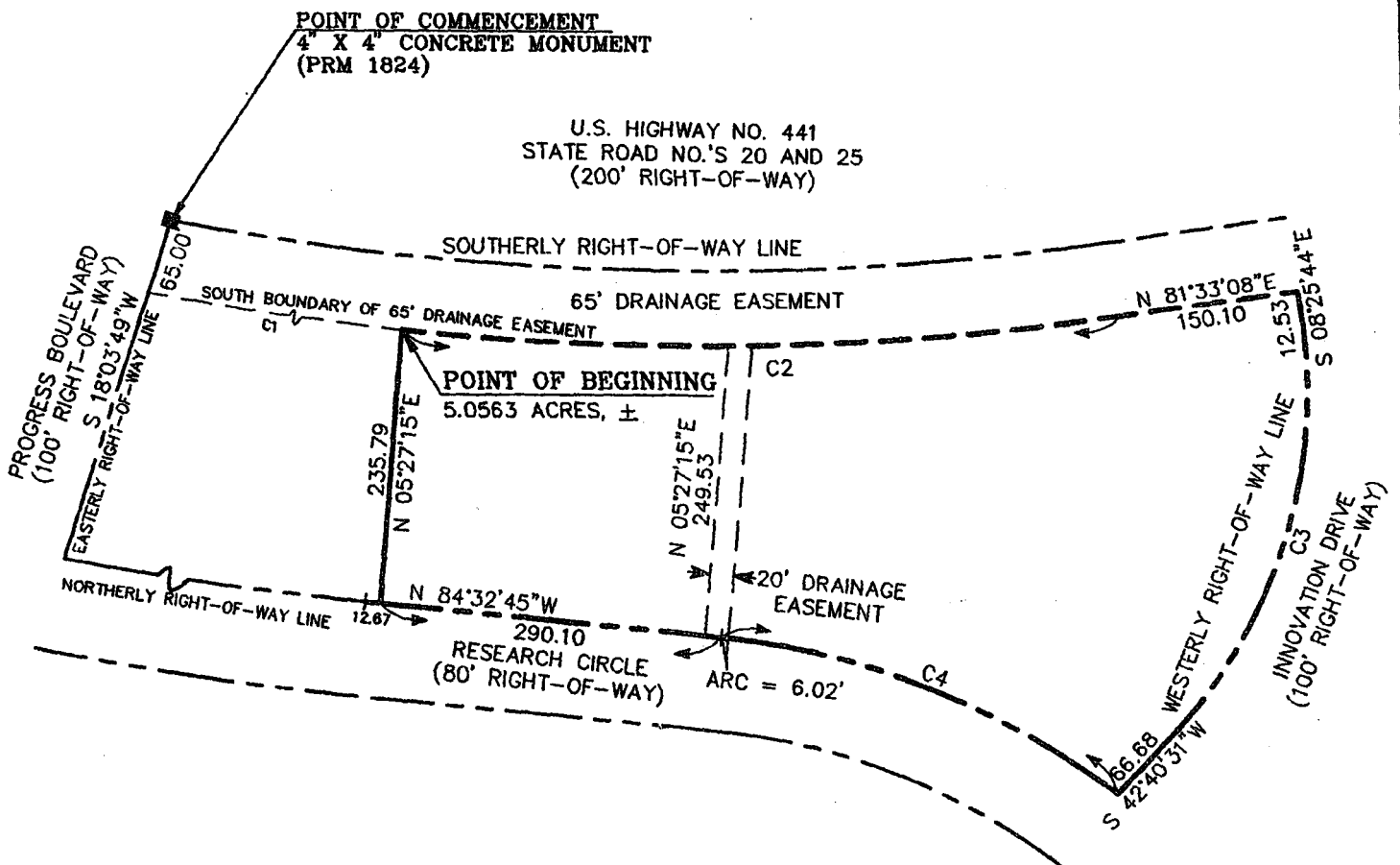
A portion of 'Replat of Progress Center' as per plat thereof, recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida, lying and being in Section 24, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at a concrete monument (PRM 1824) found at the intersection of the Southerly right-of-way line of U.S. Highway No. 441 (State Road No.'s 20 and 25, 200' R/W) with the Easterly right-of-way line of Progress Boulevard (100' R/W) and run thence South 18°03'49" West, along said Easterly right-of-way line a distance of 65.00 feet to a point on the South boundary of a 65 foot wide Drainage Easement, said point lying on the arc of a curve concave northerly, having a radius of 2456.86 feet; thence easterly along said South boundary, and along the arc of said curve, through a central angle of 11°43'08", an arc distance of 502.51 feet to the Point of Beginning, said arc being subtended by a chord having a bearing and distance of South 78°18'41" East, 501.63 feet; thence continue easterly along said South boundary, and along the arc of said curve, through a central angle of 14°16'38", an arc distance of 612.21 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 88°41'26" East, 610.63 feet; thence North 81°33'08" East, along said South boundary, 150.10 feet to a point on the westerly right-of-way line of Innovation Drive (100' right-of-way); thence South 08°25'44" East, along said westerly right-of-way line, 12.53 feet to the beginning of a curve, concave northwesterly, having a radius of 450.00 feet; thence southwesterly, along said westerly right-of-way line, and along the arc of said curve, through a central angle of 51°06'15", an arc distance of 401.37 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 17°07'23" West, 388.20 feet; thence South 42°40'31" West, along said westerly right-of-way line, 66.68 feet to a point on the Northerly right-of-way line of Research Circle (80' right-of-way), said point lying on the arc of a curve concave southwesterly, having a radius of 640.00 feet; thence northwesterly, along said Northerly right-of-way line, and along the arc of said curve, through a central angle of 32°44'25", an arc distance of 365.71 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 68°10'33" West, 360.76 feet; thence North 84°32'45" West, along said Northerly right-of-way line, 290.10 feet; thence North 05°27'15" East, 235.79 feet to the Point of Beginning.

