Planning and Zoning Board
Agenda
July 9, 2024

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM

Meeting Date: July 9, 2024

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 PZB Meeting Minutes- June 11, 2024

B. Special Exception Permit – Firestone (PSE23-0002): A request by Morgan Hampton of Common

Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±1.02 acre subject property located in the Santa Fe Crossing development; Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000 (Quasi-Judicial Hearing).

C. Site Plan – Firestone (PSP23-0014): A request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Site Plan to ±6,767 square foot automobile repair and servicing facility with associated site improvements; Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/9/2024
SUBJECT: Approval of PZB Meeting Minutes- June 11, 2024

PREPARED BY: Brenda Dean, Planning Assistant

RECOMMENDED ACTION:
Approve PZB Meeting Minutes- June 11, 2024

Summary

Approval of PZB Meeting Minutes- June 11, 2024

ATTACHMENTS:

Description

- Approval of PZB Meeting Minutes- June 11, 2024

Planning and Zoning Board
Minutes
June 11, 2024

Chair Sandy Burgess
Vice-Chair Joe Hancock
Member Virginia Johns
Member William "Bill" Menadier
Member Keith Vermillion
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: June 11, 2024

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 Minutes

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

INVOCATION

Led by Member Virginia Johns

PLEDGE TO THE FLAG

Led by Member Johns

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Vice Chair Joe Hancock.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of PZB Meeting Minutes- May 14, 2024

Member Johns moved to approve the minutes from the May 14, 2024 meeting; seconded by Member Vermillion.

Motion passed by unanimous consent.

B. Special Exception Permit - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a special exception permit to allow a major utility (solar facility) in the Agricultural (A) and Residential Single Family Disrtict-4 (RSF-4) zone districts. The subject property is located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.
Received and filed.

Gerry Dedenbach, VP of CHW, presented.
Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Vermillion moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that 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 Special Exception Permit for a major utility on tax parcels 03894-000-000 and 03898-000-000, subject to the six conditions provided in Exhibit "A" and located on page 21 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Johns.

Motioned passed 4-0 roll call vote.

C. Site Plan - Pleasant Solar: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, LLC, applicant and agent for Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., property owners, for consideration of a site plan proposing the construction of a ± 74.9 MWac solar facility containing ± 248,921 square

feet of impervious surface area with associated site improvements on a ± 321.49-acre subject property located at 17920 Peggy Road; FLU: Agriculture, Moderate Density Residential; ZONING: A, RSF-4; Tax Parcel: 03894-000-000, 03898-000-000 (Quasi-Judicial Hearing)

Carson Crockett, Planner, presented.
Received and filed.
Gerry Dedenbach, VP of CHW, presented.
Received and filed.

Citizens Comments: Devyn Parrish, Pamela Blasetti, Tom Misha, Jordan Young, Lynn Horton, Tamara Robbins, Lindsay Rizzo, Ron Emerick, Courtney Gaye, Jim Emerson and Chris Parrish.

Member Johns moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that 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 Waco Properties, Inc.; Gary D. Brown Trust Dated 1/23/04; Linda Weidner; Joanne Alspaugh; & Henderson Brothers, Inc., subject to the two conditions provided in Exhibit "A" and located on page 20 of the June 11, 2024 Staff Report to the Planning & Zoning Board, to expire in two years; seconded by Member Vermillion.

Motion passed 4-0 by roll call vote.

D. Special Exception Permit - Tara Forest West Stormwater Facilities: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Special Exception Permit to allow stormwater facilities in a less intense zone district, generally located north of US 441, west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Consisting of portions of Tax Parcel Number 03067-001-000 and 03008-000-000; FLUM: Recreation; Zoning: Agricultural (A). (Quasi-Judicial Hearing)

Adam Hall, Planner, presented.
Received and filed.
Jay Brown, JBrown Professional Group, presented.
Received and filed.

Citizens Comments: Soyenee Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel numbers 03067-001-000 and 03008-000-000, subject to the 10 conditions provided in Exhibit "A" and located on page 14 of the June 11, 2024 Staff Report to the Planning and Zoning Board; seconded by Member Vermillion.

Motioned passed 3-1 roll call vote.

E. Preliminary Plat – Tara Forest West: A request by Logan Peters, P.E., of JBrown Professional Group, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of the Preliminary Plat of the Tara Forest West Subdivision, which proposes the subdivision of a ±198.39 acre subject property into a total of 523 single family lots, with associated common areas and right-of-way, generally located north of US 441,west of NW 147th Drive, Tara Baywood and Tara Forest East Subdivisions; Portions of Tax Parcel Numbers 03067-001-000 and 03008-000-000 (Quasi-Judicial Hearing).

Adam Hall, Planner, presented.
Received and filed.
Jay Brown, JBrown Professional Group, presented.
Received and filed.

Citizens Comments: Soyenee Kojo, Dr. Emily Taylor, Tamara Robbins, Sayeed Mouhktara, Jorge Lorca.

Member Johns moved 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 the Tara Forest West Subdivision to the City Commission, with a recommendation to approve, subject to the 12 conditions provided in Exhibit "A" and located on page 21 of the Staff Report; as well as a condition that was added regarding placement of a fence along the boundary with Dogwood Acres; seconded by Member Vermillion, with concerns about a water issue stated by residents of the area and the buffer area between subdivisions needing to be made larger.

Motioned passed 3-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Vermillion moved to adjourn; seconded by Member Johns.

Motion passed by 4-0 roll call vote.

Chair Burgess adjourned the meeting. 10:25 p.m.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/9/2024
SUBJECT: Special Exception Permit – Firestone (PSE23-0002): A request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±1.02 acre subject property located in the Santa Fe Crossing development; Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the application for a Special Exception Permit for an automobile repair and servicing use submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 13 of the July 9, 2024 Staff Report to the Planning and 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 Special Exception Permit for an automobile repair and servicing use submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 13 of the July 9, 2024Staff Report to the Planning and Zoning Board.

Summary

The proposed Special Exception Permit is a request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit to allow an automobile repair and servicing use within the CI (Commercial Intensive) zoning district.

Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. Automobile repair and servicing uses are permitted by Special Exception Permit in the CI zoning district.

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, "… generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses." Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Automobile repair and servicing uses are subject to Use-Specific Standards provided in Section 4.3.4(A)(2) of the City's LDRs. An analysis of this application's compliance with the standards established in Section 4.3.4(A)(2) is provided within the staff report.

This Special Exception Permit application is a companion application to an application for the Firestone Site Plan. The Firestone Site Plan is included with the Special Exception Permit application to demonstrate compliance with the standards for a Special Exception Permit. The proposed site plan indicates that the primary use of the site will be tire sales and installation, which is permitted within the CI zoning district. However, the use will also include repair and servicing of non-tire related automotive uses.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Firestone (Part 1 of 3)
- Site Plan - Firestone (Part 2 of 3)
- Site Plan - Firestone (Part 3 of 3)
- Application & Supporting Materials
- Public Notice Materials for the 7/9/24 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 9, 2024
Quasi-Judicial Hearing

SUBJECT:	A request for a Special Exception Permit to allow an automobile repair and servicing use in the CI (Commercial Intensive) zoning district
APPLICANT/AGENT:	Morgan Hampton, Common Oak Engineering, LLC
PROPERTY OWNER:	Alachua 441/235, LLC
LOCATION:	Southwest corner of the intersection of NW US Highway 441 and CR 235-A (also known as NW 173rd Street)
PARCEL ID NUMBER:	Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±1.02
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the application for a Special Exception Permit for an automobile repair and servicing use submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 13 of the July 9, 2024 Staff Report to the Planning and Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Special Exception Permit for an automobile repair and servicing use submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the seven (7) conditions provided in Exhibit "A" and located on page 13 of the July 9, 2024Staff Report to the Planning and Zoning Board.*

SUMMARY

The proposed Special Exception Permit is a request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit for to allow an automobile repair and servicing use within the CI (Commercial Intensive) zoning district.

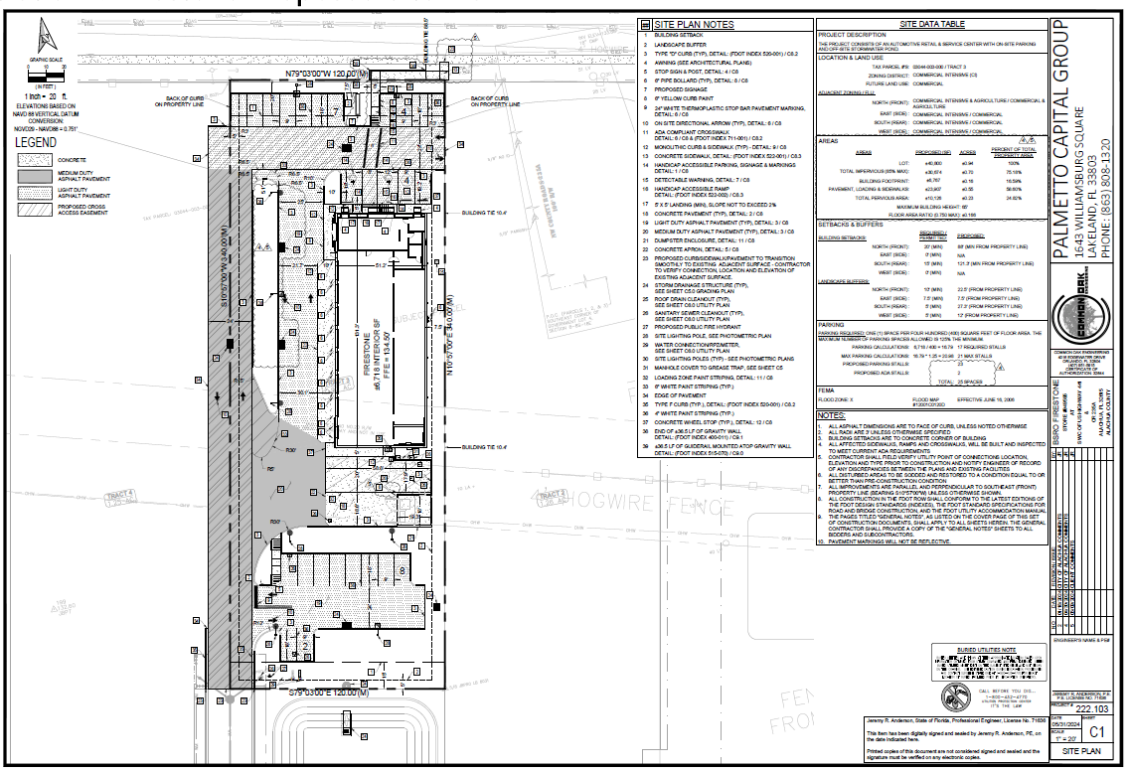
Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. Automobile repair and servicing uses are permitted by Special Exception Permit in the CI zoning district.

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, "*...generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.*" Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Automobile repair and servicing uses are subject to Use-Specific Standards provided in Section 4.3.4(A)(2) of the City's LDRs. An analysis of this application's compliance with the standards established in Section 4.3.4(A)(2) is provided within this report.

This Special Exception Permit application is a companion application to an application for the Firestone site plan application. The Firestone Site Plan is included with the Special Exception Permit application to demonstrate compliance with the standards for a Special Exception Permit. The propose site plan indicates that the primary use of the site will be tire sales and installation, which is permitted within the CI zoning district. However, the use will also include repair and servicing of non-tire related automotive uses.

Illustration 1. Firestone Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

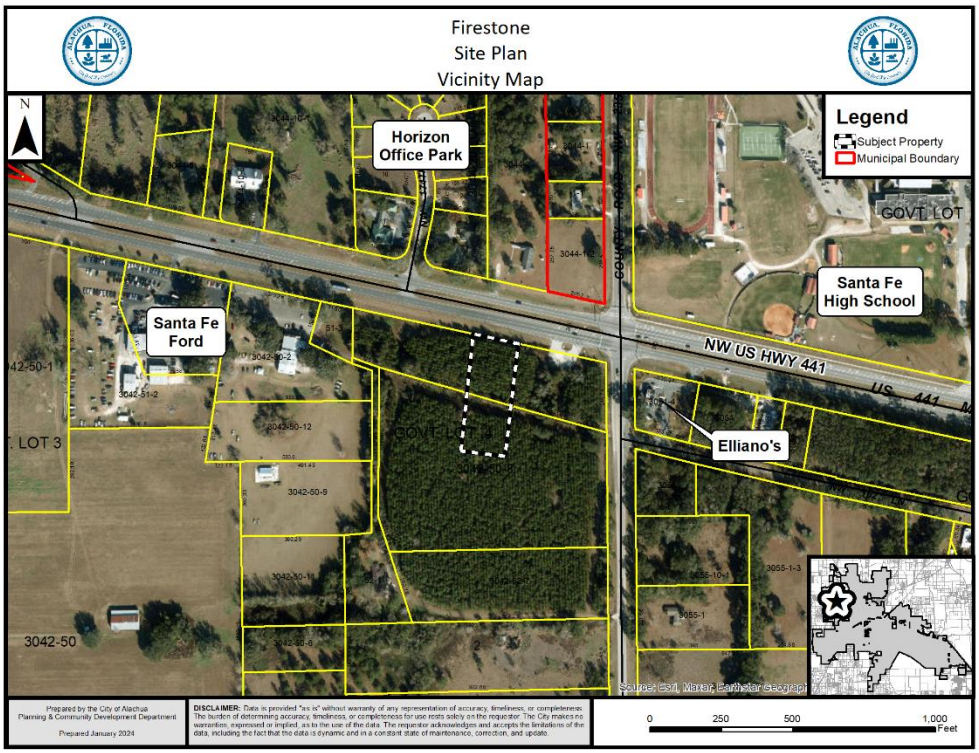


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441 / Horizon Office Park	Commercial	CI
South	Vacant Commercial	Commercial	CI
East	Vacant Commercial / Wawa (Under Construction)	Commercial	CI
West	Vacant Commercial / Main Street Urgent Care (Under Construction)	Commercial	CI

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 on November 14, 2023 at the City of Alachua Swick House, located at 15000 NW 142nd Terrace. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the public.

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 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. **Auto-oriented uses;**
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed special exception permit and site plan are consistent with permitting an auto-oriented use. There is no proposed change of future land use designation or zoning designation.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact 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.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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:

1. A gravity wastewater system, wastewater pumping station, or force main exists within · 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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:

1. A water main exists within · 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.4(D), SPECIAL EXCEPTION STANDARDS

Section 2.4.4(D) of the City's Land Development Regulations (LDRs) establishes the standards with which all applications for a Special Exception Permit must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.4(D). An evaluation and findings of the application's compliance with the standards of Section 2.4.4(D) is provided below. The applicant has also provided an analysis of the application's compliance with Section 2.4.4(D) in the supporting application materials.

(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards.

Evaluation & Findings: Sections 4.3.4(J)(3) establishes use-specific standards which are applicable to automobile repair and servicing uses. An analysis of the application's compliance with Section 4.3.4(J)(3)is provided in this Staff Report. The applicant has also provided an analysis of the application's compliance with Section 4.3.4(J)(3) within the supporting application materials.

(2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

Evaluation & Findings: Compatibility is defined by the City's Comprehensive Plan as, "*a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*"

The proposed automobile repair and servicing use is located along US Highway 441. The property has a Commercial Future Land Use Map (FLUM) Designation and is zoned CI (Commercial Intensive).

The Commercial FLUM Designation is described as follows in Policy 1.4.d of the Comprehensive Plan Future Land Use Element:

> "*The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:*
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels and motels;
> 7. Commercial shopping centers;
> 8. Auto-oriented uses;
> 9. Traditional Neighborhood Planned Developments;
> 10. Employment Center Planned Developments;
> 11. Commercial recreation centers;
> 12. Office/business parks;
> 13. Limited industrial services; and,
> 14. Eating establishments.

Auto-oriented uses are permitted within the Commercial Future Land Use Designation.

The CI zoning district is described as follows in Section 3.5.2(F)(1) of the City's LDRs:

> "*The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange."*

The proposed automobile repair and servicing station will be located proximate to planned and existing auto-oriented uses.

(3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

Evaluation & Findings: The design of the site and location of the proposed automobile repair and servicing use will have a limited effect on any lands outside of the CI zoning district.

(4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

Evaluation & Findings: There are no significant environmental impacts which would result from the special exception. The proposed site is a cleared and graded vacant commercial property.

(5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

Evaluation & Findings: No adverse effects upon existing utility service will result from the proposed use.

(6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

Evaluation & Findings: The lands surrounding the subject property are zoned for nonresidential uses. It is not expected that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the zoning district CI or reduce land values.

(7) *Site plan.* A site plan (Subsection 2.4.9 of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Evaluation & Findings: A Site Plan has been submitted and reviewed concurrently with this Special Exception Permit application. The Site Plan demonstrates that the proposed use complies with the applicable requirements of the LDRs, including the standards of Section 2.4.4(D), the Use-Specific Standards established for automobile repair and servicing uses provided in Section 4.3.4(J)(3).

(8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

Evaluation & Findings: The application is found to comply with all other applicable City laws and ordinances, State and Federal laws, and regulations.

SECTION 4.3.4(J)(3), USE-SPECIFIC STANDARDS: RESTAUARANTS WITH DRIVE THROUGH OR DRIVE IN SERVICE

Sections 4.3.4(J)(3) of the City's LDRs establish Use-Specific Standards for automobile repair and serving uses. The application has been reviewed for compliance with the standards of Sections 4.3.4(J)(3). An evaluation and findings of the application's compliance with the standards of Sections

4.3.4(J)(3) is provided below. The applicant has also provided an analysis of the application's compliance with Sections 4.3.4(J)(3) in the application materials.

4.3.4(J)(3) *Automobile repair and servicing.*

(a) *Minimum separation.*

Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

Evaluation & Findings: The subject property is located such that it meets the minimum separation requirement of this section.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum area of 20,000 square feet a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet , and

(a) if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

(b) if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet, and

(a) if service bay doors are facing and abutting a street, have a minimum width of 150 feet.

(b) if service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

Evaluation & Findings: The subject property is not a corner lot and thus is subject to subsection (ii). The service bay doors are not facing and abutting a street, therefore the minimum lot width is 115 feet. The lot width of the subject property is 120 feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements

Evaluation & Findings: The Site Plan demonstrates that the use is designed to ensure the proper function of the site.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

Evaluation & Findings: The Site Plan demonstrates that the proposed use will comply with the applicable standards as set forth in this Section.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition requiring temporary vehicle storage to occur to the rear of the structure.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting the use of any public address system.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The provided trash storage facility is located at the rear of the proposed structure and meets the requirements of the Land Development Regulations.

(h) *Testing.* Not test vehicles on residential streets.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting vehicle testing on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition prohibiting the parking or storage of a vehicle as a source of parts or for the purposes of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition prohibiting the parking of any vehicle for more than 30 consecutive days, provided however where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

EXHIBIT "A"
TO
ALACHUA 441/235, LLC
(FIRESTONE)
SPECIAL EXCEPTION
STAFF REPORT

CONDITIONS:

1. The Applicant acknowledges and agrees that temporary vehicle storage shall occur to the rear of the structure and will not be stored in any area between the proposed structure and the US Highway 441.
2. The Applicant acknowledges and agrees that no tire or other automotive parts or supplies shall be displayed outside of the structure.
3. The applicant acknowledges and agrees that no outdoor public address systems shall be utilized as part of the operation on the subject property.
4. The applicant acknowledges and agrees that vehicle testing shall not occur on residential streets.
5. The applicant acknowledges and agrees that the parking or storage of a vehicle as a source of parts or for the purposes of sale or lease/rent shall not occur on the property.
6. The applicant acknowledges and agrees that vehicles shall not be parked for more than 30 consecutive days, provided however where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period. In such instances, the owner or operator of the establishment must be able to demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.
7. The Applicant acknowledges and agrees that Conditions 1 – 6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 7 as stated herein.

EXHIBIT "B"

TO

ALACHUA 441/235, LLC
(FIRESTONE)
SPECIAL EXCEPTION
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 20, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Planning & Zoning Board (PZB) Public Hearing: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On June 20, 2024, the City of Alachua received your revised applications and materials for a Special Exception Permit and Site Plan submitted on behalf of Alachua 441/235, LLC for the Firestone project. 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).

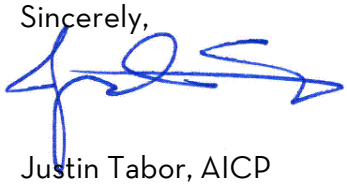
You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 9, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 25, 2024.*** 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 ***Tuesday, June 25 2024***. 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 8, 2024***). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Rodolfo Valladares, P.E., Assistant City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 20, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Parking Adjustment Pursuant to Section 6.1.4(B)(5)(b): Firestone Site Plan

Dear Ms. Hampton:

The City is in receipt of your request relating to the maximum number of parking spaces allowed for the proposed Firestone tire center located on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 (attached).

Section 6.1 of the City's Land Development Regulations (LDRs) establishes off-street parking and loading standards. Section 6.1.4(B)(5)(a) of the LDRs states that the number of off-street parking spaces shall not exceed more than 125 percent of the minimum number of spaces required.

The proposed use, automobile repair and servicing, is required to provide 1 space per 400 square feet of floor area. The proposed Firestone would be 6,767 square feet, therefore, the minimum number of off-street parking spaces that is required is 17 spaces (6,767 square feet / 1 space per 400 square feet of floor area = 16.92 spaces). As set forth in Section 6.1.4(B)(5)(a) of the LDRs, the maximum number of parking spaces allowed would be 21 spaces (17 spaces x 125% = 21.25 spaces).

Section 6.1.4(B)(5)(b) states that the maximum number of parking spaces allowed may be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment. A request has been submitted for the proposed Firestone under the provisions of Section 6.1.4(B)(5)(b) to increase the maximum number of parking spaces allowed from 21 spaces to 25 spaces.

In order to support the request, the applicant has provided data for five similar retail locations. The average number of customers per day for each location was provided for a period from January 2024 through mid-April 2024. The applicant contends that the average number of transactions at similar retail locations range from 28.8 customer cars per day to 45 customer cars per day. Additionally, the applicant contends that the reduction in parking spaces from the desired number (30 spaces) to the maximum permitted by Section 6.1.4(B)(5)(a) (21 spaces) could result in a potential revenue reduction of approximately $175,000.00 per year.

In addition to the information submitted by the applicant to support its request, City Staff also reviewed each of the five retail locations identified by the applicant to evaluate average parking demand and average parking utilization. This analysis is provided as an attachment to this letter. In summary, City Staff's analysis concluded that the estimated average parking demand for the five retail locations ranged from 11 spaces to 17 spaces and the estimated average parking utilization ranged from 12.17 spaces to 15.92 spaces. Of a total of 27 instances, utilization of parking exceeded the maximum number of parking spaces permitted by Section 6.1.4(B)(5)(a) (21 spaces) a total of five (5) times, and in only one (1) instance did the total number of parking spaces exceed 25 spaces.

Upon review of the request and supporting data and further Staff analysis, it is found that the provisions of Section 6.1.4(B)(5)(b) are satisfied. As such, your request to increase the maximum number of parking spaces allowed for the proposed Firestone to a maximum of 25 spaces is approved.

If you have any questions regarding to this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

PALMETTO ALACHUA-US 441, LLC
632 E. Main Street, Suite 301
Lakeland, Florida 33801

June 19, 2024

VIA EMAIL

Justin Tabor
Planning and Community Development - Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615
Email: jtabor@cityofalachua.com

Re: SWC of US Highway 441 and NW 173rd Street, Alachua, Florida

Dear Mr. Tabor:

Bridgestone Retail Operations, LLC has engaged Palmetto Alachua-US 441, LLC to construct a new automotive retail facility at the above-listed location. The projected sales volume for this location is based upon a customer parking stall count of 35+ per day during regular operating hours of 7am-7pm Monday-Friday and 7am-6pm on Saturday and Sunday.

Typically, a minimum of 30 parking stalls is required to accommodate both customer and teammate parking during store operations. However, after analyzing the immediate trade area and following discussions with our development team, we have agreed to proceed with 25 parking stalls for this facility, which represents the minimum parking stall count required for our operations.

Please see the attached list (Attachment 1) of daily customer count of surrounding FCAC retail locations. If this site is limited to 21 parking stalls, our analysis estimates a potential revenue reduction of +/- 175K per year, which makes this no longer a viable location for a BSRO retail store and we will be forced to abandon this development project."

Sincerely,

PALMETTO ALACHUA-US 441, LLC
By: Palmetto Capital Group, LLC
Its Manager

By:_____
Josh Spence, AIA, LEED AP BD+C
Senior Vice President of Development Management

Attachments

Attachment 1 – BSRO North Florida Region Parking Data

Attachment 1

BSRO North Florida Region Parking Data

Average BSRO teammate parking spaces required daily: 8-10

Average number of transactions at sister stores (Jan 2024 – April 14, 2024)

1. Jacksonville, FL (#165790):	28.8 customer cars/day
2. Jacksonville, FL (#167845):	30.2 customer cars/day
3. Clermont, FL (#166516):	45 customer cars/day
4. Lake Worth, FL (#160068):	29.5 customer cars/day
5. Cape Coral, FL (#317871):	31.8 customer cars/day

Firestone Parking Adjustment Request – Staff Analysis

Analysis of Example Locations Provided by Applicant

Location 1
12575 Bartram Park Blvd., Jacksonville, FL 32258

- 41 spaces
- Applicant notes 28.8 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 2.4 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 4.8 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.2 per hour
  - Presuming 4 technicians plus 1 front counter employee: 5 employee spaces required

Total Estimated Average Parking Demand: 11 spaces

Historical Data Referenced for Analysis
Aerial (Google Earth, 2/18/24): ~18 spaces utilized
Aerial (Google Earth, 6/24/23): 17 spaces utilized (5 vehicles parked in loading area)
Aerial (Google Earth, 1/13/21): 11 spaces utilized (1 vehicle parked in loading area)
Aerial (Google Earth, 12/17/18): 13 spaces utilized
Aerial (Google Earth, 10/28/17): 22 spaces utilized
Aerial (Google Earth, 9/12/17): 13 spaces utilized
Aerial (Google Earth, 3/15/17): 15 spaces utilized
Street View (March 2022): 10 spaces utilized (4 vehicles parked in loading area) – open sign visibly lit

Average Utilization: 12.90 spaces

- *2 instances out of 8 where CoA Code maximum parking would be exceeded.*

- *0 instances where proposed parking adjustment maximum would be exceeded.*

Location 2

16747 Cagan Park Ave., Clermont, FL 34714

- 31 spaces
- Applicant notes 45 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 3.75 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 7.5 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.875 per hour
  - Presuming 6 technicians plus 1 front counter employee: 7 employee spaces required

Total Estimated Average Parking Demand: 17 spaces

Historical Data Referenced for Analysis

Aerial (Google Maps, not dated): 15 spaces utilized
Aerial (Google Earth, 2/17/23): ~21 spaces utilized
Aerial (Google Earth, 4/15/22): 20 spaces utilized
Aerial (Google Earth, 11/29/21): 17 spaces utilized
Aerial (Google Earth, 3/13/21): ~20 spaces utilized
Aerial (Google Earth,1/18/21): 14 spaces utilized
Aerial (Google Earth,1/9/21): 24 spaces utilized
Aerial (Google Earth, 11/26/19): 20 spaces utilized
Aerial (Google Earth, 12/17/18): 27 spaces utilized
Aerial (Google Earth,11/16/18): 15 spaces utilized
Aerial (Google Earth, 3/5/18): 11 spaces utilized
Aerial (Google Earth, 1/3/18): 19 spaces utilized
Street View (Sept 2022): 21 spaces utilized

Average Utilization: 15.92 spaces

- *2 instances out of 13 where CoA Code maximum parking would be exceeded.*

- *1 instance where proposed parking adjustment maximum would be exceeded.*

Location 3
905 Del Prado Blvd. N., Cape Coral, FL 33990

- 32 spaces
- Applicant notes 31.8 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 3.75 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 5.3 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.33 per hour
  - Presuming 5 technicians plus 1 front counter employee: 6 employee spaces required

Total Estimated Average Parking Demand: 13 spaces

Historical Data Referenced for Analysis
Aerial (Google Earth, 2/14/24): 10 spaces utilized (2 vehicles parked in loading area)
Aerial (Google Earth, 11/4/23): 15 spaces utilized (2 vehicles parked in loading area)
Aerial (Google Earth, 1/18/22): 20 spaces utilized (3 vehicles parked in loading area)
Aerial (Google Earth, 6/5/22): ~14 spaces utilized
Aerial (Google Earth, 1/5/21): 8 spaces utilized
Aerial (Google Earth, 1/23/20): 6 spaces utilized

Average Utilization: 12.17 spaces

- *1 instance out of 6 where CoA Code maximum parking would be exceeded.*

- *0 instances where proposed parking adjustment maximum would be exceeded.*

Location 4
4628 Tropea Way, Jacksonville, FL 32246

- Analysis not possible as no historical aerials/street views are available for this location

Location 5
8895 Lantana Road, Lake Worth, FL 33467

- Analysis not possible as no historical aerials/street views are available for this location

Staff's Recommendation: Approve a parking adjustment to a maximum of 25 spaces (including required ADA parking spaces).

- In 5 instances (out of 27) the CoA parking maximum is exceeded for example store locations. In 1 instance the recommended parking adjustment maximum is exceeded for example store locations.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 17, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Project Assistance Team (PAT) Review: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On June 5, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on April 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated April 30, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 20, 2024**. Materials may be provided electronically to the project planner.

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Site Plan Application

1. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

Remaining Issues: Applicant has not submitted revised parking adjustment request. Per discussions with the applicant, the maximum number of spaces shall be adjusted to not exceed 25 spaces.

Previous Comments – 3/4/24 Resubmittal

Site Plan

2. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

      Remaining Issues: The applicant contends that the façade is not a 'front façade'. Glazing is not required because the south façade faces a street but rather because it faces a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement. Note spandrel glass may be used if an architectural floorplan is submitted and demonstrates that windows cannot be provided due to a limitation presented by the interior layout or the functional purpose of the interior space.

New Comments – 6/5/24 Resubmittal

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 6, 2024.
   b. The applicant must address all comments provided by Alachua County Fire Rescue in an email dated June 3, 2024.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **June 06, 2024**

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

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (June 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C0.3** **Approved**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes:

NO.	COMMENTS
	"ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS

- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

Please **resubmit** this sheet

Comment on Feb 2024 Submittal

Sheet C5tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

Add another note related to potable water specifications.

Increase a PUE from 7.5 to 10 ft.

Remove the fire line PUE.

Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table.

Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly.

NO.	COMMENTS
	See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** See C5 Markup – please address the following comments: • Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes. • Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change. • Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line & sprinkler system for the building. **Conditional Approval** **Comment on June Submittal** 2x2Xx Tee Comment: **Approved** DI Fire Hydrant Supply Pipe: **Approved** 2250 gpm Available Issue: The fire flow test will be repeated with the fire marshall present. Depending on results, S**ubmit** response and R**esubmit** applicable sheets.
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA

NO.	COMMENTS
	recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as

NO.	COMMENTS
	part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward. **Conditional Approval** **Comment on Apr 2024 Submittal** If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* **Conditional Approval** **Comment of June 2024 Submittal** Resolution of this comment depends on the results of the repeated fire flow test as per comment 5. The previous comment is repeated below. If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* Depending on results of the repeated fire flow tests, **Submit** response and **Resubmit** applicable sheets.
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with

NO.	COMMENTS
	CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451- **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
END OF COMMENTS	

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

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Mon 6/3/2024 10:07 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Cc:Thomas Ridgik <th_ridgik@cityofalachua.org>;

Good morning

Please re check the available fire flow data. The current data as submitted appears unusually higher than what has been found in that area in the past. Also have the testing contractor contact Alachua County Fire prevention at 325-494-3140 or sware@alachuacounty.us to witness the test.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Monday, June 3, 2024 8:56 AM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>; Marcus Winburn <ma_winburn@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>
Subject: Re: Request for Review - Firestone Special Exception Permit & Site Plan

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

PAT Members:

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: April 30, 2024

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, May 14, 2024.

If an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. **Please remit payment with your next resubmittal. Review of the application will resume upon receipt of your resubmittal addressing the comments herein and payment of the surcharge ($675.00)**

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   Remaining Issues: Comment was not addressed.

1. Response: Please see attached revised justification report.

Site Plan Application Comments:

2. Comment: Article 6, Development Standards
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      Remaining Issues: Materials supplied to the City by email on Monday, April 22 are under review. Comments will be provided under separate cover.
   b. Section 6.2, Landscaping Standards
      i. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
      Remaining Issues: Comment was not addressed. Calculations for each area (e.g., “north parking lot” and “west parallel parking” must be provided as two separate analyses of compliance with the landscaping requirement for each area.

ii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
Remaining Issues: A row of shrubs has been added immediately adjacent to the curbed area of the southern parking lot, however, the row of shrubs to fulfill the site perimeter buffer was removed.

iii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).
Remaining Issues: A note was added identifying "8" smooth face CMU" as the screening material. Please provide additional information about the selected product, such as a manufacturer's spec sheet.

2. Response: **a.i.: Acknowledged, we understand that materials supplied to the city by email Monday, April 22 are under review and comments will be provided under separate cover. We have removed the three parallel parking spaces, bringing the total amount of parking spaces to 25, see revision 4 on sheet C1.**

b.i. & b.ii.:The parking lot buffer landscape analysis requirement provided for all parking lot buffers. The Southern perimeter is a type A buffer and a hedge is not required. The south parking lot buffer shrubs located behind the curb is an average of 28' and provides a visual opaque landscaping from the southern view. Please review the calculation for the southern landscape parking buffer and perimeter parking. This was confirmed by phone conversation with Jason. All parking lot buffers located immediately adjacent to curb. Please see revision 4 on sheet C7.

b.iii.: There is not an actual manufacturer like a prefinished material for the smooth face CMU. This will be a standard 8" gray CMU block that is reinforced by the GC per the structural drawings and then we are painting it PT-17 and a prefinished aluminum coping per the rendering (PA4) included with the plans.

Previous Comments – 3/4/24 Resubmittal

Special Exception Comments:

3. Comment: Miscellaneous

a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.

Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

3. Response: **a. Please see attached updates justification report.**

b. Please see attached updated justification report.

Site Plan Comments:

4. Comment: Article 6, Development Standards

a. Section 6.8, Design Standards for Business Uses

i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

Remaining Issues: The applicant's response states "[t]he South façade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway…" Glazing is not required because the south façade faces a street but rather because it faces a publicly accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement.

ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.

Remaining Issues: Comment was not addressed.

iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

Remaining Issues: Comment was not addressed.

4. Response: **i. Section 6.8.2(A)(1) states "All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or**

RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2)". We do not face a "street" or lands containing existing residential uses, or vacant land classified by one of the mentioned designations, therefore we should NOT be subject to Subsection 6.8.2(A)(2), which contains the aforementioned glazing requirement, and even if Subsection 6.8.2(A)(2) were to apply, that section [specifically 6.8.2(A)(2)(a)(i)] is regarding "Glazing of the front facade". Section 10.2 of the LDRs defines front facade as follows: "*Front facade or front elevation* means the exterior walls of a structure which are immediately adjacent to the street which the structure fronts". Again, we believe there is no "street" in the rear & our "street which the structure fronts" is Hwy 441. I think staff would agree we do not have two front facades in this case.

ii. Section 6.8.2(A)(2)(b): The North elevation has been revised to alternate the massing within the 30' requirement.

iii. Sheet PA4: The RTU's were already being screened by the parapets, but were shown too high. We have adjusted those accordingly and are shown and called out in the attached elevations as revision 4.

New Comments - 4/4/24 Resubmittal

5. Comment: Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 25, 2024.

5. Response: Acknowledged.

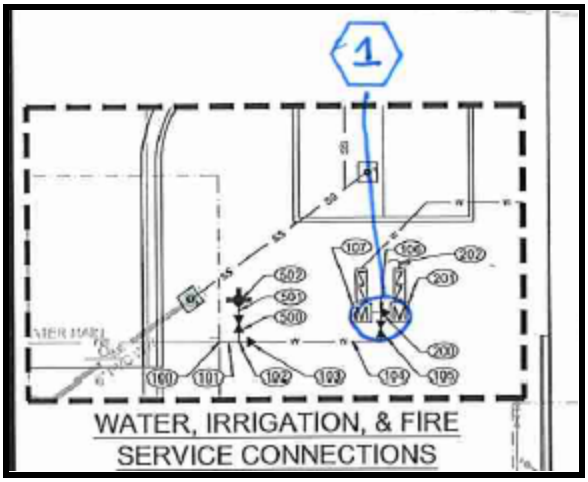
6. Comment: Miscellaneous
   a. Sheet C7: Update note under alternative landscape plan compliance request regarding separation of landscape plantings from freestanding sign as it is no longer applicable.

6. Response: The note of the freestanding sign has been removed from the alternative landscape plan note as requested. Please see updated notation as revision 4 on sheet C7 based on Landscape Architect phone conversation with the reviewer regarding buffer planting requirements.

Fire Site Plan Comments April 2024

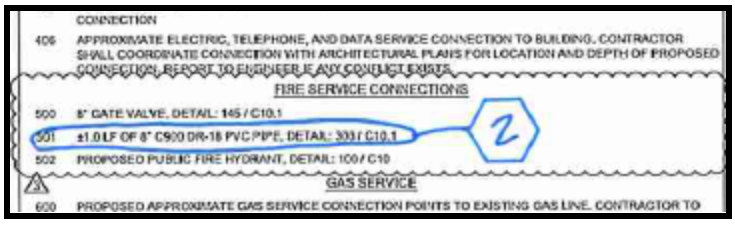
Sheet C5 / See C5 Markup - please address the following comments:
Conditional Approval

7. Comment: Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes.



7. Response: As shown in both the screenshot above and the current plans, the needed tee is called out on sheet C5 as keynote number 106 and was defined as 2" tee with detail 130 on sheet C10, no plan changes necessary.

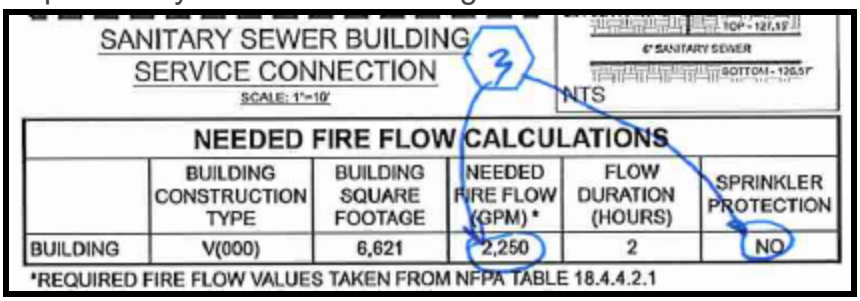
8. Comment: Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change.



8. Response: Keynote 501 on sheet C5 supplying the fire hydrant was revised to show as DIP in lieu of PVC, see sheet C5, revision 4.

9. Comment: Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line

& sprinkler system for the building.


SANITARY SEWER BUILDING SERVICE CONNECTION
SCALE: 1"=10'

3

NTS

NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

9. Response: **The 2250 gpm fire flow is available, thus fire lines and sprinkler systems are not necessary. Please see the attached water supply analysis report.**

10. Comment: If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: Please add Detail 139 to the job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". *If the design engineer does not access this detail, the City will forward.*

10. Response: **It was determined that a fire line and sprinkler system were not required based on the attached water supply analysis report, thus no changes to the design were necessary.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 30, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Project Assistance Team (PAT) Review: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On April 4, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on April 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated March 19, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, May 14, 2024**. A total of four (4) copies of the application packages 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.

As noted in our March 19, 2024 letter, the initial application fee includes two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that these comments were addressed. It has been determined that **a third PAT review is required and a surcharge of 25% of the application fee will be assessed for the third PAT review. Please remit payment you're your next resubmittal. Review of the application will resume upon receipt of your resubmittal addressing the comments herein and payment of the surcharge ($675.00).**

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.

   Remaining Issues: Comment was not addressed.

Site Plan Application

2. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

      Remaining Issues: Materials supplied to the City by email on Monday, April 22 are under review. Comments will be provided under separate cover.

   b. Section 6.2, Landscaping Standards
      i. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

      Remaining Issues: Comment was not addressed. Calculations for each area (e.g., "north parking lot" and "west parallel parking" must be provided as two separate analyses of compliance with the landscaping requirement for each area.

      ii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

      Remaining Issues: A row of shrubs has been added immediately adjacent to the curbed area of the southern parking lot, however, the row of shrubs to fulfill the site perimeter buffer was removed.

      iii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

      Remaining Issues: A note was added identifying "8" smooth face CMU" as the screening material. Please provide additional information about the selected product, such as a manufacturer's spec sheet.

Previous Comments – 3/4/24 Resubmittal

Special Exception Permit

3. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.

   Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

   Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

Site Plan

4. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

      Remaining Issues: The applicant's response states "[t]he South façade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway…" Glazing is not required because the south façade faces a street but rather because it faces a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement.

      ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.

      Remaining Issues: Comment was not addressed.

      iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

      Remaining Issues: Comment was not addressed.

New Comments – 4/4/24 Resubmittal

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 25, 2024.

6. *Miscellaneous*
   a. Sheet C7: Update note under alternative landscape plan compliance request regarding separation of landscape plantings from freestanding sign as it is no longer applicable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Apr 25, 2024**

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

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/23/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Apr 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C0.3** **Approved**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes:

NO.	COMMENTS
	"ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT" Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS

- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

Please **resubmit** this sheet

Comment on Feb 2024 Submittal

Sheet C5tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

Add another note related to potable water specifications.

Increase a PUE from 7.5 to 10 ft.

Remove the fire line PUE.

Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table.

Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly.

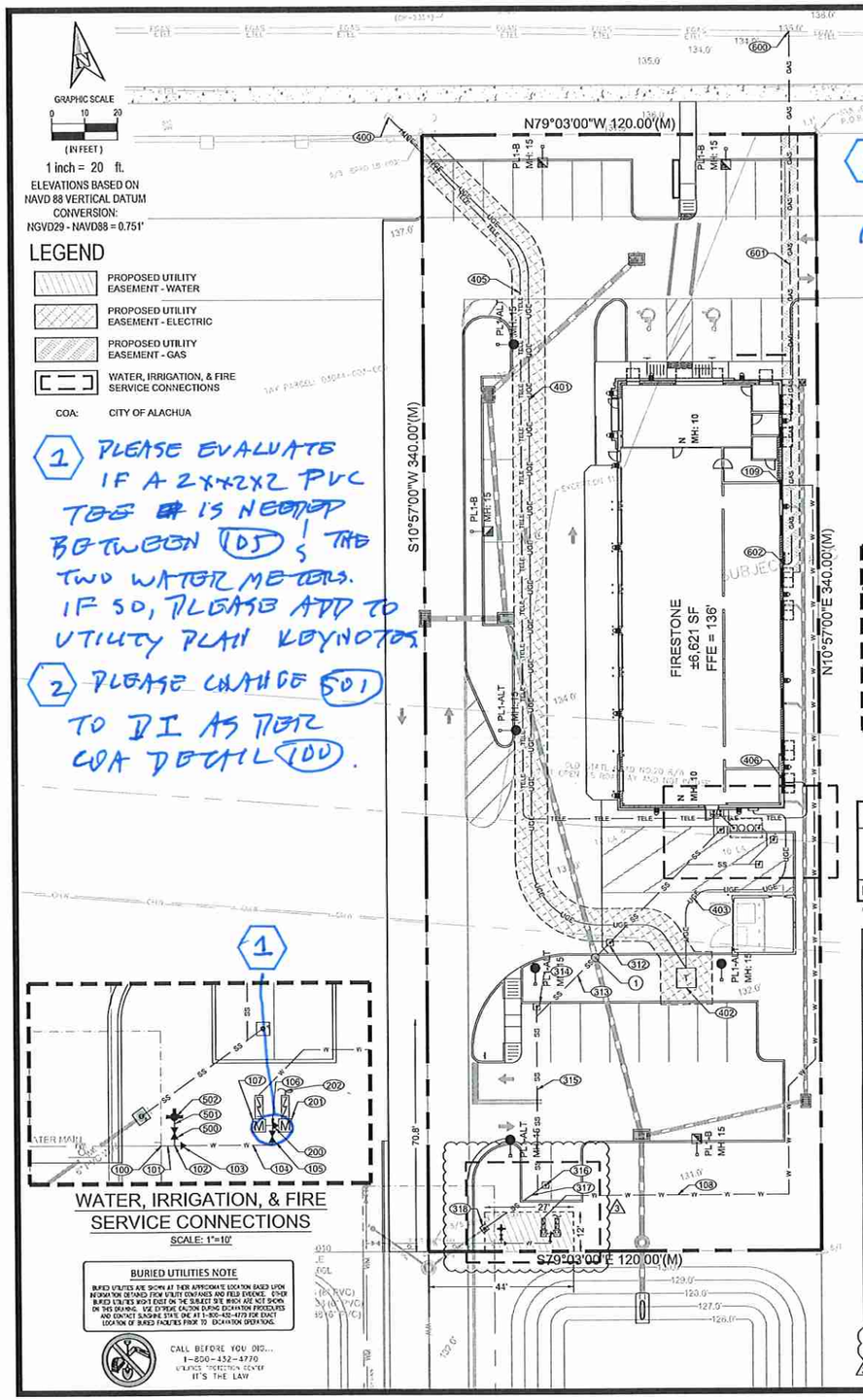
NO.	COMMENTS
	See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** See C5 Markup – please address the following comments: • Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes. • Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change. • Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line & sprinkler system for the building. **Conditional Approval**
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here.

NO.	COMMENTS
	Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward.

NO.	COMMENTS
	Conditional Approval **Comment on Apr 2024 Submittal** If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* **Conditional Approval**
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451- **Conditional Approval**

NO.	COMMENTS
	Comment on Apr 2024 Submittal Sheet C5 Approved
	END OF COMMENTS

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



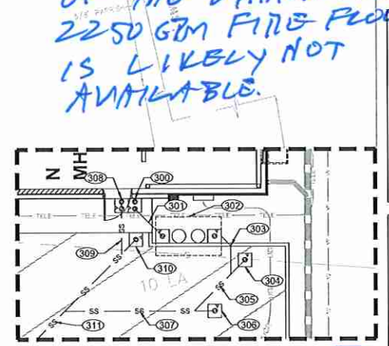
NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END OF MAINTENANCE" CLEAN OUT.
15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS.



UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 124 / C10
101 ±1.4 LF OF 6" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
102 6" TEE
103 6" x 2" REDUCER
104 ±13.5 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
105 2" GATE VALVE, DETAIL: 118 / C10
106 2" TEE, DETAIL: 130 / C10
107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10
*END OF COA MAINTENANCE
108 ±306.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1
109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX
201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10
*END OF COA MAINTENANCE
202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 131.94', EFFLUENT INV.= 131.69'
DETAIL: 227 / C10.1
303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
304 6" CLEANOUT, INV.= 131.66, DETAIL: 1 / C10
305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
306 6" CLEANOUT, INV.= 131.58, DETAIL: 1 / C10
307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.56'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
310 6" CLEANOUT, INV.= 131.51, DETAIL: 1 / C10
311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
312 6" DROP CLEANOUT, HIGH INV.= 131.02' LOW INV. = 128.64', DETAIL: 1 / C10
313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
314 6" CLEANOUT, INV.= 126.35, DETAIL: 1 / C10
315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
316 6" CLEANOUT, INV.= 125.82, DETAIL: 1 / C10
317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
318 6" CLEANOUT, INV.= 125.38, DETAIL: 1 & 127 / C10
*END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
401 ±307.7 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER
402 PROPOSED GROUND MOUNTED TRANSFORMER
403 ±50.3 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION
404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
405 ±330.3 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION
406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10.1
501 ±1.0 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
502 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE
602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4316 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 551-5315
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 04/01/2024
SCALE 1" = 20'
SHEET C5

UTILITY PLAN

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: March 19, 2024

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, April 3, 2024.

If an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required. **Remaining Issues**: Response does not address storage/disposal of hazardous materials such as used oil and other fluids.
   b. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width. **Remaining Issues:** Comment was not addressed.
   c. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements. **Remaining Issues:** Response does not address turning movements.

1. Response:

1.a. Firestone deals with all Hazardous waste with accepted industry standard practices. All Firestone Complete Auto Care locations are trained and equipped to responsibly dispose of motor oil, oil filters, gear oil, hydraulic fluid, power steering fluid, transmission fluid, and brake fluid. They are also prepared to properly handle select car and marine batteries.

1.b. Service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street

1.c. Truck access plan added to the set showing turning movement, see sheet C1.1, revision 3

Site Plan Application Comments:

2. Comment: *Article 6, Development Standards*
   a. *Section 6.1., Off-Street Parking and Loading Standards*

i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

Remaining Issues: Comment was not addressed. Discussions with the applicant have indicated the applicant's intention to request a parking adjustment under the provisions of Section 6.1.4(B)(5). Materials addressing the required information to support such requests have not been provided. If the applicant intends to request a parking adjustment pursuant to the provisions of Section 6.1.4(B)(5), submit such request with supporting information, including materials that address how the use is not economically viable without such adjustment.

a. Response: Please see the attached parking adjustment letter from Firestone describing that the project is not economically feasible without at least the proposed parking stalls. Their standard parking requirement is 30 stalls, but they have made a concession with this site given the specific project location and such considerations.

b. *Section 6.2, Landscaping Standards*

i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).

Remaining Issues: Comment was not addressed. Required arterial screening is not provided. Applicant requests an alternative landscape plan 'for sign visibility'. This is not an eligible criterion to request an alternative landscape plan. Additionally, Section 6.2.3(E) is not eligible for an alternative landscape plan request. Reference Section 6.2.2(D)(10).

i. Response: North Buffer has been revised, to include all LF. of the property line, only excluding the 5' LF. for the sidewalk. Buffer Chart and Label has been recalculated to provide 115.0 LF. with 5 canopy trees and 4 understory trees required and proposed, as well as a continuous screening hedge, as per Section 6.2.3(e). See sheet C7.0, revision 3.

ii. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

Remaining Issues: Analysis added to Sheet C7 for the parking to the north of the building and to the west of the building (parallel

parking) are calculated together as the “west parking lot buffer”. Calculations for each area must be provided.

ii. Response: West Buffer and Buffer Table have been revised to include the North parking lot LF. into calculations, updated to show 244.0 LF. Alternative Landscape Requested, due to proximity of underground utilities, and limited curb width in the landscape median to the west of the parallel parking spaces, for installation of canopy trees to not be viable for future growth and possible damage to utilities from roots. Proposing 2 Red Maples in the north parking islands, and 13 Understory Trees in the west median to equal 15 total trees. See West Buffer Label and Buffer Chart on sheet C7.0, revision 3.

iii. Parking lot buffers must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

Remaining Issues: Comment not addressed. Row of shrubs is not immediately adjacent to the curbed area of the southern parking lot.

iii. Response: South Buffer has been revised with the continuous screening hedge located directly behind the curb, including 2’ for vehicle overhang only. See sheet C7.0, revision 3.

iv. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

Remaining Issues: A dumpster enclosure detail is provided on Sheet C8 however the detail does not identify the material of the proposed enclosure.

iv. Response: Dumpster enclosure detail has been revised to provide the material used for the walls and doors as well as the height, see sheet C8, revision 3.

c. *Section 6.4, Exterior Lighting Standards*

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).

Remaining Issues: Comment was not fully addressed. Maximum horizontal illumination is exceeded in the parking lot area near fixtures PL1 and PL2.

ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).

Remaining Issues: Comment was not addressed.

C Response: Photometric plans have been revised to comply with the comments. Mounting height changed to 15ft, see sheet SL1, revision 3 for details.

d. *Section 6.5, Signage*
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).
   Remaining Issues: While signage requires a separate permit, the following comment is provided as a courtesy. Per Section 6.5.4(C)(3) wall signs are only permitted on the front elevation (e.g., street facing or north elevation in this instance). Signage cannot be permitted on the east or west elevation.

e. *Section 6.8, Design Standards for Business Uses*
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.
   Remaining Issues: See comments provided under new comments below.

2. Response: **Please see the attached revised architectural elevations with the signage removed.**

New Comments – 3/4/24 Resubmittal

Special Exception Comments:

3. Comment: *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

3. Response: **Please see the attached approved text amendment.**

Site Plan Comments:

4. Comment: *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.
iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

4. Response: **The South facade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway or spine road only serving the subject seven (7) commercial tracts being developed here as Sante Fe Crossing. And note, there actually is a parcel under (future) separate ownership (for retention) between us & this rear roadway.**

5. Comment: *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address all comments provided by the Public Services Department in a memorandum dated March 19, 2024.

5. Response: **All comment provided by the Public Services Department in a memorandum were addressed, see revised sheets with the revision #3.**

6. Comment: *Miscellaneous*
a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

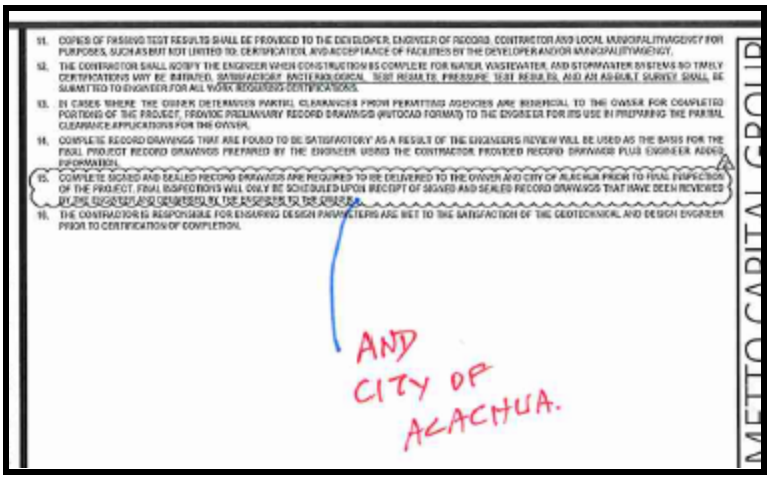
6. Response: **Please see the attached approved text amendment.**

Public Services Utilities Comments

1. Comment: *Meaning of Conditional Approval:* Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.

1. Response: **Acknowledged.**

2. Comment: *Sheet C0.3:* Please add another "AND CITY OF ALACHUA". See markups.



2. Response: **NOTE corrected and includes "AND CITY OF ALACHUA" in two instances, see sheet C0.3, revision 3**

3. Comment: *Sheet C5:* Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See markups.

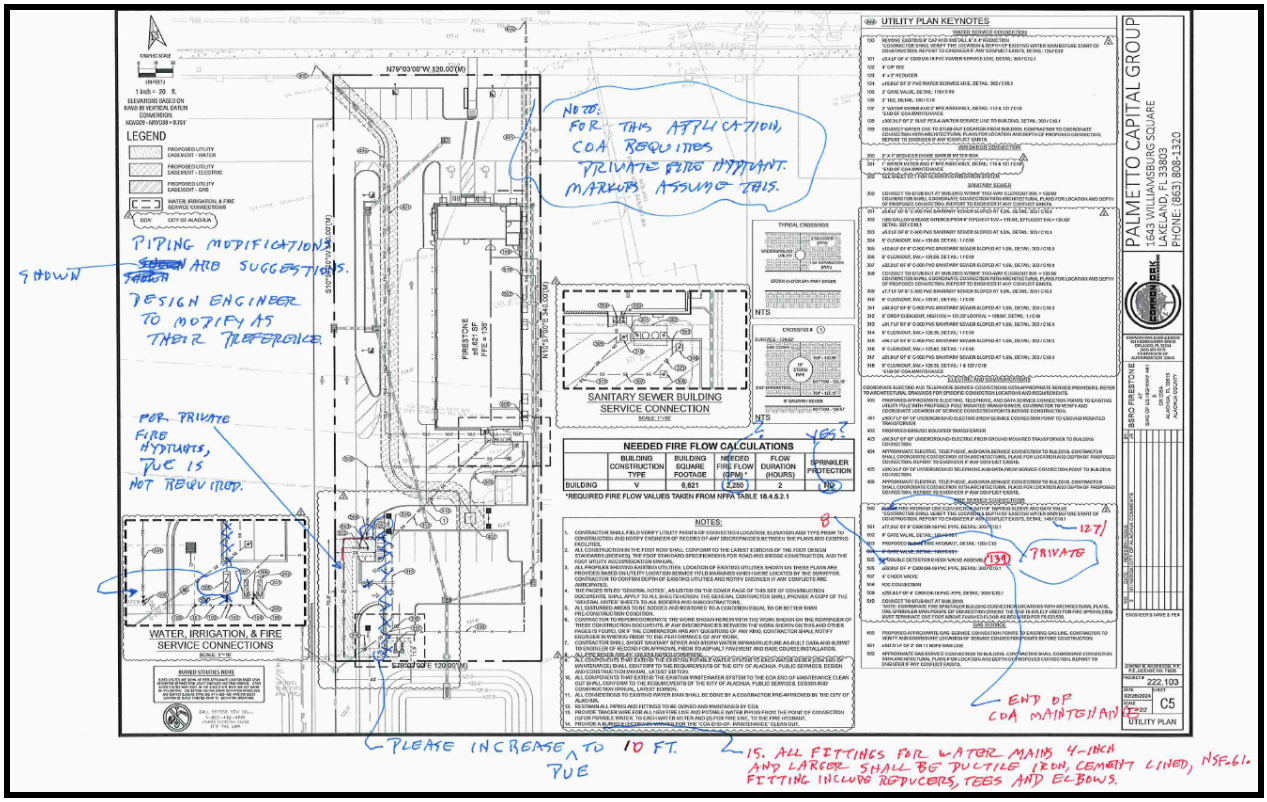
3. Response: **NOTE 15 added to the notes on sheet C5, Utility plan, revision 3**

4. Comment: *Sheet C5:* the reviewer has just been advised that the City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

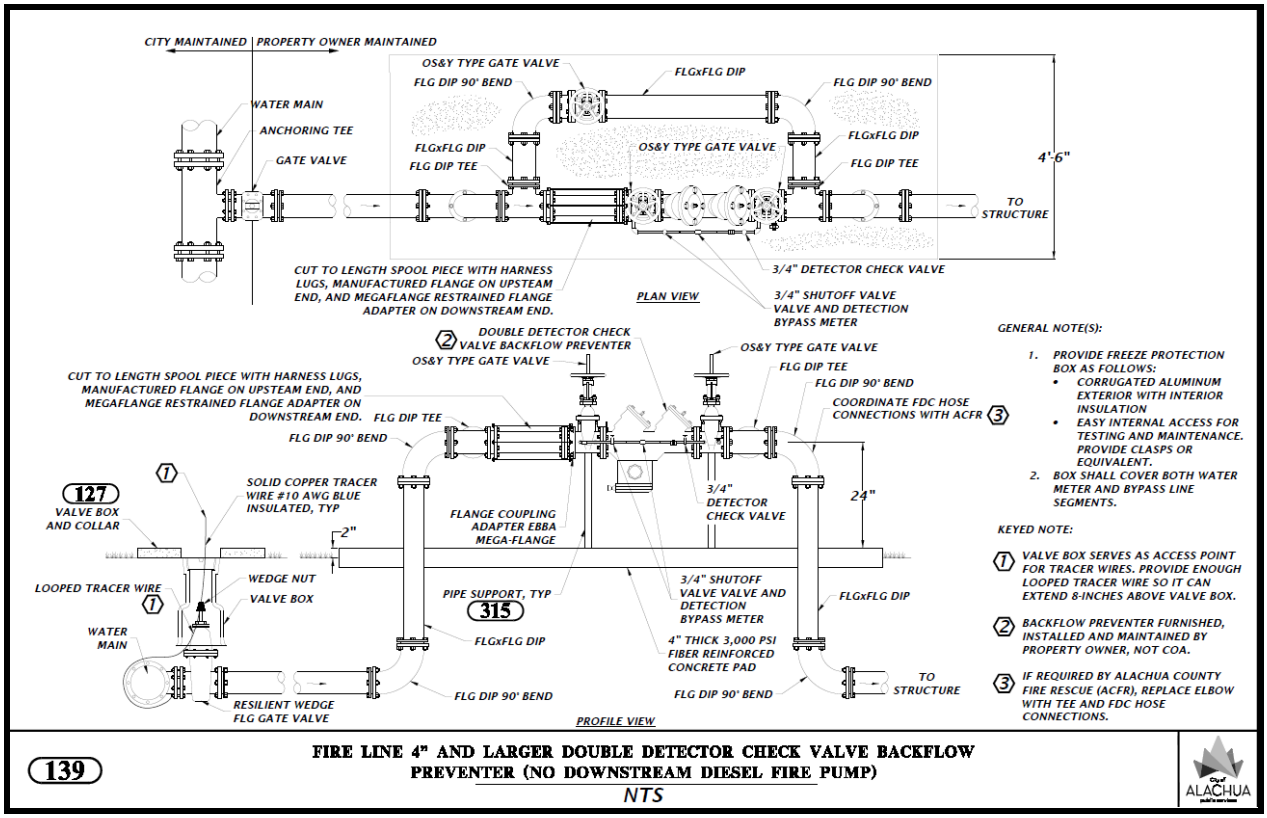
- Add another note related to potable water specifications.
- Increase a PUE from 7.5 to 10 ft.
- Remove the fire line PUE.
- Evaluate and revise the “NEEDED FIRE FLOW CALCULATIONS” table.
- Add “END OF COA MAINTENANCE” to Double Detector Check Valve Assembly.
- See Markups.



4. Response: **NOTE added to the notes section, Utility easement increased to 12’ and includes public Fire Hydrant, Needed Fire Flow calculation table has been revised accordingly, Fire suppression line and location of the fury hydrant revised, double detector check valve has been removed, see sheet C5, revision 3.**

5. Comment: Please add Detail 139 to the job titled “FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW

PREVENTER". If the design engineer does not access this detail, the City will forward.



5. Response: **No DDCV needed, Fire line has been revised and fire hydrant has been moved to the utility easement. See Sheet C5, revision 3.**

6. Comment: *Sheet C0:* Utility Providers: City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with:

EMORY SUMMERS
PHONE: 352-451-5920

6. Response: **Supervisor name and phone number was modified accordingly, see sheet C0, revision 3 for details.**

Fire Rescue:

1. Comment: A non-sprinkled building is allowed.

1. Response: **Fire sprinkler water supply line has been removed from the building. Fire Hydrant moved accordingly, see sheet C5, revision 3 for details.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

March 19, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Project Assistance Team (PAT) Summary: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On March 4, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on March 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated January 18, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, April 3, 2024**. A total of four (4) copies of the application packages 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.

Please note that the initial application fee includes two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that these comments were addressed. A review to confirm if these comments have been sufficiently addressed will be performed upon the next resubmittal, however, **if an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.**

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.

   Remaining Issues: Response does not address storage/disposal of hazardous materials such as used oil and other fluids.

   b. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.

   Remaining Issues: Comment was not addressed.

   c. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

   Remaining Issues: Response does not address turning movements.

Site Plan Application

2. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

      Remaining Issues: Comment was not addressed. Discussions with the applicant have indicated the applicant's intention to request a parking adjustment under the provisions of Section 6.1.4(B)(5). Materials addressing the required information to support such request have not been provided. If the applicant intends to request a parking adjustment pursuant to the provisions of Section 6.1.4(B)(5), submit such request with supporting information, including materials that address how the use is not economically viable without such adjustment.

   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).

      Remaining Issues: Comment was not addressed. Required arterial screening is not provided. Applicant requests an alternative landscape plan 'for sign visibility'. This is not an eligible criterion to request an alternative landscape plan. Additionally, Section 6.2.3(E) is not eligible for an alternative landscape plan request. Reference Section 6.2.2(D)(10).

ii. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

Remaining Issues: Analysis added to Sheet C7 for the parking to the north of the building and to the west of the building (parallel parking) are calculated together as the "west parking lot buffer". Calculations for each area must be provided.

iii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

Remaining Issues: Comment not addressed. Row of shrubs is not immediately adjacent to the curbed area of the southern parking lot.

iv. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

Remaining Issues: A dumpster enclosure detail is provided on Sheet C8 however the detail does not identify the material of the proposed enclosure.

c. Section 6.4, Exterior Lighting Standards

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).

Remaining Issues: Comment was not fully addressed. Maximum horizontal illumination is exceeded in parking lot area near fixtures PL1 and PL2.

ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).

Remaining Issues: Comment was not addressed.

d. Section 6.5, Signage

i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

Remaining Issues: While signage requires a separate permit, the following comment is provided as a courtesy. Per Section 6.5.4(C)(3) wall signs are only permitted on the front elevation (e.g., street facing or north elevation in this instance). Signage cannot be permitted on the east or west elevation.

e. Section 6.8, Design Standards for Business Uses

i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

Remaining Issues: See comments provided under new comments below.

New Comments – 3/4/24 Resubmittal

Special Exception Permit

3. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

Site Plan

4. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.
      ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.
      iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated March 19, 2024.

6. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **March 19, 2024**

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

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

TR 3/19/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Feb 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM

NO.	COMMENTS
	TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout. • Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA

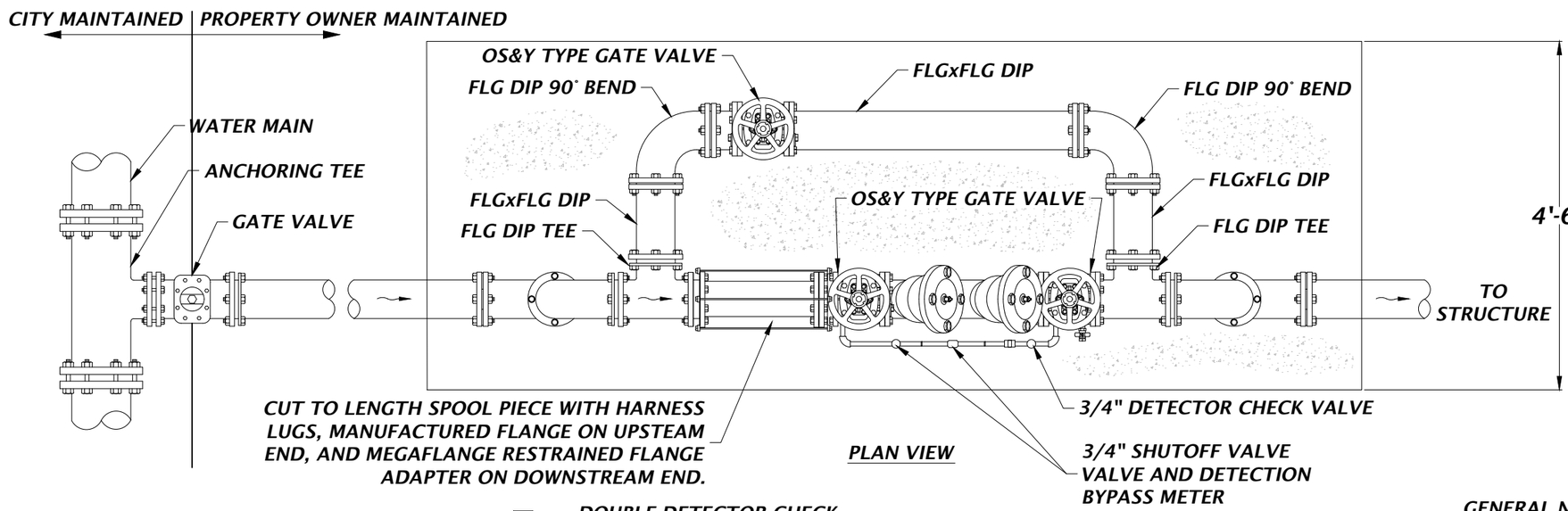
NO.	COMMENTS
	standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5**tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant. The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant. Please revise sheet as per the other markups, with a partial list being: Add another note related to potable water specifications. Increase a PUE from 7.5 to 10 ft. Remove the fire line PUE. Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table. Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly. See Markups. **Conditional Approval**
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping.

NO.	COMMENTS
	Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B

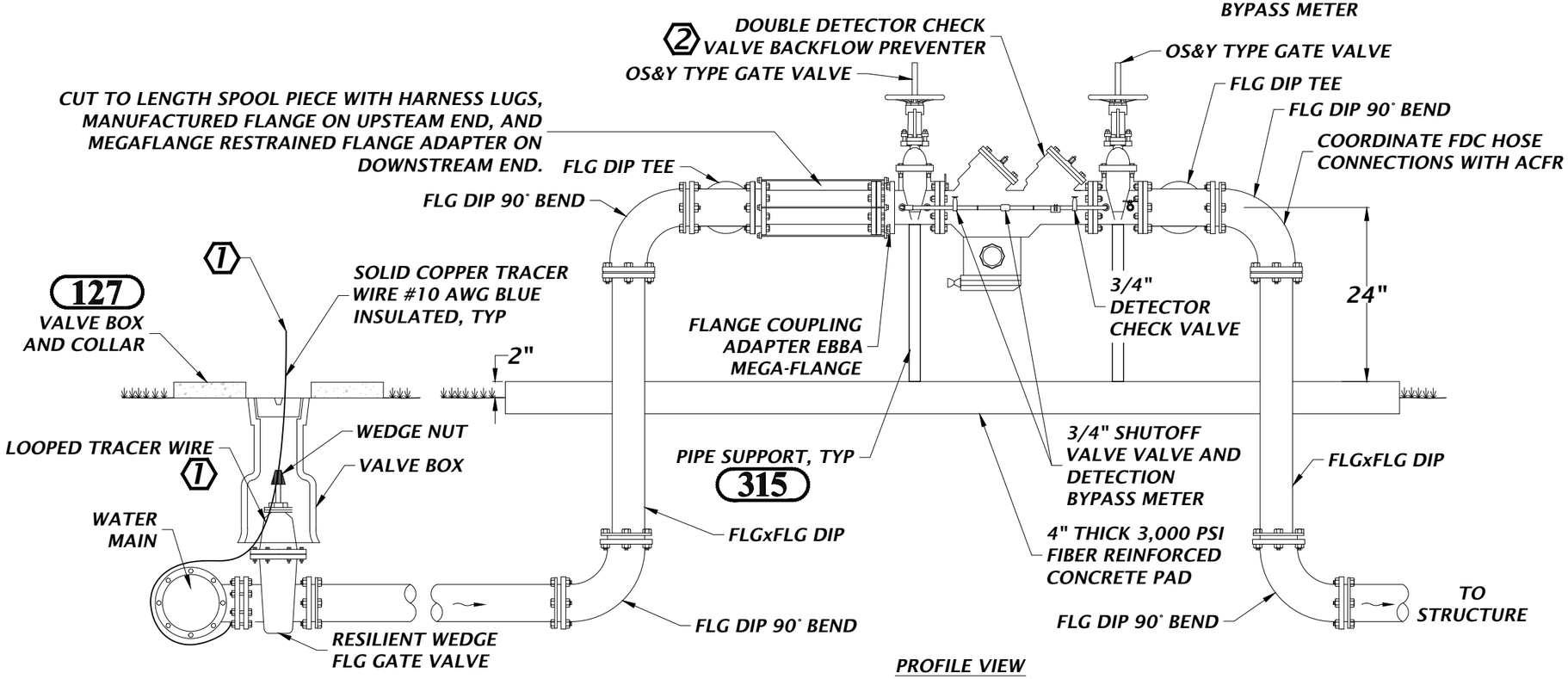
NO.	COMMENTS
	321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward. **Conditional Approval**
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451-5920

NO.	COMMENTS
	Conditional Approval
END OF COMMENTS	

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



PLAN VIEW



PROFILE VIEW

GENERAL NOTE(S):

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

KEYED NOTE:

① *VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.*

② *BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.*

③ *IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.*

139

FIRE LINE 4” AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)

NTS

City of ALACHUA public services

DEWATERING NOTES

1. DURING THE EXCAVATION PROCESS IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND OR AN ABOVE GOUND CHAMBER. ALL DEWATERING MUST BE RETAINED IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. IF LIMITED AVAILABLE SPACE BECOMES A CONSTRAINT DURING CONSTRUCTION ACTIVITIES, AND A SETTLING POND CAN NOT BE CONSTRUCTED THEN WE RECOMMEND UTILIZING A BAKER TANK AND NON-CATIONIC FLOCCULENT TO REMAIN IN COMPLIANCE WITH THE GENERIC PERMIT. THE MANUFACTURER INFORMATION SHEET FOR THE FLOCCULENT SHOULD BE KEPT ONSITE ALONG WITH THE PERMIT, IF UTILIZED TO REDUCE TURBIDITY.
3. IF THE GROUNDWATER CAN NOT BE CONTAINED ON-SITE AND MUST BE DISCHARGED OFF-SITE, THE CONTRACTORS IS RESPONSIBLE FOR FILING FOR AN FDEP DEWATERING NOI, AND CONDUCTING ALL WATER TESTING REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION AND FDEP. IF THE PROJECT IS WITHIN PROXIMITY OF CONTAMINATION OR SUSPECTED CONTAMINATION THE GROUNDWATER WILL HAVE TO BE TESTED PER FDEP REQUIREMENTS AT A MINIMUM. NO POLLUTED WATERS SHALL BE DISCHARGED INTO STORM SYSTEM OR BODIES OF WATER. BEFORE DISCHARGE OF PRODUCED GROUND WATER TO ANY SURFACE WATER OF THE STATE FROM A NON-CONTAMINATED SITE, ANALYTICAL TESTS ON SAMPLES OF DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE CONTAMINATION. TEST RESULTS MUST MEET MINIMUM REQUIREMENTS SET BY FDEP (DOCUMENT 62-621.300(2) GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM NON-CONTAMINATED SITE ACTIVITY). ANY DEWATERING DRAINAGE DISCHARGED INTO SANITARY SEWERS MUST BE APPROVED BY THE GOVERNING WASTEWATER DIVISION BEFORE DISCHARGING.
4. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFF-SITE.
5. ALL GROUND WATER DISCHARGED OFF-SITE SHALL BE 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) OR LESS. TURBIDITY READINGS SHOULD BR COLLECTED TWICE DAILY, AT LEAST FOUR HOURS APART, TO CONFIRM TURBIDITY IS KEPT BELOW 29 NTUS. THE SAMPLES WILL BE COLLECTED AT THE DISCHARGE LOCATION. A LOG OF DAILY TURBIDITY MEASUREMENTS WILL BE KEPT ONSITE FOR THE DURATION OF DEWATERING ACTIVITIES ALONG WITH DAILY MEASUREMENTS OF THE FLOW RATE IN GALLONS PER DAY
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP A DEWATERING SYSTEM THAT PROVIDES PRETREATMENT OF EFFLUENT PRIOR TO DISCHARGE INTO ADJACENT SURFACE WATERS OR LOCAL SANITARY UTILITY SYSTEM, IF ALLOWED/REQUIRED. THE CONTRACTOR'S DEWATERING METHOD MUST MEET ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING THIS FRACTICE INCLUDING THE USE OF PERMITTED OUTFALL STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY FOR A DEWATERING PERMIT WITH THE APPROPRIATE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNING JURISDICTION.
7. THE DEWATERING SYSTEM SHALL BE DESIGNED, AND BE PROVIDED, USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
8. CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE GROUNDWATER OR ARTESIAN HEAD.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED PROVIDED IT DOES NOT RESULT IN BOIL, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS, DURING NORMAL PUMPING AND UPON DEVELOPMENT WELL(S), LEVEL OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5PPM.
10. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF:
    A. 100,000 GPD TOTAL IN A 24 HOUR (1 DAY) PERIOD FROM DEWATERING
    B. 1,000,000 GPD PUMP CAPACITY IS REQUIRED
    C. GROUNDWATER WELL SIZE 8" IN DIAMETER OR GREATER
    D. CUMULATIVE OUTSIDE DIAMETER OR SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER

    THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH WATER MANAGEMENT DISTRICT, HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL WATER MANAGEMENT AND GOVERNING JURISDICTION ON THE PERMIT REQUIREMENTS FOR DEWATERING. ALL PERMITS SHALL BE SUBMITTED A MINIMUM OF 21 DAYS PRIOR TO STARTING DEWATERING ACTIVITIES.
11. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOATATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
12. IF SILTY/CLAY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, ARE ENCOUNTERED THEN THE WATER SHALL BE TREATED WITH CHEMICAL ADDITIVES, SUCH AS ALUM, IN THE SEDIMENT BASIN IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE SEDIMENT TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING THE EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
13. THE EXCAVATION PROCESS SHALL BE SEQUENCED IN SUCH A MANNER SUCH THAT THE SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE.
14. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM SITE INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GENERAL ADA GUIDELINES FOR SITE CONSTRUCTION

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT STATE & LOCAL BUILDING CODE, THE DEPARTMENT OF JUSTICE ADA STANDARDS, REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1.50 (1/4" PER FDOT OR 2.0%) IN ANY DIRECTION. THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE.
2. RAMPS - SLOPES EXCEEDING 1:20 (5%) BUT NO MORE THAN 1:12 (8.3%) CONSTITUTE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, AND LANDINGS). NO RAMP SHALL EXCEED A 1:12 (8.3%) RUNNING SLOPE OR 1:50 (2%) CROSS SLOPE. RAMPS EXCEEDING SIX FEET IN LENGTH REQUIRE A HANDRAIL THAT CONFORMS TO ADA STANDARDS. A RAMP MAY NOT RISE MORE THAN 2.5 FEET WITHOUT A LANDING.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1.50 (1/4" PRT FDOT OR 2.0%) IN ANY DIRECTION. THE LANDING SHOULD BE AS WIDE AS THE PROPOSED RAMP, MIN 36" WIDE, AND BE 60" LONG. IN MOST SITE CASES LANDINGS SHOULD BE 5 FEET BY 5 FEET.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). IF THE PATH OF TRAVEL GOES TO A PUBLIC RIGHT-OF WAY, IT IS PREFERRED THAT THE ROUTE BE A MINIMUM OF 60 INCHES. THE SLOPE SHOULD BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1.50 (¼" PER FDOT OR 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), THE ADA RAMP CRITERIA MUST BE ADHERED TO, A MAXIMUM SLOPE OF 1:12 (8.3%). FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1.50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE.
5. CROSS-WALKS - THE PATH OF TRAVEL STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 1.50 (2%) CROSS SLOPE IS MET IN THE CROSS WALK.
6. DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1.50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY FDOT.)
7. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
8. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY REQUIREMENTS LISTED ABOVE OR OTHER NON-STATED ADA REQUIREMENT THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NONCOMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS OR AS DEFINED BY CURRENT FDOT SPECIFICATIONS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (FLORIDA TESTING & ENVIRONMENTAL, INC.) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
5. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE, ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
7. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
9. 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 F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
10. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR REVIEW/APPROVAL.
11. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.).
12. SEAL CONCRETE PER ASTM C309 OR ASTM C1315 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
14. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL GOVERNING JURISDICTION.
15. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS (REFER TO PLANS), ANY AND ALL DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER AND OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
16. ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
17. GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
18. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. THE MORE STRINGENT REQUIREMENTS SHALL APPLY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET,
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. 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.
3. THE OWNER'S ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
4. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN ½" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

AS-BUILTS, RECORD DRAWINGS & CERTIFICATIONS:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A COPY OF THE MINIMUM REQUIREMENTS FOR AS-BUILT RECORD DRAWING ACCEPTANCE FOR THE AGENCY HAVING JURISDICTION (SUCH AS THE CITY OR COUNTY) AND/OR UTILITY SERVICE PROVIDER, FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS, AND PRODUCE AS-BUILT RECORD DRAWINGS THAT SUBSTANTIALLY COMPLY WITH OR EXCEED THESE REQUIREMENTS, INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTALS.
2. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER TO ENGINEER, INCLUDING AND WITHOUT LIMITATIONS.
    A. SURVEYED "AS-BUILTS", MINIMUM AS-BUILT SURVEY SCOPE IS LISTED BELOW.
    B. COMPACTION AND DENSITY TEST RESULTS CERTIFIED BY OWNERS TESTING COMPANY,
    C. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS AS REQUIRED FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
3. AS-BUILT DRAWINGS SHALL BE ACCURATELY RECORDED AND CERTIFIED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHARTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
4. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN AUTOCAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE AUTOCAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
5. THE X, Y AND (Z) LOCATION BASED ON THE COORDINATE SYSTEM FLORIDA EAST ZONE STATE PLANE COORDINATE FEET NAD 83, OF ALL VALVES (CENTER OF PIPE), MANHOLES, INLETS, VALVE BOXES (GRADE), HYDRANTS (GRADE), BLOW OFFS (GRADE), SAMPLE POINTS (GRADE) AND METER BOXES (GRADE) ETC. SHALL BE CLEARLY SHOWN. ACCEPTABLE POSITION ACCURACY SHALL BE SUB-METER OR BETTER FOR COMPATIBILITY WITH GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE VERTICAL DATUM USED SHALL BE NAVD 88 UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
6. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- SITE IMPROVEMENTS:
    - ALL BUILDINGS AND OTHER IMPROVEMENTS WITH DESCRIPTIONS, DIMENSIONS, AND LOCATION.
    - PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS.
    - FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
    - ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
    - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
    - WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
    - WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
- SANITARY SEWER:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND INVERTS OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
    - LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN MANHOLES.
    - LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
- STORM DRAINAGE:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.) AND INVERT OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES AND ROCK ENVELOPES.
    - INVERTS OF ALL MITERED END SECTIONS.
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN THE STRUCTURES.
    - INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
    - STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
    - STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- WATER AND REUSE SYSTEMS AND FORCE MAINS:
    - ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
    - LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.
    - POTABLE WATER SHALL CLEARLY INDICATE COMPLIANCE TO MINIMUM SEPARATION DISTANCES OR REQUIRED PIPE UPGRADES.

PRIOR TO THE CIVIL ENGINEERING PUNCH LIST INSPECTION THE CONTRACTOR SHALL SEND THE ENGINEER AN AS-BUILT SURVEY. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN FIVE (5) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN AUTOCAD AND PDF FORMAT IS SUFFICIENT. IF ANY DEFICIENCIES ARE NOTED, ONE COPY OF REDLINED AS-BUILTS WILL BE GIVEN TO THE GENERAL CONTRACTOR FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE OWNER'S ENGINEER BEFORE ANY CERTIFICATIONS WILL BE INITIATED.

7. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR KEEP A DAILY "AS-BUILT" SET OF DRAWINGS WHILE THE WORK BEING DONE IS VISIBLY EXPOSED ACCORDING TO THE CRITERIA OUTLINED HEREIN.
8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY TO OWNER'S ENGINEER THAT ALL SITE, UTILITY, AND ROADWAY COMPACTION, BERM STABILITY, AND PAVEMENT CONSTRUCTION SPECIFICAT

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 20 ft.
ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION:
NGVD29 - NAVD88 = 0.751'

LEGEND

- PROPOSED UTILITY EASEMENT - WATER
- PROPOSED UTILITY EASEMENT - ELECTRIC
- PROPOSED UTILITY EASEMENT - GAS
- WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
- COA: CITY OF ALACHUA

PIPING MODIFICATIONS AND SUGGESTIONS.
DESIGN ENGINEER TO MODIFY AS THEIR PREFERENCE.

N79°03'00"W 120.00'(M)
S10°57'00"W 340.00'(M)
N10°57'00"E 340.00'(M)
S79°03'00"E 120.00'(M)

FIRESTONE
±6,621 SF
FFE = 136'

NOTE:
FOR THIS APPLICATION, COA REQUIRES PRIVATE FIRE HYDRANT. MARKUPS ASSUME THIS.

FOR PRIVATE FIRE HYDRANTS, DUE IS NOT REQUIRED.

WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
SCALE: 1"=10'

SANITARY SEWER BUILDING SERVICE CONNECTION
SCALE: 1"=10'

TYPICAL CROSSINGS
UNDERGROUND UTILITY
2.50 COVER (MIN.)
1.00' SEPARATION (MIN.)
STORM AND/OR SANITARY SEWER
NTS

CROSSING # 1
SURFACE - 134.62'
3.68' COVER
18" STORM PIPE
TOP - 130.96'
BOTTOM - 129.19'
2.04' SEPARATION
6" SANITARY SEWER
TOP - 127.15'
BOTTOM - 126.57'
NTS

NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.5.2.1

2. YES?
8

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

PLEASE INCREASE TO 10 FT. DUE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 8" CAP AND INSTALL 8" X 4" REDUCTION *CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 124 / C10
101 ±9.4 LF OF 4" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
102 4" DIP TEE
103 4" x 2" REDUCER
104 ±10.8 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
105 2" GATE VALVE, DETAIL: 118 / C10
106 2" TEE, DETAIL: 130 / C10
107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10 *END OF COA MAINTENANCE
108 ±306.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1
109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX
201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10 *END OF COA MAINTENANCE
202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00' CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 131.94', EFFLUENT INV.= 131.69' DETAIL: 227 / C10.1
303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
304 6" CLEANOUT, INV.= 131.66, DETAIL: 1 / C10
305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
306 6" CLEANOUT, INV.= 131.58, DETAIL: 1 / C10
307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.55' CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
310 6" CLEANOUT, INV.= 131.51, DETAIL: 1 / C10
311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
312 6" DROP CLEANOUT, HIGH INV.= 131.02' LOW INV. = 126.64', DETAIL: 1 / C10
313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
314 6" CLEANOUT, INV.= 126.35, DETAIL: 1 / C10
315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
316 6" CLEANOUT, INV.= 125.82, DETAIL: 1 / C10
317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
318 6" CLEANOUT, INV.= 125.38, DETAIL: 1 & 127 / C10 *END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
401 ±307.7 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER
402 PROPOSED GROUND MOUNTED TRANSFORVER
403 ±80.3 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORVER TO BUILDING CONNECTION
404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
405 ±330.3 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION
406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 PUBLIC FIRE HYDRANT LINE CONNECTION WITH 8" TAPPING SLEEVE AND GATE VALVE *CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 149 / C10.1
501 ±77.3 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
502 8" GATE VALVE, DETAIL: 145 / C10.1
503 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10
504 8" GATE VALVE, DETAIL: 145 / C10.1
505 8" DOUBLE DETECTOR CHECK VALVE ASSEMBLY
506 ±69.9 LF OF 4" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
507 4" CHECK VALVE
508 FDC CONNECTION
509 ±257.4 LF OF 4" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
510 CONNECT TO STUB-OUT AT BUILDING *NOTE: COORDINATE FIRE SPRINKLER BUILDING CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS. FIRE SPRINKLER MAIN POINTS OF CONNECTION (WHERE THE LINE IS SOLELY USED FOR FIRE SPRINKLERS) MUST TERMINATE ONE FOOT ABOVE FINISHED FLOOR AS REQUIRED PER FS 633.539.

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE
602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

127/
PRIVATE
139
END OF COA MAINTENANCE

15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTING INCLUDE REDUCERS, TEES AND ELBOWS.

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4015 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
US HIGHWAY 441
&
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE	REVISION / ISSUE	BY*
2	07/18/2024	CITY OF ALACHUA COMMENTS	JR

ENGINEER'S NAME & PE#
JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 02/26/2024
SHEET C5
SCALE 1" = 20'
UTILITY PLAN

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: January 18, 2024

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use specific standards. Reference to analysis elsewhere in the report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.
   d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
   e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

1. Response: Please see attached revised justification statement addressing these comments and concerns.

2. Comment: *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on the aforementioned text amendment.

2. Response: We have applied for a special exception concurrently with the site plan in relation to Section 4.3.4(J)(3)(b). The Text Amendment is scheduled for a 2nd and final Commission hearing on 2/26/24

Site Plan Application Comments:

3. Comment: *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications

cannot be considered until action has taken place on the aforementioned text amendment.

3. Response: We have applied for a special exception concurrently with the site plan in relation to Section 4.3.4(J)(3)(b). The Text Amendment is scheduled for a 2nd and final Commission hearing on 2/26/24

4. Comment: *Article 6, Development Standards*

a. Section 6.1., Off-Street Parking and Loading Standards
   i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
   ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.

b. Section 6.2, Landscaping Standards
   i. Site does not comply with the arterial screening requirements Reference Section 6.2.3(E).
   ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
   iii. A minimum of 10 shrubs are required in each landscape island.
   iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
   v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
   vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
   vii. East and west perimeter buffer requirements are not met. Plans note “2X understory trees proposed”. A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
   viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

4. Response: **Section 6.1: The minimum amount of parking spaces required is 1 space per 400 square feet of floor area. The maximum number of parking spaces allowed is 125% the minimum. Minimum stall size is 9' x 18'. The quantity of parking stalls permitted for this store does not meet the tenants needs and a reduction will impact their sales; therefore, we will be requesting a waiver to exceed the maximum parking requirement. THis waiver will be submitted at a later date.**

Section 6.1.5: The loading zone dimensions exceed the requirement of 12' x 30' and now has detail 11 on sheet C8 and callout 39 on sheet C1, see revision 2.

Section 6.2: i. Response: North Buffer has been revised to comply with the Arterial Screening requirements as per Section 6.2.3(E) upon Alternative Landscape Plan Request for signage visibility purposes. Calculations are provided on sheet C7.
ii. Response: Understory trees have been revised on the Plant List to reflect 1.5" CAL. MIN. as required per Section 6.2.2(D)(9)(b)(iii). See Plant List on sheet C7.
iii. Response: Each landscape island has been revised to include a minimum of 10 shrubs as required. See sheet C7.
iv. Response: Buffer Labels and Buffer Chart has been provided and corrected to comply with parking lot buffer requirements for

the West and South buffers as per Section 6.2.2(D)(2)(b). See sheet C7.
v. Response: Southern and Western Buffers have been revised as well as Buffer Label and Buffer Chart to comply with the requirements as per Section 6.2.2(D)(2)(b)(i), Although Western Buffer is requesting an Alternative Landscape Plan due to the location of proposed underground utilities and limited space, for placement of Canopy Trees. Calculations have been provided in Buffer Labels and Buffer Chart. See sheet C7.
vi. Response: Parking Lot Buffers have been located on the exterior of the parking lot, and are placed immediately adjacent to the curbed and paved areas where applicable, while maintaining 2ft. spacing for vehicle over-hanging due to no parking stops being proposed. See sheet C7.
vii. Response: East and West perimeter buffers have been revised and are requesting an Alternative Landscape Plan due to proposed underground utilities locations and due to limited space for Canopy distances from underground utilities, Understory trees are proposed to meet the number of required trees and continuous screening hedges are provided. See Alternative Landscape Plan request and calculations for buffers are provided on Buffer Labels and Buffer Chart on sheet C7.
viii. Response: Waste Receptacle screening is compliant as per Section 6.2.3(B), as the receptacle is enclosed within a 6ft. masonry wall as well as screened with Podocarpus Macrophyllus (evergreen) shrubs at 3ft. HT. MIN. upon planting, which shall obtain a height of at least 6ft. within 3 years after planting, even with minimum plant conditional specifications (i.e. full sun or partial shade, soil and water consumption). See sheet C7.

Section 6.4: Plans revised to provide cut sheets as revision 2 on sheet SL1 and New plan sheet SL2.

Section 6.5: We acknowledge that the sign permitting will be entirely separate. 10% of the square footage of the western fascia (our primary face) would be 304sf. We are only proposing 87.25sf on that wall. 10% on the north elevation would be 117sf. We are only proposing 73 on that fascia. That gives us an aggregate

square footage of 160.25sf. does “not permitted” mean “not allowed” or “doesn’t require a permit? Please clarify.

Section 6.8: Please see attached Elevations.

5. Comment: *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
b. The applicant must address all comments provided by the Alachua County Fire Rescue in an email dated January 4, 2024.
c. The applicant must address the comments provided by Daniel Young, P.E., of CHW as provided in a memorandum dated January 17, 2024.

5. Response: Acknowledged.

6. Comment: *Miscellaneous*
a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

6. Response: a. The site design was revised to meet the required impervious surface ratio maximum without the need of pervious concrete. Thus, the pervious concrete was removed from the plans.
b. A 3’ radius added to the north-west side of the parking stalls. See sheet C1 revision 2.

Public Services Utilities Comments

1. Comment: Informational: COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work.

1. Response: Acknowledged. We will be submitting electrical plans and gas line installation work to GRU for review.

2. Comment: Sheet C0.1 Drainage System Notes: Please add: " '18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please resubmit this sheet.

2. Response: **Note: “THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM”, added to GENERAL NOTES. See sheet C0.1 revision 2.**

3. Comment: Sheet C0.3 Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please resubmit this sheet.

3. Response: **Note 15 was modified to include “AND CITY OF ALACHUA” in two instances. See sheet C0.3 revision 2.**

4. Comment: Sheet CS Please add the following notes: Please resubmit this sheet.

- "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
- ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
- ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
- RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
- PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
- PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT”

4. Response: **The following notes were added to sheet C5 as revision 2: “9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. 10. ALL COMPONENTS THAT**

EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. 11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA 13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. 14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT."

5. Comment: Sheet CS See markup - a summary of mark-up comments is listed below: Please resubmit this sheet.

- Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.
- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

5. Response: The following changes were made and noted as revision 2 on sheet C5 Utility Plan:

"COA END OF MAINTENANCE" was added at each water meter and the sanitary sewer cleanout.
PUE dimensions are now shown and easement width increased from 5' to 10' wide.
Abbreviation added: "COA = CITY OF ALACHUA".
Keynote 100: Callout number changed to 102 and DIP called out per COA standards.
Keynote 101: Water service lines were revised and 8" no longer applies here.
Keynote 104: Callout number changed to 105 and Detail 118 / C10 added.
Keynote 105: Water meter location revised to be as close as possible to the property line.
Keynote 106: Detail callout 130 / C10 added.
Keynote 107: Detail 121 / C10 added.
Keynote 201: Detail 121 / C10 added.
Keynote 302: Tank size changed to 1000 gallons.
Keynote 312: Callout number changed to 318 and Detail 127 / C10 added.

6. Comment: Sheet C7 COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: Please resubmit this sheet.

- The LI crape myrtles are too close to the hydrant and fire line.
- The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be relocated from the sanitary sewer lines.
- It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices.
- Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here.

6. Response: All Canopy Trees have been corrected and checked to be at minimum 10ft. from all utility lines and sanitary lines, all Understory Trees that have less intensive root coverage have been checked to be planted no closer than 4ft. from any utilities or structures, which should ensure no future damage to underground utility lines or underground structures. The

Viburnum Obovatum hedge has been revised to be planted as close to the top of basin as possible and with adequate access for maintenance of backflow preventers. See sheet C7.0.

7. Comment: Sheet C10 Please add note to Detail 1 as per the markup. Please resubmit this sheet.

7. Response: Detail 1 on sheet C10 was revised to include notation "IF NOTED ON UTILITY PLAN USE VALVE BOX COLLAR, DETAIL: 127 / C10" please see revision 2.

8. Comment: Please add the following details to the documents. If a design engineer does not have access to COA details, please contact COA.

- 127
- 130
- 307
- 318
- 321A
- 321B
- 321D

Note: Detail 321D has been recently updated. COA will forward this to the design engineer as part of this submittal response package. Please resubmit this sheet.

8. Response: Details 127 and 130 were added to sheet C10 as revision 2. Details 307 and 318 were added to new detail sheet C10.1 as revision 2. Details 321A, 321B, and updated 321D were added to new detail sheet C10.2 as revision 2.

9. Comment: Sheet CO Utility Providers: For Water & Sewer, please replace with
CITY OF ALACHUA
B.J. GOURLEY
PHONE: (352) 258-2760
City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE#, etc. Please resubmit this sheet.

9. Response: Electric, Water & Sewer utility providers updated to show the proper parties to contact on the utility provider table on sheet C0 as revision 2.

<u>Fire Rescue:</u>

1. Comment: As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System. Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

1. Response: Sheet C5 Utility Plan was revised to include fire sprinkler water supply lines with FDC and the fire hydrant was moved to be within 35', see revision 2.

CHW Review:

1. Comment: Please note that no stormwater calculations were received with this review. While it is understood that the site will drain into a master stormwater system, the impact of this site on the overall system should be quantified and the pipe system analyzed.

1. Response: Please see the revised Drainage Compliance Letter included with this submittal.

2. Comment: Based on a review of the proposed storm structures and their inverts, it does not appear that the pipes have enough cover. Per FDOT recommendations, plastic corrugated pipes such as those proposed require 2' of cover and it appears that the proposed pipes have closer to 1' of cover.

2. Response: Sheet C3 Grading Plan was revised to show stormwater infrastructure pipes with a minimum 2' of cover throughout, see revision 2.

3. Comment: Please note that the hatches for pervious pavement and regular duty asphalt are indistinguishable. CHW recommends updating the hatches to make it easier to distinguish.

3. Response: The site design was modified to allow for the maximum impervious surface ratio to be met without the need for pervious concrete. Pervious concrete was removed from the plans.

4. Comment: A revision for the master system has been submitted to the City of Alachua. Based on the revised SMF layout, the proposed meters for this project are likely in the SMF. Please verify this has been properly coordinated with the latest infrastructure plan.

4. Response: **We have coordinated our revisions and updates to plans with the master developer and the master infrastructure plan.**

5. Comment: Please provide elevations at all corners of the ADA parking spots and what appear to be doors on the east and west side of the building.

5. Response: **Plans were revised to show elevations at all corners of the ADA parking spots and doors on the West side of the building, see revision 2 on sheet C3. There are no doors on the East side of the building.**

6. Comment: Please provide ADA signage.

6. Response: **A bollard with ADA signage was provided with callout #14 on sheet C1 and detail 1 on sheet C8. Please also refer to revision 2 on sheet C1 for additional callouts.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 18, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Project Assistance Team (PAT) Summary: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On December 21, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 6, 2024**. A total of four (4) copies of the application packages 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.

Please address the following:

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use-specific standards. Reference to analysis elsewhere in report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery

access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.

d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

2. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

Site Plan Application

3. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

4. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.
   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).
      ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
      iii. A minimum of 10 shrubs are required in each landscape island.
      iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
      v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
      vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
      vii. East and west perimeter buffer requirements are not met. Plans note "2X understory trees proposed". A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
      viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards
   i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
   ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
   iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
   b. The applicant must address all comments provided by the Alachua County Fire Rescue in an e-mail dated January 4, 2024.
   c. The applicant must address the comments provided by Daniel Young, P.E., of CHW as provided in a memorandum dated January 17, 2024.

6. *Miscellaneous*
   a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
   b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 17, 2024**

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

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

TR 1/17/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Dec 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS
	• Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet

NO.	COMMENTS
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc.

NO.	COMMENTS
	Please **resubmit** this sheet
11	
12	
END OF COMMENTS	

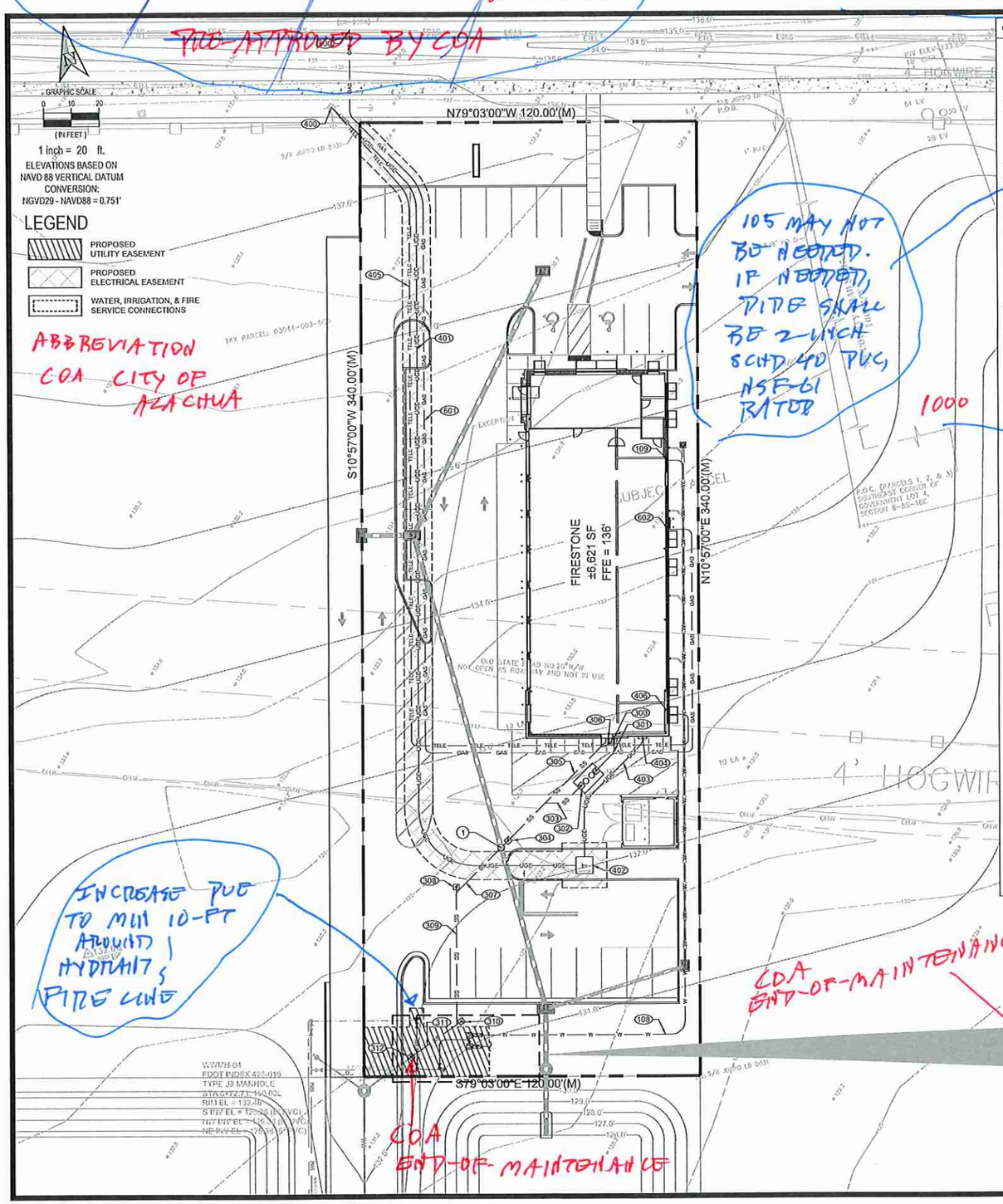
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

NOTE: ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR.

FIRE APPROVED BY COA

8" C900 DR-18 PVC

DUCTILE IRON



ABBREVIATION
COA CITY OF ALACHUA

105 MAY NOT BE NEEDED. IF NEEDED, PIPE SHALL BE 2-INCH SCHD 40 PVC, NSF-61 RATED

1000

INCREASE PUE TO MIN 10-FT AROUND HYDRANT & PIPE LINE

COA END-OF-MAINTENANCE

COA END-OF-MAINTENANCE

COA END OF MAINTENANCE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP AND INSTALL 8" TEE.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 149 / C10.1

101 ~~±94.1' OF 8" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

102 CONNECT PROPOSED 8" X 2" TAP TO THE PROPOSED EXTENDED 8" WATER MAIN.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 118 / C10

103 8" CAP FOR FUTURE CONNECTION

104 2" GATE VALVE AT THE TAP CONNECTION , DETAIL 118

105 ~~±20.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

106 2" TEE , DETAIL 130

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 / C10 , DETAIL 121

108 ±265.9 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 / C10 , DETAIL (2)

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±14.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

302 ~~750~~ GALLON GREASE INTERCEPTOR 6"
INVERTS: INLET INV.= 131.87', OUTLET INV.= 131.62'
DETAILS: 227 / C10

303 ±15.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

304 6" DROP CLEANOUT, HIGH INV.= 131.29' LOW INV. = 127.39', DETAIL: 1 / C10

305 ±50.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

306 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.80'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

307 ±25.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

308 6" CLEANOUT, INV.= 127.14, DETAIL: 1 / C10

309 ±47.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 126.67, DETAIL: 1 / C10

311 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 126.15' LOW INV. = 125.59', DETAIL: 1 / C10

DETAIL 127

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±329.6 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER

402 PROPOSED GROUND MOUNTED TRANSFORMER

403 ±51.2 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION

404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

405 ±351.1 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION

406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10

501 ±34.2 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1

502 8" GATE VALVE, DETAIL: 145 / C10

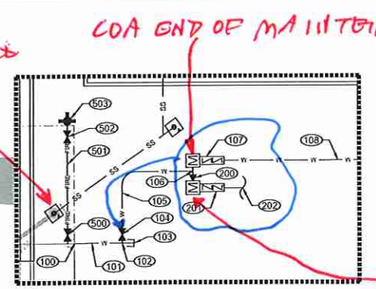
503 PROPOSED PUBLIC FIRE HYDRANT, DETAILS: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

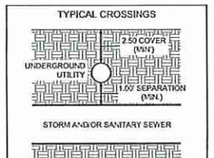
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.



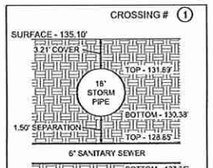
WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
SCALE: 1"=10'

TYPICAL CROSSINGS



NTS

CROSSING # 1



NTS

DETAIL 127

NOTES:

- CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
- THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
- ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
- CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
- ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.

2 ADD NOTES AS PER SUBMITTAL COMMENTS

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MOST EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
4018 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

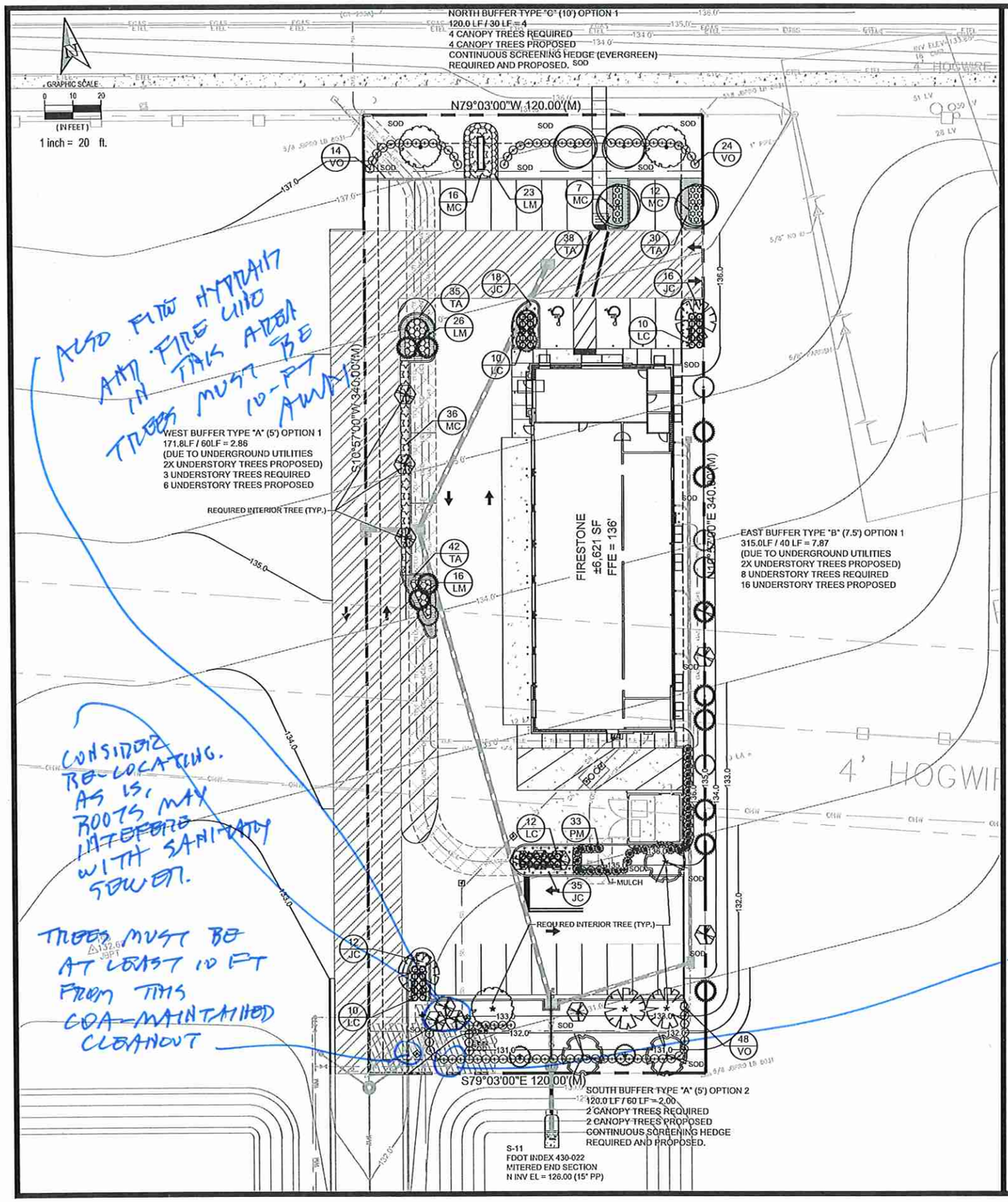
BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

BY:	REVISION / ISSUE:	DATE:	NO.:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C5
UTILITY PLAN



ALSO FLW HYDRANT AND FIRE LINE IN THIS AREA MUST BE 10-FT AWAY

CONSIDER RE-LOCATING. AS IS, ROOTS MAY INTERFERE WITH SANITARY SEWER.

TREES MUST BE AT LEAST 10 FT FROM THIS CO-A-MAINTAINED CLEANOUT

THIS IS PROPOSED ~~CO~~ RE-LOCATION OF WATER METERS.

REMOVE VO AS REQUIRED TO ALLOW ACCESS OF ~~VALVES~~ METERS AND BACKFLOW PREVENTORS

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM FLORIDANUM (FLORIDA MAPLE)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
MG	MAGNOLIA GRANDIFLORA (LITTLE GEM MAGNOLIA)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
UA	ULMAS PARVFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
IA	ILEX X ATTENUATA 'EAST PALATKA' (EAST PALATKA HOLLY)	6' MIN HT. 1" CAL MIN, 7 GAL. SINGLE TRUNK	YES	YES	12
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	4' MIN HT. 1" CAL MIN, 7 GAL. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	4' MIN HT. 1" CAL MIN, 7 GAL. MULTI-TRUNK	YES	NO	13
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24" MIN. HT. 30" O.C.	YES	NO	32
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	30" MIN. HT. 36" O.C.	YES	YES	90
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	30" MIN. HT. 36" O.C.	YES	NO	33
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN HT 1 GAL. 18" O.C.	YES	NO	145
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	18" MIN HT. 1 GAL. 24" O.C.	YES	NO	81
LM	LIROPE MUSCARI (BIG BLUE' LILY TURF)	18" MIN HT. 3 GAL. 24" O.C.	YES	YES	65
MC	MULENBURGIA CAPILLARIS (WHITE CLOUD' MUHLY GRASS)	24" MIN HT. 3 GAL. 30" O.C.	YES	YES	71
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

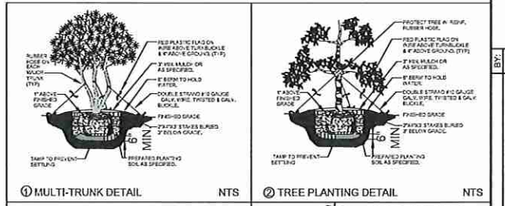
GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1983.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, M.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2 EXISTING SOIL, 1 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED DRIGANIC NON-CYPRESS HARDWOOD OR PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DOWED FLUSH TO SIXTY INCHES AND GRADED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN WORST SOIL WHICH DOES NOT FALL APART ON TEARS WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ST. AUGUSTINE GRASS OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2) FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

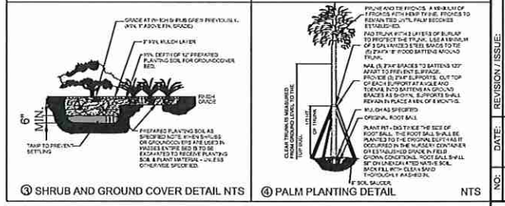
NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,600 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUSS PER LANDSCAPE ISLAND.

TOTAL V.U.A. = 21,908 SF. (21,908 / 1,800 SF. = 12.17 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 2 OAKS + 8 CREPE MYRTLES = 2 PR/YETS = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY (X) SYMBOL.



① MULTI-TRUNK DETAIL NTS

② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS

④ PALM PLANTING DETAIL NTS

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

CALL BEFORE YOU DIG...
1-800-432-4770
IT'S THE LAW

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

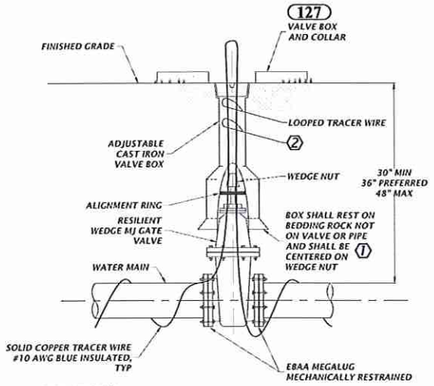
COMMON OAK ENGINEERING
4316 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#
RICK ABT
FLORIDA PE# 81321

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



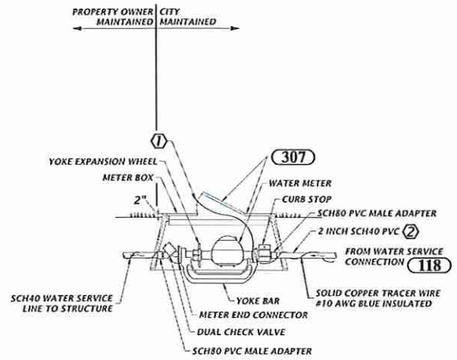
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



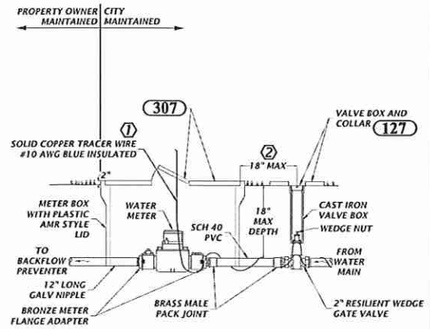
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

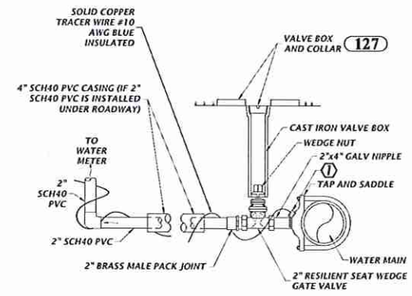
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

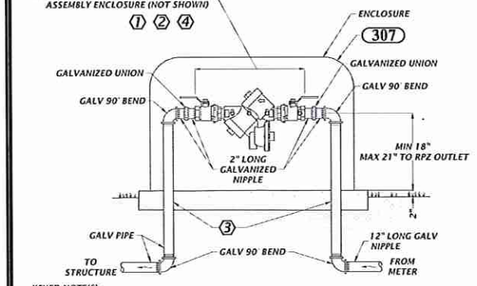
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

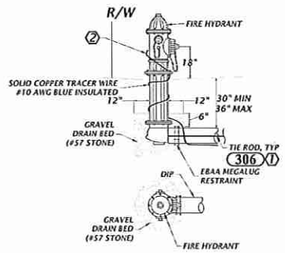
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



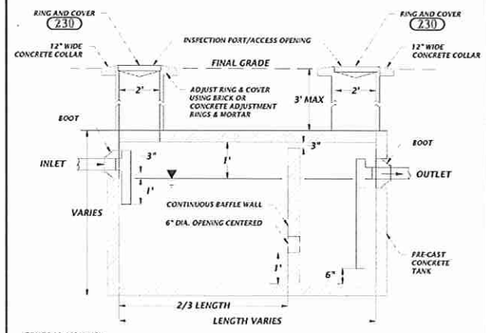
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 55' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8 INCHES ABOVE GRADE.

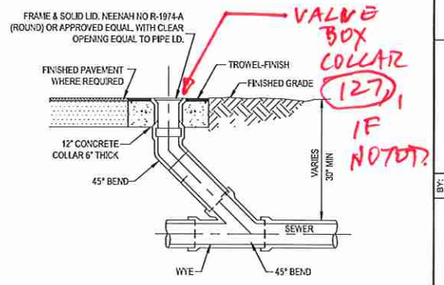
100 FIRE HYDRANT (DEAD END)
NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227 GREASE INTERCEPTOR
NTS



1 CLEANOUT NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SHEET C10
SCALE N.T.S.

UTILITY DETAILS

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Thu 1/4/2024 7:36 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good morning

As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System.

Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Wednesday, January 3, 2024 3:53 PM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>
Subject: Request for Review - Firestone Special Exception Permit & Site Plan

MEMORANDUM

Santa Fe Infrastructure Plans

January 17, 2024

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: January 17, 2024

RE: Firestone Plans

CHW has reviewed the plans submitted for the Firestone Plans and have the following comments:

1. Please note that no stormwater calculations were received with this review. While it is understood that the site will drain into a master stormwater system, the impact of this site on the overall system should be quantified and the pipe system analyzed.
2. Based on a review of the proposed storm structures and their inverts, it does not appear that the pipes have enough cover. Per FDOT recommendations, plastic corrugated pipes such as those proposed require 2' of cover and it appears that the proposed pipes have closer to 1' of cover.
3. Please note that the hatches for pervious pavement and regular duty asphalt are indistinguishable. CHW recommends updating the hatches to make it easier to distinguish.
4. A revision for the master system has been submitted to the City of Alachua. Based on the revised SMF layout, the proposed meters for this project are likely in the SMF. Please verify this has been properly coordinated with the latest infrastructure plan.
5. Please provide elevations at all corners of the ADA parking spots and what appear to be doors on the east and west side of the building.
6. Please provide ADA signage.

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Firestone

APPLICATION TYPE: Special Exception Permit and Site Plan

APPLICANT/AGENT: Morgan Hampton, Common Oak Engineering, LLC

PROPERTY OWNER: Alachua 441/235, LLC

PAT MEETING DATE: January 18, 2024

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

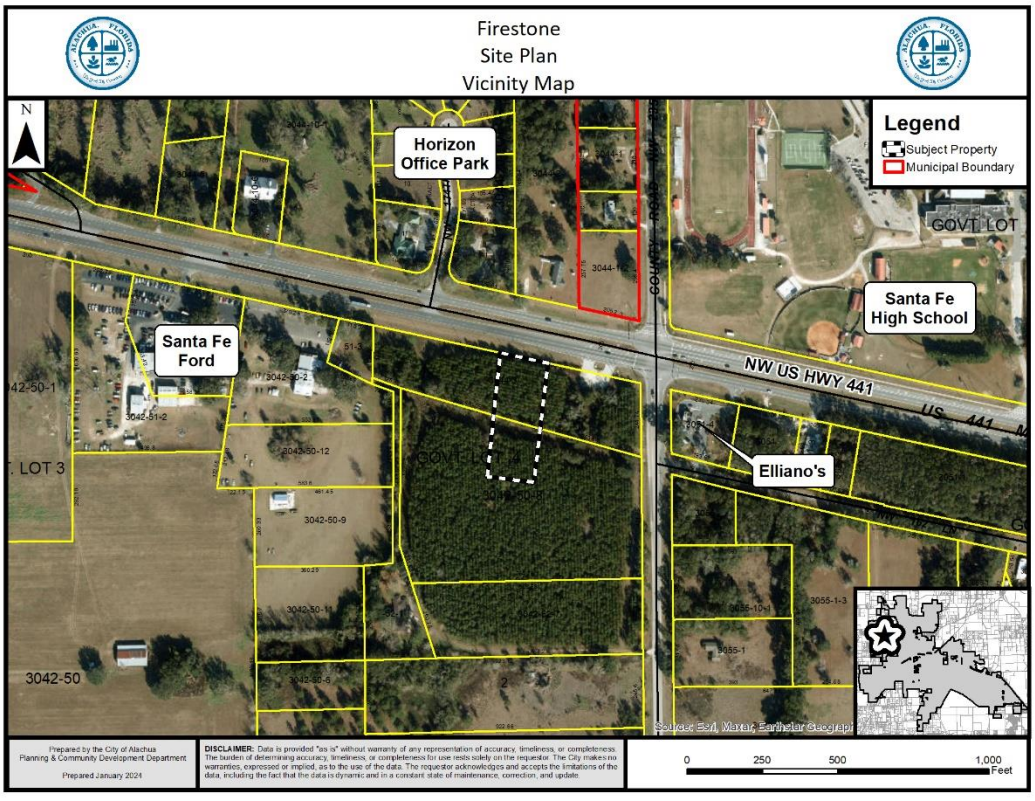
ACREAGE: ±0.94 acres

PARCEL(S): Portions of 03044-003-000 and 03042-050-008

PROJECT SUMMARY: A Site Plan proposing the construction of a ±6,621 square foot building and associated site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, February 6, 2024**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may potentially be scheduled for the **March 12, 2024 PZB Meeting.**



Deficiencies to be Addressed

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

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use-specific standards. Reference to analysis elsewhere in report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.
   d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
   e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

2. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

Site Plan Application

3. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

4. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.
   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).
      ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
      iii. A minimum of 10 shrubs are required in each landscape island.

iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
vii. East and west perimeter buffer requirements are not met. Plans note "2X understory trees proposed". A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards
   i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
   ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
   iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
   b. The applicant must address all comments provided by the Alachua County Fire Rescue in an e-mail dated January 4, 2024.
   c. The applicant must address the comments provided by CHW (forthcoming).

6. *Miscellaneous*
   a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
   b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 17, 2024**

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

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

TR 1/17/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Dec 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS
	• Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet

NO.	COMMENTS
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc.

