Planning and Zoning Board
Agenda
February 9, 2021

Chair James Sajczuk	**City Manager Adam Boukari**
Vice Chair Anthony Wright	
Member Sandy Burgess	
Member Gary Thomas	
Member Virginia Johns	
School Board Member Tina Certain	

Planning and Zoning Board
At 6:00 PM

Meeting Date: February 9, 2021

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the January 12, 2021 PZB Minutes

B. Site Plan – Arbours at Merrillwood: A request by Sergio Reyes, P.E., of EDA Consultants, Inc.,

applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property; Tax Parcel Numbers 03214-021-000 through 03214-037-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/9/2021
SUBJECT: Approval of the Minutes of the January 12, 2021 PZB Minutes

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the January 12, 2021 PZB Minutes.

Summary

Approval of the Minutes of the January 12, 2021 PZB Minutes.

ATTACHMENTS:

Description

- January 12, 2021 PZB Minutes

Planning and Zoning Board
Minutes
January 12, 2021

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

City Manager Adam Boukari

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

Meeting Date: January 12, 2021

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair James Sajczuk called the meeting to order. Vice Chair Anthony Wright and School Board Member Tina Certain were absent.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Planning and Community Development Director Kathy Winburn, AICP, requested the Board remove Item II B from the agenda.

Member Virginia John moved to remove Item II B and to approve the agenda as amended; seconded by Member Burgess.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the December 8, 2020 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Burgess.

Passed by unanimous consent.

B. Site Plan – Quick Serve Restaurant: A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Alachua Development Co, LLC, property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service with associated site improvements on a ±1.15 acre property . Tax Parcel Number 03067-601-003 (Quasi-Judicial Hearing).

Item removed from agenda.

C. Final Plat: Dogwood Acres Lot 12A – A request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent, for John A. Sapp and Antoinette Pratto-Sapp, property owners, for consideration of a Final Plat of Dogwood Acres – Lot 12A; consisting of a ±3.93 acre subject property; Tax Parcel No. 03013-020-012 (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Member Gary Thomas inquired about the zoning of the property.

Principal Planner Tabor responded.

Member Burgess inquired about access to the parcel.

Principal Planner Tabor responded.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Development Regulations and transmits the final plat of Dogwood Acres - Lot 12A to the City Commission, with a

recommendation to approve; seconded by Member Johns.

Gary Murtha, treasurer of the Dogwood Acres Home Owners Association (HOA), spoke in favor of the application on behalf of the HOA.

Motion Passed 4-0 in a roll call vote.

D. Site Plan – Sandvik Test Site: A request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a ±62,500 square foot stabilized area on a ±3.01 acre development area . Tax Parcel Number 03925-002-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Planner Adam Hall, AICP, presented the Staff Report.

Sergio Reyes, P.E., of EDA Consultants, Inc., presented additional information, availed himself for questions, and agreed to the conditions recommended by Staff.

Member Johns requested clarification of the requirements for tree mitigation.

Planner Hall responded.

City Attorney Marian Rush responded.

Member Burgess inquired about the noise study and off-site noise levels.

Planner Hall responded.

Mr. Reyes responded.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for a 62,500 square foot stabilized area at 13500 CR 235 subject to the 2 (two) conditions provided in Exhibit "A" and located on page 18 of the January12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next regular meeting will be February 9, 2021 at 6:00 p.m., and a special meeting will be held on January 26, 2021.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn, seconded by Member Burgess.

Pass by unanimous consent.

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: 2/9/2021
SUBJECT: Site Plan – Arbours at Merrillwood: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property; Tax Parcel Numbers 03214-021-000 through 03214-037-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board approve the Site Plan for the Arbours at Merrillwood subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the February 9, 2021 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for the Arbours at Merrillwood subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the February 9, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements.

The applicant has indicated that the intent of the proposed redevelopment is to establish a new senior housing facility in the City of Alachua. The City of Alachua Strategic Plan, Fiscal Year 2021, adopted by the City Commission on September 28, 2020, includes a strategic initiative that encourages the construction of senior housing opportunities in the City of Alachua. Strategic Initiative 4.1 (included within the materials attached in Exhibit "B" of this report) states that the City will work to improve the quality of life for residents by increasing the amount of adequate, safe, and affordable senior housing. This strategic initiative has been included within the City of Alachua Strategic Plan since the adoption of the City's first Strategic Plan in Fiscal Year 2016. The proposed redevelopment of the property would further Strategic Initiative 4.1.

The subject property is ±4.34 acres in area and is comprised of 17 lots and portions of existing road right-of-way within the Merrillwood subdivision. A portion of the recorded plat of Merrillwood will be required to be vacated in order to facilitate the redevelopment of the property. In September 2018, the City Commission approved the conditional vacation of the plat

of Merrillwood through the adoption of Resolution 18-28 (included within the materials attached in Exhibit "B" of the staff report).

The proposed development will convey stormwater to a new stormwater management facility located in the western portion of the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Arbours at Merrillwood
- Application & Supporting Materials
- Drainage Design Notes
- Public Notice Materials for the 2/9/21 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: February 9, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E. EDA Consultants, Inc.
PROPERTY OWNER:	Alachua County Housing Authority
LOCATION:	Merrillwood Subdivision
PARCEL ID NUMBERS:	03214-021-000 through 03214-037-000
FLUM DESIGNATION:	Medium Density Residential
ZONING:	Residential Multiple Family – 8 (RMF-8)
OVERLAY:	N/A
ACREAGE:	±4.34 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for the Arbours at Merrillwood subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the February 9, 2021 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for the Arbours at Merrillwood subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the February 9, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements.

The applicant has indicated that the intent of the proposed redevelopment is to establish a new senior housing facility in the City of Alachua. The City of Alachua Strategic Plan, Fiscal Year 2021, adopted by the City Commission on September 28, 2020, includes a strategic initiative that encourages the construction of senior housing opportunities in the City of Alachua. Strategic Initiative 4.1 (included within the materials attached in Exhibit "B" of this report) states that the City will work to improve the quality of life for residents by increasing the amount of adequate, safe, and affordable senior housing. This strategic initiative has been included within the City of Alachua Strategic Plan since the adoption of the City's first Strategic Plan in Fiscal Year 2016. The proposed redevelopment of the property would further Strategic Initiative 4.1.

The subject property is ±4.34 acres in area and is comprised of 17 lots and portions of existing road right-of-way within the Merrillwood subdivision. A portion of the recorded plat of Merrillwood will be required to be vacated in order to facilitate the redevelopment of the property. In September 2018, the City Commission approved the conditional vacation of the plat of Merrillwood through the adoption of Resolution 18-28 (included within the materials attached in Exhibit "B" of this report).

The proposed development will convey stormwater to a new stormwater management facility located in the western portion of the subject property.

SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Merrillwood Subdivision	Medium Density Residential	Residential Multiple Family – 8 (RMF-8)
South	Existing Single Family Residential Dwellings	Medium Density Residential	Residential Single Family – 3 (RSF-3)
East	Vacant Agricultural Land; Alachua Forest Subdivision	Moderate Density Residential; Medium Density Residential	Agricultural (A); Residential Single Family – 6 (RSF-6)
West	Existing Single Family Residential Dwellings	Medium Density Residential	Residential Single Family – 3 (RSF-3)

Map 1. Vicinity Map

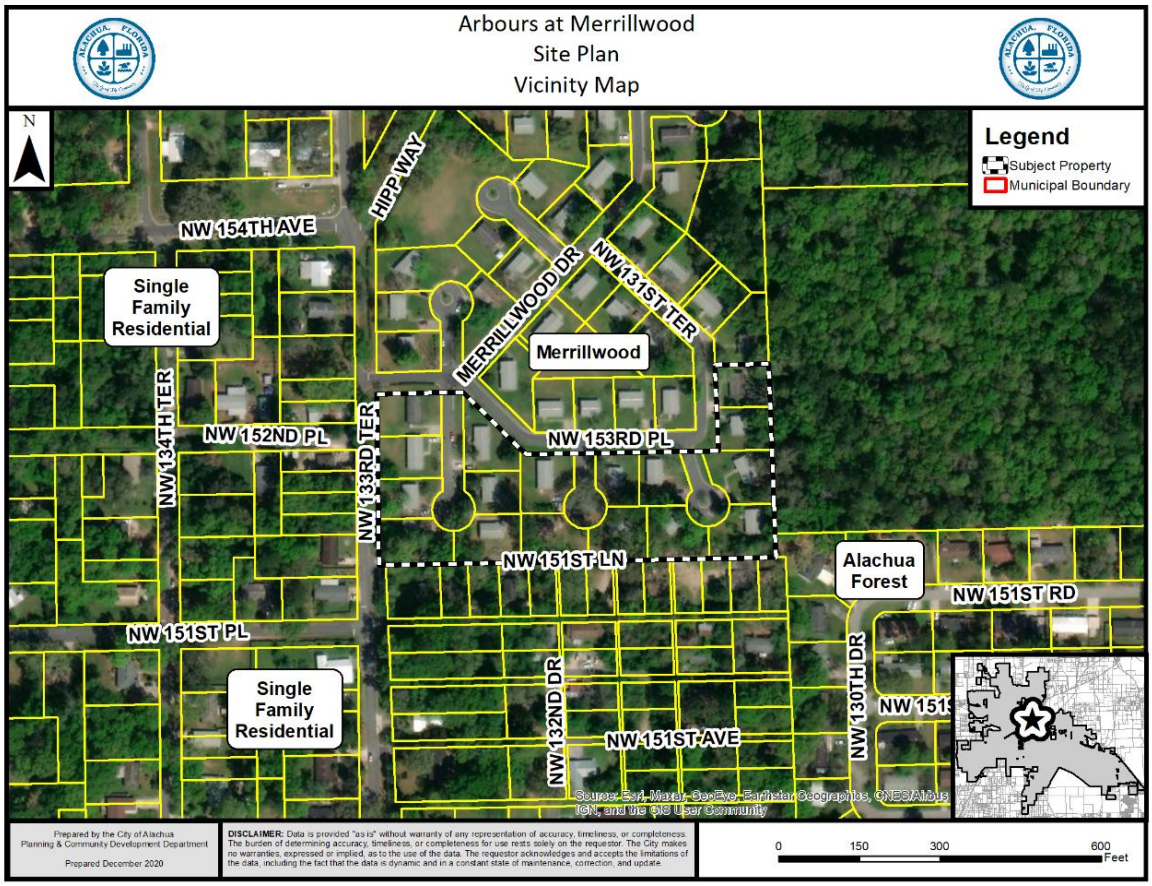
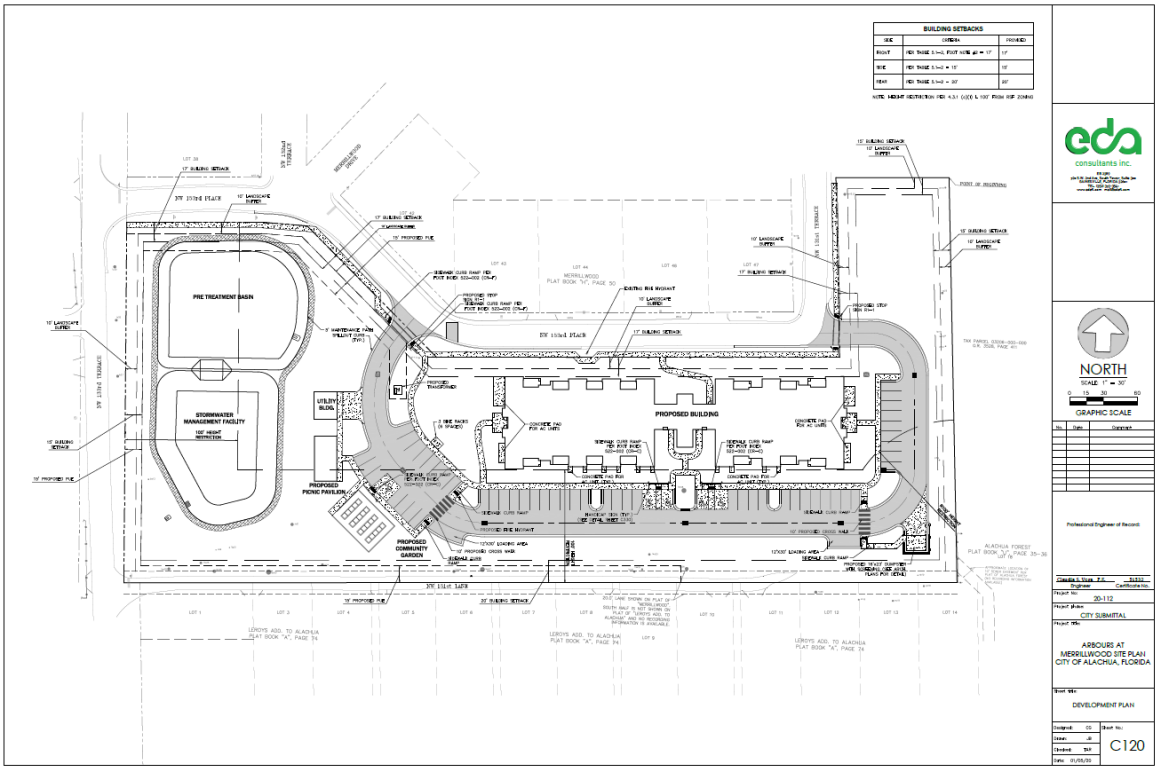


Illustration 1. Arbours at Merrillwood– Development Plan



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.

Neighborhood Meetings were held virtually on October 14, 2020 and on December 22, 2020. The applicant was available to answer questions at each meeting. Materials submitted by the applicant indicate that five (5) persons attended the October 14, 2020 meeting and that one (1) person attended the December 22, 2020 meeting.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: *Residential*

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Policy 1.2.c: *Medium Density Residential (4 to 8 dwelling units per acre):* The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;

8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers

Evaluation and Findings: The subject property has a Medium Density Residential FLUM Designation, which permits multi-family uses such as apartments.

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

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

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

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

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

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

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

Objective 4.1: *Infill Development*
Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density. Design standards will be adopted in the Land Development Regulations to protect the traditional character of existing neighborhoods and development. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Evaluation and Findings: The proposed development represents infill development. The proposed development complies with the applicable Use-Specific Standards for multiple-family dwellings as set forth in Section 4.3.1(A)(3) of the LDRs. These standards relate to: the orientation of buildings; the height of a building when located within 100 feet of single-family residential zoning districts or existing single-family attached dwellings; requiring design features, such as bay windows, eaves with a minimum projections, or multiple windows with trim, on sides adjacent to single-family zoning districts or existing single-family detached dwellings; the location of off-street parking and garages; and minimum landscape buffers between the multiple-family dwelling and existing single-family attached dwellings.

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

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

Evaluation and Findings: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the

development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

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

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

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

Housing Element

Goal 1:

To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

Objective 1.1: *Provision of Safe, Affordable, Quality Housing*
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include, but is not limited to, offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.

Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.

Policy 1.1.d: The City shall encourage the rehabilitation of older housing stock into affordable housing.

Objective 1.4: *Meeting Very-Low, Low and Moderate-Income Housing Needs*
The City may collaborate with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low, moderate- income households, and housing opportunities for retirees.

Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental- and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.

Policy 1.4.g: City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low, and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.

Evaluation and Findings: The proposed development would further the goals, objectives, and policies of the Housing Element that encourage and support the establishment of affordable housing to accommodate residents at all income and age levels.

Community Facilities Element

Policy 1.1.d:
The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

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

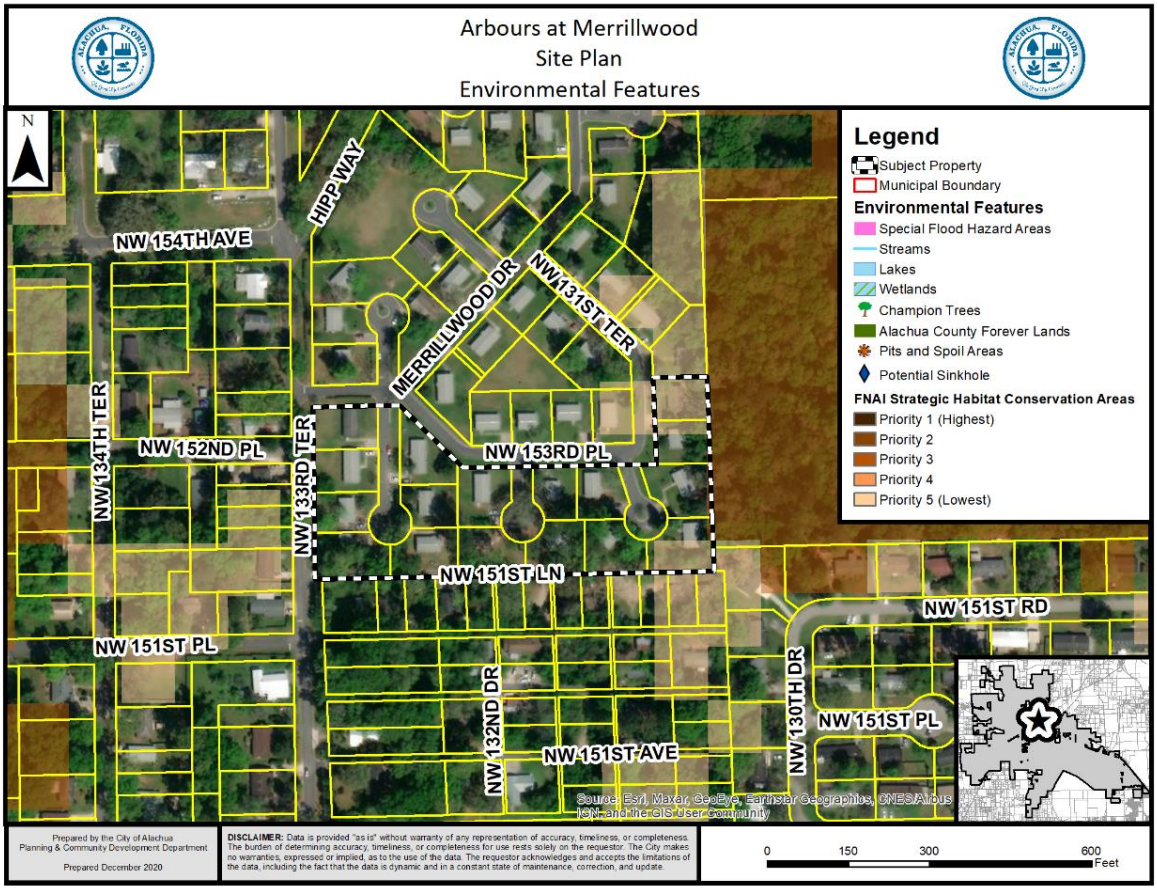
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: There are two (2) small areas of the subject property located within areas identified in the PNA data layer, however, no species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

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

Soil Survey

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and

kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

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.

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

Flood Potential

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

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The proposed use is a multiple-family dwelling. Article 10 of the City's LDRs defines a multiple-family dwelling as: "*Dwelling, multiple-family,* means, for the purposes of these LDRs, a structure containing five or more individual dwelling units on a single lot, with the units often stacked one above the other in a vertical configuration, sharing common vertical walls and/or horizontal floors and ceilings. Housing for the aged, which meets this definition and does not provide for routine nursing and/or medical care, shall be construed to be a multiple-family dwelling." Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the RMF-8 zoning district permits multiple-family dwellings.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: Use-Specific Standards for multiple-family dwellings are established in Section 4.3.1(A)(3):

Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings. Multiple-family dwellings, single-family attached dwellings, townhomes, and two- to four-family dwellings shall comply with the following standards:

(a) *Permitted in the CI district as affordable housing.* Single-family attached, townhouse, two- to four-family, or multiple-family dwelling units may be permitted within the CI zone district provided that 50 percent or more of the dwelling units are deed-restricted affordable housing for low-income residents.

Staff Comment: The property is zoned RMF-8, therefore, this standard is not applicable.

(b) *Orientation of buildings to street and open space.* To the maximum extent practicable, be oriented to the street or frame open space.

Staff Comment: The primary building is oriented to the street it will front (NW 153rd Lane).

(c) *Building adjacent to single-family detached development.*

(i) Not allow the height of buildings located within 100 feet of land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6) exceed two stories.

Staff Comment: The primary building is the only building exceeding two stories (the building will be three stories) and is located over 100 feet from single-family residential zoning districts. See Sheet C120 of the site plan.

(ii) Not allow the height of buildings located within 100 feet of an existing single-family attached development to exceed two stories.

Staff Comment: The building is not located within 100 feet of any existing single-family attached dwellings.

(d) *Design features on side facades adjacent to single-family districts or single-family detached development.* When located adjacent to single-family detached development or vacant land in a single-family residential district (RSF-1, RSF-3, RSF-4, and RSF-6), incorporate a minimum of two design features (e.g., bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent side facades.

Staff Comment: Each building façade incorporates eaves with a minimum 12-inch projection and windows with a minimum 4 inch trim.

(e) *Off-street parking for multifamily uses, including townhouses.*

(i) Provide a minimum of 50 percent of off-street parking on the side or rear of the building.

Staff Comment: All proposed parking is located to the side or rear of the primary building.

(ii) Where off-street parking areas are located adjacent to a public right-of-way, screen them with a completely opaque vegetative screen, fence or wall, a minimum of three feet in height.

Staff Comment: No off-street parking areas are proposed adjacent to a public right-of-way.

(f) *Garages with multifamily buildings.* Design garages with multifamily development, including townhouses, as side or rear entry, located on the side or rear of the building, except no side entry garage door shall face an adjacent single-family detached development, or vacant land in a single-family district (RSF-1, RSF-3, RSF-4, and RSF-6).

Staff Comment: The development does not propose any garages, therefore, this standard is not applicable.

(g) *Garages with single-family attached, and two- to four-family dwellings.* In single-family attached, townhouses and two- to four-family development:

(i) Limit individual garage doors facing a street to no more than ten feet in width per door, with a maximum of two doors facing the street per dwelling, with a minimum separation of two feet between the doors.

(ii) Design detached garages so as to be located at least four feet behind the front facade of the principal structure. (For the purposes of measurement, the front facade will be the front facade plane that is furthest from the front lot line.)

(iii) Design attached garages to not extend beyond the front façade line of any living area. For purposes of this section, the front façade line of any living area means the closest façade located between the front property line and air conditioned space intended for non-automotive uses.

Staff Comment: The development is comprised of a multiple-family dwelling and no garages are proposed, therefore, this standard is not applicable.

(h) *Landscaped buffer adjacent to single-family detached development.* Provide a landscaped buffer adjacent to existing single-family detached development a minimum of 15 feet in width along the yard which the single-family detached development abuts.

Staff Comment: The development provides a minimum 25 foot landscaped buffer where adjacent to single-family detached development.

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

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

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

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

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

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

ALTERNATIVE COMPLIANCE: LANDSCAPING

Section 6.2.2(D)(10) of the LDRs establishes the procedure for the approval of an alternative landscape plan. An alternative landscape plan may be used where unreasonable or impractical situations would result from application of the landscape standards as set forth in Section 6.2.2. Alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Lot configuration and utility easements may support a request for an alternative landscape plan.

Alternative landscape plans may be approved by the LDR Administrator. Allowable deviations from the standards of this section include, but are not limited to the following:

(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;

(ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; and,

(iii) up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

Sheet L201 of the landscape plan provides a narrative describing the alternative landscape plan and the basis for the request. This narrative states, "[d]ue to the location of existing overhead and underground utilities along NW 153rd Place and the required building offsets, the 36 canopy trees required for site perimeter landscape buffer requirements along the north perimeter buffer cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees [including 4 exiting canopy trees] for the north perimeter buffer have been proposed within 30' of the northern property line along NW 153rd Place…"

The proposed deviations from the landscape requirements established in Section 6.2.2 are as follows:

- **North Perimeter Buffer Landscaping:** Due to the location of existing overhead and underground utilities along NW 153rd Place and the required building offsets, the required perimeter buffer as set forth in Tables 6.2-1 and 6.2-2 of the LDRs – a 10 Foot, Type D Perimeter Buffer – cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees [including 4 exiting canopy trees] for the north perimeter buffer have been proposed within 30' of the northern property line along NW 153rd Place.

Based upon the description of existing site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), the applicant's request for the approval an alternative landscape plan has been found to be consistent with the relevant provisions of LDRs and was approved by the LDR Administrator. The LDR Administrator's approval letter has been included within Exhibit "B", Staff Supporting Materials, attached to this Staff Report.

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
4	US 441 (from CR 25A East Intersection to SR 235)	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 ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Existing Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single-Family Detached Dwelling (ITE Code 210)	160 (80 / 80)	13 (3 / 10)	17 (11/ 6)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –9.44 trips per dwelling unit x 17 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 17 dwelling units (25% entering/75% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 17 dwelling units (63% entering/37% exiting.)

Table 4. Project Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Multifamily Housing (Mid-Rise) (ITE Code 221)	218 (109 / 109)	14 (3 / 11)	18 (11 / 7)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –5.44 trips per dwelling unit x 40 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.36 trips per dwelling unit x 40 dwelling units (26% entering/74% exiting); PM Peak Hour – 0.44 trips per dwelling unit x 40 dwelling units (61% entering/39% exiting.)

Table 5. Net Trip Generation

	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing Trip Generation	160 (80 / 80)	13 (3 / 10)	17 (11/ 6)
Proposed Trip Generation	218 (109 / 109)	14 (3 / 11)	18 (11 / 7)
Net Trip Generation	57 (29 / 29)	2 (0 / 2)	1 (0 / 1)

Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR 25A Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,011
Reserved Trips[4]	6,222
Available Capacity[4]	19,467
Increase/Decrease in Daily Trips Generated by Development	57
Residual Capacity After Development's Impacts[5]	19,407

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

Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 25A Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,901
Reserved Trips[4]	626
Available Capacity[4]	1,583
Increase/Decrease in PM Peak Hour Trips Generated by Development	1
Residual Capacity After Development's Impacts[5]	1,582

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

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

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	152,524
Available Capacity	852,476
Increase/Decrease in Potable Water Demand from Application[3]	6,325
Residual Capacity	**846,151**
Percentage of Permitted Design Capacity Utilized	**63.21%**

Sources:
1 City of Alachua Public Services Department, April 2020
2 City of Alachua December 2020 Development Monitoring Report
3 Source: Level of Service Standard for Potable Water Facilities, City of Alachua Comprehensive Plan, Community Facilities Element. 275 gallons per day per equivalent residential unit. Formula: 275 gallons per day x 23 (net) dwelling units.

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 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	145,298
Available Capacity	679,702
Increase/Decrease in Sanitary Sewer Demand from Application[3]	5,750
Residual Capacity	**673,952**
Percentage of Permitted Design Capacity Utilized	**55.07%**

Sources:
1 *City of Alachua Public Services Department, April 2020*
2 *City of Alachua December 2020 Development Monitoring Report*
3 *Source: Level of Service Standard for Sanitary Sewer Facilities, City of Alachua Comprehensive Plan, Community Facilities Element. 250 gallons per day per equivalent residential unit. Formula: 275 gallons per day x 23 (net) dwelling units.*

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 9. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	9,953.23	1,816.46
Increase/Decrease in Demand Generated by Application[3]	253.92	46.34
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2 *City of Alachua December 2020 Development Monitoring Report.*
3 *Source: Level of Service Standard for Solid Waste Facilities Facilities, City of Alachua Comprehensive Plan, Community Facilities Element. 0.73 tons per capita per year. Formula: 0.73 tons per capita per year x 2.76 persons per household x 23 (net) dwelling units.*
4 *New River Solid Waste Facility, April 2020.*

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

Recreation Facilities

Table 10a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Reserved Capacity[1]	2.69
Potential Demand Generated by Development[3]	0.31
Residual Recreational Capacity After Impacts	**81.70**

Sources:
1 *City of Alachua December 2020 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2018; Policy 1.2.b, Recreation Element (Formula: 10, 155 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 23 (net) dwellings / [5 acres/1,000 persons])*

Table 10b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.69 acres
Acreage Required to Serve Demand Generated by Development[2]	0.06 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.75 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**30.87%**

1 *Source: City of Alachua December 2020 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property acres by 0.31 acres, and for passive park space by 0.06 acres. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Public School Facilities

A School Concurrency Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan. According to the School Concurrency Review report submitted to the City by the School Board of Alachua County on January 16, 2021 the students generated by the proposed development can be accommodated at the elementary, middle, and high school levels.

EXHIBIT "A"
TO
ARBOURS AT MERRILLWOOD
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated January 26, 2021 prior to applying for a building permit.
2. The applicant agrees it shall provide the City all Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recording of these Public Utilities Easements.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

ARBOURS AT MERRILLWOOD
STAFF REPORT

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

RESOLUTION 18-28

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; CONDITIONALLY VACATING THE PLAT FOR THE MERRILLWOOD SUBDIVISION, RECORDED IN PLAT BOOK H, PAGE 50 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO THIS RESOLUTION; DIRECTING THAT A CERTIFIED COPY OF THIS RESOLUTION BE FILED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; DIRECTING THAT A CERTIFIED COPY OF THIS RESOLUTION BE FURNISHED TO THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Section 177.101, Florida Statutes, authorizes and empowers the City Commission of the City of Alachua (the "Commission") to vacate plats, in whole or in part, and return the property covered by such plats either in whole or in part into acreage, upon the petition of the owner of such platted lands, the publication of legal notice in accordance with Section 177.101, Florida Statutes, certification showing that all state and county taxes have been paid, and demonstration that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated;

WHEREAS, the Commission received a petition requesting the Commission consider vacating part of certain platted lands, lying in that part of the Northwest ¼ of Section 14, Township 8 South, Range 18 East, and consisting of Lots 1 through 69 of the Merrillwood Subdivision as recorded in Plat Book H, Page 50 of the Public Records of Alachua County, Florida as described on Exhibit "A" (the "Property"), depicted on Exhibit "B" (the "Plat"), and which is owned by the Alachua County Housing Authority (the "Petitioner");

WHEREAS, the Alachua County Housing Authority intends to redevelop the Property in phases, and such redevelopment will necessitate the vacation of that portion of the existing Plat on that Property at the time the appropriate final development order for each phase of redevelopment is approved by the City;

WHEREAS, in order to receive the funding for this redevelopment, the Alachua County Housing Authority has requested assurances that the redevelopment can proceed for all phases notwithstanding the existing Plat on the Property;

WHEREAS, in order to provide these assurances, the City hereby declares that the Plat is vacated subject to the conditions contained in this Resolution set forth below;

WHEREAS, in accordance with Section 177.101, Florida Statutes, the date of the public hearing of this Resolution was noticed in two weekly issues of the Gainesville Sun on August 30, 2018, and September 6, 2018;

WHEREAS, the legal notice published in the Gainesville Sun on August 30, 2018, and September 6, 2018, stated the Commission's intent to conditionally vacate the Plat on the Property;

WHEREAS, the Commission has determined that the conditional vacation of the Plat as set forth in this Resolution will not injure the public welfare and, in fact, it will foster the public welfare;

WHEREAS, all state, county, and local taxes have been paid on the lands within the Plat;

WHEREAS, the Petitioners own the fee simple title to that part of the land covered by the Plat sought to be vacated;

WHEREAS, it is in the public health, safety, economy, comfort, order, convenience, and welfare to vacate the Plat in accordance with the terms of this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings.

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this Resolution by reference.

Section 2. Conditional Vacation of Plat

That part of Merrillwood Subdivision, as recorded in Plat Book H, Page 50 of the Public Records of Alachua County, Florida, identified as Lots 1 through 69, and as more particularly described and depicted in Exhibit "A", is hereby vacated subject to the following conditions:

a. Any public works and utility systems maintained by the City of Alachua reflected on the Plat, including, but not limited to electric, water and wastewater, shall remain in service and shall either remain on the existing Plat, shall be included in the new final development plan and order or be placed in a separate public utility easement to the City which will be filed in the Public Records of Alachua County, Florida at the time of the approval of the final development plan and order to make sure that there will not be any disruption in the delivery of service to the public; and,

b. Upon the approval of a final development plan and order for the purpose of redeveloping all or part of the Property, the City shall file a certified copy of an Affidavit

signed by its Mayor substantially in the form attached hereto as Exhibit "C" in the Public Records of Alachua County, Florida, affirming that the conditions contained in this Resolution for vacation of the portion of the Plat addressed by the development plan and order have been met and provide a certified copy of the recorded affidavit to Alachua County Board of County Commissioners.

Section 3. Authority of Mayor.

The Mayor is hereby authorized to execute any documents approved by the City Attorney related to the completion of the conditions for the vacation of all or part of the Plat on the Property, including, but not limited to, affidavit(s) in the form of Exhibit "C".

Section 4. Recording in the Public Records and Notice to the County.

In accordance with Section 177.101(4), Florida Statutes, a certified copy of this Resolution shall be filed in the Public Records of Alachua County, Florida, and the Alachua County Board of County Commissioners shall be furnished with a certified copy of this Resolution showing that the City has vacated the Plat subject to the conditions set forth in this Resolution. The Petitioner shall be responsible for all costs associated with the recording of this Resolution in the Public Records of Alachua County, Florida and any affidavits which are required as conditions to this vacation.

This Resolution shall take effect immediately upon passage and approval.

DULY ADOPTED in regular session, this 10th day of September, 2018.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

ATTEST:

Adam Boukari, City Manager/Clerk

EXHIBIT "A"

LEGAL DESCRIPTION:

That property described and recorded in Plat Book H, Page 50 of the Public Records of Alachua County, Florida, and further described below:

That part of the Northwest 1/4 of Section 14, Township 8 South, Range 18 East, Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 14, for a point of reference; from the point of reference run South 03 deg. 23 min. 20 sec. East, along the East line of the Northwest 1/4 of the said Section 14, said line being the East City Limits Line of Alachua, a distance of 572.31 feet To the point of beginning; from the point of beginning continue South 03 deg. 23 min. 20 sec. East along the said East line of the Northwest 1/4, a distance of 1426.00 feet; thence run South 87 deg. 46 min. 45 sec. West, a distance of 739.24 feet to an intersection with the Easterly Right of Way line of N.E. 7th Street; thence run North 01 deg. 45 min. 00 sec. West along said Right of Way line, a distance of 640.07 feet, to an intersection with the Southeasterly Right of Way line of College Avenue; thence run North 27 deg. 15 min. 45 sec. East along the said Southeasterly Right of Way line of College Avenue, a distance of 902.54 feet; thence run North 87 deg. 46 min. 45 sec. East, a distance of 260.71 feet to an intersection with the said East Line of the Northwest 1/4 and the said point of beginning.

EXHIBIT "B"

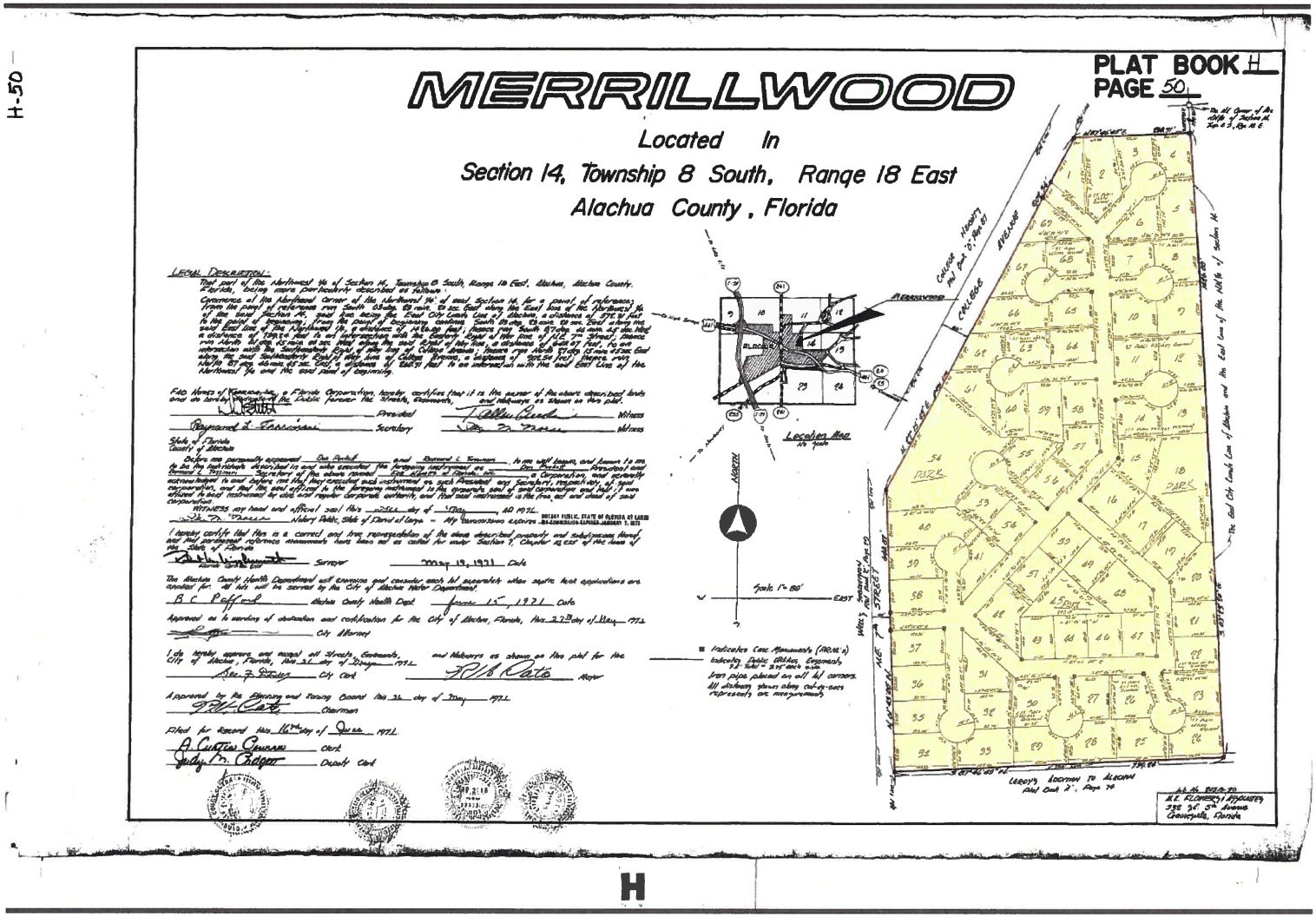

H-50
MERRILLWOOD
Located In
Section 14, Township 8 South, Range 18 East
Alachua County, Florida
PLAT BOOK H
PAGE 50
LEGAL DESCRIPTION
Scale: 1" = 100'
EAST
NORTH
Indicates Lot Monuments (P.R.M.'s) Iron pipe placed on all lot corners.
PARK
H

EXHIBIT "C"

AFFIDAVIT OF MAYOR ATTESTING TO COMPLETION OF CONDITIONS FOR VACATION OF PLAT

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME the undersigned appeared,_____, who after first being sworn, deposes, and states:

1. My name is _____. I am over the age of 21, I am competent to provide this affidavit, and I have personal knowledge of the information set forth in this affidavit.

2. I am the Mayor of the City of Alachua (the "City").

3. On September 10, 2018, the City passed Resolution 18-28 providing for the conditional vacation of all or part of the property in the plat of the Merrillwood Subdivision recorded in **Plat Book H, Page 50** of the Public Records of Alachua County, Florida (the "Plat") in order to allow for the Alachua County Housing Authority, the owner of the property subject to Resolution 18-28, to redevelop it.

4. A certified copy of Resolution 18-28 is recorded in Official Records [or Plat] **Book _____, Page _____**, of the Public Records of Alachua County, Florida (the "Resolution").

5. A condition of the Resolution requires Mayor of the City to file an affidavit attesting that that a final development plan and order has been approved by the City for all or part of the property on the Plat.

6. As the Mayor, and pursuant to the Resolution, I attest that the property described on attached Exhibit 1, which was formally included on the Plat, including lots [_____, _____,] and is now included on the _____[new plat or site plan] for this property approved by the City on _____. The _____ [plat or site plan] is a final development plan and order under the City's Land Development Regulations.

7. I further attest that any of the public works and utility systems maintained by the City on the property in Exhibit 1 remains on the existing plat, has been included in the _____ [new plat or site plan] or has been placed in a separate public utility easement to the City which is filed in the Public Records of Alachua County, Florida.

8. The Alachua County Housing Authority has complied with the conditions of the Resolution and the vacation of the plat of the property in Exhibit 1 has been met.

FURTHER AFFIANT SAYETH NOT

_____
[Signature of Mayor]
(type [name], Mayor)

THE FOREGOING Affidavit of Mayor Regarding Vacation of Plat was acknowledged before me on this _____ day of _____, 20___, by _____, who is known to me and who took an oath before signing it.

_____
Notary Public, State of Florida
Commission No.:
Commission Expiration: [SEAL]

Goal 4: Housing

INITIATIVE 4.1: ENCOURAGE CONSTRUCTION OF SENIOR LIVING HOUSING OPPORTUNITIES INCLUDING ASSISTED LIVING FACILITIES.

Priority:



Champion: Compliance & Risk Management Department

Stakeholders: City senior residents and future residents, general public and governmental entities.

Desired Outcome: Improve the quality of life by increasing the amount of adequate, safe, and affordable senior housing.

Fiscal Impact: No City of Alachua funds are required for the projected $8.5 million cost of the new 40-unit, energy-efficient senior facility.

Funding Source: Financed by tax credit bonds, FHA loan, Community Development Block Grant.

Completion Date: December 2022

Background: Affordable Senior Housing is currently the most pressing need being addressed by the City and ACHA as there is no dedicated public supported Senior Housing in the City.

The Alachua County Housing Authority (ACHA) and its Housing and Urban Development (HUD) recognized instrumentality, the Alachua County Development Corporation (wholly owned by ACHA), are dynamic entities that are professionally staffed, highly experienced and function professionally in the area of public financing of public and private home ownership. The ACHA and the City of Alachua are close partners in providing affordable housing in the city and are presently focused on improving current facilities and meeting the need for senior housing.

The staff of the City, particularly Planning and Code Enforcement, have worked diligently with operators of Residential Group Homes to increase the number of residents who receive such housing and assisted living care. However, the need for a dedicated complex has brought the commitment to bring to reality the Merrillwood facility described here.

STRATEGIC INITIATIVE 4.1

The approved affordable Senior Housing Facility at Merrillwood will be followed by the ACHA application in October of 2020 for funding to replace the remaining for 49 SF units with more than 90 new SF units, and a 30-unit Assisted Living Facility. All residents who are displaced by any construction will be moved within the Merrillwood neighborhood, or relocated at the ACHA's expense within Alachua County.

Progress to Date:

- The City, through a cost sharing grant with the Suwannee River Water Management District, enlarged and en- hanced an existing retention basin to improve drainage and facilitate expansion of the complex.
- Plans to construct a 24 to 50 unit ACHA Senior Housing Facility in the City are actively in discussion and architectural design has been completed. A site in the Merrillwood Development was selected in FY 2017 by the ACHA Board.
- The City repaved all interior streets and upgraded the Merrillwood complex stormwater system. The improvements prepared the site to accommodate the Senior Housing Facility and qualify as a financial contribution to support ACHA funding for the project.
- A private developer is in the process of developing a site plan for a multifaceted senior living complex in the City of Alachua. City staff has, and will continue to, support and guide such interest.
- City Commission pledged $425,625 for Local Government Support Loan toward the application by the ACHA to the State of Florida for funding the Merrillwood Development.
- ACHA was not awarded funding for FY 2019 funding cycle.
- The ACHA submitted two applications in the present HUD/FHFC funding cycle, of which, one – for senior housing to replace 17 existing single family residential units built in the 1970's – was selected for award.

Action Plan for FY 2021:

	Action Steps	Estimated Completion Date
1.	ACHA to file application for Florida Housing Finance Corporation financing of Assisted Living Facility.	October 2020
2.	ACHA to close financing and complete design and approval process for 40-unit Senior Housing Facility.	March 2021
3.	ACHA to prepare and issue RFB documents.	July 2021
4.	Commence construction of facility.	October 2021
5.	Complete construction of facility.	September 2022

Critical Success Measures:

- Maintain regular contact with ACDC.
- Evaluate other senior living opportunities.

November 30, 2020

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

Re: Arbours at Merrillwood
Site Plan Submittal

Justin:

Attached is an application for a Site Plan to propose a new Senior Living Facility on approximately 4.34 +/- acres on parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood Subdivision. This area was the subject of a previously approved plat vacation (Resolution 18-28).

The development is a 40-unit multifamily residential building totaling 62,000 sq ft over three stories. There are associated parking, utility, and stormwater improvements. The application includes the required materials outlined in the City's technical checklist for site plan submittals.

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

Regards,

Sergio Reyes, P.E.
President

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 1, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Completeness Review: Arbours at Merrillwood Site Plan Application

Dear Mr. Reyes:

On November 30, 2020, the City of Alachua received your application for a Site Plan submitted on behalf of the Alachua County Housing Authority. The application proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, consisting of Tax Parcel Numbers 03214-021-000 through 03214-037-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, December 8, 2020**.

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

Please address the following:

1. **Site Plan Requirements, Section 1.r:** Site Plan does not provide a tabulation of density or percent of recreation areas.

2. **Mailing Labels:** Several parcels located within 400 feet of the subject property were excluded from the mailing labels submitted with the application. Please submit revised mailing labels.

3. **Neighborhood Meeting:** Please contact staff to discuss neighborhood meeting requirements.

4. **Legal Description with Tax Parcel Numbers:** The legal description included with application materials appears to be for the entire Merrillwood development. Provide the legal description of the proposed redevelopment area (inclusive of existing right-of-ways to be vacated).

5. **Proof of Ownership:** An unexecuted title commitment has been submitted to provide proof of ownership. This is not an acceptable document to substantiate ownership. Include warranty deed or other form of recorded instrument which shows ownership of the subject property.

6. **Fee:** Please Section 2., #12, of Resolution 20-13 (Planning Schedule of Fees), which appears applicable to this application.

7. **Light Fixture Cutsheets:** Light fixture cutsheets were provided in printed format. Provide cutsheets in digital format.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

December 3, 2020

Justin Tabor, AICP
Principal Planner
City of Alachua
P. O. Box 9
Alachua, FL 32616

RE: Fee Reduction Waiver Request – Arbours at Merrillwood Site Plan

Dear Mr. Tabor:

This is a request for a fee waiver for a site plan application associated with the Arbours at Merrillwood Project. This is in accordance with Resolution 20-13.

eda, as agent for Alachua County Housing Authority (applicant), submitted an application proposing a new Senior Living Facility to the City of Alachua on November 30, 2020 on approximately 4.34 +/- acres on parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood Subdivision.

Specifically, Resolution 20-13, Section 2, #12 states:

Notwithstanding any other provision to the contrary, any application fee required may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, an agency of Alachua County, the Alachua County School Board, or the City of Alachua if a written request is received within five (5) business days of the date the application was submitted, provided however, that all costs associated with public notice of any required public hearings shall be paid by the applicant.

As the applicant is an agency of Alachua County (ACHA) and the application was filed no more than five business days ago, we respectfully request a waiver of the site plan submittal fee for this proposed project. In addition, it is understood that the Alachua County Housing Authority will still be responsible for all advertising and mailing fees associated with the site plan application.

Please contact me at (352)-373-3541 if you have any questions about this request.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

December 7, 2020

Justin Tabor, AICP
City of Alachua Planning & Community Development
PO Box 9
Alachua, FL 32616

Re: Completeness Review
Arbours at Merrillwood Site Plan Application

Dear Mr. Tabor

The applicant's responses to the completeness review comments issued on December 1, 2020 are below. We are submitting a full set of revised plans as we have made additional changes.

1. **Site Plan Requirements, Section 1.r:** Site Plan does not provide a tabulation of density or percent of recreation areas.
RESPONSE: C100 Cover Sheet has been revised to show tabulation of density and percent of recreation areas.

2. **Mailing Labels:** Several parcels located within 400 feet of the subject property were excluded from the mailing labels submitted with the application. Please submit revised mailing labels.
RESPONSE: Revised mailing labels are included with this resubmittal.

3. **Neighborhood Meeting:** Please contact staff to discuss neighborhood meeting requirements.
RESPONSE: A second neighborhood meeting has been scheduled based on our discussion with Justin Tabor. Notice has been sent using new set of mailing labels.

4. **Legal Description with Tax Parcel Numbers:** The legal description included with application materials appears to be for the entire Merrillwood development. Provide the legal description of the proposed redevelopment area (inclusive of existing right-of-ways to be vacated).
RESPONSE: Correct legal description is included with this resubmittal.

5. **Proof of Ownership:** An unexecuted title commitment has been submitted to provide proof of ownership. This is not an acceptable document to substantiate ownership. Include warranty deed or other form of recorded instrument which shows ownership of the subject property.
RESPONSE: Deed is included with this resubmittal.

6. **Fee:** Please Section 2., #12, of Resolution 20-13 (Planning Schedule of Fees), which appears applicable to this application.
RESPONSE: Fee reduction waiver request was submitted to Justin Tabor on December 3.

7. **Light Fixture Cutsheets:** Light fixture cutsheets were provided in printed format. Provide cutsheets in digital format.
RESPONSE: The entire digital submittal package, including light fixture cutsheets and all revised materials can be accessed at http://eda.edafl.com:9090 with the username *cityofalachua* and the password *eda*.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2020

Sent by electronic mail to csweger@edafl.com

Clay Sweger, AICP, LEED AP
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Response to Fee Waiver Request: Arbours at Merrillwood Site Plan

Dear Mr. Sweger:

The City of Alachua is in receipt of your request for the waiver of the application fee for a Site Plan application submitted on behalf of the Alachua County Housing Authority for the Arbours at Merrillwood development. The application proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, consisting of Tax Parcel Numbers 03214-021-000 through 03214-037-000.

Section 2, Paragraph 5, of Resolution 20-13 states, "*[n]otwithstanding any other provision to the contrary, any application fee may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, an agency of Alachua County, the Alachua County School Board, or the City of Alachua if a written request is received by the City within five (5) business days of the date the application was submitted, provided however, that all costs associated with public notice of any required public hearings shall be paid by the applicant.*"

It has been determined that your request is meets the provisions of Section 2, Paragraph 5, of Resolution 20-13 and as such the request for a fee waiver for the aforementioned application is approved. Please note that one public hearing before the Planning & Zoning Board (PZB) is required for a Site Plan application. Therefore, the applicant shall be required to pay for all costs associated with public notice of a hearing before the PZB. The costs associated with the public notice of this hearing will be **$350.00**.

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

Sincerely,

Adam Boukari
City Manager/LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 15, 2020

Sent by electronic mail to sreyes@edafl.com

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

RE: Development Review Team (DRT) Summary: Arbours at Merrillwood Site Plan

Dear Mr. Reyes:

On November 30, 2020, the City of Alachua received your application for a Site Plan on behalf of the Alachua County Housing Authority. The application proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, consisting of Tax Parcel Numbers 03214-021-000 through 03214-037-000. A completeness review was performed on December 1, 2020 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:30 PM** on **Wednesday, December 15, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 5, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 10, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 4, Use Regulations*
   a. Section 4.3.1(A)(3)(d) requires facades facing single-family residential zoning districts and existing single-family dwellings to incorporate a minimum of two design features (such as bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent facades.
      i. Provide elevations of side and rear facades depicting the two design features utilized on the south and west facades.
      ii. Identify the two design features utilized on the north (front) elevation.
   b. Section 4.4.4(E)(1)(a)(ii) states that no accessory structure shall project beyond the front building line of the principal structure or site. This is applicable to the proposed utility building.

2. *Section 6.1, Off-Street Parking and Loading*
   a. The parking calculations on Sheet C100 applies the 50% parking reduction as set forth in Section 6.1.4(B)(6)(b) to the total minimum required parking. However, the provisions of Section 6.1.4(B)(6)(b) apply only to any units that are constructed under the density bonus provisions in Article 5. Therefore, the 50% parking reduction would apply to the number of parking spaces required for 6 units (1.5 spaces x 6 units = 9 spaces; 9 spaces x 50% = 4.5, rounded to 5 spaces minimum). The minimum parking required would be 56 spaces (1.5 spaces x 34 units = 51 spaces; 51 + 5 = 56 spaces). See Sections 6.1.10(B)(1) and 6.1.10(B)(3) for additional possible reductions.
   b. Section 6.1.5(C)(2) requires two off-street loading spaces for each multiple-family dwelling having over 20 – 50 dwelling units. Note the location requirements as set forth in Section 6.1.5(B).

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscaping: Round the number of trees required on each side of the structure to the nearest whole number.
   b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island (reduced by 50% per 6.2.2(D)(2)(iii)f.) Shrubs are not provided within landscape islands.
   c. Parking Lot Buffer: Section 6.2.2(D)(2)(b)(iv)c. requires the parking lot buffer to provide 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. There are breaks in the row of shrubs in several areas.
   d. Perimeter Buffers: A 10' Type D buffer is required on all site perimeters. Note tree credits may be applied where existing trees are located along the site perimeter (south and east perimeters) and also note the provisions of Section 6.2.2(D)(3)(d)(i) which is applicable to most of the east perimeter buffer.
   e. Tree Mitigation: The plan calculates that 27 trees are required to fulfill 1-for-1 replacement of regulated trees, and that 82 inches are required to fulfill inch-for-inch replacement for heritage trees. The plan appears to overlap the two replacement requirements, as a total of 41 replacement trees are proposed. 1-for-1 replacement and inch-for-inch replacement cannot overlap.
   f. Tree Credits: Sheet L201 notes that 129 tree credits are used, but does not note where credits are applied to fulfill landscape requirements. Please identify the landscaping requirements for which credits are applied.
   g. Alternative Landscape Plan Request: The plan proposes alternative compliance for site landscaping. Staff's review of the plan finds it to be in compliance with site landscaping requirements.
   h. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide screening of AC units.
   i. A dumpster enclosure detail is shown on Sheet C330 and on Sheet A2. There are inconsistencies between the two details. Remove one of the details. Note that Section 6.2.3(B) requires the side of waste receptacle enclosures providing service access to be gated, and that gates must be constructed of a material consistent with the screening material all other sides of the receptacle.
   j. Place a tree barricade around the 23" laurel oak near the south property line; the 15"/27" pecan near the northeast property corner.

4. *Utilities*
   a. An overhead power line which runs through the subject property appears to serve property to the north and south. The overhead line is proposed for removal. How will power be provided to the property to the north and south? See Section 2.a. of Resolution 18-28.

5. *Concurrency Impact Analysis*
   a. Please update the analysis to utilize the level of service standards adopted in the Community Facilities Element for potable water and sanitary sewer (275 gpd per equivalent residential unit and 250 gpd per equivalent residential unit, respectively).
   b. A calculation of impacts to parks and evaluation of project impacts has not been provided.
   c. Use net impacts generated by site redevelopment for impacts to potable water, sanitary sewer, solid waste, and parks facilities.
   d. The proposed development may be exempt from public schools concurrency. See Policy 2.4.b.d.: T*he following residential developments are exempt from the school concurrency requirements: d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.* If so, provide documentation to support the exemption.

6. *Completeness Review Comments*
   a. Fee**:** Submit reduced fee as approved by the City in a letter dated 12/9/20.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated December 15, 2020.
   b. The applicant must address all comments provided by Brian Green of Alachua County Fire Rescue.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 11, 2020.

8. *Miscellaneous*
   a. ISO fire flow calculation not provided. Submit ISO fire flow calculations for review.
   b. Sheet C100 notes 6 bicycle parking spaces but only 4 are provided.
   c. Sheet A5 notes that a minimum 20% glazing is required for the front façade. Note there are no glazing requirements for multiple-family dwellings.
   d. Please label the species of each tree on Sheet L300.
   e. Is there a reason for distinguishing between trees "PP" and "PP2"?
   f. Please adjust the transparency of the grading on Sheet L300 to increase legibility of the plan.

9. *Minor Revisions*
   a. Sheet C100, Parking Calculations: 54 spaces including 5 handicap spaces are shown on the plan.
   b. Sheet C100, Development Information, Note 7.: Correct zoning is "Residential Multiple-Family – 8 (RMF-8)".
   c. Sheet C100, Vicinity Map Legend:
      i. Correct zoning categories are "Residential Multiple-Family – 8 (RMF-8)" and "Residential Single Family – 6 (RSF-6)".
      ii. The zoning of the parcels immediately south of the subject property is Residential Single Family – 3 (RSF-3).

iii. Correct title of Moderate Density Residential future land use category.

d. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.
e. Sheet C200, General Notes: Correct reference to GRU Electric Engineering Services.
f. Sheet C330, Note 9: Final sentence is not applicable to the development.
g. Sheet C330, Note 14: Note is not applicable to this development.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated December 11, 2020

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 15, 2020**

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

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

TR 12/15/2020

RE: **Arbours at Merrillwood Site Plan**

Public Services has reviewed the Arbours at Merrillwood Plan (Dec 1 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

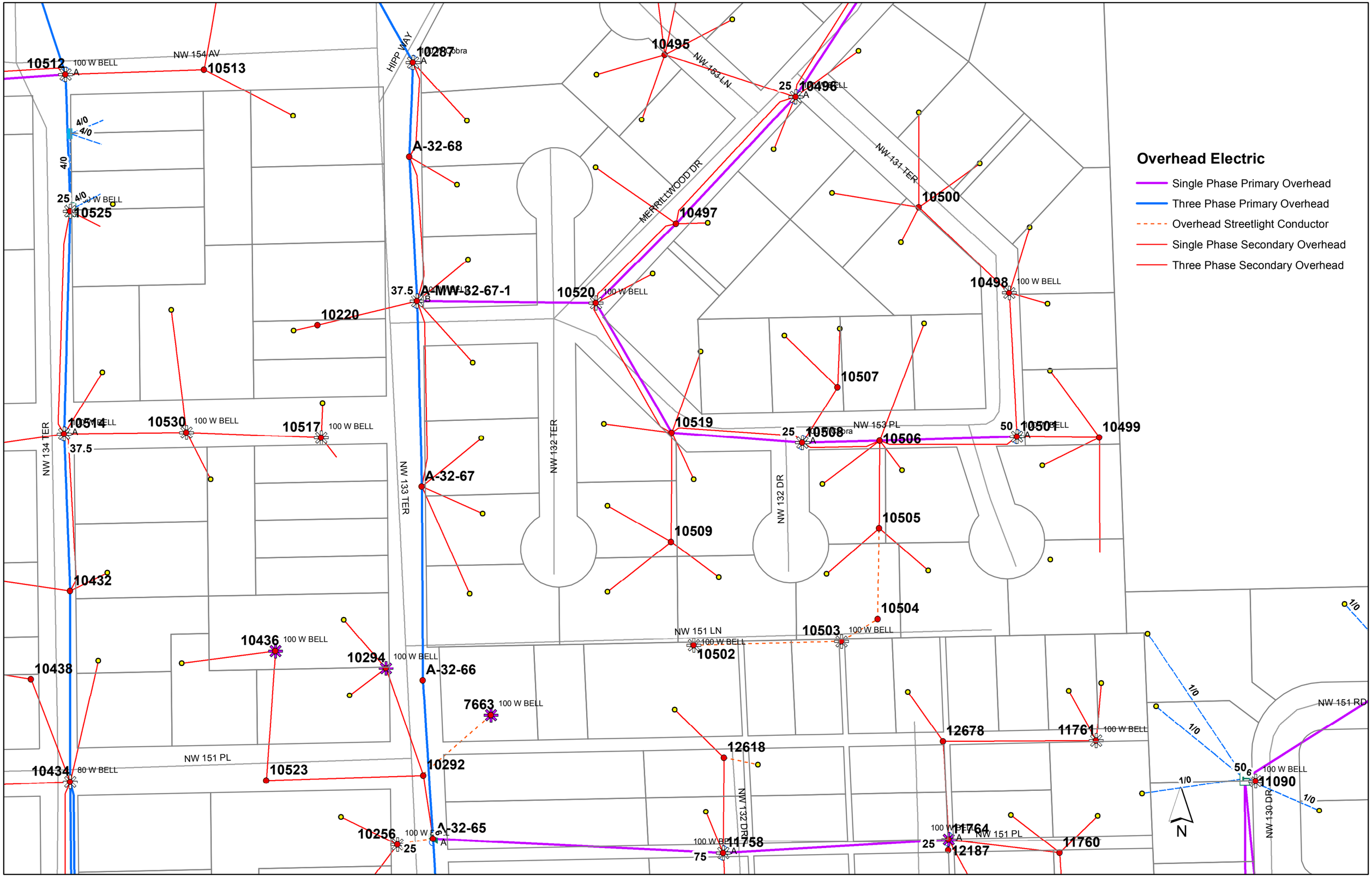
NO.	COMMENTS
1.	**Comment(s) on Dec 01 Submittal** Project Title: To be consistent with CoA terminology, please add "SITE PLAN" to project title, including: **Sheet C100**: Add "SITE PLAN" to title on top of page. **All Sheets**: In project title block of each sheet, add "SITE PLAN".
2.	**Comment(s) on Dec 01 Submittal** **Sheet C130:** This sheet shows demolishing service to the power pole in the middle bottom of the sheet. Note that pole ID is 10504. This power pole feeds power to two streetlights to the south (poles 10502 & 10503). Unless there is a clear directive, please provide a means to power these two streetlights. A map of electrical circuits in the area is attached. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182.