Subject to and together with a 20' wide Drainage Easement as per 'Replat of Progress Center'; recorded in Plat Book "P", pages 48 and 49 of the Public Records of Alachua County, Florida.



SCALE: 1" = 150'



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	11°43'08"	2456.86	502.51	501.63	252.13	S 78°18'41"E
2	14°16'38"	2456.86	612.21	610.63	307.70	N 88°41'26"E
3	51°06'15"	450.00	401.37	388.20	215.14	S 17°07'23"W
4	32°44'25"	640.00	365.71	360.76	188.00	N 68°10'33"W

LEGAL DESCRIPTION SKETCH OF

A PORTION OF 'REPLAT OF PROGRESS CENTER'
AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 & 49
THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA
LYING AND BEING IN A PORTION OF SECTION 24
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA.

FOR: INNOVATION PARTNERS, LTD.

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2007), FLORIDA STATUTES.

ENG, DENMAN & ASSOC. INC. BY: ROBERT W. GRAVER P.S.M. 4239
Corporate Authorization No. LB 2389

THIS IS NOT A BOUNDARY SURVEY

DRN. B.G.	CHKD. B.G.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
		11/27/07	07-141			



ENG, DENMAN & ASSOCIATES, INC.
ENGINEERS-SURVEYORS-PLANNERS

www.engdenman.com
2404 N.W. 43rd Street
Gainesville, FL 32606-6602
Tel. (352) 373-3541 Fax (352) 373-7249

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Property Search Results

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Search Date: 4/27/2020 at 3:44:37 PM

PRINTER FRIENDLY PAGE

Parcel: 03956-010-028 [GIS Map](#)