NO.	COMMENTS
	Please **resubmit** this sheet
11	
12	
END OF COMMENTS	

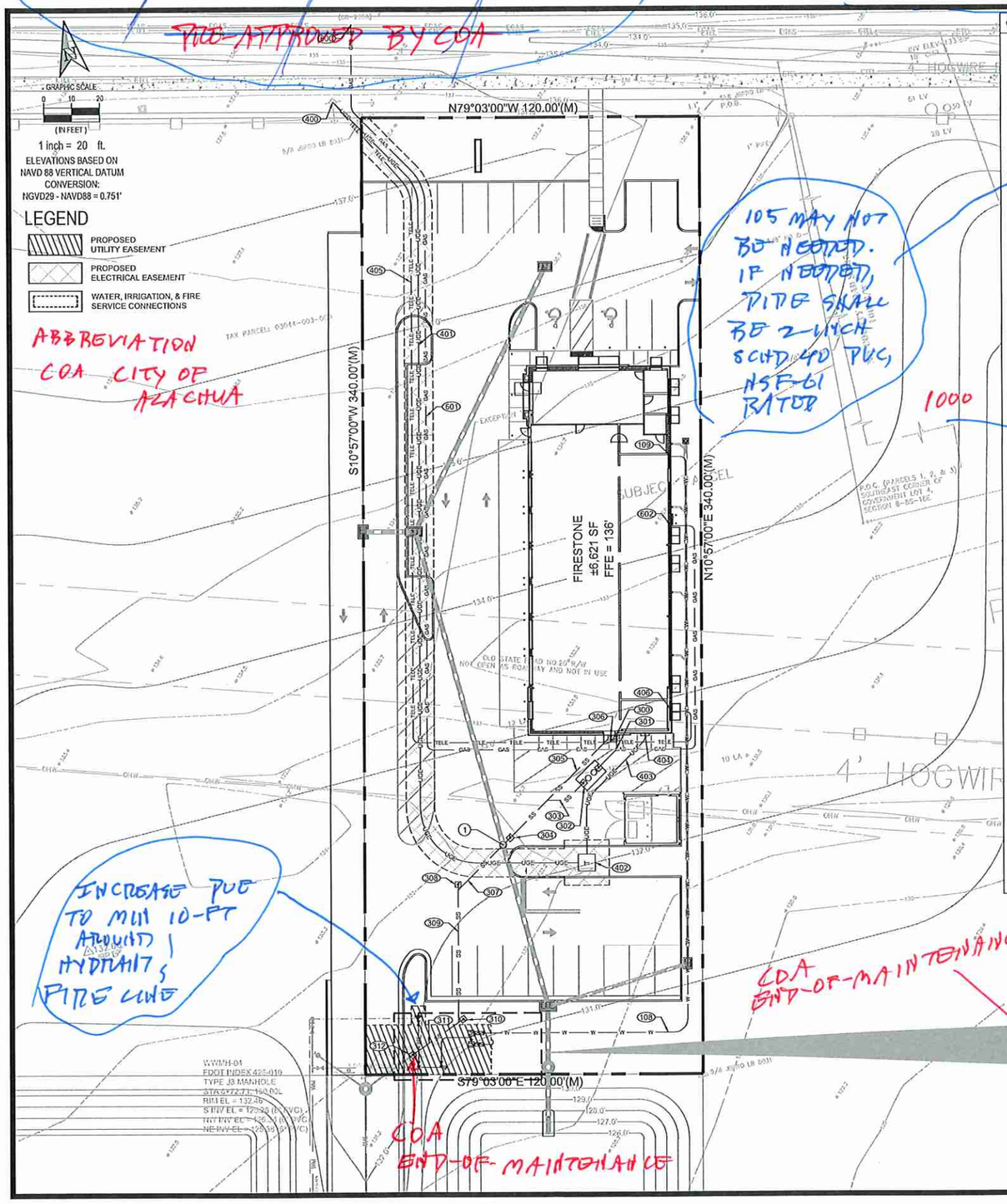
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

NOTE: ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR

~~FIRE APPROVED BY COA~~

8" C900 DR-18 PVC

DUCTILE IRON



ABBREVIATION
COA CITY OF ALACHUA

105 MAY NOT BE NEEDED. IF NEEDED, PIPE SHALL BE 2-INCH SCHD 40 PVC, NSF-61 RATED

1000

INCREASE DUE TO MIN 10-FT AROUND HYDRANT & PIPE LINE

COA END-OF-MAINTENANCE

COA END-OF-MAINTENANCE

COA END OF MAINTENANCE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP AND INSTALL 8" TEE.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 149 / C10.1

101 ~~±94' OF 8" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

102 CONNECT PROPOSED 8" X 2" TAP TO THE PROPOSED EXTENDED 8" WATER MAIN.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 118 / C10

103 8" CAP FOR FUTURE CONNECTION

104 2" GATE VALVE AT THE TAP CONNECTION , DETAIL 118

105 ~~±20.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

106 2" TEE , DETAIL 130

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 / C10 , DETAIL 121

108 ±265.9 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 / C10 , DETAIL 121

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT
INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±14.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

302 ~~750~~ GALLON GREASE INTERCEPTOR 6"
INVERTS: INLET INV.= 131.87', OUTLET INV.= 131.62'
DETAILS: 227 / C10

303 ±15.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

304 6" DROP CLEANOUT, HIGH INV.= 131.29' LOW INV. = 127.39', DETAIL: 1 / C10

305 ±50.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

306 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT
INV. = 131.80'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

307 ±25.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

308 6" CLEANOUT, INV.= 127.14, DETAIL: 1 / C10

309 ±47.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 126.67, DETAIL: 1 / C10

311 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 126.15' LOW INV. = 125.59', DETAIL: 1 / C10

DETAIL 127

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±329.6 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER

402 PROPOSED GROUND MOUNTED TRANSFORMER

403 ±51.2 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION

404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

405 ±351.1 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION

406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10

501 ±34.2 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1

502 8" GATE VALVE, DETAIL: 145 / C10

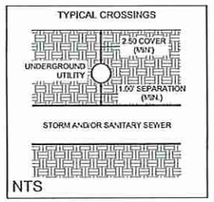
503 PROPOSED PUBLIC FIRE HYDRANT, DETAILS: 100 / C10

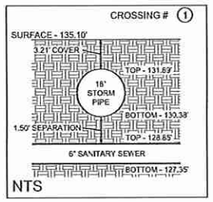
GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.





NOTES:

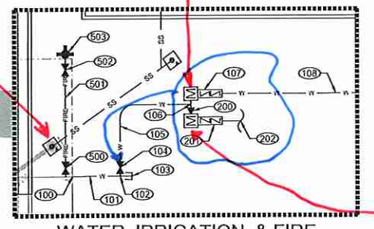
- CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
- THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
- ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
- CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
- ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.

ADD NOTES AS PER SUBMITTAL COMMENTS

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT BEST APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW



PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
COMMON OAK ENGINEERING
4018 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

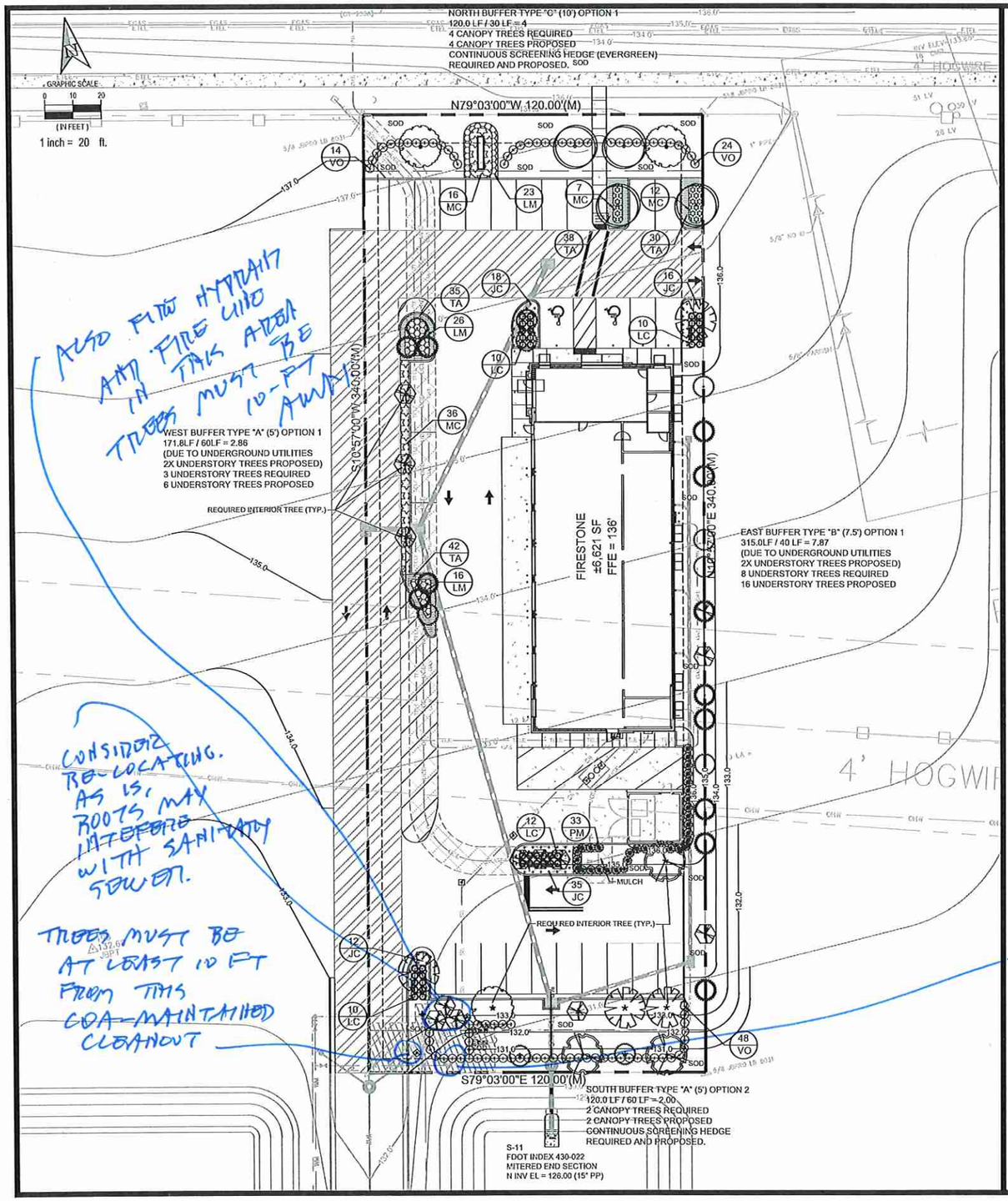
NO.	DATE	REVISION / ISSUE
6		
5		
4		
3		
2		
1		

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C5

UTILITY PLAN



ALSO FIRE HYDRANT AND FIRE LINE IN THIS AREA TREES MUST BE 10-FT AWAY

CONSIDER RE-LOCATING. AS IS, ROOTS MAY INTERFERE WITH SANITARY SEWER.

TREES MUST BE AT LEAST 10 FT FROM THIS COA-MAINTAINED CLEANOUT

THIS IS PROPOSED ~~LOC~~ RE-LOCATION OF WATER METERS.

REMOVE VO AS REQUIRED TO ALLOW ACCESS OF ~~VALVES~~ METERS AND BACKFLOW PREVENTORS

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM 'FLORIDANUM' (FLORIDA MAPLE)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
MG	MAGNOLIA GRANDIFLORA (LITTLE GEM MAGNOLIA)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
UA	ULMAS PARVIFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
IA	ILEX X ATTENUATA 'EAST PALATKA' (EAST PALATKA HOLLY)	6' MIN HT. 1" CAL MIN. 7 GAL. SINGLE TRUNK	YES	YES	12
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	6' MIN HT. 1" CAL MIN. 7 GAL. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	6' MIN HT. 1" CAL MIN. 7 GAL. MULTI-TRUNK	YES	NO	13
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24" MIN. HT. 30" O.C.	YES	NO	32
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	30" MIN. HT. 35" O.C.	YES	YES	90
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	30" MIN. HT. 35" O.C.	YES	NO	33
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN HT 1 GAL. 18" O.C.	YES	NO	145
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	18" MIN HT. 1 GAL. 24" O.C.	YES	NO	81
LM	LIROPE MUSCARI (BIG BLUE' LILY TURF)	15" MIN HT. 3 GAL. 24" O.C.	YES	YES	65
MC	MULENBURGIA CAPILLARIS (WHITE CLOUD' MUHLY GRASS)	24" MIN HT. 3 GAL. 30" O.C.	YES	YES	71
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

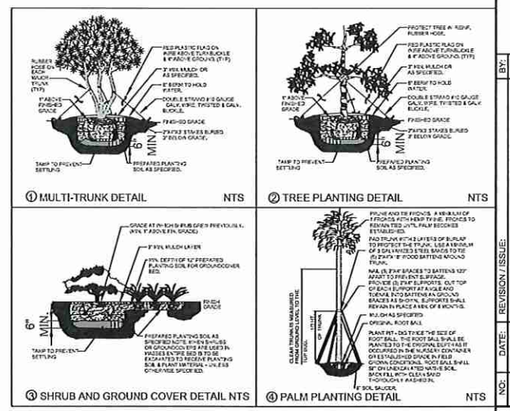
GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1983.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, M.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY. (2 EXISTING SOIL, 1 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS, HOPE CYPRESS, HARDWOOD OR PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DIKED FOUR (4") TO SIX(6") INCHES AND GRADED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN HOST SOIL WHICH DOES NOT FALL APART ON TEARS WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ST. AUGUSTINE OR BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2) FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,600 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUBS PER LANDSCAPE ISLAND.

TOTAL V.U.A. = 21,908 SF. (21,908 / 1,600 SF. = 12.17 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 2 OAKS + 6 CREPE MYRTLES + 2 PRIVETS = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY XX SYMBOL.



NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE
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RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

CALL BEFORE YOU DIG...
1-800-432-4770
IT'S THE LAW

PALMETTO CAPITAL GROUP
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LAKELAND, FL 33803
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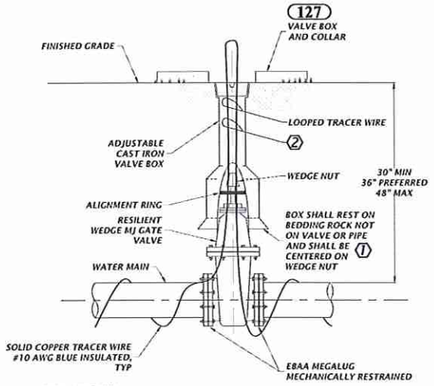
BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#
ROC ABT
FLORIDA PE # 31321

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



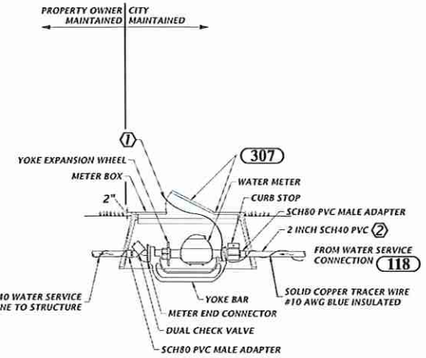
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



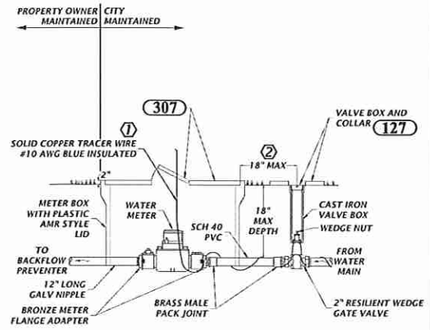
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

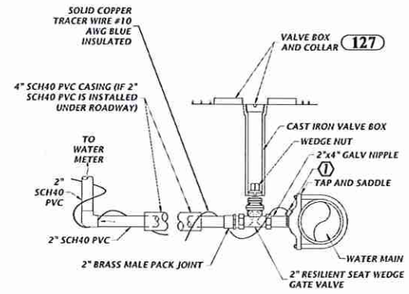
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

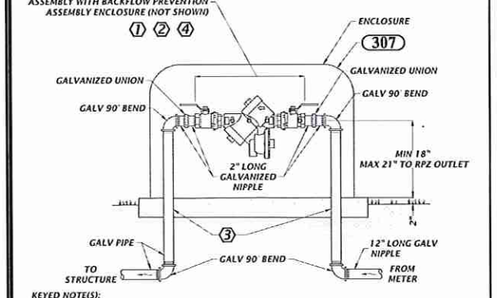
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

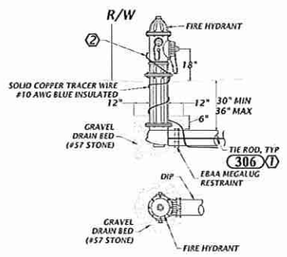
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



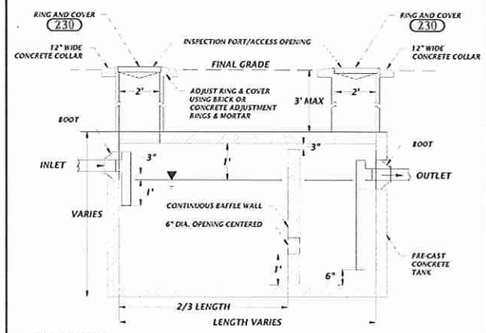
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

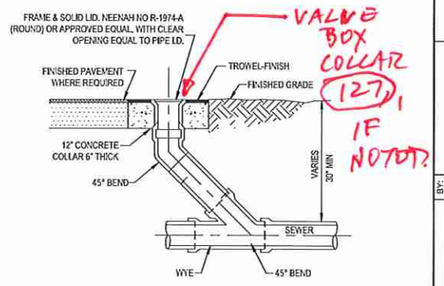
100 FIRE HYDRANT (DEAD END)
NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227 GREASE INTERCEPTOR
NTS



1 CLEANOUT NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

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NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE N.T.S.
SHEET C10

UTILITY DETAILS

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Thu 1/4/2024 7:36 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good morning

As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System.

Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Wednesday, January 3, 2024 3:53 PM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>
Subject: Request for Review - Firestone Special Exception Permit & Site Plan

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 3, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

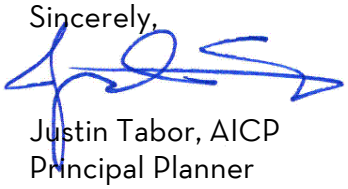
On December 21, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on December 14, 2023 were submitted in response to the completeness review comments issued to you in a letter dated December 19, 2023.

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 applications for completeness and finds that the applications are complete.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 19, 2023

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Second Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

On December 14, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on December 14, 2023 were submitted in response to the completeness review comments issued to you in a letter dated December 4, 2023.

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 applications for completeness and finds that the applications are complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Thursday, December 28, 2023**. ***With the exception of mailing labels***, all materials may be sent electronically to the project planner (i.e., printed materials are not required at this time).

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

Please address the following:

Special Exception Permit Application

1. **Special Exception Permit Application Attachment #2:** An analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations was not provided.

   Remaining Issue: Comment was not addressed. The Justification Report must include an analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations

2. **Special Exception Permit Application Attachment #4:** Two (2) sets of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

   Remaining Issue: Comment was not addressed. Two (2) physical sets of mailing labels (i.e., addresses as described printed on Avery labels) must be submitted for use by the City of the public hearing notices.

Site Plan Application

3. **Site Plan Application Attachment #1, Site Plan.**
   a. Site Plan Application Attachment #1.cc.: The site plan does not include architectural plans demonstrating compliance with the applicable provisions of Section 6.8.2 of the Land Development Regulations. Architectural plans must provide information as further defined on the Site Plan Application.

      Remaining Issue: Per discussion with City Staff, please submit the revised architectural plan addressing compliance with Section 6.8.2 for review.

4. **Site Plan Application Attachment #6:** One (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

   Remaining Issue: Comment was not addressed. One (1) physical set of mailing labels (i.e., addresses as described printed on Avery labels) must be submitted for use by the City of the public hearing notice.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

On November 27, 2023, the City of Alachua received your applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property.

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 applications for completeness and finds that the applications are incomplete and the following information is needed to begin the review of the applications. Please address the following deficiencies no later than **5:00 PM on Monday December 18, 2023**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the applications for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

Please note that if an additional completeness reviews are required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the

findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

In order to provide complete applications, please address the following:

Special Exception Permit Application

1. **Special Exception Permit Application, Section B.3.:** Property owner information does not reflect property records available from the Alachua County Property Appraiser's office.

2. **Special Exception Permit Application Attachment #1:** A statement of the proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought and stating the grounds on which it is requested was not provided.

3. **Special Exception Permit Application Attachment #2:** An analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations was not provided.

4. **Special Exception Permit Application Attachment #3:** Materials demonstrating the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare as further defined on the Special Exception Permit Application were not provided.

5. **Special Exception Permit Application Attachment #4:** Two (2) sets of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

6. **Special Exception Permit Application Attachment #5:** Neighborhood meeting materials as further defined on the Special Exception Permit Application were not provided.

7. **Special Exception Permit Application Attachment #6:** A map of the subject property and surrounding area with zoning was not provided.

8. **Special Exception Permit Application Attachment #8:** Proof of ownership (i.e., a copy of a recorded deed) was not provided.

9. **Special Exception Permit Application Attachment #9:** Proof of payment of taxes for the subject property was not provided.

10. **General Comment:** Property ID cards for the subject property were provided (not required) and are outdated.

Site Plan Application

11. **Site Plan Application, Section B.3.:** Property owner information does not reflect property records available from the Alachua County Property Appraiser's office.

12. **Site Plan Application Attachment #1, Site Plan.**
    a. Site Plan Application Attachment #1.y.: The landscape plan does not include calculations to demonstrate compliance with the applicable landscape standards as defined in Section 6.2.2 of the Land Development Regulations.
    b. Site Plan Application Attachment #1.y.: The landscape plan does not include a calculation of open space provided.
    c. Site Plan Application Attachment #1.y.: The landscape plan does not include a calculation of landscaped areas.
    d. Site Plan Application Attachment #1.cc.: The site plan does not include architectural plans demonstrating compliance with the applicable provisions of Section 6.8.2 of the Land Development Regulations. Architectural plans must provide information as further defined on the Site Plan Application.

13. **Site Plan Application Attachment #4:** Traffic impacts have been included with the application however a complete concurrency impact analysis considering the impacts on public facilities, including but not limited to transportation ,potable water, sanitary sewer, and solid waste has not been provided. A sample report and data needed to completed the analysis are attached.

14. **Site Plan Application Attachment #6:** One (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

15. **Site Plan Application Attachment #7:** The application materials do not include a list of those who received mailed notice of the neighborhood meeting.

16. **Site Plan Application Attachment #9:** Proof of ownership (i.e., a copy of a recorded deed) was not provided.

17. **Site Plan Application Attachment #10:** Proof of payment of taxes for the subject property was not provided.

18. **General Comment:** Property ID cards for the subject property were provided (not required) and are outdated.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Brett Dargis, Alachua 441/235, LLC *(by electronic mail)*
Project File

CONCURRENCY ANALYSIS

Alachua Tire

21-0395

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022
Re:	Alachua Tire

This application is for a ±6,952 square foot (sf) automobile repair and servicing use on ±0.89 acres (Alachua County Tax Parcel 03049-003-000.) The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua January 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Units (KSF)	Daily	AM Peak	PM Peak
Tire store	848	7.0	200	19	28

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **200** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating 1,000 or fewer external average daily trips (ADT) are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest interesting major street, whichever is greater.

Based on this code provision, affected roadways were determined to be those within one-half mile of the intersection of Progress Boulevard and US 441. Affected roadways within this one-half mile search were Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 15, CR 2054 from SR 235 to US 441.

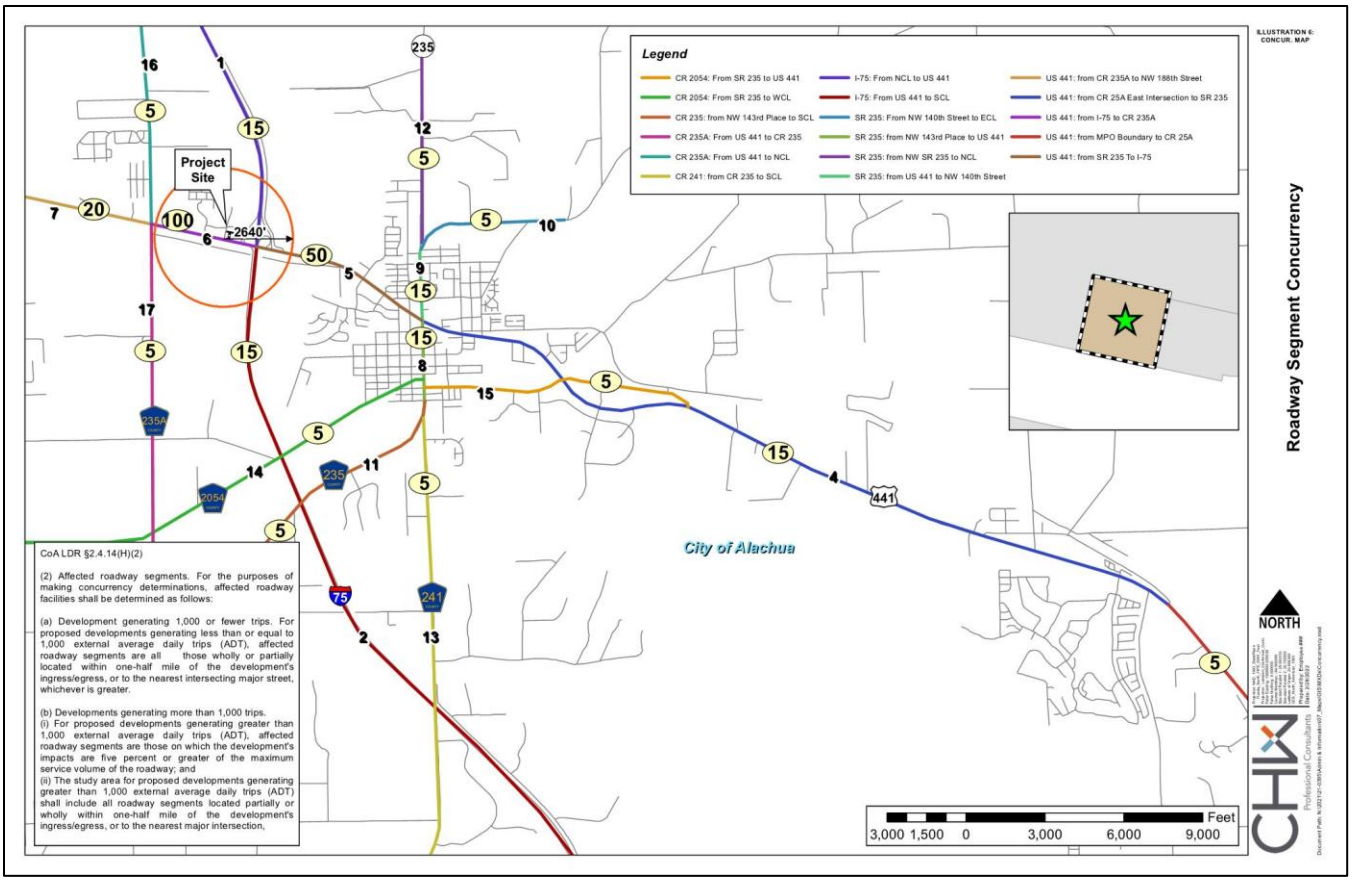


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). All trips will utilize US 441 from I-75 to CR 235A. Other segments within one-half mile of the development's ingress/egress include:

- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- US 441: from SR 235 To I-75

Table 2a: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	US 441 from I-75 to CR 235A		US 441: from SR 235 To I-75	
	Segment 6		Segment 5	
Maximum service volume[1]	39,000	3,510	39,000	3,510
Existing Traffic[1]	30,111	2,861	24,204	2,299
Reserved Trips[1]	1,927	154	2,106	170
Available Capacity	6,962	495	12,690	1,041
Projected Trip Generation[2]	200	28	120	17
Available Capacity with Application Approval	6,762	467	12,570	1,024

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 6 and 50% for Segment 5.*

Table 2b: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	I-75: From NCL to US 441		I-75: From US 441 to SCL	
	Segment 1		Segment 2	
Maximum service volume[1]	91,600	8,250	91,600	8,250
Existing Traffic[1]	38,841	4,078	65,627	6,891
Reserved Trips[1]	208	15	208	15
Available Capacity	52,551	4,157	25,765	1,344
Projected Trip Generation[2]	30	4	30	4
Available Capacity with Application Approval	52,521	4,153	25,735	1,340

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 15% for both Segments 1 and 2.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	798,843
Percentage of Permitted Design Capacity Utilized[1]	65.27%
Projected Potable Water Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**798,343**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	642,899
Percentage of Permitted Design Capacity Utilized[1]	57.14%
Projected Sanitary Sewer Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**642,399**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,754.19	3,240.14
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**15.22**

1. *Source: City of Alachua January 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sf/day * ±6,952 sf) * 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

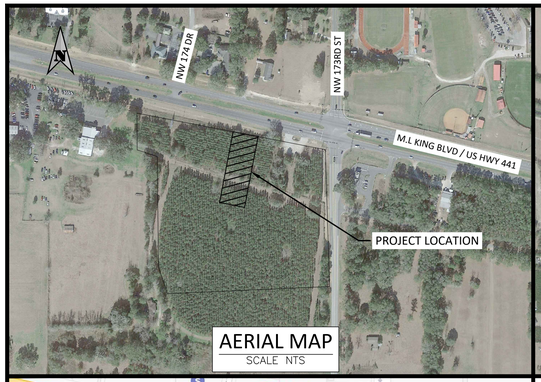
CONSTRUCTION DRAWINGS
BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR235A
ALACHUA, FL 32615
ALACHUA COUNTY PARCEL #: 03044-003-000

PROJECT DIRECTORY

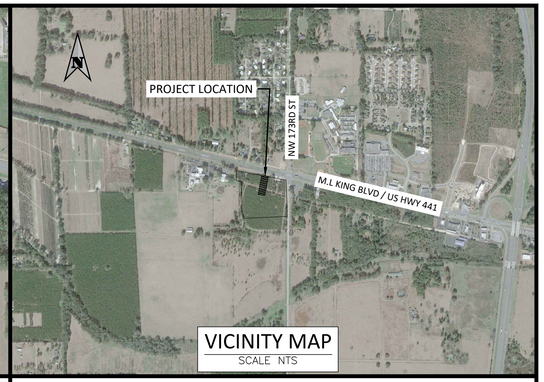
OWNER:	TBD
DEVELOPER:	PALMETTO CAPITAL GROUP 1643 WILLIAMSBURG SQUARE LAKELAND, FL 33803 PHONE: (863) 808-1320
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 4016 EDGEWATER DRIVE, ORLANDO, FL 32804 PHONE: (407) 951-5915
GEOTECH ENGINEER:	PROFESSIONAL SERVICE INDUSTRIES, INC 5801 BENJAMIN CENTER DRIVE SUITE 112 TAMPA, FL 33634 PHONE: (813) 249-4916
SURVEYOR:	JBPRO SURVEYING 4420 US-1 S, SUITE 1 ST. AUGUSTINE, FL 32086 PHONE: (904) 789-8999
ARCHITECT:	SGA DESIGN GROUP, P.C. 1437 SOUTH BOULDER, SUITE 550 TULSA, OKLAHOMA 74119 PHONE: (918) 587-8600

UTILITY PROVIDERS

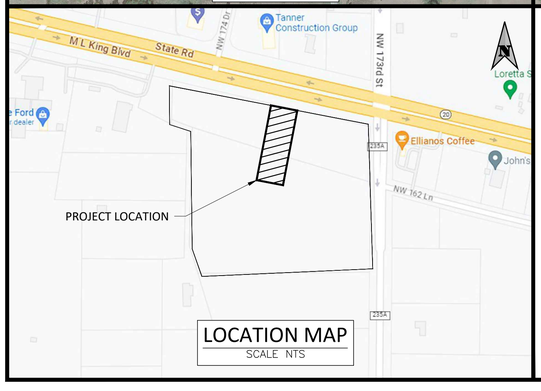
WATER & SEWER:	CITY OF ALACHUA EMORY SUMMERS PHONE: (352) 451-5920
ELECTRIC:	DUKE ENERGY USIC DISPATCH (800)778-9140
STORM:	TBD
COMMUNICATIONS:	AT&T THE NATIONAL DISPATCH CENTER PHONE: (866) 460-6324 COX CABLE - ALACHUA USIC DISPATCH (800) 778-9140 GAINESVILLE REGIONAL UTILITIES FIBER TONY SMITH PHONE: (352) 393-6484 MCI FIELD CONTACTS PHONE: (800) 624-9675 WINDSTREAM COMMUNICATION LOCATE DESK PHONE: (800) 289-1901
TRAFFIC	CITY OF GAINESVILLE TRAFFIC MGMT SYSTEM
GAS	GAINESVILLE REGIONAL UTILITIES GAS TONY SMITH PHONE: (352) 393-6484



AERIAL MAP
SCALE NTS



VICINITY MAP
SCALE NTS



LOCATION MAP
SCALE NTS

LEGAL DESCRIPTION

PARCEL 1
A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. 5-235A, 1297.67 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 25, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 73 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, 1,238.90 FEET TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEG. 07 MIN. 14 SEC., A RADIUS OF 1,238.90 FEET, A LENGTH OF 261.00 FEET, AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.67 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 01 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A, 210.39 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT: THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
AND
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.67 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 03 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 135.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 03 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
PARCEL 2 (OFF-SITE DRAINAGE EASEMENT DESCRIPTION)
TRACTS, OF LAND SITUATED, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. 5-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.85 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 AND ALONG SAID CURVE WITH A RADIUS OF 13186.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.39 FEET (THE CHORD OF SAID ARC BEING NORTH 70 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 76 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 459.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENCY; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 1,400.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 48 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.35 ACRES MORE OR LESS.
PARCEL 3
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 35'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'56" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'00" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.45 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY. THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'07", A RADIUS OF 13,186.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'52" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.79 FEET TO THE POINT OF BEGINNING.
PARCEL 4
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 35'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'00" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'00" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING

GENERAL REVISION LOG

NO:	DATE:	REVISION / ISSUE:	SHEETS REVISED:	BY:
1	12/12/2023	CITY OF ALACHUA COMMENTS	C7.0	RDC
2	01/18/2024	CITY OF ALACHUA COMMENTS	C0, C0.1, C0.3, C1, C3, C5, C7, C8, C10, C10.1, C10.2, SL1, SL2	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	C0, C0.3, C1.1, C5, C7, C8, SL1	IL
4	04/30/2024	CITY OF ALACHUA COMMENTS	C1, C4, C5, C10	JR
5	05/09/2024	CLIENT COMMENTS	C1, C3, C5, C9, C9.1, C9.2, SL1	JR

PLAN SHEET INDEX

C0	COVER SHEET	C8	DETAILS (SITE)
C0.1	GENERAL NOTES	C8.1	DETAILS (MOT)
C0.2	GENERAL NOTES	C8.2	DETAILS (FDOT)
C0.3	GENERAL NOTES	C8.3	DETAILS (FDOT)
C1	SITE PLAN	C9	DETAILS (GRADING)
C1.1	TRUCK ACCESS PLAN	C9.1	DETAILS (GRADING)
C2	SITE DEMOLITION PLAN	C9.2	DETAILS (PROFILES)
C3	SITE GRADING PLAN	C10	DETAILS (UTILITY)
C4	EROSION CONTROL PLAN	C10.1	DETAILS (UTILITY)
C4.1	EROSION CONTROL DETAILS	C10.2	DETAILS (UTILITY)
C5	SITE UTILITY PLAN	ALTA 1	SURVEY
C7	LANDSCAPE PLAN	SL 1	SITE PHOTOMETRIC PLAN
C7.1	IRRIGATION PLAN	SL 2	SITE PHOTOMETRIC PLAN

TOTAL SHEETS : 26

LEGEND:

(#)	:	NO. OF PARKING SPACES
# / CX.X	:	DETAIL NO. / SHEET
	:	HEAVY DUTY ASPHALT PAVEMENT
	:	PROPOSED CONCRETE SURFACE
W	:	WATER LINE
E	:	ELECTRIC LINE
SS	:	WASTEWATER LINE
FM	:	BURIED FORCE MAIN
TELE	:	TELEPHONE LINE
	:	FIRE HYDRANT
	:	VALVE
M	:	WATER METER
	:	BACKFLOW PREVENTER WITH CONCRETE PAD
75.40	:	TOP OF ASPHALT/CONCRETE SPOT ELEVATION
75.40 / 75.40	:	TOP OF CURB/SIDEWALK (ON TOP) / BOTTOM OF CURB (ON BOTTOM)
	:	FLOW ARROW
#	:	REVISION NUMBER
FDC	:	FIRE DEPARTMENT CONNECTION

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE N.T.S.
SHEET C0
COVER SHEET

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. THESE NOTES SHALL APPLY TO ALL WORK IN THIS SET OF CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
2. 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 AND PRIOR TO PROVIDING A COST FOR CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER AND OWNER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER AND OWNER WRITTEN NOTIFICATION OF SAME AND ENGINEER AND OWNER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION 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 INSTRUCTIONS/REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
5. NO EXTRA PAYMENT WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT ON THE CONTRACT DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
6. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIW, PRIOR TO ORDERING. FAILURE TO SUBMIT FOR REVIEW BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE ENGINEER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND COMMON OAK ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. THE SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT COMMON OAK ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. COMMON OAK ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. COMMON OAK ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
9. NEITHER THE PROFESSIONAL ACTIVITIES OF OWNER'S ENGINEER, NOR THE PRESENCE OF AND/OR ITS RELATED ENTITIES AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. THE OWNERS ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
10. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME COMMON OAK ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH COMMON OAK ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS COMMON OAK ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
11. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
12. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
13. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
14. FLORIDA STATUTES REQUIRES THAT THE COMPANY PERFORMING THE EXCAVATION WORK SHALL NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS PRIOR TO EXCAVATING. DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY ARE PRESENT), AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY GAS SYSTEM PERSONNEL THEREFORE, THE COMPANY PERFORMING THE EXCAVATION WORK IS INSTRUCTED TO CALL SUNSHINE ONE CALL AT 1-800-432-4770 AT LEAST TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS BEFORE DIGGING THE CONSTRUCTION AREA. NO MACHINE EXCAVATION SHALL BE PERFORMED WITHIN FIVE 5 FEET OF A GAS MAIN WITHOUT THE UTILITY OWNERS PRESENCE. WORKING DAYS EXCLUDE SATURDAYS, SUNDAYS & LEGAL HOLIDAYS. PERMIT MUST BE APPLIED FOR AT LEAST 5 BUSINESS DAYS PRIOR TO CONSTRUCTION DATE.
15. THE ENGINEER OF RECORD, DESIGN ENGINEER OR OWNER'S ENGINEER HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE BELOW ARE SAFETY GUIDELINES AND ARE NOT ALL ENCOMPASSING:
    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 IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    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.

    IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY 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. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A RIGHT-OF-WAY UTILIZATION PERMIT "ROW PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING/UTILITY CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS THAT ARE ISSUED BY THE ENGINEER WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
17. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
18. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS AND NOT BY SCALING FROM THESE PLANS.
19. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. COMMON OAK ENGINEERING, LLC IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
20. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
21. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
22. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY. THE CONTRACTOR SHALL PLAN AND SCHEDULE THE SEQUENCE OF WORK IN ORDER TO PREVENT UNNECESSARY DELAYS OR COSTS ASSOCIATED WITH CRITICAL PATH ITEMS OF THE WORK. IT IS RECOMMENDED THAT A FINAL SCHEDULE SHALL BE GIVEN TO THE OWNER, THE OWNERS ENGINEER AND ARCHITECT. THE CONTRACTOR AND SUB-CONTRACTORS WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DELAYS RELATED TO POOR SCHEDULE PLANNING.
23. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
24. ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, SHALL BE REPAIRED. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
25. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND ENGINEER.
26. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT THE ENGINEER INCURS.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND FURTHER, ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF 'PROFESSIONAL OPINION' REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
29. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
30. ALL UTILITY EASEMENTS SHALL BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) OR IF ALLOWED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
31. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, MINIMUM "AS-BUILT" SCOPE HEREIN, CERTIFIED BY A REGISTERED LAND SURVEYOR. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
32. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED AS NECESSARY, BY SAME.
33. AFTER THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN UP OPERTATION FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL & EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESENT THE SITE CLEAN & IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.
34. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED & OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURES WRITTEN INSTRUCTIONS.
35. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
36. CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT LOCAL CODE REQUIREMENTS, AS WELL AS STATE BUILDING CODE AND THE DEPARTMENT OF JUSTICE ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME.

HISTORICAL RESOURCES PRESERVATION NOTES:

1. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF THE STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES.
2. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05FLORIDA STATUES.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES OR THOSE LISTED AS THREATENED, ENDANGERED OR OF SPECIAL CONCERN IS DISCOVERED OR OBSERVED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE DEVELOPER, OWNER, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC), THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND CITY/COUNTY AUTHORITIES WITHIN 24 HOURS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

DEMOLITION NOTES:

1. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR MUST REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
2. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH THE OWNER OR THE OWNERS ENGINEER, IN WRITING, AND RESPONDED TO BY THE OWNER OR THE OWNERS ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
3. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL DEVICES PER THE SWPPP CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS AND OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
4. SITE DEMOLITION SHALL BE CONDUCTED IN SUCH A MANNER THAT OPERATIONS WILL HAVE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREET, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OVER SAID PROPERTY.
5. ALL EXISTING ITEMS TO REMAIN MUST BE PROTECTED IN SUCH A MANNER AS TO PREVENT DAMAGE.
6. ALL DAMAGED IMPROVEMENTS MUST BE RESTORED TO THEIR ORIGINAL CONDITION, OR BETTER, AS ACCEPTABLE TO THE PARTIES HAVING JURISDICTION.
7. STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES MUST BE PROTECTED FROM DAMAGED CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY DEMOLITION OPERATIONS.
8. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE, REFUSE, COMBUSTIBLE DEBRIS, ETC.) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. ALL FENCES, MAILBOXES, AND SIGNAGE DISTURBED BY CONSTRUCTION SHALL BE RELOCATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
14. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER PRIOR TO REMOVAL AND/OR RELOCATION.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN THE CONSTRUCTION DOCUMENT FOR ADDITIONAL REQUIREMENTS.
2. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NOT TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVELS ON SURROUNDING PROPERTIES WITHOUT WRITTEN PERMISSION FORM THE GOVERNING OWNER. THE CONTRACTOR SHALL BARE THE RESPONSIBILITY OF ALL COST RELATED TO REPAIRS/RECONSTRUCTION OF DAMAGED AREAS TO SURROUNDING PROPERTIES.
3. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINE AND REFERENCE POINTS FOR THE PROPOSED WORK AND VERIFY ALL DIMENSIONS RELATING TO THE INTERCONNECTIONS WITH EXISTING FEATURES. ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS SHALL BE REPORT TO THE ENGINEER.
5. THE CONTRACTOR SHALL CLEAR AND G

18. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
19. ALL STORM WATER SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. SEEDED AREAS WILL NOT BE ACCEPTED BY ENGINEER FOR CLEARANCE UNLESS A 1 INCH STAND HAS BEEN ESTABLISHED. IF THE ACCEPTABLE STAND IS NOT MEET THEN THE AREA DESIGNATED FOR SEED WILL BE SODED AT NO ADDITIONAL COST TO THE OWNER.
20. PRIOR TO INSPECTIONS AND TESTING ALL INSTALLED LINES AND STRUCTURES MUST BE CLEANED.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING AND STORM WATER POND 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.
2. THE ENGINEER RESERVES THE RIGHT TO HAVE ALL DRY STORM WATER FEATURES TESTED BY AN APPROVED SOILS ENGINEER TO ENSURE INFILTRATION RATES ARE WITHIN DESIGN PARAMETERS REFER TO AS-BUILT REQUIREMENT HEREIN.
3. DENSITIES AT UTILITY AND STORM STRUCTURES (INLET/MANHOLES WITHIN ROADWAY TO 3' IN BACK OF CURB) SHALL BE 98% WITHIN PAVEMENT AREAS, AND A DENSITY OF 95% FOR STRUCTURES OUTSIDE PAVED AREAS PER AASHT0-180 (MODIFIED) IS REQUIRED.
4. 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 REINSPECTED BY THE OWNERS ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.
5. AS REQUIRED BY THE OWNER ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUNDWATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUNDWATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING IT WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND FOR NO LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

GAS, ELECTRICAL, TELEPHONE, CABLE TV AND UTILITIES:

ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF GAS, ELECTRIC, TELEPHONE, FIBER OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

6. MATERIALS INTERFERING WITH CONSTRUCTION AND ABANDONED UTILITY LINES, PIPES, STRUCTURES, AND OTHER SUBTERRANEAN OBJECTS SHALL BE REMOVED. ALL MATERIALS NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AUTHORITIES BEFORE CONSTRUCTION COMMENCES. CONTRACTOR MUST CALL SUNSHINE STATE ONE CALL (OR PRIVATE LOCATER) FOR UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-432-4770. ANY UTILITY CONFLICTS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
8. INSTALL ALL REQUIRED CONDUIT TO THE PROPERTY PER LINE FOR APPLICABLE UTILITY SERVICE. COORDINATE WITH UTILITY PROVIDER, ELECTRICAL ENGINEER AND ARCHITECTURAL PLANS ON FINAL SIZE AND LOCATION OF CONDUIT.

WATER SYSTEM NOTES:

GOVERNING JURISDICTIONAL PUBLIC WORKS AND/OR UTILITY STANDARDS ARE MINIMUM STANDARDS FOR PUBLIC POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN THOSE REQUIREMENTS AND THOSE LISTED BELOW THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP, THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (I.E... PIPES CENTERED ON THE CROSSING). WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION:

   MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION:

   THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES, IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (i.e.. STAGGERED JOINTS).
3. ALL DIP PIPE SHALL BE MW CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE #9 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
4. ALL UTILITIES SHALL BE INSTALLED WITH COMPLIANCE TO GOVERNING JURISDICTION WATER DISTRICT STANDARD CONSTRUCTION DETAILS AND LAND DEVELOPMENT CODE.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER WHERE POSSIBLE. 48" MAXIMUM COVER UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
6. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
7. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA LISTED HEREIN THE WATER TESTING SECTION.
8. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.
9. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.
10. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
11. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH FDEP SUBPARAGRAPH 62-555.320(21) (b) 3, F.A.C., USING BLUE AS A PREDOMINATE COLOR.
12. ALL WATER AND REUSE MAINS SHALL BE ALLOWED TO DEFLECT PER MANUFACTURERS SPECIFICATIONS.
13. ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB. OTHERWISE BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARDS C502-80 THEREOF. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S) TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
14. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY A GOVERNING JURISDICTIONAL WATER DISTRICT DEPARTMENT INSPECTOR.
15. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND GOVERNING JURISDICTIONAL WATER DISTRICT UTILITIES OPERATION MANUAL.
16. ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO AWWA C900 (DR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.
17. ALL PVC WATER MAINS LESS THAN 4 INCHES SHALL BE IN ACCORDANCE WITH ASTM (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR 21 (200 PSI). THREADED PIPE AND FITTINGS SHALL BE SCHEDULE 80 AND CONFORM TO ASTM D2464. UNTHREADED PIPE AND FITTINGS SHALL BE SCHEDULE 40 WITH SOLVENT-CEMENTED JOINTS. CEMENTED JOINTS AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2855.
18. ALL PVC WATER MAINS 2" OR LESS SHALL BE SDR21 (200 PSI) UNLESS OTHERWISE NOTED.
19. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ½" - 3" SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
20. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 5-1/2 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE. WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.
21. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.
22. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, AND HYDRANTS. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

TESTING AND INSPECTION REQUIREMENTS (WATER):

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER, OR CITY INSPECTOR. PRESSURE TESTING OF WATER MAINS SHALL BE FOR A PERIOD OF FOUR (4) HOURS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA: L = (S*D*P)/148,000

WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN POUNDS PER SQUARE INCH GAUGE (PSIG) ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

3. CONTRACTOR SHALL ARRANGE FOR CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER, IMMEDIATELY UPON COMPLETION OF THE WATER SYSTEM, FOR CERTIFICATION PURPOSES.
4. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS:
   A. CONDUCT PRESSURE AND LEAKAGE TESTING;
   B. PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651;
   C. DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS;
   D. FLUSH AFTER DISINFECTION.
   E. CONDUCT BACTERIOLOGICAL SAMPLING (TWO (2) CONSECUTIVE DAYS OF PASSING RESULTS ARE REQUIRED)
5. IF THE ABOVE TESTING REQUIREMENTS ARE IN CONFLICT WITH ANY LOCAL, STATE, OR FEDERAL AGENCY THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

GENERAL FIRE PROTECTION NOTES:

1. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.
2. ALL FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY AND N.F.P.A 24 WHICH REGULATES THE CONSTRUCTION AND TESTING OF SUCH LINES.
3. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
4. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14 AND HAVE A MINIMUM OF 36 INCHES OF COVER. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.
5. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING TO ONE FOOT ABOVE FINISHED GRADE SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5)
6. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER N.F.P.A 24. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION
7. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
8. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
9. ALL HYDRANTS SHALL BE PAINTED PER N.F.P.A 291 OR IN ANOTHER APPROVED MANNER WITH THE FINISH PAINT BEING TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
10. BLUE PAVEMENT REFLECTORS SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
11. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
12. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED.

TESTING AND INSPECTION REQUIREMENTS

(FIRE PROTECTION):

1. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
2. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
3. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

TRAFFIC CONTROL:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL APPROPRIATE AGENCIES (PARTIAL LISTED BELOW) PRIOR TO ANY LANE CLOSURES ON AN ARTERIAL OR COLLECTOR ROADWAY:
   A. GOVERNING PUBLIC WORKS
   B. SHERIFF'S OFFICE
   C. TRANSIT AUTHORITY
   D. SCHOOL TRANSPORTATION
   E. EMS & FIRE ADMINISTRATION
3. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
4. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
5. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.
10. THE CONTRACTOR SHALL PROVIDE FLAGMAN AND OTHER TRAFFIC MEASURES NECESSARY TO PROTECT AND FACILITATE TRAFFIC MOVEMENT DURING CONSTRUCTION.
11. COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.

SANITARY SYSTEM NOTES:

GOVERNING JURISDICTIONAL PUBLIC WORKS AND/OR UTILITY STANDARDS ARE MINIMUM STANDARDS FOR PUBLIC POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER CONSTRUCTION. THE NOTES BELOW APPLY ONLY WHEN THEY EXCEED THE GOVERNING JURISDICTION PUBLIC WORK STANDARDS.

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTIC

DEWATERING NOTES:

1. DURING THE EXCAVATION PROCESS IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND OR AN ABOVE GOUND CHAMBER. ALL DEWATERING MUST BE RETAINED IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. IF LIMITED AVAILABLE SPACE BECOMES A CONSTRAINT DURING CONSTRUCTION ACTIVITIES, AND A SETTLING POND CAN NOT BE CONSTRUCTED THEN WE RECOMMEND UTILIZING A BAKER TANK AND NON-CATIONIC FLOCCULENT TO REMAIN IN COMPLIANCE WITH THE GENERIC PERMIT. THE MANUFACTURER INFORMATION SHEET FOR THE FLOCCULENT SHOULD BE KEPT ONSITE ALONG WITH THE PERMIT, IF UTILIZED TO REDUCE TURBIDITY.
3. IF THE GROUDNWATER CAN NOT BE CONTAINED ON-SITE AND MUST BE DISCHARGED OFF-SITE, THE CONTRACTORS IS RESPONSIBLE FOR FILING FOR AN FDEP DEWATERING NOI, AND CONDUCTING ALL WATER TESTING REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION AND FDEP. IF THE PROJECT IS WITHIN PROXIMITY OF CONTAMINATION OR SUSPECTED CONTAMINATION THE GROUNDWATER WILL HAVE TO BE TESTED PER FDEP REQUIREMENTS AT A MINIMUM. NO POLLUTED WATERS SHALL BE DISCHARGED INTO STORM SYSTEM OR BODIES OF WATER. BEFORE DISCHARGE OF PRODUCED GROUND WATER TO ANY SURFACE WATER OF THE STATE FROM A NON-CONTAMINATED SITE, ANALYTICAL TESTS ON SAMPLES OF DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE CONTAMINATION. TEST RESULTS MUST MEET MINIMUM REQUIREMENTS SET BY FDEP [DOCUMENT 62-621.300(2) GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM NON-CONTAMINATED SITE ACTIVITY]. ANY DEWATERING DRAINAGE DISCHARGED INTO SANITARY SEWERS MUST BE APPROVED BY THE GOVERNING WASTEWATER DIVISION BEFORE DISCHARGING.
4. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFF-SITE.
5. ALL GROUND WATER DISCHARGED OFF-SITE SHALL BE 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) OR LESS. TURBIDITY READINGS SHOULD BR COLLECTED TWICE DAILY, AT LEAST FOUR HOURS APART, TO CONFIRM TURBIDITY IS KEPT BELOW 29 NTUS. THE SAMPLES WILL BE COLLECTED AT THE DISCHARGE LOCATION. A LOG OF DAILY TURBIDITY MEASUREMENTS WILL BE KEPT ONSITE FOR THE DURATION OF DEWATERING ACTIVITIES ALONG WITH DAILY MEASUREMENTS OF THE FLOW RATE IN GALLONS PER DAY
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP A DEWATERING SYSTEM THAT PROVIDES PRETREATMENT OF EFFLUENT PRIOR TO DISCHARGE INTO ADJACENT SURFACE WATERS OR LOCAL SANITARY UTILITY SYSTEM, IF ALLOWED/REQUIRED. THE CONTRACTOR'S DEWATERING METHOD MUST MEET ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING THIS PRACTICE INCLUDING THE USE OF PERMITTED OUTFALL STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY FOR A DEWATERING PERMIT WITH THE APPROPRIATE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNING JURISDICTION.
7. THE DEWATERING SYSTEM SHALL BE DESIGNED, AND BE PROVIDED, USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS.MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
8. CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE GROUNDWATER OR ARTESIAN HEAD.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS, DURING NORMAL PUMPING AND UPON DEVELOPMENT WELL(S), LEVEL OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5PPM.
10. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF:
    A. 100,000 GPD TOTAL IN A 24 HOUR (1 DAY) PERIOD FROM DEWATERING
    B. 1,000,000 GPD PUMP CAPACITY IS REQUIRED
    C. GROUNDWATER WELL SIZE 8" IN DIAMETER OR GREATER
    D. CUMULATIVE OUTSIDE DIAMETER OR SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER

    THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH WATER MANAGEMENT DISTRICT. HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL WATER MANAGEMENT AND GOVERNING JURISDICTION ON THE PERMIT REQUIREMENTS FOR DEWATERING. ALL PERMITS SHALL BE SUBMITTED A MINIMUM OF 21 DAYS PRIOR TO STARTING DEWATERING ACTIVITIES.
11. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOATATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
12. IF SILTY/CLAY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, ARE ENCOUNTERED THEN THE WATER SHALL BE TREATED WITH CHEMICAL ADDITIVES, SUCH AS ALUM, IN THE SEDIMENT BASIN IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE SEDIMENT TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING THE EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
13. THE EXCAVATION PROCESS SHALL BE SEQUENCED IN SUCH A MANNER SUCH THAT THE SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE.
14. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM SITE INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GENERAL ADA GUIDELINES FOR SITE CONSTRUCTION:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT STATE & LOCAL BUILDING CODE, THE DEPARTMENT OF JUSTICE ADA STANDARDS, REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FDOT OR 2.0%) IN ANY DIRECTION. THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE.
2. RAMPS - SLOPES EXCEEDING 1:20 (5%) BUT NO MORE THAN 1:12 (8.3%) CONSTITUTE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, AND LANDINGS). NO RAMP SHALL EXCEED A 1:12 (8.3%) RUNNING SLOPE OR 1:50 (2%) CROSS SLOPE. RAMPS EXCEEDING SIX FEET IN LENGTH REQUIRE A HANDRAIL THAT CONFORMS TO ADA STANDARDS. A RAMP MAY NOT RISE MORE THAN 2.5 FEET WITHOUT A LANDING.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PRT FDOT OR 2.0%) IN ANY DIRECTION. THE LANDING SHOULD BE AS WIDE AS THE PROPOSED RAMP, MIN 36" WIDE, AND BE 60" LONG. IN MOST SITE CASES LANDINGS SHOULD BE 5 FEET BY 5 FEET.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). IF THE PATH OF TRAVEL GOES TO A PUBLIC RIGHT-OF WAY, IT IS PREFERRED THAT THE ROUTE BE A MINIMUM OF 60 INCHES. THE SLOPE SHOULD BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (¼" PER FDOT OR 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), THE ADA RAMP CRITERIA MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE.
5. CROSS-WALKS - THE PATH OF TRAVEL STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 1:50 (2%) CROSS SLOPE IS MET IN THE CROSS WALK.
6. DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY FDOT.)
7. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
8. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY REQUIREMENTS LISTED ABOVE OR OTHER NON-STATED ADA REQUIREMENT THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NONCOMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS OR AS DEFINED BY CURRENT FDOT SPECIFICATIONS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (PROFESSIONAL SERVICE INDUSTRIES, INC) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
5. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
7. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
9. 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 F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
10. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR REVIEW/APPROVAL.
11. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.).
12. SEAL CONCRETE PER ASTM C309 OR ASTM C1315 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
14. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL GOVERNING JURISDICTION.
15. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS (REFER TO PLANS), ANY AND ALL DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER AND OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
16. ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
17. GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
18. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. THE MORE STRINGENT REQUIREMENTS SHALL APPLY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. 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.
3. THE OWNER'S ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
4. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN ½" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

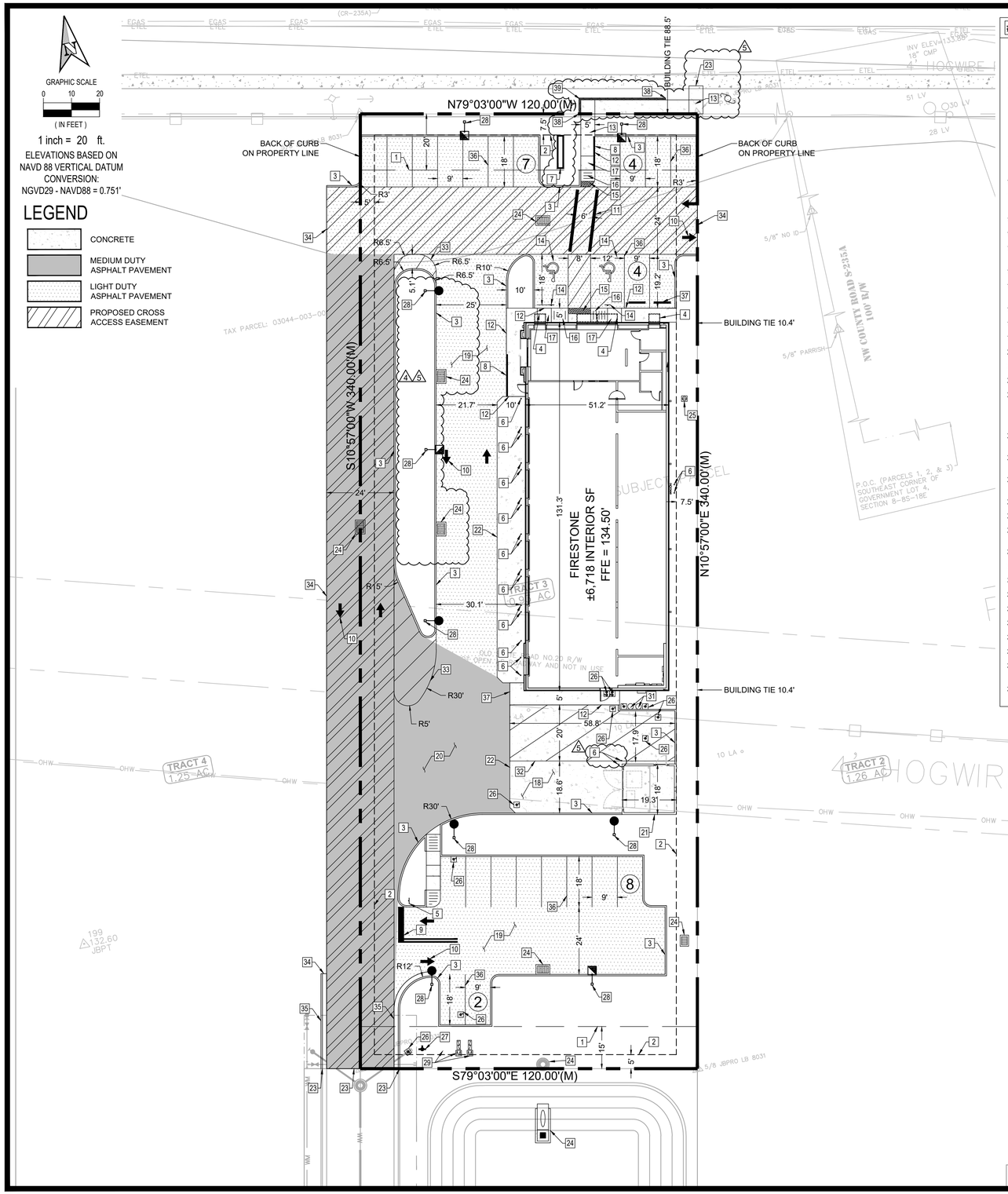
AS-BUILTS, RECORD DRAWINGS & CERTIFICATIONS:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A COPY OF THE MINIMUM REQUIREMENTS FOR AS-BUILT RECORD DRAWING ACCEPTANCE FOR THE AGENCY HAVING JURISDICTION (SUCH AS THE CITY OR COUNTY) AND/OR UTILITY SERVICE PROVIDER, FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS, AND PRODUCE AS-BUILT RECORD DRAWINGS THAT SUBSTANTIALLY COMPLY WITH OR EXCEED THESE REQUIREMENTS, INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTALS.
2. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER TO ENGINEER, INCLUDING AND WITHOUT LIMITATIONS.
    A. SURVEYED "AS-BUILTS", MINIMUM AS-BUILT SURVEY SCOPE IS LISTED BELOW.
    B. COMPACTION AND DENSITY TEST RESULTS CERTIFIED BY OWNERS TESTING COMPANY.
    C. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS AS REQUIRED FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
3. AS-BUILT DRAWINGS SHALL BE ACCURATELY RECORDED AND CERTIFIED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYOR'S AND MAPPERS IN CHARTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
4. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN AUTOCAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE AUTOCAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
5. THE X, Y AND (Z) LOCATION BASED ON THE COORDINATE SYSTEM FLORIDA EAST ZONE STATE PLANE COORDINATE FEET NAD 83, OF ALL VALVES (CENTER OF PIPE), MANHOLES, INLETS, VALVE BOXES (GRADE), HYDRANTS (GRADE), BLOW OFFS (GRADE), SAMPLE POINTS (GRADE) AND METER BOXES (GRADE) ETC. SHALL BE CLEARLY SHOWN. ACCEPTABLE POSITION ACCURACY SHALL BE SUB-METER OR BETTER FOR COMPATIBILITY WITH GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE VERTICAL DATUM USED SHALL BE NAVD 88 UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
6. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- ❖ SITE IMPROVEMENTS:
    - ALL BUILDINGS AND OTHER IMPROVEMENTS WITH DESCRIPTIONS, DIMENSIONS, AND LOCATION.
    - PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS.
    - FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
    - ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
    - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
    - WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
    - WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
- ❖ SANITARY SEWER:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND INVERTS OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
    - LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN MANHOLES.
    - LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
- ❖ STORM DRAINAGE:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.) AND INVERT OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES AND ROCK ENVELOPES.
    - INVERTS OF ALL MITERED END SECTIONS.
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN THE STRUCTURES.
    - INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
    - STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
    - STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- ❖ WATER AND REUSE SYSTEMS AND FORCE MAINS:
    - ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
    - LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.
    - POTABLE WATER SHALL CLEARLY INDICATE COMPLIANCE TO MINIMUM SEPARATION DISTANCES OR REQUIRED PIPE UPGRADES.

PRIOR TO THE CIVIL ENGINEERING PUNCH LIST INSPECTION THE CONTRACTOR SHALL SEND THE ENGINEER AN AS-BUILT SURVEY. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN FIVE (5) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN AUTOCAD AND PDF FORMAT IS SUFFICIENT. IF ANY DEFICIENCIES ARE NOTED, ONE COPY OF REDLINED AS-BUILTS WILL BE GIVEN TO THE GENERAL CONTRACTOR FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE OWNER'S ENGINEER BEFORE ANY CERTIFICATIONS WILL BE INITIATED.

7. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR KEEP A DAILY "AS-BUILT" SET OF DRAWINGS WHILE THE WORK BEING DONE IS VISIBLY EXPOSED ACCORDING TO THE CRITERIA OUTLINED HEREIN.
8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY TO OWNER'S ENGINEER THAT ALL SITE, UTILITY, AND ROADWAY COMPACTION, BERM STABILITY, AND P



SITE PLAN NOTES

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1	BUILDING SETBACK
2	LANDSCAPE BUFFER
3	TYPE "D" CURB (TYP), DETAIL: (FDOT INDEX 520-001) / C8.2
4	AWNING (SEE ARCHITECTURAL PLANS)
5	STOP SIGN & POST, DETAIL: 4 / C8
6	6" PIPE BOLLARD (TYP), DETAIL: 8 / C8
7	PROPOSED SIGNAGE
8	6" YELLOW CURB PAINT
9	24" WHITE THERMOPLASTIC STOP BAR PAVEMENT MARKING, DETAIL: 6 / C8
10	ON SITE DIRECTIONAL ARROW (TYP), DETAIL: 6 / C8
11	ADA COMPLIANT CROSSWALK DETAIL: 6 / C8 & (FDOT INDEX 711-001) / C8.2
12	MONOLITHIC CURB & SIDEWALK (TYP) - DETAIL: 9 / C8
13	CONCRETE SIDEWALK, DETAIL: (FDOT INDEX 522-001) / C8.3
14	HANDICAP ACCESSIBLE PARKING, SIGNAGE & MARKINGS DETAIL: 1 / C8
15	DETECTABLE WARNING, DETAIL: 7 / C8
16	HANDICAP ACCESSIBLE RAMP DETAIL: (FDOT INDEX 522-002) / C8.3
17	5' X 5' LANDING (MIN), SLOPE NOT TO EXCEED 2%
18	CONCRETE PAVEMENT (TYP), DETAIL: 2 / C8
19	LIGHT DUTY ASPHALT PAVEMENT (TYP), DETAIL: 3 / C8
20	MEDIUM DUTY ASPHALT PAVEMENT (TYP), DETAIL: 3 / C8
21	DUMPSTER ENCLOSURE, DETAIL: 11 / C8
22	CONCRETE APRON, DETAIL: 5 / C8
23	PROPOSED CURB/SIDEWALK/PAVEMENT TO TRANSITION SMOOTHLY TO EXISTING ADJACENT SURFACE - CONTRACTOR TO VERIFY CONNECTION, LOCATION AND ELEVATION OF EXISTING ADJACENT SURFACE.
24	STORM DRAINAGE STRUCTURE (TYP), SEE SHEET C5.0 GRADING PLAN
25	ROOF DRAIN CLEANOUT (TYP), SEE SHEET C6.0 UTILITY PLAN
26	SANITARY SEWER CLEANOUT (TYP), SEE SHEET C6.0 UTILITY PLAN
27	PROPOSED PUBLIC FIRE HYDRANT
28	SITE LIGHTING POLE, SEE PHOTOMETRIC PLAN
29	WATER CONNECTION/RPZ/METER, SEE SHEET C6.0 UTILITY PLAN
30	SITE LIGHTING POLES (TYP) - SEE PHOTOMETRIC PLANS
31	MANHOLE COVER TO GREASE TRAP, SEE SHEET C5
32	LOADING ZONE PAINT STRIPING, DETAIL: 11 / C8
33	6" WHITE PAINT STRIPING (TYP.)
34	EDGE OF PAVEMENT
35	TYPE F CURB (TYP.), DETAIL: (FDOT INDEX 520-001) / C8.2
36	4" WHITE PAINT STRIPING (TYP.)
37	CONCRETE WHEEL STOP (TYP.), DETAIL: 12 / C8
38	END OF ±36.5 LF OF GRAVITY WALL DETAIL: (FDOT INDEX 400-011) / C9.1
39	±36.5 LF OF GUIDERAIL MOUNTED ATOP GRAVITY WALL DETAIL: (FDOT INDEX 515-070) / C9.0

SITE DATA TABLE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN AUTOMOTIVE RETAIL & SERVICE CENTER WITH ON-SITE PARKING AND OFF-SITE STORMWATER POND.

LOCATION & LAND USE

TAX PARCEL #'S:	03044-003-000 / TRACT 3
ZONING DISTRICT:	COMMERCIAL INTENSIVE (CI)
FUTURE LAND USE:	COMMERCIAL

ADJACENT ZONING / FLU:

NORTH (FRONT):	COMMERCIAL INTENSIVE & AGRICULTURE / COMMERCIAL & AGRICULTURE
EAST (SIDE) :	COMMERCIAL INTENSIVE / COMMERCIAL
SOUTH (REAR) :	COMMERCIAL INTENSIVE / COMMERCIAL
WEST (SIDE) :	COMMERCIAL INTENSIVE / COMMERCIAL

AREAS

AREAS	PROPOSED (SF)	ACRES	PERCENT OF TOTAL PROPERTY AREA
LOT:	±40,800	±0.94	100%
TOTAL IMPERVIOUS (85% MAX):	±30,674	±0.70	75.18%
BUILDING FOOTPRINT:	±6,767	±0.16	16.59%
PAVEMENT, LOADING & SIDEWALKS:	±23,907	±0.55	58.60%
TOTAL PERVIOUS AREA:	±10,126	±0.23	24.82%

MAXIMUM BUILDING HEIGHT: 65'

FLOOR AREA RATIO (0.750 MAX): ±0.166

SETBACKS & BUFFERS

BUILDING SETBACKS:	REQUIRED / PERMITTED:	PROPOSED:
NORTH (FRONT):	20' (MIN)	88' (MIN FROM PROPERTY LINE)
EAST (SIDE) :	0' (MIN)	N/A
SOUTH (REAR) :	15' (MIN)	121.3' (MIN FROM PROPERTY LINE)
WEST (SIDE) :	0' (MIN)	N/A
LANDSCAPE BUFFERS:		
NORTH (FRONT):	10' (MIN)	22.5' (FROM PROPERTY LINE)
EAST (SIDE) :	7.5' (MIN)	7.5' (FROM PROPERTY LINE)
SOUTH (REAR) :	5' (MIN)	27.3' (FROM PROPERTY LINE)
WEST (SIDE) :	5' (MIN)	12' (FROM PROPERTY LINE)

PARKING

PARKING REQUIRED: ONE (1) SPACE PER FOUR HUNDRED (400) SQUARE FEET OF FLOOR AREA. THE MAXIMUM NUMBER OF PARKING SPACES ALLOWED IS 125% THE MINIMUM.

PARKING CALCULATIONS:	6,718 / 400 = 16.79 17 REQUIRED STALLS
MAX PARKING CALCULATIONS:	16.79 * 1.25 = 20.98 21 MAX STALLS
PROPOSED PARKING STALLS:	23
PROPOSED ADA STALLS:	2
	TOTAL: 25 SPACES

FEMA

FLOOD ZONE: X | FLOOD MAP #12001C0120D | EFFECTIVE JUNE 16, 2006

NOTES:

1. ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE
2. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED
3. BUILDING SETBACKS ARE TO CONCRETE CORNER OF BUILDING
4. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS
5. CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES
6. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION
7. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTHEAST (FRONT) PROPERTY LINE (BEARING S10°57'00"W) UNLESS OTHERWISE SHOWN.
8. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL
9. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
10. PAVEMENT MARKINGS WILL NOT BE REFLECTIVE.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
4	04/30/2024	CITY OF ALACHUA COMMENTS	JR
5	05/09/2024	CLIENT COMMENTS	

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C1

SITE PLAN

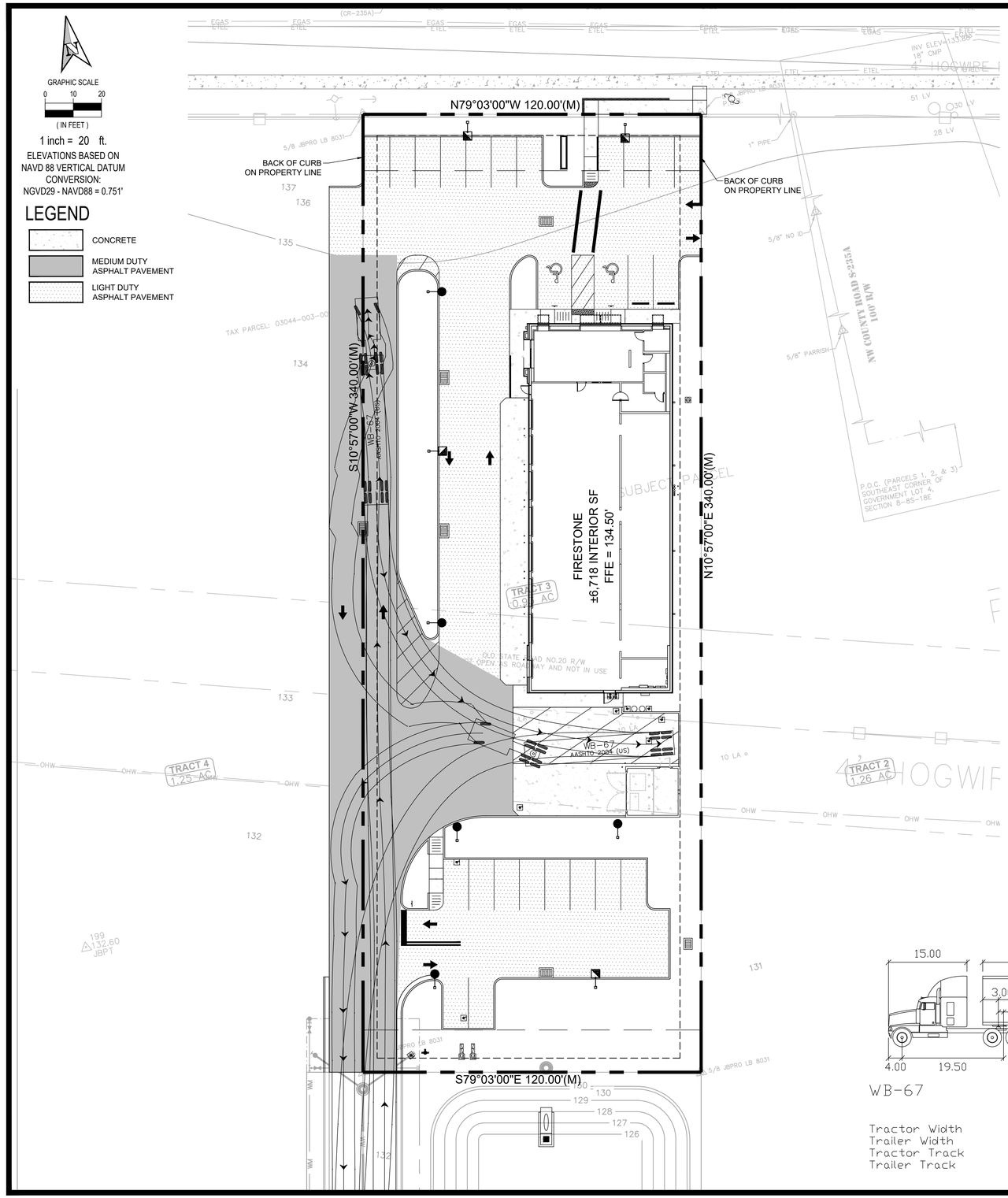
GRAPHIC SCALE
0 10 20
(IN FEET)

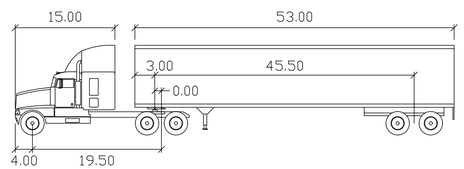
1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION: NGVD29 - NAVD88 = 0.751'

LEGEND

- CONCRETE
- MEDIUM DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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PALMETTO CAPITAL GROUP

1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C1.1

TRUCK ACCESS PLAN

GRAPHIC SCALE
0 10 20
(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION:
NGVD29 - NAVD88 = 0.751'

N79°03'00"W 120.00'(M)

4" HOGWIRE FENCE

EXISTING FENCE TO BE REMOVED BY OTHERS

S10°57'00"W 340.00'(M)

N10°57'00"E 340.00'(M)

P.O.B.

P.O.C. (PARCELS 1, 2, & 3) SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8-8S-18E

TAX PARCEL: 03044-003-000

SUBJECT PARCEL

EXCEPTION 11

NW COUNTY HOUSE S-2254
100' R/W

TRACT 5
7.37 AC

TRACT 3
0.93 AC

TRACT 4
1.25 AC

TRACT 2
1.26 AC

OLD STATE ROAD NO.20 R/W
NOT OPEN AS ROADWAY AND NOT IN USE

EXISTING POWER POLE TO BE REMOVED BY OTHERS

EXISTING OVERHEAD ELECTRIC LINES TO BE REMOVED BY OTHERS

DIRT PILE

EXISTING DIRT PILE TO BE REMOVED BY OTHERS

S79°03'00"E 120.00'(M)

EXISTING 15" PVC PIPE TO REMOVED

EXISTING 15" MITERED END SECTION TO BE REMOVED

EXCEPTION 1
PUBLIC UTILITIES E

HOGWIRE FENCE

INV ELEV=133.06'
18" CMP

INV ELEV=132.47'
18" CMP

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTICE TO GENERAL CONTRACTORS:
CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HERON WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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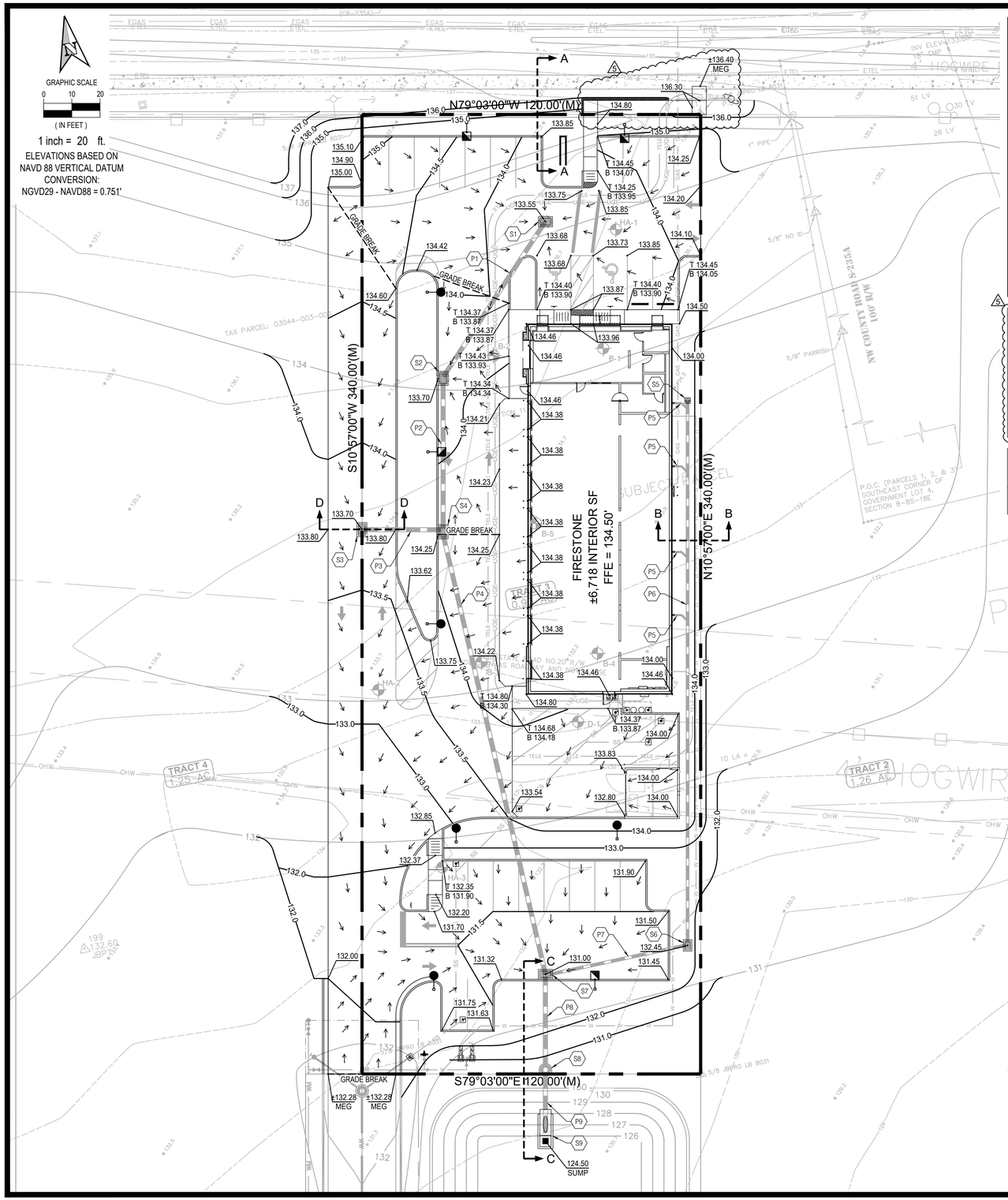
SCALE 1" = 20'

SHEET C2

DEMO PLAN



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
4. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
5. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
6. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
7. ALL PROPOSED SIDEWALKS, RAMPS AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS, SEE "GENERAL NOTES".
8. ALL SPOT ELEVATIONS ARE TO BOTTOM OF CURB (TOP OF ASPHALT / CONCRETE) UNLESS OTHERWISE IDENTIFIED.

PROPOSED DEVELOPMENT LAND USE AREAS

	AREA (SF)	AREA (AC)	PERCENTAGE
PROPERTY AREA	±40,800	±0.94	100%
BUILDING FOOTPRINT	±6,767	±0.16	16.59%
IMPERVIOUS PAVEMENT, LOADING, SIDEWALKS	±23,907	±0.55	58.60%
IMPERVIOUS TOTAL (MAX 85%)	±30,674	±0.70	75.18%
PERVIOUS TOTAL	±10,126	±0.23	24.82%
TOTAL	±40,800	±0.94	100%

PROFILE INDEX

PROFILE ID	SHEET	PROFILE ID	SHEET
A-A	C9.2	C-C	C9.2
B-B	C9.2	D-D	C9.2

GRADING PLAN KEYNOTES

S1 STRUCTURE NO. 1
TYPE "F" INLET | TOG = 133.55'
Ø3.5' ROUND STRUCTURE BOTTOM ALTERNATE A, TYPE P
P1 INVERT (PROPOSED 18" ADS N-12 PIPE) = 129.78'
DETAIL: 1 / C9, (FDOT INDEX 425-010 & 425-053) / C9.1

P1 S1 TO S2
±66.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S2 STRUCTURE NO. 2
TYPE "F" INLET | TOG = 133.70'
Ø3.5' ROUND STRUCTURE BOTTOM ALTERNATE A, TYPE P
INVERT (PROPOSED 18" ADS N-12 PIPE) = 129.21'
DETAIL: 1 / C9, (FDOT INDEX 425-010 & 425-053) / C9.1

P2 S2 TO S4
±54.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S3 STRUCTURE NO. 3
TYPE "F" INLET | TOG = 133.70'
INVERT (PROPOSED 18" ADS N-12 PIPE) = 128.99'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P3 S3 TO S4
±28.8 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S4 STRUCTURE NO. 4
TYPE "F" INLET | TOG = 134.25'
INVERT (PROPOSED 18" ADS N-12 PIPE) = 128.74'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P4 S4 TO S7
±161.0 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

P5 CONNECTS ROOF DRAINS TO P6
8" ADS N-12 PIPE TO 12" ADS N-12 PIPE (LENGTH AS REQUIRED)
DETAIL: 303 / C10.1

S5 STRUCTURE NO. 5
12" DRAINAGE CLEAN OUT | RIM = 134.05'
INVERT (PROPOSED 12" ADS N-12 PIPE) = 129.95'
DETAIL: 4 / D2.0

P6 S5 TO S6
±193.0 LF OF 12" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S6 STRUCTURE NO. 6
TYPE "C" INLET | TOG = 132.45'
INVERT (PROPOSED 12" ADS N-12 PIPE) = 128.29'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P7 S6 TO S7
±51.4 LF OF 12" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S7 STRUCTURE NO. 7
TYPE "F" INLET | TOG = 131.00'
P4 INVERT (PROPOSED 18" ADS N-12 PIPE) = 127.36'
P7 INVERT (PROPOSED 12" ADS N-12 PIPE) = 127.85'
P8 INVERT (PROPOSED 18" ADS N-12 PIPE) = 125.65'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P8 S7 TO S8
±32.8 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S8 EXISTING STRUCTURE NO. 8
TYPE J8 MANHOLE | RIM = 129.00'
P8 INVERT (PROPOSED 18" ADS N-12 PIPE) = 125.37'
P9 INVERT (PROPOSED 18" ADS N-12 PIPE) = 124.70'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P9 S8 TO S9
±23.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S9 STRUCTURE NO. 9
CONCRETE MITERED END SECTION SUMP
P9 INVERT (PROPOSED 18" ADS N-12) = 124.50'
DETAIL: 3 & 4 / C9

BURIED UTILITIES NOTE

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2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

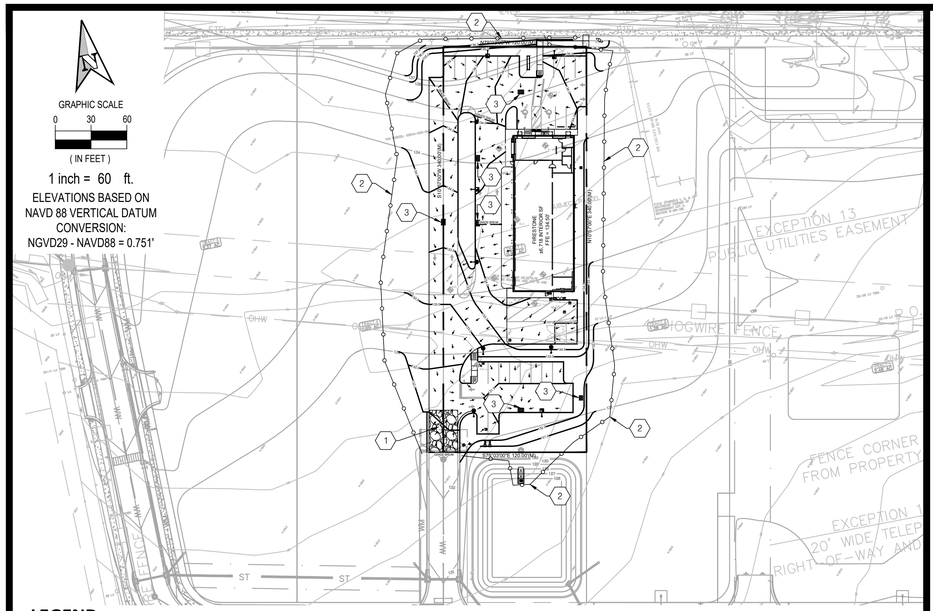
PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C3

GRADING PLAN



LEGEND

- :DRAINAGE FLOW PATH
- :INLET SEDIMENT TRAP
- :CONSTRUCTION ENTRANCE
- :SILT FENCE

1. CONSTRUCTION ENTRANCE - SEE DETAIL: 1 & 2 / C4.1
2. SILT FENCE TO BE CONSTRUCTED AROUND LIMITS OF DISTURBANCE (TYP.) - SEE DETAIL: 4 & 5 / C4.1
3. INLET TO BE PROTECTED ONCE INSTALLED (TYP.) - SEE DETAIL: 1 / C4

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PROJECT NAME AND LOCATION

PROJECT NAME: FIRESTONE
TAX PARCELS: 03044-003-000

LOCATION: SWC OF US HIGHWAY 441 & CR 235A, ALACHUA, FL 32615
LAT: N29° 48'03.44733"
LONG: E27?° 27'23.18659"

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
PALMETTO CAPITAL GROUP
632 E. MAIN STREET
LAKELAND, FL 33803

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF AN AUTOMOTIVE RETAIL & SERVICE CENTER WITH ON-SITE PARKING AND OFF-SITE STORMWATER POND.

PROJECT AREA: ±0.94 ACRES

ULTIMATE RECEIVING WATERS: AQUIFER

ACTIVITIES THAT REQUIRE EROSION CONTROL
SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS
SOIL TYPES: REFER TO GEOTECH REPORT

SEQUENCE OF MAJOR ACTIVITIES
HALT ALL ACTIVITIES AND CONTACT THE DESIGN CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP's. THE GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT A STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:
1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE. PREPARE TEMPORARY PARKING AND STORAGE AREA, UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN, IF REQUIRED
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE VIA SEEDING
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. CONSTRUCT FINAL PAVING
14. REMOVE ACCUMULATED SEDIMENT
15. REMOVE ANY ITEMS THAT ARE NOT REQUIRED (ONLY IF STABILIZED)

TIMING OF CONTROL MEASURES
THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

CONTROLS:
1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ONSITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT NOTED THAT THE MEASURES IDENTIFIED ON SHOULD BE THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS).

2. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

☐ ASPHALT	☐ CLEANING SUPPLIES
☐ CONCRETE	☐ DETERGENTS
☐ FERTILIZERS	☐ MASONRY BLOCK/BRICKS
☐ METAL PIECES	☐ PAINT
☐ PETROLEUM BASED PRODUCTS	☐ WOOD
☐ TAR	

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

RESPONSIBLE STEWARDSHIP

- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

S.W.P.P.P. IMPLEMENTATION UPDATES AND AMENDMENTS:

THE CONTRACTOR MUST UPDATE THE S.W.P.P.P. INCLUDING THE JOBSITE BINDER AND SITE MAPS TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR; BMP INSTALLATION, MODIFICATION OR REMOVAL. CONSTRUCTION ACTIVITIES (E.G. PAVING, STORM SEWER, INSTALLATION, FOOTING INSTALLATION, ETC.) CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE DESIGN ENGINEER AND OBTAIN WRITTEN APPROVAL FROM THE DESIGN ENGINEER BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK.)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS.
3. MODIFYING THE S.W.P.P. IMPLEMENTATION SEQUENCE
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT CONTRARY TO THE S.W.P.P.P.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT THE DESIGN ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, THE GC MUST NOTIFY THE DESIGN ENGINEER AS SOON AS PRACTICAL AS THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE S.W.P.P.P. DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE DESIGN ENGINEERS NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND IT'S RESPONSE FROM THE DESIGN ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

INSPECTION AND MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AS PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT (OR EQUIVALENT SNOWFALL EVENT) OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. AS WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
9. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
10. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN

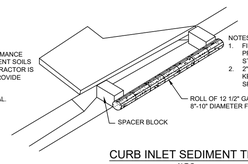
NOTICE TO GENERAL CONTRACTORS:

1. THIS IS THE CONTRACTOR'S CERTIFICATION OF CORRECT INSPECTION AND MAINTENANCE. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.
2. A COPY OF SHEET C0.1 AND C0.2 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS

CONTRACTOR'S RESPONSIBILITY

EROSION AND SEDIMENTATION CONTROLS ARE PERFORMANCE BASED CRITERIA. IF THE BMPS PROVIDED DO NOT PREVENT SOILS FROM LEAVING A CONSTRUCTION SITE, THEN THE CONTRACTOR IS REQUIRED TO EMPLOY ADDITIONAL PROCEDURES TO PROVIDE CLEAN RUNOFF FROM A SITE.

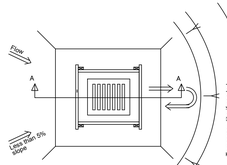
BUILDING BLOCK LAID 6" FROM THROAT WEB HORIZONTAL.



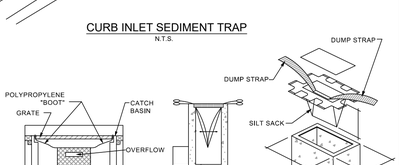
CURB INLET SEDIMENT TRAP
N.T.S.

CONTRACTOR'S RESPONSIBILITY
EROSION AND SEDIMENTATION CONTROLS ARE PERFORMANCE BASED CRITERIA. IF THE BMPS PROVIDED DO NOT PREVENT SOILS FROM LEAVING A CONSTRUCTION SITE, THEN THE CONTRACTOR IS REQUIRED TO EMPLOY ADDITIONAL PROCEDURES TO PROVIDE CLEAN RUNOFF FROM A SITE.

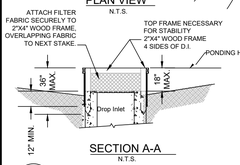
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES. (3' MIN. LENGTH).
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
5. MIRAFI OR APPROVED EROSION CONTROL FABRIC SHALL BE WRAPPED AROUND GRATE.
6. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



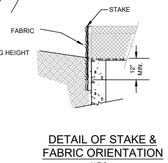
PLAN VIEW
N.T.S.



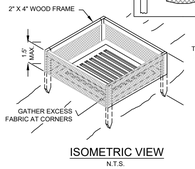
INSTALLATION DETAIL



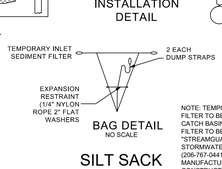
SECTION A-A
N.T.S.



DETAIL OF STAKE & FABRIC ORIENTATION
N.T.S.



ISOMETRIC VIEW
N.T.S.



BAG DETAIL
NO SCALE

SILT SACK

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

1 INLET PROTECTION NTS

CONTRACTOR'S CERTIFICATION:
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.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY/ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

PERMITTEE:
" I CERTIFY UNDER THE 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 OR IMPRISONMENT FOR KNOWING VIOLATIONS."

PERMITTEE / AGENT _____ DATE _____

OWNER/S/AGENT'S CERTIFICATION:
THE OWNER/AGENT IS AWARE OF, AND MUST ASSURE MAINTENANCE OF, THE EROSION PROTECTION THAT IS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION.

OWNER / AGENT _____ DATE _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.

PROJECT NAME: _____
FDEP NPDES IDENTIFICATION NUMBER: _____

NOTE: THIS IS AN EXAMPLE OF AN INSPECTION LOG AND IS GIVEN FOR REFERENCE PURPOSES ONLY. THIS OR A SIMILAR FORM IS REQUIRED.

LOCATION	RAIN DATA	TYPE OF CONTROL (SEE BELOW)	DATE INSTALLED/ MODIFIED	CURRENT CONDITION (SEE BELOW)	CORRECTIVE ACTION/ OTHER REMARKS

CONDITION CODE:
G=GOOD, M=MARGINAL, NEEDS MAINTENANCE OR REPLACEMENT SOON, P=POOR, NEEDS IMMEDIATE REPLACEMENT, C=NEEDS TO BE CLEANED, O=OTHER

CONTROL TYPE CODES

1. SILT FENCE	13. RETENTION POND	25. HAY BALES
2. EARTH DIKES	14. CONSTRUCTION ENTRANCE STABILIZATION	26. GEOTEXTILE
3.STRUCTURAL DIVERSION	15. PERIMETER DITCH	27. RIP-RAP
4. SWALE	16. CURB AND GUTTER	28. TREE PROTECTION
5. SEDIMENT TRAP	17. PAVED ROAD SURFACE	29. DETENTION POND
6. CHECK DAM	18. ROCK OUTLET PROTECTION	30. RETENTION POND
7. SUBSURFACE DRAIN	19. REINFORCED SOIL RETAINING SYSTEM	31. WASTE DISPOSAL/ HOUSE KEEPING
8. PIPE SLOPE DRAIN	20. GABON	32. DAM
9. LEVEL SPREADERS	21. SEDIMENT BASIN	33. SAND BAG
10. STORM DRAIN INLET PROTECTION	22. TEMPORARY SEED/SOD	34. OTHER
11. VEGETATIVE BUFFER STRIP	23. PERMANENT SEED/SOD	
12. VEGETATIVE PRESERVATION AREA	24. MULCH	

INSPECTOR INFORMATION:
NAME: _____ QUALIFICATION: _____ DATE: _____

" I CERTIFY UNDER THE 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 PROPERTY 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 OR IMPRISONMENT FOR KNOWING VIOLATIONS."

_____
NAME (RESPONSIBLE AUTHORITY) DATE

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE NTS
SHEET C4

EROSION CONTROL PLAN

EROSION AND SEDIMENT CONTROL NOTES:

1. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY. SEDIMENT CONTROL CONSISTS OF SILT FENCING, HAY BALES, AND FLOATING TURBIDITY BARRIERS PER CURRENT FDOT SPECIFICATIONS. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSIONS ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

3. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

4. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 14 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNT OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

5. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

6. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

7. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHED OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGNATE AN AREA WITHIN THE PROJECT LIMITS FOR CONCRETE TRUCK WASHOUT ACTIVITIES. THIS AREA SHALL PROVIDE EROSION CONTROL DEVICES THAT PREVENT CONTACT BETWEEN CONCRETE WASHOUT MATERIALS AND STORMWATER AND/OR SURFACE WATERS.

9. IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

   A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO THE SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.
   B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCE BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS
   C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
   D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.
   E. THE DEVELOPMENT OF THE APPLICABLE BMPS TO ENSURE THE CONTROL OF OFF-SITE TRACKING/SPILLAGE, SANITARY, WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN THE CONTRACTOR ENCOUNTERS A SPILL, CONSTRUCTION WILL STOP AND WORK WILL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTEWILL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS, HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.
   F. INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY OR IMMEDIATELY FOLLOWING A RAIN EVENT OF 1/2 INCH OR GREATER DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP, REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

10. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

11. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO RECEIVING OUTFALL.

12. DE-WATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE WATER MANAGEMENT DISTRICT.

13. ALL DE-WATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

14. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND ANY GOVERNING JURISDICTIONS INQUIRES RELATIVE TO COMPLIANCE FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

15. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOP OF SLOPES.

16. ALL SLOPES STEEPER THEN 2:5:1 AND WITH A HEIGHT OF 10' FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO FLORIDA E.P.D. REQUIREMENTS.

17. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.

PROTECTION OF SURFACE WATERS

1. WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES, DOWNSTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES, SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

3. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

4. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
   A.) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
   B.) NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
   C.) PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALL PRIOR TO LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

5. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

CONTROL OF FUGITIVE DUST AND WIND EROSION

1. THESE NOTES ARE PROVIDED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, TO REDUCE ON AND OFF SITE DAMAGE AND HEALTH HAZARDS, AND TO IMPROVE TRAFFIC SAFETY ON THE CONSTRUCTION SITE.

2. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF SITE DAMAGE IS LIKELY WITHOUT TREATMENT. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL MEASURES AS APPROPRIATE AND AS DIRECTED BY THE ENGINEER.

3. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

   A. MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
   B. VEGETATIVE COVER - SEE STANDARDS FOR: TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
   C. SPRAY ON ADHESIVES (SEE CHART BELOW) - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPRAY	WATER DILUTION	APPLY ACCORDING TO MANUFACTURE'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD	
ACIDULATED SOY BEAN SOP STICK	NONE	COARSE SPRAY	1200

   D. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
   E. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
   F. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
   G. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP ENOUGH SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
   H. STONE - COVER SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.

4. PREVENT THE GENERATION OF DUST IN PREFERENCE TO APPLYING DUST SUPPRESSION MEASURES. ENSURE IN THE PROJECT SCHEDULE THAT THE AREA OF CLEARED LAND IS MINIMIZED DURING THE DRIER MONTHS OF THE YEAR, WHEN DUST GENERATION IS AT ITS GREATEST.

5. THE SOIL SHALL BE MAINTAINED IN A SUFFICIENTLY DAMP CONDITION TO PREVENT LOOSE GRAINS OF SOIL FROM BECOMING DISLODGED. THE SOIL SHALL BE COMPLETELY CRUSTED OVER BY APPLICATION OF WATER OR COMPLETELY COVERED WITH CLEAN GRAVEL OR TREATED WITH AN APPROVED DUST SUPPRESSANT.

6. PAVE AND WATER HAUL ROADS. THE FREQUENCY OF WATERING WILL BE DETERMINED BY WEATHER CONDITIONS AND THE ERODIBILITY OF THE SOIL. IF ADDITIVES IN THE WATER ARE USED TO INCREASE ITS DUST SUPPRESSION PROPERTIES, THE CHEMICAL SHOULD HAVE NO ADVERSE ENVIRONMENTAL IMPACT ON ADJACENT WATER BODIES.

7. WATER AREAS OTHER THAN HAUL ROADS, IF THEY ARE A SOURCE OF DUST.

8. ENSURE THAT SMOOTH SURFACES ARE DEEP RIPPED AND LEFT ROUGH AND CLODDY TO REDUCE THE WIND VELOCITY AT THE SOIL SURFACE.

9. CONSTRUCT WIND FENCES IF THIS IS APPROPRIATE FOR THE SITE. AS A CONTINGENCY MEASURE, IN AREAS THAT DO NOT HAVE ACCESS TO A WATER SUPPLY, WATER STORED ON-SITE SHOULD NEVER BE LESS THAN FIFTY PERCENT OF DISTURBED LAND SURFACE. WHEREVER WATERING IS USED TO SUPPRESS DUST, ENSURE IT DOES NOT CREATE CONTAMINATED RUN-OFF THAT WILL CONTAMINATE SURFACE WATERS.

10. USE BARRIERS WHERE REQUIRED TO PREVENT THE MIGRATION OF SAWDUST OR PARTICULATES FROM SANDING OR SURFACE PREPARATION ACTIVITIES DURING CONSTRUCTION.

11. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

12. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

13. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

POLLUTION PREVENTION NOTES:

1. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE GROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF DISCHARGE AND CORRECTIVE ACTIONS TAKEN.

2. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

3. IF CONTAMINATED SOIL/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.

4. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.

5. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

EROSION AND SEDIMENT CONTROLS BMPS:

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES WHERE EFFECTIVENESS IS
   C. REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRESSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FORM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

NOTE:
THE 5.94 ACRES DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

EPA NOTES:

1. NO CONSTRUCTION MATERIAL SHALL BE DISCHARGED TO WATERS OF THE STATE UNLESS AUTHORIZED BY A SECTION 404 PERMIT AND/OR THE STATE OF FLORIDA ENVIRONMENTAL RESOURCE PERMIT. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED UPLAND LOCATION. BUILDING MATERIAL SHALL NOT BE DISPOSED OF IN WETLANDS OR BURIED ON-SITE.

2. IT IS THE RESPONSIBLY OF THE CONTRACTOR TO DEVELOP AN EROSION CONTROL PLAN THAT PROVIDES A DETAILED DESCRIPTION OF ALL EROSION AND SEDIMENT CONTROLS. BEST MANAGEMENT PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN SECTION 1.B. SEQUENCE OF SOIL DISTURBING ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED, MAINTAINED AND REMOVED. THIS INFORMATION SHALL BE KEPT AT THE PROJECT FIELD OFFICE IN ORDER FOR THE PROJECT TO BE CONSIDERED IN COMPLIANCE WITH FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION SITES.

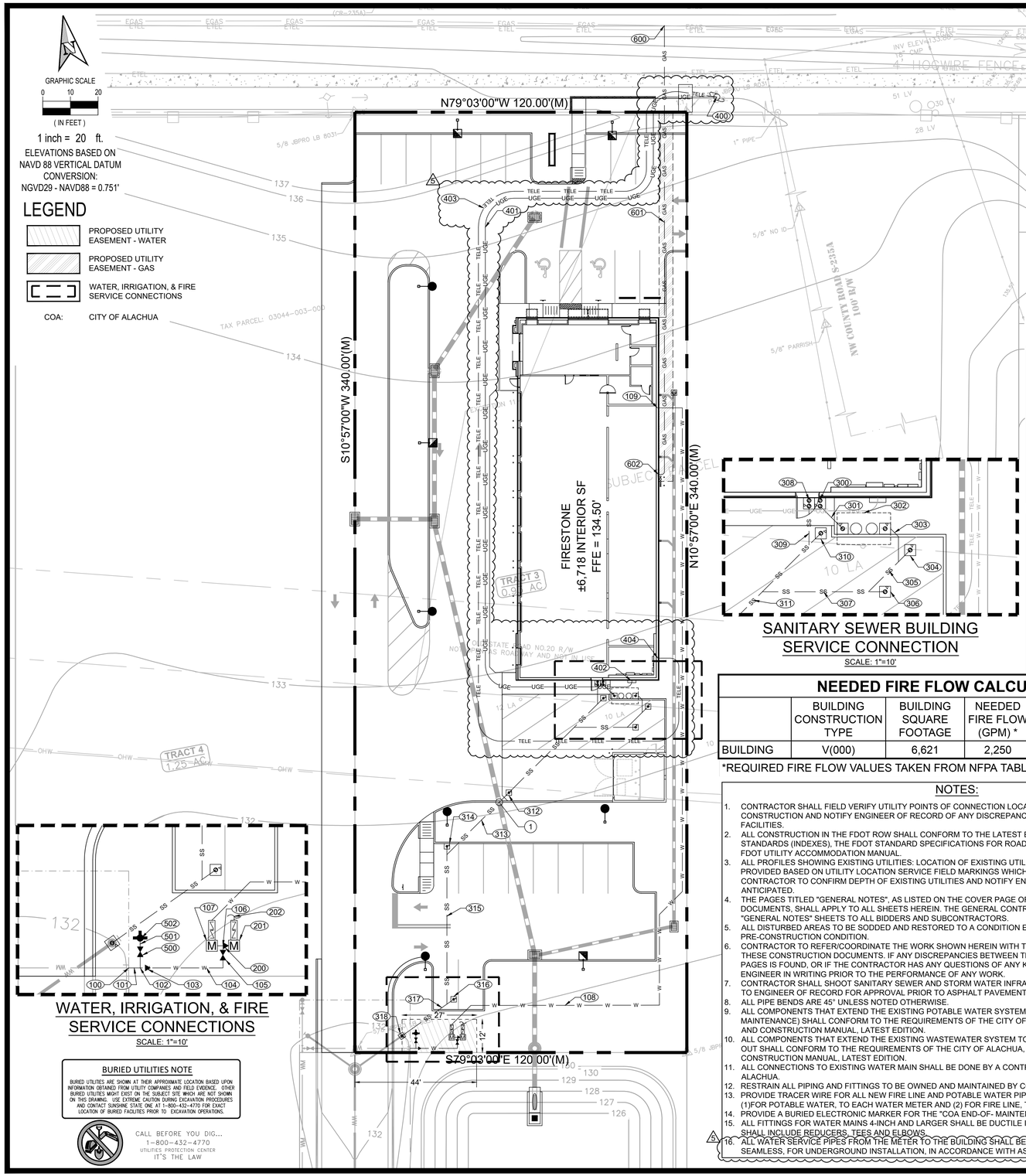
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE FOLLOWING ITEMS ARE ON SITE:
   A. COPY OF THE STORMWATER POLLUTION PREVENTION PLAN WITH THE ORIGINAL CERTIFICATION SIGNATURES.
   B. COPY OF CONTRACTOR'S EROSION CONTROL PLAN.
   C. HAZARDOUS SPILL CONTROL PLAN WITH GUIDELINES ON CONTACTING THE 24 HOUR EMERGENCY RESPONSE PROGRAM FOR HAZARDOUS MATERIAL SPILLS. THIS SHALL INCLUDE COPIES OF DISCHARGE NOTIFICATIONS THAT HAVE OCCURRED WITHIN THE PROJECT LIMITS.
   D. COMPLETE INSPECTIONS FORM.

4. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
   A. FDEP FORM 62-621.300(4)(b) - NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THIS NOTICE OF INTENT SHALL BE SIGNED BY THE CONTRACTOR.
   B. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
   C. CONTRACTOR IS REQUIRED TO RETAIN ALL RECORDS FOR A PERIOD OF NO LESS THAN 3 YEARS FOLLOWING THE NOTICE OF TERMINATION

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOI TO FDEP NO LESS THAN 48 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROOF OF MAIL TO THE PROJECT ADMINISTRATOR.

6. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.

7. LO



NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT.
15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS.
16. ALL WATER SERVICE PIPES FROM THE METER TO THE BUILDING SHALL BE TYPE "K" COPPER PIPE, SOFT TEMPERED, SEAMLESS, FOR UNDERGROUND INSTALLATION, IN ACCORDANCE WITH ASTM B 88.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 8" CAP
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 124 / C10

101 ±1.4 LF OF 8" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1

102 8" TEE

103 8" x 2" REDUCER

104 ±13.5 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1

105 2" GATE VALVE, DETAIL: 118 / C10

106 2" TEE, DETAIL: 130 / C10

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10
*END OF COA MAINTENANCE

108 ±306.3 LF OF 2" TYPE "K" COPPER WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1 (5)

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10
*END OF COA MAINTENANCE

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 130.50'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 130.44', EFFLUENT INV.= 130.19'
DETAIL: 227 / C10.1

303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

304 6" CLEANOUT, INV.= 130.16, DETAIL: 1 / C10

305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

306 6" CLEANOUT, INV.= 130.08, DETAIL: 1 / C10

307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 130.06'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 130.01, DETAIL: 1 / C10

311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 129.52' LOW INV. = 125.14', DETAIL: 1 / C10

313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

314 6" CLEANOUT, INV.= 124.85, DETAIL: 1 / C10

315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

316 6" CLEANOUT, INV.= 124.32, DETAIL: 1 / C10

317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

318 6" CLEANOUT, INV.= 123.88, DETAIL: 1 & 127 / C10
*END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±336.8 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO BUILDING

402 APPROXIMATE ELECTRIC SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

403 ±409.7 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING

404 APPROXIMATE TELEPHONE AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. (5)

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10.1

501 ±1.0 LF OF 8" DIP PIPE, DETAIL: 303 / C10.1 (4)

502 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

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1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
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COMMON OAK ENGINEERING
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4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL
4	04/30/2024	CITY OF ALACHUA COMMENTS	JR
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

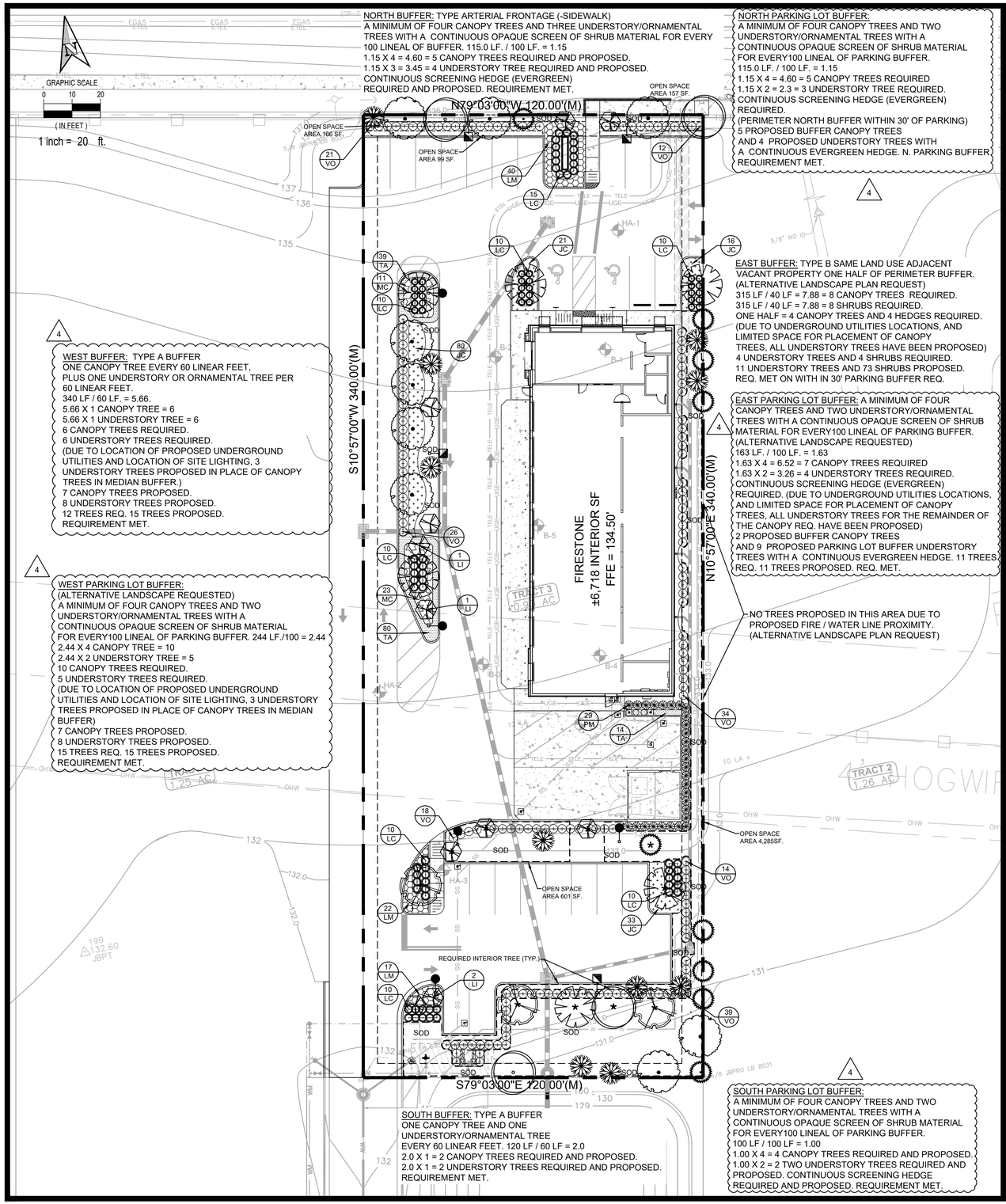
PROJECT # 222.103

DATE 05/31/2024

SHEET C5

SCALE 1" = 20'

UTILITY PLAN



PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM 'FLORIDANUM' (FLORIDA MAPLE)	8' MIN.HT. 2" CAL.MIN.	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	8' MIN.HT. 2" CAL.MIN.	YES	YES	9
MG	MAGNOLIA GRANDIFLORA ('LITTLE GEM' MAGNOLIA)	8' MIN.HT. 2" CAL.MIN.	YES	YES	6
UA	ULMAS PARVFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	8' MIN.HT. 2" CAL.MIN.	YES	YES	4
IV	ILEX VOMITORIA (YAUPON HOLLY)	5' MIN.HT. 1.5" CAL.MIN. SINGLE TRUNK	YES	YES	9
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	5' MIN.HT. 1.5" CAL.MIN. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	5' MIN.HT. 1.5" CAL.MIN. MULTI-TRUNK	YES	NO	11
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24"MIN. HT. 3 GALLON 30" O.C.	YES	NO	85
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	24"MIN. HT. 3 GALLON 36" O.C.	YES	YES	164
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	36" MIN. HT. 7 GALLON 36" O.C.	YES	NO	29
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFERDERATE JASMINE)	6"-8" MIN.HT. 1 GAL. 18" O.C.	YES	NO	133
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	16" MIN.HT. 1 GAL. 24" O.C.	YES	NO	150
LM	LIROPE MUSCARI ('BIG BLUE' LILY TURF)	12" MIN.HT. 1 GAL. 24" O.C.	YES	NO	79
MC	MULENBURGIA CAPILLARIS ('WHITE CLOUD' MUHLY GRASS)	16" MIN.HT. 1 GAL. 30" O.C.	YES	YES	34
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY 00 XX PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1990.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC (NON-CYPRESS) HARDWOOD OR PINE STRAW.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4") TO SIX(6") INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2') FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

SECTION 6.2.2(D)(1)(C) LANDSCAPING STANDARD REQUIREMENTS

NOTE: 3 CANOPY TREES PER ACRE, PLANTED ON THE PRIMARY OR STREET FACING SIDE. 2 CANOPY TREES PER ACRE, PLANTED ON EACH SIDE AND REAR OF EACH STRUCTURE, AND AN ADDITIONAL 4 CANOPY TREES PER 100 LF. OF BUILDING FACADE. 6 ORNAMENTAL TREES PER ACRE, WITH 50% PLANTED IN FRONT OF STRUCTURE AND 25% ON EACH OF THE REMAINING SIDES. A ROW OF SHRUBS PLANTED ALONG ALL SIDES OF THE STRUCTURE, WITH CONSIDERATION GIVEN TO UTILITY METERS AND MECHANICAL EQUIPMENT, SHRUB MASSES OF 3 OR MORE SPECIES MAY BE UTILIZED. SHRUBS SHALL NOT BE PLANTED DIRECTLY AGAINST THE STRUCTURE, BUT A MIN. OF 2 FT. FROM THE FACADE TO FACILITATE ADEQUATE AIR CIRCULATION. A COMBINATION OF SOLID SOD, SEED AND SPRIGS TO COVER 100% OF THE LOT SITE DISTURBED BY CONSTRUCTION ACTIVITIES. AN AREA WITHIN 20 FT. OF THE FRONT BUILDING FACADE SHALL BE SODDED WITH OTHER DISTURBED AREAS TO BE SODDED, SEEDED OR SPRIGGED. THE SITE LANDSCAPING REQUIREMENTS FOUND IN SUB-SECTION 6.2.2(D)(1)(C)(I) AND (II) ARE REDUCED BY 33% FOR THOSE DEVELOPMENTS ON SITES WHICH ARE 1 ACRE OR LESS.

TOTAL SITE AREA = 40,802 SF. / 1 ACRE 43,560 SF. = 0.93 AC (ACRES)
3 X 0.93 = 2.79 = 3 CANOPY TREES REQUIRED AND PROVIDED
(1 CANOPY STREET FACING SIDE AND 1 CANOPY ON EACH REMAINING SIDE.)

6 X 0.93 = 5.58 = 6 UNDERSTORY TREES REQUIRED AND PROVIDED
(3 UNDERSTORY TREES MIN. IN FRONT OF STRUCTURE, AND 1 UNDERSTORY TREES ON EACH REMAINING SIDE AND REAR.)

A ROW OF SHRUBS ALONG ALL FACADES REQUIRED AND PROVIDED, WHERE APPLICABLE SPACE IS PROVIDED
(NOT INCLUDING ENTRANCES, UTILITY METERS OR MECHANICAL EQUIPMENT AREAS. PLANTED AT MIN. 2 FT. AWAY FROM FACADES)
ALL REMAINING AREAS, WITHOUT PLANT MATERIALS, ARE REQUIRED TO BE SODDED WITH SOLID SOD, SEED AND/ OR SPRIGS

OPEN AREA REQUIREMENTS CALCULATIONS

NOTE: DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE SET-ASIDE FOR COMMERCIAL BUSINESSES, 10% OF THE TOTAL SITE AREA SHALL BE REQUIRED.

DENOTES SET-ASIDE OPEN SPACE AREAS

TOTAL SITE AREA = 40,799 SF. X 0.10 (10%) = 4,079 SF. MIN. OPEN SPACE
TOTAL OPEN SPACE(4,277 SF. + 601 SF. + 166 SF. + 157 SF. + 99 SF.) = 5,300 SF.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,800 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUBS PER LANDSCAPE ISLAND.

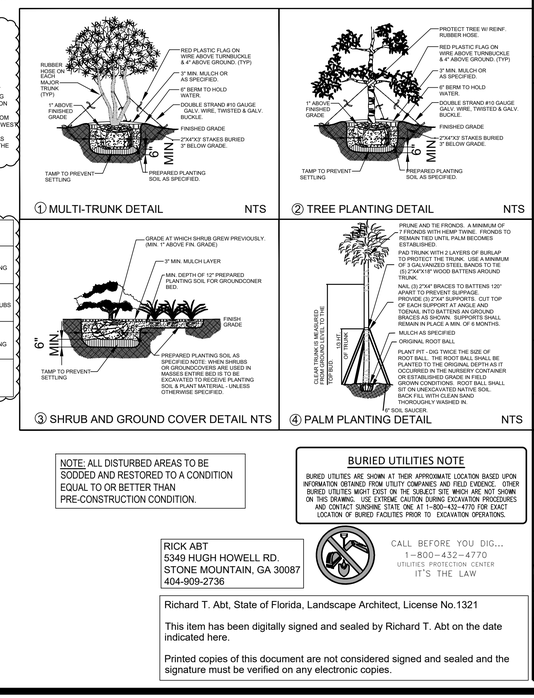
TOTAL V.U.A. = 21,849 SF. (21,849 / 1,800 SF. = 12.13 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 3 CRAPE MYRTLES + 3 LIGUSTRUMS + 1 YAUPON + 2 MAPLE + 1 DRAKE = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY (✱) SYMBOL.

ALTERNATIVE LANDSCAPING COMPLIANCE REQUEST
AN ALTERNATIVE COMPLIANCE IS REQUESTED PER SECTION 6.2.2(D)(10)(B)(I):
A REDUCTION IN THE TOTAL NUMBER OF REQUIRED TREES AND/OR ALTERATION OF THE SPACING REQUIREMENTS BETWEEN TREES WHEN UNDERGROUND CONNECTIONS TO PUBLIC FACILITIES OR PUBLIC UTILITIES, OR PUBLIC EASEMENTS OR RIGHTS-OF-WAY, ARE LOCATED UPON OR IN CLOSE PROXIMITY TO THE PARCEL OR WHENEVER A FEWER NUMBER OF TREES WOULD BE MORE DESIRABLE IN TERMS OF GOOD LANDSCAPE PLANNING PRACTICE.

BUFFER CALCULATIONS BELOW TO REFLECT
LINEAR FOOTAGE, MINUS THE 30FT. RADIUS FOR DETERMINATION OF REQUIRED NUMBER OF PLANT MATERIALS. DUE TO LOCATION OF PROPOSED UNDERGROUND UTILITIES ALONG THE EAST (PARKING LOT BUFFER) AND THE WEST (ADJACENT SAME LAND USE PROPERTY BUFFER) AND DUE TO LOCATION OF SITE LIGHTING , ALL PROPOSED TREES TO SATISFY REQUIREMENTS WILL BE UNDERSTORY TREES WHERE CANOPY TREES CANNOT BE PROVIDED DUE TO PROXIMITY LIMITS FROM UNDERGROUND UTILITIES, AS WELL AS A CONTINUOUS SCREENING HEDGE PROPOSED ALONG THE WEST BUFFER, ALONG THE EAST BUFFER A CONTINUOUS SCREENING HEDGE IS PLACED ALONG THE BUILDING FACADE, AND ARE PLANTED 2FT. FROM THE FACADE TO PROVIDE ADEQUATE AIR FLOW, AS WELL AS SATISFY BUILDING FACADE REQUIREMENTS. AS BUILDING FACADE IS WITHIN 2OFT. FROM THE BUFFER AREA. SEE CALCULATIONS IN THE SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TABLE BELOW.