NO.	COMMENTS
3.	**Comment(s) on Dec 01 Submittal** **Sheet C300:** In several cases, the rectangle calling out elevation obliterates the tag number of the stormwater schedule. For example, "128.36" covers "S-3" Please resolve.
4.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Project requires three-phase power. As now shown, the transformer is connected to overhead power pole that distributes only single-phase power. The transformer will need to connect to 3-phase power available on NW 133 Terrace (on C320). CoA will select one of several feasible approaches. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. Once primary service routing is decided, show a PUE for it on owner's property.
5.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Is there any electrical load for the Utility Bldg? If so, please call it out on the sheet.
6.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** • For both water and wastewater service, please call out : "End City of Alachua maintenance", or similar, at right of way. • Please relocate CO-5 so that it is within the right of way.
7.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** There appears to be only one WW gravity connection total for both buildings at CO-3. Please confirm that this is the design intent, and that another connection is not required.
8.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Key Item 5 – In the design set, please include the fire hydrant assembly detail. (Reviewer could not find sheet C420.).
9.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** By the utility bldg, CO-1 seems to be located right over the water

NO.	COMMENTS
	main. Please relocate.
10.	**Comment(s) on Dec 01 Submittal** **Sheet C400**: To improve clarity, suggest adding a blow-up detail of the wet tap and the splitting of the water main and the fire lines. Specific comments follow.
11	**Comment(s) on Dec 01 Submittal** **Sheet 400:** • Note that all potable water and fire water must be metered. Please confirm that two meters are furnished, one each for potable water and fire water. • Call out the detail for the fire line as it connects downstream from the potable water line. Note that it should include a backflow preventer, a flowmeter and a bypass valve. • It is suggested that the two FL lines split downstream of the fire line flow meter so both lines are metered.
12.	**Comment(s) on Dec 01 Submittal** **Sheet 400:** Key Items 1 & 2 both call out a wet tap. Is only one wet tap necessary?
13.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** Include reference detail 307.
14.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** • General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." • Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTE 5".
15.	**Comment(s) on Dec 01 Submittal** **Sheet L300:** • Confirm trunks of all new trees are least 10 feet from new water mains, new wastewater gravity lines and electrical conduit. • Please add the following note to drawing: "No tree trunks shall be planted within 10 feet of any water main or gravity sewer line."
16.	**Comment(s) on Dec 01 Submittal** **Sheet C400:**

NO.	COMMENTS
	• Note that there is an existing overhead line that runs east-west and is in front of the building. Will this cause construction problems by interfering with site access? • Possible approaches to rectify this potential issue include: (1) converting to underground conduit or (2) rerouting the conduit with the goal to feed the buildings to the north. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182.
17.	**Comment(s) on Dec 01 Submittal** • **C400:** The CoA is not aware of future expansion plans, but it is reasonable to expect a similar building to be installed to the north. If so and if this is expected to be done in the near future, then the transformer installed now as part of this project could be upsized for future capacity. Also, to facilitate service to this future building, an extra circuit with stub-out could be installed now. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182.
	END OF COMMENTS

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


Overhead Electric
Single Phase Primary Overhead
Three Phase Primary Overhead
Overhead Streetlight Conductor
Single Phase Secondary Overhead
Three Phase Secondary Overhead
10512
100 W BELL
NW 154 AV
10513
HIPP WAY
10287
10495
NW 153 LN
25
10496
A-32-68
4/0
4/0
4/0
25
4/0
10525
MERRILLWOOD DR
10497
NW 131 TER
10500
10498
100 W BELL
37.5
A-MW-32-67-1
10520
100 W BELL
10220
10507
10519
NW 153 PL
25
10508
10506
50
10501
10499
NW 134 TER
10514
10530
100 W BELL
10517
100 W BELL
37.5
NW 133 TER
A-32-67
NW 132 TER
NW 132 DR
10509
10505
10432
10504
NW 151 LN
10503
100 W BELL
10502
10436
100 W BELL
10294
100 W BELL
A-32-66
10438
7663
100 W BELL
12678
11761
100 W BELL
12618
NW 151 PL
10434
80 W BELL
10523
10292
NW 151 RD
50
6
100 W BELL
11090
NW 130 DR
10256
100 W BELL
25
A-32-65
11758
75
11764
25
12187
11760
N

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

December 11, 2020

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

Re: Arbours at Merrilwood

Dear Mr. Tabor:

As you requested, we have reviewed the Arbours at Merrilwood submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 12-06-2020. Our review generated a few minor comments and recommendations that are outlined below.

C100

1. Please show all sheets in sheet index. Several sheets appear to be missing.
2. Please revise the trip generation table to read that 17 dwelling units is the existing use, not the proposed use.
3. The cover sheet states that there are 6 handicap spacing, however only 5 were provided. Only 2 would be needed to be in ADA Compliance.
4. The cover sheet states that 41 spaces are provided. It appears that 44 spaces are provided on the dimension plan.
5. The cover sheet states that 6 bicycle parking spaces are required, however only 4 are provided on the dimension plan.

C120

1. Consider stop bars at each exit of the site.
2. Place handicap signs in the grass behind the sidewalk or mounted to the building rather than in the sidewalk.
3. Is the sidewalk leading to the utility building driveway necessary? If so, consider crosswalk where this sidewalk leads to the main building crosswalk.
4. Recommend providing curb and gutter along the entire length of 153rd place, rather than just portions of it.

C130

1. Please show and label the sawcut lines.
2. Note 16 references that a permit will be needed with the City of Gainesville Building Department. Please revise.
3. Several trees appear to be effected by grading just east of the utility building. Please revise grading or mark these trees to be removed.

4. Please ensure that silt fence and tree protection is outside of all grading, particularly on the east side of the site.

C140

1. The 13” cedar just north of proposed picnic pavilion does not appear to show up on the demolition plan. If this tree is to be saved, please adjust tree barricade to be outside of the limits of work.

C200

1. Please expand the concrete pad for the bike rack or provide an additional bike rack elsewhere on the site to provide a total of 6 spaces.
2. The 48” laurel oak in front of the building is only given an 18’ median. Concerns that this may damage the tree, or that the tree may damage the asphalt and sidewalk leading to non-compliant handicap spaces.
3. Concerns of the driveways being too narrow. The driveway width is measured to the front of curb, rather than to the edge of pavement. Consider expanding driveway slightly to allow ease of access.
4. Please revise text so that it is in front of all storm structures. There are areas where text is cut off.
5. Please show all doors to building for reference.

C300

1. Please revise spots so that they do not cover up storm structure labels.
2. The westernmost handicap space in front of the building appears to be too steep. Please regrade to make ADA compliant.
3. Consider flattening handicap spaces. Most spaces are sloped at exactly 2.0% which is the maximum.
4. Additional spots are needed to demonstrate ADA compliance at the handicap space near the community garden.
5. Provide additional spots on the sidewalk to the east of the building. Concerns that the running slope will be greater than 5.0% on this sidewalk due to the amount of grade drop in this area.
6. Provide additional spots on the sidewalk leading up to the building to demonstrate ADA compliance and show slope of sidewalk.
7. Provide additional spots on the sidewalk to the west of the building and on the sidewalk leading to the utility building.
8. Please assure that all crosswalks will not exceed a 2% cross slope.
9. Consider making S-7 a curb inlet and sloping driveway to curb to better match natural grade. This will also potentially allow more separation from the 13” Cedar.
10. Concerns of flooding on the north side of the building due to the steep slopes running directly into the building. Suggest adding a swale to prevent flooding at this location.
11. Please provide spots on the proposed sidewalk to the north of the building, or provide a cross section of the sidewalk with a typical slope.

12. Recommend adding additional curbing on NW 153rd Place. This will also help prevent flooding from the north.
13. Suggest raising the FFE of the proposed picnic pavilion.
14. The proposed contour to the west of the picnic pavilion appears to be incorrectly labeled as a 124 contour.
15. Concerns of flooding at dumpster pad. Please provide additional spots on pad for clarity.
16. Please show pavement repair at the connection of the WW line to the manhole in NW 153rd Street.

C320

1. S-8 should come in perpendicular to the basin side slope.
2. The invert of S-8 appears to differ from what is shown from the proposed contours.
3. The basin is sloped at 4:1 per the plan view and section view. The length of the basin side slope should be 18' not 16' as called out on the basin cross section.
4. Please label back slope on cross section and call out slopes. It appears that the tie back contours are sloped at 3:1.
5. Please label the "Basin Outfall Detail" as S-9 Basin Outfall Detail for clarity.
6. The top elevation of S-9 differs from the structure table on the previous sheet to the detail on this sheet. Please revise for clarity.
7. Please show the pipe in S-9 to scale. This is a 24" pipe; however it is shown significantly smaller than this.
8. Concerns with the limited amount of clearance between the top of the pipe and the top of the structure. Consider dropping the storm pipe invert so that the pipe is not at the top of the structure.
9. Is a 24" pipe necessary for the basin outfall? Recommend a 15" pipe so that you can lower the top of the structure and raise the invert elevation of S-10.
10. Provide erosion control measures at the S-10 outfall.
11. Suggest providing a cross section which shows Structure S-9 and S-10 with basin slopes for additional clarity.

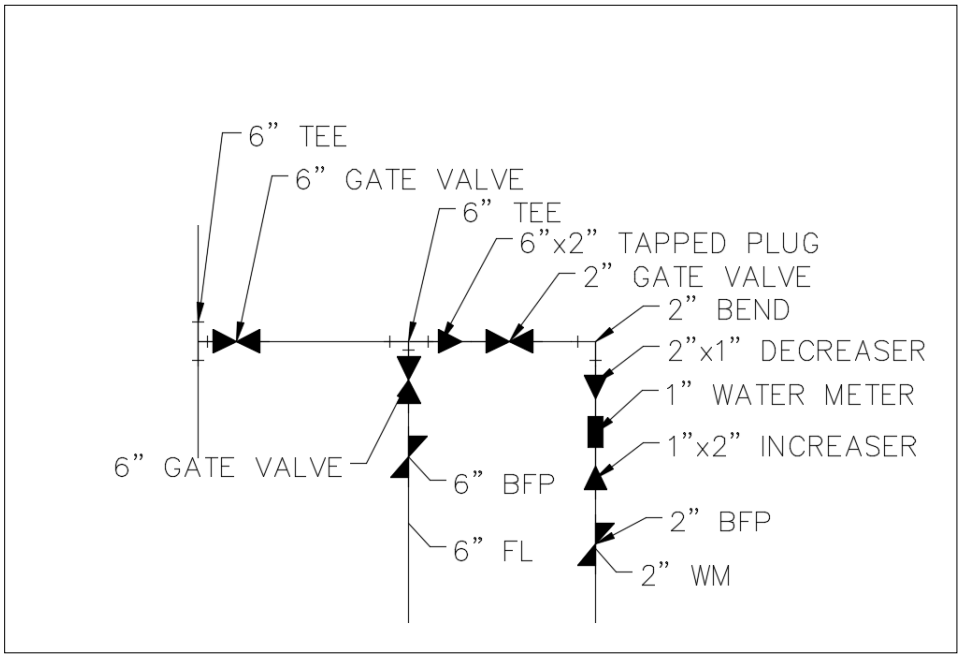
C330

1. Will mounted handicap signs be utilized on this project? Please clarify on the plan view if this will be utilized.
2. The concrete dumpster pad detail shows a .1' drop across the pad. This differs from what is shown in the plan view.
3. The dumpster enclosure detail appears to show curb and gutter wrapped around the entire dumpster pad. This differs from what is shown on the dumpster pad detail on this sheet and the plan view. Please clarify.

C400

1. The wastewater cleanout table is cut off, please revise to show all cleanouts and inverts.
2. Where is Clean-out #2 as shown in the structure table? This cleanout is not given an invert elevation.

3. Please show pavement repair at the connection of the WW line to the manhole in NW 153rd Street.
4. Please provide a blow up of the water system connection. The current water fitting schedule is very difficult to interpret.
   The water fitting schedule has discrepancies that need to be corrected. It is difficult to describe so we have provided a recommended graphic depiction of our comments.



L300

1. Please verify that there is adequate separation of any planted trees from fire hydrants and underground utilities.

Sincerely,

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

Cc: Sergio Reyes

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Arbours at Merrillwood

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Alachua County Housing Authority

APPLICANT/AGENT: Sergio Reyes, P.E., EDA Consultants, Inc.

DRT MEETING DATE: December 15, 2020

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Medium Density Residential

ZONING: Residential Multiple Family – 8 (RMF-8)

OVERLAY: N/A

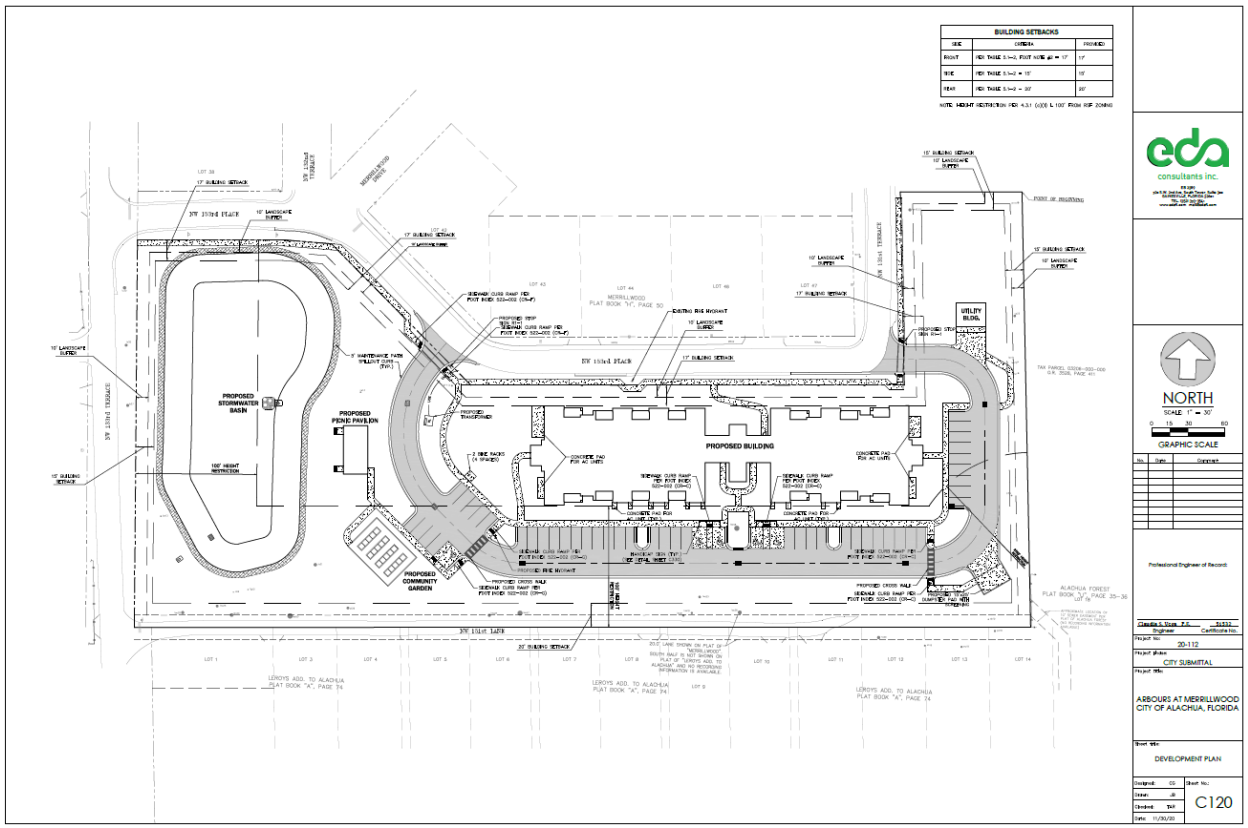
ACREAGE: ±4.34 acres

PARCELS: 03214-021-000 through 03214-037-000

PROJECT SUMMARY: Site Plan proposing to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements

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

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 10, 2021 PZB Meeting.**



Deficiencies to be Addressed

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

1. *Article 4, Use Regulations*
   a. Section 4.3.1(A)(3)(d) requires facades facing single-family residential zoning districts and existing single-family dwellings to incorporate a minimum of two design features (such as bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent facades.
      i. Provide elevations of side and rear facades depicting the two design features utilized on the south and west facades.
      ii. Identify the two design features utilized on the north (front) elevation.
   b. Section 4.4.4(E)(1)(a)(ii) states that no accessory structure shall project beyond the front building line of the principal structure or site. This is applicable to the proposed utility building.

2. *Section 6.1, Off-Street Parking and Loading*
   a. The parking calculations on Sheet C100 applies the 50% parking reduction as set forth in Section 6.1.4(B)(6)(b) to the total minimum required parking. However, the provisions of Section 6.1.4(B)(6)(b) apply only to any units that are constructed under the density bonus provisions in Article 5. Therefore, the 50% parking reduction would apply to the number of parking spaces required for 6 units (1.5 spaces x 6 units = 9 spaces; 9 spaces x 50% = 4.5, rounded to 5 spaces minimum). The minimum parking required would be 56 spaces (1.5 spaces x 34 units = 51 spaces; 51 + 5 = 56 spaces). See Sections 6.1.10(B)(1) and 6.1.10(B)(3) for additional possible reductions.
   b. Section 6.1.5(C)(2) requires two off-street loading spaces for each multiple-family dwelling having over 20 – 50 dwelling units. Note the location requirements as set forth in Section 6.1.5(B).

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscaping: Round the number of trees required on each side of the structure to the nearest whole number.
   b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island (reduced by 50% per 6.2.2(D)(2)(iii)f.) Shrubs are not provided within landscape islands.
   c. Parking Lot Buffer: Section 6.2.2(D)(2)(b)(iv)c. requires the parking lot buffer to provide 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. There are breaks in the row of shrubs in several areas.
   d. Perimeter Buffers: A 10' Type D buffer is required on all site perimeters. Note tree credits may be applied where existing trees are located along the site perimeter (south and east perimeters) and also note the provisions of Section 6.2.2(D)(3)(d)(i) which is applicable to most of the east perimeter buffer.
   e. Tree Mitigation: The plan calculates that 27 trees are required to fulfill 1-for-1 replacement of regulated trees, and that 82 inches are required to fulfill inch-for-inch replacement for heritage trees. The plan appears to overlap the two replacement requirements, as a total of 41 replacement trees are proposed. 1-for-1 replacement and inch-for-inch replacement cannot overlap.
   f. Tree Credits: Sheet L201 notes that 129 tree credits are used, but does not note where credits are applied to fulfill landscape requirements. Please identify the landscaping requirements for which credits are applied.

g. Alternative Landscape Plan Request: The plan proposes alternative compliance for site landscaping. Staff's review of the plan finds it to be in compliance with site landscaping requirements.
h. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide screening of AC units.
i. A dumpster enclosure detail is shown on Sheet C330 and on Sheet A2. There are inconsistencies between the two details. Remove one of the details. Note that Section 6.2.3(B) requires the side of waste receptacle enclosures providing service access to be gated, and that gates must be constructed of a material consistent with the screening material all other sides of the receptacle.
j. Place a tree barricade around the 23" laurel oak near the south property line; the 15"/27" pecan near the northeast property corner.

4. <u>*Utilities*</u>
   a. An overhead power line which runs through the subject property appears to serve property to the north and south. The overhead line is proposed for removal. How will power be provided to the property to the north and south? See Section 2.a. of Resolution 18-28.

5. <u>*Concurrency Impact Analysis*</u>
   a. Please update the analysis to utilize the level of service standards adopted in the Community Facilities Element for potable water and sanitary sewer (275 gpd per equivalent residential unit and 250 gpd per equivalent residential unit, respectively).
   b. A calculation of impacts to parks and evaluation of project impacts has not been provided.
   c. Use net impacts generated by site redevelopment for impacts to potable water, sanitary sewer, solid waste, and parks facilities.
   d. The proposed development may be exempt from public schools concurrency. See Policy 2.4.b.d.: T*he following residential developments are exempt from the school concurrency requirements: d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied.* If so, provide documentation to support the exemption.

6. <u>*Completeness Review Comments*</u>
   a. Fee**:** Submit reduced fee as approved by the City in a letter dated 12/9/20.

7. <u>*Public Services / Fire Rescue / Engineering Review Comments*</u>
   a. The applicant must address all comments provided by the Public Services Department.
   b. The applicant must address all comments provided by Brian Green of Alachua County Fire Rescue.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 11, 2020.

8. <u>*Miscellaneous*</u>
   a. ISO fire flow calculation not provided. Submit ISO fire flow calculations for review.
   b. Sheet C100 notes 6 bicycle parking spaces but only 4 are provided.
   c. Sheet A5 notes that a minimum 20% glazing is required for the front façade. Note there are no glazing requirements for multiple-family dwellings.
   d. Please label the species of each tree on Sheet L300.

e. Is there a reason for distinguishing between trees “PP” and “PP2”?
f. Please adjust the transparency of the grading on Sheet L300 to increase legibility of the plan.

9. *Minor Revisions*
   a. Sheet C100, Parking Calculations: 54 spaces including 5 handicap spaces are shown on the plan.
   b. Sheet C100, Development Information, Note 7.: Correct zoning is “Residential Multiple-Family – 8 (RMF-8)”.
   c. Sheet C100, Vicinity Map Legend:
      i. Correct zoning categories are “Residential Multiple-Family – 8 (RMF-8)” and “Residential Single Family – 6 (RSF-6)”.
      ii. The zoning of the parcels immediately south of the subject property is Residential Single Family – 3 (RSF-3).
      iii. Correct title of Moderate Density Residential future land use category.
   d. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.
   e. Sheet C200, General Notes: Correct reference to GRU Electric Engineering Services.
   f. Sheet C330, Note 9: Final sentence is not applicable to the development.
   g. Sheet C330, Note 14: Note is not applicable to this development.

JBrown Professional Group
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December 11, 2020

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

Re: Arbours at Merrilwood

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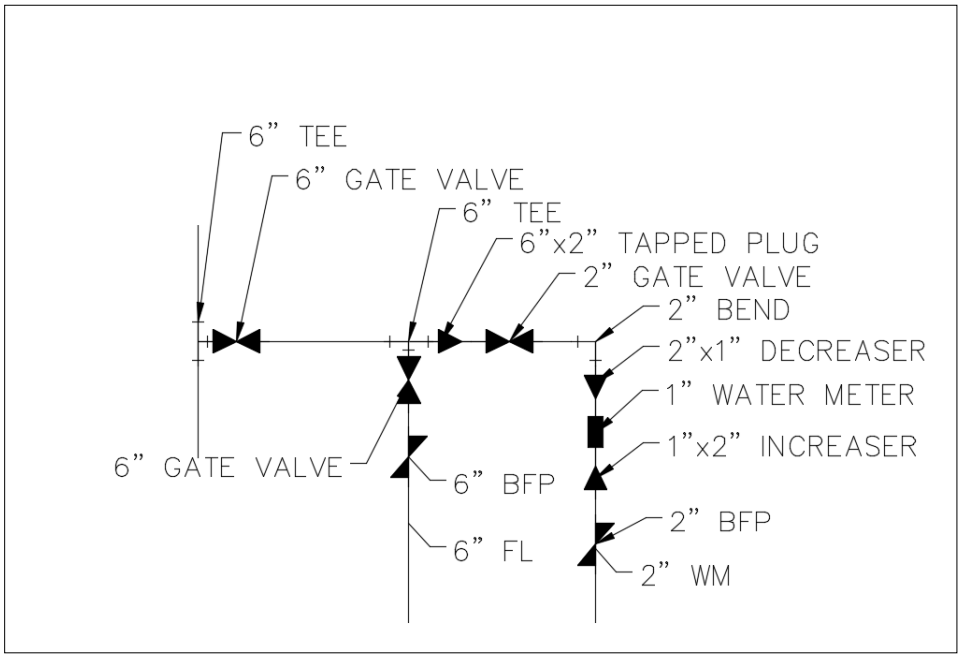
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   The water fitting schedule has discrepancies that need to be corrected. It is difficult to describe so we have provided a recommended graphic depiction of our comments.



L300

1. Please verify that there is adequate separation of any planted trees from fire hydrants and underground utilities.

Sincerely,

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

Cc: Sergio Reyes

January 5, 2021

Justin Tabor, AICP
City of Alachua Planning & Community Development
PO Box 9
Alachua, FL 32616

Re: DRT Comment Responses
Arbours at Merrillwood Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the DRT comments issued on December 15, 2020 are below.

1. Article 4, Use Regulations

a. Section 4.3.1(A)(3)(d) requires facades facing single-family residential zoning districts and existing single-family dwellings to incorporate a minimum of two design features (such as bay windows with a minimum 12-inch projection, eaves with a minimum six-inch projection, or multiple windows with minimum four-inch trim) on adjacent facades.

i. Provide elevations of side and rear facades depicting the two design features utilized on the south and west facades.
ii. Identify the two design features utilized on the north (front) elevation.

RESPONSE: The required revisions to the elevations indicated above are now included on Sheet A5.

b. Section 4.4.4(E)(1)(a)(ii) states that no accessory structure shall project beyond the front building line of the principal structure or site. This is applicable to the proposed utility building.

RESPONSE: To address this comment, the utility building has been relocated south of the front (north) building line of the principal structure to meet this requirement.

2. Section 6.1, Off-Street Parking and Loading

a. The parking calculations on Sheet C100 applies the 50% parking reduction as set forth in Section 6.1.4(B)(6)(b) to the total minimum required parking. However, the provisions of Section 6.1.4(B)(6)(b) apply only to any units that are constructed under the density bonus provisions in Article 5. Therefore, the 50% parking reduction would apply to the number of parking spaces required for 6 units (1.5 spaces x 6 units = 9 spaces; 9 spaces x 50% = 4.5, rounded to 5 spaces minimum). The minimum parking required would be 56 spaces (1.5 spaces x 34 units = 51 spaces; 51 + 5 = 56 spaces). See Sections 6.1.10(B)(1) and 6.1.10(B)(3) for additional possible reductions.

RESPONSE: The parking calculations have been updated on Sheet C100 based on the calculations indicated in the comment above. 56 parking spaces are now proposed.

b. Section 6.1.5(C)(2) requires two off-street loading spaces for each multiple-family dwelling having over 20 – 50 dwelling units. Note the location requirements as set forth in Section 6.1.5(B).

RESPONSE: Two off-street loading spaces have been added to the revised plans, based on the requirement indicated above.

3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

a. Site Landscaping: Round the number of trees required on each side of the structure to the nearest whole number.

RESPONSE: Site landscaping calculations have been revised such that they are rounded to the nearest whole number of trees. Please see Calculations on Sheet L201.

b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island (reduced by 50% per 6.2.2(D)(2)(iii)f.) Shrubs are not provided within landscape islands.

RESPONSE: A minimum of five shrubs are now provided per landscape island. Please see Landscape Plan on Sheet L300.

c. Parking Lot Buffer: Section 6.2.2(D)(2)(b)(iv)c. requires the parking lot buffer to provide 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. There are breaks in the row of shrubs in several areas.

RESPONSE: Additional shrubs have been added to the parking lot buffer. See Landscape Plan on Sheet L300.

d. Perimeter Buffers: A 10' Type D buffer is required on all site perimeters. Note tree credits may be applied where existing trees are located along the site perimeter (south and east perimeters) and also note the provisions of Section 6.2.2(D)(3)(d)(i) which is applicable to most of the east perimeter buffer.

RESPONSE: The Perimeter Buffers have been revised so that all site perimeters have a 10' Type D Option 2 Buffer. Existing trees have been used to fulfill part of these requirements, as noted on the table on the upper left-hand corner on Sheet L201. See Landscape Plan on Sheet L300.

e. Tree Mitigation: The plan calculates that 27 trees are required to fulfill 1-for-1 replacement of regulated trees, and that 82 inches are required to fulfill inch-for-inch replacement for heritage trees. The plan appears to overlap the two replacement requirements, as a total of 41 replacement trees are proposed. 1-for-1 replacement and inch-for-inch replacement cannot overlap.

RESPONSE: 41 2-inch caliper trees [13 *Betula nigra* (BN), 18 *Taxodium distichum* (TD2), and 10 *Ulmus alata* (UA3)] are provided as pure mitigation trees. These satisfy the 82" of inch-for-inch replacement. The other 27 trees required to fulfil one-for-one mitigation overlap with the trees provided for Site Landscaping Requirements, Parking Lot Landscaping, and Perimeter Buffers. See Sheet L300 for the Landscape Plan and Sheet L301 for the Landscape Schedule.

f. Tree Credits: Sheet L201 notes that 129 tree credits are used, but does not note where credits are applied to fulfill landscape requirements. Please identify the landscaping requirements for which credits are applied.

RESPONSE: This was an error on the Sheet. Calculations on Sheet L201 have been revised so the "provided" column of each table shows the number of trees to be preserved that are meeting the requirements. The tree mitigation and tree credits table on Sheet L201 show which Perimeter Buffer the trees are being applied to.

g. Alternative Landscape Plan Request: The plan proposes alternative compliance for site landscaping. Staff's review of the plan finds it to be in compliance with site landscaping requirements.

RESPONSE: Noted.

h. Section 6.2.3(D) requires mechanical equipment to be screened with a either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting. Provide screening of AC units.

RESPONSE: The AC units have been screened with a hedge-like barrier of *Ilex cornuta* 'Burfordii Nana'. See Sheet L300 for Landscape Plan.

i. A dumpster enclosure detail is shown on Sheet C330 and on Sheet A2. There are inconsistencies between the two details. Remove one of the details. Note that Section 6.2.3(B) requires the side of waste receptacle enclosures providing service access to be gated, and that gates must be constructed of a material consistent with the screening material all other sides of the receptacle.

RESPONSE: The dumpster enclosure detail on Sheet C330 has been removed and is now shown on Sheet A6.

j. Place a tree barricade around the 23" laurel oak near the south property line; the 15"/27" pecan near the northeast property corner.

RESPONSE: Tree barricades have been adjusted to protect the 23" laurel oak and the 15"/27" pecan. See revised demolition plans.

4. *Utilities*

a. An overhead power line which runs through the subject property appears to serve property to the north and south. The overhead line is proposed for removal. How will power be provided to the property to the north and south? See Section 2.a. of Resolution 18-28.

RESPONSE: Service to the 2 street lights located outside the property along NW 151tst Lane is coordinated with the City of Alachua Public Services.

5. *Concurrency Impact Analysis*

a. Please update the analysis to utilize the level of service standards adopted in the Community Facilities Element for potable water and sanitary sewer (275 gpd per equivalent residential unit and 250 gpd per equivalent residential unit, respectively).
b. A calculation of impacts to parks and evaluation of project impacts has not been provided.
c. Use net impacts generated by site redevelopment for impacts to potable water, sanitary sewer, solid waste, and parks facilities.
d. The proposed development may be exempt from public schools concurrency. See Policy 2.4.b.d.: The following residential developments are exempt from the school concurrency requirements: d. Age restricted developments that prohibit permanent occupancy by persons of school age. Such restrictions must be recorded, irrevocable for a period of at least thirty (30) years and lawful under applicable state and federal housing statutes. The applicant must demonstrate that these conditions are satisfied. If so, provide documentation to support the exemption.

RESPONSE: The concurrency impact analysis has been revised as requested above. Although the development will be age restricted, the restrictions are not recorded in a way that meets this criteria at the present time, so the school concurrency form is still being provided.

6. *Completeness Review Comments*

a. Fee: Submit reduced fee as approved by the City in a letter dated 12/9/20.

RESPONSE: The reduced fee is provided with this submittal. Check 2514 for $350.

7. Public Services / Fire Rescue / Engineering Review Comments
a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated December 15, 2020.
b. The applicant must address all comments provided by Brian Green of Alachua County Fire Rescue.
c. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated December 11, 2020.

RESPONSE: Noted.

8. Miscellaneous

a. ISO fire flow calculation not provided. Submit ISO fire flow calculations for review.

RESPONSE: ISO fire flow calculations are included with this submittal.

b. Sheet C100 notes 6 bicycle parking spaces but only 4 are provided.

RESPONSE: Plans have been revised to provide 6 parking spaces.

c. Sheet A5 notes that a minimum 20% glazing is required for the front façade. Note there are no glazing requirements for multiple-family dwellings.

RESPONSE: Glazing calculations have been removed from Sheet A5.

d. Please label the species of each tree on Sheet L300.

RESPONSE: Trees have been labeled. See Landscape Plan on Sheet L300.

e. Is there a reason for distinguishing between trees "PP" and "PP2"?

RESPONSE: The trees are the same species. The differences in the plant codes signify that the trees are being used to fulfill different requirements. See Sheet L300 for the Landscape Plan and Sheet L301 for the Landscape Schedule.

f. Please adjust the transparency of the grading on Sheet L300 to increase legibility of the plan.

RESPONSE: Grading has been changed to make the plan more legible. See Sheets L300 and L100 for Landscape and Mitigation Plans.

9. Minor Revisions

a. Sheet C100, Parking Calculations: 54 spaces including 5 handicap spaces are shown on the plan.

RESPONSE: Sheet C100 has been revised with the correct number of parking spaces (56).

b. Sheet C100, Development Information, Note 7.: Correct zoning is "Residential Multiple- Family – 8 (RMF-8)".

RESPONSE: Note 7 has been revised.

c. Sheet C100, Vicinity Map Legend:

i. Correct zoning categories are "Residential Multiple-Family – 8 (RMF-8)" and "Residential Single Family – 6 (RSF-6)".
ii. The zoning of the parcels immediately south of the subject property is Residential Single Family – 3 (RSF-3).
iii. Correct title of Moderate Density Residential future land use category.

RESPONSE: Revisions have been made to Vicinity Map.

d. Sheet C110: Construction Notes, #7 – Plan is approved by the Planning & Zoning Board (PZB). Revise accordingly.

RESPONSE: Note 7 has been revised.

e. Sheet C200, General Notes: Correct reference to GRU Electric Engineering Services.

RESPONSE: Note has been revised.

f. Sheet C330, Note 9: Final sentence is not applicable to the development.

RESPONSE: The final sentence has been removed from Note 9.

g. Sheet C330, Note 14: Note is not applicable to this development.

RESPONSE: Note has been revised.

Public Works Comments

1. Project Title: To be consistent with CoA terminology, please add "SITE PLAN" to project title, including:
Sheet C100: Add "SITE PLAN" to title on top of page.
All Sheets: In project title block of each sheet, add "SITE PLAN".
RESPONSE: Site plan has been added to the project title. See all sheets.

2. Sheet C130:
This sheet shows demolishing service to the power pole in the middle bottom of the sheet. Note that pole ID is 10504. This power pole feeds power to two streetlights to the south (poles 10502 & 10503). Unless there is a clear directive, please provide a means to power these two streetlights.
A map of electrical circuits in the area is attached.
Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell- (352) 258-8915 and (2) Billy Shiskin, work cell- (352) 316- 8182.

RESPONSE: Street lights will be served from the pole located NW 133rd Terrace (see Sheet C310).

3. Sheet C300: In several cases, the rectangle calling out elevation obliterates the tag number of the stormwater schedule. For example, "128.36" covers "S-3"
Please resolve.

RESPONSE: Text has been moved so that it is not overlapping. See revised Sheet C3.00.

4. Sheet C400:
Project requires three-phase power. As now shown, the transformer is connected to overhead power pole that distributes only single-phase power. The transformer will need to connect to 3-phase power available on N\~ 133 Terrace (on C320).
CoA will select one of several feasible approaches.
Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell - (352) 258-8915 and (2) Billy Shiskin, work cell - (352) 316-8182.
Once primary service routing is decided, show a PUE for it on owner's property.

RESPONSE: Electric has been rerouted to provide 3 phase power to the site.

5. Sheet C400:
Is there any electrical load for the Utility Bldg? If so, please call it out on the sheet.

RESPONSE: Electrical loads have been added to the plans and a separate document with the summary of the loads is included with the submittal.

6. Sheet C400:
• For both water and wastewater service, please call out: "End City of Alachua maintenance", or similar, at right of way.
• Please relocate C0-5 so that it is within the right of way.

RESPONSE: End of City of Alachua maintenance has been called out. See both the plan view and tables on Sheet C4.00.
CO-5 has been relocated to be within the right-of-way.

7. Sheet C400:
There appears to be only one WW gravity connection total for both buildings at C0-3. Please confirm that this is the design intent, and that another connection is not required.

RESPONSE: Yes, one cleanout for both buildings is the intent of the design.

8. Sheet C400: Key Item 5 - In the design set, please include the fire hydrant assembly detail. (Reviewer could not find sheet C420.).

RESPONSE: A fire hydrant assembly detail has been added to Sheet C410.

9. Sheet C400: By the utility bldg, C0-1 seems to be located right over the water main. Please relocate.

RESPONSE: The utility building has moved to the western side of the site.

10. Sheet C400: To improve clarity, suggest adding a blow-up detail of the wet tap and the splitting of the water main and the fire lines. Specific comments follow.

RESPONSE: A blow-up detail has been added to Sheet C400.

11. Sheet 400:
• Note that all potable water and fire water must be metered. Please confirm that two meters are furnished, one each for potable water and fire water.
• Call out the detail for the fire line as it connects downstream from the potable water line. Note that it should include a backflow preventer, a flowmeter and a bypass valve.
• It is suggested that the two FL lines split downstream of the fire line flow meter so both lines are metered.

RESPONSE: The detail for the fire line has been added to the detail sheet and is referenced on Sheet C400 to match it. Detail for a blackflow preventer on the fire lane has been added.

12. Sheet 400: Key Items 1 & 2 both call out a wet tap. Is only one wet tap necessary?

RESPONSE: Yes, only one tap is necessary. The callout has been revised to call out a tee.

13. Sheet C410: Include reference detail 307.

RESPONSE: Detail 307 is referenced.

14. Sheet C410:
• General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line."
• Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTE 5" .

RESPONSE: The notes listed above have been added to Sheet C410.

15. Sheet L300:
• Confirm trunks of all new trees are least 10 feet from new water mains, new wastewater gravity lines and electrical conduit.

RESPONSE: Required clearances have been maintained from the trees to the proposed water and sewer utilities.

• Please add the following note to drawing: "No tree trunks shall be planted within 10 feet of any water main or gravity sewer line."

RESPONSE: Note has been added to Sheet L300 stating that "No tree trunks shall be planted within 10 feet of any water main or gravity sewer line."

16. Sheet C400:
• Note that there is an existing overhead line that runs east-west and is in front of the building. Will this cause construction problems by interfering with site access?
• Possible approaches to rectify this potential issue include: (1) converting to underground conduit or (2) rerouting the conduit with the goal to feed the buildings to the north.
Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell- (352) 258-8915 and (2) Billy Shiskin, work cell- (352) 316- 8182.

RESPONSE: There is no plan at this time to relocate or underground the existing overhead line. A note has been added to the plans to provide special care to existing overhead line during construction (see sheets C130 &C140).

17. Sheet C400: The CoA is not aware of future expansion plans, but it is reasonable to expect a similar building to be installed to the north. If so and if this is expected to be done in the near future, then the transformer installed now as part of this project could be upsized for future capacity. Also, to facilitate service to this future building, an extra circuit with stub-out could be installed now.
Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell- (352) 258-8915 and (2) Billy Shiskin, work cell- (352) 316- 8182.

RESPONSE: There are no plans for future expansion at this time therefore the proposed transformer will not be upsized.

JBrown Comments

C100
1. Please show all sheets in sheet index. Several sheets appear to be missing.

RESPONSE: The sheet index has been revised to include all sheets.

2. Please revise the trip generation table to read that 17 dwelling units is the existing use, not the proposed use.

RESPONSE: The trip generation table has been updated to show 17 units as the existing use.

3. The cover sheet states that there are 6 handicap spacing, however only 5 were provided. Only 2 would be needed to be in ADA Compliance.

RESPONSE: See the revised parking table on the cover sheet.

4. The cover sheet states that 41 spaces are provided. It appears that 44 spaces are provided on the dimension plan.

RESPONSE: See the revised parking table. Also please note additional spots were added to the dimension plan to meet compliance.

5. The cover sheet states that 6 bicycle parking spaces are required, however only 4 are provided on the dimension plan.

RESPONSE: 2 additional bike spaces have been provided.

C120
1. Consider stop bars at each exit of the site.

RESPONSE: Noted. Stop bars are not being provided at this time.

2. Place handicap signs in the grass behind the sidewalk or mounted to the building rather than in the sidewalk.

RESPONSE: Handicap signs have been relocated behind the sidewalk.

3. Is the sidewalk leading to the utility building driveway necessary? If so, consider crosswalk where this sidewalk leads to the main building crosswalk.

RESPONSE: The utility building has been moved to the western side of the site. Sidewalk access is necessary.

4. Recommend providing curb and gutter along the entire length of 153rd place, rather than just portions of it.

RESPONSE: Curb and gutter has been added along 153rd Place.

C130
1. Please show and label the sawcut lines.

RESPONSE: Demolition areas have been shown and we are leaving it up to the contractor on how to cut these areas.

2. Note 16 references that a permit will be needed with the City of Gainesville Building Department. Please revise.

RESPONSE: City of Gainesville has been revised to read City of Alachua.

3. Several trees appear to be effected by grading just east of the utility building. Please revise grading or mark these trees to be removed.

RESPONSE: The utility building has been moved to the western side of the site. Any affected trees are shown to be demolished.

4. Please ensure that silt fence and tree protection is outside of all grading, particularly on the east side of the site.

RESPONSE: Silt fence is shown outside of graded areas.

C140

1. The 13" cedar just north of proposed picnic pavilion does not appear to show up on the demolition plan. If this tree is to be saved, please adjust tree barricade to be outside of the limits of work.

RESPONSE: The tree is difficult to see on the demolition plan as it is nestled between an existing home and its sidewalk. The utility building moving affects this tree and it is shown as removed.

C200
1. Please expand the concrete pad for the bike rack or provide an additional bike rack elsewhere on the site to provide a total of 6 spaces.

RESPONSE: The existing pad has been expanded to allow for another bike rack.

2. The 48" laurel oak in front of the building is only given an 18' median. Concerns that this may damage the tree, or that the tree may damage the asphalt and sidewalk leading to non-compliant handicap spaces.

RESPONSE: Landscape believes this is sufficient room for the tree and there are no plans to remove it.

3. Concerns of the driveways being too narrow. The driveway width is measured to the front of curb, rather than to the edge of pavement. Consider expanding driveway slightly to allow ease of access.

RESPONSE: Dimension are shown from the front of the curb and meets the minimum width requirements.

4. Please revise text so that it is in front of all storm structures. There are areas where text is cut off.

RESPONSE: Text has been moved to avoid overlapping text.

5. Please show all doors to building for reference.

RESPONSE: Doors have been added to the plans.

C300
1. Please revise spots so that they do not cover up storm structure labels.

RESPONSE: Spots have been moved to avoid overlapping text.

2. The westernmost handicap space in front of the building appears to be too steep. Please regrade to make ADA compliant.

RESPONSE: The space grading has been revised to meet ADA compliance.

3. Consider flattening handicap spaces. Most spaces are sloped at exactly 2.0% which is the maximum.

RESPONSE: Noted. There are no plans to flatten the spaces at this time.

4. Additional spots are needed to demonstrate ADA compliance at the handicap space near the community garden.

RESPONSE: Additional spot grades have been added.

5. Provide additional spots on the sidewalk to the east of the building. Concerns that the running slope will be greater than 5.0% on this sidewalk due to the amount of grade drop in this area.

RESPONSE: Additional spot grades have been added.

6. Provide additional spots on the sidewalk leading up to the building to demonstrate ADA compliance and show slope of sidewalk.

RESPONSE: Additional spot grades have been added.

7. Provide additional spots on the sidewalk to the west of the building and on the sidewalk leading to the utility building.

RESPONSE: Additional spot grades have been added.

8. Please assure that all crosswalks will not exceed a 2% cross slope.

RESPONSE: All crosswalks have been designed to not exceed a 2% cross slope.

9. Consider making S-7 a curb inlet and sloping driveway to curb to better match natural grade. This will also potentially allow more separation from the 13" Cedar.

RESPONSE: Noted. There are no plans to convert S-7 to a curb inlet at this time.

10. Concerns of flooding on the north side of the building due to the steep slopes running directly into the building. Suggest adding a swale to prevent flooding at this location.

RESPONSE: A swale has been added to prevent flooding and reroute runoff to the proposed inlet located to the east of the building.

11. Please provide spots on the proposed sidewalk to the north of the building, or provide a cross section of the sidewalk with a typical slope.

RESPONSE: Additional spot grades have been added.

12. Recommend adding additional curbing on NW 153rd Place. This will also help prevent flooding from the north.

RESPONSE: Additional curbing has been added to NW 153rd Place.

13. Suggest raising the FFE of the proposed picnic pavilion.

RESPONSE: The FFE has been revised and raised.

14. The proposed contour to the west of the picnic pavilion appears to be incorrectly labeled as a 124 contour.

RESPONSE: The contour label has been revised.

15. Concerns of flooding at dumpster pad. Please provide additional spots on pad for clarity.

RESPONSE: Additional spot grades have been added.

16. Please show pavement repair at the connection of the WW line to the manhole in NW 153rd Street.

RESPONSE: Pavement repair area for the WW connection has been added.

C320
1. S-8 should come in perpendicular to the basin side slope.

RESPONSE: S-8 has been revised to come in perpendicular to the side slope.

2. The invert of S-8 appears to differ from what is shown from the proposed contours.

RESPONSE: S-8 invert has been updated.

3. The basin is sloped at 4:1 per the plan view and section view. The length of the basin side slope should be 18' not 16' as called out on the basin cross section.

RESPONSE: The basin contours are at 4:1.

4. Please label back slope on cross section and call out slopes. It appears that the tie back contours are sloped at 3:1.

RESPONSE: The backslope has been added to the cross section detail.

5. Please label the "Basin Outfall Detail" as S-9 Basin Outfall Detail for clarity.

RESPONSE: S-9 has been added to the detail name.

6. The top elevation of S-9 differs from the structure table on the previous sheet to the detail on this sheet. Please revise for clarity.

RESPONSE: See revised detail elevations.

7. Please show the pipe in S-9 to scale. This is a 24" pipe; however, it is shown significantly smaller than this.

RESPONSE: The pipe has been changed to a 15" and is shown to scale.

8. Concerns with the limited amount of clearance between the top of the pipe and the top of the structure. Consider dropping the storm pipe invert so that the pipe is not at the top of the structure.

RESPONSE: Enough cover has been provided for the pipe and structure.

9. Is a 24" pipe necessary for the basin outfall? Recommend a 15" pipe so that you can lower the top of the structure and raise the invert elevation of S-10.

RESPONSE: A 15" pipe has been provided.

10. Provide erosion control measures at the S-10 outfall.

RESPONSE: Erosion control has been added at the S-10 outfall.

11. Suggest providing a cross section which shows Structure S-9 and S-10 with basin slopes for additional clarity.

RESPONSE: Noted.

C330
1. Will mounted handicap signs be utilized on this project? Please clarify on the plan view if this will be utilized.

RESPONSE: Mounted handicap signs will not be utilized and the detail has been removed from the plans.

2. The concrete dumpster pad detail shows a .1' drop across the pad. This differs from what is shown in the plan view.

RESPONSE: The dumpster detail has been removed from the Civil plans and follows the detail on A-2. Additional spot grades have been added to the dumpster pad.

3. The dumpster enclosure detail appears to show curb and gutter wrapped around the entire dumpster pad. This differs from what is shown on the dumpster pad detail on this sheet and the plan view. Please clarify.

RESPONSE: The dumpster enclosure in plan view has been revised to match the detail.

C400
1. The wastewater cleanout table is cut off, please revise to show all cleanouts and inverts.
RESPONSE: The table has been revised to show all text.

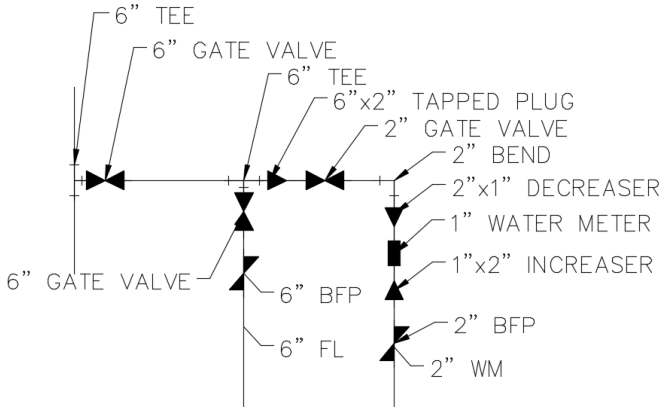
2. Where is Clean-out #2 as shown in the structure table? This cleanout is not given an invert elevation.

RESPONSE: An invert elevation for cleanout 2 has been added to the table.

3. Please show pavement repair at the connection of the WW line to the manhole in NW 153rd Street.

RESPONSE: Pavement repair area has been added to the plans.

4. Please provide a blow up of the water system connection. The current water fitting schedule is very difficult to interpret. The water fitting schedule has discrepancies that need to be corrected. It is difficult to describe so we have provided a recommended graphic depiction of our comments.



RESPONSE: A blow up detail of the connection has been added to the utility plan. It references City of Alachua details provided on the detail plan.

L300

1. Please verify that there is adequate separation of any planted trees from fire hydrants and underground utilities.

RESPONSE: Revised plans meet the required clearance between trees and utilities.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 12, 2021

Sent by electronic mail to sreyes@edafl.com

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

RE: Development Review Team (DRT) Comments – Resubmittal #1: Arbours at Merrillwood Site Plan

Dear Mr. Reyes:

On January 5, 2021, the City of Alachua received your revised application for a Site Plan on behalf of the Alachua County Housing Authority. The application proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, consisting of Tax Parcel Numbers 03214-021-000 through 03214-037-000. The revised application received on January 5, 2021 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated December 15, 2020 and as discussed at a DRT Meeting held on December 16, 2020.

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

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 19, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 10, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous Comments – December 15, 2020 Letter

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.5(C)(2) requires two off-street loading spaces for each multiple-family dwelling having over 20 – 50 dwelling units. Note the location requirements as set forth in Section 6.1.5(B).

Remaining Issues:

(i) Two (2) off-street loading spaces have been added to the plan, however, the design does not take into consideration the required maneuvering to access the spaces. Please address.

(ii) Loading spaces are not designated or identified as loading zones. See Section 6.1.5(B).

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. Perimeter Buffers: A 10' Type D buffer is required on all site perimeters. Note tree credits may be applied where existing trees are located along the site perimeter (south and east perimeters) and also note the provisions of Section 6.2.2(D)(3)(d)(i) which is applicable to most of the east perimeter buffer.

Remaining Issues: The landscape plan calculates that 36 canopy trees are required along the north perimeter buffer. 36 canopy trees not provided (Staff counted 20 proposed canopy trees and 4 existing trees that meet the requirement). Please address.

b. Tree Mitigation: The plan calculates that 27 trees are required to fulfill 1-for-1 replacement of regulated trees, and that 82 inches are required to fulfill inch-for-inch replacement for heritage trees. The plan appears to overlap the two replacement requirements, as a total of 41 replacement trees are proposed. 1-for-1 replacement and inch-for-inch replacement cannot overlap.

Remaining Issues:

(i) The applicant's 1/5/21 response letter states that the 27 replacement trees required to meet inch-for-inch replacement overlap with site landscaping, parking lot landscaping, and perimeter buffer requirements. Sheet L100 does not reflect this statement. Please:

a) Add a note to Sheet L100 referencing Section 6.2.1(D)(4), which allows up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer standards to be counted towards the requirements of Section 6.2.1(D)(1); and,

b) Calculate the maximum number of trees which may be counted towards the requirements of Section 6.2.1(D)(1) (25% of those landscape requirements noted above) to document that 27 code-required trees can also be counted to meet replacement requirements.

(ii) Tree mitigation information on Sheet L201 conflicts with tree mitigation information on Sheet L100 and applicant's response in its 1/5/21 letter. Please resolve.

c. Alternative Landscape Plan Request: The plan proposes alternative compliance for site landscaping. Staff's review of the plan finds it to be in compliance with site landscaping requirements.

Remaining Issues: Previous note requesting alternative compliance remains on the plan. Previous review comment states that alternative compliance request is not needed. Remove note requesting alternative compliance for Section 6.2.2(D)(1)(a)(i) and (ii) as it is not needed.

d. A dumpster enclosure detail is shown on Sheet C330 and on Sheet A2. There are inconsistencies between the two details. Remove one of the details. Note that Section 6.2.3(B) requires the side of waste receptacle enclosures providing service access to be gated, and that gates must be constructed of a material consistent with the screening material all other sides of the receptacle.

Remaining Issues: Per Section 6.2.3(B), service side of dumpster pad must be gated, and the gates must be constructed of a material consistent with the screening material on all other sides of the receptacle. Sheet A6 does not depict gates for the dumpster enclosure. Please address.

3. *Utilities*
   a. An overhead power line which runs through the subject property appears to serve property to the north and south. The overhead line is proposed for removal. How will power be provided to the property to the north and south? See Section 2.a. of Resolution 18-28.

   Remaining Issues: Reference comment #2 of the 1/12/21 memorandum from the Public Services Department.

4. *Minor Revisions*
   a. Sheet C200, General Notes: Correct reference to GRU Electric Engineering Services.

      Remaining Issues: Note 3 references "Alachua County Public Services". Correct reference should be to "City of Alachua Public Services".

New Comments – 1/5/21 Submittal

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 12, 2021.
   b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 11, 2021.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 12, 2021
Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated January 11, 2021

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 12, 2021**

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

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

TR 1/12/2021

RE: **Arbours at Merrillwood Site Plan**

Public Services has reviewed the Arbours at Merrillwood Plan (Jan 5 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on Dec 01 Submittal** Project Title: To be consistent with CoA terminology, please add "SITE PLAN" to project title, including: **Sheet C100**: Add "SITE PLAN" to title on top of page. **All Sheets**: In project title block of each sheet, add "SITE PLAN". **Comment(s) on Jan 5 Submittal** **Approved**
2.	**Comment(s) on Dec 01 Submittal** **Sheet C130:** This sheet shows demolishing service to the power pole in the middle bottom of the sheet. Note that pole ID is 10504. This power pole feeds power to two streetlights to the south (poles 10502 & 10503). Unless there is a clear directive, please provide a means to power these two streetlights. A map of electrical circuits in the area is attached. Suggest that this issue be discussed with CoA Electrical Department. Contact information is

NO.	COMMENTS
	(1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. **Comment(s) on Jan 5 Submittal** See attached markup of Sheet C-400. Provide secondary power to existing light poles 10503 & 10504 from existing power pole A-32-66.
3.	**Comment(s) on Dec 01 Submittal** **Sheet C300:** In several cases, the rectangle calling out elevation obliterates the tag number of the stormwater schedule. For example, "128.36" covers "S-3" Please resolve. **Comment(s) on Jan 5 Submittal** **Approved**
4.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Project requires three-phase power. As now shown, the transformer is connected to overhead power pole that distributes only single-phase power. The transformer will need to connect to 3-phase power available on NW 133 Terrace (on C320). CoA will select one of several feasible approaches. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. Once primary service routing is decided, show a PUE for it on owner's property. **Comment(s) on Jan 5 Submittal** See attached markup of Sheet C-400. Provide primary power to new transformer from existing power pole A-32-67. Install pull boxes and transformer as per attached details 530 and 584B. Please add these details (preferably in Autocad format) to the contract documents.
5.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Is there any electrical load for the Utility Bldg? If so, please call it out on the sheet. **Comment(s) on Jan 5 Submittal** **Approved**
6.	**Comment(s) on Dec 01 Submittal**

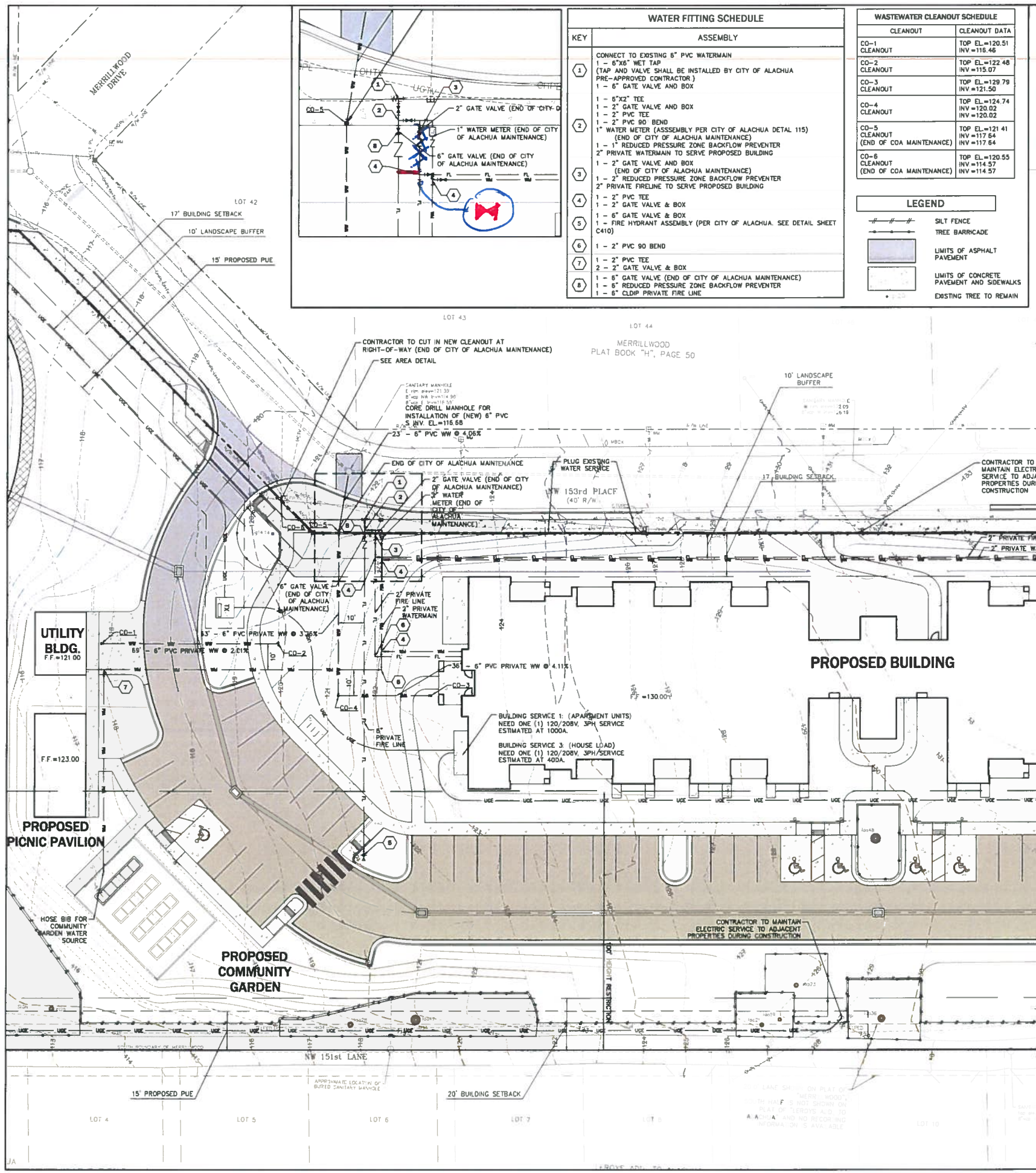
NO.	COMMENTS
	Sheet C400: • For both water and wastewater service, please call out : "End City of Alachua maintenance", or similar, at right of way. • Please relocate CO-5 so that it is within the right of way. **Comment(s) on Jan 5 Submittal** **Approved**
7.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** There appears to be only one WW gravity connection total for both buildings at CO-3. Please confirm that this is the design intent, and that another connection is not required. **Comment(s) on Jan 5 Submittal** **Approved**
8.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Key Item 5 – In the design set, please include the fire hydrant assembly detail. (Reviewer could not find sheet C420.). **Comment(s) on Jan 5 Submittal** **Approved**
9.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** By the utility bldg, CO-1 seems to be located right over the water main. Please relocate. **Comment(s) on Jan 5 Submittal** Bldg has been relocated. **Approved**
10.	**Comment(s) on Dec 01 Submittal** **Sheet C400**: To improve clarity, suggest adding a blow-up detail of the wet tap and the splitting of the water main and the fire lines. Specific comments follow. **Comment(s) on Jan 5 Submittal** The blow-up detail does improve clarity. See comment 11 for required piping modifications.

NO.	COMMENTS
11	**Comment(s) on Dec 01 Submittal** **Sheet 400:** • Note that all potable water and fire water must be metered. Please confirm that two meters are furnished, one each for potable water and fire water. • Call out the detail for the fire line as it connects downstream from the potable water line. Note that it should include a backflow preventer, a flowmeter and a bypass valve. • It is suggested that the two FL lines split downstream of the fire line flow meter so both lines are metered. **Comment(s) on Jan 5 Submittal** See mark-up of the blow-up piping detail on sheet C400. Please note that the markup shows all fire water flowing through one 6-inch fire line backflow preventer assembly. Install as per Detail 139. Please add this detail to the project preferably in Auotcad format.
12.	**Comment(s) on Dec 01 Submittal** **Sheet 400:** Key Items 1 & 2 both call out a wet tap. Is only one wet tap necessary? **Comment(s) on Jan 5 Submittal** **Approved**
13.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** Include reference detail 307. **Comment(s) on Jan 5 Submittal** Reviewer could not find this detail. Please include in the Contract Documents. If EDA does not have Detail 307, please contact the reviewer.
14.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** • General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." • Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTE 5". **Comment(s) on Jan 5 Submittal** • Details are now on Sheet C420. • The first bulleted comment does not appear to have been addressed, and is repeated as follows: General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." • The second bulleted comment does not appear to have been fully addressed. Please

NO.	COMMENTS
	address as follows: Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTES 3 & 5".
15.	**Comment(s) on Dec 01 Submittal** **Sheet L300:** • Confirm trunks of all new trees are least 10 feet from new water mains, new wastewater gravity lines and electrical conduit. • Please add the following note to drawing: "No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." **Comment(s) on Jan 5 Submittal** **Approved**
16.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** • Note that there is an existing overhead line that runs east-west and is in front of the building. Will this cause construction problems by interfering with site access? • Possible approaches to rectify this potential issue include: (1) converting to underground conduit or (2) rerouting the conduit with the goal to feed the buildings to the north. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. **Comment(s) on Jan 5 Submittal** **Approved**
17.	**Comment(s) on Dec 01 Submittal** • **C400:** The CoA is not aware of future expansion plans, but it is reasonable to expect a similar building to be installed to the north. If so and if this is expected to be done in the near future, then the transformer installed now as part of this project could be upsized for future capacity. Also, to facilitate service to this future building, an extra circuit with stub-out could be installed now. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. **Comment(s) on Jan 5 Submittal** **Approved**

NO.	COMMENTS
18.	**Comment(s) on Jan 5 Submittal** Additional Comment: **Sheet C420:** To improve clarity, please add the following to the CITY OF ALACHUA SCOPEOF WORK: "1.7 Provide secondary service from an existing power pole to street light poles as shown on the drawings. The Contractor shall pay for all materials and for all work as described above. COA will install (1) the pole-mounted secondary transformer, (2) conductors between the secondary transformer and the new 30-foot wood pole (3) the 30 –foot wood pole, and (4) the conductors between the new 30-foot wood pole and existing streetlight pole with ID number of 10503. " Modify Par 1.5 by including "pullboxes" as a material.
	END OF COMMENTS

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



WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT TO EXISTING 6" PVC WATERMAIN 1 – 6"X6" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY CITY OF ALACHUA PRE-APPROVED CONTRACTOR) 1 – 6" GATE VALVE AND BOX
2	1 – 6"X2" TEE 1 – 2" GATE VALVE AND BOX 1 – 2" PVC TEE 1 – 2" PVC 90 BEND 1" WATER METER (ASSSEMBLY PER CITY OF ALACHUA DETAL 115) (END OF CITY OF ALACHUA MAINTENANCE) 1 – 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PRIVATE WATERMAIN TO SERVE PROPOSED BUILDING
3	1 – 2" GATE VALVE AND BOX (END OF CITY OF ALACHUA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING
4	1 – 2" PVC TEE 1 – 2" GATE VALVE & BOX
5	1 – 6" GATE VALVE & BOX 1 – FIRE HYDRANT ASSEMBLY (PER CITY OF ALACHUA. SEE DETAIL SHEET C410)
6	1 – 2" PVC 90 BEND
7	1 – 2" PVC TEE 2 – 2" GATE VALVE & BOX
8	1 – 6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE) 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" CLDIP PRIVATE FIRE LINE

WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO-1 CLEANOUT	TOP EL.=120.51 INV =116.46
CO-2 CLEANOUT	TOP EL.=122.48 INV =115.07
CO-3 CLEANOUT	TOP EL.=129.79 INV =121.50
CO-4 CLEANOUT	TOP EL.=124.74 INV =120.02 INV =120.02
CO-5 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=121.41 INV =117.64 INV =117.64
CO-6 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=120.55 INV =114.57 INV =114.57

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- EXISTING TREE TO REMAIN

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

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record

laudia . Ve a P.E. 51532
er ertificate No.