Taxpayer: PONCE INLET INVESTMENTS LLC Mailing: 15105 NW 94TH AVE ALACHUA, FL 32615 9-1-1 Address: Sec-Twn-Rng: 24-08-18 Property Use: 06500 - GRZGSOIL CLASS6 Tax Jurisdiction: ALACHUA 1700 Neighborhood/Area: PROGRESS CENTER Subdivision: PROGRESS CENTER REPLAT	Legal: PROGRESS CENTER PB M-86 REPLAT P-48 COM INT S R/W US-441 & ELY R/W PROGRESS BLVD S 18 DEG 03 MIN 49 SEC W 65 FT ELY ALG CURVE 502.51 FT POB ELY ALG CURVE 612.21 FT N 81 DEG 33 MIN 08 SEC E 150.10 FT S 08 DEG 25 MIN 44 SEC E 12.53 FT SWLY ALG CURVE 401.37 FT S 42 DEG 40 MIN 31 SEC W 66.68 FT NWLY ALG CURVE 365.71 FT N 84 DEG 32 MIN 45 SEC W 290.10 FT N 05 DEG 27 MIN 15 SEC E 235.79 FT POB OR 3750/0789
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History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	GRZGSOIL CLASS6	473889	1800	0	473889	0	1800	1800	0	0	1800	1800
2018	GRZGSOIL CLASS6	473900	1800	0	473900	0	1800	1800	0	0	1800	1800
2017	Grzgsoil Class6	473900	1800	0	473900	0	1800	1800	0	0	1800	1800
2016	Grzgsoil Class6	473900	1800	0	473900	0	1800	1800	0	0	1800	1800
2015	Grzgsoil Class6	473900	1800	0	473900	0	1800	1800	0	0	1800	1800
2014	Grzgsoil Class6	473900	1700	0	473900	0	1700	1700	0	0	1700	1700

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
6550	HAY	PUD	PUD	1	5.06	220413.6	AC

Sale

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

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2008-02-27	1150000	Vac	Q-OLD SALE - QUALIFIED	3750	789	SD	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with

the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

[Link to TaxCollector Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
PONCE INLET INVESTMENTS, L.L.C.

Filing Information

Document Number L04000029753
FEI/EIN Number 20-1032330
Date Filed 04/13/2004
State FL
Status ACTIVE

Principal Address

15105 N.W. 94TH AVENUE
ALACHUA, FL 32615

Mailing Address

15105 N.W. 94TH AVENUE
ALACHUA, FL 32615

Registered Agent Name & Address

WALLACE, ROBERT D
15105 N.W. 94TH AVENUE
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGRM

WALLACE, ROBERT D
15105 N.W. 94TH AVENUE
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2017	03/21/2017
2018	03/14/2018
2019	04/03/2019

Document Images

[04/03/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/14/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

03/21/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
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04/17/2009 -- ANNUAL REPORT	View image in PDF format
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02/09/2007 -- ANNUAL REPORT	View image in PDF format
01/31/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- Florida Limited Liabilites	View image in PDF format



2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE, ALACHUA 32615

Print this page

Real Estate Account #03956 010 028

Parcel details Latest bill View/Print full bill history

2019	2018	2017	2016	...	2009
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2019-11-14 \$39.52
Receipt #19-0017026

Owner: PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615
Situs: UNASSIGNED LOCATION RE
ALACHUA 32615

Account number: 03956 010 028
Alternate Key: 15730
Millage code: 1700
Millage rate: 22.8734

Assessed value: 1,800
School assessed value: 1,800
Unimproved land value: 473,889



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

View

Ad valorem: \$41.17
Non-ad valorem: \$0.00
Total Discountable: 41.17
No Discount NAVA: 0.00
Total tax: \$41.17

Legal description

PROGRESS CENTER PB M-86 REPLAT P-48 COM INT S R/W US-441 & ELY R/W PROGRESS BLVD S 18 DEG 03 MIN 49 SEC W 65 FT ELY
ALG CURVE 502.51 FT POB ELY ALG CURVE 612.21 FT N 81 DEG 33 MIN 08 SEC E 150.10 FT S 08 DEG 25 MIN 44 SEC E 12.53 FT
SWLY ALG CURVE 401.37 FT S 42 DEG 40 MIN 31 SEC W 66.68 FT NWLY ALG CURVE 365.71 FT N 84 DEG 32 MIN 45 SEC W 290.10
FT N 05 DEG 27 MIN 15 SEC E 235.79 FT POB OR 3750/0789

Location

Book, page, item: 3750-789-
Geo number: 24-08-18-03956010028
Range: 18
Township: 08
Section: 24
Neighborhood: 233223.50
Use code: 065
Total acres: 5.060



entrepreneurship centers representing 62 countries. It is the largest member-based entrepreneurial support network in the world and the go-to organization for those dedicated to nurturing startups in their communities.