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
AS PER SECTION 6.2.2.D.(3): PERIMETER BUFFERS REQUIRED TREES REQUIRED FOR BUFFERING SHALL BE DISTRIBUTED EVENLY ALONG EACH PERIMETER, EXCEPT THAT UP TO 33% OF THE REQUIRED NUMBERS OF TREES MAY BE CLUSTERED.

LOCATION AND BUFFER TYPE	REQUIREMENTS	PROPOSED
NORTH BUFFER: US 441 AND CR 231 ARTERIAL FRONTAGE R.O.W.	115.0 LF. / 100 LF. = 1.15 1.15 X 4 = 4.60 = 5 CANOPY TREE 1.15 X 3 = 3.45 = 4 ORNAMENTAL TREE A CONTINUOUS SCREENING HEDGE (EVERGREEN).	5 CANOPY TREE 4 UNDERSTORY TREE A CONTINUOUS SCREENING HEDGE (EVERGREEN)
EAST BUFFER: TYPE B (ALTERNATIVE LANDSCAPE PLAN REQUESTED)	315 LF. / 40 LF. = 7.88 = 8 8 CANOPY TREES (DUE TO UNDER-GROUND UTILITIES AND LIMITED SPACE, ALL ORNAMENTAL TREES) 315 LF. / 40 LF. = 8 SHRUBS	11 ORNAMENTAL TREES 73 SCREENING HEDGE SHRUBS
WEST BUFFER: TYPE A OTHER PROPERTY LAND USE	340 LF. / 60 LF. =5.66 = 6 CANOPY + 6 ORNAMENTAL TREES	7 CANOPY TREES 8 ORNAMENTAL TESES A CONTINUOUS SCREENING HEDGE
SOUTH BUFFER: TYPE A	120.0 LF. / 60 LF. = 2 2.0 X 1 = 2 = 2 CANOPY TREE 2.0 X 1 = 2 = 2 ORNAMENTAL TREE	2 CANOPY TREE 2 UNDERSTORY TREE



① MULTI-TRUNK DETAIL NTS
② TREE PLANTING DETAIL NTS
③ SHRUB AND GROUND COVER DETAIL NTS
④ PALM PLANTING DETAIL NTS

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE

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Richard T. Abt, State of Florida, Landscape Architect, License No.1321

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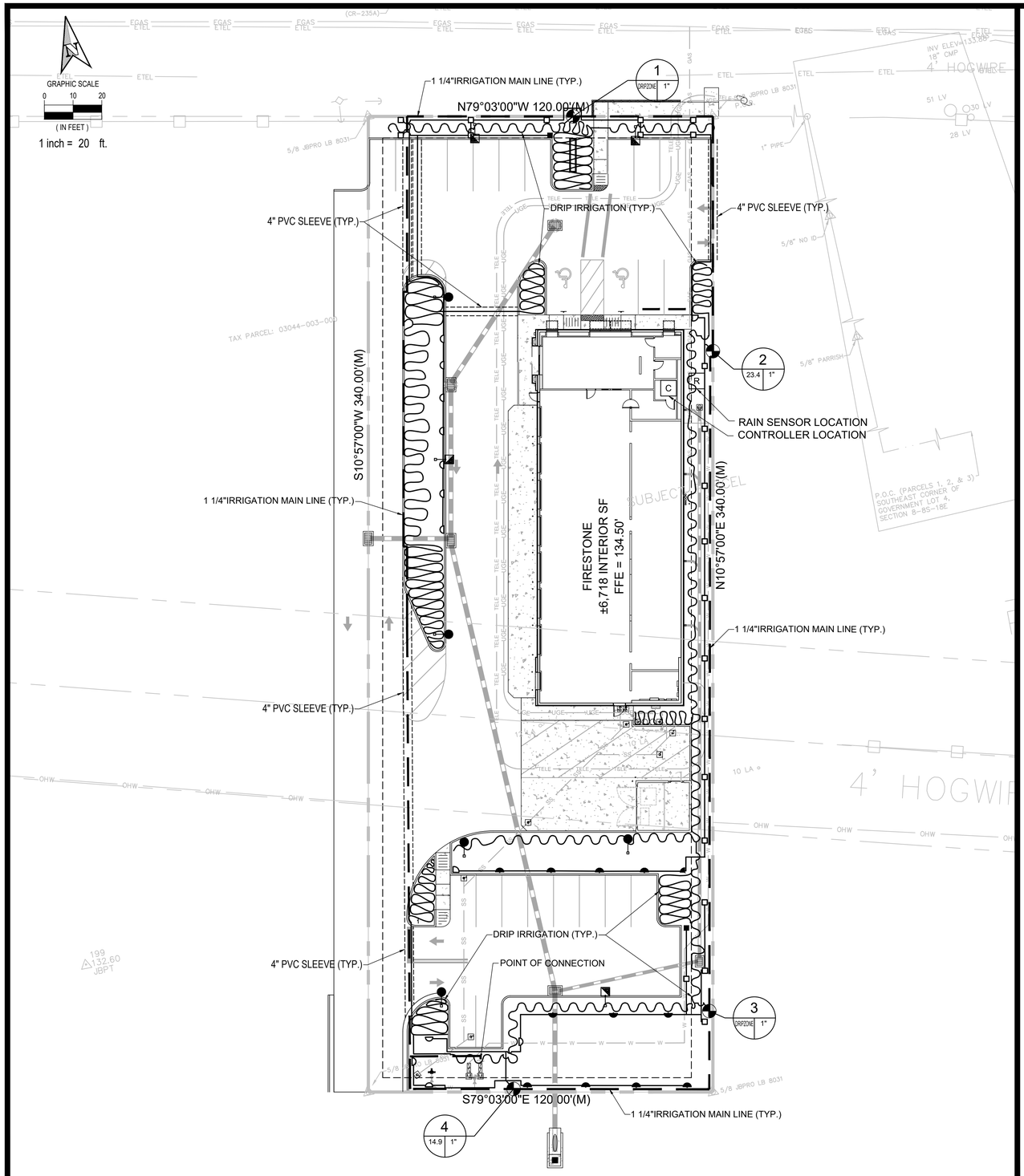
4	04/30/2024	CITY OF ALACHUA COMMENTS	CS

ENGINEER'S NAME & PE#
REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA
RICK ABT
FLORDA RLA #1321

PROJECT # 222.103
DATE 05/31/2024
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ

DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER

POP-UP STREAM ROTOR

500 SERIES STREAM BUBBLER

TORO PLASTIC VALVE

DRIP IRRIGATION

CLASS 200 PVC MAIN LINE

CLASS 160 PVC LATERAL LINE

VALVE ZONE NO.

VALVE SIZE

PVC SLEEVE 4" IN DIAMETER

VALVE GPM

PIPE CROSSOVER

BACKFLOW PREVENTER

IRRIGATION METER

C CONTROLLER LOCATION TORO MODEL # CC-P12

R RAIN SENSOR LOCATION

VALVES

254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

LEGEND

1 TORO DL600 INTOMATIC FLUSH VALVE (FOR 4 PIPE) WITH 1" QUICK COUPLING MAINFOLD AT LOW POINT

2 TORO DL2000 OPERATION INDICATOR (SLAPS) OPTIONAL

3 PVC FLUSH MANIFOLD

4 TORO DL2000 MAINFOLD CONNECTION (TYP)

5 TORO LOCATE TEE (FITTY)

6 PERIMETER LATERALS 2" TO 4" PER PLANS

7 TORO DL2000 DRIPLINE LATERAL (ROP 1018-18)

8 HEAVY PERIMETER

9 PVC LATERAL LINE FROM DRIP ZONE KIT

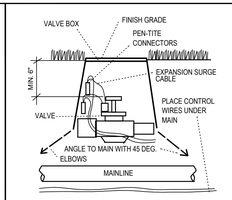
10 PVC SUPPLY MAINFOLD

11 TORO DL2000 MAINFOLD TO ELL CONNECTION

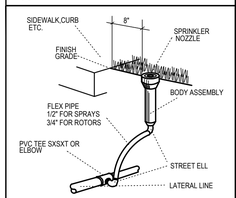
12 TORO DL2000 ARRAY/CLOSE NIPPLE AND ELL FOR PLUMBED TO SUPPLY MAINFOLD AT HIGH POINT

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE NOT TO EXCEED 1/2 ALLOWED FLOW (TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM 3417-TT).

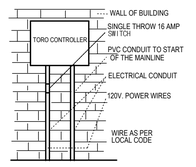
1 DRIP IRRIGATION DETAIL NTS



2 ELECTRIC VALVE DETAIL NTS



3 HEAD DETAIL NTS



4 CONTROLLER DETAIL NTS

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ENGINEER'S NAME & PE#

REGISTERED LANDSCAPE ARCHITECT RICK ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

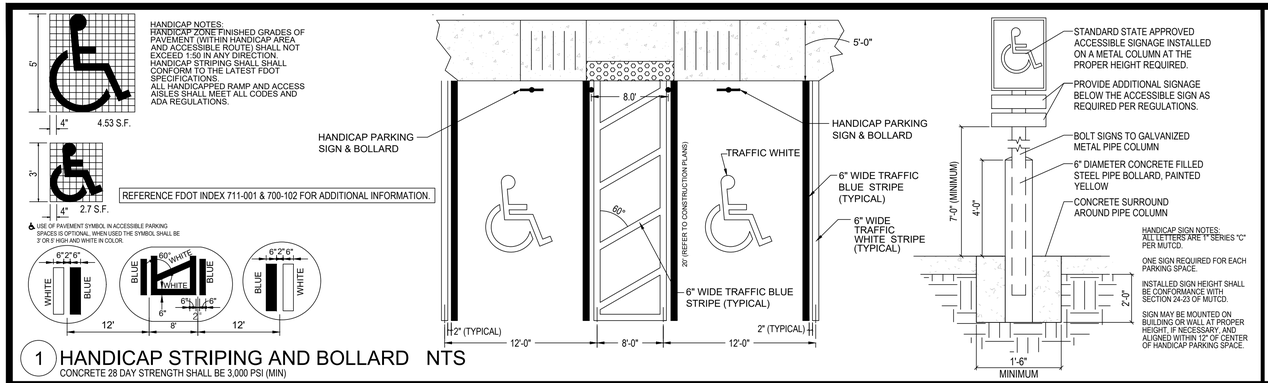
PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C7.1

IRRIGATION PLAN



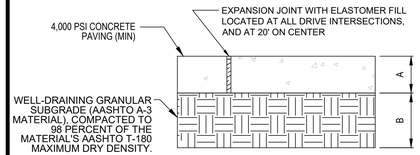
1 HANDICAP STRIPING AND BOLLARD NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

MINIMUM CONCRETE PAVEMENT THICKNESS*

CONCRETE SECTION	LOADING & DUMPSTER AREA
MIN THICKNESS (A)	7"
STABILIZED SUBGRADE (B)	12" FDOT TYPE B, LBR MINIMUM=40
MAXIMUM CONTROL JOINT SPACING	12' X 12'
RECOMMENDED SAW CUT DEPTH (MIN)	2.00"

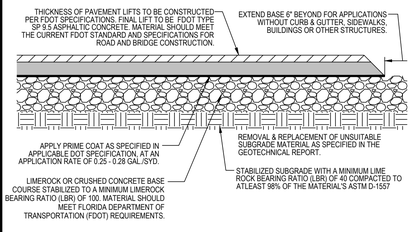
*REFER TO GEOTEHNICAL REPORT



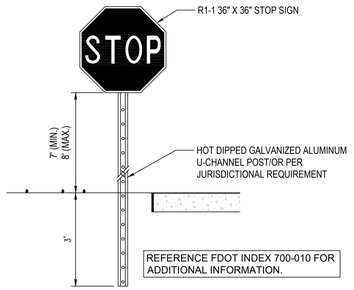
2 CONCRETE PAVING SECTION NTS

PAVEMENT THICKNESS (MINIMUM)

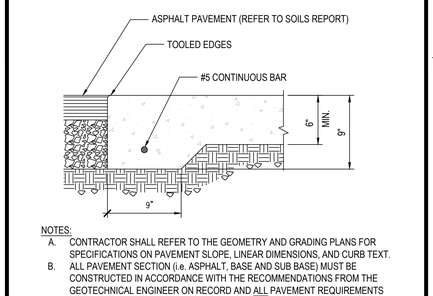
	LAYER COMPONENT		
	SURFACE COURSE	BASE COURSE	STABILIZED SUBGRADE
LIGHT DUTY ASPHALT	1.5"	6.0"	12.0"
MEDIUM DUTY ASPHALT	2.5"	8.0"	12.0"



3 ASPHALT PAVING SECTION NTS

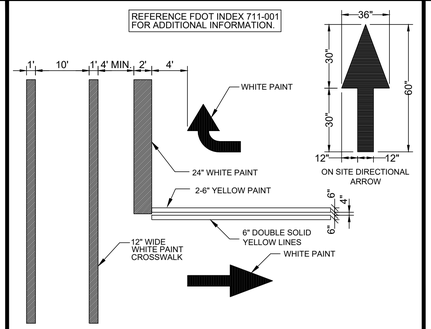


4 SITE SIGNAGE/POST NTS

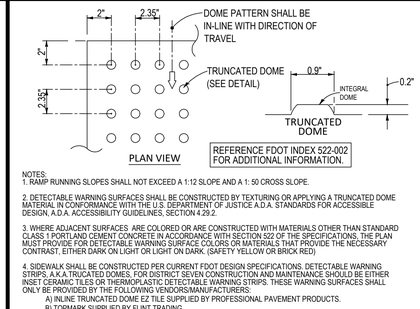


5 CONCRETE APRON NTS

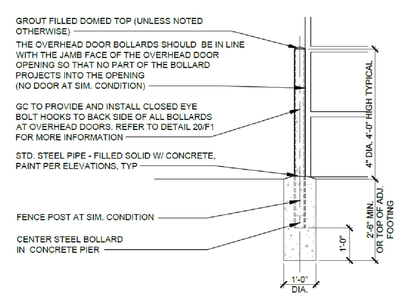
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)



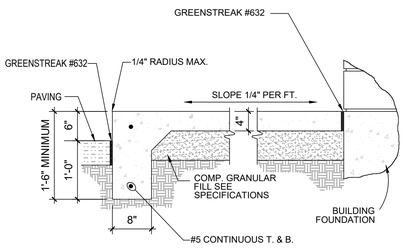
6 ON-SITE DIRECTIONAL ARROW NTS



7 TRUNCATED DOME NTS

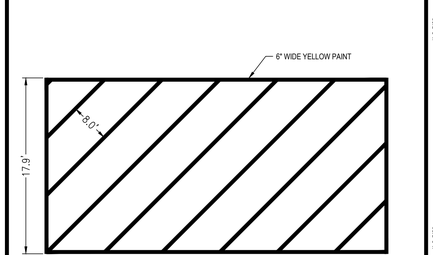


8 DEEP MOUNT BOLLARD NTS

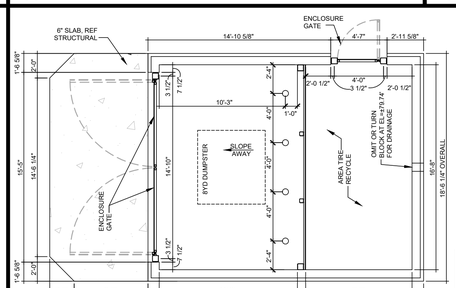


9 MONOLITHIC CURB & SIDEWALK NTS

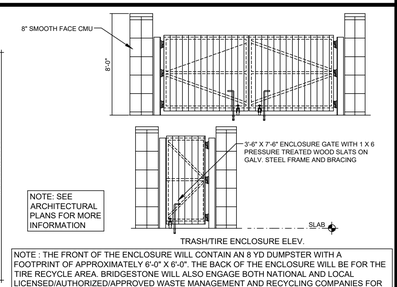
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



11 LOADING ZONE STRIPING NTS



TRASH/TIRE ENCLOSURE PLAN



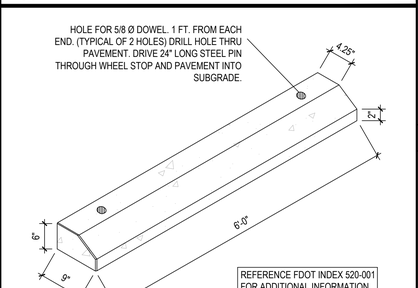
NOTE: SEE ARCHITECTURAL PLANS FOR MORE INFORMATION

NOTE : THE FRONT OF THE ENCLOSURE WILL CONTAIN AN 8 YD DUMPSTER WITH A FOOTPRINT OF APPROXIMATELY 6'-0" X 6'-0". THE BACK OF THE ENCLOSURE WILL BE FOR THE TIRE RECYCLE AREA. BRIDGESTONE WILL ALSO ENGAGE BOTH NATIONAL AND LOCAL LICENSED/AUTHORIZED/APPROVED WASTE MANAGEMENT AND RECYCLING COMPANIES FOR REMOVAL OF THE MATERIAL IN THESE TWO DUMPSTERS. ENVIRONMENTALLY SENSITIVE MATERIALS ARE SEPARATED FROM STANDARD BUSINESS REFUSE, AND REMOVED BY A SPECIALIZED COMPANY. THESE MATERIALS INCLUDE:

- USED TIRE RECYCLING
- USED ABSORBENTS
- USED ANTIFREEZE
- USED MOTOR OIL
- USED OIL FILTERS
- OILY WATER FROM SCRUB TANK & OIL-WATER SEPARATOR
- USED CAR BATTERIES
- USED FLUORESCENT LAMPS/TUBES
- AEROSOL CAN WASTE
- SCRAP METAL PICK UP AND RECYCLING

11 DUMPSTER ENCLOSURE NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)



REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

12 CONCRETE WHEEL STOP NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE N.T.S.
SHEET C8

SITE PLAN DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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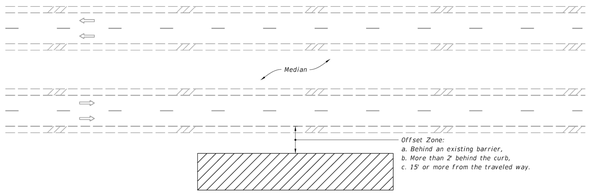


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

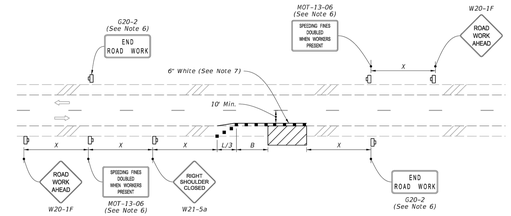
- Work Area
- Lane Identification and Direction of Traffic

3/8/2022 1:23:55 PM

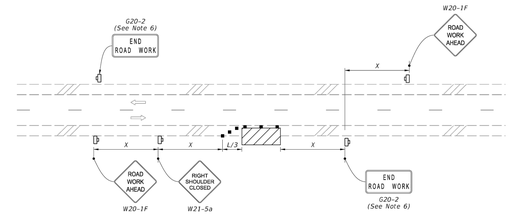
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



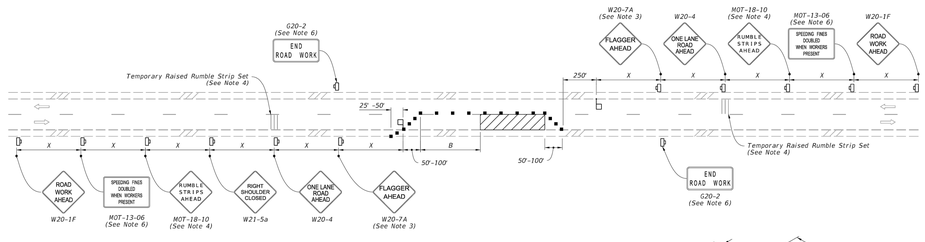
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

2/2/2021 10:33:31 AM

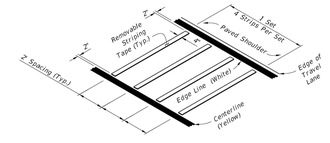
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



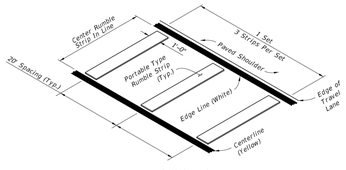
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

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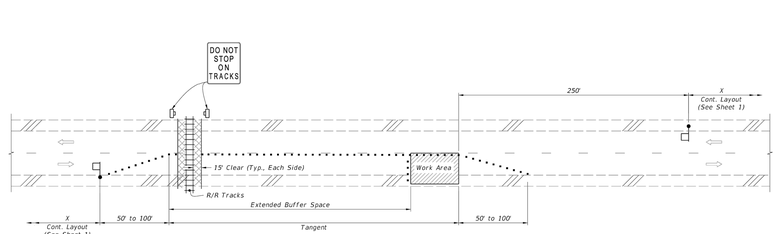
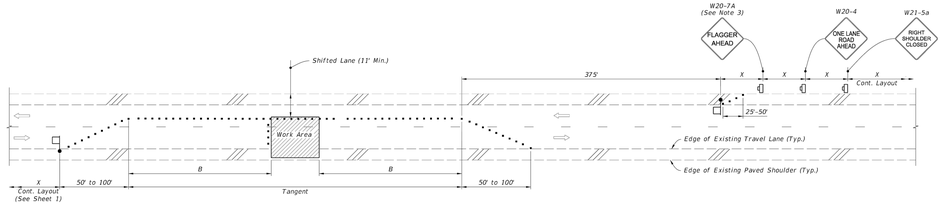
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

BY:	DATE:	NO:	REVISION / ISSUE:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE N.T.S.

SHEET C8.1

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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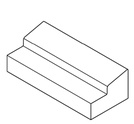
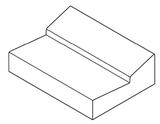
GENERAL NOTES:

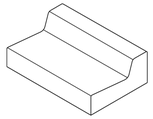
1. For curb, gutter and curb & gutter provide ⅛" – ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

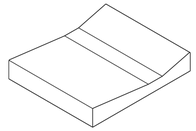
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb

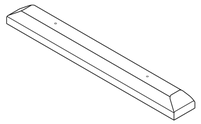

TYPE A


TYPE E

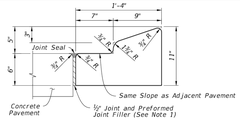

TYPE F


SHOULDER GUTTER

TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER
(Other Types Similar)

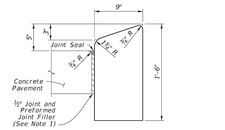

CONCRETE BUMPER GUARD

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	1 of 3



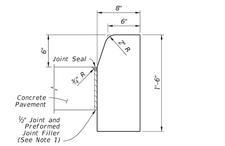
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

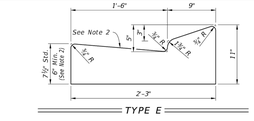


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

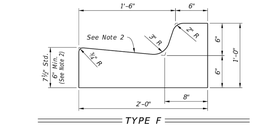
TYPE D

NOTES:

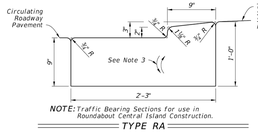
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

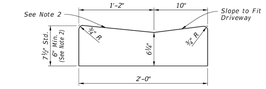


TYPE F

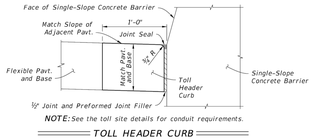


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

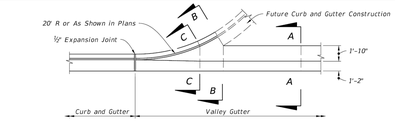


DROP CURB

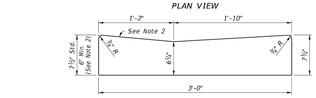


NOTE: See the toll site details for conduit requirements.

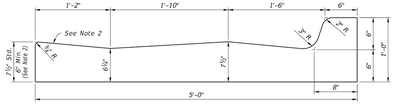
TOLL HEADER CURB



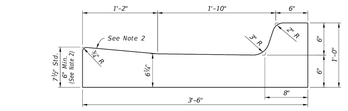
PLAN VIEW



SECTION A-A

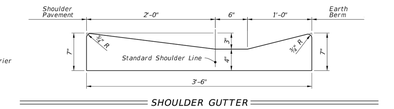


SECTION B-B



SECTION C-C

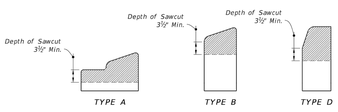
VALLEY GUTTER

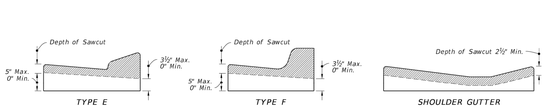


SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	2 of 3

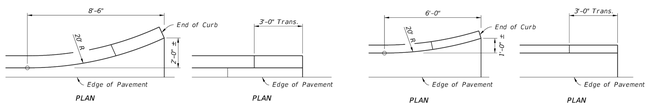


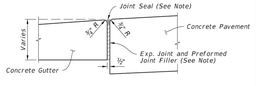


CONTRACTION JOINTS IN CURB

NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

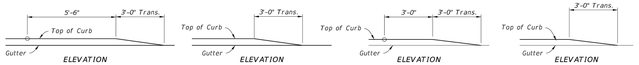
CONTRACTION JOINTS IN CURB & GUTTER





NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

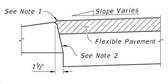


CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

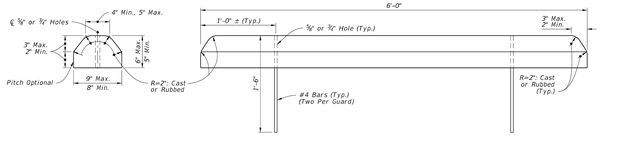
CURB AND CURB & GUTTER ENDINGS



NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

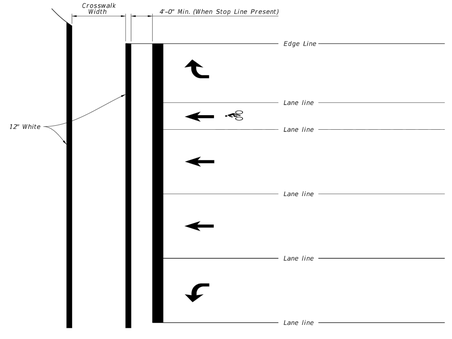


CONCRETE BUMPER GUARD

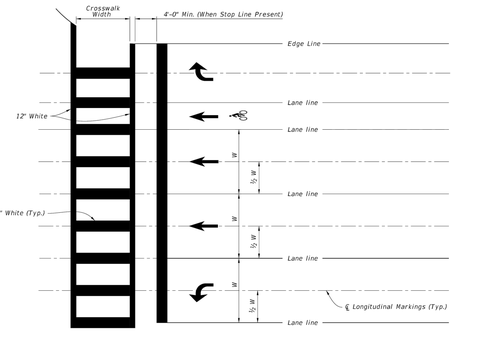
ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	3 of 3



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	711-001	9 of 13

PALMETTO CAPITAL GROUP
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COMMON OAK ENGINEERING
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ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE N.T.S.

SHEET C8.2

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

GENERAL NOTES:

1. Cross Slopes and Grades:

   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

   B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

   C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

   D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

   A. Refer to Index 522-001 for concrete thickness and sidewalk details.

   B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

   C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

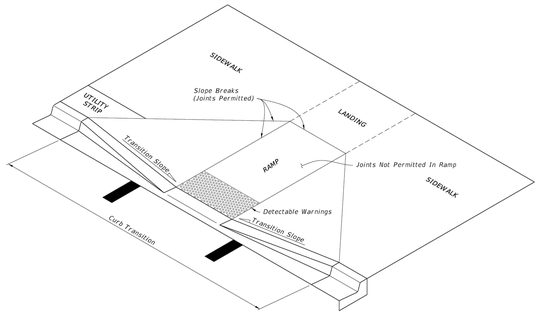
   B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

   A. Install detectable warnings in accordance with Specification 527.

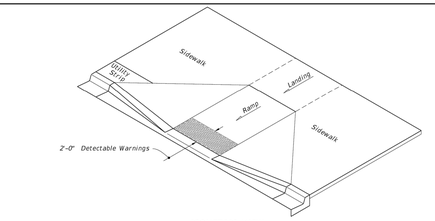
   B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

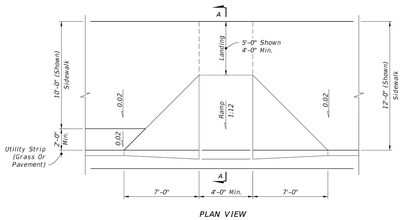


CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	1 of 7



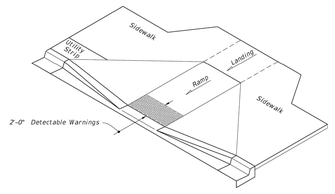
ISOMETRIC VIEW



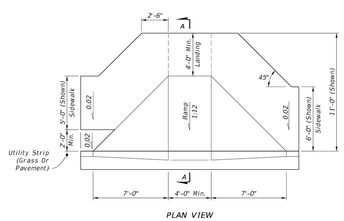
PLAN VIEW

NOTE: For Example of CR-A used in Radial Curb Returns, See Sheet 8.

CR-A

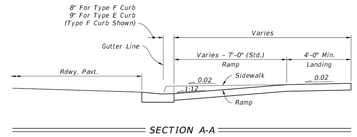


ISOMETRIC VIEW



PLAN VIEW

CR-B



SECTION A-A

SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	2 of 7

GENERAL NOTES:

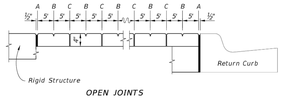
1. Construct sidewalks in accordance with Specification 522. Use f' concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.

2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.

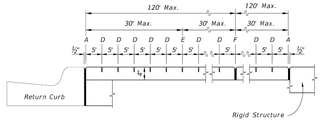
3. For Driveways see Index 522-003.

4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".

5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅜" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

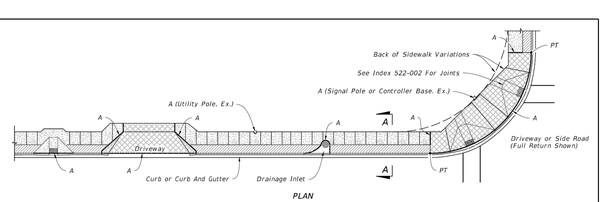
D- ⅜₁₆" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ⅜₁₆" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

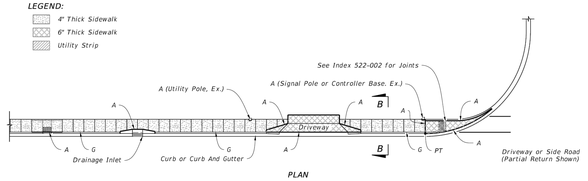


PLAN

SIDEWALK WITH UTILITY STRIP

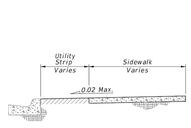
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip

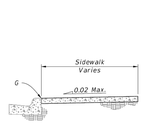


PLAN

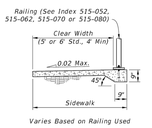
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



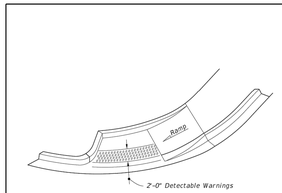
SECTION B-B



RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/18		FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	522-001	1 of 2



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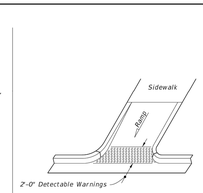
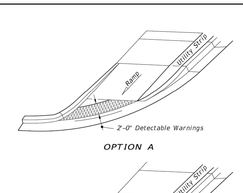


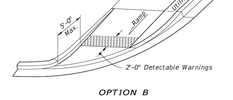
OPTION A

OPTION B

ISOMETRIC VIEW

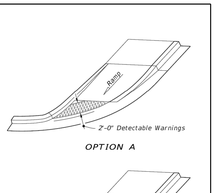


OPTION A



OPTION B

ISOMETRIC VIEW



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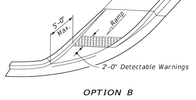
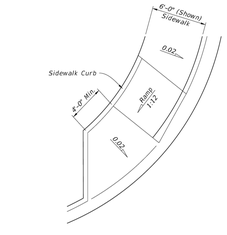


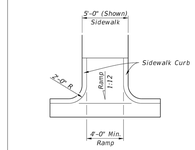
OPTION B

ISOMETRIC VIEW



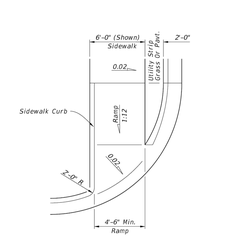
PLAN VIEW

CR-D



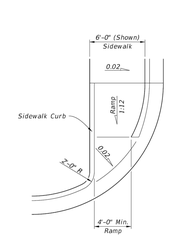
PLAN VIEW

CR-E



PLAN VIEW

CR-F



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	4 of 7

PALMETTO CAPITAL GROUP
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ORLANDO, FL 32804
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CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

BY:	REVISION / ISSUE:	DATE:	NO:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SHEET C8.3

SCALE N.T.S.

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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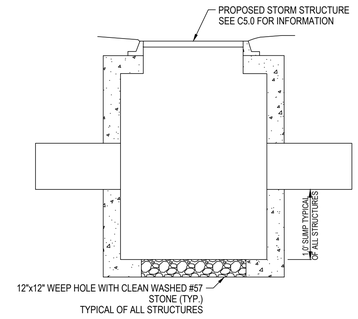
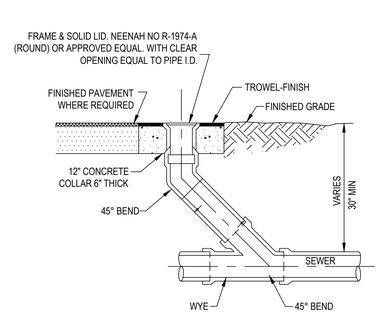


1 STORM STRUCTURE WEEP HOLE NTS



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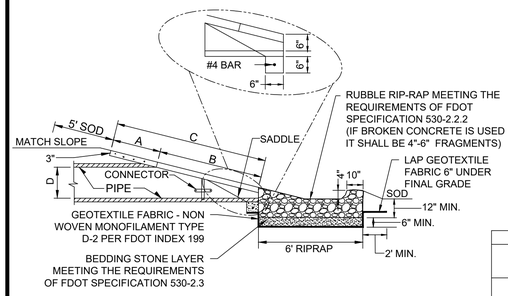
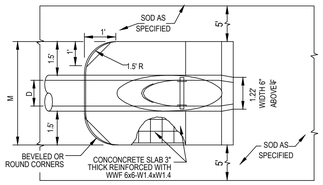
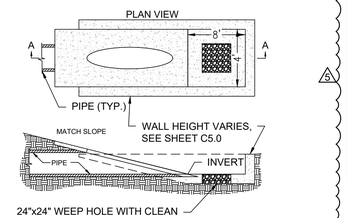




REFERENCE FDOT INDEX 430-022 FOR ADDITIONAL INFORMATION.

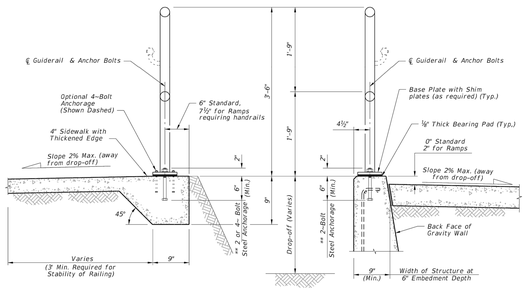
	DIMENSIONS								
	D	A	B	C	E	F	G	H	M SINGLE PIPE
1 : 4 SLOPE	8"	1.5'	2.25'	3.75'	2.2'	4'	0.60'	1.8'	2.0'
	12"	2.0'	3.10'	5.10'	3.0'	6'	1.00'	3.0'	3.0'
	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.0'	4.63'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.0'	4.92'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	4.0'	5.50'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	4.0'	6.06'

3 MITERED END SECTION NTS



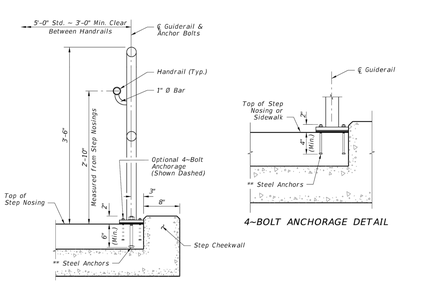
4 MITERED END SECTION SUMP NTS

5



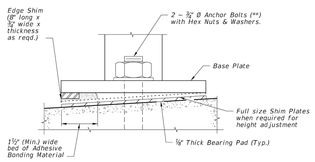
TYPICAL SECTION ON CONCRETE SIDEWALK

TYPICAL SECTION ON GRAVITY WALL (Other Retaining Walls Similar)

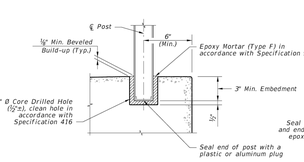


TYPICAL SECTION ON STEPS & STAIRS

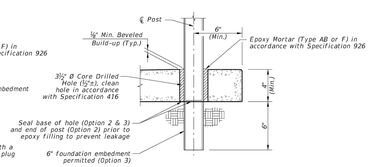
4–BOLT ANCHORAGE DETAIL



DETAIL "F" (OPTIONAL SHIMMING DETAIL FOR CROSS SLOPE CORRECTION) (Used in lieu of Beveled Shim Plates)



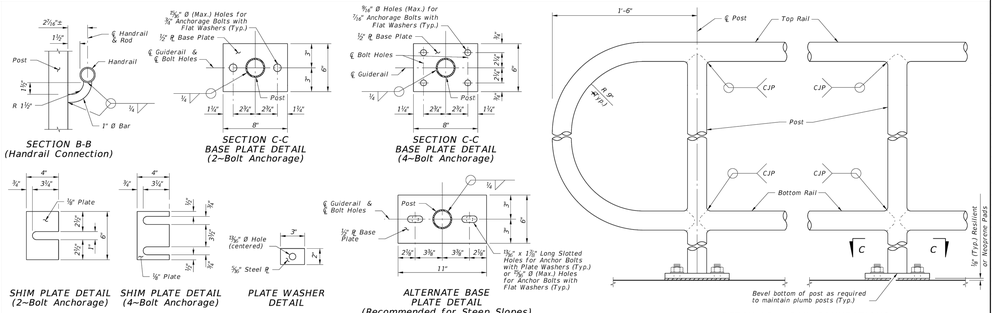
SIDEWALK ANCHORAGE DETAIL OPTION 1

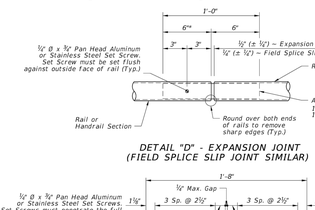


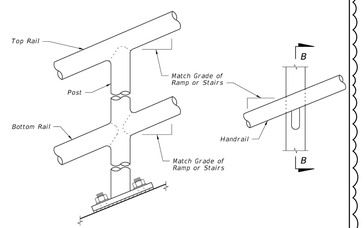
SIDEWALK ANCHORAGE DETAIL OPTION 2 & 3

NOTES:
** 2 – ¾" Ø x 8" or 4 – ¾" Ø x 6" Steel Anchors: Galvanized Steel Bolts (As Shown) (C-I-P); Galvanized U-Bolts Permitted (C-I-P); Galvanized Adhesive Anchors Permitted

*** The minimum embedment for Adhesive Anchors is 6" for 2–Bolt Anchorage or 4" for 4–Bolt Anchorage.







CROSS REFERENCE: For locations of Details "C", "D" and "E", see Sheet 2.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20		FY 2023-24 STANDARD PLANS	PIPE GUIDERAIL (ALUMINUM)	515-070	5 of 5

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/17		FY 2023-24 STANDARD PLANS	PIPE GUIDERAIL (ALUMINUM)	515-070	4 of 5

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ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
SHEET C9

SCALE N.T.S.

GRADING DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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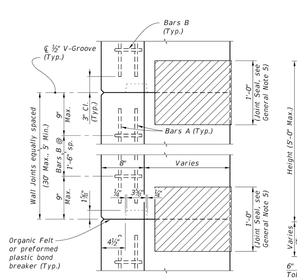
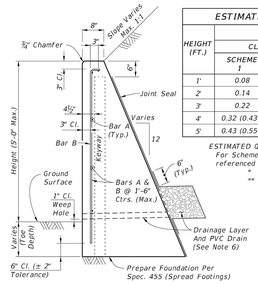


KEYWAY & WALL JOINT DETAIL
(TOP VIEW)



TYPICAL SECTION
C-I-P CONCRETE GRAVITY WALL

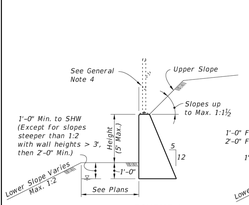
ESTIMATED QUANTITIES FOR C-I-P WALL

HEIGHT (FT.)	PER LINEAR FOOT OF WALL				WEEP HOLES & DRAIN REQD.
	CLASS NS CONCRETE (CY.)			REINF. STEEL (LB.)	
	SCHEME 1	SCHEME 2	SCHEME 3**		
1'	0.08	0.11 (0.20*)	0.03	3 (4*)	No
2'	0.14	0.20 (0.32*)	0.09	4 (5*)	No
3'	0.22	0.32 (0.47*)	0.29	5 (6*)	Yes
4'	0.32 (0.43*)	0.47 (0.65*)	0.43	6 (7*)	Yes
5'	0.43 (0.55*)	0.65 (0.85*)	0.60	7 (8*)	Yes

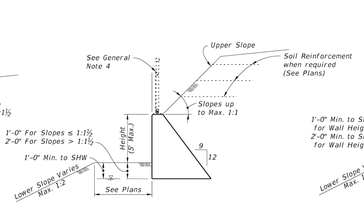
ESTIMATED QUANTITIES NOTES:
For Scheme 3 Junction Slab and Traffic Railing see the referenced Index for estimated quantities.
* Quantity for 2'-0" Toe Depth.
** Quantity for Scheme 3 assumes 1'-3" thick coping above Gravity Wall.

GENERAL NOTES

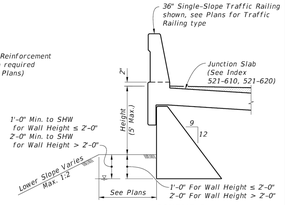
1. C-I-P Gravity Walls constructed as extensions of reinforced concrete retaining walls, except walls of proprietary designs, shall have the same face texture and finish as the reinforced concrete retaining wall.
2. Concrete for Gravity Wall shall be Class NS per Section 347. Concrete for Scheme 3 Junction Slab and Traffic Railing shall be Class II per Section 346, unless otherwise specified in the plans.
3. Reinforcing steel shall meet the requirements of Specification Section 931 (Grade 40 or 60). Smooth or Deformed Welded Wire Reinforcement (WWR) may be substituted on an equal area basis. Do not increase bar/wire spacing for Grade 60 reinforcing steel or WWR.
4. When required, for adjunct guiderail, see Index 515-070 or 515-080 as appropriate. For adjunct Type B fence see Index 550-002.
5. Joint Seal: Organic Felt bond breaker in accordance with Specification Section 400 or Type D-5 geotextile fabric in accordance with Specification Section 985. Map all contact surfaces of concrete and Organic Felt or geotextile fabric with cut-back asphalt. Stop Organic Felt or geotextile fabric 6" below top of wall.
6. Provide a continuous 1'x1' clean gravel or crushed rock drain for wall heights 3 ft. and higher. Wrap drainage layer as shown, with Type D-3 geotextile fabric in accordance with Specification Section 985. Provide 8"x8" galvanized mesh with ½" openings, at the inside end of the PVC Drain Pipe. Provide 2" Ø PVC Drain Pipe (Sch. 40) at 10 ft. max. spacing (when Drainage Layer is required). Locate outermost edge of Drain Pipe a minimum of 2'-0" from wall joints.
7. Cost of reinforcing steel, face texture, finish, joint seal, drain pipes, drainage layer, galvanized mesh and geotextile fabric to be included in the Contract Unit Price for Concrete Class NS, Gravity Wall. Cost of concrete for Junction Slab in Scheme 3, to be included in Contract Unit Price for Concrete Traffic Railing Barrier With Junction Slab. Adjunct railings or fences to be paid for separately.



SCHEME 1
(No Traffic Loading Effects & Upper Slopes ≤ 1:1½)



SCHEME 2
(With Traffic Loading or Upper Slopes > 1:1½)

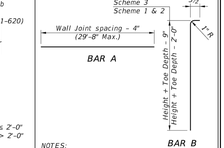


SCHEME 3
(With Traffic Railing)

BILL OF REINFORCING STEEL

MARK	SIZE	LENGTH
A	4	As Reqd.
B	4	As Reqd.

BAR BENDING DIAGRAM



NOTES:
1. All bar dimensions are out to out.
2. Lap splices for Bars A must be a minimum of 1'-10".

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	GRAVITY WALL	INDEX	SHEET
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GENERAL NOTES:

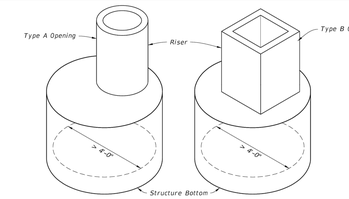
1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B) . Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
4. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class IV concrete is shown in the Plans.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in top and bottom slabs „except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the Alt. A structure bottoms when used with the Type B risers. Reinforce each fillet with two #5 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

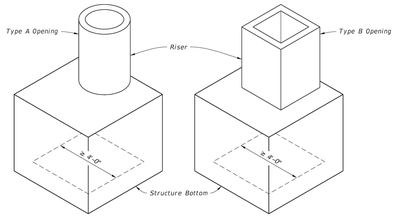
REINFORCEMENT NOTES:

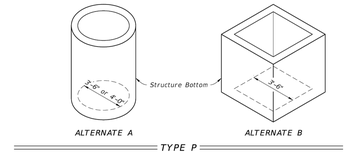
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 36"diameter ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut or bend reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

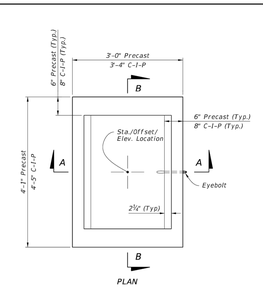
Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6

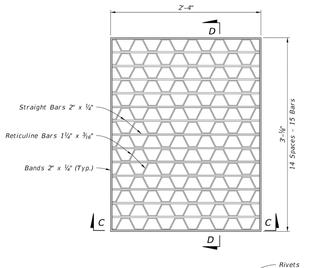






LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
11/01/20					425-010	1 of 4





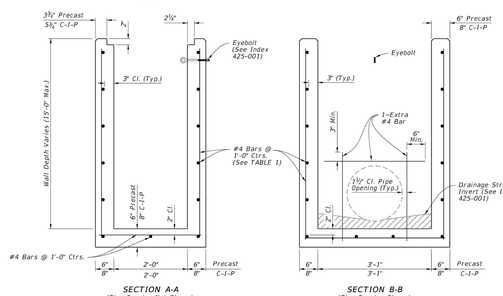


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 15'	A12	0.20	12"	8"

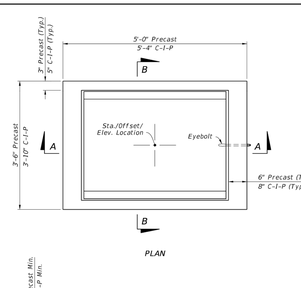
NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

STEEL GRATE DETAIL
(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

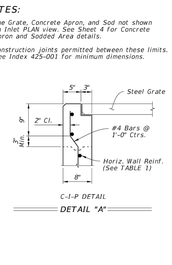
DIMENSIONAL AND REINFORCING DETAILS

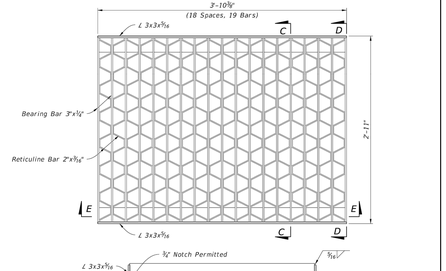
TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
10/01/20					425-052	2 of 14



NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.





STEEL GRATE DETAIL

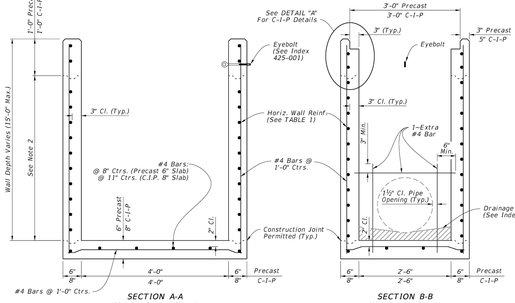


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	2 of 4

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NO:	DATE:	REVISION / ISSUE:	BY:
5	05/08/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
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SHEET C9.1

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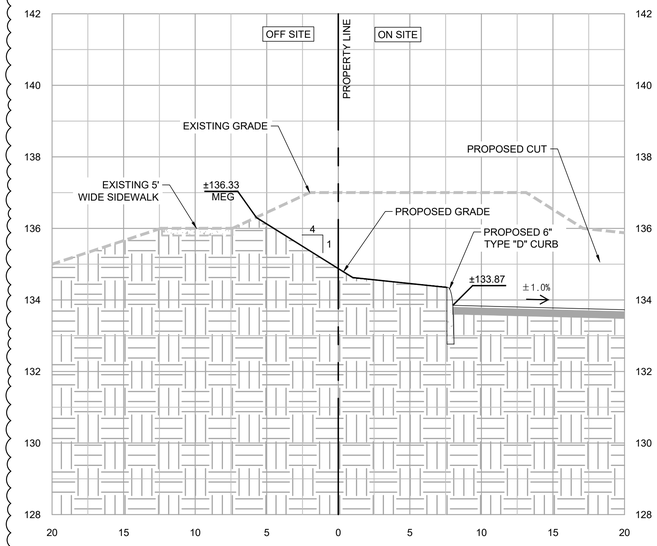
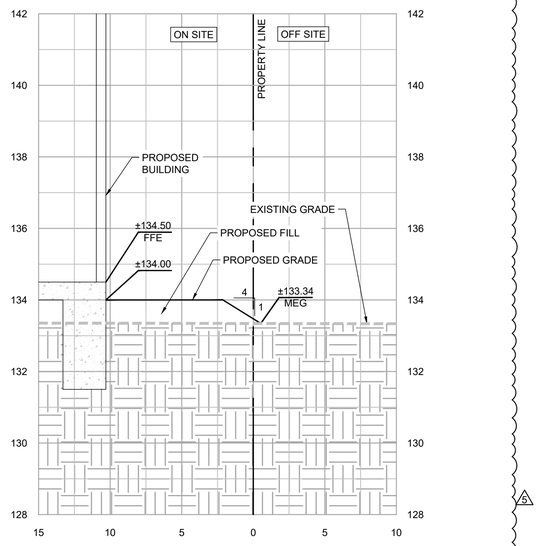


PROFILE A-A (NORTH PROPERTY LINE)

SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM

LEGEND		
EXISTING EARTH	CONCRETE	ASPHALT PAVEMENT



PROFILE B-B (EAST PROPERTY LINE)

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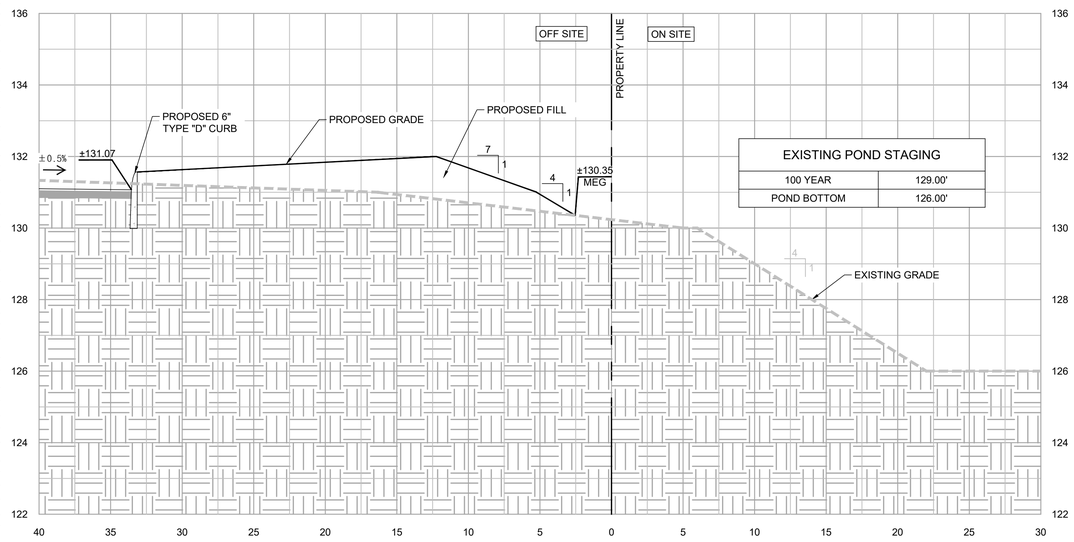

PROFILE C-C (POND)

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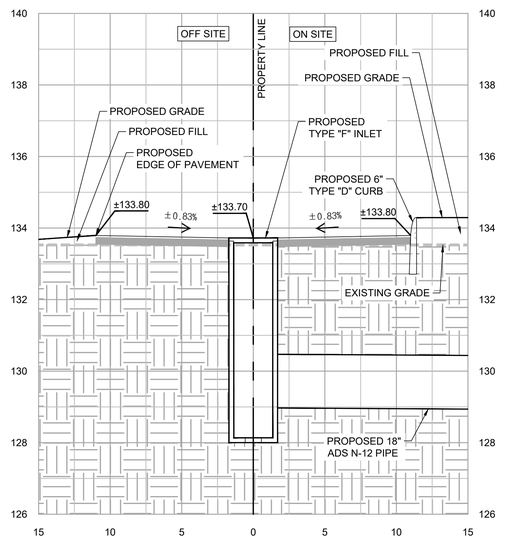

PROFILE D-D (SHARED ACCESS)

SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM

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4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

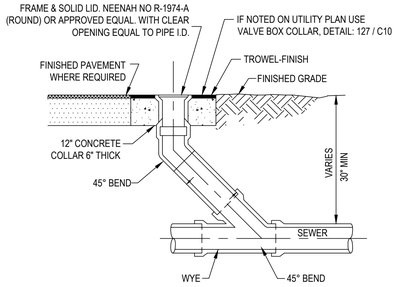
PROJECT # 222.103

DATE 05/31/2024

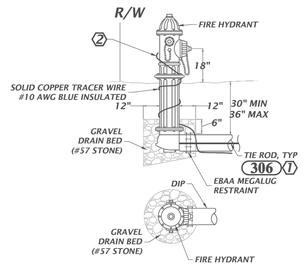
SCALE N.T.S.

SHEET C9.2

PROFILES



1 CLEANOUT NTS



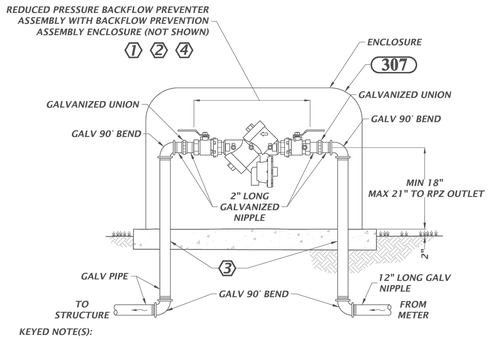
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

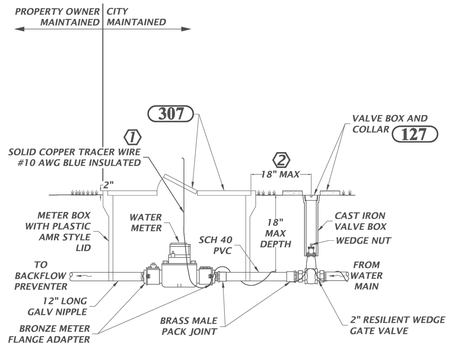
100 FIRE HYDRANT (DEAD END) NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

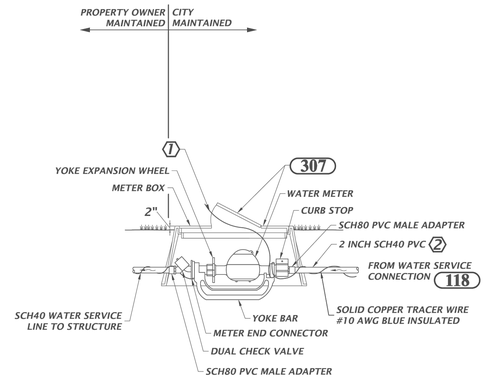
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

112 1 1/2" AND 2" METER ASSEMBLY NTS



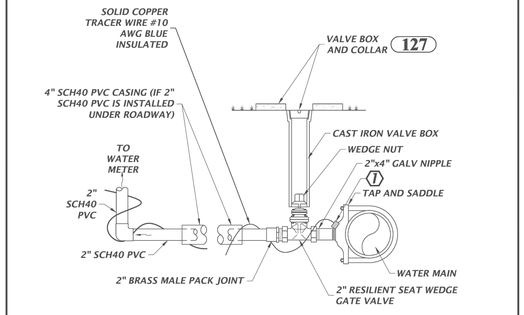
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

115 3/4" AND 1" WATER METER ASSEMBLY NTS

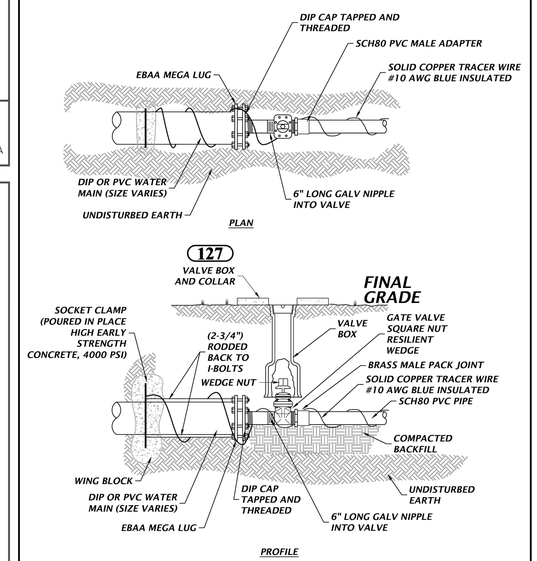


KEYED NOTE(S):

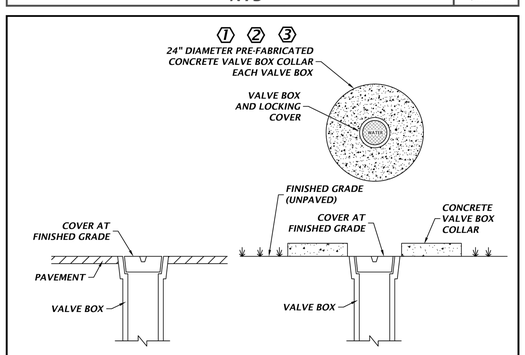
1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

WATER MAIN CONNECTION TO USE 90° ELBOW IN LIEU OF TAP AND SADDLE

118 2" WATER SERVICE CONNECTION NTS



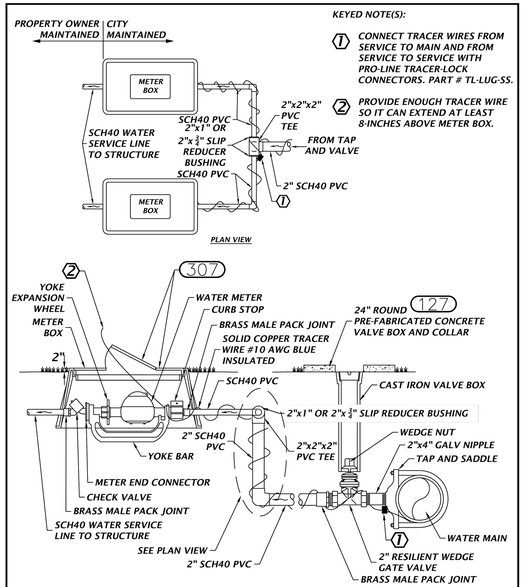
124 WATER MAIN REDUCTION OF LINE SIZE NTS



KEYED NOTE(S):

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

127 VALVE BOX COVER NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
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JEREMY R. ANDERSON, P.E.
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PROJECT # 222.103

DATE 05/31/2024

SCALE N.T.S.

SHEET C10

UTILITY DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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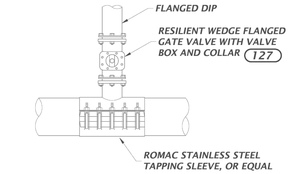
GENERAL NOTE(S)

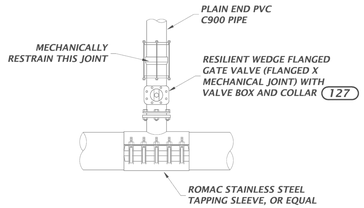
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON (309) AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

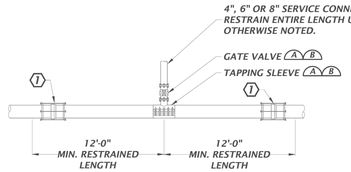
(1) RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



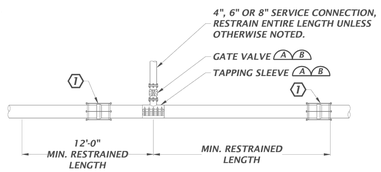
(A) FLANGED DIP SERVICE CONNECTION



(B) PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149

WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"

NTS

GENERAL NOTE(S):

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

KEYED NOTE(S):

(1) TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.

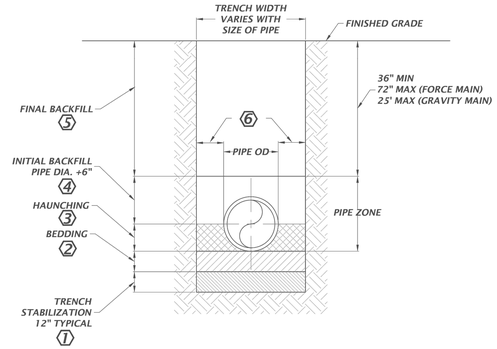
(2) BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.

(3) HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.

(4) INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).

(5) FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.

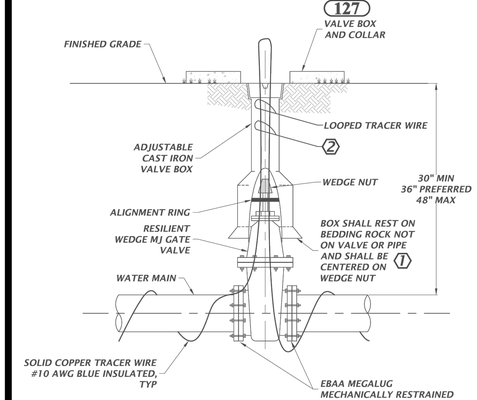
(6) 12" MINIMUM



303

BEDDING AND TRENCHING DETAIL

NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

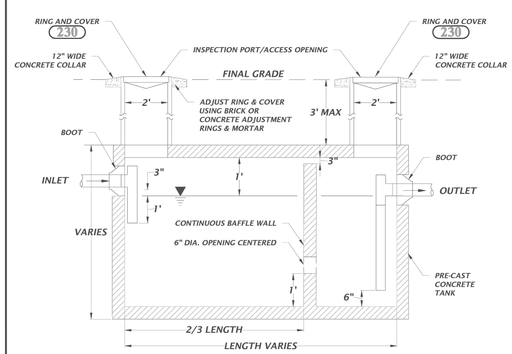
(1) WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

(2) VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145

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

NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227

GREASE INTERCEPTOR

NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
- HUMIDITY BELOW 60 PERCENT
- IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

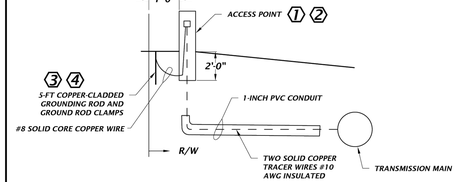
COLORS

- POTABLE WATER - GLOSS PATRIOTIC BLUE
- WASTEWATER - GLOSSY SPRING GRASS
- RECLAIMED - GLOSSY ICY GRAPE

307

PAINT SYSTEM NO. 5

NTS



GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

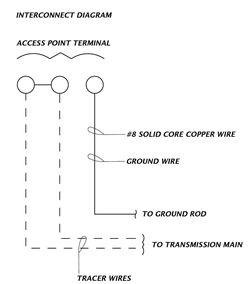
KEYED NOTE(S):

(1) PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.

(2) COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.

(3) INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.

(4) DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.



318

ACCESS POINT FOR TRANSMISSION MAIN

NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

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ENGINEER'S NAME & PE#

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P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SHEET C10.1

SCALE N.T.S.

UTILITY DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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FLOW STREAMS

- POTABLE WATER
- WW– WASTEWATER FORCE MAIN
- WW–GR WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

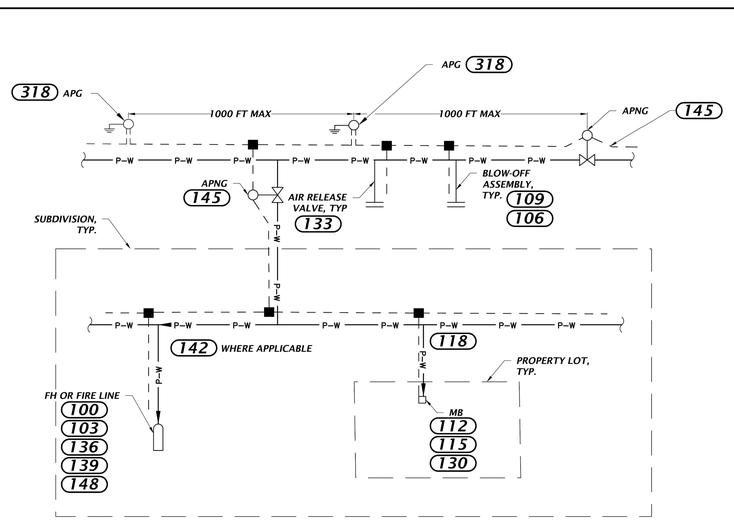
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

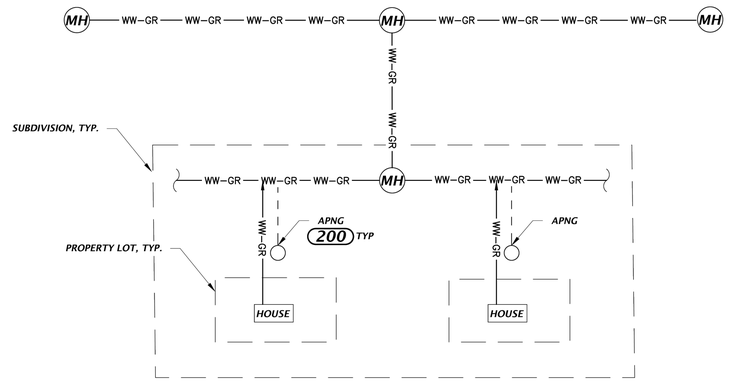
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS

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P.E. LICENSE NO. 71636

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SHEET C10.2
SCALE N.T.S.
UTILITY DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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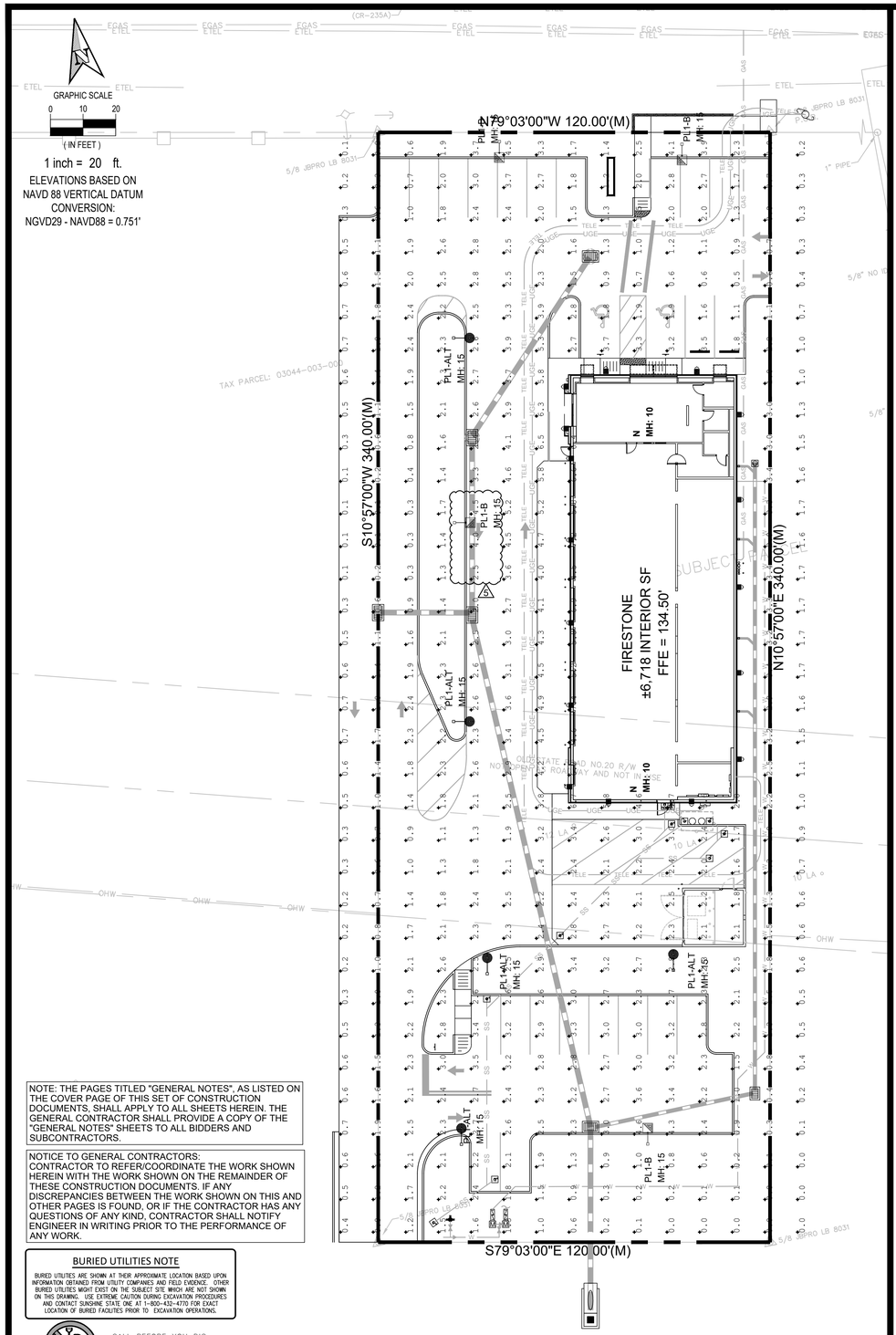


NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTICE TO GENERAL CONTRACTORS:
CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
	16	N	WALL MOUNT	1.000	2490	19	XSPW-B-WM-3ME-2L-57K-UL-xx (Wall Light)	B1-U0-G1
	4	PL1-B	SINGLE	1.000	4910	55	OSQM-C-9L-57K7-4M-UL-NM-BK w/OSQ-ML-C-DA-BK + OSQ-M-C-BLSF	B1-U0-G1
	5	PL1-ALT	SINGLE	1.000	9000	55	OSQM-C-9L-57K7-4M-UL-NM-BK w/OSQ-ML-C-DA-BK	B3-U0-G2

Fixture Mounting Height: 15' AFG (12' Pole + 3.0' Base)

Pole Schedule:
(9) SSS-4-11-12-CW-BS-1D-C-BK (12' x 4"sq x 11ga STEEL POLE, Single)

Proposed poles meet a 140 MPH sustained winds.

Additional Required Equipment:
(9) OSQ-ML-C-DA-BK (Direct Arm Mount)
(4) OSQ-M-C-BLSF (Medium Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Calculation Summary (Footcandles calculated using LMF: 1.00)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.06	7.4	0.0	N.A.	N.A.
Paved Parking	Fc	2.46	6.5	0.5	4.92	13.00

Alachua, FL - Town Lighting Ordinance: (Business District)

- **10.0 FC Max at Building Entrance; 5.0FC Max in Paved Parking**
- **24,000 Lumen Max for 6+ Parking spaces**
- **15' Max Mounting Height in Parking lots with less than 100 spaces**
- **Cut-off Fixtures with wattages greater than 60W, or greater than 100 Lumens (B-U-G Rating; U=0)**

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 08/03/2022

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,475

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year on accessories

* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Beauty Plate
WM-PLT12** - 12" (305mm) Square
WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

Hand-Held Remote
RA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Ordering Information

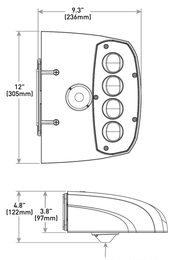
Example: XSPW-B-WM-3ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

XSPW™ LED Wall Mount Luminaire

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/ha/ha-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Luna qualified when ordered with 4L-8L lumen packages and 30K CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors†

Ambient	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Estimated‡ LMF	100K hr Estimated‡ LMF
5°C (41°F)	1.03	0.98	0.96	0.94	0.92
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.92
20°C (68°F)	1.01	0.96	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
‡ In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
* Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
SHEET SL1
SCALE 1" = 20'

PHOTOMETRIC PLAN

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation, its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- **Initial Delivered Lumens:** 4,000 - 85,000
- **Efficacy:** Up to 171 LPW
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty[1]:** 10 years for luminaire; 10 years for Colorfast DeltaQuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount Luminaire must be ordered separately!*			
OSQ-			
Medium/Large Mounts **OSQ-ML-C-AA** Adjustable Arm **OSQ-ML-C-DA** Direct Arm **OSQ-ML-C-TM** Trunnion Mount	**Extra/Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

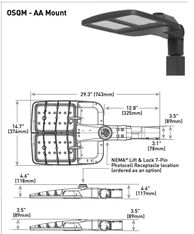
Luminaire (Mount must be ordered separately)														
OSQ		**C**												
Family	**Size**	**Series**	**Lumen Package***	**CCT/ CRI**	**Optic**		**Voltage**	**Mount**	**Color Options**	**Control***		**Options**	
OSQ	**M** Medium **L** Large **X** Extra Large	**C**	**Medium** **4L** 4,000 Lumens **5L** 5,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetrics** **2M** Type II Medium **2M** Type II Medium w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M**** Type III Med w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Med **Symmetrics** **1L** Type V Long **1M** Type V Med **1N** Type V Narrow	**4R**** Type IV Med w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AF** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AR**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **79** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L, or 85L lumen packages **UE** Universal 277-480V - Available with 4L, 40L, 75L, or 85L lumen packages	**NM** No Mount - Mount specific ships separately - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and 360° reflector shipped - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TLT-HVG accessory **0V/0R/0S/0T/0U/0W Dimming Field Adjustable Output** - Must select 0R, 0S, 0T, 0A, 0S, 0A, 0U, 0T, or 0T - Offers full range adjustability - Ships standard with 10-0V dim leads - Not available with BML or X options or Synapse TLT-HVG accessory **XR/XT/XU/XS/XA/XB/XD/XV Locked Lumen Output** - Must select XR, XT, XU, XS, XA, XB, XD, or XV - Not available with BML or Q options - XT option not available with the following luminaire/optic package offerings: 9L/UL, 14L/UL, 14L/UH, 30L/UL, 30L/UH, 40L/UL, 40L/UH - XU option not available 9L/UL, lumen package/voltage combination is permanently locked in the setting selected - Refer to pages 15-26 for power and lumen values	**20KV** 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection **F** Fuse - Compatible with 120V, 277V or 347V/phase to ground - Consult factory if fusing is required for 208V, 240V or 480V - Fuse is on phase to ground - When code dictates fusing, use time-delay fuse **N** Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle - Includes utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - 10-0V dim leads connected to 10-0V dim loads - Requires photocell or shorting cap by others **R** NEMA® Lift & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - 10-0V dim leads connected to 10-0V dim loads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL Rotate Left** - LED and optic are rotated to the left - Refer to BRSPK-SQ luminaire diagram on page 27 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to BRSPK-SQ luminaire diagram on page 27 for optic directionality - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumens table for specific lumen values.
* Luminaire comes standard with 0-10V dimming.
** Factory installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination. NanoComfort™ Technology is the result of Cree's investment in LED optics. NanoComfort™ Technology is a compact 6x4 array of LEDs. Each of the 14 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the optical optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die-cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill patterns
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180° in 2.5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180° in 5.0° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel.**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15' (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaQuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white available

Weight			
Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.7 lbs. (8.9kg)	29.4 lbs. (13.7kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 1.1 lbs. (.45kg), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V dimming per ANSI C137.1-2017 (0-10 Volt or 9-Volt per power level)options selected
- Refer to Dimming spec sheet for details
- **Maximum Total Current:** 1.8mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of the Buy American Act per FAR 52.225-5 and 2 CFR 200.322
- Certified to ANSI C136.31- 2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (Standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly. IDA-Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#!/search/keywords=cree for most current information
- DLC and DLC Premium qualified SKUs available. Exceptions apply when 5L, 2B, 3B, 4B & 4B optics are selected. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Lumen qualified when ordered with direct arm mount and 30K7 CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL
The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TLT-HVG) and Site Controller (SSASG-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TLT-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TLT-HVG spec sheet for details

Simply SNAP Local Base Station
CBSSW-400-SB1
- Refer to CBSSW-400-SB1 spec sheet for details

Site Controller
- Refer to Site Controller (SSASG-002) and 3- button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SSASG-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SSASG-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-EN
- Ethernet for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT4205M
- Kit includes antenna, 20' cable and bracket
KIT-ANT360
- Kit includes antenna, 30' cable and bracket
KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	39	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
14L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93
85L	514	N/A	4.34	2.50	2.17	1.88	1.50	0.93

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C (41°F)	1.02	0.99	0.93	0.88	0.83
10°C (50°F)	1.02	0.98	0.93	0.87	0.82
15°C (59°F)	1.01	0.98	0.92	0.87	0.82
20°C (68°F)	1.01	0.97	0.92	0.86	0.81
25°C (77°F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ testing. Luminaire ambient temperature factors (LATFs) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-installed	
External Backlight Shield OSQ-M-C-BLSF (Medium) OSQ-L-C-BLSF (Large) OSQ-X-C-BLSF (Extra Large) - Not for use with rotated optics - Provides 1 mounting height extended tenon length - 16 ga. steel construction w/black finish **Bird Spike Kit** OSQ-M-C-BRDSPK (Medium) OSQ-L-C-BRDSPK (Large) OSQ-X-C-BRDSPK (Extra Large) - Includes bird spikes (three rows for M/L; four rows for X) and screws to attach to housing	**Shorting Cap** XA-XSLSHRT

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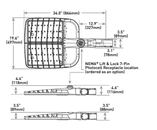
CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

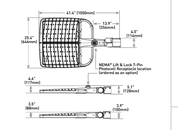
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

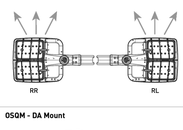
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount



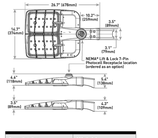
Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



OSQM - DA Mount

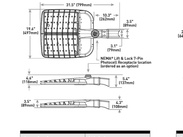
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for future mounting drill pattern.

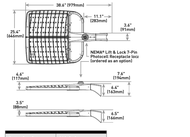
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for future mounting drill pattern.

OSQX-DA Mount



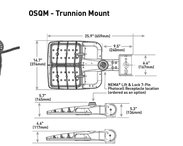
Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

Note: Refer to page 14 for future mounting drill pattern.

OSQM - Trunnion Mount

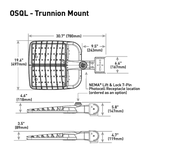
Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

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CREE LIGHTING

SSS Series

Crown-Weld® Straight Square Steel Poles

Rev. Date: V1 01/24/2024

Product Description

Cree Lighting's proprietary Crown-Weld® pole base crown weld configuration was designed to minimize stress in areas most vulnerable to failure, provide superior strength and higher wind load ratings, than poles of similar height and cross-section. Both premium pole design and extended life finish combine for a 7-year limited warranty for a reduced lifetime cost of ownership.

Non-tapered square steel poles are supplied with a painted galvanized steel 2-piece base cover, four partially galvanized anchor bolts, Masonite mounting template and pole cap (except open top mount). Steel pole base has slotted holes to accommodate installation. A standard 3" x 5" hand hole is located 14" above the bottom of pole base on 4-6' poles. 3" poles have a 2-5/8" x 4-1/2" hand hole located 14" above the bottom of the base plate. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. Iron phosphate is then applied, creating an iron oxide base with a flat or amorphous metal phosphate topcoat. This coating significantly adds to the performance of the finished coating by improving bonding and minimizing the spread of oxidation if the coating is scratched, improving corrosion resistance. Polyester powder coating is applied to a 6-mil thickness.

CONSTRUCTION & MATERIALS
- Square, non tapered pole of structural steel tubing (ASTM A 500 Grade B) with a minimum yield strength of 50,000 p.s.i. (4-4" poles) or 46,000 p.s.i. (3" poles) welded to a formed carbon steel base plate (ASTM A-36 HRS) with a minimum yield strength of 36,000 p.s.i.
- Anchor bolts (F1554 Grade 55) are "L" bent bars having a minimum yield strength of 55,000 p.s.i. The bolts are at least partially galvanized per ASTM A153 specifications and furnished complete with two (2) hex nuts and 2 flat washers
- Base cover is 2 pc.16 ga. painted galvannealed steel which connects with two 410 stainless steel screws included
- Pole cap is painted PVC
- Optional GFI receptacle available. Refer to page 3 for details

REGULATORY & VOLUNTARY QUALIFICATIONS
- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength
- RoHS Compliant (consult factory for details)

LIMITED WARRANTY[1]
- 7 years for pole and tenons/7 years for finish /1 year for GFI receptacle

[1] See http://creelighting.com/warranty for warranty terms

Ordering Information

Fully assembled is composed of two components that must be ordered separately.
Example: **Anchor Bolts w/Template:** SSS-4-AB-3/4-28 + **Pole:** SSS-4-7-25-QW-BS-1D-C-BZ

Anchor Bolts /Templates (Pole must be ordered separately)	
SSS-	
SSS-3-AB-3/4-18	**Anchor Bolts & Template for 3" Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-18	**Anchor Bolts & Template for 4", 10-12' Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-28	**Anchor Bolts & Template for 4", 15'+ Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-5-AB-1-36	**Anchor Bolts & Template for 5" Poles:** 1" anchor bolts, 18" bolt circle (9.75-11.31" range)
SSS-6-AB-1-36	**Anchor Bolts & Template for 6" Poles:** 1" anchor bolts, 11.5" bolt circle (11.25-12.75" range)

Pole (Anchor bolts not ordered separately)															
SSS							**CW**	**BS**							
Design	**Cross Section**	**Material**	**Shaft Size**	**Wall Thickness 10Ai**		**Mounting Height**	**Base Type**	**Base Casting/ Cover**	**Mounting Configuration**		**Fixture Mounting Drill Pattern****	**Finish**	**Options**	
S Straight	**S** Square	**S** Steel	**3** - 3" **4** - 4" **6** - 6"	**3" Poles** **11** 11 gauge (0.121") **4', 6' Poles** **11** 11 gauge (0.121") **7** 7 gauge (0.188") - Available only in: 20', 22', 25' and 30' mounting heights **8' Poles** **7** 7 gauge (0.188") **6' Poles** **7** 7 gauge (0.188")	**3' Poles** **10** - 10' **15** - 15' **4' Poles** **12** - 12' **15** - 15' **17** - 17' **20** - 20' **25** - 25' **30** - 30' **4', 6' Poles** **25** - 25' **30** - 30'	**5' Poles** **15** - 15' **20** - 20' **22** - 22' **25** - 25' **30** - 30' **6' Poles** **25** - 25' **30** - 30'	**BS** Standard **CW** Weld	**Drilled Poles** **1D** (9 total for Direct Mount (Single) **2DW** (18 total for Direct Mount (36@180deg) **2DR** (9 total for Direct Mount (36@90deg) **4DW** (18 total for Direct Mount (36@90deg) **Open Top Poles** **OT** Open top to accept internal mount tenons or brackets	**Use w/Drilled Poles** **C Standard Cree Lighting Drill Pattern** - For use with Cree Lighting and Cree OSQ/OSQX luminaires except OSQX **G OSQX Drill Pattern** - Drill Pattern for use only with OSQX luminaires **Use w/Open Top Poles** **N None** - Required with OT mounting configuration	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**GFI GFI Receptacle** - Available only with 4'-6' poles - Mounted 12" above the base of the pole on same side as hand hole. Consult factory for placement in other locations	

* Not for use with OSQX luminaires. Refer to Bracket and Tenons spec sheet for additional information. ** Refer to page 3 for fixture mounting patterns.

⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

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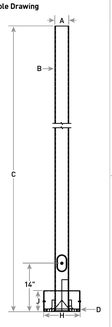
CREE LIGHTING

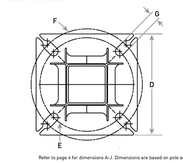
Crown-Weld® Straight Square Steel Poles

Pole Drawing



Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Base Plate Detail



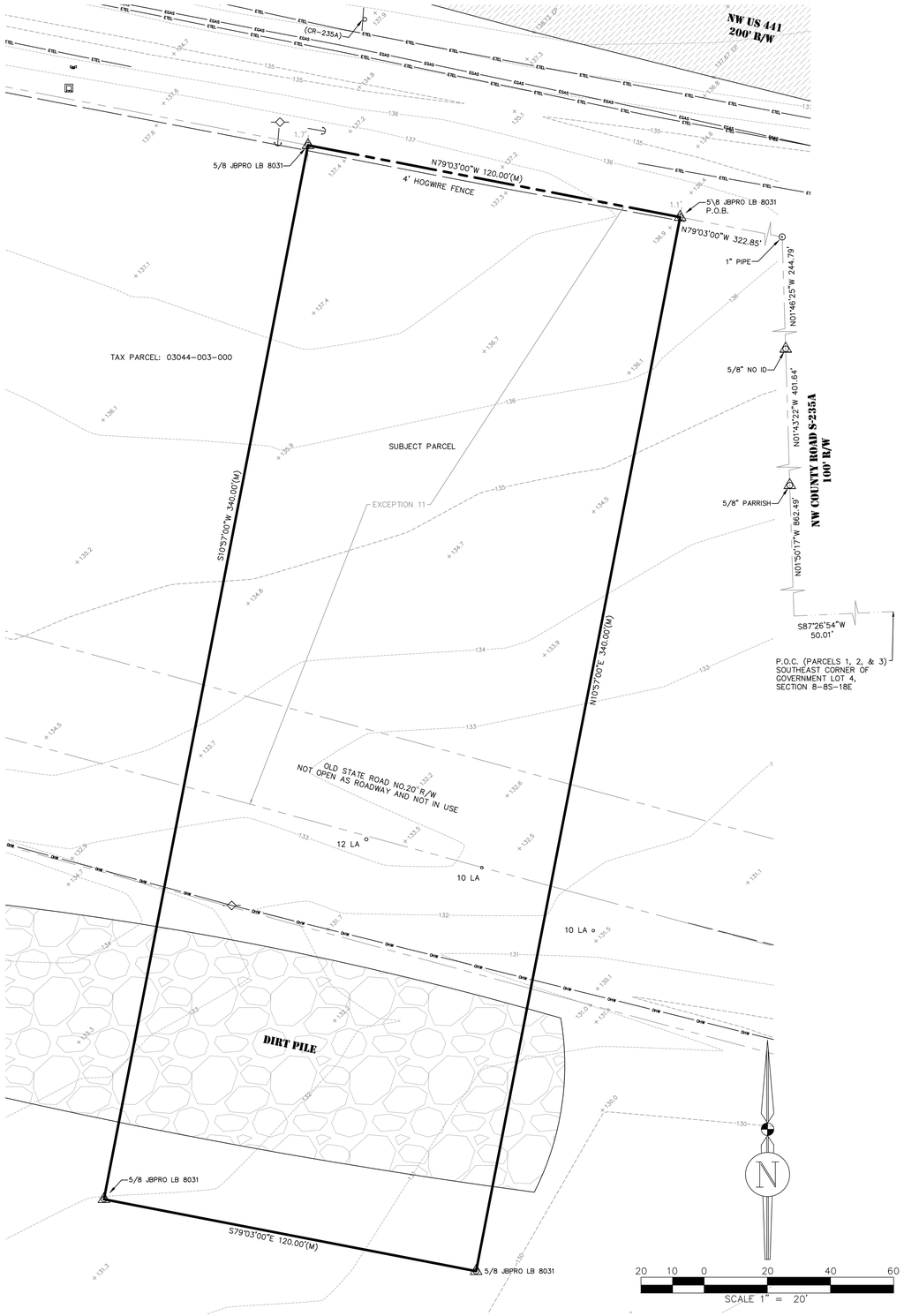
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Anchor Bolt Detail

Pole Width	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/ Range
3"	All	SSS-3-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	10'-12'	SSS-4-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	15' +	SSS-4-AB-3/4-28	0.75"	24"	4"	10"/9.25-11"
5"	All	SSS-5-AB-1-36	1"	36"	4"	10"/9.75-11.31"
6"	All	SSS-6-AB-1-36	1"	36"	4"

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



DESCRIPTION BY THIS FIRM

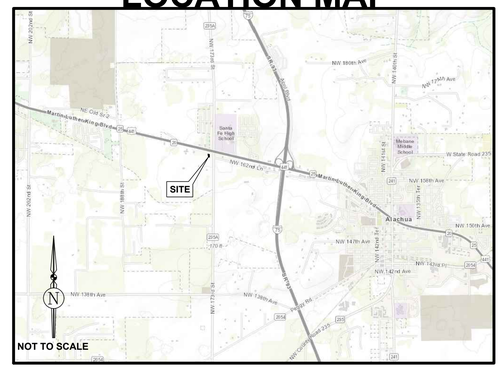
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE S87°26'54"W, 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF NW COUNTY ROAD S-235 A (100.00 FOOT RIGHT-OF-WAY); THENCE N01°50'17"W, ALONG SAID WEST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 862.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PARRISH"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY BOUNDARY N01°43'22"W A DISTANCE OF 401.64 FEET TO A 5/8" IRON ROD AND CAP WITH NO ID; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY BOUNDARY N01°46'25"W A DISTANCE OF 244.79 FEET TO A 1" IRON PIPE, MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY BOUNDARY WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 (200,00 FOOT RIGHT-OF-WAY); THENCE LEAVING SAID WEST RIGHT OF WAY BOUNDARY RUN ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 N79°03'00"W A DISTANCE OF 322.85 FEET TO AN IRON ROD AND CAP STAMPED "JBPRO LB 8031" FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE N79°03'00"W ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY AND RUN S10°57'00"W A DISTANCE OF 340.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "JBPRO LB 8031"; THENCE S79°03'00"W A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "JBPRO LB 8031"; THENCE N10°57'00"E A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.93 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, ALSO BEING THE SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 HAVING A MEASURED BEARING OF N79°03'00"W.
3. EXCEPT AS NOTED OR SHOWN HEREON THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EXCEPT THOSE THAT WERE FURNISHED TO THE LAND SURVEYOR AND LISTED IN SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER MATTERS THAT THE PROVIDED COMMITMENT FOR TITLE INSURANCE DOES NOT DISCLOSE.
4. THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
7. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 9/14/2023.
8. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
9. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
10. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT.
11. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
12. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
13. THE SUBJECT PROPERTY IS CURRENTLY UNDER SITE GRADING OPERATION AND THE TOPOGRAPHY SHOWN HEREON IS SUBJECT TO CHANGE.

LOCATION MAP



SCHEDULE B-II ITEMS

PER COMMITMENT OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-6227656, WITH AN EFFECTIVE DATE OF AUGUST 14, 2023, AT 8:00 AM.

1. NOT A MATTER OF SURVEY.
2. NOT A MATTER OF SURVEY.
3. SEE SURVEY SHOWN HERON.
4. NOT A MATTER OF SURVEY.
5. NO BODIES OF WATER WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
6. NOT A MATTER OF SURVEY.
7. THIS ITEM HAS BEEN DELETED.
8. NOT A MATTER OF SURVEY.
9. THIS ITEM HAS BEEN DELETED.
10. DOES NOT EFFECT SUBJECT PARCEL.
11. EFFECTS A PORTION OF THE SUBJECT PARCEL AND IN PLOTTED HEREON.
12. EFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE..
13. THIS ITEM HAS BEEN DELETED.
14. DOES NOT EFFECT THE SUBJECT PARCEL.
15. NOT A MATTER OF SURVEY.
16. NOT A MATTER OF SURVEY.
17. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
18. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
19. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

ABBREVIATIONS

(M) = MEASURED
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
LA = LAUREL OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- ETEL — UNDERGROUND TELEPHONE LINE
- EGAS — UNDERGROUND GAS LINE
- IRON ROD - CAPPED
- PIPE
- POWER POLE
- GUY WIRE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- DIRT PILE SURFACE

CERTIFICATION

To: Alachua 441/235, LLC; V 3 Alachua 441/235, LLC; Bank of Central Florida; Fishback Dominick LLP; First American Title Insurance Company; Darryl J. Tompkins, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2,3,4,5,8,13,16,17,19 of Table A thereof. The fieldwork was completed on 14, September, 2023.

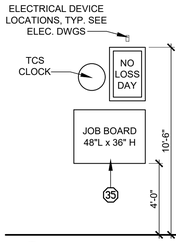
THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4616
Certificate of Authorization No. LB8031

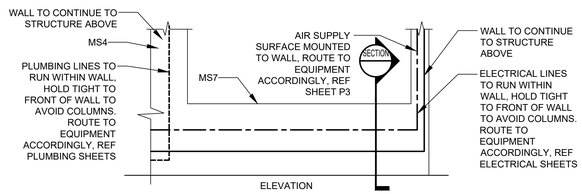
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

RICHARD L. WHITE, PLS
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY		
CERTIFIED TO:	Scale:	1"=20'
	Proj. No.	514-21-01
SEE ALTA CERTIFICATION AT LEFT	Drawn:	A.Cortina
	Checked:	R.White
	Dwg. Name:	687-23-01-ALTA
	Dwg. Date:	09/15/2023
	Field Book:	25
	Pages:	69-74
	Sheet:	1 of 1



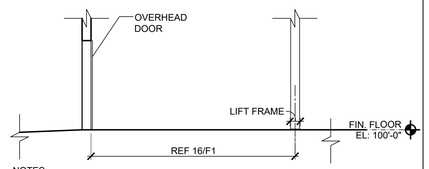
1 / F1 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3 / F1 MOUNTING DETAIL
SCALE: 1/4"=1'-0"

HOIST KEY

H1	CL12A	BSRO / CHALLENGER
H2	CL10V3	BSRO / CHALLENGER
H7	FLUSH-MOUNT SCISSOR LIFT (RX16)	BSRO / HUNTER



NOTES:
1) CONTRACTOR SHALL FIELD DETERMINE THE EXACT FINISH FLOOR ELEVATION AT THE HOIST, PER MANUFACTURERS RECOMMENDATION FLOOR SLOPE & JOIST LOCATIONS VARY.
2) HOIST INSTALLER TO BE CERTIFIED BY THE MANUFACTURER.
3) WHEEL SPOTTING DISH, REFER TO MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS.

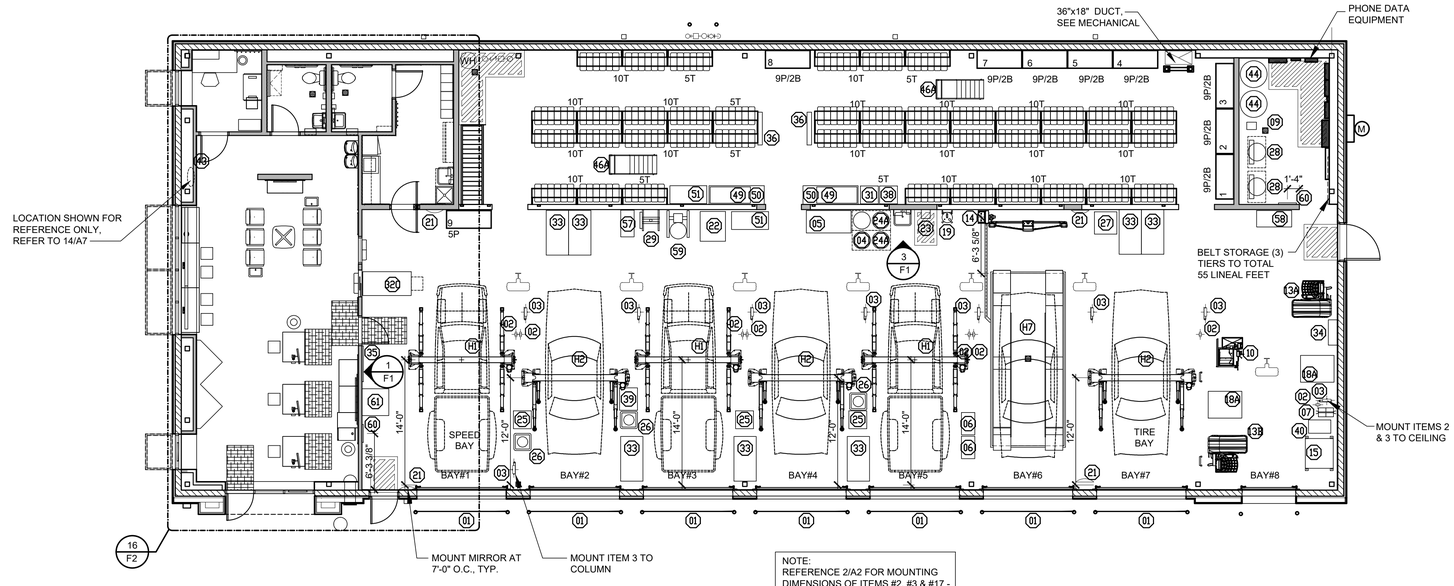
INVENTORY COUNT

1155 - UNITS/TIRES (5 TIERS OF TIRES)
385 - LF PARTS

BUILDING AREAS	S.F.
SHOWROOM AREA	841
SERVICE AREA	3,517
INVENTORY AREA	1,834
ACCESSORY USE AREAS	415
FACADE UPGRADES	0
TOTAL BUILDING	6,607

SHOP EQUIPMENT KEY:
FURNISHED BY BSRO U.NO. ALL ITEMS INSTALLED BY G.C.
REFER TO P3/P4/E2/E3/E4/E5 SHEETS FOR FURTHER REQUIREMENTS.

#	QTY	DESCRIPTION
01	7	SETS (BANNER/ BRACKETS/CHAIN) SEE 20/F1 & 15/A7
02	8	O.H. CORD REEL LIGHT
03	9	O.H. AIR HOSE REEL
04	1	USED OIL FILTER CONTAINER (MOBILE)
05	1	SERVICE BENCH
06	2	BRAKE TOOL STAND (MOBILE)
07	1	FLAT REPAIR STATION
09	1	AIR DRYER
10	1	BRAKE SHOP (INSTALLED BY HUNTER)
13A	1	ELECTRONIC WHEEL BALANCER (INST. BY HUNTER). GSP9700 ROAD FORCE
13B	1	ELECTRONIC WHEEL BALANCER (INST. BY HUNTER). GSP9200 NON-ROAD FORCE
14	1	WHEEL ALIGNMENT COMPUTER (FLOOR MTD INSTALLED BY HUNTER)
15	1	USED OIL TANK / BENCH
18A	2	RIM CLAMP TIRE CHANGER
19	1	GAS CADDIE (25 GAL) SEE A1 FOR TOX ALERT OVERRIDE NOTE AT MVS DESK
21	4	MIRROR
22	1	BATTERY RACK
23	1	EYE WASH
24A	2	SPILL SKID 6"HX26"WX52"L
25	3	COOLANT / TRANSMISSION / DIFFERENTIAL FLUSH MACHINE (MOBILE)
26	3	USED OIL RECEPTOR (MOBILE)
27	1	USED TIRE CART (MOBILE)
28	2	5 HP COMPRESSOR
29	1	SHOP PRESS
31	1	ELECTRICAL SYSTEM TESTER (MOBILE)
32C	1	65" MVS DESK
33	7	MECHANIC'S TOOL CABINETS (MOBILE)
34	1	WHEEL WEIGHT RACK
35	1	JOB BOARD 48" LONG
36	2	1 OF EACH NUT & BOLT BIN
38	1	STRUT COMPRESSOR (MOBILE)
39	1	REFRIGERANT CHARGER (MOBILE)
40	1	TIRE TEST TANK
43	1	SATELLITE DISH - VENDOR SUPPLIED REFER 14/A7
44	2	POLYETHYLENE TANK. 36" DIA; 64" TALL
46A	2	5 TIER ROLLING LADDER
49	2	STACKABLE 2 TANK OIL SYSTEM
50	2	120/120 GALLON CONTAINMENT PAN
51	2	ECOBOX OIL RACK
57	1	LOCKABLE TOOL CABINET
58	1	SPEED SCRUB 2001E
59	1	PROCUT WARTHOG RMS
60	2	MOP & BROOM HOLDER - MOUNT AT 72" AFF
61	1	APPRENTICE TOOL CART
H1	3	CHALLENGER CL12A
H2	3	CHALLENGER CL10V3
H7	1	ALIGNMENT RACK IN RECESSED SLAB (SEE HOIST KEY - INST. BY HUNTER)



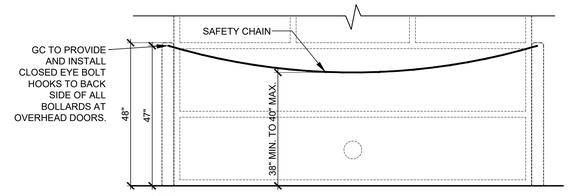
NOTE:
REFERENCE 2/A2 FOR MOUNTING DIMENSIONS OF ITEMS #2, #3 & #17 - TYP., U.N.O.

NORTH

16 / F2 FIXTURE PLAN
SCALE: 1/8"=1'-0"

SERVICE SAFETY CHAINS

GC TO INSTALL A BSRO PROVIDED YELLOW PLASTIC CHAIN AT ALL OVERHEAD DOORS ON THE OUTSIDE OF BUILDING. GC TO FURNISH AND INSTALL 1" LONG AND 1/4" DIA. CLOSED EYE BOLT HOOK ON BOLLARDS AT EVERY OVERHEAD DOOR MOUNTED 47" AFF (1" BELOW TOP OF BOLLARD). MOUNT BETWEEN THE WALL AND BACK SIDE OF BOLLARD THROUGH 1/4" HOLE IN BOLLARD AND BOLTED ON THE INSIDE PRIOR TO FILLING BOLLARD WITH CONCRETE. GC TO FURNISH A SPRING LOADED SNAP HOOK ON BOTH ENDS OF THE CHAIN. GC TO CUT THE CHAIN TO LENGTH SO THAT CENTER HANGS BETWEEN 38" AND 40" AFF (ALMOST HORIZONTAL) SO THAT THE APPEARANCE IS CONSISTENT AT ALL DOOR OPENINGS. GC TO FURNISH AND INSTALL A 1" LONG AND 1/4" DIA. CLOSED EYE SCREW HOOK AT 60" AFF INTO THE WOOD BUCK ON THE DRIVER'S SIDE OF EVERY DOOR TO STORE THE LOOSE END OF THE CHAIN WITH THE SPRING LOADED SNAP HOOK. THIS ALLOWS THE OVERHEAD DOOR TO BE CLOSED AND STORED INSIDE THE BUILDING.



20 / F1 SERVICE BAY SAFETY CHAIN
SCALE: 1/2"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

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ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
RM.	
CM.	

ENTITY ID: 1748777
SITE ID: 2,857
LEGACY ID: XXXXXXX

Firestone since 1928 COMPLETE AUTO CARE

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SHEET TITLE: FIXTURE PLAN AND NOTES

SHEET NUMBER: **PF1**

Jun 19, 2024 – 2:49pm – USER dovidw
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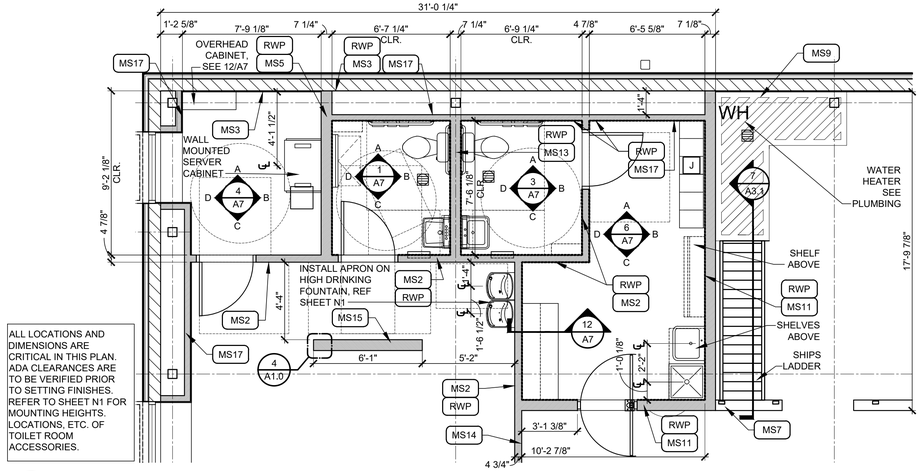
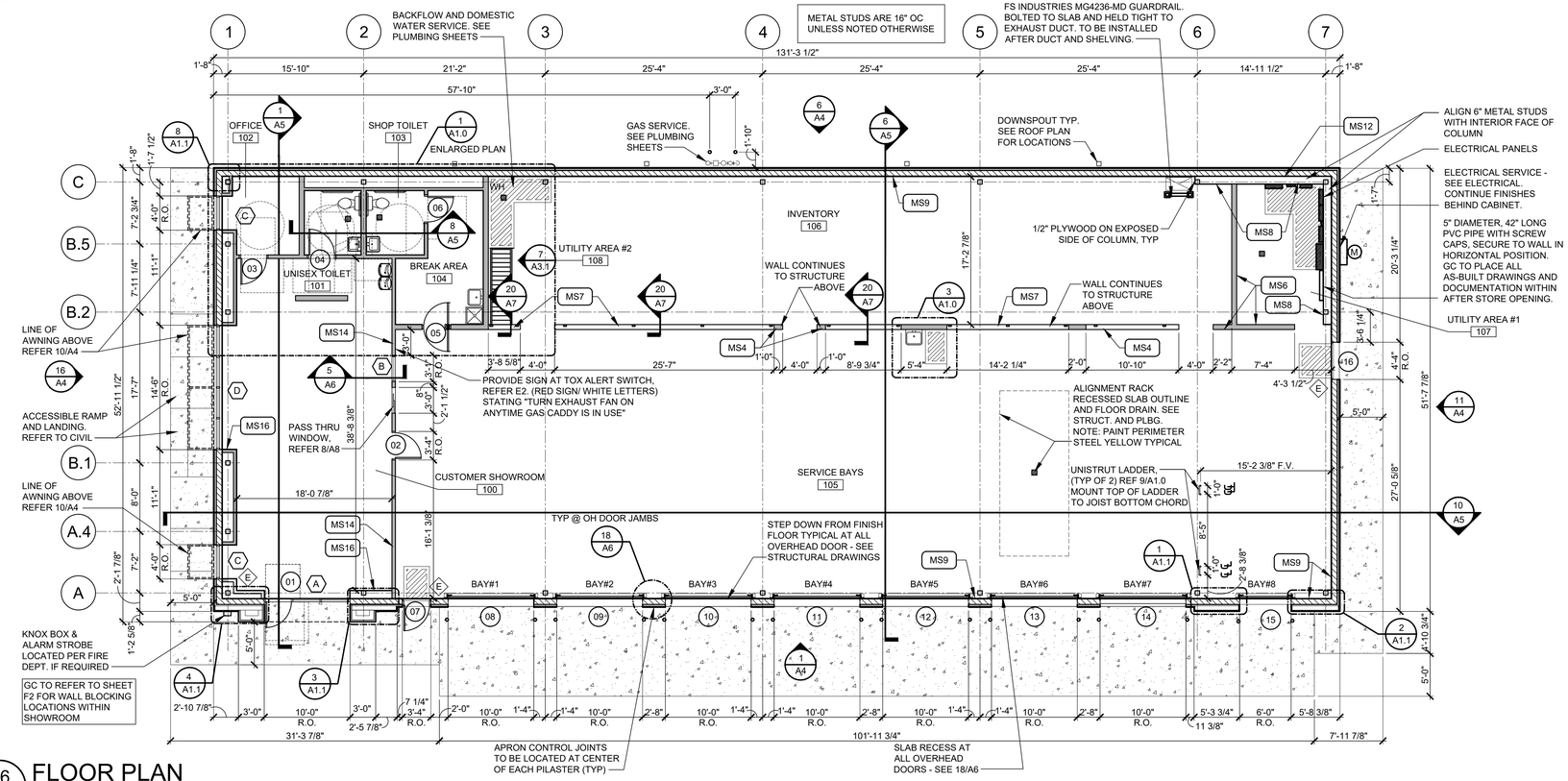


1 A1.0 ENLARGED PLAN

SCALE: 1/4"=1'-0"



16 A1.0 FLOOR PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSION. ALL MATERIALS MUST BE FIGURED INTO THE LAYOUT OF THE FRAMING.
2. MASONRY OPENING SHALL BE COORDINATED WITH WINDOW OR DOOR MANUFACTURERS REQUIREMENTS.
3. PLUMBING ROUGH INS ARE CRITICAL FOR ADA CLEARANCES, VERIFY ALL PLUMBING ROUGH INS PRIOR TO INSTALLING ROOM FINISHES.
4. ALL MASONRY DIMENSIONS ARE NOMINAL DIMENSIONS, MASONRY CONTRACTOR TO ADJUST COURSING AS NEEDED.
5. ALL GYP. BRD. WALLS SHALL HAVE LATERAL BRACING AND CONTROL JOINTS AS REQUIRED IN SPECIFICATION SECTION 092900.
6. ALL CONCRETE AND SIDEWALK JOINTS TO BE SEALED, INTERIOR AND EXTERIOR. REFERENCE SPEC SECTIONS 033000 AND 079200
7. REFER TO DETAIL 1/LS1 FOR DOOR CLEARANCES.

ACCESSIBLE DOOR NOTES

FLOOR SLOPE TO BE 2% MAX IN ALL DIRECTIONS AT ALL DOOR MANEUVERING CLEARANCES AT ACCESSIBLE DOORS

STANDARD WALL TYPES

NOTES:
1. SOME WALL TYPES MAY NOT BE USED. REFER TO PLANS
2. REFER TO STRUCTURAL DRAWINGS FOR STUD GAUGES AND ADDITIONAL FRAMING INFORMATION.

MS1	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS2	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS AND BEHIND DRINKING FOUNTAINS.
MS3	8" OR 6" METAL STUDS, REF PLAN DETAILS, WITH BATT INSULATION AND 5/8" GYPSUM BOARD TO B.O. DECK
MS4	6" METAL STUDS AT 16" O.C. WITH 1/2" PLYWOOD BOTH SIDES TO B.O. DECK, PAINTED (TYPICAL UNLESS NOTED OTHERWISE).
MS5	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.) AT SIM. CONDITION, EXTEND PARTITION 4" MIN. ABOVE CEILING. USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS6	6" METAL STUDS AT 16" O.C. TO B.O. DECK, WITH 1/2" PLYWOOD BOTH SIDES TO 8' A.F.F., PAINTED.
MS7	6" METAL STUDS TO 4' A.F.F AT 16" O.C., STEEL COLUMNS WITHIN WALL FOR SUPPORT WITH 1/2" PLYWOOD BOTH SIDES, PAINTED. REFER STRUCTURAL DRAWINGS FOR STEEL COLUMNS.
MS8	6" METAL STUDS AT 16" O.C., ALIGN WITH INT FACE OF COLUMN, WITH 1/2" PLYWOOD. 3/4" PLYWOOD ATTACHED TO WALL ON SHOP SIDE ONLY FOR ELECTRICAL PANEL MOUNTING.
MS9	8" METAL STUDS AT 16" O.C. WITH BATT INSULATION AND 1/2" PLYWOOD TO DECK ON INTERIOR SIDE.
MS10	2 1/2" METAL STUDS FURRING WITH 5/8" GYPSUM BOARD. EXTEND PARTITION 4" MIN. ABOVE CEILING (12'-0" A.F.F. IN CUSTOMER SHOWROOM). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AREA.
MS11	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BREAK AREA SIDE AND 1/2" PLYWOOD ON UTILITY AREA OR SERVICE SIDE WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION AND FINISHES TO B.O. DECK (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS12	2 1/2" METAL STUDS WITH 1/4" PLYWOOD ON OUTSIDE FACE.
MS13	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION 4" MIN. ABOVE CEILING. USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS14	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON SHOWROOM SIDE AND 1/2" PLYWOOD ON SERVICE SIDE WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.)
MS15	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ALL SIDES. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.)
MS16	6" METAL STUDS AT 16" O.C., ALIGN WITH INT FACE OF COLUMN, WITH 5/8" GYPSUM BOARD TO B.O. DECK
MS17	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE. ALIGN FACE OF STUD WITH BASE PLATE, HOLD TIGHT. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
RWP	RWP BOARD GLUE EDGE TO EDGE OF SUBSTRATE. REFER TO INTERIOR ELEVATIONS ON SHEET A7 FOR HEIGHTS A.F.F.

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SHEET TITLE: FLOOR PLANS & NOTES

SHEET NUMBER: **PA1.1**

Jun 19, 2024 – 2:37pm – USER davidw
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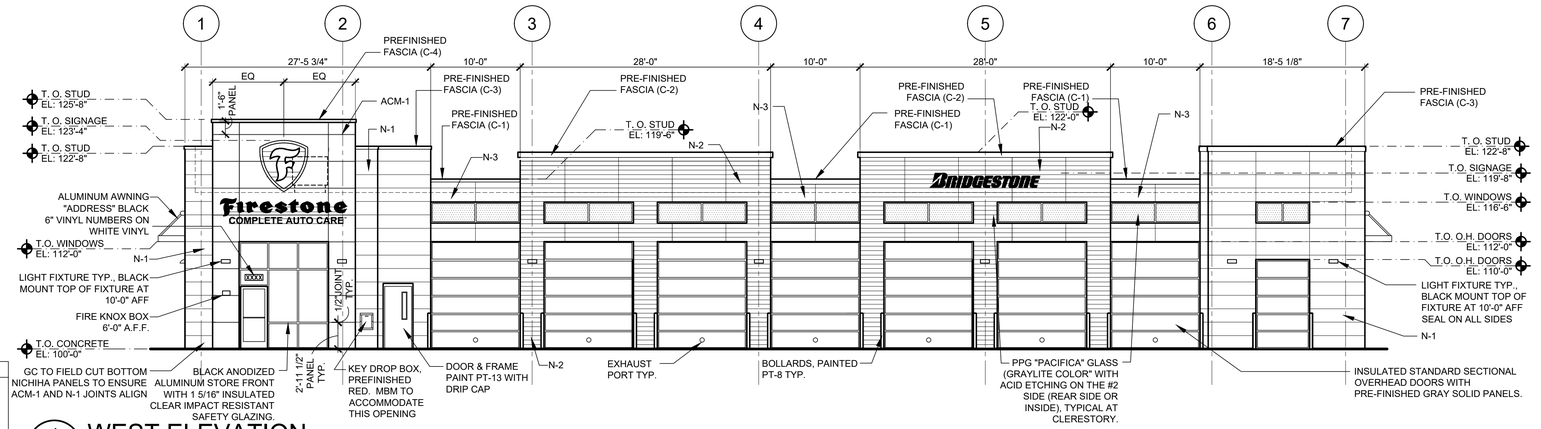
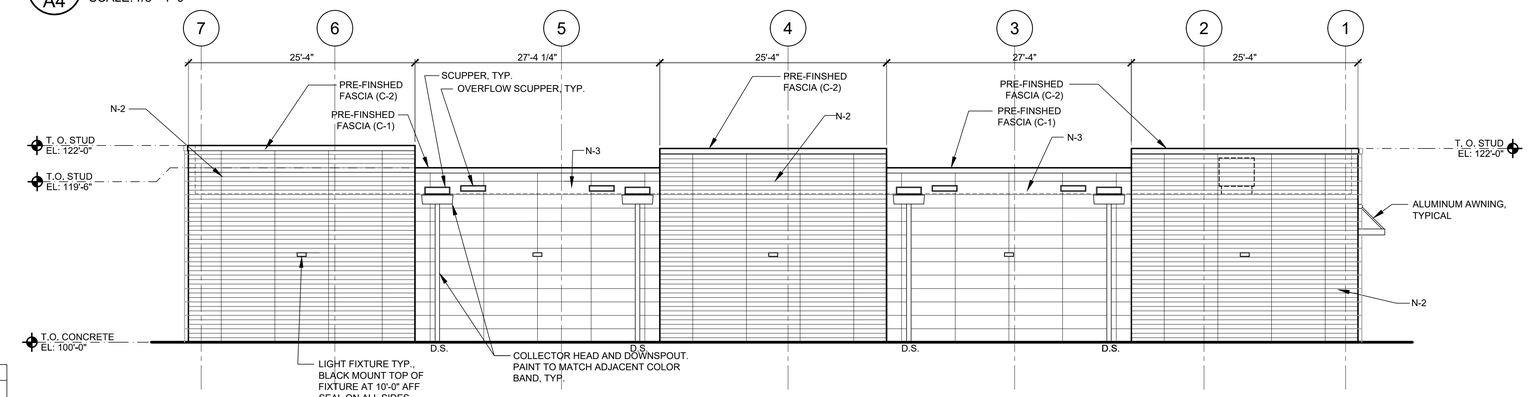


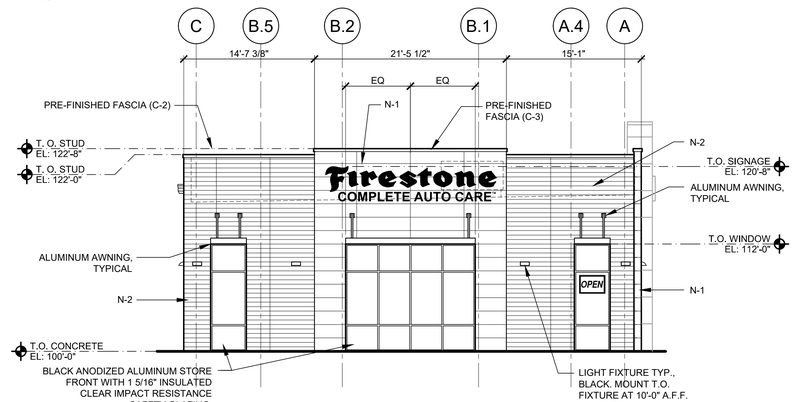
WEST ELEVATION
TOTAL AREA = 2,869 SF
ACM-1: 291 SF = 10%
N-1: 680 SF = 24%
N-2: 568 SF = 20%
N-3: 141 SF = 5%
GLAZING: 296 SF = 10%

1/A4 WEST ELEVATION
SCALE: 1/8"=1'-0"



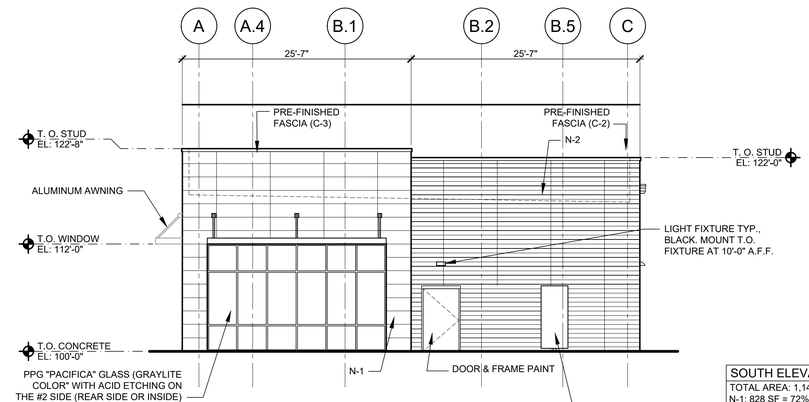
EAST ELEVATION
TOTAL AREA: 2,715 SF
N-2: 1,647 SF = 61%
N-3: 1,068 SF = 39%

6/A4 EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
TOTAL AREA: 1,145 SF
N-1: 310 SF = 27%
N-2: 537 SF = 46%
GLAZING: 238 SF = 21%

11/A4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

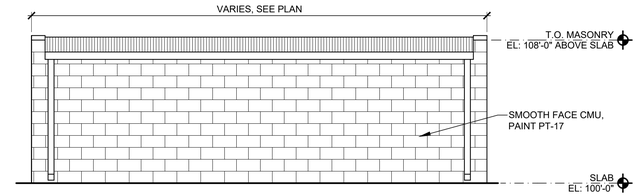


SOUTH ELEVATION
TOTAL AREA: 1,145 SF
N-1: 828 SF = 72%
N-2: 317 SF = 28%
GLAZING: SF = 216 = 21%

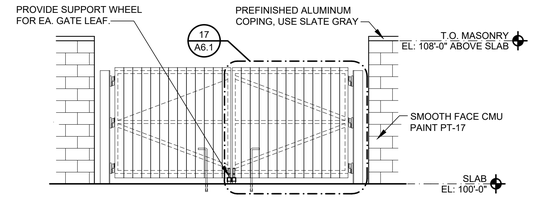
16/A4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
5. REFER SHEET A9 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. SIGNAGE INDICATED ON ELEVATIONS IS INTENDED TO DEMONSTRATE APPROXIMATE SIZE AND QUANTITY OF PROPOSED BUILDING SIGNAGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR ACCURATE SIGNAGE INFORMATION.