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 1

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/05/20

Sheet No.: C400

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WATER FITTING SCHEDULE	
KEY	ASSEMBLY
1	CONNECT TO EXISTING 6" PVC WATERMAIN 1 – 6"X6" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY CITY OF ALACHUA PRE-APPROVED CONTRACTOR.) 1 – 6" GATE VALVE AND BOX
2	1 – 6"X2" TEE 1 – 2" GATE VALVE AND BOX 1 – 2" PVC TEE 1 – 2" PVC 90 BEND 1" WATER METER (ASSSEMBLY PER CITY OF ALACHUA DETAL 115) (END OF CITY OF ALACHUA MAINTENANCE) 1 – 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PRIVATE WATERMAIN TO SERVE PROPOSED BUILDING
3	1 – 2" GATE VALVE AND BOX (END OF CITY OF ALACHUA MAINTENANCE) 1 – 2" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING
4	1 – 2" PVC TEE 1 – 2" GATE VALVE & BOX
5	1 – 6" GATE VALVE & BOX 1 – FIRE HYDRANT ASSEMBLY (PER CITY OF ALACHUA. SEE DETAIL SHEET C410)
6	1 – 2" PVC 90 BEND
7	1 – 2" PVC TEE 2 – 2" GATE VALVE & BOX
8	1 – 6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE) 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" CLOIP PRIVATE FIRE LINE

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-1 CLEANOUT	TOP EL.=120.51 INV.=116.46
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CO-5 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=121.41 INV.=117.64 INV.=117.64
CO-6 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=120.55 INV.=114.57 INV.=114.57

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- EXISTING TREE TO REMAIN

PULL BOX

PULL BOX

PULL BOX

4-INCH CONDUIT, TYP

PRE TREATMENT BASIN

NW 153rd PLACE (40' R/W)

NW 132nd TERRACE

MERRILLWOOD DRIVE

LOT 38

LOT 42

LOT 43

17' BUILDING SETBACK

10' LANDSCAPE BUFFER

15' PROPOSED PUE

PLUG EXISTING WATER SERVICE

CONTRACTOR TO CUT IN NEW CLEANOUT AT RIGHT-OF-WAY (END OF CITY OF ALACHUA MAINTENANCE)

SEE AREA DETAIL

MERRILLWOOD PLAT BOOK "H", PAGE 50

CORE DRILL MANHOLE FOR INSTALLATION OF (NEW) 6" PVC

23' – 6" PVC WW @ 4.05%

END OF CITY OF ALACHUA MAINTENANCE

2" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE)

2" WATER METER (END OF CITY OF ALACHUA MAINTENANCE)

6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE)

2" PRIVATE FIRE LINE – 2" PRIVATE WATERMAIN

83' – 6" PVC PRIVATE WW @ 3.76%

69' – 6" PVC PRIVATE WW @ 2.01%

36' – 6" PVC PRIVATE WW @ 4.11%

6" PRIVATE FIRE LINE

UTILITY BLDG. F.F.=121.00

F.F.=123.00

PROPOSED PICNIC PAVILION

PROPOSED COMMUNITY GARDEN

HOSE BIB FOR COMMUNITY GARDEN WATER SOURCE

PROPOSED BUILDING

F.F.=130.00

BUILDING SERVICE 1: (APARTMENT UNITS) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED, AT 1000A

BUILDING SERVICE 3: (HOUSE LOAD) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED AT 400A

CONTRACTOR TO MAINTAIN ELECTRIC SERVICE TO ADJACENT PROPERTIES DURING CONSTRUCTION

STORMWATER MANAGEMENT FACILITY

100' HEIGHT RESTRICTION

CONNECT PRIMARY UNDERGROUND ELECTRIC TO EXISTING POWER POLE A-32-67

15' BUILDING SETBACK

15' PROPOSED PUE

NW 151st LANE

APPROXIMATE LOCATION OF BURIED SANITARY MANHOLE

20' BUILDING SETBACK

20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD" SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.

LEROYS ADD TO ALACHUA PLAT BOOK "A", PAGE 74

LOT 1 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

PROVIDE NEW 30-FT WOOD POLE

REMOVE EXISTING POLE

EXISTING POWER POLE A-32-66 – PROVIDE POLE-MOUNTED SECONDARY TRANSFORMER

UGE – SECONDARY/ UNDERGROUND – 2-INCH CONDUIT

OHPL (NEW)

EXISTING POLE AND STREETLIGHT 10502

OHPL (EXISTING)

REMOVE EXISTING OHL

EXISTING POLE AND STREETLIGHT 10503

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

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

Professional Engineer of Record:

REMOVE EXISTING POLE

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

Project No: 20-112

Project phase: CITY SUBMITTAL

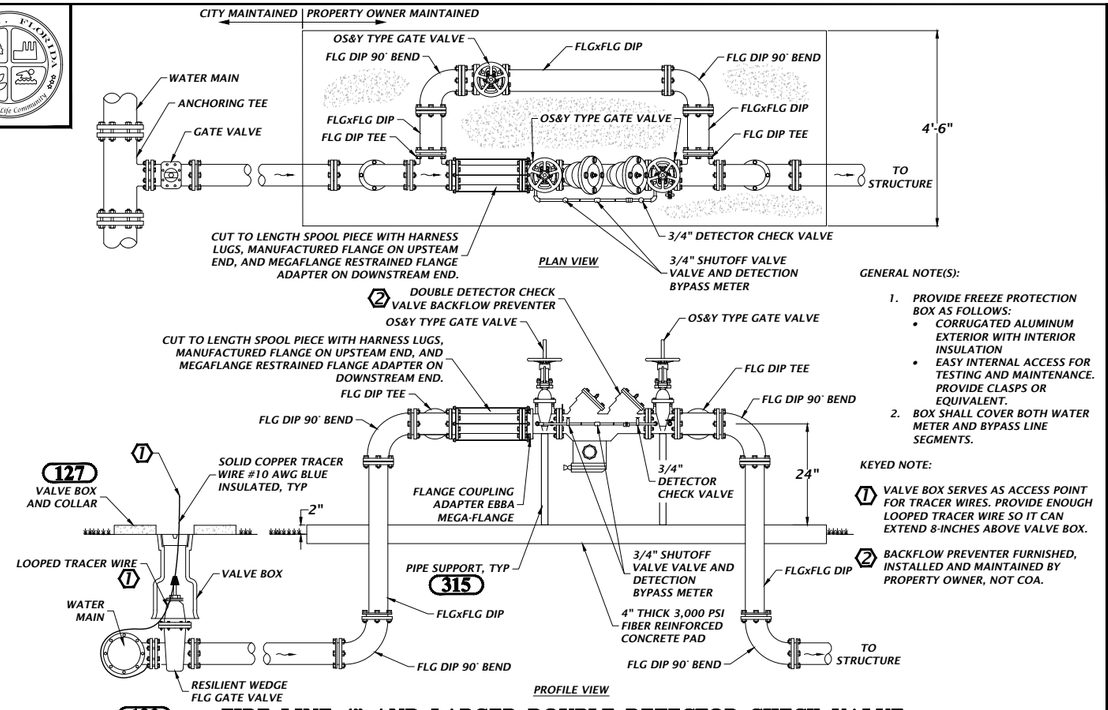
Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 2

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/05/20

Sheet No.: C410

L:\projects\Arbours at Merrillwood\Plans\Current DWG\A20112211.dwg, C410 UTILITY (2), 1/5/2021 11:16:46 AM



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.

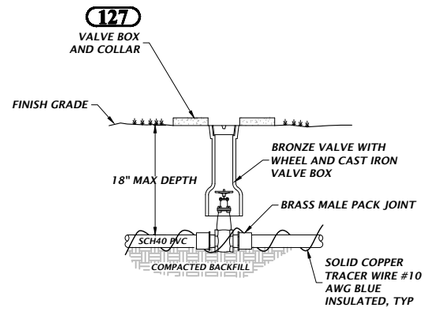
KEYED NOTE:

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.

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

NTS

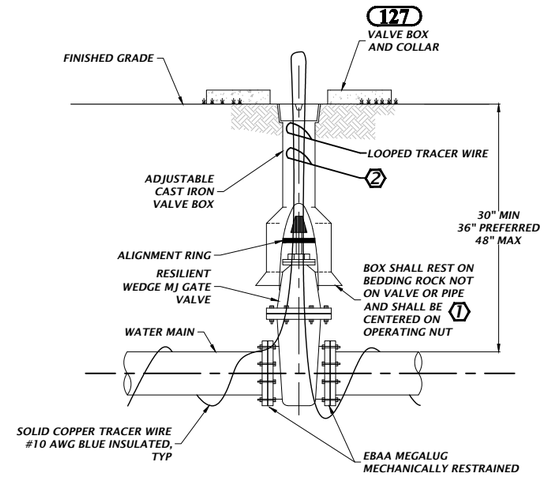


GENERAL NOTE(S):

1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.

142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS

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

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

KEYED NOTE(S):

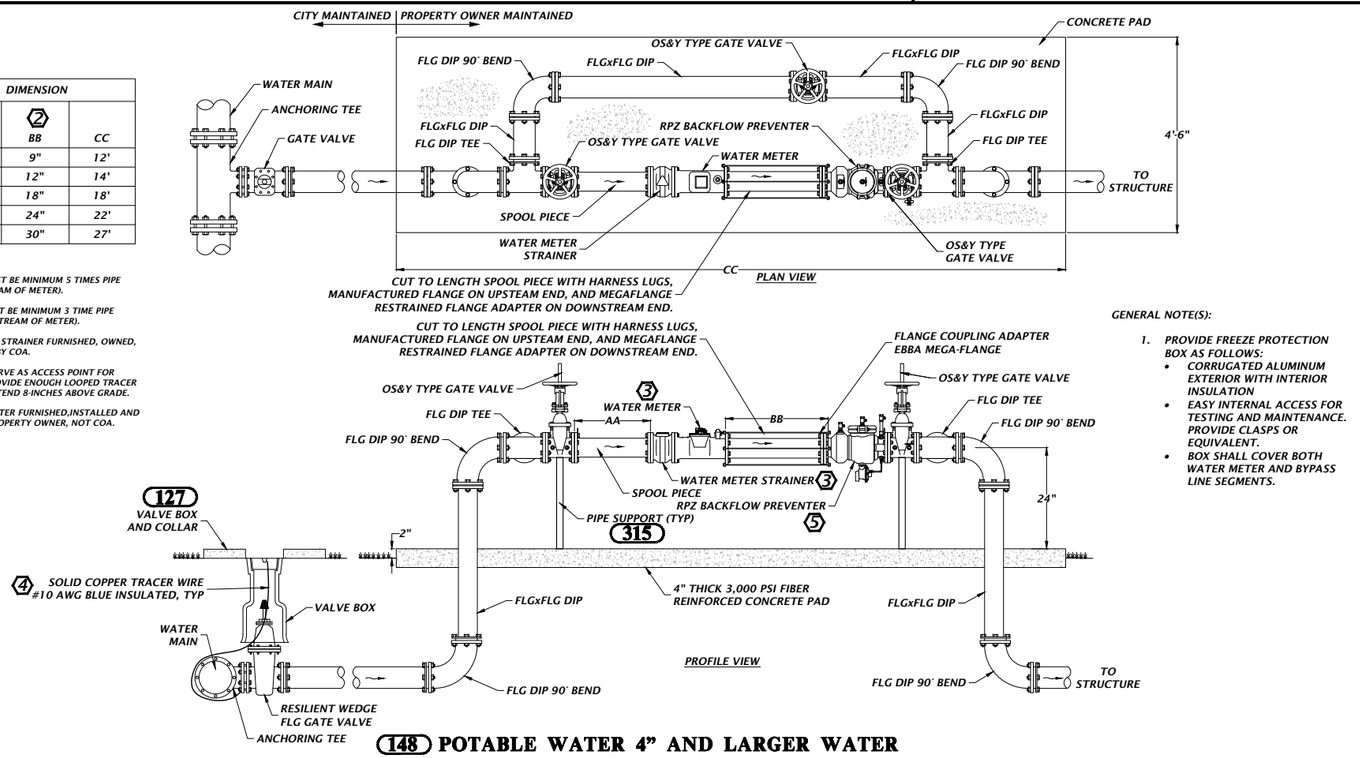
1 DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).

2 DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).

3 WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.

4 VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

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



GENERAL NOTE(S):

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

148 POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY

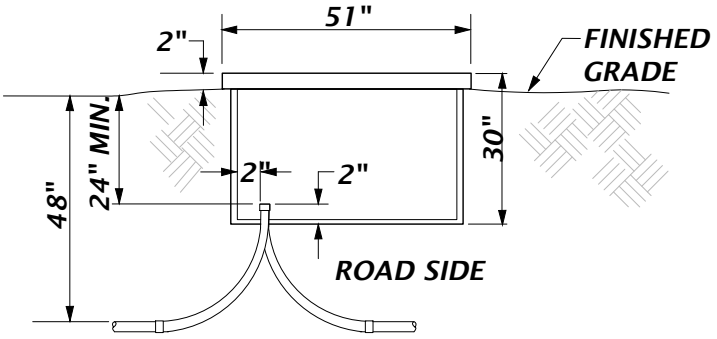
NTS

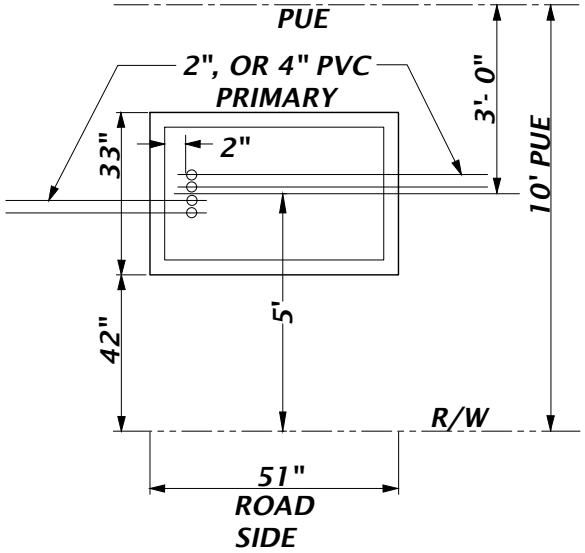
ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 DETAIL ABBREVIATIONS

NTS



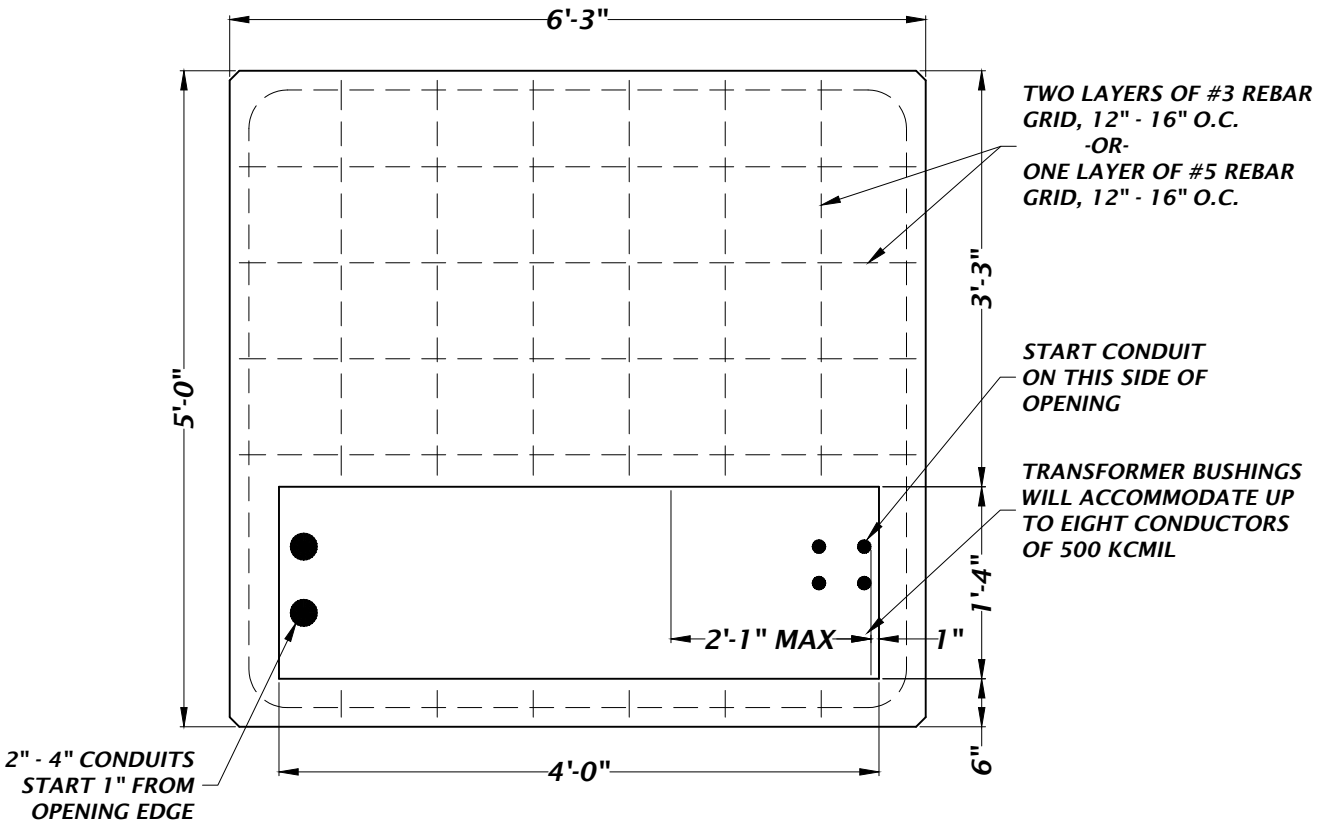


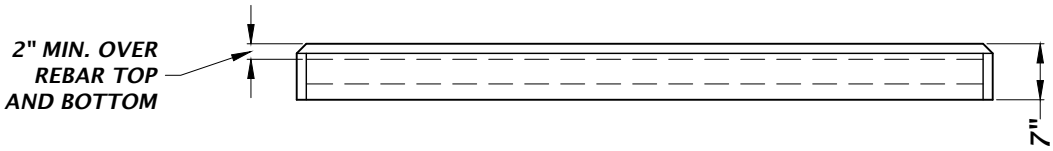
TRANSFORMER PADS SHALL BE PLACED 0N COMPACTED EARTH.

530

UNDERGROUND JUNCTION BOX

NTS





NOTES:

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

584B

CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA

NTS

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

January 11, 2021

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

Re: Arbours at Merrilwood

Dear Mr. Tabor:

As you requested, we have reviewed the Arbours at Merrilwood submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 01-05-21. Our review generated a few minor comments and recommendations that are outlined below.

C300

1. On the eastern side of the building, there are concerns of the steep slopes coming from the north of the property flooding the building. Consider providing more of a swale to S-1 in order to prevent flooding.
2. Just north of the center of the building, there are concerns of flooding. Please provide additional spots in the landscaped area north of the building to show how water will get out of this area.
3. Please provide additional spots at the eastern exit to the building at the doorways and corner of the concrete pad.
4. Consider lowering the pavement elevation in line with the eastern exit to the building so that the sidewalk is not raised above the building.
5. Please provide additional spots at the corner of the concrete pad at the western exit to the building.
6. Please provide additional spots on the concrete sidewalk near the community garden.

C320

1. Please verify the top of Structure S-10. The top differs in the detail and plan view.
2. The orifice and pipe are shown at the same invert elevation in the detail, however are labeled to be 111.00 and 112.00. Please revise detail for clarity.
3. Please show the maintenance path with the maximum slopes on the cross section. There are currently no callouts regarding the slope and elevations of the maintenance path.
4. Please provide a detail of the 20’ earth weir.

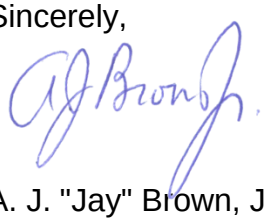
C330

1. Please update the bike rack detail to show the dimensions for a bike rack with 3 U-racks as called out in the dimension plan.

C400

1. On the 2” water main which provides service to the western half of the building, the gate valve should be located below the tee which provides service to the building to provide a shutoff to the portion which goes to the utility building and picnic building.
2. Please label the existing wastewater line that the utility building will be connecting to.

Sincerely,



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

Cc: Sergio Reyes

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** November 25, 2020

NAME & DESCRIPTION OF PROJECT Arbours @ Merrillwood

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) NW 132nd Avenue

Tax Parcel Numbers 03214-021-000 through 03214-037-000

Acreage 4.34

DEVELOPMENT DATA (check all that apply)

☐ Single Family — Number of Units

☑ Multi Family — Number of Units 40

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☑ Final ☑ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.14 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.06 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.08 High School Multiplier**		**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	40	**units X 0.09 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	40	**units X 0.03 Middle School Multiplier**	1	**Student Stations**
HIGH	40	**units X 0.03 High School Multiplier**	1	**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Sergio Reyes

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name: Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

Gainesville, FL 32601

Phone:

Email

CERTIFICATION

PROJECT NAME : Arbours @ Merrillwood **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 2020-2021 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 2

- ☑ Capacity Available — Available Capacity 275
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 1

- ☑ Capacity Available — Available Capacity 426
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 1

- ☑ Capacity Available — Available Capacity 325
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 01.16.2021

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

January 19, 2021

Justin Tabor, AICP
City of Alachua Planning & Community Development
PO Box 9
Alachua, FL 32616

Re: DRT Comment Responses
Arbours at Merrillwood Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the DRT comments issued on January 12, 2021 are below.

Previous Comments – December 15, 2020 Letter

1. *Section 6.1, Off-Street Parking and Loading*
a. Section 6.1.5(C)(2) requires two off-street loading spaces for each multiple-family dwelling having over 20 – 50 dwelling units. Note the location requirements as set forth in Section 6.1.5(B).

Remaining Issues:
(i) Two (2) off-street loading spaces have been added to the plan, however, the design does not take into consideration the required maneuvering to access the spaces. Please address.

RESPONSE: *The loading spaces have been revised to allow maneuvering to access them.*
(ii) Loading spaces are not designated or identified as loading zones. See Section 6.1.5(B).

RESPONSE: *The spaces have been striped and labeled as loading zones.*

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Perimeter Buffers: A 10' Type D buffer is required on all site perimeters. Note tree credits may be applied where existing trees are located along the site perimeter (south and east perimeters) and also note the provisions of Section 6.2.2(D)(3)(d)(i) which is applicable to most of the east perimeter buffer.

Remaining Issues: The landscape plan calculates that 36 canopy trees are required along the north perimeter buffer. 36 canopy trees not provided (Staff counted 20 proposed canopy trees and 4 existing trees that meet the requirement). Please address.

RESPONSE:
Due to the location of existing overhead and underground utilities along N.W. 153rd Place and the required building offsets, the 36 canopy trees required for site perimeter landscape buffer requirements along the north perimeter buffer cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees for the north perimeter buffer have been

proposed within 30' of the northern property line along N.W. 153rd Place. The existing 4 canopy trees and newly proposed 32 canopy trees meet the requirement for 36 canopy trees for site perimeter landscape buffer requirements. See calculations in the 'Site Perimeter Landscape Buffer Requirements' and 'Alternative Compliance Request' on Sheet L201.

b. Tree Mitigation: The plan calculates that 27 trees are required to fulfill 1-for-1 replacement of regulated trees, and that 82 inches are required to fulfill inch-for-inch replacement for heritage trees. The plan appears to overlap the two replacement requirements, as a total of 41 replacement trees are proposed. 1-for-1 replacement and inch-for-inch replacement cannot overlap.

Remaining Issues:
(i) The applicant's 1/5/21 response letter states that the 27 replacement trees required to meet inch-for-inch replacement overlap with site landscaping, parking lot landscaping, and perimeter buffer requirements. Sheet L100 does not reflect this statement. Please:

a) Add a note to Sheet L100 referencing Section 6.2.1(D)(4), which allows up to 25% of the tree required to meet site landscaping, parking lot landscaping, or perimeter buffer standards to be counted towards the requirements of Section 6.2.1(D)(1); and,

b) Calculate the maximum number of trees which may be counted towards the requirements of Section 6.2.1(D)(1) (25% of those landscape requirements noted above) to document that 27 code-required trees can also be counted to meet replacement requirements.

RESPONSE: *The above referenced note and calculation of the maximum number of trees which may be counted towards the requirements of Section 6.2.1.(D)(1) to document that 17 code-required trees can also be counted to meet replacement requirements. See Sheet L100 for revised note and calculations.*

(ii) Tree mitigation information on Sheet L201 conflicts with tree mitigation information on Sheet L100 and applicant's response in its 1/5/21 letter. Please resolve.

RESPONSE: *The revised note and calculations as updated on Sheet L100 have been duplicated onto Sheet L201. See Sheet L201 for revised note and calculations.*

c. Alternative Landscape Plan Request: The plan proposes alternative compliance for site landscaping. Staff's review of the plan finds it to be in compliance with site landscaping requirements.

Remaining Issues: Previous note requesting alternative compliance remains on the plan. Previous review comment states that alternative compliance request is not needed. Remove note requesting alternative compliance for Section 6.2.2(D)(1)(a)(i) and (ii) as it is not needed.

RESPONSE: *The 'Alternative Compliance Request' remains on the page. The previous update did not include the new application of an alternative compliance request for Site Perimeter Buffer Requirements. Please see revised request on Sheet L201.*

d. A dumpster enclosure detail is shown on Sheet C330 and on Sheet A2. There are inconsistencies between the two details. Remove one of the details. Note that Section 6.2.3(B) requires the side of waste receptacle enclosures providing service access to be gated, and that gates must be constructed of a material consistent with the screening material all other sides of the receptacle.

Remaining Issues: Per Section 6.2.3(B), service side of dumpster pad must be gated, and the gates must be constructed of a material consistent with the screening material on all other sides of the receptacle. Sheet A6 does not depict gates for the dumpster enclosure. Please address.

> **RESPONSE**: *See revised dumpster detail on Sheet A2. Per requirements of the Housing Authority, dumpsters are required to have an unobstructed pedestrian opening therefore the access does not have a gate.*

3. *Utilities*

a. An overhead power line which runs through the subject property appears to serve property to the north and south. The overhead line is proposed for removal. How will power be provided to the property to the north and south? See Section 2.a. of Resolution 18-28.

Remaining Issues: Reference comment #2 of the 1/12/21 memorandum from the Public Services Department.

> **RESPONSE**: *The electric design has been updated per design provided by the Public Services Department.*

4. *Minor Revisions*

a. Sheet C200, General Notes: Correct reference to GRU Electric Engineering Services.

Remaining Issues: Note 3 references "Alachua County Public Services". Correct reference should be to "City of Alachua Public Services".

> **RESPONSE**: *Note 3 has been revised to reference City of Alachua Public Services.*

New Comments – 1/5/21 Submittal

5. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address all comments provided by the Public Services Department in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated January 12, 2021.

b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 11, 2021.

1. **Approved**

2. See attached markup of Sheet C-400. Provide secondary power to existing light poles 10503 & 10504 from existing power pole A-32-66.

   RESPONSE: *See revised Utility Plan. An alternate route is being proposed on the south of the existing roadway within the PUE to preserve the large trees located on the north side of the road.*

3. **Approved**

4. See attached markup of Sheet C-400. Provide primary power to new transformer from existing power pole A-32-67. Install pull boxes and transformer as per attached details 530 and 584B. Please add these details (preferably in Autocad format) to the contract documents.

RESPONSE: *See revised Utility Plan.*

5. **Approved**

6. **Approved**

7. **Approved**

8. **Approved**

9. **Approved**

10. See mark-up of the blow-up piping detail on sheet C400. Please note that the markup shows all fire water flowing through one 6-inch fire line backflow preventer assembly. Install as per Detail 139. Please add this detail to the project preferably in Auotcad format.

    RESPONSE: *See revised Utility Plan.*

11. See above comment response #10.

12. **Approved**

13. Sheet C410: Reviewer could not find this detail. Please include in the Contract Documents. If EDA does not have Detail 307, please contact the reviewer.

    RESPONSE: *Detail 307 has been added to the detail sheets.*

14. Details are now on Sheet C420.
    The first bulleted comment does not appear to have been addressed and is repeated as follows: General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line."
    The second bulleted comment does not appear to have been fully addressed. Please address as follows: Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTES 3 & 5".

    RESPONSE: *See revised notes on Sheet C420.*

15. **Approved**

16. **Approved**

17. **Approved**

18. Sheet C420: To improve clarity, please add the following to the CITY OF ALACHUA SCOPE OF WORK: "1.7 Provide secondary service from an existing power pole to street light poles as shown on the drawings. The Contractor shall pay for all materials and for all work as described above. COA will install (1) the pole-mounted secondary transformer, (2) conductors between the secondary transformer and the new 30-foot wood pole (3) the 30 -foot wood pole, and (4) the conductors between the new 30-foot wood pole and existing streetlight pole with ID number of 10503."
    Modify Par 1.5 by including "pullboxes" as a material.

RESPONSE: *Additional notes have been added to Sheet C420.*

JBrown Comments

C300

1. On the eastern side of the building, there are concerns of the steep slopes coming from the north of the property flooding the building. Consider providing more of a swale to S-1 in order to prevent flooding.

   RESPONSE: *A swale and detail have been added to the plans.*

2. Just north of the center of the building, there are concerns of flooding. Please provide additional spots in the landscaped area north of the building to show how water will get out of this area.

   RESPONSE: *Additional spot grades have been added to this area*.

3. Please provide additional spots at the eastern exit to the building at the doorways and corner of the concrete pad.

   RESPONSE: *Additional spot grades have been added.*

4. Consider lowering the pavement elevation in line with the eastern exit to the building so that the sidewalk is not raised above the building.

   RESPONSE: *The sidewalk has been lowered.*

5. Please provide additional spots at the corner of the concrete pad at the western exit to the building.

   RESPONSE: *Additional spot grades have been added.*

6. Please provide additional spots on the concrete sidewalk near the community garden.

   RESPONSE: *Additional spot grades have been added.*

C320

1. Please verify the top of Structure S-10. The top differs in the detail and plan view.

   RESPONSE: *The top of S-10 has been revised to match the basin detail.*

2. The orifice and pipe are shown at the same invert elevation in the detail, however are labeled to be 111.00 and 112.00. Please revise detail for clarity.

   RESPONSE: *The detail has been revised.*

3. Please show the maintenance path with the maximum slopes on the cross section. There are currently no callouts regarding the slope and elevations of the maintenance path.

   RESPONSE: *Maintenance path slopes have been added to the cross section detail.*

4. Please provide a detail of the 20’ earth weir.

RESPONSE: *An earthen weir detail has been added to the basin detail sheet.*

C330

1. Please update the bike rack detail to show the dimensions for a bike rack with 3 U-racks as called out in the dimension plan.

   RESPONSE: *The bike rack detail has been revised to provide dimensions for 3 u-racks.*

C400

1. On the 2" water main which provides service to the western half of the building, the gate valve should be located below the tee which provides service to the building to provide a shutoff to the portion which goes to the utility building and picnic building.

   RESPONSE: *The gate valve has been moved below the tee.*

2. Please label the existing wastewater line that the utility building will be connecting to.

   RESPONSE: *The existing wastewater line has been labeled.*

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 21, 2021

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Alternative Landscape Plan Request: Arbours at Merrillwood Site Plan

Dear Ms. Vega:

The City has received your request for the approval of an alternative landscape plan for the Arbours at Merrillwood Site Plan project submitted on behalf of the Alachua County Housing Authority. This request has been submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs). Section 6.2.2(D)(10)(a) of the LDRs states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Section 6.2.2(D)(10)(b) of the LDRs states, "[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

(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.

(ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.

(iii) Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

This request for an alternative landscape plan is summarized below. Additionally, Sheet L201 of the landscape plan provides a narrative describing the alternative landscape plan and the basis for the request. This narrative states, "[d]ue to the location of existing overhead and underground utilities along NW 153rd Place and the required building offsets, the 36 canopy trees required for site perimeter landscape buffer requirements along the north perimeter buffer cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees [including 4 exiting

canopy trees] for the north perimeter buffer have been proposed within 30' of the northern property line along NW 153rd Place..."

The proposed deviations from the landscape requirements established in Section 6.2.2 are as follows:

- **North Perimeter Buffer Landscaping:** Due to the location of existing overhead and underground utilities along NW 153rd Place and the required building offsets, the required perimeter buffer as set forth in Tables 6.2-1 and 6.2-2 of the LDRs – a 10 Foot, Type D Perimeter Buffer – cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees [including 4 exiting canopy trees] for the north perimeter buffer have been proposed within 30' of the northern property line along NW 153rd Place.

Based upon the description of existing site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), this request for the approval an alternative landscape plan is found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

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

Sincerely,

Adam Boukari
LDR Administrator/City Manager

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 21, 2021

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Arbours at Merrillwood Site Plan

Dear Ms. Vega:

On January 19, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of the Alachua County Housing Authority for the Arbours at Merillwood. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **February 9, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, January 25, 2021.*** 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, January 26, 2021***. 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, February 8, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

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

January 22, 2021

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

Re: Arbours at Merrilwood

Dear Mr. Tabor:

As you requested, we have reviewed the Arbours at Merrilwood submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 01/19/2021. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

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

Cc: Claudio Vega

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 26, 2021**

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

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

TR 1/26/2021

RE: **Arbours at Merrillwood Site Plan**

Public Services has reviewed the Arbours at Merrillwood Plan (Jan 19 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment(s) on Dec 01 Submittal** Project Title: To be consistent with CoA terminology, please add "SITE PLAN" to project title, including: **Sheet C100**: Add "SITE PLAN" to title on top of page. **All Sheets**: In project title block of each sheet, add "SITE PLAN". **Comment(s) on Jan 5 Submittal** **Approved**
2.	**Comment(s) on Dec 01 Submittal** **Sheet C130:** This sheet shows demolishing service to the power pole in the middle bottom of the sheet. Note that pole ID is 10504. This power pole feeds power to two streetlights to the south (poles 10502 & 10503). Unless there is a clear directive, please provide a means to power these two streetlights. A map of electrical circuits in the area is attached. Suggest that this issue be discussed with CoA Electrical Department. Contact information is

NO.	COMMENTS
	(1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. **Comment(s) on Jan 5 Submittal** See attached markup of Sheet C-400. Provide secondary power to existing light poles 10503 & 10504 from existing power pole A-32-66. **Comment(s) on Jan 19 Submittal** Please delete the proposed wood power pole & the proposed overhead power line that crosses NW 151 st Lane. The proposed UGE routing does not require this power pole and overhead power line. Also, make similar changes to C-410.
3.	**Comment(s) on Dec 01 Submittal** **Sheet C300:** In several cases, the rectangle calling out elevation obliterates the tag number of the stormwater schedule. For example, "128.36" covers "S-3" Please resolve. **Comment(s) on Jan 5 Submittal** **Approved**
4.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Project requires three-phase power. As now shown, the transformer is connected to overhead power pole that distributes only single-phase power. The transformer will need to connect to 3-phase power available on NW 133 Terrace (on C320). CoA will select one of several feasible approaches. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. Once primary service routing is decided, show a PUE for it on owner's property. **Comment(s) on Jan 5 Submittal** See attached markup of Sheet C-400. Provide primary power to new transformer from existing power pole A-32-67. Install pull boxes and transformer as per attached details 530 and 584B. Please add these details (preferably in Autocad format) to the contract documents. **Comment(s) on Jan 19 Submittal** Sheet C430: From detail 430, please delete "TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH". This is a CoA error.

NO.	COMMENTS
5.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Is there any electrical load for the Utility Bldg? If so, please call it out on the sheet. **Comment(s) on Jan 5 Submittal** **Approved**
6.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** • For both water and wastewater service, please call out : "End City of Alachua maintenance", or similar, at right of way. • Please relocate CO-5 so that it is within the right of way. **Comment(s) on Jan 5 Submittal** **Approved**
7.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** There appears to be only one WW gravity connection total for both buildings at CO-3. Please confirm that this is the design intent, and that another connection is not required. **Comment(s) on Jan 5 Submittal** **Approved**
8.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** Key Item 5 – In the design set, please include the fire hydrant assembly detail. (Reviewer could not find sheet C420.). **Comment(s) on Jan 5 Submittal** **Approved**
9.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** By the utility bldg, CO-1 seems to be located right over the water main. Please relocate. **Comment(s) on Jan 5 Submittal** Bldg has been relocated.

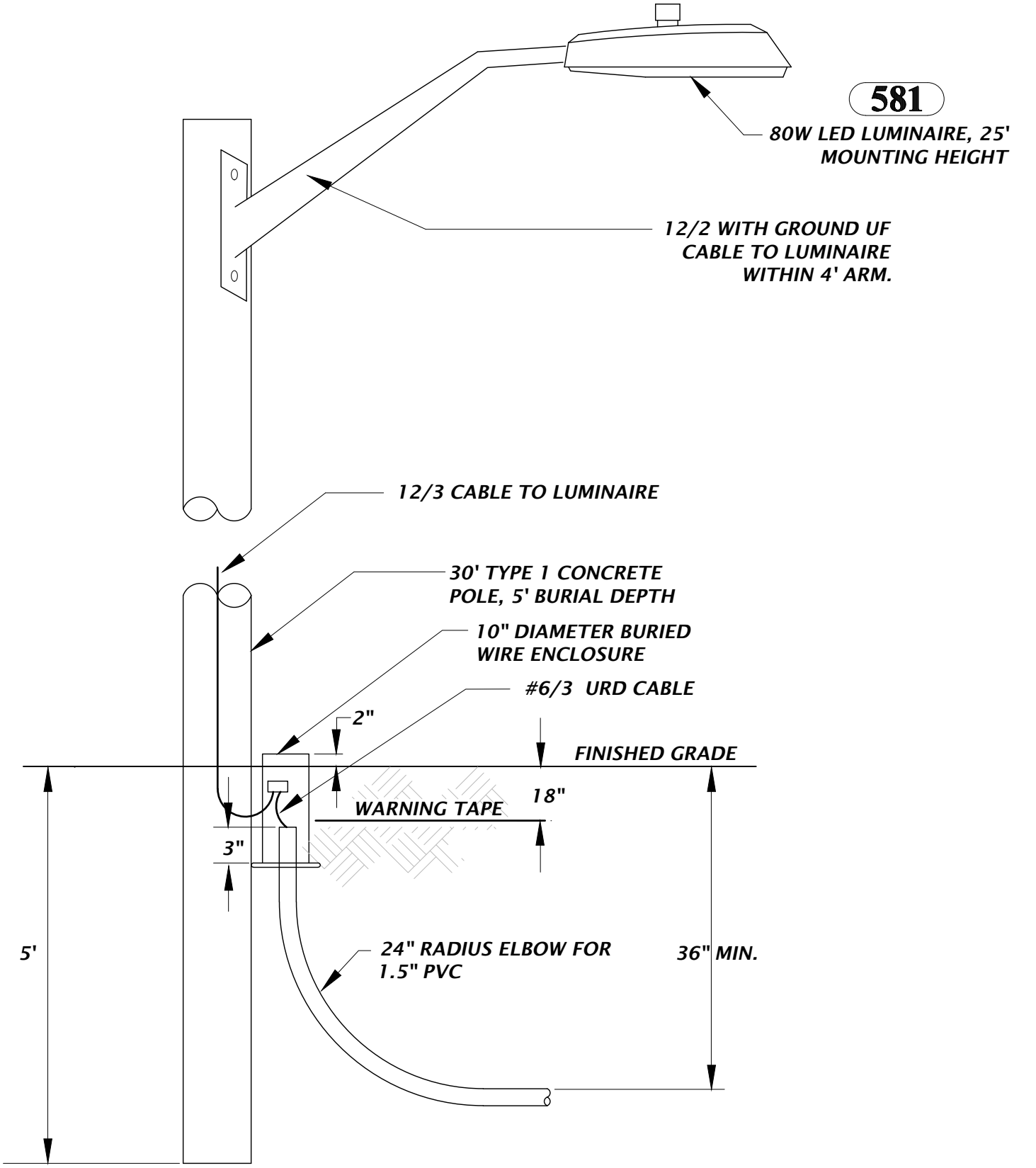
NO.	COMMENTS
	Approved
10.	**Comment(s) on Dec 01 Submittal** **Sheet C400**: To improve clarity, suggest adding a blow-up detail of the wet tap and the splitting of the water main and the fire lines. Specific comments follow. **Comment(s) on Jan 5 Submittal** The blow-up detail does improve clarity. See comment 11 for required piping modifications. **Comment(s) on Jan 19 Submittal** Approved
11	**Comment(s) on Dec 01 Submittal** **Sheet 400:** • Note that all potable water and fire water must be metered. Please confirm that two meters are furnished, one each for potable water and fire water. • Call out the detail for the fire line as it connects downstream from the potable water line. Note that it should include a backflow preventer, a flowmeter and a bypass valve. • It is suggested that the two FL lines split downstream of the fire line flow meter so both lines are metered. **Comment(s) on Jan 5 Submittal** See mark-up of the blow-up piping detail on sheet C400. Please note that the markup shows all fire water flowing through one 6-inch fire line backflow preventer assembly. Install as per Detail 139. Please add this detail to the project preferably in Auotcad format. **Comment(s) on Jan 19 Submittal** Sheet C400 Blow-up: Please relocate 2-inch gate valve as per markup. This will allow isolation of each individual fire line segment.
12.	**Comment(s) on Dec 01 Submittal** **Sheet 400:** Key Items 1 & 2 both call out a wet tap. Is only one wet tap necessary? **Comment(s) on Jan 5 Submittal** **Approved**
13.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** Include reference detail 307. **Comment(s) on Jan 5 Submittal** Reviewer could not find this detail. Please include in the Contract Documents. If EDA does not have Detail 307, please contact the reviewer.

NO.	COMMENTS
	Comment(s) on Jan 19 Submittal The reviewer still could not find Detail 307, which is a painting detail. Please add to project.
14.	**Comment(s) on Dec 01 Submittal** **Sheet C410:** • General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." • Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTE 5". **Comment(s) on Jan 5 Submittal** • Details are now on Sheet C420. • The first bulleted comment does not appear to have been addressed, and is repeated as follows: General Utility Notes: Please add the following note: "15. No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." • The second bulleted comment does not appear to have been fully addressed. Please address as follows: Sanitary Sewer Notes: Change part of note 5 to "SEE WATER NOTES 3 & 5". **Comment(s) on Jan 19 Submittal** **Approved**
15.	**Comment(s) on Dec 01 Submittal** **Sheet L300:** • Confirm trunks of all new trees are least 10 feet from new water mains, new wastewater gravity lines and electrical conduit. • Please add the following note to drawing: "No tree trunks shall be planted within 10 feet of any water main or gravity sewer line." **Comment(s) on Jan 5 Submittal** **Approved**
16.	**Comment(s) on Dec 01 Submittal** **Sheet C400:** • Note that there is an existing overhead line that runs east-west and is in front of the building. Will this cause construction problems by interfering with site access? • Possible approaches to rectify this potential issue include: (1) converting to underground conduit or (2) rerouting the conduit with the goal to feed the buildings to the north. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182.

NO.	COMMENTS
	Comment(s) on Jan 5 Submittal **Approved**
17.	**Comment(s) on Dec 01 Submittal** • **C400:** The CoA is not aware of future expansion plans, but it is reasonable to expect a similar building to be installed to the north. If so and if this is expected to be done in the near future, then the transformer installed now as part of this project could be upsized for future capacity. Also, to facilitate service to this future building, an extra circuit with stub-out could be installed now. Suggest that this issue be discussed with CoA Electrical Department. Contact information is (1) Andy Lindsey, work cell – (352) 258-8915 and (2) Billy Shiskin, work cell – (352) 316-8182. **Comment(s) on Jan 5 Submittal** **Approved**
18.	**Comment(s) on Jan 5 Submittal** Additional Comment: **Sheet C420:** To improve clarity, please add the following to the CITY OF ALACHUA SCOPEOF WORK: "1.7 Provide secondary service from an existing power pole to street light poles as shown on the drawings. The Contractor shall pay for all materials and for all work as described above. COA will install (1) the pole-mounted secondary transformer, (2) conductors between the secondary transformer and the new 30-foot wood pole (3) the 30 –foot wood pole, and (4) the conductors between the new 30-foot wood pole and existing streetlight pole with ID number of 10503. " Modify Par 1.5 by including "pullboxes" as a material. **Comment(s) on Jan 19 Submittal** Because an overhead power line across NW 151 st Lane is no longer needed, please replace Par 1.7 with a shortened versions, as follows: "1.7 Provide secondary service from an existing power pole to street light poles as shown on the drawings. The Contractor shall pay for all materials and for all work as described above. COA will install the pole-mounted secondary transformer.
19.	**Comment(s) on Jan 19 Submittal** Additonal Comment: Please add electrical detail 515 to project in Autocad format. Attached are copies of detail 515 in both Auotcad & PDF format.

NO.	COMMENTS
	END OF COMMENTS

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



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

515

STREETLIGHT

NTS

ARBOURS AT MERRILLWOOD SITE PLAN

CITY OF ALACHUA, FLORIDA

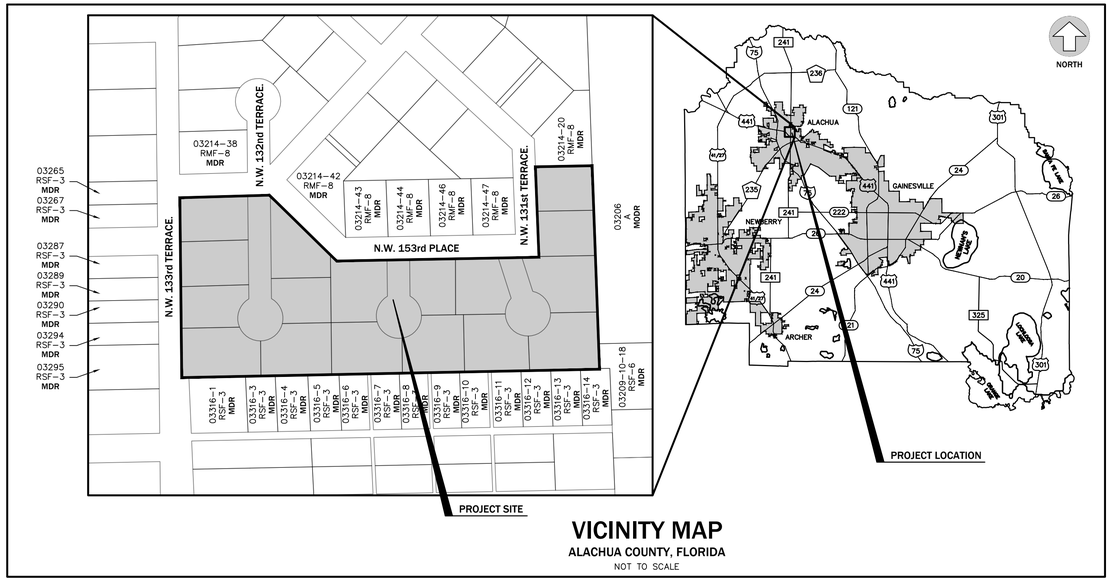
DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	ALACHUA COUNTY HOUSING AUTHORITY
2.	NAME OF PROJECT:	ARBOURS AT MERRILLWOOD SITE PLAN
3.	PROJECT DESCRIPTION:	THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A 3 STORY – 40 UNIT MULTI–FAMILY BUILDING WITH ASSOCIATED PARKING, UTILITY AND STORMWATER IMPROVEMENTS.
4.	PROJECT ADDRESS:	13206 NW 153RD PLACE ALACHUA, FLORIDA 32615
5.	TAX PARCEL NUMBERS:	03214–037–000 03214–036–000 03214–035–000 03214–034–000 03214–033–000 03214–032–000 03214–031–000 03214–030–000 03214–029–000 03214–028–000 03214–027–000 03214–026–000 03214–025–000 03214–024–000 03214–023–000 03214–022–000 03214–021–000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	RESIDENTIAL MULTIPLE–FAMILY–8 (RMF–8)
8.	FUTURE LAND USE DESIGNATION:	MEDIUM DENSITY RESIDENTIAL (MDR)
9.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	189,063	4.34	100.00%
2.	PROPOSED BUILDING COVERAGE:	20,673	0.47	10.93%
3.	PAVEMENT AND SIDEWALK AREA:	33,918	0.78	17.94%
4.	TOTAL IMPERVIOUS AREA:	54,591	1.25	28.87%
5.	RECREATION AREA:	4,155	0.10	12.25%
6.	TOTAL PERVIOUS/OPEN AREA:	130,317	2.99	68.93%

DENSITY CALCULATIONS		
CRITERIA	MAX PERMITTED	PROPOSED
MAX. 8 UPA, PLUS 20% INCREASE FOR AFFORDABLE HOUSING (TABEL 5.1–2, FOOTNOTE #3)	4.34 AC X 8 UPA = 34UNITS PLUS 20% = 6 UNITS TOTAL = 40 UNITS	40 UNITS

PARKING CALCULATIONS					
#	DESCRIPTION	CRITERIA	REQUIRED		PROVIDED
			MINIMUM	REDUCTION	
1.	VEHICULAR PARKING (MULTI–FAMILY RESIDENTIAL)	1 SPACE PER EFFICIENCY UNIT; 1.5 SPACES PER 1– OR 2–BEDROOM UNIT; 2 SPACES PER 3–BEDROOM OR MORE UNIT	1.5 SPACE PER 40 UNITS = 60 SPACES	50% PARKING REDUCTION FOR UNITS UNDER DENSITY BONUS 1.5 SPACES X 6 UNITS = 9 SPACES 9 SPACES X 50% = 5 SPACES 1.5 SPACES X 34 UNITS =51 SPACES 51 + 5 = 56 SPACES	56 SPACES INCLUDING 5 HANDICAP SPACES
2.	BICYCLE PARKING	10% OF REQUIRED NUMBER OF VEHICLE PARKING	56 SPACES X .10 = 6 SPACES	N/A	6 SPACES 3 RACKS

BUILDING INFORMATION		
BUILDING HEIGHT:		44'–2"
SPRINKLERED:		YES
OCCUPANCY CLASS:		RESIDENTIAL R–2 W/NON SEPARATE B BUSINESS
CONSTRUCTION TYPE:		V A CONSTRUCTION
NUMBER OF STORIES:		3
GROSS FLOOR AREA:	1ST FLOOR	20,670 S.F.
	2ND FLOOR	20,670 S.F.
	3RD FLOOR	20,670 S.F.
TOTAL GROSS FLOOR AREA:		62,010 S.F.
TOTAL BUILDING AREA UNDER ROOF:		62,010 S.F.



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGEND:

ZONING:
RMF–8 – RESIDENTIAL MULTIPLE–FAMILY–8
RSF–6 – RESIDENTIAL, SINGLE FAMILY–6
RSF–3 – RESIDENTIAL, SINGLE FAMILY–3
A – AGRICULTURAL

FUTURE LAND USE:
MDR – MEDIUM DENSITY RESIDENTIAL
MODR – MODERATE DENSITY RESIDENTIAL

TRIP GENERATION							
ITE LAND USE: 210 SINGLE–FAMILY DETACHED HOUSING							
EXISTING: 17 DWELLING UNITS							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.74	17.00	12.58	0.25	0.75	3.15	9.44
PM	0.99	17.00	16.83	0.63	0.37	10.60	6.23
AVG	9.44	17.00	160.48	0.50	0.50	80.24	80.24
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
ITE LAND USE: 221 MULTIFAMILY HOUSING (MID–RISE)							
PROPOSED: 40 DWELLING UNITS (4 UNIT BUILDING, 58 BEDROOMS)							
				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.36	40.00	14.40	26%	74%	3.74	10.66
PM	0.44	40.00	17.60	61%	39%	10.74	6.86
AVG	5.44	40.00	217.60	50%	50%	108.80	108.80
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
	AM	PM	AVG				
EXISTING	13	17	160				
PROPOSED	14	18	218				
NET	2	1	57				

LEGAL DESCRIPTION

PARCEL "D"

A PORTION OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE SOUTH 03°23'20" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 572.31 FEET; THENCE CONTINUE SOUTH 03°23'20" EAST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1066.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'20" EAST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 360.00 FEET; THENCE SOUTH 87°46'45" WEST, A DISTANCE OF 739.24 FEET; THENCE NORTH 01°45'00" WEST, A DISTANCE OF 320.00 FEET; THENCE NORTH 87°46'45" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°45'00" EAST, A DISTANCE OF 185.19 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 300°00'00", A DISTANCE OF 209.44 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°15'00" EAST, 40.00 FEET) TO A POINT OF INTERSECTION WITH A NON–TANGENT LINE; THENCE NORTH 01°45'00" WEST, A DISTANCE OF 182.39 FEET; THENCE SOUTH 46°45'00" EAST, A DISTANCE OF 163.98 FEET; THENCE NORTH 87°46'45" EAST, A DISTANCE OF 89.04 FEET; THENCE SOUTH 01°45'00" EAST, A DISTANCE OF 65.18 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY, SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 300°00'00", A DISTANCE OF 209.44 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°15'00" EAST, 40.00 FEET) TO A POINT OF INTERSECTION WITH A NON–TANGENT LINE; THENCE NORTH 01°45'00" WEST, A DISTANCE OF 65.51 FEET; THENCE NORTH 87°46'45" EAST, A DISTANCE OF 156.00 FEET; THENCE SOUTH 20°03'39" EAST, A DISTANCE OF 76.81 FEET TO A POINT OF INTERSECTION WITH A NON–TANGENT CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 40.00 FEET; THENCE SOUTHERLY, EASTERLY, NORTHERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 300°00'00", A DISTANCE OF 209.44 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 69°56'21" EAST, 40.00 FEET) TO A POINT OF INTERSECTION WITH A NON–TANGENT LINE; THENCE NORTH 20°03'39" WEST, A DISTANCE OF 63.94 FEET; THENCE NORTH 87°46'45" EAST, A DISTANCE OF 30.51 FEET; THENCE NORTH 03°23'20" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 87°46'45" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C110	LEGEND, SYMBOLS, AND NOTES
C120	DEVELOPMENT PLAN
C130	DEMOLITION PLAN 1
C140	DEMOLITION PLAN 2
C200	DIMENSION PLAN 1
C210	DIMENSION PLAN 2
C300	PAVING, GRADING, AND DRAINAGE PLAN 1
C310	PAVING, GRADING, AND DRAINAGE PLAN 2
C320	BASIN DETAIL
C330	PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES
C340	STORMWATER POLLUTION PREVENTION PLAN
C400	UTILITY PLAN 1
C410	UTILITY PLAN 2
C420	UTILITY DETAILS AND NOTES
C430	UTILITY DETAILS CONT.
L100	TREE MITIGATION
L200	LANDSCAPE NOTES AND DETAILS
L201	LANDSCAPE CALCULATIONS
L300	LANDSCAPE PLAN
L301	LANDSCAPE SCHEDULE
V–001 – V–003	BOUNDARY AND TOPOGRAPHIC SURVEY
A1 – A7	ARCHITECTURAL PLANS
E1	PHOTOMETRIC PLAN

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

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C100

I:\engprojects\Arbours at Merrillwood\Plans\Current DWG\A2011221.dwg, C100 - COVER, 1/21/2021 9:32:08 AM

EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH	=	GUY ANCHOR
BO	=	WATER BLOW OFF
CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
■	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
❀	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
HH	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRIG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
◯	=	MANHOLE
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
❀	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
◯	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
WL	=	UNDERGROUND WATER LINE
BASIS	=	SPOT ELEVATION

TREE LEGEND

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

LOCATION | SPECIES | DIAMETER AT BREAST HEIGHT IN INCHES

SIZE/COMMON NAME		
ba10.	=	10" BAY
cb11.	=	11" CHINABERRY
ce11.	=	11" CEDAR
ch12.	=	12" CHERRY
cht10.	=	10" CHINESE TALLOW
hi11.	=	11" HICKORY
laa12.	=	12" LAUREL OAK
li15.	=	15" LIVE OAK
mb12.	=	12" MULBERRY
mg18.	=	18" MAGNOLIA
pa18.	=	18" PALM
pi14.	=	14" PINE
po9.	=	9" POST OAK
sb11.	=	11" SUGARBERRY
sg17.	=	17" SWEETGUM
tko11.	=	11" TURKEY OAK
tree18.	=	18" UNIDENTIFIED TREE
wa14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS, MATERIAL AND INSTALLATION)
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE 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.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.
13. RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.

CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE PLANNING AND ZONING BOARD (PZB) (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE PZB APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE PZB AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

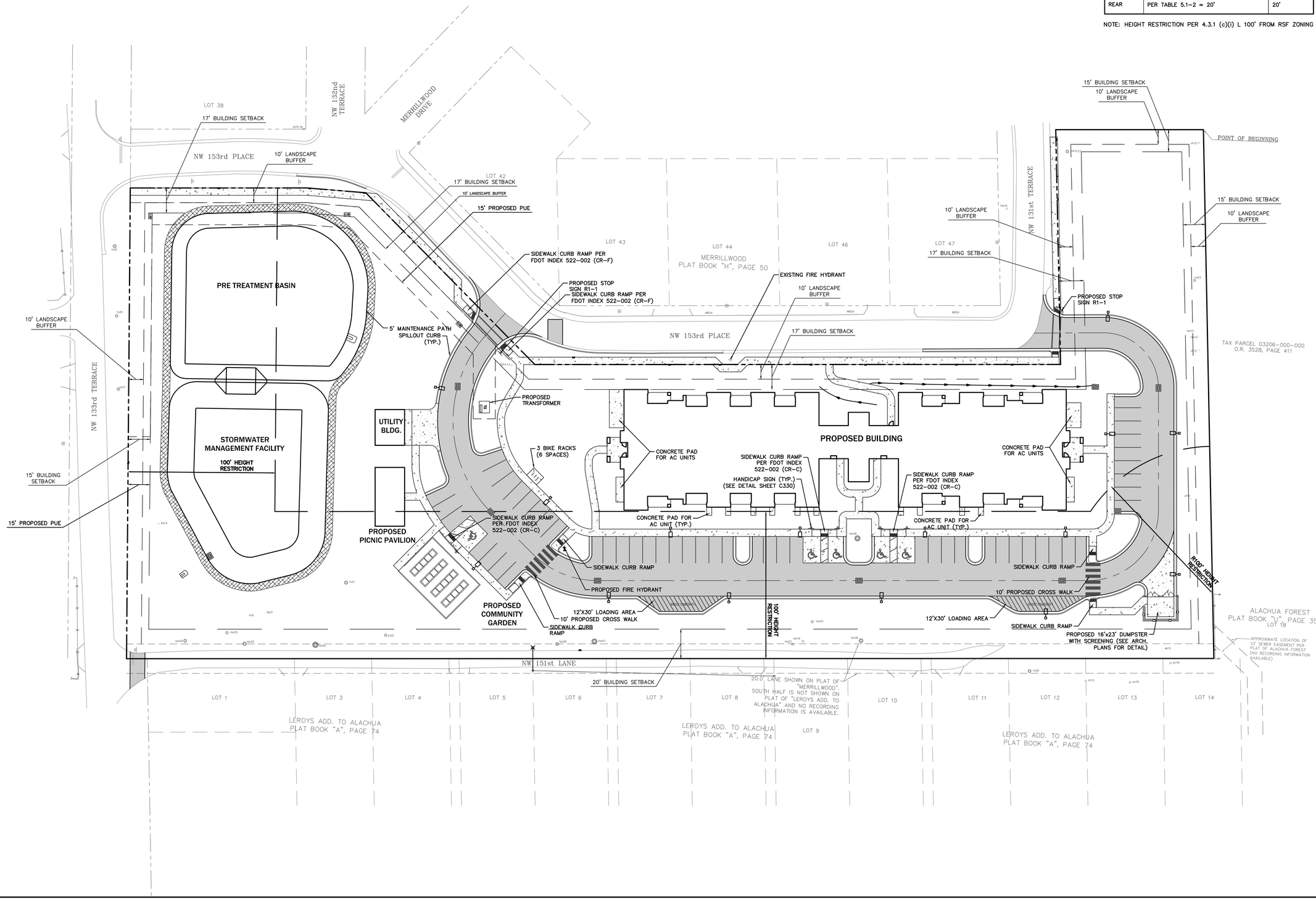
1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED 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.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
21. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
22. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
25. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COM

BUILDING SETBACKS		
SIDE	CRITERIA	PROVIDED
FRONT	PER TABLE 5.1-2, FOOT NOTE #2 = 17'	17'
SIDE	PER TABLE 5.1-2 = 15'	15'
REAR	PER TABLE 5.1-2 = 20'	20'

NOTE: HEIGHT RESTRICTION PER 4.3.1 (c)(i) L 100' FROM RSF ZONING



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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

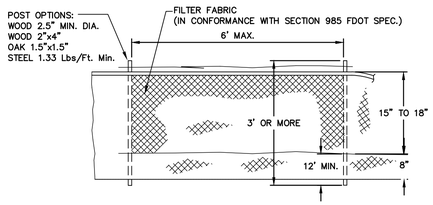
Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

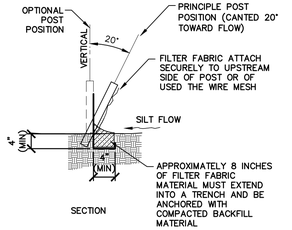
Sheet title:
DEVELOPMENT PLAN

Designed:	CG
Drawn:	JB
Checked:	TAR
Date:	01/19/21

Sheet No.: C120

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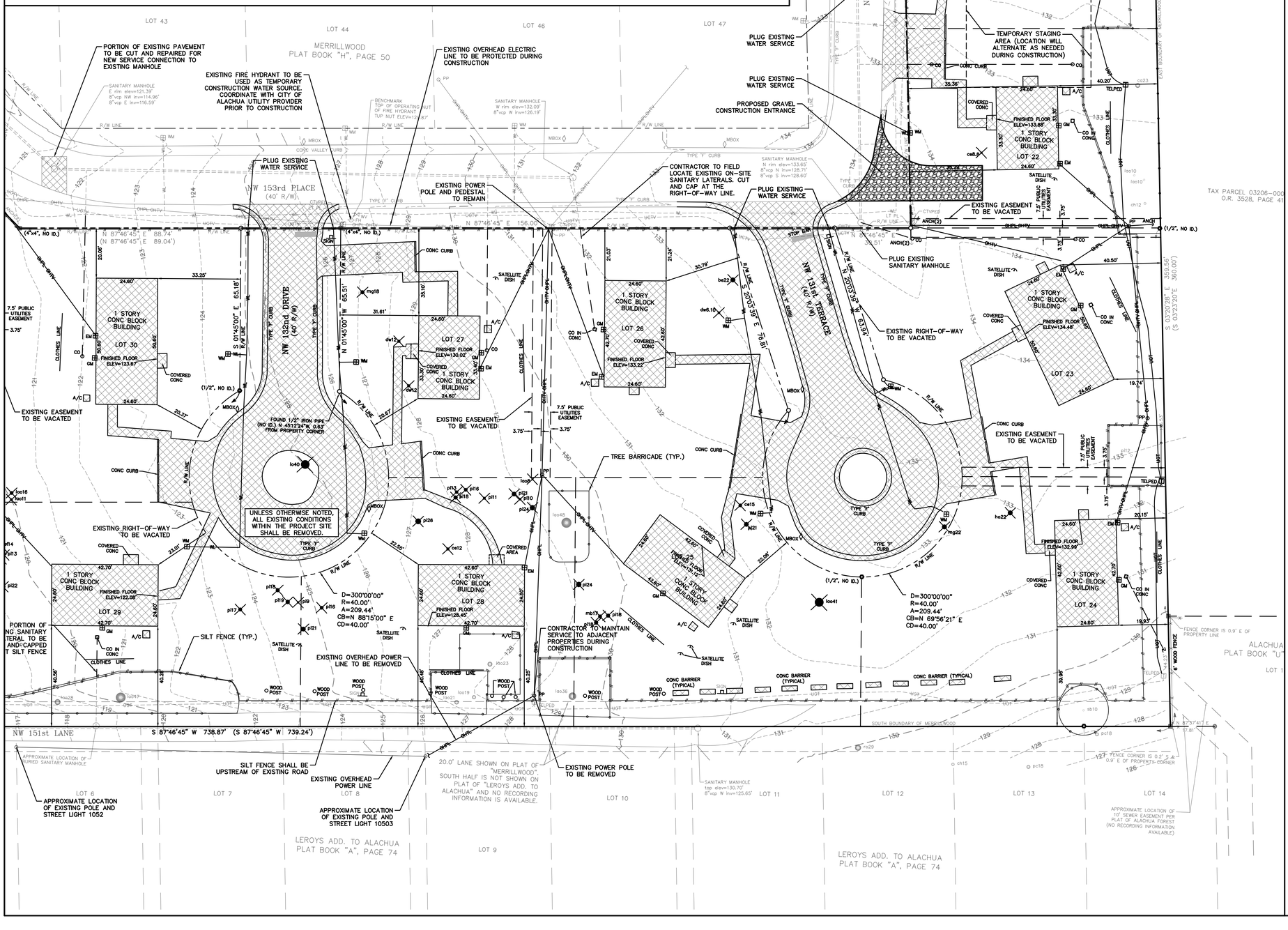


TYPE III SILT FENCE DETAIL

N.T.S.

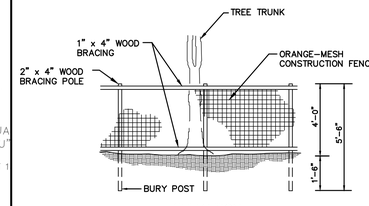
LEGEND

- SILT FENCE
- TREE BARRICADE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISITING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- p120 — EXISTING TREE TO BE REMOVED



DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.
16. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR REMOVAL OF BUILDING. CONTACT CITY OF ALACHUA BUILDING DEPARTMENT AT 334-5050.
17. CALL NATURE OPERATIONS AT (353) 393-8171 FOR A BARRICADE INSPECTION BEFORE CLEARING AND GRUBBING WORK BEGINS.
18. PRIOR TO BEGINNING ANY UTILITY DEMOLITION WORK THE CONTRACTOR SHALL SUBMIT A DEMOLITION REQUEST WITH A COPY OF THE DEMOLITION PLAN TO GRU NEW SERVICES (352)-393-1513 (NEWSERVICES@GRU.COM) TO COORDINATE ANY DEMOLITION ACTIVITIES AND TEMPORARY SERVICE INTERRUPTIONS. COORDINATE WITH THE APPROPRIATE UTILITY INSPECTOR THROUGH GRU NEW SERVICES 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITY DEMOLITION WORK.
19. CALL 811 BEFORE DIGGING AND LOCATE AND PROTECT G.R.U. GAS MAIN, MAINTAIN 36" MIN. COVER OVER EXISTING G.R.U. GAS MAIN AND FUTURE G.R.U. GAS MAIN AND SERVICES DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.



ELEVATION

NOTES:

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

TREE BARRICADE FENCING DETAIL

N.T.S.

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

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

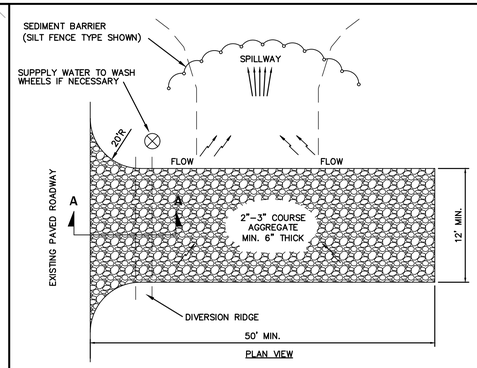
Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

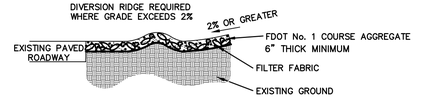
Sheet title: DEMOLITION PLAN 1

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C130

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NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

TYPICAL GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

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

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
DEMOLITION PLAN 2

Designed: CG	Sheet No.: C140
Drawn: JB	
Checked: TAR	
Date: 01/19/21	

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GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA PUBLIC SERVICES.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- pi20 EXISTING TREE TO REMAIN

N=10387.58
E=10717.36
CONSTRUCTION REFERENCE COORDINATE
POINT OF BEGINNING

N 87°46'45" E 100.34'
(N 87°46'45" E 100.00')

LOT 20

5' SIDEWALK

15' BUILDING SETBACK

10' LANDSCAPE BUFFER

NW 131st TERRACE
(40' R/W)

S 03°20'28" W 359.95'
(S 03°23'20" W 360.00')

CONC CURB & GUTTER

TAX PARCEL 03206
O.R. 3528, PA

N=10309.29
E=10180.78

LOT 42

17' BUILDING SETBACK

10' LANDSCAPE BUFFER

5' SIDEWALK

15' PROPOSED PUE

TYPE 'F' CURB

CONC VALLEY CURB

R/W LINE

LOT 43

LOT 44

MERRILLWOOD
PLAT BOOK "H", PAGE 50

LOT 46

LOT 47

SIDEWALK CURB RAMP PER FDOT INDEX 522-002 (CR-F)

PROPOSED STOP SIGN R1-1

SIDEWALK CURB RAMP PER FDOT INDEX 522-002 (CR-F)

R25'

N=10244.56
E=10248.06

5' MAINTENANCE PATH

SPILLOUT CURB (TYP.)

BENCHMARK
TOP OF OPERATING NUT OF FIRE HYDRANT
TUP NUT ELEV=129.87'

10' LANDSCAPE BUFFER

EXISTING FIRE HYDRANT
N=10225.07
E=10397.07

NW 153rd PLACE
(40' R/W)

5' SIDEWALK

17' BUILDING SETBACK

N=10218.17
E=10467.11

FOUND 1/2" IRON PIPE (NO ID.) S 51°05'45" W, 0.21' FROM PROPERTY CORNER

N=10244.95
E=10607.82

S 87°32'12" W 46.73'

Δ=53.15' M=47.20' 20°28'13"W L=58.07' R=37.50

R5'

N=10231.20
E=10532.54

N 87°46'45" E 88.74'
(N 87°46'45" E 89.04')

N 87°46'45" E 156.00'

N 87°46'45" E 30.51'

N=10195.87
E=10330.74

N=10198.99
E=10463.22

N=10201.07
E=10517.18

N=10207.47
E=10631.03

N=10205.36
E=10663.79

N=10175.75
E=10162.28

20'

UTILITY BLDG.

24.33'

5'

12'

12'

L=130.52' R=87.50' Δ=85°28'08" CH=N 47°18'50" E 118.81'

PROPOSED TRANSFORMER

3 SPACES @ 9'=27'

3 BIKE RACKS (6 SPACES)

CONCRETE PAD FOR AC UNITS

PROPOSED BUILDING

CONCRETE PAD FOR AC UNITS

9 SPACES @ 9'=81'

N 02°13'06" W 83.43'

N=10136.45
E=10163.80

N=10132.42
E=10212.25

R5'

N=10119.94
E=10198.28

3 SPACES @ 9'=27'

SIDEWALK CURB RAMP PER FDOT INDEX 522-002 (CR-C)

5 SPACES @ 9'=45'

S 47°13'06" E 40.09'

PROPOSED PICNIC PAVILION

40'

40'

20'

N=10095.13
E=10311.29

N=10113.93
E=10333.91

N=10121.04
E=10466.23

N=10123.13
E=10520.19

N=10101.87
E=10485.16

N=10102.56
E=10503.15

CONCRETE PAD FOR AC UNIT (TYP.)

CONCRETE PAD FOR AC UNIT (TYP.)

N=10125.53
E=10634.19

N=10124.42
E=10666.93

11 SPACES @ 9'=99'

10'

4 SPACES @ 9'=36'

12'

5'

12'

18'

12'

5'

12'

4 SPACES @ 9'=36'

10'

8 SPACES @ 9'=72'

N=10108.25
E=10650.04

SIDEWALK CURB RAMP

L=74.61' R=47.50' Δ=90°00'00" CH=S 47°13'06" E 67.18'

R5'

SIDEWALK CURB RAMP

HANDICAP SIGN (TYP.) (SEE DETAIL SHEET C330)

N 87°46'54" E 333.67'

SIDEWALK CURB RAMP PER FDOT INDEX 522-002 (CR-C)

SIDEWALK CURB RAMP PER FDOT INDEX 522-002 (CR-C)

10' PROPOSED CROSS WALK

L=47.84' R=62.50' Δ=43°52'06" CH=S 69°43'06"E

PROPOSED FIRE HYDRANT

N=10056.59
E=10256.14

PROPOSED COMMUNITY GARDEN

10' PROPOSED CROSS WALK

N=10054.41
E=10345.00

12'X30' LOADING AREA

15'

30'

15'

100' HEIGHT RESTRICTION

N=10065.09
E=10582.01

12'X30' LOADING AREA

30'

N=10053.89
E=10602.92

SIDEWALK CURB RAMP

PROPOSED 16'x23' DUMPSTER WITH SCREENING (SEE ARCH. PLANS FOR DETAIL)

23'

N=10035.26
E=10215.88

SIDEWALK CURB RAMP

N=10044.49
E=10360.39

SOUTH BOUNDARY OF MERRILLWOOD

NW 151st LANE

20' BUILDING SETBACK

20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD". SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD. TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.

LEROYS ADD. TO ALACHUA
PLAT BOOK "A", PAGE 74

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

APPROXIMATE LOCATION OF 10' SEWER EASEMENT PER PLAT OF ALACHUA FOREST (NO RECORDING INFORMATION AVAILABLE)

FENCE CORNER IS 0.2' S & 0.9' E OF PROPERTY CORNER

FENCE CORNER IS 0.9' E OF PROPERTY LINE

N=10028.63
E=10738.31
CONSTRUCTION REFERENCE COORDINATE

N=10054.50
E=10711.67

N 73°37'43" E
17.81'

(4"x4", PRM 2047)

(4"x4", BROKEN, NO ID.)

(1/2", NO ID.)

(3/4", NO ID.)

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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

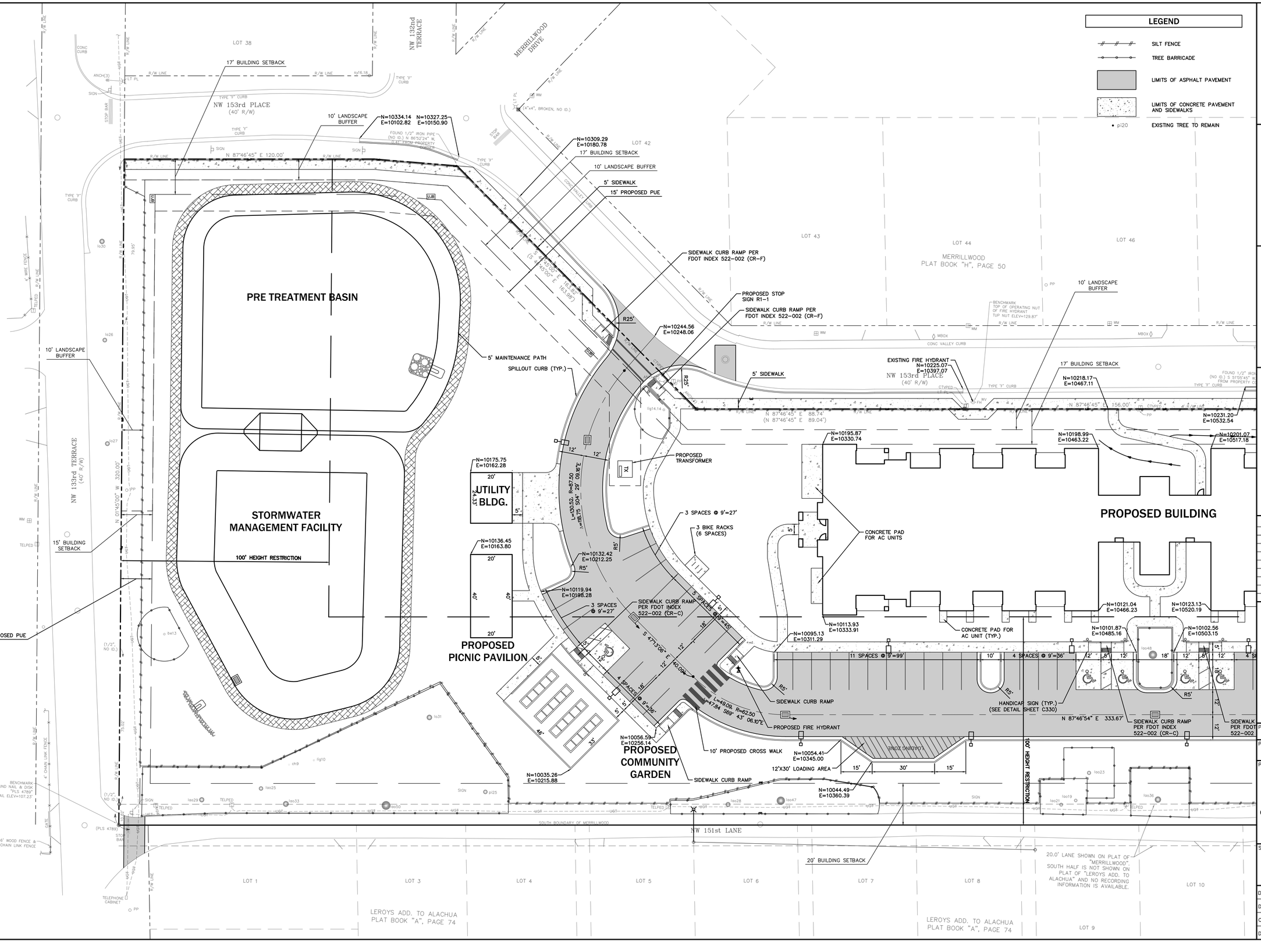
Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN 1

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C200

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:

ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION PLAN 2

Designed:	CG
Drawn:	JB
Checked:	TAR
Date:	01/19/21

Sheet No.: C210

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STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=129.00 W 8" INV.=126.59 E 15" INV.=126.59	232
S-2 TYPE-C INLET	TOP EL.=130.80 S 18" INV.=126.26 W 15" INV.=126.47	232
S-3 TYPE-C INLET	TOP EL.=129.00 N 18" INV.=120.85 SW 18" INV.=120.85	232
S-4 TYPE-C INLET	TOP EL.=128.36 NE 18" INV.=120.08 W 18" INV.=120.09	232
S-5 TYPE-C INLET	TOP EL.=127.76 E 18" INV.=117.78 W 18" INV.=117.78	232
S-6 TYPE-C INLET	TOP EL.=125.34 E 18" INV.=115.11 NW 18" INV.=115.11	232
S-7 TYPE-C INLET	TOP EL.=123.00 SE 18" INV.=113.82 N 18" INV.=113.82	232
S-8 TYPE-C INLET	TOP EL.=119.00 S 18" INV.=112.54 E 8" INV.=116.00 W 24" INV.=112.54	232
S-10 TYPE-C INLET	TOP EL.=113.75 SW 15" INV.=111.00	232

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
ST CO-1	TOP EL.=129.87 INV.=127.00
ST CO-2	TOP EL.=130.73 INV.=126.66
ST CO-3	TOP EL.=129.01 INV.=125.92
ST CO-4	TOP EL.=128.89 INV.=123.97

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-9	24" INV.=111.50	272
S-11	15" INV.=110.00	272

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- • pi20 EXISTING TREE TO REMAIN

MERRILLWOOD DRIVE

LOT 42

LOT 43

LOT 44

LOT 46

LOT 47

LOT 20

MERRILLWOOD
PLAT BOOK "H", PAGE 50

NW 153rd PLACE
(40' R/W)

NW 131st TERRACE
(40' R/W)

EAST BOUNDARY OF MERRILLWOOD

POINT OF BEGINNING

15' PROPOSED PUE

PROPOSED PRIMARY UNDERGROUND ELECTRIC

BENCHMARK
TOP OF OPERATING NUT OF FIRE HYDRANT
TUP NUT ELEV=129.87'

FOUND 1/2" IRON PIPE (NO ID.) S 51°05'45" W, 0.21' FROM PROPERTY CORNER

PROPOSED SWALE (SEE C330 FOR TYP. DETAIL)

TAX PARCEL 03206
O.R. 3528, PA

92" - 24" RCP @ 1.26%

112' - 8" HDPE @ 7.06%

132' - 8" HDPE @ 0.75%

114' - 8" HDPE @ 0.30%

19' - 8" HDPE @ 0.37%

42' - 15" RCP @ 0.27%

88' - 18" RCP @ 1.45%

88' - 18" RCP @ 6.13%

177' - 18" RCP @ 1.50%

138' - 18" RCP @ 1.67%

ST CO-1

ST CO-2

ST CO-3

ST CO-4

UTILITY BLDG.
F.F.=121.00

F.F.=123.00

PROPOSED PICNIC PAVILION

PROPOSED COMMUNITY GARDEN

PROPOSED BUILDING
F.F.=130.00

PROPOSED SECONDARY UNDERGROUND ELECTRIC TO SERVE BUILDING

LOCKING ZONE

SOUTH BOUNDARY OF MERRILLWOOD

NW 151st LANE

20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD". SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD. TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.

LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LEROYS ADD. TO ALACHUA

(4"x4", PRM 2047)

FENCE CORNER IS 0.9' E OF PROPERTY LINE

N 87°37'41" E
(7.81')

(1/2", NO ID.)

(3/4", NO ID.)

(4"x4", BROKEN, NO ID.)

FENCE CORNER IS 0.2' S & 0.9' E OF PROPERTY CORNER

APPROXIMATE LOCATION OF 10' SEWER EASEMENT PER PLAT OF ALACHUA FOREST (NO RECORDING INFORMATION AVAILABLE)

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720 S.W. 2nd Ave, South Tower, Suite 300
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE PLAN 1

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.:
C300

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STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S–1 TYPE–C INLET	TOP EL.=129.00 W 8" INV.=126.59 E 15" INV.=126.59	232
S–2 TYPE–C INLET	TOP EL.=130.80 S 18" INV.=126.26 W 15" INV.=126.47	232
S–3 TYPE–C INLET	TOP EL.=129.00 N 18" INV.=120.85 SW 18" INV.=120.85	232
S–4 TYPE–C INLET	TOP EL.=128.36 NE 18" INV.=120.08 W 18" INV.=120.09	232
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S–6 TYPE–C INLET	TOP EL.=125.34 E 18" INV.=115.11 NW 18" INV.=115.11	232
S–7 TYPE–C INLET	TOP EL.=123.00 SE 18" INV.=113.82 N 18" INV.=113.82	232
S–8 TYPE–C INLET	TOP EL.=119.00 S 18" INV.=112.54 E 8" INV.=116.00 W 24" INV.=112.54	232
S–10 TYPE–C INLET	TOP EL.=113.75 SW 15" INV.=111.00	232

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
ST CO–1	TOP EL.=129.87 INV.=127.00
ST CO–2	TOP EL.=130.73 INV.=126.66
ST CO–3	TOP EL.=129.01 INV.=125.92
ST CO–4	TOP EL.=128.89 INV.=123.97

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S–9	24" INV.=111.50	272
S–11	15" INV.=110.00	272

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- • pi20 EXISTING TREE TO REMAIN

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

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

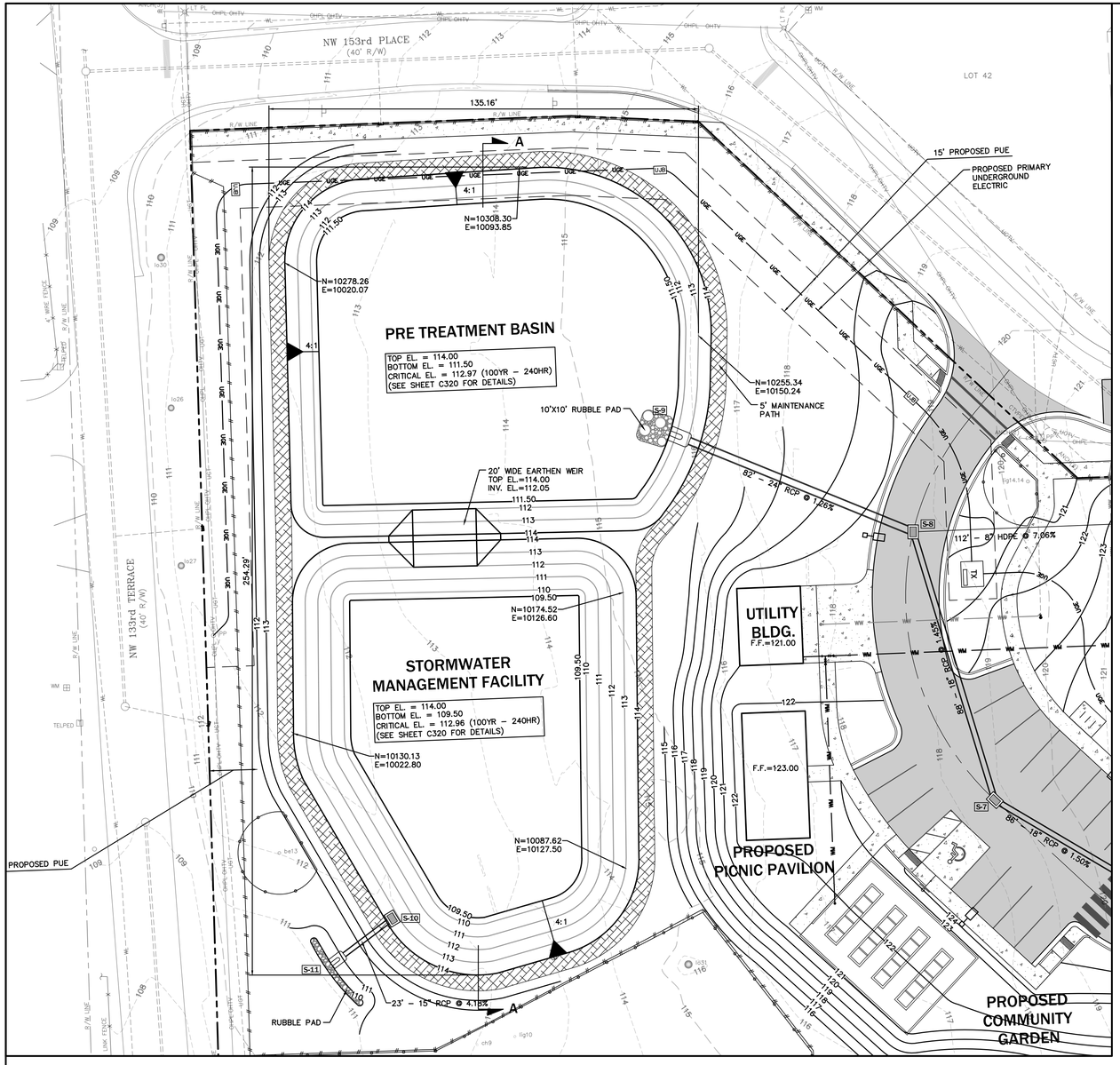
Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE PLAN 2

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C310

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MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   ALACHUA COUNTY HOUSING AUTHORITY WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN:

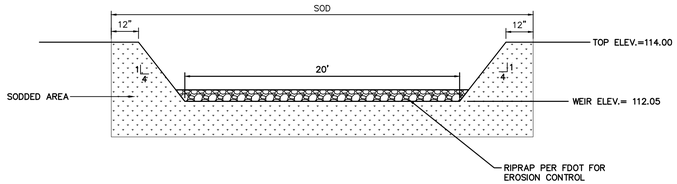
   A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.

   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.

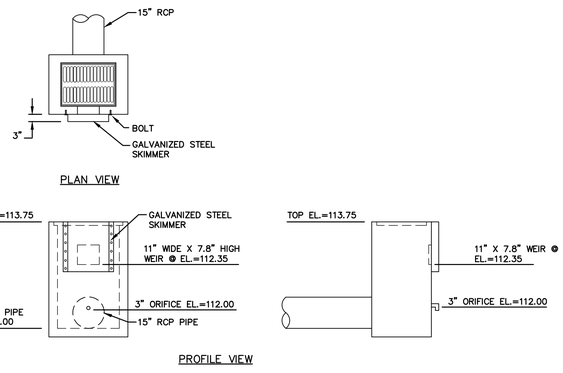
   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).

   D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.

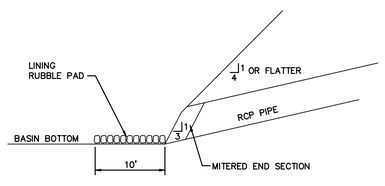
   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



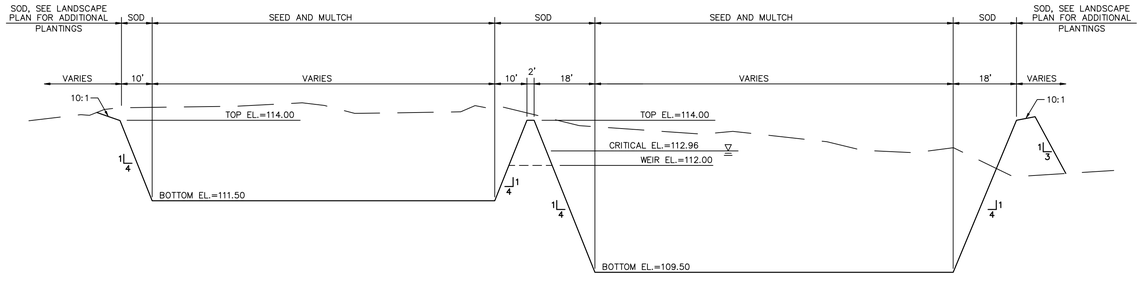
EARTHEN WEIR DETAIL
N.T.S.



S-10 BASIN OUTFALL DETAIL
N.T.S.



RUBBLE PAD DETAIL
N.T.S.



BASIN TYPICAL CROSS SECTION A-A
N.T.S.

consultants inc.
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GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

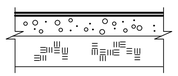
Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: BASIN DETAIL

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C320

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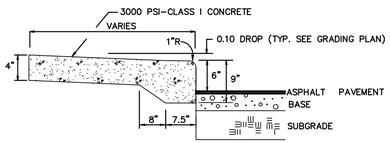
1-1/2" TYPE SP-9.5, ASPHALTIC CONCRETE

6" LIMEROCK BASE, COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY

12" SUBGRADE, LBR 40, COMP. TO 98% MODIFIED PROCTOR DENSITY

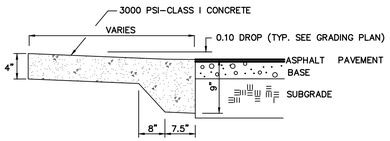
TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.



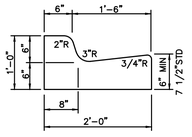
TYPICAL STEPUP SIDEWALK

N.T.S.

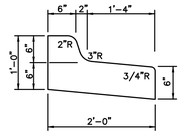


TYPICAL FLUSH SIDEWALK DETAIL

N.T.S.



STANDARD

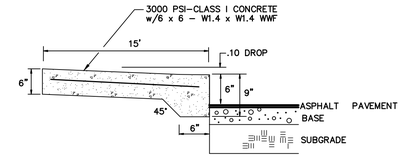


SPILL-OUT

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

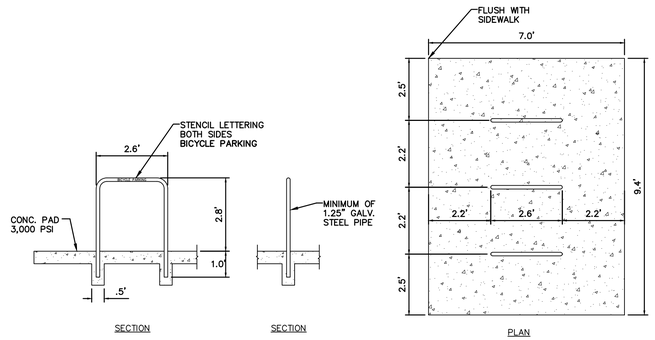
TYPE 'F' CONCRETE CURB AND GUTTER

N.T.S.



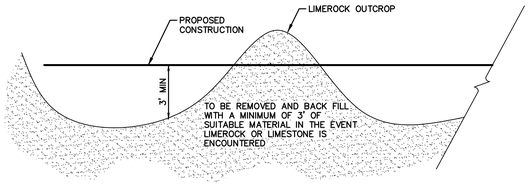
CONCRETE DUMPSTER PAD DETAIL

N.T.S.



BIKE RACK DETAIL

N.T.S.

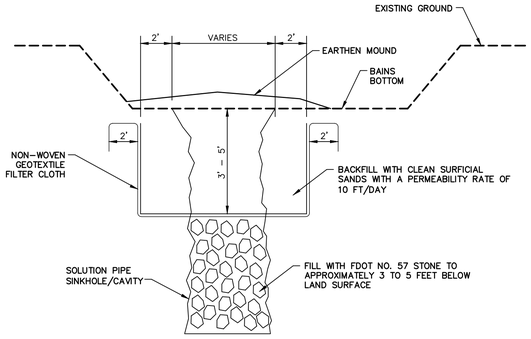


NOTES:

1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY ( ) RIVER WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

LIMEROCK OUTCROP REMOVAL DETAIL

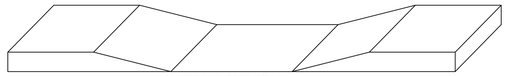
N.T.S.



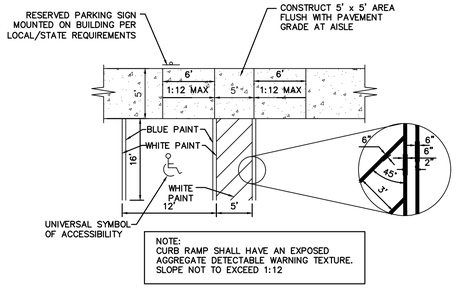
IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



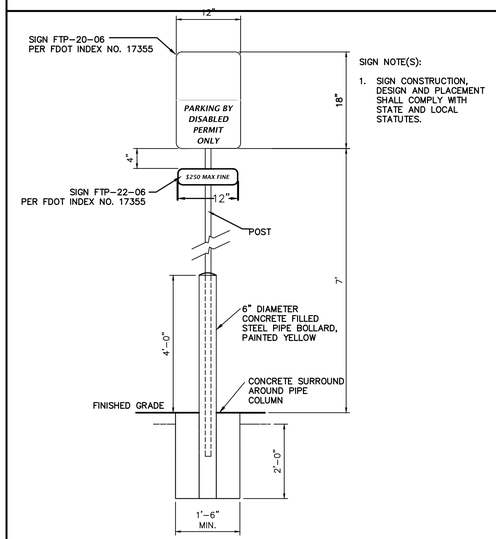
SIDEWALK SCHEMATIC



NOTE:
CURB RAMP SHALL HAVE AN EXPOSED AGGREGATE DETECTABLE WARNING TEXTURE. SLOPE NOT TO EXCEED 1:12

HANDICAP PARKING & RAMP

N.T.S.

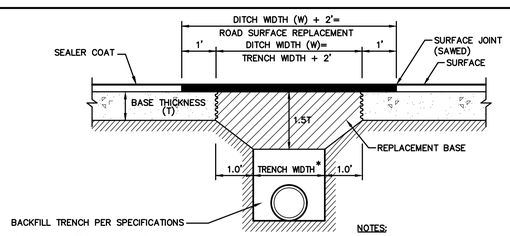


SIGN NOTE(S):

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

HANDICAP PARKING SIGN

N.T.S.



THE MINIMUM TRENCH WIDTH SHALL EQUAL EITHER THE OUTSIDE PIPE DIAMETER PLUS 2 FEET OR SUGGESTED MANUFACTURER WIDTH WHICHEVER IS GREATER.

NOTES:

A. CURB AND GUTTER SHALL BE SAW-CUT.

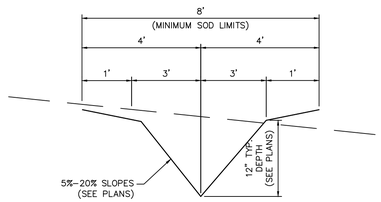
B. * DIMENSION OF TRENCH DOES NOT INCLUDE SPACE PER OSHA REQUIREMENTS

DETAIL OF ROADWAY CUT AND REPAIR

N.T.S.

GENERAL NOTES

1. DITCH WIDTH SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGES OF THE TRENCH.
2. REPLACED BASE MATERIAL OVER TRENCH SHALL BE ONE AND ONE-HALF TIMES THE THICKNESS OF THE ORIGINAL BASE (MINIMUM THICKNESS OF 8 INCHES).
3. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
4. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
6. ROAD SURFACE REPLACEMENT SHALL EXTEND A MINIMUM OF ONE FOOT (1') FROM THE EDGE OF THE OPEN CUT INTO THE ROAD BASE AND SHALL EXTEND FROM THE EDGE OF THE CURB AND/OR PAVEMENT TO THE OPPOSITE EDGE OF CURB AND/OR PAVEMENT.
7. ROAD SURFACE REPLACEMENT SHALL BE A MINIMUM OF ONE AND QUARTER INCHES (1-1/4") OF ASPHALTIC CONCRETE.
8. CURB AND GUTTER SHALL BE REPLACED WITH THE SAME TYPE AS REMOVED. GRADES SHALL MATCH EXISTING GRADES.
9. A SEALER COAT SHALL BE APPLIED OVER ALL EXISTING PAVEMENT TO REMAIN.



TYPICAL GRASS SWALE DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

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

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE DETAILS AND NOTES

Designed:	CG
Drawn:	JB
Checked:	TAR
Date:	01/19/21

Sheet No.: C330

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

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: ARBOURS AT MERRILLWOOD SITE PLAN
COUNTY: ALACHUA, FLORIDA
SECTION/TOWNSHIP/RANGE: S 14, T 08 SOUTH, R 18 EAST
COUNTY PARCEL NO.: 03918-003-000
LATITUDE AND LONGITUDE: 29°46'35.4"N 82°30'22.5"W
STREET ADDRESS: 13206 NW 153RD PLACE ALACHUA, FLORIDA 32615
PROJECT AREA: 4.34 AC.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 4.53 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION FOUR MULTI-FAMILY BUILDINGS WITH ASSOCIATED PARKING, UTILITY AND STORMWATER IMPROVEMENTS.
2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY GSE ENGINEERING AND CONSULTING, INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (2) DRAINAGE AREAS. AREA (1): 0.33 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No.1. AREA (2): 4.01 ACRES WILL SHEET FLOW OFFSITE TO THE NORTHWEST.
3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
4. SEQUENCE OF CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   H. STORMWATER BASIN WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

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

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

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: (1) DRY RETENTION BASIN WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
3. AREA (DA-1) WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO A SPREADER SWALE ON THE SOUTHWEST CORNER OF THE SITE

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE.

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

CERTIFICATION STATEMENT

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

CONTRACTING FIRM: _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

TELEPHONE: _____

FAX: _____

PROJECT NAME: ARBOURS AT MERRILLWOOD SITE PLAN

PROJECT ADDRESS: 13206 NW 153RD PLACE ALACHUA, FLORIDA 32615

ALCHUA COUNTY, FLORIDA 32615

NAME: _____ SIGNATURE: _____

DATE: _____

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: ARBOURS AT MERRILLWOOD SITE PLAN FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: ALACHUA COUNTY HOUSING AUTHORITY CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

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

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

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

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

* * * * * *

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

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

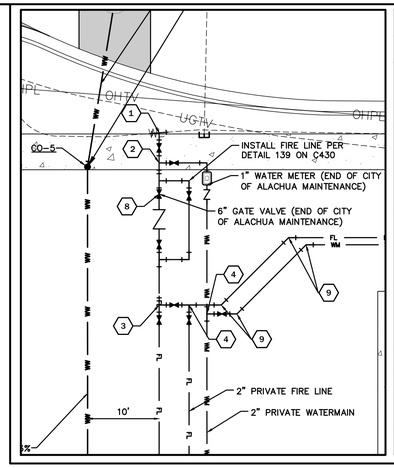
Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C340

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WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT TO EXISTING 6" PVC WATERMAIN 1 – 6"X6" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY CITY OF ALACHUA PRE-APPROVED CONTRACTOR.) 1 – 6" GATE VALVE AND BOX
2	1 – 6"X2" TEE 1 – 2" GATE VALVE AND BOX 1 – 2" PVC TEE 1 – 2" PVC 90° BEND 1" WATER METER (ASSSEMBLY PER CITY OF ALACHUA DETAL 115) (END OF CITY OF ALACHUA MAINTENANCE) 1 – 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 6" PRIVATE WATERMAIN TO SERVE PROPOSED FIRE HYDRANT
3	1 – 6"X2" PVC TEE 1 – 2" GATE VALVE AND BOX 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING 1 – 6" GATE VALVE AND BOX 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING
4	1 – 2" PVC TEE 1 – 2" GATE VALVE & BOX
5	1 – 6" GATE VALVE & BOX 1 – FIRE HYDRANT ASSEMBLY (PER CITY OF ALACHUA. SEE DETAIL SHEET C410)
6	1 – 2" PVC 90° BEND
7	1 – 2" PVC TEE 2 – 2" GATE VALVE & BOX
8	1 – 6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE) 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" CLDIP PRIVATE FIRE LINE
9	1 – 2" PVC 45° BEND

WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO-1 CLEANOUT	TOP EL.=120.51 INV.=116.46
CO-2 CLEANOUT	TOP EL.=122.48 INV.=115.07
CO-3 CLEANOUT	TOP EL.=129.79 INV.=121.50
CO-4 CLEANOUT	TOP EL.=124.74 INV.=120.02 INV.=120.02
CO-5 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=121.41 INV.=117.64 INV.=117.64
CO-6 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=120.55 INV.=114.57 INV.=114.57

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- pl20 — EXISTING TREE TO REMAIN

MERRILLWOOD DRIVE
LOT 42
17' BUILDING SETBACK
10' LANDSCAPE BUFFER
15' PROPOSED PUE
MERRILLWOOD PLAT BOOK "H", PAGE 50
CONTRACTOR TO CUT IN NEW CLEANOUT AT RIGHT-OF-WAY (END OF CITY OF ALACHUA MAINTENANCE)
SEE AREA DETAIL
CORE DRILL MANHOLE FOR INSTALLATION OF (NEW) 6" PVC S INV. EL.=116.68
23' – 6" PVC WW @ 4.06%
END OF CITY OF ALACHUA MAINTENANCE
ELECTRICAL PULL BOX TYP. (SEE C430 FOR DETAIL)
PROPOSED 3 PHASE TRANSFORMER (SEE DETAIL 584B ON SHEET C430)
INSTALL FIRE LINE PER DETAIL 139 ON C430
1" WATER METER (END OF CITY OF ALACHUA MAINTENANCE)
PLUG EXISTING WATER SERVICE
NW 153rd PLACE (40' R/W)
17' BUILDING SETBACK
CONTRACTOR TO MAINTAIN ELECTRIC SERVICE TO ADJACENT PROPERTIES DURING CONSTRUCTION
2" PRIVATE FIRE LINE
2" PRIVATE WATERMAIN
6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE)
2" PRIVATE FIRE LINE
2" PRIVATE WATERMAIN
53' – 6" PVC PRIVATE WW @ 3.36%
69' – 6" PVC PRIVATE WW @ 2.01%
36' – 6" PVC PRIVATE WW @ 4.11%
6" PRIVATE FIRE LINE
UTILITY BLDG. F.F.=121.00
F.F.=123.00
PROPOSED PICNIC PAVILION
PROPOSED COMMUNITY GARDEN
HOSE BIB FOR COMMUNITY GARDEN WATER SOURCE
PROPOSED BUILDING
F.F.=130.00
BUILDING SERVICE 1: (APARTMENT UNITS) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED AT 1000A.
BUILDING SERVICE 3: (HOUSE LOAD) NEED ONE (1) 120/208V, 3PH/SERVICE ESTIMATED AT 400A.
BUILDING SERVICE 2: (APARTMENT UNITS) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED AT 1000A TO 800A.
100' HEIGHT RESTRICTION
LOOMING ZONE
SOUTH BOUNDARY OF MERRILLWOOD
NW 151st LANE
APPROXIMATE LOCATION OF BURIED SANITARY MANHOLE
PROPOSED 30' WOOD POWER POLE
PROPOSED OVERHEAD POWER LINE
APPROXIMATE LOCATION OF EXISTING POLE AND STREET LIGHT 1052
20' BUILDING SETBACK
EXISTING OVERHEAD POWER LINE
CONTRACTOR TO MAINTAIN ELECTRIC SERVICE TO ADJACENT PROPERTIES DURING CONSTRUCTION
APPROXIMATE LOCATION OF EXISTING POLE AND STREET LIGHT 10503
20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD". SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD. TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.
SANITARY MANHOLE top elev=130.70' 8"vcp W inv=125.65'
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LEROYS ADD. TO ALACHUA
SANITARY MANHOLE N rim elev=126.65' 8"vcp S inv=121.15' 8"vcp NW inv=119.24'
15' BUILDING SETBACK
10' LANDSCAPE BUFFER
LOT 20
POINT OF BEGINNING
PLUG EXISTING WATER SERVICE
NW 131st TERRACE (40' R/W)
10' LANDSCAPE BUFFER
15' BUILDING SETBACK
10' LANDSCAPE BUFFER
47
17' BUILDING SETBACK
PLUG EXISTING WATER SERVICE
SANITARY MANHOLE N rim elev=133.65' 8"vcp N inv=128.71' 8"vcp S inv=128.60'
TAX PARCEL 03206-000-000 O.R. 3528, PAGE 1
SANITARY MANHOLE W rim elev=132.09' 8"vcp W inv=126.19'
FENCE CORNER IS 0.9' E OF PROPERTY LINE
FENCE CORNER IS 0.2' S & 0.9' E OF PROPERTY CORNER
N 87°37'41" E 17.81'
ALACHUA PLAT BOOK
APPROXIMATE LOCATION OF 10' SEWER EASEMENT PER PLAT OF ALACHUA FOREST (NO RECORDING INFORMATION AVAILABLE)
PROPOSED BUILDING
F.F.=130.00
BUILDING SERVICE 2: (APARTMENT UNITS) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED AT 1000A TO 800A.
F.F.=130.00
100' HEIGHT RESTRICTION
LOOMING ZONE
SOUTH BOUNDARY OF MERRILLWOOD

eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 1

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C400

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WATER FITTING SCHEDULE

KEY	ASSEMBLY
1	CONNECT TO EXISTING 6" PVC WATERMAIN 1 – 6"X6" WET TAP (TAP AND VALVE SHALL BE INSTALLED BY CITY OF ALACHUA PRE-APPROVED CONTRACTOR.) 1 – 6" GATE VALVE AND BOX
2	1 – 6"X2" TEE 1 – 2" GATE VALVE AND BOX 1 – 2" PVC TEE 1 – 2" PVC 90° BEND 1" WATER METER (ASSSSEMBLY PER CITY OF ALACHUA DETAL 115) (END OF CITY OF ALACHUA MAINTENANCE) 1 – 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 6" PRIVATE WATERMAIN TO SERVE PROPOSED FIRE HYDRANT
3	1 – 6"X2" PVC TEE 1 – 2" GATE VALVE AND BOX 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING 1 – 6" GATE VALVE AND BOX 2" PRIVATE FIRELINE TO SERVE PROPOSED BUILDING
4	1 – 2" PVC TEE 1 – 2" GATE VALVE & BOX
5	1 – 6" GATE VALVE & BOX 1 – FIRE HYDRANT ASSEMBLY (PER CITY OF ALACHUA. SEE DETAIL SHEET C410)
6	1 – 2" PVC 90° BEND
7	1 – 2" PVC TEE 2 – 2" GATE VALVE & BOX
8	1 – 6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE) 1 – 6" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1 – 6" CLDIP PRIVATE FIRE LINE
9	1 – 2" PVC 45° BEND

WASTEWATER CLEANOUT SCHEDULE

CLEANOUT	CLEANOUT DATA
CO–1 CLEANOUT	TOP EL.=120.51 INV.=116.46
CO–2 CLEANOUT	TOP EL.=122.48 INV.=115.07
CO–3 CLEANOUT	TOP EL.=129.79 INV.=121.50
CO–4 CLEANOUT	TOP EL.=124.74 INV.=120.02 INV.=120.02
CO–5 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=121.41 INV.=117.64 INV.=117.64
CO–6 CLEANOUT (END OF COA MAINTENANCE)	TOP EL.=120.55 INV.=114.57 INV.=114.57

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- EXISTING TREE TO REMAIN

LOT 38
LOT 42
LOT 43
NW 132nd TERRACE
MERRILLWOOD DRIVE
NW 153rd PLACE (40' R/W)
NW 133rd TERRACE (40' R/W)
NW 151st LANE
17' BUILDING SETBACK
10' LANDSCAPE BUFFER
15' PROPOSED PUE
PLUG EXISTING WATER SERVICE
4" UNDERGROUND ELECTRIC CONDUIT (TYP.)
PRE TREATMENT BASIN
STORMWATER MANAGEMENT FACILITY
100' HEIGHT RESTRICTION
ELECTRICAL PULL BOX TYP. (SEE C430 FOR DETAIL)
PROPOSED 3 PHASE TRANSFORMER (SEE DETAIL 584B ON SHEET C430)
UTILITY BLDG. F.F.=121.00
F.F.=123.00
PROPOSED PICNIC PAVILION
PROPOSED COMMUNITY GARDEN
HOSE BIB FOR COMMUNITY GARDEN WATER SOURCE
CONTRACTOR TO CUT IN NEW CLEANOUT AT RIGHT-OF-WAY (END OF CITY OF ALACHUA MAINTENANCE)
SEE AREA DETAIL
CORE DRILL MANHOLE FOR INSTALLATION OF (NEW) 6" PVC S. INV. EL.=116.68
23' – 6" PVC WW @ 4.06%
END OF CITY OF ALACHUA MAINTENANCE
INSTALL FIRE LINE PER DETAIL 139 ON C430
6" WATER METER (END OF CITY OF ALACHUA MAINTENANCE)
6" GATE VALVE (END OF CITY OF ALACHUA MAINTENANCE)
63' – 6" PVC PRIVATE WW @ 3.36%
69' – 6" PVC PRIVATE WW @ 2.01%
36' – 6" PVC PRIVATE WW @ 4.11%
2" PRIVATE FIRE LINE
2" PRIVATE WATERMAIN
6" PRIVATE FIRE LINE
PROPOSED BUILDING
F.F.=130.00
BUILDING SERVICE 1: (APARTMENT UNITS) NEED ONE (1) 120/208V, 3PH SERVICE ESTIMATED AT 1000A.
BUILDING SERVICE 3: (HOUSE LOAD) NEED ONE (1) 120/208V, 3PH/SERVICE ESTIMATED AT 400A.
LOADING ZONE
20' BUILDING SETBACK
100' HEIGHT RESTRICTION
CONNECT PRIMARY UNDERGROUND ELECTRIC TO EXISTING POWER POLE A-32-67
PROPOSED PUE TO END 10' FROM EXISTING POWER POLE
15' BUILDING SETBACK
SECONDARY UNDERGROUND 2" ELECTRIC CONDUIT (TYP.)
CONNECT TO EXISTING POWER POLE POLE A-32-66. PROVIDE POLE MOUNTED SECONDARY TRANSFORMER
PROPOSED 30' WOOD POWER POLE
PROPOSED OVERHEAD POWER LINE
APPROXIMATE LOCATION OF BURIED SANITARY MANHOLE
APPROXIMATE LOCATION OF EXISTING POLE AND STREET LIGHT 1052
EXISTING OVERHEAD POWER LINE
CONTRACTOR TO MAINTAIN ELECTRIC SERVICE TO ADJACENT PROPERTIES DURING CONSTRUCTION
APPROXIMATE LOCATION OF EXISTING POLE AND STREET LIGHT 10503
20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD". SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD. TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.
SOUTH BOUNDARY OF MERRILLWOOD
LOT 1
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LEROYS ADD. TO ALACHUA PLAT BOOK "A", PAGE 74
SANITARY MANHOLE E rim elev=108.23' 8"vcp E inv=103.70' 8"vcp S inv=103.59' 8"vcp N inv=103.73'
SANITARY MANHOLE N rim elev=109.46' 8"vcp N inv=105.07'
SANITARY MANHOLE S rim elev=108.96' 8"vcp S inv=103.89'
SANITARY MANHOLE N rim elev=106.66' 8"vcp N inv=101.95' 8"vcp S inv=101.72' 8"vcp E inv=102.04'
SANITARY MANHOLE E rim elev=121.39' 8"vcp NW inv=114.96' 8"vcp E inv=116.59'
SANITARY MANHOLE W rim elev=132.09' 8"vcp W inv=126.19'
SANITARY MANHOLE W rim elev=115.34' 8"vcp W inv=110.03' 8"vcp SE inv=111.12'
6' WOOD FENCE & 4' CHAIN LINK FENCE
4' CHAIN LINK FENCE
TELEPHONE CABINET

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NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

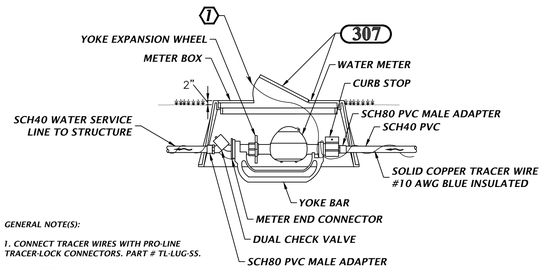
Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY PLAN 2

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C410

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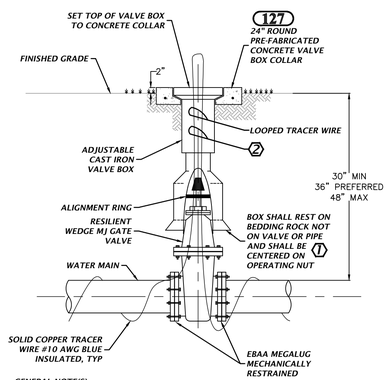
GENERAL NOTE(S):

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.

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



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.

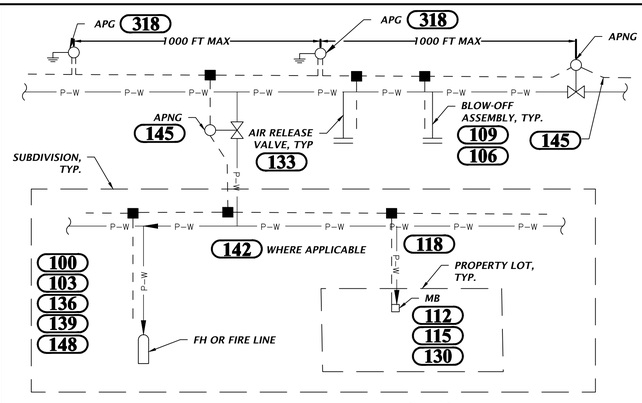
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

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



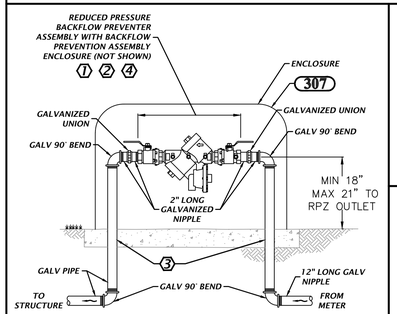
GENERAL NOTES: SEE 321A

128 WHERE APPLICABLE
148 WHERE APPLICABLE

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF ALACHUA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 2020 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AS WELL AS NOT SHOWN ON THESE PLANS AND PROTECTION OF SAME DURING CONSTRUCTION. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC DEPARTMENT.
5. NO GAS SERVICE IS REQUIRED FOR THIS DEVELOPMENT.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
7. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN AND FLORIDA DEPT. OF TRANSPORTATION AND CITY OF ALACHUA APPROVED PROCEDURES.
9. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
11. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON TH EPAVING, GRADING, AND DRAINAGE PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTO MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
13. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
14. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.
15. NO TREE TRUNKS SHALL BE PLANTED WITHIN 10' OF ANY WATERMAIN OR GRAVITY SEWER LINE.



KEYED NOTE(S):

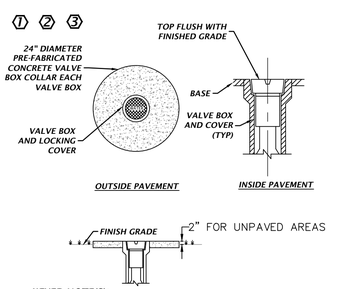
(1) PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

(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*

POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
- *PROVIDE SLEEVES AROUND PIPING*

BACKFLOW PREVENTER MAINTAINED BY PROPERTY OWNER, NOT COA.

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

GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL 303 FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.

2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.

3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.

5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.

6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS

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.

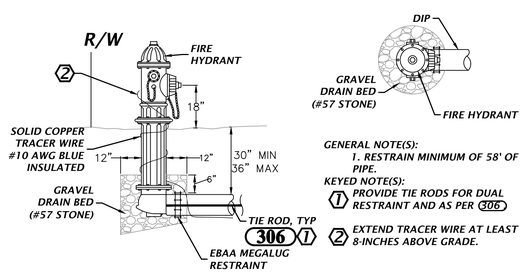
(6) 12" MINIMUM

303 BEDDING AND TRENCHING DETAIL
NTS

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

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

506 TYPICAL CONDUIT TRENCH
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

SANITARY SEWER NOTES

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35 PVC, UNLESS OTHERWISE NOTED.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
5. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 5.
6. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
7. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE CITY OF ALACHUA UTILITIES INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
8. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF ALACHUA'S SYSTEMS SHALL CONFORM TO THE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION.
9. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
10. ALL EXISTING AND PROPOSED SANITARY CLEANOUTS SHALL HAVE HS-20 TRAFFIC RATED COVER.

CITY OF ALACHUA ELECTRICAL SCOPE OF WORK

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

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

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

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

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

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

1.7 PROVIDE SECONDARY SERVICE FROM AN EXISTING POWER POLE TO STREET LIGHT POLES AS SHOWN ON PLANS. THE CONTRACTOR SHALL PAY FOR ALL MATERIALS AND FOR ALL WORK AS DESCRIBED ABOVE. COA WILL INSTALL (1) THE POLE MOUNTED SECONDARY TRANSFORMER (2) CONDUCTORS BETWEEN THE SECONDARY TRANSFORMER AND THE NEW 30' WOOD POWER POLE (3) THE 30' WOOD POLE, AND (4) THE CONDUCTORS BETWEEN THE NEW 30' WOOD POLE AND EXISTING STREET LIGHT POLE WITH ID # 10503.

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA'S STANDARD DETAILS AND LAND DEVELOPMENT CODES (L.D.C.). POTABLE WATER SYSTEM UP TO THE METER IS TO BE OWNED/MAINTAINED BY THE CITY. ALL MATERIAL AND CONSTRUCTION METHODS FOR THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CITY OF ALACHUA'S REQUIREMENTS AS OUTLINED ON THE CITY UTILITY DETAILS SHEET IN THESE PLANS.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. ALL WATER FITTINGS SHALL BE PROVIDED WITH MECHANICAL RESTRAINTS.
5. 5.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY: HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, EA.C.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, EA.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.

5.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, EA.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, EA.C.

6. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI). IF INSTALLING PVC PIPE LESS THAN 4" IN DIAMETER THEN MUST CONFORM TO ASTM 1785(SCHEDULE 40, 80, 120) OR ASTM 2241(SDR21, MINIMUM PC 200).
7. DIP PIPES SHALL BE COATED ON THE INTERIOR WITH CEMENT LINING AND EXTERIOR WITH A 1-MIL ASPHALTIC SEAL COATING. PIPES SHALL BE PRESSURE RATED TO PRESSURE CLASS 350 PSI. PIPES SHALL BE CERTIFIED TO MEET NSF 61 CRITERIA. UNLESS OTHERWISE NOTED OR SHOWN, WATER LINES 4 INCHES IN DIAMETER AND LARGER SHALL BE C-900 DR18 PVC, SUITABLE FOR POTABLE WATER SERVICE. WATER LINES SMALLER THAN 4" SHALL BE SCH 40 PVC, SUITABLE FOR POTABLE WATER SERVICE.
8. THE CONTRACTOR SHALL PROVIDE TEST ASSEMBLIES AND TRACER WIRES TO BOTH METALLIC AND NON-METALLIC PIPE AS PER CITY OF ALACHUA DESIGN AND DETAILS.
9. FOR THE NEW WATER MAIN, PROVIDE TRACER WIRE AND APPURTENANCES STARTING FROM THE EXISTING WATER MAIN TO NEAR THE WATER METER.