Sid Martin Biotech is noted for its success in nurturing startups. Its companies have raised more than \$8.8 billion in funding and created more than 8,000 high-tech jobs. More than 82 percent of Sid Martin companies are in operation five years post-graduation.

"Sid Martin's reputation is built on the success of the companies that graduate from the program, the amount of funding the companies acquire, and what the program offers," said Assistant Director Merrie Shaw, who has been with Sid Martin since 2005. "Clients have access to shared common scientific equipment, lab space, conference rooms, greenhouses, a vivarium, advisors, the UF library, and more -- all in one location. That's extremely rare.

"I would be remiss if I didn't include the amazing staff that we have had and currently have," Shaw said. "You have to keep the client happy and create a place conducive to their research needs, and the team does that well!"

Sid Martin Biotech won the Biotech Incubator of the Year and the Randall M. Whaley Global Incubator of the Year in both 2013

Sid Martin, and I would like to thank each one of them for helping UF achieve credibility as the top 'best practices' incubator in the world," said Long, who also

of the awards given."

This year's InBIA conference was held June 23-25 virtually. The organization mailed the awards to winners in



NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, August 18th, 2020.

The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #1, for a term of four years
To elect a Commissioner for seat #2, for a term of four years
To elect a Commissioner for seat #3, for a term of four years

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election shall be held September 1st, 2020 between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Polling site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

For more information call Archer City Hall at 352-495-2880. Deanna Alltop, Deputy City Clerk or Charles Hammond, City Manager

(Published: Alachua County Today -
July 02, 09, 16 & 23, 2020)

Alachua and Sherwood Oaks Apartments is taking applications for 1, 2, & 3-bedroom apartments. We have **IMMEDIATE** openings for 3-bedroom units (if qualified). Come by the office at 13605 NW CR 235, Alachua, FL to pick up an application or call for more information at 386-462-4206; TDD: 711. Income restrictions apply.



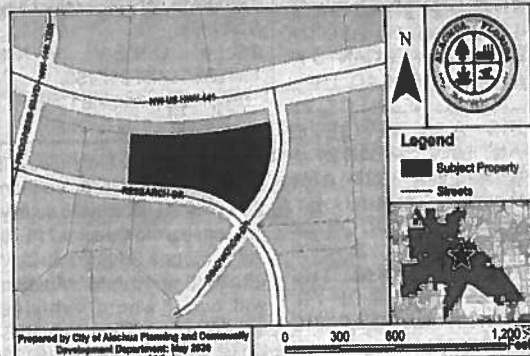
"This institution is an Equal Opportunity
Provider and Employer"



City of ALACHUA

NOTICE OF 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 public hearing on July 14, 2020, 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, to consider the following: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ponce Inlet Investments, LLC, property owner, for consideration of a Site Plan to construct a ±12,568 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±5.06 acre subject property. Consisting of Tax Parcel Number 03956-010-028; FLUM: Industrial; Zoning: Planned Unit Development (PUD).



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 - July 02, 2020)

COUNTY TODAY
Aly source for local news
3355 to advertise!

Heartland Places of Worship

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(name)
SIGN ON 6/25/2020 FOR THE Progress Park Parcels G & H 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.

Melissa Watson
(signature)