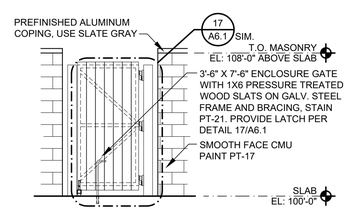
MATERIAL KEY:
• N-1: NICHIHA TUFFBLOCK, STEEL #EPF644F
• N-2: NICHIHA LATURA V-GROOVE, GRAY #ECG590EU-GRAY
• N-3: NICHIHA ARCHITECTURALBLOCK, GRAY, #ED6821
• C-1: FIRESTONE BUILDING PRODUCTS, SLATE GRAY
• C-2: FIRESTONE BUILDING PRODUCTS, STONE WHITE
• C-3: FIRESTONE BUILDING PRODUCTS, CHARCOAL GRAY
• C-4: FIRESTONE BUILDING PRODUCTS, REGAL RED
• ACM-1: ALPOLIC TRC RED



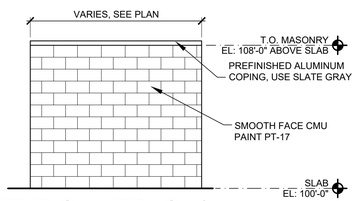
4/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



6/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



7/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



5/A6.1 TYPICAL TRASH/ TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

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DESIGN MGR: ALEX PASLEY	(615) 260-4858	SGA DESIGN GROUP, P.C.	
CONST MGR: PHILIP ORMSBY	(615) 937-4228	**ENGINEER:** JEREMY ANDERSON	(407) 951-5915
MGR CONST SUPPORT: CHRIS NAGY	(615) 937-9255	COMMON OAK ENGINEERING, LLC	
ATTORNEY: SUZY WILSON	(615) 937-6694	PROTOTYPE: 2022 ER	

ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
RM.	
CM.	
ENTITY ID: 1748777	
SITE ID: 2,857	
LEGACY ID: XXXXXXX	

Firestone since 1928 COMPLETE AUTO CARE

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US HWY 441 & NW 173RD ST
ALACHUA, FL 32615

SGA Design Group, P.C.
Ariane Valerie Tattershall, Architect
AOR #AR101192 / Firm #AA0002775
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

Jun 20, 2024 – 11:15am – USER: davidw
P:\BSRO\Projects\Alachua,FL_-_2355B18_-_Palmetto\04_CD Production\Drawings\12_FCAC_ER-A04.dwg

FIRESTONE METAL PRODUCTS

N1: NICHIHA TUFFBLOCK "STEEL"

N2: NICHIHA LATURA V-GROOVE "GRAY"

N3: NICHIHA ARCHBLOCK "GRAY"

ACM-1: ALPOLIC "TRC RED"

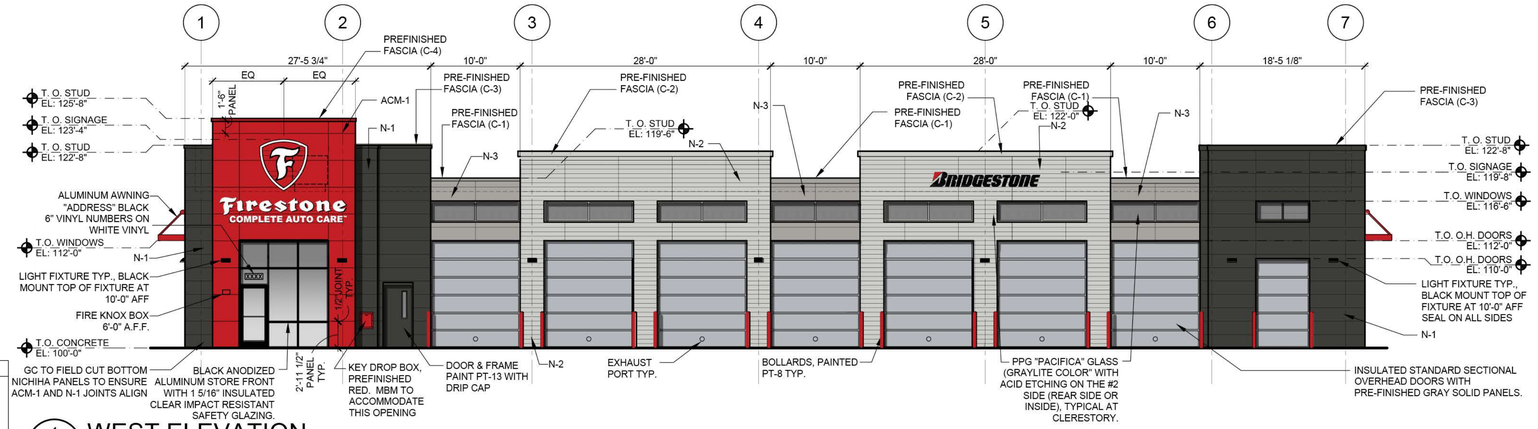
C1: METAL COPING "SLATE GRAY"

C2: METAL COPING "STONE WHITE"

C3: METAL COPING "CHARCOAL GRAY"

C4: METAL COPING "REGAL RED"

PT-17: "ACIER" SW9170

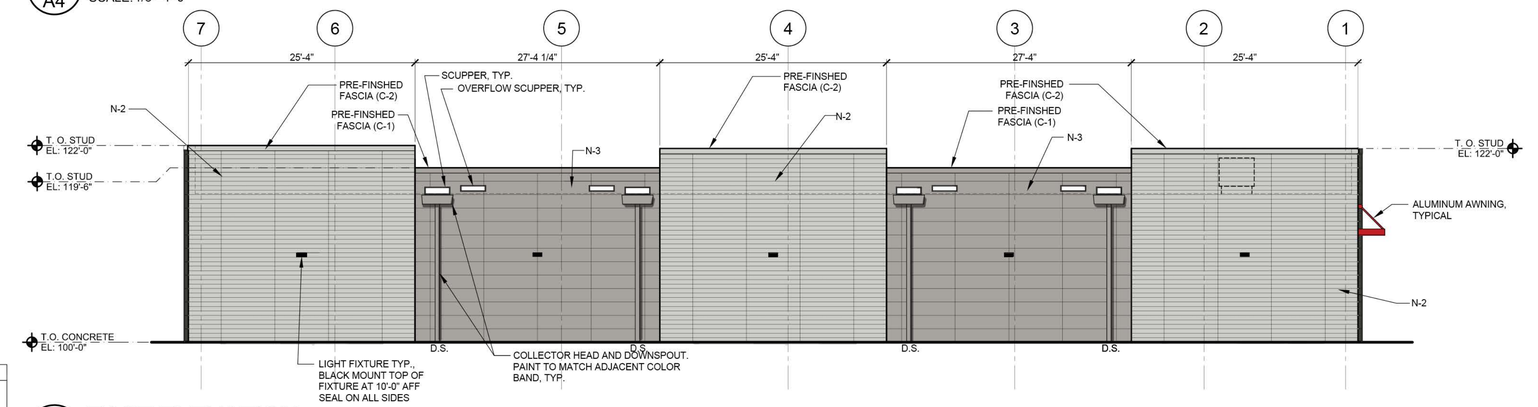


WEST ELEVATION

TOTAL AREA = 2,869 SF
ACM-1: 291 SF = 10%
N-1: 680 SF = 24%
N-2: 568 SF = 20%
N-3: 141 SF = 5%
GLAZING: 296 SF = 10%

1 / A4 WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

TOTAL AREA: 2,715 SF
N-2: 1,647 SF = 61%
N-3: 1,068 SF = 39%

6 / A4 EAST ELEVATION

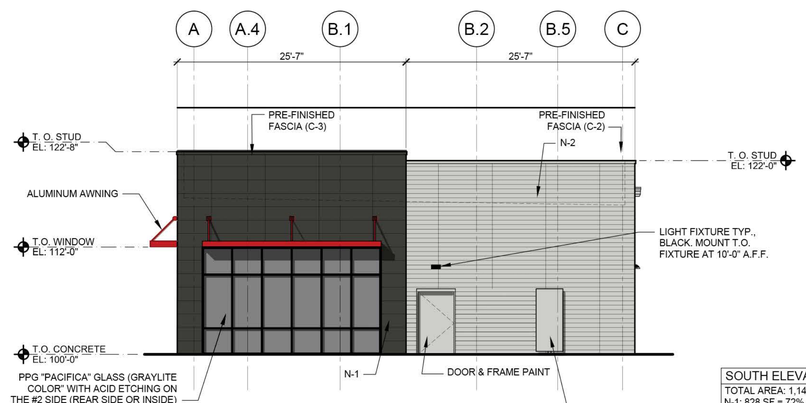
SCALE: 1/8"=1'-0"

NORTH ELEVATION

TOTAL AREA: 1,145 SF
N-1: 310 SF = 27%
N-2: 537 SF = 46%
GLAZING: 238 SF = 21%

11 / A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

TOTAL AREA: 1,145 SF
N-1: 828 SF = 72%
N-2: 317 SF = 28%
GLAZING: SF = 216 = 21%

16 / A4 SOUTH ELEVATION

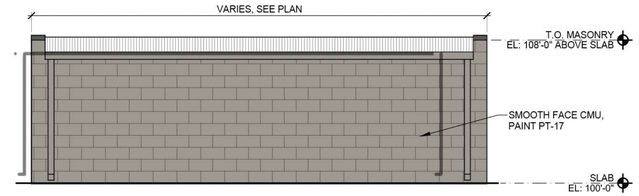
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
5. REFER SHEET A9 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. SIGNAGE INDICATED ON ELEVATIONS IS INTENDED TO DEMONSTRATE APPROXIMATE SIZE AND QUANTITY OF PROPOSED BUILDING SIGNAGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR ACCURATE SIGNAGE INFORMATION.

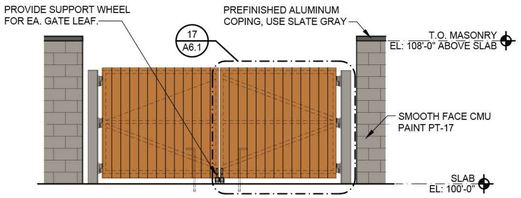
MATERIAL KEY:

- N-1: NICHIHA TUFFBLOCK, STEEL #EPF644F
- N-2: NICHIHA LATURA V-GROOVE, GRAY #ECG590EU-GRAY
- N-3: NICHIHA ARCHITECTURALBLOCK, GRAY, #ED8821
- C-1: FIRESTONE BUILDING PRODUCTS, SLATE GRAY
- C-2: FIRESTONE BUILDING PRODUCTS, STONE WHITE
- C-3: FIRESTONE BUILDING PRODUCTS, CHARCOAL GRAY
- C-4: FIRESTONE BUILDING PRODUCTS, REGAL RED
- ACM-1: ALPOLIC TRC RED



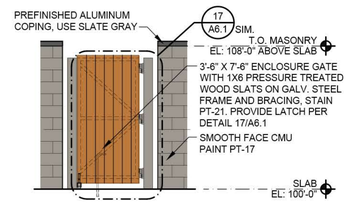
4 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



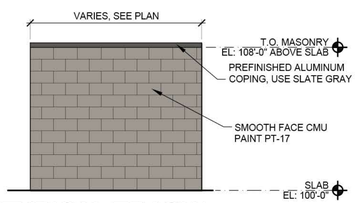
6 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



7 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



5 / A6.1 TYPICAL TRASH/ TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"

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ZONE APPROVAL	(BY/DATE):
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CONT.	
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ENTITY ID: 1748777
SITE ID: 2,857
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Firestone since 1928 COMPLETE AUTO CARE

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SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z; CC

Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

A. PROJECT

1. Project Name: Firestone Alachua
2. Address of Subject Property: SWC of US Highway 441 & CR 235A, Alachua, FL 32615
3. Parcel ID Number(s): 03044-003-00
4. Existing Use of Property: Vacant Commercial
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: CI
7. Acreage: 1.02

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Morgan Hampton Title: Agent
   Company (if applicable): Common Oak Engineering, LLC
   Mailing address: 4016 Edgewater Dr.
   City: Orlando State: FL ZIP: 32804
   Telephone: ( )407 951-5915 FAX: ( )N/A e-mail: Morgan@CommonOakEngineering.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua 441/235 LLC
   Mailing Address: 496 S Hunt Club Blvd.
   City: Apopka State: FL ZIP: 32703

   * 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: N/A
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.

2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
   a. Complies with Use Specific Regulations
   b. Compatibility
   c. Design Minimizes Adverse Impact
   d. Design Minimizes Environmental Impact
   e. Roads and Other Public Facilities
   f. Not Injure Neighboring Land or Property Values
   g. Site Plan
   h. Complies will All Other Relevant Laws and Ordinances

3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
c. Plans for screening and buffering with reference to type, character and dimensions;
d. Proposed landscaping, signs and lighting, including type, dimensions and character;
e. Any specific requirements of the zoning district.

4. 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).

5. 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 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.

6. Map of the subject property and surrounding area with zoning.

7. Legal description with tax parcel number.

8. Proof of ownership.

9. Proof of payment of taxes.

10. **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 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 10 attachments are required for a complete application. A completeness review of the application will be conducted within 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.

Morgan Hampton
Signature of Applicant

Signature of Co-applicant

Morgan Hampton
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 15 day of November, 2023, by Morgan Hampton

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

NOTARY SEAL

Notary Public State of Florida
Jennifer N. Smart
My Commission HH 282666
Expires 6/29/2026

Jennifer N. Smart
Signature of Notary Public, State of Florida

August 23, 2023

Subject: Letter of Authorization/Letter of Proxy

Location: SWC of US Highway 441 and CR 235A, Alachua, FL 32615

Parcel ID #: (Portion of) 03044-003-000 (+/- 0.94 ac.), Proposed Tract 3 Santa Fe Crossings

To Whom it May Concern:

I, **Alachua 441/235, LLC**, hereby designate and authorize **Palmetto Capital Group, LLC, Palmetto Alachua-US 441, LLC, Common Oak Engineering, LLC, Land Resource Consultants, LLC, and SGA Design GroupNorr** to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the building, land use/zoning, and site development permit applications to the governing entities for the subject project. Authorization is also hereby granted to access the subject site. The building, land use/zoning, & site development permit applications include, but are not limited to, those to be from the St Johns River Water Management District (SJRWMD), Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), & the City of Alachua.

Owner: Alachua 441/235, LLC

Address: 496 S. Hunt Club Blvd., Apopka, FL 32703

Phone: 407-848-1663 Email: keith@V3capital.com

Owner Signature & Date:

John C. Vick III, Manager — Print Name & Title

8/24/23 — Date

Signature

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8/24/23 (date) by John C. Vick III, who is personally known to me or who has produced _____ (type of identification) as identification.

Carolyn B. Stanley (Signature of person taking acknowledgment)

Carolyn B. Stanley (Name typed, printed or stamped)

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

May 08, 2024

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615
Attn.: Adam Hall

Reference: Justification Statement
Firestone at SWC of US Hwy 441 & CR 235A, Alachua, FL
Parcel # 03044-003-000

1. Executive Summary

Common Oak Engineering, LLC is a civil engineering company working as the consultant to Palmetto Capital Group, the Applicant, on the development of a Firestone auto service store near the southwest corner of US Highway 441 and County Road 235A in Alachua, FL. The proposed Firestone is proposed on Lot 3 of the Santa Fe Crossings Master Development which is currently under construction.

The subject property is currently zoned Commercial Intensive District (CI) within the jurisdictional limits of the City of Alachua and is approximately 1.02 acres in size. The lot is a pad ready outparcel. The property has a Future Land Use of Commercial and a Zoning classification of Commercial Intensive. The use is permitted in the CI zoning district by Special Exception and is subject to lot width requirements

Access for the proposed Santa Fe Master Development is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441, one right-in driveway restricted connection to CR 235A, and one full access driveway connection off of County Road 235A. Driveway access to the internal parcels within the Master Development will be made by internal driveway connections.

The City of Alachua is the potable water and sanitary sewer service provider. Potable water service is available by connection to the existing 12" water main located along CR235A. Connection to the 12" water main is anticipated to be completed by the landlord. Sanitary sewer service is available by connection to the 8" force main located on the north property boundary along US Highway 441. The master

development plans show stubbed potable water and sanitary sewer services to the subject property.

The subject property is one of seven outparcels, which are proposed to be serviced by a master stormwater management facility. In order to show compliance with the permitted master stormwater system, the outparcels will need to demonstrate the proposed impervious areas meet the permitted post-development drainage requirements for the system.

2. Statement of Proposed Change

The Special Exception application request is to allow for the use of an automobile repair and servicing use within the CI zoning district on +/-1.02 acres (Parcel ID 03044-003-000) within the City of Alachua. The project is located at the SWC of US Highway 441 and County Road 235A, within the Santa Fe Crossings Master Development. Please see Figure 1 below.

Figure 1: Aerial Map

The subject property is currently zoned Commercial Intensive (CI) within the jurisdictional limits of the City of Alachua with a Future Land Use of Commercial. The use is permitted in the CI zoning district by Special Exception and is subject to lot width requirements. The subject site is an outparcel to the Santa Fe Crossings master development. Adjacent uses include UG Highway 441, a church and commercial office space, CR 235A with a drive-thru restaurant, and a car dealership. Please see Figures 2 and 3 below.

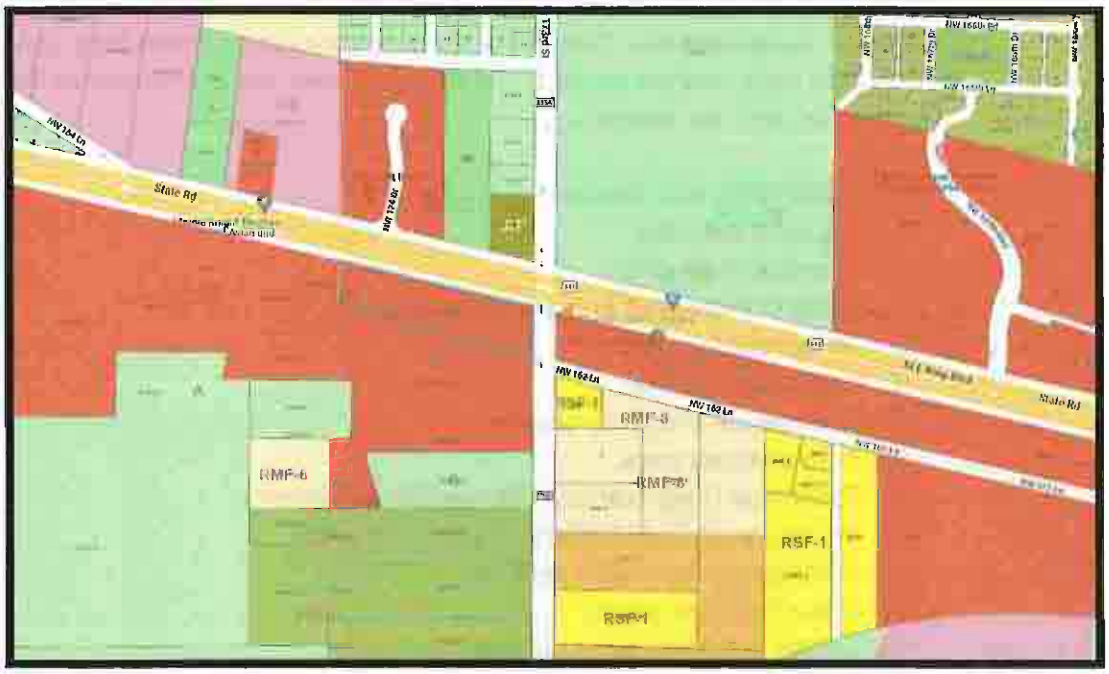


Figure 2: Zoning Map

Figure 3: Future Land Use Map

3. Comprehensive Plan Analysis

Future Land Use Element

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large scale, regional commercial uses may be located. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Response: The subject property is currently zoned Commercial Intensive District (CI) and the use is permitted in the CI zoning district by Special Exception and is subject to lot width requirement.

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 potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions 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), including parking layout, drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements and goals 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;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 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.

Response:

1. **Access for the proposed Santa Fe Master Development is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441, one right-in driveway restricted connection to CR 235A, and one full access driveway connection off of County Road 235A. Driveway access to the internal parcels within the Master Development will be made by internal driveway connections.**
2. **The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscape buffers. A Type A landscape buffer of 5' is required to the South and West, a Type B landscape buffer of 7.5' is required to the East, and a Type C landscape buffer of 10' is required to the North.**
3. **The plans demonstrate compliance with Alachua County's open space provisions and balance of proportion between gross floor area and site size**
4. **The Firestone will utilize the Santa Fe Crossings master stormwater facility which has sufficient capacity to serve the developments proposed impervious area.**
5. **A freestanding monument sign is proposed at the front of the building on US Highway 441.**
6. **A photometric plan has been included with the site plan application and has been designed in consistency with the City of Alachua Land Development Code regulations for site lighting.**
7. **Sidewalk connections are proposed along US Highway 441 and crosswalks are provided for the development as well as internal driveway connections to the adjacent parcels within the master development.**
8. **Landscaping in accordance with the City of Alachua Land Development Code 6.2: *Tree protection and landscaping standards*.**
9. **There are no unique features and/or resources that constrain the site development.**
10. **No performance-based zoning requirements are proposed.**

11. **The maximum FAR allowed is 0.75 for parcels less than five (5) acres but greater than one (1). The proposed FAR for the Firestone is 0.162.**

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

Response: Sante Fe Crossings has been entitled with Commercial uses permitted, and the proposed Firestone use is consistent with the zoning and will not exceed LOS.

<u>Landscaping & Tree Protection Standards</u>

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: Landscape plans have been included with the site plan application submittal and have been designed in accordance to the City of Alachua Land Development Code 6.2: *Tree protection and landscaping standards.*

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.

Response: The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscape buffers. A Type A landscape buffer of 5' is required to the South and West, a Type B landscape buffer of 7.5' is required to the East, and a Type C landscape buffer of 10' is required to the North.

<u>Transportation Element</u>

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

Response: Alachua's Land Development Code regulations in terms of parking. The minimum amount of parking spaces required is 1 space per 400 square feet of floor area. The maximum number of parking spaces allowed is 125% the minimum. Minimum stall size is 9' x 18'. The quantity of parking stalls permitted for this store does not meet the tenants needs and a reduction will impact their sales; therefore, we will be requesting a waiver to exceed the maximum parking requirement.

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

Response: The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscaping. All parking lots must provide and maintain the following landscapes planting areas within the interior of the parking lot.

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

Response: The Firestone will adhere to the ADA requirements and provide 1 handicap parking space per 25 spaces.

4. Land Development Regulations Consistency

The following supports how this application is consistent with the City of Alachua's Land Development Regulations.

Article 3 - Zone Districts

Sec. 3.5.2(E) CI, Commercial Intensive District

CI, Commercial Intensive District. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The site is located within the CI Zoning District and is compatible with the FLU of Commercial. The application is consistent with Article 3 of the Land Development Code in regards to permitted use and design development standards for the CI Zoning District.

Article 4 - Use Regulations

Table 4.1-1 Table of Allowed Uses

Table 4.1-1 Table of Allowed Uses	
P = Permitted use S = Special exception A = Allowed in the PD districts Blank cell = Prohibited	
Use Category/Use Type	
Business	**CI**
Vehicle, sales and services	

Automobile repair and servicing	S

The proposed use of a Firestone Tire Center is permitted in the CI Zoning District by Special Exception and subject to the use specific requirements of Section 4.3.4(J)(3) of the City of Alachua Land Development Code.

Section 4.3.4(J)(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:

The subject site is not located within 250 feet of any schools, day care centers, residential uses, or vacant land in residential zone districts.

(b) Lot dimensions and area.

(i) If located on a corner lot, have a minimum are of 20,000 sf and

a. If service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

b. If service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

(ii) In all other instances, have a minimum area of 15,000 square feet and

a. If service bay doors are facing and abutting a street, have a minimum area of 15,000 square feet, and

b. If service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

The parcel has a lot width of 120' and an area of 40,800 square feet. Please see the attached approved text amendment Ordinance 24-06 approved on February 12th, 2024.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

Cross access between parcels within the Master Development are proposed for vehicular circulation within the development as opposed to the public roads. Vehicle stacking is not applicable to the use.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

The proposed Firestone is located within a Master Development and driveway access is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441 and one right-in driveway connection to CR 235A. Direct access to the Firestone will be made by an internal driveway connection to the master development.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

The driveway is 24 ft in width.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

The driveway is internal to the master development and is not located closer than 15 ft from any right-of-way lines or intersections.

c. Not be located closer than 15 feet to any other property line.

The driveway is an internal access road. It is approximately 108 ft away from the opposite property line.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

All vehicles will be repaired and serviced within an enclosed service bay.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

If outdoor speakers are proposed, they will not be audible from the single-family lots near the site.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Dumpsters are proposed to be screened by enclosures.

(h) *Testing.* Not test vehicles on residential streets.

No vehicle testing will occur on residential lots.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

Vehicles will not be parked or stored as a source of parts, sale, or lease.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

Vehicles will not be stored or parked for more than 30 consecutive dars. If a vehicle has been abandoned by the owner, it will be removed from the property within a 30 day period.

(k) *Service bay orientation.* Service bay doors shall not be oriented toward any adjacent uses where the minimum separation requirements apply in [Subsection] (a) above.

Service bay orientation meets the requirements in subsection (a) above.

Article 5 - Density, Intensity, and Dimensional Standards
Table 5.1-3

District & Use	Lots	Min Yards & Setbacks	Max Height	Max Lot Coverage	Max FAR	Max Gross Residential

										Density
	Min Area (sq ft)	Min width (ft)	Front (ft)	Side (ft)	Rear (ft)	Wetland & Watercourse (ft)				
CI (3)	None	None	20	None	15	Sec. 5.2.2(B)	65 (see note 8)	None	See note 2	None

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

The site plan adheres to the required density, intensity, and dimensional standards of the CI zoning district. The following is reflect on the site plan:
Lot area: 40,800 sf
Lot width: 120'
Front setback: 88'
Side setback: 0'
Rear setback: 121.3'
Height:
Lot coverage: 84.67% (34,545 sf)
FAR: 0.162

Article 6 - Development Standards
Sec 6.1.4 - Off-street parking and loading
(A) Location. Unless established in accordance with Subsection 6.1.11 of this section, Alternative compliance, all required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve. Required off-street parking areas for three or more automobiles shall be designed, maintained, and regulated so that no parking or maneuvering incidental to parking shall be on a public street or walk, and so that an automobile may be parked and unparked without moving another automobile.

Parking for the proposed Firestone is located on the same parcel of land the use intends to serve. More than three (3) parking spaces are proposed and there will be no parking on a public street or walk.

(B) Amount required. All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards: One (1) space per four hundred (400) square feet of floor area is required for automobile repair and servicing uses.

The proposed Firestone is meeting the minimum required parking stall requirements of 17 required stalls.

Sec. 6.2.2 - Landscaping standards

(D) *Landscape standards.*

(1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:

(c) *Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.*

(i) Three canopy trees per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

(ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

(iii) A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

(iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet

of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

Onsite landscaping includes the following:

- **North buffer: 4 canopy trees proposed, continuous screening hedge (Evergreen) required and proposed sod.**
- **South buffer: 2 canopy trees proposed, continuous screening hedge required and proposed.**
- **East buffer: 16 understory trees proposed (2x understory trees required due to underground utilities).**
- **West buffer: 6 understory trees proposed (2x understory trees required due to underground utilities).**

(2) *Parking lot landscaping:*

(a) All parking lots must provide and maintain the following landscapes planting areas within the interior of the parking lot. These standards do not apply to parking structures or vehicle display areas.

(i) Each planting area must contain an area adequate to accommodate the root growth of the plant material used. The size of the planting area and size of plant material at maturity must allow for a two and one-half foot bumper overhang from the face of the curb.

The landscape areas are designed to facilitate the proper expansion of the plant material's roots.

(ii) Interior planting areas must be located within or adjacent to parking areas, consisting of one or more of the following:

(a) Landscaped islands located at the end of parking bays; or

(b) Landscaped islands located between parallel rows of cars, used to visually separate parking areas; or

(c) Landscaped driveway medians with a minimum width of six feet if curbed or a minimum width of ten (10) feet if not curbed; or

(d) Landscaped areas adjacent to parking lots, interior to the development area.

Landscape areas are either situated within landscape islands or in proximity to areas designated for vehicular use.

(iii) Each interior planting area must contain locally adapted trees and shrubs at the following rate:

(a) Trees must be required at the minimum rate of one canopy or ornamental / understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
(b) Shrubs must be required at the minimum rate of ten (10) shrubs per landscaped island.
(c) Tree islands must be located no more than eleven (11) parking spaces from another tree island or landscaped island at the end of the parking bay.
(d) No parking spaces can be separated from the trunk of an interior parking lot ornamental or canopy tree by more than eighty (80) feet;
(e) In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to fifty (50) percent of the required landscaping to be planted on an adjacent public property in accordance to Land Development Code subsection 6.2.2(d)(9).
(f) The interior planting requirements found in subsection 6.2.2(d)(2)(iii)a and b are reduced by fifty (50) percent when all parking bays within the parking lot area are located in the rear or side of the property.
(g) Parking lot area must be calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas.

The landscaping features plant materials that are well-suited to the local environment.

(iv) All planting areas must be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and must be irrigated or utilize a xeriscape irrigation alternative.

Landscaped areas are stabilized.

(v) All planting areas must be protected from vehicle damage by the installation of curbing, wheel stops or other comparable methods.

Landscape areas are protected from vehicle damage.

(b) *Parking lot buffer.* All parking lots shall have landscape buffers around their exterior perimeter that shall be composed of trees, shrubs, ground cover and turfgrass as follows:

(i) The buffer shall form a continuous visual screen, excluding required site clearances at driveways. It shall be placed and located to ensure visibility and safety of pedestrians on the public street and persons in the parking lot.

The buffer around the parking lot ensures an uninterrupted visual barrier.

(ii) The buffer for the parking lot shall be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas.

The parking lot buffer is proposed on the exterior of the parking lot.

(iii) The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.

The buffer is a minimum of five feet and maximum of 10 feet.

(iv) The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
b. Two understory/ornamental trees per 100 lineal feet of buffer.
c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

The parking lot buffer meets the north, south, east buffer requirements consisting of 6 canopy trees and 16 understory trees.

(v) Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

The parking lot buffer that is not covered by trees and shrubs will be planted in ground cover, turfgrass, or mulch.

(3) Perimeter buffer.

(c) Buffer class application. Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2 Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed use		Adjacent Use									
		Residential Uses			Public & Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Business uses											
9	Commercial parking, self-service storage, vehicle sales and services	D 15	D 15	C 15	D 15	D 10	D 10	C 7.5	C 7.5	A 7.5	B 5

Landscape buffers are reflected on the site plan as follows:
North: Type C; 10'
South: Type A; 5'
East: Type B; 7.5'
West: Type A; 5'

Sec 6.4 - Exterior Lighting Standards
6.4.3 - General Standards.

(A) *Hours of illumination.* Lands on which public and institutional uses or business uses are located (see Table 4.1-1, Table of Allowed Uses), that are adjacent to existing residential development or vacant land in residential districts, shall turn off all lighting during non operating hours, except lighting that is necessary for security, safety, or identification purposes. The public and institutional uses and business uses may activate on-site motion sensor devices for emergency purposes.

The site is not located adjacent to any residential uses, vacant residential lands or residential zoning districts

6.4.4. - Design standards.

A photometric plan was submitted with the Site Plan application and reflects the requirements and standards of Section 6.4.4 - Design Standards for exterior lighting standards.

Sec. 6.5 - Signage:

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(C) *In business districts.*

(1) *Freestanding signs for single-tenant buildings or developments.* Except as otherwise provided in these LDRs, freestanding signs are permitted for single-tenant buildings or developments, subject to the following standards:

(a) Only one freestanding sign is allowed per lot, tract, or parcel, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage.

(b) The maximum sign area for a freestanding sign and its structure shall not exceed 100 square feet. The maximum area of an individual sign face shall not exceed 50 square feet.

The proposed signage along US Highway 441 meets the requirements for freestanding signs in the business districts as listed above.

5. Special Exception Standards Consistency

The following supports how this application is consistent with the City of Alachua's Special Exception Standards.

2.4.4 Special Exception Permit

(D) Special exception standards. A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) Complies with use specific regulations. The proposed with all relevant standards in Section 4.3. Use specific standards, or Section 5.2.3(B), as applicable.

We are proposing an automobile repair and servicing use within the CI zoning district which requires a special exception for the use standards in the City of Alachua Land Development Regulations Section 4.3.4(J)(3) listed below *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) Minimum separation. **The subject site is not located within 250 feet of any schools, day care centers, residential uses, or vacant land in residential zone districts.**

(b) *Lot dimensions and area.* The parcel has a lot width of 120' and an area of 40,800 square feet. There is currently a text amendment under review in regards to the lot dimensions and area being handled by Adam Boukari. The 2nd & final Commission Hearing is scheduled for 02/26/24.

(c) *On-site circulation.* Cross access between parcels within the Master Development are proposed for vehicular circulation within the development as opposed to the public roads. Vehicle stacking is not applicable to the use.

(d) *Ingress/egress.* The proposed Firestone is located within a Master Development and driveway access is proposed by the master developer to be

made by a right-in/right-out driveway connection off of US Highway 441 and one right-in driveway connection to CR 235A. Direct access to the Firestone will be made by an internal driveway connection to the master development.

(e) *Enclosure.* The proposed Firestone performs operations within the enclosed building and services. Service bays doors are on the side of the building as opposed to falling public view.

(f) *Public address systems.* If outdoor speakers are proposed, they will not be audible from the single-family lots near the site.

(g) *Trash storage.* Dumpsters will be placed within a dumpster enclosure screened from public view.

(h) *Testing.* No vehicle testing will occur. There are no residential lots located within this commercial center.

(i) *Parked vehicles.* Vehicles will not be parked or stored as a source of parts, sale, or lease.

(j) *Vehicle storage.* Vehicles will not be stored or parked for more than 30 consecutive dars. If a vehicle has been abandoned by the owner, it will be removed from the property within a 30 day period.

(k) *Service bay orientation.* The proposed Firestone performs operations within the enclosed building and services. Service bays doors are on the side of the building as opposed to falling public view.

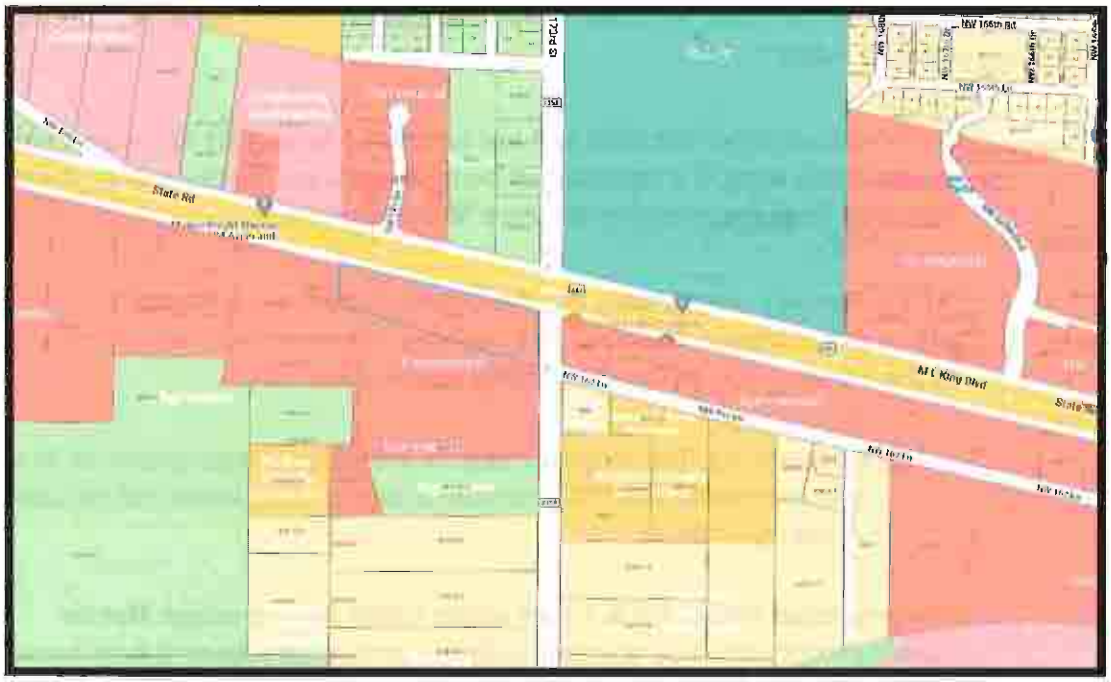
(2) Compatibility. The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

The proposed Firestone is a part of the Santa Fe Crossings Master Development and is compatible with the proposed adjacent commercial uses within the Master Development. Please see the Zoning Map and Future Land Use Map below that show the surrounding like uses.

ZONING/FLU OF ADJACENT PROPERTIES:
North: Commercial Intensive & Agriculture / Commercial & Agriculture
South: Commercial Intensive / Commercial

East: Commercial Intensive / Commercial
West: Commercial Intensive / Commercial

Zoning Map.



Future Land Use Map.

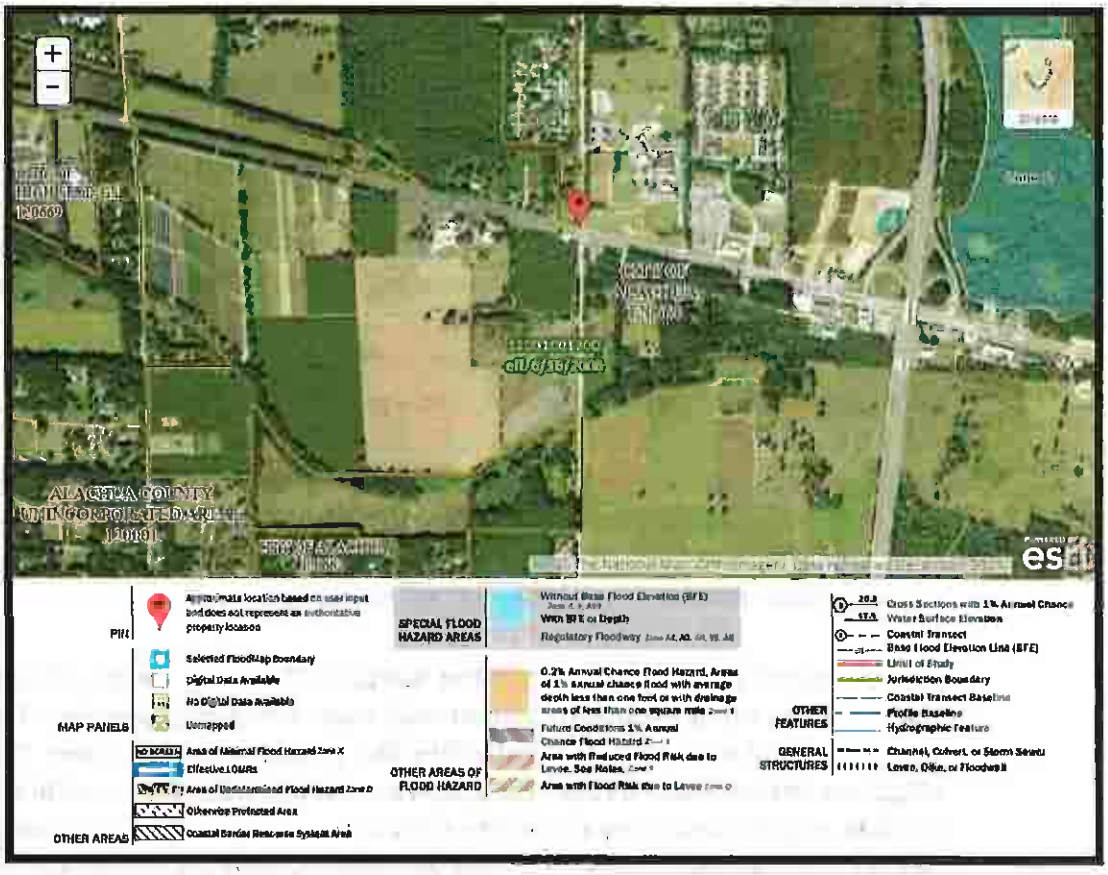
Mass Transit - Due to the nature of the use, there are no impacts to mass transit caused by the proposed redevelopment.

Recreation - This is a commercial development; therefore there are no impacts to recreation facilities.

Public Schools - This is a commercial development; therefore there are no impacts to public school facilities.

Stormwater - The subject property is one of seven outparcels, which are proposed to be serviced by a master stormwater management facility.

This site is not located within a special floodplain hazard area. According to FEMA Firm, the subject site falls within Flood Zone "X". The flood map is described as 12001C0120D that became effective on June 16, 2006.



Flood Map.

There are no environmental resources located within the project area; therefore, there is no effect on environmental resources associated with this request.

(3) Design minimizes adverse impact. The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery,

parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

The construction plan included with this submittal adheres to the City of Alachua Land Development Regulations for site development.

The proposed Firestone performs operations within the enclosed building and services. Service bays doors are on the side of the building as opposed to falling public view.

Photometrics have been included with our site plan. Illumination level will not exceed ten (10) footcandles at building entries and five (5) footcandles in parking lots.

There are no activities being performed that will cause vibrations.

The proposed Firestone is a commercial use, proposed in a commercial corridor and internal to a commercial center.

Odors are controlled by the dumpsters being placed within a dumpster enclosure screened from public view.

Deliveries will be made to the rear of the building, out of sight from public view.

(4) Design minimizes environmental impact. The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

The proposed Firestone is part of the Santa Fe Crossings Master Development that includes other proposed commercial uses along Highway 441. There are no environmental resources located within the project area; therefore, there is no effect on environmental resources, threatened or endangered wildlife and their habitat, scenic resources and other natural resources associated with this request. The subject property is one of seven outparcels, which are proposed to be serviced by a master stormwater management facility. Firestone deals with all Hazardous waste with accepted industry standard practices. All Firestone Complete Auto Care locations are trained and equipped to responsibly dispose of motor oil, oil filters, gear oil, hydraulic fluid, power steering fluid, transmission fluid, and brake fluid. They are also prepared to properly handle select car and marine batteries.

(5) Roads and other public facilities. There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

The proposed Firestone is part of the Santa Fe Crossings Master Development and access for the Master Development is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441, one right-in driveway restricted connection to CR 235A, and one full access driveway connection off of County Road 235A. Driveway access to the internal parcels within the Master Development will be made by internal driveway connections. Roadways, potable water and sanitary sewer, and other public services are adjacent to the site and adequate capacity is available for the development.

(6) Not injure neighboring land or property values. The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

The neighboring uses include a church, commercial office, car dealership, and a drive-thru restaurant; therefore, the proposed Firestone as well as the Sante Fe Crossing Master Development will not injure the use of the like neighboring lands, but instead promote growth in return of increasing the value of the adjacent properties.

(7) Drawings. A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

Construction Plans have been included with the Special Exception submittal along with proposed elevations and a justification statement that explains how the required Special Exception adheres to the City of Alachua Comprehensive Plan and Land Development Regulations.

(8) Complies with all other relevant laws and ordinances. The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

The proposed Construction Plans along with proposed elevations and a justification statement explains how the required Special Exception adheres to the City of Alachua Comprehensive Plan and Land Development Regulations., as well as State and Federal laws and regulations.

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3467916 6 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03042-050-000 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of Alachua, State of Florida, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, **grantee.**

Witnesseth that the GRANTORS for and in consideration of the sum of TEN DOLLARS ($10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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 in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 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 grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Darryl J. Tompkins
Witness

Printed Name: Sandra E. Howe
Witness

Ashok Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

Sheila Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17 day of November, 2022, by Ashok Patel and Sheila Patel, husband and wife, who have produced their Florida's driver license as identification.

Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A

POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A

CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'13", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3467917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $756.00
Intang. Tax: $0.00

Return to:
Name:
Address: PAUL "JJ" JOHNSON, ESQUIRE
Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This instrument Prepared by:
Address: PAUL "JJ" JOHNSON, ESQUIRE
Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044 003 000
03042 010 000
03042 052 007

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

TOGETHER with all the 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 the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PARKER LAND CO., a Florida corporation

(Witness Signature)

By: _____
Lisa Parker Hyatt Ehrlich
Vice President and Director

(Witness Print Name)

(Witness Signature)

(Witness Print Name)

STATE OF Florida :
COUNTY OF Alachua :

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of November, 2022, by Lisa Parker Hyatt Ehrlich, as Vice President and Director of PARKER LAND CO., a Florida corporation, on behalf of the corporation.

(Notary Public Signature)

(Notary Public Print Name)
My Commission Expires:

Personally Known _____ OR Produced Identification N
Type of Identification: FL Driver's License

AH: 10/21/22: S:\M\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Warranty Deed.docx

CARL L. JOHNSON
MY COMMISSION # HH 177863
EXPIRES: November 19, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 00 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

CORPORATE RESOLUTION

I, the undersigned, hereby certify that I am the Vice President and Director of PARKER LAND CO., duly organized and existing under the laws of the State of Florida (the "Corporation"); that the following is a true copy of the resolution duly adopted by the Board of Directors of said Corporation at a meeting duly held at which a quorum was present and acted throughout or adopted by the unanimous written consent of the Board of Directors; and that such resolution is in full force and effect has not been amended or rescinded.

RESOLVED, that Lisa Parker Hyatt Ehrlich, as Vice-President of the Corporation, is authorized to execute and deliver to First American Title Insurance Company, as closing agent, a Warranty Deed conveying the real property described on the attached Exhibit "A" to Alachua 441/235, LLC, a Florida limited liability company, and all other related closing documents in accordance with the Purchase and Sale Agreement between the Corporation and Alachua 441/235, LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of this Corporation, this 09 day of ~~October~~ November, 2022.

Lisa Parker Hyatt Ehrlich
Vice President and Director

(Corporate Seal)

ACKNOWLEDGEMENT

The undersigned, Jeremy Parker, as Director of the Corporation, hereby acknowledges that the above resolution was duly adopted as indicated above.

Jeremy Parker, Director

AH: 10/20/22: S:\JN\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Corporate Resolution.docx

EXHIBIT "A"

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 00 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

INCUMBENCY CERTIFICATE

The undersigned, Lisa Parker Hyatt Ehrlich, as Vice President and Director, of PARKER LAND CO., a Florida corporation (the "Corporation") and represents, warrants, and certified to ALACHUA 441/235, LLC., a Florida limited liability as follows:

1. I am the duly elected, qualified, and acting Vice President and Director of the Corporation.

2. Attached hereto as **Exhibit A** is a current Certificate of Good Standing from the Secretary of State.

3. The Corporation is a duly formed, validly existing corporation in good standing under the laws of the State of Florida.

4. That the following persons hold the positions indicated below and that on the date of this certificate they are authorized to execute documents on behalf of the Corporation and the listed signatures set forth are specimens of their genuine signatures:

Lisa Parker Hyatt Ehrlich, Vice President and Director

Treasurer (if any)

5. I am duly authorized and the officer of the Corporation to make certificates on its behalf and that I have caused this Certificate to be executed and the seal of the Corporation to be hereto appended as of this 09 day of ~~October~~ November, 2022.

Corporate Seal

Lisa Parker Hyatt Ehrlich
Vice President and Director

S:\JJ\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Incumbency Certificate.docx

Exhibit "A"

Good Standing Certificate of Parker Land Co.

State of Florida
Department of State

I certify from the records of this office that PARKER LAND CO. is a corporation organized under the laws of the State of Florida, filed on June 28, 1990, effective June 26, 1990.

The document number of this corporation is L84060.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 30, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of October, 2022

Secretary of State

Tracking Number: 4407755428CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

November 15, 2023

Neighborhood Meeting Minutes for Firestone Development

Parcel ID: 03044-003-000
Address: SWC of US Highway 441 and CR235A, Alachua, FL 32615

There were no members of the public present at the neighborhood meeting held at the Cypress Room of the Swick House on November 14, 2023. The presenter, Jeremy Anderson with Common Oak Engineering, was ready to discuss the project and stayed for a half an hour waiting for someone to attend.

Thank you,

Jeremy Anderson, P.E
Manager
Common Oak Engineering, LLC
jeremy@commonoakengineering.com
(407) 951-5915

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a request for a special exception and site plan review on a ±1.02 acre outparcel of the Santa Fe Crossings Master Development located on the SW Corner of US Hwy 441 & CR235A, Alachua, Florida. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal, and to seek their comments.

The meeting will be held Monday, October 30, 2023 at 5:00 PM at the City of Alachua Swick House, Cypress Room 15100 NW 142nd Terrace, Alachua, FL 32615.

Contact person: Jeremy Anderson (407) 951-5915

(Published: Alachua County Today – October 19, 2023)

Neighborhood Workshop - Santa Fe Crossings
Date of Publication: 10/19/2023

2 col x 3.0 in =$61.50 at current dimensions
[Font Size = 10 pt.]

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Meeing Notice - Santa Fe Crossings**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 19, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **19th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a request for a special exception and site plan review on a ±1.02 acre outparcel of the Santa Fe Crossings Master Development located on the SW Corner of US Hwy 441 & CR235A, Alachua, Florida. The intent of the site plan and special exception is to permit the construction of a +/-6,621 square foot auto repair and servicing facility. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal, and to seek their comments.

The meeting will be held Tuesday, November 14, 2023 at 5:00 PM at the City of Alachua Swick House, Cypress Room 15100 NW 142nd Terrace, Alachua, FL 32615.

Contact person: Jeremy Anderson (407) 951-5915

****PREVIOUSLY PUBLISHED MEETING FOR THIS DEVELOPMENT ON OCTOBER 30, 2023 HAS BEEN CANCELED****

(Published: Alachua County Today - October 26, 2023)

Neighborhood Meeting (Rescheduled) - Santa Fe Crossings
Date of Publication: 10/26/2023

2 col x 4.1 in =$84.05 at current dimensions
[Font Size = 10 pt.]
**Discount applied (re-print rate - 50%)

Total cost of publication: $42.03

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Meeting (Rescheduled) - Santa Fe Crossings**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 26, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

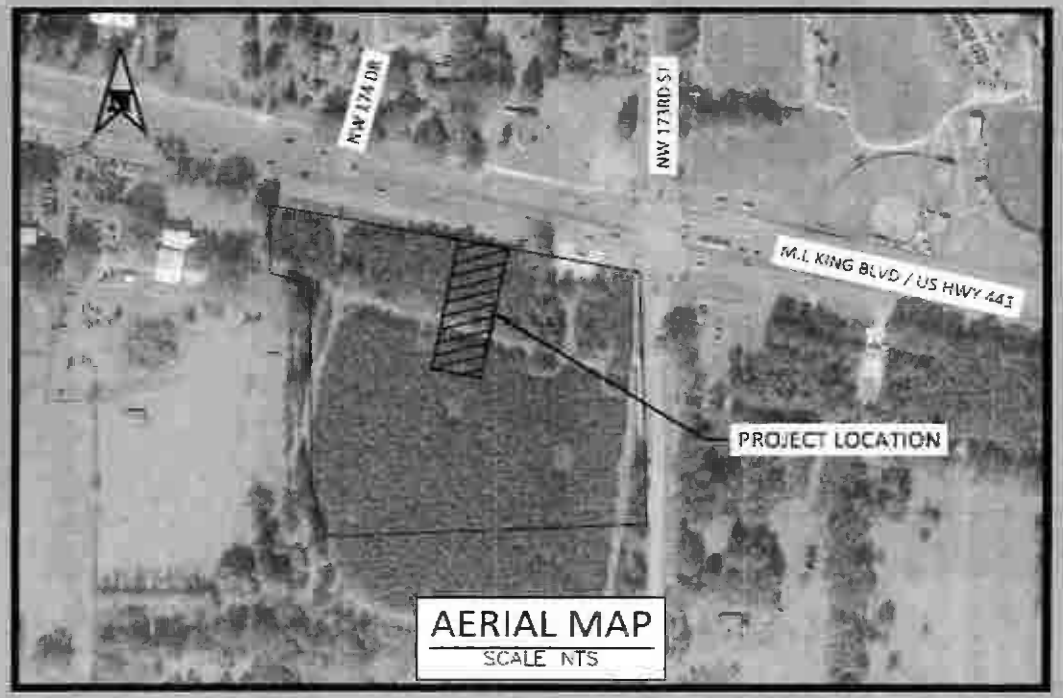
Sworn to and subscribed before me this **27th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

FIRESTONE AT
SWC OF US HIGHWAY 441 & CR 235A



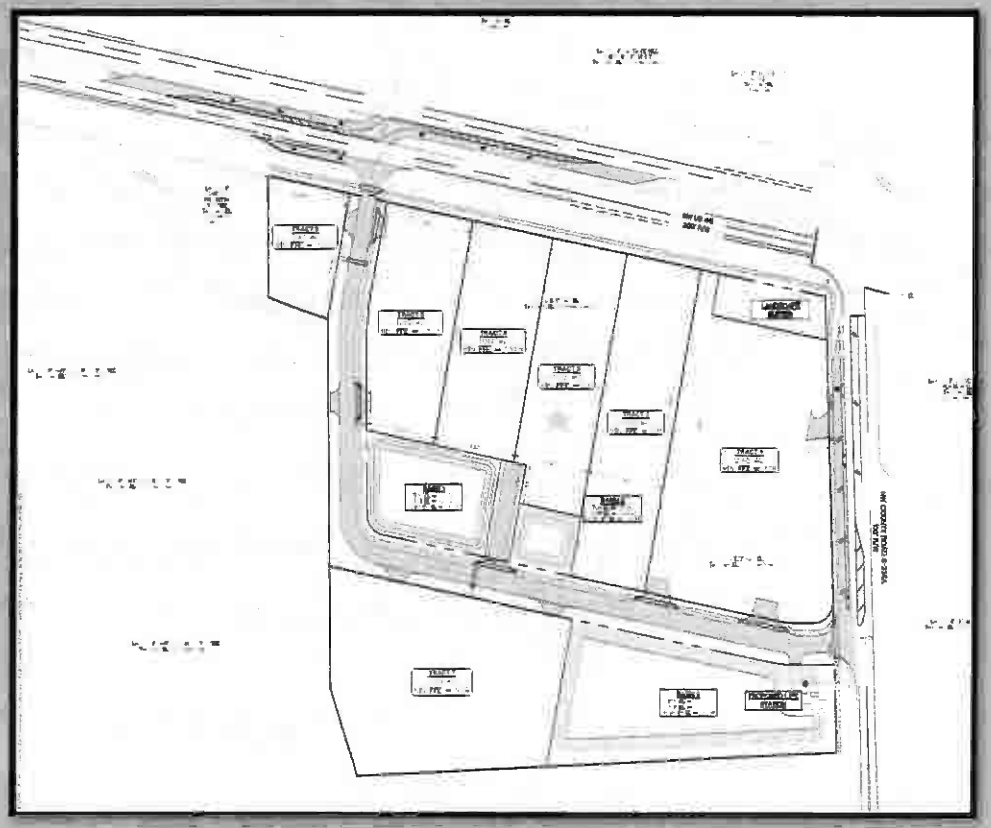
AERIAL MAP
SCALE NTS

ZONING MAP

- Zoning District: Commercial Intensive
- Future Land Use: Commercial
- Automobile Repair & Servicing is permitted within the CI zoning district through a Special Exception
- Use included within the approved Santa Fe Crossings Master Development

APPROVED MASTER PLAN
SANTA FE CROSSINGS

- +/-13.93 acre site located at the SWC of US Highway 441 and CR 235A in Alachua
- Approved commercial development currently under construction subject to Special Exception Criteria
- 6 commercial outparcels
- Firestone proposed on Lot 3, approximately 1.02 acres

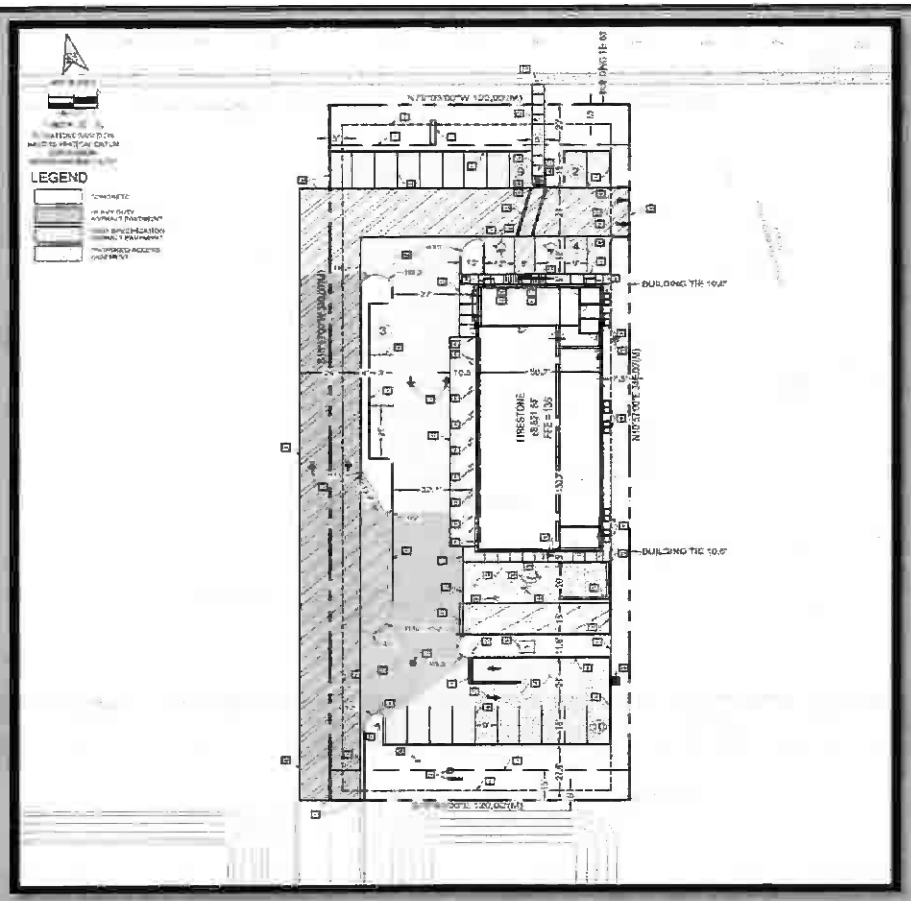


SPECIAL EXCEPTION REQUIREMENTS

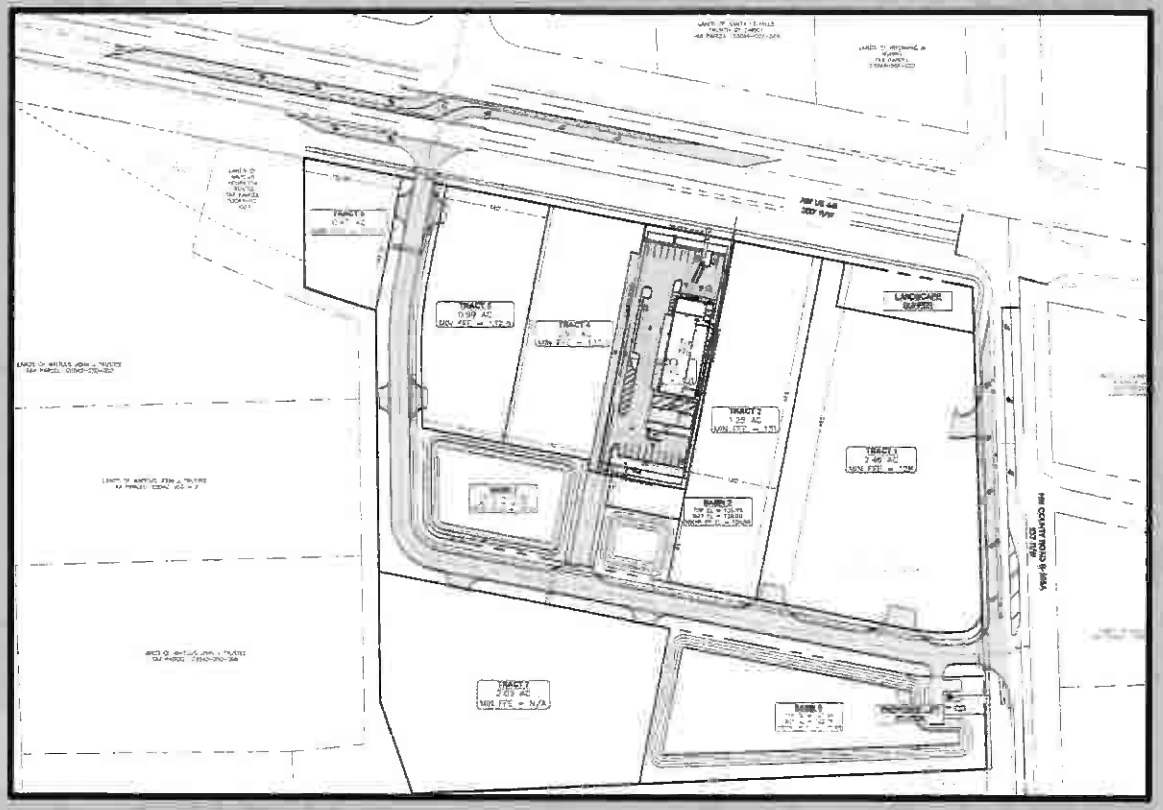
Commercial Intensive Zoning District allows the use of automobile repair and servicing by Special Exception per Section 4.3.4(J)(3) of the Land Development Code.

- Minimum separation. Separation distance must be measured from lot line to lot line. Lots must be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the conditions is met.
- Lot dimensions and area.

SITE PLAN



SITE PLAN


TRACT 5
0.99 AC
TRACT 4
TRACT 2
1.34 AC
TRACT 1
7.46 AC
LANDSCAPE
TRACT 7
2.67 AC
MAIN ST

Attendance for Community Meeting Regarding Firestone Development at Santa Fe Crossings
City of Alachua Swick House, Cypress Room at 15100 NW 142nd Terrace, Alachua, FL 32615
Presented by: Jeremy Anderson, P.E., Common Oak Engineering, LLC
11/14/2023 5:00 pm- 6:30pm

Property Owner Name	Signature	Address
	No Attendees	

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

RYAN LARMANN INSURANCE AGENCY I
14521 MAIN ST
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

WAITCUS GREGORY MICHAEL SR TRUS
15218 NW 258TH PL
ALACHUA, FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

Sign Up for Property Watch

Parcel Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	03042-050-008
Prop ID	12474
Location Address	16304 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SE COR SEC W 50.01 FT N 861.24 FT POB W 764.76 FT N 19 DEG W 131.62 FT N 523.49 FT ELY ALG CURVE 15.61 FT S 74 DEG E 439.91 FT ELY ALG CURVE 373.20 FT S 401.75 FT POB OR 5052/2102 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	9.57
Homesteaded	False

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$1,146,390	$0	$0	$0	$0
Land Agricultural Value	$0	$3,700	$3,700	$3,700	$3,700
Agricultural (Market) Value	$0	$229,680	$229,680	$229,680	$229,680
Just (Market) Value	$1,146,390	$229,680	$229,680	$229,680	$229,680
Assessed Value	$1,146,390	$3,700	$3,700	$3,700	$3,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,146,390	$3,700	$3,700	$3,700	$3,700
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

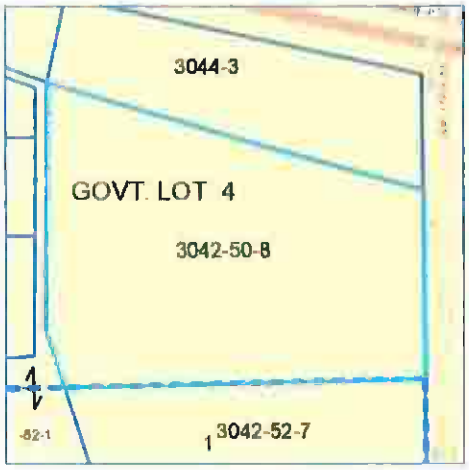
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	9.57	416869.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/18/2022	$108,000	MS	5052	2107	Unqualified (U)	Vacant	ALACHUA 441/235 LLC		Link (Clerk)
11/18/2022	$2,445,100	MS	5052	2102	Qualified (Q)	Improved	PATEL ASHOK, PATEL SHEILA	ALACHUA 441/235 LLC	Link (Clerk)
6/30/1999	$99,700	MS	2241	1384	Unqualified (U)	Vacant	* PARKER LAND CO	PATEL ASHOK	Link (Clerk)

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

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/5/2023, 6:52:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-003-000
Prop ID	12583
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239/541) ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1597/2103) ALSO N1/2 OF OLD ABANDONED SR-20 ADJ THERETO (LESS COM SE COR OF GOVT LOT 4 S 87 DEG 26 MIN 54 SEC W 50.01 FT N (Note: 'The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	4.27
Homesteaded	False

Click Here to Open Cyclomedia Viewer in a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$7,374	$7,374	$7,374	$7,374	$7,374
Land Value	$567,805	$37,000	$37,000	$37,000	$37,000
Land Agricultural Value	$0	$1,600	$1,600	$1,600	$1,600
Agricultural (Market) Value	$0	$200,000	$200,000	$200,000	$200,000
Just (Market) Value	$575,179	$244,374	$244,374	$244,374	$244,374
Assessed Value	$575,179	$45,974	$45,974	$45,974	$45,974
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$575,179	$45,974	$45,974	$45,974	$45,974
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	4.74	206474.4	0	0	CI

Building Information

Type	SOH MISC	Heat	
Total Area	7,201	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
0800	DRIVE/WALK	6,000		R1	RES
1680	PAVING 1	1,200		R1	RES
2420	WELL/SEPT	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/18/2022	$2,445,100	MS	5052	2102	Qualified (Q)	Improved	PATEL ASHOK, PATEL SHEILA	ALACHUA 441/235 LLC	Link (Clerk)
11/3/2015	$100	WD	4392	1137	Unqualified (U)	Improved	* ANMOL LLC	PATEL ASHOK, PATEL SHEILA	Link (Clerk)
11/29/2005	$290,000	WD	3285	321	Qualified (Q)	Improved	* COMFORT HOMES INC	* ANMOL LLC	Link (Clerk)
3/15/1999	$275,000	WD	2221	2248	Unqualified (U)	Improved	* KIRK I PIERCE ROBERT D WRAY	* COMFORT HOMES INC	Link (Clerk)
8/1/1986	$100	DD	1634	781	Unqualified (U)	Vacant		* KIRK I PIERCE ROBERT D WRAY	Link (Clerk)
7/1/1980	$100	WD	1225	84	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$60,000	WD	1263	501	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)

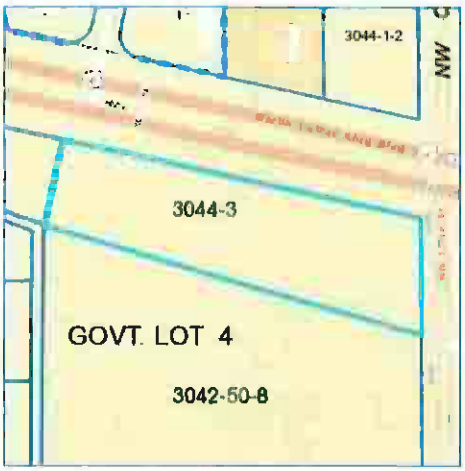
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
6925	MANUFACTURED HOUSING	Yes	No	3/18/1999	$1,000
5858	MECHANICAL	Yes	No	11/20/1995	$750
5706	SIGN	Yes	No	5/18/1995	$500
5700	MISCELLANEOUS	Yes	No	5/12/1995	$30,000

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

Map



Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/5/2023, 6:52:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STEALING AWARD RECIPIENT

Search > Account Summary

Real Estate Account #03042 050 008

Owner:
ALACHUA 441/235 LLC

Situs:
16304 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full.** There is nothing due at this time.
Your last payment was made on **11/28/2023** for **$24,111.51.**

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00
	Print (PDF)
2022 Annual Bill	$0.00
	Print (PDF)
2021 Annual Bill	$0.00
	Print (PDF)
2020 Annual Bill	$0.00
	Print (PDF)
2019 Annual Bill	$0.00
	Print (PDF)
2018 Annual Bill	$0.00
	Print (PDF)
2017 Annual Bill	$0.00
	Print (PDF)
2016 Annual Bill	$0.00
	Print (PDF)
2015 Annual Bill	$0.00
	Print (PDF)
2014 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
2013 Annual Bill ⓘ	$0.00
	Print (PDF)
2012 Annual Bill ⓘ	$0.00
	Print (PDF)
2011 Annual Bill ⓘ	$0.00
	Print (PDF)
2010 Annual Bill ⓘ	$0.00
	Print (PDF)
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 Annual Bill ⓘ	$0.00
	Print (PDF)
2003 Annual Bill ⓘ	$0.00
	Print (PDF)
2002 Annual Bill ⓘ	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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JOHN POWER TAX COLLECTOR

2023 INSTALLMENT REAL ESTATE 12583

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 003 000	UNASSIGNED LOCATION RE	1700

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	575,179	0	575,179	4,395.17
LIBRARY GENERAL	1.0339	575,179	0	575,179	594.68
SCHOOL CAP PROJECT	1.5000	575,179	0	575,179	862.77
SCHOOL DISCRNRY & CN	0.7480	575,179	0	575,179	430.23
SCHOOL GENERAL	3.1840	575,179	0	575,179	1,831.37
SCHOOL VOTED	1.0000	575,179	0	575,179	575.18
CHILDREN'S TRUST	0.4612	575,179	0	575,179	265.27
SUWANNEE RIVER WATER MGT DIST	0.3113	575,179	0	575,179	179.05
CITY OF ALACHUA	5.9500	575,179	0	575,179	3,422.32
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$12,556.04

LEGAL DESCRIPTION

E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$12,655.04

IF PAID BY	Dec 31, 2023	Jan 31, 2024			
PLEASE PAY	$5897.90	$6080.31			

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 INSTALLMENT REAL ESTATE 12583

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 003 000	UNASSIGNED LOCATION RE

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

INSTALLMENT 3 (DEC) 2023

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT

IF PAID BY	PLEASE PAY
☐ Dec 31, 2023	$5897.90
☐ Jan 31, 2024	$6080.31
☐	
☐	
☐	

4 03044003000 2023 8

Search > Account Summary

Real Estate Account #03044 003 000

Owner:
ALACHUA 441/235 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser
Installments

Get bills by email

Amount Due

BILL	AMOUNT DUE
2023 Installment Bill #3	$5,897.90

Add To Cart

Print (PDF)

Account History

BILL	AMOUNT DUE
2023	
2023 Installment Bill #4	
2023 Installment Bill #3	$5,897.90
	Print (PDF)
2023 Installment Bill #2	$0.00
	Print (PDF)
2023 Installment Bill #1	$0.00
	Print (PDF)
	Paid $479.59
2022	
2022 Installment Bill #4	$0.00
	Print (PDF)
2022 Installment Bill #3	$0.00
	Print (PDF)
2022 Installment Bill #2	$0.00
	Print (PDF)
Total Amount Due	$5,897.90

BILL	AMOUNT DUE
2022 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $955.01
2021 ⓘ	
2021 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $979.22
2020 ⓘ	
2020 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $985.47
2019 ⓘ	
2019 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,044.87
2018 ⓘ	
2018 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,022.12
2017 ⓘ	
2017 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,011.91
Total Amount Due	**$5,897.90**

BILL	AMOUNT DUE
2016 ⓘ	
2016 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,108.97
2015 ⓘ	
2015 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,101.16
2014 ⓘ	
2014 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2014 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2014 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
Refund	
2014 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
Refund	
	Paid $1,425.74
2013 ⓘ	
2013 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,862.33
2012 ⓘ	
2012 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2012 Installment Bill #3 ⓘ	$0.00
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2012 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2012 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,850.29
2011 ⓘ	
Total Amount Due	$5,897.90

BILL	AMOUNT DUE
2011 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,254.40
2010 ⓘ	
2010 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,213.53
2009 ⓘ	
2009 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,264.23
2008 ⓘ	
2008 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,643.54
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 ⓘ	
2004 Annual Bill	$0.00
	Print (PDF)
Certificate #667	
	Paid $4,819.89
2003 ⓘ	
2003 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$5,897.90**

BILL	AMOUNT DUE
Certificate #709	
	Paid $4,939.00
2002 ⓘ	
2002 Annual Bill	$0.00
	Print (PDF)
Certificate #831	
	Paid $5,058.36
Total Amount Due	**$5,897.90**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14

SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET

TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT: THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.AND: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF

COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF

126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. PARCEL 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.35 ACRES MORE OR LESS.

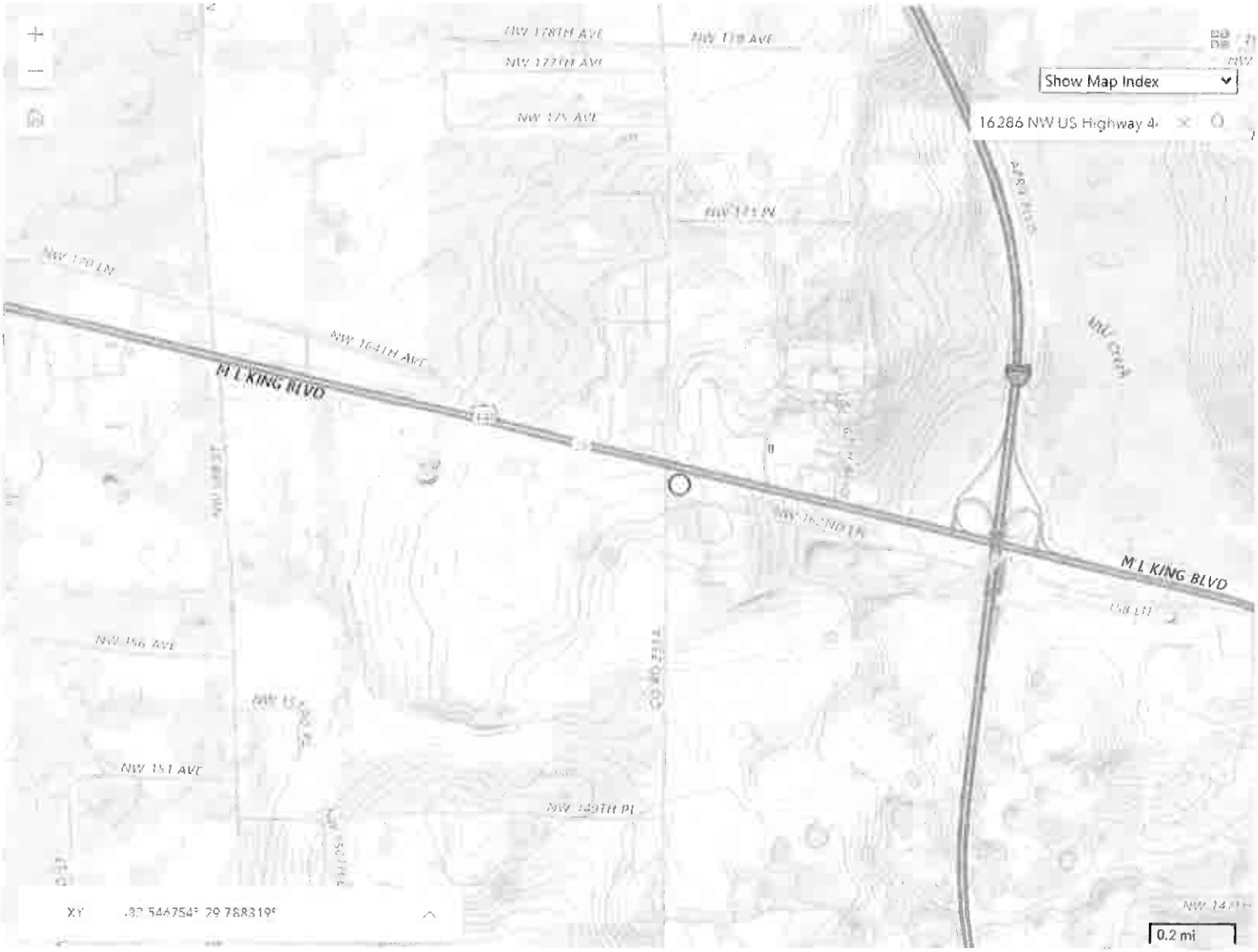
PARCEL 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN 5 74 DEGREES 47'51" E,

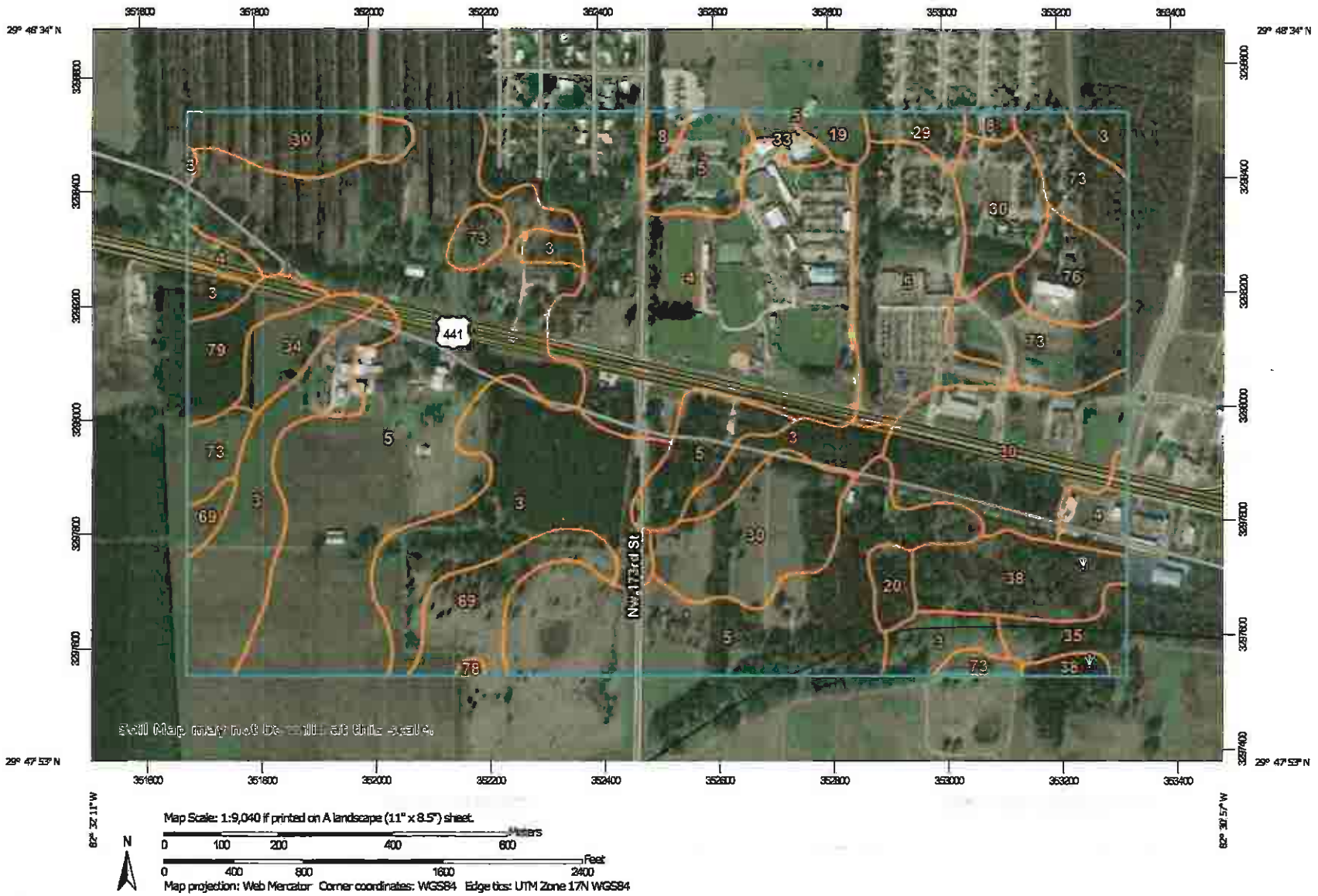
439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 3713", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN 5 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, 5 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING


NW 178TH AVE
NW 177TH AVE
NW 175 AVE
NW 174 PL
NW 178 LN
NW 164TH AVE
M L KING BLVD
NW 156 AVE
NW 151 AVE
NW 149TH PL
Show Map Index
16286 NW US Highway 4
M L KING BLVD
0.2 mi

Soil Map—Alachua County, Florida



Map Scale: 1:9,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 22, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	58.6	14.6%
4	Arredondo-Urban land complex, 0 to 5 percent slopes	65.1	16.2%
5	Fort Meade fine sand, 0 to 5 percent slopes	144.7	36.0%
8	Millhopper sand, 0 to 5 percent slopes	2.3	0.6%
19	Monteocha loamy sand	2.1	0.5%
20	Tavares sand, 0 to 5 percent slopes	2.4	0.6%
29	Lochloosa fine sand, 2 to 5 percent slopes	2.8	0.7%
30	Kendrick sand, 2 to 5 percent slopes	52.9	13.2%
33	Norfolk loamy fine sand, 2 to 5 percent slopes	1.9	0.5%
34	Placid sand, depressional	5.4	1.3%
35	Gainesville sand, 0 to 5 percent slopes	4.5	1.1%
38	Pits and Dumps	12.5	3.1%
69	Arredondo fine sand, 5 to 8 percent slopes	10.6	2.6%
73	Kendrick sand, 5 to 8 percent slopes	22.7	5.7%
76	Bivans sand, 5 to 8 percent slopes	6.9	1.7%
78	Norfolk loamy fine sand, 5 to 8 percent slopes	0.3	0.1%
79	Gainesville sand, 5 to 8 percent slopes	6.4	1.6%
Totals for Area of Interest		**402.3**	**100.0%**

PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

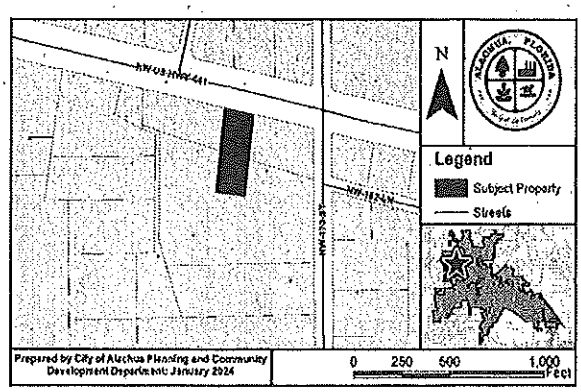
GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

173rd St
NW 174th Ln
State Rd
RMF-8
AT
NW 166th Rd
NW 165th Ln
NW 163rd Ave
NW 163rd Blvd
M L King Blvd
State Rd
NW 162 Ln
RSF-1
RMF-8
RMF-8
RSF-1
RSF-1

City of ALACHUA

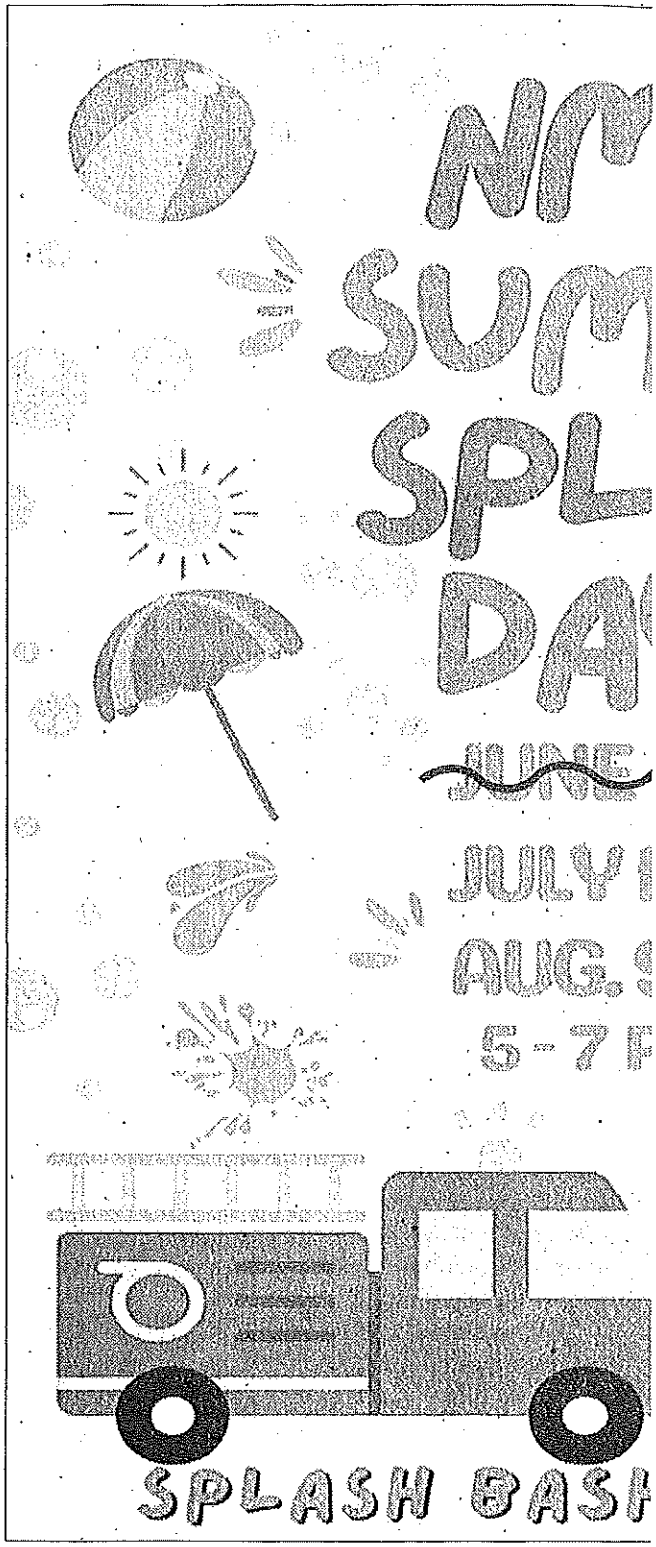
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on July 9, 2024 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 Morgan Hampton of Common Oak Engineering, LLC, applicant, on behalf of Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±1.02 acre subject property located in the Santa Fe Crossing development, southwest of the intersection of NW US Highway 441 and County Road 235-A (also known as NW 173rd Street); A portion of Tax Parcel Numbers 03044-003-000 and 03042-058-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 27, 2024)



The project described was supported by Funding Opportunity Number N
Centers for Medicare & Medicaid Services. The contents provided are so
official views of HHS.

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Jennifer Smart (name), POSTED THE LAND USE SIGN ON 6/24/2024 (date) FOR THE Firestone SEP & SP (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.

Jennifer Smart
(signature)

2 (two)
(number of signs)

RECEIVED
JUN 24 2024

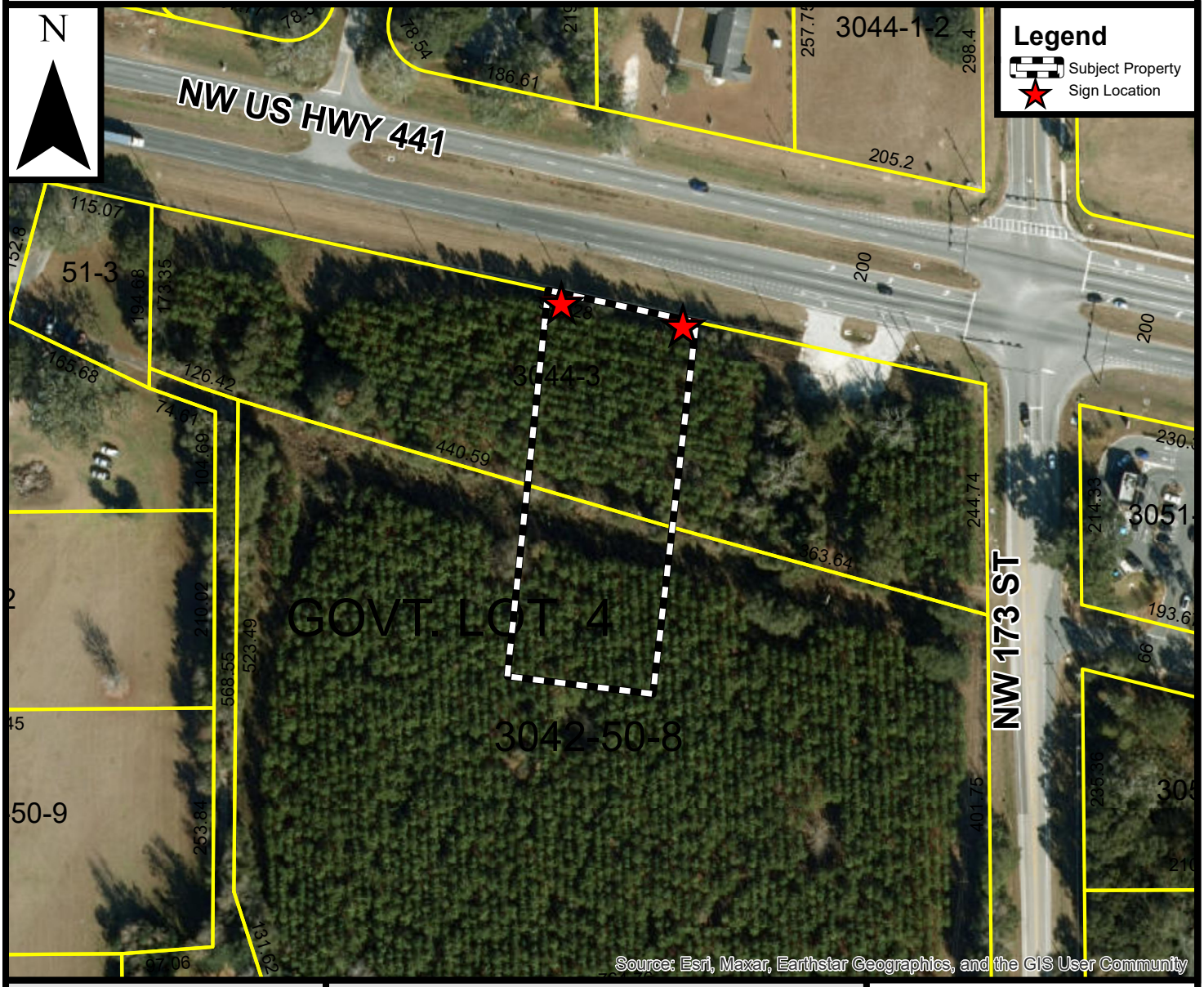
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Firestone
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2024

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

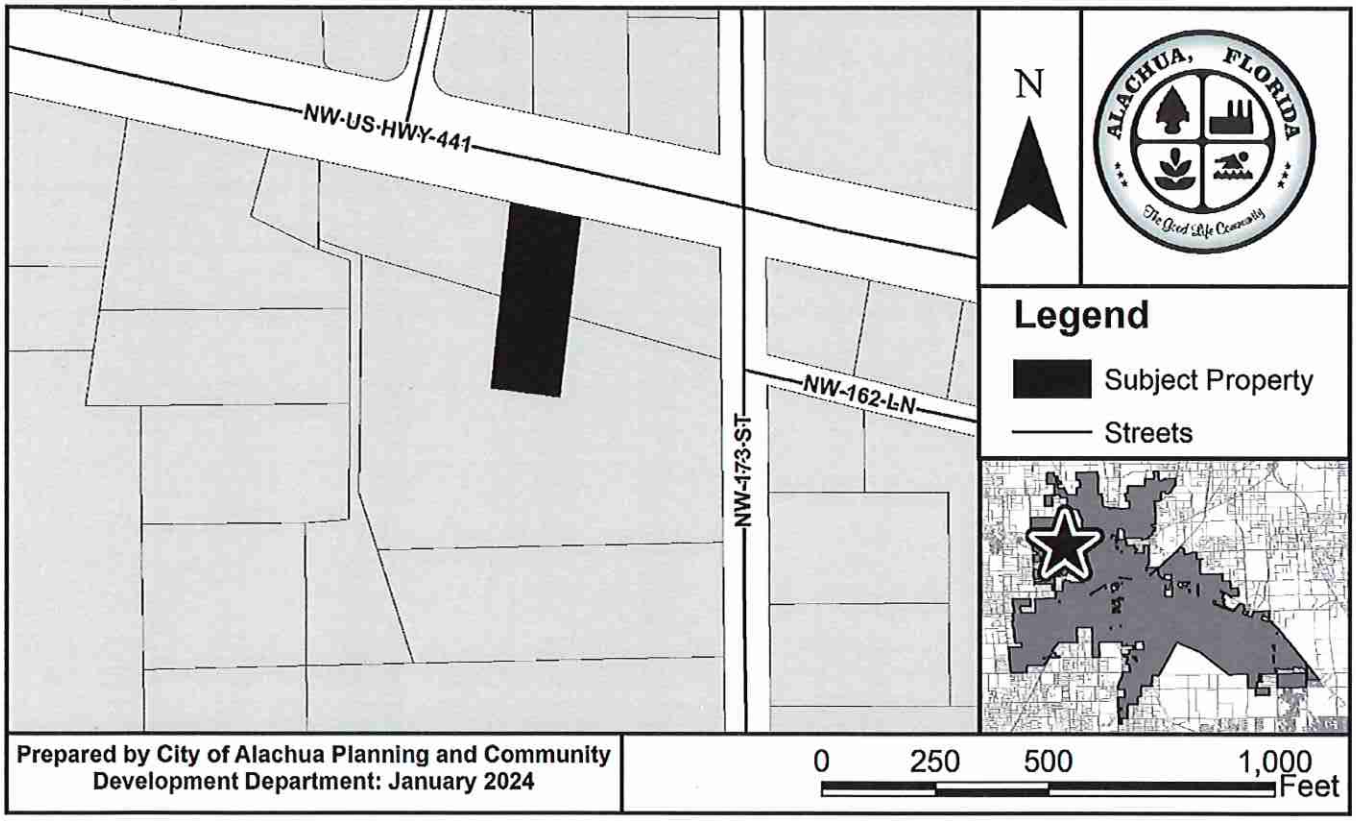
0 50 100 200 Feet

City of ALACHUA
the good life community

MAILED
JUN 2 4 2024

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 9, 2024 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 Morgan Hampton of Common Oak Engineering, LLC, applicant, on behalf of Alachua 441/235, LLC, property owner, for consideration of a Special Exception Permit to establish an automobile repair and servicing use on a ±1.02 acre subject property located in the Santa Fe Crossing development, southwest of the intersection of NW US Highway 441 and County Road 235-A (also known as NW 173rd Street); A portion of Tax Parcel Numbers 03044-003-000 and 03042-058-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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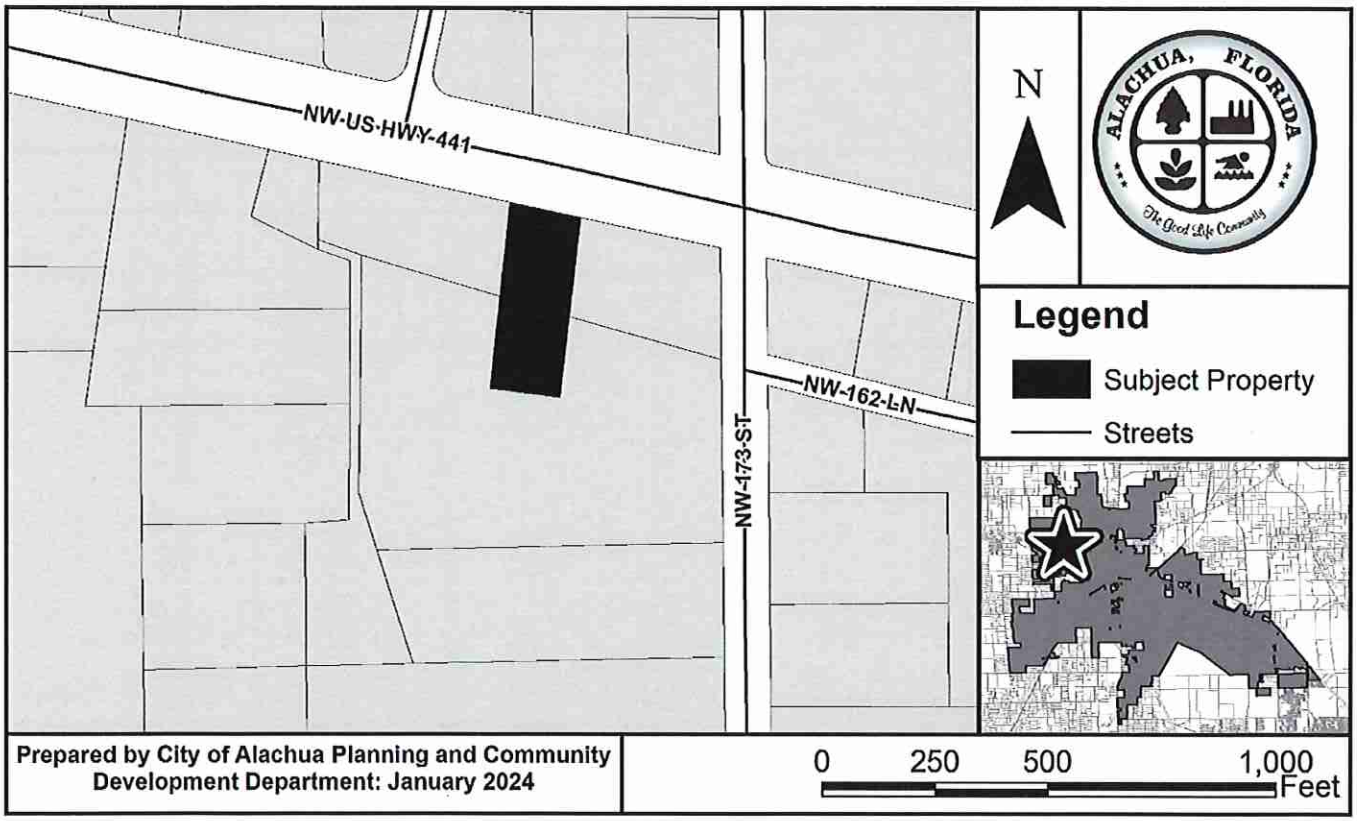
P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

City of ALACHUA
the good life community

MAILED
JUN 2 4 2024

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on July 9, 2024 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 Morgan Hampton of Common Oak Engineering, LLC, applicant, on behalf of Alachua 441/235, LLC, property owner, for consideration of a Site Plan to construct a ±6,767 square foot automobile repair and servicing facility with associated site improvements on a ±1.02 acre subject property located in the Santa Fe Crossing development, southwest of the intersection of NW US Highway 441 and County Road 235-A (also known as NW 173rd Street); A portion of Tax Parcel Numbers 03044-003-000 and 03042-058-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 1501 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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Alachua 441/235 LLC
496 S HUNT CLUB BLVD.
APOPKA, FL 32703

BROWNING & BROWNING TRUSTEES
627 SW 83RD TER
GAINESVILLE, FL 32607

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

MAILED

JUN 2 4 2024

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

M & L 441 LLC
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ST JOHNS, FL 32259

MOSER, JEFFREY A & PATRICIA A
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ALACHUA, FL 32616

RYAN LARMANN INSURANCE AGENCY
14521 MAIN ST
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

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LEXINGTON, KY 40511

WAITCUS GREGORY MICHAEL SR TRUSTEE
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ALACHUA, FL 32615

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PO BOX 115050
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JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

Also mail to
RUC Alachua LLC
16314 NW US 441
Alachua, FL 32615

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 7/9/2024
SUBJECT: Site Plan – Firestone (PSP23-0014): A request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Site Plan to ±6,767 square foot automobile repair and servicing facility with associated site improvements; Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the ten (10) conditions provided in Exhibit "A" and located on page 20 of the July 9, 2024 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 submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the ten (10) conditions provided in Exhibit "A" and located on page 20 of the July 9, 2024 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±6,767 square foot building with associated site improvements on a ±1.02 acre subject property. The building proposed to be used as an automobile repair and servicing use including tire sales and mounting. The proposed automobile repair and servicing use is permitted by Special Exception within the CI (Commercial Intensive) zoning district. A separate Special Exception Permit application has been submitted by the applicant and reviewed concurrently with this Site Plan application.

The subject property is located in the southwest corner of the intersection of NW US Highway 441 and CR 235-A (also known as NW 173rd Street) in the Santa Fe Crossings development.

The proposed development will convey the development's stormwater runoff to an existing master stormwater system for the Santa Fe Crossings development. Access to the site will be provided by one new ingress/egress connecting to the internal circulation network of the Santa Fe Crossing development. Cross access will also be provided to the lands to the east and west of the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials

- Site Plan - Firestone (Part 1 of 3)
- Site Plan - Firestone (Part 2 of 3)
- Site Plan - Firestone (Part 3 of 3)
- Application & Supporting Materials
- Public Notice Materials for the 7/9/24 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: July 9, 2024
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of an ±6,767 square foot automobile repair and servicing building with associated site improvements
APPLICANT/AGENT:	Morgan Hampton, Common Oak Engineering, LLC
PROPERTY OWNER:	Alachua 441/235, LLC
LOCATION:	Southwest corner of the intersection of NW US Highway 441 and CR 235-A (also known as NW 173rd Street)
PARCEL ID NUMBERS:	Portions of Tax Parcel Numbers 03044-003-000 and 03042-058-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±1.02
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, subject to the ten (10) conditions provided in Exhibit "A" and located on page 20 of the July 9, 2024 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan* submitted by Morgan Hampton of Common Oak Engineering, LLC on behalf of Alachua 441/235, LLC, *subject to the ten (10) conditions provided in Exhibit "A" and located on page 20 of the July 9, 2024 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Morgan Hampton of Common Oak Engineering, LLC, applicant and agent for Alachua 441/235, LLC, property owner, for consideration of a Site Plan proposing the construction of a ±6,767 square foot building with associated site improvements on a ±1.02 acre subject property. The building proposed to be used as an automobile repair and servicing use including tire sales and mounting. The proposed automobile repair and servicing use is permitted by Special Exception within the CI (Commercial Intensive) zoning district. A separate Special Exception Permit application has been submitted by the applicant and reviewed concurrently with this Site Plan application.

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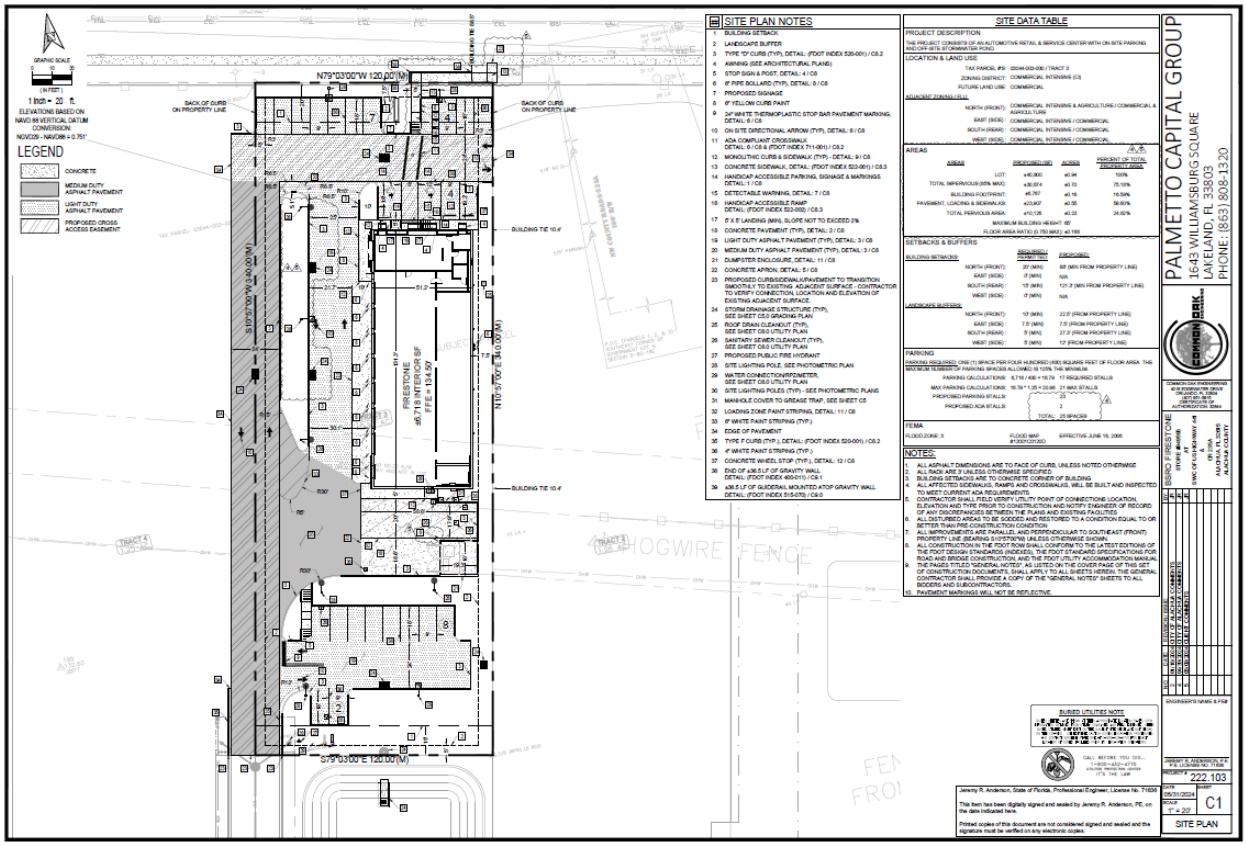
Illustration 1. Firestone Proposed Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

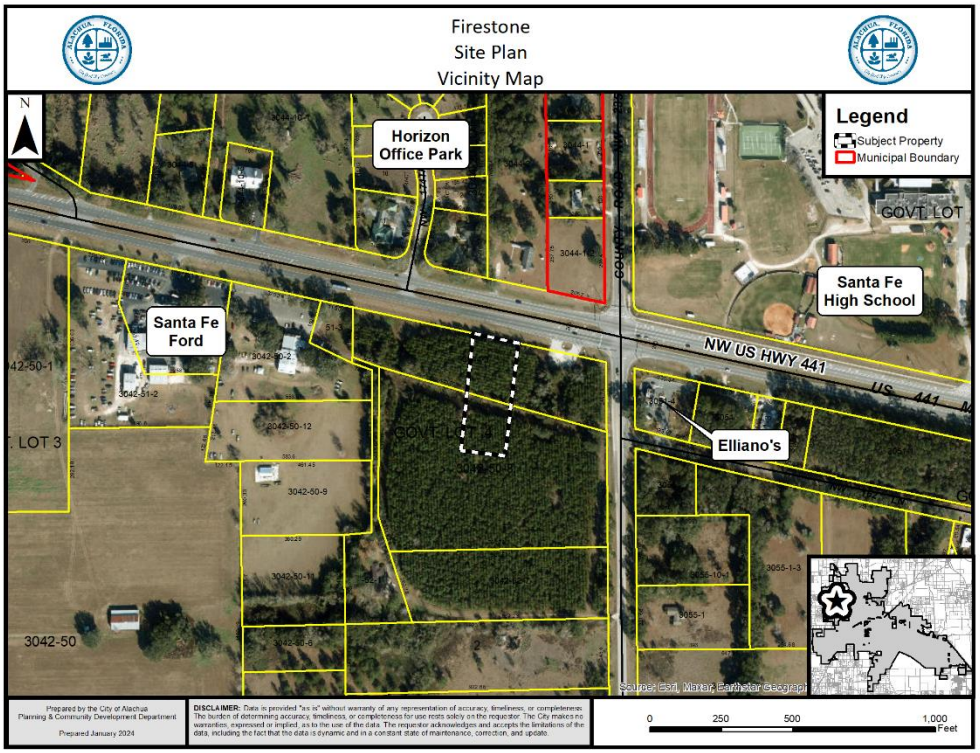


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441 / Horizon Office Park	Commercial	CI
South	Vacant Commercial	Commercial	CI
East	Vacant Commercial / Wawa (Under Construction)	Commercial	CI
West	Vacant Commercial / Main Street Urgent Care (Under Construction)	Commercial	CI

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 on November 14, 2023 at the City of Alachua Swick House, located at 15000 NW 142nd Terrace. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the public.

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 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. **Auto-oriented uses;**

9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed special exception permit and site plan are consistent with permitting an auto-oriented use. There is no proposed change of future land use designation or zoning designation.

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.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact 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.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

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:

1. A gravity wastewater system, wastewater pumping station, or force main exists within · 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.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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:

1. A water main exists within · 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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

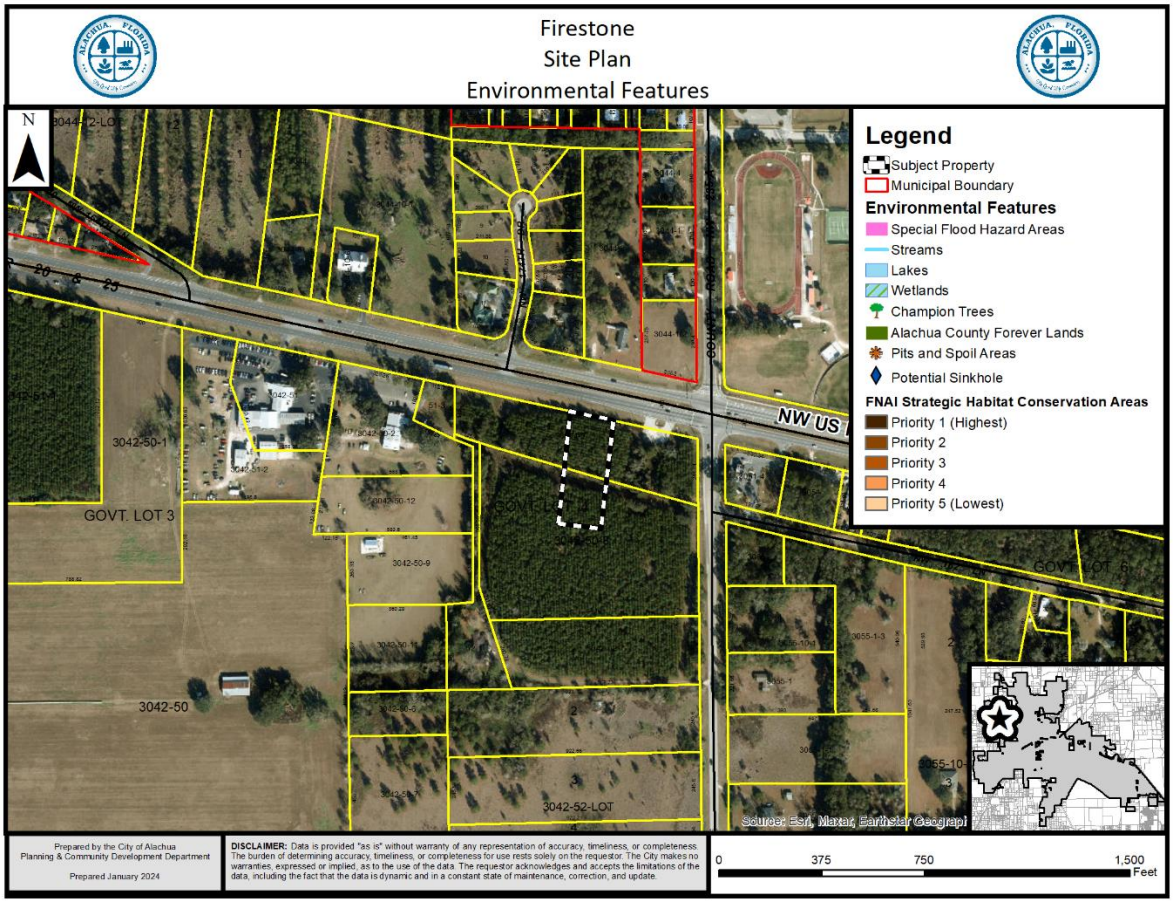
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural

areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and no areas of the site are located within a FNAI PNA priority area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

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

There are two (2) soil type found within the development area:

Arredondo-Urban Land Complex (0% - 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Fort Meade Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Evaluation: The soil types present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While 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 other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive. Automobile repair and servicing is permitted by Special Exception permit within this Zoning designation. Tire sales and mounting is a permitted use within this Zoning designation.

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

Evaluation & Findings: The following are the use-specific standards as established by Section 4.3.4(J)(3) [Automobile repair and servicing] and Section 4.3.4 (J)(7). The standards are found below.

4.3.4(J)(3) *Automobile repair and servicing.*

(a) *Minimum separation.*

Separation distance shall be measured from lot line to lot line. Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the following conditions is met:

(i) The proposed automobile repair and servicing use is located with an intervening arterial or collector street between such use and schools, day

care centers, residential uses or vacant land in residential zone districts. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

(ii) The proposed automobile repair and servicing use has frontage on US Highway 441. In such cases, the minimum separation shall be at least 100 feet, and an enhanced perimeter buffer shall be provided at a rate of 300 percent of the required trees and 200 percent of the required width of a Type D perimeter buffer as set forth in Table 6.2-2, in addition to a minimum six-foot opaque fence or wall. All plantings and screening shall be spaced to create a visual separation between the proposed automobile repair and servicing use and schools, day care centers, residential uses, or vacant land in a residential zone district and to ensure adequate area for full growth of planted trees.

The separation distance shall be measured by extending a straight line from the nearest property line of the lot upon which the proposed automobile repair and servicing use is located to the nearest property line of the school, day care center, residential use, or vacant land in a residential zone district.

Evaluation & Findings: The subject property is located such that it meets the minimum separation requirement of this section.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum area of 20,000 square feet a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet , and

(a) if service bay doors are facing and abutting a street, have a minimum of 150 feet of frontage on each side street.

(b) if service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet, and

(a) if service bay doors are facing and abutting a street, have a minimum width of 150 feet.

(b) if service bay doors are not facing and abutting a street, have a minimum width of 115 feet.

Service bay door orientation shall comply with Section 4.3.4(J)(3)(k).

Evaluation & Findings: The subject property is not a corner lot and thus is subject to subsection (ii). The service bay doors are not facing and abutting a street, therefore the minimum lot width is 115 feet. The lot width of the subject property is 120 feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements

Evaluation & Findings: The Site Plan demonstrates that the use is designed to ensure the proper function of the site.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

(ii) Methods of ingress/egress shall:

a. Not exceed 40 feet in width, exclusive of transitions.

b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

c. Not be located closer than 15 feet to any other property line.

Evaluation & Findings: The Site Plan demonstrates that the proposed use will comply with the applicable standards as set forth in this Section.

(e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition requiring temporary vehicle storage to occur to the rear of the structure.

(f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting the use of any public address system.

(g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The provided trash storage facility is located at the rear of the proposed structure and meets the requirements of the Land Development Regulations.

(h) *Testing.* Not test vehicles on residential streets.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting vehicle testing on residential streets.

(i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition prohibiting the parking or storage of a vehicle as a source of parts or for the purposes of sale or lease/rent.

(j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition prohibiting the parking of any vehicle for more than 30 consecutive days, provided however where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

4.3.4(J)(3) (7) *Tire sales and mounting, transmission or muffler shop.* Tire sales and mounting and transmission or muffler shop uses shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

Evaluation & Findings: The subject property is located such that it meets the minimum separation requirement of this section.

(b) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition requiring temporary vehicle storage to occur to the rear of the structure.

(c) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting the use of any public address system.

(d) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. The provided trash storage facility is located at the rear of the proposed structure and meets the requirements of the Land Development Regulations.

(e) *Testing.* Not test vehicles on residential streets.

Evaluation & Findings: The Site Plan demonstrates that the proposed use complies with the applicable standards as set forth in this Section. Additionally, Staff is recommending a condition restricting vehicle testing on residential streets.

(f) *Storage of automobiles.* Store all automobile parts, dismantled vehicles, and similar materials within an enclosed building or totally screen them from view by an opaque or privacy fence. A chainlink fence with slats shall not be used to comply with this standard.

Evaluation & Findings: Staff is recommending a condition that would require all automobile parts, dismounted vehicles, and similar materials to be stored within an enclosed building.

(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 applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, 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 Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
6 (4107)	US 441 (From I-75 to CR 235-A)	4/D	Principle Arterial	COMM	D
7 (14)	US 441 (From CR 235-A to NW 188th Street)	4/D	Principle Arterial	COMM	D

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

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 6 US 441 (From I-75 to CR 235-A)[1]	Segment 7 US 441 (From CR 235-A to NW 188th Street)[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	39,000	43,000
Existing Traffic[3]	33,456	24,491
Reserved Trips[4]	4,823	3,166
Available Capacity[4]	621	15,343
Increase/Decrease in Daily Trips Generated by Development[5]	69	138
Residual Capacity After Development's Impacts[6]	552	15,205

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2024 Development Monitoring Report.
5 Trip Distribution: Segment 6: 50%, Segment 7: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 6 US 441 (From I-75 to CR 235-A)[1]	Segment 7 US 441 (From CR 235-A to NW 188th Street)[1]
PM Peak Hour		
Maximum Service Volume[2]	3,510	3,870
Existing Traffic[3]	2,711	2,076
Reserved Trips[4]	434	331
Available Capacity[4]	365	1,463
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	13	25
Residual Capacity After Development's Impacts[6]	352	1,438

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2024 Development Monitoring Report.
5 Trip Distribution: Segment 6: 50%, Segment 7: 100%
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Reserved Capacity[2]	401,945
Available Capacity	349,805
Increase/Decrease in Potable Water Demand from Application[3]	500
Residual Capacity	**349,305**
Percentage of Permitted Design Capacity Utilized	**84.81%**

Sources:
1 City of Alachua Public Services Department, April 2024
2 City of Alachua June 2024 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: Service station with 2 water closets

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 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	764,000
Reserved Capacity[2]	376,009
Available Capacity	359,991
Increase/Decrease in Sanitary Sewer Demand from Application[3]	500
Residual Capacity	**359,491**
Percentage of Permitted Design Capacity Utilized	**76.03%**

Sources:
1 *City of Alachua Public Services Department, April 2024*
2 *City of Alachua June 2024 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: Service station with 2 water closets*

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 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	44,060.00	8,040.95
Reserved Capacity[2]	47,884.21	8,738.87
Increase/Decrease in Demand Generated by Application[3]	79.45	14.50
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 11,015 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2024 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2024.*

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
ALACHUA 441/235, LLC
(FIRESTONE)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant acknowledges and agrees it shall provide a Public Utilities Easement (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easement.
2. The Applicant acknowledges and agrees that it shall comply with the Conditions as set forth in the June 6, 2022 memorandum from the City of Alachua Public Services Department issued by Michael Carrillo, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, and that such conditions shall be fully addressed prior to the issuance of a building permit for any work associated with this Development Order.
3. The Applicant acknowledges and agrees that it shall comply with the Conditions as set forth in the June 3, 2022 memorandum from Alachua County Fire Rescue issued by Chip Ware, Fire Prevention Officer, and that such conditions shall be fully addressed prior to the issuance of a building permit for any work associated with this Development Order.
4. The Applicant acknowledges and agrees that temporary vehicle storage shall occur to the rear of the structure and will not be stored in any area between the proposed structure and the US Highway 441.
5. The Applicant acknowledges and agrees that no tire or other automotive parts or supplies shall be displayed outside of the structure.
6. The applicant acknowledges and agrees that no outdoor public address systems shall be utilized as part of the operation on the subject property.
7. The applicant acknowledges and agrees that vehicle testing shall not occur on residential streets.
8. The applicant acknowledges and agrees that all automobile parts, dismounted vehicles, and similar materials shall be stored within an enclosed building.
9. The Applicant acknowledges and agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
10. The Applicant acknowledges and agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

ALACHUA 441/235, LLC
(FIRESTONE)
SITE PLAN
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 20, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Planning & Zoning Board (PZB) Public Hearing: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On June 20, 2024, the City of Alachua received your revised applications and materials for a Special Exception Permit and Site Plan submitted on behalf of Alachua 441/235, LLC for the Firestone project. 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).

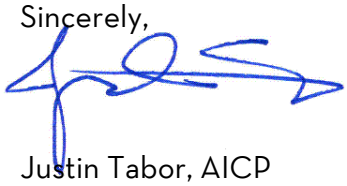
You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard.* The applications have been scheduled for the **July 9, 2024** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, June 25, 2024.*** 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 ***Tuesday, June 25 2024***. 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 8, 2024***). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Rodolfo Valladares, P.E., Assistant City Manager (*by electronic mail*)
Kathy Winburn, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Carson Crockett, AICP Candidate, Planner (*by electronic mail*)
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 20, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Parking Adjustment Pursuant to Section 6.1.4(B)(5)(b): Firestone Site Plan

Dear Ms. Hampton:

The City is in receipt of your request relating to the maximum number of parking spaces allowed for the proposed Firestone tire center located on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 (attached).

Section 6.1 of the City's Land Development Regulations (LDRs) establishes off-street parking and loading standards. Section 6.1.4(B)(5)(a) of the LDRs states that the number of off-street parking spaces shall not exceed more than 125 percent of the minimum number of spaces required.

The proposed use, automobile repair and servicing, is required to provide 1 space per 400 square feet of floor area. The proposed Firestone would be 6,767 square feet, therefore, the minimum number of off-street parking spaces that is required is 17 spaces (6,767 square feet / 1 space per 400 square feet of floor area = 16.92 spaces). As set forth in Section 6.1.4(B)(5)(a) of the LDRs, the maximum number of parking spaces allowed would be 21 spaces (17 spaces x 125% = 21.25 spaces).

Section 6.1.4(B)(5)(b) states that the maximum number of parking spaces allowed may be adjusted by the LDR Administrator if the applicant provides written information demonstrating the proposed use would not be economically viable without such adjustment. A request has been submitted for the proposed Firestone under the provisions of Section 6.1.4(B)(5)(b) to increase the maximum number of parking spaces allowed from 21 spaces to 25 spaces.