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

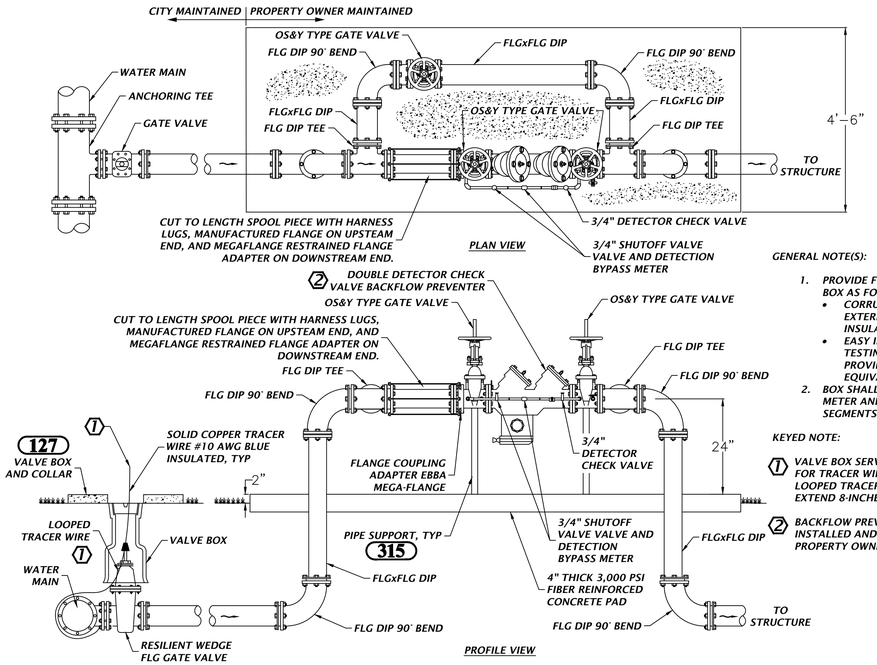
Project title:
ARBOURS AT MERRILLWOOD SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
UTILITY DETAILS AND NOTES

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C420

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

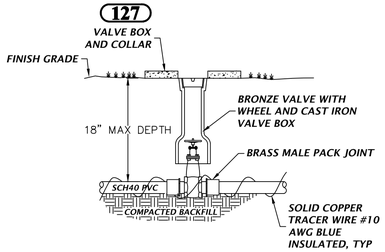
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GENERAL NOTE(S):

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.*

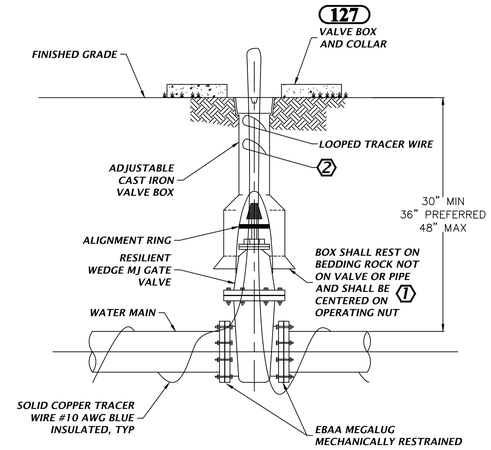


GENERAL NOTE(S):

1. *WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.*

142 2" RESILIENT SEAT WEDGE GATE VALVE FOR WATER AND RECLAIMED WATER MAINS

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

ABBREVIATIONS

APP	*APPROXIMATE*
ARV	*AIR RELEASE VALVE*
AWG	*AMERICAN WIRE GAUGE*
DI	*DUCTILE IRON*
DIP	*DUCTILE IRON PIPE*
E	*ELECTRIC CONDUCTOR*
FLG	*FLANGED*
FT	*FOOT*
FM	*FORCE MAIN*
GA	*GAUGE*
GALV	*GALVANIZED*
GRN	*GREEN*
GSP	*GALVANIZED STEEL PIPE*
GV	*GATE VALVE*
ID	*INSIDE DIAMETER*
LF	*LINEAR FEET*
MAX	*MAXIMUM*
MIN	*MINIMUM*
MJ	*MECHANICAL JOINT*
NTS	*NOT TO SCALE*
OD	*OUTSIDE DIAMETER*
OS&Y	*OUTSIDE SCREW AND YOKE*
PUE	*PUBLIC UTILITY EASEMENT*
PVC	*POLYVINYL CHLORIDE*
R/W	*RIGHT OF WAY*
RPZ	*REDUCED PRESSURE ZONE*
SCH	*SCHEDULE*
SF	*SQUARE FEET*
SIM	*SIMILAR*
SS	*STAINLESS STEEL*
TYP	*TYPICAL*
URD	*UNDERGROUND RESIDENTIAL DISTRIBUTION*
YEL	*YELLOW*
WM	*WATER MAIN*
WW	*WASTEWATER*

151 DETAIL ABBREVIATIONS

NTS

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SCALES:
AS SHOWN

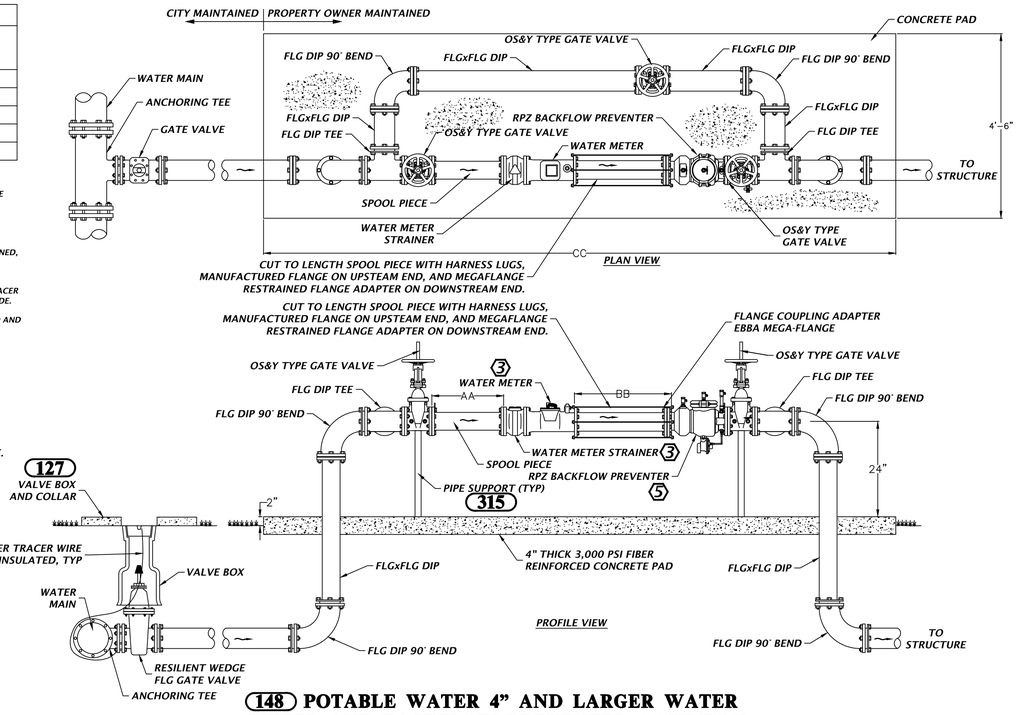
DIMENSION			
METER SIZE	1 AA	2 BB	CC
3"	18"	9"	12'
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

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

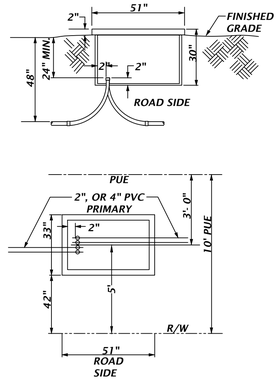
GENERAL NOTE(S):

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



148 POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY

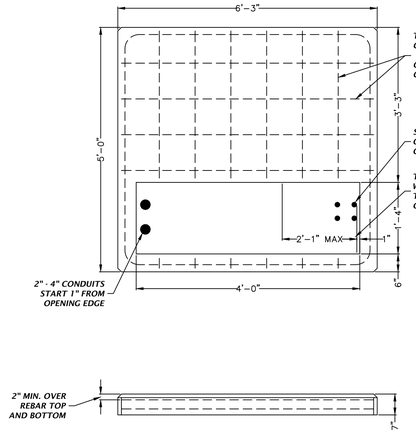
NTS



TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

530 UNDERGROUND JUNCTION BOX

NTS



NOTES:

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

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

NTS

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — 51532
Engineer — Cerlificate No.

Project No: 20-112

Project phase: CITY SUBMITTAL

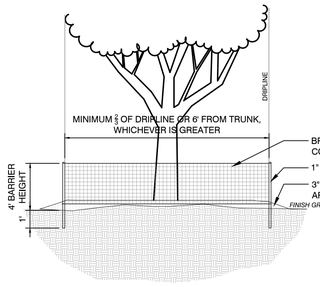
Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: UTILITY DETAILS CONT.

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: C430

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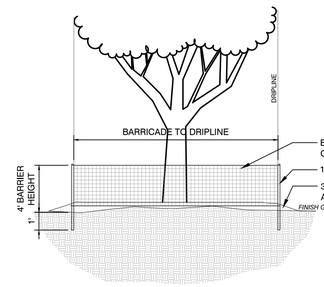
NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

1 REGULATED TREE PROTECTION

SCALE: NTS

P-ED-CoA-14



NOTES:

1. BARRICADES SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING AND SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES.
2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED HERITAGE TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED HERITAGE TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
5. NO GRADE CHANGES MAY OCCUR IN THE TREE BARRIER AREA UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:(1)THE CLEARING OF VEGETATION EXCEPT BY HAND;(2)THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;(3)THE PLACEMENT OF DEBRIS;(4)THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;(5)THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND(6)THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED HERITAGE TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

2 HERITAGE TREE PROTECTION

SCALE: NTS

P-ED-CoA-15

TREES TO BE PRESERVED

TREES TO BE PRESERVED

Tree Number	Botanical Name	Common Name	DBH	Health / Location	Credits
1	*Platanus occidentalis*	Sycamore	36	Outside PL	0
2	*Platanus occidentalis*	Sycamore	18	Outside PL	0
3	*Quercus virginiana*	Live Oak	30	Outside PL	0
4	*Quercus virginiana*	Live Oak	26	Outside PL	0
5	*Quercus virginiana*	Live Oak	27	Outside PL	0
8	*Acer negundo*	Box Elder	13	Good	3
9	*Quercus hemisphaerica*	Laurel Oak	29	Good	6
10	*Quercus hemisphaerica*	Laurel Oak	25	Good	6
11	*Quercus hemisphaerica*	Laurel Oak	33	Good	12
12	*Prunus serotina*	Black Cherry	9	Good	1
13	*Liquidnum sp.*	Liquidnum	10	Good	3
14	*Quercus hemisphaerica*	Laurel Oak	50	Good	25
15	*Quercus virginiana*	Live Oak	31	Good	12
16	*Pinus sp.*	Pine	25	Good	6
20	*Platanus occidentalis*	Sycamore	14	Good	3
31	*Quercus hemisphaerica*	Laurel Oak	28	Good	6
32	*Quercus hemisphaerica*	Laurel Oak	47	Good	20
39	*Ligustrum sp.*	Ligustrum	14	Good	3
39	*Ligustrum sp.*	Ligustrum	14	Good	3
60	***Quercus hemisphaerica***	***Laurel Oak***	**48**	**Good**	**40**
61	*Quercus hemisphaerica*	Laurel Oak	21	Good	6
62	*Quercus hemisphaerica*	Laurel Oak	19	Good	3
63	*Quercus hemisphaerica*	Laurel Oak	23	Good	6
64	*Quercus hemisphaerica*	Laurel Oak	36	Good	12
76	*Quercus falcata*	Southern Red Oak	29	Outside PL	0
77	*Prunus serotina*	Black Cherry	15	Outside PL	0
78	*Carya sp.*	Pecan	18	Outside PL	0
79	*Celtis laevigata*	Sugarberry	10	Good	3
80	*Carya sp.*	Pecan	18	Outside PL	0
81	*Pinus sp.*	Pine	12	Good	3
83	*Prunus serotina*	Black Cherry	12	Good	3
84	*Quercus hemisphaerica*	Laurel Oak	10	Good	3
85	*Quercus hemisphaerica*	Laurel Oak	10	Good	3
86	*Quercus hemisphaerica*	Laurel Oak	16	Outside PL	0
87	*Cinnamomum camphora*	Camphor	23	Good	6
88	*Acer negundo*	Box Elder	15	Good	**6**
88	*Acer negundo*	Box Elder	27	Good	6
89	*Prunus serotina*	Black Cherry	15	Good	3
					251

Special consideration in site design was utilized to preserve the healthy heritage tree #60, thus double credit has been applied to tree #60 as per Section 6.2.1(D)(6)(b):

In addition to the tree credit in Subsection 6.2.1(D)(6)(a) of this section, a double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development (i.e., areas designated for off-street parking and loading, landscaping, building area, or stormwater management). Applicants requesting this tree credit shall demonstrate through the proposed site plan and application that special consideration in site design was utilized to preserve the healthy heritage tree. Should the preserved heritage tree die within the one year maintenance period, the tree will be mitigated in adherence with the requirements for healthy heritage tree replacement in this section.

TREES TO BE REMOVED

NON-REGULATED TREES - *MITIGATION NOT REQUIRED*

Tree Number	Botanical Name	Common Name	DBH	Health	Mitigation
5	*Celtis laevigata*	Sugarberry	16	Good	Not Required
18	*Melia azedarach*	Chinaberry	8,13	Good	Not Required
59	*Quercus hemisphaerica*	Laurel Oak	8	Good	Not Required

REGULATED TREES - *ONE-FOR-ONE REPLACEMENT*

Tree Number	Botanical Name	Common Name	DBH	Health	Mitigation
6	*Carya sp.*	Pecan	10	Good	1 for 1
7	*Acer negundo*	Box Elder	13	Good	1 for 1
17	*Acer negundo*	Box Elder	18	Good	1 for 1
19	*Acer negundo*	Box Elder	12	Good	1 for 1
19	*Acer negundo*	Box Elder	12	Good	1 for 1
21	*Juniperus silicicola*	Southern Redcedar	8	Good	1 for 1
21	*Juniperus silicicola*	Southern Redcedar	14	Good	1 for 1
22	*Juniperus silicicola*	Southern Redcedar	13	Good	1 for 1
23	*Juniperus silicicola*	Southern Redcedar	20	Good	1 for 1
24	*Magnolia grandiflora*	Magnolia	21	Good	1 for 1
25	*Acer negundo*	Box Elder	24	Good	1 for 1
26	*Pinus sp.*	Pine	22	Good	1 for 1
27	*Pinus sp.*	Pine	14	Good	1 for 1
28	*Pinus sp.*	Pine	15	Good	1 for 1
29	*Pinus sp.*	Pine	18	Good	1 for 1
30	*Pinus sp.*	Pine	10	Good	1 for 1
33	*Pinus sp.*	Pine	22	Good	1 for 1
34	*Pinus sp.*	Pine	15	Good	1 for 1
35	*Pinus sp.*	Pine	13	Good	1 for 1
36	*Pinus sp.*	Pine	14	Good	1 for 1
37	*Pinus sp.*	Pine	11	Good	1 for 1
38	*Pinus sp.*	Pine	16	Good	1 for 1
41	*Pinus sp.*	Pine	17	Good	1 for 1
42	*Pinus sp.*	Pine	18	Good	1 for 1
43	*Pinus sp.*	Pine	19	Good	1 for 1
44	*Pinus sp.*	Pine	9	Good	1 for 1
45	*Pinus sp.*	Pine	21	Good	1 for 1
46	*Pinus sp.*	Pine	16	Good	1 for 1
47	*Magnolia grandiflora*	Magnolia	18	Good	1 for 1
48	*Cornus florida*	Flowering Dogwood	12	Good	1 for 1
49	*Cornus florida*	Flowering Dogwood	12	Good	1 for 1
50	*Pinus sp.*	Pine	26	Good	1 for 1
51	*Juniperus silicicola*	Southern Redcedar	12	Good	1 for 1
52	*Pinus sp.*	Pine	18	Good	1 for 1
53	*Pinus sp.*	Pine	13	Good	1 for 1
54	*Pinus sp.*	Pine	16	Good	1 for 1
55	*Pinus sp.*	Pine	11	Good	1 for 1
56	*Pinus sp.*	Pine	21	Good	1 for 1
57	*Pinus sp.*	Pine	10	Good	1 for 1
58	*Pinus sp.*	Pine	24	Good	1 for 1
65	*Pinus sp.*	Pine	18	Good	1 for 1
66	*Morus rubra*	Red Mulberry	17	Good	1 for 1
67	*Pinus sp.*	Pine	14	Good	1 for 1
68	*Pinus sp.*	Pine	18	Good	1 for 1
69	*Pinus sp.*	Pine	21	Good	1 for 1
70	*Juniperus silicicola*	Southern Redcedar	15	Good	1 for 1
72	*Magnolia grandiflora*	Magnolia	22	Good	1 for 1
73	*Cornus florida*	Flowering Dogwood	6	Good	1 for 1
73	*Cornus florida*	Flowering Dogwood	10	Good	1 for 1
74	*Acer negundo*	Box Elder	22	Good	1 for 1
75	*Juniperus silicicola*	Southern Redcedar	8	Good	1 for 1
75	*Juniperus silicicola*	Southern Redcedar	8	Good	1 for 1
82	*Ilex opaca*	American Holly	22	Good	1 for 1
					50

HERITAGE TREES - *INCH-FOR-INCH REPLACEMENT*

Tree Number	Botanical Name	Common Name	DBH	Health	Mitigation
40	*Quercus virginiana*	Live Oak	40	Good	40"
71	*Quercus hemisphaerica*	Laurel Oak	41	Good	41"
					81

The proposed development, Arbours at Merrillwood, is owned by the Alachua County Housing Authority and will qualify as a Senior Living Facility for low- and moderate-income families. Thus, all regulated trees proposed for removal will be replaced at a rate of 50 percent (one-half tree per tree removed) as per Section 6.2.1(D)(6)(c):

When trees are removed with an approved tree removal permit for the construction of new residential dwellings or a substantially remodeled residential dwelling qualifying as housing sold to low- and moderate-income families, such trees will be replaced at a rate of 50 percent (one-half tree per tree removed). Projects certifying that 50 percent or more of the residential dwelling units qualify as housing sold to low- and moderate-income families will receive a tree credit for replacement of removed regulated trees at a replacement rate of 25 percent (one-quarter tree per tree removed). For the purposes of this subsection, the term "housing sold to low- and moderate-income families" means families earning less than 80 percent of the Alachua County median income.

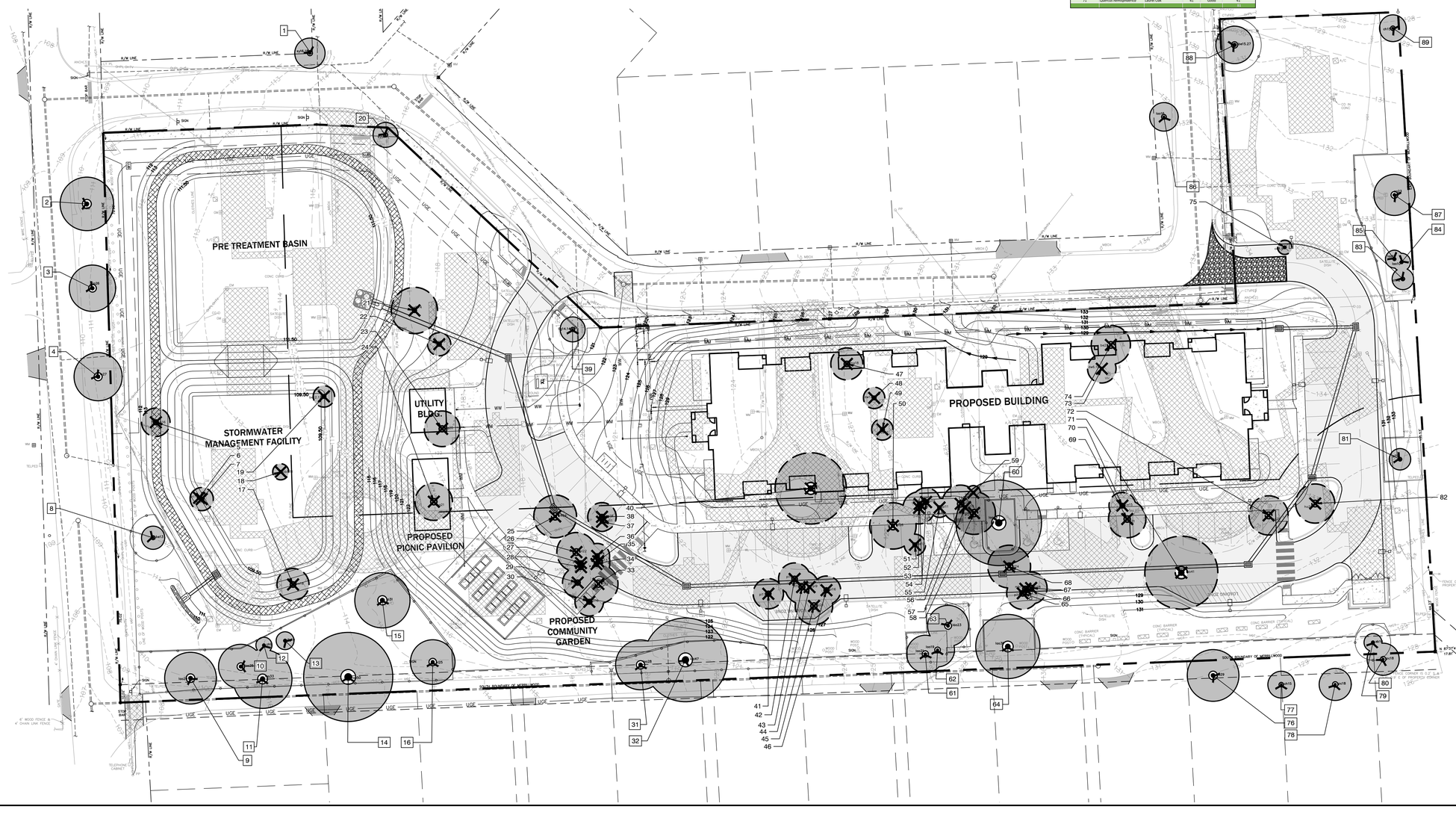
REGULATED TREES - ONE-FOR-ONE REPLACEMENT
50% REDUCTION

33 trees x 50% = ***27 trees to be provided***

Per Section 6.2.1 (D)(4)(b)
If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

Total Trees Required To Meet
Site Landscaping, Parking Lot Landscaping, and Perimeter Buffer Standards
76 trees x 25% = 19 trees

19 trees allowed to meet Subsection 6.2.1(D)(4)(b)



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NORTH

SCALE: 1" = 30'

0 15 30 60

GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: TREE MITIGATION

Designed: CG	Sheet No.: L100
Drawn: JB	
Checked: TAR	
Date: 01/19/21	

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

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

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

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

PLANT MATERIAL QUALITY: PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.

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

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 6.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED. SEE SHEET L300.

7. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS, USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

8. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

- **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
- **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
- **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
- **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
- **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
- **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
- **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

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

811 Know what's **below.** **Call** before you dig.

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***Site plan preserves 37 existing trees.***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and can thus be irrigated accordingly. Irrigation plan to be provided by others.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided by others.***

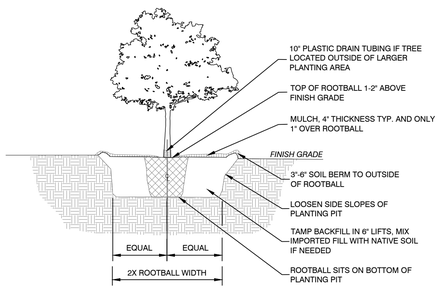
Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided by others.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

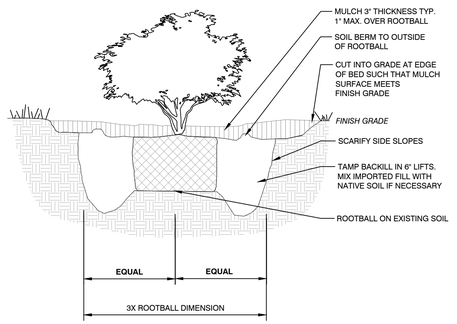
Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the multi-family residential use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns. On the west sides of the building, deciduous trees provide shade in the summer and allow natural winter light into the buildings and parking for passive heating. Existing oak tree cluster near parking lot has been preserved, retaining habitat, stormwater management and soil stability benefits.***
2. Water Efficiently. ***Irrigation Plan to be provided by others***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***Proposed plants include species that attract pollinators. All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***



NOTES:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

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Contact: Marsha Swider
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NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE NOTES AND DETAILS

Designed: CG
Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: L200

TREE CREDITS & TREE MITIGATION

Per City of Alachua, ULDR, Article 6., Sec. 6.2.1.D. Tree Planting, Relocation, Replacement, Credit, Banking.
See Sheet L100 for information on tree removal, required mitigation, and tree credits.

CREDITS

See Tree Credits Table below and Location of Preserved Trees on Sheet L100 and L300.

Credits available: 209 credits

Credits used: **187 credits**

Tree Number	Botanical Name	Common Name	DBH	Health / Location	Credits	Credit Application
1	*Platanus occidentalis*	Sycamore	16	Outside PL	0	
1	*Platanus occidentalis*	Sycamore	18	Outside PL	0	
2	*Quercus virginiana*	Live Oak	30	Outside PL	0	West Buffer
3	*Quercus virginiana*	Live Oak	26	Outside PL	0	West Buffer
4	*Quercus virginiana*	Live Oak	27	Outside PL	0	West Buffer
8	*Acer negundo*	Box Elder	13	Good	3	West Buffer
9	*Quercus hemisphaerica*	Laurel Oak	29	Good	6	South Buffer
10	*Quercus hemisphaerica*	Laurel Oak	25	Good	6	South Buffer
11	*Quercus hemisphaerica*	Laurel Oak	33	Good	12	South Buffer
12	*Prunus serotina*	Black Cherry	9	Good	1	
13	*Ligustrum sp.*	Ligustrum	10	Good	3	
14	*Quercus hemisphaerica*	Laurel Oak	50	Good	25	South Buffer
15	*Quercus virginiana*	Live Oak	31	Good	12	
16	*Pinus sp.*	Pine	25	Good	6	South Buffer
20	*Platanus occidentalis*	Sycamore	14	Good	3	
31	*Quercus hemisphaerica*	Laurel Oak	28	Good	6	South Buffer
32	*Quercus hemisphaerica*	Laurel Oak	47	Good	20	South Buffer
39	*Ligustrum sp.*	Ligustrum	14	Good	3	North Buffer
39	*Ligustrum sp.*	Ligustrum	14	Good	3	North Buffer
60	***Quercus hemisphaerica***	***Laurel Oak***	***48***	***Good***	***40***	***Double Credit per Section 6.2.1.(D)(6)(b)***
61	*Quercus hemisphaerica*	Laurel Oak	21	Good	6	South Buffer
62	*Quercus hemisphaerica*	Laurel Oak	19	Good	3	South Buffer
63	*Quercus hemisphaerica*	Laurel Oak	23	Good	6	South Buffer
64	*Quercus hemisphaerica*	Laurel Oak	36	Good	12	South Buffer
76	*Quercus falcata*	Southern Red Oak	29	Outside PL	0	South Buffer
77	*Prunus serotina*	Black Cherry	15	Outside PL	0	South Buffer
78	*Carya sp.*	Pecan	18	Outside PL	0	South Buffer
79	*Celtis laevigata*	Sugarberry	10	Good	3	South Buffer
80	*Carya sp.*	Pecan	18	Outside PL	0	South Buffer
81	*Pinus sp.*	Pine	12	Good	3	
83	*Prunus serotina*	Black Cherry	12	Good	3	East Buffer
84	*Quercus hemisphaerica*	Laurel Oak	10	Good	3	East Buffer
85	*Quercus hemisphaerica*	Laurel Oak	10	Good	3	East Buffer
86	*Quercus hemisphaerica*	Laurel Oak	16	Outside PL	0	
87	*Cinnamomum camphora*	Camphor	23	Good	6	East Buffer
88	*Acer negundo*	Box Elder	15	Good	3	North Buffer
88	*Acer negundo*	Box Elder	27	Good	6	North Buffer
89	*Prunus serotina*	Black Cherry	15	Good	3	East Buffer
					209	

MITIGATION

Per Section 6.2.1(D)(4)(b)
If the applicant is required to replace a regulated or heritage tree as a condition of approval for a tree removal, site plan or subdivision plat, up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Subsection 6.2.1(D)(1).

Total Trees Required To Meet
Site Landscaping, Parking Lot Landscaping, and Perimeter Buffer Standards
76 trees x 25% = 19 trees

19 trees allowed to meet Subsection 6.2.1(D)(4)(b)

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIRED:

- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.
- Total proposed trees = 186 trees
- Total allowable of one species = 93 trees
- Most of one species proposed = 37 trees

ALTERNATIVE COMPLIANCE REQUEST

An alternative compliance is requested per Section 6.2.2[D][10][b][ii]:

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.

Due to the location of existing overhead and underground utilities along N.W. 153rd Place and the required building offsets, the 36 canopy trees required for site perimeter landscape buffer requirements along the north perimeter buffer cannot be met within the required 10' of the property line. To mitigate, the required 36 canopy trees for the north perimeter buffer have been proposed within 30' of the northern property line along N.W. 153rd Place. The existing 4 canopy trees and newly proposed 32 canopy trees meet the requirement for 36 canopy trees for site perimeter landscape buffer requirements. See calculations in the 'Site Perimeter Landscape Buffer Requirements' table to the right.

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(a) Multifamily and townhouses.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(a)(i) Multifamily and townhouses.

Primary/Street facing side of the primary structure: two canopy trees per acre
4.34 x 2 trees = 9 trees
9 canopy trees required.
Sides (East and West) of the primary structure: 1 canopy trees per acre
4.34 acres x 1 trees = 4 trees
4 canopy trees required per side
Rear (South) of the primary structure: 1 canopy tree per acre
4.34 acres x 1 trees = 4 trees
4 canopy trees required.

PROVIDED

CANOPY
4.34 ACRES

LOCATION	REQUIREMENT	PROVIDED
PRIMARY/ STREET-FACING SIDE 2 canopy trees per acre	4.34 x 2 = 8.68 9 trees	9 trees
SIDE FACADE (EAST), BUILDING A 1 canopy tree per acre	4.34 x 1 = 4.34 4 trees	4 trees
SIDE FACADE (WEST), BUILDING A 1 canopy tree per acre	4.34 x 1 = 4.34 4 trees	4 trees
REAR FACADE (SOUTH), BUILDING A 1 canopy tree per acre	4.34 x 1 = 4.34 4 trees	4 trees

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(a)(ii) Multifamily and townhouses.

Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.

6 trees x 4.34 acres = 26.04 trees = ***ornamental/understory trees required***
North: 50% = ***13 ornamental/understory trees required***
East: 25% = ***7 ornamental/understory trees required***
West: 25% = ***7 ornamental/understory trees required***

PROVIDED

UNDERSTORY
6 UNDERSTORY PER ACRE

LOCATION	REQUIREMENT	PROVIDED
FRONT (50%)	6 x 4.34 = 26.04 26.04 x 50% = 13 trees	13 trees
SIDE - EAST (25%)	6 x 4.34 = 26.04 26.04 x 25% = 7 trees	7 trees
SIDE - WEST (25%)	6 x 4.34 = 26.04 26.04 x 25% = 7 trees	7 trees

SHRUB REQUIREMENTS

Primary structure front facade 6.2.2.D.(1)(a)(iii): A row of shrubs, or shrub masses of three or more species of plants, planted along front and side facades of the primary structure.

PROVIDED: Shrub masses of three or more species of plants planted along front and side facades of the primary structure with minimum 2 foot separation from the front of the facade to facilitate adequate air circulation.

GRASSING REQUIREMENTS

GRASSING 6.2.2.D.(1)(a)(v) **Multifamily and townhouses.**
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.

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR PLANTING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.
Per 6.2.2.D.(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall 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.
26,475 sq. ft. / 1,800 sq. ft. = ***15 trees required***
b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
8 landscaped island x shrubs = ***80 shrubs required***

Per 6.2.2.D.(2)(a)(iii)(f), The above requirements are reduced by 50% when all parking bays within the parking lot area are located in the rear or side of the property.

PARKING LOT AREA	REQUIREMENT	50% REDUCTION	PROVIDED
26,475 SF	1 canopy or ornamental/understory tree per 1,800 sf of total parking area 26,475 / 1,800 sf = 14.7 trees	14.7 x 50% = 7 trees	7 trees
	10 shrubs / landscaped island 8 landscaped islands x 10 islands = 80 shrubs	80 x 50% = 40 shrubs	40 shrubs

PARKING LOT BUFFER Per 6.2.2.D.(2)(b) Parking Lot Buffer
Per 6.2.2.D.(2)(b)(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.

Per 6.2.2.D.(2)(b)(iv), The parking lot buffer shall have a minimum of:

a. Four canopy trees for every 100 lineal feet of buffer.
909.9 *parking lot perimeter = 909.9 lineal feet / 100 lineal feet = 9.099 lineal feet*
9.099 lineal feet x 4 canopy trees = ***36.396 = 36 canopy trees required***
b. Two understory/ornamental trees per 100 lineal feet of buffer.
909.9 *parking lot perimeter = 909.9 lineal feet / 100 lineal feet = 9.099 lineal feet*
9.099 lineal feet x 2 understory trees = ***18.198 = 18 understory trees required***
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.

Per 6.2.2.D.(2)(b)(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.

PARKING PERIMETER LENGTH	REQUIREMENT	PROVIDED
909.9 FT	4 canopy trees per 100 lf 9.09 x 4 = 36 trees	36 trees
	2 understory or ornamental trees per 100 lf 9.09 x 2 = 18 trees	18 trees
	continuous opaque screen of shrub material reaching 36 inches within 3 years	

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 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 number of trees may be clustered.

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
NORTH (899) RSF-3 10' BUFFER, TYPE D OPTION 2	One canopy tree every 25 linear feet, plus one understory or ornamental tree per 35 linear feet, plus one shrub hedge per 5 lf *899 lf / 25 =* ***36 canopy trees required*** *899 lf / 35 =* ***26 understory trees required*** *899 lf / 5 =* ***180 shrubs required***	***32 canopy trees; 4 trees to be preserved*** ***26 understory trees*** ***181 shrubs***
WEST (320) RSF-3 10' BUFFER, TYPE D OPTION 2	One canopy tree every 25 linear feet, plus one understory or ornamental tree per 35 linear feet, plus one shrub hedge per 5 lf *320 lf / 25 =* ***13 canopy trees required*** *320 lf / 35 =* ***9 understory trees required*** *320 lf / 5 =* ***64 shrubs required***	***9 canopy trees provided; 4 trees to be preserved*** ***9 understory trees*** ***64 shrubs***
SOUTH (739) RSF-3 10' BUFFER, TYPE D OPTION 2	One canopy tree every 25 linear feet, plus one understory or ornamental tree per 35 linear feet, plus one shrub hedge per 5 lf *739 lf / 25 =* ***30 canopy trees required*** *739 lf / 35 =* ***21 understory trees required*** *739 lf / 5 =* ***148 shrubs required***	***15 canopy trees; 15 trees to be preserved*** ***21 understory trees*** ***148 shrubs***
EAST RSF-6 10' BUFFER, TYPE D OPTION 2	One canopy tree every 25 linear feet, plus one understory or ornamental tree per 35 linear feet, plus one shrub hedge per 5 lf *44.23 lf / 25 =* ***2 canopy trees required*** *44.23 lf / 35 =* ***1 understory tree required*** *44.23 lf / 5 =* ***9 shrubs required***	***2 canopy trees*** ***1 understory tree*** ***9 shrubs***
EAST AG 10' BUFFER, TYPE D OPTION 2	One canopy tree every 25 linear feet, plus one understory or ornamental tree per 35 linear feet, plus one shrub hedge per 5 lf *315.33 lf / 25 =* ***13 canopy trees required*** *315.33 lf / 35 =* ***9 understory trees required*** *315.33 lf / 5 =* ***63 shrubs required*** ***Note: Per Section 6.2.2(D)(3)(d)(i), Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land.*** ***13 canopy trees x 50% = 7 canopy trees*** ***9 understory trees x 50% = 5 understory trees*** ***63 shrubs x 50% = 32 shrubs***	***4 canopy trees; 5 credits*** ***6 understory trees*** ***36 shrubs***

kd design
916 VASSAR STREET
ORLANDO, FL 32804
TEL | 321-277-0826
kaleymariedunlap@gmail.com

Contact: Marsha Swider
(352) 373-3541

NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

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Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title: ARBOURS AT MERRILLWOOD SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE CALCULATIONS

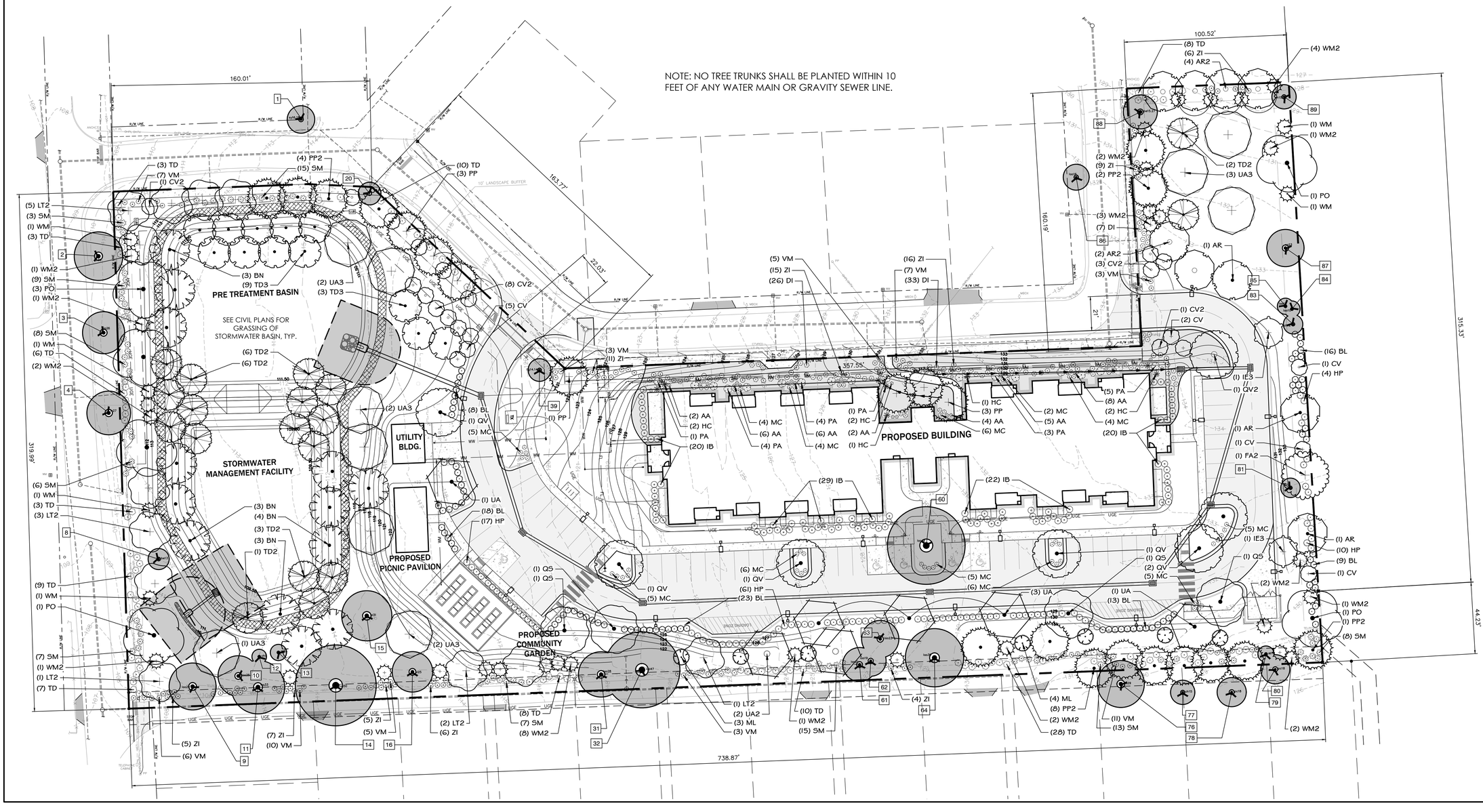
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Drawn: JB
Checked: TAR
Date: 01/19/21

Sheet No.: L201

SEE SHEET L301 FOR LANDSCAPE SCHEDULE

TREE TO BE PRESERVED

NOTE: NO TREE TRUNKS SHALL BE PLANTED WITHIN 10 FEET OF ANY WATER MAIN OR GRAVITY SEWER LINE.



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Sheet title: LANDSCAPE PLAN

Designed: CG	Sheet No.: L300
Drawn: JB	
Checked: TAR	
Date: 01/19/21	

PLANT SCHEDULE

CANOPY	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AR	3	Acer rubrum	Red Maple	2" cal., min 8` ht.
	AR2	6	Acer rubrum	Red Maple	2" cal., min 8` ht.
	FA2	1	Fraxinus americana	White Ash	2" cal., min 8` ht.
	LT2	12	Liriodendron tulipifera	Tulip Poplar	2" cal., min 8` ht.
	PP	7	Pinus palustris	Longleaf Pine	2" cal., min 8` ht.
	PP2	15	Pinus palustris	Longleaf Pine	2" cal., min 8` ht.
	PO	6	Platanus occidentalis	American Sycamore	2" cal., min 8` ht.
	QS	4	Quercus shumardii	Shumard Red Oak	2" cal., min 8` ht.
	QV	6	Quercus virginiana	Southern Live Oak	2" cal., min 8` ht.
	QV2	1	Quercus virginiana	Southern Live Oak	2" cal., min 8` ht.
	TD3	12	Taxodium distichum	Bald Cypress	2" cal., min 8` ht.
	UA	5	Ulmus alata	Winged Elm	2" cal., min 8` ht.
	UA2	2	Ulmus alata	Winged Elm	2" cal., min 8` ht.
MITIGATION	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BN	13	Betula nigra	River Birch Multi-Trunk	2" cal., min 8` ht.
	TD2	18	Taxodium distichum	Bald Cypress	2" cal., min 8` ht.
	UA3	10	Ulmus alata	Winged Elm	2" cal., min 8` ht.
UNDERSTORY	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CV2	13	Chionanthus virginicus	White Fringe Tree	1.5" Cal.
	CV	10	Chionanthus virginicus	White Fringe Tree	1.5" Cal.
	IE3	2	Ilex x attenuata `East Palatka`	East Palatka Holly	1.5" Cal.
	ML	7	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	1.5" Cal.
	WM2	31	Myrica cerifera	Wax Myrtle	1.5" Cal.
	WM	6	Myrica cerifera	Wax Myrtle	1.5" Cal.

FACADE SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AA	33	Agapanthus africanus	African Lily	3 gal.
	HC	8	Hedychium x	Butterfly Ginger	3 gal.
	MC	57	Muhlenbergia capillaris	Pink Muhly	3 gal.
	PA	18	Plumbago auriculata	Blue Plumbago	3 gal.
PARKING LOT AND PERIMETER BUFFER SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BL	87	Buddleia lindleyana	Butterfly Bush	3 gal.
	HP	92	Hamelia patens `Firefly`	Firefly Firebush	3 gal.
PERIMETER BUFFER SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	DI	66	Dietes iridioides	Fortnight Lily	3 gal.
	SM	91	Sabal minor	Dwarf Palmetto	3 gal.
	TD	95	Tripsacum floridanum	Florida Gamagrass	3 gal.
	VM	60	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal.
	ZI	84	Zamia integrifolia	Coontie	3 gal.
SCREENING	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	IB	91	Ilex cornuta `Burfordii Nana`	Dwarf Burford Holly	7 gal.

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Sheet title: LANDSCAPE SCHEDULE

Designed:	CG
Drawn:	JB
Checked:	TAR
Date:	01/19/21

Sheet No.: L301

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BOUNDARY AND TOPOGRAPHIC SURVEY

IN

SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

ARBOUR VALLEY DEVELOPMENT, LLC

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 72.40' FEET (NAVD '88 DATUM) ON NGS BENCHMARK I-75 F1; PUBLISHED DESCRIPTION (BY FLORIDA DEPARTMENT OF TRANSPORTATION 1971) AT ALACHUA. ABOUT 0.80 MILES EAST ALONG THE SEABOARD COAST LINE RAILROAD FROM STATION IN ALACHUA, AT MILE POST 708 AND ON SOUTH SIDE OF RAILROAD TRACKS. 1.9 FEET SOUTH OF A METAL WITNESS POST, 2.3 FEET EAST OF A TELEPHONE POLE, 13.8 FEET SOUTHWEST OF MILEPOST 708 AND 25.4 FEET SOUTH OF THE SOUTHERNMOST RAIL OF RAILROAD TRACK. A BRASS DISK, SET IN TOP OF ROUND CONCRETE MONUMENT THAT IS 3 INCHES BELOW THE GROUND AND ABOUT 3 FEET LOWER IN ELEVATION THAN THE RAILROAD TRACK. SECTION 14, T 8 S, R 18 E.
2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF SOUTH 87°46'45 WEST ON THE SOUTH BOUNDARY OF "MERRILLWOOD", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "H", PAGE 50 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.
4) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
5) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.
6) THIS SURVEY CONSISTS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
7) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
8) SEPTIC TANKS, IF ANY, WERE NOT LOCATED AS A PART OF THIS SURVEY.
9) ABOVE-GROUND INDICATIONS OF UNDERGROUND GAS TANKS WERE LOCATED AS A PART OF THIS SURVEY. AN EXHAUSTIVE SEARCH FOR GAS SERVICE LINES OR ADDITIONAL UNDERGROUND GAS TANKS (WHETHER ACTIVE OR ABANDONED) WAS NOT CONDUCTED BY THIS OFFICE.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

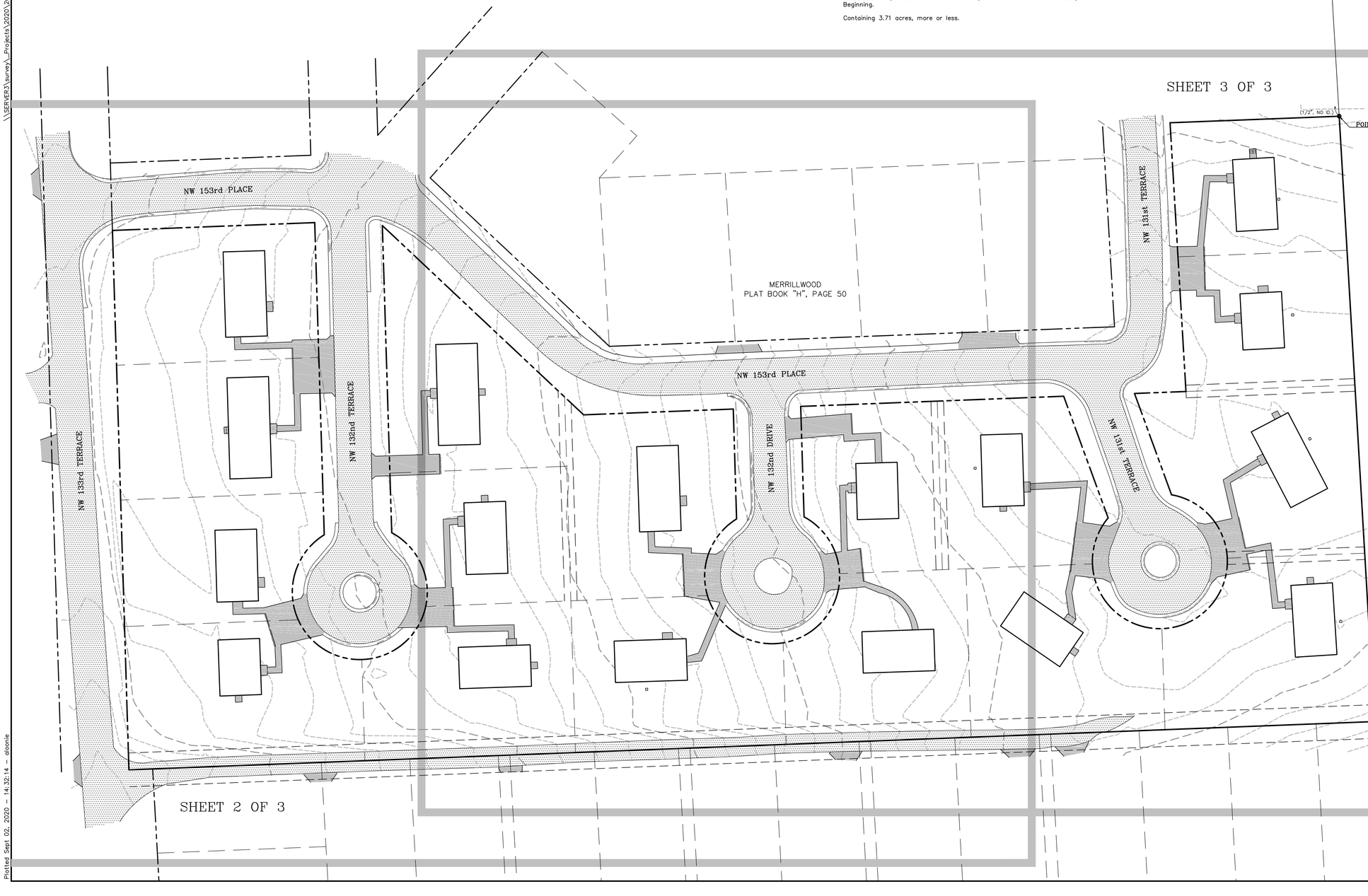
LEGAL DESCRIPTION:

Parcel "D"

A portion of Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the Northwest Quarter of Section 14, Township 8 South, Range 18 East; thence South 03°23'20" East, along the East line of the Northwest Quarter of said Section 14, a distance of 572.31 feet; thence continue South 03°23'20" East, along said East line of the Northwest Quarter, a distance of 1066.00 feet to the Point of Beginning; thence continue South 03°23'20" East, along said East line of the Northwest Quarter, a distance of 360.00 feet; thence South 87°46'45" West, a distance of 739.24 feet; thence North 01°45'00" West, a distance of 320.00 feet; thence North 87°46'45" East, a distance of 120.00 feet; thence South 01°45'00" East, a distance of 185.19 feet to a point of intersection with a non-tangent curve concave to the north with a radius of 40.00 feet; thence southwesterly, southeasterly, northeasterly, and northwesterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 88°15'00" East, 40.00 feet) to a point of intersection with a non-tangent line; thence North 01°45'00" West, a distance of 182.39 feet; thence South 46°45'00" East, a distance of 163.98 feet; thence North 87°46'45" East, a distance of 89.04 feet; thence South 01°45'00" East, a distance of 65.18 feet to a point of intersection with a non-tangent curve concave to the north with a radius of 40.00 feet; thence southwesterly, southeasterly, northeasterly, and northwesterly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 88°15'00" East, 40.00 feet) to a point of intersection with a non-tangent line; thence North 01°45'00" West, a distance of 65.51 feet; thence North 87°46'45" East, a distance of 156.00 feet; thence South 20°03'39" East, a distance of 76.81 feet to a point of intersection with a non-tangent curve concave to the northwest with a radius of 40.00 feet; thence southerly, easterly, northerly, and westerly along the arc of said curve through a central angle of 300°00'00", a distance of 209.44 feet (said arc being subtended by a chord having a bearing and distance of North 69°56'21" East, 40.00 feet) to a point of intersection with a non-tangent line; thence North 20°03'39" West, a distance of 63.94 feet; thence North 87°46'45" East, a distance of 30.51 feet; thence North 03°23'20" West, a distance of 160.00 feet; thence North 87°46'45" East, a distance of 100.00 feet to the Point of Beginning.

Containing 3.71 acres, more or less.



TREE LEGEND:

ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT BREAST HEIGHT

be13	=	13" BOX ELDER *Acer negundo*
co23	=	23" CAMPHOR *Cinnamomum camphora*
cb8,11	=	8"-11" CHINABERRY *Melia azedarach*
ce15	=	15" SOUTHERN REDCEDAR *Juniperus silicicola*
ch12	=	12" BLACK CHERRY *Prunus serotina*
dw12	=	12" FLOWERING DOGWOOD *Cornus florida*
ho22	=	22" AMERICAN HOLLY *Ilex opaca*
loo16	=	16" LAUREL OAK *Quercus hemisphaerica*
lig10	=	10" LIGUSTRUM *Ligustrum sp.*
lo26	=	26" LIVE OAK *Quercus virginiana*
mb17	=	17" RED MULBERRY *Morus rubra*
mg18	=	18" MAGNOLIA *Magnolia grandiflora*
pc10	=	10" PECAN *Carya sp.*
pi15	=	15" PINE *Pinus sp.*
ro29	=	29" SOUTHERN RED OAK *Quercus falcata*
sb16	=	16" SUGARBERRY *Celtis laevigata*
sy14	=	14" SYCAMORE *Platanus occidentalis*

LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
CONC	=	CONCRETE
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
ELEV	=	ELEVATION
ID.	=	IDENTIFICATION
Inv	=	INVERT
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
R/W	=	RIGHT OF WAY
SECTION 4-8-18	=	SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST
VCP	=	VITRIFIED CLAY PIPE
W/	=	WITH
ANCH	=	GUY ANCHOR
CO	=	SANITARY CLEAN-OUT
EM	=	ELECTRIC METER
FH	=	FIRE HYDRANT
	=	FOUND CONCRETE MONUMENT (size, ID)
	=	FOUND IRON PIPE (size, ID)
	=	FOUND NAIL & DISK (ID)
	=	FOUND REBAR & CAP (size, ID)
GM	=	GAS METER
GV	=	GAS VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
PP	=	POWER POLE
	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
TELPED	=	TELEPHONE PEDESTAL
CTVPED	=	CABLE TELEVISION PEDESTAL
WM	=	WATER METER
WV	=	WATER VALVE
90	=	ELEVATION CONTOUR LINE
X X	=	FENCE LINE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
W	=	UNDERGROUND WATER LINE
88.95X	=	SPOT ELEVATION
	=	CONCRETE
	=	ASPHALT

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D, COMMUNITY NUMBER: 120084, PANEL: 0140D, EFFECTIVE DATE: 06/16/06 AND IS DESCRIBED AS ZONE(s) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 FAX 352.373.7268
www.edafl.com mail@edafl.com

eda consultants inc. Corporate Authorization No. LB 2389
Int: ROBERT H. CRAVER P.S.M. 4239

Project No. 2020-0112 SSD
Drawn A.L.
Check B.G.

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Page	Survey Date	Drawing Completed	Revised
1-47	09/01/2020	09/02/2020	

PREPARED FOR: 1) ARBOUR VALLEY DEVELOPMENT, LLC
2)
3)
4)

Fieldbook 1025

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 09/01/2020.

Sheet No.:

V-001

Plotted Sept 02, 2020 - 14:32:14 - aloomie

\\SERVER3\survey_Projects\2020\2020-0112 (Arbours at Merrillwood)\DWG\2020-0112.S00_Bdy-Topo.dwg — Sheet2

Plotted Sept 02, 2020 — 14:32:14 — eloonie

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0140D, COMMUNITY NUMBER: 120084, PANEL: 0140D, EFFECTIVE DATE: 06/16/06 AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

No.	Date	Comment

eda consultants inc.
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Etc. ROBERT W. CRAYER P.S.M. 4239

Project No.	2020-0112.S00
Drawn	A.L.
Check	B.G.

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Fieldbook	1025
Pages	1-47
Survey Date	09/01/2020
Drawing Completed	09/02/2020
Revised	
PREPARED FOR: 1) ARBOUR VALLEY DEVELOPMENT, LLC	2) 3) 4)

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Sheet No.:

V-002

\\SERVER3\survey_Projects\2020\2020-0112 (Arbours at Merrillwood)\DWG\2020-0112 SOO_Bdy-Topo.dwg — Sheet3

MERRILLWOOD DRIVE

LOT 42 | LOT 43 | LOT 44 | LOT 46 | LOT 47

MERRILLWOOD
PLAT BOOK "H", PAGE 50

LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24 | LOT 25 | LOT 26 | LOT 27 | LOT 28 | LOT 29 | LOT 30 | LOT 31 | LOT 32 | LOT 33

POINT OF BEGINNING

N 87°46'45" E 100.34' (N 87°46'45" E 100.00')

NW 131st TERRACE (40' R/W)

N 03°23'20" W 159.62' (N 03°23'20" W 160.00')

S 03°23'20" E 359.56' (S 03°23'20"E 360.00')

NW 153rd PLACE (40' R/W)

N 87°46'45" E 156.00'

N 87°46'45" E 30.51'

N 87°46'45" E 88.74' (N 87°46'45" E 89.04')

N 01°45'00" E 65.18'

N 01°45'00" W 65.51'

NW 132nd DRIVE (40' R/W)

S 03°23'20" E 75.81'

NW 151st LANE

S 87°46'45" W 738.87' (S 87°46'45" W 739.24')

D=300°00'00"
R=40.00'
A=209.44'
CB=N 88°15'00" E
CD=40.00'

D=300°00'00"
R=40.00'
A=209.44'
CB=N 69°56'21" E
CD=40.00'

TAX PARCEL 03206-000-000
O.R. 3528, PAGE 411

ALACHUA FOREST
PLAT BOOK "U", PAGE 35-36

LOT 18

LEROYS ADD. TO ALACHUA
PLAT BOOK "A", PAGE 74

LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14

20.0' LANE SHOWN ON PLAT OF "MERRILLWOOD". SOUTH HALF IS NOT SHOWN ON PLAT OF "LEROYS ADD. TO ALACHUA" AND NO RECORDING INFORMATION IS AVAILABLE.

APPROXIMATE LOCATION OF BURIED SANITARY MANHOLE

SANITARY MANHOLE
N rim elev=126.65'
8"vcp S Inv=121.15'
8"vcp NW Inv=119.24'

SANITARY MANHOLE
E rim elev=121.39'
8"vcp NW Inv=114.96'
8"vcp E Inv=116.59'

SANITARY MANHOLE
W rim elev=132.09'
8"vcp W Inv=128.19'

SANITARY MANHOLE
N rim elev=133.65'
8"vcp N Inv=128.71'
8"vcp S Inv=128.60'

SANITARY MANHOLE
top elev=130.70'
8"vcp W Inv=125.65'

BENCHMARK
TOP OF OPERATING NUT OF FIRE HYDRANT
TUP NUT ELEV=129.87'

FOUND 1/2" IRON PIPE (NO ID.) S 55°05'45" W, 0.21' FROM PROPERTY CORNER

ROUND 1/2" IRON PIPE (NO ID.) N 45°23'44" W, 0.83' FROM PROPERTY CORNER

FENCE CORNER IS 0.9' E OF PROPERTY LINE

FENCE CORNER IS 0.2' S & 0.9' E OF PROPERTY CORNER

APPROXIMATE LOCATION OF 10' SEWER EASEMENT PER PLAT OF ALACHUA FOREST (NO RECORDING INFORMATION AVAILABLE)

SOUTH BOUNDARY OF MERRILLWOOD

EAST BOUNDARY OF MERRILLWOOD

1 STORY CONC BLOCK BUILDING

FINISHED FLOOR ELEV=118.86' | FINISHED FLOOR ELEV=118.67' | FINISHED FLOOR ELEV=119.00' | FINISHED FLOOR ELEV=123.67' | FINISHED FLOOR ELEV=122.08' | FINISHED FLOOR ELEV=128.45' | FINISHED FLOOR ELEV=133.22' | FINISHED FLOOR ELEV=130.02' | FINISHED FLOOR ELEV=134.48' | FINISHED FLOOR ELEV=132.50' | FINISHED FLOOR ELEV=133.88' | FINISHED FLOOR ELEV=132.99'

COVERED CONC | COVERED AREA | SATELLITE DISH | A/C | GM | CO | EM | CO IN CONC | CONC STEPS | TELPED | CLOTHES LINE | CONC CURB | CONC VALLEY CURB | TYPE 'F' CURB | TYPE 'S' CURB | CONC CURB & GUTTER | VALLEY GUTTER | SLOPE BAR | CONC BARRIER (TYPICAL) | WOOD POST | SIGN | 6' WOOD FENCE

UNDERGROUND GAS TANK CONTROL BOX | UNDERGROUND GAS TANK LID

7.5' PUBLIC UTILITIES EASEMENT | 7.5' PUBLIC ELECTRIC EASEMENT

R/W LINE | LT PL | (4"x4", BROKEN, NO ID.) | (4"x4", NO ID.) | (1/2", NO ID.) | (3/4", NO ID.) | (4"x4", PRM 2047)

0 20' 40'
1"=20'

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Project No. 2020-0112 SOO
Drawn A.L.
Check B.G.

eda consultants inc.
Corporate Authorization No. LB 2389
BY: ROBERT M. CRAVER P.S.M. 4239

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Drawing Completed 09/02/2020
Survey Date 09/01/2020
Revised

Fieldbook 1025 | Page 1-47

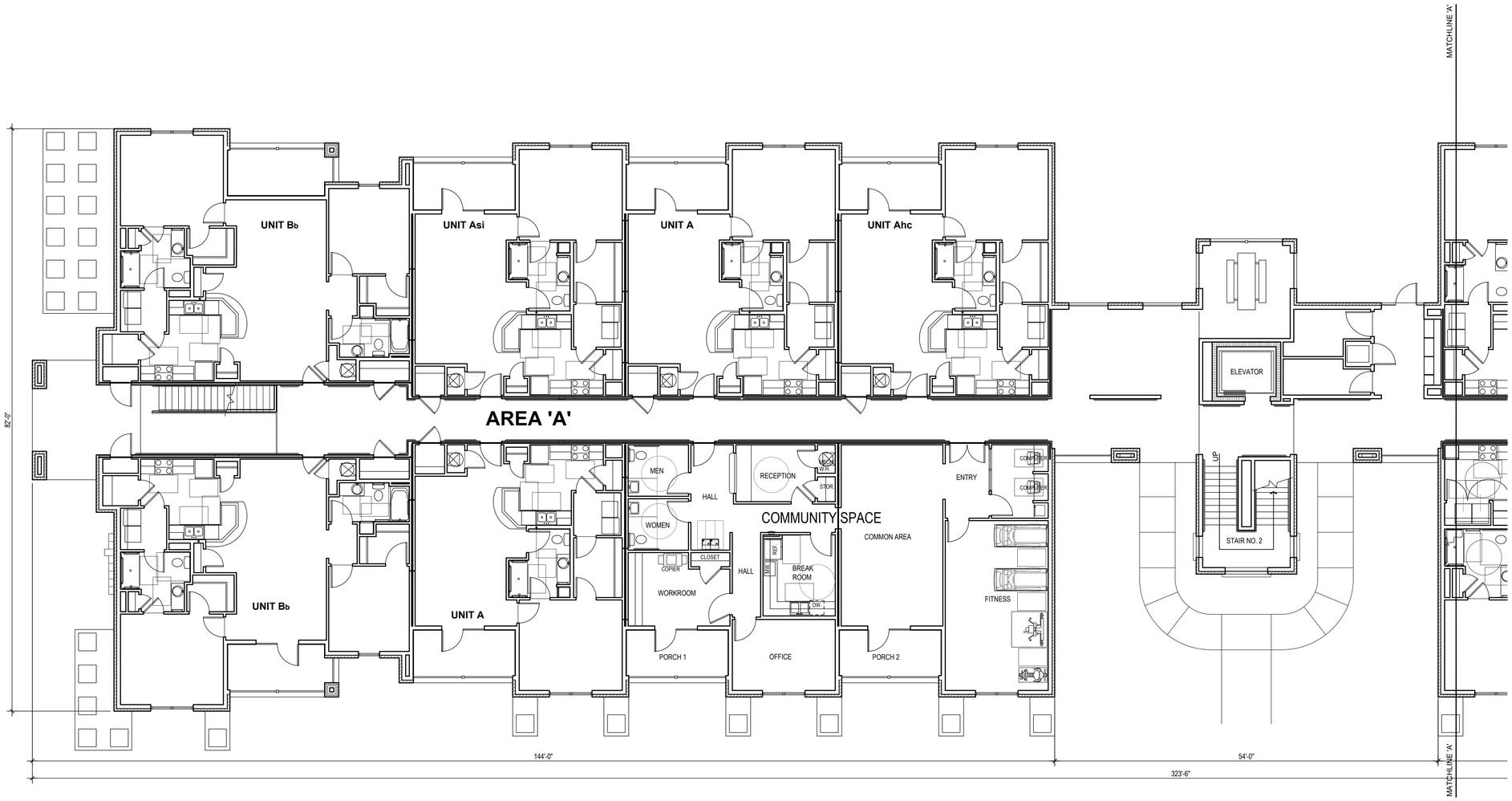
PREPARED FOR: 1) ARBOUR VALLEY DEVELOPMENT, LLC
2)
3)
4)

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THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 09/01/2020.