5
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

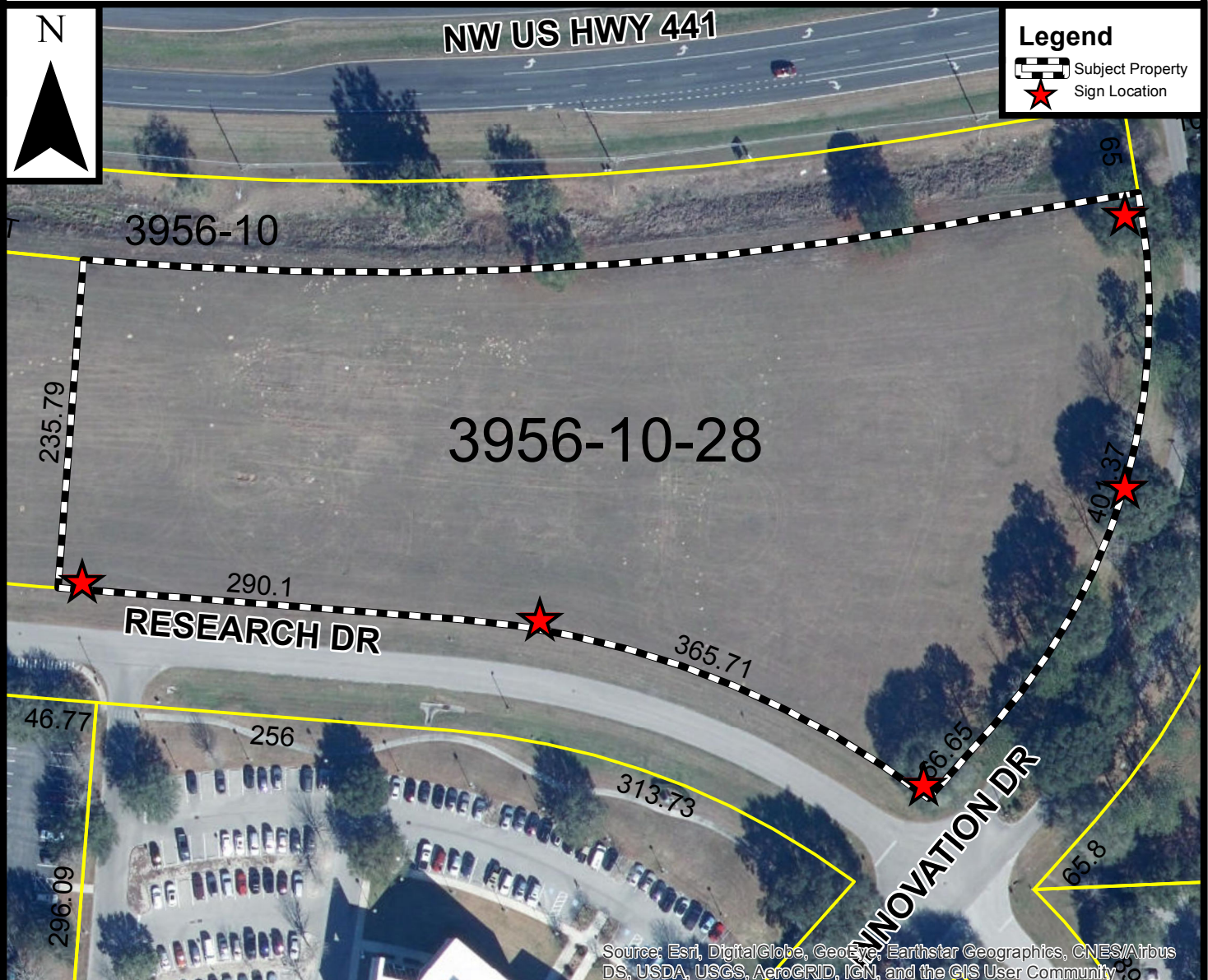
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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.