In order to support the request, the applicant has provided data for five similar retail locations. The average number of customers per day for each location was provided for a period from January 2024 through mid-April 2024. The applicant contends that the average number of transactions at similar retail locations range from 28.8 customer cars per day to 45 customer cars per day. Additionally, the applicant contends that the reduction in parking spaces from the desired number (30 spaces) to the maximum permitted by Section 6.1.4(B)(5)(a) (21 spaces) could result in a potential revenue reduction of approximately $175,000.00 per year.

In addition to the information submitted by the applicant to support its request, City Staff also reviewed each of the five retail locations identified by the applicant to evaluate average parking demand and average parking utilization. This analysis is provided as an attachment to this letter. In summary, City Staff's analysis concluded that the estimated average parking demand for the five retail locations ranged from 11 spaces to 17 spaces and the estimated average parking utilization ranged from 12.17 spaces to 15.92 spaces. Of a total of 27 instances, utilization of parking exceeded the maximum number of parking spaces permitted by Section 6.1.4(B)(5)(a) (21 spaces) a total of five (5) times, and in only one (1) instance did the total number of parking spaces exceed 25 spaces.

Upon review of the request and supporting data and further Staff analysis, it is found that the provisions of Section 6.1.4(B)(5)(b) are satisfied. As such, your request to increase the maximum number of parking spaces allowed for the proposed Firestone to a maximum of 25 spaces is approved.

If you have any questions regarding to this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Mike DaRoza
LDR Administrator/City Manager

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

PALMETTO ALACHUA-US 441, LLC
632 E. Main Street, Suite 301
Lakeland, Florida 33801

June 19, 2024

VIA EMAIL

Justin Tabor
Planning and Community Development - Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615
Email: jtabor@cityofalachua.com

Re: SWC of US Highway 441 and NW 173rd Street, Alachua, Florida

Dear Mr. Tabor:

Bridgestone Retail Operations, LLC has engaged Palmetto Alachua-US 441, LLC to construct a new automotive retail facility at the above-listed location. The projected sales volume for this location is based upon a customer parking stall count of 35+ per day during regular operating hours of 7am-7pm Monday-Friday and 7am-6pm on Saturday and Sunday.

Typically, a minimum of 30 parking stalls is required to accommodate both customer and teammate parking during store operations. However, after analyzing the immediate trade area and following discussions with our development team, we have agreed to proceed with 25 parking stalls for this facility, which represents the minimum parking stall count required for our operations.

Please see the attached list (Attachment 1) of daily customer count of surrounding FCAC retail locations. If this site is limited to 21 parking stalls, our analysis estimates a potential revenue reduction of +/- 175K per year, which makes this no longer a viable location for a BSRO retail store and we will be forced to abandon this development project."

Sincerely,

PALMETTO ALACHUA-US 441, LLC
By: Palmetto Capital Group, LLC
Its Manager

By:_____
Josh Spence, AIA, LEED AP BD+C
Senior Vice President of Development Management

Attachments

Attachment 1 – BSRO North Florida Region Parking Data

Attachment 1

BSRO North Florida Region Parking Data

Average BSRO teammate parking spaces required daily: 8-10

Average number of transactions at sister stores (Jan 2024 – April 14, 2024)

1. Jacksonville, FL (#165790):	28.8 customer cars/day
2. Jacksonville, FL (#167845):	30.2 customer cars/day
3. Clermont, FL (#166516):	45 customer cars/day
4. Lake Worth, FL (#160068):	29.5 customer cars/day
5. Cape Coral, FL (#317871):	31.8 customer cars/day

Firestone Parking Adjustment Request – Staff Analysis

Analysis of Example Locations Provided by Applicant

Location 1
12575 Bartram Park Blvd., Jacksonville, FL 32258

- 41 spaces
- Applicant notes 28.8 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 2.4 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 4.8 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.2 per hour
  - Presuming 4 technicians plus 1 front counter employee: 5 employee spaces required

Total Estimated Average Parking Demand: 11 spaces

Historical Data Referenced for Analysis
Aerial (Google Earth, 2/18/24): ~18 spaces utilized
Aerial (Google Earth, 6/24/23): 17 spaces utilized (5 vehicles parked in loading area)
Aerial (Google Earth, 1/13/21): 11 spaces utilized (1 vehicle parked in loading area)
Aerial (Google Earth, 12/17/18): 13 spaces utilized
Aerial (Google Earth, 10/28/17): 22 spaces utilized
Aerial (Google Earth, 9/12/17): 13 spaces utilized
Aerial (Google Earth, 3/15/17): 15 spaces utilized
Street View (March 2022): 10 spaces utilized (4 vehicles parked in loading area) – open sign visibly lit

Average Utilization: 12.90 spaces

- *2 instances out of 8 where CoA Code maximum parking would be exceeded.*

- *0 instances where proposed parking adjustment maximum would be exceeded.*

Location 2

16747 Cagan Park Ave., Clermont, FL 34714

- 31 spaces
- Applicant notes 45 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 3.75 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 7.5 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.875 per hour
  - Presuming 6 technicians plus 1 front counter employee: 7 employee spaces required

Total Estimated Average Parking Demand: 17 spaces

Historical Data Referenced for Analysis

Aerial (Google Maps, not dated): 15 spaces utilized
Aerial (Google Earth, 2/17/23): ~21 spaces utilized
Aerial (Google Earth, 4/15/22): 20 spaces utilized
Aerial (Google Earth, 11/29/21): 17 spaces utilized
Aerial (Google Earth, 3/13/21): ~20 spaces utilized
Aerial (Google Earth,1/18/21): 14 spaces utilized
Aerial (Google Earth,1/9/21): 24 spaces utilized
Aerial (Google Earth, 11/26/19): 20 spaces utilized
Aerial (Google Earth, 12/17/18): 27 spaces utilized
Aerial (Google Earth,11/16/18): 15 spaces utilized
Aerial (Google Earth, 3/5/18): 11 spaces utilized
Aerial (Google Earth, 1/3/18): 19 spaces utilized
Street View (Sept 2022): 21 spaces utilized

Average Utilization: 15.92 spaces

- *2 instances out of 13 where CoA Code maximum parking would be exceeded.*

- *1 instance where proposed parking adjustment maximum would be exceeded.*

Location 3
905 Del Prado Blvd. N., Cape Coral, FL 33990

- 32 spaces
- Applicant notes 31.8 customer cars/day for period from January 2024 – April 14, 2024
- Presuming 12 hours of operational time per day – 3.75 customers per hour
  - Presuming 50% of customers leave cars and return within a 4 hour window: 5.3 spaces required for the 4 hour window
  - Presuming 50% of customers wait for service: 1.33 per hour
  - Presuming 5 technicians plus 1 front counter employee: 6 employee spaces required

Total Estimated Average Parking Demand: 13 spaces

Historical Data Referenced for Analysis
Aerial (Google Earth, 2/14/24): 10 spaces utilized (2 vehicles parked in loading area)
Aerial (Google Earth, 11/4/23): 15 spaces utilized (2 vehicles parked in loading area)
Aerial (Google Earth, 1/18/22): 20 spaces utilized (3 vehicles parked in loading area)
Aerial (Google Earth, 6/5/22): ~14 spaces utilized
Aerial (Google Earth, 1/5/21): 8 spaces utilized
Aerial (Google Earth, 1/23/20): 6 spaces utilized

Average Utilization: 12.17 spaces

- *1 instance out of 6 where CoA Code maximum parking would be exceeded.*

- *0 instances where proposed parking adjustment maximum would be exceeded.*

Location 4
4628 Tropea Way, Jacksonville, FL 32246

- Analysis not possible as no historical aerials/street views are available for this location

Location 5
8895 Lantana Road, Lake Worth, FL 33467

- Analysis not possible as no historical aerials/street views are available for this location

Staff's Recommendation: Approve a parking adjustment to a maximum of 25 spaces (including required ADA parking spaces).

- In 5 instances (out of 27) the CoA parking maximum is exceeded for example store locations. In 1 instance the recommended parking adjustment maximum is exceeded for example store locations.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

June 17, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Project Assistance Team (PAT) Review: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On June 5, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on April 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated April 30, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, June 20, 2024**. Materials may be provided electronically to the project planner.

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Site Plan Application

1. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

Remaining Issues: Applicant has not submitted revised parking adjustment request. Per discussions with the applicant, the maximum number of spaces shall be adjusted to not exceed 25 spaces.

Previous Comments – 3/4/24 Resubmittal

Site Plan

2. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

      Remaining Issues: The applicant contends that the façade is not a 'front façade'. Glazing is not required because the south façade faces a street but rather because it faces a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement. Note spandrel glass may be used if an architectural floorplan is submitted and demonstrates that windows cannot be provided due to a limitation presented by the interior layout or the functional purpose of the interior space.

New Comments – 6/5/24 Resubmittal

3. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated June 6, 2024.
   b. The applicant must address all comments provided by Alachua County Fire Rescue in an email dated June 3, 2024.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **June 06, 2024**

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

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (June 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C0.3** **Approved**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes:

NO.	COMMENTS
	"ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS

- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

Please **resubmit** this sheet

Comment on Feb 2024 Submittal

Sheet C5tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

Add another note related to potable water specifications.

Increase a PUE from 7.5 to 10 ft.

Remove the fire line PUE.

Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table.

Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly.

NO.	COMMENTS
	See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** See C5 Markup – please address the following comments: • Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes. • Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change. • Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line & sprinkler system for the building. **Conditional Approval** **Comment on June Submittal** 2x2Xx Tee Comment: **Approved** DI Fire Hydrant Supply Pipe: **Approved** 2250 gpm Available Issue: The fire flow test will be repeated with the fire marshall present. Depending on results, S**ubmit** response and R**esubmit** applicable sheets.
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA

NO.	COMMENTS
	recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as

NO.	COMMENTS
	part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward. **Conditional Approval** **Comment on Apr 2024 Submittal** If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* **Conditional Approval** **Comment of June 2024 Submittal** Resolution of this comment depends on the results of the repeated fire flow test as per comment 5. The previous comment is repeated below. If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* Depending on results of the repeated fire flow tests, **Submit** response and **Resubmit** applicable sheets.
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with

NO.	COMMENTS
	CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451- **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
END OF COMMENTS	

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

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Mon 6/3/2024 10:07 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Cc:Thomas Ridgik <th_ridgik@cityofalachua.org>;

Good morning

Please re check the available fire flow data. The current data as submitted appears unusually higher than what has been found in that area in the past. Also have the testing contractor contact Alachua County Fire prevention at 325-494-3140 or sware@alachuacounty.us to witness the test.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Monday, June 3, 2024 8:56 AM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>; Marcus Winburn <ma_winburn@cityofalachua.org>; Michael Carrillo <mi_carrillo@cityofalachua.org>
Subject: Re: Request for Review - Firestone Special Exception Permit & Site Plan

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

PAT Members:

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: April 30, 2024

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, May 14, 2024.

If an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. **Please remit payment with your next resubmittal. Review of the application will resume upon receipt of your resubmittal addressing the comments herein and payment of the surcharge ($675.00)**

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   Remaining Issues: Comment was not addressed.

1. Response: Please see attached revised justification report.

Site Plan Application Comments:

2. Comment: Article 6, Development Standards
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      Remaining Issues: Materials supplied to the City by email on Monday, April 22 are under review. Comments will be provided under separate cover.
   b. Section 6.2, Landscaping Standards
      i. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
      Remaining Issues: Comment was not addressed. Calculations for each area (e.g., “north parking lot” and “west parallel parking” must be provided as two separate analyses of compliance with the landscaping requirement for each area.

ii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
Remaining Issues: A row of shrubs has been added immediately adjacent to the curbed area of the southern parking lot, however, the row of shrubs to fulfill the site perimeter buffer was removed.

iii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).
Remaining Issues: A note was added identifying "8" smooth face CMU" as the screening material. Please provide additional information about the selected product, such as a manufacturer's spec sheet.

2. Response: **a.i.: Acknowledged, we understand that materials supplied to the city by email Monday, April 22 are under review and comments will be provided under separate cover. We have removed the three parallel parking spaces, bringing the total amount of parking spaces to 25, see revision 4 on sheet C1.**

b.i. & b.ii.:The parking lot buffer landscape analysis requirement provided for all parking lot buffers. The Southern perimeter is a type A buffer and a hedge is not required. The south parking lot buffer shrubs located behind the curb is an average of 28' and provides a visual opaque landscaping from the southern view. Please review the calculation for the southern landscape parking buffer and perimeter parking. This was confirmed by phone conversation with Jason. All parking lot buffers located immediately adjacent to curb. Please see revision 4 on sheet C7.

b.iii.: There is not an actual manufacturer like a prefinished material for the smooth face CMU. This will be a standard 8" gray CMU block that is reinforced by the GC per the structural drawings and then we are painting it PT-17 and a prefinished aluminum coping per the rendering (PA4) included with the plans.

Previous Comments – 3/4/24 Resubmittal

Special Exception Comments:

3. Comment: Miscellaneous

a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.

Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

3. Response: **a. Please see attached updates justification report.**

b. Please see attached updated justification report.

Site Plan Comments:

4. Comment: Article 6, Development Standards

a. Section 6.8, Design Standards for Business Uses

i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

Remaining Issues: The applicant's response states "[t]he South façade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway…" Glazing is not required because the south façade faces a street but rather because it faces a publicly accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement.

ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.

Remaining Issues: Comment was not addressed.

iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

Remaining Issues: Comment was not addressed.

4. Response: **i. Section 6.8.2(A)(1) states "All façades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or**

RMF-15, shall be subject to the standards set forth in Subsection 6.8.2(A)(2)". We do not face a "street" or lands containing existing residential uses, or vacant land classified by one of the mentioned designations, therefore we should NOT be subject to Subsection 6.8.2(A)(2), which contains the aforementioned glazing requirement, and even if Subsection 6.8.2(A)(2) were to apply, that section [specifically 6.8.2(A)(2)(a)(i)] is regarding "Glazing of the front facade". Section 10.2 of the LDRs defines front facade as follows: "*Front facade or front elevation* means the exterior walls of a structure which are immediately adjacent to the street which the structure fronts". Again, we believe there is no "street" in the rear & our "street which the structure fronts" is Hwy 441. I think staff would agree we do not have two front facades in this case.

ii. Section 6.8.2(A)(2)(b): The North elevation has been revised to alternate the massing within the 30' requirement.

iii. Sheet PA4: The RTU's were already being screened by the parapets, but were shown too high. We have adjusted those accordingly and are shown and called out in the attached elevations as revision 4.

New Comments - 4/4/24 Resubmittal

5. Comment: Public Services / Fire Rescue / Engineering Review Comments
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 25, 2024.

5. Response: Acknowledged.

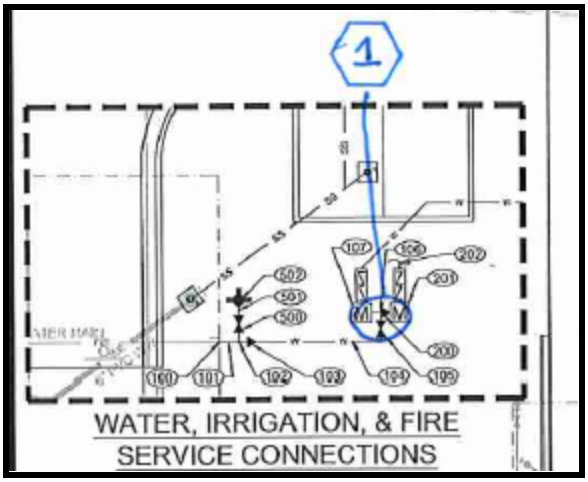
6. Comment: Miscellaneous
   a. Sheet C7: Update note under alternative landscape plan compliance request regarding separation of landscape plantings from freestanding sign as it is no longer applicable.

6. Response: The note of the freestanding sign has been removed from the alternative landscape plan note as requested. Please see updated notation as revision 4 on sheet C7 based on Landscape Architect phone conversation with the reviewer regarding buffer planting requirements.

Fire Site Plan Comments April 2024

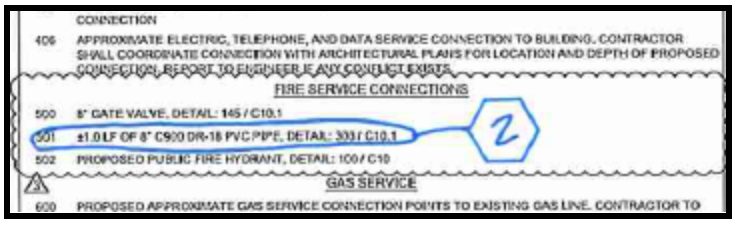
Sheet C5 / See C5 Markup - please address the following comments:
Conditional Approval

7. Comment: Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes.



7. Response: As shown in both the screenshot above and the current plans, the needed tee is called out on sheet C5 as keynote number 106 and was defined as 2" tee with detail 130 on sheet C10, no plan changes necessary.

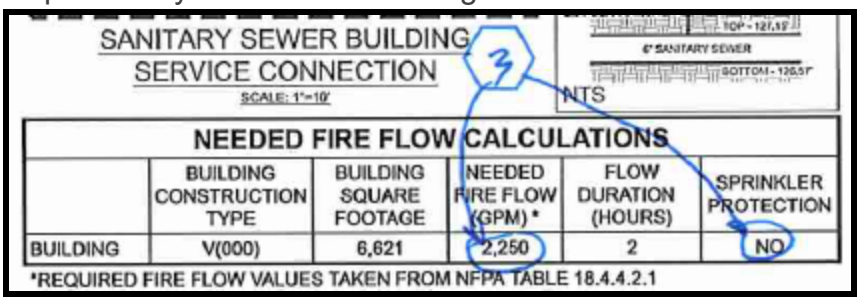
8. Comment: Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change.



8. Response: Keynote 501 on sheet C5 supplying the fire hydrant was revised to show as DIP in lieu of PVC, see sheet C5, revision 4.

9. Comment: Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line

& sprinkler system for the building.


SANITARY SEWER BUILDING SERVICE CONNECTION
SCALE: 1"=10'

3

NTS

NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

9. Response: **The 2250 gpm fire flow is available, thus fire lines and sprinkler systems are not necessary. Please see the attached water supply analysis report.**

10. Comment: If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: Please add Detail 139 to the job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". *If the design engineer does not access this detail, the City will forward.*

10. Response: **It was determined that a fire line and sprinkler system were not required based on the attached water supply analysis report, thus no changes to the design were necessary.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 30, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Project Assistance Team (PAT) Review: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On April 4, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on April 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated March 19, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, May 14, 2024**. A total of four (4) copies of the application packages 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.

As noted in our March 19, 2024 letter, the initial application fee includes two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that these comments were addressed. It has been determined that **a third PAT review is required and a surcharge of 25% of the application fee will be assessed for the third PAT review. Please remit payment you're your next resubmittal. Review of the application will resume upon receipt of your resubmittal addressing the comments herein and payment of the surcharge ($675.00).**

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.

   Remaining Issues: Comment was not addressed.

Site Plan Application

2. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

      Remaining Issues: Materials supplied to the City by email on Monday, April 22 are under review. Comments will be provided under separate cover.

   b. Section 6.2, Landscaping Standards
      i. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

      Remaining Issues: Comment was not addressed. Calculations for each area (e.g., "north parking lot" and "west parallel parking" must be provided as two separate analyses of compliance with the landscaping requirement for each area.

      ii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

      Remaining Issues: A row of shrubs has been added immediately adjacent to the curbed area of the southern parking lot, however, the row of shrubs to fulfill the site perimeter buffer was removed.

      iii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

      Remaining Issues: A note was added identifying "8" smooth face CMU" as the screening material. Please provide additional information about the selected product, such as a manufacturer's spec sheet.

Previous Comments – 3/4/24 Resubmittal

Special Exception Permit

3. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.

   Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

   Remaining Issues: Comment was not addressed. Update your report to reflect the updated text.

Site Plan

4. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

      Remaining Issues: The applicant's response states "[t]he South façade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway…" Glazing is not required because the south façade faces a street but rather because it faces a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement.

      ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.

      Remaining Issues: Comment was not addressed.

      iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

      Remaining Issues: Comment was not addressed.

New Comments – 4/4/24 Resubmittal

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 25, 2024.

6. *Miscellaneous*
   a. Sheet C7: Update note under alternative landscape plan compliance request regarding separation of landscape plantings from freestanding sign as it is no longer applicable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Rodolfo Valladares, P.E., Assistant City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Apr 25, 2024**

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

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 4/23/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Apr 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C0.3** **Approved**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes:

NO.	COMMENTS
	"ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT" Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** **Approved**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS

- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

Please **resubmit** this sheet

Comment on Feb 2024 Submittal

Sheet C5tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

Add another note related to potable water specifications.

Increase a PUE from 7.5 to 10 ft.

Remove the fire line PUE.

Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table.

Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly.

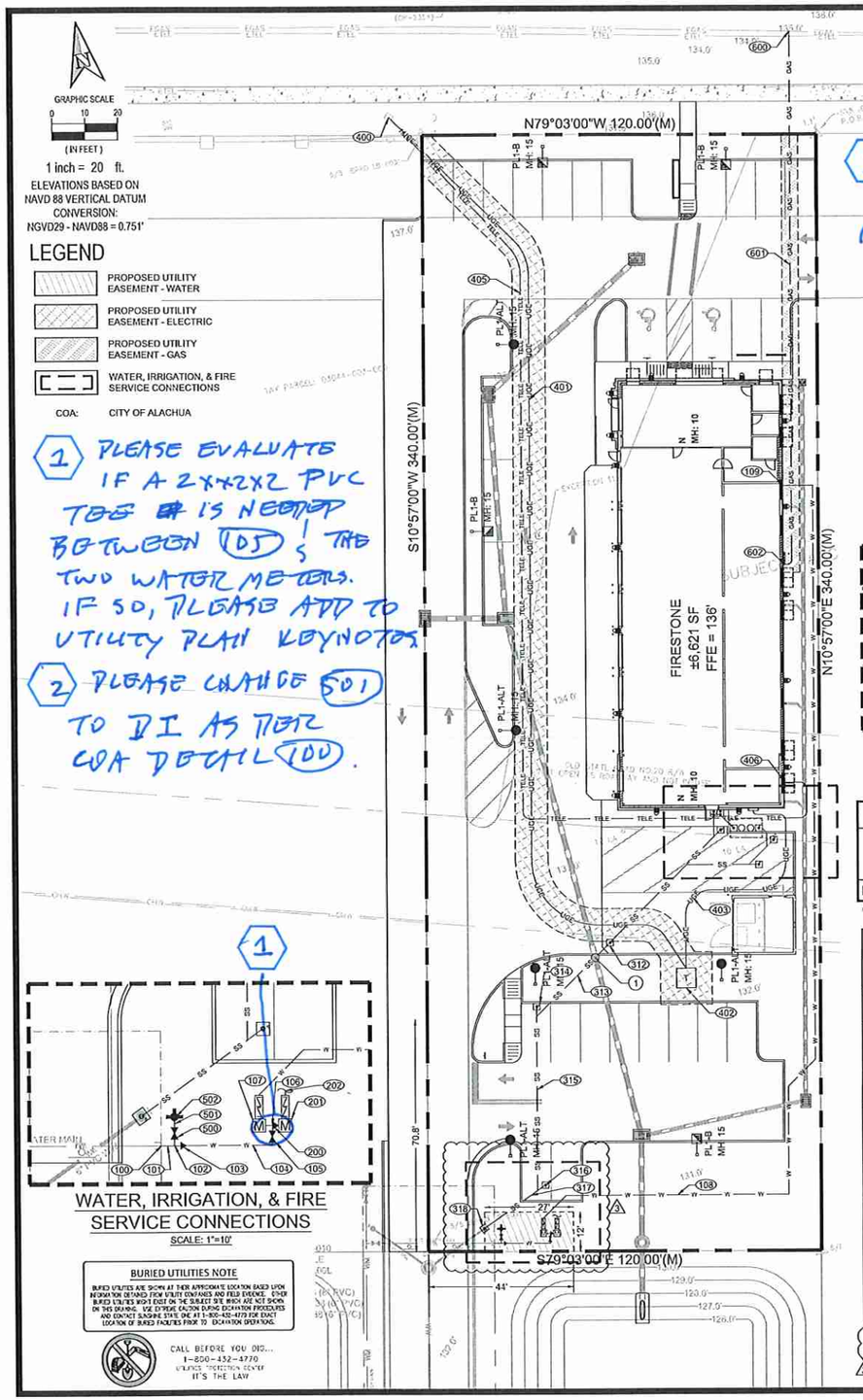
NO.	COMMENTS
	See Markups. **Conditional Approval** **Comment on Apr 2024 Submittal** **Sheet C5** See C5 Markup – please address the following comments: • Please evaluate whether a 2x2x2 PVC tee is needed between Keynote 105 & the two water meters. If needed, add tee to Keynotes. • Line (keynote 501) supplying the fire hydrant shall be DI, as per COA Detail 100, not PVC. Please change. • Please demonstrate that a 2250 gpm fire flow is available. Based upon past experience in this area, COA is of the opinion that such a fire flow is not available. If such a fire flow is not available, please provide a fire line & sprinkler system for the building. **Conditional Approval**
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here.

NO.	COMMENTS
	Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward.

NO.	COMMENTS
	Conditional Approval **Comment on Apr 2024 Submittal** If it is determined that a fire line and sprinkler system are required, then please add a fire line double detector check valve backflow preventer. The previous comment is repeated below: *Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER".* *If design engineer does not access to this detail, City will forward.* **Conditional Approval**
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451- **Conditional Approval**

NO.	COMMENTS
	Comment on Apr 2024 Submittal Sheet C5 Approved
	END OF COMMENTS

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



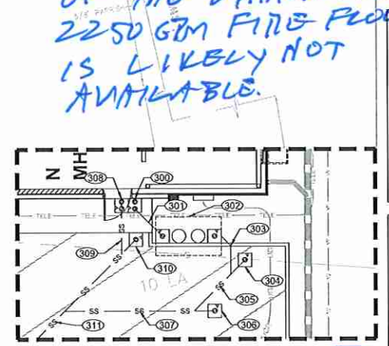
NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END OF MAINTENANCE" CLEAN OUT.
15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS.



UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 124 / C10
101 ±1.4 LF OF 6" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
102 6" TEE
103 6" x 2" REDUCER
104 ±13.5 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
105 2" GATE VALVE, DETAIL: 118 / C10
106 2" TEE, DETAIL: 130 / C10
107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10
*END OF COA MAINTENANCE
108 ±306.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1
109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX
201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10
*END OF COA MAINTENANCE
202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 131.94', EFFLUENT INV.= 131.69'
DETAIL: 227 / C10.1
303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
304 6" CLEANOUT, INV.= 131.66, DETAIL: 1 / C10
305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
306 6" CLEANOUT, INV.= 131.58, DETAIL: 1 / C10
307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.56'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
310 6" CLEANOUT, INV.= 131.51, DETAIL: 1 / C10
311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
312 6" DROP CLEANOUT, HIGH INV.= 131.02' LOW INV. = 128.64', DETAIL: 1 / C10
313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
314 6" CLEANOUT, INV.= 126.35, DETAIL: 1 / C10
315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
316 6" CLEANOUT, INV.= 125.82, DETAIL: 1 / C10
317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
318 6" CLEANOUT, INV.= 125.38, DETAIL: 1 & 127 / C10
*END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
401 ±307.7 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER
402 PROPOSED GROUND MOUNTED TRANSFORMER
403 ±50.3 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION
404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
405 ±330.3 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION
406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10.1
501 ±1.0 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
502 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE
602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4316 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 551-5315
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 04/01/2024
SCALE 1" = 20'
SHEET C5

UTILITY PLAN

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: March 19, 2024

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Wednesday, April 3, 2024.

If an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required. **Remaining Issues**: Response does not address storage/disposal of hazardous materials such as used oil and other fluids.
   b. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width. **Remaining Issues:** Comment was not addressed.
   c. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements. **Remaining Issues:** Response does not address turning movements.

1. Response:

1.a. Firestone deals with all Hazardous waste with accepted industry standard practices. All Firestone Complete Auto Care locations are trained and equipped to responsibly dispose of motor oil, oil filters, gear oil, hydraulic fluid, power steering fluid, transmission fluid, and brake fluid. They are also prepared to properly handle select car and marine batteries.

1.b. Service bay doors are not facing and abutting a street, have a minimum of 115 feet of frontage on each side street

1.c. Truck access plan added to the set showing turning movement, see sheet C1.1, revision 3

Site Plan Application Comments:

2. Comment: *Article 6, Development Standards*
   a. *Section 6.1., Off-Street Parking and Loading Standards*

i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

Remaining Issues: Comment was not addressed. Discussions with the applicant have indicated the applicant's intention to request a parking adjustment under the provisions of Section 6.1.4(B)(5). Materials addressing the required information to support such requests have not been provided. If the applicant intends to request a parking adjustment pursuant to the provisions of Section 6.1.4(B)(5), submit such request with supporting information, including materials that address how the use is not economically viable without such adjustment.

a. Response: Please see the attached parking adjustment letter from Firestone describing that the project is not economically feasible without at least the proposed parking stalls. Their standard parking requirement is 30 stalls, but they have made a concession with this site given the specific project location and such considerations.

b. *Section 6.2, Landscaping Standards*

i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).

Remaining Issues: Comment was not addressed. Required arterial screening is not provided. Applicant requests an alternative landscape plan 'for sign visibility'. This is not an eligible criterion to request an alternative landscape plan. Additionally, Section 6.2.3(E) is not eligible for an alternative landscape plan request. Reference Section 6.2.2(D)(10).

i. Response: North Buffer has been revised, to include all LF. of the property line, only excluding the 5' LF. for the sidewalk. Buffer Chart and Label has been recalculated to provide 115.0 LF. with 5 canopy trees and 4 understory trees required and proposed, as well as a continuous screening hedge, as per Section 6.2.3(e). See sheet C7.0, revision 3.

ii. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

Remaining Issues: Analysis added to Sheet C7 for the parking to the north of the building and to the west of the building (parallel

parking) are calculated together as the “west parking lot buffer”. Calculations for each area must be provided.

ii. Response: West Buffer and Buffer Table have been revised to include the North parking lot LF. into calculations, updated to show 244.0 LF. Alternative Landscape Requested, due to proximity of underground utilities, and limited curb width in the landscape median to the west of the parallel parking spaces, for installation of canopy trees to not be viable for future growth and possible damage to utilities from roots. Proposing 2 Red Maples in the north parking islands, and 13 Understory Trees in the west median to equal 15 total trees. See West Buffer Label and Buffer Chart on sheet C7.0, revision 3.

iii. Parking lot buffers must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

Remaining Issues: Comment not addressed. Row of shrubs is not immediately adjacent to the curbed area of the southern parking lot.

iii. Response: South Buffer has been revised with the continuous screening hedge located directly behind the curb, including 2’ for vehicle overhang only. See sheet C7.0, revision 3.

iv. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

Remaining Issues: A dumpster enclosure detail is provided on Sheet C8 however the detail does not identify the material of the proposed enclosure.

iv. Response: Dumpster enclosure detail has been revised to provide the material used for the walls and doors as well as the height, see sheet C8, revision 3.

c. *Section 6.4, Exterior Lighting Standards*

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).

Remaining Issues: Comment was not fully addressed. Maximum horizontal illumination is exceeded in the parking lot area near fixtures PL1 and PL2.

ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).

Remaining Issues: Comment was not addressed.

C Response: Photometric plans have been revised to comply with the comments. Mounting height changed to 15ft, see sheet SL1, revision 3 for details.

d. *Section 6.5, Signage*
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).
   Remaining Issues: While signage requires a separate permit, the following comment is provided as a courtesy. Per Section 6.5.4(C)(3) wall signs are only permitted on the front elevation (e.g., street facing or north elevation in this instance). Signage cannot be permitted on the east or west elevation.

e. *Section 6.8, Design Standards for Business Uses*
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.
   Remaining Issues: See comments provided under new comments below.

2. Response: **Please see the attached revised architectural elevations with the signage removed.**

New Comments – 3/4/24 Resubmittal

Special Exception Comments:

3. Comment: *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

3. Response: **Please see the attached approved text amendment.**

Site Plan Comments:

4. Comment: *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.

ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.
iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

4. Response: **The South facade is not facing an existing residential use or vacant land w/ any of those zoning classifications; The developer believes the access in the back is not really a "street" in the sense intended by this piece of the code, but really more of a commercial driveway or spine road only serving the subject seven (7) commercial tracts being developed here as Sante Fe Crossing. And note, there actually is a parcel under (future) separate ownership (for retention) between us & this rear roadway.**

5. Comment: *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address all comments provided by the Public Services Department in a memorandum dated March 19, 2024.

5. Response: **All comment provided by the Public Services Department in a memorandum were addressed, see revised sheets with the revision #3.**

6. Comment: *Miscellaneous*
a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

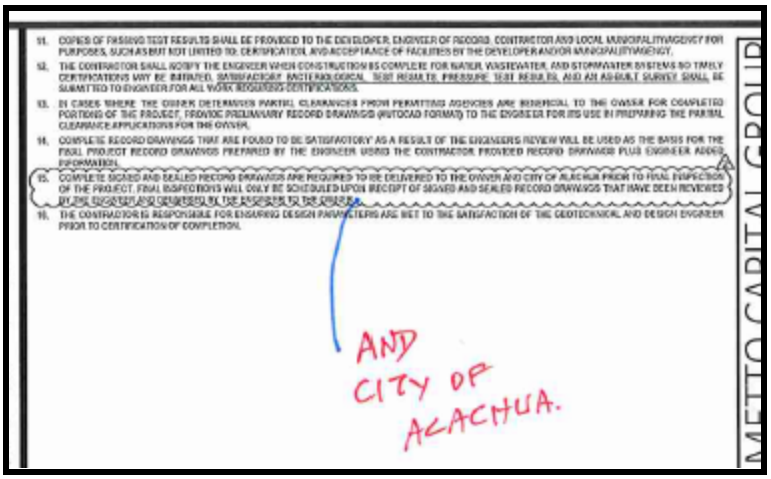
6. Response: **Please see the attached approved text amendment.**

Public Services Utilities Comments

1. Comment: *Meaning of Conditional Approval:* Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.

1. Response: **Acknowledged.**

2. Comment: *Sheet C0.3:* Please add another "AND CITY OF ALACHUA". See markups.



2. Response: **NOTE corrected and includes "AND CITY OF ALACHUA" in two instances, see sheet C0.3, revision 3**

3. Comment: *Sheet C5:* Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See markups.

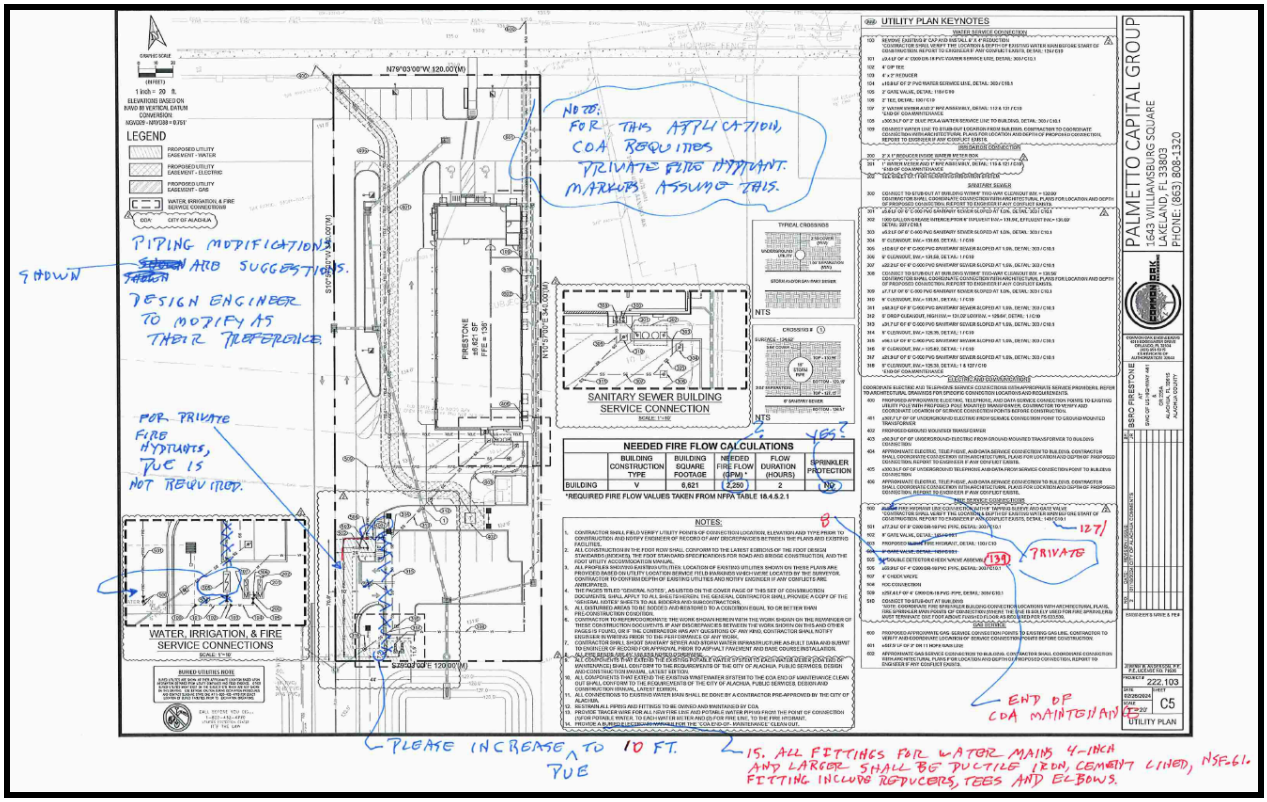
3. Response: **NOTE 15 added to the notes on sheet C5, Utility plan, revision 3**

4. Comment: *Sheet C5:* the reviewer has just been advised that the City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant.

The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly placed upstream the fire hydrant.

Please revise sheet as per the other markups, with a partial list being:

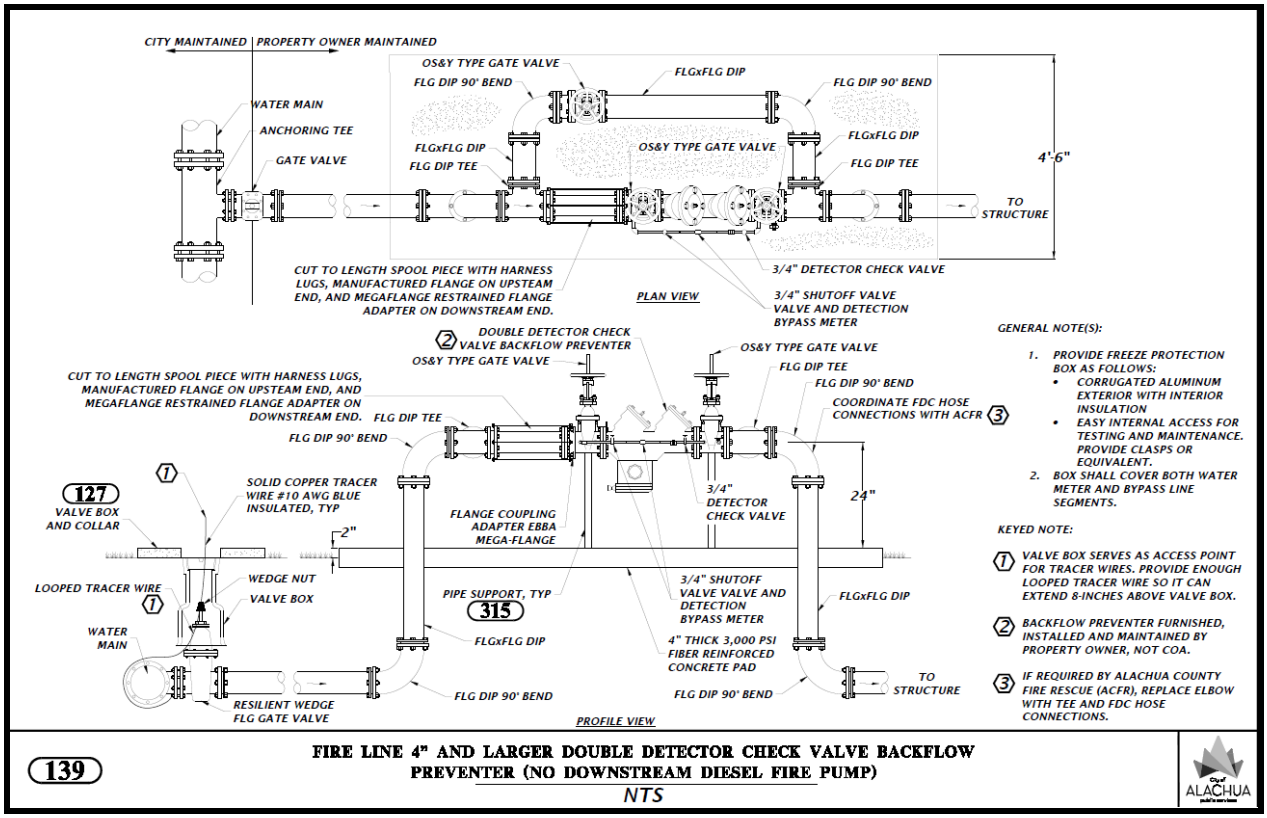
- Add another note related to potable water specifications.
- Increase a PUE from 7.5 to 10 ft.
- Remove the fire line PUE.
- Evaluate and revise the “NEEDED FIRE FLOW CALCULATIONS” table.
- Add “END OF COA MAINTENANCE” to Double Detector Check Valve Assembly.
- See Markups.



4. Response: **NOTE added to the notes section, Utility easement increased to 12’ and includes public Fire Hydrant, Needed Fire Flow calculation table has been revised accordingly, Fire suppression line and location of the fury hydrant revised, double detector check valve has been removed, see sheet C5, revision 3.**

5. Comment: Please add Detail 139 to the job titled “FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW

PREVENTER". If the design engineer does not access this detail, the City will forward.



5. Response: **No DDCV needed, Fire line has been revised and fire hydrant has been moved to the utility easement. See Sheet C5, revision 3.**

6. Comment: *Sheet C0:* Utility Providers: City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with:

EMORY SUMMERS
PHONE: 352-451-5920

6. Response: **Supervisor name and phone number was modified accordingly, see sheet C0, revision 3 for details.**

Fire Rescue:

1. Comment: A non-sprinkled building is allowed.

1. Response: **Fire sprinkler water supply line has been removed from the building. Fire Hydrant moved accordingly, see sheet C5, revision 3 for details.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

March 19, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Project Assistance Team (PAT) Summary: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On March 4, 2024, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on March 4, 2024 were submitted in response to the Project Assistance Team (PAT) review comments issued to you in a letter dated January 18, 2024.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, April 3, 2024**. A total of four (4) copies of the application packages 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.

Please note that the initial application fee includes two (2) PAT reviews, and the reviews associated with each resubmittal to confirm that these comments were addressed. A review to confirm if these comments have been sufficiently addressed will be performed upon the next resubmittal, however, **if an additional PAT review is required subsequent to this review, a surcharge of 25% of the application fee will be assessed for the third PAT review. If an additional PAT review is required, the surcharge must be paid prior to any further review of the application.**

Please address the following:

Previous Comments – 1/18/24 PAT Review Comments

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.

   Remaining Issues: Response does not address storage/disposal of hazardous materials such as used oil and other fluids.

   b. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.

   Remaining Issues: Comment was not addressed.

   c. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

   Remaining Issues: Response does not address turning movements.

Site Plan Application

2. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.

      Remaining Issues: Comment was not addressed. Discussions with the applicant have indicated the applicant's intention to request a parking adjustment under the provisions of Section 6.1.4(B)(5). Materials addressing the required information to support such request have not been provided. If the applicant intends to request a parking adjustment pursuant to the provisions of Section 6.1.4(B)(5), submit such request with supporting information, including materials that address how the use is not economically viable without such adjustment.

   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).

      Remaining Issues: Comment was not addressed. Required arterial screening is not provided. Applicant requests an alternative landscape plan 'for sign visibility'. This is not an eligible criterion to request an alternative landscape plan. Additionally, Section 6.2.3(E) is not eligible for an alternative landscape plan request. Reference Section 6.2.2(D)(10).

ii. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).

Remaining Issues: Analysis added to Sheet C7 for the parking to the north of the building and to the west of the building (parallel parking) are calculated together as the "west parking lot buffer". Calculations for each area must be provided.

iii. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).

Remaining Issues: Comment not addressed. Row of shrubs is not immediately adjacent to the curbed area of the southern parking lot.

iv. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

Remaining Issues: A dumpster enclosure detail is provided on Sheet C8 however the detail does not identify the material of the proposed enclosure.

c. Section 6.4, Exterior Lighting Standards

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).

Remaining Issues: Comment was not fully addressed. Maximum horizontal illumination is exceeded in parking lot area near fixtures PL1 and PL2.

ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).

Remaining Issues: Comment was not addressed.

d. Section 6.5, Signage

i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

Remaining Issues: While signage requires a separate permit, the following comment is provided as a courtesy. Per Section 6.5.4(C)(3) wall signs are only permitted on the front elevation (e.g., street facing or north elevation in this instance). Signage cannot be permitted on the east or west elevation.

e. Section 6.8, Design Standards for Business Uses

i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

Remaining Issues: See comments provided under new comments below.

New Comments – 3/4/24 Resubmittal

Special Exception Permit

3. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

Site Plan

4. *Article 6, Development Standards*
   a. Section 6.8, Design Standards for Business Uses
      i. Per Section 6.8.2(A)(2)(a) glazing is required for the south elevation. Please address.
      ii. Per Section 6.8.2(A)(2)(b) façade massing is required for the north elevation. Offset or alternative must be provided a minimum of every 30 feet. Span of N1 Nichia is 36 feet. Please address.
      iii. Sheet PA4 notes RTU visible from north elevation. Per Section 6.8.3(A)(3) mechanical equipment must be fully concealed from visibility from a street. Please address.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated March 19, 2024.

6. *Miscellaneous*
   a. References to adoption of text amendment on 2/26/24 should be revised to reflect updated code.
   b. Updated code language from Section 4.3.4(J)(3) needs to be inserted where applicable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **March 19, 2024**

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

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

TR 3/19/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Feb 2024 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
A	**Comment on Feb 2024 Submittal** **Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.) **FYI**
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide

NO.	COMMENTS
	this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0.3** Please add another "AND CITY OF ALACHUA". See Markups. **Conditional Approval**
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM

NO.	COMMENTS
	TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5** Please add: "15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS." See Markups. **Conditional Approval**
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout. • Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA

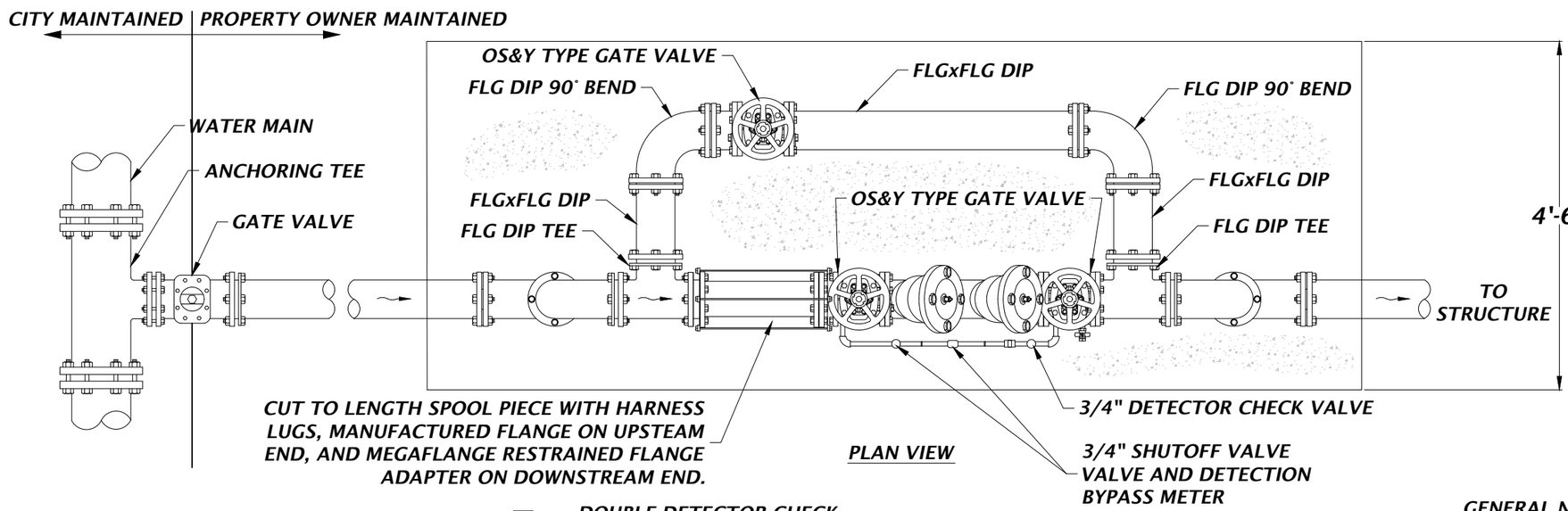
NO.	COMMENTS
	standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C5**tohe reviewer has just been advised that City does not allow a public fire hydrant on a private site. Thus, please change "PUBLIC FIRE HYDRANT" to "PRIVATE FIRE HYDRANT". This will necessitate that an above grade backflow preventer assembly be installed upstream the private fire hydrant. The markup includes a suggested sketch of the proposed modifications. Please note that this is just a suggestion for the design engineer to consider. The sketch shows a relocated backflow preventer assembly in fire line piping that supplies both the hydrant and the building sprinkler system. This reviewer does not know if the 8-inch fire line has the capacity to support both the hydrant and the sprinkler system. Alternatively, the fire line piping can be left as is, with a second backflow assembly be placed upstream the fire hydrant. Please revise sheet as per the other markups, with a partial list being: Add another note related to potable water specifications. Increase a PUE from 7.5 to 10 ft. Remove the fire line PUE. Evaluate and revise the "NEEDED FIRE FLOW CALCULATONS" table. Add "END OF COA MAINTENANCE" to Double Detector Check Valve Assembly. See Markups. **Conditional Approval**
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping.

NO.	COMMENTS
	Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Approved**
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B

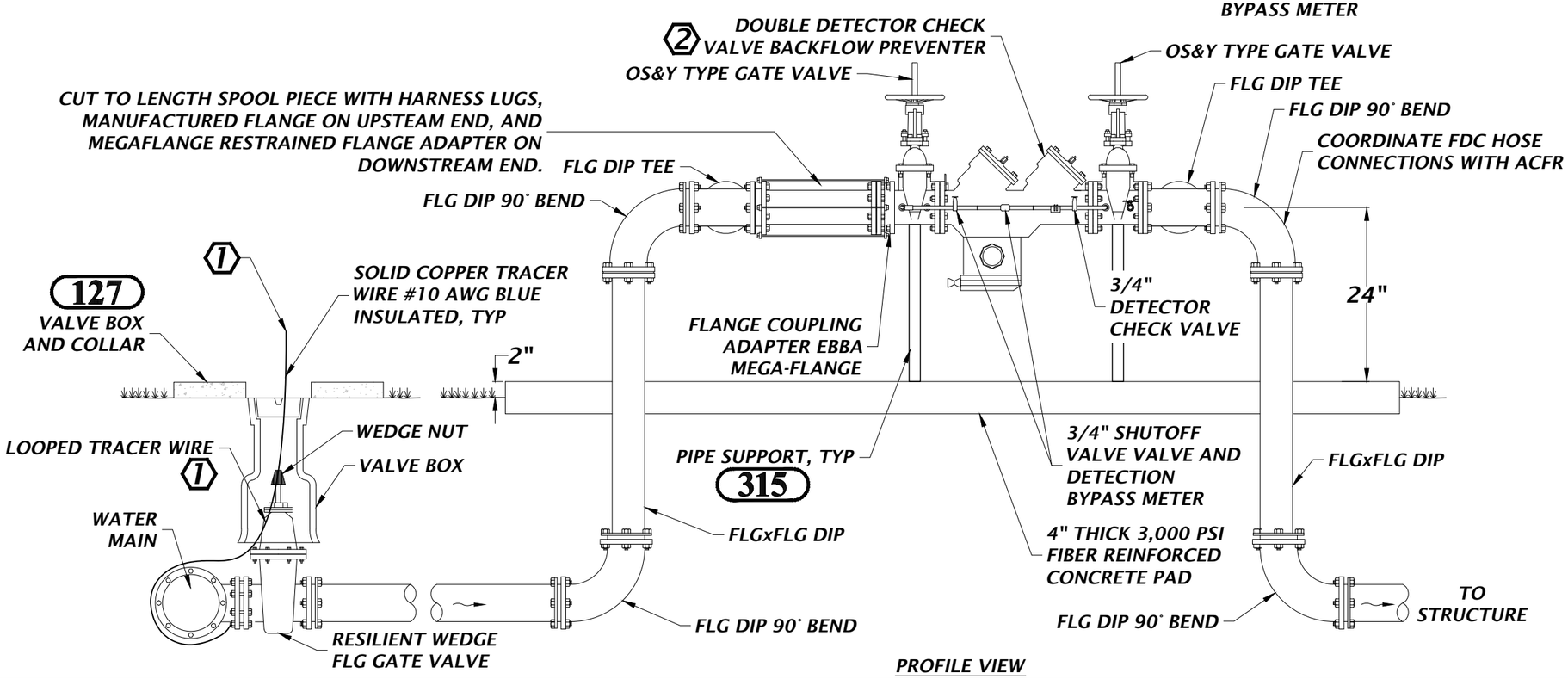
NO.	COMMENTS
	321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** Please add Detail 139 to job titled "FIRE LINE 4-INCH AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER". If design engineer does not access to this detail, City will forward. **Conditional Approval**
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc. Please **resubmit** this sheet **Comment on Feb 2024 Submittal** **Sheet C0** **Utility Providers:** City has new Distribution and Collections Supervisor. Please replace "B.J. GOURLEY & Cell #" with: EMORY SUMMERS PHONE: 352-451-5920

NO.	COMMENTS
	Conditional Approval
END OF COMMENTS	

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



PLAN VIEW



PROFILE VIEW

GENERAL NOTE(S):

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

KEYED NOTE:

① *VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.*

② *BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.*

③ *IF REQUIRED BY ALACHUA COUNTY FIRE RESCUE (ACFR), REPLACE ELBOW WITH TEE AND FDC HOSE CONNECTIONS.*

139

FIRE LINE 4” AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)

NTS

City of ALACHUA public services

DEWATERING NOTES

1. DURING THE EXCAVATION PROCESS IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND OR AN ABOVE GOUND CHAMBER. ALL DEWATERING MUST BE RETAINED IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. IF LIMITED AVAILABLE SPACE BECOMES A CONSTRAINT DURING CONSTRUCTION ACTIVITIES, AND A SETTLING POND CAN NOT BE CONSTRUCTED THEN WE RECOMMEND UTILIZING A BAKER TANK AND NON-CATIONIC FLOCCULENT TO REMAIN IN COMPLIANCE WITH THE GENERIC PERMIT. THE MANUFACTURER INFORMATION SHEET FOR THE FLOCCULENT SHOULD BE KEPT ONSITE ALONG WITH THE PERMIT, IF UTILIZED TO REDUCE TURBIDITY.
3. IF THE GROUNDWATER CAN NOT BE CONTAINED ON-SITE AND MUST BE DISCHARGED OFF-SITE, THE CONTRACTORS IS RESPONSIBLE FOR FILING FOR AN FDEP DEWATERING NOI, AND CONDUCTING ALL WATER TESTING REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION AND FDEP. IF THE PROJECT IS WITHIN PROXIMITY OF CONTAMINATION OR SUSPECTED CONTAMINATION THE GROUNDWATER WILL HAVE TO BE TESTED PER FDEP REQUIREMENTS AT A MINIMUM. NO POLLUTED WATERS SHALL BE DISCHARGED INTO STORM SYSTEM OR BODIES OF WATER. BEFORE DISCHARGE OF PRODUCED GROUND WATER TO ANY SURFACE WATER OF THE STATE FROM A NON-CONTAMINATED SITE, ANALYTICAL TESTS ON SAMPLES OF DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE CONTAMINATION. TEST RESULTS MUST MEET MINIMUM REQUIREMENTS SET BY FDEP (DOCUMENT 62-621.300(2) GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM NON-CONTAMINATED SITE ACTIVITY). ANY DEWATERING DRAINAGE DISCHARGED INTO SANITARY SEWERS MUST BE APPROVED BY THE GOVERNING WASTEWATER DIVISION BEFORE DISCHARGING.
4. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFF-SITE.
5. ALL GROUND WATER DISCHARGED OFF-SITE SHALL BE 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) OR LESS. TURBIDITY READINGS SHOULD BR COLLECTED TWICE DAILY, AT LEAST FOUR HOURS APART, TO CONFIRM TURBIDITY IS KEPT BELOW 29 NTUS. THE SAMPLES WILL BE COLLECTED AT THE DISCHARGE LOCATION. A LOG OF DAILY TURBIDITY MEASUREMENTS WILL BE KEPT ONSITE FOR THE DURATION OF DEWATERING ACTIVITIES ALONG WITH DAILY MEASUREMENTS OF THE FLOW RATE IN GALLONS PER DAY
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP A DEWATERING SYSTEM THAT PROVIDES PRETREATMENT OF EFFLUENT PRIOR TO DISCHARGE INTO ADJACENT SURFACE WATERS OR LOCAL SANITARY UTILITY SYSTEM, IF ALLOWED/REQUIRED. THE CONTRACTOR'S DEWATERING METHOD MUST MEET ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING THIS FRACTICE INCLUDING THE USE OF PERMITTED OUTFALL STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY FOR A DEWATERING PERMIT WITH THE APPROPRIATE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNING JURISDICTION.
7. THE DEWATERING SYSTEM SHALL BE DESIGNED, AND BE PROVIDED, USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
8. CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE GROUNDWATER OR ARTESIAN HEAD.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED PROVIDED IT DOES NOT RESULT IN BOIL, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS, DURING NORMAL PUMPING AND UPON DEVELOPMENT WELL(S), LEVEL OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5PPM.
10. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF:
    A. 100,000 GPD TOTAL IN A 24 HOUR (1 DAY) PERIOD FROM DEWATERING
    B. 1,000,000 GPD PUMP CAPACITY IS REQUIRED
    C. GROUNDWATER WELL SIZE 8" IN DIAMETER OR GREATER
    D. CUMULATIVE OUTSIDE DIAMETER OR SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER

    THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH WATER MANAGEMENT DISTRICT, HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL WATER MANAGEMENT AND GOVERNING JURISDICTION ON THE PERMIT REQUIREMENTS FOR DEWATERING. ALL PERMITS SHALL BE SUBMITTED A MINIMUM OF 21 DAYS PRIOR TO STARTING DEWATERING ACTIVITIES.
11. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOATATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
12. IF SILTY/CLAY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, ARE ENCOUNTERED THEN THE WATER SHALL BE TREATED WITH CHEMICAL ADDITIVES, SUCH AS ALUM, IN THE SEDIMENT BASIN IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE SEDIMENT TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING THE EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
13. THE EXCAVATION PROCESS SHALL BE SEQUENCED IN SUCH A MANNER SUCH THAT THE SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE.
14. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM SITE INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GENERAL ADA GUIDELINES FOR SITE CONSTRUCTION

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT STATE & LOCAL BUILDING CODE, THE DEPARTMENT OF JUSTICE ADA STANDARDS, REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1.50 (1/4" PER FDOT OR 2.0%) IN ANY DIRECTION. THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE.
2. RAMPS - SLOPES EXCEEDING 1:20 (5%) BUT NO MORE THAN 1:12 (8.3%) CONSTITUTE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, AND LANDINGS). NO RAMP SHALL EXCEED A 1:12 (8.3%) RUNNING SLOPE OR 1:50 (2%) CROSS SLOPE. RAMPS EXCEEDING SIX FEET IN LENGTH REQUIRE A HANDRAIL THAT CONFORMS TO ADA STANDARDS. A RAMP MAY NOT RISE MORE THAN 2.5 FEET WITHOUT A LANDING.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1.50 (1/4" PRT FDOT OR 2.0%) IN ANY DIRECTION. THE LANDING SHOULD BE AS WIDE AS THE PROPOSED RAMP, MIN 36" WIDE, AND BE 60" LONG. IN MOST SITE CASES LANDINGS SHOULD BE 5 FEET BY 5 FEET.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). IF THE PATH OF TRAVEL GOES TO A PUBLIC RIGHT-OF WAY, IT IS PREFERRED THAT THE ROUTE BE A MINIMUM OF 60 INCHES. THE SLOPE SHOULD BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1.50 (¼" PER FDOT OR 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), THE ADA RAMP CRITERIA MUST BE ADHERED TO, A MAXIMUM SLOPE OF 1:12 (8.3%). FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1.50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE.
5. CROSS-WALKS - THE PATH OF TRAVEL STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 1.50 (2%) CROSS SLOPE IS MET IN THE CROSS WALK.
6. DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1.50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY FDOT.)
7. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
8. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY REQUIREMENTS LISTED ABOVE OR OTHER NON-STATED ADA REQUIREMENT THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NONCOMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS OR AS DEFINED BY CURRENT FDOT SPECIFICATIONS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (FLORIDA TESTING & ENVIRONMENTAL, INC.) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
5. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE, ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
7. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
9. 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 F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
10. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR REVIEW/APPROVAL.
11. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.).
12. SEAL CONCRETE PER ASTM C309 OR ASTM C1315 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
14. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL GOVERNING JURISDICTION.
15. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS (REFER TO PLANS), ANY AND ALL DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER AND OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
16. ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
17. GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
18. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. THE MORE STRINGENT REQUIREMENTS SHALL APPLY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET,
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. 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.
3. THE OWNER'S ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
4. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN ½" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

AS-BUILTS, RECORD DRAWINGS & CERTIFICATIONS:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A COPY OF THE MINIMUM REQUIREMENTS FOR AS-BUILT RECORD DRAWING ACCEPTANCE FOR THE AGENCY HAVING JURISDICTION (SUCH AS THE CITY OR COUNTY) AND/OR UTILITY SERVICE PROVIDER, FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS, AND PRODUCE AS-BUILT RECORD DRAWINGS THAT SUBSTANTIALLY COMPLY WITH OR EXCEED THESE REQUIREMENTS, INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTALS.
2. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER TO ENGINEER, INCLUDING AND WITHOUT LIMITATIONS.
    A. SURVEYED "AS-BUILTS", MINIMUM AS-BUILT SURVEY SCOPE IS LISTED BELOW.
    B. COMPACTION AND DENSITY TEST RESULTS CERTIFIED BY OWNERS TESTING COMPANY,
    C. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS AS REQUIRED FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
3. AS-BUILT DRAWINGS SHALL BE ACCURATELY RECORDED AND CERTIFIED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHARTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
4. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN AUTOCAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE AUTOCAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
5. THE X, Y AND (Z) LOCATION BASED ON THE COORDINATE SYSTEM FLORIDA EAST ZONE STATE PLANE COORDINATE FEET NAD 83, OF ALL VALVES (CENTER OF PIPE), MANHOLES, INLETS, VALVE BOXES (GRADE), HYDRANTS (GRADE), BLOW OFFS (GRADE), SAMPLE POINTS (GRADE) AND METER BOXES (GRADE) ETC. SHALL BE CLEARLY SHOWN. ACCEPTABLE POSITION ACCURACY SHALL BE SUB-METER OR BETTER FOR COMPATIBILITY WITH GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE VERTICAL DATUM USED SHALL BE NAVD 88 UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
6. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- SITE IMPROVEMENTS:
    - ALL BUILDINGS AND OTHER IMPROVEMENTS WITH DESCRIPTIONS, DIMENSIONS, AND LOCATION.
    - PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS.
    - FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
    - ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
    - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
    - WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
    - WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
- SANITARY SEWER:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND INVERTS OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
    - LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN MANHOLES.
    - LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
- STORM DRAINAGE:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.) AND INVERT OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES AND ROCK ENVELOPES.
    - INVERTS OF ALL MITERED END SECTIONS.
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN THE STRUCTURES.
    - INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
    - STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
    - STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- WATER AND REUSE SYSTEMS AND FORCE MAINS:
    - ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
    - LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.
    - POTABLE WATER SHALL CLEARLY INDICATE COMPLIANCE TO MINIMUM SEPARATION DISTANCES OR REQUIRED PIPE UPGRADES.

PRIOR TO THE CIVIL ENGINEERING PUNCH LIST INSPECTION THE CONTRACTOR SHALL SEND THE ENGINEER AN AS-BUILT SURVEY. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN FIVE (5) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN AUTOCAD AND PDF FORMAT IS SUFFICIENT. IF ANY DEFICIENCIES ARE NOTED, ONE COPY OF REDLINED AS-BUILTS WILL BE GIVEN TO THE GENERAL CONTRACTOR FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE OWNER'S ENGINEER BEFORE ANY CERTIFICATIONS WILL BE INITIATED.

7. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR KEEP A DAILY "AS-BUILT" SET OF DRAWINGS WHILE THE WORK BEING DONE IS VISIBLY EXPOSED ACCORDING TO THE CRITERIA OUTLINED HEREIN.
8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY TO OWNER'S ENGINEER THAT ALL SITE, UTILITY, AND ROADWAY COMPACTION, BERM STABILITY, AND PAVEMENT CONSTRUCTION SPECIFICAT

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 20 ft.
ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION:
NGVD29 - NAVD88 = 0.751'

LEGEND

- PROPOSED UTILITY EASEMENT - WATER
- PROPOSED UTILITY EASEMENT - ELECTRIC
- PROPOSED UTILITY EASEMENT - GAS
- WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
- COA: CITY OF ALACHUA

PIPING MODIFICATIONS AND SUGGESTIONS.
DESIGN ENGINEER TO MODIFY AS THEIR PREFERENCE.

N79°03'00"W 120.00'(M)
S10°57'00"W 340.00'(M)
N10°57'00"E 340.00'(M)
S79°03'00"E 120.00'(M)

FIRESTONE
±6,621 SF
FFE = 136'

NOTE:
FOR THIS APPLICATION, COA REQUIRES PRIVATE FIRE HYDRANT. MARKUPS ASSUME THIS.

FOR PRIVATE FIRE HYDRANTS, DUE IS NOT REQUIRED.

WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
SCALE: 1"=10'

SANITARY SEWER BUILDING SERVICE CONNECTION
SCALE: 1"=10'

TYPICAL CROSSINGS
UNDERGROUND UTILITY
2.50 COVER (MIN.)
1.00' SEPARATION (MIN.)
STORM AND/OR SANITARY SEWER
NTS

CROSSING # 1
SURFACE - 134.62'
3.68' COVER
18" STORM PIPE
TOP - 130.96'
BOTTOM - 129.19'
2.04' SEPARATION
6" SANITARY SEWER
TOP - 127.15'
BOTTOM - 126.57'
NTS

NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.5.2.1

2. YES?
8

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

PLEASE INCREASE TO 10 FT. DUE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 8" CAP AND INSTALL 8" X 4" REDUCTION *CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 124 / C10
101 ±9.4 LF OF 4" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
102 4" DIP TEE
103 4" x 2" REDUCER
104 ±10.8 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1
105 2" GATE VALVE, DETAIL: 118 / C10
106 2" TEE, DETAIL: 130 / C10
107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10 *END OF COA MAINTENANCE
108 ±306.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1
109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX
201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10 *END OF COA MAINTENANCE
202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00' CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 131.94', EFFLUENT INV.= 131.69' DETAIL: 227 / C10.1
303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
304 6" CLEANOUT, INV.= 131.66, DETAIL: 1 / C10
305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
306 6" CLEANOUT, INV.= 131.58, DETAIL: 1 / C10
307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.55' CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
310 6" CLEANOUT, INV.= 131.51, DETAIL: 1 / C10
311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
312 6" DROP CLEANOUT, HIGH INV.= 131.02' LOW INV. = 126.64', DETAIL: 1 / C10
313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
314 6" CLEANOUT, INV.= 126.35, DETAIL: 1 / C10
315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
316 6" CLEANOUT, INV.= 125.82, DETAIL: 1 / C10
317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1
318 6" CLEANOUT, INV.= 125.38, DETAIL: 1 & 127 / C10 *END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
401 ±307.7 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER
402 PROPOSED GROUND MOUNTED TRANSFORVER
403 ±80.3 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORVER TO BUILDING CONNECTION
404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.
405 ±330.3 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION
406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 PUBLIC FIRE HYDRANT LINE CONNECTION WITH 8" TAPPING SLEEVE AND GATE VALVE *CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. DETAIL: 149 / C10.1
501 ±77.3 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
502 8" GATE VALVE, DETAIL: 145 / C10.1
503 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10
504 8" GATE VALVE, DETAIL: 145 / C10.1
505 8" DOUBLE DETECTOR CHECK VALVE ASSEMBLY
506 ±69.9 LF OF 4" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
507 4" CHECK VALVE
508 FDC CONNECTION
509 ±257.4 LF OF 4" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1
510 CONNECT TO STUB-OUT AT BUILDING *NOTE: COORDINATE FIRE SPRINKLER BUILDING CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS. FIRE SPRINKLER MAIN POINTS OF CONNECTION (WHERE THE LINE IS SOLELY USED FOR FIRE SPRINKLERS) MUST TERMINATE ONE FOOT ABOVE FINISHED FLOOR AS REQUIRED PER FS 633.539.

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE
602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

127/
PRIVATE
139
END OF COA MAINTENANCE

15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTING INCLUDE REDUCERS, TEES AND ELBOWS.

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4015 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
US HIGHWAY 441
&
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE	REVISION / ISSUE	BY*
2	07/18/2024	CITY OF ALACHUA COMMENTS	JR

ENGINEER'S NAME & PE#
JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 02/26/2024
SHEET C5
SCALE 1" = 20'
UTILITY PLAN

Comment & Response Letter

Firestone at Alachua

City of Alachua - Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100 x 1602

Attn: Justin Tabor, AICP

Special Exception Application & Site Plan Application
Parcel # 03044-003-000 & 03042-050-008

Prepared by:

4016 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

Comments Received: January 18, 2024

Special Exception Comments:

1. Comment: *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use specific standards. Reference to analysis elsewhere in the report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.
   d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
   e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

1. Response: Please see attached revised justification statement addressing these comments and concerns.

2. Comment: *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on the aforementioned text amendment.

2. Response: We have applied for a special exception concurrently with the site plan in relation to Section 4.3.4(J)(3)(b). The Text Amendment is scheduled for a 2nd and final Commission hearing on 2/26/24

Site Plan Application Comments:

3. Comment: *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications

cannot be considered until action has taken place on the aforementioned text amendment.

3. Response: We have applied for a special exception concurrently with the site plan in relation to Section 4.3.4(J)(3)(b). The Text Amendment is scheduled for a 2nd and final Commission hearing on 2/26/24

4. Comment: *Article 6, Development Standards*

a. Section 6.1., Off-Street Parking and Loading Standards
   i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
   ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.

b. Section 6.2, Landscaping Standards
   i. Site does not comply with the arterial screening requirements Reference Section 6.2.3(E).
   ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
   iii. A minimum of 10 shrubs are required in each landscape island.
   iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
   v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
   vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
   vii. East and west perimeter buffer requirements are not met. Plans note “2X understory trees proposed”. A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
   viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards

i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

4. Response: **Section 6.1: The minimum amount of parking spaces required is 1 space per 400 square feet of floor area. The maximum number of parking spaces allowed is 125% the minimum. Minimum stall size is 9' x 18'. The quantity of parking stalls permitted for this store does not meet the tenants needs and a reduction will impact their sales; therefore, we will be requesting a waiver to exceed the maximum parking requirement. THis waiver will be submitted at a later date.**

Section 6.1.5: The loading zone dimensions exceed the requirement of 12' x 30' and now has detail 11 on sheet C8 and callout 39 on sheet C1, see revision 2.

Section 6.2: i. Response: North Buffer has been revised to comply with the Arterial Screening requirements as per Section 6.2.3(E) upon Alternative Landscape Plan Request for signage visibility purposes. Calculations are provided on sheet C7.
ii. Response: Understory trees have been revised on the Plant List to reflect 1.5" CAL. MIN. as required per Section 6.2.2(D)(9)(b)(iii). See Plant List on sheet C7.
iii. Response: Each landscape island has been revised to include a minimum of 10 shrubs as required. See sheet C7.
iv. Response: Buffer Labels and Buffer Chart has been provided and corrected to comply with parking lot buffer requirements for

the West and South buffers as per Section 6.2.2(D)(2)(b). See sheet C7.
v. Response: Southern and Western Buffers have been revised as well as Buffer Label and Buffer Chart to comply with the requirements as per Section 6.2.2(D)(2)(b)(i), Although Western Buffer is requesting an Alternative Landscape Plan due to the location of proposed underground utilities and limited space, for placement of Canopy Trees. Calculations have been provided in Buffer Labels and Buffer Chart. See sheet C7.
vi. Response: Parking Lot Buffers have been located on the exterior of the parking lot, and are placed immediately adjacent to the curbed and paved areas where applicable, while maintaining 2ft. spacing for vehicle over-hanging due to no parking stops being proposed. See sheet C7.
vii. Response: East and West perimeter buffers have been revised and are requesting an Alternative Landscape Plan due to proposed underground utilities locations and due to limited space for Canopy distances from underground utilities, Understory trees are proposed to meet the number of required trees and continuous screening hedges are provided. See Alternative Landscape Plan request and calculations for buffers are provided on Buffer Labels and Buffer Chart on sheet C7.
viii. Response: Waste Receptacle screening is compliant as per Section 6.2.3(B), as the receptacle is enclosed within a 6ft. masonry wall as well as screened with Podocarpus Macrophyllus (evergreen) shrubs at 3ft. HT. MIN. upon planting, which shall obtain a height of at least 6ft. within 3 years after planting, even with minimum plant conditional specifications (i.e. full sun or partial shade, soil and water consumption). See sheet C7.

Section 6.4: Plans revised to provide cut sheets as revision 2 on sheet SL1 and New plan sheet SL2.

Section 6.5: We acknowledge that the sign permitting will be entirely separate. 10% of the square footage of the western fascia (our primary face) would be 304sf. We are only proposing 87.25sf on that wall. 10% on the north elevation would be 117sf. We are only proposing 73 on that fascia. That gives us an aggregate

square footage of 160.25sf. does “not permitted” mean “not allowed” or “doesn’t require a permit? Please clarify.

Section 6.8: Please see attached Elevations.

5. Comment: *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
b. The applicant must address all comments provided by the Alachua County Fire Rescue in an email dated January 4, 2024.
c. The applicant must address the comments provided by Daniel Young, P.E., of CHW as provided in a memorandum dated January 17, 2024.

5. Response: Acknowledged.

6. Comment: *Miscellaneous*
a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

6. Response: a. The site design was revised to meet the required impervious surface ratio maximum without the need of pervious concrete. Thus, the pervious concrete was removed from the plans.
b. A 3’ radius added to the north-west side of the parking stalls. See sheet C1 revision 2.

Public Services Utilities Comments

1. Comment: Informational: COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work.

1. Response: Acknowledged. We will be submitting electrical plans and gas line installation work to GRU for review.

2. Comment: Sheet C0.1 Drainage System Notes: Please add: " '18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM." Please resubmit this sheet.

2. Response: **Note: “THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM”, added to GENERAL NOTES. See sheet C0.1 revision 2.**

3. Comment: Sheet C0.3 Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please resubmit this sheet.

3. Response: **Note 15 was modified to include “AND CITY OF ALACHUA” in two instances. See sheet C0.3 revision 2.**

4. Comment: Sheet CS Please add the following notes: Please resubmit this sheet.

- "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
- ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
- ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
- RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
- PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
- PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT”

4. Response: **The following notes were added to sheet C5 as revision 2: “9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. 10. ALL COMPONENTS THAT**

EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. 11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. 12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA 13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. 14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT."

5. Comment: Sheet CS See markup - a summary of mark-up comments is listed below: Please resubmit this sheet.

- Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.
- Call out dimensions of the PUE
- Increase PUE dimensions around the fire hydrant, 10 feet in all directions.
- Add "ABBREVIATION, COA = CITY OF ALACHUA"
- Keynote 100: Tee shall be ductile iron as per COA standards.
- Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards.
- Keynote 104: Add Detail 118.
- Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated.
- Keynote 106: Add Detail 130
- Keynote 107: Add Detail 121
- Keynote 201, Add Detail 121.
- Keynote 302: As per COA standards, increase size of tank to 1000 gallons.
- Keynote 312: Add Detail 127

5. Response: The following changes were made and noted as revision 2 on sheet C5 Utility Plan:

"COA END OF MAINTENANCE" was added at each water meter and the sanitary sewer cleanout.
PUE dimensions are now shown and easement width increased from 5' to 10' wide.
Abbreviation added: "COA = CITY OF ALACHUA".
Keynote 100: Callout number changed to 102 and DIP called out per COA standards.
Keynote 101: Water service lines were revised and 8" no longer applies here.
Keynote 104: Callout number changed to 105 and Detail 118 / C10 added.
Keynote 105: Water meter location revised to be as close as possible to the property line.
Keynote 106: Detail callout 130 / C10 added.
Keynote 107: Detail 121 / C10 added.
Keynote 201: Detail 121 / C10 added.
Keynote 302: Tank size changed to 1000 gallons.
Keynote 312: Callout number changed to 318 and Detail 127 / C10 added.

6. Comment: Sheet C7 COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: Please resubmit this sheet.

- The LI crape myrtles are too close to the hydrant and fire line.
- The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be relocated from the sanitary sewer lines.
- It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices.
- Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here.

6. Response: All Canopy Trees have been corrected and checked to be at minimum 10ft. from all utility lines and sanitary lines, all Understory Trees that have less intensive root coverage have been checked to be planted no closer than 4ft. from any utilities or structures, which should ensure no future damage to underground utility lines or underground structures. The

Viburnum Obovatum hedge has been revised to be planted as close to the top of basin as possible and with adequate access for maintenance of backflow preventers. See sheet C7.0.

7. Comment: Sheet C10 Please add note to Detail 1 as per the markup. Please resubmit this sheet.

7. Response: Detail 1 on sheet C10 was revised to include notation "IF NOTED ON UTILITY PLAN USE VALVE BOX COLLAR, DETAIL: 127 / C10" please see revision 2.

8. Comment: Please add the following details to the documents. If a design engineer does not have access to COA details, please contact COA.

- 127
- 130
- 307
- 318
- 321A
- 321B
- 321D

Note: Detail 321D has been recently updated. COA will forward this to the design engineer as part of this submittal response package. Please resubmit this sheet.

8. Response: Details 127 and 130 were added to sheet C10 as revision 2. Details 307 and 318 were added to new detail sheet C10.1 as revision 2. Details 321A, 321B, and updated 321D were added to new detail sheet C10.2 as revision 2.

9. Comment: Sheet CO Utility Providers: For Water & Sewer, please replace with
CITY OF ALACHUA
B.J. GOURLEY
PHONE: (352) 258-2760
City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE#, etc. Please resubmit this sheet.

9. Response: Electric, Water & Sewer utility providers updated to show the proper parties to contact on the utility provider table on sheet C0 as revision 2.

<u>Fire Rescue:</u>

1. Comment: As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System. Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

1. Response: Sheet C5 Utility Plan was revised to include fire sprinkler water supply lines with FDC and the fire hydrant was moved to be within 35', see revision 2.

CHW Review:

1. Comment: Please note that no stormwater calculations were received with this review. While it is understood that the site will drain into a master stormwater system, the impact of this site on the overall system should be quantified and the pipe system analyzed.

1. Response: Please see the revised Drainage Compliance Letter included with this submittal.

2. Comment: Based on a review of the proposed storm structures and their inverts, it does not appear that the pipes have enough cover. Per FDOT recommendations, plastic corrugated pipes such as those proposed require 2' of cover and it appears that the proposed pipes have closer to 1' of cover.

2. Response: Sheet C3 Grading Plan was revised to show stormwater infrastructure pipes with a minimum 2' of cover throughout, see revision 2.

3. Comment: Please note that the hatches for pervious pavement and regular duty asphalt are indistinguishable. CHW recommends updating the hatches to make it easier to distinguish.

3. Response: The site design was modified to allow for the maximum impervious surface ratio to be met without the need for pervious concrete. Pervious concrete was removed from the plans.

4. Comment: A revision for the master system has been submitted to the City of Alachua. Based on the revised SMF layout, the proposed meters for this project are likely in the SMF. Please verify this has been properly coordinated with the latest infrastructure plan.

4. Response: **We have coordinated our revisions and updates to plans with the master developer and the master infrastructure plan.**

5. Comment: Please provide elevations at all corners of the ADA parking spots and what appear to be doors on the east and west side of the building.

5. Response: **Plans were revised to show elevations at all corners of the ADA parking spots and doors on the West side of the building, see revision 2 on sheet C3. There are no doors on the East side of the building.**

6. Comment: Please provide ADA signage.

6. Response: **A bollard with ADA signage was provided with callout #14 on sheet C1 and detail 1 on sheet C8. Please also refer to revision 2 on sheet C1 for additional callouts.**

Thank you,

Jeremy Anderson, P.E.
Common Oak Engineering, LLC

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 18, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Project Assistance Team (PAT) Summary: Firestone Special Exception Permit & Site Plan Applications

Dear Ms. Hampton:

On December 21, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property.

The applications have been reviewed by the City's Project Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting to review these comments may be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 6, 2024**. A total of four (4) copies of the application packages 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.

Please address the following:

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use-specific standards. Reference to analysis elsewhere in report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery

access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.

d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

2. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

Site Plan Application

3. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

4. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.
   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).
      ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
      iii. A minimum of 10 shrubs are required in each landscape island.
      iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
      v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
      vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
      vii. East and west perimeter buffer requirements are not met. Plans note "2X understory trees proposed". A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
      viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards
   i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
   ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
   iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
   b. The applicant must address all comments provided by the Alachua County Fire Rescue in an e-mail dated January 4, 2024.
   c. The applicant must address the comments provided by Daniel Young, P.E., of CHW as provided in a memorandum dated January 17, 2024.

6. *Miscellaneous*
   a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
   b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 17, 2024**

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

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

TR 1/17/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Dec 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

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NO.	COMMENTS
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS
	• Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet

NO.	COMMENTS
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc.

NO.	COMMENTS
	Please **resubmit** this sheet
11	
12	
END OF COMMENTS	

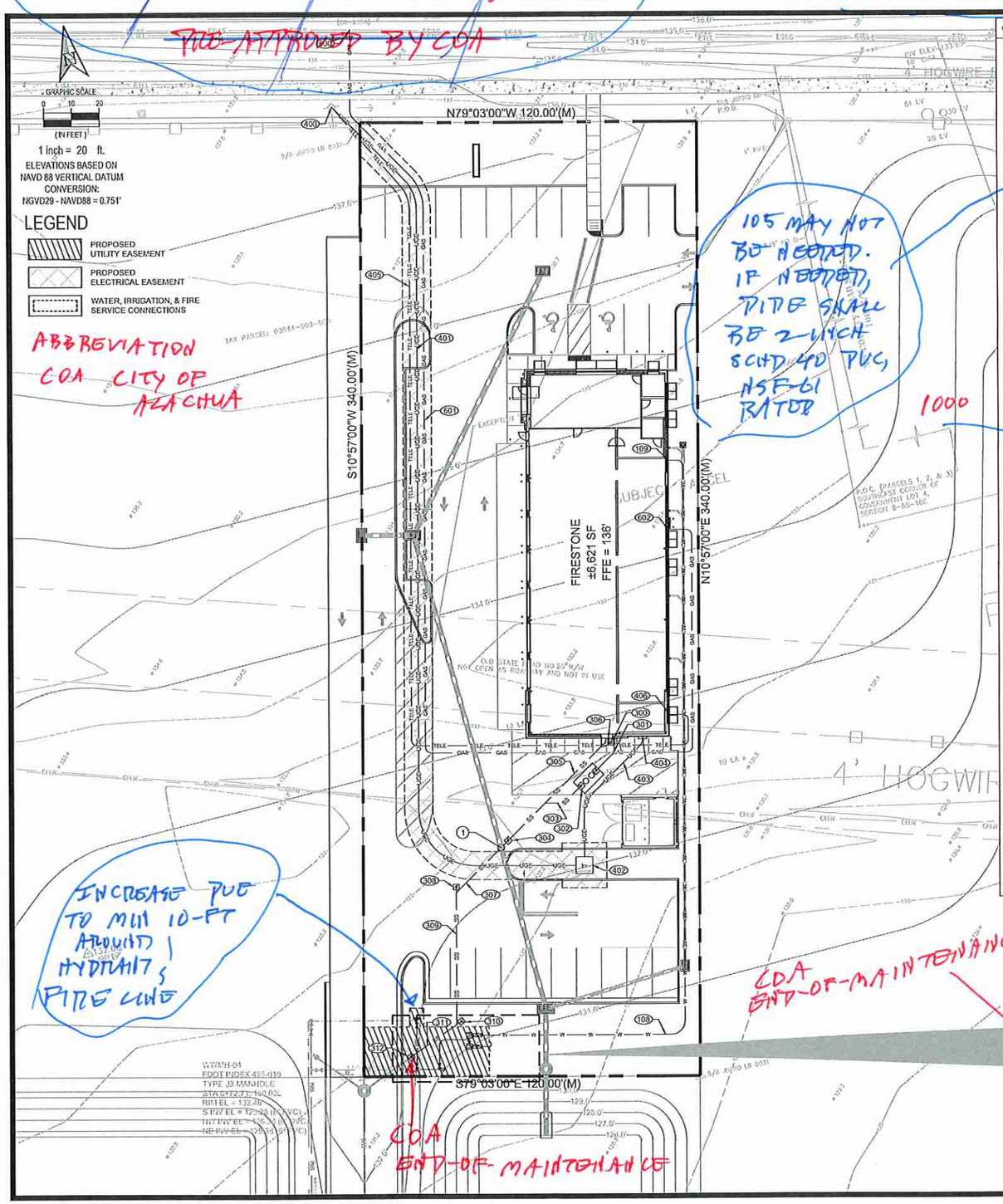
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

NOTE: ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR.

FIRE APPROVED BY COA

8" C900 DR-18 PVC

DUCTILE IRON



ABBREVIATION
COA CITY OF ALACHUA

105 MAY NOT BE NEEDED. IF NEEDED, PIPE SHALL BE 2-INCH SCHD 40 PVC, NSF-61 RATED

1000

INCREASE PUE TO MIN 10-FT AROUND HYDRANT & PIPE LINE

COA END-OF-MAINTENANCE

COA END-OF-MAINTENANCE

COA END OF MAINTENANCE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP AND INSTALL 8" TEE.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 149 / C10.1

101 ~~±94.1' OF 8" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

102 CONNECT PROPOSED 8" X 2" TAP TO THE PROPOSED EXTENDED 8" WATER MAIN.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 118 / C10

103 8" CAP FOR FUTURE CONNECTION

104 2" GATE VALVE AT THE TAP CONNECTION , DETAIL 118

105 ~~±20.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

106 2" TEE , DETAIL 130

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 / C10 , DETAIL 121

108 ±265.9 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 / C10 , DETAIL (2)

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±14.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

302 ~~750~~ GALLON GREASE INTERCEPTOR 6"
INVERTS: INLET INV.= 131.87', OUTLET INV.= 131.62'
DETAILS: 227 / C10

303 ±15.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

304 6" DROP CLEANOUT, HIGH INV.= 131.29' LOW INV. = 127.39', DETAIL: 1 / C10

305 ±50.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

306 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 131.80'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

307 ±25.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

308 6" CLEANOUT, INV.= 127.14, DETAIL: 1 / C10

309 ±47.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 126.67, DETAIL: 1 / C10

311 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 126.15' LOW INV. = 125.59', DETAIL: 1 / C10

DETAIL 127

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±329.6 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER

402 PROPOSED GROUND MOUNTED TRANSFORMER

403 ±51.2 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION

404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

405 ±351.1 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION

406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10

501 ±34.2 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1

502 8" GATE VALVE, DETAIL: 145 / C10

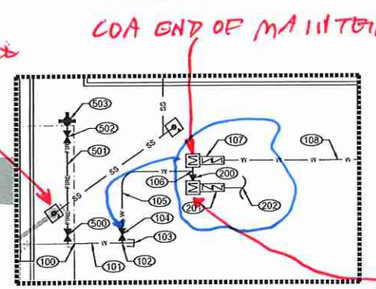
503 PROPOSED PUBLIC FIRE HYDRANT, DETAILS: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

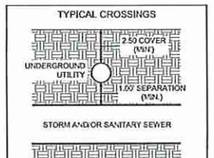
601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.



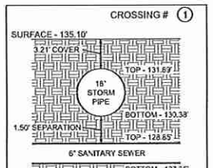
WATER, IRRIGATION, & FIRE SERVICE CONNECTIONS
SCALE: 1"=10'

TYPICAL CROSSINGS



NTS

CROSSING # 1



NTS

DETAIL 127

NOTES:

- CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
- THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
- ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
- CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
- ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.

2 ADD NOTES AS PER SUBMITTAL COMMENTS

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MOST EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
4018 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

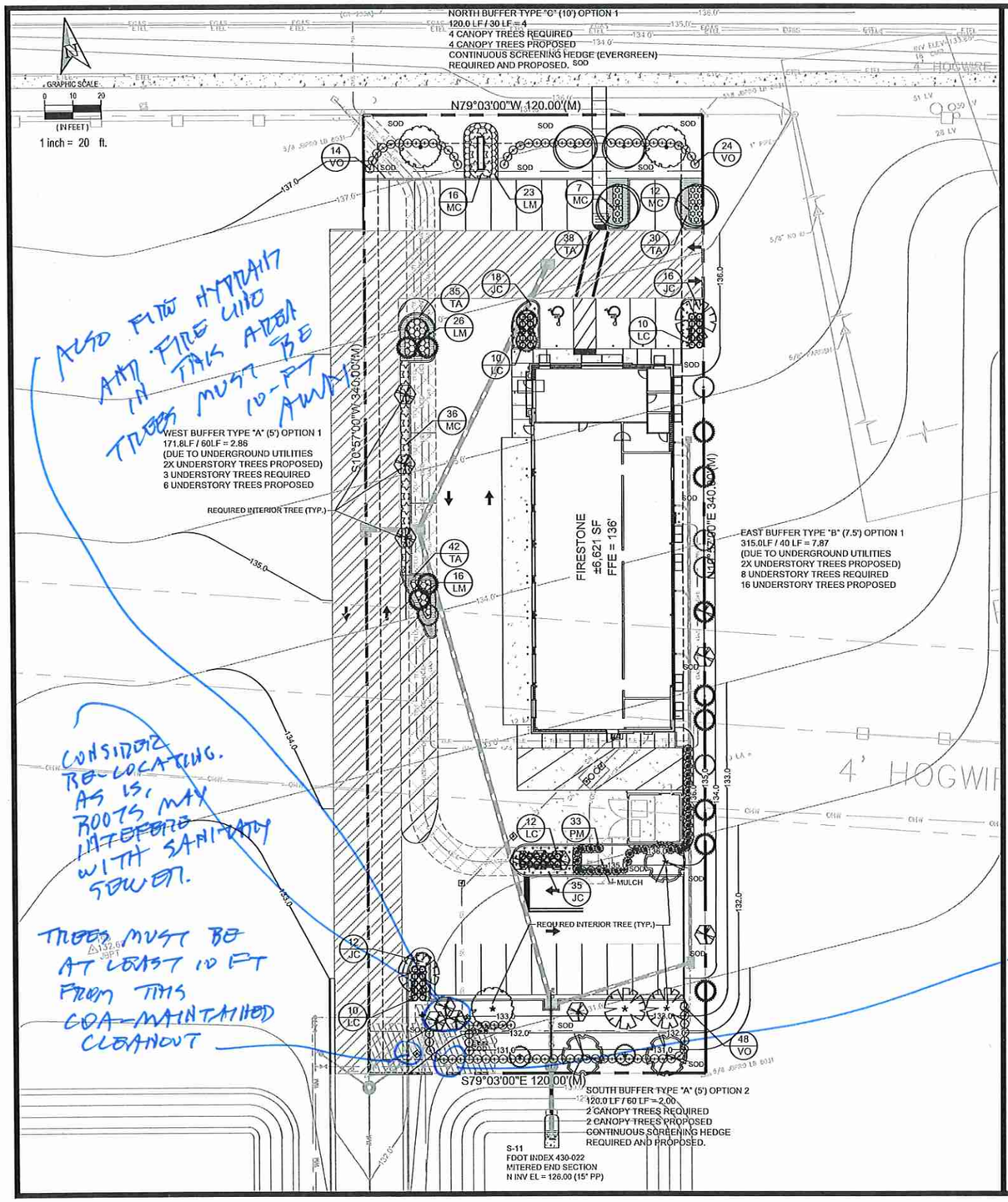
BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

BY:	REVISION / ISSUE:	DATE:	NO.:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C5
UTILITY PLAN



ALSO FLW HYDRANT AND FIRE LINE IN THIS AREA MUST BE 10-FT AWAY

CONSIDER RE-LOCATING. AS IS, ROOTS MAY INTERFERE WITH SANITARY SEWER.

TREES MUST BE AT LEAST 10 FT FROM THIS CO-A-MAINTAINED CLEANOUT

THIS IS PROPOSED ~~CO~~ RE-LOCATION OF WATER METERS.

REMOVE VO AS REQUIRED TO ALLOW ACCESS OF ~~VALVES~~ METERS AND BACKFLOW PREVENTORS

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM FLORIDANUM (FLORIDA MAPLE)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
MG	MAGNOLIA GRANDIFLORA (LITTLE GEM MAGNOLIA)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
UA	ULMAS PARVFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
IA	ILEX X ATTENUATA 'EAST PALATKA' (EAST PALATKA HOLLY)	6' MIN HT. 1" CAL MIN, 7 GAL. SINGLE TRUNK	YES	YES	12
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	4' MIN HT. 1" CAL MIN, 7 GAL. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	4' MIN HT. 1" CAL MIN, 7 GAL. MULTI-TRUNK	YES	NO	13
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24" MIN. HT. 30" O.C.	YES	NO	32
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	30" MIN. HT. 36" O.C.	YES	YES	90
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	30" MIN. HT. 36" O.C.	YES	NO	33
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN HT 1 GAL. 18" O.C.	YES	NO	145
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	18" MIN HT. 1 GAL. 24" O.C.	YES	NO	81
LM	LIROPE MUSCARI (BIG BLUE' LILY TURF)	18" MIN HT. 3 GAL. 24" O.C.	YES	YES	65
MC	MULENBURGIA CAPILLARIS (WHITE CLOUD' MUHLY GRASS)	24" MIN HT. 3 GAL. 30" O.C.	YES	YES	71
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

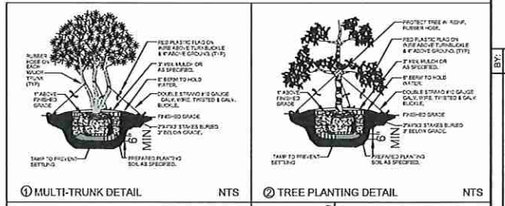
GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1983.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, M.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2 EXISTING SOIL, 1 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED DRIGANIC NON-CYPRESS HARDWOOD OR PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DOWED FLUSH TO SIXTY INCHES AND GRADED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN WORST SOIL WHICH DOES NOT FALL APART ON TEARS WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ST. AUGUSTINE GRASS OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2) FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

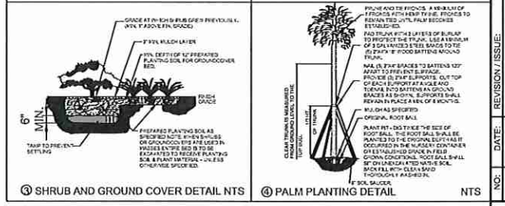
NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,600 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUSS PER LANDSCAPE ISLAND.

TOTAL V.U.A. = 21,908 SF. (21,908 / 1,800 SF. = 12.17 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 2 OAKS + 8 CREPE MYRTLES = 2 PR/YETS = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY (X) SYMBOL.



① MULTI-TRUNK DETAIL NTS

② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS

④ PALM PLANTING DETAIL NTS

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE
BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

CALL BEFORE YOU DIG...
1-800-432-4770
IT'S THE LAW

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

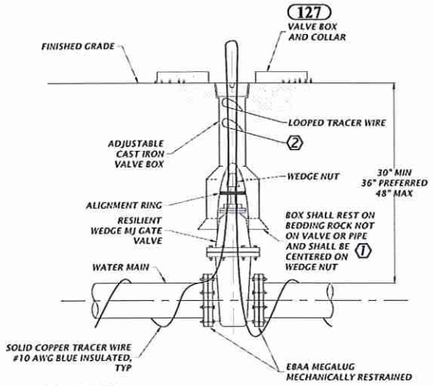
COMMON OAK ENGINEERING
4316 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#
RICK ABT
FLORIDA PE# 81321

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



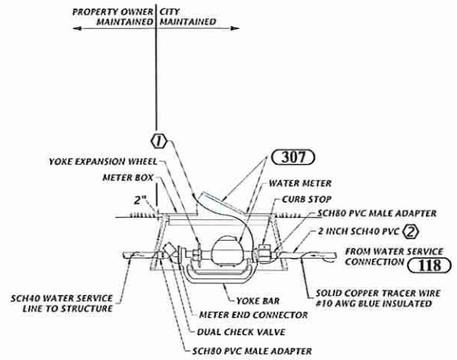
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



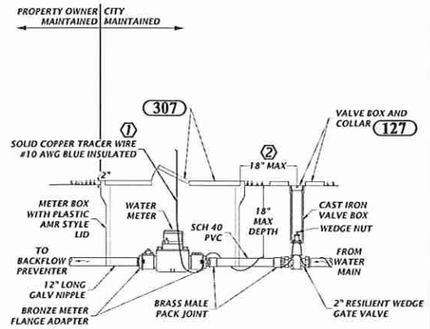
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

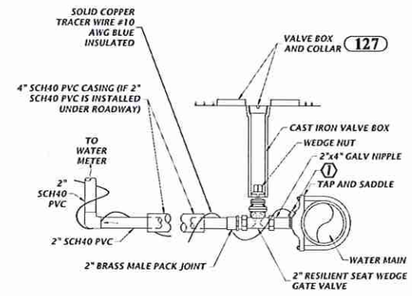
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

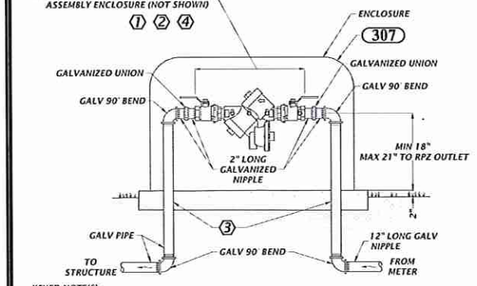
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

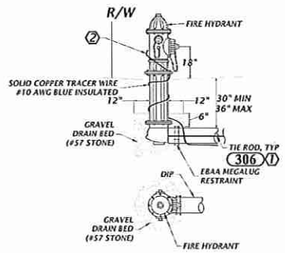
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



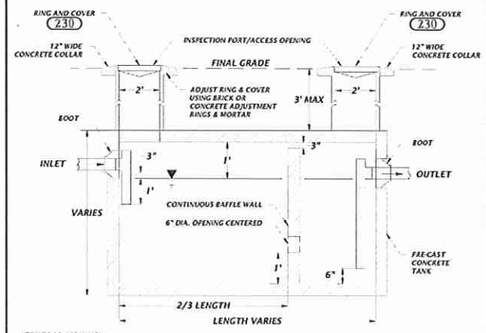
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 55' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8 INCHES ABOVE GRADE.

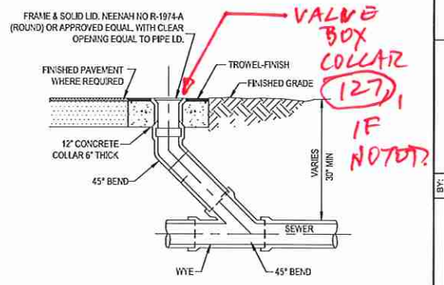
100 FIRE HYDRANT (DEAD END)
NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227 GREASE INTERCEPTOR
NTS



1 CLEANOUT NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SHEET C10
SCALE N.T.S.

UTILITY DETAILS

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Thu 1/4/2024 7:36 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good morning

As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System.

Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Wednesday, January 3, 2024 3:53 PM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>
Subject: Request for Review - Firestone Special Exception Permit & Site Plan

MEMORANDUM

Santa Fe Infrastructure Plans

January 17, 2024

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: January 17, 2024

RE: Firestone Plans

CHW has reviewed the plans submitted for the Firestone Plans and have the following comments:

1. Please note that no stormwater calculations were received with this review. While it is understood that the site will drain into a master stormwater system, the impact of this site on the overall system should be quantified and the pipe system analyzed.
2. Based on a review of the proposed storm structures and their inverts, it does not appear that the pipes have enough cover. Per FDOT recommendations, plastic corrugated pipes such as those proposed require 2' of cover and it appears that the proposed pipes have closer to 1' of cover.
3. Please note that the hatches for pervious pavement and regular duty asphalt are indistinguishable. CHW recommends updating the hatches to make it easier to distinguish.
4. A revision for the master system has been submitted to the City of Alachua. Based on the revised SMF layout, the proposed meters for this project are likely in the SMF. Please verify this has been properly coordinated with the latest infrastructure plan.
5. Please provide elevations at all corners of the ADA parking spots and what appear to be doors on the east and west side of the building.
6. Please provide ADA signage.

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Firestone

APPLICATION TYPE: Special Exception Permit and Site Plan

APPLICANT/AGENT: Morgan Hampton, Common Oak Engineering, LLC

PROPERTY OWNER: Alachua 441/235, LLC

PAT MEETING DATE: January 18, 2024

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

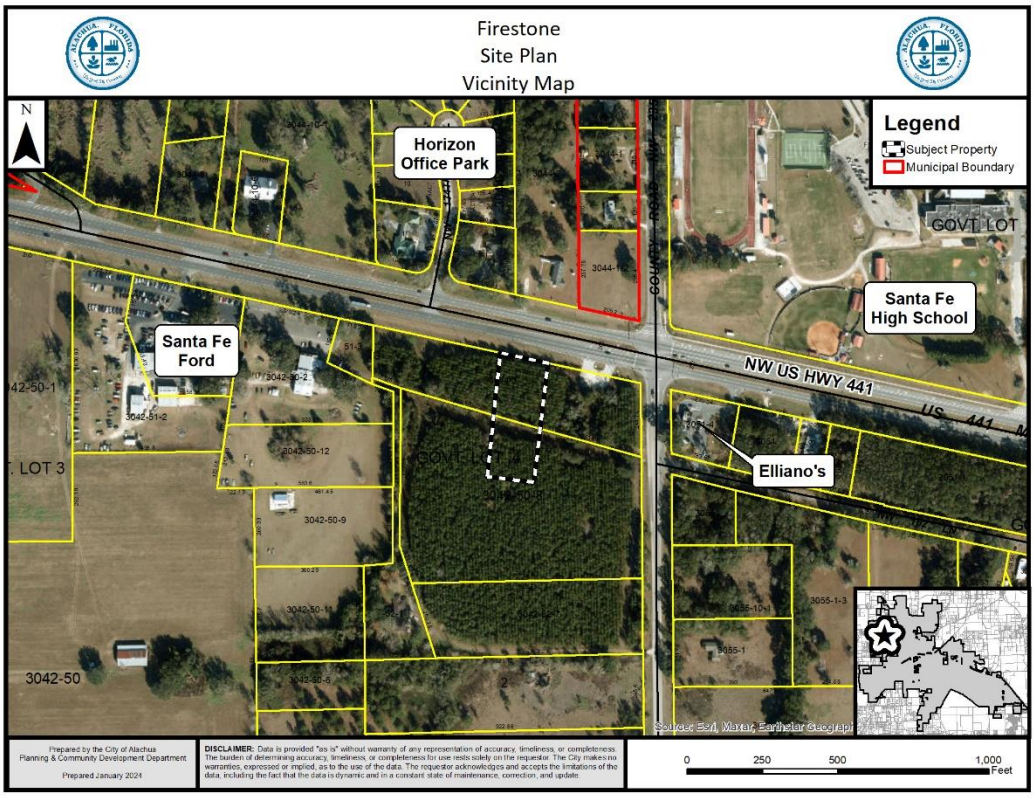
ACREAGE: ±0.94 acres

PARCEL(S): Portions of 03044-003-000 and 03042-050-008

PROJECT SUMMARY: A Site Plan proposing the construction of a ±6,621 square foot building and associated site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, February 6, 2024**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may potentially be scheduled for the **March 12, 2024 PZB Meeting.**



Deficiencies to be Addressed

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

Special Exception Permit Application

1. *Section 2.4.4, Special Exception Standards*
   a. Response to Section 2.4.4(D)(1): response does not address compliance with the use-specific standards. Reference to analysis elsewhere in report is acceptable.
   b. Response to section 2.4.4(D)(2): further analysis of how the use is compatible with the uses permitted within the adjacent and surrounding zone districts is required.
   c. Response to Section 2.4.4(D)(3): further analysis of how the design of the proposed use minimizes adverse effects is required. Such analysis should include, but is not limited to: location of service bay doors; location of waste receptacles; service delivery access/loading and mitigation of effects on adjacent lands; reduced aural impacts and vibration as a result of work being performed indoors; etc.
   d. Response to Section 2.4.4(D)(4): further discussion of hazardous waste management practices and how these practices reduce potential environmental impacts is required.
   e. Response to Section 4.3.4(J)(3)(b): revise to address minimum lot width.
   f. Response to Section 4.3.4(J)(3)(c): response does not specifically address vehicular stacking and turning movements.

2. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

Site Plan Application

3. *Article 4, Use Regulations*
   a. Parcel does not presently comply with Section 4.3.4(J)(3)(b) (pending adoption of proposed text amendment). Applications cannot be considered until action has taken place on aforementioned text amendment.

4. *Article 6, Development Standards*
   a. Section 6.1., Off-Street Parking and Loading Standards
      i. Per Section 6.1.4(B)(5) a maximum of 21 parking spaces are permitted. The plan proposes a total of 28 parking spaces.
      ii. An off-street loading zone is required per Section 6.1.5(C)(1). Reference Section 6.1.7(B) for dimensional criteria.
   b. Section 6.2, Landscaping Standards
      i. Site does not comply with the arterial screening requirements. Reference Section 6.2.3(E).
      ii. Understory trees do not meet the minimum caliper size. Reference Section 6.2.2(D)(9)(b)(iii).
      iii. A minimum of 10 shrubs are required in each landscape island.

iv. Analysis of compliance with the parking lot buffer requirements is not provided on the landscape plan. Analysis should be provided for each distinct parking area. Reference Section 6.2.2(D)(2)(b).
v. Parking lot buffer landscaping is required east of the southern parking area and along the parallel parking spaces. Reference Section 6.2.2(D)(2)(b)(i).
vi. Parking lot buffer must be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas. Reference Section 6.2.2(D)(2)(b)(ii).
vii. East and west perimeter buffer requirements are not met. Plans note "2X understory trees proposed". A narrative requesting an alternative landscape plan and how such plan meets the criteria of Section 6.2.2(D)(10) is required.
viii. Provide sufficient detail to demonstrate that waste receptacle screening complies with Section 6.2.3(B).

c. Section 6.4, Exterior Lighting Standards
   i. The maximum horizontal illumination is exceeded in the parking lot. Reference Section 6.4.4(C).
   ii. Maximum mounting height is 15 feet. Reference Section 6.4.5(A).
   iii. Provide cut sheets for all proposed light fixtures.

d. Section 6.5, Signage
   i. Note: A freestanding sign is shown on the plan and wall signage is shown on the architectural plans. Signage requires a separate permit. Additionally, note wall signage on east and west elevations will not be permitted. Reference Section 6.5.4(C)(3).

e. Section 6.8, Design Standards for Business Uses
   i. Compliance with Section 6.8 cannot be confirmed without architectural plans.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated January 17, 2024.
   b. The applicant must address all comments provided by the Alachua County Fire Rescue in an e-mail dated January 4, 2024.
   c. The applicant must address the comments provided by CHW (forthcoming).

6. *Miscellaneous*
   a. Sheet C1: Site Data Table – verify the area of pervious concrete is correct.
   b. Add radius to curbing of drive aisle and parking space in northwest corner of the site.

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 17, 2024**

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

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

TR 1/17/2024

RE: **Firestone Site Plan**

Public Services has reviewed the subject project (Dec 2023 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

.

NO.	COMMENTS
1	**Comment on Dec2023 Submittal** **General** COA did not review the electrical and gas line installation work, as other entities provide this work. COA suggests that these entities be contacted to review such work. **FYI**
2	**Comment on Dec 2023 Submittal** **Sheet C0.1** Drainage System Notes: Please add: " 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM."

NO.	COMMENTS
	Please **resubmit** this sheet
3	**Comment on Dec 2023 Submittal** **Sheet C0.3** Please modify Note 15 as follows: After "OWNER", please add "AND CITY OF ALACHUA", two instances. Please **resubmit** this sheet
4	**Comment on Dec 2023 Submittal** **Sheet C5** Please add the following notes: "ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEANOUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF-MAINTENANCE" CLEANOUT " Please **resubmit** this sheet
5	**Comment on Dec 2023 Submittal** **Sheet C5** See markup – a summary of mark-up comments is listed below: • Call-out "COA END OF MAINTENANCE" at each water meter and the cleanout.

NO.	COMMENTS
	• Call out dimensions of the PUE • Increase PUE dimensions around the fire hydrant, 10 feet in all directions. • Add "ABBREVIATION, COA = CITY OF ALACHUA" • Keynote 100: Tee shall be ductile iron as per COA standards. • Keynote 101: Water service line shall be 8-inch C900 DR-18 PVC as per COA standards. • Keynote 104: Add Detail 118. • Keynote 105: COA preference is to locate water meters as close as possible to the property line. Thus Keynote 105 line may not be needed. If it is needed, as per COA standards, this line shall be 2-inch Schedule 40 PVC, NSF-61 rated. • Keynote 106: Add Detail 130 • Keynote 107: Add Detail 121 • Keynote 201, Add Detail 121. • Keynote 302: As per COA standards, increase size of tank to 1000 gallons. • Keynote 312: Add Detail 127 Please **resubmit** this sheet
6	**Comment on Dec 2023 Submittal** **Sheet C7** COA requirements are that trees must be at least 10 feet from all water and wastewater piping. Please either relocate or eliminate trees and shrubbery as follows: The LI crape myrtles are too close to the hydrant and fire line. The same LI crape myrtles are close to owner-maintained sanitary sewer lines. COA recommends that these trees also be re-located from the sanitary sewer lines. It is proposed that the water meters and backflow preventers will be relocated near the property line. A gate valve is also near the property line. Either relocate or eliminate the VO bushes so there is adequate access to maintain these devices. Note that this area is near a stormwater basin, so foot traffic will be limited. Aesthetics may not be as important here. Please **resubmit** this sheet

NO.	COMMENTS
7	**Comment on Dec 2023 Submittal** **Sheet C10** Please add note to Detail 1 as per the markup. Please **resubmit** this sheet
8	**Comment on Dec 2023 Submittal** Please add the following details to the documents. If design engineer does not have access to COA details, please contact COA. 127 130 307 318 321A 321B 321D Note: Detail 321D has been recently updated. COA will forward this to design engineer as part of this submittal response package. Please **resubmit** this sheet
9	**Comment on Dec 2023 Submittal** **Sheet C0** **Utility Providers:** For Water & Sewer, please replace with CITY OF ALACHUA B.J.GOURLEY PHONE: (352) 258-2760 City of Alachua will not provide the electric service. Thus, please delete CITY OF ALACHUA, MITCHELL CORLEY, PHONE #, etc.

NO.	COMMENTS
	Please **resubmit** this sheet
11	
12	
END OF COMMENTS	

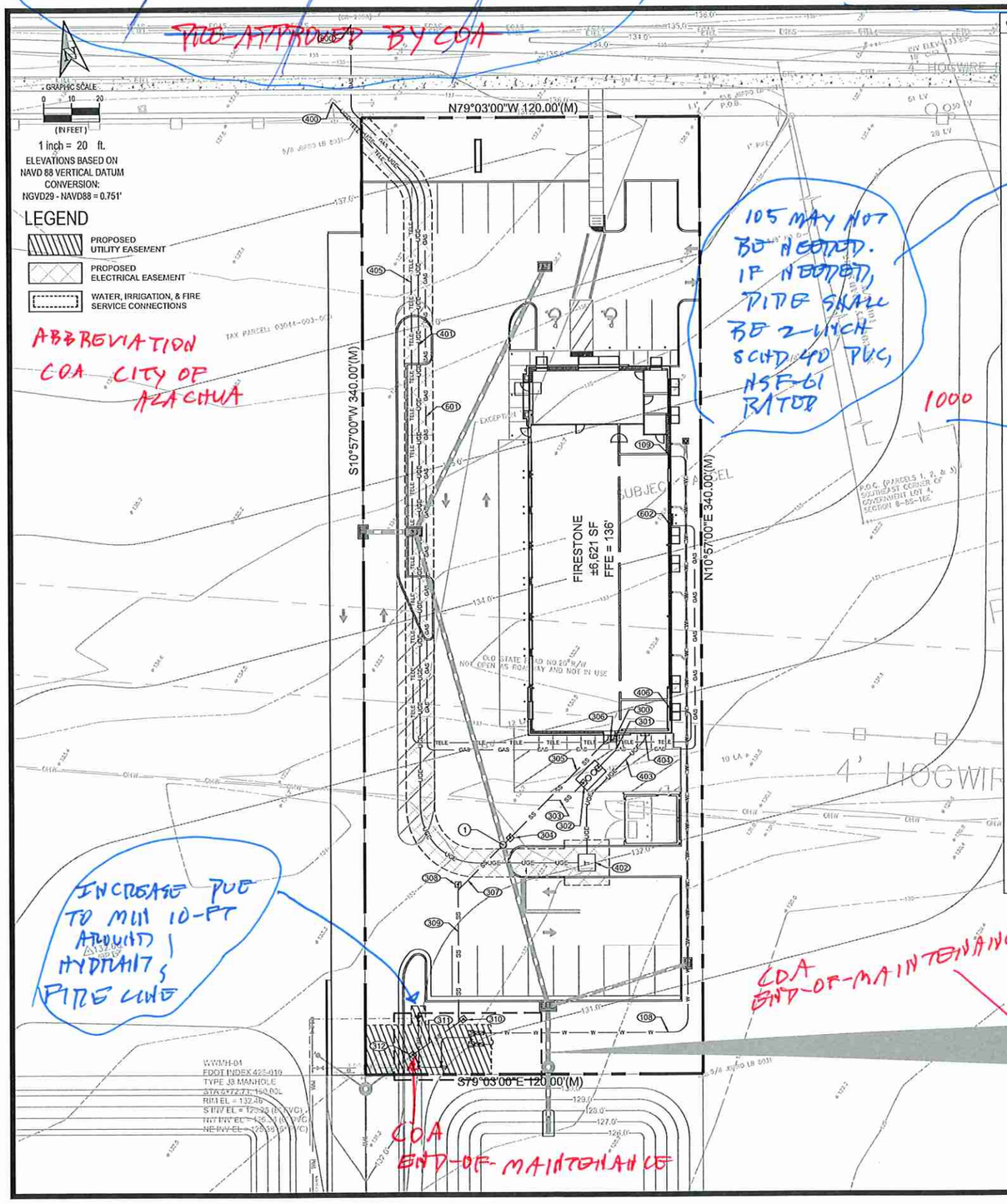
Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

NOTE: ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR

~~FIRE APPROVED BY COA~~

8" C900 DR-18 PVC

DUCTILE IRON



ABBREVIATION
COA CITY OF ALACHUA

105 MAY NOT BE NEEDED. IF NEEDED, PIPE SHALL BE 2-INCH SCHD 40 PVC, NSF-61 RATED

1000

INCREASE DUE TO MIN 10-FT AROUND HYDRANT & PIPE LINE

COA END-OF-MAINTENANCE

COA END-OF-MAINTENANCE

COA END OF MAINTENANCE

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 6" CAP AND INSTALL 8" TEE.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 149 / C10.1

101 ~~±94' OF 8" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

102 CONNECT PROPOSED 8" X 2" TAP TO THE PROPOSED EXTENDED 8" WATER MAIN.
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 118 / C10

103 8" CAP FOR FUTURE CONNECTION

104 2" GATE VALVE AT THE TAP CONNECTION , DETAIL 118

105 ~~±20.3 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1~~

106 2" TEE , DETAIL 130

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 / C10 , DETAIL 121

108 ±265.9 LF OF 2" BLUE PEX-A WATER SERVICE LINE, DETAIL: 303 / C10.1

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 / C10 , DETAIL 121

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT
INV. = 132.00'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±14.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

302 ~~750~~ GALLON GREASE INTERCEPTOR 6"
INVERTS: INLET INV.= 131.87', OUTLET INV.= 131.62'
DETAILS: 227 / C10

303 ±15.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

304 6" DROP CLEANOUT, HIGH INV.= 131.29' LOW INV. = 127.39', DETAIL: 1 / C10

305 ±50.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

306 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT
INV. = 131.80'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

307 ±25.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

308 6" CLEANOUT, INV.= 127.14, DETAIL: 1 / C10

309 ±47.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 126.67, DETAIL: 1 / C10

311 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%
DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 126.15' LOW INV. = 125.59', DETAIL: 1 / C10

DETAIL 127

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±329.6 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO GROUND MOUNTED TRANSFORMER

402 PROPOSED GROUND MOUNTED TRANSFORMER

403 ±51.2 LF OF OF UNDERGROUND ELECTRIC FROM GROUND MOUNTED TRANSFORMER TO BUILDING CONNECTION

404 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

405 ±351.1 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING CONNECTION

406 APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10

501 ±34.2 LF OF 8" C900 DR-18 PVC PIPE, DETAIL: 303 / C10.1

502 8" GATE VALVE, DETAIL: 145 / C10

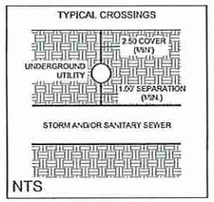
503 PROPOSED PUBLIC FIRE HYDRANT, DETAILS: 100 / C10

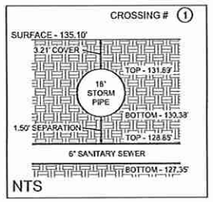
GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.





NOTES:

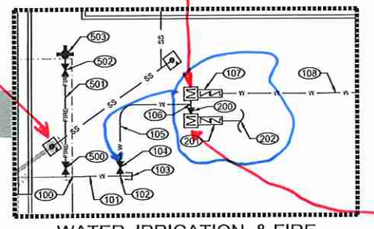
- CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
- ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
- ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
- THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
- ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
- CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
- CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
- ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.

ADD NOTES AS PER SUBMITTAL COMMENTS

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT BEST APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MAY EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW



PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
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4018 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

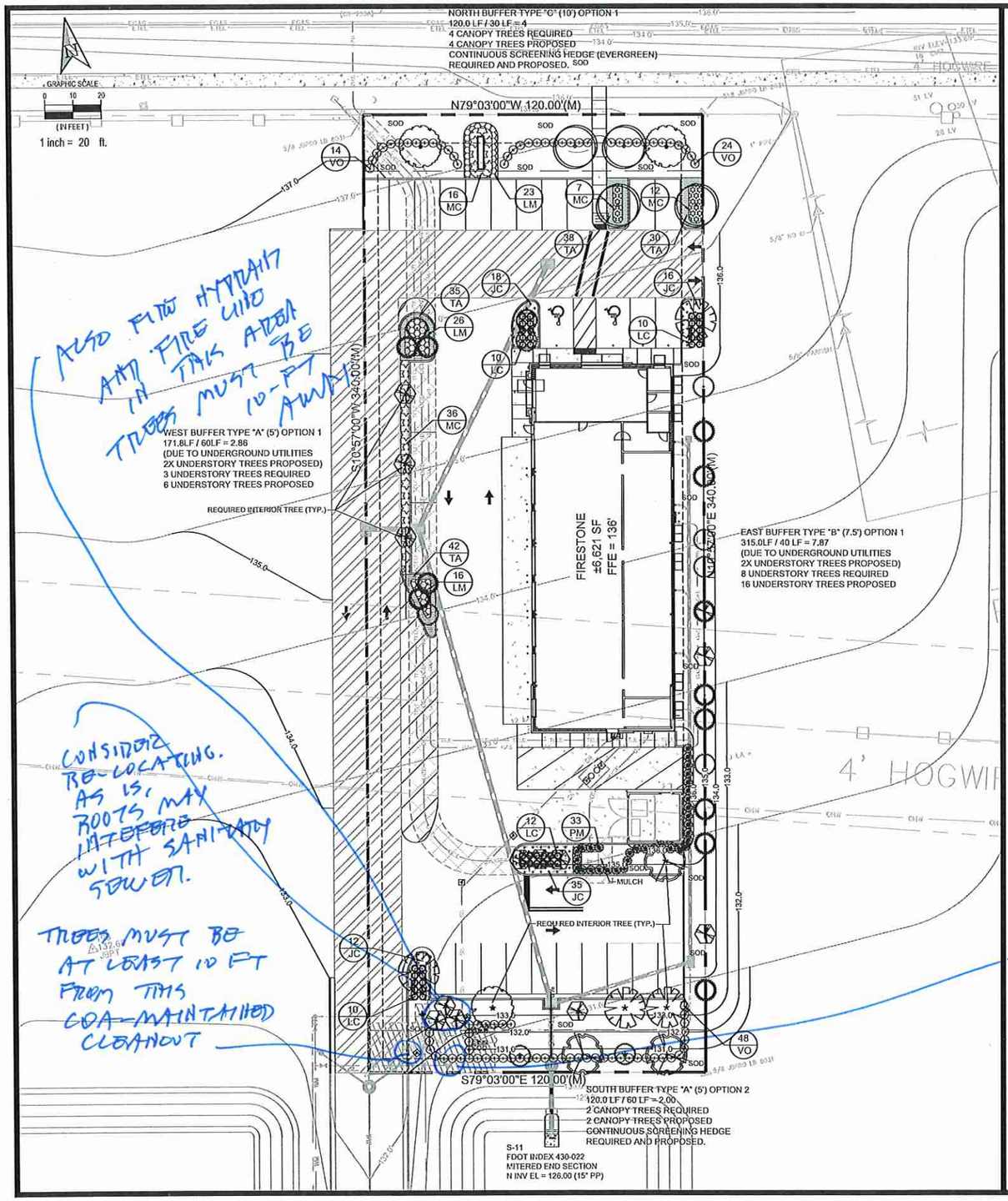
NO.	DATE	REVISION / ISSUE
6		
5		
4		
3		
2		
1		

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C5

UTILITY PLAN



ALSO FIRE HYDRANT AND FIRE LINE IN THIS AREA TREES MUST BE 10-FT AWAY

CONSIDER RE-LOCATING. AS IS, ROOTS MAY INTERFERE WITH SANITARY SEWER.