Sheet No.:

V-003

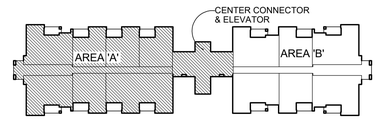
Plotted Sept 02, 2020 - 14:32:14 - dloonie



FIRST FLOOR

BUILDING 1 - FIRST FLOOR PLAN - AREA 'A'

SCALE: 1/8" = 1'-0"



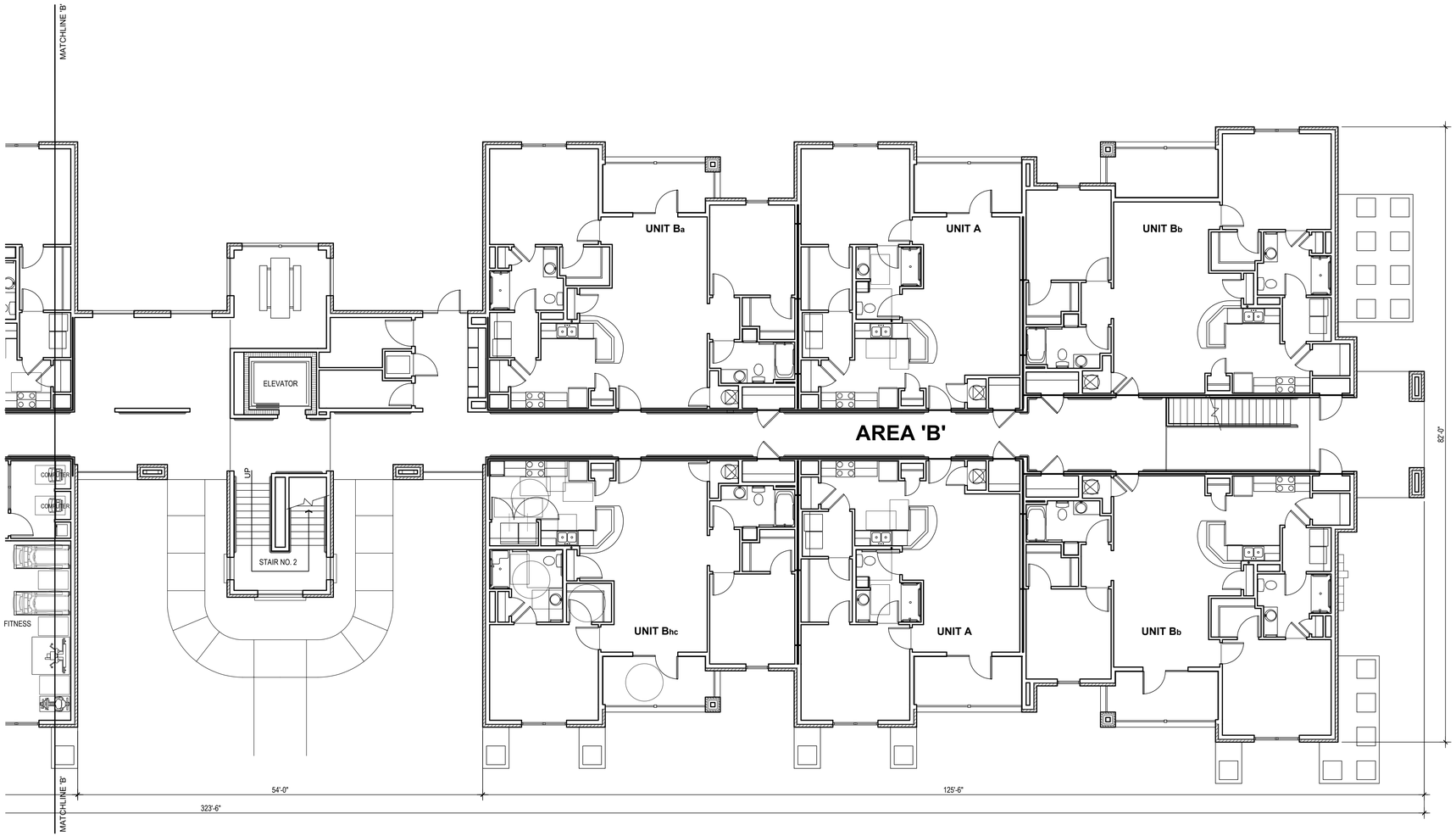
McKEAN & ASSOCIATES LLC
ARCHITECTS
ALABAMA
MONTGOMERY

MERRILLWOOD
Alachua, Florida

Sheet Title:
BUILDING PLAN - FIRST FLOOR - AREA 'A'

Project No:	
Date:	11-23-20
Revised:	

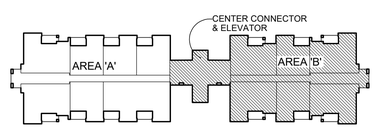
Sheet No:
A1



FIRST FLOOR

BUILDING 1 - FIRST FLOOR PLAN - AREA 'B'

SCALE: 1/8" = 1'-0"



McKEAN & ASSOCIATES
ARCHITECTS LLC
MONTGOMERY ALABAMA

MERRILLWOOD

Alachua, Florida

Sheet Title:
BUILDING PLAN - FIRST FLOOR - AREA 'B'

Project No:

Date: 11-23-20

Revised:

Sheet No:
A2



BUILDING 1 - FRONT (NORTH) ELEVATION - LEFT SIDE

SCALE: 1/8"=1'-0"

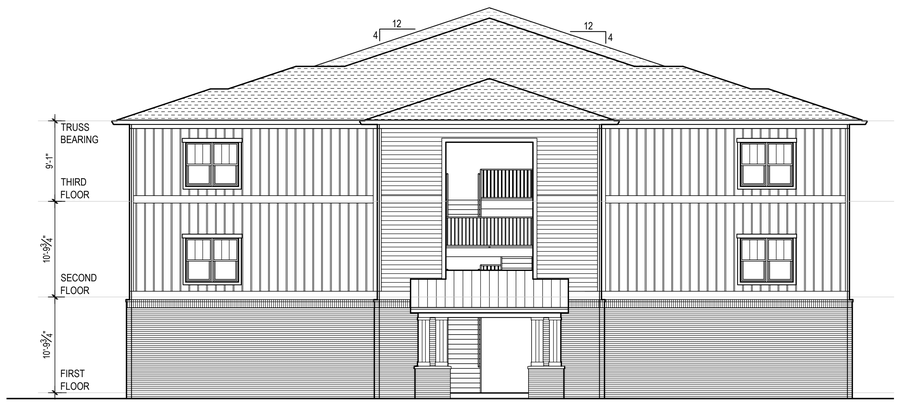
REAR (SOUTH) ELEVATION SIMILAR, OPPOSITE



BUILDING 1 - FRONT (NORTH) ELEVATION - RIGHT SIDE

SCALE: 1/8"=1'-0"

REAR (SOUTH) ELEVATION SIMILAR, OPPOSITE



BUILDING 1 - END (EAST & WEST) ELEVATION

SCALE: 1/8"=1'-0"

ORDINANCE ARCHITECTURAL DESIGN FEATURES

1. EAVES WITH A MINIMUM SIX-INCH PROJECTION. PROPOSED DESIGN INCLUDES EAVES WITH 12-INCH PROJECTION.
2. MULTIPLE WINDOWS WITH MINIMUM 4" TRIM. PROPOSED DESIGN INCLUDES MULTIPLE SINGLE AND DOUBLE WINDOWS WITH MINIMUM 4" TRIM.

McKEAN & ASSOCIATES LLC
ARCHITECTS
MONTGOMERY ALABAMA

MERRILLWOOD
Alachua, Florida

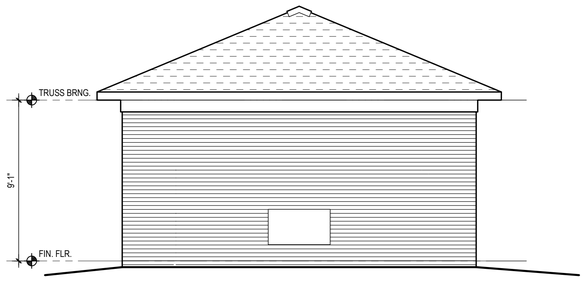
Sheet Title:
EXTERIOR ELEVATIONS

Project No:	
Date:	11-23-20
Revised:	

Sheet No:
A5

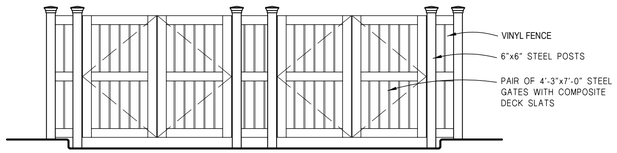


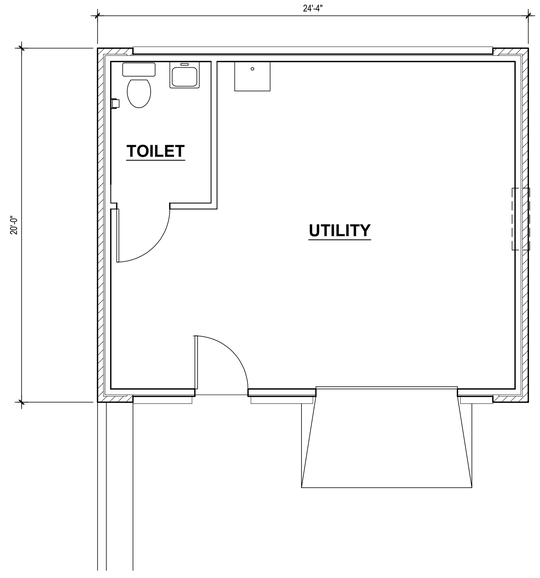
FRONT ELEVATION



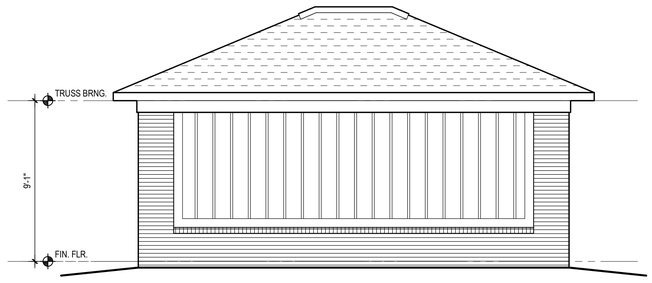
SIDE ELEVATION

(OPPOSITE SIDE SIMILAR)





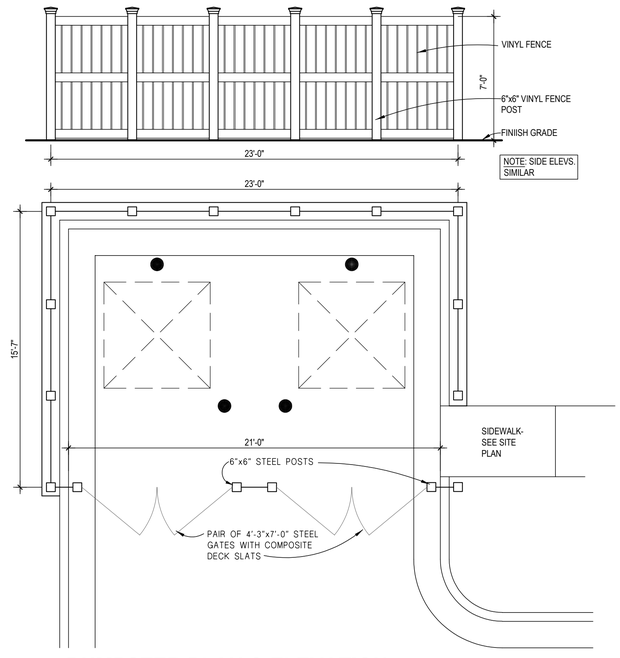
FLOOR PLAN



REAR ELEVATION

UTILITY BUILDING

SCALE 1/8"=1'-0"



DUMPSTER PLAN & ELEVATION

SCALE: 1/4"=1'-0"

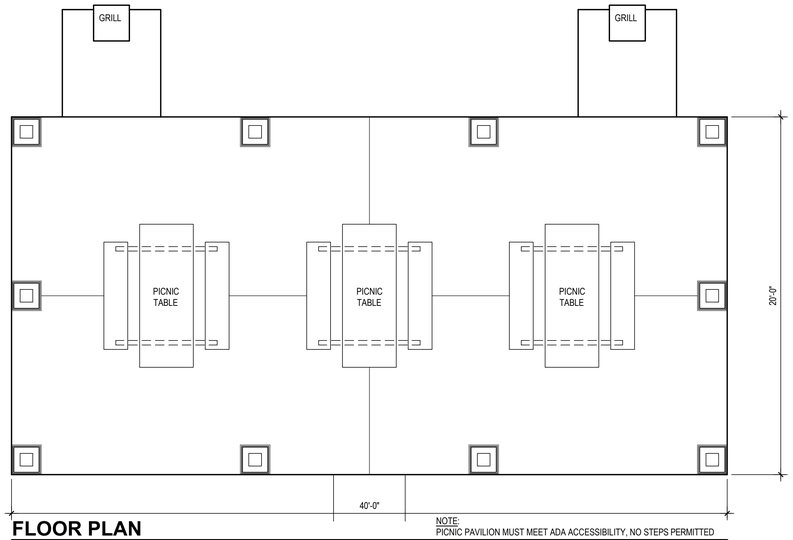
McKEAN & ASSOCIATES ARCHITECTS LLC
ALABAMA
MONTGOMERY

MERRILLWOOD
Alachua, Florida

Sheet Title:
UTILITY BUILDING PLAN & EXTERIOR ELEVATIONS AND DUMPSTER SCREEN

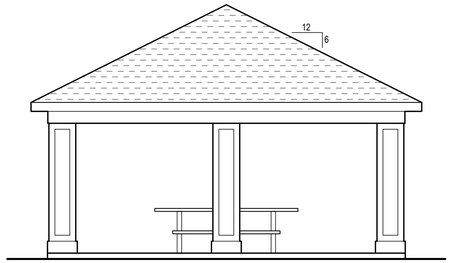
Project No:	
Date:	11-23-20
Revised:	

Sheet No:
A6

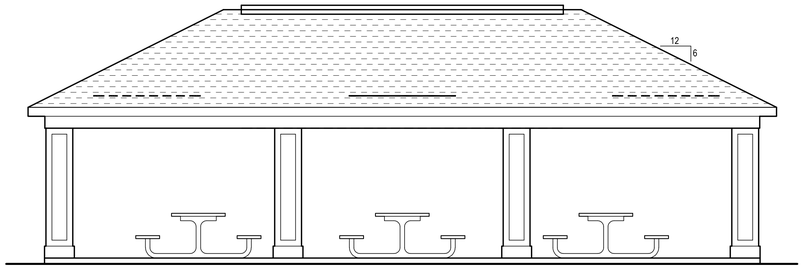


NOTE:
PICNIC PAVILION MUST MEET ADA ACCESSIBILITY, NO STEPS PERMITTED

FLOOR PLAN



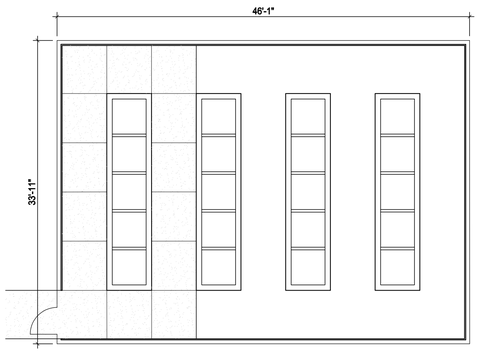
SIDE ELEVATION



FRONT ELEVATION

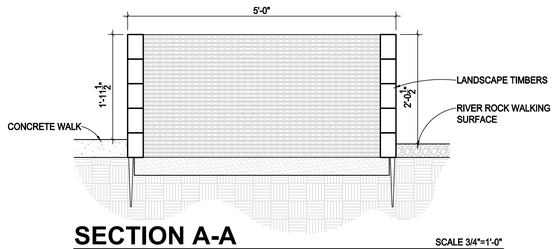
PICNIC PAVILION

SCALE:1/4"=1'-0"



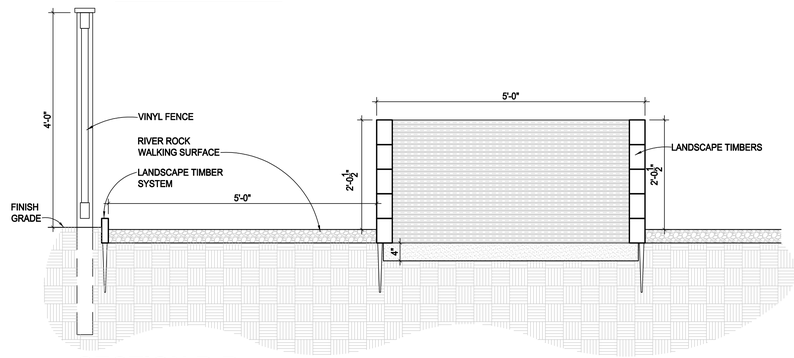
GARDEN PLAN

SCALE 1/8"=1'-0"



SECTION A-A

SCALE 3/4"=1'-0"



SECTION B-B

SCALE 3/4"=1'-0"

McKEAN & ASSOCIATES ARCHITECTS LLC
ALABAMA
MONTGOMERY

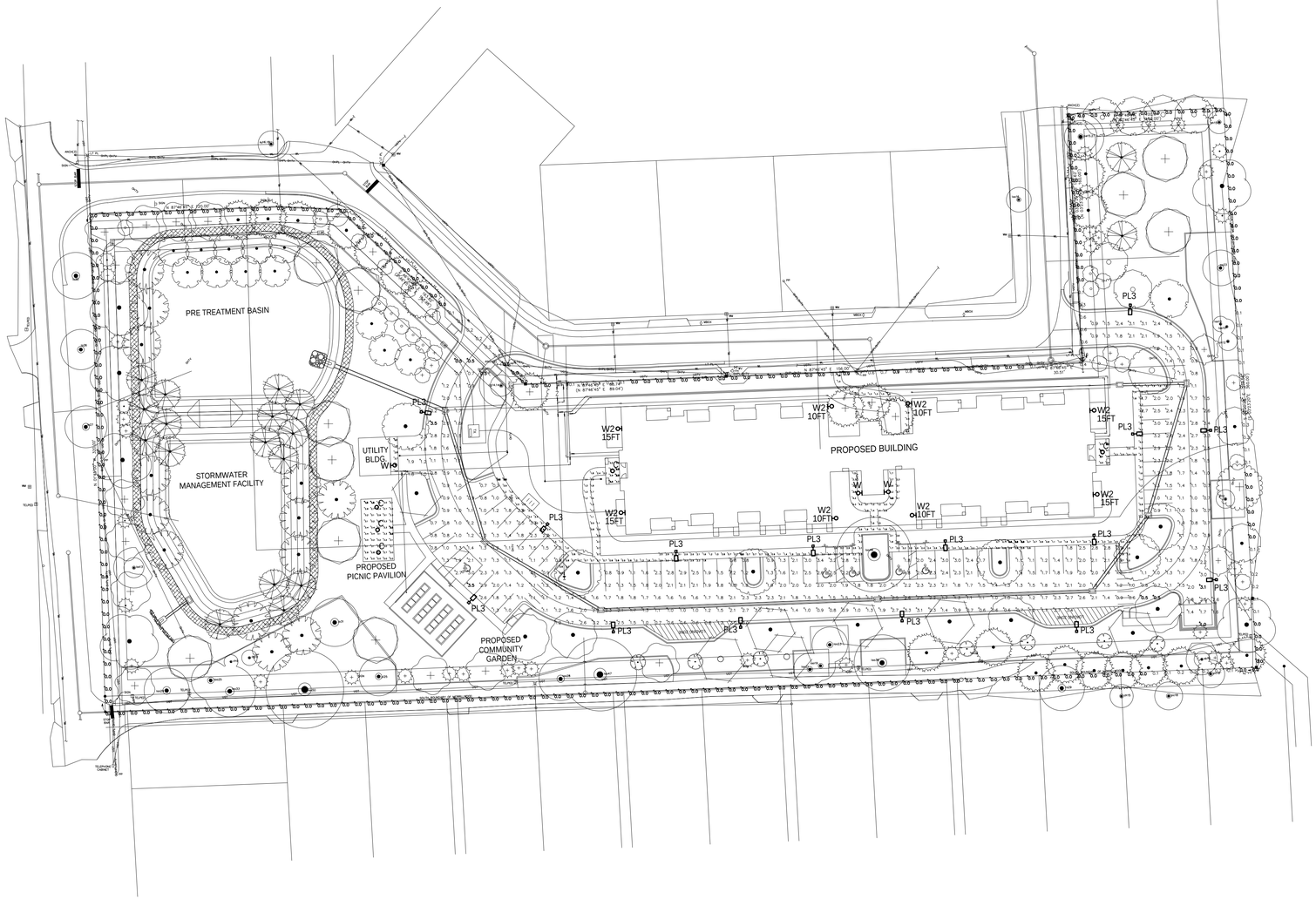
MERRILLWOOD
Alachua, Florida

Sheet Title:
PICNIC PAVILION
PLAN & ELEVATIONS
AND COMMUNITY
GARDEN

Project No:	
Date:	11-23-20
Revised:	

Sheet No:

A7



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE

0 20 40 80

GENERAL NOTES

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

Photometric Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.7 fc	3.5 fc	0.5 fc	7.0:1	3.4:1
BUILDING WALKWAY	+	2.0 fc	4.5 fc	0.6 fc	7.5:1	3.3:1
DUMPSTER AREA	+	2.0 fc	3.1 fc	1.0 fc	3.1:1	2.0:1
EAST ENTRANCE	+	3.4 fc	4.7 fc	2.1 fc	2.2:1	1.6:1
FRONT SIDEWALK	+	2.1 fc	4.3 fc	1.0 fc	4.3:1	2.1:1
WEST ENTRANCE	+	3.5 fc	4.4 fc	2.0 fc	2.2:1	1.8:1
UTILITY BUILDING WALKWAY	+	2.9 fc	4.1 fc	1.1 fc	3.7:1	2.6:1
COVERED PICNIC PAVILION	+	2.9 fc	3.5 fc	1.8 fc	1.9:1	1.6:1
PROPERTY LINE	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
▯	PL3	15	SIGNIFY GARDCO	ECF-S-32L-365-NW-G2-3	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	(2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 365mA	1	ecf-s-32l-365-nw-g2-3.ies	5713	0.9	40W	15FT
○	C	5	GARDCO	SVPG-140L-450-CW-G2-1R	SoftView Parking Garage (SVPG), 140 LED's, 5000K CCT, TYPE 1R OPTIC	(1) COMFORT Light Engine DRIVEN AT 450mA	1	svpg-140l-450-cw-g2-1r.ies	2119	0.9	22.1W	SURFACE MOUNT
▯	W	3	SIGNIFY GARDCO	111L-16L-350-NW-G2-3	111 Mini Sconce LED	LEDGINE 3 IP20 WITH 16 CREE XPG2 LEDS	1	111l-16l-350-nw-g2-3.ies	1799	0.9	18.4W	9FT
▯	W2	8	SIGNIFY GARDCO	101L-16L-700-NW-G1-4	100 LINE LED SCONCE	(1) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) AT 37W	1	101l-16l-700-nw-g1-4.ies	3535	0.9	37W	SEE PLAN

KENNETH W. HUNTER LICENSE No. 76961 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 1/21/21 using a Digital Signature.

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

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

ARBOURS AT MERRILLWOOD

SITE LIGHTING PLAN

GAINESVILLE, FLORIDA

PROJECT INFORMATION

PROJECT NUMBER: 20083
DRAFTED: K. NORTHCUTT
DESIGNED: K. NORTHCUTT
REVIEWED: K. HUNTER
ISSUE DATE: 1/21/21

REVISIONS

SHEET NUMBER

E-1

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Arbours at Merrillwood
2. Address of Subject Property: NW 132nd St
3. Parcel ID Number(s): 03214-021-000 through 03214-037-000
4. Existing Use of Property: Housing
5. Future Land Use Map Designation : Medium Density Residential
6. Zoning Designation: RMF-8
7. Acreage: 4.34 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, P.E. Title: President
   Company (if applicable): eda consultants, inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Ste 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: _____ e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Alachua County Housing Authority
   Mailing Address: 703 NE 1st Street
   City: Gainesville State: FL ZIP: 32601

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

Sergio Reyes
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25 day of November, 2020 by Sergio Reyes, who is/are personally known to me, or who has/have produced _____ as identification.

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 132nd St

Parcel ID Number(s): 03214-021-000 through 03214-037-000

Acreage: 3.71 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Armstrong Title:

Company (if applicable): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

Telephone: 352-372-2549 Ext 515 FAX: e-mail: ken@acha-fl.com

C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Site Plan

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Ken D. Armstrong

Executive Director

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Oct., 2021 by Ken Armstrong who is/are personally known to me, or who has/have produced as identification.

NOTARY SEAL

Karen L Wooster

Signature of Notary Public, State of 9/17/21

eda consultants inc.

Worksheet for Needed Fire Flow

Project Name : Arbours at Merrillwood
Customer/Builder Name : Alachua County Housing Authority
Property Address : 13206 NW 132nd Drive Alachua, FL 32615

NFPA Calculation

Fire Flow Area (SF)	=	20,670
Occupancy Class	=	R
Construction Type	=	III (200)
Sprinkler System	=	Yes
Sprinkler Reduction, per 18.4.5.2.1	=	75%
NFPA Fire Flow	=	3,000 gpm
Required Fire Flow Per NFPA	=	750 gpm
Flow Duration (hours)	=	3
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow 1,000 gpm



720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		**Date:**	1/4/2021
Project:	Arbours at Merrillwod	**Engineer:**	CG
		Checked By:	CSV
Location:	13206 NW 132nd Drive		
	Alachua, FL 32615		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 20670 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 62010 **sq. ft.**

Effective Area (A_i) (p. 9) : 20,670 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **2070.29737**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:

construction of facing wall of exposure building (p. 4): Noncombustible Construction

Distance (ft.) to the exposure building: 31 - 60 **Length of exposure wall:** 250

Number of stories of exposure wall: 3 **Length x number of stories:** 750

Opening Protection in exposure wall: Unprotected

Factor for exposure (X_i) from Table 330.A (p. 17): 0.15

Back:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Left:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Right:

construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: **Length of exposure wall:**

Number of stories of exposure wall: **Length x number of stories:** 0

Opening Protection in exposure wall:

Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

Is communication open or enclosed?

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

NFF= 2000 x 0.85 x [1 + (0.15 + 0)

NFF= 1955 gpm

NFF= 2000 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Hydrant Flow Test Report

Test Date 11/04/2020 **Test Time** 3:30 PM

Location

Abour Valley Communities
Merrillwood Drive
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: R. Weaver & A. Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant at NW 25B and NW 133rd Terrace
Flowing Hydrant at NW 153rd Lane and NW 132nd Drive

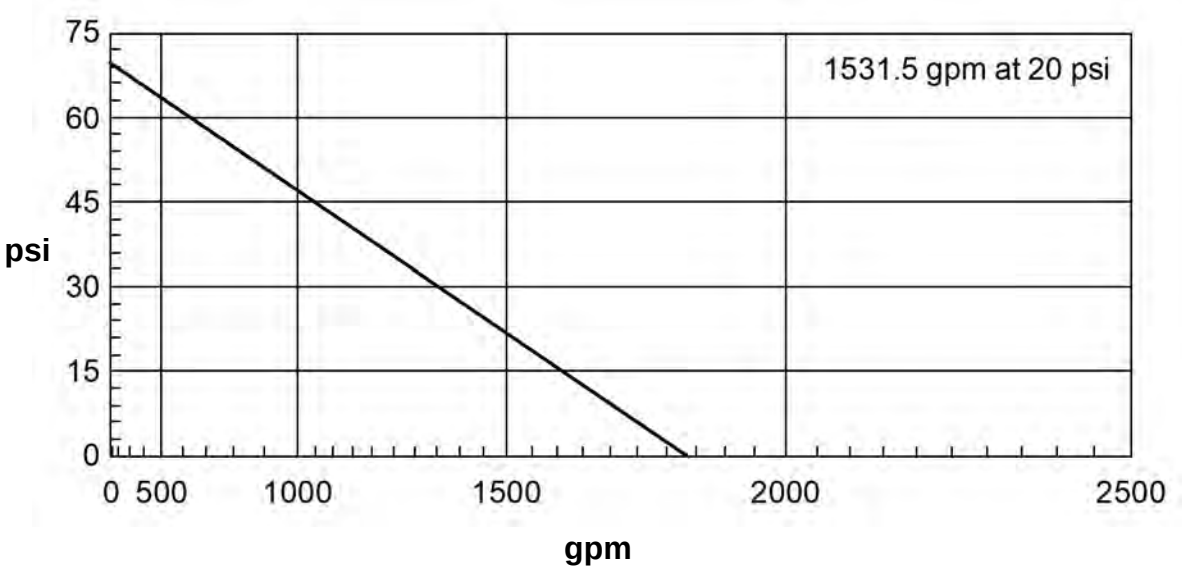
Read Hydrant

70 psi **static pressure**
40 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	12	581 gpm
#2	0	2.5	.9	12	581 gpm
				Total	1162 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

eda consultants inc.

Worksheet for Pressure Loss

Project Name : Arbours of Merrillwood
Owner/Developer : Alachua Housing Authority
Address : 13206 NW 153rd Place, Alachua, FL 32615

I. DESIGN PARAMETERS

Building Required Potable Flow Rate (gpm)	5
Required NFPA Fire Flow Rate at connection (gpm)	1,000
Minimum Residual Pressure (ft)	46.20
Minimum Residual Pressure (psi)	20.00
Pressure at Fire Flow Test Location (ft)	161.70
Pressure at Fire Flow Test Location (psi)	70.00

- Fire Flow analysis results can be found in Attachment A.
- A diagram depicting the analyzed water line can be found in Attachment B.

A. PIPE CHARACTERISTICS	WATERMAIN
Diameter (in)	6
Material	PVC
Hazen-Williams Coefficient, C	150
Velocity (ft/s)	11.35

B. PIPE CHARACTERISTICS	WATER SERVICE
Diameter (in)	2
Material	PVC
Hazen-Williams Coefficient, C	150
Velocity (ft/s)	0.51

C. PIPE CHARACTERISTICS	FIRE LINE
Diameter (in)	2
Material	PVC
Hazen-Williams Coefficient, C	150
Velocity (ft/s)	102.13

CLAUDIA S. VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/25/2020

II. WATERMAIN CALCULATIONS

FIRE HYDRANT TO BLACK FLAG WATERMAIN CONNECTION

A. WATERMAIN HEAD LOSS

Elbows - 90°	0	0.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Gate Valve	0	0.00
Tee - Straight Flow	0	0.00
Tee - Turn Flow	1	30.00
Air Release Valve	0	0.00
Length of Pipe (ft)		113.00
Total Length (ft)		143.00
Head Loss (ft)		8.22
Head Loss (psi)		3.56

B. PRESSURE AT WATERMAIN CONNECTION

Upstream Pressure (psi)	70.00
Total Losses (psi)	3.56
Downstream Pressure (psi)	**66.44**

ARBOURS AT MERRILLWOOD WATERMAIN TEE TO PROPOSED FIRE I

A. WATERMAIN HEAD LOSS

Elbows - 90°	0	0.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Gate Valve	3	75.00
Tee - Straight Flow	3	30.00
Tee - Turn Flow	0	0.00
Air Release Valve	0	0.00
Length of Pipe (ft)		129.00
Total Length (ft)		234.00
Head Loss (ft)		13.44
Head Loss (psi)		5.82

B. PRESSURE AT PROPOSED FIRE HYDRANT

Upstream Pressure (psi)	66.44
Total Losses (psi)	5.82
Downstream Pressure (psi)	**60.62**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**40.62**

WATER LINE CONNECTION TO BUILDING

A. HEAD LOSS FROM WATERMAIN TEE TO FARTHEST WATER LINE CONNECTION

Elbows - 90°	2	10.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Elbows - 11°	0	0.00
Gate Valve	2	16.67
Tee - Straight Flow	0	0.00
Tee - Turn Flow	2	20.00
Air Release Valve	0	0.00
Length of Pipe (ft)		409.00
Total Length (ft)		455.67
Head Loss (ft)		0.30
Head Loss (psi)		0.13

B. PRESSURE AT FARTHEST POTABLE WATER SERVICE CONNECTION

Upstream Pressure (psi)	66.44
Total Losses (psi)	0.13
Destination Pressure (psi)	**66.31**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**46.31**

B. HEAD LOSS FROM WATERMAIN TEE TO FIRE LINE SERVICE CONNECTION

Elbows - 90°	2	10.00
Elbows - 45°	0	0.00
Elbows - 22°	0	0.00
Elbows - 11°	0	0.00
Gate Valve	2	16.67
Tee - Straight Flow	0	0.00
Tee - Turn Flow	1	10.00
Air Release Valve	0	0.00
Length of Pipe (ft)		416.00
Total Length (ft)		452.67
Head Loss (ft)		0.30
Head Loss (psi)		0.13

DESTINATION PRESSURE

Upstream Pressure (psi)	66.44
Total Losses (psi)	0.13
Destination Pressure (psi)	**66.31**
Minimum Residual Pressure (psi)	20.00
Excess Pressure (psi)	**46.31**

Attachment A

Hydrant Flow Test Report by Gator Fire Equipment

Hydrant Flow Test Report

Test Date 11/04/2020 **Test Time** 3:30 PM

Location

Abour Valley Communities
Merrillwood Drive
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: R. Weaver & A. Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant at NW 25B and NW 133rd Terrace
Flowing Hydrant at NW 153rd Lane and NW 132nd Drive

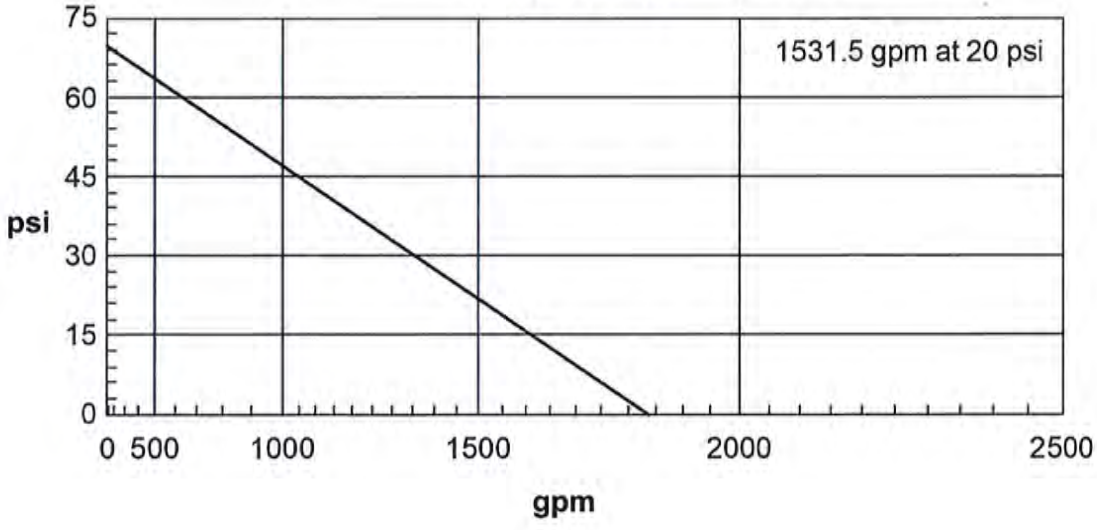
Read Hydrant

70 psi **static pressure**
40 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	12	581 gpm
#2	0	2.5	.9	12	581 gpm
				Total	1162 gpm

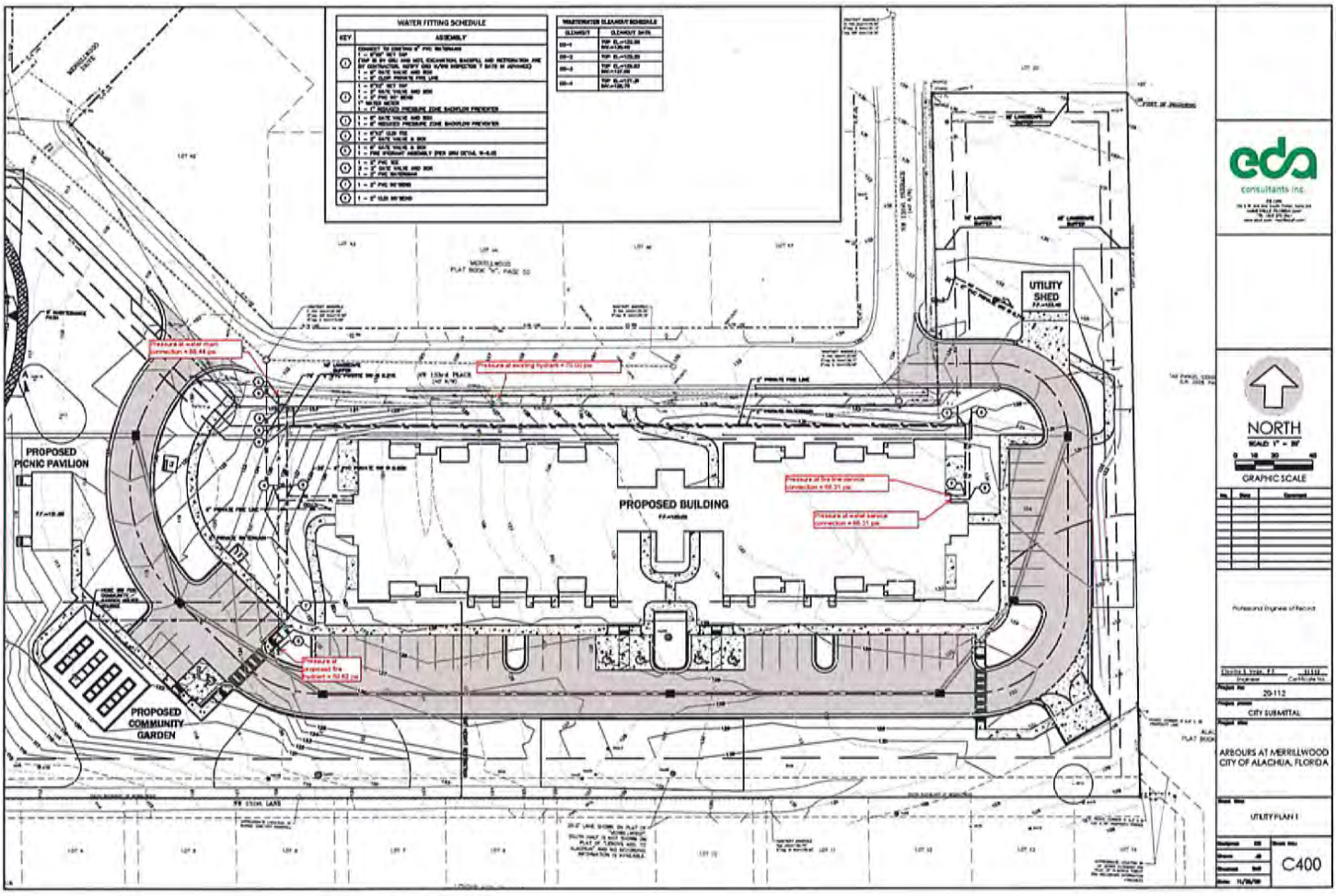
Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Attachment B

Connection Map


WATER FITTING SCHEDULE
KEY
ASSEMBLY
WASTEWATER CLEANOUT SCHEDULE
CLEANOUT
CLEANOUT DATA
PROPOSED PICNIC PAVILION
PROPOSED COMMUNITY GARDEN
PROPOSED BUILDING
UTILITY SHED
Pressure at water main connection = 66.44 psi
Pressure at existing hydrant = 70.00 psi
Pressure at fire line service connection = 66.31 psi
Pressure at water service connection = 66.31 psi
Pressure at proposed fire hydrant = 62.62 psi
NORTH
SCALE 1" = 30'
GRAPHIC SCALE
eda consultants inc.
Professional Engineer of Record
Florida License No. 81112
Engineer
Certificate No.
Project No
20-112
Project phase
CITY SUBMITTAL
Project title
ARBOURS AT MERRILLWOOD
CITY OF ALACHUA, FLORIDA
Sheet title
UTILITY PLAN I
Designed
Drawn
Checked
Date
11/30/20
Sheet No.
C400

Concurrency Impact Analysis
Arbours at Merrillwood

The project proposes the redevelopment of a portion (southern approx. 4.34 acres (+/-)) of the existing Merrillwood development by removing 17 existing single family units and replacing with 40 multifamily units, a net increase of 23 units.

Stormwater:

A detailed stormwater management plan is included in this submittal. The proposed stormwater system shall be designed in compliance with the City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.
Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact:

275 gpd per equivalent residential unit x 23 net residential units = 6,325 gallons per day

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Arbours at Merrillwood	6,325
Residual Capacity	**877,616**
Percentage of Permitted Design Capacity Utilized	**61.84%**

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact:

250 gpd per equivalent residential unit x 23 net residential units = 5,750 gallons per day

Table 4a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Arbours at Merrillwood	5,750
Residual Capacity	**703,317**
Percentage of Permitted Design Capacity Utilized	**53.11%**

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 79.7 tons per year (23 DU * 2.73 persons/DU * 0.73 tons/capita/year = 45.8 tons per year)

Table 6a. Solid Waste Impacts - Final Development Orders		
System Category	**Lbs Per Day**	**Tons Per Year**
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[2]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[3]	**50 years**	

Recreation:

Arbours at Merrillwood will provide recreational facilities for employees and residents as a part of the development. The project impacts are 23 DU * 2.37 persons/DU x 5 acres/1,000 persons = 0.27 acres. As shown in the following table, there is adequate capacity available to support this development.

Table 5a. Recreational Impacts - Final Development Orders	
System Category	**Acreage**
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	50.78
Arbours at Merrillwood	0.23
Reserved Capacity[3]	1.64
Available Recreation Acreage	**82.84**

Traffic: The proposed residential redevelopment of the site will not create a traffic impact that will exceed the approved level of service standards.

TABLE 1 – PROJECT TRIP GENERATION

EXISTING

PROPOSED: 17 DWELLING UNITS
ITE LAND USE: 210 SINGLE-FAMILY DETACHED
SOURCE: ITE TRIP GENERATION, 10TH EDITION

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.74	17	12.58	25%	75%	3.15	9.44
PM	0.99	17	16.83	63%	37%	10.60	6.23
AVG	9.44	17	160.48	50%	50%	80.24	80.24

PROPOSED

PROPOSED: 40 DWELLING UNITS (4 UNIT BUILDING, 58 BEDROOMS)
ITE LAND USE: 221 MULTIFAMILY HOUSING (MID-RISE)
SOURCE: ITE TRIP GENERATION, 10TH EDITION

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.36	40	14.40	26%	74%	3.74	10.66
PM	0.44	40	17.60	61%	39%	10.74	6.86
AVG	5.44	40	217.60	50%	50%	108.80	108.80

NET

	AM	PM	AVG
Existing	13	17	160
Proposed	14	18	218
Net	2	1	57

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (106,4)	100%	57

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 (106,4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	57	19,471
		Peak Hour	4,110	1,901	616	2	1,591

consultants inc.

Worksheet for Trip Generation

Project Name : Arbours at Merrillwood
Customer / Builder Name : Alachua County Housing Authority
Property Address : 13206 NW 153rd Place, Alachua, FL 32615

EXISTING

PROPOSED: 17 DWELLING UNITS
ITE LAND USE: 210 SINGLE-FAMILY DETACHED HOUSING
SOURCE: ITE TRIP GENERATION, 10TH EDITION

17 DWELLING UNIT

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NET

	AM	PM	AVG
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Proposed	14	18	218
Net	2	1	57

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11/27/2020

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Arbours at Merrillwood

Statement of Proposed Uses

The project proposes the redevelopment of a portion (southern approx. 4.34 acres (+/-)) of the existing Merrillwood development by removing 17 existing single family units and replacing with 40 multifamily units.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.2: Residential

The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Consistency: The proposed development will serve the intent of the Medium Density Residential future land use designation, as it will provide an increase in residential housing options in the urban core, by redeveloping the site and increasing the number of overall residential units.

Policy 1.2.c: Medium Density Residential (4 to 8 dwelling units per acre):

The Medium Density Residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the Medium Density Residential land use category:

1. *Single family attached and detached dwelling units;*
2. *Accessory dwelling units;*
3. *Manufactured or modular homes meeting certain design criteria;*
4. *Mobile homes only within mobile home parks;*
5. *Duplexes and quadplexes;*
6. *Apartments and townhomes;*
7. *Live/work units;*
8. *Residential Planned Unit Developments;*
9. *Traditional Mixed-use Neighborhood Planned Developments; and,*
10. *Supporting community services such as schools, houses of worship, parks, and community centers*

Consistency: The proposed development will include multi-family (apartment) units, which are included as a permitted use in the Medium Density Residential designation, as indicated in Policy 1.2.c above.

Objective 2.4: Landscaping and Tree Protection Standards

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Consistency: The proposed development complies with the above referenced policies regarding site landscaping. Proposed landscape areas within the development exceed the minimum required amounts as indicated in Policy 2.4.a and in addition, all required buffers are included in the proposed site plan.

Objective 2.5: Open Space Standards

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

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

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Consistency: The proposed development proposes qualifying open space that exceeds the minimum 10% requirement.

Objective 2.7: Discouragement of Urban Sprawl

The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

<u>Consistency</u>: The proposed development will discourage urban sprawl as the project proposes redevelopment within the City's urban core and Central City Area with an intensification of density.

Goal 4: Infill and Redevelopment Standards

The City shall encourage new development and redevelopment to occur within developed areas of the City, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

<u>Consistency</u>: The proposed development will discourage urban sprawl as the project proposes redevelopment within the City's urban core and Central City Area with an intensification of density. In addition, the project will make the best use of available resources, including existing road and utility infrastructure.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density. Design standards will be adopted in the Land Development Regulations to protect the traditional character of existing neighborhoods and development. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

<u>Consistency</u>: The proposed development complies with this Policy as it has been designed to comply with the LDR standards related to protection of existing neighborhoods. Specifically, the development provides a minimum 100-foot wide setback between existing residential areas to the south and north of the project, per LDR requirements.

Policy 4.1.b: The City shall establish flexible standards related to landscaping, buffering, stormwater (to the extent allowable), and parking requirements to encourage infill development.

<u>Consistency</u>: The proposed development complies with all applicable requirements in the LDR's.

Policy 4.1.c: Compatible infill development shall be encouraged within the Central City Area.

Objective 4.3: Redevelopment

The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

<u>Consistency</u>: The proposed development encourages redevelopment activity per Objective 4.3 as the project proposes redevelopment within the City's Central City Area.

Policy 4.3.a: The City shall encourage redevelopment through special development regulations incorporated into the Land Development Regulations, which include but are not limited to, flexible landscaping and buffering requirements, flexible setbacks, reduced parking requirements, increased densities and/or intensities, where appropriate, and priority reservation of facility capacity. Where possible, the City will coordinate with the Suwannee River Water Management District to implement reduced, off-site, or alternate stormwater facilities.

<u>Consistency</u>: The proposed development complies with all applicable requirements in the LDR's.

Objective 4.4: Central City Area

The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

Policy 4.4.a: The City shall consider establishing a Central City Area overlay district in accordance with the conceptual area map contained in the Future Land Use Map Series. The Central City Area shall encompass those areas within the original city limits that are not a part of the Community Redevelopment Area or the Historic District.

Policy 4.4.b: The Central City Area overlay district will promote infill and redevelopment that is consistent with and respectful of the existing housing and commercial development.

<u>Consistency</u>: The proposed development encourages redevelopment activity per the Objective and Policies above as the project proposes redevelopment within the City's Central City Area. In addition, the proposed development has been designed to comply with the LDR standards related to protection of existing neighborhoods. Specifically, the development provides a minimum 100-foot wide setback between existing residential areas to the south and north of the project.

Objective 5.2: Availability of facilities and services

The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

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

<u>Consistency</u>: The proposed development shall connect to all required City facilities and services and will not result the adopted level of service to be exceeded.

Study: Hurricane Irma caused 400 senior deaths in Florida

ASSOCIATED PRESS

TAMPA – The aftereffects of 2017's Hurricane Irma appear to have killed more than 400 senior residents of Florida nursing homes, a new university study shows.

Researchers at the University of South Florida and Brown University concluded that 433 additional patients died within 90 days of the September 2017 storm, compared to the same period in 2015, when there were no hurricanes.

Their study examined health data for 62,000 patients at 640 Florida nursing homes obtained from the Centers for Medicare and Medicaid Services, according to the Tampa Bay Times.

The researchers found that long-term nursing home residents suffered not only increased mortality rates after Irma, but more hospitalizations.

Lawsuit

Continued from Page 1A

any.

By charging more than the law allows, the auditor's report determined the university collected roughly $4.1 million more than it should have in the past five years for Preview. In application fees, the audit reported UF charged $35 per freshman from July 2016 to October 2019, raking in $460,320 in extra funds.

Hessy Fernandez, UF's Director of Issues Management & Crisis Communications, said the university cannot comment about active litigation and would not say whether UF intends to reimburse students.

The case, assigned to Circuit Court Judge Monica Brasington, names UF's Board of Trustees, former President for Student Affairs David Parrott and the Florida Board of Governors. UF President Kent Fuchs, initially named in the lawsuit, has been removed.

"Based on what we're trying to accomplish, which is our efforts to get the students back the money we think they're owed, the best way to do that would be to get a verdict against the UF Board of Trustees, David Parrott and the Board of Governors," said Paul Rothstein, the Gainesville attorney representing Browning and the students.

Renee Fargason, the Board of Governors' spokeswoman, would not comment.

Parrott was terminated from UF in April 2019, and Associate Vice President of Student Affairs Norbert Dunkel resigned after a UF internal investigation found "improper financial administration" within Student Affairs, which oversees Preview.

Monday, both UF and the Board of Governors asked the judge for more time to review the complaints filed against them. For now, the case is considered a "putative" class action lawsuit, meaning the court hasn't ruled whether the case can continue as a certified class action based on each party's claims.

If class-action status is granted, the plaintiffs will act on behalf of, and seek refunds for anyone who paid a nonrefundable application fee between April 2014-2019, and anyone who paid the extra Preview orientation cost between August 2014-2019.

Gators

Continued from Page 1A

positive COVID tests among players this week. Out of an abundance of caution, team activities are paused as of Tuesday afternoon," UF athletic director Scott Stricklin wrote in a news release.

"Head coach Dan Mullen has been in communication with football players and their parents, and I have had conversations with the Southeastern Conference office, last week's opponent Texas A&M, and this week's opponent LSU.

"These circumstances will be re-evaluated by UF Health and the athletic department's sports medicine staff Wednesday."

Texas A&M Director of Athletics Ross Bjork said the Aggies have not been impacted as of Tuesday.

"We have been in touch with officials at the University of Florida and have also reviewed the available data from Kinexon contact tracing system deployed by the SEC. At this point, there has been no impact within our football program, but we will continue our regular testing regiment this week and stay diligent with all of our safety protocols."

The Gators are scheduled to play LSU at 4 p.m. Saturday at Ben Hill Griffin Stadium.

Stricklin, who would not confirm the reported 19 positive tests, later said he wanted to calm the situation by stopping football activities.

Since the players returned to campus on May 26, there have been 37 positive tests on the football team. Overall, student-athletes at UF have had 118 positives on campus since May 26.

UF does not reveal which players have tested positive, citing federal patient and student privacy laws. On each game day, the school does release a list of players who are not available for that day's game for unspecified reasons.

The school listed 15 players who were unavailable for the Texas A&M game last Saturday, including defensive end Khris Bogle, starting defensive tackle Kyree Campbell and No. 2 quarterback Emory Jones.

No other UF athletes had positive COVID-19 test results out of an additional 437 tests, according to the school.

The virus has prompted schools and conferences to postpone more than two dozen college football games and forced many teams to compete without key players.

Vanderbilt's football game at Missouri on Saturday has been postponed because COVID-19 issues have left the Commodores without enough available players. The Southeastern Conference announced Monday the game has been tentatively rescheduled for Dec. 12. It is the first SEC game rescheduled due to COVID-19-related problems and the 28th FBS game overall to be postponed or canceled since Aug. 26.

Vanderbilt (0-3) played with only 56 scholarship players last week in a loss to South Carolina. Vandy had six players opt out of the season, including four offensive linemen.

— The Associated Press contributed to this report.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery

Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, OCT. 10.....3-4-12-26-40-45
For payout information, visit flalottery.com.

DOUBLE PLAY

SATURDAY, OCT. 10 17-18-23-30-32-43
For payout information, visit flalottery.com.

POWERBALL

SATURDAY, OCT. 10 .....5-18-23-40-50 PB: 18 (x3)
5+PB: $62 million (0). Saturday's jackpot $72M
5 of 5: $1 million (0).
4+PB: $50,000 (3). 4 of 5: $100 (27).
3+PB: $100 (70). 3 of 5: $7 (1,404).
2+PB: $7 (1,245). 1+PB: $4 (8,862). PB: $4 (20,623).

MEGA MILLIONS

FRIDAY, OCT. 9 .....5-11-25-27-64 MB: 13 (x2)
5+MB: $60M (0). Tuesday's jackpot $69 million.
5 of 5: $1 million (0). 4+MB: $10,000 (0).
4 of 5: $500 (10). 3+MB: $200 (45).
3 of 5: $10 (1,091). 2+MB: $10 (1,025).
1+MB: $4 (6,728). MB: $2 (14,908).

JACKPOT TRIPLE PLAY

FRIDAY, OCT. 9 4-25-31-40-42-46
6 of 6: No winners. 5 of 6: $381.50 (26).
4 of 6: $22.50 (1,075). 3 of 6: $1 (17,363).
Combo10+: $10,000 (2). Combo9: $500 (4).
Combo8: $50 (65). Combo7: $20 (478).
Combo6: $10 (2,608) Combo5: $5 (9,597).
Combo4: Free ticket (26,273).

FANTASY 5

MONDAY, OCT. 12 4-10-21-24-35
5 of 5: $174,074.61 (1). 4 of 5: $107.50 (260).
3 of 5: $10 (7,582). 2 of 5: Free ticket (76,232).

PICK 2, 3, 4, 5

TUESDAY, OCT. 13, MIDDAY
7-9.....1-3-0.....6-0-8-9.....9-1-6-7-1

MONDAY, OCT. 12, EVENING
4-8 .....7-5-6 .....4-6-4-9 5-7-3-3-4

CASH4LIFE

MONDAY, OCT. 12 .....2-14-25-32-35 CB: 1
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (1). 4 of 5: $500 (4).
3 of 5+CB: $100 (60). 3 of 5: $25 (185)
2 of 5+CB: $10 (1,033). 2 of 5: $4 (3,591)
1 of 5+CB: Free ticket (6,870)

BIRTHDAYS

Country singer **Melba Montgomery** is 83. Singer **Cliff Richard** is 80. Singer **Justin Hayward** of the Moody Blues is 74. Actor **Greg Evigan** ("My Two Dads," "B.J. and the Bear") is 67. TV personality **Arleen Sorkin** ("America's Funniest People," "Days of Our Lives") is 65. Singer **Thomas Dolby** is 62. Actor **Lori Petty** ("A League of Their Own") is



Pharoah

57. Actor **Steve Coogan** ("Night at the Museum") is 55. Singer **Karyn White** is 55. Actor **Edward Kerr** ("Pretty Little Liars") is 54. Actor **Jon Seda** ("Chicago P.D.," "Homicide: Life on the Street") is 50. Bassist **Doug Virden** (Sons of the Desert) is 50. Country singer **Natalie Maines** of the Chicks is 46. Singer **Shaznay Lewis** of All Saints is 45. Actor **Stephen Hill** (2018's "Magnum, P.I.") is 44. Singer **Usher** is 42. TV personality **Stacy Keibler** ("Dancing with the Stars") is 41. Actor **Skyler Shaye** ("Bratz") is 34. Comedian **Jay Pharoah** ("Saturday Night Live") is 33.

TODAY IN HISTORY

Today is Wednesday, Oct. 14, the 288th day of 2020.

On this date in:

1890: Dwight D. Eisenhower, 34th president of the United States, was born in Denison, Texas.

1933: Nazi Germany announced it was withdrawing from the League of Nations.

1944: German Field Marshal Erwin Rommel took his own life rather than face trial and certain execution for allegedly conspiring against Adolf Hitler.

1947: U.S. Air Force Capt. Charles E. ("Chuck") Yeager became the first test pilot to break the sound barrier as he flew the experimental Bell XS-1 (later X-1) rocket plane over Muroc Dry Lake in California.

1960: The idea of a Peace Corps was suggested by Democratic presidential candidate John F. Kennedy to an audience of students at the University of Michigan in Ann Arbor.

1964: Civil rights leader Martin Luther King Jr. was named winner of the Nobel Peace Prize.

1964: Soviet leader Nikita S. Khrushchev was toppled from power; he was succeeded by Leonid Brezhnev as First Secretary and by Alexei Kosygin as Premier.

1981: The new president of Egypt, Hosni Mubarak, was sworn in to succeed the assassinated Anwar Sadat. Mubarak pledged loyalty to Sadat's policies.

2001: As U.S. jets opened a second week of raids in Afghanistan, President George W. Bush sternly rejected a Taliban offer to discuss handing over Osama bin Laden to a third country.

Fall & Halloween Décor

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- Napkins and Tea Towels
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GF-GH059292

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed site plan for an approx. 62,000 sq ft, 3-story, 40-unit multifamily residential building located on 17 lots on tax parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood Subdivision in Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference on Wednesday, October 28 at 5:30 pm. The teleconference can be accessed by the following information.

URL: https://us02web.zoom.us/j/5733319527
Meeting ID: 573 331 9527
Dial-in Phone Number: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at http://edafl.com/neighborhoodworkshops/. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing, by e-mail, or over the phone by contacting the number below.

eda consultants, inc.