Progress Park Parcels G & H Site Plan





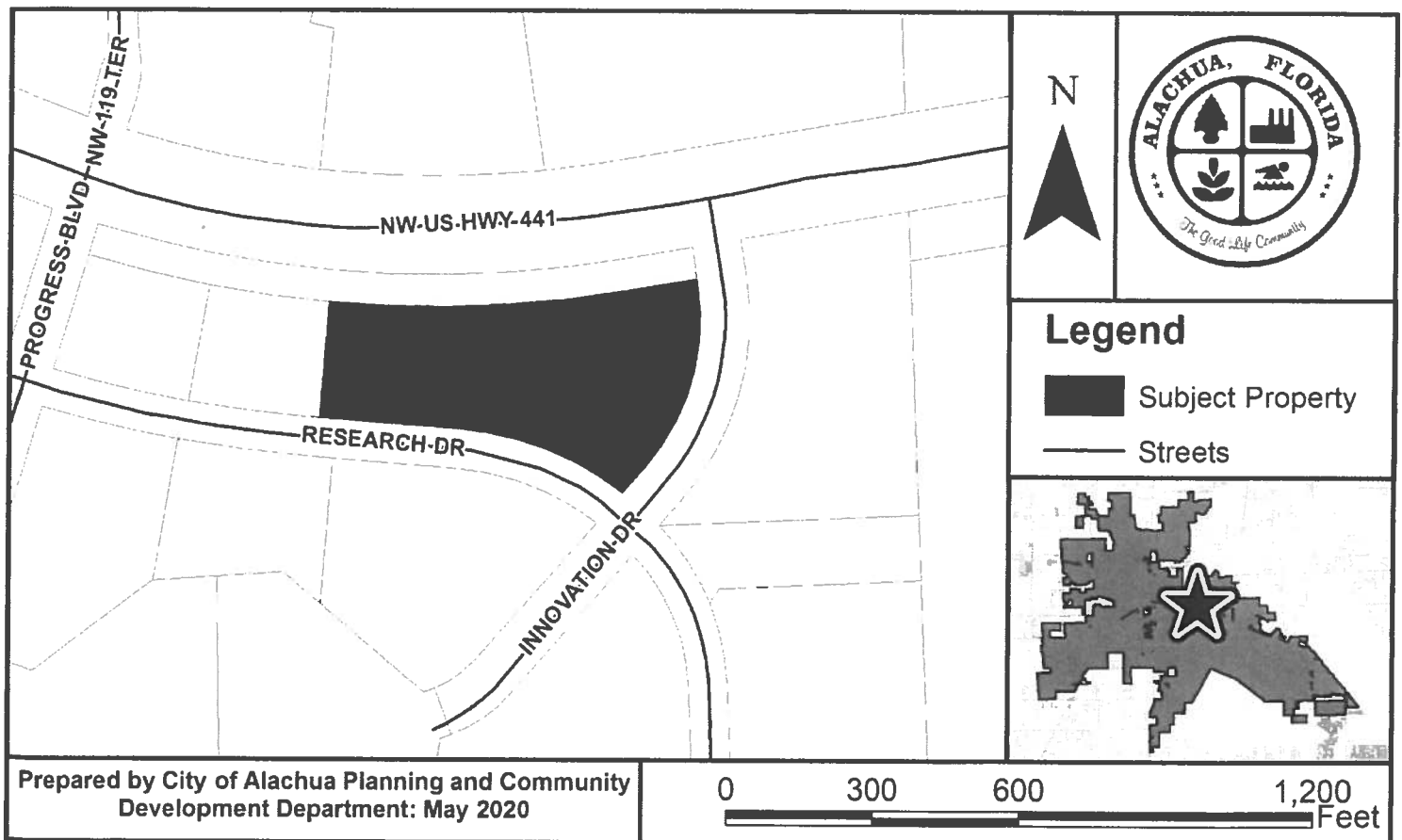
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed
6/29/2020

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03956-010-022
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-036
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-037
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-008
RTI SURGICAL INC
11621 RESEARCH CIR
ALACHUA, FL 32615-6825

03956-010-001
NUCLEIC ACIDS LICENSING LLC
1501 NW 68TH TER
GAINESVILLE, FL 32605

03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615

03191-001-000
BOARD OF TRUSTEES OF THE INTE
3900 Common Wealth Blvd Mail Station 108
TALLAHASSEE, FL 32399-3000

03191-011-001
Alachua Foundation Park Holding Company LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

03956-010-006
FTA ALACHUA L C
4423 NW 6TH PL STE A
GAINESVILLE, FL 32607

03956-010-007
HW REAL ESTATE HOLDINGS LLC
7524 SW 116TH TER
GAINESVILLE, FL 32608

03956-010-003
UNIVERSITY OF FL BOARD OF TRU
PO BOX 113100
GAINESVILLE, FL 32611

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03956-010-021
TOMPKINS DARRY J & CINDY P
PO BOX 519
ALACHUA, FL 32616

03956-010-024
TOMPKINS DARRYL J
PO BOX 519
ALACHUA, FL 32616

03956-010-038
PROGRESS CENTER PROPERTY OWNERS
ASSOCIATION
PO BOX 969
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616