TREES MUST BE AT LEAST 10 FT FROM THIS COA-MAINTAINED CLEANOUT

THIS IS PROPOSED ~~LOC~~ RE-LOCATION OF WATER METERS.

REMOVE VO AS REQUIRED TO ALLOW ACCESS OF ~~VALVES~~ METERS AND BACKFLOW PREVENTORS

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM 'FLORIDANUM' (FLORIDA MAPLE)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
MG	MAGNOLIA GRANDIFLORA (LITTLE GEM MAGNOLIA)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	4
UA	ULMAS PARVIFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	10' MIN HT. 2" CAL MIN. 25 GALLON	YES	YES	3
IA	ILEX X ATTENUATA 'EAST PALATKA' (EAST PALATKA HOLLY)	6' MIN HT. 1" CAL MIN. 7 GAL. SINGLE TRUNK	YES	YES	12
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	6' MIN HT. 1" CAL MIN. 7 GAL. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	6' MIN HT. 1" CAL MIN. 7 GAL. MULTI-TRUNK	YES	NO	13
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24" MIN. HT. 30" O.C.	YES	NO	32
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	30" MIN. HT. 35" O.C.	YES	YES	90
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	30" MIN. HT. 35" O.C.	YES	NO	33
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFEDERATE JASMINE)	12" MIN HT 1 GAL. 18" O.C.	YES	NO	145
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	18" MIN HT. 1 GAL. 24" O.C.	YES	NO	81
LM	LIROPE MUSCARI (BIG BLUE' LILY TURF)	15" MIN HT. 3 GAL. 24" O.C.	YES	YES	65
MC	MULENBURGIA CAPILLARIS (WHITE CLOUD' MUHLY GRASS)	24" MIN HT. 3 GAL. 30" O.C.	YES	YES	71
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

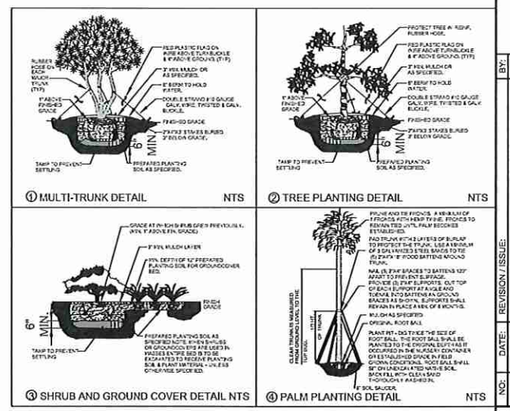
GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1983.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, M.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY. (2 EXISTING SOIL, 1 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS, HOPE CYPRESS, HARDWOOD OR PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DIKED FOUR (4") TO SIX(6") INCHES AND GRADED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN HOST SOIL WHICH DOES NOT FALL APART ON TEARS WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ST. AUGUSTINE OR BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2) FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,600 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUBS PER LANDSCAPE ISLAND.

TOTAL V.U.A. = 21,908 SF. (21,908 / 1,600 SF. = 12.17 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 2 OAKS + 6 CREPE MYRTLES + 2 PRIVETS = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY XX SYMBOL.



NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

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BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

CALL BEFORE YOU DIG...
1-800-432-4770
IT'S THE LAW

PALMETTO CAPITAL GROUP
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LAKELAND, FL 33803
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COMMON OAK ENGINEERING
4316 EDGEWATER DRIVE
ORLANDO, FL 32804
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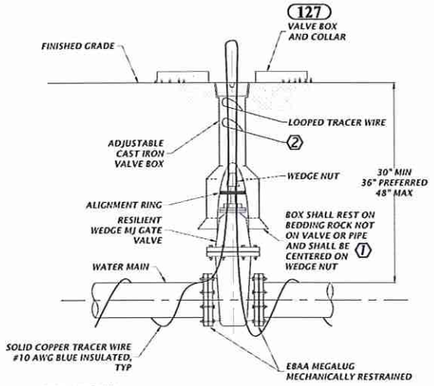
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#
ROC ABT
FLORIDA PE # 31321

PROJECT # 222.103
DATE 11/17/2023
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



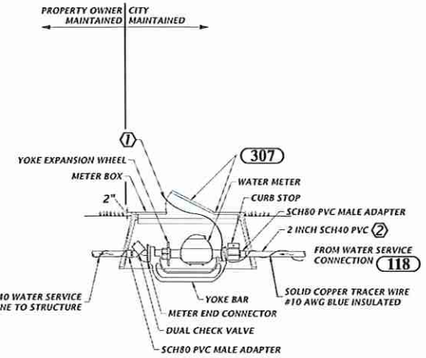
GENERAL NOTE(S):

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

KEYED NOTE(S):

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

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



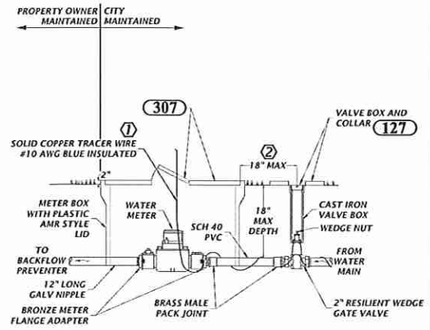
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

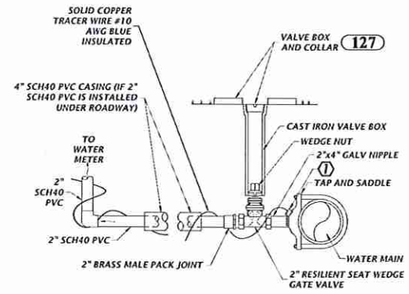
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8 INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

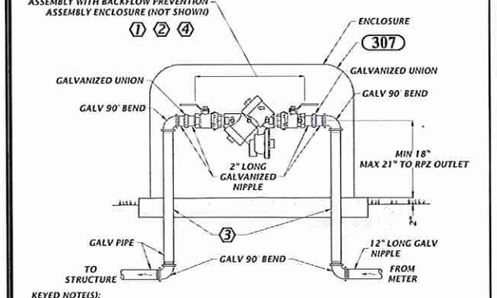
112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

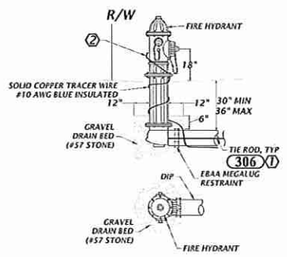
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



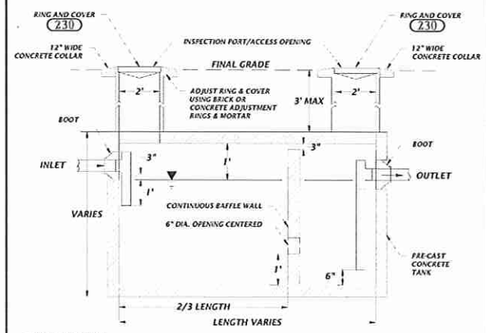
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

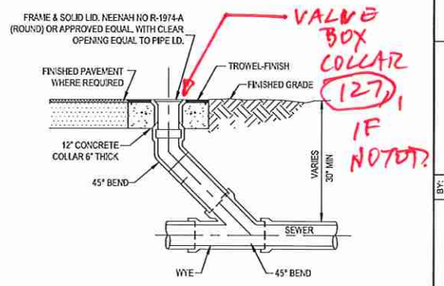
100 FIRE HYDRANT (DEAD END)
NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227 GREASE INTERCEPTOR
NTS



1 CLEANOUT NTS

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4018 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 551-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 11/17/2023
SCALE N.T.S.
SHEET C10

UTILITY DETAILS

RE: Request for Review - Firestone Special Exception Permit & Site Plan

Silver Ware <sware@alachuacounty.us>

Thu 1/4/2024 7:36 AM

To:Justin Tabor <ju_tabor@cityofalachua.org>;

Good morning

As the Architectural Plans indicate a Fire Riser Room, it appears the building will be protected by a Fire Sprinkler System.

Comment; All FDC for Fire Sprinkler and Standpipe systems shall be free standing and within 35 feet of a fire hydrant. FBC 912.2 Please indicate on the utility plan the proposed location of the FDC in relationship to a fire hydrant.

Thank you

Chip

Silver Ware
Fire Prevention Officer
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3121 (office) • 352-494-3140 (mobile) • 352-384-3157 (fax)

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

From: Justin Tabor <ju_tabor@cityofalachua.org>
Sent: Wednesday, January 3, 2024 3:53 PM
To: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>; Mark Avery <ma_avery@cityofalachua.org>; Eiman Abbas <ei_abbas@cityofalachua.org>; Thomas Ridgik <th_ridgik@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Timothy Hunt <ti_hunt@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Justin Tabor <ju_tabor@cityofalachua.org>; Kathy Winburn <ka_winburn@cityofalachua.org>; Mike Daroza <wi_daroza@cityofalachua.org>; Anne-Marie DiRocco <an_dirocco@cityofalachua.org>; Grafton Wilson <gr_wilson@cityofalachua.org>; Jeanene Carrillo <ma_carrillo@cityofalachua.org>; Josiah A. Serravalle <jo_serravalle@cityofalachua.org>; Carson J. Crockett <ca_crockett@cityofalachua.org>; Corey King <co_king@cityofalachua.org>
Subject: Request for Review - Firestone Special Exception Permit & Site Plan

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

January 3, 2024

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Third Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

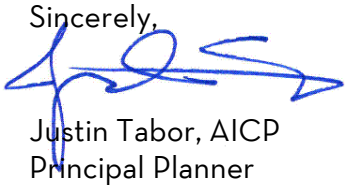
On December 21, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on December 14, 2023 were submitted in response to the completeness review comments issued to you in a letter dated December 19, 2023.

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 applications for completeness and finds that the applications are complete.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 19, 2023

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Second Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

On December 14, 2023, the City of Alachua received your revised applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property. The revised applications received on December 14, 2023 were submitted in response to the completeness review comments issued to you in a letter dated December 4, 2023.

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 applications for completeness and finds that the applications are complete, ***contingent*** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Thursday, December 28, 2023**. ***With the exception of mailing labels***, all materials may be sent electronically to the project planner (i.e., printed materials are not required at this time).

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

Please address the following:

Special Exception Permit Application

1. **Special Exception Permit Application Attachment #2:** An analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations was not provided.

   Remaining Issue: Comment was not addressed. The Justification Report must include an analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations

2. **Special Exception Permit Application Attachment #4:** Two (2) sets of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

   Remaining Issue: Comment was not addressed. Two (2) physical sets of mailing labels (i.e., addresses as described printed on Avery labels) must be submitted for use by the City of the public hearing notices.

Site Plan Application

3. **Site Plan Application Attachment #1, Site Plan.**
   a. Site Plan Application Attachment #1.cc.: The site plan does not include architectural plans demonstrating compliance with the applicable provisions of Section 6.8.2 of the Land Development Regulations. Architectural plans must provide information as further defined on the Site Plan Application.

      Remaining Issue: Per discussion with City Staff, please submit the revised architectural plan addressing compliance with Section 6.8.2 for review.

4. **Site Plan Application Attachment #6:** One (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

   Remaining Issue: Comment was not addressed. One (1) physical set of mailing labels (i.e., addresses as described printed on Avery labels) must be submitted for use by the City of the public hearing notice.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Scott Batterson, Alachua 441/235, LLC *(by electronic mail)*
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 4, 2023

Sent by electronic mail to morgan@commonoakengineering.com

Morgan Hampton
Common Oak Engineering, LLC
4016 Edgewater Drive
Orlando, FL 32804

RE: Completeness Review: Firestone Alachua Special Exception Permit and Site Plan Applications

Dear Ms. Hampton:

On November 27, 2023, the City of Alachua received your applications for a Special Exception Permit and a Site Plan submitted on behalf of Alachua 441/235, LLC. The Special Exception Permit application proposes to allow automobile repair and servicing on a portion of Tax Parcel Numbers 03044-003-000 and 03042-050-008 and the Site Plan application proposes the construction of a ±6,621 square foot building and associated site improvements on the aforementioned property.

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 applications for completeness and finds that the applications are incomplete and the following information is needed to begin the review of the applications. Please address the following deficiencies no later than **5:00 PM on Monday December 18, 2023**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the applications for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the applications are determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

Please note that if an additional completeness reviews are required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the applications.

The comments below are based solely on a preliminary review of your applications for completeness. An in-depth review of the content of the applications will be performed, and the

findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness.

In order to provide complete applications, please address the following:

Special Exception Permit Application

1. **Special Exception Permit Application, Section B.3.:** Property owner information does not reflect property records available from the Alachua County Property Appraiser's office.

2. **Special Exception Permit Application Attachment #1:** A statement of the proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought and stating the grounds on which it is requested was not provided.

3. **Special Exception Permit Application Attachment #2:** An analysis of the application's compliance with the standards for a special exception as defined in Section 2.4.4 of the Land Development Regulations was not provided.

4. **Special Exception Permit Application Attachment #3:** Materials demonstrating the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare as further defined on the Special Exception Permit Application were not provided.

5. **Special Exception Permit Application Attachment #4:** Two (2) sets of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

6. **Special Exception Permit Application Attachment #5:** Neighborhood meeting materials as further defined on the Special Exception Permit Application were not provided.

7. **Special Exception Permit Application Attachment #6:** A map of the subject property and surrounding area with zoning was not provided.

8. **Special Exception Permit Application Attachment #8:** Proof of ownership (i.e., a copy of a recorded deed) was not provided.

9. **Special Exception Permit Application Attachment #9:** Proof of payment of taxes for the subject property was not provided.

10. **General Comment:** Property ID cards for the subject property were provided (not required) and are outdated.

Site Plan Application

11. **Site Plan Application, Section B.3.:** Property owner information does not reflect property records available from the Alachua County Property Appraiser's office.

12. **Site Plan Application Attachment #1, Site Plan.**
    a. Site Plan Application Attachment #1.y.: The landscape plan does not include calculations to demonstrate compliance with the applicable landscape standards as defined in Section 6.2.2 of the Land Development Regulations.
    b. Site Plan Application Attachment #1.y.: The landscape plan does not include a calculation of open space provided.
    c. Site Plan Application Attachment #1.y.: The landscape plan does not include a calculation of landscaped areas.
    d. Site Plan Application Attachment #1.cc.: The site plan does not include architectural plans demonstrating compliance with the applicable provisions of Section 6.8.2 of the Land Development Regulations. Architectural plans must provide information as further defined on the Site Plan Application.

13. **Site Plan Application Attachment #4:** Traffic impacts have been included with the application however a complete concurrency impact analysis considering the impacts on public facilities, including but not limited to transportation ,potable water, sanitary sewer, and solid waste has not been provided. A sample report and data needed to completed the analysis are attached.

14. **Site Plan Application Attachment #6:** One (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons/organizations on file with the City were not provided. Mailing labels for all properties within 400 feet may be generated via the Alachua County Property Appraiser's mapping tool located at https://maps.acpafl.org/. Persons/organizations on file with the City may be referenced at https://www.cityofalachua.com/government/planning-community-development/planning-zoning/documents.

15. **Site Plan Application Attachment #7:** The application materials do not include a list of those who received mailed notice of the neighborhood meeting.

16. **Site Plan Application Attachment #9:** Proof of ownership (i.e., a copy of a recorded deed) was not provided.

17. **Site Plan Application Attachment #10:** Proof of payment of taxes for the subject property was not provided.

18. **General Comment:** Property ID cards for the subject property were provided (not required) and are outdated.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, Planner *(by electronic mail)*
Brett Dargis, Alachua 441/235, LLC *(by electronic mail)*
Project File

CONCURRENCY ANALYSIS

Alachua Tire

21-0395

To:	Kathy Winburn, AICP, Planning and Zoning Director
From:	Ryan Thompson, AICP, Sr. Project Manager
Date:	~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022
Re:	Alachua Tire

This application is for a ±6,952 square foot (sf) automobile repair and servicing use on ±0.89 acres (Alachua County Tax Parcel 03049-003-000.) The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua January 2022 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Units (KSF)	Daily	AM Peak	PM Peak
Tire store	848	7.0	200	19	28

Source: ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **200** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating 1,000 or fewer external average daily trips (ADT) are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest interesting major street, whichever is greater.

Based on this code provision, affected roadways were determined to be those within one-half mile of the intersection of Progress Boulevard and US 441. Affected roadways within this one-half mile search were Segment 4, US 441 from CR 25A East Intersection to SR 235, and Segment 15, CR 2054 from SR 235 to US 441.

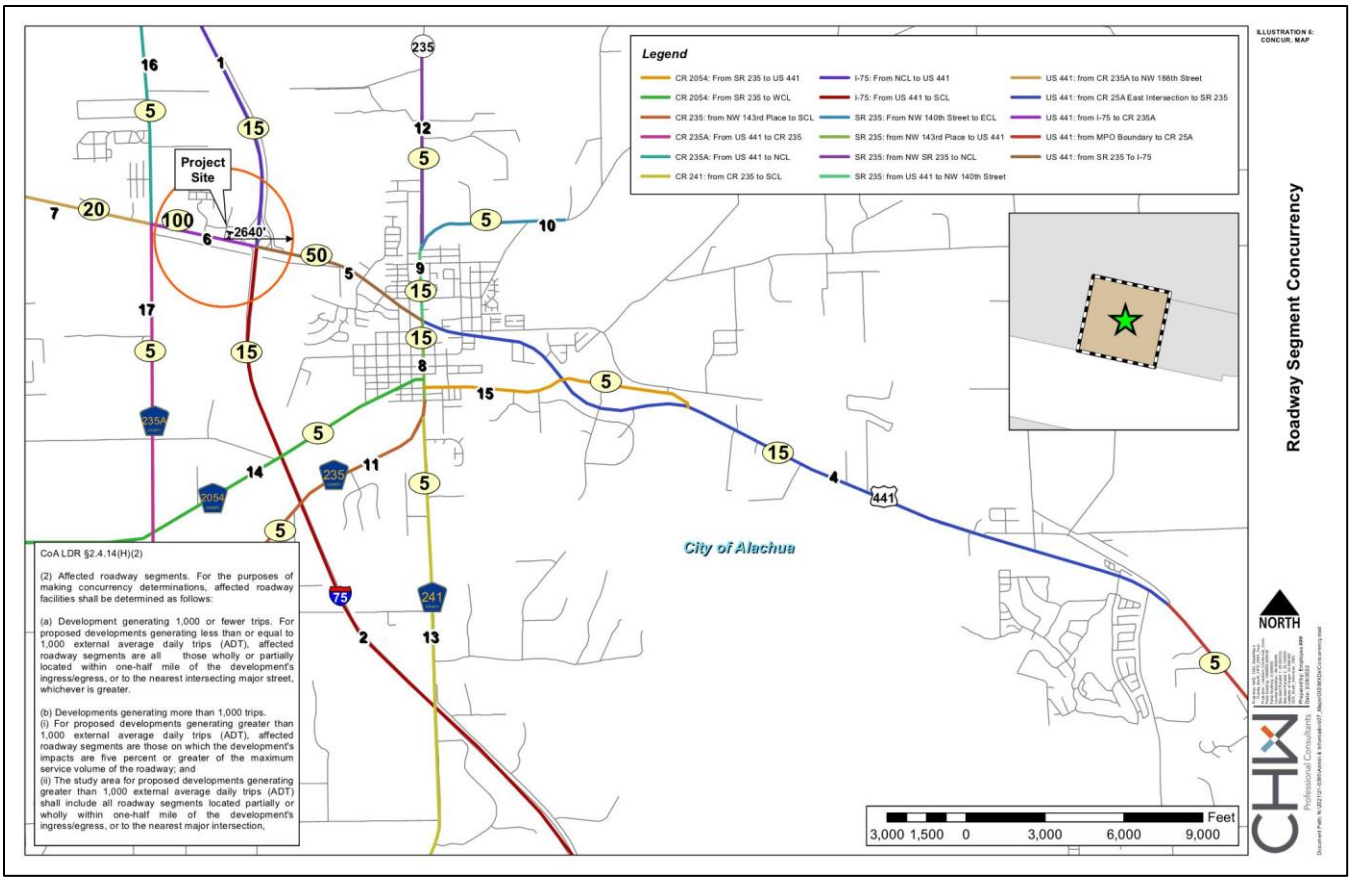


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). All trips will utilize US 441 from I-75 to CR 235A. Other segments within one-half mile of the development's ingress/egress include:

- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- US 441: from SR 235 To I-75

Table 2a: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	US 441 from I-75 to CR 235A		US 441: from SR 235 To I-75	
	Segment 6		Segment 5	
Maximum service volume[1]	39,000	3,510	39,000	3,510
Existing Traffic[1]	30,111	2,861	24,204	2,299
Reserved Trips[1]	1,927	154	2,106	170
Available Capacity	6,962	495	12,690	1,041
Projected Trip Generation[2]	200	28	120	17
Available Capacity with Application Approval	6,762	467	12,570	1,024

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 6 and 50% for Segment 5.*

Table 2b: Projected Impacts on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	I-75: From NCL to US 441		I-75: From US 441 to SCL	
	Segment 1		Segment 2	
Maximum service volume[1]	91,600	8,250	91,600	8,250
Existing Traffic[1]	38,841	4,078	65,627	6,891
Reserved Trips[1]	208	15	208	15
Available Capacity	52,551	4,157	25,765	1,344
Projected Trip Generation[2]	30	4	30	4
Available Capacity with Application Approval	52,521	4,153	25,735	1,340

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 15% for both Segments 1 and 2.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	200,907
Residual Capacity[1]	798,843
Percentage of Permitted Design Capacity Utilized[1]	65.27%
Projected Potable Water Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**798,343**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	180,101
Residual Capacity[1]	642,899
Percentage of Permitted Design Capacity Utilized[1]	57.14%
Projected Sanitary Sewer Demand from Proposed Project[2]	500
Residual Capacity after Proposed Project	**642,399**

1. *Source: City of Alachua January 2022 Development Monitoring Report*
2. *Source: Florida Administrative Code 62-6.008 (Table I).*
   Formula used: Service station with two (2) water closets

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	42,296.00	7,719.02
Reserved Capacity[1]	17,754.19	3,240.14
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**15.22**

1. *Source: City of Alachua January 2022 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 sf/day * ±6,952 sf) * 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

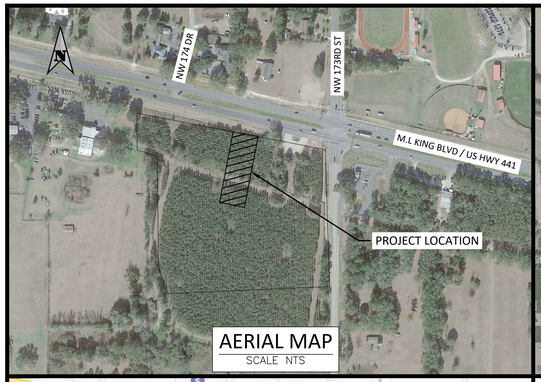
CONSTRUCTION DRAWINGS
BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR235A
ALACHUA, FL 32615
ALACHUA COUNTY PARCEL #: 03044-003-000

PROJECT DIRECTORY

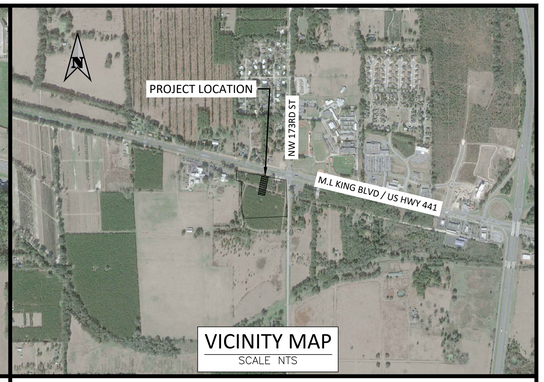
OWNER:	TBD
DEVELOPER:	PALMETTO CAPITAL GROUP 1643 WILLIAMSBURG SQUARE LAKELAND, FL 33803 PHONE: (863) 808-1320
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 4016 EDGEWATER DRIVE, ORLANDO, FL 32804 PHONE: (407) 951-5915
GEOTECH ENGINEER:	PROFESSIONAL SERVICE INDUSTRIES, INC 5801 BENJAMIN CENTER DRIVE SUITE 112 TAMPA, FL 33634 PHONE: (813) 249-4916
SURVEYOR:	JBPRO SURVEYING 4420 US-1 S, SUITE 1 ST. AUGUSTINE, FL 32086 PHONE: (904) 789-8999
ARCHITECT:	SGA DESIGN GROUP, P.C. 1437 SOUTH BOULDER, SUITE 550 TULSA, OKLAHOMA 74119 PHONE: (918) 587-8600

UTILITY PROVIDERS

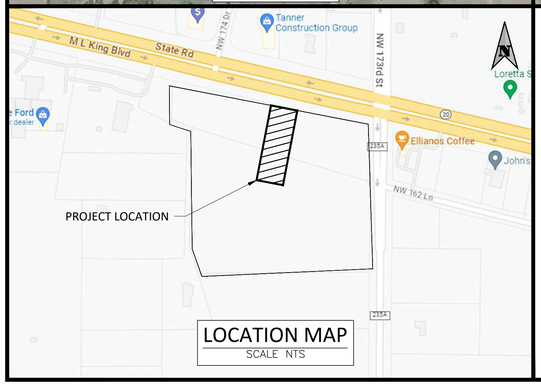
WATER & SEWER:	CITY OF ALACHUA EMORY SUMMERS PHONE: (352) 451-5920
ELECTRIC:	DUKE ENERGY USIC DISPATCH (800)778-9140
STORM:	TBD
COMMUNICATIONS:	AT&T THE NATIONAL DISPATCH CENTER PHONE: (866) 460-6324 COX CABLE - ALACHUA USIC DISPATCH (800) 778-9140 GAINESVILLE REGIONAL UTILITIES FIBER TONY SMITH PHONE: (352) 393-6484 MCI FIELD CONTACTS PHONE: (800) 624-9675 WINDSTREAM COMMUNICATION LOCATE DESK PHONE: (800) 289-1901
TRAFFIC	CITY OF GAINESVILLE TRAFFIC MGMT SYSTEM
GAS	GAINESVILLE REGIONAL UTILITIES GAS TONY SMITH PHONE: (352) 393-6484



AERIAL MAP
SCALE NTS



VICINITY MAP
SCALE NTS



LOCATION MAP
SCALE NTS

LEGAL DESCRIPTION

PARCEL 1
A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. 5-235A, 1297.67 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 25, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 73 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, 1,238.90 FEET TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEG. 07 MIN. 14 SEC., A RADIUS OF 1,238.90 FEET, A LENGTH OF 261.00 FEET, AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.67 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 01 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 5-235A, 210.39 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT: THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
AND
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.67 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 03 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 135.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 03 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.
PARCEL 2 (OFF-SITE DRAINAGE EASEMENT DESCRIPTION)
TRACTS, OF LAND SITUATED, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. 5-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.85 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 AND ALONG SAID CURVE WITH A RADIUS OF 13186.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.39 FEET (THE CHORD OF SAID ARC BEING NORTH 70 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 76 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 459.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENCY; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 1,400.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 48 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.35 ACRES MORE OR LESS.
PARCEL 3
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 35'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'56" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'00" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.45 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY. THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'07", A RADIUS OF 13,186.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'52" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.79 FEET TO THE POINT OF BEGINNING.
PARCEL 4
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 35'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A. THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'00" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'00" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING

GENERAL REVISION LOG

NO:	DATE:	REVISION / ISSUE:	SHEETS REVISED:	BY:
1	12/12/2023	CITY OF ALACHUA COMMENTS	C7.0	RDC
2	01/18/2024	CITY OF ALACHUA COMMENTS	C0, C0.1, C0.3, C1, C3, C5, C7, C8, C10, C10.1, C10.2, SL1, SL2	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	C0, C0.3, C1.1, C5, C7, C8, SL1	IL
4	04/30/2024	CITY OF ALACHUA COMMENTS	C1, C4, C5, C10	JR
5	05/09/2024	CLIENT COMMENTS	C1, C3, C5, C9, C9.1, C9.2, SL1	JR

PLAN SHEET INDEX

C0	COVER SHEET	C8	DETAILS (SITE)
C0.1	GENERAL NOTES	C8.1	DETAILS (MOT)
C0.2	GENERAL NOTES	C8.2	DETAILS (FDOT)
C0.3	GENERAL NOTES	C8.3	DETAILS (FDOT)
C1	SITE PLAN	C9	DETAILS (GRADING)
C1.1	TRUCK ACCESS PLAN	C9.1	DETAILS (GRADING)
C2	SITE DEMOLITION PLAN	C9.2	DETAILS (PROFILES)
C3	SITE GRADING PLAN	C10	DETAILS (UTILITY)
C4	EROSION CONTROL PLAN	C10.1	DETAILS (UTILITY)
C4.1	EROSION CONTROL DETAILS	C10.2	DETAILS (UTILITY)
C5	SITE UTILITY PLAN	ALTA 1	SURVEY
C7	LANDSCAPE PLAN	SL 1	SITE PHOTOMETRIC PLAN
C7.1	IRRIGATION PLAN	SL 2	SITE PHOTOMETRIC PLAN

TOTAL SHEETS : 26

LEGEND:

(#)	:	NO. OF PARKING SPACES
# / CX.X	:	DETAIL NO. / SHEET
	:	HEAVY DUTY ASPHALT PAVEMENT
	:	PROPOSED CONCRETE SURFACE
W	:	WATER LINE
E	:	ELECTRIC LINE
SS	:	WASTEWATER LINE
FM	:	BURIED FORCE MAIN
TELE	:	TELEPHONE LINE
	:	FIRE HYDRANT
	:	VALVE
M	:	WATER METER
	:	BACKFLOW PREVENTER WITH CONCRETE PAD
75.40	:	TOP OF ASPHALT/CONCRETE SPOT ELEVATION
75.40 / 75.40	:	TOP OF CURB/SIDEWALK (ON TOP) / BOTTOM OF CURB (ON BOTTOM)
	:	FLOW ARROW
#	:	REVISION NUMBER
FDC	:	FIRE DEPARTMENT CONNECTION

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE N.T.S.
SHEET C0
COVER SHEET

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. THESE NOTES SHALL APPLY TO ALL WORK IN THIS SET OF CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
2. 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 AND PRIOR TO PROVIDING A COST FOR CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER AND OWNER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER AND OWNER WRITTEN NOTIFICATION OF SAME AND ENGINEER AND OWNER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION 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 INSTRUCTIONS/REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
5. NO EXTRA PAYMENT WILL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT ON THE CONTRACT DOCUMENTS. THE TENDERING OF A PROPOSAL WILL ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.
6. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR REVIW, PRIOR TO ORDERING. FAILURE TO SUBMIT FOR REVIEW BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. THE ENGINEER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND COMMON OAK ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. THE SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT COMMON OAK ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. COMMON OAK ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. COMMON OAK ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
9. NEITHER THE PROFESSIONAL ACTIVITIES OF OWNER'S ENGINEER, NOR THE PRESENCE OF AND/OR ITS RELATED ENTITIES AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. THE OWNERS ENGINEER AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
10. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME COMMON OAK ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH COMMON OAK ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS COMMON OAK ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
11. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
12. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
13. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
14. FLORIDA STATUTES REQUIRES THAT THE COMPANY PERFORMING THE EXCAVATION WORK SHALL NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS PRIOR TO EXCAVATING. DRAWINGS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS (IF ANY ARE PRESENT), AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY GAS SYSTEM PERSONNEL THEREFORE, THE COMPANY PERFORMING THE EXCAVATION WORK IS INSTRUCTED TO CALL SUNSHINE ONE CALL AT 1-800-432-4770 AT LEAST TWO (2) & A MAXIMUM OF FIVE (5) WORKING DAYS BEFORE DIGGING THE CONSTRUCTION AREA. NO MACHINE EXCAVATION SHALL BE PERFORMED WITHIN FIVE 5 FEET OF A GAS MAIN WITHOUT THE UTILITY OWNERS PRESENCE. WORKING DAYS EXCLUDE SATURDAYS, SUNDAYS & LEGAL HOLIDAYS. PERMIT MUST BE APPLIED FOR AT LEAST 5 BUSINESS DAYS PRIOR TO CONSTRUCTION DATE.
15. THE ENGINEER OF RECORD, DESIGN ENGINEER OR OWNER'S ENGINEER HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE BELOW ARE SAFETY GUIDELINES AND ARE NOT ALL ENCOMPASSING:
    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 IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
    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.

    IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY 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. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A RIGHT-OF-WAY UTILIZATION PERMIT "ROW PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING/UTILITY CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS THAT ARE ISSUED BY THE ENGINEER WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
17. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
18. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS AND NOT BY SCALING FROM THESE PLANS.
19. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. COMMON OAK ENGINEERING, LLC IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
20. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
21. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
22. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY. THE CONTRACTOR SHALL PLAN AND SCHEDULE THE SEQUENCE OF WORK IN ORDER TO PREVENT UNNECESSARY DELAYS OR COSTS ASSOCIATED WITH CRITICAL PATH ITEMS OF THE WORK. IT IS RECOMMENDED THAT A FINAL SCHEDULE SHALL BE GIVEN TO THE OWNER, THE OWNERS ENGINEER AND ARCHITECT. THE CONTRACTOR AND SUB-CONTRACTORS WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DELAYS RELATED TO POOR SCHEDULE PLANNING.
23. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
24. ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, SHALL BE REPAIRED. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
25. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND ENGINEER.
26. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT THE ENGINEER INCURS.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND FURTHER, ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES
28. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF 'PROFESSIONAL OPINION' REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
29. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
30. ALL UTILITY EASEMENTS SHALL BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) OR IF ALLOWED PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
31. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, MINIMUM "AS-BUILT" SCOPE HEREIN, CERTIFIED BY A REGISTERED LAND SURVEYOR. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.
32. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED, IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED AS NECESSARY, BY SAME.
33. AFTER THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN UP OPERTATION FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL & EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESENT THE SITE CLEAN & IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.
34. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED & OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURES WRITTEN INSTRUCTIONS.
35. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
36. CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT LOCAL CODE REQUIREMENTS, AS WELL AS STATE BUILDING CODE AND THE DEPARTMENT OF JUSTICE ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME.

HISTORICAL RESOURCES PRESERVATION NOTES:

1. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS OR METAL IMPLEMENTS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN CULTURES, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE, OR OTHER DESIGNEE, SHOULD CONTACT THE FLORIDA DEPARTMENT OF THE STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION AT (850) 245-6333 OR (800) 847-7278, AS WELL AS THE APPROPRIATE PERMITTING AGENCY OFFICE. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES.
2. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05FLORIDA STATUES.
3. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE AND/OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES OR THOSE LISTED AS THREATENED, ENDANGERED OR OF SPECIAL CONCERN IS DISCOVERED OR OBSERVED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE DEVELOPER, OWNER, OR AGENT THEREOF SHALL NOTIFY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FFWCC), THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND CITY/COUNTY AUTHORITIES WITHIN 24 HOURS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.

DEMOLITION NOTES:

1. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR MUST REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
2. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH THE OWNER OR THE OWNERS ENGINEER, IN WRITING, AND RESPONDED TO BY THE OWNER OR THE OWNERS ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
3. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL DEVICES PER THE SWPPP CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS AND OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
4. SITE DEMOLITION SHALL BE CONDUCTED IN SUCH A MANNER THAT OPERATIONS WILL HAVE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREET, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION OVER SAID PROPERTY.
5. ALL EXISTING ITEMS TO REMAIN MUST BE PROTECTED IN SUCH A MANNER AS TO PREVENT DAMAGE.
6. ALL DAMAGED IMPROVEMENTS MUST BE RESTORED TO THEIR ORIGINAL CONDITION, OR BETTER, AS ACCEPTABLE TO THE PARTIES HAVING JURISDICTION.
7. STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES MUST BE PROTECTED FROM DAMAGED CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY DEMOLITION OPERATIONS.
8. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE, REFUSE, COMBUSTIBLE DEBRIS, ETC.) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
13. ALL FENCES, MAILBOXES, AND SIGNAGE DISTURBED BY CONSTRUCTION SHALL BE RELOCATED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
14. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER PRIOR TO REMOVAL AND/OR RELOCATION.

CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN THE CONSTRUCTION DOCUMENT FOR ADDITIONAL REQUIREMENTS.
2. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NOT TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVELS ON SURROUNDING PROPERTIES WITHOUT WRITTEN PERMISSION FORM THE GOVERNING OWNER. THE CONTRACTOR SHALL BARE THE RESPONSIBILITY OF ALL COST RELATED TO REPAIRS/RECONSTRUCTION OF DAMAGED AREAS TO SURROUNDING PROPERTIES.
3. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINE AND REFERENCE POINTS FOR THE PROPOSED WORK AND VERIFY ALL DIMENSIONS RELATING TO THE INTERCONNECTIONS WITH EXISTING FEATURES. ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS SHALL BE REPORT TO THE ENGINEER.
5. THE CONTRACTOR SHALL CLEAR AND G

18. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
19. ALL STORM WATER SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. SEEDED AREAS WILL NOT BE ACCEPTED BY ENGINEER FOR CLEARANCE UNLESS A 1 INCH STAND HAS BEEN ESTABLISHED. IF THE ACCEPTABLE STAND IS NOT MEET THEN THE AREA DESIGNATED FOR SEED WILL BE SODED AT NO ADDITIONAL COST TO THE OWNER.
20. PRIOR TO INSPECTIONS AND TESTING ALL INSTALLED LINES AND STRUCTURES MUST BE CLEANED.

TESTING AND INSPECTION REQUIREMENTS (DRAINAGE):

1. THE STORM DRAINAGE PIPING AND STORM WATER POND 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.
2. THE ENGINEER RESERVES THE RIGHT TO HAVE ALL DRY STORM WATER FEATURES TESTED BY AN APPROVED SOILS ENGINEER TO ENSURE INFILTRATION RATES ARE WITHIN DESIGN PARAMETERS REFER TO AS-BUILT REQUIREMENT HEREIN.
3. DENSITIES AT UTILITY AND STORM STRUCTURES (INLET/MANHOLES WITHIN ROADWAY TO 3' IN BACK OF CURB) SHALL BE 98% WITHIN PAVEMENT AREAS, AND A DENSITY OF 95% FOR STRUCTURES OUTSIDE PAVED AREAS PER AASHT0-180 (MODIFIED) IS REQUIRED.
4. 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 REINSPECTED BY THE OWNERS ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS FOR THESE PURPOSES.
5. AS REQUIRED BY THE OWNER ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUNDWATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR, OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUNDWATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING IT WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND FOR NO LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

GAS, ELECTRICAL, TELEPHONE, CABLE TV AND UTILITIES:

ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF GAS, ELECTRIC, TELEPHONE, FIBER OR CABLE TV UTILITIES, AND ANY INFORMATION PERTAINING TO THE DESIGN OR LOCATION OF THOSE UTILITIES IS SHOWN ON THE CIVIL DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO ELECTRICAL PLANS FOR ACTUAL LOCATIONS OF THESE UTILITIES AND FOR SPECIFIC NOTES AND INFORMATION.

6. MATERIALS INTERFERING WITH CONSTRUCTION AND ABANDONED UTILITY LINES, PIPES, STRUCTURES, AND OTHER SUBTERRANEAN OBJECTS SHALL BE REMOVED. ALL MATERIALS NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AUTHORITIES BEFORE CONSTRUCTION COMMENCES. CONTRACTOR MUST CALL SUNSHINE STATE ONE CALL (OR PRIVATE LOCATER) FOR UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-432-4770. ANY UTILITY CONFLICTS SHALL BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO CONSTRUCTION.
8. INSTALL ALL REQUIRED CONDUIT TO THE PROPERTY PER LINE FOR APPLICABLE UTILITY SERVICE. COORDINATE WITH UTILITY PROVIDER, ELECTRICAL ENGINEER AND ARCHITECTURAL PLANS ON FINAL SIZE AND LOCATION OF CONDUIT.

WATER SYSTEM NOTES:

GOVERNING JURISDICTIONAL PUBLIC WORKS AND/OR UTILITY STANDARDS ARE MINIMUM STANDARDS FOR PUBLIC POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER CONSTRUCTION. IF THERE IS A CONFLICT BETWEEN THOSE REQUIREMENTS AND THOSE LISTED BELOW THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP, THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (I.E... PIPES CENTERED ON THE CROSSING). WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION:

   MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION:

   THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES, IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (i.e.. STAGGERED JOINTS).
3. ALL DIP PIPE SHALL BE MW CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE #9 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
4. ALL UTILITIES SHALL BE INSTALLED WITH COMPLIANCE TO GOVERNING JURISDICTION WATER DISTRICT STANDARD CONSTRUCTION DETAILS AND LAND DEVELOPMENT CODE.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER WHERE POSSIBLE. 48" MAXIMUM COVER UNLESS SPECIFIED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
6. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
7. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA LISTED HEREIN THE WATER TESTING SECTION.
8. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.
9. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.
10. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
11. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH FDEP SUBPARAGRAPH 62-555.320(21) (b) 3, F.A.C., USING BLUE AS A PREDOMINATE COLOR.
12. ALL WATER AND REUSE MAINS SHALL BE ALLOWED TO DEFLECT PER MANUFACTURERS SPECIFICATIONS.
13. ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVEMENT OR BACK OF CURB. OTHERWISE BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARDS C502-80 THEREOF. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S) TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
14. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY A GOVERNING JURISDICTIONAL WATER DISTRICT DEPARTMENT INSPECTOR.
15. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND GOVERNING JURISDICTIONAL WATER DISTRICT UTILITIES OPERATION MANUAL.
16. ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO AWWA C900 (DR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.
17. ALL PVC WATER MAINS LESS THAN 4 INCHES SHALL BE IN ACCORDANCE WITH ASTM (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR 21 (200 PSI). THREADED PIPE AND FITTINGS SHALL BE SCHEDULE 80 AND CONFORM TO ASTM D2464. UNTHREADED PIPE AND FITTINGS SHALL BE SCHEDULE 40 WITH SOLVENT-CEMENTED JOINTS. CEMENTED JOINTS AND FITTINGS SHALL COMPLY WITH ASTM D2466 AND D2855.
18. ALL PVC WATER MAINS 2" OR LESS SHALL BE SDR21 (200 PSI) UNLESS OTHERWISE NOTED.
19. POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ½" - 3" SHALL BE POLYETHYLENE IN ACCORDANCE WITH AWWA C901, STANDARD CODE DESIGNATION PE 4710, SDR 9 (OUTSIDE DIAMETER BASED DIMENSION RATIO), 250 PSI. PIPE SHALL BE COLOR CODED BLUE (POTABLE WATER) OR PURPLE (RECLAIMED WATER). PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
20. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 5-1/2 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE. WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.
21. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.
22. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, AND HYDRANTS. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA C651.

TESTING AND INSPECTION REQUIREMENTS (WATER):

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER, OR CITY INSPECTOR. PRESSURE TESTING OF WATER MAINS SHALL BE FOR A PERIOD OF FOUR (4) HOURS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA: L = (S*D*P)/148,000

WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN POUNDS PER SQUARE INCH GAUGE (PSIG) ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

3. CONTRACTOR SHALL ARRANGE FOR CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER, IMMEDIATELY UPON COMPLETION OF THE WATER SYSTEM, FOR CERTIFICATION PURPOSES.
4. THE SEQUENCE OF TESTING AND DISINFECTION SHALL BE AS FOLLOWS:
   A. CONDUCT PRESSURE AND LEAKAGE TESTING;
   B. PERFORM FLUSHING PER UTILITY REQUIREMENTS AND AWWA C651;
   C. DISINFECT THE WATER MAIN, INCLUDING VALVES AND FITTINGS;
   D. FLUSH AFTER DISINFECTION.
   E. CONDUCT BACTERIOLOGICAL SAMPLING (TWO (2) CONSECUTIVE DAYS OF PASSING RESULTS ARE REQUIRED)
5. IF THE ABOVE TESTING REQUIREMENTS ARE IN CONFLICT WITH ANY LOCAL, STATE, OR FEDERAL AGENCY THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

GENERAL FIRE PROTECTION NOTES:

1. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.
2. ALL FIRE PROTECTION SHALL MEET THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY AND N.F.P.A 24 WHICH REGULATES THE CONSTRUCTION AND TESTING OF SUCH LINES.
3. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
4. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14 AND HAVE A MINIMUM OF 36 INCHES OF COVER. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH NFPA 24-9-2.
5. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING TO ONE FOOT ABOVE FINISHED GRADE SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5)
6. FIRE PROTECTION SYSTEM MAINS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER N.F.P.A 24. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION
7. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
8. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
9. ALL HYDRANTS SHALL BE PAINTED PER N.F.P.A 291 OR IN ANOTHER APPROVED MANNER WITH THE FINISH PAINT BEING TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
10. BLUE PAVEMENT REFLECTORS SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.
11. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
12. THE ACCESS ROADS SHALL REMAIN CLEAR OF VEHICULAR OBSTRUCTIONS TO ALLOW ACCESS OF FIRE DEPARTMENT UNITS WHILE THE BUILDINGS ARE BEING CONSTRUCTED.

TESTING AND INSPECTION REQUIREMENTS

(FIRE PROTECTION):

1. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.
2. APPLY HYDROSTATIC TEST PRESSURE OF 200 PSI (FIRE MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
3. APPLY LEAKAGE TEST PRESSURE OF 200 PSI (FIRE MAINS) MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.

TRAFFIC CONTROL:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ALL APPROPRIATE AGENCIES (PARTIAL LISTED BELOW) PRIOR TO ANY LANE CLOSURES ON AN ARTERIAL OR COLLECTOR ROADWAY:
   A. GOVERNING PUBLIC WORKS
   B. SHERIFF'S OFFICE
   C. TRANSIT AUTHORITY
   D. SCHOOL TRANSPORTATION
   E. EMS & FIRE ADMINISTRATION
3. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.
4. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
5. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH CURRENT FDOT SPECIFICATIONS.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.
10. THE CONTRACTOR SHALL PROVIDE FLAGMAN AND OTHER TRAFFIC MEASURES NECESSARY TO PROTECT AND FACILITATE TRAFFIC MOVEMENT DURING CONSTRUCTION.
11. COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.

SANITARY SYSTEM NOTES:

GOVERNING JURISDICTIONAL PUBLIC WORKS AND/OR UTILITY STANDARDS ARE MINIMUM STANDARDS FOR PUBLIC POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER CONSTRUCTION. THE NOTES BELOW APPLY ONLY WHEN THEY EXCEED THE GOVERNING JURISDICTION PUBLIC WORK STANDARDS.

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTIC

DEWATERING NOTES:

1. DURING THE EXCAVATION PROCESS IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND OR AN ABOVE GOUND CHAMBER. ALL DEWATERING MUST BE RETAINED IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. IF LIMITED AVAILABLE SPACE BECOMES A CONSTRAINT DURING CONSTRUCTION ACTIVITIES, AND A SETTLING POND CAN NOT BE CONSTRUCTED THEN WE RECOMMEND UTILIZING A BAKER TANK AND NON-CATIONIC FLOCCULENT TO REMAIN IN COMPLIANCE WITH THE GENERIC PERMIT. THE MANUFACTURER INFORMATION SHEET FOR THE FLOCCULENT SHOULD BE KEPT ONSITE ALONG WITH THE PERMIT, IF UTILIZED TO REDUCE TURBIDITY.
3. IF THE GROUDNWATER CAN NOT BE CONTAINED ON-SITE AND MUST BE DISCHARGED OFF-SITE, THE CONTRACTORS IS RESPONSIBLE FOR FILING FOR AN FDEP DEWATERING NOI, AND CONDUCTING ALL WATER TESTING REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION AND FDEP. IF THE PROJECT IS WITHIN PROXIMITY OF CONTAMINATION OR SUSPECTED CONTAMINATION THE GROUNDWATER WILL HAVE TO BE TESTED PER FDEP REQUIREMENTS AT A MINIMUM. NO POLLUTED WATERS SHALL BE DISCHARGED INTO STORM SYSTEM OR BODIES OF WATER. BEFORE DISCHARGE OF PRODUCED GROUND WATER TO ANY SURFACE WATER OF THE STATE FROM A NON-CONTAMINATED SITE, ANALYTICAL TESTS ON SAMPLES OF DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE CONTAMINATION. TEST RESULTS MUST MEET MINIMUM REQUIREMENTS SET BY FDEP [DOCUMENT 62-621.300(2) GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM NON-CONTAMINATED SITE ACTIVITY]. ANY DEWATERING DRAINAGE DISCHARGED INTO SANITARY SEWERS MUST BE APPROVED BY THE GOVERNING WASTEWATER DIVISION BEFORE DISCHARGING.
4. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE ON-SITE DEWATERING BE DIRECTLY DISCHARGED OFF-SITE.
5. ALL GROUND WATER DISCHARGED OFF-SITE SHALL BE 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) OR LESS. TURBIDITY READINGS SHOULD BR COLLECTED TWICE DAILY, AT LEAST FOUR HOURS APART, TO CONFIRM TURBIDITY IS KEPT BELOW 29 NTUS. THE SAMPLES WILL BE COLLECTED AT THE DISCHARGE LOCATION. A LOG OF DAILY TURBIDITY MEASUREMENTS WILL BE KEPT ONSITE FOR THE DURATION OF DEWATERING ACTIVITIES ALONG WITH DAILY MEASUREMENTS OF THE FLOW RATE IN GALLONS PER DAY
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEVELOP A DEWATERING SYSTEM THAT PROVIDES PRETREATMENT OF EFFLUENT PRIOR TO DISCHARGE INTO ADJACENT SURFACE WATERS OR LOCAL SANITARY UTILITY SYSTEM, IF ALLOWED/REQUIRED. THE CONTRACTOR'S DEWATERING METHOD MUST MEET ALL FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING THIS PRACTICE INCLUDING THE USE OF PERMITTED OUTFALL STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND APPLY FOR A DEWATERING PERMIT WITH THE APPROPRIATE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNING JURISDICTION.
7. THE DEWATERING SYSTEM SHALL BE DESIGNED, AND BE PROVIDED, USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS.MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
8. CONTROL BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE GROUNDWATER OR ARTESIAN HEAD.
9. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS, DURING NORMAL PUMPING AND UPON DEVELOPMENT WELL(S), LEVEL OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5PPM.
10. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE LOCAL WATER MANAGEMENT DISTRICT IF:
    A. 100,000 GPD TOTAL IN A 24 HOUR (1 DAY) PERIOD FROM DEWATERING
    B. 1,000,000 GPD PUMP CAPACITY IS REQUIRED
    C. GROUNDWATER WELL SIZE 8" IN DIAMETER OR GREATER
    D. CUMULATIVE OUTSIDE DIAMETER OR SURFACE WATER WITHDRAWAL PIPES IS 6" IN DIAMETER OR GREATER

    THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH WATER MANAGEMENT DISTRICT. HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL WATER MANAGEMENT AND GOVERNING JURISDICTION ON THE PERMIT REQUIREMENTS FOR DEWATERING. ALL PERMITS SHALL BE SUBMITTED A MINIMUM OF 21 DAYS PRIOR TO STARTING DEWATERING ACTIVITIES.
11. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOATATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
12. IF SILTY/CLAY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, ARE ENCOUNTERED THEN THE WATER SHALL BE TREATED WITH CHEMICAL ADDITIVES, SUCH AS ALUM, IN THE SEDIMENT BASIN IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE SEDIMENT TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING THE EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEETS WATER QUALITY STANDARDS.
13. THE EXCAVATION PROCESS SHALL BE SEQUENCED IN SUCH A MANNER SUCH THAT THE SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE.
14. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM SITE INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.

GENERAL ADA GUIDELINES FOR SITE CONSTRUCTION:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT STATE & LOCAL BUILDING CODE, THE DEPARTMENT OF JUSTICE ADA STANDARDS, REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FDOT OR 2.0%) IN ANY DIRECTION. THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE.
2. RAMPS - SLOPES EXCEEDING 1:20 (5%) BUT NO MORE THAN 1:12 (8.3%) CONSTITUTE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, AND LANDINGS). NO RAMP SHALL EXCEED A 1:12 (8.3%) RUNNING SLOPE OR 1:50 (2%) CROSS SLOPE. RAMPS EXCEEDING SIX FEET IN LENGTH REQUIRE A HANDRAIL THAT CONFORMS TO ADA STANDARDS. A RAMP MAY NOT RISE MORE THAN 2.5 FEET WITHOUT A LANDING.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PRT FDOT OR 2.0%) IN ANY DIRECTION. THE LANDING SHOULD BE AS WIDE AS THE PROPOSED RAMP, MIN 36" WIDE, AND BE 60" LONG. IN MOST SITE CASES LANDINGS SHOULD BE 5 FEET BY 5 FEET.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). IF THE PATH OF TRAVEL GOES TO A PUBLIC RIGHT-OF WAY, IT IS PREFERRED THAT THE ROUTE BE A MINIMUM OF 60 INCHES. THE SLOPE SHOULD BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (¼" PER FDOT OR 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), THE ADA RAMP CRITERIA MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND 'LEVEL' LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE.
5. CROSS-WALKS - THE PATH OF TRAVEL STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 1:50 (2%) CROSS SLOPE IS MET IN THE CROSS WALK.
6. DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FDOT OR 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY FDOT.)
7. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
8. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY REQUIREMENTS LISTED ABOVE OR OTHER NON-STATED ADA REQUIREMENT THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NONCOMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS OR AS DEFINED BY CURRENT FDOT SPECIFICATIONS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S 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 MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (PROFESSIONAL SERVICE INDUSTRIES, INC) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.
5. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
6. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
7. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.
9. 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 F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
10. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR REVIEW/APPROVAL.
11. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.).
12. SEAL CONCRETE PER ASTM C309 OR ASTM C1315 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
14. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL GOVERNING JURISDICTION.
15. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS (REFER TO PLANS), ANY AND ALL DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER AND OWNER'S ENGINEER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
16. ELEVATIONS REFER TO NAVD 88 VERTICAL DATUM.
17. GRADING SHOWN ON THESE PLANS IS PROVIDED TO CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
18. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. THE MORE STRINGENT REQUIREMENTS SHALL APPLY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. 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.
3. THE OWNER'S ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.
4. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN ½" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

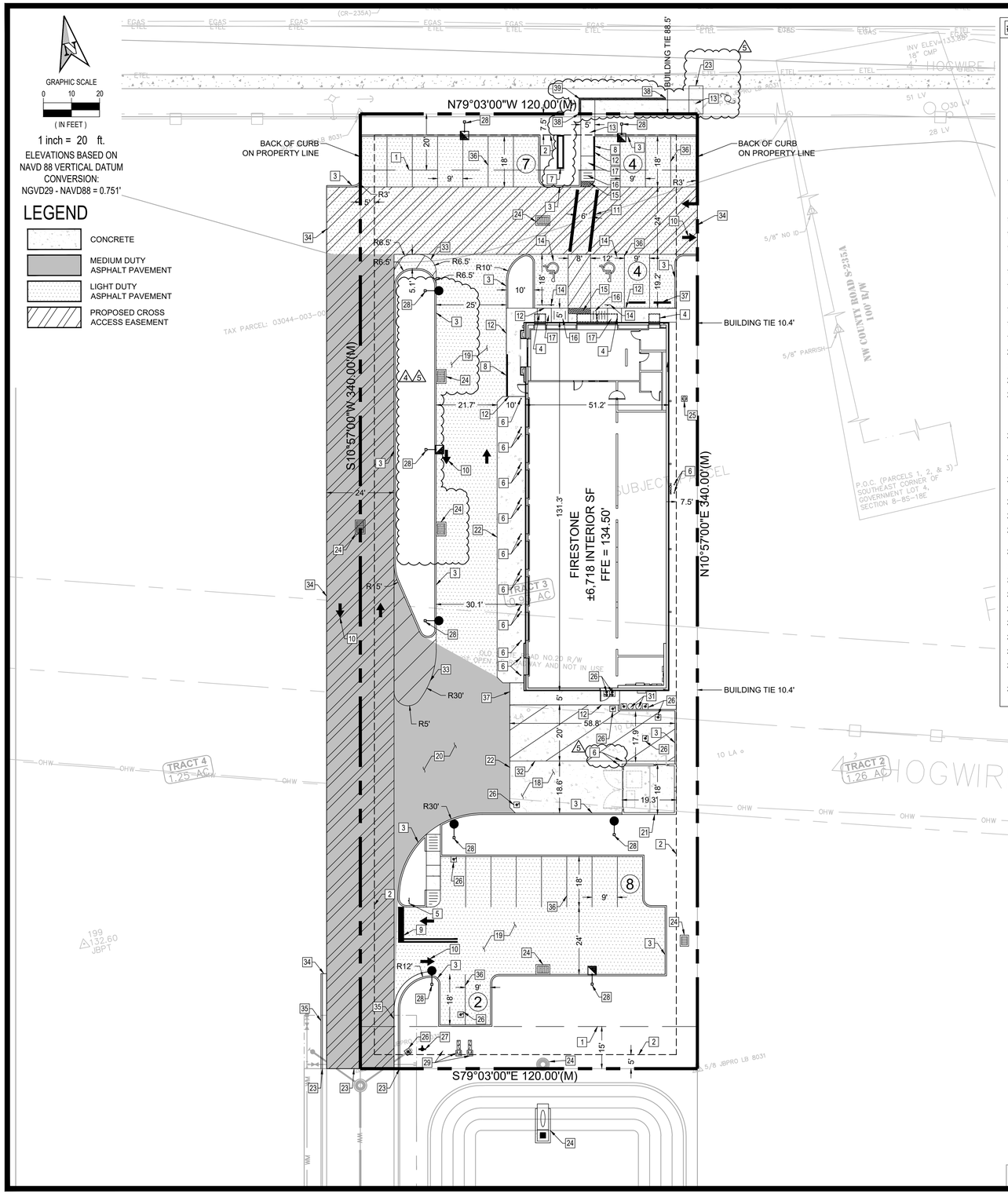
AS-BUILTS, RECORD DRAWINGS & CERTIFICATIONS:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A COPY OF THE MINIMUM REQUIREMENTS FOR AS-BUILT RECORD DRAWING ACCEPTANCE FOR THE AGENCY HAVING JURISDICTION (SUCH AS THE CITY OR COUNTY) AND/OR UTILITY SERVICE PROVIDER, FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS, AND PRODUCE AS-BUILT RECORD DRAWINGS THAT SUBSTANTIALLY COMPLY WITH OR EXCEED THESE REQUIREMENTS, INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTALS.
2. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS SHALL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION IN A TIMELY MANNER TO ENGINEER, INCLUDING AND WITHOUT LIMITATIONS.
    A. SURVEYED "AS-BUILTS", MINIMUM AS-BUILT SURVEY SCOPE IS LISTED BELOW.
    B. COMPACTION AND DENSITY TEST RESULTS CERTIFIED BY OWNERS TESTING COMPANY.
    C. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS AS REQUIRED FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.
3. AS-BUILT DRAWINGS SHALL BE ACCURATELY RECORDED AND CERTIFIED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYOR'S AND MAPPERS IN CHARTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
4. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN AUTOCAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE AUTOCAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.
5. THE X, Y AND (Z) LOCATION BASED ON THE COORDINATE SYSTEM FLORIDA EAST ZONE STATE PLANE COORDINATE FEET NAD 83, OF ALL VALVES (CENTER OF PIPE), MANHOLES, INLETS, VALVE BOXES (GRADE), HYDRANTS (GRADE), BLOW OFFS (GRADE), SAMPLE POINTS (GRADE) AND METER BOXES (GRADE) ETC. SHALL BE CLEARLY SHOWN. ACCEPTABLE POSITION ACCURACY SHALL BE SUB-METER OR BETTER FOR COMPATIBILITY WITH GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE VERTICAL DATUM USED SHALL BE NAVD 88 UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.
6. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- ❖ SITE IMPROVEMENTS:
    - ALL BUILDINGS AND OTHER IMPROVEMENTS WITH DESCRIPTIONS, DIMENSIONS, AND LOCATION.
    - PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS.
    - FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
    - ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
    - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
    - WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
    - WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.
- ❖ SANITARY SEWER:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND INVERTS OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
    - LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN MANHOLES.
    - LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
- ❖ STORM DRAINAGE:
    - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.) AND INVERT OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES AND ROCK ENVELOPES.
    - INVERTS OF ALL MITERED END SECTIONS.
    - ACTUAL GRADE/SLOPE OF PIPE BETWEEN THE STRUCTURES.
    - INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
    - STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
    - STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- ❖ WATER AND REUSE SYSTEMS AND FORCE MAINS:
    - ACTUAL LENGTHS OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
    - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
    - LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.
    - POTABLE WATER SHALL CLEARLY INDICATE COMPLIANCE TO MINIMUM SEPARATION DISTANCES OR REQUIRED PIPE UPGRADES.

PRIOR TO THE CIVIL ENGINEERING PUNCH LIST INSPECTION THE CONTRACTOR SHALL SEND THE ENGINEER AN AS-BUILT SURVEY. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN FIVE (5) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN AUTOCAD AND PDF FORMAT IS SUFFICIENT. IF ANY DEFICIENCIES ARE NOTED, ONE COPY OF REDLINED AS-BUILTS WILL BE GIVEN TO THE GENERAL CONTRACTOR FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE OWNER'S ENGINEER BEFORE ANY CERTIFICATIONS WILL BE INITIATED.

7. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR KEEP A DAILY "AS-BUILT" SET OF DRAWINGS WHILE THE WORK BEING DONE IS VISIBLY EXPOSED ACCORDING TO THE CRITERIA OUTLINED HEREIN.
8. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
9. THE CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL CERTIFY TO OWNER'S ENGINEER THAT ALL SITE, UTILITY, AND ROADWAY COMPACTION, BERM STABILITY, AND P



SITE PLAN NOTES

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1	BUILDING SETBACK
2	LANDSCAPE BUFFER
3	TYPE "D" CURB (TYP), DETAIL: (FDOT INDEX 520-001) / C8.2
4	AWNING (SEE ARCHITECTURAL PLANS)
5	STOP SIGN & POST, DETAIL: 4 / C8
6	6" PIPE BOLLARD (TYP), DETAIL: 8 / C8
7	PROPOSED SIGNAGE
8	6" YELLOW CURB PAINT
9	24" WHITE THERMOPLASTIC STOP BAR PAVEMENT MARKING, DETAIL: 6 / C8
10	ON SITE DIRECTIONAL ARROW (TYP), DETAIL: 6 / C8
11	ADA COMPLIANT CROSSWALK DETAIL: 6 / C8 & (FDOT INDEX 711-001) / C8.2
12	MONOLITHIC CURB & SIDEWALK (TYP) - DETAIL: 9 / C8
13	CONCRETE SIDEWALK, DETAIL: (FDOT INDEX 522-001) / C8.3
14	HANDICAP ACCESSIBLE PARKING, SIGNAGE & MARKINGS DETAIL: 1 / C8
15	DETECTABLE WARNING, DETAIL: 7 / C8
16	HANDICAP ACCESSIBLE RAMP DETAIL: (FDOT INDEX 522-002) / C8.3
17	5' X 5' LANDING (MIN), SLOPE NOT TO EXCEED 2%
18	CONCRETE PAVEMENT (TYP), DETAIL: 2 / C8
19	LIGHT DUTY ASPHALT PAVEMENT (TYP), DETAIL: 3 / C8
20	MEDIUM DUTY ASPHALT PAVEMENT (TYP), DETAIL: 3 / C8
21	DUMPSTER ENCLOSURE, DETAIL: 11 / C8
22	CONCRETE APRON, DETAIL: 5 / C8
23	PROPOSED CURB/SIDEWALK/PAVEMENT TO TRANSITION SMOOTHLY TO EXISTING ADJACENT SURFACE - CONTRACTOR TO VERIFY CONNECTION, LOCATION AND ELEVATION OF EXISTING ADJACENT SURFACE.
24	STORM DRAINAGE STRUCTURE (TYP), SEE SHEET C5.0 GRADING PLAN
25	ROOF DRAIN CLEANOUT (TYP), SEE SHEET C6.0 UTILITY PLAN
26	SANITARY SEWER CLEANOUT (TYP), SEE SHEET C6.0 UTILITY PLAN
27	PROPOSED PUBLIC FIRE HYDRANT
28	SITE LIGHTING POLE, SEE PHOTOMETRIC PLAN
29	WATER CONNECTION/RPZ/METER, SEE SHEET C6.0 UTILITY PLAN
30	SITE LIGHTING POLES (TYP) - SEE PHOTOMETRIC PLANS
31	MANHOLE COVER TO GREASE TRAP, SEE SHEET C5
32	LOADING ZONE PAINT STRIPING, DETAIL: 11 / C8
33	6" WHITE PAINT STRIPING (TYP.)
34	EDGE OF PAVEMENT
35	TYPE F CURB (TYP.), DETAIL: (FDOT INDEX 520-001) / C8.2
36	4" WHITE PAINT STRIPING (TYP.)
37	CONCRETE WHEEL STOP (TYP.), DETAIL: 12 / C8
38	END OF ±36.5 LF OF GRAVITY WALL DETAIL: (FDOT INDEX 400-011) / C9.1
39	±36.5 LF OF GUIDERAIL MOUNTED ATOP GRAVITY WALL DETAIL: (FDOT INDEX 515-070) / C9.0

SITE DATA TABLE

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN AUTOMOTIVE RETAIL & SERVICE CENTER WITH ON-SITE PARKING AND OFF-SITE STORMWATER POND.

LOCATION & LAND USE

TAX PARCEL #'S:	03044-003-000 / TRACT 3
ZONING DISTRICT:	COMMERCIAL INTENSIVE (CI)
FUTURE LAND USE:	COMMERCIAL

ADJACENT ZONING / FLU:

NORTH (FRONT):	COMMERCIAL INTENSIVE & AGRICULTURE / COMMERCIAL & AGRICULTURE
EAST (SIDE) :	COMMERCIAL INTENSIVE / COMMERCIAL
SOUTH (REAR) :	COMMERCIAL INTENSIVE / COMMERCIAL
WEST (SIDE) :	COMMERCIAL INTENSIVE / COMMERCIAL

AREAS

AREAS	PROPOSED (SF)	ACRES	PERCENT OF TOTAL PROPERTY AREA
LOT:	±40,800	±0.94	100%
TOTAL IMPERVIOUS (85% MAX):	±30,674	±0.70	75.18%
BUILDING FOOTPRINT:	±6,767	±0.16	16.59%
PAVEMENT, LOADING & SIDEWALKS:	±23,907	±0.55	58.60%
TOTAL PERVIOUS AREA:	±10,126	±0.23	24.82%

MAXIMUM BUILDING HEIGHT: 65'

FLOOR AREA RATIO (0.750 MAX): ±0.166

SETBACKS & BUFFERS

BUILDING SETBACKS:	REQUIRED / PERMITTED:	PROPOSED:
NORTH (FRONT):	20' (MIN)	88' (MIN FROM PROPERTY LINE)
EAST (SIDE) :	0' (MIN)	N/A
SOUTH (REAR) :	15' (MIN)	121.3' (MIN FROM PROPERTY LINE)
WEST (SIDE) :	0' (MIN)	N/A
LANDSCAPE BUFFERS:		
NORTH (FRONT):	10' (MIN)	22.5' (FROM PROPERTY LINE)
EAST (SIDE) :	7.5' (MIN)	7.5' (FROM PROPERTY LINE)
SOUTH (REAR) :	5' (MIN)	27.3' (FROM PROPERTY LINE)
WEST (SIDE) :	5' (MIN)	12' (FROM PROPERTY LINE)

PARKING

PARKING REQUIRED: ONE (1) SPACE PER FOUR HUNDRED (400) SQUARE FEET OF FLOOR AREA. THE MAXIMUM NUMBER OF PARKING SPACES ALLOWED IS 125% THE MINIMUM.

PARKING CALCULATIONS:	6,718 / 400 = 16.79 17 REQUIRED STALLS
MAX PARKING CALCULATIONS:	16.79 * 1.25 = 20.98 21 MAX STALLS
PROPOSED PARKING STALLS:	23
PROPOSED ADA STALLS:	2
	TOTAL: 25 SPACES

FEMA

FLOOD ZONE: X | FLOOD MAP #12001C0120D | EFFECTIVE JUNE 16, 2006

NOTES:

1. ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE
2. ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED
3. BUILDING SETBACKS ARE TO CONCRETE CORNER OF BUILDING
4. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS
5. CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES
6. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION
7. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO SOUTHEAST (FRONT) PROPERTY LINE (BEARING S10°57'00"W) UNLESS OTHERWISE SHOWN.
8. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL
9. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
10. PAVEMENT MARKINGS WILL NOT BE REFLECTIVE.

BURIED UTILITIES NOTE

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CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
4	04/30/2024	CITY OF ALACHUA COMMENTS	JR
5	05/09/2024	CLIENT COMMENTS	

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C1

SITE PLAN

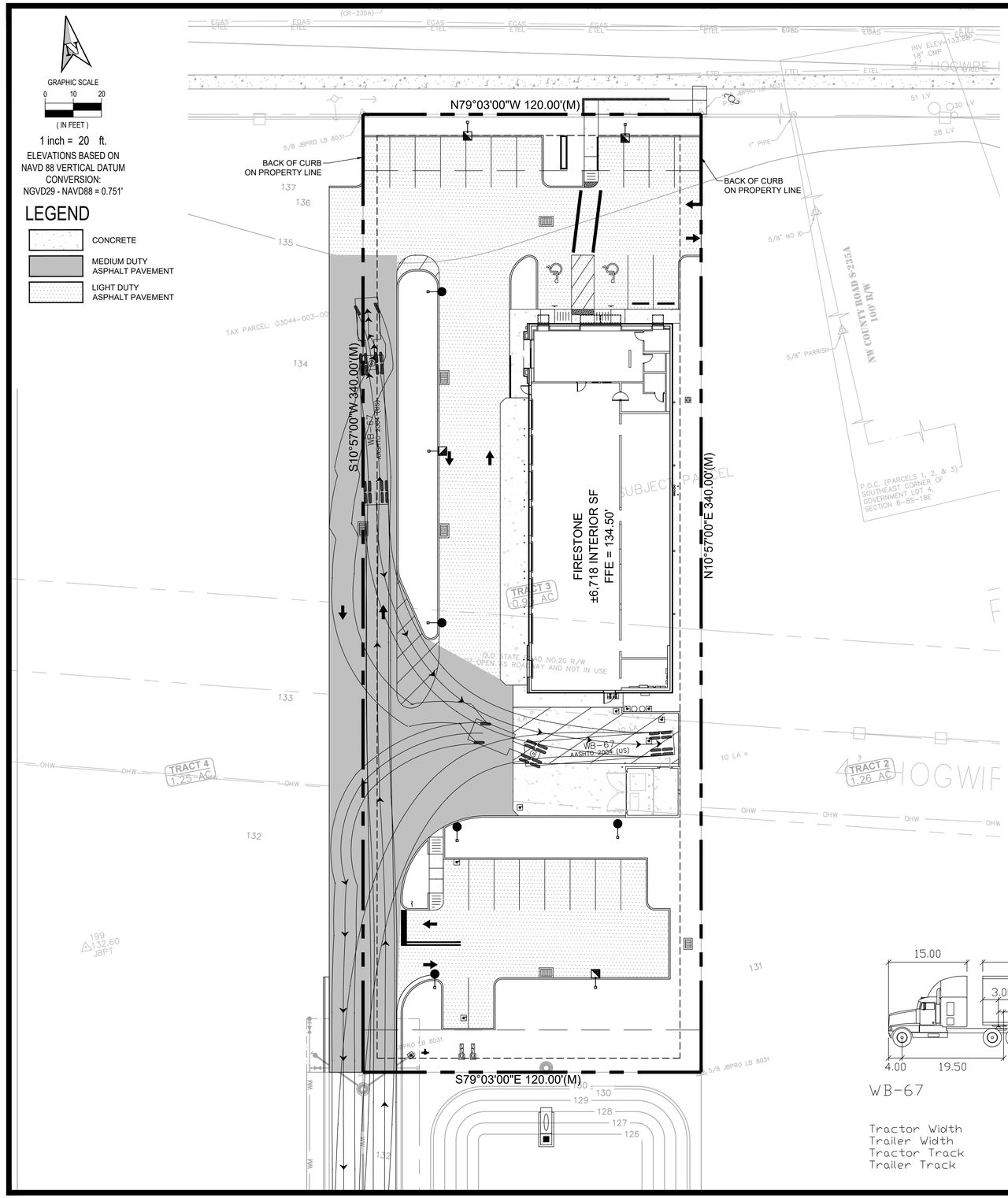
GRAPHIC SCALE
0 10 20
(IN FEET)

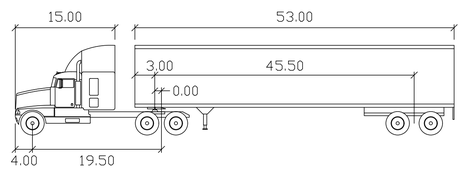
1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION: NGVD29 - NAVD88 = 0.751'

LEGEND

- CONCRETE
- MEDIUM DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C1.1

TRUCK ACCESS PLAN

GRAPHIC SCALE
0 10 20
(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION:
NGVD29 - NAVD88 = 0.751'

N79°03'00"W 120.00'(M)

4" HOGWIRE FENCE

EXISTING FENCE TO BE REMOVED BY OTHERS

S10°57'00"W 340.00'(M)

N10°57'00"E 340.00'(M)

P.O.B.

P.O.C. (PARCELS 1, 2, & 3) SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8-8S-18E

TAX PARCEL: 03044-003-000

SUBJECT PARCEL

EXCEPTION 11

NW COUNTY HOUSE S-2254
100' R/W

TRACT 5
7.37 AC

TRACT 3
0.93 AC

TRACT 4
1.25 AC

TRACT 2
1.26 AC

OLD STATE ROAD NO.20 R/W
NOT OPEN AS ROADWAY AND NOT IN USE

EXISTING POWER POLE TO BE REMOVED BY OTHERS

EXISTING OVERHEAD ELECTRIC LINES TO BE REMOVED BY OTHERS

DIRT PILE

EXISTING DIRT PILE TO BE REMOVED BY OTHERS

S79°03'00"E 120.00'(M)

EXISTING 15" PVC PIPE TO REMOVED

EXISTING 15" MITERED END SECTION TO BE REMOVED

EXCEPTION 1
PUBLIC UTILITIES E

HOGWIRE FENCE

INV ELEV=133.06'
18" CMP

INV ELEV=132.47'
18" CMP

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTICE TO GENERAL CONTRACTORS:
CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HERON WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

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P.E. LICENSE NO. 71636

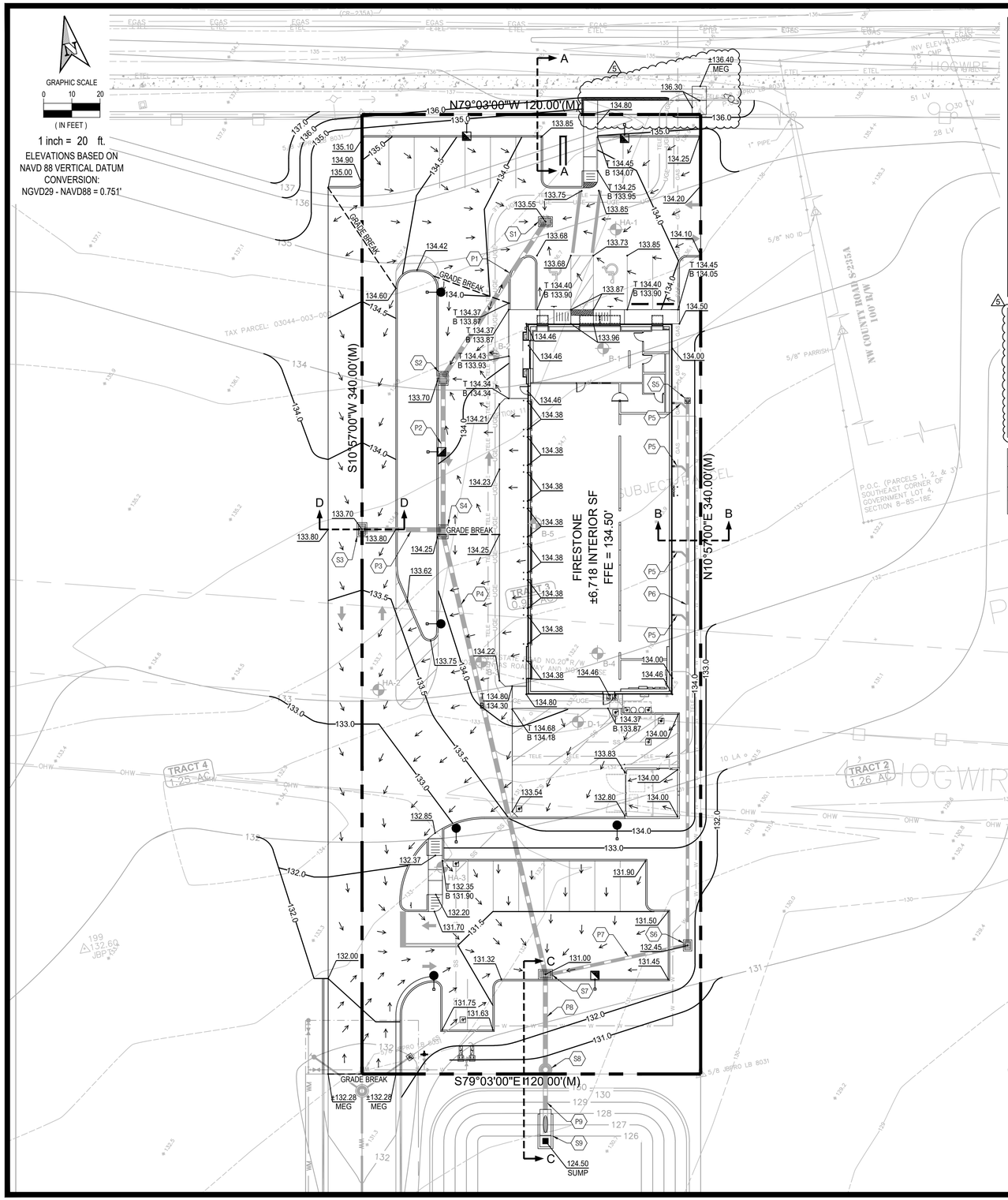
PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C2

DEMO PLAN



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
4. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
5. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
6. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
7. ALL PROPOSED SIDEWALKS, RAMPS AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS, SEE "GENERAL NOTES".
8. ALL SPOT ELEVATIONS ARE TO BOTTOM OF CURB (TOP OF ASPHALT / CONCRETE) UNLESS OTHERWISE IDENTIFIED.

PROPOSED DEVELOPMENT LAND USE AREAS

	AREA (SF)	AREA (AC)	PERCENTAGE
PROPERTY AREA	±40,800	±0.94	100%
BUILDING FOOTPRINT	±6,767	±0.16	16.59%
IMPERVIOUS PAVEMENT, LOADING, SIDEWALKS	±23,907	±0.55	58.60%
IMPERVIOUS TOTAL (MAX 85%)	±30,674	±0.70	75.18%
PERVIOUS TOTAL	±10,126	±0.23	24.82%
TOTAL	±40,800	±0.94	100%

PROFILE INDEX

PROFILE ID	SHEET	PROFILE ID	SHEET
A-A	C9.2	C-C	C9.2
B-B	C9.2	D-D	C9.2

GRADING PLAN KEYNOTES

S1 STRUCTURE NO. 1
TYPE "F" INLET | TOG = 133.55'
Ø3.5' ROUND STRUCTURE BOTTOM ALTERNATE A, TYPE P
P1 INVERT (PROPOSED 18" ADS N-12 PIPE) = 129.78'
DETAIL: 1 / C9, (FDOT INDEX 425-010 & 425-053) / C9.1

P1 S1 TO S2
±66.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S2 STRUCTURE NO. 2
TYPE "F" INLET | TOG = 133.70'
Ø3.5' ROUND STRUCTURE BOTTOM ALTERNATE A, TYPE P
INVERT (PROPOSED 18" ADS N-12 PIPE) = 129.21'
DETAIL: 1 / C9, (FDOT INDEX 425-010 & 425-053) / C9.1

P2 S2 TO S4
±54.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S3 STRUCTURE NO. 3
TYPE "F" INLET | TOG = 133.70'
INVERT (PROPOSED 18" ADS N-12 PIPE) = 128.99'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P3 S3 TO S4
±28.8 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S4 STRUCTURE NO. 4
TYPE "F" INLET | TOG = 134.25'
INVERT (PROPOSED 18" ADS N-12 PIPE) = 128.74'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P4 S4 TO S7
±161.0 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

P5 CONNECTS ROOF DRAINS TO P6
8" ADS N-12 PIPE TO 12" ADS N-12 PIPE (LENGTH AS REQUIRED)
DETAIL: 303 / C10.1

S5 STRUCTURE NO. 5
12" DRAINAGE CLEAN OUT | RIM = 134.05'
INVERT (PROPOSED 12" ADS N-12 PIPE) = 129.95'
DETAIL: 4 / D2.0

P6 S5 TO S6
±193.0 LF OF 12" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S6 STRUCTURE NO. 6
TYPE "C" INLET | TOG = 132.45'
INVERT (PROPOSED 12" ADS N-12 PIPE) = 128.29'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P7 S6 TO S7
±51.4 LF OF 12" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S7 STRUCTURE NO. 7
TYPE "F" INLET | TOG = 131.00'
P4 INVERT (PROPOSED 18" ADS N-12 PIPE) = 127.36'
P7 INVERT (PROPOSED 12" ADS N-12 PIPE) = 127.85'
P8 INVERT (PROPOSED 18" ADS N-12 PIPE) = 125.65'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P8 S7 TO S8
±32.8 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S8 EXISTING STRUCTURE NO. 8
TYPE J8 MANHOLE | RIM = 129.00'
P8 INVERT (PROPOSED 18" ADS N-12 PIPE) = 125.37'
P9 INVERT (PROPOSED 18" ADS N-12 PIPE) = 124.70'
DETAIL: 1 / C9, (FDOT INDEX 425-053) / C9.1

P9 S8 TO S9
±23.3 LF OF 18" ADS-N12 PIPE AT 0.86% SLOPE
DETAIL: 303 / C10.1

S9 STRUCTURE NO. 9
CONCRETE MITERED END SECTION SUMP
P9 INVERT (PROPOSED 18" ADS N-12) = 124.50'
DETAIL: 3 & 4 / C9

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ENGINEER'S NAME & PE#

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P.E. LICENSE NO. 71636

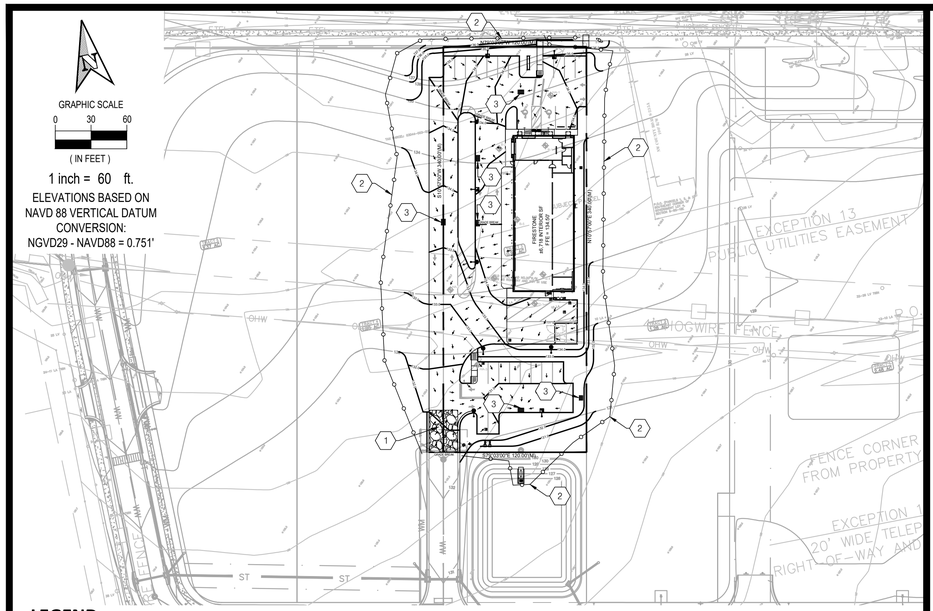
PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C3

GRADING PLAN



LEGEND

- :DRAINAGE FLOW PATH
- :INLET SEDIMENT TRAP
- :CONSTRUCTION ENTRANCE
- :SILT FENCE

1. CONSTRUCTION ENTRANCE - SEE DETAIL: 1 & 2 / C4.1
2. SILT FENCE TO BE CONSTRUCTED AROUND LIMITS OF DISTURBANCE (TYP.) - SEE DETAIL: 4 & 5 / C4.1
3. INLET TO BE PROTECTED ONCE INSTALLED (TYP.) - SEE DETAIL: 1 / C4

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PROJECT NAME AND LOCATION

PROJECT NAME: FIRESTONE
TAX PARCELS: 03044-003-000

LOCATION: SWC OF US HIGHWAY 441 & CR 235A, ALACHUA, FL 32615
LAT: N29° 48'03.44733"
LONG: E27?° 27'23.18659"

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS
PALMETTO CAPITAL GROUP
632 E. MAIN STREET
LAKELAND, FL 33803

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF AN AUTOMOTIVE RETAIL & SERVICE CENTER WITH ON-SITE PARKING AND OFF-SITE STORMWATER POND.

PROJECT AREA: ±0.94 ACRES

ULTIMATE RECEIVING WATERS: AQUIFER

ACTIVITIES THAT REQUIRE EROSION CONTROL
SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS
SOIL TYPES: REFER TO GEOTECH REPORT

SEQUENCE OF MAJOR ACTIVITIES
HALT ALL ACTIVITIES AND CONTACT THE DESIGN CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP's. THE GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT A STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:
1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE. PREPARE TEMPORARY PARKING AND STORAGE AREA, UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN, IF REQUIRED
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE VIA SEEDING
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
11. INSTALL BASE TO ROAD AND PARKING AREA
12. FINISH GRADING ENTIRE SITE
13. CONSTRUCT FINAL PAVING
14. REMOVE ACCUMULATED SEDIMENT
15. REMOVE ANY ITEMS THAT ARE NOT REQUIRED (ONLY IF STABILIZED)

TIMING OF CONTROL MEASURES
THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

CONTROLS:
1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ONSITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT NOTED THAT THE MEASURES IDENTIFIED ON SHOULD BE THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS).

2. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

☐ ASPHALT	☐ CLEANING SUPPLIES
☐ CONCRETE	☐ DETERGENTS
☐ FERTILIZERS	☐ MASONRY BLOCK/BRICKS
☐ METAL PIECES	☐ PAINT
☐ PETROLEUM BASED PRODUCTS	☐ WOOD
☐ TAR	

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

RESPONSIBLE STEWARDSHIP

- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

S.W.P.P.P. IMPLEMENTATION UPDATES AND AMENDMENTS:

THE CONTRACTOR MUST UPDATE THE S.W.P.P.P. INCLUDING THE JOBSITE BINDER AND SITE MAPS TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR; BMP INSTALLATION, MODIFICATION OR REMOVAL. CONSTRUCTION ACTIVITIES (E.G. PAVING, STORM SEWER, INSTALLATION, FOOTING INSTALLATION, ETC.) CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE DESIGN ENGINEER AND OBTAIN WRITTEN APPROVAL FROM THE DESIGN ENGINEER BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK.)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS.
3. MODIFYING THE S.W.P.P. IMPLEMENTATION SEQUENCE
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT CONTRARY TO THE S.W.P.P.P.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT THE DESIGN ENGINEER APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, THE GC MUST NOTIFY THE DESIGN ENGINEER AS SOON AS PRACTICAL AS THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE S.W.P.P.P. DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE DESIGN ENGINEERS NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND IT'S RESPONSE FROM THE DESIGN ENGINEER. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

INSPECTION AND MAINTENANCE NOTES

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AS PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT (OR EQUIVALENT SNOWFALL EVENT) OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. AS WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.
9. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
10. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN

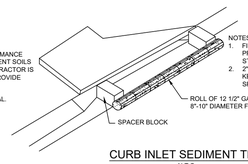
NOTICE TO GENERAL CONTRACTORS:

1. THIS IS THE CONTRACTOR'S CERTIFICATION OF CORRECT INSPECTION AND MAINTENANCE. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.
2. A COPY OF SHEET C0.1 AND C0.2 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS

CONTRACTOR'S RESPONSIBILITY

EROSION AND SEDIMENTATION CONTROLS ARE PERFORMANCE BASED CRITERIA. IF THE BMPS PROVIDED DO NOT PREVENT SOILS FROM LEAVING A CONSTRUCTION SITE, THEN THE CONTRACTOR IS REQUIRED TO EMPLOY ADDITIONAL PROCEDURES TO PROVIDE CLEAN RUNOFF FROM A SITE.

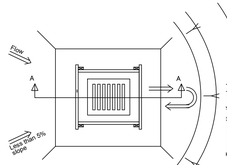
BUILDING BLOCK LAID 6" FROM THROAT WEB HORIZONTAL.



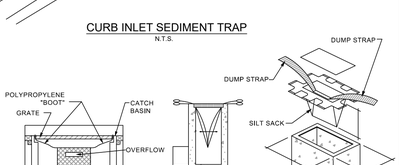
CURB INLET SEDIMENT TRAP
N.T.S.

CONTRACTOR'S RESPONSIBILITY
EROSION AND SEDIMENTATION CONTROLS ARE PERFORMANCE BASED CRITERIA. IF THE BMPS PROVIDED DO NOT PREVENT SOILS FROM LEAVING A CONSTRUCTION SITE, THEN THE CONTRACTOR IS REQUIRED TO EMPLOY ADDITIONAL PROCEDURES TO PROVIDE CLEAN RUNOFF FROM A SITE.

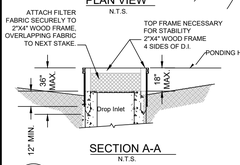
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES. (3' MIN. LENGTH).
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
5. MIRAFI OR APPROVED EROSION CONTROL FABRIC SHALL BE WRAPPED AROUND GRATE.
6. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



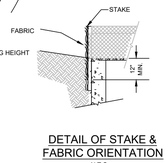
PLAN VIEW
N.T.S.



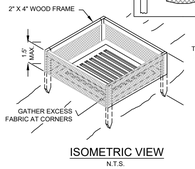
INSTALLATION DETAIL



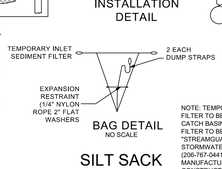
SECTION A-A
N.T.S.



DETAIL OF STAKE & FABRIC ORIENTATION
N.T.S.



ISOMETRIC VIEW
N.T.S.



BAG DETAIL
NO SCALE

SILT SACK

NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

1 INLET PROTECTION NTS

CONTRACTOR'S CERTIFICATION:
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.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY/ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

PERMITTEE:
" I CERTIFY UNDER THE 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 OR IMPRISONMENT FOR KNOWING VIOLATIONS."

PERMITTEE / AGENT _____ DATE _____

OWNER/S/AGENT'S CERTIFICATION:
THE OWNER/AGENT IS AWARE OF, AND MUST ASSURE MAINTENANCE OF, THE EROSION PROTECTION THAT IS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION.

OWNER / AGENT _____ DATE _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.

PROJECT NAME: _____
FDEP NPDES IDENTIFICATION NUMBER: _____

NOTE: THIS IS AN EXAMPLE OF AN INSPECTION LOG AND IS GIVEN FOR REFERENCE PURPOSES ONLY. THIS OR A SIMILAR FORM IS REQUIRED.

LOCATION	RAIN DATA	TYPE OF CONTROL (SEE BELOW)	DATE INSTALLED/ MODIFIED	CURRENT CONDITION (SEE BELOW)	CORRECTIVE ACTION/ OTHER REMARKS

CONDITION CODE:
G=GOOD, M=MARGINAL, NEEDS MAINTENANCE OR REPLACEMENT SOON, P=POOR, NEEDS IMMEDIATE REPLACEMENT, C=NEEDS TO BE CLEANED, O=OTHER

CONTROL TYPE CODES

1. SILT FENCE	13. RETENTION POND	25. HAY BALES
2. EARTH DIKES	14. CONSTRUCTION ENTRANCE STABILIZATION	26. GEOTEXTILE
3.STRUCTURAL DIVERSION	15. PERIMETER DITCH	27. RIP-RAP
4. SWALE	16. CURB AND GUTTER	28. TREE PROTECTION
5. SEDIMENT TRAP	17. PAVED ROAD SURFACE	29. DETENTION POND
6. CHECK DAM	18. ROCK OUTLET PROTECTION	30. RETENTION POND
7. SUBSURFACE DRAIN	19. REINFORCED SOIL RETAINING SYSTEM	31. WASTE DISPOSAL/ HOUSE KEEPING
8. PIPE SLOPE DRAIN	20. GABON	32. DAM
9. LEVEL SPREADERS	21. SEDIMENT BASIN	33. SAND BAG
10. STORM DRAIN INLET PROTECTION	22. TEMPORARY SEED/SOD	34. OTHER
11. VEGETATIVE BUFFER STRIP	23. PERMANENT SEED/SOD	
12. VEGETATIVE PRESERVATION AREA	24. MULCH	

INSPECTOR INFORMATION:
NAME: _____ QUALIFICATION: _____ DATE: _____

" I CERTIFY UNDER THE 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 PROPERTY 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 OR IMPRISONMENT FOR KNOWING VIOLATIONS."

_____
NAME (RESPONSIBLE AUTHORITY) DATE

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE NTS
SHEET C4

EROSION CONTROL PLAN

EROSION AND SEDIMENT CONTROL NOTES:

1. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY. SEDIMENT CONTROL CONSISTS OF SILT FENCING, HAY BALES, AND FLOATING TURBIDITY BARRIERS PER CURRENT FDOT SPECIFICATIONS. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

2. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSIONS ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

3. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

4. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 14 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNT OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

5. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

6. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

7. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHED OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGNATE AN AREA WITHIN THE PROJECT LIMITS FOR CONCRETE TRUCK WASHOUT ACTIVITIES. THIS AREA SHALL PROVIDE EROSION CONTROL DEVICES THAT PREVENT CONTACT BETWEEN CONCRETE WASHOUT MATERIALS AND STORMWATER AND/OR SURFACE WATERS.

9. IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:

   A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO THE SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.
   B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCE BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS
   C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
   D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY EROSION CONTROL. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS.
   E. THE DEVELOPMENT OF THE APPLICABLE BMPS TO ENSURE THE CONTROL OF OFF-SITE TRACKING/SPILLAGE, SANITARY, WASTE, FERTILIZERS & PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE. WHEN THE CONTRACTOR ENCOUNTERS A SPILL, CONSTRUCTION WILL STOP AND WORK WILL NOT RESUME UNTIL DIRECTED BY THE PROJECT ENGINEER. DISPOSITION OF HAZARDOUS WASTEWILL BE MADE IN ACCORDANCE WITH ANY REQUIREMENTS AND REGULATIONS OF ANY LOCAL, STATE, OR FEDERAL AGENCY HAVING JURISDICTION. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS, HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.
   F. INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY OR IMMEDIATELY FOLLOWING A RAIN EVENT OF 1/2 INCH OR GREATER DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP, REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

10. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.

11. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO RECEIVING OUTFALL.

12. DE-WATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE WATER MANAGEMENT DISTRICT.

13. ALL DE-WATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.

14. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND ANY GOVERNING JURISDICTIONS INQUIRES RELATIVE TO COMPLIANCE FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

15. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOP OF SLOPES.

16. ALL SLOPES STEEPER THEN 2:5:1 AND WITH A HEIGHT OF 10' FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKETS AND ACCORDING TO FLORIDA E.P.D. REQUIREMENTS.

17. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.

PROTECTION OF SURFACE WATERS

1. WHERE APPROPRIATE OR WHEN REQUIRED BY STATE, FEDERAL OR LOCAL AGENCIES, DOWNSTREAM RECEIVING WATERS SHALL BE MONITORED THROUGHOUT CONSTRUCTION FOR TURBIDITY AND PH. A BACKGROUND SAMPLE SHALL BE TAKEN PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES, SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

3. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

4. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
   A.) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
   B.) NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
   C.) PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALL PRIOR TO LAND DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

5. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

CONTROL OF FUGITIVE DUST AND WIND EROSION

1. THESE NOTES ARE PROVIDED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, TO REDUCE ON AND OFF SITE DAMAGE AND HEALTH HAZARDS, AND TO IMPROVE TRAFFIC SAFETY ON THE CONSTRUCTION SITE.

2. THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF SITE DAMAGE IS LIKELY WITHOUT TREATMENT. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL MEASURES AS APPROPRIATE AND AS DIRECTED BY THE ENGINEER.

3. THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

   A. MULCHES - SEE STANDARDS FOR STABILIZATION WITH MULCHES ONLY
   B. VEGETATIVE COVER - SEE STANDARDS FOR: TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOD.
   C. SPRAY ON ADHESIVES (SEE CHART BELOW) - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPRAY	WATER DILUTION	APPLY ACCORDING TO MANUFACTURE'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD	
ACIDULATED SOY BEAN SOP STICK	NONE	COARSE SPRAY	1200

   D. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12" APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
   E. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
   F. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
   G. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP ENOUGH SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
   H. STONE - COVER SURFACES WITH CRUSHED STONE OR COARSE GRAVEL.

4. PREVENT THE GENERATION OF DUST IN PREFERENCE TO APPLYING DUST SUPPRESSION MEASURES. ENSURE IN THE PROJECT SCHEDULE THAT THE AREA OF CLEARED LAND IS MINIMIZED DURING THE DRIER MONTHS OF THE YEAR, WHEN DUST GENERATION IS AT ITS GREATEST.

5. THE SOIL SHALL BE MAINTAINED IN A SUFFICIENTLY DAMP CONDITION TO PREVENT LOOSE GRAINS OF SOIL FROM BECOMING DISLODGED. THE SOIL SHALL BE COMPLETELY CRUSTED OVER BY APPLICATION OF WATER OR COMPLETELY COVERED WITH CLEAN GRAVEL OR TREATED WITH AN APPROVED DUST SUPPRESSANT.

6. PAVE AND WATER HAUL ROADS. THE FREQUENCY OF WATERING WILL BE DETERMINED BY WEATHER CONDITIONS AND THE ERODIBILITY OF THE SOIL. IF ADDITIVES IN THE WATER ARE USED TO INCREASE ITS DUST SUPPRESSION PROPERTIES, THE CHEMICAL SHOULD HAVE NO ADVERSE ENVIRONMENTAL IMPACT ON ADJACENT WATER BODIES.

7. WATER AREAS OTHER THAN HAUL ROADS, IF THEY ARE A SOURCE OF DUST.

8. ENSURE THAT SMOOTH SURFACES ARE DEEP RIPPED AND LEFT ROUGH AND CLODDY TO REDUCE THE WIND VELOCITY AT THE SOIL SURFACE.

9. CONSTRUCT WIND FENCES IF THIS IS APPROPRIATE FOR THE SITE. AS A CONTINGENCY MEASURE, IN AREAS THAT DO NOT HAVE ACCESS TO A WATER SUPPLY, WATER STORED ON-SITE SHOULD NEVER BE LESS THAN FIFTY PERCENT OF DISTURBED LAND SURFACE. WHEREVER WATERING IS USED TO SUPPRESS DUST, ENSURE IT DOES NOT CREATE CONTAMINATED RUN-OFF THAT WILL CONTAMINATE SURFACE WATERS.

10. USE BARRIERS WHERE REQUIRED TO PREVENT THE MIGRATION OF SAWDUST OR PARTICULATES FROM SANDING OR SURFACE PREPARATION ACTIVITIES DURING CONSTRUCTION.

11. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

12. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

13. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

POLLUTION PREVENTION NOTES:

1. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE GROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF DISCHARGE AND CORRECTIVE ACTIONS TAKEN.

2. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

3. IF CONTAMINATED SOIL/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.

4. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.

5. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

EROSION AND SEDIMENT CONTROLS BMPS:

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS STABILIZATION PRACTICES:

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES WHERE EFFECTIVENESS IS
   C. REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.

4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.

5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.

6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.

7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET

8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.

9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.

10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.

11. TEMPORARY REGRESSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.

12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.

14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.

2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FORM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.

3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.

4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

NOTE:
THE 5.94 ACRES DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

EPA NOTES:

1. NO CONSTRUCTION MATERIAL SHALL BE DISCHARGED TO WATERS OF THE STATE UNLESS AUTHORIZED BY A SECTION 404 PERMIT AND/OR THE STATE OF FLORIDA ENVIRONMENTAL RESOURCE PERMIT. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN AN APPROVED UPLAND LOCATION. BUILDING MATERIAL SHALL NOT BE DISPOSED OF IN WETLANDS OR BURIED ON-SITE.

2. IT IS THE RESPONSIBLY OF THE CONTRACTOR TO DEVELOP AN EROSION CONTROL PLAN THAT PROVIDES A DETAILED DESCRIPTION OF ALL EROSION AND SEDIMENT CONTROLS. BEST MANAGEMENT PRACTICES AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN SECTION 1.B. SEQUENCE OF SOIL DISTURBING ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED, MAINTAINED AND REMOVED. THIS INFORMATION SHALL BE KEPT AT THE PROJECT FIELD OFFICE IN ORDER FOR THE PROJECT TO BE CONSIDERED IN COMPLIANCE WITH FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION SITES.

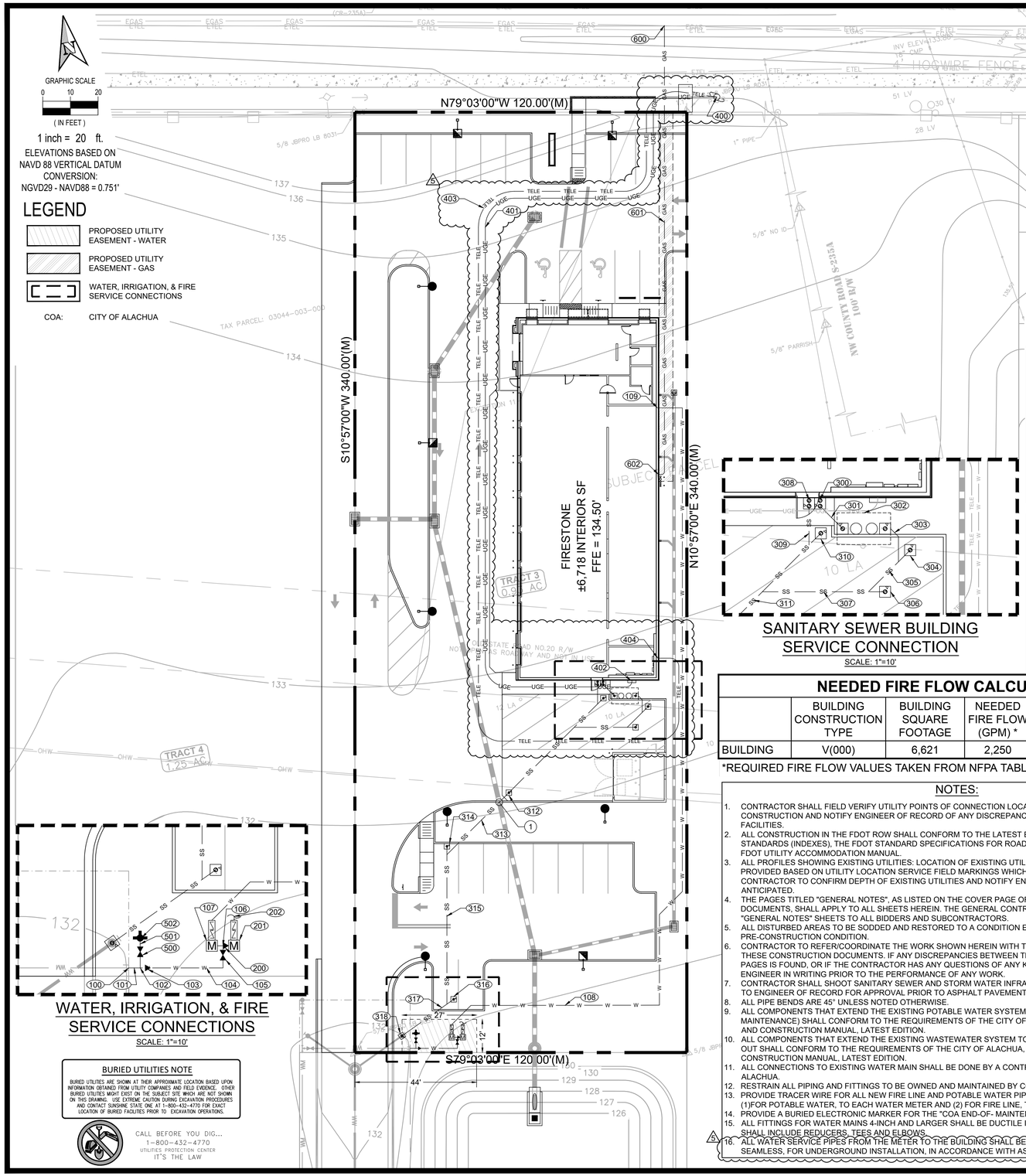
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE FOLLOWING ITEMS ARE ON SITE:
   A. COPY OF THE STORMWATER POLLUTION PREVENTION PLAN WITH THE ORIGINAL CERTIFICATION SIGNATURES.
   B. COPY OF CONTRACTOR'S EROSION CONTROL PLAN.
   C. HAZARDOUS SPILL CONTROL PLAN WITH GUIDELINES ON CONTACTING THE 24 HOUR EMERGENCY RESPONSE PROGRAM FOR HAZARDOUS MATERIAL SPILLS. THIS SHALL INCLUDE COPIES OF DISCHARGE NOTIFICATIONS THAT HAVE OCCURRED WITHIN THE PROJECT LIMITS.
   D. COMPLETE INSPECTIONS FORM.

4. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
   A. FDEP FORM 62-621.300(4)(b) - NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THIS NOTICE OF INTENT SHALL BE SIGNED BY THE CONTRACTOR.
   B. THE CONTRACTOR IS REQUIRED TO SUBMIT A COPY OF THIS LOG ALONG WITH A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
   C. CONTRACTOR IS REQUIRED TO RETAIN ALL RECORDS FOR A PERIOD OF NO LESS THAN 3 YEARS FOLLOWING THE NOTICE OF TERMINATION

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT THE NOI TO FDEP NO LESS THAN 48 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROOF OF MAIL TO THE PROJECT ADMINISTRATOR.

6. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.

7. LO



NEEDED FIRE FLOW CALCULATIONS

	BUILDING CONSTRUCTION TYPE	BUILDING SQUARE FOOTAGE	NEEDED FIRE FLOW (GPM) *	FLOW DURATION (HOURS)	SPRINKLER PROTECTION
BUILDING	V(000)	6,621	2,250	2	NO

*REQUIRED FIRE FLOW VALUES TAKEN FROM NFPA TABLE 18.4.4.2.1

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY UTILITY POINTS OF CONNECTION LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.
2. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.
3. ALL PROFILES SHOWING EXISTING UTILITIES: LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE PROVIDED BASED ON UTILITY LOCATION SERVICE FIELD MARKINGS WHICH WERE LOCATED BY THE SURVEYOR. CONTRACTOR TO CONFIRM DEPTH OF EXISTING UTILITIES AND NOTIFY ENGINEER IF ANY CONFLICTS ARE ANTICIPATED.
4. THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.
5. ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
6. CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.
7. CONTRACTOR SHALL SHOOT SANITARY SEWER AND STORM WATER INFRASTRUCTURE AS-BUILT DATA AND SUBMIT TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO ASPHALT PAVEMENT AND BASE COURSE INSTALLATION.
8. ALL PIPE BENDS ARE 45° UNLESS NOTED OTHERWISE.
9. ALL COMPONENTS THAT EXTEND THE EXISTING POTABLE WATER SYSTEM TO EACH WATER METER (COA END OF MAINTENANCE) SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
10. ALL COMPONENTS THAT EXTEND THE EXISTING WASTEWATER SYSTEM TO THE COA END OF MAINTENANCE CLEAN OUT SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
11. ALL CONNECTIONS TO EXISTING WATER MAIN SHALL BE DONE BY A CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
12. RESTRAIN ALL PIPING AND FITTINGS TO BE OWNED AND MAINTAINED BY COA
13. PROVIDE TRACER WIRE FOR ALL NEW FIRE LINE AND POTABLE WATER PIPING FROM THE POINT OF CONNECTION (1)FOR POTABLE WATER, TO EACH WATER METER AND (2) FOR FIRE LINE, TO THE FIRE HYDRANT.
14. PROVIDE A BURIED ELECTRONIC MARKER FOR THE "COA END-OF- MAINTENANCE" CLEAN OUT.
15. ALL FITTINGS FOR WATER MAINS 4-INCH AND LARGER SHALL BE DUCTILE IRON, CEMENT LINED, NSF-61. FITTINGS SHALL INCLUDE REDUCERS, TEES AND ELBOWS.
16. ALL WATER SERVICE PIPES FROM THE METER TO THE BUILDING SHALL BE TYPE "K" COPPER PIPE, SOFT TEMPERED, SEAMLESS, FOR UNDERGROUND INSTALLATION, IN ACCORDANCE WITH ASTM B 88.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

UTILITY PLAN KEYNOTES

WATER SERVICE CONNECTION

100 REMOVE EXISTING 8" CAP
*CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF EXISTING WATER MAIN BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS, DETAIL: 124 / C10

101 ±1.4 LF OF 8" C900 DR-18 PVC WATER SERVICE LINE, DETAIL: 303 / C10.1

102 8" TEE

103 8" x 2" REDUCER

104 ±13.5 LF OF 2" PVC WATER SERVICE LINE, DETAIL: 303 / C10.1

105 2" GATE VALVE, DETAIL: 118 / C10

106 2" TEE, DETAIL: 130 / C10

107 2" WATER METER AND 2" RPZ ASSEMBLY, DETAIL: 112 & 121 / C10
*END OF COA MAINTENANCE

108 ±306.3 LF OF 2" TYPE "K" COPPER WATER SERVICE LINE TO BUILDING, DETAIL: 303 / C10.1 (5)

109 CONNECT WATER LINE TO STUB-OUT LOCATION FROM BUILDING. CONTRACTOR TO COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

IRRIGATION CONNECTION

200 2" X 1" REDUCER INSIDE WATER METER BOX

201 1" WATER METER AND 1" RPZ ASSEMBLY, DETAIL: 115 & 121 / C10
*END OF COA MAINTENANCE

202 SEE SHEET C7.1 FOR REMAINING IRRIGATION SYSTEM

SANITARY SEWER

300 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 130.50'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

301 ±5.8 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

302 1000 GALLON GREASE INTERCEPTOR 6" INFLUENT INV.= 130.44', EFFLUENT INV.= 130.19'
DETAIL: 227 / C10.1

303 ±6.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

304 6" CLEANOUT, INV.= 130.16, DETAIL: 1 / C10

305 ±10.6 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

306 6" CLEANOUT, INV.= 130.08, DETAIL: 1 / C10

307 ±22.2 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

308 CONNECT TO STUB OUT AT BUILDING WITH 6" TWO-WAY CLEANOUT INV. = 130.06'
CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

309 ±7.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

310 6" CLEANOUT, INV.= 130.01, DETAIL: 1 / C10

311 ±48.3 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

312 6" DROP CLEANOUT, HIGH INV.= 129.52' LOW INV. = 125.14', DETAIL: 1 / C10

313 ±31.7 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

314 6" CLEANOUT, INV.= 124.85, DETAIL: 1 / C10

315 ±56.1 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

316 6" CLEANOUT, INV.= 124.32, DETAIL: 1 / C10

317 ±21.9 LF OF 6" C-900 PVC SANITARY SEWER SLOPED AT 1.0%, DETAIL: 303 / C10.1

318 6" CLEANOUT, INV.= 123.88, DETAIL: 1 & 127 / C10
*END OF COA MAINTENANCE

ELECTRIC AND COMMUNICATIONS

COORDINATE ELECTRIC AND TELEPHONE SERVICE CONNECTIONS WITH APPROPRIATE SERVICE PROVIDERS. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC CONNECTION LOCATIONS AND REQUIREMENTS.

400 PROPOSED APPROXIMATE ELECTRIC, TELEPHONE, AND DATA SERVICE CONNECTION POINTS TO EXISTING UTILITY POLE WITH PROPOSED POLE MOUNTED TRANSFORMER. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

401 ±336.8 LF OF OF UNDERGROUND ELECTRIC FROM SERVICE CONNECTION POINT TO BUILDING

402 APPROXIMATE ELECTRIC SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

403 ±409.7 LF OF OF UNDERGROUND TELEPHONE AND DATA FROM SERVICE CONNECTION POINT TO BUILDING

404 APPROXIMATE TELEPHONE AND DATA SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS. (5)

FIRE SERVICE CONNECTIONS

500 8" GATE VALVE, DETAIL: 145 / C10.1

501 ±1.0 LF OF 8" DIP PIPE, DETAIL: 303 / C10.1 (4)

502 PROPOSED PUBLIC FIRE HYDRANT, DETAIL: 100 / C10

GAS SERVICE

600 PROPOSED APPROXIMATE GAS SERVICE CONNECTION POINTS TO EXISTING GAS LINE. CONTRACTOR TO VERIFY AND COORDINATE LOCATION OF SERVICE CONNECTION POINTS BEFORE CONSTRUCTION.

601 ±447.5' LF OF 2" DR 11 HDPE GAS LINE

602 APPROXIMATE GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR SHALL COORDINATE CONNECTION WITH ARCHITECTURAL PLANS FOR LOCATION AND DEPTH OF PROPOSED CONNECTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

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COMMON OAK ENGINEERING
COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL
4	04/30/2024	CITY OF ALACHUA COMMENTS	JR
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

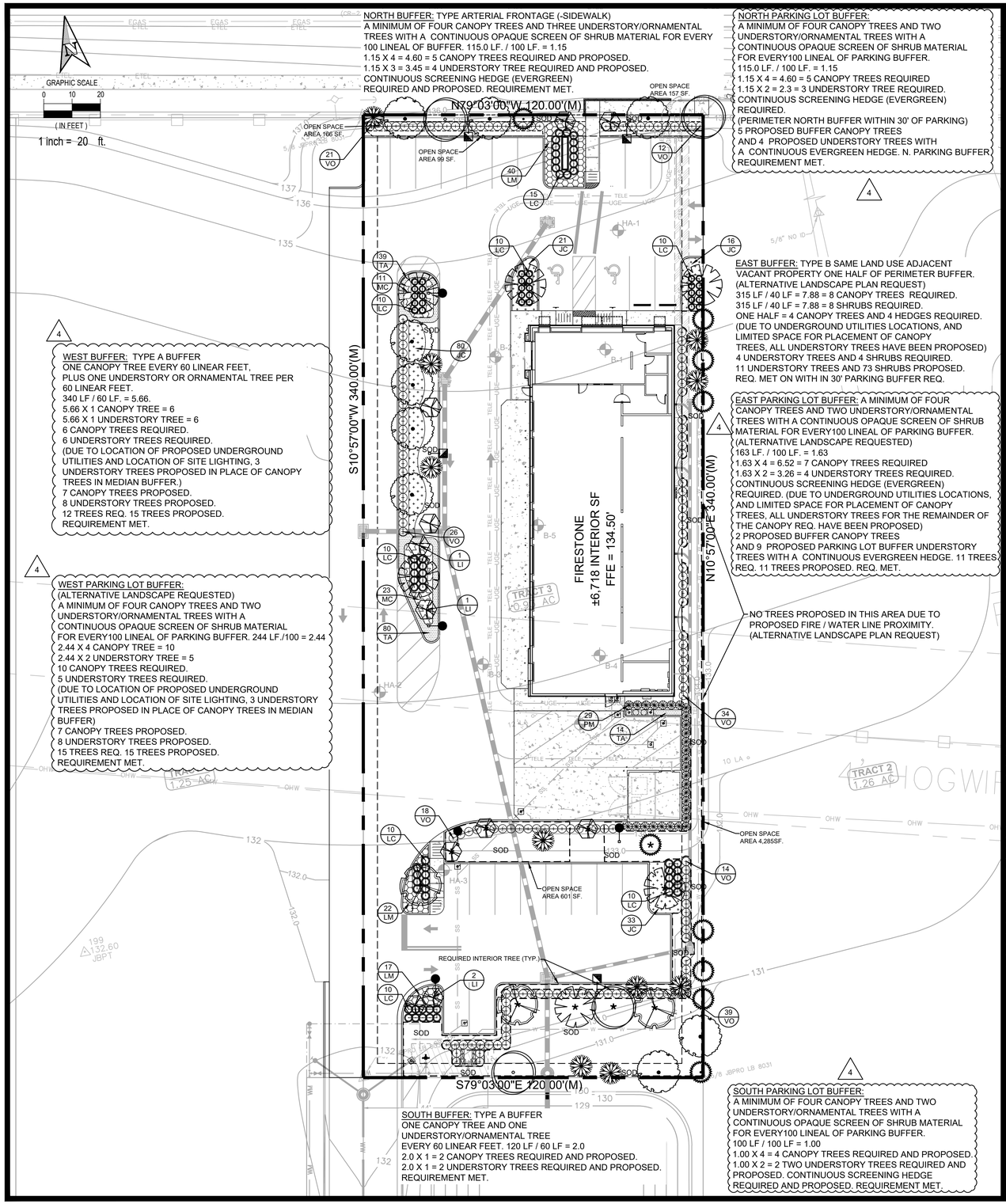
PROJECT # 222.103

DATE 05/31/2024

SHEET C5

SCALE 1" = 20'

UTILITY PLAN



PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
AS	ACER SACCHARUM 'FLORIDANUM' (FLORIDA MAPLE)	8' MIN.HT. 2" CAL.MIN.	YES	YES	3
QV	QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)	8' MIN.HT. 2" CAL.MIN.	YES	YES	9
MG	MAGNOLIA GRANDIFLORA ('LITTLE GEM' MAGNOLIA)	8' MIN.HT. 2" CAL.MIN.	YES	YES	6
UA	ULMAS PARVFOLIA 'DRAKE' (CHINESE 'DRAKE' ELM)	8' MIN.HT. 2" CAL.MIN.	YES	YES	4
IV	ILEX VOMITORIA (YAUPON HOLLY)	5' MIN.HT. 1.5" CAL.MIN. SINGLE TRUNK	YES	YES	9
LJ	LIGUSTRUM JAPONICUM (WAX-LEAF PRIVET)	5' MIN.HT. 1.5" CAL.MIN. MULTI-TRUNK	YES	NO	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	5' MIN.HT. 1.5" CAL.MIN. MULTI-TRUNK	YES	NO	11
LC	LOROPETALUM CHINENSIS (CHINESE FRINGE-FLOWER)	24"MIN. HT. 3 GALLON 30" O.C.	YES	NO	85
VO	VIBURNUM OBOVATUM (WALTER'S VIBURNUM)	24"MIN. HT. 3 GALLON 36" O.C.	YES	YES	164
PM	PODOCARPUS MACROPHYLLUS (PODOCARPUS)	36" MIN. HT. 7 GALLON 36" O.C.	YES	NO	29
TA	TRACHELOSPERMUM ASIATICUM (SMALL-LEAF CONFERDERATE JASMINE)	6"-8" MIN.HT. 1 GAL. 18" O.C.	YES	NO	133
JC	JUNIPERUS CHINENSIS 'PARSONII' (PARSONS JUNIPER)	16" MIN.HT. 1 GAL. 24" O.C.	YES	NO	150
LM	LIROPE MUSCARI ('BIG BLUE' LILY TURF)	12" MIN.HT. 1 GAL. 24" O.C.	YES	NO	79
MC	MULENBURGIA CAPILLARIS ('WHITE CLOUD' MUHLY GRASS)	16" MIN.HT. 1 GAL. 30" O.C.	YES	YES	34
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY 00 XX PLANT SYMBOL

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1990.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED ORGANIC (NON-CYPRESS) HARDWOOD OR PINE STRAW.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4") TO SIX(6") INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
12. THE TREE DIAMETER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF (4 1/2') FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

SECTION 6.2.2(D)(1)(C) LANDSCAPING STANDARD REQUIREMENTS

NOTE: 3 CANOPY TREES PER ACRE, PLANTED ON THE PRIMARY OR STREET FACING SIDE. 2 CANOPY TREES PER ACRE, PLANTED ON EACH SIDE AND REAR OF EACH STRUCTURE, AND AN ADDITIONAL 4 CANOPY TREES PER 100 LF. OF BUILDING FACADE. 6 ORNAMENTAL TREES PER ACRE, WITH 50% PLANTED IN FRONT OF STRUCTURE AND 25% ON EACH OF THE REMAINING SIDES. A ROW OF SHRUBS PLANTED ALONG ALL SIDES OF THE STRUCTURE, WITH CONSIDERATION GIVEN TO UTILITY METERS AND MECHANICAL EQUIPMENT, SHRUB MASSES OF 3 OR MORE SPECIES MAY BE UTILIZED. SHRUBS SHALL NOT BE PLANTED DIRECTLY AGAINST THE STRUCTURE, BUT A MIN. OF 2 FT. FROM THE FACADE TO FACILITATE ADEQUATE AIR CIRCULATION. A COMBINATION OF SOLID SOD, SEED AND SPRIGS TO COVER 100% OF THE LOT SITE DISTURBED BY CONSTRUCTION ACTIVITIES. AN AREA WITHIN 20 FT. OF THE FRONT BUILDING FACADE SHALL BE SODDED WITH OTHER DISTURBED AREAS TO BE SODDED, SEEDED OR SPRIGGED. THE SITE LANDSCAPING REQUIREMENTS FOUND IN SUB-SECTION 6.2.2(D)(1)(C)(I) AND (II) ARE REDUCED BY 33% FOR THOSE DEVELOPMENTS ON SITES WHICH ARE 1 ACRE OR LESS.