Contact: Sergio Reyes, P.E. of eda consultants inc.
Email: sreyes@edafl.com **Phone:** (352) 373-3541

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NEIGHBORHOOD WORKSHOP NOTICE

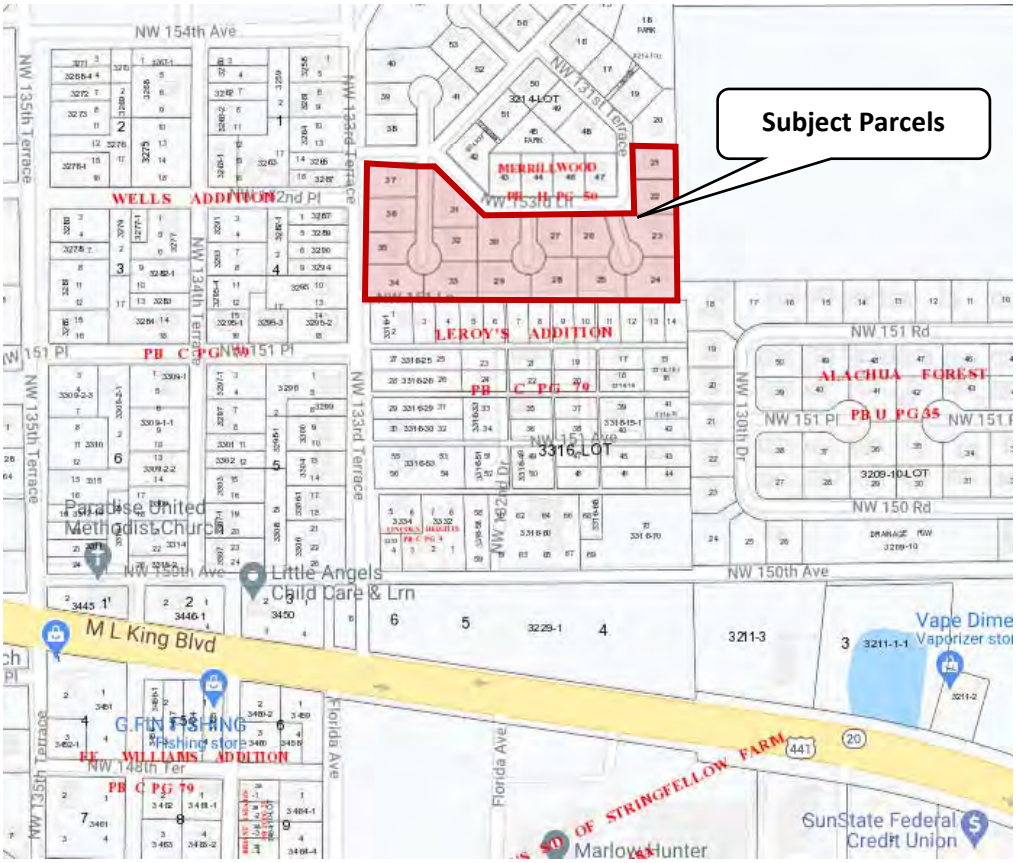
A neighborhood workshop will be held to discuss a proposed site plan for phase 1 of a multifamily residential development, to include an approx. 62,000 sq ft, three-story, 40-unit apartment building located on 17 lots- tax parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood subdivision in Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	October 28, 2020
Time:	5:30 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Dial-in Phone Number:	(646) 558-8656

Following the teleconference, a recording of the workshop will be available to view on **eda**'s website at http://edafl.com/neighborhoodworkshops/. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing to the address below or by phone by contacting the number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



03294-000-000
CANNON MARVIN
1006 VANCE ST
PARIS, TN 38242-3329

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32615

03316-007-000
JACKSON CECIL SCOTT
13268 NW 158TH AVE
ALACHUA, FL 32615

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03263-000-000
FORD LEOLA B
13340 NW 152ND PL
ALACHUA, FL 32615-4474

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03291-000-000
NCWT LLC
14260 W NEWEBRRY RD #200
NEWBERRY, FL 32669

03209-010-019
RICHMAN RICHARD & MICHELLE
15124 NW 130TH DR
ALACHUA, FL 32615

03295-001-000
FAIRCLOTH LYNN
15129 NW 134TH TER
ALACHUA, FL 32615

03316-011-000
ARMSTRONG HENRY JAMES JR
15513 BRINTON WAY
BRANDYWINE, MD 20613-6205

03293-000-000
KWARTENG KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03265-000-000
NEXT GREEN LLC
20232 NW 62ND AVE
ALACHUA, FL 32615

03290-000-000
WARD ELIZABETH
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

03209-010-018
BRANDOW & ECKERT
2325 DEEP GAP RD
FLAT ROCK, NC 28731-5715

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03316-009-000
HALL ALONZO
2413 MAIN ST # 112
MIRAMAR, FL 33025-7809

03316-008-000
HALL ALONZO
2413 MAIN ST # 112
MIRAMAR, FL 33025-7809

03260-000-000
ENI LLC
3720 NW 43RD AVE STE 105
GAINESVILLE, FL 32606

03262-000-000
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NOBLE OAK CONSTRUCTION LLC
3720 NW 43RD ST
GAINESVILLE, FL 32606

03316-014-000
CESAR NAHUN BARDALES
QUINTEROS
4750 NW 15TH AVE
MIAMI, FL 33142

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03214-013-000
ALACHUA COUNTY HOUSING
AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

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ALACHUA COUNTY HOUSING AUTHORITY
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GAINESVILLE, FL 32601

03287-000-000
SMITH THOMAS
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03289-000-000
SMITH THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03316-003-000
MILLER DOROTHY L LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03316-001-000
DAVIS-REED & MILLER LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03316-025-000
DAVID-REED PARIS
8265 TIVERTON DR
PORT TOBACCO, MD

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8824 SW SUNDOWN CREEK RD
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ALACHUA, FL 32616-1000

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CURTIS NATHANIEL & RUTHE
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ALACHUA, FL 32616-1087

03295-003-000
HILL EDWARD
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ALACHUA, FL 32616-1176

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ALACHUA, FL 32616-1203

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JOSEY COMMUNITY HOPE CENTER FOUNDATION INC
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ALACHUA, FL 32616

03267-000-000
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CERTAIN DOROTHY
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03287-001-000
GRANT ROBERT
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03316-013-000
PORTER MELANIE
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03316-017-000
AMIRA STUART
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ALACHUA, FL 32616-0639

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03316-023-000
THOMAS LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03316-005-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03316-004-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03316-006-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

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ALACHUA, FL 32616-0848

03295-002-000
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ALACHUA, FL 32616

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Dan Rhine
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Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
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Alachua, FL 32615

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Assistant Director of Planning
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Alachua, FL 32616

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Alachua, FL 32615

Lynda Coon
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Alachua, FL 32615

Tamara Robbins
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Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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BRANDYWINE, MD 20613-6205

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Notice of Online Neighborhood Workshop

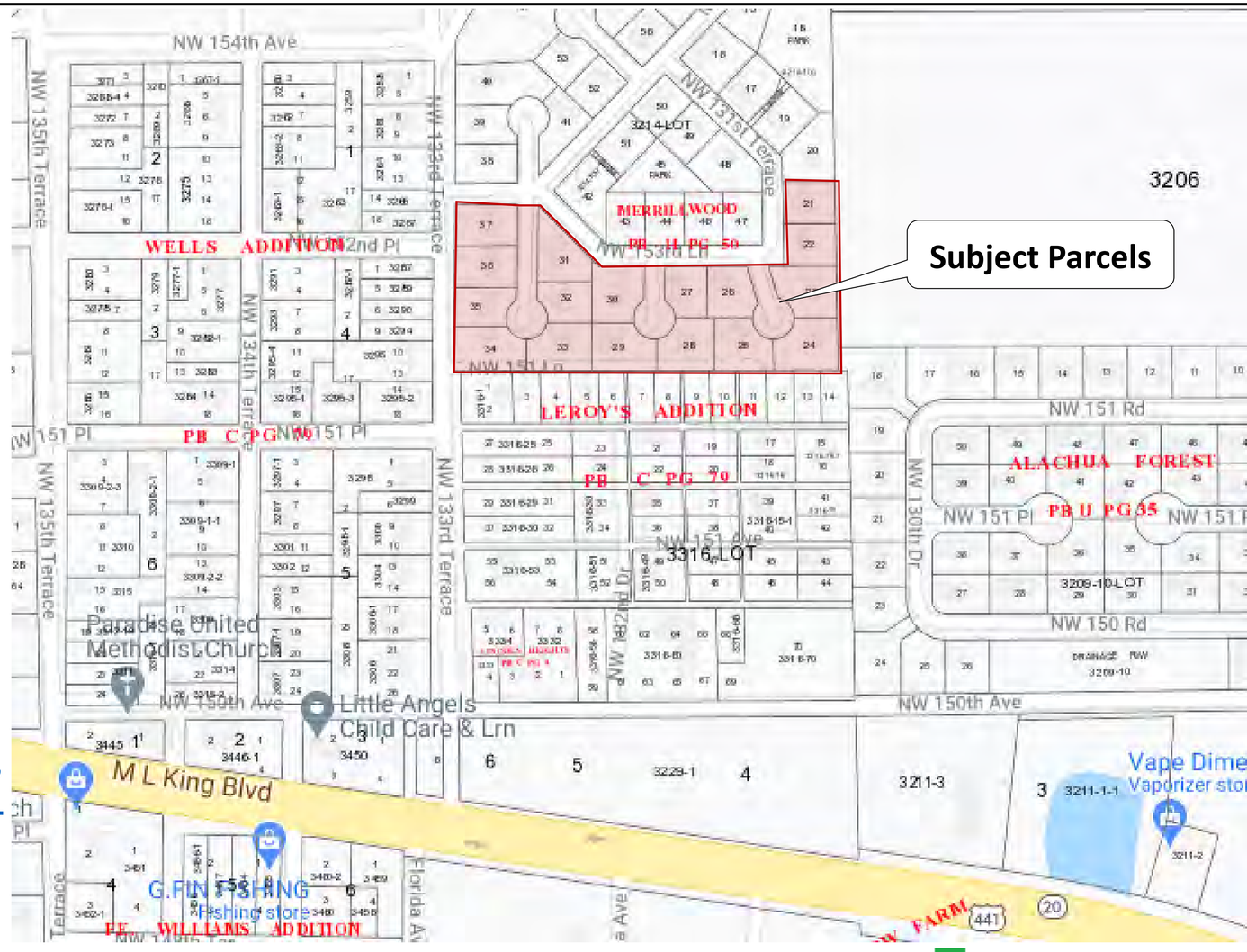
Date: Wed., Oct. 28, 2020 Time: 5:30 pm

Property Address/Location of Project:

17 lots in Merrillwood Subdivision

Parcels 03214-021-000 thru 03214-037-000

Action Proposed: Phase 1 of a multifamily residential development- approx. 62,000 SF, 3-story, 40-unit apartment building



The Meeting will be held digitally on Zoom.

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email sreyes@edafl.com for more information.

eda consultants • inc.

Neighborhood Meeting Minutes

Project: Proposed Site Plan

Meeting Date & Time: October 28, 2020 at 5:30 PM

Community Participants: 5 in total

Jean Calderwood
Gloria Bethea – Neighbor

Project Representatives: Clay Sweger, eda (Planner/Engineer)
Audra Burrell, eda (Planner/Engineer)
Ken Armstrong, Alachua County Housing Authority (Owner)
Ron Hall, Alachua County Housing Authority (Owner)
Stephen Lowitz, Arbour Valley (Developer)

Meeting Minutes:

Clay Sweger gave a Power Point presentation to let the community know of the proposed site plan. After the presentation questions were asked.

Gloria Bethea Q. 1.) Where are residents going to go while rebuilding?
Ken Armstrong A. All residents are going to be given a voucher to move the anywhere in the US.

Jean Calderwood Q. 2.) Are there going to be any community meetings to inform the residents about the project?
Ken Armstrong A. Yes, there have been six meetings so far with the residents to inform them.

Jean Calderwood Q. 3.) What about compatibility? These building will be 2 or 3 stories, I have concerns about how that looks with the surrounding buildings in the neighborhood.
Clay Sweger A. The buildings are as per code. We have a lot of landscaping and setbacks that exceed the code requirements.
Ken Armstrong A. We have the maximum number of units and amenities, landscaping, setbacks and we are designing the buildings to fit in with the neighboring structures.

Jean Calderwood Q. 4.) There is a 5 acre property near the project, are you planning on using that also?
Ken Armstrong A. We own that property and are looking at using that for a future phase.

Jean Calderwood – Comment – Concerned that the 3 story changes the character of the neighborhood.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed site plan for an approx. 62,000 sq ft, 3-story, 40-unit multifamily residential building located on 17 lots on tax parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood Subdivision in Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	Tuesday, December 22, 2020
Time:	5:30 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Dial-in:	(646) 558-8656

After the meeting, a recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

Contact: Sergio Reyes, P.E. of eda consultants inc.
Email: sreyes@edafl.com **Phone:** (352) 373-3541

GF-GH057355

NEIGHBORHOOD WORKSHOP NOTICE

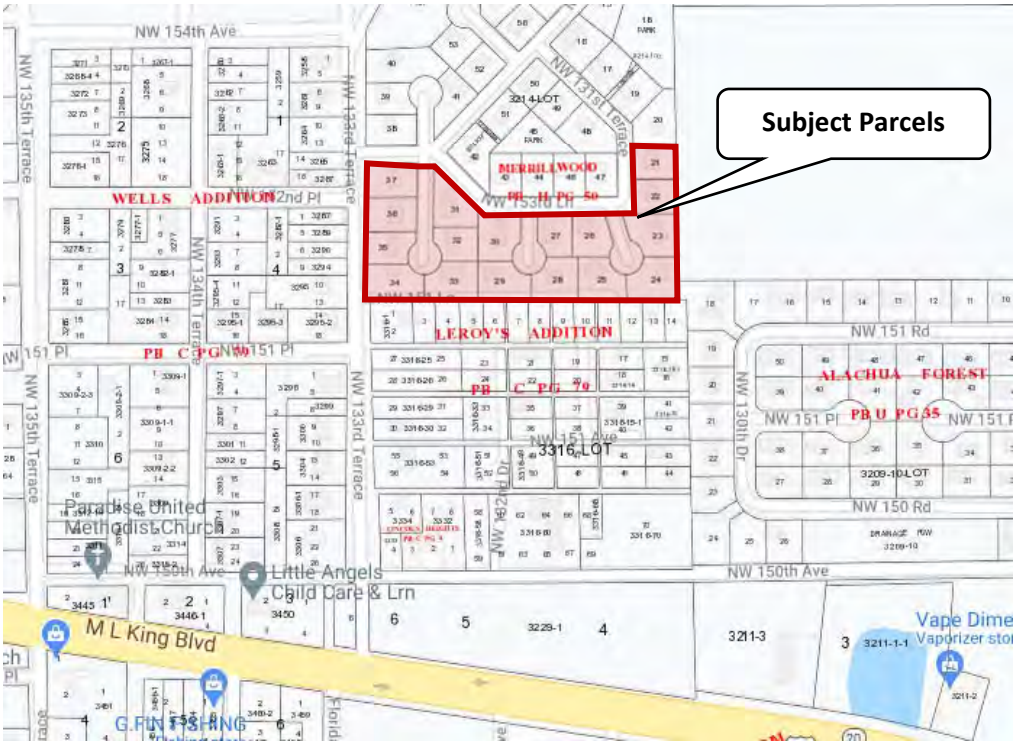
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Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



This is the second workshop to notify the public of this project.

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03214-013-000 thru 03214-057-000
ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03316-017-000
AMIRA STUART
PO BOX 639
ALACHUA, FL 32616-0639

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32616

03316-011-000
ARMSTRONG HENRY JAMES JR
15513 BRINTON WAY
BRANDYWINE, MD 20613-6205

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03316-026-000
BEVILLE & BEVILLE-LAMBERT & LAMBERT W/H
15500 NW 180TH AVE
ALACHUA, FL 32615

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
ALACHUA, FL 32616

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03209-010-018
BRANDOW & ECKERT
2325 DEEP GAP RD
FLAT ROCK, NC 28731-5715

03299-000-000
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FORT LAUDERDALE, FL 33310-6264

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PARIS, TN 38242-3329

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CERTAIN DOROTHY
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03209-010-020
CHACON & RICO M/C
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03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03316-046-000
CHURCH OF GOD BY FAITH INC
PO BOX 2040
ALACHUA, FL 32615

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CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKONVILLE, FL 32210

03316-042-000
CITY OF ALACHUA
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ALACHUA, FL 32616-0009

03209-010-040
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12922 NW 151ST PL
ALACHUA, FL 32615

03316-048-000
CRISWELL & GRANT
1705 NE 6TH PL
GAINESVILLE, FL 32641-5853

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ALACHUA, FL 32616-1087

03316-025-000
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8265 TIVERTON DR
PORT TOBACCO, MD

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DAVIS-REED & MILLER LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

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GREENVILLE, FL 32331-3736

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DELL & GODBOLT
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ALACHUA, FL 32616-0272

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DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03260-000-000
ENI LLC
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GAINESVILLE, FL 32606

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ENI LLC
3720 NW 43RD AVE STE 105
GAINESVILLE, FL 32606

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FAIRCLOTH LYNN
15129 NW 134TH TER
ALACHUA, FL 32615

03297-000-000
FITZ WILMA
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ALACHUA, FL 32616

03263-000-000
FORD LEOLA B
13340 NW 152ND PL
ALACHUA, FL 32615-4474

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
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ALACHUA, FL 32616-0015

03316-038-000
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201 SE 2ND AVE #306
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PEMBROKE PINES, FL 33027

03316-008-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03316-049-000
HUTCHINSON BEVERLY L
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ALACHUA, FL 32616

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ALACHUA, FL 32615

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03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03316-024-000
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PO BOX 833
ALACHUA, FL 32616-0833

03204-000-000
JOHN C HIPP CONST EQUIP CO
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ALACHUA, FL 32616-1000

03316-029-000
JONES ROOSEVELT LORENZO
214 LARKTREE LN
FUQUAY VARINA, NC 27526

03258-000-000
JOSEY BILLIE & LEILA PEARL
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ALACHUA, FL 32616-1203

03261-000-000
JOSEY COMMUNITY HOPE CENTER
FOUNDATION INC
PO BOX 1203
ALACHUA, FL 32616

03316-030-000
KOSMAN & ROTHSEIDEN & ROTHSEIDEN
PO BOX 991
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03293-000-000
KWARTENG KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03295-002-000
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PO BOX 866
ALACHUA, FL 32616

03316-016-000
LEE DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03316-036-000
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LOVE OAK, FL 32060

03297-001-000
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12923 NW 151ST RD
ALACHUA, FL 32615-5741

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13102 NW 150TH AVE
ALACHUA, FL 32615

03316-043-000
MERRICKS JOESSA W
13102 NW 150TH AVE
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03316-003-000
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8265 TIVERTON DR
PORT TOBACCO, MD 20677

03316-010-000
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03267-000-000
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03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
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03291-000-000
NCWT LLC
14260 W NEWEBRRY RD #200
NEWBERRY, FL 32669

03265-000-000
NEXT GREEN LLC
20232 NW 62ND AVE
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03260-001-000
NOBLE OAK CONSTRUCTION LLC
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03259-000-000
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No injuries are reported after house chimney fire

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

Actions from 30 firefighters helped to contain a fire inside a Newberry home to the attic and one room before it was extinguished Sunday afternoon.

Alachua County Fire Rescue and the Newberry Fire Department responded to the fire at 921 SW 170th St. at about 4 p.m. Sunday, according to an ACFR news release.

All occupants of the two-story, 5,000-square-foot house were outside by the time crews arrived, with no injuries, the release said.

It took crews about 90 minutes to extinguish the fire, which caused part of the roof to collapse on the second floor. Crews determined the cause of the fire to be from a fireplace chimney.

ACFR reminded in the release that homeowners should have their fireplaces and chimneys cleaned and inspected annually.

Man, 31, charged in death of girlfriend, 24

Special to Gainesville Sun
USA TODAY NETWORK

An Alachua County man will soon be on his way back to face a homicide charge in connection with the shooting death of his 24-year-old girlfriend.

Brandon Michael Martin, 31, was located in Franklin, North Carolina, and is jail there on two Bradford County warrants connected to a stolen car and weapon.

He will be extradited to Florida, where charges include first-degree murder, grand theft auto and destroying evidence, court records show.

Last Wednesday afternoon, Alachua County sheriff's deputies were called to a Waldo home at 18303 NE County Road 1471 after a family member found 24-year-old Annette A. Miller unresponsive.


Martin

A medical examiner's official later found a bullet wound that caused her death, a Sheriff's Office Facebook post Monday said. Her vehicle and gun were believed to be missing.

Deputies zeroed in on her boyfriend, Martin, 31, although details about what led to his arrest were not available Monday evening.

The sheriff's offices in Jacksonville, Bradford County, Gwinnett County, Georgia, and Macon County, North Carolina, helped secure Martin's arrest.

Illinois man wins Chain Hawk disc golf event

Special to Gainesville Sun
USA TODAY NETWORK


A player flips through his disc golf bag looking for the right disc to throw from a tee box in this May 2016 file photo.
GAINESVILLE SUN FILE

The ninth annual Chain Hawk Open disc golf tournament was unlike any before it: sanctioned as a top-tier event for the first time, luring elite players with a richer purse even as many aspects of traditional play were upended by the coronavirus pandemic.

A half-dozen players entered the final round within striking distance of the three co-leaders. But Gavin Rathbun opened an early lead Sunday at Northside Park and held on to win by a single throw over Chris Dickerson.

Rathbun, of Oswego, Illinois, shot a 14-under-par 43 to finish at 30-under overall and pocketed the $1,171 top prize. He overtook Dickerson, of Limestone, Tennessee, with birdies on the first two holes and never looked back.

Evan Gurthie of Hawthorne was the top-finishing local player, closing with a 50 and a tie for seventh at 18-under.

In the women's open, Ellen Widboom of Brooksville played a steady final round of 59 with birdies on the third and 12th holes, ending at 2-under to win by six over first-round leader Deann Carey of Shelby, North Carolina

Laymon Gray of Tallahassee totaled 6-under to claim a tightly contested masters division for players 40 and older. In the 50-plus division, Leo Alex of Middleburg cruised to victory at 8-under. Scott Watson of Pensacola ran away with the top amateur division at 16-under.

In the men's open, Rathbun widened his lead to two after a rare birdie on No. 9, one of the toughest holes on the course — 402 feet down a heavily tree-cluttered fairway to a protected basket behind bushes. Dickerson responded by cutting his deficit with a birdie three holes later.

Dickerson's hopes to reprise his 2018 title here remained alive after his tee shot on No. 16 bounced off a metal signpost that stopped his disc from skipping out of bounds. But he never got a chance to even the score, as Rathbun birdied the final two holes.

Rathbun putted first at the 18th basket, with his clinching toss coming from inside 20 feet. The made putt looked to be a relatively routine distance for a touring pro, but Rathburn said it was no gimme.

"Absolutely not," he said. "Maybe in the first round but not there, knowing Chris [Dickerson] is automatic."

The Chain Hawk Open returned this year to the city's Northside Park on 34th Street, one of the oldest courses in Florida, which was closed for renovations during last year's tournament held at Jonesville Park west of Interstate 75.

Disc golf is scored like ball golf, with players tossing Frisbee-like plastic discs at basket targets. The game offers a safe pastime in the outdoors, allowing the social distancing that public-health experts believe reduces the risk for viral transmission.

Still, coronavirus precautions altered long-familiar elements of this year's tournament. Staggered tee times replaced a shotgun start to reduce crowding on the course, while player check-ins and scoring were done virtually.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery

Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, DEC. 5 14-27-32-39-44-53

DOUBLE PLAY

SATURDAY, DEC. 5 5-20-26-27-39-47
To see payouts on games above, visit flalottery.com.

POWERBALL

SATURDAY, DEC. 5 .....3-4-6-48-53 PB: 10 (x2)
5+PB: $243 million (0). Wednesday's jackpot $262M
5 of 5: $1 million (0).
4+PB: $50,000 (3). 4 of 5: $100 (41).
3+PB: $100 (109). 3 of 5: $7 (2,356).

MEGA MILLIONS

FRIDAY, DEC. 4.....3-19-24-44-50 MB: 8 (x3)
5+MB: $244M (0).Tuesday's jackpot $264 million.
5 of 5: $1 million (0). 4+MB: $10,000 (0).
4 of 5: $500 (30). 3+MB: $200 (81).
3 of 5: $10 (1,627). 2+MB: $10 (1,364)
1+MB: $4 (10,471). MB: $2 (23,583).

JACKPOT TRIPLE PLAY

FRIDAY, DEC. 4..... 4-7-22-24-35-41
6 of 6: $250,000 (0). 5 of 6: $526.50 (19).
4 of 6: $23 (1,039). 3 of 6: $1 (18,288).
Combo10+: $10,000 (0). Combo9: $500 (10).
Combo8: $50 (78). Combo7: $20 (549).
Combo6: $10 (2,674) Combo5: $5 (9,955).
Combo4: Free ticket (27,290).

FANTASY 5

SUNDAY, DEC. 6.....10-15-16-23-31
5 of 5: $86,256.72 (0). 4 of 5: $109.50 (254).
3 of 5: $10.50 (7,404). 2 of 5: Free ticket (73,423).

PICK 2, 3, 4, 5

MONDAY, DEC. 7, MIDDAY
3-2 .....0-7-0 .....0-2-9-4 5-6-2-1-0

SUNDAY, DEC. 6, EVENING
7-1.....1-6-9.....8-3-0-7.....1-0-5-9-8

CASH4LIFE

SUNDAY, DEC. 6 .....4-26-30-38-59 CB: 1
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (0). 4 of 5: $500 (2).
3 of 5+CB: $100 (36). 3 of 5: $25 (153)
2 of 5+CB: $10 (942). 2 of 5: $4 (3,098).
1 of 5+CB: Free ticket (6,211).

BIRTHDAYS


Pierce

Singer **Jerry Butler** is 81. Flute player **James Galway** is 81. Drummer **Bobby Elliott** of The Hollies is 79. Actor **Mary Woronov** ("Eating Raoul," "The Munsters" films) is 77. Actor **John Rubinstein** ("Family," "Crazy Like a Fox") is 74. Actor **Kim Basinger** is 67. Guitarist **Warren Cuccurullo** (Duran Duran, Missing Persons) is 64. Guitarist **Phil Collen** of Def Leppard is 64. Country singer **Marty Raybon** (The Raybon Brothers, Shenandoah) is 61. Guitarist **Marty Friedman** (Megadeth) is 58. Actor **Wendell Pierce** ("The Wire," "Treme") is 57. Actor **Teri Hatcher** is 56. Actor **David Harewood** ("Supergirl," "Homeland") is 55. Singer **Sinead O'Connor** is 54. Actor **Matthew Laborteaux** ("Little House on the Prairie") is 54. Guitarist **Ryan Newell** of Sister Hazel is 48. Actor **Dominic Monaghan** ("Lost," "Lord of the Rings") is 44. Actor **Ian Somerhalder** ("The Vampire Diaries," "Lost,") is 42. Singer **Ingrid Michaelson** is 41. Singer **Chrisette Michele** is 38. Country singer **Sam Hunt** is 36. Singer **Kate Voegele** ("One Tree Hill") is 34. Drummer **Jen Ledger** of Skillet is 31. Actor **Wallis Currie-Wood** ("Madam Secretary") is 29. Actor **AnnaSophia Robb** (film's "Race to Witch Mountain," TV's "The Carrie Diaries") is 27.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed site plan for an approx. 62,000 sq ft, 3-story, 40-unit multifamily residential building located on 17 lots on tax parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood Subdivision in Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	Tuesday, December 22, 2020
Time:	5:30 PM
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Dial-in:	(646) 558-8656

After the meeting, a recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

eda consultants inc
Contact: Sergio Reyes, P.E. of eda consultants inc.
Email: sreyes@edafl.com **Phone:** (352) 373-3541
GF-GH057355

TODAY IN HISTORY

Today is Tuesday, Dec. 8, the 343rd day of 2020. There are 23 days left in the year.

On this date in:

1863: President Abraham Lincoln issued his Proclamation of Amnesty and Reconstruction for the South.

1886: The American Federation of Labor was founded in Columbus, Ohio.

1941: The United States entered World War II as Congress declared war against Imperial Japan, a day after the attack on Pearl Harbor.

1980: Rock star and former Beatle John Lennon was shot to death outside his New York City apartment building by an apparently deranged fan.

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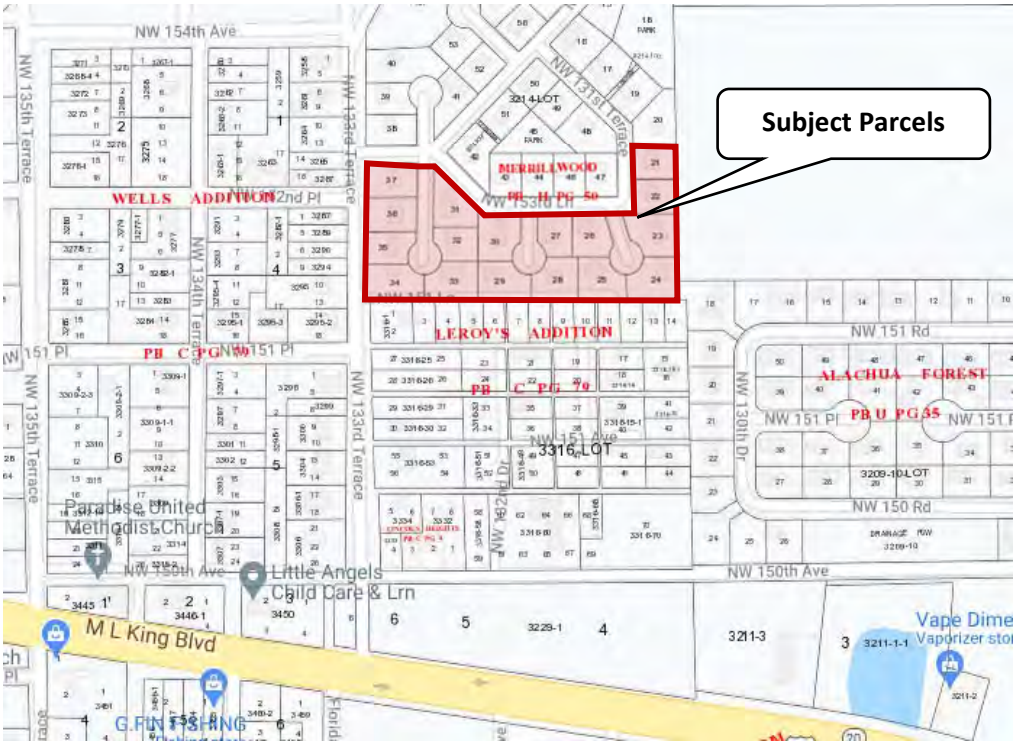
A neighborhood workshop will be held to discuss a proposed site plan for phase 1 of a multifamily residential development, to include an approx. 62,000 sq ft, three-story, 40-unit apartment building located on 17 lots- tax parcel numbers 03214-021-000 through 03214-037-000 in the Merrillwood subdivision in Alachua. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

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Dial-in Phone Number:	(646) 558-8656

Following the teleconference, a recording of the workshop will be available to view on **eda**'s website at http://edafl.com/neighborhoodworkshops/. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing to the address below or by phone by contacting the number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



This is the second workshop to notify the public of this project.

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3720 NW 43RD AVE STE 105
GAINESVILLE, FL 32606

03295-001-000
FAIRCLOTH LYNN
15129 NW 134TH TER
ALACHUA, FL 32615

03297-000-000
FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

03263-000-000
FORD LEOLA B
13340 NW 152ND PL
ALACHUA, FL 32615-4474

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
GAINESVILLE, FL 32606

03287-001-000
GRANT ROBERT
PO BOX 15
ALACHUA, FL 32616-0015

03316-038-000
GRINER RAMONA H
201 SE 2ND AVE #306
GAINESVILLE, FL 32601

03316-009-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03316-008-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03316-049-000
HUTCHINSON BEVERLY L
PO BOX 856
ALACHUA, FL 32616

03316-007-000
JACKSON CECIL SCOTT
13268 NW 158TH AVE
ALACHUA, FL 32615

03316-035-000
JENKINS ESTHER
PO BOX 833
ALACHUA, FL 32616

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03316-024-000
JENKINS VERNON & MARGARET
PO BOX 833
ALACHUA, FL 32616-0833

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-029-000
JONES ROOSEVELT LORENZO
214 LARKTREE LN
FUQUAY VARINA, NC 27526

03258-000-000
JOSEY BILLIE & LEILA PEARL
PO BOX 1203
ALACHUA, FL 32616-1203

03261-000-000
JOSEY COMMUNITY HOPE CENTER
FOUNDATION INC
PO BOX 1203
ALACHUA, FL 32616

03316-030-000
KOSMAN & ROTHSEIDEN & ROTHSEIDEN
PO BOX 991
ALACHUA, FL 32616

03293-000-000
KWARTENG KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03295-002-000
LAWSON & LEWIS & WILLIAMS HEIRS
PO BOX 866
ALACHUA, FL 32616

03316-016-000
LEE DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03316-036-000
LEE KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

03297-001-000
LILLIE E L
PO BOX 1434
ALACHUA, FL 32616-1434

03209-010-049
LORANGER MARIE
12923 NW 151ST RD
ALACHUA, FL 32615-5741

03316-044-000
MERRICKS DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

03316-043-000
MERRICKS JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-003-000
MILLER DOROTHY L LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03263-002-000
MORRISON ESSIE R
PO BOX 84
ALACHUA, FL 32616-0848

03267-000-000
NATTIEL WALTER HEIRS
PO BOX 1265
ALACHUA, FL 32616

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03291-000-000
NCWT LLC
14260 W NEWEBRRY RD #200
NEWBERRY, FL 32669

03265-000-000
NEXT GREEN LLC
20232 NW 62ND AVE
ALACHUA, FL 32615

03260-001-000
NOBLE OAK CONSTRUCTION LLC
3720 NW 43RD ST
GAINESVILLE, FL 32606

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03304-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03316-005-000
RED OAK INVESTMENT PROPERTIES LLC
PO BOX 8099
TAMPA, FL 33674

03209-010-019
RICHMAN RICHARD & MICHELLE
15124 NW 130TH DR
ALACHUA, FL 32615

03316-022-000
RILEY PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

03301-000-000
ROBINSON KATHY LIFE ESTATE
15029 NW 134TH TER
ALACHUA, FL 32615

03316-033-000
ROBINSON SARIA N
PO BOX 63
ALACHUA, FL 32616

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-014
SIMPSON HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03287-000-000
SMITH THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03289-000-000
SMITH THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03316-037-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

03316-047-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

03209-010-038
STUBBS JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

03316-023-000
THOMAS LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03290-000-000
WARD ELIZABETH
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

03316-016-001
WELCH WALTER LEE & ANNIE MAE LEE
PO BOX 1281
ALACHUA, FL 32616-1281

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03316-045-000
WHITE RALPHFENE
PO BOX 1462
ALACHUA, FL 32616-1462

03209-010-039
WILKINS JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

03316-019-000
WILLIAMSON FRED & CAROLYN
1035 AUSTIN RIDGE CT
PINEY FLATS, TN 37686

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
8 DEC 2020 PM 4 L

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 000.50⁰
0000255201 DEC 08 2020
MAILED FROM ZIP CODE 32601

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
ALACHUA, FL 32616

NIXIE 322 FE 1 0612/12/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1738-06664-08-40

UTF
32616-060707
32601>1212

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

UNITED STATES POSTAGE PITNEY BOWES
02 1P $ 000.50⁰
0000255201 DEC 08 2020
MAILED FROM ZIP CODE 32601

03316-037-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

NIXIE 322 DE 1 0612/12/20
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD
BC: 32601121275 *0438-03351-08-44

NMR
32615#9999
32601>1212

eda consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
8 DEC 2020 PM 2 L

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.50⁰
0000255201 DEC 08 2020
MAILED FROM ZIP CODE 32601

03316-022-000
RILEY PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

NIXIE 322 DE 1 00/12/20
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD
BC: 32601121275 *1538-08557-08-40

NMR
32615-607004

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
8 DEC 2020 PM 4 L

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.50⁰
0000255201 DEC 08 2020
MAILED FROM ZIP CODE 32601

03209-010-039
WILKINS JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

NIXIE 322 FE 1 0012/14/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1738-02654-08-41

UTF
32615-550804

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

JACKSONVILLE FL 320
8 DEC 2020 PM

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.50⁰
0000255201 DEC 08 2020
MAILED FROM ZIP CODE 32601

03316-047-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

NIXIE 322 FE 1 0012/18/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32601121275 *1638-05014-08-40

NSS

Neighborhood Meeting Minutes

Project: Proposed Site Plan

Meeting Date & Time: December 22, 2020 at 5:30 PM

Community Participants: E. Wilburt

Project Representatives: Sergio Reyes, eda (Planner/Engineer)
Stephanie Sutton, eda (Planner/Engineer)
Ron Hall, Alachua County Housing Authority (Owner)

Meeting Minutes:

Sergio Reyes gave a Power Point presentation to let the community know of the proposed site plan – for a multifamily building in the southern portion of the Arbours at Merrillwood development- 17 existing units will be removed and a building with 40 units will be built. Will have landscaping and meet all buffer requirements from surrounding development.

Property was rezoned to RMF-8 in 2018. Affordable housing project – owned by the Alachua Housing Authority. The proposed development complies with the land development code.

This is the second neighborhood workshop. Site Plan has been submitted to the City for review- we expect to go to the February Planning and Zoning Board meeting for final approval
After the presentation questions were asked.

Q: Where will the entrance be? Will it be strictly for seniors or will their family members be allowed to live there regardless of age?
A: Two entrances to development (within Merrillwood) – single entrance to the neighborhood will remain as-is. This project will replace three existing cul-de-sacs/roads.
Yes, it will be age restricted to seniors.

October 12, 2020

Legal Description
Merrillwood

Parcel D, Revised

A portion of Section 14, Township 8 South, Range 18 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the Northwest Quarter of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 03°23'20" East, along the East line of the Northwest Quarter of said Section 14, a distance of 572.31 feet to the northeast corner of "Merrillwood", a subdivision as per plat thereof, recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue South 03°23'20 East, along said East line of the Northwest Quarter, a distance of 1066.00 feet to the northeast corner of Lot 21 of said "Merrillwood" and to the Point of Beginning; thence continue South 03°23'20 East, along said East line of the Northwest Quarter, a distance of 360.00 feet to the southeast corner of Lot 24 of said "Merrillwood", said southeast corner being the southeast corner of said "Merrillwood"; thence South 87°46'45" West, a distance of 739.24 feet to the southwest corner of said "Merrillwood"; thence North 01°45'00" West, a distance of 320.00 feet to the northwest corner of Lot 37 of said "Merrillwood"; thence North 87°46'45" East, a distance of 120.00 feet to the northeast corner of said Lot 37; thence South 87°44'21" East, a distance of 40.10 feet to the northwest corner of Lot 31 of said "Merrillwood"; thence South 46°45'00" East, along the northeasterly line of said Lot 31 and the northerly line of Lot 30 of said "Merrillwood", a distance of 163.98 feet to a corner on said northerly line of Lot 30; thence North 87°46'45" East, along the north line of said Lot 30 and along the south Right of Way line of N.W. 153rd Place (40' Right of Way), a distance of 89.04 feet to the northeast corner of said Lot 30; thence continue North 87°46'45" East, along said south Right of Way line, 40.00 feet to the northwest corner of Lot 27 of said "Merrillwood"; thence continue North 87°46'45" East, along said south Right of Way line, and along the north line of said Lot 27 and the north line of Lot 26 of said "Merrillwood", a distance of 156.00 feet to the northeast corner of said Lot 26; thence continue North 87°46'45" East, along said south Right of Way line, 42.02 feet to the northwest corner of Lot 23 of said "Merrillwood"; thence continue North 87°46'45" East, along said south Right of Way line and along the north line of said Lot 23, a distance of 30.51 feet to the southwest corner of Lot 22 of said "Merrillwood"; thence North 03°23'20" West, along the east Right of Way line of N.W. 131st Terrace (40' Right of Way), and along the west line of said Lot 22 and the west line of Lot 21 of said "Merrillwood", a distance of 160.00 feet to the northwest corner of said Lot 21; thence North 87°46'45" East, along the north line of said Lot 21, a distance of 100.00 feet to the Point of Beginning.

Containing 4.34 Acres (189,161 Square Feet), more or less.

DEED OF GIFT

FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY

TO

ALACHUA COUNTY HOUSING AUTHORITY

THIS INDENTURE, made on the 7th day of January, One Thousand Nine Hundred Seventy-two, by and between FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY, a charitable, non-profit corporation, duly organized under the laws of the State of Florida, of the County of Alachua, hereinafter called Grantor, and ALACHUA COUNTY HOUSING AUTHORITY, Gainesville, Florida, a body politic of the County of Alachua, State of Florida, hereinafter called Grantee;

WITNESSETH:

That the Grantor has given, granted, conveyed and donated, and by these presents does give, grant, convey, donate and confirm unto the Grantee, its successors and assigns, the following described lots, tracts or parcels of land including improvements, lying, being and situate in the County of Alachua and State of Florida, to-wit:

PARCEL NO. 1

Lots 2, 3, 4, 5, 6, 7, 8, 13 14, 15, 16, 17, 18 and 19 of Hitchcock's Addition to the City of Alachua as per plat recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida.

PARCEL "A"

Commence at the NE corner of Sec. 15-T8S-R18E and run S 89° 25' 30" W along the North line of said Section 532.74' to the P.O.B. thence run S 1° 59' 30" E 160.05' to the North R/W of NW 7th Place, thence run S 89° 25' 30" W along said R/W 39.15' to the SE corner of lot 2 of Hitchcock's Addition to the City of Alachua as recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida; thence run N 0° 36' W along the East line

FILED
1972 JAN -7 PM 4:00
CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

This instrument was prepared by

T. Allen Crouch of
Fagan, Crouch, Anderson & Folds
212 Southeast First Street
Gainesville, Florida 32601

209351

REC 766 PAGE 389

of said lot 160.00'; thence run N 89° 25' 30" E, 35.26' to the P.O.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 1 of Hitchcock's Addition to the City of Alachua.

PARCEL "B"

Commence at the NE corner of Sec. 15-T8S-R18E, and run S 89° 25' 30" W along the North line of said Section 532.74'; thence run S 1° 59' 30" E 200.06' to the South R/W of NW 7th Place and the P.O.B., thence continue S 1° 59' 30" E 100.03'; thence run S 89° 25' 30" W 42.55' to the SE corner of lot 19 of Hitchcock's Addition to the City of Alachua as recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida, thence run N 0° 36' W along the East line of said lot 100' to the South R/W of NW 7th Place; thence run N 89° 25' 30" E along said R/W 40.12' to the P.C.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 20 of Hitchcock's Addition to the City of Alachua

Subject to Public Utilities Easement granted to City of Alachua on May 11, 1971, over the following described land.

The North Seven and one-half feet (7-1/2') of Lots 1, 2, 3, 4, 5, 6, 7 and 8, and the South Three and three-quarters feet (3-3/4') of Lots 13, 14, 15, 16, 17, 18, 19 and 20, of Hitchcock's Addition to the City of Alachua as per Plat recorded in Plat Book "F", page 18, of the Public Records of Alachua County, Florida.

PARCEL NO. 2

Lots 1 through 69 of Merrillwood, a Subdivision as per Plat recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida, said lots being all of the lots located in said Subdivision.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD, however, that this conveyance is made subject to the rights of the holders of the $1,295,000.00 First Lien

ALACHUA COUNTY, FLORIDA DOCUMENTARY SURTAX $00.55

STATE OF FLORIDA DOCUMENTARY TAX $00.30

OR 766 PG 390

Revenue Bonds described in a Trust Indenture dated December 1, 1971, and the rights of the Trustee under said Indenture, and also subject to a certain Lease Agreement entered into between FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY and ALACHUA COUNTY HOUSING AUTHORITY dated December 1, 1971.

IN WITNESS WHEREOF, FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY has caused this deed of conveyance to be signed in its corporate name by its President and attested by its Secretary, all as of the 27th day of January, A.D., 1972.

Signed, sealed and delivered
in our presence as witnesses:

FLORIDA LEASED HOUSING CORP.
OF ALACHUA COUNTY

BY: _____
President

Attest: H. Jackson Downey
Secretary

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF ALACHUA)

On this 27th day of January, 1,72, before me, a Notary Public in and for the State and County aforesaid, personally appeared GLADYS SMITH and H. JACKSON DOWNEY with whom I am personally acquainted and who, upon their several oaths, acknowledged themselves to be the President and Secretary, respectively, of the Florida Leased Housing Corp. of Alachua County, the witnin named bargainor, a charitable not-for-profit corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for and on behalf of the corporation for the purpose therein contined by signing the name of the corporation by the said GLADYS SMITH as such President and attesting the same by the said H. JACKSON DOWNEY as such Secretary.

WITNESS my hand and official seal in the County and State last aforesaid on this 27th day of January, 1972. RE. 766 PG. 391

_____
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JANUARY 7, 1973

John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 021 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15309 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 022 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15301 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 023 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15207 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 024 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15201 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 025 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15202 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 026 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15208 NW 131ST TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 027 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15209 NW 132ND DR
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 028 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15203 NW 132ND DR
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 029 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15204 NW 132ND DR
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 030 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15210 NW 132ND DR
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 031 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15225 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 032 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15211 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 033 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15205 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 034 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15206 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 035 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15212 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 036 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15220 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03214 037 000

Owner:
ALACHUA COUNTY HOUSING AUTHORITY

Situs:
15228 NW 132ND TER
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

Your account is **paid in full**. There is nothing due at this time.

Account history

BILL	AMOUNT DUE
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)
2013 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
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**

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Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

January 13, 2021

Ken Armstrong
Alachua County Housing Authority
703 NE 1st Street
Gainesville, FL 32601

SUBJECT: Permit Number ERP-001-238684-1
Arbours at Merrillwood

Dear Ken Armstrong:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on January 12, 2021. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become nonfinal and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at

https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:
Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

ERP Individual Permit

PERMITTEE:
Ken Armstrong
Alachua County Housing Authority
703 NE 1st Street
Gainesville, FL 32601

PERMIT NUMBER: ERP-001-238684-1
DATE ISSUED: January 12, 2021
DATE EXPIRES: January 12, 2026
COUNTY: Alachua
TRS: S14 T8S R18E

PROJECT: Arbours at Merrillwood

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Ken Armstrong
Alachua County Housing Authority
703 NE 1st Street
Gainesville, FL 32601

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction of 1.39 acres of impervious surfaces on a total project area of 4.34 acres and the construction, operation, and maintenance of a stormwater management system serving a total of 1.39 acres of impervious surface area. The project shall be constructed in a manner consistent with the application package, plans, and calculations certified by Claudia Vega, P.E., EDA Consultants, Inc. on or before January 6, 2021.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    2. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    2. Convey to the permittee or create in the permittee any interest in real property;

    3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under

chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    1. Immediately if any previously submitted information is discovered to be inaccurate; and

    2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a

request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Ken Armstrong
Alachua County Housing Authority
703 NE 1st Street
Gainesville, FL 32601
352-372-2549

This January 13, 2021



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-238684-1

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Gilchrist County Journal
207 N Main St
Trenton, FL 32693
352.463.7135

HAMILTON
Jasper News
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Mayo Free Press
521 Demorest Street SE
Live Oak, FL 32064
386.362.1734

LEVY
Levy County Journal
PO Box 159
Bronson, FL 32621
352.486.2312

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Suwannee Democrat
521 Demorest Street SE
Live Oak, FL 32064
386.364.1734

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): _____ Title: _____

   Company (if applicable): eda consultants, inc.

   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

   City: Gainesville State: FL ZIP: 32601

   Telephone: 352-373-3541 FAX: _____ e-mail: _____

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Alachua County Housing Authority

   Mailing Address: 703 NE 1st Street

   City: Gainesville State: FL ZIP: 32601

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: Arbours at Merrillwood
2. Address of Subject Property: NW 132nd St
3. Parcel ID Number(s): 03214-021-000 through 03214-037-000
4. Section 14 Township 8 Range 18 Grant N/A Acreage: 4.34 +/-
5. Existing Use of Property: Housing
6. Future Land Use Map Designation: Medium Density Residential
7. Zoning Designation: RMF-8
8. Development Data (check all that apply):

   □ Single Family Residential Number of Units _____

   ■ Multi-Family Residential Number of Units 40

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	■ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

    Elementary: Northwest Alachua

    Middle: Mebane

    High: Santa Fe

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
# of Middle School Student Stations = # of housing units x Middle school student generation multiplier
# of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	-17	units	x	.14	Elementary School Multiplier*	-2.38	Student Stations**
Middle School	-17	units	x	.06	Middle School Multiplier*	-1.02	Student Stations**
High School	-17	units	x	.08	High School Multiplier*	-1.36	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	+40	units	x	.09	Elementary School Multiplier*	+3.6	Student Stations**
Middle School	+40	units	x	.03	Middle School Multiplier*	+1.2	Student Stations**
High School	+40	units	x	.03	High School Multiplier*	+1.2	Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:*** ***http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua***

** ***Round to the nearest whole number***

Net Increase: Elementary: 3.6 + -2.38 = +1.22 — 1 Student Station
Middle: 1.2 + -1.02 = +0.18 — 0 Student Stations
High: 1.2 + -1.36 = -0.16 — 0 Student Stations

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

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.

Sergio Reyes
Signature of Applicant

Signature of Co-applicant

Sergio Reyes
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 25 day of November, 2020 by Sergio Reyes

, who is/are personally known to me, or who has/have produced

as identification.

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

Arbours at Merrillwood
Electrical Loads

BUILDING SERVICE SIZES

BUILDING CALCULATIONS BASED ON NEC TABLE 220.84

BUILDING SERVICE NO.	UNIT TYPES	LOAD CALCULATION No. UNITS*UNIT LOAD	TOTAL LOAD (1 PHASE KVA)	TOTAL LOAD (3 PHASE AMPS)	DIVERSIFED LOAD (AMPS) TOTAL LOAD*DEMAND FACTOR	3 PH SERVICE SIZE (AMPS)
1	16 A 6 B	632.38 KVA 241.59 KVA	873.97	2427.71	873.97	1000
2	6 A 12 B	237.14 KVA 483.18 KVA	720.32	2000.90	760.34	800

UNIT TYPE: 1 BEDROOM		
SINGLE UNIT (LOAD BASED ON NEC Art 220)		
848 SQFT X 3VA/SQFT=		2544
MECH EQUIPMENT (WATTS)		
ELECTRIC RANGE		12000
WATER HEATER		4500
HP-1 (INDOOR) WITH ELECTRIC HEAT		7500
CU-1 (OUTDOOR)		2580
SMALL APPLIANCE		3000
LAUNDRY		1200
DRYER		5000
DISHWASHER		1200
CONNECTED LOAD (WATTS)		39524
VOLTAGE	208 VOLTS	
CONNECTED LOAD	190.0 AMPS	
DIVERSIFIED LOAD		
FIRST	10000 W AT 100%	10000
REMAINDER	19444 AT 40%	7777.6
HP-1 (INDOOR)	7500 AT 65%	4875
CU-1 (OUTDOOR)	2580 AT 100%	2580
TOTAL DIVERSIFIED LOAD (WATTS)		25232.6
TOTAL DIVERSIFIED LOAD (AMPS)		121.3
125 AMP SERVICE		

UNIT TYPE: 2 BEDROOM		
SINGLE UNIT (LOAD BASED ON NEC Art 220)		
1095 SQFT X 3VA/SQFT=		3285
MECH EQUIPMENT (WATTS)		
ELECTRIC RANGE		12000
WATER HEATER		4500
HP-2 (INDOOR) WITH ELECTRIC HEAT		7500
CU-2 (OUTDOOR)		2580
SMALL APPLIANCE		3000
LAUNDRY		1200
DRYER		5000
DISHWASHER		1200
CONNECTED LOAD (WATTS)		40265
VOLTAGE	208 VOLTS	
CONNECTED LOAD	193.6 AMPS	
DIVERSIFIED LOAD		
FIRST	10000 W AT 100%	10000
REMAINDER	20185 AT 40%	8074
HP-2 (INDOOR)	7500 AT 65%	4875
CU-2 (OUTDOOR)	2580 AT 100%	2580
TOTAL DIVERSIFIED LOAD (WATTS)		25529
TOTAL DIVERSIFIED LOAD (AMPS)		122.7
125 AMP SERVICE		

GARDCO by signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Ordering guide

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

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options: Dimming controls	Options: Motion sensing lens	Options: Photo-sensing	Options: Electrical	Options: Luminaire	Finish
ECF-S												
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365mA **530** 530mA **700** 700mA **1A** 1050mA **1.2A** 1200mA	**WW-G2** Warm White 3000K, 70 CRI Generation 2 **NW-G2** Neutral White 4000K, 70 CRI Generation 2 **CW-G2** Cool White 5000K, 70 CRI Generation 2	**AR** Arm Mount (standard)[2] *The following mounting kits must be ordered separately (See accessories)* **SF** Slip Fitter Mount[3] (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM** Retrofit arm mount kit[2]	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270°	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)	**DD** 0-10V External dimming (by others)[4] **DCC** Dual Circuit Control[4,5,6] **FAWS** Field Adjustable Wattage Selector[4,5] **SW** Interface module for SiteWise[4,6,7] **LLC** Integral wireless module[4,6,8,17] **BL** Bi-level functionality[1,4,17] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming, 7 hours[4,8] **CM50** Median 50% Dimming, 8 hours[4,8] **CS30** Safety 30% Dimming, 7 hours[4,8] **CM30** Median 30% Dimming, 8 hours[4,8]	**IMRI3** Integral with #3 lens[15] **IMRI7** Integral with #7 lens[16]	**PCB** Photocontrol Button[8,9] **TLRD5** Twist Lock Receptacle 5 Pin[10] **TLRD7** Twist Lock Receptacle 7 Pin[10] **TLRPC** Twist Lock Receptacle w/ Photocell[9,11]	**Fusing** **F1** Single (120, 277, 347VAC)[9] **F2** Double (208, 240, 480VAC)[9] **Pole Mount Fusing** **FP1** Single (120, 277, 347VAC)[9] **FP2** Double (208, 240, 480VAC)[9] **FP3** Canadian Double Pull (208, 240, 480VAC)[9] **Surge Protection** (10kA standard) **SP2** Increased 20kA	Square Pole Adapter included in standard product **TB** Terminal Block[12] **RPA** Round Pole Adapter (fits to 3"-3.9" O.D. pole)[13] **HIS** Internal Housing Side Shield[14]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	48L 48 LEDs (3 modules)	**900** 900mA **1A** 1050mA **1.2A** 1200mA										
	64L 64 LEDs (4 modules)	**900** 900mA **1A** 1050mA										

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5 and 5W optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. Must specify a motion sensor lens.

ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Shielding Accessories

House Side shield

Standard optic orientation:

HIS-32-H [18]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-H [18]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-H [18]	Internal House Side Shield for 64 LEDs (4 modules)

Optic at 90 or 270 orientation:

HIS-32-V [18]	Internal House Side Shield for 32 LEDs (2 modules)
HIS-48-V [18]	Internal House Side Shield for 48 LEDs (3 modules)
HIS-64-V [18]	Internal House Side Shield for 64 LEDs (4 modules)

18. Not available with Type 5 or 5W optics

Luminaire Accessories

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

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

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

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

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

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

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

(**F**) = Specify finish

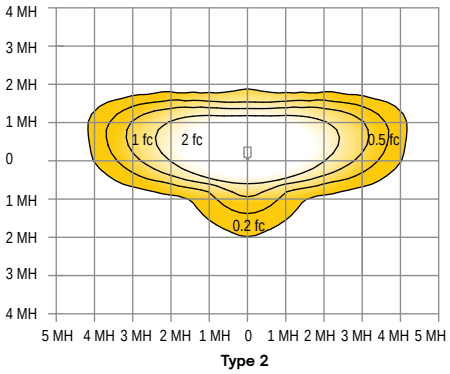
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

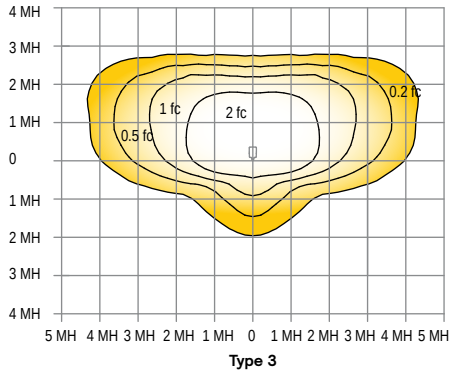
Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

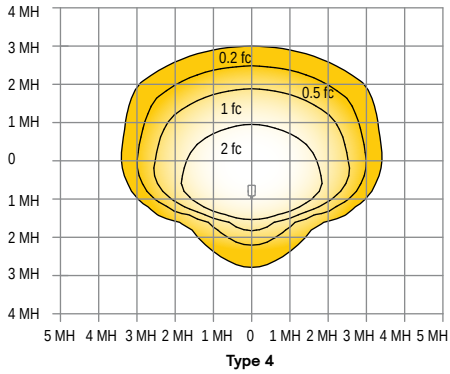
Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



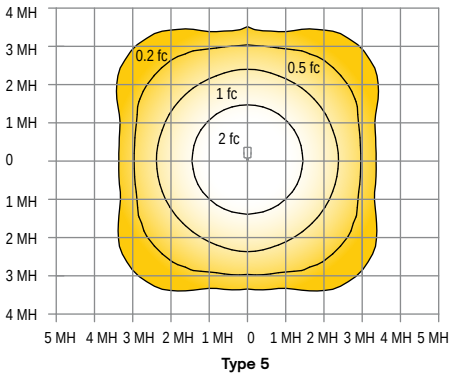
Type 2



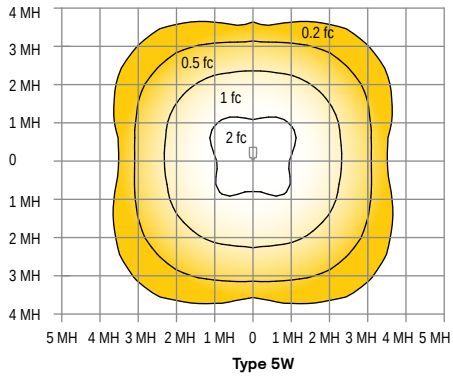
Type 3



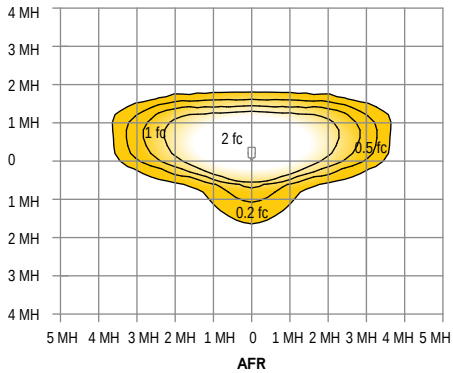
Type 4



Type 5



Type 5W



AFR

ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,508	B1-U0-G1	138	5,428	B1-U0-G2	136	5,637	B1-U0-G2	141
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,159	B2-U0-G2	129	7,055	B1-U0-G2	127	7,327	B1-U0-G2	132
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,234	B2-U0-G2	127	9,034	B2-U0-G2	124	9,452	B2-U0-G2	130
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,001	B3-U0-G2	123	12,719	B2-U0-G2	120	13,306	B2-U0-G3	126
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,421	B3-U0-G3	119	14,108	B2-U0-G3	116	14,760	B2-U0-G3	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,115	B3-U0-G3	127	16,744	B3-U0-G3	124	17,518	B2-U0-G3	130
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	19,381	B3-U0-G3	122	18,960	B3-U0-G3	119	19,836	B3-U0-G4	125
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	21,515	B3-U0-G3	118	21,048	B3-U0-G4	115	22,020	B3-U0-G4	121
ECF-S-64L-900-WW-G2-x	64	900	3000	178	22,652	B3-U0-G3	127	22,161	B3-U0-G4	125	23,185	B3-U0-G4	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	25,520	B3-U0-G3	124	24,966	B3-U0-G4	121	26,120	B3-U0-G4	127

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-WW-G2-x	32	365	3000	40	5,706	B2-U0-G1	143	5,790	B3-U0-G1	145	5,604	B3-U0-G1	140
ECF-S-32L-530-WW-G2-x	32	530	3000	56	7,417	B2-U0-G1	133	7,526	B3-U0-G2	135	7,284	B3-U0-G2	131
ECF-S-32L-700-WW-G2-x	32	700	3000	73	9,567	B2-U0-G2	131	9,707	B4-U0-G2	133	9,395	B4-U0-G2	129
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	13,467	B3-U0-G2	128	13,665	B4-U0-G2	129	13,227	B4-U0-G2	125
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	14,939	B3-U0-G2	123	15,158	B4-U0-G2	125	14,671	B4-U0-G2	121
ECF-S-48L-900-WW-G2-x	48	900	3000	135	17,731	B3-U0-G2	131	17,990	B4-U0-G2	133	17,413	B5-U0-G3	129
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	20,076	B3-U0-G2	127	20,372	B5-U0-G3	128	19,717	B5-U0-G3	124
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	22,288	B3-U0-G2	122	22,616	B5-U0-G3	124	21,888	B5-U0-G3	120
ECF-S-64L-900-WW-G2-x	64	900	3000	178	23,465	B3-U0-G2	132	23,810	B5-U0-G3	134	23,045	B5-U0-G3	130
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	26,437	B4-U0-G3	128	26,150	B5-U0-G3	127	25,964	B5-U0-G4	126

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,536	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-NW-G2-x	32	365	4000	40	6,006	B2-U0-G1	150	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,807	B2-U0-G1	140	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-NW-G2-x	32	700	4000	73	10,070	B2-U0-G2	138	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	14,176	B3-U0-G2	134	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	15,725	B3-U0-G2	129	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-NW-G2-x	48	900	4000	135	18664,	B3-U0-G2	138	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	21,133	B3-U0-G2	133	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	23,461	B3-U0-G2	128	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-NW-G2-x	64	900	4000	178	24,700	B3-U0-G2	139	25,063	B5-U0-G3	141	24,258	B5-U0-G4	136
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	27,828	B4-U0-G3	135	27,526	B5-U0-G3	134	27,330	B5-U0-G4	133

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	5,798	B1-U0-G1	145	5,713	B1-U0-G2	143	5,934	B1-U0-G2	148
ECF-S-32L-530-CW-G2-x	32	530	5000	56	75,36	B2-U0-G2	135	7,426	B1-U0-G2	133	7,713	B1-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	9,720	B2-U0-G2	133	9,509	B2-U0-G2	130	9,949	B2-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	13,685	B3-U0-G2	130	13,388	B2-U0-G3	127	14,006	B2-U0-G3	133
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,180	B3-U0-G3	125	14,851	B2-U0-G3	122	15,537	B2-U0-G3	128
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,016	B3-U0-G3	133	17,625	B3-U0-G3	130	18,440	B3-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	20,401	B3-U0-G3	129	19,958	B3-U0-G4	126	20,880	B3-U0-G4	132
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	22,647	B3-U0-G3	124	22,156	B3-U0-G4	121	23,179	B3-U0-G4	127
ECF-S-64L-900-CW-G2-x	64	900	5000	178	23,844	B3-U0-G3	134	23,327	B3-U0-G4	131	24,405	B3-U0-G4	137
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	26,863	B3-U0-G3	130	26,280	B3-U0-G4	128	27,495	B3-U0-G4	134

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type AFR			Type 5			Type 5W		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-365-CW-G2-x	32	365	5000	40	6,006	B2-U0-G1	150	6,094	B3-U0-G1	152	5,898	B3-U0-G2	147
ECF-S-32L-530-CW-G2-x	32	530	5000	56	7,807	B2-U0-G1	140	7,922	B3-U0-G2	142	7,667	B3-U0-G2	138
ECF-S-32L-700-CW-G2-x	32	700	5000	73	10,070	B2-U0-G2	138	10,218	B4-U0-G2	140	9,889	B4-U0-G2	136
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	14,176	B3-U0-G2	134	14,384	B4-U0-G2	136	13,923	B4-U0-G2	132
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	15,725	B3-U0-G2	129	15,956	B4-U0-G2	131	15,443	B4-U0-G2	127
ECF-S-48L-900-CW-G2-x	48	900	5000	135	18,664	B3-U0-G2	138	18,937	B4-U0-G3	140	18,329	B5-U0-G3	136
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	21,133	B3-U0-G2	133	21,444	B5-U0-G3	135	20,755	B5-U0-G3	131
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	23,461	B3-U0-G2	128	23,806	B5-U0-G3	130	23,040	B5-U0-G3	126
ECF-S-64L-900-CW-G2-x	64	900	5000	178	24700	B3-U0-G2	139	25063	B5-U0-G3	141	24258	B5-U0-G4	136
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	27828	B4-U0-G3	135	27526	B5-U0-G3	134	27330	B5-U0-G4	133

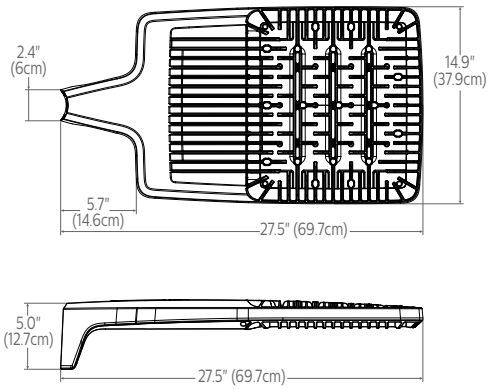
ECF-S EcoForm small

Area luminaire

Dimensions

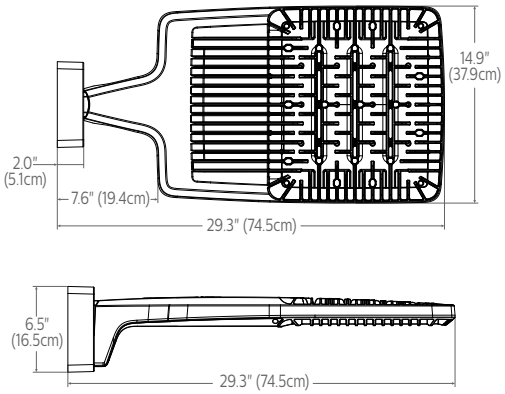
Standard Arm (**AR**)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



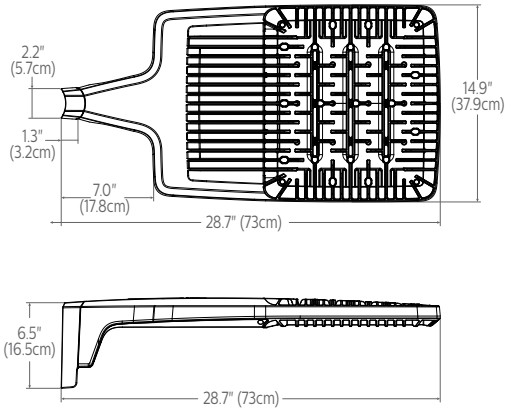
Wall (**WS**)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



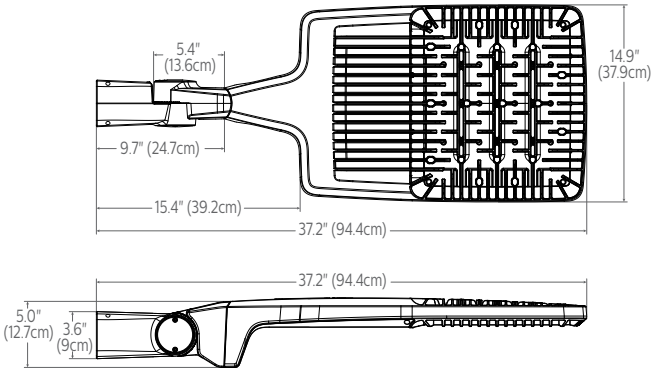
Retrofit Arm (**RAM**)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

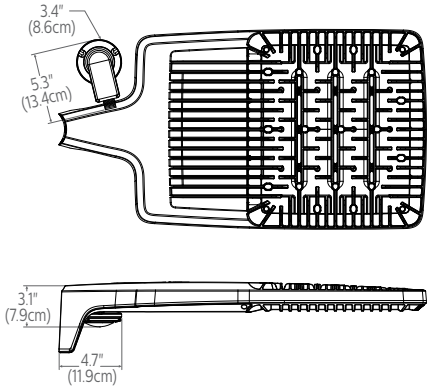


Slip fitter (**SF**)

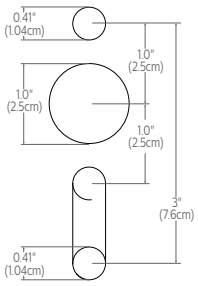
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



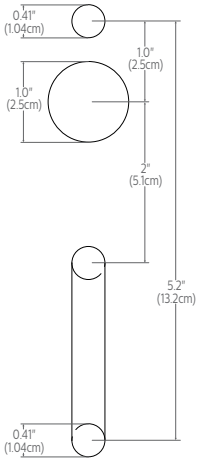
Outboard **IMR-HVU** sensor



Standard Arm (**AR**) drill pattern



Retrofit Arm (**RAM**) drill pattern



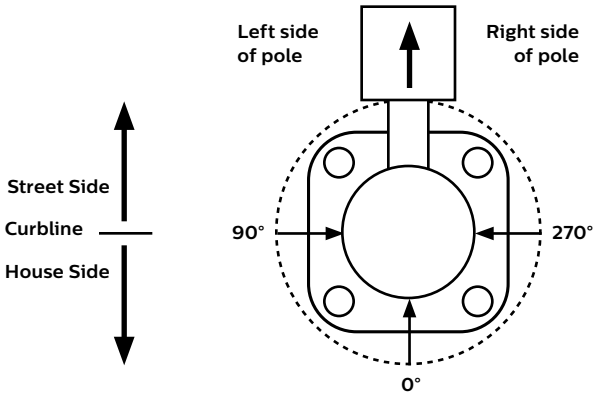
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

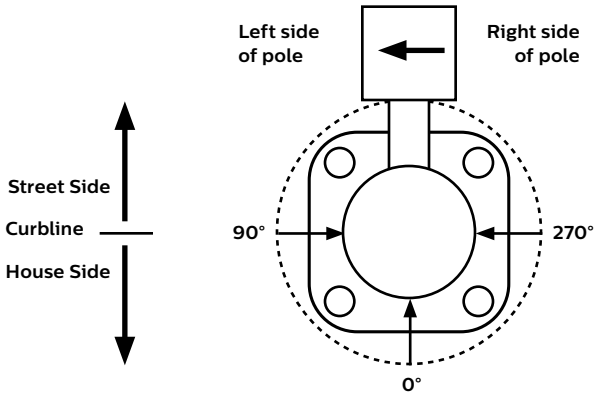
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

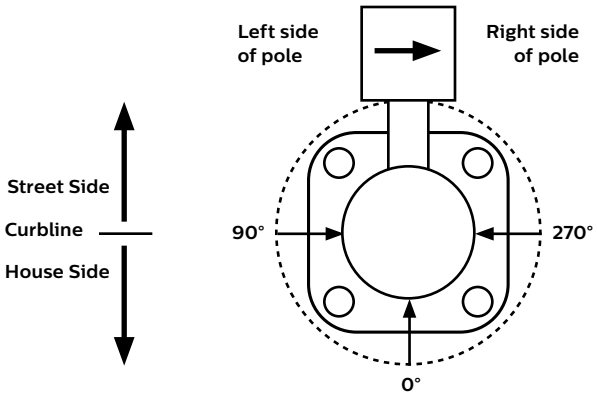
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

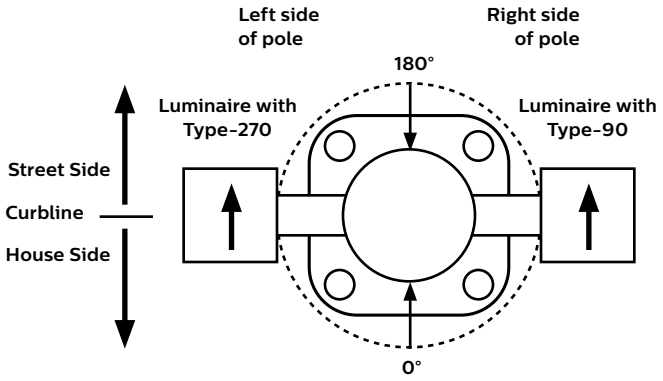
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories. Note that only fixed mounts (AR, RAM, WS) are required to meet IDA compliance. SF mounting will not meet IDA.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic diming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1 or 2 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

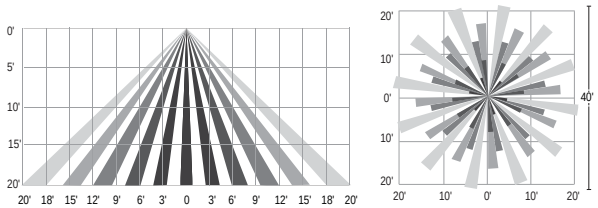
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

Bi-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

ECF-S EcoForm small

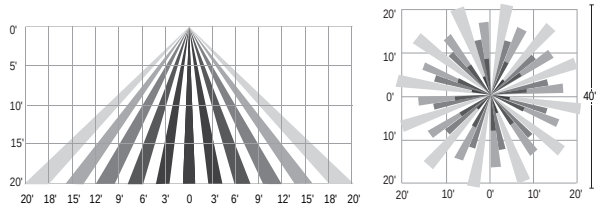
Area luminaire

Specifications

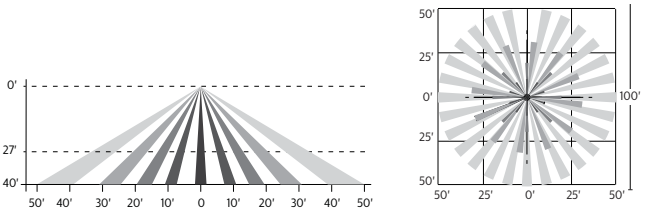
Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/ TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included. TLRPC is shipped standard with 5 pin.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA. 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty
See signify.com/warranties for complete details and exclusions.