TOTAL SITE AREA = 40,802 SF. / 1 ACRE 43,560 SF. = 0.93 AC (ACRES)
3 X 0.93 = 2.79 = 3 CANOPY TREES REQUIRED AND PROVIDED
(1 CANOPY STREET FACING SIDE AND 1 CANOPY ON EACH REMAINING SIDE.)

6 X 0.93 = 5.58 = 6 UNDERSTORY TREES REQUIRED AND PROVIDED
(3 UNDERSTORY TREES MIN. IN FRONT OF STRUCTURE, AND 1 UNDERSTORY TREES ON EACH REMAINING SIDE AND REAR.)

A ROW OF SHRUBS ALONG ALL FACADES REQUIRED AND PROVIDED, WHERE APPLICABLE SPACE IS PROVIDED
(NOT INCLUDING ENTRANCES, UTILITY METERS OR MECHANICAL EQUIPMENT AREAS. PLANTED AT MIN. 2 FT. AWAY FROM FACADES)
ALL REMAINING AREAS, WITHOUT PLANT MATERIALS, ARE REQUIRED TO BE SODDED WITH SOLID SOD, SEED AND/ OR SPRIGS

OPEN AREA REQUIREMENTS CALCULATIONS

NOTE: DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE SET-ASIDE FOR COMMERCIAL BUSINESSES, 10% OF THE TOTAL SITE AREA SHALL BE REQUIRED.

DENOTES SET-ASIDE OPEN SPACE AREAS

TOTAL SITE AREA = 40,799 SF. X 0.10 (10%) = 4,079 SF. MIN. OPEN SPACE
TOTAL OPEN SPACE(4,277 SF. + 601 SF. + 166 SF. + 157 SF. + 99 SF.) = 5,300 SF.

INTERIOR LANDSCAPE AREA REQUIREMENTS CALCULATIONS

NOTE: INTERIOR LANDSCAPE AREA SHALL BE CALCULATED AT 1 TREE PER EVERY 1,800 SF. OF V.U.A. INTERIOR LANDSCAPE AREA SHALL REQUIRE SHRUBS AT THE MINIMUM RATE OF (10) SHRUBS PER LANDSCAPE ISLAND.

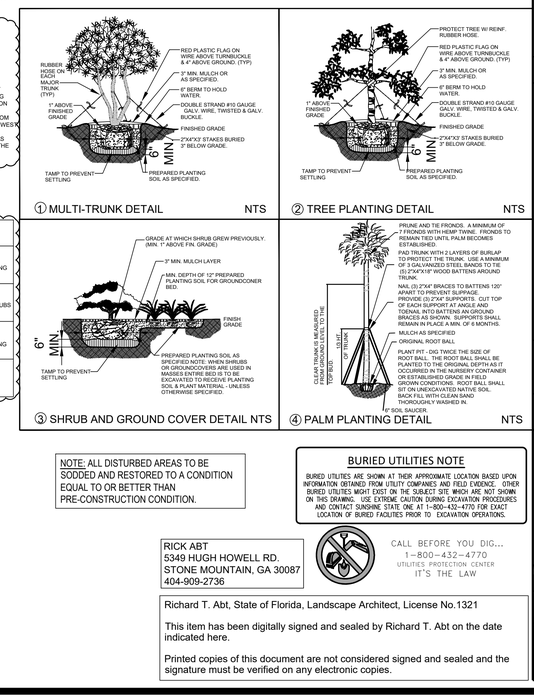
TOTAL V.U.A. = 21,849 SF. (21,849 / 1,800 SF. = 12.13 = 13 TREES REQUIRED)
(3 MAGNOLIAS + 3 CRAPE MYRTLES + 3 LIGUSTRUMS + 1 YAUPON + 2 MAPLE + 1 DRAKE = 13 TREES)
ALL REQUIRED INTERIOR LANDSCAPE TREES ARE MARKED BY (✱) SYMBOL.

ALTERNATIVE LANDSCAPING COMPLIANCE REQUEST
AN ALTERNATIVE COMPLIANCE IS REQUESTED PER SECTION 6.2.2(D)(10)(B)(I):
A REDUCTION IN THE TOTAL NUMBER OF REQUIRED TREES AND/OR ALTERATION OF THE SPACING REQUIREMENTS BETWEEN TREES WHEN UNDERGROUND CONNECTIONS TO PUBLIC FACILITIES OR PUBLIC UTILITIES, OR PUBLIC EASEMENTS OR RIGHTS-OF-WAY, ARE LOCATED UPON OR IN CLOSE PROXIMITY TO THE PARCEL OR WHENEVER A FEWER NUMBER OF TREES WOULD BE MORE DESIRABLE IN TERMS OF GOOD LANDSCAPE PLANNING PRACTICE.

BUFFER CALCULATIONS BELOW TO REFLECT
LINEAR FOOTAGE, MINUS THE 30FT. RADIUS FOR DETERMINATION OF REQUIRED NUMBER OF PLANT MATERIALS. DUE TO LOCATION OF PROPOSED UNDERGROUND UTILITIES ALONG THE EAST (PARKING LOT BUFFER) AND THE WEST (ADJACENT SAME LAND USE PROPERTY BUFFER) AND DUE TO LOCATION OF SITE LIGHTING , ALL PROPOSED TREES TO SATISFY REQUIREMENTS WILL BE UNDERSTORY TREES WHERE CANOPY TREES CANNOT BE PROVIDED DUE TO PROXIMITY LIMITS FROM UNDERGROUND UTILITIES, AS WELL AS A CONTINUOUS SCREENING HEDGE PROPOSED ALONG THE WEST BUFFER, ALONG THE EAST BUFFER A CONTINUOUS SCREENING HEDGE IS PLACED ALONG THE BUILDING FACADE, AND ARE PLANTED 2FT. FROM THE FACADE TO PROVIDE ADEQUATE AIR FLOW, AS WELL AS SATISFY BUILDING FACADE REQUIREMENTS. AS BUILDING FACADE IS WITHIN 2OFT. FROM THE BUFFER AREA. SEE CALCULATIONS IN THE SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TABLE BELOW.

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS
AS PER SECTION 6.2.2.D.(3): PERIMETER BUFFERS REQUIRED TREES REQUIRED FOR BUFFERING SHALL BE DISTRIBUTED EVENLY ALONG EACH PERIMETER, EXCEPT THAT UP TO 33% OF THE REQUIRED NUMBERS OF TREES MAY BE CLUSTERED.

LOCATION AND BUFFER TYPE	REQUIREMENTS	PROPOSED
NORTH BUFFER: US 441 AND CR 231 ARTERIAL FRONTAGE R.O.W.	115.0 LF. / 100 LF. = 1.15 1.15 X 4 = 4.60 = 5 CANOPY TREE 1.15 X 3 = 3.45 = 4 ORNAMENTAL TREE A CONTINUOUS SCREENING HEDGE (EVERGREEN).	5 CANOPY TREE 4 UNDERSTORY TREE A CONTINUOUS SCREENING HEDGE (EVERGREEN)
EAST BUFFER: TYPE B (ALTERNATIVE LANDSCAPE PLAN REQUESTED)	315 LF. / 40 LF. = 7.88 = 8 8 CANOPY TREES (DUE TO UNDER-GROUND UTILITIES AND LIMITED SPACE, ALL ORNAMENTAL TREES) 315 LF. / 40 LF. = 8 SHRUBS	11 ORNAMENTAL TREES 73 SCREENING HEDGE SHRUBS
WEST BUFFER: TYPE A OTHER PROPERTY LAND USE	340 LF. / 60 LF. =5.66 = 6 CANOPY + 6 ORNAMENTAL TREES	7 CANOPY TREES 8 ORNAMENTAL TESES A CONTINUOUS SCREENING HEDGE
SOUTH BUFFER: TYPE A	120.0 LF. / 60 LF. = 2 2.0 X 1 = 2 = 2 CANOPY TREE 2.0 X 1 = 2 = 2 ORNAMENTAL TREE	2 CANOPY TREE 2 UNDERSTORY TREE



① MULTI-TRUNK DETAIL NTS
② TREE PLANTING DETAIL NTS
③ SHRUB AND GROUND COVER DETAIL NTS
④ PALM PLANTING DETAIL NTS

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

This item has been digitally signed and sealed by Richard T. Abt on the date indicated here.

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

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COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
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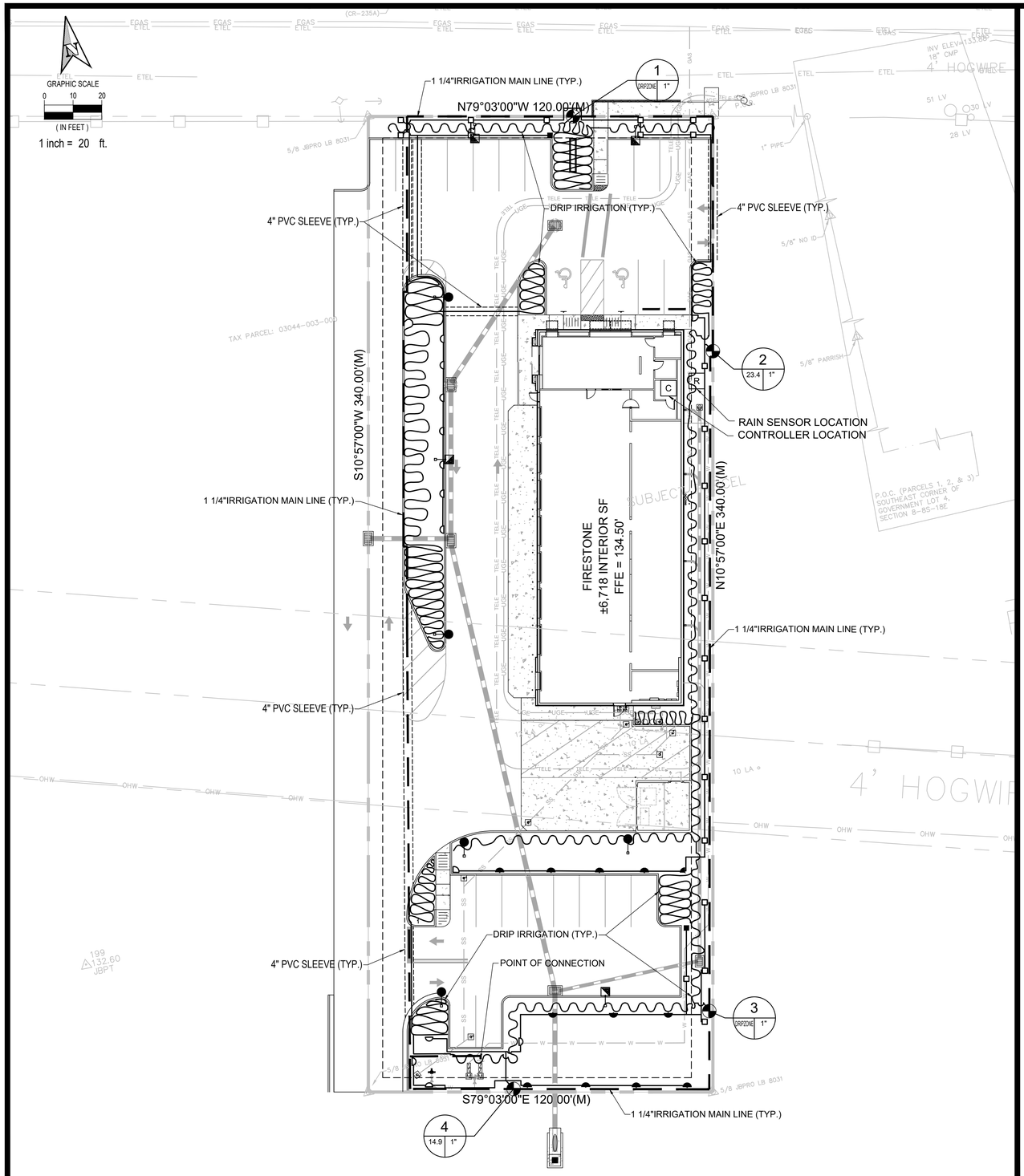
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	RDC
4	04/30/2024	CITY OF ALACHUA COMMENTS	CS

ENGINEER'S NAME & PE#
REGISTERED LANDSCAPE ARCHITECT RICHARD T. ABT LA 1321 STATE OF FLORIDA
RICK ABT
FLORDA RLA #1321

PROJECT # 222.103
DATE 05/31/2024
SCALE 1" = 20'
SHEET C7
LANDSCAPE PLAN



IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
1/4 6" POP-UP SPRAY HEAD	570-15-Q
1/2 6" POP-UP SPRAY HEAD	570-15-H
1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ

DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER

POP-UP STREAM ROTOR

500 SERIES STREAM BUBBLER

TORO PLASTIC VALVE

DRIP IRRIGATION

CLASS 200 PVC MAIN LINE

CLASS 160 PVC LATERAL LINE

VALVE ZONE NO.

VALVE SIZE

PVC SLEEVE 4" IN DIAMETER

VALVE GPM

PIPE CROSSOVER

BACKFLOW PREVENTER

IRRIGATION METER

C CONTROLLER LOCATION TORO MODEL # CC-P12

R RAIN SENSOR LOCATION

VALVES

254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

LEGEND

1 TORO DL600 INTOMATIC FLUSH VALVE (FOR 4 PIPE) WITH 1" QUICK COUPLING MAINFOLD AT LOW POINT

2 TORO DL2000 OPERATION INDICATOR (SLAPS) OPTIONAL

3 PVC FLUSH MANIFOLD

4 TORO DL2000 MAINFOLD CONNECTION (TYP)

5 TORO LOCATE TEE (FITTY)

6 PERIMETER LATERALS 2" TO 4" PER PLANS

7 TORO DL2000 DRIPLINE LATERAL (ROP 1018-18)

8 HEAVY PERIMETER

9 PVC LATERAL LINE FROM DRIP ZONE KIT

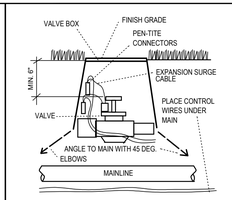
10 PVC SUPPLY MAINFOLD

11 TORO DL2000 MAINFOLD TO ELL CONNECTION

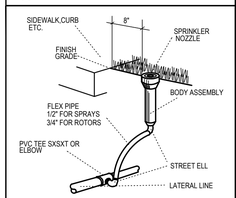
12 TORO DL2000 ARRAY/CLOSE NIPPLE AND ELL FOR PLUMBED TO SUPPLY MAINFOLD AT HIGH POINT

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE NOT TO EXCEED 1/2 ALLOWED FLOW (TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM 3417-TT).

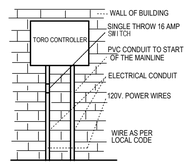
1 DRIP IRRIGATION DETAIL NTS



2 ELECTRIC VALVE DETAIL NTS



3 HEAD DETAIL NTS



4 CONTROLLER DETAIL NTS

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

Richard T. Abt, State of Florida, Landscape Architect, License No.1321

This item has been digitally signed and sealed by Richard T. Abt on the date indicated here.

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COMMON OAK ENGINEERING
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ORLANDO, FL 32804
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CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

REGISTERED LANDSCAPE ARCHITECT RICK ABT LA 1321 STATE OF FLORIDA

RICK ABT
FLORIDA RLA #1321

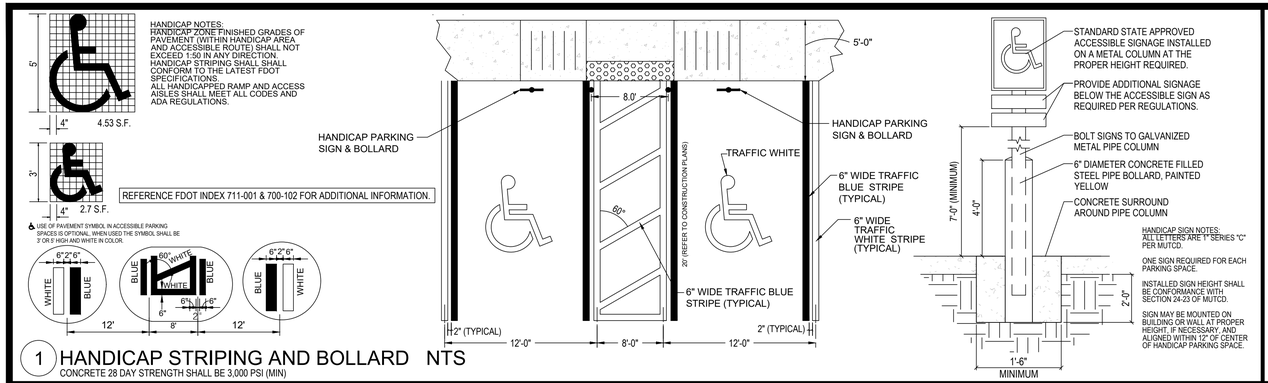
PROJECT # 222.103

DATE 05/31/2024

SCALE 1" = 20'

SHEET C7.1

IRRIGATION PLAN



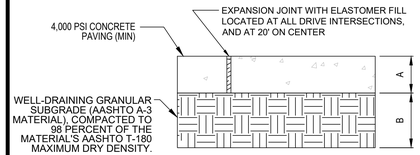
1 HANDICAP STRIPING AND BOLLARD NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

MINIMUM CONCRETE PAVEMENT THICKNESS*

CONCRETE SECTION	LOADING & DUMPSTER AREA
MIN THICKNESS (A)	7"
STABILIZED SUBGRADE (B)	12" FDOT TYPE B, LBR MINIMUM=40
MAXIMUM CONTROL JOINT SPACING	12' X 12'
RECOMMENDED SAW CUT DEPTH (MIN)	2.00"

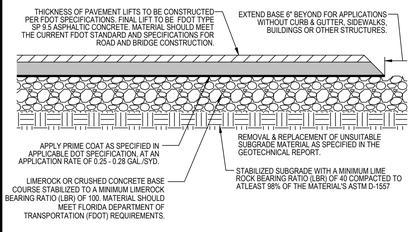
*REFER TO GEOTEHNICAL REPORT



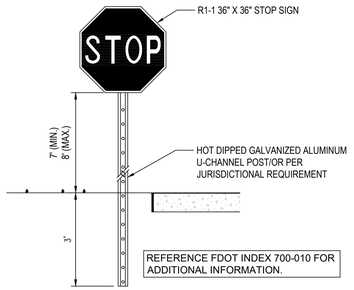
2 CONCRETE PAVING SECTION NTS

PAVEMENT THICKNESS (MINIMUM)

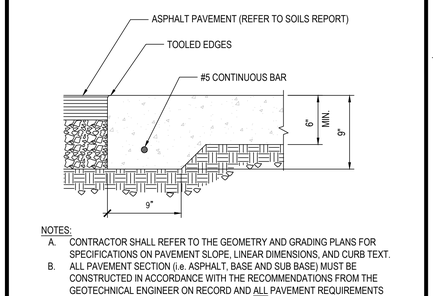
	LAYER COMPONENT		
	SURFACE COURSE	BASE COURSE	STABILIZED SUBGRADE
LIGHT DUTY ASPHALT	1.5"	6.0"	12.0"
MEDIUM DUTY ASPHALT	2.5"	8.0"	12.0"



3 ASPHALT PAVING SECTION NTS

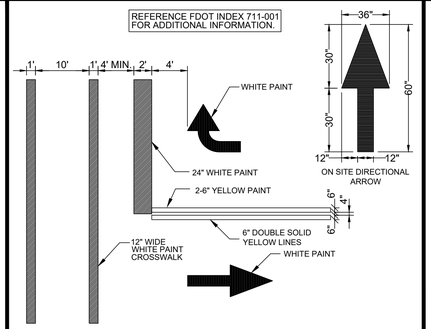


4 SITE SIGNAGE/POST NTS

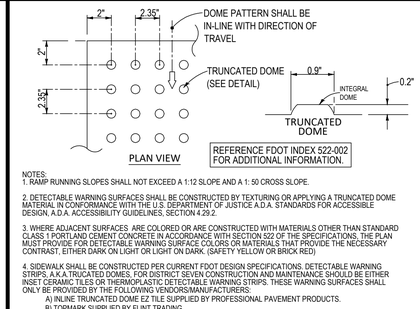


5 CONCRETE APRON NTS

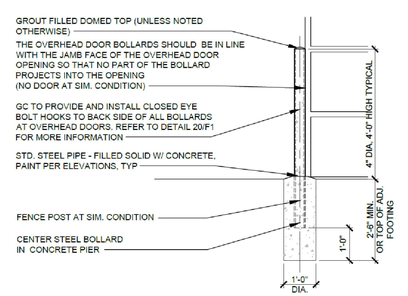
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)



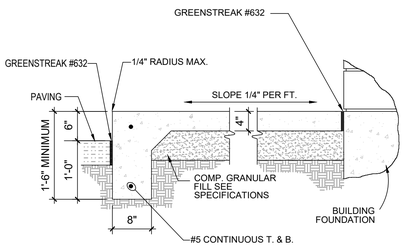
6 ON-SITE DIRECTIONAL ARROW NTS



7 TRUNCATED DOME NTS

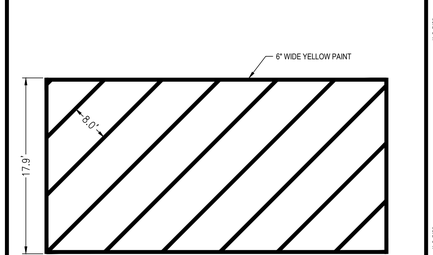


8 DEEP MOUNT BOLLARD NTS

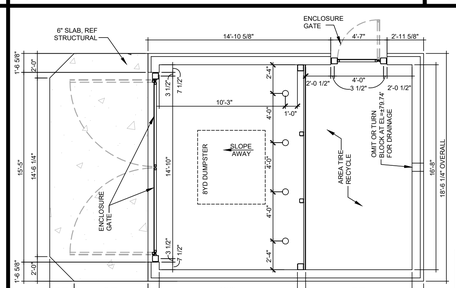


9 MONOLITHIC CURB & SIDEWALK NTS

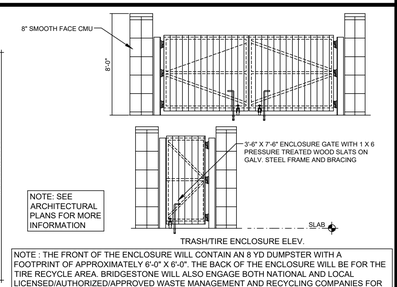
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



11 LOADING ZONE STRIPING NTS



TRASH/TIRE ENCLOSURE PLAN



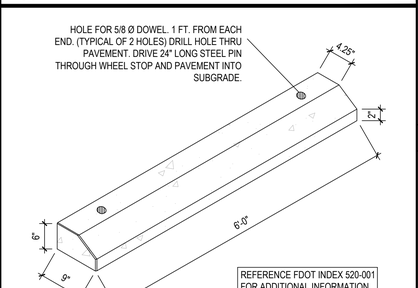
NOTE: SEE ARCHITECTURAL PLANS FOR MORE INFORMATION

NOTE : THE FRONT OF THE ENCLOSURE WILL CONTAIN AN 8 YD DUMPSTER WITH A FOOTPRINT OF APPROXIMATELY 6'-0" X 6'-0". THE BACK OF THE ENCLOSURE WILL BE FOR THE TIRE RECYCLE AREA. BRIDGESTONE WILL ALSO ENGAGE BOTH NATIONAL AND LOCAL LICENSED/AUTHORIZED/APPROVED WASTE MANAGEMENT AND RECYCLING COMPANIES FOR REMOVAL OF THE MATERIAL IN THESE TWO DUMPSTERS. ENVIRONMENTALLY SENSITIVE MATERIALS ARE SEPARATED FROM STANDARD BUSINESS REFUSE, AND REMOVED BY A SPECIALIZED COMPANY. THESE MATERIALS INCLUDE:

- USED TIRE RECYCLING
- USED ABSORBENTS
- USED ANTIFREEZE
- USED MOTOR OIL
- USED OIL FILTERS
- OILY WATER FROM SCRUB TANK & OIL-WATER SEPARATOR
- USED CAR BATTERIES
- USED FLUORESCENT LAMPS/TUBES
- AEROSOL CAN WASTE
- SCRAP METAL PICK UP AND RECYCLING

11 DUMPSTER ENCLOSURE NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)



REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

12 CONCRETE WHEEL STOP NTS

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CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SCALE N.T.S.
SHEET C8

SITE PLAN DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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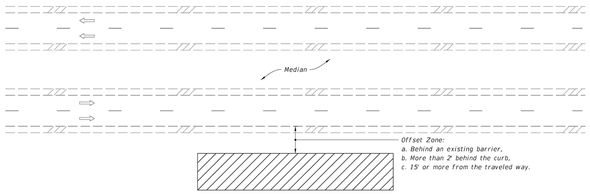


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS:

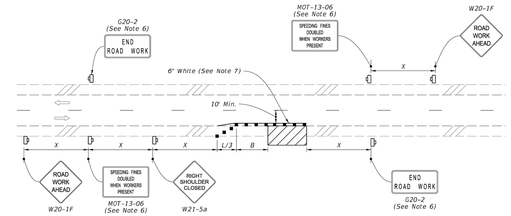
- Work Area
- Lane Identification and Direction of Traffic

3/8/2022 1:23:55 PM

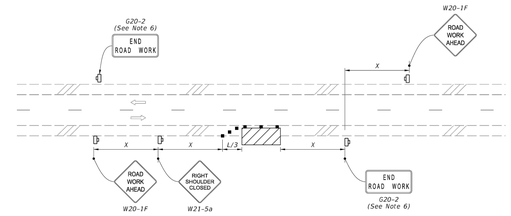
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1

NOTE:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS



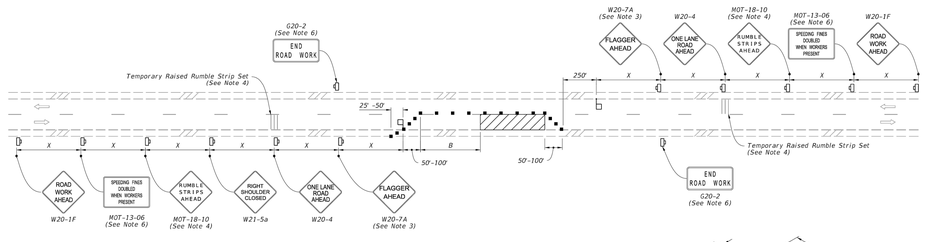
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

2/2/2021 10:33:31 AM

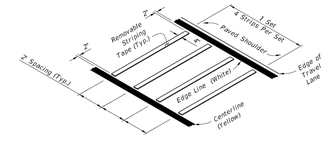
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2



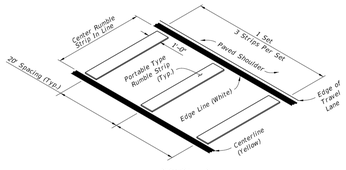
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

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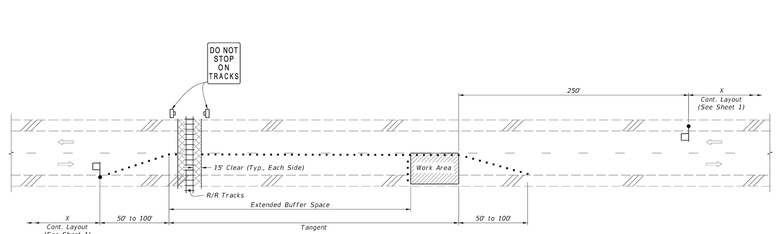
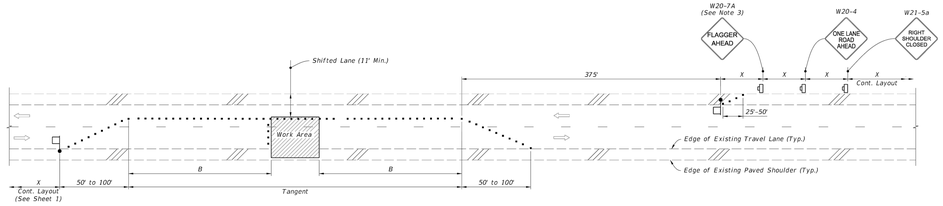
LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2

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CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
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AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

BY:	DATE:	NO:	REVISION / ISSUE:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE N.T.S.

SHEET C8.1

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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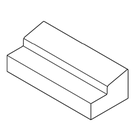
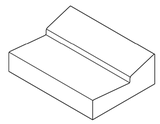
GENERAL NOTES:

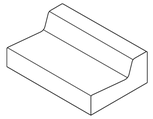
1. For curb, gutter and curb & gutter provide ⅛" – ¼" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

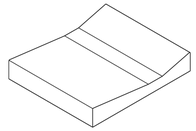
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb

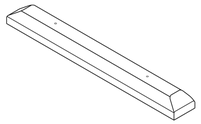

TYPE A


TYPE E

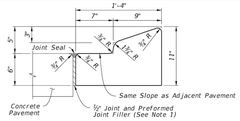

TYPE F


SHOULDER GUTTER

TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER
(Other Types Similar)

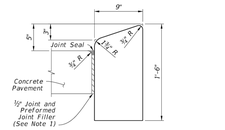

CONCRETE BUMPER GUARD

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	1 of 3



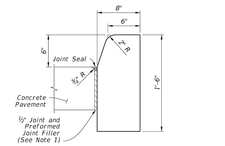
NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

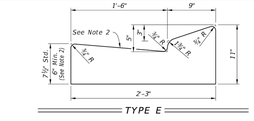


NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

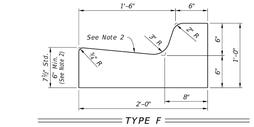
TYPE D

NOTES:

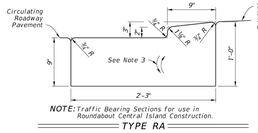
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.



TYPE E

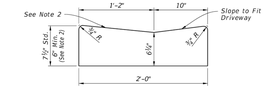


TYPE F

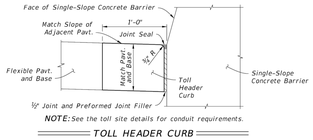


NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

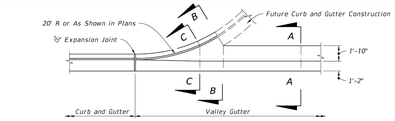


DROP CURB

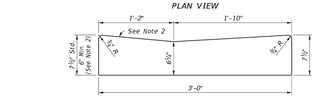


NOTE: See the toll site details for conduit requirements.

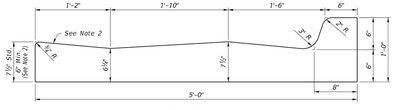
TOLL HEADER CURB



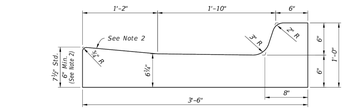
PLAN VIEW



SECTION A-A

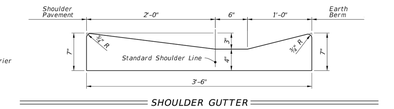


SECTION B-B



SECTION C-C

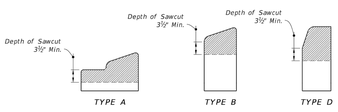
VALLEY GUTTER

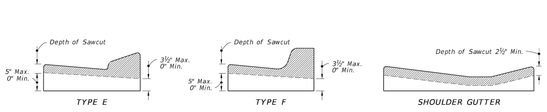


SHOULDER GUTTER

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	2 of 3

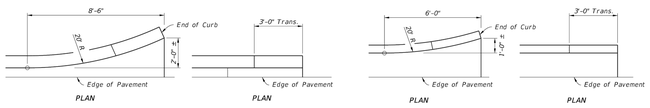


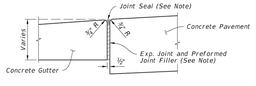


CONTRACTION JOINTS IN CURB

NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

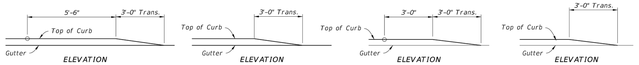
CONTRACTION JOINTS IN CURB & GUTTER





NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

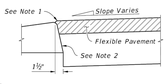


CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

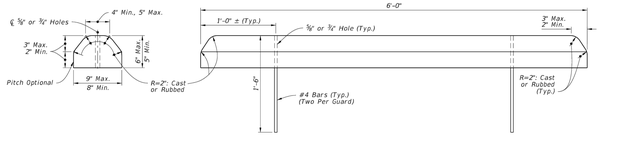
CURB AND CURB & GUTTER ENDINGS



NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

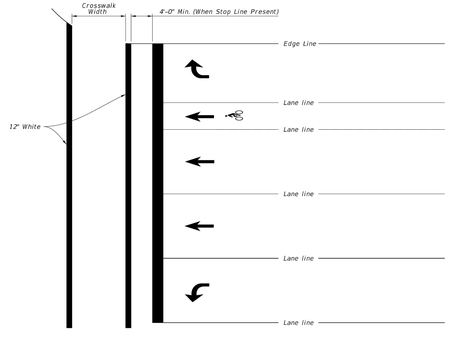


CONCRETE BUMPER GUARD

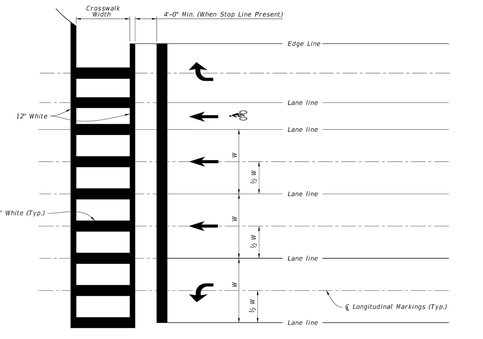
ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	CURB AND GUTTER	520-001	3 of 3



STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	PAVEMENT MARKINGS	711-001	9 of 13

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32815
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SCALE N.T.S.

SHEET C8.2

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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

GENERAL NOTES:

1. Cross Slopes and Grades:

   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

   B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

   C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

   D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

   A. Refer to Index 522-001 for concrete thickness and sidewalk details.

   B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

   C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

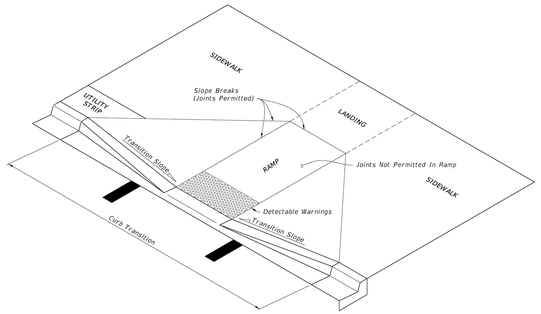
   B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

   A. Install detectable warnings in accordance with Specification 527.

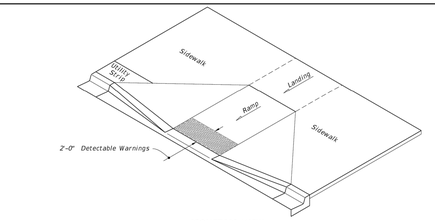
   B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

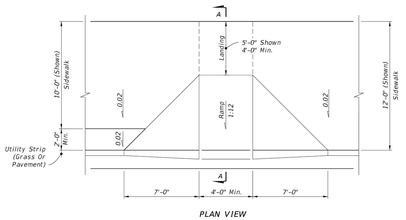


CURB RAMP NOMENCLATURE

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	1 of 7



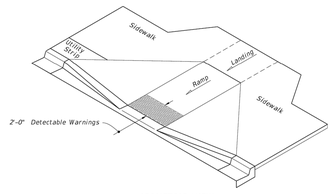
ISOMETRIC VIEW



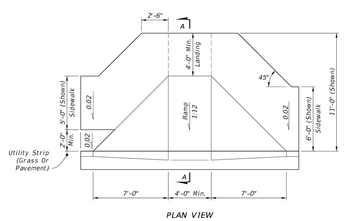
PLAN VIEW

NOTE: For Example of CR-A used in Radial Curb Returns, See Sheet 8.

CR-A

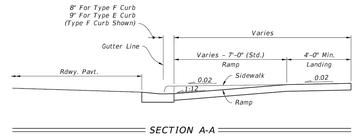


ISOMETRIC VIEW



PLAN VIEW

CR-B



SECTION A-A

SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	2 of 7

GENERAL NOTES:

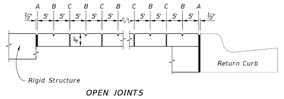
1. Construct sidewalks in accordance with Specification 522. Use f' concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.

2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.

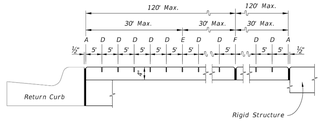
3. For Driveways see Index 522-003.

4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".

5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅜" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

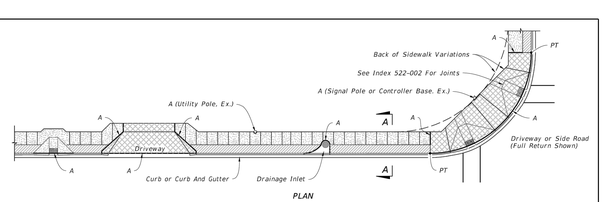
D- ⅜₁₆" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- ⅜₁₆" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS

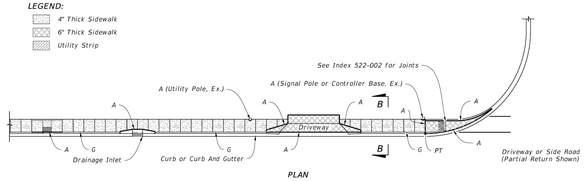


PLAN

SIDEWALK WITH UTILITY STRIP

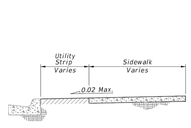
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip

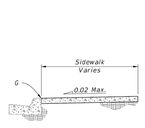


PLAN

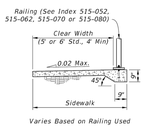
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



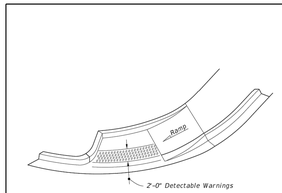
SECTION B-B



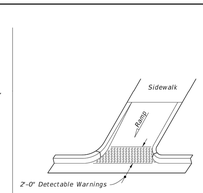
RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/18		FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	522-001	1 of 2



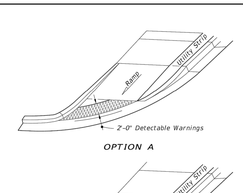
ISOMETRIC VIEW



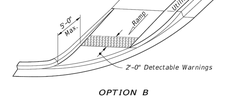
OPTION A

OPTION B

ISOMETRIC VIEW

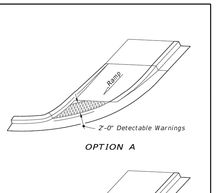


OPTION A

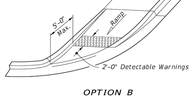


OPTION B

ISOMETRIC VIEW

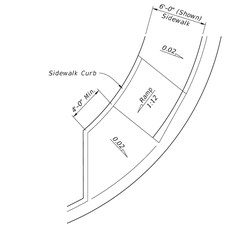


OPTION A



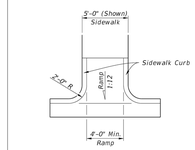
OPTION B

ISOMETRIC VIEW



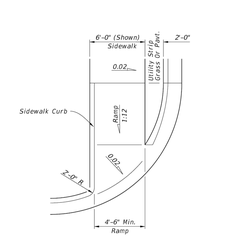
PLAN VIEW

CR-D



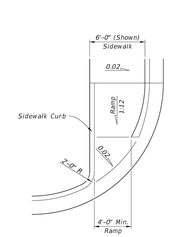
PLAN VIEW

CR-E



PLAN VIEW

CR-F



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/21		FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	522-002	4 of 7

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BY:	REVISION / ISSUE:	DATE:	NO:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024

SHEET C8.3

SCALE N.T.S.

FDOT DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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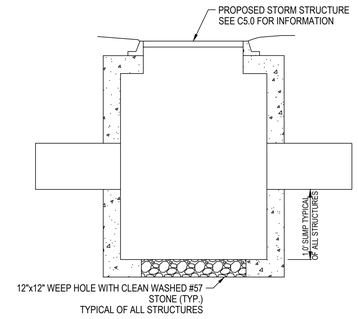
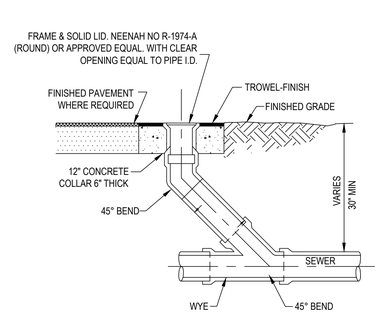
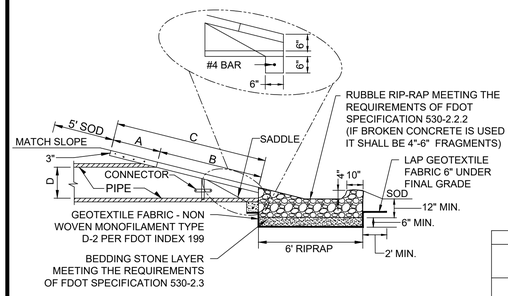
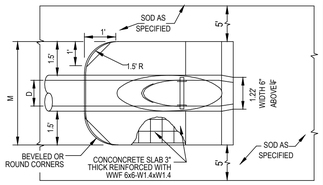


1 STORM STRUCTURE WEEP HOLE NTS



2 CLEANOUT NTS

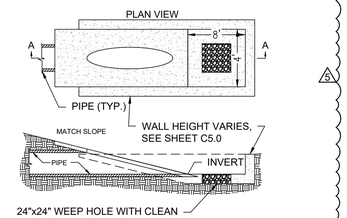




REFERENCE FDOT INDEX 430-022 FOR ADDITIONAL INFORMATION.

	DIMENSIONS								
	D	A	B	C	E	F	G	H	M SINGLE PIPE
1 : 4 SLOPE	8"	1.5'	2.25'	3.75'	2.2'	4'	0.60'	1.8'	2.0'
	12"	2.0'	3.10'	5.10'	3.0'	6'	1.00'	3.0'	3.0'
	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.0'	4.63'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.0'	4.92'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	4.0'	5.50'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	4.0'	6.06'

3 MITERED END SECTION NTS



4 MITERED END SECTION SUMP NTS

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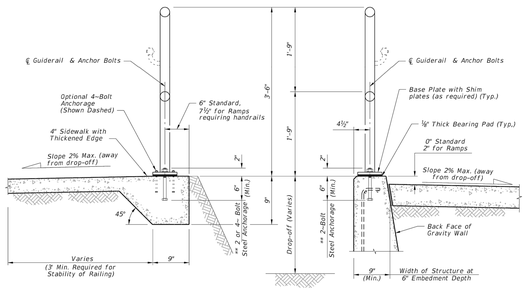
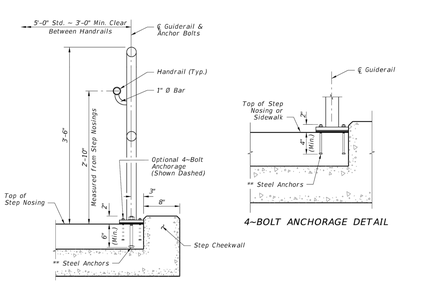


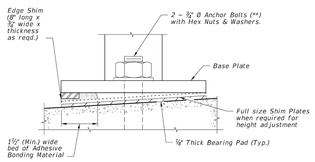
TYPICAL SECTION ON CONCRETE SIDEWALK

TYPICAL SECTION ON GRAVITY WALL (Other Retaining Walls Similar)

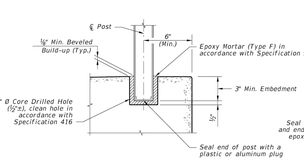


TYPICAL SECTION ON STEPS & STAIRS

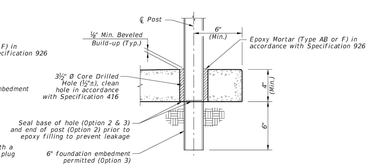
4–BOLT ANCHORAGE DETAIL



DETAIL "F" (OPTIONAL SHIMMING DETAIL FOR CROSS SLOPE CORRECTION) (Used in lieu of Beveled Shim Plates)



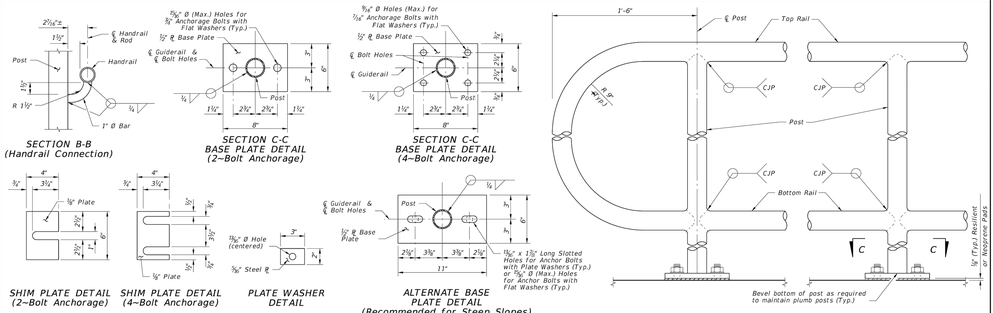
SIDEWALK ANCHORAGE DETAIL OPTION 1

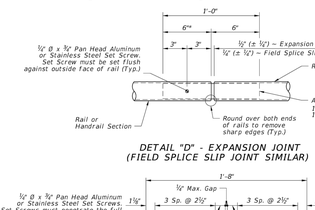


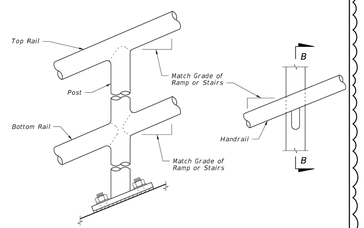
SIDEWALK ANCHORAGE DETAIL OPTION 2 & 3

NOTES:
** 2 – ¾" Ø x 8" or 4 – ¾" Ø x 6" Steel Anchors: Galvanized Steel Bolts (As Shown) (C-I-P); Galvanized U-Bolts Permitted (C-I-P); Galvanized Adhesive Anchors Permitted

*** The minimum embedment for Adhesive Anchors is 6" for 2–Bolt Anchorage or 4" for 4–Bolt Anchorage.







CROSS REFERENCE: For locations of Details "C", "D" and "E", see Sheet 2.

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NO.	DATE:	REVISION / ISSUE:	BY:
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
SHEET C9

SCALE N.T.S.

GRADING DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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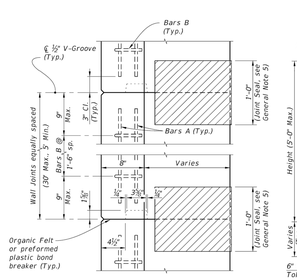
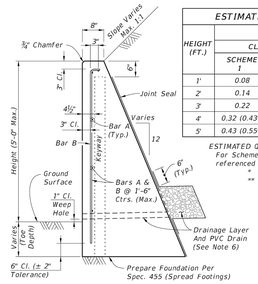


KEYWAY & WALL JOINT DETAIL
(TOP VIEW)



TYPICAL SECTION
C-I-P CONCRETE GRAVITY WALL

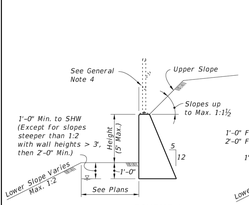
ESTIMATED QUANTITIES FOR C-I-P WALL

HEIGHT (FT.)	PER LINEAR FOOT OF WALL				WEEP HOLES & DRAIN REQD.
	CLASS NS CONCRETE (CY.)			REINF. STEEL (LB.)	
	SCHEME 1	SCHEME 2	SCHEME 3**		
1'	0.08	0.11 (0.20*)	0.03	3 (4*)	No
2'	0.14	0.20 (0.32*)	0.09	4 (5*)	No
3'	0.22	0.32 (0.47*)	0.29	5 (6*)	Yes
4'	0.32 (0.43*)	0.47 (0.65*)	0.43	6 (7*)	Yes
5'	0.43 (0.55*)	0.65 (0.85*)	0.60	7 (8*)	Yes

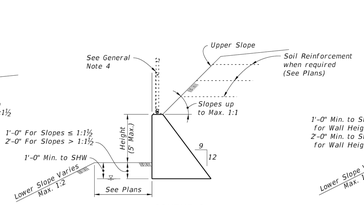
ESTIMATED QUANTITIES NOTES:
For Scheme 3 Junction Slab and Traffic Railing see the referenced Index for estimated quantities.
* Quantity for 2'-0" Toe Depth.
** Quantity for Scheme 3 assumes 1'-3" thick coping above Gravity Wall.

GENERAL NOTES

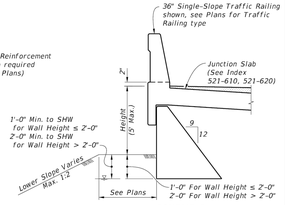
1. C-I-P Gravity Walls constructed as extensions of reinforced concrete retaining walls, except walls of proprietary designs, shall have the same face texture and finish as the reinforced concrete retaining wall.
2. Concrete for Gravity Wall shall be Class NS per Section 347. Concrete for Scheme 3 Junction Slab and Traffic Railing shall be Class II per Section 346, unless otherwise specified in the plans.
3. Reinforcing steel shall meet the requirements of Specification Section 931 (Grade 40 or 60). Smooth or Deformed Welded Wire Reinforcement (WWR) may be substituted on an equal area basis. Do not increase bar/wire spacing for Grade 60 reinforcing steel or WWR.
4. When required, for adjunct guiderail, see Index 515-070 or 515-080 as appropriate. For adjunct Type B fence see Index 550-002.
5. Joint Seal: Organic Felt bond breaker in accordance with Specification Section 400 or Type D-5 geotextile fabric in accordance with Specification Section 985. Map all contact surfaces of concrete and Organic Felt or geotextile fabric with cut-back asphalt. Stop Organic Felt or geotextile fabric 6" below top of wall.
6. Provide a continuous 1'x1' clean gravel or crushed rock drain for wall heights 3 ft. and higher. Wrap drainage layer as shown, with Type D-3 geotextile fabric in accordance with Specification Section 985. Provide 8"x8" galvanized mesh with ½" openings, at the inside end of the PVC Drain Pipe. Provide 2" Ø PVC Drain Pipe (Sch. 40) at 10 ft. max. spacing (when Drainage Layer is required). Locate outermost edge of Drain Pipe a minimum of 2'-0" from wall joints.
7. Cost of reinforcing steel, face texture, finish, joint seal, drain pipes, drainage layer, galvanized mesh and geotextile fabric to be included in the Contract Unit Price for Concrete Class NS, Gravity Wall. Cost of concrete for Junction Slab in Scheme 3, to be included in Contract Unit Price for Concrete Traffic Railing Barrier With Junction Slab. Adjunct railings or fences to be paid for separately.



SCHEME 1
(No Traffic Loading Effects & Upper Slopes ≤ 1:1½)



SCHEME 2
(With Traffic Loading or Upper Slopes > 1:1½)

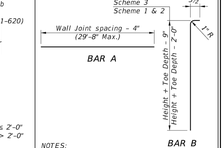


SCHEME 3
(With Traffic Railing)

BILL OF REINFORCING STEEL

MARK	SIZE	LENGTH
A	4	As Reqd.
B	4	As Reqd.

BAR BENDING DIAGRAM



NOTES:
1. All bar dimensions are out to out.
2. Lap splices for Bars A must be a minimum of 1'-10".

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GENERAL NOTES:

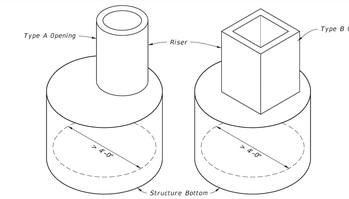
1. Work this Index with Specification 425 and Index 425-001.
2. Type P standard structure bottoms are 4'-0"diameter and smaller (Alt. A) and 3'-6" square (Alt. B) . Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.
3. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Construct precast and rectangular structures (Alt. B) with reinforced concrete only.
4. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class IV concrete is shown in the Plans.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedment reinforcement in top and bottom slabs „except when ACI hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on skew with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the Alt. A structure bottoms when used with the Type B risers. Reinforce each fillet with two #5 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This Note applies to this Index only.

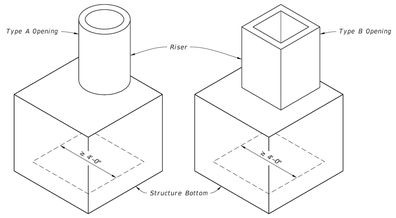
REINFORCEMENT NOTES:

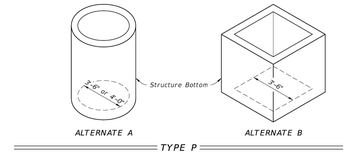
1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPLICE DETAILS in Index 425-001.
2. Provide a minimum 2"clear cover for all reinforcement unless otherwise noted and except for 36"diameter ASTM C478 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut or bend reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grouted joints to 1" below the concrete surface and seal with a Type F Epoxy meeting the requirements of Specification 926.
6. Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Dimensional and Reinforcing Details
3	Tables 1, 2, 3, and 4
4	Tables 5 and 6







LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX	SHEET
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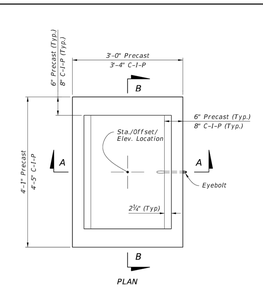

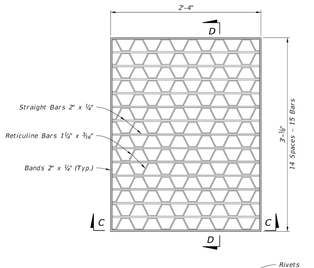

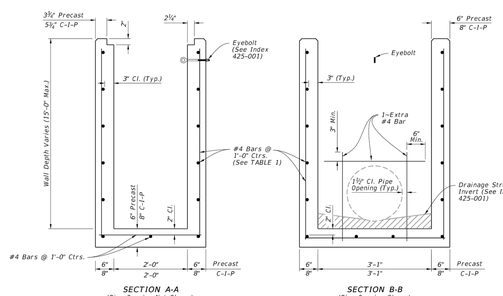

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

STEEL GRATE DETAIL
(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E, AND H	INDEX	SHEET
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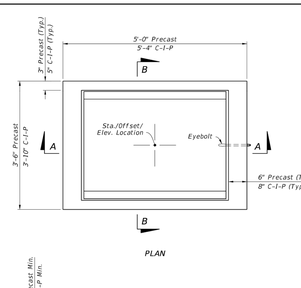
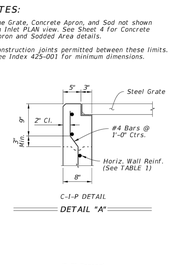
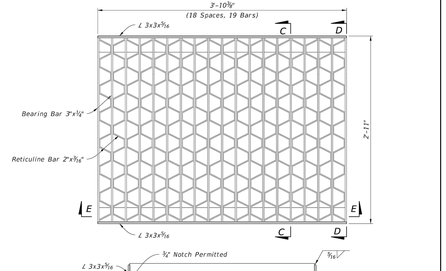


NOTES:
1. The Grate, Concrete Apron, and Sod not shown on Inlet PLAN view. See Sheet 4 for Concrete Apron and Sodded Area details.
2. Construction joints permitted between these limits. See Index 425-001 for minimum dimensions.





STEEL GRATE DETAIL

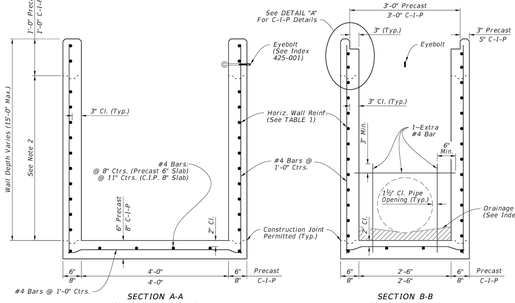


TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWR
0' - 4'	A12	0.200	12"	8"
4' - 7'	A6	0.200	6"	5"
7' - 12'	B5.5	0.240	5½"	5"
12' - 15'	Special 1	0.267	5"	4"

DIMENSIONAL AND REINFORCING DETAILS

TYPE F - DIMENSIONAL, REINFORCING, AND GRATE DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	DITCH BOTTOM INLET TYPES F AND G	INDEX	SHEET
10/01/20					425-053	2 of 4

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AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
5	05/08/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
SCALE N.T.S.
SHEET C9.1

GRADING DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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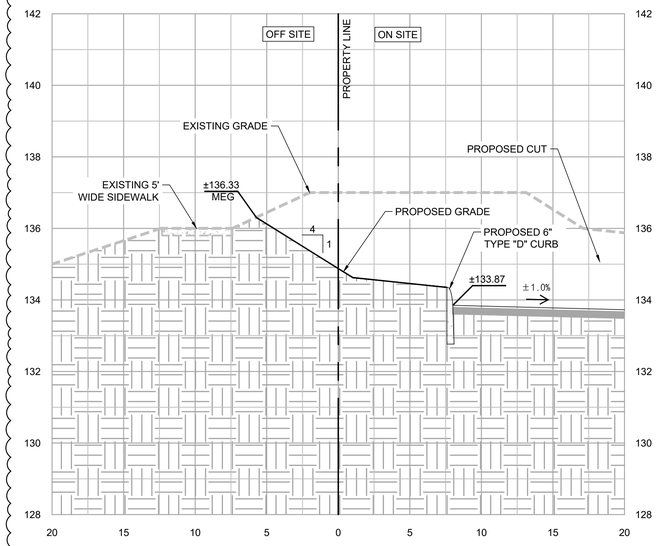
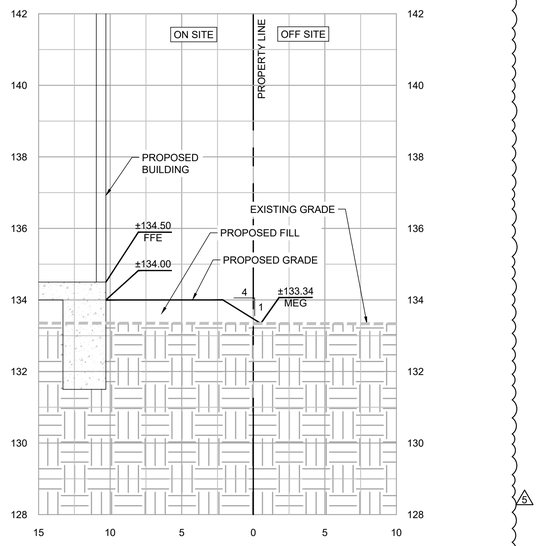


PROFILE A-A (NORTH PROPERTY LINE)

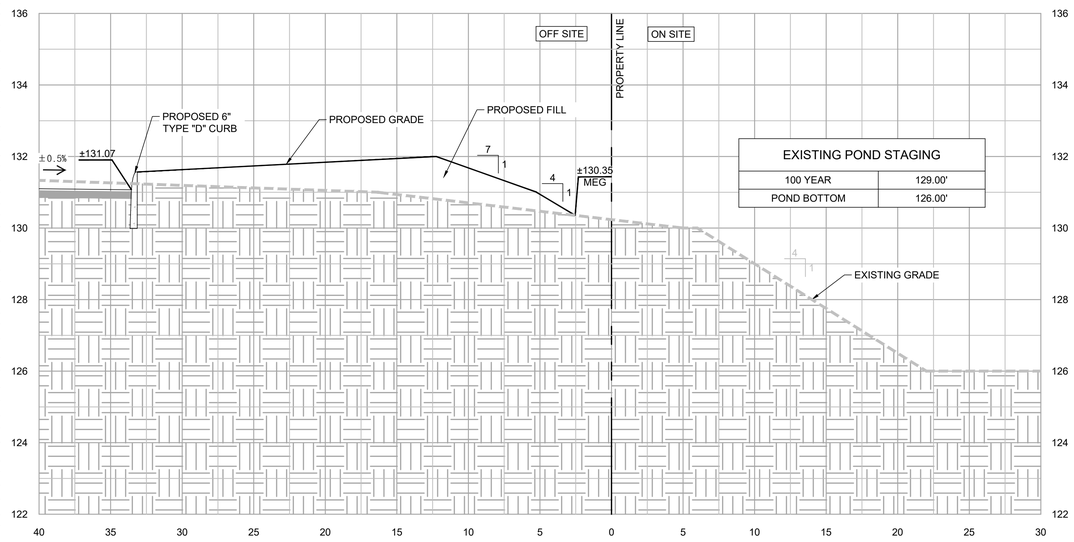
SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM

LEGEND		
EXISTING EARTH	CONCRETE	ASPHALT PAVEMENT



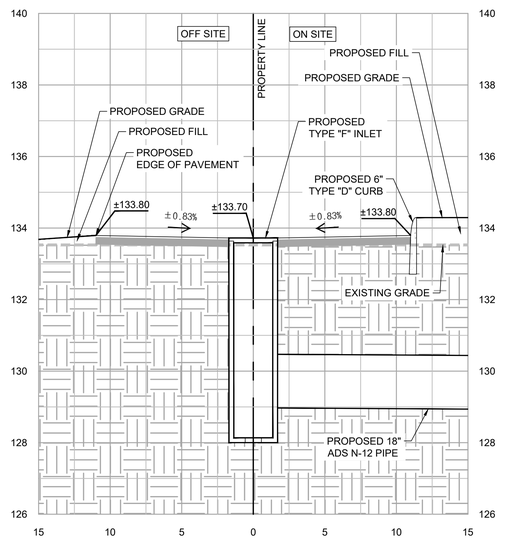
PROFILE B-B (EAST PROPERTY LINE)

SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM



PROFILE C-C (POND)

SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM



PROFILE D-D (SHARED ACCESS)

SCALE: 1" IS 2' (VERTICAL) 1" IS 5' (HORIZONTAL)
NOTE: ELEVATIONS BASED NAVD 88 VERTICAL DATUM

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4016 EDGEWATER DRIVE
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CERTIFICATE OF AUTHORIZATION: 32644

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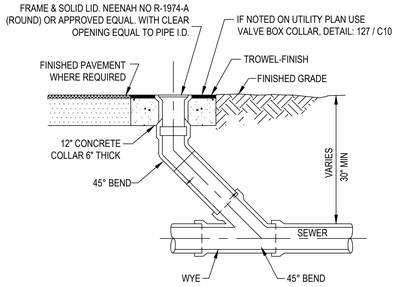
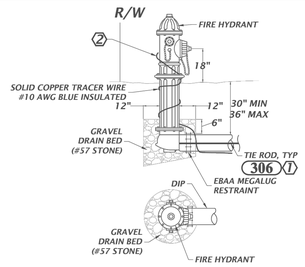
SHEET C9.2

PROFILES



1 CLEANOUT NTS



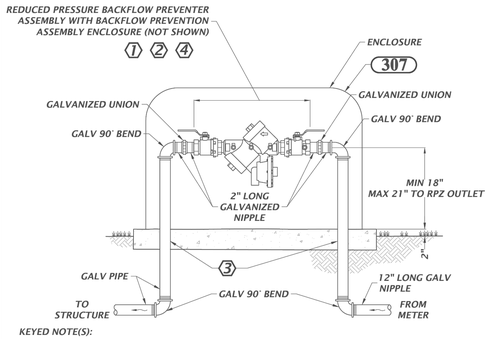
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

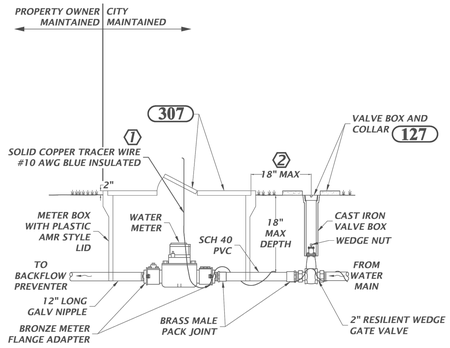
100 FIRE HYDRANT (DEAD END) NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

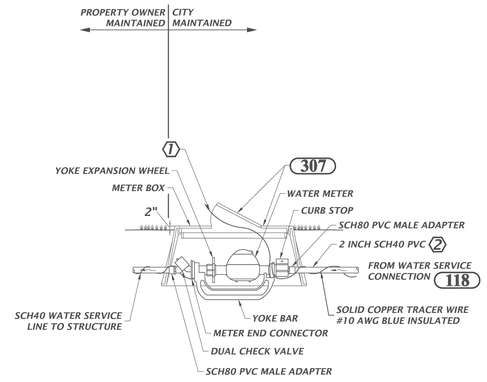
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

112 1 1/2" AND 2" METER ASSEMBLY NTS



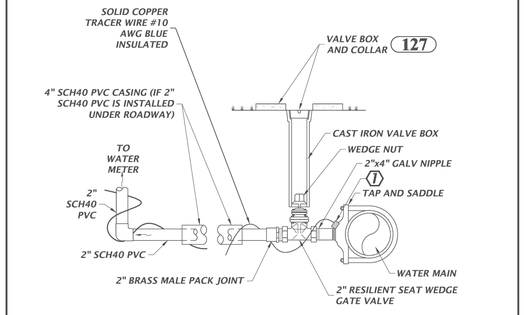
GENERAL NOTE(S):

1. CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

115 3/4" AND 1" WATER METER ASSEMBLY NTS

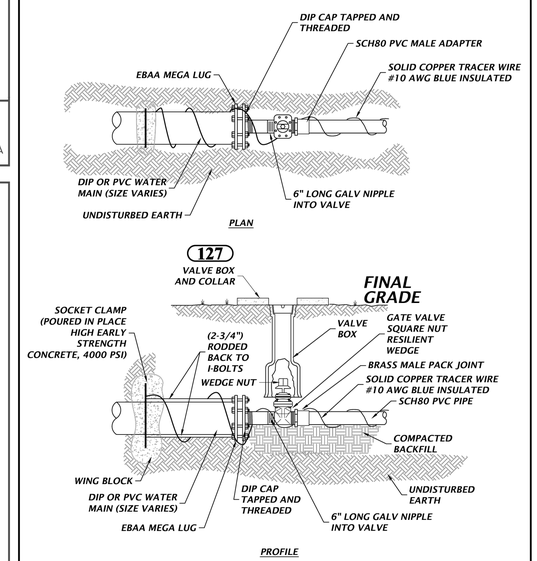


KEYED NOTE(S):

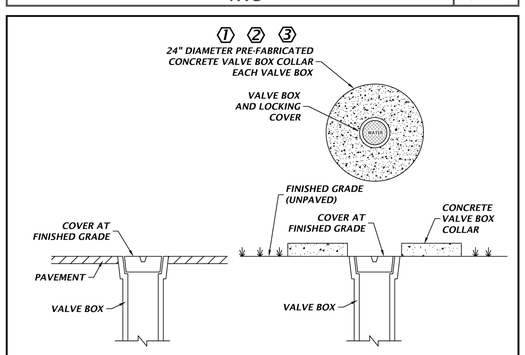
1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

WATER MAIN CONNECTION TO USE 90° ELBOW IN LIEU OF TAP AND SADDLE

118 2" WATER SERVICE CONNECTION NTS



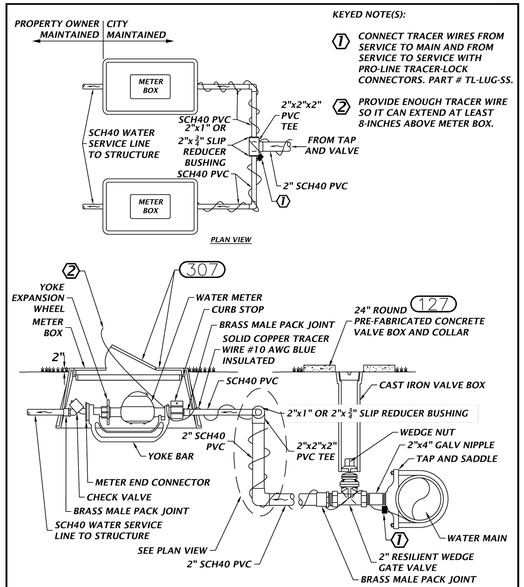
124 WATER MAIN REDUCTION OF LINE SIZE NTS



KEYED NOTE(S):

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

127 VALVE BOX COVER NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION NTS

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SHEET C10

UTILITY DETAILS

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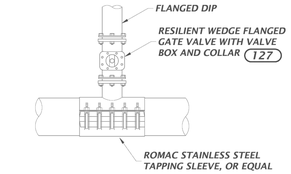
GENERAL NOTE(S)

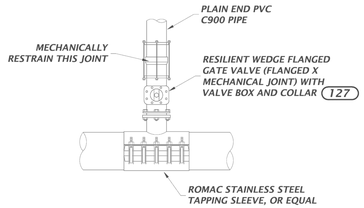
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON (309) AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

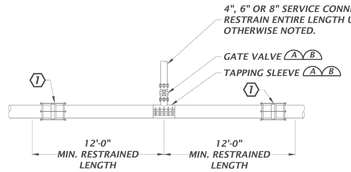
(1) RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



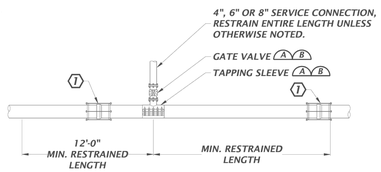
(A) FLANGED DIP SERVICE CONNECTION



(B) PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149

WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"

NTS

GENERAL NOTE(S):

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

KEYED NOTE(S):

(1) TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.

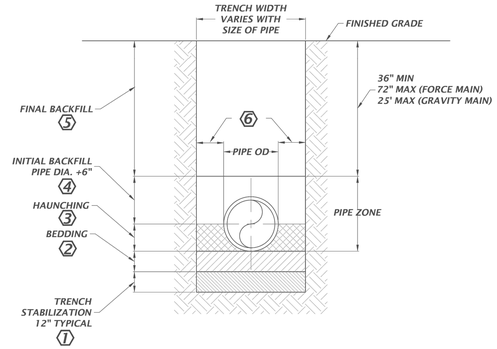
(2) BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.

(3) HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.

(4) INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).

(5) FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.

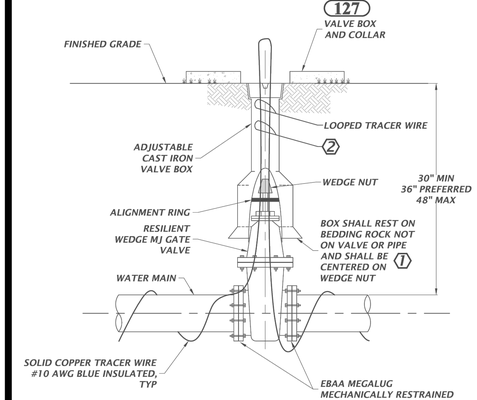
(6) 12" MINIMUM



303

BEDDING AND TRENCHING DETAIL

NTS



GENERAL NOTE(S):

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

KEYED NOTE(S):

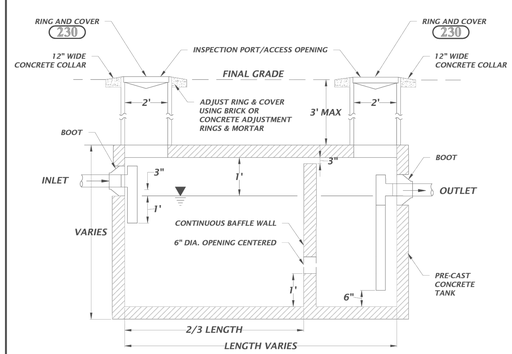
(1) WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

(2) VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145

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

NTS



GENERAL NOTE(S):

1. DESIGNER/OWNER SHALL SUBMIT TANK VOLUME CALCULATIONS. REQUIRED TANK VOLUME SHALL BE CONFIRMED BY CITY OF ALACHUA, 1000 GALLON MINIMUM TANK VOLUME. STRUCTURAL DESIGN SHALL BE THE RESPONSIBILITY OF THE TANK MANUFACTURER.
2. ONLY KITCHEN WASTE SHALL BE DISCHARGED INTO THE GREASE INTERCEPTOR. ALL DOMESTIC WASTE (i.e. RESTROOMS) SHALL BE CONNECTED DOWNSTREAM OF THE GREASE INTERCEPTOR.
3. MANHOLES THAT ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE AND A 10:1 SLOPE TO FINISHED GRADE.
4. GREASE INTERCEPTOR ASSEMBLY TO BE H-20 TRAFFIC LOAD RATED - INCLUDING TANK, TANK LID, CHIMNEYS, AND MANHOLE RING & COVER.
5. NO CAPPED TEES.

227

GREASE INTERCEPTOR

NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
- HUMIDITY BELOW 60 PERCENT
- IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

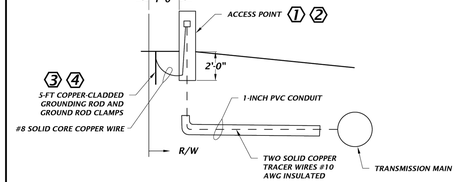
COLORS

- POTABLE WATER - GLOSS PATRIOTIC BLUE
- WASTEWATER - GLOSSY SPRING GRASS
- RECLAIMED - GLOSSY ICY GRAPE

307

PAINT SYSTEM NO. 5

NTS



GENERAL NOTE(S):

1. THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

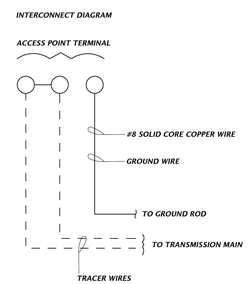
KEYED NOTE(S):

(1) PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.

(2) COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.

(3) INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.

(4) DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.



318

ACCESS POINT FOR TRANSMISSION MAIN

NTS

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FLOW STREAMS

- POTABLE WATER
- WW– WASTEWATER FORCE MAIN
- WW–GR WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

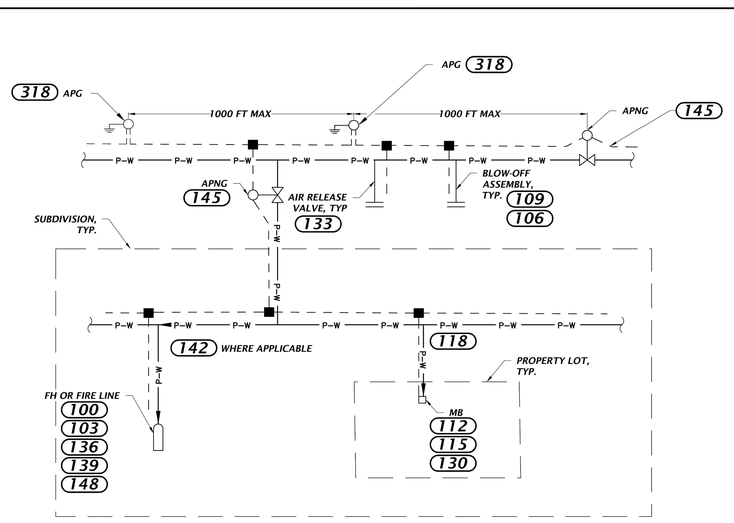
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

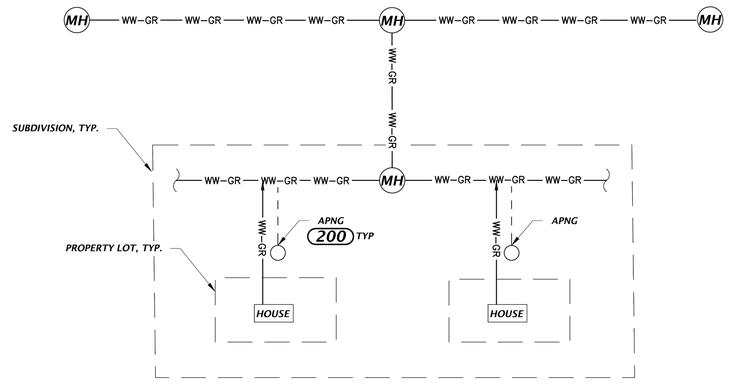
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS

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SWC OF US HIGHWAY 441 & CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO.	DATE:	REVISION / ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103
DATE 05/31/2024
SHEET C10.2
SCALE N.T.S.
UTILITY DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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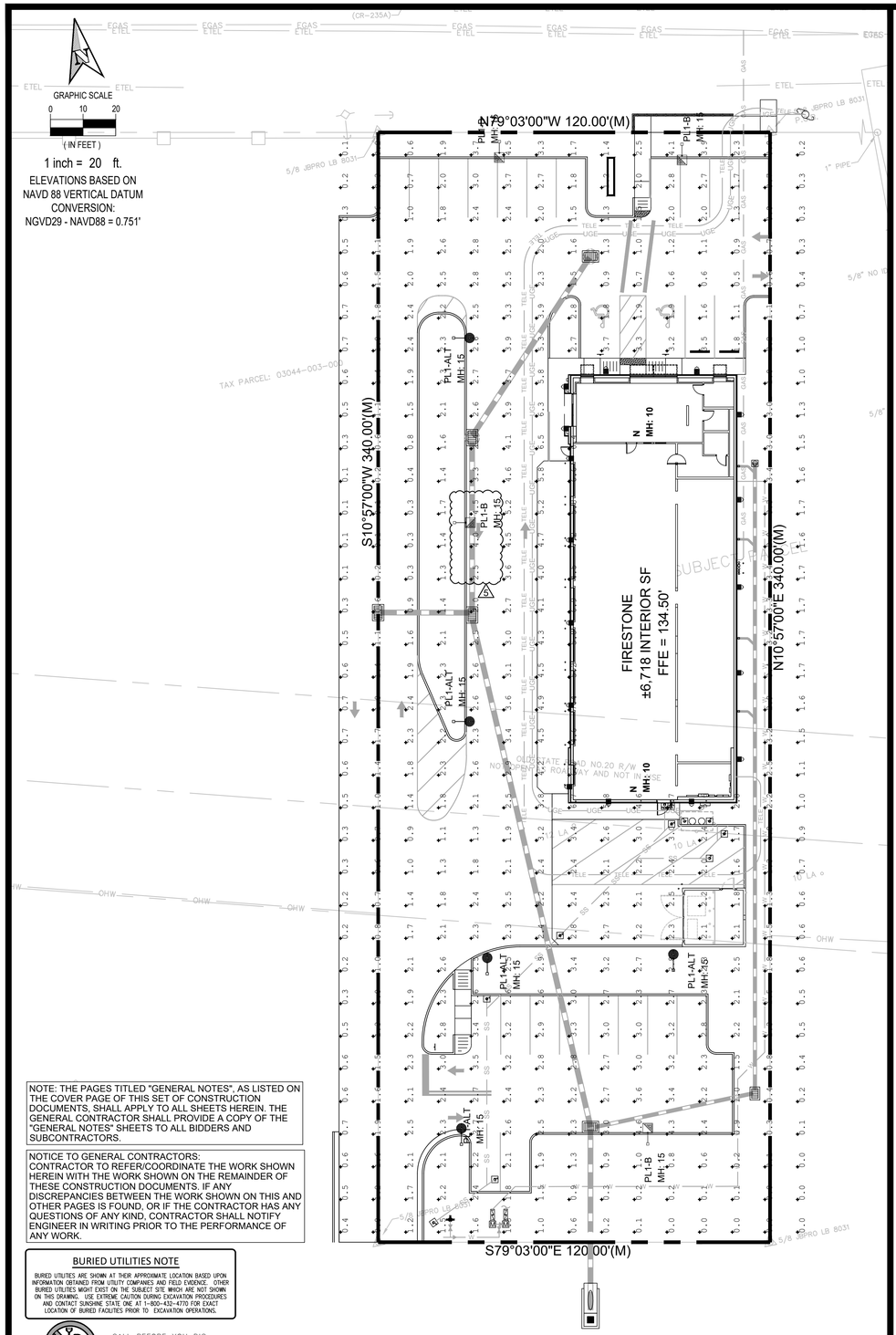


NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTICE TO GENERAL CONTRACTORS:
CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE AT 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
	16	N	WALL MOUNT	1.000	2490	19	XSPW-B-WM-3ME-2L-57K-UL-xx (Wall Light)	B1-U0-G1
	4	PL1-B	SINGLE	1.000	4910	55	OSQM-C-9L-57K7-4M-UL-NM-BK w/OSQ-ML-C-DA-BK + OSQ-M-C-BLSF	B1-U0-G1
	5	PL1-ALT	SINGLE	1.000	9000	55	OSQM-C-9L-57K7-4M-UL-NM-BK w/OSQ-ML-C-DA-BK	B3-U0-G2

Fixture Mounting Height: 15' AFG (12' Pole + 3.0' Base)

Pole Schedule:
(9) SSS-4-11-12-CW-BS-1D-C-BK (12' x 4"sq x 11ga STEEL POLE, Single)

Proposed poles meet a 140 MPH sustained winds.

Additional Required Equipment:
(9) OSQ-ML-C-DA-BK (Direct Arm Mount)
(4) OSQ-M-C-BLSF (Medium Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Calculation Summary (Footcandles calculated using LMF: 1.00)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.06	7.4	0.0	N.A.	N.A.
Paved Parking	Fc	2.46	6.5	0.5	4.92	13.00

Alachua, FL - Town Lighting Ordinance: (Business District)

- **10.0 FC Max at Building Entrance; 5.0FC Max in Paved Parking**
- **24,000 Lumen Max for 6+ Parking spaces**
- **15' Max Mounting Height in Parking lots with less than 100 spaces**
- **Cut-off Fixtures with wattages greater than 60W, or greater than 100 Lumens (B-U-G Rating; U=0)**

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 08/03/2022

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,475

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year on accessories

* See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Beauty Plate
WM-PLT12** - 12" (305mm) Square
WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires other Synapse components to complete system
- Refer to DIM10-220F spec sheet for details

Hand-Held Remote
RA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Ordering Information

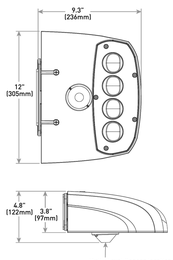
Example: XSPW-B-WM-3ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING



Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

XSPW™ LED Wall Mount Luminaire

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40°C - +50°C (-40°F - +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/ha/ha-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Luna qualified when ordered with 4L-8L lumen packages and 30K CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors†

Ambient	Initial LMF	25K hr Reported‡ LMF	50K hr Reported‡ LMF	75K hr Estimated‡ LMF	100K hr Estimated‡ LMF
5°C (41°F)	1.03	0.98	0.96	0.94	0.92
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.92
20°C (68°F)	1.01	0.96	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

† Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
‡ In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
* Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (863) 808-1320

COMMON OAK ENGINEERING
4016 EDGEWATER DRIVE
ORLANDO, FL 32804
(407) 951-5915
CERTIFICATE OF AUTHORIZATION: 32644

BSRO FIRESTONE
STORE #949595
AT
SWC OF US HIGHWAY 441
&
CR 235A
ALACHUA, FL 32615
ALACHUA COUNTY

NO:	DATE:	REVISION / ISSUE:	BY:
2	01/18/2024	CITY OF ALACHUA COMMENTS	JR
3	03/19/2024	CITY OF ALACHUA COMMENTS	IL
5	05/09/2024	CLIENT COMMENTS	JR

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 222.103

DATE 05/31/2024
SHEET SL1
SCALE 1" = 20'

PHOTOMETRIC PLAN

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson, PE, on the date indicated here.

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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V9 01/30/2024

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation, its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

- Utilizes Patented NanoComfort™ Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- **Initial Delivered Lumens:** 4,000 - 85,000
- **Efficacy:** Up to 171 LPW
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty[1]:** 10 years for luminaire; 10 years for Colorfast DeltaQuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount Luminaire must be ordered separately!*			
OSQ-			
Medium/Large Mounts **OSQ-ML-C-AA** Adjustable Arm **OSQ-ML-C-DA** Direct Arm **OSQ-ML-C-TM** Trunnion Mount	**Extra/Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 14.

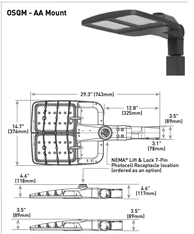
Luminaire (Mount must be ordered separately)														
OSQ		**C**												
Family	**Size**	**Series**	**Lumen Package***	**CCT/ CRI**	**Optic**		**Voltage**	**Mount**	**Color Options**	**Control***		**Options**	
OSQ	**M** Medium **L** Large **X** Extra Large	**C**	**Medium** **4L** 4,000 Lumens **5L** 5,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetrics** **2M** Type II Medium **2M** Type II Medium w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M**** Type III Med w/ Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Med **Symmetrics** **1L** Type V Long **1M** Type V Med **1N** Type V Narrow	**4R**** Type IV Med w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AF** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AR**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **79** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L, 40L, 75L, or 85L lumen packages **UE** Universal 277-480V - Available with 4L, 40L, 75L, or 85L lumen packages	**NM** No Mount - Mount specific ships separately - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 20-40' sensor lens installed on luminaire; 8-20' sensor lens and 360° reflector shipped - Intended for downlight applications at 0° tilt - Not available with Q or X options or Synapse TLT-HVG accessory **0V/0R/0S/0T/0U/0W Dimming Field Adjustable Output** - Must select 0R, 0S, 0T, 0A, 0S, 0A, 0U, 0T, or 0T - Offers full range adjustability - Ships standard with 10-0V dim leads - Not available with BML or X options or Synapse TLT-HVG accessory **XR/XT/XU/XS/XA/XB/XD/XV Locked Lumen Output** - Must select XR, XT, XU, XS, XA, XB, XD, or XV - Not available with BML or Q options - XT option not available with the following luminaire/optic package offerings: 9L/UL, 14L/UL, 14L/UH, 30L/UL, 30L/UH, 40L/UL, 40L/UH - XU option not available 9L/UL, lumen package/voltage combination is permanently locked in the setting selected - Refer to pages 15-26 for power and lumen values	**20KV** 20kV/10kA Surge Suppression - Replaces standard 10kV/5kA surge protection **F** Fuse - Compatible with 120V, 277V or 347V/phase to ground - Consult factory if fusing is required for 208V, 240V or 480V - Fuse is on phase to ground - When code dictates fusing, use time-delay fuse **N** Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle - Includes utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downlight applications with maximum 45° tilt - 10-0V dim leads connected to 10-0V dim loads - Requires photocell or shorting cap by others **R** NEMA® Lift & Lock 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - 10-0V dim leads connected to 10-0V dim loads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL Rotate Left** - LED and optic are rotated to the left - Refer to BRSPK-SQ luminaire diagram on page 27 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to BRSPK-SQ luminaire diagram on page 27 for optic directionality - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumens table for specific lumen values.
* Luminaire comes standard with 0-10V dimming.
** Factory installed backlight shields are integral to luminaire optic and may not be removed in the field. For field-install backlight control, please refer to the External Backlight Shields in the accessory table on page 2.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings on page 27.

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination. NanoComfort™ Technology is the result of Cree's investment in LED optics. NanoComfort™ Technology is a compact 6x4 array of LEDs. Each of the 14 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, the optical optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die-cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 14 for fixture mounting drill patterns
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted 180° in 2.5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon and can be adjusted 180° in 5.0° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel.**
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15' (381mm) 18/5 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options
- Exclusive Colorfast DeltaQuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white available

Weight			
Mount	Housing Size		
	Medium	Large	Extra Large
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	45.8 lbs. (20.8kg)
Adjustable Arm	19.7 lbs. (8.9kg)	29.4 lbs. (13.7kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML sensor add 1.1 lbs. (.45kg), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V dimming per ANSI C137.1-2017 (0-10 Volt or 9-Volt per power level)options selected
- Refer to Dimming spec sheet for details
- **Maximum Total Current:** 1.8mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of the Buy American Act per FAR 52.225-5 and 2 CFR 200.322
- Certified to ANSI C136.31- 2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (Standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly. IDA-Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#!/search/keywords=cree for most current information
- DLC and DLC Premium qualified SKUs available. Exceptions apply when 5L, 2B, 3B, 4B & 4B optics are selected. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Lumen qualified when ordered with direct arm mount and 30K7 CCT. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL
The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TLT-HVG) and Site Controller (SSASG-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TLT-HVG
- Suitable for 120-480V (UL, UE and UH) voltages
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with BML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TLT-HVG spec sheet for details

Simply SNAP Local Base Station
CBSSW-400-SB1
- Refer to CBSSW-400-SB1 spec sheet for details

Site Controller
- Refer to Site Controller (SSASG-002) and 3- button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SSASG-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SSASG-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-EN
- Ethernet for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT4205M
- Kit includes antenna, 20' cable and bracket
KIT-ANT360
- Kit includes antenna, 30' cable and bracket
KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	39	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
14L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
22L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	236	240	1.96	1.13	0.98	0.85	0.68	0.49
50L	297	N/A	2.48	1.43	1.24	1.07	0.86	0.62
65L	384	N/A	3.20	1.85	1.60	1.39	1.11	0.80
75L	447	N/A	3.73	2.15	1.86	1.61	1.29	0.93
85L	514	N/A	4.34	2.50	2.17	1.88	1.50	0.93

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V, 277-480V or 347-480V+/-10%.
** Available with UL voltage only.

OSQ-C Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5°C (41°F)	1.02	0.99	0.93	0.88	0.83
10°C (50°F)	1.02	0.98	0.93	0.87	0.82
15°C (59°F)	1.01	0.98	0.92	0.87	0.82
20°C (68°F)	1.01	0.97	0.92	0.86	0.81
25°C (77°F)	1.00	0.97	0.91	0.86	0.81

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ testing. Luminaire ambient temperature factors (LATFs) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Accessories

Field-installed	
External Backlight Shield OSQ-M-C-BLSF (Medium) OSQ-L-C-BLSF (Large) OSQ-X-C-BLSF (Extra Large) - Not for use with rotated optics - Provides 1 mounting height extended tenon length - 16 ga. steel construction w/black finish **Bird Spike Kit** OSQ-M-C-BRDSPK (Medium) OSQ-L-C-BRDSPK (Large) OSQ-X-C-BRDSPK (Extra Large) - Includes bird spikes (three rows for M/L; four rows for X) and screws to attach to housing	**Shorting Cap** XA-XSLSHRT

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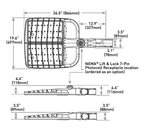
CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

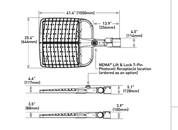
OSQL - AA Mount



Luminaire	Weight
OSQL	28.4 lbs. (12.9kg)

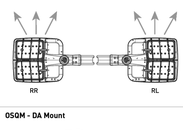
Note: For OSQM w/AA mount, refer to drawing on page 1.

OSQX - AA Mount



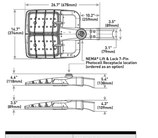
Luminaire	Weight
OSQX	48.6 lbs. (22.0kg)

RR/RL Configuration



OSQM - DA Mount

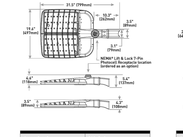
OSQM - DA Mount



Luminaire	Weight
OSQM	19.7 lbs. (8.9kg)

Note: Refer to page 14 for future mounting drill pattern.

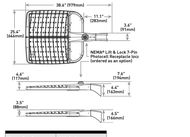
OSQL - DA Mount



Luminaire	Weight
OSQL	28.8 lbs. (13.1kg)

Note: Refer to page 14 for future mounting drill pattern.

OSQX-DA Mount



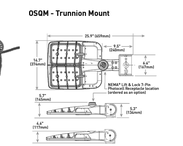
Luminaire	Weight
OSQX	45.8 lbs. (20.8kg)

Note: Refer to page 14 for future mounting drill pattern.

OSQM - Trunnion Mount

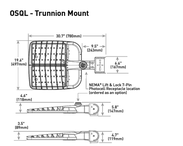
Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQM - Trunnion Mount



Luminaire	Weight
OSQM	23.2 lbs. (10.5kg)

OSQL - Trunnion Mount



Luminaire	Weight
OSQL	32.3 lbs. (14.7kg)

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CREE LIGHTING

SSS Series

Crown-Weld® Straight Square Steel Poles

Rev. Date: V1 01/24/2024

Product Description

Cree Lighting's proprietary Crown-Weld® pole base crown weld configuration was designed to minimize stress in areas most vulnerable to failure, provide superior strength and higher wind load ratings, than poles of similar height and cross-section. Both premium pole design and extended life finish combine for a 7-year limited warranty for a reduced lifetime cost of ownership.

Non-tapered square steel poles are supplied with a painted galvanized steel 2-piece base cover, four partially galvanized anchor bolts, Masonite mounting template and pole cap (except open top mount). Steel pole base has slotted holes to accommodate installation. A standard 3" x 5" hand hole is located 14" above the bottom of pole base on 4-6' poles. 3" poles have a 2-5/8" x 4-1/2" hand hole located 14" above the bottom of the base plate. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. Iron phosphate is then applied, creating an iron oxide base with a flat or amorphous metal phosphate topcoat. This coating significantly adds to the performance of the finished coating by improving bonding and minimizing the spread of oxidation if the coating is scratched, improving corrosion resistance. Polyester powder coating is applied to a 6-mil thickness.

CONSTRUCTION & MATERIALS
- Square, non tapered pole of structural steel tubing (ASTM A 500 Grade B) with a minimum yield strength of 50,000 p.s.i. (4-4" poles) or 46,000 p.s.i. (3" poles) welded to a formed carbon steel base plate (ASTM A-36 HRS) with a minimum yield strength of 36,000 p.s.i.
- Anchor bolts (F1554 Grade 55) are "L" bent bars having a minimum yield strength of 55,000 p.s.i. The bolts are at least partially galvanized per ASTM A153 specifications and furnished complete with two (2) hex nuts and 2 flat washers
- Base cover is 2 pc.16 ga. painted galvannealed steel which connects with two 410 stainless steel screws included
- Pole cap is painted PVC
- Optional GFI receptacle available. Refer to page 3 for details

REGULATORY & VOLUNTARY QUALIFICATIONS
- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength
- RoHS Compliant (consult factory for details)

LIMITED WARRANTY[1]
- 7 years for pole and tenons/7 years for finish /1 year for GFI receptacle

[1] See http://creelighting.com/warranty for warranty terms

Ordering Information

Fully assembled is composed of two components that must be ordered separately.
Example: **Anchor Bolts w/Template:** SSS-4-AB-3/4-28 + **Pole:** SSS-4-7-25-QW-BS-1D-C-BZ

Anchor Bolts /Templates (Pole must be ordered separately)	
SSS-	
SSS-3-AB-3/4-18	**Anchor Bolts & Template for 3" Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-18	**Anchor Bolts & Template for 4", 10-12' Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-4-AB-3/4-28	**Anchor Bolts & Template for 4", 15'+ Poles:** 0.75" anchor bolts, 10" bolt circle (9.25-11" range)
SSS-5-AB-1-36	**Anchor Bolts & Template for 5" Poles:** 1" anchor bolts, 18" bolt circle (9.75-11.31" range)
SSS-6-AB-1-36	**Anchor Bolts & Template for 6" Poles:** 1" anchor bolts, 11.5" bolt circle (11.25-12.75" range)

Pole (Anchor bolts not ordered separately)															
SSS							**CW**	**BS**							
Design	**Cross Section**	**Material**	**Shaft Size**	**Wall Thickness 10Ai**		**Mounting Height**	**Base Type**	**Base Casting/ Cover**	**Mounting Configuration**		**Fixture Mounting Drill Pattern****	**Finish**	**Options**	
S Straight	**S** Square	**S** Steel	**3** - 3" **4** - 4" **6** - 6"	**3" Poles** **11** 11 gauge (0.121") **4', 6' Poles** **11** 11 gauge (0.121") **7** 7 gauge (0.188") - Available only in: 20', 22', 25' and 30' mounting heights **8' Poles** **7** 7 gauge (0.188") **6' Poles** **7** 7 gauge (0.188")	**3' Poles** **10** - 10' **15** - 15' **4' Poles** **12** - 12' **15** - 15' **17** - 17' **20** - 20' **25** - 25' **30** - 30' **4', 6' Poles** **25** - 25' **30** - 30'	**5' Poles** **15** - 15' **20** - 20' **22** - 22' **25** - 25' **30** - 30' **6' Poles** **25** - 25' **30** - 30'	**BS** Standard **CW** Weld	**Drilled Poles** **1D** (9 total for Direct Mount (Single) **2DW** (18 total for Direct Mount (36@180deg) **2DR** (9 total for Direct Mount (36@90deg) **4DW** (18 total for Direct Mount (36@90deg) **Open Top Poles** **OT** Open top to accept internal mount tenons or brackets	**Use w/Drilled Poles** **C Standard Cree Lighting Drill Pattern** - For use with Cree Lighting and Cree OSQ/OSQX luminaires except OSQX **G OSQX Drill Pattern** - Drill Pattern for use only with OSQX luminaires **Use w/Open Top Poles** **N None** - Required with OT mounting configuration	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**GFI GFI Receptacle** - Available only with 4'-6' poles - Mounted 12" above the base of the pole on same side as hand hole. Consult factory for placement in other locations	

* Not for use with OSQX luminaires. Refer to Bracket and Tenons spec sheet for additional information. ** Refer to page 3 for fixture mounting patterns.

⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

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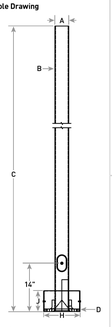
CREE LIGHTING

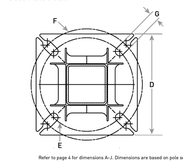
Crown-Weld® Straight Square Steel Poles

Pole Drawing



Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Base Plate Detail



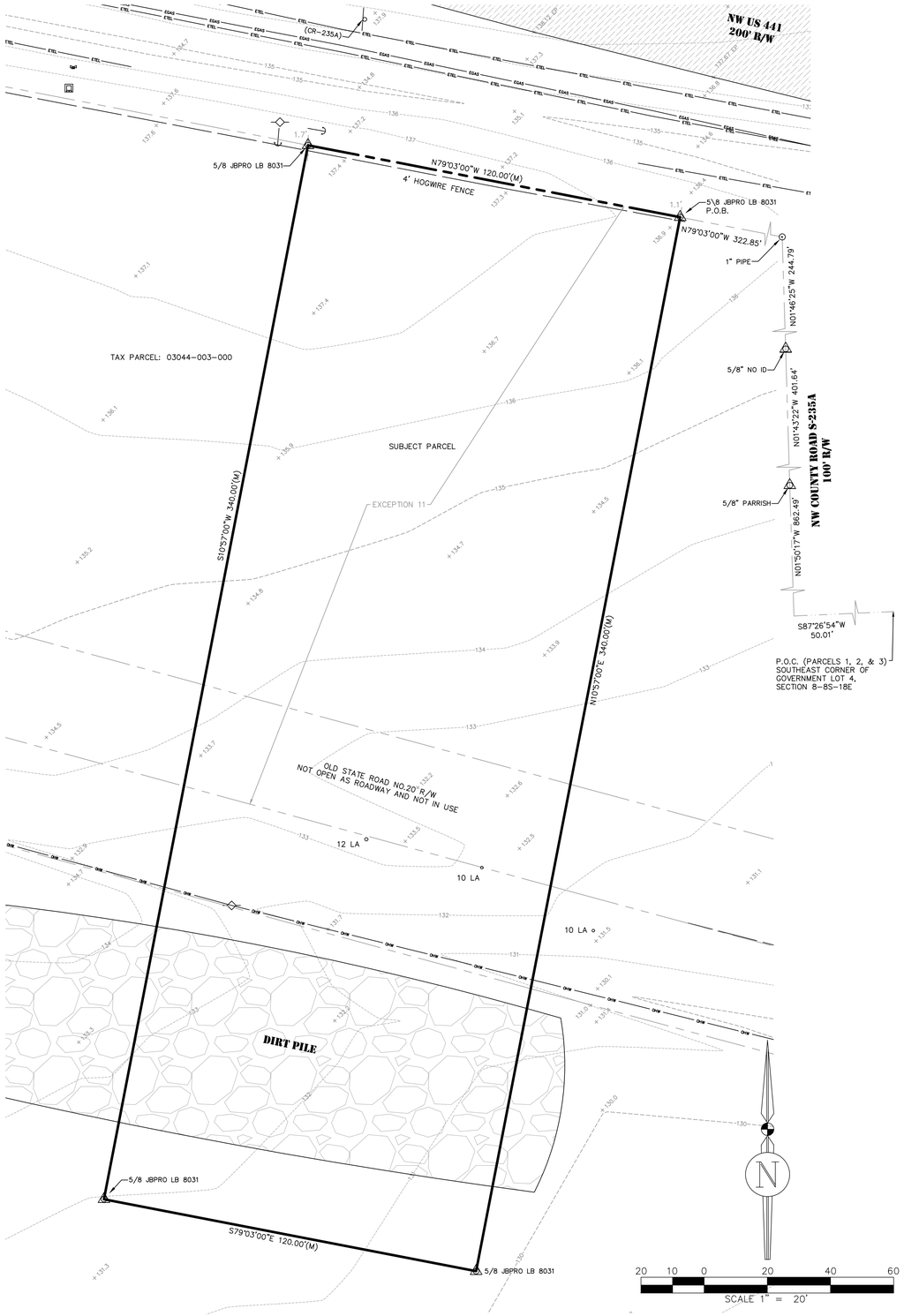
Refer to page 4 for dimensions A-J. Dimensions are based on pole selection.

Anchor Bolt Detail

Pole Width	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/ Range
3"	All	SSS-3-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	10'-12'	SSS-4-AB-3/4-18	0.75"	17"	3"	10"/9.25-11"
4"	15' +	SSS-4-AB-3/4-28	0.75"	24"	4"	10"/9.25-11"
5"	All	SSS-5-AB-1-36	1"	36"	4"	10"/9.75-11.31"
6"	All	SSS-6-AB-1-36	1"	36"	4"

ALTA/NSPS LAND TITLE SURVEY

IN SECTION 8, TOWNSHIP 8 SOUTH, SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



DESCRIPTION BY THIS FIRM

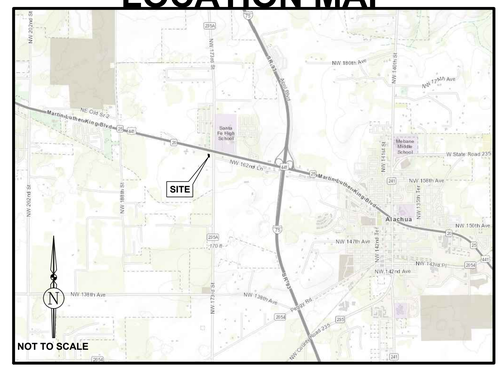
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE S87°26'54"W, 50.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY BOUNDARY OF NW COUNTY ROAD S-235 A (100.00 FOOT RIGHT-OF-WAY); THENCE N01°50'17"W, ALONG SAID WEST RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 862.49 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PARRISH"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY BOUNDARY N01°43'22"W A DISTANCE OF 401.64 FEET TO A 5/8" IRON ROD AND CAP WITH NO ID; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY BOUNDARY N01°46'25"W A DISTANCE OF 244.79 FEET TO A 1" IRON PIPE, MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY BOUNDARY WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 (200,00 FOOT RIGHT-OF-WAY); THENCE LEAVING SAID WEST RIGHT OF WAY BOUNDARY RUN ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 N79°03'00"W A DISTANCE OF 322.85 FEET TO AN IRON ROD AND CAP STAMPED "JBPRO LB 8031" FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE N79°03'00"W ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY A DISTANCE OF 120.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY BOUNDARY AND RUN S10°57'00"W A DISTANCE OF 340.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "JBPRO LB 8031"; THENCE S79°03'00"W A DISTANCE OF 120.00 FEET TO A 5/8" IRON ROD AND CAP STAMPED "JBPRO LB 8031"; THENCE N10°57'00"E A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.93 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, ALSO BEING THE SOUTH RIGHT-OF-WAY BOUNDARY OF US HIGHWAY 441 HAVING A MEASURED BEARING OF N79°03'00"W.
3. EXCEPT AS NOTED OR SHOWN HEREON THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, EXCEPT THOSE THAT WERE FURNISHED TO THE LAND SURVEYOR AND LISTED IN SCHEDULE B-II OF THE COMMITMENT FOR TITLE INSURANCE; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER MATTERS THAT THE PROVIDED COMMITMENT FOR TITLE INSURANCE DOES NOT DISCLOSE.
4. THE SIGNING LAND SURVEYOR HAS BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS NOT SHOWN IN THE REFERENCED TITLE INSURANCE COMMITMENT, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
5. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
6. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
7. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 9/14/2023.
8. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
9. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
10. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT.
11. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
12. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
13. THE SUBJECT PROPERTY IS CURRENTLY UNDER SITE GRADING OPERATION AND THE TOPOGRAPHY SHOWN HEREON IS SUBJECT TO CHANGE.

LOCATION MAP



SCHEDULE B-II ITEMS

PER COMMITMENT OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 2037-6227656, WITH AN EFFECTIVE DATE OF AUGUST 14, 2023, AT 8:00 AM.

1. NOT A MATTER OF SURVEY.
2. NOT A MATTER OF SURVEY.
3. SEE SURVEY SHOWN HERON.
4. NOT A MATTER OF SURVEY.
5. NO BODIES OF WATER WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
6. NOT A MATTER OF SURVEY.
7. THIS ITEM HAS BEEN DELETED.
8. NOT A MATTER OF SURVEY.
9. THIS ITEM HAS BEEN DELETED.
10. DOES NOT EFFECT SUBJECT PARCEL.
11. EFFECTS A PORTION OF THE SUBJECT PARCEL AND IN PLOTTED HEREON.
12. EFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE..
13. THIS ITEM HAS BEEN DELETED.
14. DOES NOT EFFECT THE SUBJECT PARCEL.
15. NOT A MATTER OF SURVEY.
16. NOT A MATTER OF SURVEY.
17. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
18. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
19. EFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

ABBREVIATIONS

(M) = MEASURED
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
LA = LAUREL OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- ETEL — UNDERGROUND TELEPHONE LINE
- EGAS — UNDERGROUND GAS LINE
- IRON ROD - CAPPED
- PIPE
- POWER POLE
- GUY WIRE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- DIRT PILE SURFACE

CERTIFICATION

To: Alachua 441/235, LLC; V 3 Alachua 441/235, LLC; Bank of Central Florida; Fishback Dominick LLP; First American Title Insurance Company; Darryl J. Tompkins, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2,3,4,5,8,13,16,17,19 of Table A thereof. The fieldwork was completed on 14, September, 2023.

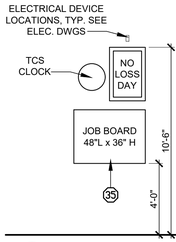
THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4616
Certificate of Authorization No. LB8031

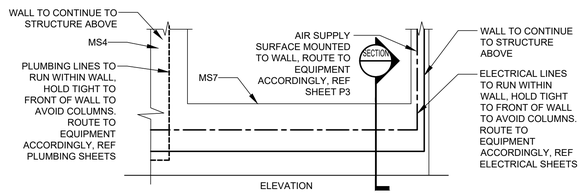
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

RICHARD L. WHITE, PLS
Professional Land Surveyor

ALTA/NSPS LAND TITLE SURVEY		
CERTIFIED TO:	Scale:	1"=20'
	Proj. No.	514-21-01
SEE ALTA CERTIFICATION AT LEFT	Drawn:	A.Cortina
	Checked:	R.White
	Dwg. Name:	687-23-01-ALTA
	Dwg. Date:	09/15/2023
	Field Book:	25
	Pages:	69-74
	Sheet:	1 of 1



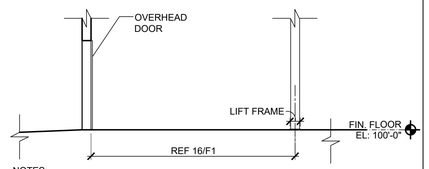
1 / F1 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



3 / F1 MOUNTING DETAIL
SCALE: 1/4"=1'-0"

HOIST KEY

H1	CL12A	BSRO / CHALLENGER
H2	CL10V3	BSRO / CHALLENGER
H7	FLUSH-MOUNT SCISSOR LIFT (RX16)	BSRO / HUNTER



NOTES:
1) CONTRACTOR SHALL FIELD DETERMINE THE EXACT FINISH FLOOR ELEVATION AT THE HOIST, PER MANUFACTURERS RECOMMENDATION FLOOR SLOPE & JOIST LOCATIONS VARY.
2) HOIST INSTALLER TO BE CERTIFIED BY THE MANUFACTURER.
3) WHEEL SPOTTING DISH, REFER TO MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS.

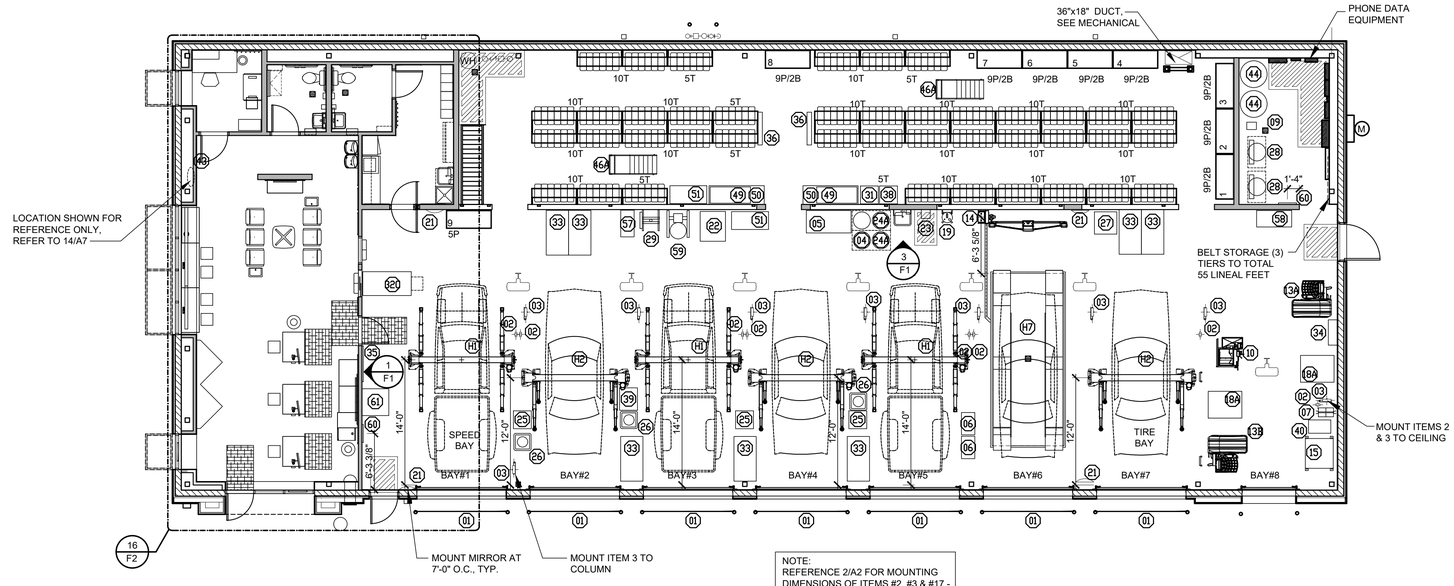
INVENTORY COUNT

1155 - UNITS/TIRES (5 TIERS OF TIRES)
385 - LF PARTS

BUILDING AREAS	S.F.
SHOWROOM AREA	841
SERVICE AREA	3,517
INVENTORY AREA	1,834
ACCESSORY USE AREAS	415
FACADE UPGRADES	0
TOTAL BUILDING	6,607

SHOP EQUIPMENT KEY:
FURNISHED BY BSRO U.NO. ALL ITEMS INSTALLED BY G.C.
REFER TO P3/P4/E2/E3/E4/E5 SHEETS FOR FURTHER REQUIREMENTS.

#	QTY	DESCRIPTION
01	7	SETS (BANNER/ BRACKETS/CHAIN) SEE 20/F1 & 15/A7
02	8	O.H. CORD REEL LIGHT
03	9	O.H. AIR HOSE REEL
04	1	USED OIL FILTER CONTAINER (MOBILE)
05	1	SERVICE BENCH
06	2	BRAKE TOOL STAND (MOBILE)
07	1	FLAT REPAIR STATION
09	1	AIR DRYER
10	1	BRAKE SHOP (INSTALLED BY HUNTER)
13A	1	ELECTRONIC WHEEL BALANCER (INST. BY HUNTER). GSP9700 ROAD FORCE
13B	1	ELECTRONIC WHEEL BALANCER (INST. BY HUNTER). GSP9200 NON-ROAD FORCE
14	1	WHEEL ALIGNMENT COMPUTER (FLOOR MTD INSTALLED BY HUNTER)
15	1	USED OIL TANK / BENCH
18A	2	RIM CLAMP TIRE CHANGER
19	1	GAS CADDIE (25 GAL) SEE A1 FOR TOX ALERT OVERRIDE NOTE AT MVS DESK
21	4	MIRROR
22	1	BATTERY RACK
23	1	EYE WASH
24A	2	SPILL SKID 6"HX26"WX52"L
25	3	COOLANT / TRANSMISSION / DIFFERENTIAL FLUSH MACHINE (MOBILE)
26	3	USED OIL RECEPTOR (MOBILE)
27	1	USED TIRE CART (MOBILE)
28	2	5 HP COMPRESSOR
29	1	SHOP PRESS
31	1	ELECTRICAL SYSTEM TESTER (MOBILE)
32C	1	65" MVS DESK
33	7	MECHANIC'S TOOL CABINETS (MOBILE)
34	1	WHEEL WEIGHT RACK
35	1	JOB BOARD 48" LONG
36	2	1 OF EACH NUT & BOLT BIN
38	1	STRUT COMPRESSOR (MOBILE)
39	1	REFRIGERANT CHARGER (MOBILE)
40	1	TIRE TEST TANK
43	1	SATELLITE DISH - VENDOR SUPPLIED REFER 14/A7
44	2	POLYETHYLENE TANK. 36" DIA; 64" TALL
46A	2	5 TIER ROLLING LADDER
49	2	STACKABLE 2 TANK OIL SYSTEM
50	2	120/120 GALLON CONTAINMENT PAN
51	2	ECOBOX OIL RACK
57	1	LOCKABLE TOOL CABINET
58	1	SPEED SCRUB 2001E
59	1	PROCUT WARTHOG RMS
60	2	MOP & BROOM HOLDER - MOUNT AT 72" AFF
61	1	APPRENTICE TOOL CART
H1	3	CHALLENGER CL12A
H2	3	CHALLENGER CL10V3
H7	1	ALIGNMENT RACK IN RECESSED SLAB (SEE HOIST KEY - INST. BY HUNTER)



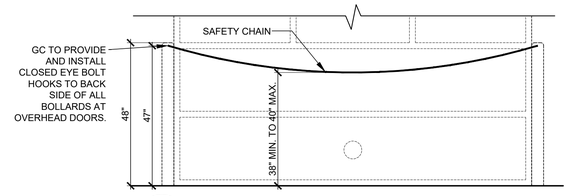
NOTE:
REFERENCE 2/A2 FOR MOUNTING DIMENSIONS OF ITEMS #2, #3 & #17 - TYP., U.N.O.

NORTH

16 / F2 FIXTURE PLAN
SCALE: 1/8"=1'-0"

SERVICE SAFETY CHAINS

GC TO INSTALL A BSRO PROVIDED YELLOW PLASTIC CHAIN AT ALL OVERHEAD DOORS ON THE OUTSIDE OF BUILDING. GC TO FURNISH AND INSTALL 1" LONG AND 1/4" DIA. CLOSED EYE BOLT HOOK ON BOLLARDS AT EVERY OVERHEAD DOOR MOUNTED 47" AFF (1" BELOW TOP OF BOLLARD). MOUNT BETWEEN THE WALL AND BACK SIDE OF BOLLARD THROUGH 1/4" HOLE IN BOLLARD AND BOLTED ON THE INSIDE PRIOR TO FILLING BOLLARD WITH CONCRETE. GC TO FURNISH A SPRING LOADED SNAP HOOK ON BOTH ENDS OF THE CHAIN. GC TO CUT THE CHAIN TO LENGTH SO THAT CENTER HANGS BETWEEN 38" AND 40" AFF (ALMOST HORIZONTAL) SO THAT THE APPEARANCE IS CONSISTENT AT ALL DOOR OPENINGS. GC TO FURNISH AND INSTALL A 1" LONG AND 1/4" DIA. CLOSED EYE SCREW HOOK AT 60" AFF INTO THE WOOD BUCK ON THE DRIVER'S SIDE OF EVERY DOOR TO STORE THE LOOSE END OF THE CHAIN WITH THE SPRING LOADED SNAP HOOK. THIS ALLOWS THE OVERHEAD DOOR TO BE CLOSED AND STORED INSIDE THE BUILDING.



20 / F1 SERVICE BAY SAFETY CHAIN
SCALE: 1/2"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

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ATTORNEY: SUZY WILSON	(615) 937-6694	PROTOTYPE: 2022 ER	

ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
RM.	
CM.	

ENTITY ID: 1748777
SITE ID: 2,857
LEGACY ID: XXXXXXX

Firestone since 1928 COMPLETE AUTO CARE

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SHEET TITLE: FIXTURE PLAN AND NOTES

SHEET NUMBER: **PF1**

Jun 19, 2024 – 2:49pm – USER dovidw
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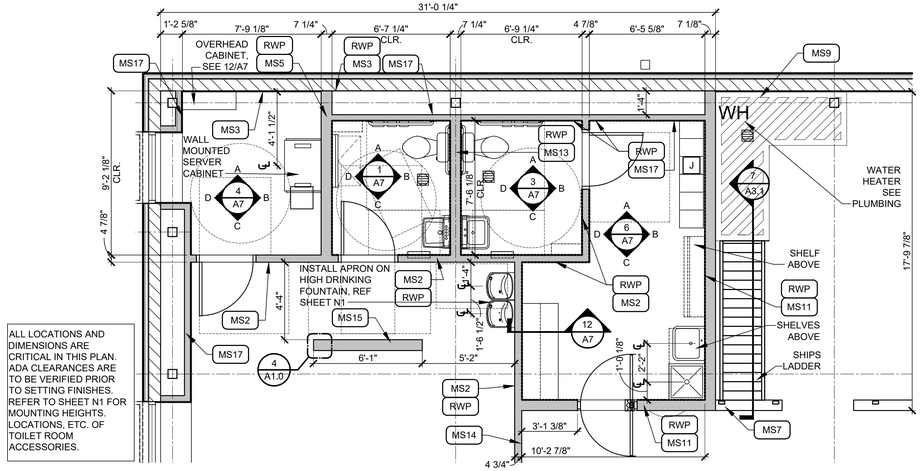
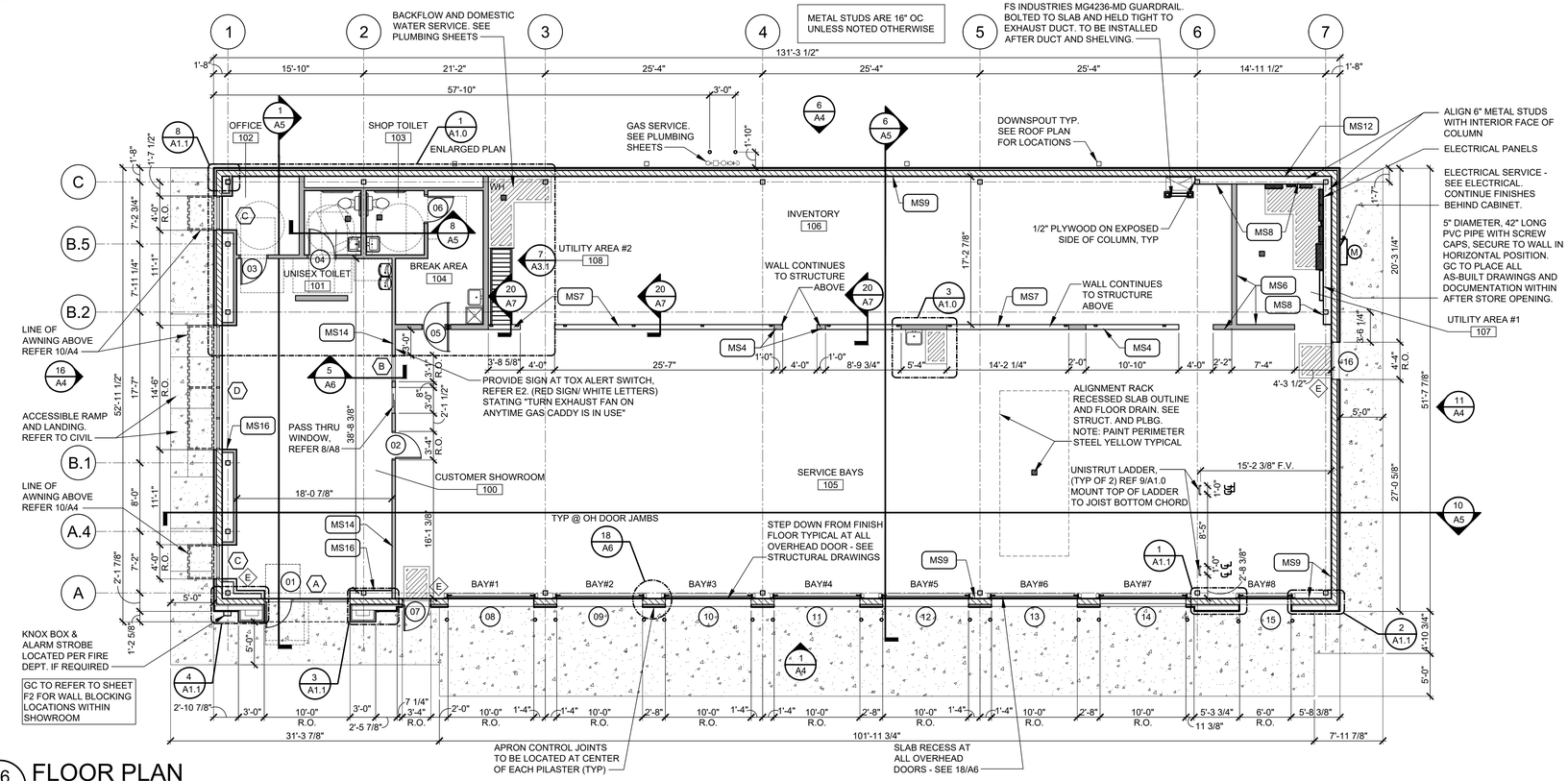


1 A1.0 ENLARGED PLAN

SCALE: 1/4"=1'-0"



16 A1.0 FLOOR PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES

1. WALL DIMENSIONS ARE TO FINISH CLEAR DIMENSION. ALL MATERIALS MUST BE FIGURED INTO THE LAYOUT OF THE FRAMING.
2. MASONRY OPENING SHALL BE COORDINATED WITH WINDOW OR DOOR MANUFACTURERS REQUIREMENTS.
3. PLUMBING ROUGH INS ARE CRITICAL FOR ADA CLEARANCES, VERIFY ALL PLUMBING ROUGH INS PRIOR TO INSTALLING ROOM FINISHES.
4. ALL MASONRY DIMENSIONS ARE NOMINAL DIMENSIONS, MASONRY CONTRACTOR TO ADJUST COURSING AS NEEDED.
5. ALL GYP. BRD. WALLS SHALL HAVE LATERAL BRACING AND CONTROL JOINTS AS REQUIRED IN SPECIFICATION SECTION 092900.
6. ALL CONCRETE AND SIDEWALK JOINTS TO BE SEALED, INTERIOR AND EXTERIOR. REFERENCE SPEC SECTIONS 033000 AND 079200
7. REFER TO DETAIL 1/LS1 FOR DOOR CLEARANCES.

ACCESSIBLE DOOR NOTES

FLOOR SLOPE TO BE 2% MAX IN ALL DIRECTIONS AT ALL DOOR MANEUVERING CLEARANCES AT ACCESSIBLE DOORS

STANDARD WALL TYPES

NOTES:
1. SOME WALL TYPES MAY NOT BE USED. REFER TO PLANS
2. REFER TO STRUCTURAL DRAWINGS FOR STUD GAUGES AND ADDITIONAL FRAMING INFORMATION.

MS1	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS2	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS AND BEHIND DRINKING FOUNTAINS.
MS3	8" OR 6" METAL STUDS, REF PLAN DETAILS, WITH BATT INSULATION AND 5/8" GYPSUM BOARD TO B.O. DECK
MS4	6" METAL STUDS AT 16" O.C. WITH 1/2" PLYWOOD BOTH SIDES TO B.O. DECK, PAINTED (TYPICAL UNLESS NOTED OTHERWISE).
MS5	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.) AT SIM. CONDITION, EXTEND PARTITION 4" MIN. ABOVE CEILING. USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS6	6" METAL STUDS AT 16" O.C. TO B.O. DECK, WITH 1/2" PLYWOOD BOTH SIDES TO 8' A.F.F., PAINTED.
MS7	6" METAL STUDS TO 4' A.F.F AT 16" O.C., STEEL COLUMNS WITHIN WALL FOR SUPPORT WITH 1/2" PLYWOOD BOTH SIDES, PAINTED. REFER STRUCTURAL DRAWINGS FOR STEEL COLUMNS.
MS8	6" METAL STUDS AT 16" O.C., ALIGN WITH INT FACE OF COLUMN, WITH 1/2" PLYWOOD. 3/4" PLYWOOD ATTACHED TO WALL ON SHOP SIDE ONLY FOR ELECTRICAL PANEL MOUNTING.
MS9	8" METAL STUDS AT 16" O.C. WITH BATT INSULATION AND 1/2" PLYWOOD TO DECK ON INTERIOR SIDE.
MS10	2 1/2" METAL STUDS FURRING WITH 5/8" GYPSUM BOARD. EXTEND PARTITION 4" MIN. ABOVE CEILING (12'-0" A.F.F. IN CUSTOMER SHOWROOM). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AREA.
MS11	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON BREAK AREA SIDE AND 1/2" PLYWOOD ON UTILITY AREA OR SERVICE SIDE WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION AND FINISHES TO B.O. DECK (TYPICAL U.N.O.) USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS12	2 1/2" METAL STUDS WITH 1/4" PLYWOOD ON OUTSIDE FACE.
MS13	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION 4" MIN. ABOVE CEILING. USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
MS14	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON SHOWROOM SIDE AND 1/2" PLYWOOD ON SERVICE SIDE WITH SOUND ATTENUATION BLANKETS BETWEEN. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.)
MS15	6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ALL SIDES. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.)
MS16	6" METAL STUDS AT 16" O.C., ALIGN WITH INT FACE OF COLUMN, WITH 5/8" GYPSUM BOARD TO B.O. DECK
MS17	3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON ONE SIDE. ALIGN FACE OF STUD WITH BASE PLATE, HOLD TIGHT. EXTEND PARTITION TO B.O. DECK (TYPICAL U.N.O.). USE MOISTURE RESISTANT GYPSUM BOARD ON INTERIOR SIDE OF TOILET AND MOP BASIN AREAS.
RWP	RWP BOARD GLUE EDGE TO EDGE OF SUBSTRATE. REFER TO INTERIOR ELEVATIONS ON SHEET A7 FOR HEIGHTS A.F.F.

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ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
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ENTITY ID: 1748777	
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LEGACY ID: XXXXXXX	

Firestone since 1928 COMPLETE AUTO CARE

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SHEET TITLE: FLOOR PLANS & NOTES

SHEET NUMBER: **PA1.1**

Jun 19, 2024 – 2:37pm – USER davidw
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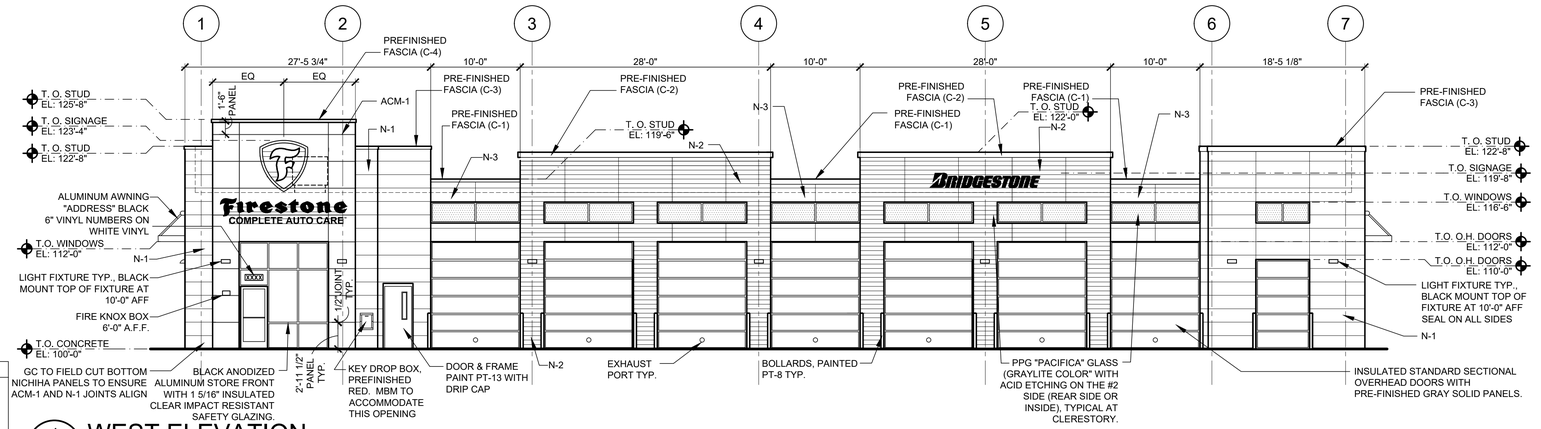
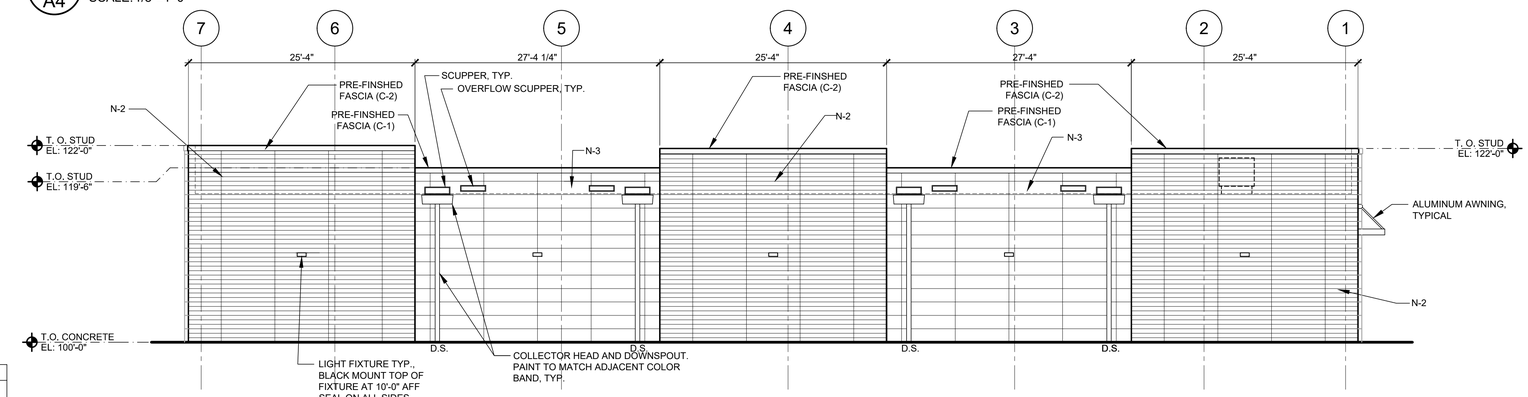


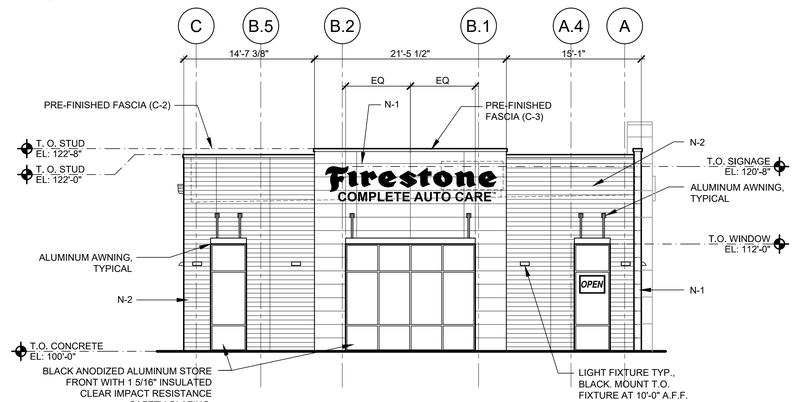
WEST ELEVATION
TOTAL AREA = 2,869 SF
ACM-1: 291 SF = 10%
N-1: 680 SF = 24%
N-2: 568 SF = 20%
N-3: 141 SF = 5%
GLAZING: 296 SF = 10%

1/A4 WEST ELEVATION
SCALE: 1/8"=1'-0"



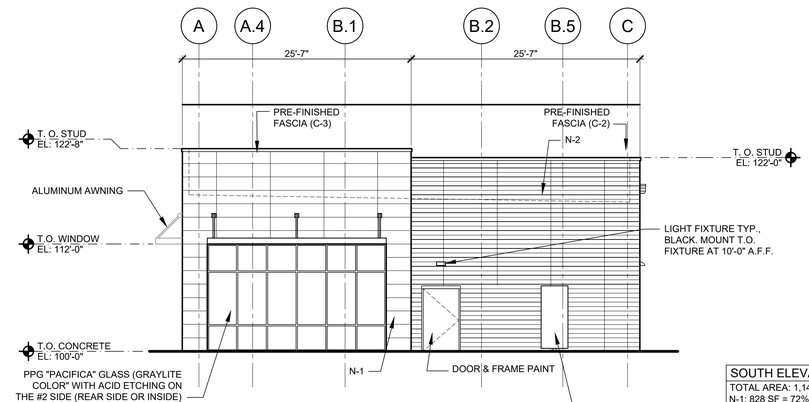
EAST ELEVATION
TOTAL AREA: 2,715 SF
N-2: 1,647 SF = 61%
N-3: 1,068 SF = 39%

6/A4 EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
TOTAL AREA: 1,145 SF
N-1: 310 SF = 27%
N-2: 537 SF = 46%
GLAZING: 238 SF = 21%

11/A4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

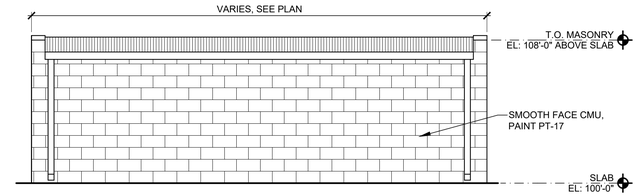


SOUTH ELEVATION
TOTAL AREA: 1,145 SF
N-1: 828 SF = 72%
N-2: 317 SF = 28%
GLAZING: SF = 216 = 21%

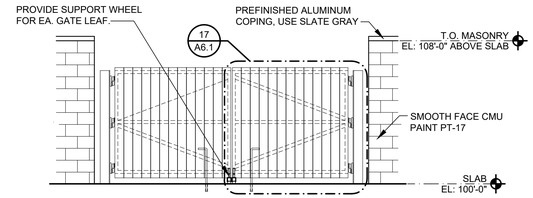
16/A4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. PROVIDE DRIP CAP OVER ALL MAN DOORS SEE DETAIL 1C/A8
2. PAINT ALL EXPOSED LINTELS & JAMBS TO MATCH ADJACENT BUILDING COLOR.
3. SEE ELECTRICAL FOR SIGNAGE OPERATING TIME SETUP
4. INSTALLATION OF BUILDING SIGNS AND STREET SIGN BY SIGN VENDOR, G.C. TO PROVIDE WIRING. REFER ELECTRICAL.
5. REFER SHEET A9 FOR PAINT COLOR KEY.
6. ANY EXTERIOR CONSTRUCTION JOINT, EXPANSION JOINT, AND CRACK OF ABUTTING DISSIMILAR OR SAME MATERIALS MUST HAVE APPROPRIATE PRODUCT APPLIED TO PROVIDE AN AIR, MOISTURE, AND WATER TIGHT EXTERIOR. REFER TO SPECIFICATION SECTION 079200 FOR PRODUCTS.
7. SIGNAGE INDICATED ON ELEVATIONS IS INTENDED TO DEMONSTRATE APPROXIMATE SIZE AND QUANTITY OF PROPOSED BUILDING SIGNAGE. REFER TO SIGNAGE PERMIT DRAWINGS FOR ACCURATE SIGNAGE INFORMATION.

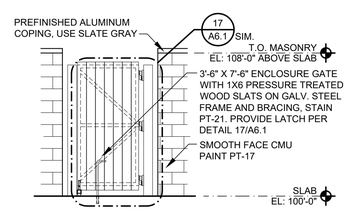
MATERIAL KEY:
• N-1: NICHIHA TUFFBLOCK, STEEL #EPF644F
• N-2: NICHIHA LATURA V-GROOVE, GRAY #ECG590EU-GRAY
• N-3: NICHIHA ARCHITECTURALBLOCK, GRAY, #ED6821
• C-1: FIRESTONE BUILDING PRODUCTS, SLATE GRAY
• C-2: FIRESTONE BUILDING PRODUCTS, STONE WHITE
• C-3: FIRESTONE BUILDING PRODUCTS, CHARCOAL GRAY
• C-4: FIRESTONE BUILDING PRODUCTS, REGAL RED
• ACM-1: ALPOLIC TRC RED



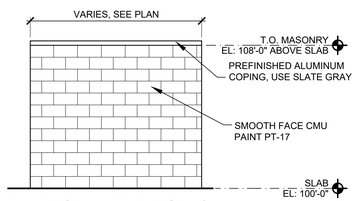
4/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



6/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



7/A6.1 TRASH/TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"



5/A6.1 TYPICAL TRASH/ TIRE ENCLOSURE ELEV.
SCALE: 1/4"=1'-0"

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

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DESIGN MGR: ALEX PASLEY	(615) 260-4858	SGA DESIGN GROUP, P.C.	
CONST MGR: PHILIP ORMSBY	(615) 937-4228	**ENGINEER:** JEREMY ANDERSON	(407) 951-5915
MGR CONST SUPPORT: CHRIS NAGY	(615) 937-9255	COMMON OAK ENGINEERING, LLC	
ATTORNEY: SUZY WILSON	(615) 937-6694	PROTOTYPE: 2022 ER	

ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
RM.	
CM.	
ENTITY ID: 1748777	
SITE ID: 2,857	
LEGACY ID: XXXXXXX	

Firestone since 1928 COMPLETE AUTO CARE

THIS DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE USED IN ANY WAY DELETERIOUS TO THE INTERESTS OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITION AND AS ADMISSION TO THE EXCLUSIVE OWNERSHIP IN AND TO THE DRAWING BY BRIDGESTONE RETAIL OPERATIONS, LLC.

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ALACHUA, FL 32615

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Ariane Valerie Tattershall, Architect
AOR #AR101192 / Firm #AA0002775
1437 South Boulder, Suite 550
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p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

Jun 20, 2024 – 11:15am – USER: davidw
P:\BSRO\Projects\Alachua,FL_-_2355B18_-_Palmetto\04_CD Production\Drawings\12_FCAC_ER-A04.dwg

FIRESTONE METAL PRODUCTS

N1: NICHIHA TUFFBLOCK "STEEL"

N2: NICHIHA LATURA V-GROOVE "GRAY"

N3: NICHIHA ARCHBLOCK "GRAY"

ACM-1: ALPOLIC "TRC RED"

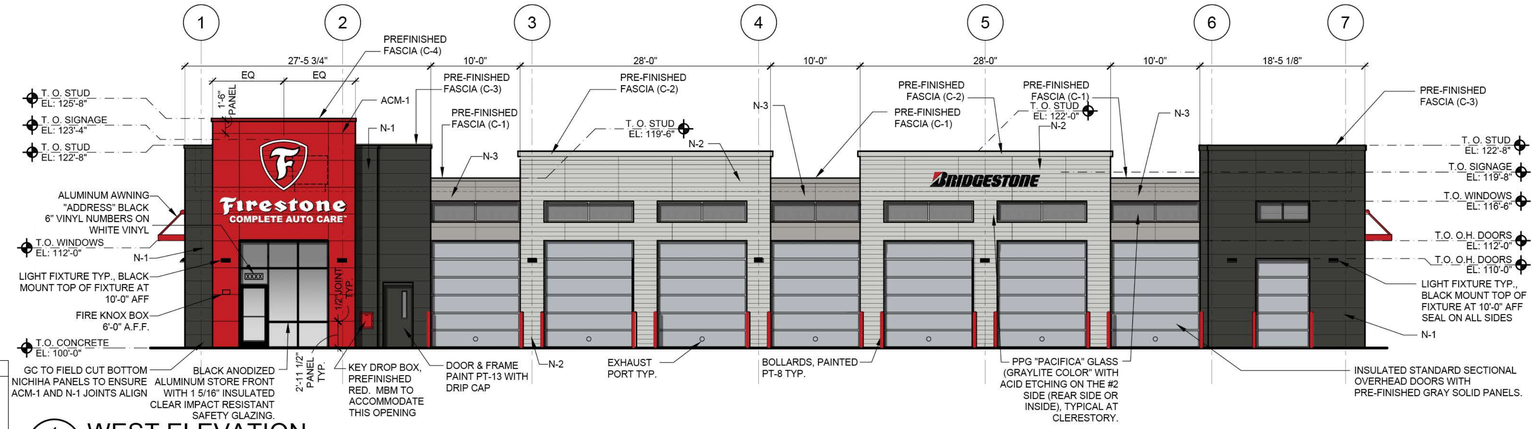
C1: METAL COPING "SLATE GRAY"

C2: METAL COPING "STONE WHITE"

C3: METAL COPING "CHARCOAL GRAY"

C4: METAL COPING "REGAL RED"

PT-17: "ACIER" SW9170

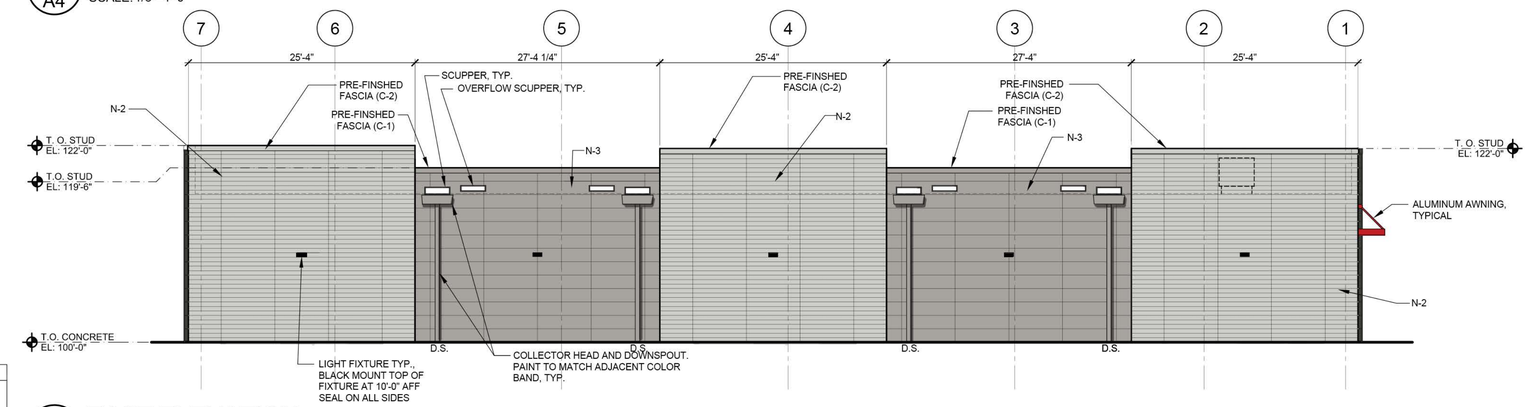


WEST ELEVATION

TOTAL AREA = 2,869 SF
ACM-1: 291 SF = 10%
N-1: 680 SF = 24%
N-2: 568 SF = 20%
N-3: 141 SF = 5%
GLAZING: 296 SF = 10%

1 / A4 WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

TOTAL AREA: 2,715 SF
N-2: 1,647 SF = 61%
N-3: 1,068 SF = 39%

6 / A4 EAST ELEVATION

SCALE: 1/8"=1'-0"

NORTH ELEVATION

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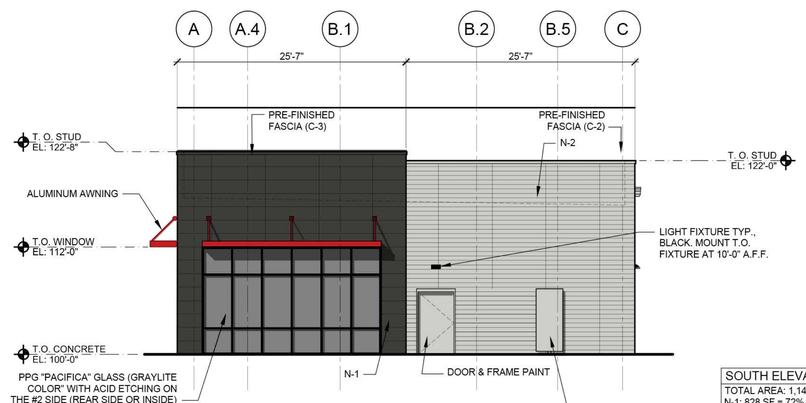
11 / A4 NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

TOTAL AREA: 1,145 SF
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16 / A4 SOUTH ELEVATION

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GENERAL NOTES:

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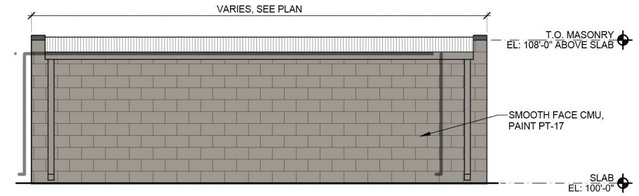
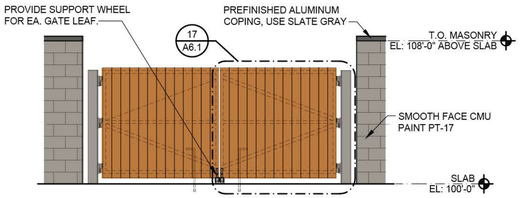


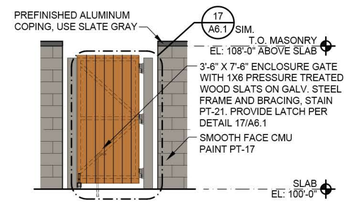
4 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



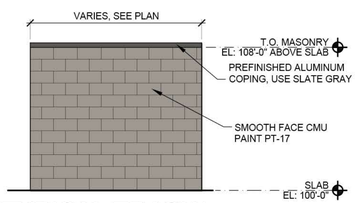
6 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



7 / A6.1 TRASH/TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"



5 / A6.1 TYPICAL TRASH/ TIRE ENCLOSURE ELEV.

SCALE: 1/4"=1'-0"

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ENTITY ID: 1748777
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SHEET TITLE: EXTERIOR ELEVATIONS & DETAILS

SHEET NUMBER: **PA4**

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Firestone Alachua
2. Pre-Application Conference Date: September 22, 2022
3. Neighborhood Meeting Date: November 14, 2023
4. Address of Subject Property: SWC of US Highway 441 & CR 235A, Alachua, FL 32615
5. Parcel ID Number(s): 03044-003-00
6. Existing Use of Property: Vacant Commercial
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: CI
9. Acreage: 1.02
10. Total Existing Building Square Footage, if applicable: N/A
11. Total Existing Impervious Area (not including existing building area), if applicable: N/A
12. Total Building Square Footage Proposed: +/- 6,621 SF
13. Total New Impervious Area Proposed (not including building area): +/- 28, 717SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Morgan Hampton Title: Agent
   Company (if applicable): Common Oak Engineering. LLC
   Mailing address: 4016 Edgewater Dr.
   City: Orlando State: FL ZIP: 32804
   Telephone: (407) 446-3001 FAX: N/A e-mail: Morgan@CommonOakEngineering.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua 441/235 LLC
   Mailing Address: 496 S Hunt Club Blvd
   City: Apopka State: FL ZIP: 32703

** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) 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: N/A
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features -- fully dimensioned -- including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
        (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. 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 ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating 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. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools (if applicable) in accordance with Section 2.4.14 of the LDRs.

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/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

The following criteria shall apply when evaluating commercial/corporate park/industrial 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/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 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.
12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing 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 (current list may be obtained from the Planning & Community Development Department).
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing 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 (current list may be obtained from the Planning & Community Development Department).

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 LDRs;
   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 a copy of the mailing labels or a list of those who received written notice; and,
   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: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) 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 (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

16. **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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

All applicable 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.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Morgan Hampton
Signature of Applicant

Signature of Co-applicant

Morgan Hampton, Agent/Permit Manager
Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 15th day of November, 2023, by Morgan Hampton who executed the same and has ____ produced N/A as identification or [X] is personally known to me.

Jennifer N. Smart
Signature of Notary

Notary Public State of Florida
Jennifer N. Smart
My Commission HH 282686
Expires 6/29/2026

Print Name: Jennifer N. Smart
Notary Public, State of Florida

My Commission Expires: 06/29/2026

August 23, 2023

Subject: Letter of Authorization/Letter of Proxy

Location: SWC of US Highway 441 and CR 235A, Alachua, FL 32615

Parcel ID #: (Portion of) 03044-003-000 (+/- 0.94 ac.), Proposed Tract 3 Santa Fe Crossings

To Whom it May Concern:

I, **Alachua 441/235, LLC**, hereby designate and authorize **Palmetto Capital Group, LLC, Palmetto Alachua-US 441, LLC, Common Oak Engineering, LLC, Land Resource Consultants, LLC, and SGA Design GroupNorr** to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the building, land use/zoning, and site development permit applications to the governing entities for the subject project. Authorization is also hereby granted to access the subject site. The building, land use/zoning, & site development permit applications include, but are not limited to, those to be from the St Johns River Water Management District (SJRWMD), Florida Department of Transportation (FDOT), Florida Department of Environmental Protection (FDEP), Florida Fish and Wildlife Conservation Commission (FWC), U.S. Fish and Wildlife Service (USFWS), & the City of Alachua.

Owner: Alachua 441/235, LLC

Address: 496 S. Hunt Club Blvd., Apopka, FL 32703

Phone: 407-848-1663 Email: keith@V3capital.com

Owner Signature & Date:

John C. Vick III, Manager — 8/24/23

Print Name & Title — Date

Signature

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8/24/23 (date) by John C. Vick III, who is personally known to me or who has produced _____ (type of identification) as identification.

Carolyn B. Stanley (Signature of person taking acknowledgment)

Carolyn B. Stanley (Name typed, printed or stamped)

CAROLYN B. STANLEY
Notary Public - State of Florida
Commission # HH 160903
My Comm. Expires Sep 4, 2025
Bonded through National Notary Assn.

PALMETTO ALACHUA-US 441, LLC
632 E. Main Street, Suite 301
Lakeland, Florida 33801

June 19, 2024

VIA EMAIL

Justin Tabor
Planning and Community Development - Principal Planner
City of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615
Email: jtabor@cityofalachua.com

Re: SWC of US Highway 441 and NW 173rd Street, Alachua, Florida

Dear Mr. Tabor:

Bridgestone Retail Operations, LLC has engaged Palmetto Alachua-US 441, LLC to construct a new automotive retail facility at the above-listed location. The projected sales volume for this location is based upon a customer parking stall count of 35+ per day during regular operating hours of 7am-7pm Monday-Friday and 7am-6pm on Saturday and Sunday.

Typically, a minimum of 30 parking stalls is required to accommodate both customer and teammate parking during store operations. However, after analyzing the immediate trade area and following discussions with our development team, we have agreed to proceed with 25 parking stalls for this facility, which represents the minimum parking stall count required for our operations.

Please see the attached list (Attachment 1) of daily customer count of surrounding FCAC retail locations. If this site is limited to 21 parking stalls, our analysis estimates a potential revenue reduction of +/- 175K per year, which makes this no longer a viable location for a BSRO retail store and we will be forced to abandon this development project."

Sincerely,

PALMETTO ALACHUA-US 441, LLC
By: Palmetto Capital Group, LLC
Its Manager

By:_____
Josh Spence, AIA, LEED AP BD+C
Senior Vice President of Development Management

Attachments

Attachment 1 – BSRO North Florida Region Parking Data

Attachment 1

BSRO North Florida Region Parking Data

Average BSRO teammate parking spaces required daily: 8-10

Average number of transactions at sister stores (Jan 2024 – April 14, 2024)

1. Jacksonville, FL (#165790):	28.8 customer cars/day
2. Jacksonville, FL (#167845):	30.2 customer cars/day
3. Clermont, FL (#166516):	45 customer cars/day
4. Lake Worth, FL (#160068):	29.5 customer cars/day
5. Cape Coral, FL (#317871):	31.8 customer cars/day

Experts Responsive Solutions

- Fire Protection & Life Safety Consultation
- Fire & Egress Modeling
- ADA / FHA / Accessibility Consultation
- Fire Sprinkler Design & Consultation
- Fire Alarm Design & Consultation
- Low Voltage / ICT Design & Consultation
- Legal / Expert Witness

Established 1973

May 8, 2024

Jeff Lazenby
Palmetto Capital Group
632 E Main St, Suite 301
Lakeland, FL 33801

RE: TIRES PLUS – ALACHUA, FL
WATER SUPPLY DATA AND FIREFLOW
PROJECT NO. 231200.06.000

Dear Jeff Lazenby:

The following water supply analysis is documented by the letter and attached report.

Hydrant Flow Test Results

The Hydrant Flow Test was conducted by W.W. Gay Fire & Integrated Systems, Inc. for the proposed Tires Plus site. The pertinent data is as follows:

Date of Test	March 13, 2024
Static Pressure	64 psi
Residual Pressure	47 psi
Flow	1,380 gpm
Elevation of Test Hydrant	134 ft. AMSL
Location of Test	The Test Hydrant was located at the southeast corner of the intersection of Hwy 441 and NW 173rd St (CR 235A) and the Flow Hydrant was located approximately 650 ft. south of the test hydrant location.

Fire Flow Analysis (If building is non-sprinklered)

Pursuant to the receipt of this information we have been able to define the required fire flow for a non-sprinklered facility is as follows:

Florida Fire Prevention Code	Chapter 18
Building Construction Type	V (Florida Fire Prevention Code)
Building Fire Flow Area	6,621 sq. ft.
Minimum Required Fire Flow Duration	2 hours
Minimum Required Fire Flow	2,250 gpm
Calculated Available Flow @ 20 psi	2,306 gpm

Water System

The proposed site location is 400 ft. west of the intersection of Hwy 441 and NW 173rd St. on the south side of Hwy 441 in Alachua, FL. Running north to south along NW 173rd St is an existing 12 in. water line where the line intersects with the 8 in. water line that runs east to west along Unnamed Rd south of the site.

Conclusion

Based on the current configuration, the system DOES APPEAR to have sufficient FIRE FLOW for a non-sprinklered facility. These results are based on preliminary configurations. The actual utility layout at the site may increase or decrease the available pressure.

Sincerely,

James Kinslohr, PE
Principal

JLK/les

Attachment

ENGINEER OF RECORD:
JAMES L. KINSLOHR, PE
LICENSE NO. 87730
CODE CONSULTANTS, INC.
2043 WOODLAND PKWY, SUITE 300
ST. LOUIS, MO 63146-4235
PHONE: 314-991-2633
CORPORATE CERTIFICATE OF AUTHORITY
NO.7588

This item has been electronically signed and sealed by James L. Kinslohr, PE on the date adjacent to the seal.

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

JAMES L. KINSLOHR LICENSE No 87730 STATE OF FLORIDA PROFESSIONAL ENGINEER

05/08/2024

CODE CONSULTANTS, INC.

Sprinkler System/Flow Test Verification

Location:	**Alachua, FL**
Report Date:	**3/15/2024**
Reviewer:	**KAS**

Safety Factor 0.0 psi

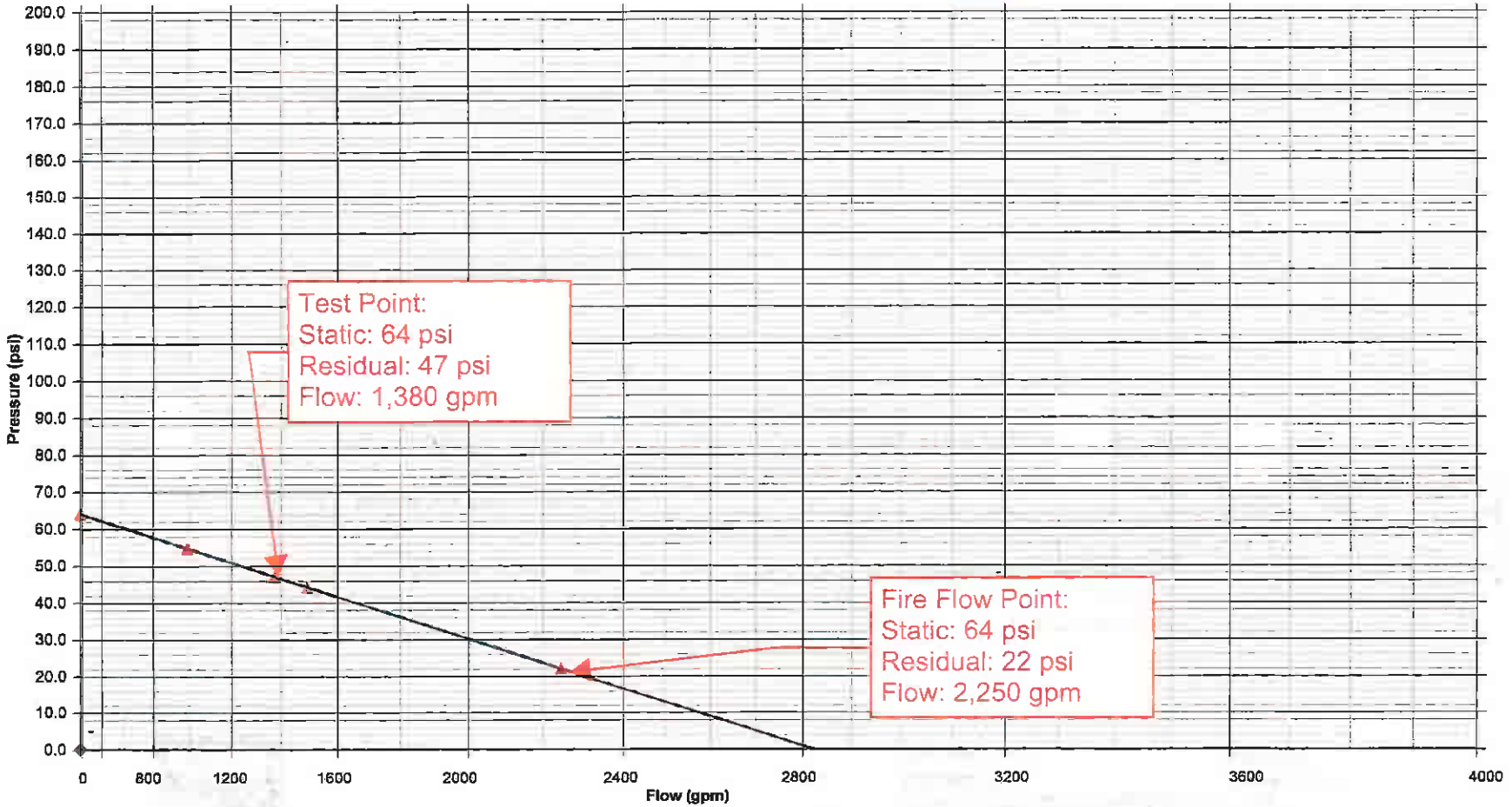
Existing Sprinkler Placards

System	Area	Description	Residual (PSI)	Safety (PSI)	Req. Pres. (PSI)	System Flow (GPM)	Inside Hose (GPM)	Outside Hose (GPM)	Required Flow (GPM)
				-	-				-
				-	-				-
				-	-				-
				-	-				-
				-	-				-

Water Supply Pres. (PSI)	Water Supply Flow (GPM)	Adj Water Supply Pres. (PSI)	Adj Water Supply Flow (GPM)
64.0	0	64.0	0
54.6	1000	54.6	1000
47.0	1380	47.0	1380
44.2	1500	44.2	1500
22.0	2250	22.0	2250
-7.6	3000	-7.6	3000
20	2306	20	2306

High Static:		psi
Static:	64.0	psi
Residual:	47.0	psi
	HYD 1	HYD 2
Pitot:	17.0 psi	16.0 psi
Orifice Size:	2.5 in.	2.5 in.
Num. Of Butts:	1	1
Coefficient:	0.9	0.9
Calculated Flow:	700 gpm	680 gpm
Total Flow:	1380 gpm	

Hydraulic Log Graph N1.85



CODE CONSULTANTS, INC.

FIRE FLOW DEMAND CALCULATION

Location: **Alachua, FL**

Report Date: **5/8/2024**

Fire Sprinkler Water Supply Available for Design				**Static**	**Residual**	**Residual**
			gpm:	**0**	**1380**	**2250**
1	Available per Test		psi:	64.0	47.0	22.0
2	Elevation Adjustment (0.433 x	0.0	ft.) To Base of Riser	0.0		
3	**Available at FIRE FLOW hydrant**			**64.0**		**22.0**

Note: System DOES appear to have sufficient pressure at the required FIRE FLOW to support the site.

W. W. GAY FIRE & INTEGRATED SYSTEMS, INC.
2500 N.E. 18th Terrace • Gainesville Florida 32609 •Phone (352) 380-0317 • www.wwgfp.com

CCI
2043 Woodland Parkway Suite 300- 314-991-2633 Office
ST Louis MO 63146 -Frank Kostecki - 636-542-2194 Cell
frank@codeconsultants.com

1: Date and Time-03-13-2024 At 8:30AM

2: Gauges and Flow Hydrant Location: 235A
Hydrant #1 and #2

3: Elevation of Gauged Hydrant: 18" Above Ground Level

4: Number and Size of Hydrant outlets Flowed: 2 Outlets at 2-1/2" Each

5: Discharge Coefficient of Outlets: 2-1/2"

6: Static Pressure: 64PSI

7: Residual Pressure: 47PSI

8: Pitot Gauge Pressure: 17/16PSI

9: Calculated Flow: 700/680GPM

10: Type of Water Supply: City

11:Test Preformed by: James Stills-WW Gay Fire

12: Witnessed By: David Lebaron

Master Utilities Map

Open in Map Viewer Classic

Thomas Ridgik
th_ridgik

Esri Community Maps Contributors, County of Alachua, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Alachua County Property Appraiser | Alachu... Powered by Esri

LAND USE CHART	
LOCATION:	SWC HWY 441 & CR 235A ALUCHUA, FL
OUT PARCEL:	PARCEL D
PROPOSED USE:	CAR CARE
PROPERTY AREA:	40,138 SF ±0.92 AC
PARKING PROPOSED:	25 STALLS
BUILDING FOOTPRINT:	±6,621 SF

CONCEPTUAL PLAN

PALMETTO CAPITAL GROUP
1643 WILLIAMSBURG SQUARE
LAKELAND, FL 33803
PHONE: (239) 808-1320

TIRES PLUS
AT
SWC HWY 441 & CR 235A
ALUCHUA, FL

COMMON OAK ENGINEERING, LLC
4015 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 551-5915

PROJECT # 222.103
DATE 07/20/23
SCALE 1:60
SHEET 1

CP1.6 TR

November 21, 2023

City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
Alachua, FL 32615
Attn.: Adam Hall

Reference: Comprehensive Plan Consistency
Firestone at SWC of US Hwy 441 & CR 235A, Alachua, FL
Parcel # 03044-003-000

Project Overview

Common Oak Engineering, LLC is a civil engineering company working as the consultant to Palmetto Capital Group, the Applicant, on the development of a Firestone auto service store near the southwest corner of US Highway 441 and County Road 235A in Alachua, FL. The proposed Firestone is proposed on Lot 3 of the Santa Fe Crossings Master Development which is currently under construction.

The subject property is currently zoned Commercial Intensive District (CI) within the jurisdictional limits of the City of Alachua and is approximately 1.02 acres in size. The lot is a pad ready outparcel. The property has a Future Land Use of Commercial and a Zoning classification of Commercial Intensive. The use is permitted in the CI zoning district by Special Exception and is subject to lot width requirements

Access for the proposed Santa Fe Master Development is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441, one right-in driveway restricted connection to CR 235A, and one full access driveway connection off of County Road 235A. Driveway access to the internal parcels within the Master Development will be made by internal driveway connections.

The City of Alachua is the potable water and sanitary sewer service provider. Potable water service is available by connection to the existing 12" water main located along CR235A. Connection to the 12" water main is anticipated to be completed by the landlord. Sanitary sewer service is available by connection to the 8" force main located on the north property boundary along US Highway 441. The master development plans show stubbed potable water and sanitary sewer services to the subject property.

The subject property is one of seven outparcels, which are proposed to be serviced by a master stormwater management facility. In order to show compliance with the permitted master stormwater system, the outparcels will need to demonstrate the proposed impervious areas meet the permitted post-development drainage requirements for the system.

Comprehensive Plan Analysis

Future Land Use Element

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large scale, regional commercial uses may be located. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Response: The subject property is currently zoned Commercial Intensive District (CI) and the use is permitted in the CI zoning district by Special Exception and is subject to lot width requirement.

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 potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality

of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions 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), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals 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;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 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.

Response:

1. **Access for the proposed Santa Fe Master Development is proposed by the master developer to be made by a right-in/right-out driveway connection off of US Highway 441, one right-in driveway restricted connection to CR 235A, and one full access driveway connection off of County Road 235A. Driveway access to the internal parcels within the Master Development will be made by internal driveway connections.**
2. **The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscape buffers. A Type A landscape buffer of 5' is required to the South and West, a Type B landscape buffer of 7.5' is required to the East, and a Type C landscape buffer of 10' is required to the North.**
3. **The plans demonstrate compliance with Alachua County's open space provisions and balance of proportion between gross floor area and site size**
4. **The Firestone will utilize the Santa Fe Crossings master stormwater facility which has sufficient capacity to serve the developments proposed impervious area.**
5. **A freestanding monument sign is proposed at the front of the building on US Highway 441.**
6. **A photometric plan has been included with the site plan application and has been designed in consistency with the City of Alachua Land Development Code regulations for site lighting.**
7. **Sidewalk connections are proposed along US Highway 441 and crosswalks are provided for the development as well as internal driveway connections to the adjacent parcels within the master development.**
8. **Landscaping in accordance with the City of Alachua Land Development Code 6.2: *Tree protection and landscaping standards*.**
9. **There are no unique features and/or resources that constrain the site development.**
10. **No performance-based zoning requirements are proposed.**

11. **The maximum FAR allowed is 0.75 for parcels less than five (5) acres but greater than one (1). The proposed FAR for the Firestone is 0.162.**

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

Response: Sante Fe Crossings has been entitled with Commercial uses permitted, and the proposed Firestone use is consistent with the zoning and will not exceed LOS.

Landscaping & Tree Protection Standards

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: Landscape plans have been included with the site plan application submittal and have been designed in accordance to the City of Alachua Land Development Code 6.2: *Tree protection and landscaping standards*.

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.

Response: The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscape buffers. A Type A landscape buffer of 5' is required to the South and West, a Type B landscape buffer of 7.5' is required to the East, and a Type C landscape buffer of 10' is required to the North.

Transportation Element

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

Response: Alachua's Land Development Code regulations in terms of parking. The minimum amount of parking spaces required is 1 space per 400 square feet of floor area. The maximum number of parking spaces allowed is 125% the minimum. Minimum stall size is 9' x 18'. The quantity of parking stalls permitted for this store does not meet the tenants needs and a reduction will impact their sales; therefore, we will be requesting a waiver to exceed the maximum parking requirement.

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

Response: The Firestone will adhere to the City of Alachua's Land Development Code regulations in terms of landscaping. All parking lots must provide and maintain the following landscapes planting areas within the interior of the parking lot

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

Response: The Firestone will adhere to the ADA requirements and provide 1 handicap parking space per 25 spaces.

Thank you,

Jeremy Anderson, P.E.

Common Oak Engineering, LLC

December 12, 2023

Reference: Firestone
SW Corner of US Highway 441 & CR 235A
Alachua, FL 32615

Concurrency Analysis

This application is for a 6,621 square foot (sf) automobile repair and servicing use on +/- 0.94 acres (Alachua County Tax Parcel 03044-003-000 / Tract 3). The project site is located at the SW corner of US Hwy 441 & CR 235A in Alachua, FL 32615 on the south side of US 441. The site has a future land use designation of commercial and is zoned Commercial Intensive (CI).

This analysis assesses the potential impacts this project may have on local transportation, water, sewer and solid waste services. This analysis includes data from the City of Alachua November 2023 Development Monitoring Report and Florida Administrative Code (FAC).

Roadways / Transportation

Table 1 Projected Trip Generation

PROPOSED USE: TIRE STORE						
			DAILY			
DESCRIPTION	ITE LU CODE	QUANTITY (KSF)	RATE	IN	OUT	TRIPS
TIRE STORE	848	6.621	27.69	92	92	183
PASS-BY TRIPS	PASS BY RATE		25%			46
NET NEW TRIPS						138

Trip generation rates for the proposed development were obtained from the Institute of Transportation Engineers (ITE) Trip Generation Report, 11th Edition.

The pass-by rates were obtained from the ITE Trip Generation Handbook, 3rd Edition.

AM PEAK HOUR TRIPS			
RATE	IN	OUT	TOTAL
3.56	13	11	24
PASS-BY TRIPS			6
NET NEW TRIPS			18

PM PEAK HOUR TRIPS			
RATE	IN	OUT	TOTAL
3.72	12	13	25
PASS-BY TRIPS			6
NET NEW TRIPS			18

SATURDAY PEAK HOUR TRIPS			
RATE	IN	OUT	TOTAL
5.05	15	18	33
PASS-BY TRIPS			8
NET NEW TRIPS			25

Conclusion: Approval of this application may generate 138 new daily vehicle trips and 25 peak hour trips on Saturday. Roadways within ½ mile of the development's ingress / egress are US 441 and CR 235A, segments 6 & 7 and segments 16 & 17. Based on Tables 2a and 2B This project is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways.

Figure 1: Affected Roadway Segments Map

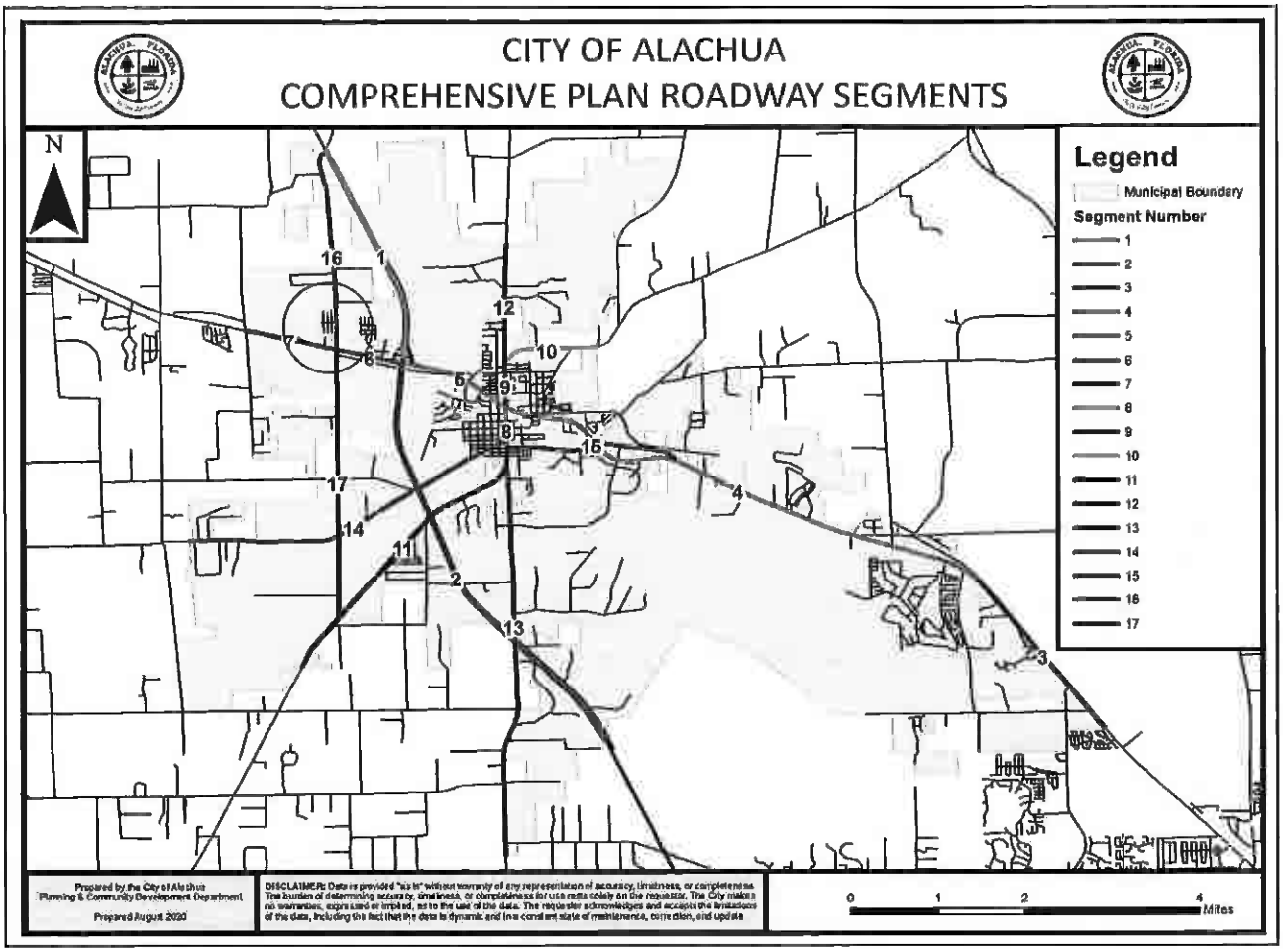


Table 2a: Projected Impact on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	From I-75 to CR 235A		From CR 235A to NW 188th Street	
	Segment 6		Segment 7	
Maximum Service Volume (1)	39,000	3,510	43,000	3,870
Existing Traffic (1)	27,914	2,652	21,000	1,995
Reserved Trips (1)	7,395	616	4,146	377
Available Capacity	3,691	242	17,854	1,498
Projected Trip Generation (2)	138	25	138	25
Available Capacity with Application Approval	3,553	217	17,716	1,473

1. Source: City of Alachua November 2023 Development Monitoring Report

2. Note: Projected trip distribution percentage is estimated by 100% for segment 6 and 50% for segment 7.

Table 2b: Projected Impact on Roadways

Traffic System Category	AADT	Peak Hour	AADT	Peak Hour
	From US 441 to North City Limit		From US 441 to CR 235	
	Segment 16		Segment 17	
Maximum Service Volume (1)	15,120	1,359	15,120	1,359
Existing Traffic (1)	1,402	133	5,302	504
Reserved Trips (1)	3,429	333	1,737	244
Available Capacity	10,289	893	8,081	611
Projected Trip Generation (2)	138	25	138	25
Available Capacity with Application Approval	10,151	868	7,943	586

1. Source: City of Alachua November 2023 Development Monitoring Report

2. Note: Projected trip distribution percentage is estimated by 50% for segment 16 and 80% for segment 17.

Potable Water, Sanitary Sewer and Solid Waste Estimates

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity (1)	2,300,000
Less actual Potable Flows (1)	1,390,833
Reserve Capacity (1)	364,705
Residual Capacity (1)	544,462
Percentage of Permitted Design Capacity Utilized (1)	76.33%
Projected Potable Water Demand from Proposed Project (2)	500
Residual Capacity after Proposed Project	543,962

1. Source: City of Alachua November 2023 Development Monitoring Report

2. Source: Florida Administrative Code 62-6.008 (Table I).

Formula: Service Station, 16 hours per day or less, 250 GPD per WC. 2 x 250=500

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity	1,500,000
Less actual Treatment Plant Flows (1)	719,250
Reserve Capacity (1)	341,199
Residual Capacity (1)	439,551
Percentage of Permitted Design Capacity Utilized (1)	70.70%
Projected Potable Water Demand from Proposed Project (2)	500
Residual Capacity after Proposed Project	439,051

1. Source: City of Alachua November 2023 Development Monitoring Report

2. Source: Florida Administrative Code 62-6.008 (Table I).

Formula: Service Station, 16 hours per day or less, 250 GPD per WC. 2 x 250=500

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons per Year
Existing Demand (1)	43,376	7,916.12
Reserved Capacity (1)	40,379	7,369.09
New River Solid Waste Facility Capacity (1)	50 years	-
Solid Waste Generated by Proposed Project (2)	79.45	14.50

1. Source: City of Alachua November 2023 Development Monitoring Report

2. Source: Florida Administrative Code 62-6.008 (Table I).

Formula: 12 lbs per day per 1,000 sf *Project sf

Conclusion: The capacity to provide water, sewer and solid waste service to this project does exist as shown in tables 3, 4 and 5 above.

Thank you,

Jeremy Anderson, P.E.
Manager
Common Oak Engineering, LLC

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3467916 5 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2102
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $17,115.70
Intang. Tax: $0.00

This Document Prepared By and Return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, FL 32616

Parcel ID Number: 03042-050-000 & 03042-052-007 & 03044-003-000

Special Warranty Deed

This Indenture, Made this 18th day of November, 2022 A.D., **Between ASHOK PATEL AND SHEILA PATEL, HUSBAND AND WIFE** of the County of Alachua, State of Florida, **grantors**, and **ALACHUA 441/235, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose address is: 496 S. Hunt Club Blvd, Apopka, FL 32703 of the County of Orange, State of Florida, **grantee.**

Witnesseth that the GRANTORS for and in consideration of the sum of TEN DOLLARS ($10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have 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 in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
C. Taxes for the year 2023 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 grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Darryl J. Tompkins
Witness

Printed Name: Sandra E. Howe
Witness

Ashok Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

Sheila Patel
Address: 6036 NW 112th Place, Alachua, FL 32615

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 7th day of November, 2022, by **Ashok Patel and Shelia Patel, husband and wife,** who have produced their **Florida's driver license** as identification.

Notary Public
Printed Name: Sandra E. Howe
My Commission No.: HH 156028
My Commission Expires: 11/15/2025

EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A

POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

SAID PARCEL 1 BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN S 74 DEGREES 47'51" E, 439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A

CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 37'13", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3467917 8 PG(S)
11/18/2022 2:13 PM
BOOK 5052 PAGE 2107
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1117019
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $756.00
Intang. Tax: $0.00

Return to:
Name: PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

This Instrument Prepared by:
PAUL "JJ" JOHNSON, ESQUIRE
Address: Fishback Dominick LLP
1947 Lee Road
Winter Park, Florida 32789

Parcel Identification No. 03044-003-000
03042-010-000
03042-012-000

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of November, 2022, by, PARKER LAND CO., a Florida corporation, whose address is 6119 NW 47th Place, Gainesville, FL 32653, hereinafter referred to as the Grantor, to ALACHUA 441/235, LLC, a Florida limited liability company, whose address is 496 S. Hunt Club Blvd., Apopka, FL 32703, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Alachua County, Florida, to-wit:

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

See attached Exhibit "A"

TOGETHER with all the 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 the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

PARKER LAND CO., a Florida corporation

(Witness Signature)

By: _____
Lisa Parker Hyatt Ehrlich
Vice President and Director

CARL L. JOHNSON
(Witness Print Name)

(Witness Signature)

(Witness Print Name)

STATE OF Florida :
COUNTY OF Pinellas :

The foregoing instrument was acknowledged before me by means of physical presence this 9th day of November, 2022, by Lisa Parker Hyatt Ehrlich, as Vice President and Director of PARKER LAND CO., a Florida corporation, on behalf of the corporation.

(Notary Public Signature)

(Notary Public Print Name)
My Commission Expires:

Personally Known _____ OR Produced Identification X
Type of Identification: Florida Driver License

AH. 10/21/22: S:\JPC\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Warranty Deed.docx

CARL L. JOHNSON
MY COMMISSION # HH 177883
EXPIRES: November 13, 2025
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 00 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

CORPORATE RESOLUTION

I, the undersigned, hereby certify that I am the Vice President and Director of PARKER LAND CO., duly organized and existing under the laws of the State of Florida (the "Corporation"); that the following is a true copy of the resolution duly adopted by the Board of Directors of said Corporation at a meeting duly held at which a quorum was present and acted throughout or adopted by the unanimous written consent of the Board of Directors; and that such resolution is in full force and effect has not been amended or rescinded.

RESOLVED, that Lisa Parker Hyatt Ehrlich, as Vice-President of the Corporation, is authorized to execute and deliver to First American Title Insurance Company, as closing agent, a Warranty Deed conveying the real property described on the attached Exhibit "A" to Alachua 441/235, LLC, a Florida limited liability company, and all other related closing documents in accordance with the Purchase and Sale Agreement between the Corporation and Alachua 441/235, LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of this Corporation, this 09 day of ~~October~~ November, 2022.

Lisa Parker Hyatt Ehrlich
Vice President and Director

(Corporate Seal)

ACKNOWLEDGEMENT

The undersigned, Jeremy Parker, as Director of the Corporation, hereby acknowledges that the above resolution was duly adopted as indicated above.

Jeremy Parker, Director

AH: 10/20/22: S:\JV\Clients\V3 Capital Group, LLC\Alachua 441-235, LLC V160-28050\Parker Land Co\Closing Documents\Corporate Resolution.docx

EXHIBIT "A"

All rights, title, and interest in and to all of the oil, gas, and other minerals of every kind and character in, on and under, or that may be produced from that certain tracts or parcels of land described as follows:

Parcel 2:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 861.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 764.76 feet; thence run N 19 degrees 05'30" W, 131.62 feet; thence run N 80 degrees 43'17" W, 523.49 feet (said point being on a curve); thence run on a curve, being concave Northeasterly, (having a central angle of 00 degrees 42'11", a radius of 1271.90 feet, a chord bearing and distance of S 74 degrees 21'50" E, 15.61 feet) an arc distance of 15.61 feet to a point of tangency; thence run S 74 degrees 47'51" E, 439.91 feet to a point of curvature; thence run on a curve, being concave Northeasterly, (having a central angle of 01 degrees 37'13", a radius of 13,196.97 feet, a chord bearing and distance of S 75 degrees 36'53" E, 373.19 feet) an arc distance of 373.20 feet to the aforesaid Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 401.75 feet to the Point of Beginning.

Parcel 3:

Commence at the Southeast corner of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, for a point of reference. Thence run along the South line of said Section 8, S 87 degrees 26'54" W, 50.01 feet to the Westerly right of way line of County Road No. S-235 A; thence run along said right of way line, N 01 degrees 47'55" W, 611.24 feet to and for the Point of Beginning. Thence departing from said right of way line, run S 87 degrees 27'06" W, 687.23 feet; thence run N 19 degrees 05'30" W, 260.78 feet; thence run N 87 degrees 27'06" E, 764.76 feet to the aforesaid right of way line of County Road No. S-235 A; thence run along said right of way line, S 01 degrees 47'55" E, 250.00 feet to the Point of Beginning.

INCUMBENCY CERTIFICATE

The undersigned, Lisa Parker Hyatt Ehrlich, as Vice President and Director, of PARKER LAND CO., a Florida corporation (the "Corporation") and represents, warrants, and certified to ALACHUA 441/235, LLC., a Florida limited liability as follows:

1. I am the duly elected, qualified, and acting Vice President and Director of the Corporation.

2. Attached hereto as **Exhibit A** is a current Certificate of Good Standing from the Secretary of State.

3. The Corporation is a duly formed, validly existing corporation in good standing under the laws of the State of Florida.

4. That the following persons hold the positions indicated below and that on the date of this certificate they are authorized to execute documents on behalf of the Corporation and the listed signatures set forth are specimens of their genuine signatures:

Lisa Parker Hyatt Ehrlich, Vice President and Director

Treasurer (if any)

5. I am duly authorized and the officer of the Corporation to make certificates on its behalf and that I have caused this Certificate to be executed and the seal of the Corporation to be hereto appended as of this 04 day of ~~October~~ November, 2022.

Corporate Seal

Lisa Parker Hyatt Ehrlich
Vice President and Director

Exhibit "A"

Good Standing Certificate of Parker Land Co.

State of Florida
Department of State

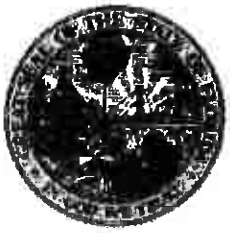
I certify from the records of this office that PARKER LAND CO. is a corporation organized under the laws of the State of Florida, filed on June 28, 1990, effective June 26, 1990.

The document number of this corporation is L84060.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on March 30, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-first day of October, 2022



Secretary of State

Tracking Number: 4407755428CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

November 15, 2023

Neighborhood Meeting Minutes for Firestone Development

Parcel ID: 03044-003-000
Address: SWC of US Highway 441 and CR235A, Alachua, FL 32615

There were no members of the public present at the neighborhood meeting held at the Cypress Room of the Swick House on November 14, 2023. The presenter, Jeremy Anderson with Common Oak Engineering, was ready to discuss the project and stayed for a half an hour waiting for someone to attend.

Thank you,

Jeremy Anderson, P.E
Manager
Common Oak Engineering, LLC
jeremy@commonoakengineering.com
(407) 951-5915

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a request for a special exception and site plan review on a ±1.02 acre outparcel of the Santa Fe Crossings Master Development located on the SW Corner of US Hwy 441 & CR235A, Alachua, Florida. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal, and to seek their comments.

The meeting will be held Monday, October 30, 2023 at 5:00 PM at the City of Alachua Swick House, Cypress Room 15100 NW 142nd Terrace, Alachua, FL 32615.

Contact person: Jeremy Anderson (407) 951-5915

(Published: Alachua County Today - October 19, 2023)

Neighborhood Workshop - Santa Fe Crossings
Date of Publication: 10/19/2023

2 col x 3.0 in =$61.50 at current dimensions
[Font Size = 10 pt.]

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari,** who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Meeing Notice - Santa Fe Crossings**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 19, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **19th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss a request for a special exception and site plan review on a 41.03 acre outparcel of the Santa Fe Crossings Master Development located on the SW Corner of US Hwy 441 & CR235A, Alachua, Florida. The intent of the site plan and special exception is to permit the construction of a +/-6,621 square foot auto repair and servicing facility. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal, and to seek their comments.

The meeting will be held Tuesday, November 14, 2023 at 5:00 PM at the City of Alachua Swick House, Cypress Room 15100 NW 142nd Terrace, Alachua, FL 32615.

Contact person: Jeremy Anderson (407) 951-5915

****PREVIOUSLY PUBLISHED MEETING FOR THIS DEVELOPMENT ON OCTOBER 30, 2023 HAS BEEN CANCELED****

(Published: Alachua County Today - October 26, 2023)

Neighborhood Meeting (Rescheduled) - Santa Fe Crossings
Date of Publication: 10/26/2023

2 col x 4.1 in =$84.05 at current dimensions
[Font Size = 10 pt.]
**Discount applied (re-print rate) - 50%

Total cost of publication: $42.03

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Meeting (Rescheduled) - Santa Fe Crossings**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **October 26, 2023**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **27th day of October 2023** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

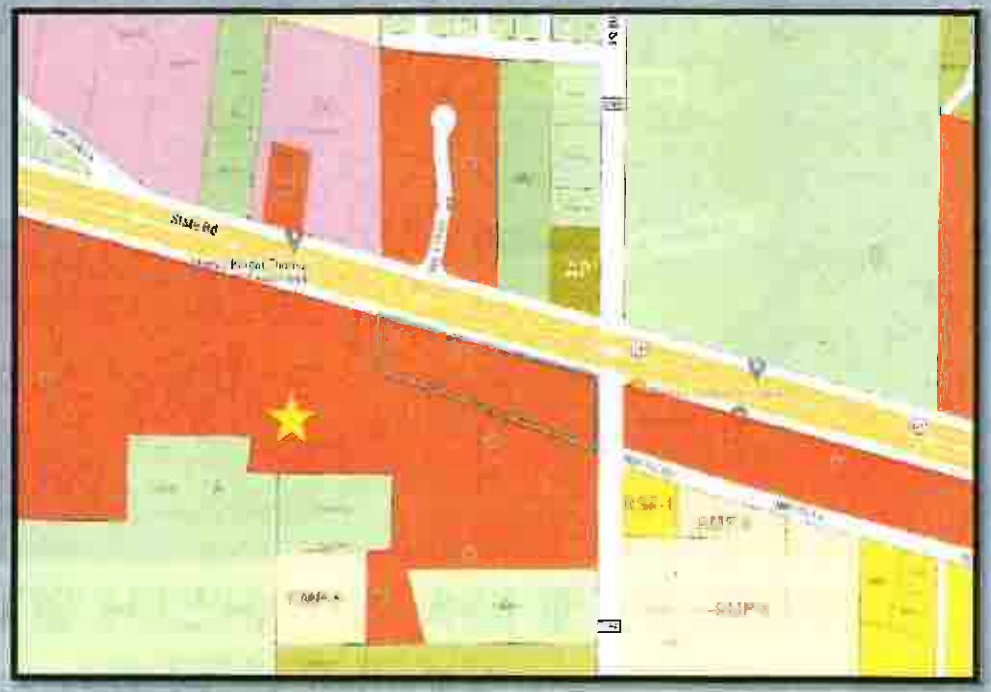
RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

FIRESTONE AT
SWC OF US HIGHWAY 441 & CR 235A

AERIAL MAP
SCALE NTS

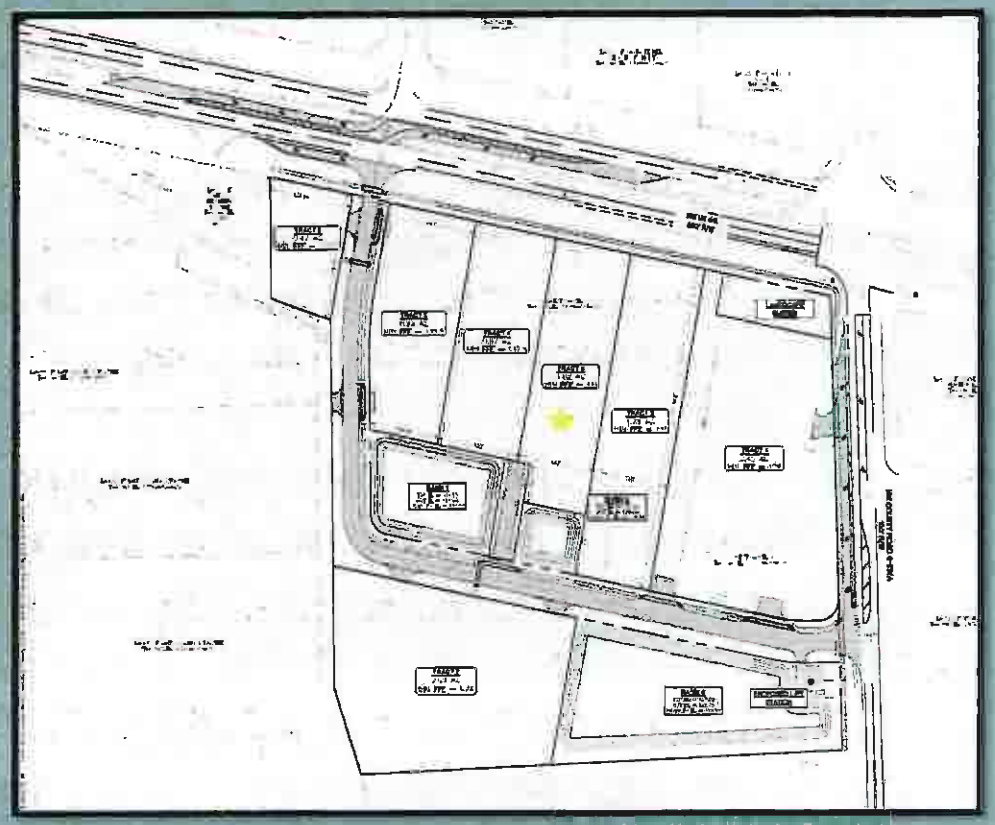
ZONING MAP

- Zoning District: Commercial Intensive
- Future Land Use: Commercial
- Automobile Repair & Servicing is permitted within the CI zoning district through a Special Exception
- Use included within the approved Santa Fe Crossings Master Development



APPROVED MASTER PLAN
SANTA FE CROSSINGS

- +/-13.93 acre site located at the SWC of US Highway 441 and CR 235A in Alachua
- Approved commercial development currently under construction subject to Special Exception Criteria
- 6 commercial outparcels
- Firestone proposed on Lot 3, approximately 1.02 acres

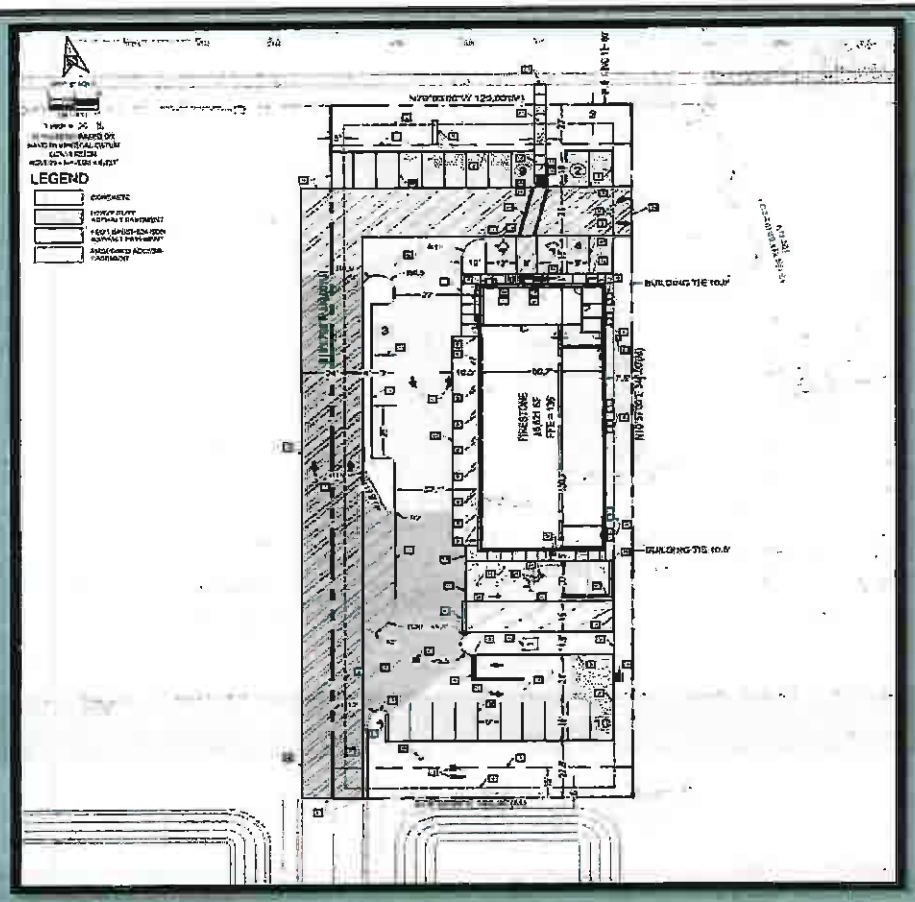


SPECIAL EXCEPTION REQUIREMENTS

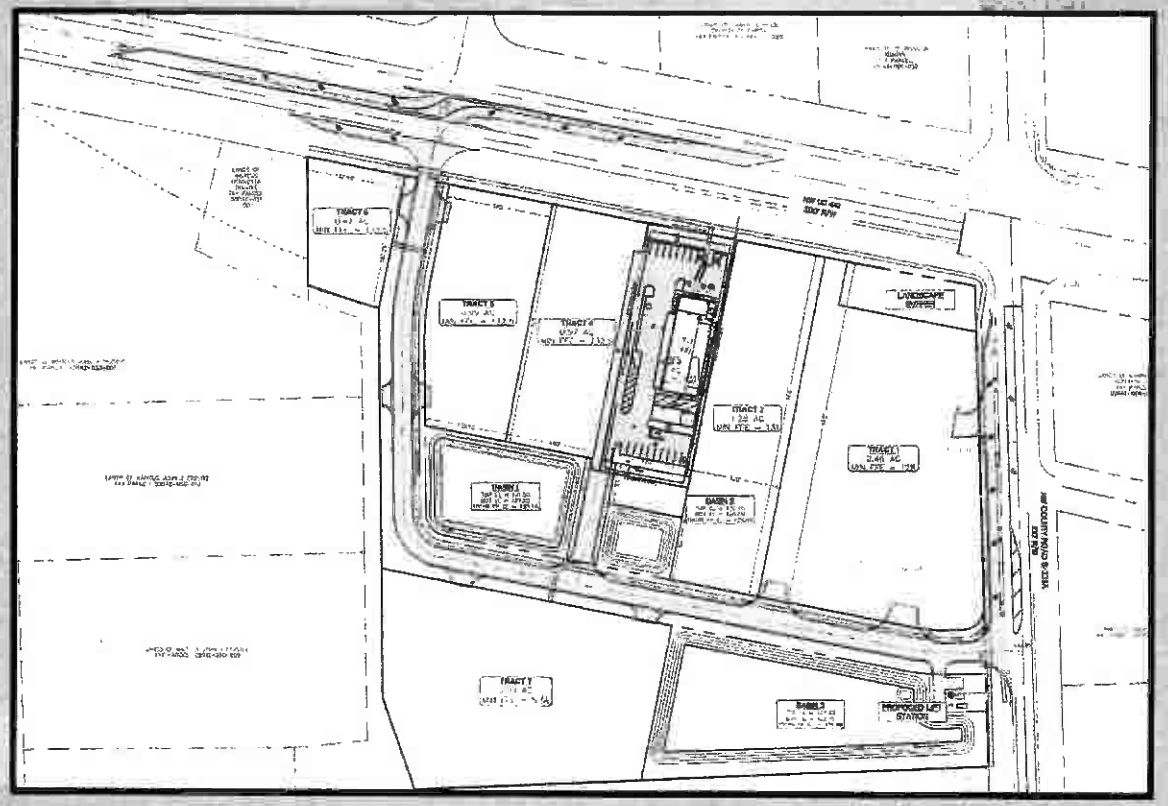
Commercial Intensive Zoning District allows the use of automobile repair and servicing by Special Exception per Section 4.3.4(J)(3) of the Land Development Code.

- Minimum separation. Separation distance must be measured from lot line to lot line. Lots must be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts, unless one of the conditions is met.
- Lot dimensions and area.

SITE PLAN



SITE PLAN


TRACT 6
TRACT 5
TRACT 4
TRACT 2
1.20 AC
TRACT 1
2.46 AC
LANDSCAPE
BASIN 1
BASIN 2
TRACT 7
BASIN 3
PROPOSED LIFT STATION

Attendance for Community Meeting Regarding Firestone Development at Santa Fe Crossings
City of Alachua Swick House, Cypress Room at 15100 NW 142nd Terrace, Alachua, FL 32615
Presented by: Jeremy Anderson, P.E., Common Oak Engineering, LLC
11/14/2023 5:00 pm- 6:30pm

Property Owner Name	Signature	Address
	No Attendees	

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

BROWNING & BROWNING TRUSTEES &
627 SW 83RD TER
GAINESVILLE, FL 32607

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

RYAN LARMANN INSURANCE AGENCY I
14521 MAIN ST
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOC
GAINESVILLE, FL 32601

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

TOMOKA HILLS FARM INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

WAITCUS GREGORY MICHAEL SR TRUS
15218 NW 258TH PL
ALACHUA, FL 32615

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

Sign Up for Property Watch

Parcel Summary

Click Here to Open Cyclomedia Viewer in a New Tab

Parcel ID	03042-050-008
Prop ID	12474
Location Address	16304 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	233200.00
Subdivision	
Legal Description	COM SE COR SEC W 50.01 FT N 861.24 FT POB W 764.76 FT N 19 DEG W 131.62 FT N 523.49 FT ELY ALG CURVE 15.61 FT S 74 DEG E 439.91 FT ELY ALG CURVE 373.20 FT S 401.75 FT POB OR 5052/2102 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT (00000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	9.57
Homesteaded	False

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALACHUA 441/235 LLC
4965 HUNT CLUB BLVD
APOPKA, FL 32703

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$1,146,390	$0	$0	$0	$0
Land Agricultural Value	$0	$3,700	$3,700	$3,700	$3,700
Agricultural (Market) Value	$0	$229,680	$229,680	$229,680	$229,680
Just (Market) Value	$1,146,390	$229,680	$229,680	$229,680	$229,680
Assessed Value	$1,146,390	$3,700	$3,700	$3,700	$3,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,146,390	$3,700	$3,700	$3,700	$3,700
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

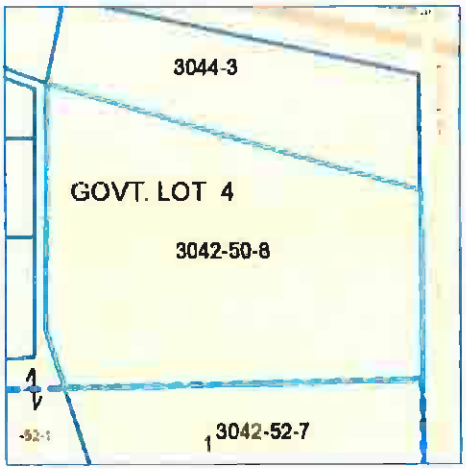
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0000	VACANT RESIDENTIAL	9.57	416869.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/18/2022	$108,000	MS	5052	2107	Unqualified (U)	Vacant	ALACHUA 441/235 LLC		Link (Clerk)
11/18/2022	$2,445,100	MS	5052	2102	Qualified (Q)	Improved	PATEL ASHOK, PATEL SHEILA	ALACHUA 441/235 LLC	Link (Clerk)
6/30/1999	$99,700	MS	2241	1384	Unqualified (U)	Vacant	* PARKER LAND CO	PATEL ASHOK	Link (Clerk)

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.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/5/2023, 6:52:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

Sign Up for Property Watch

Parcel Summary

Parcel ID	03044-003-000
Prop ID	12583
Location Address	UNASSIGNED LOCATION RE
Neighborhood/Area	233200.50
Subdivision	
Legal Description	E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239/541) ALSO N 33 FT OF CR NW-18 ADJ TO S LINE PER OR 1597/2103) ALSO N1/2 OF OLD ABANDONED SR-20 ADJ THERETO (LESS COM SE COR OF GOVT LOT 4 S 87 DEG 26 MIN 54 SEC W 50.01 FT N (Note: *The Description above is not to be used on legal documents.)
Property Use Code	VACANT COMM (01000)
Sec/Twp/Rng	08-08-18
Tax Area	ALACHUA (1700)
Acres	4.27
Homesteaded	False

Click Here to Open Cyclomedia Viewer In a New Tab

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$7,374	$7,374	$7,374	$7,374	$7,374
Land Value	$567,805	$37,000	$37,000	$37,000	$37,000
Land Agricultural Value	$0	$1,600	$1,600	$1,600	$1,600
Agricultural (Market) Value	$0	$200,000	$200,000	$200,000	$200,000
Just (Market) Value	$575,179	$244,374	$244,374	$244,374	$244,374
Assessed Value	$575,179	$45,974	$45,974	$45,974	$45,974
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$575,179	$45,974	$45,974	$45,974	$45,974
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	4.74	206474.4	0	0	CI

Building Information

Type	SOH MISC	Heat	
Total Area	7,201	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr
1800	DRIVE/WALK	6,000		R1	RES
1680	PAVING 1	1,200		R1	RES
2420	WELL/SEPT	1		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/18/2022	$2,445,100	MS	5052	2102	Qualified (Q)	Improved	PATEL ASHOK, PATEL SHEILA	ALACHUA 441/235 LLC	Link (Clerk)
11/3/2015	$100	WD	4392	1137	Unqualified (U)	Improved	* ANMOL LLC	PATEL ASHOK, PATEL SHEILA	Link (Clerk)
11/29/2005	$290,000	WD	3285	321	Qualified (Q)	Improved	* COMFORT HOMES INC	* ANMOL LLC	Link (Clerk)
3/15/1999	$275,000	WD	2221	2248	Unqualified (U)	Improved	* KIRK I PIERCE ROBERT D WRAY	* COMFORT HOMES INC	Link (Clerk)
8/1/1986	$100	DD	1634	781	Unqualified (U)	Vacant		* KIRK I PIERCE ROBERT D WRAY	Link (Clerk)
7/1/1980	$100	WD	1225	84	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	$60,000	WD	1263	501	Unqualified (U)	Improved		* UNASSIGNED	Link (Clerk)

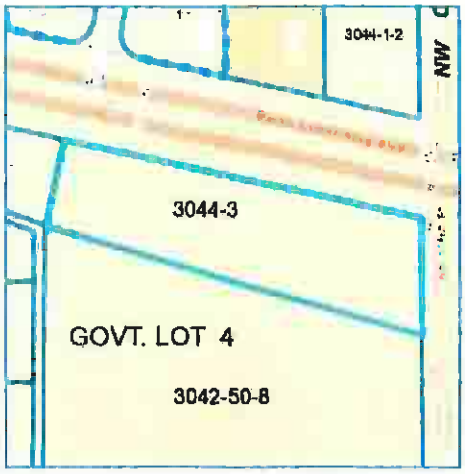
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
6925	MANUFACTURED HOUSING	Yes	No	3/18/1999	$1,000
5858	MECHANICAL	Yes	No	11/20/1995	$750
5706	SIGN	Yes	No	5/18/1995	$500
5700	MISCELLANEOUS	Yes	No	5/12/1995	$30,000

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

Map



Photos

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

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 12/5/2023, 6:52:28 AM

Contact Us

Developed by Schneider GEOSPATIAL

Search > Account Summary

Real Estate Account #03042 050 008

Owner:
ALACHUA 441/235 LLC

Situs:
16304 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full.** There is nothing due at this time.
Your last payment was made on **11/28/2023** for **$24,111.51.**

Apply for the 2024 installment payment plan

Account History

BILL	AMOUNT DUE
2023 Annual Bill	$0.00
	Print (PDF)
2022 Annual Bill	$0.00
	Print (PDF)
2021 Annual Bill	$0.00
	Print (PDF)
2020 Annual Bill	$0.00
	Print (PDF)
2019 Annual Bill	$0.00
	Print (PDF)
2018 Annual Bill	$0.00
	Print (PDF)
2017 Annual Bill	$0.00
	Print (PDF)
2016 Annual Bill	$0.00
	Print (PDF)
2015 Annual Bill	$0.00
	Print (PDF)
2014 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
2013 Annual Bill ⓘ	$0.00
	Print (PDF)
2012 Annual Bill ⓘ	$0.00
	Print (PDF)
2011 Annual Bill ⓘ	$0.00
	Print (PDF)
2010 Annual Bill ⓘ	$0.00
	Print (PDF)
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 Annual Bill ⓘ	$0.00
	Print (PDF)
2003 Annual Bill ⓘ	$0.00
	Print (PDF)
2002 Annual Bill ⓘ	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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ALATD15031F

John Power TAX COLLECTOR
Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 INSTALLMENT REAL ESTATE 12583
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 003 000	UNASSIGNED LOCATION RE	1700

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	575,179	0	575,179	4,395.17
LIBRARY GENERAL	1.0339	575,179	0	575,179	594.68
SCHOOL CAP PROJECT	1.5000	575,179	0	575,179	862.77
SCHOOL DISCRNRY & CN	0.7480	575,179	0	575,179	430.23
SCHOOL GENERAL	3.1840	575,179	0	575,179	1,831.37
SCHOOL VOTED	1.0000	575,179	0	575,179	575.18
CHILDREN'S TRUST	0.4612	575,179	0	575,179	265.27
SUWANNEE RIVER WATER MGT DIST	0.3113	575,179	0	575,179	179.05
CITY OF ALACHUA	5.9500	575,179	0	575,179	3,422.32
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$12,556.04

LEGAL DESCRIPTION

E1/4 S OF US HIWAY 441 AND N OF OLD SR 20 LESS W 411.84 FT DEED IN ERROR OR 1239
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
560 COUNTY FIRE SERVICES	1.000	Varies	99.00
NON-AD VALOREM ASSESSMENTS			$99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$12,655.04

IF PAID BY	Dec 31, 2023	Jan 31, 2024			
PLEASE PAY	$5897.90	$6080.31			

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 INSTALLMENT REAL ESTATE 12583
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 003 000	UNASSIGNED LOCATION RE

ALACHUA 441/235 LLC
496 S HUNT CLUB BLVD
APOPKA, FL 32703

INSTALLMENT 3 (DEC) 2023

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Dec 31, 2023	$5897.90
☐	Jan 31, 2024	$6080.31
☐		
☐		
☐		

4 03044003000 2023 8

John Power TAX COLLECTOR Serving Alachua County

Search > Account Summary

Real Estate Account #03044 003 000

Owner:
ALACHUA 441/235 LLC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser
Installments

Get bills by email

Amount Due

BILL	AMOUNT DUE
2023 Installment Bill #3	$5,897.90

Add To Cart

Print (PDF)

Account History

BILL	AMOUNT DUE
2023	
2023 Installment Bill #4	
2023 Installment Bill #3	$5,897.90
	Print (PDF)
2023 Installment Bill #2	$0.00
	Print (PDF)
2023 Installment Bill #1	$0.00
	Print (PDF)
	Paid $479.59
2022	
2022 Installment Bill #4	$0.00
	Print (PDF)
2022 Installment Bill #3	$0.00
	Print (PDF)
2022 Installment Bill #2	$0.00
	Print (PDF)
Total Amount Due	$5,897.90

BILL	AMOUNT DUE
2022 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $955.01
2021 ⓘ	
2021 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2021 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $979.22
2020 ⓘ	
2020 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2020 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $985.47
2019 ⓘ	
2019 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2019 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,044.87
2018 ⓘ	
2018 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2018 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,022.12
2017 ⓘ	
2017 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2017 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,011.91
Total Amount Due	**$5,897.90**

BILL	AMOUNT DUE
2016 ⓘ	
2016 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2016 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,108.97
2015 ⓘ	
2015 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2015 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $1,101.16
2014 ⓘ	
2014 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2014 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2014 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
Refund	
2014 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
Refund	
	Paid $1,425.74
2013 ⓘ	
2013 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2013 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,862.33
2012 ⓘ	
2012 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2012 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2012 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2012 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,850.29
2011 ⓘ	
Total Amount Due	$5,897.90

BILL	AMOUNT DUE
2011 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2011 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,254.40
2010 ⓘ	
2010 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2010 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,213.53
2009 ⓘ	
2009 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2009 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $6,264.23
2008 ⓘ	
2008 Installment Bill #4 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #3 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #2 ⓘ	$0.00
	Print (PDF)
2008 Installment Bill #1 ⓘ	$0.00
	Print (PDF)
	Paid $5,643.54
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 ⓘ	
2004 Annual Bill	$0.00
	Print (PDF)
Certificate #667	
	Paid $4,819.89
2003 ⓘ	
2003 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	$5,897.90

BILL	AMOUNT DUE
Certificate #709	
	Paid $4,939.00
2002 ⓘ	
2002 Annual Bill	$0.00
	Print (PDF)
Certificate #811	
	Paid $5,058.36
Total Amount Due	**$5,897.90**

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum $2.50)** applies.
Bank Account (E-Check) Transactions: A **$1 processing fee** applies.

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LEGAL DESCRIPTION

PARCEL 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT FOUR (4), SECTION EIGHT (8), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEG. 48 MIN. 14

SEC. WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A AND THE NORTHERLY RIGHT OF WAY LINE OF OLD STATE ROAD NO. 20, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20 WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEG. 34 MIN. 56 SEC., A RADIUS OF 13,163.97 FEET, A LENGTH OF 363.52 FEET, AND A CHORD OF NORTH 75 DEG. 39 MIN. 20 SEC. WEST, 363.51 FEET; THENCE RUN NORTH 74 DEG. 51 MIN. 52 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 439.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, WITH A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEG. 01 MIN. 16 SEC. A RADIUS OF 1238.90 FEET, A LENGTH OF 324.80 FEET; AND A CHORD OF NORTH 67 DEG. 21 MIN. 14 SEC. WEST, 323.87 FEET; THENCE RUN NORTH 59 DEG. 50 MIN. 36 SEC. WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID OLD STATE ROAD NO. 20, 257.85 FEET

TO THE SOUTHERLY RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE SOUTH 79 DEG. 06 MIN. 00 SEC. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID US. HIGHWAY NO. 441, 1315.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A; THENCE RUN SOUTH 01 DEG. 48 MIN. 14 SEC. EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. S-235A, 210.39 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT: THAT PROPERTY PREVIOUSLY SOLD TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 415, PAGE 137, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.AND: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST (ALSO BEING ON THE CENTERLINE OF COUNTY ROAD 235-A); THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST, A DISTANCE OF 1297.87 FEET; THENCE RUN SOUTH 88 DEG. 11 MIN. 46 SEC. WEST, A DISTANCE OF 50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S- 235A, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN FROM SAID POINT OF BEGINNING ALONG A CHORD BEARING OF NORTH 75 DEG. 50 MIN. 25 SEC. WEST A RADIUS OF 13,163.97 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 363.64 FEET; THENCE RUN NORTH 74 DEG. 53 MIN. 16 SEC. WEST A DISTANCE OF 440.59 FEET TO A POINT OF CURVE ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF NORTH 71 DEG. 57 MIN. 49 SEC. WEST AND A RADIUS OF 1,238.90 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 126.42 FEET; THENCE RUN SOUTH 00 DEG. 31 MIN. 04 SEC. WEST A DISTANCE OF 33 FEET MORE OR LESS TO A POINT OF CURVE ON A CURVE ON THE CENTERLINE OF

COUNTY ROAD NW 18-A (ALSO KNOWN AS OLD STATE ROAD NO. 20); SAID POINT OF CURVE ON A CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 71 DEG. 57 MIN. 49 SEC. EAST AND A RADIUS OF 1,238.90 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF

126.42 FEET MORE OR LESS; THENCE RUN SOUTH 74 DEG. 53 MIN. 16 SEC. EAST A DISTANCE OF 441 FEET MORE OR LESS TO A POINT OF CURVE; SAID CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING OF SOUTH 75 DEG. 50 MIN. 25 SEC. EAST AND A RADIUS OF 13,163.97 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 364 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD S-235A; THENCE RUN NORTH 01 DEG. 48 MIN. 14 SEC. WEST A DISTANCE OF 34.35 FEET MORE OR LESS TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. PARCEL 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATE, LYING AND BEING LOCATED IN GOVERNMENT LOT 4, SECTION 8, TOWNSHIP-8-SOUTH, RANGE-18-EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN NORTH 01 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4 AND THE CENTERLINE OF STATE ROAD NO. S-235A, A DISTANCE OF 1263.48 FEET; THENCE LEAVE SAID LINE AND RUN SOUTH 88 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 49.95 FEET TO A 5/8 INCH IRON ROD MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF OLD STATE ROAD NUMBER 20 FOR THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; FROM SAID POINT OF BEGINNING AND LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY AND RUN ALONG SAID SOUTH RIGHT-OF-WAY OF OLD STATE ROAD NUMBER 20 AND SAID CURVE WITH A RADIUS OF 13196.97 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 13 SECONDS, FOR AN ARC DISTANCE OF 373.20 FEET (THE CHORD OF SAID ARC BEING NORTH 75 DEGREES 33 MINUTES 53 SECONDS WEST 373.19 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 74 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 439.91 FEET TO A POINT MARKING A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 42 MINUTES 11 SECONDS, FOR AN ARC DISTANCE OF 15.61 FEET (THE CHORD OF SAID ARC BEING NORTH 76 DEGREES 28 MINUTES 59 SECONDS WEST 15.61 FEET) TO A NAIL WITH DISK STAMPED LB2947 MARKING A POINT OF NON-TANGENT COMPOUND CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY CURVE WITH A RADIUS OF 1271.90 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 30 SECONDS, FOR AN ARC DISTANCE OF 99.71 FEET (THE CHORD OF SAID ARC BEING NORTH 71 DEGREES 50 MINUTES 34 SECONDS WEST 99.69 FEET) TO A NAIL WITH DISK STAMPED LB2947; THENCE LEAVE SAID RIGHT-OF-WAY AND RUN NORTH 00 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 173.27 FEET TO A 5/8 INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY BOUNDARY OF NORTHWEST U.S. 441; THENCE ALONG SAID RIGHT-OF-WAY RUN SOUTH 79 DEGREES 03 MINUTES 00 SECONDS EAST A DISTANCE OF 905.82 FEET TO A 1-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE AFORESAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST COUNTY ROAD S-235A; THENCE LEAVE SAID SOUTH RIGHT-OF-WAY AND RUN ALONG SAID WEST RIGHT-OF-WAY SOUTH 01 DEGREES 46 MINUTES 25 SECONDS EAST A DISTANCE OF 244.79 FEET TO THE POINT OF BEGINNING. CONTAINING 4.35 ACRES MORE OR LESS.

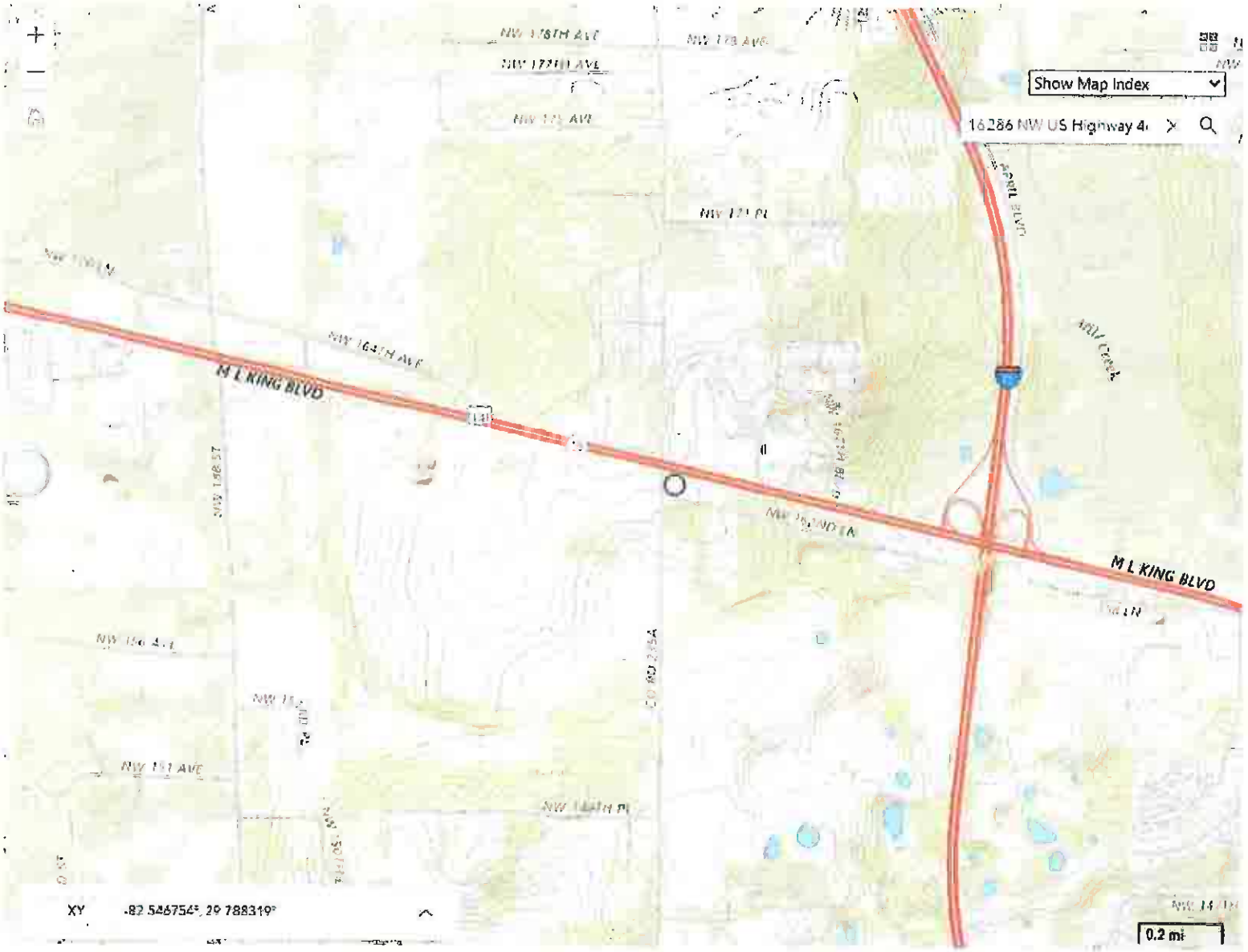
PARCEL 2

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 861.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN S 87 DEGREES 27'06" W, 764.76 FEET; THENCE RUN N 19 DEGREES 05'30" W, 131.62 FEET; THENCE RUN N 00 DEGREES 43'17" W, 523.49 FEET (SAID POINT BEING ON A CURVE); THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 00 DEGREES 42'11", A RADIUS OF 1271.90 FEET, A CHORD BEARING AND DISTANCE OF S 74 DEGREES 21'50" E, 15.61 FEET) AN ARC DISTANCE OF 15.61 FEET TO A POINT OF TANGENCY; THENCE RUN 5 74 DEGREES 47'51" E,

439.91 FEET TO A POINT OF CURVATURE; THENCE RUN ON A CURVE, BEING CONCAVE NORTHEASTERLY, (HAVING A CENTRAL ANGLE OF 01 DEGREES 3713", A RADIUS OF 13,196.97 FEET, A CHORD BEARING AND DISTANCE OF S 75 DEGREES 36'53" E, 373.19 FEET) AN ARC DISTANCE OF 373.20 FEET TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, S 01 DEGREES 47'55" E, 401.75 FEET TO THE POINT OF BEGINNING.

PARCEL 3

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, FOR A POINT OF REFERENCE. THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 8, S 87 DEGREES 26'54" W, 50.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, N 01 DEGREES 47'55" W, 611.24 FEET TO AND FOR THE POINT OF BEGINNING. THENCE DEPARTING FROM SAID RIGHT OF WAY LINE, RUN 5 87 DEGREES 27'06" W, 687.23 FEET; THENCE RUN N 19 DEGREES 05'30" W, 260.78 FEET; THENCE RUN N 87 DEGREES 27'06" E, 764.76 FEET TO THE AFORESAID RIGHT OF WAY LINE OF COUNTY ROAD NO. S-235 A; THENCE RUN ALONG SAID RIGHT OF WAY LINE, 5 01 DEGREES 47'55" E, 250.00 FEET TO THE POINT OF BEGINNING


Show Map Index
16286 NW US Highway 4
M L KING BLVD
M L KING BLVD
NW 178TH AVE
NW 177TH AVE
NW 171 PL
NW 164TH AVE
NW 158 ST
XY -82.5467545 29.788319°
0.2 mi

Soil Map—Alachua County, Florida

Map Scale: 1:9,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 22, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	58.6	14.6%
4	Arredondo-Urban land complex, 0 to 5 percent slopes	65.1	16.2%
5	Fort Meade fine sand, 0 to 5 percent slopes	144.7	36.0%
8	Millhopper sand, 0 to 5 percent slopes	2.3	0.6%
19	Monteocha loamy sand	2.1	0.5%
20	Tavares sand, 0 to 5 percent slopes	2.4	0.6%
29	Lochloosa fine sand, 2 to 5 percent slopes	2.8	0.7%
30	Kendrick sand, 2 to 5 percent slopes	52.9	13.2%
33	Norfolk loamy fine sand, 2 to 5 percent slopes	1.9	0.5%
34	Placid sand, depressional	5.4	1.3%
35	Gainesville sand, 0 to 5 percent slopes	4.5	1.1%
38	Pits and Dumps	12.5	3.1%
69	Arredondo fine sand, 5 to 8 percent slopes	10.6	2.6%
73	Kendrick sand, 5 to 8 percent slopes	22.7	5.7%
76	Bivans sand, 5 to 8 percent slopes	6.9	1.7%
78	Norfolk loamy fine sand, 5 to 8 percent slopes	0.3	0.1%
79	Gainesville sand, 5 to 8 percent slopes	6.4	1.6%
Totals for Area of Interest		**402.3**	**100.0%**

PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

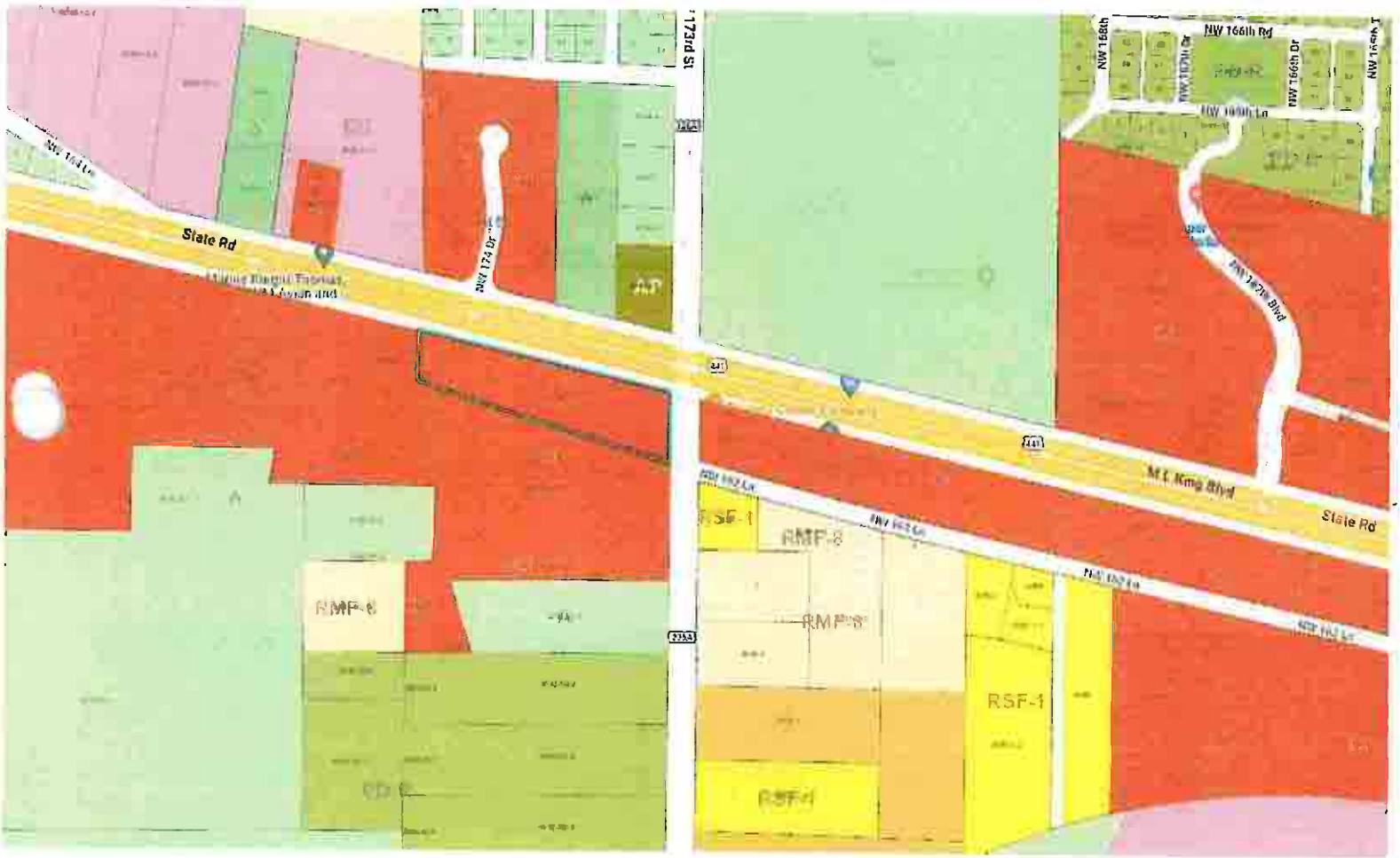
OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

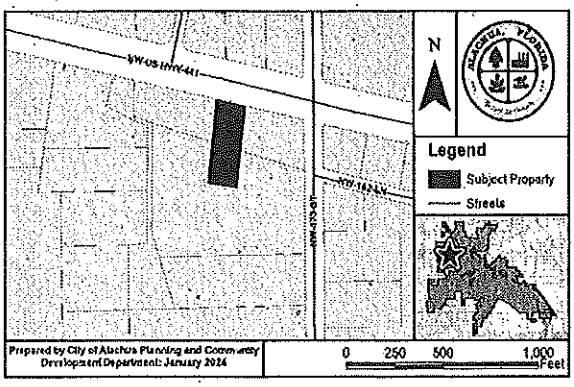
GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall


State Rd
NW 173rd St
NW 174 Dr
NW 166th Rd
NW 166th
NW 166th Dr
NW 166th Ln
NW 167th Blvd
M L King Blvd
State Rd
RMF-6
RMF-6
RSF-1
RMF-6
RSF-1
RSF-1

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 9, 2024 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 Morgan Hampton of Common Oak Engineering, LLC, applicant, on behalf of Alachua 441/235, LLC, property owner, for consideration of a Site Plan to construct a ±6,767 square foot automobile repair and servicing facility with associated site improvements on a ±1.02 acre subject property located in the Santa Fe Crossing development, southwest of the intersection of NW US Highway 441 and County Road 235-A (also known as NW 173rd Street); A portion of Tax Parcel Numbers 03044-003-000 and 03042-058-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 27, 2024)

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Jennifer Smart (name), POSTED THE LAND USE SIGN ON 6/24/2024 (date) FOR THE Firestone SEP & SP (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.

Jennifer Smart
(signature)

2 (two)
(number of signs)

RECEIVED
JUN 24 2024

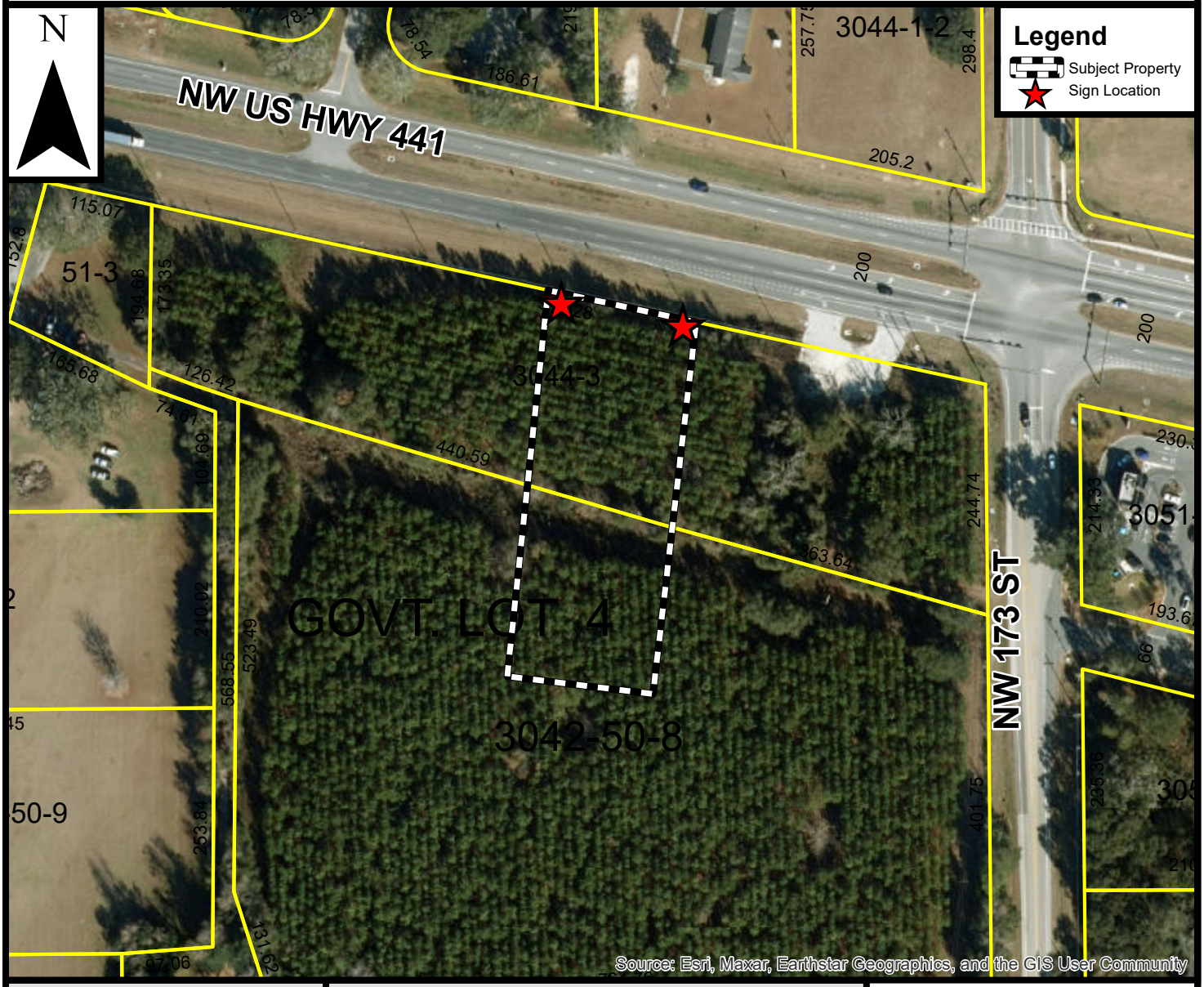
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Firestone
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2024

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200 Feet

City of ALACHUA
the good life community

MAILED
JUN 2 4 2024

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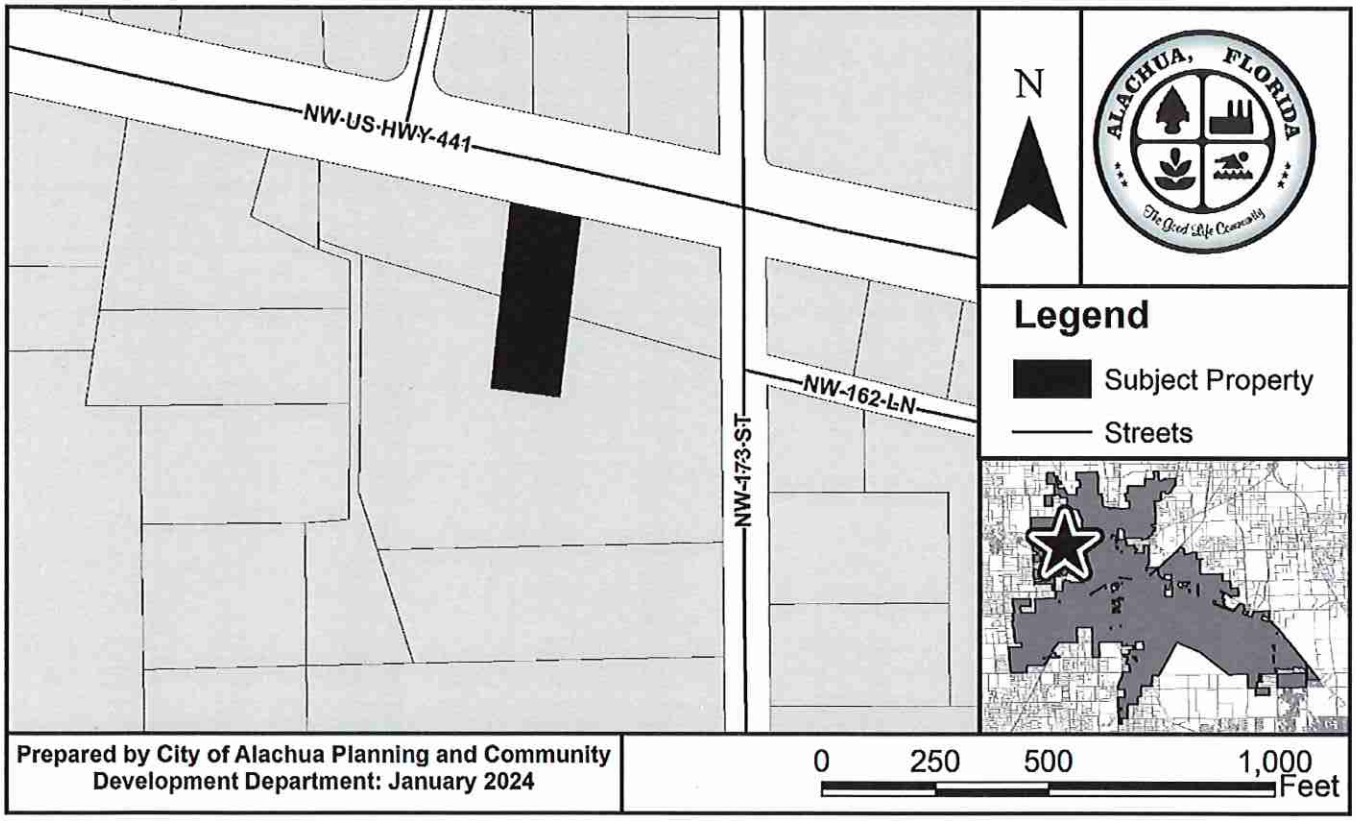

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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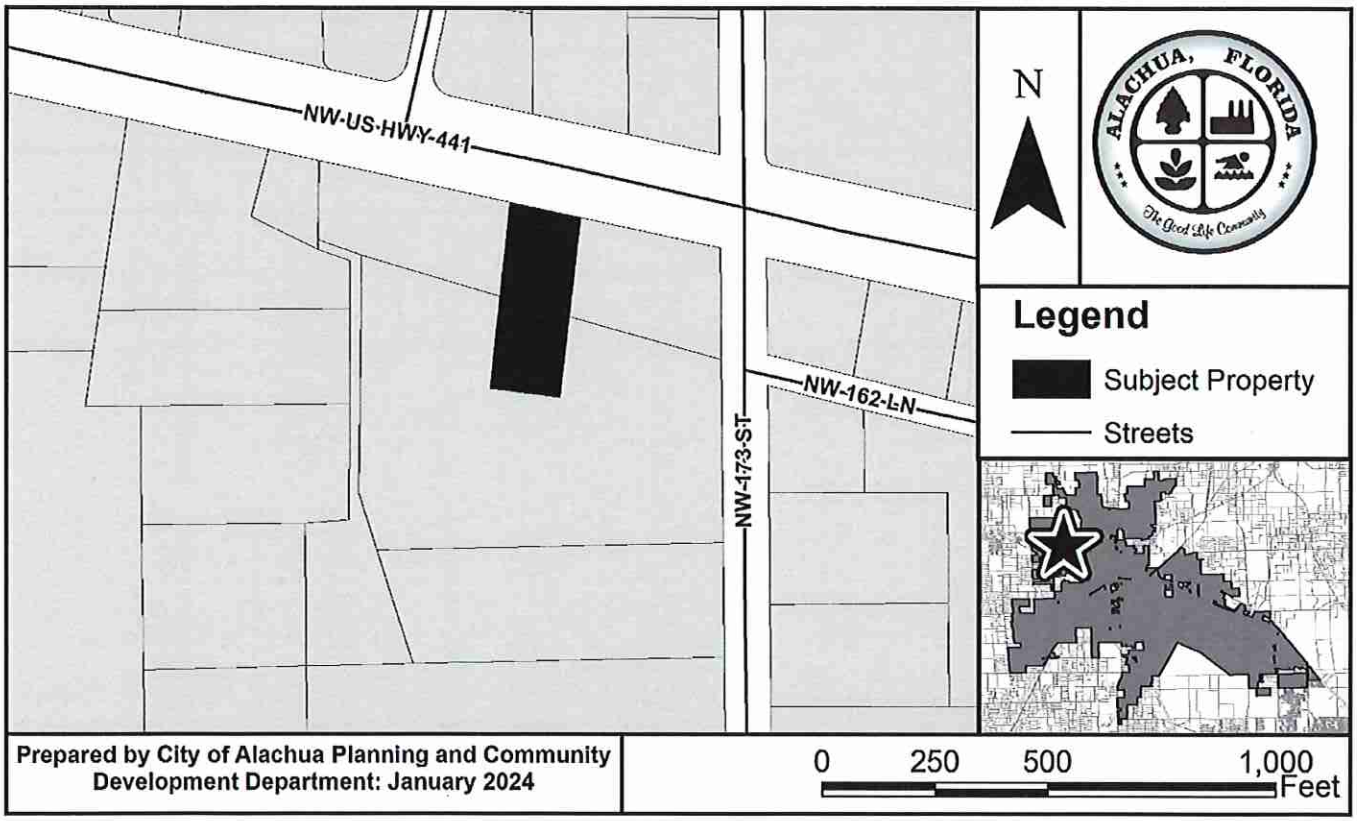

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ planning@cityofalachua.com

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Alachua 441/235 LLC
496 S HUNT CLUB BLVD.
APOPKA, FL 32703

BROWNING & BROWNING TRUSTEES
627 SW 83RD TER
GAINESVILLE, FL 32607

CORNERSTONE ALACHUA LLC
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

MAILED

JUN 2 4 2024

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32605

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

M & L 441 LLC
1113 OLD POPO POINT
ST JOHNS, FL 32259

MOSER, JEFFREY A & PATRICIA A
PO BOX 520
ALACHUA, FL 32616

RYAN LARMANN INSURANCE AGENCY
14521 MAIN ST
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIV AVE SANTA FE HIGH SCHOOL
GAINESVILLE, FL 32601

SINGH LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

WAITCUS HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

WAITCUS GREGORY MICHAEL SR TRUSTEE
15218 NW 258TH PL
ALACHUA, FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

WAITCUS JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

MICHELE L. LIEBERMAN
12 SE 1ST STREET
GAINESVILLE, FL 32601

JEAN CALDERWOOD
14095 NW 174TH AVENUE
ALACHUA, FL 32615

LYNN HORTON
19005 NW 138TH AVENUE
ALACHUA, FL 32615

LINDA DIXON, AICP
PO BOX 115050
GAINESVILLE, FL 32611

JOSEPH & PHYLLIS STRICKLAND
14103 NW 156TH PLACE
ALACHUA, FL 32615

Also mail to
RUC Alachua LLC
16314 NW US 441
Alachua, FL 32615