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IES ROAD REPORT
PHOTOMETRIC FILENAME : ECF-S-32L-365-NW-G2-3.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] Scaled from LRPS1730L
[TESTLAB] SIGNIFY Lighting - San Marcos
[ISSUEDATE] 5/7/20
[MANUFAC]SIGNIFY GARDCO
[LUMCAT] ECF-S-32L-365-NW-G2-3
[LUMINAIRE] EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield
[LAMP] (2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 365mA
[_ABSOLUTELUMENS] 5713 ABSOLUTE LUMENS DELIVERED
[OTHER] DATA SHOWN IS ABSOLUTE LUMENS
[OTHER] TESTED PER LM-79

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	5713
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	143
Total Luminaire Watts	40
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	4501.945
Maximum Candela Angle	55H 72.5V
Maximum Candela (<90 Degrees Vertical)	4501.945
Maximum Candela Angle (<90 Degrees Vertical)	55H 72.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	1232.97 (21.6% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

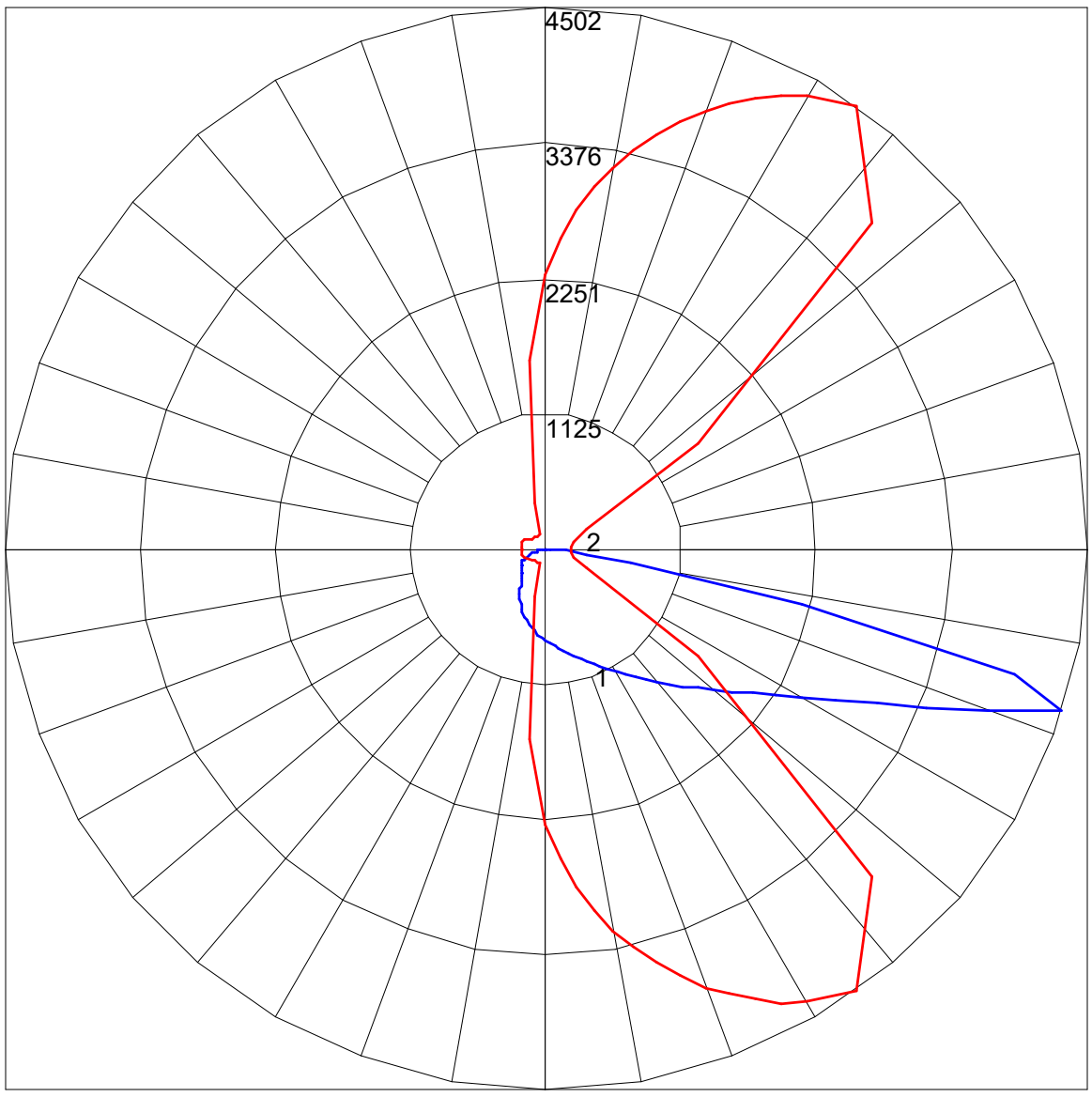
LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	420.0	N.A.	7.4
FM - Front-Medium (30-60)	1902.4	N.A.	33.3
FH - Front-High (60-80)	2186.4	N.A.	38.3
FVH - Front-Very High (80-90)	60.0	N.A.	1.0
BL - Back-Low (0-30)	231.8	N.A.	4.1
BM - Back-Medium (30-60)	535.7	N.A.	9.4
BH - Back-High (60-80)	353.7	N.A.	6.2
BVH - Back-Very High (80-90)	23.0	N.A.	0.4
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	5713.0	N.A.	100.0
BUG Rating	B1-U0-G2		

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : ECF-S-32L-365-NW-G2-3.IES

POLAR GRAPH

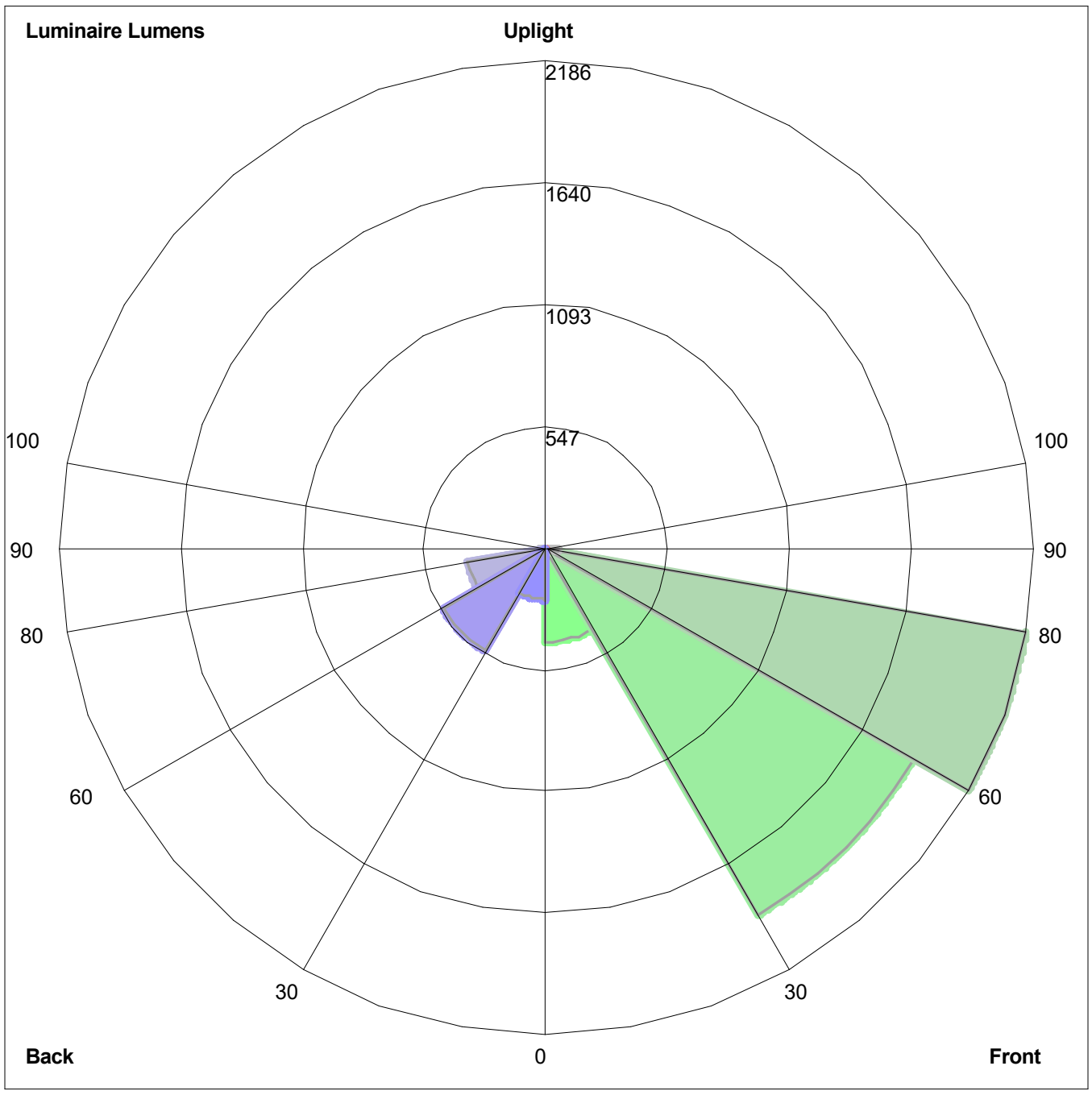


Maximum Candela = 4501.945 Located At Horizontal Angle = 55, Vertical Angle = 72.5
1 - Vertical Plane Through Horizontal Angles (55 - 235) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (72.5) (Through Max. Cd.)

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : ECF-S-32L-365-NW-G2-3.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=420.0, Medium=1902.4, High=2186.4, Very High=60.0
Back: Low=231.8, Medium=535.7, High=353.7, Very High=23.0
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G2

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

GARDCO by signify

Garage & Canopy

SoftView

SVPG with comfort optics



Project:

Location:

Cat.No:

Type:

Lumens: Qty:

Notes:

Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting and low bay needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Ordering guide

example: SVPG-140L-2100-NW-G2-SM-5 -120-BL-IMRI2-MGY

Luminaire	Number of LEDs	Drive Current	Color Temperature	Mounting	Distribution	Emergency	Voltage	Options: Dimming controls	Options: Sensing	Options: Electrical	Finish
SVPG SoftView Parking Garage	**140L** 140 LEDs (comfort engine)	**450** 450mA **800** 800mA **1200** 1200mA **1675**[3] 1675mA **2100**[3,4,18] 2100mA	**WW-G2** Warm White 3000K (70 CRI) Generation 2 **NW-G2** Neutral White 4000K (70 CRI) Generation 2 **CW-G2**[17] Cool White 5000K (70 CRI) Generation 2 **BW-G2**[5] Balanced White 3500K (80 CRI) Generation 2 **830-G2**[5] 3000K (80CRI) Generation 2 **840-G2**[5] 4000K (80CRI) Generation 2 (BW-G2, 830-G2, 840-G2 - Specials, contact factory[5])	**SM** Surface / indirect pendant Mount, Normal vibration rated (pendant and junction box by others) **SBO** Surface Mount, Bridge / Overpass vibration rated **PM** Direct Pendant Mount, Bridge / Overpass vibration rated (pendant and junction box by others) **T**[15] Trunnion Mount (must also order separate line item TM mounting kit, see Accessories) **WM** Wall Mount (must also order separate line item WM mounting kit, see Accessories)	**1R** Type IR Rectangular **3**[18] Type III Asymmetric **5** Type V **CD** Concentrated Downlight	**none** leave blank **EBP**[1,2,3,6,7] Emergency Battery pack **EBPC**[1,2,4,6,7,13] Emergency Battery pack cold rated	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** Universal 120-277V **347**[2] 347V **480**[2] 480V **HVU**[2] Universal 347-480V	**none** leave blank (0-10V dimming driver standard) **DD**[9,10,13,14] 0-10V Dimming external leads (controls by others) **BL**[10,11,14] Bi-level with motion sensor **LLC**[6,7,10,11,14,19] Wireless Controls	**none** leave blank **IMRI2**[12,16] Integral Motion Response, #2 lens **IMRI3**[12,16] Integral Motion Response, #3 lens **IMRI7**[12,16] Integral Motion Response, #7 lens (factory customizable, contact factory[5])	**Fusing** **none** leave blank **F1**[8] Single Fuse (120, 277, 347V) **F2**[8] Double Fuse (208, 240, 480V) **F3**[8] Double Fuse Canadian double pull (208, 240, 480V) **Surge Protection** **blank** SP1 10KV 10KA (standard) **SP2** 20KV 10KA (option)	**BZ** Bronze **MGY** Medium Gray **WH** White **OC**[5] Optional Color (specify optional color or RAL ex: OC-LGP or OC-RAL7024, contact factory) **SC**[5] Special Color (must supply color chip, requires factory quote)
	266L[18] 266 LEDs (comfort engine)	**1200**[18] 1200mA **1675**[3,18] 1675mA **2100**[3,4,18] 2100mA **2400**[3,4,18,19] 2400mA **3000**[3,4,16,18,19] 3000mA **3400**[3,4,16,18,19] 3400mA										

1. Choose either **EBP** suitable for 0°C (32°F) to +40°C (+104°F) or **EBPC** suitable for -20°C (-4°F) to +40°C (+104°F).
2. **EBP** or **EBPC** not available with **347V**, **480V** or **HVU**
3. **EBP** not available with 1675mA, 2100mA, 2400mA, 3000mA or 3400mA due to thermal restrictions.
4. **EBPC** not available with 2100mA, 2400mA, 3000mA or 3400mA due to thermal restrictions.
5. Must contact factory prior to ordering - these items are ETO Specials.
6. **LLC** not available with Emergency options (**EBP**, **EBPC**) due to thermal and fit restrictions.
7. Available with **120V**, **208V**, **240V**, **277V** or **UNV** only.
8. Must specify applicable specific input voltage, not available with UNV or HVU.
9. Luminaire includes 0-10V dimming wires for dimming control by others.
10. 0-10V dimming driver standard.
11. Must be combined with Motion Sensing option (**IMRI2** or **IMRI3** or **IMRI7**), choose only 1 Motion Sensing option.
12. Must be combined with Dimming Controls option (**BL** or **LLC**).
13. Not available with Motion Sensing.
14. Choose only 1 Dimming Controls option: either **DD** or **BL** or **LLC**.
15. Trunnion Mount (**T**) not available with both **DD** and **EBP** or **EBPC**; is available with each individually (**DD** or **EBP** or **EPBC**).
16. **IMRI2**, **IMRI3**, or **IMRI7** not available with 3000mA or 3400mA due to thermal restrictions.
17. Extended lead times apply. Contact factory for details.
18. **3** Type III Asymmetric not available with any 266L configurations due to thermal and fit restrictions.
19. **LLC** Wireless Controls not available with 2400mA, 3000mA, or 3400mA due to fit restrictions (2x drivers).

SVPG SoftView

Garage & canopy luminaire

Accessories (ordered separately)

FSIR-100 Hand-held Wireless Remote Programming Tool (For use with 'IMRI2', 'IMRI3' and 'IMRI7' motion response when field programming is required). If desired, only one is needed per job.

ES External House Side Shield (field installed)

WG Wire Guard (field installed)

SVPG-G2-TM-(F) Trunnion Mount kit (field installed, can ONLY use when T Trunnion Mount product is ordered)

SVPG-G2-WM-(F) Wall Mount kit (field installed, can ONLY use when WM Wall Mount product is ordered))

(**F**) = specify finish

BXC Bird excluding coil (field installed, fits on all mounting options)

BXK Bird excluding spikes (field installed, fits on Pendant, Trunnion, and Wall mounts only)

BXS Bird excluding shroud (field installed, fits on Pendant mount only)

LED wattage and lumen values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 1R			Type 3			Type 5			Type CD		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
SVPG-140L-450-NW-G2-x	140	450	4000	22	2,026	B1-U3-G1	92	2,366	B1-U3-G1	107	2,395	B2-U2-G1	108	2,522	B1-U0-G1	114
SVPG-140L-800-NW-G2-x	140	800	4000	37	3,513	B2-U3-G2	95	4,103	B2-U3-G2	111	4,153	B2-U3-G1	113	4,374	B2-U0-G1	119
SVPG-140L-1200-NW-G2-x	140	1200	4000	54	5,071	B2-U3-G2	94	5,921	B2-U3-G2	110	5,994	B3-U3-G2	111	6,312	B3-U0-G2	117
SVPG-140L-1675-NW-G2-x	140	1675	4000	76	6,823	B3-U3-G3	90	7,967	B3-U3-G3	106	8,065	B3-U3-G2	107	8,494	B3-U0-G2	113
SVPG-140L-2100-NW-G2-x	140	2100	4000	95	8,168	B3-U3-G3	86	9,538	B3-U3-G3	101	9,655	B3-U3-G2	102	10,168	B3-U0-G2	107
SVPG-266L-1200-NW-G2-x	266	1200	4000	52	5,808	B3-U3-G3	112				7,038	B3-U3-G2	136	7,657	B3-U0-G2	148
SVPG-266L-1675-NW-G2-x	266	1675	4000	72	7,475	B3-U3-G3	104				8,971	B3-U3-G2	125	9,876	B3-U0-G2	137
SVPG-266L-2100-NW-G2-x	266	2100	4000	91	8,967	B3-U3-G3	99				10,702	B3-U3-G2	118	11,860	B3-U0-G2	131
SVPG-266L-2400-NW-G2-x	266	2400	4000	108	10,371	B3-U3-G3	96				12,330	B3-U3-G2	115	13,729	B3-U0-G2	128
SVPG-266L-3000-NW-G2-x	266	3000	4000	134	12,126	B3-U4-G3	91				14,366	B4-U3-G3	108	16,064	B3-U0-G3	120
SVPG-266L-3400-NW-G2-x	266	3400	4000	151	13,530	B3-U4-G3	90				15,994	B4-U3-G3	106	17,932	B4-U0-G3	119
SVPG-140L-450-WW-G2-x	140	450	3000	22	1,956	B1-U3-G1	89	2,285	B1-U3-G1	103	2,313	B2-U2-G1	105	2,436	B1-U0-G1	110
SVPG-140L-800-WW-G2-x	140	800	3000	37	3,392	B2-U3-G2	92	3,962	B2-U3-G2	108	4,010	B2-U3-G1	109	4,223	B2-U0-G1	115
SVPG-140L-1200-WW-G2-x	140	1200	3000	54	4,896	B2-U3-G2	91	5,718	B2-U3-G2	106	5,788	B3-U3-G2	107	6,095	B3-U0-G2	113
SVPG-140L-1675-WW-G2-x	140	1675	3000	76	6,588	B3-U3-G3	87	7,693	B3-U3-G3	102	7,788	B3-U3-G2	103	8,202	B3-U0-G2	109
SVPG-140L-2100-WW-G2-x	140	2100	3000	95	7,887	B3-U3-G3	83	9,210	B3-U3-G3	97	9,323	B3-U3-G2	98	9,818	B3-U0-G2	104
SVPG-266L-1200-WW-G2-x	266	1200	3000	52	5,808	B3-U3-G3	112				7,038	B3-U3-G2	136	7,657	B3-U0-G2	148
SVPG-266L-1675-WW-G2-x	266	1675	3000	72	7,475	B3-U3-G3	104				8,971	B3-U3-G2	125	9,876	B3-U0-G2	137
SVPG-266L-2100-WW-G2-x	266	2100	3000	91	8,967	B3-U3-G3	99				10,702	B3-U3-G2	118	11,860	B3-U0-G2	131
SVPG-266L-2400-WW-G2-x	266	2400	3000	108	10,371	B3-U3-G3	96				12,330	B3-U3-G2	115	13,729	B3-U0-G2	128
SVPG-266L-3000-WW-G2-x	266	3000	3000	134	12,126	B3-U4-G3	91				14,366	B4-U3-G3	108	16,064	B3-U0-G3	120
SVPG-266L-3400-WW-G2-x	266	3400	3000	151	13,530	B3-U4-G3	90				15,994	B4-U3-G3	106	17,932	B4-U0-G3	119
SVPG-140L-450-CW-G2-x	140	450	5000	22	2,119	B1-U3-G1	96	2,474	B1-U3-G1	112	2,505	B2-U2-G1	113	2,638	B1-U0-G1	119
SVPG-140L-800-CW-G2-x	140	800	5000	37	3,674	B2-U3-G2	100	4,291	B2-U3-G2	117	4,343	B2-U3-G1	118	4,574	B2-U0-G1	124
SVPG-140L-1200-CW-G2-x	140	1200	5000	54	5,303	B2-U3-G2	98	6,193	B2-U3-G2	115	6,269	B3-U3-G2	116	6,602	B3-U0-G2	122
SVPG-140L-1675-CW-G2-x	140	1675	5000	76	7,135	B3-U3-G3	95	8,332	B3-U3-G3	110	8,434	B3-U3-G2	112	8,883	B3-U0-G2	118
SVPG-140L-2100-CW-G2-x	140	2100	5000	95	8,542	B3-U3-G3	90	9,975	B3-U3-G3	105	10,097	B3-U3-G2	107	10,634	B3-U0-G2	112
SVPG-266L-1200-CW-G2-x	266	1200	5000	52	5,808	B3-U3-G3	112				7,038	B3-U3-G2	136	7,657	B3-U0-G2	148
SVPG-266L-1675-CW-G2-x	266	1675	5000	72	7,475	B3-U3-G3	104				8,971	B3-U3-G2	125	9,876	B3-U0-G2	137
SVPG-266L-2100-CW-G2-x	266	2100	5000	91	8,967	B3-U3-G3	99				10,702	B3-U3-G2	118	11,860	B3-U0-G2	131
SVPG-266L-2400-CW-G2-x	266	2400	5000	108	10,371	B3-U3-G3	96				12,330	B3-U3-G2	115	13,729	B3-U0-G2	128
SVPG-266L-3000-CW-G2-x	266	3000	5000	134	12,126	B3-U4-G3	91				14,366	B4-U3-G3	108	16,064	B3-U0-G3	120
SVPG-266L-3400-CW-G2-x	266	3400	5000	151	13,530	B3-U4-G3	90				15,994	B4-U3-G3	106	17,932	B4-U0-G3	119

Emergency mode:

Ordering Code	Lumen output	Maximum mounting height
SVPG-140L-xxx-NW-G2-5-EBP	1696	14.8 ft
SVPG-140L-xxx-NW-G2-5-EBPC	2293	16.7 ft

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency **EBP** and **EBPC** options, published values are based on initial lumens. It is highly recommended to confirm with a photometric layout that emergency performance meets your applicable ordinances.

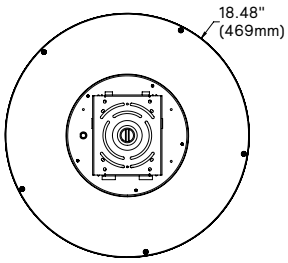
SVPG SoftView

Garage & canopy luminaire

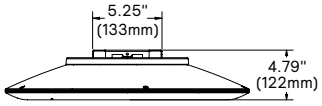
Dimension drawings

Surface / Pendant mount

Top view

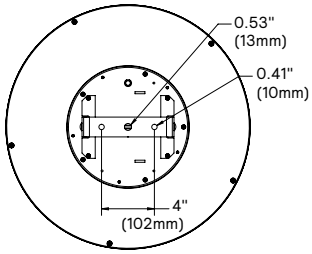


Side view

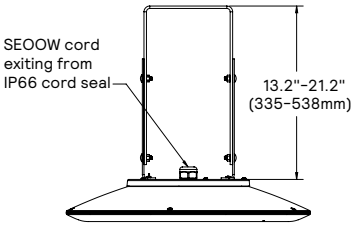


Trunnion mount

Top view

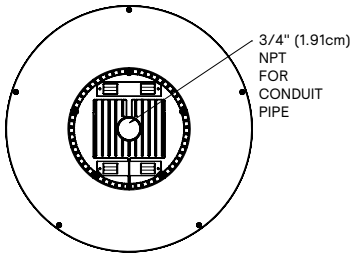


Side view

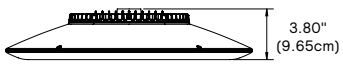


Pendant mount

Top view

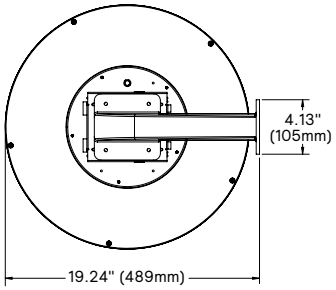


Side view

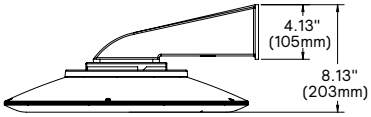


Wall mount

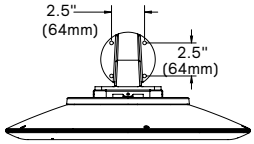
Top view



Side view



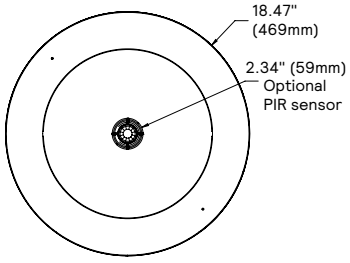
Front view



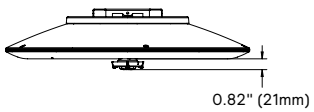
SoftView LED	Weight
140L Luminaire	9.1 lbs (4.1 Kg)
266L Luminaire	10.3 lbs (4.7 Kg)
Luminaire with EBP	11.6 lbs (5.3 Kg)
Luminaire with EBPC	15.1 lbs (6.8 Kg)

Motion response and wireless controls

Bottom view

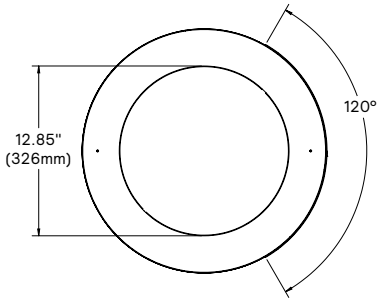


Side view

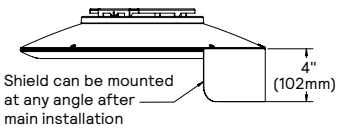


External house side shield

Bottom view

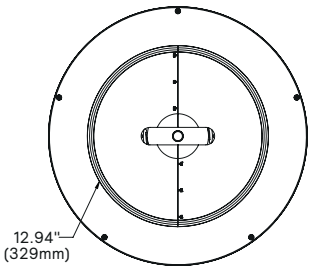


Side view

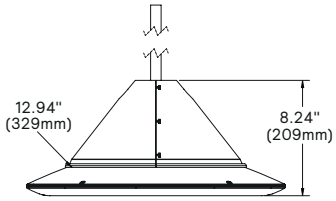


BXS Bird excluding shroud

Top view



Side view



SVPG SoftView

Garage & canopy luminaire

Specifications

Construction

Lower housing made of low copper die cast Aluminum alloy for high resistance to corrosion. Upper polycarbonate lens provides uplight, tapered shape of upper housing deters dirt accumulation, eases cleaning frequency, and deters birds from sitting or nesting. UV-resistant acrylic lower lens.

IP Rating

IP66 rated luminaire with seal around entire perimeter of the lens. All electrical components within entire perimeter of lens, therefore all are also within IP66 seal.

LED Thermal management

The luminaire design provides excellent thermal management critical to long LED, driver and system life. Natural convection air flow, product does not use any cooling device with moving parts (only passive cooling).

Light engine

Edge-lit, light guide technology provides low-glare, uniform illumination. Composed of 140 or 266 mid power LEDs. Color temperatures per ANSI/NEMA bin Warm White 3000K nominal (3045 +/-175K), Neutral White 4000K nominal (3985 +/- 275K), or Cool White 5000K nominal (5029 +/- 283K). Minimum CRI of 70. 80CRI choices available - must contact factory prior to ordering, these are ETO Specials. LEDs tested by ISO 17025 accredited lab in accordance with IESNA LM-80 guidelines, extrapolations in accordance with IESNA TM-21.

Optical system

Type 1R Rectangular, Type 3 Asymmetric, Type 5 Symmetrical and Concentrated Downlight (CD) distributions available, designed for compliance to IES RP-8. Consider Type 1R for one luminaire per bay applications, ramps, and drive lanes leading up to or exiting parking stall decks; Type 3 for wall mount applications and perimeter mounted luminaires to throw light into parking garage away from property line (LEED compliance, property cut-off, avoid light trespass); Type 5 for general use in parking bays; Concentrated Downlight and/or higher lumen configurations when enhanced lighting is required for entries and exits, ramps, payment areas, lobbies and waiting areas, etc. and for security lighting per IES G-1. Uplight (up to 3%) provided with Type 1R, Type 3 and Type 5 to eliminate cave effect; for these distributions almost no uplight (<1%) available - must contact factory prior to ordering, this is an ETO Special. Almost no uplight (<1%) provided standard with Type CD. More uplight available - must contact factory prior to ordering, this is an ETO Special. Light guide plate composed of high performance optical grade PMMA (polymethyl methacrylate) acrylic. Light guide technology allows for optimal light distribution without direct view of the LEDs, providing low-glare, uniform illumination and visual comfort. Performance tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance.

Electrical

Constant current electronic driver. High power factor (0.9 minimum). 50/60 Hz. Low THD (20% maximum). Open/short circuit protection and voltage overload protection, automatic recovery after correction. Driver comes standard with 6KV on-board surge protection. Dimming driver standard. 0-10V dimming to minimum 10% power. RoHS compliant. Surge protector standard and tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10KV/10KA waveforms for Line-Ground, Line-Neutral and Neutral-Ground. Optional enhanced surge protector 20KV/10KA also available. When Emergency options **EBP** or **EBPC** are selected, two surge protectors are provided for complete protection - one for unswitched hot line and one for switched hot line.

Due to the inrush current that occurs with electronic drivers, recommend using a time delay or slow blow fuse to avoid unnecessary and unwanted fuse blowing that can occur with fast acting fuses.

Mounting

SM: Surface mount for Normal vibration rating. Stamped anodized aluminum upper housing with a die formed 16 ga. galvanized steel EZ-hang plate supplied for mounting to a recessed or surface-mounted 4" (10.16 cm) junction box (by others) - flush ceiling mount to a recessed junction box, or direct mount to a surface-mounted junction box. Integral hanger tabs on the plate support the luminaire during wiring. Single screw secures luminaire for quick and easy installation. Includes minimum 12" (30.48cm) wires. For indirect pendant mounting with Normal vibration rating, order Surface Mount (SM) and mount to a wet location junction box (by others) which you then direct mount onto rigid pendant (by others).

SBO: Surface mount for higher Bridge / Overpass vibration rating. Die-cast aluminum upper housing with a supplied die formed 16 ga. galvanized steel EZ-hang plate with integral strengthening feet. Plate supplied for mounting to junction box (by others), integral hanger tabs on plate support luminaire during wiring. Single screw secures luminaire for quick and easy installation. Includes minimum 12" (30.48 cm) wires.

PM: Direct pendant mount for higher Bridge / Overpass vibration rating. Die-cast aluminum upper housing includes integral 3/4" NPT tapped hole for direct mounting onto rigid 3/4" pendant (by others). Includes minimum 38" (96.52 cm) wires.

T: Mounts to a concrete ceiling with an anodized aluminum trunnion bracket assembly (order separate line item accessory, painted to match luminaire finish). Includes minimum 36" (91.44 cm) SEOOW cord exiting luminaire through IP66 cord seal.. The assembly permits (8) one inch (2.54 cm) incremental mounting height adjustments, ranging from 13 to 21 inches (33.02 to 53.34 cm).

WM: Anchors directly on a wall with wall bracket assembly (order separate line item accessory, painted to match luminaire finish), includes minimum 12" (30.48cm) wires.

Control Options

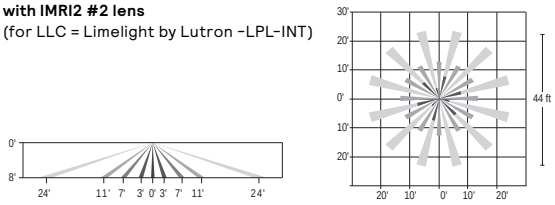
Please note that other controls can be integrated as ETO Specials - contact factory.

DD: 0-10V dimming driver with dimming wires externally accessible for connecting dimming controls by others.

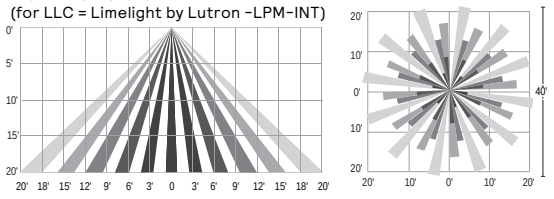
BL: Motion Response luminaires include a WattStopper passive infrared (PIR) motion sensor. Motion sensor standby power is 0.5 watts. In Motion Response luminaires, when no motion is detected for 10 minutes, the Motion Response system reduces the wattage by 80%, to 20% of the normal constant wattage per RP-8, reducing the light level accordingly. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. Motion Response includes light sensor feature called **Photocell On/Off** which is disabled by default. This feature can be enabled in the field using the hand-held Wireless Remote Programming Tool FSIR-100 (ordered separately) - this allows for daylight harvesting (California Title 24 compliant). Motion sensor also includes reading/measuring feature called **Light Level** that can be used to establish a baseline for daylight harvesting. See FSIR-100 User Guide for details.

LLC: Optional wireless controller ready to be connected to a Limelight by Lutron system which includes gateways, commissioning, etc. - contact Lutron for these system elements. Available with various lenses depending upon mounting height. Other options such as -LRF-INT internal RF only radio module or -LPH-EXT external wireless controller available as ETO Specials - contact factory.

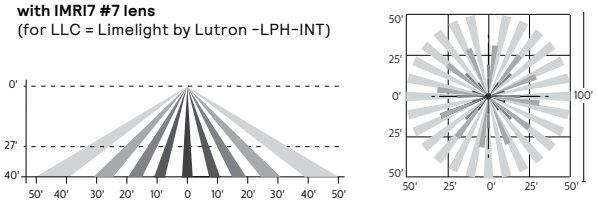
with IMRI2 #2 lens
(for LLC = Limelight by Lutron -LPL-INT)



with IMRI3 #3 lens
(for LLC = Limelight by Lutron -LPM-INT)



with IMRI7 #7 lens
(for LLC = Limelight by Lutron -LPH-INT)



SVPG SoftView

Garage & canopy luminaire

Specifications (continued)

Vibration resistance

Luminaire meets the ANSI C136.31-2018 specifications for Normal or Bridge / Overpass applications, as noted in Ordering guide on page 1 and in the Specifications text for each Mounting, tested by independent lab over 100,000 cycles in all three axes.

IK Rating

IK10 high impact resistance rating for both the upper lens and the lower lens.

Emergency battery backup

Optional internal emergency battery pack immediately detects AC power loss then provides emergency light output for a minimum of 90 minutes when power is lost compliant with UL 924/ CSA22.2 No. 141 and NFPA 101 Life Safety Code path of egress requirements. Integral so there is a consistent look between emergency and non-emergency luminaires, separate accessory box is not required. **EBP** suitable for use in ambient temperature conditions from 0°C (+32°F) to +40°C (+104°F). **EBPC** suitable for use in ambient temperatures from -20°C (-4°F) to +40°C (+104°F). **EBP** and **EBPC** are not available for use with **347V**, **480V** or **HVU**. **EBP** and **EBPC** always include surge protection for both the switched and unswitched lines to ensure complete protection.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (**TGIC**) textured polyster powdercoat finish on lower housing.

Standard textured finishes include: **BZ** – Bronze Textured, **WH** – White Textured, **MGY** – Medium Gray Textured. Consult factory for specs on optional (**OC**) or custom (**SC**) colors. All exposed surfaces achieve a minimum of 1500 hours Salt Fog Test for corrosion in accordance with the ASTM B117 standard.

Hardware and Seals

All exposed screws shall be stainless steel and/ or corrosion resistant and captive. All seals and sealing devices are made and/or lined with silicone and/or rubber.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as LEDs are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, exclusive Signify System Reliability Tool, Advance driver data and LED manufacturer LM-80/TM-21 data, expected to reach 100,000 + hours with L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Certifications and Compliance

cULus Listed for Canada and U.S. to the UL 1598 and UL8750 standards, suitable for Wet Locations. Suitable for use in ambients from -40°C (-40°F) to +50°C (+122°F) up to 2400mA, to +40°C (+104°F) for 3000mA and 3400mA. The quality systems of the facility where manufactured have been registered by UL to the ISO 9001 series standards. Emergency Battery Backup options (**EBP** and **EBPC**) are tested and listed emergency lighting devices per UL 924 and CSA 22.2 No. 141. Luminaire is UL924 Listed as an emergency Directly Controlled Luminaire whenever installed as part of a mesh network system as detailed on applicable installation instructions - must contact factory prior to ordering, this is an ETO Special. SoftView configurations are DesignLights Consortium qualified, consult DLC QPL Qualified Products List for more details. Controls options enable compliance with Outdoor lighting energy codes including ASHRAE 90.1, California Title 24, and IECC.

Limited Warranty

5-year limited warranty.
See signify.com/warranties for complete details and exclusions.

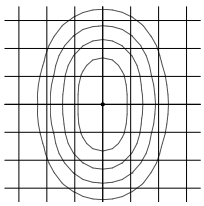
Predicted Lumen Depreciation Data

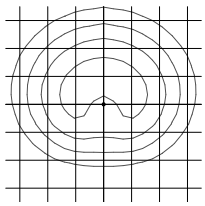
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

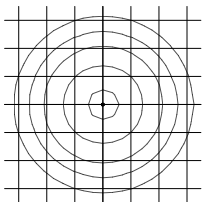
Ambient Temperature °C	Drive current	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	all 140L up to 2100 mA	>100,000 hours	>60,000 hours	>87%
25°C	all 266L up to 3400 mA	>100,000 hours	>60,000 hours	>83%

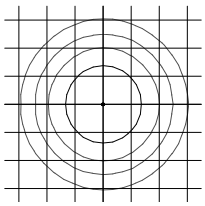
Optical Distributions

Based on 10' mounting height


Type 1R


Type 3


Type 5


Type CD

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IES ROAD REPORT
PHOTOMETRIC FILENAME : SVPG-140L-450-CW-G2-1R.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] Scaled from LRPS2223K
[TESTLAB] SIGNIFY San Marcos
[ISSUEDATE] 10/11/2019
[MANUFAC] GARDCO
[LUMCAT] SVPG-140L-450-CW-G2-1R
[LUMINAIRE] SoftView Parking Garage (SVPG), 140 LED's, 5000K CCT, TYPE 1R OPTIC
[LAMP] (1) COMFORT Light Engine DRIVEN AT 450mA
[_ABSOLUTELUMENS] 2119 ABSOLUTE LUMENS DELIVERED
[OTHER] DATA SHOWN IS ABSOLUTE LUMENS
[OTHER] TESTED PER LM-79

CHARACTERISTICS

IES Classification	Type II
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	2119
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	96
Total Luminaire Watts	22.1
Ballast Factor	1.00
Upward Waste Light Ratio	0.04
Maximum Candela	861.772
Maximum Candela Angle	90H 57.5V
Maximum Candela (<90 Degrees Vertical)	861.772
Maximum Candela Angle (<90 Degrees Vertical)	90H 57.5V
Maximum Candela At 90 Degrees Vertical	5.556 (0.3% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	268.733 (12.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : SVPG-140L-450-CW-G2-1R.IES

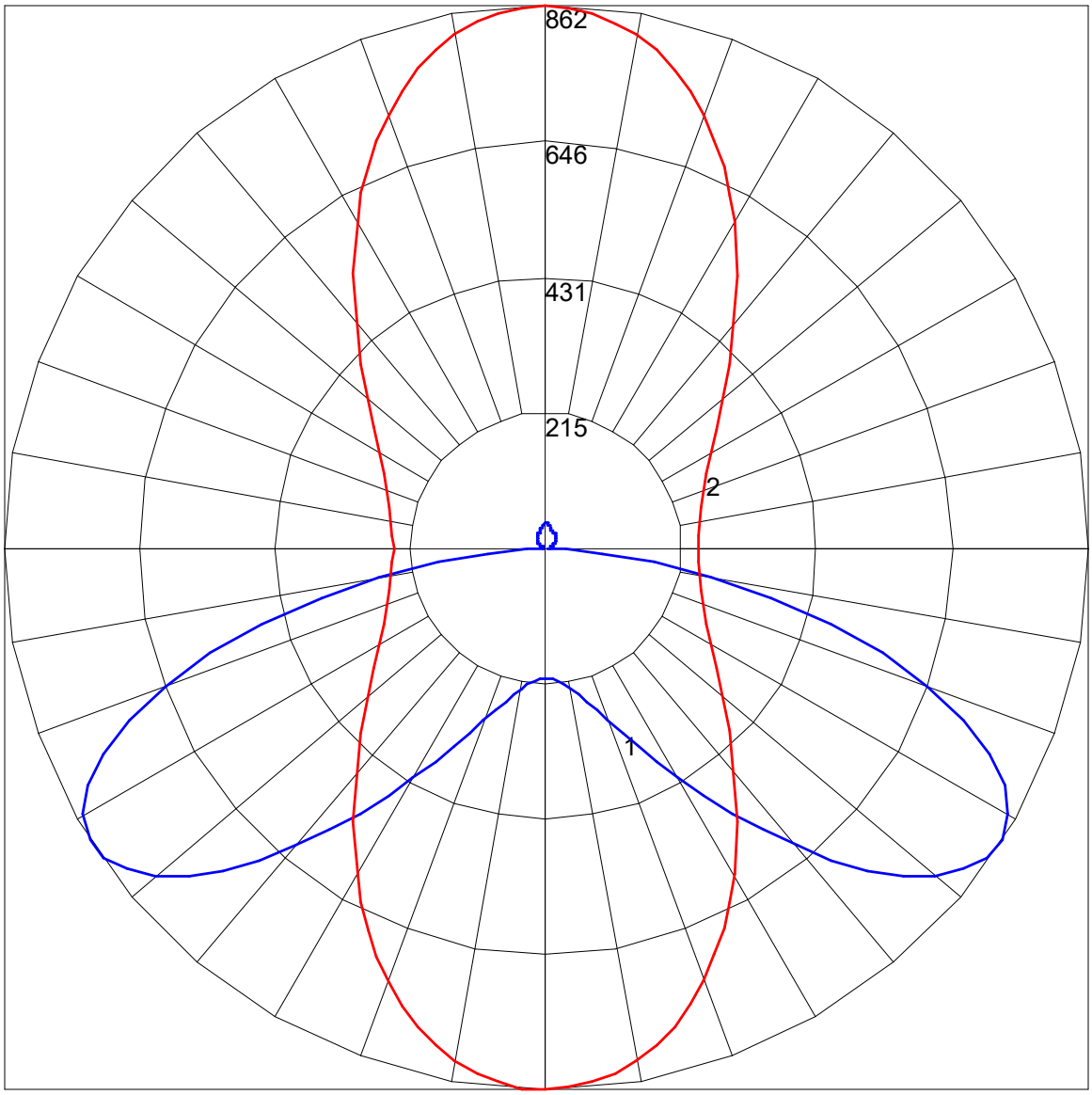
LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	115.5	N.A.	5.4
FM - Front-Medium (30-60)	509.8	N.A.	24.1
FH - Front-High (60-80)	349.7	N.A.	16.5
FVH - Front-Very High (80-90)	35.8	N.A.	1.7
BL - Back-Low (0-30)	116.8	N.A.	5.5
BM - Back-Medium (30-60)	513.3	N.A.	24.2
BH - Back-High (60-80)	348.5	N.A.	16.4
BVH - Back-Very High (80-90)	34.8	N.A.	1.6
UL - Uplight-Low (90-100)	5.2	N.A.	0.2
UH - Uplight-High (100-180)	89.6	N.A.	4.2
Total	2119.0	N.A.	100.0
BUG Rating	B1-U3-G1		

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : SVPG-140L-450-CW-G2-1R.IES

POLAR GRAPH

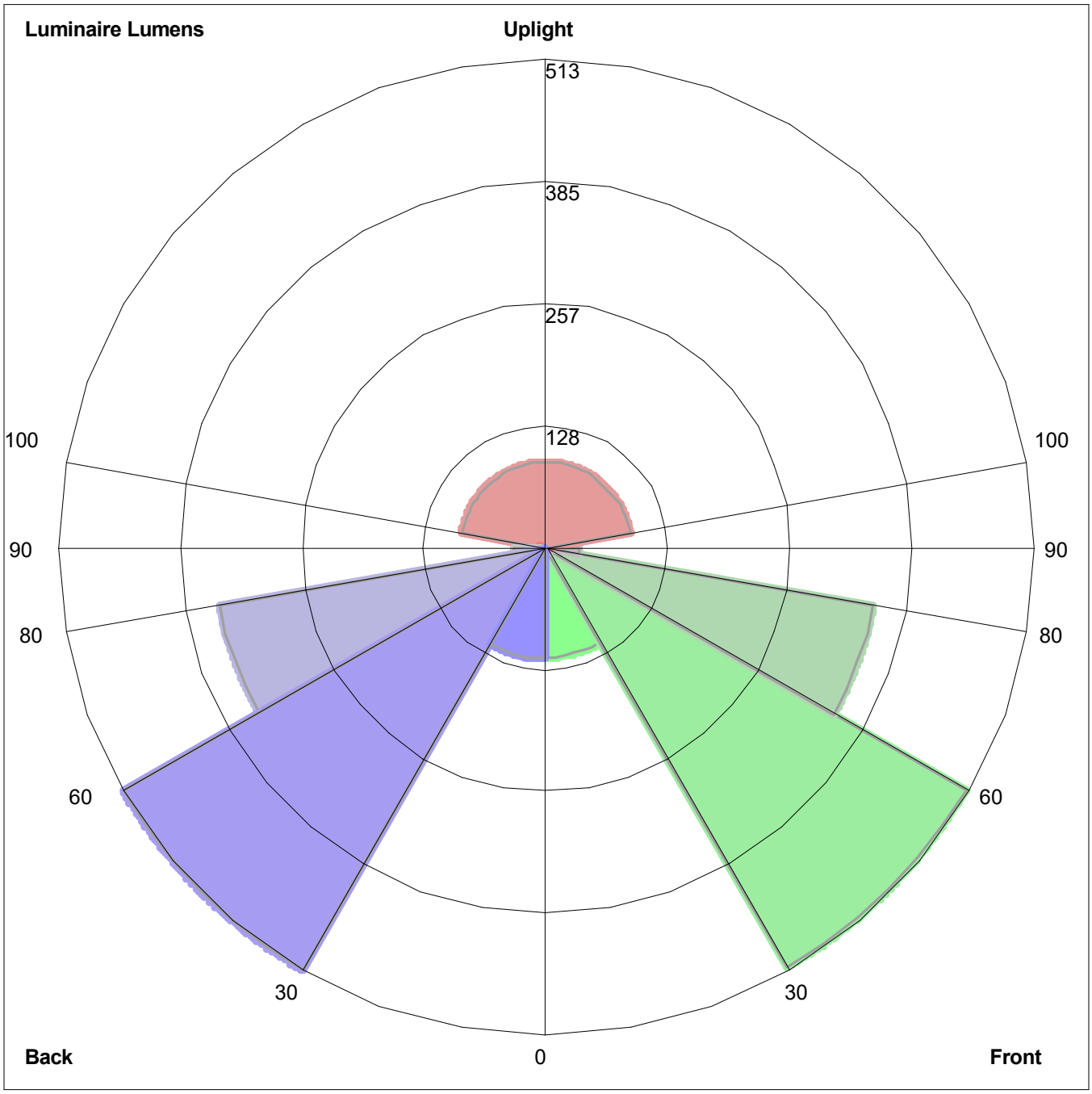


Maximum Candela = 861.772 Located At Horizontal Angle = 90, Vertical Angle = 57.5
1 - Vertical Plane Through Horizontal Angles (90 - 270) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (57.5) (Through Max. Cd.)

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : SVPG-140L-450-CW-G2-1R.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=115.5, Medium=509.8, High=349.7, Very High=35.8
Back: Low=116.8, Medium=513.3, High=348.5, Very High=34.8
Uplight: Low=5.2, High=89.6

BUG Rating : B1-U3-G1

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

GARDCO by signify

Wall Mount

LED Mini sconce

111L



Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0–10V Dimming.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

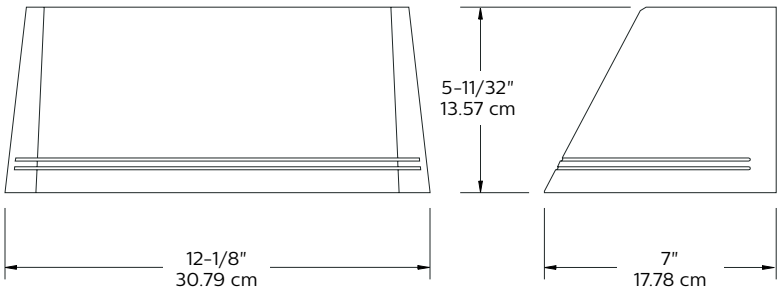
Ordering guide

example: 111L-16L-350-CW-G2-2-UNV-DD-BK

Prefix	No. of LEDs	Drive Current	Color / Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L	16							
111L Trapezoidal Wedge LED	**16L** 16 LED module	**350** 350mA **550** 550mA **750** 750mA	**CW-G2** Cool White 5700K, 70 CRI generation 2 **NW-G2** Neutral White 4000K, 70 CRI generation 2 **WW-G2** Warm White 3000K, 70 CRI generation 2	**2** Type II Wide Throw Optic, with maximized lateral throw **3** Type III Preferred Wide Throw Optic, with improved forward throw **4** Type IV Maximized forward throw optic	**UNV** 120-277V 50hz/60hz **120** 120V **208** 208V **240** 240V **277** 277V	**PCB** Photocontrol Button[2] **DD** 0-10V Dimming	**F1** Single fusing (120, 277VAC)[1] **F2** Double fusing (208, 240VAC)[1] **F3** Canadian double pull fusing (208, 240VAC)[1] **DL** Diffusing Lens **WS** Wall Mounted Box for Surface Conduit	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Grey **MGY** Medium Grey **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (must supply color chip for required factory quote)

1. Provide specific input voltage.

Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (.64cm) diameter bolts (by others) structurally to the wall.

111 Mini Sconce LED

110 Line LED, Wall Mount

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Avg System Wattage[1] (W)	Type 2			Type 3			Type 4		
				Lumen Output[2]	Bug Rating	Efficacy (LPW)	Lumen Output[2]	Bug Rating	Efficacy (LPW)	Lumen Output[2]	Bug Rating	Efficacy (LPW)
111L-16L-350-NW-G2	16	350	18	1908	B1-U0-G0	106	1799	B0-U0-G0	100	1768	B0-U0-G0	98
111L-16L-550-NW-G2	16	550	29	2900	B1-U0-G0	101	2735	B1-U0-G1	95	2688	B1-U0-G1	93
111L-16L-750-NW-G2	16	750	40	3807	B1-U0-G1	95	3591	B1-U0-G1	90	3529	B1-U0-G1	88

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Tests available for luminaires with the DL option and other color temperatures. Contact outdoorlighting.applications@philips.com if any approximate estimates are required for design purposes.
3. Absolute lumens for Cool White (CW) matches the Neutral White (NW) lumen outputs. Warm White (WW) performance is reduced by 12% compared to Neutral White (NW) values shown.

Specifications

Housing

Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life. Main body cast housing and back plate made of a low copper die cast. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink/ LED Module/Optical System/Driver. Electrical components are RoHS compliant. Metal core board ensures greater heat transfer and longer lifespan.

IP Rating

Luminaires are rated IP66.

Optical systems

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Door Frame

A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers. A clear tempered glass lens is included. A diffuse lens is available as an option.

Thermal Management

Philips Gardco 111 LED luminaires utilize extruded aluminum integral thermal radiation fins to provide excellent thermal management critical to long LED system life.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	LED Current	Calculated L_{70}hrs[1,2]	L_{70} per TM21[2,3]	Lumen Maintenance @ 60,000hrs
25 °C	750 mA	750 mA	>100,000	>60,000	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/ TM-21, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)4.

Limited Warranty

5-year limited warranty. See philips.com/ warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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281 Hillmount Rd, Markham, ON,
Canada L6C 2S3
Tel. 800-668-9008

IES ROAD REPORT
PHOTOMETRIC FILENAME : 111L-16L-350-NW-G2-3.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST] LRPS1709A
[TESTLAB] Lighting - San Marcos
[ISSUEDATE] 9/ 1/2016
[MANUFAC] SIGNIFY GARDCO
[LUMCAT] 111L-16L-350-NW-G2-3
[LUMINAIRE] 111 Mini Sconce LED
[LAMP] LEDGINE 3 IP20 WITH 16 CREE XPG2 LEDS
[_ABSOLUTELUMENS] 1799 ABSOLUTE LUMENS DELIVERED
[OTHER] DATA SHOWN IS ABSOLUTE PHOTOMETRY AT RATED INPUT
[OTHER] BUG RATING B0-U0-G0
[_SEARCH_SOURCETYPE] LED
[_SEARCH_CRI] 70
[_SEARCH_COLORTEMP] 4000
[_SEARCH_APPLICATION] Outdoor, Architectural, Area, Facade, Parking, Sidewalk, Site, Stairway, Accent, Direct, Emergency, Wall Wash
[_SEARCH_MOUNTING] Wall
[OTHER]INPUT: 118.99V 0.16A 18.44W / DRIVER: XI055C105V052BNY1 @ 350mA

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	1799
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	98
Total Luminaire Watts	18.4
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1205.8
Maximum Candela Angle	67.5H 67.5V
Maximum Candela (<90 Degrees Vertical)	1205.8
Maximum Candela Angle (<90 Degrees Vertical)	67.5H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	215 (12.0% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

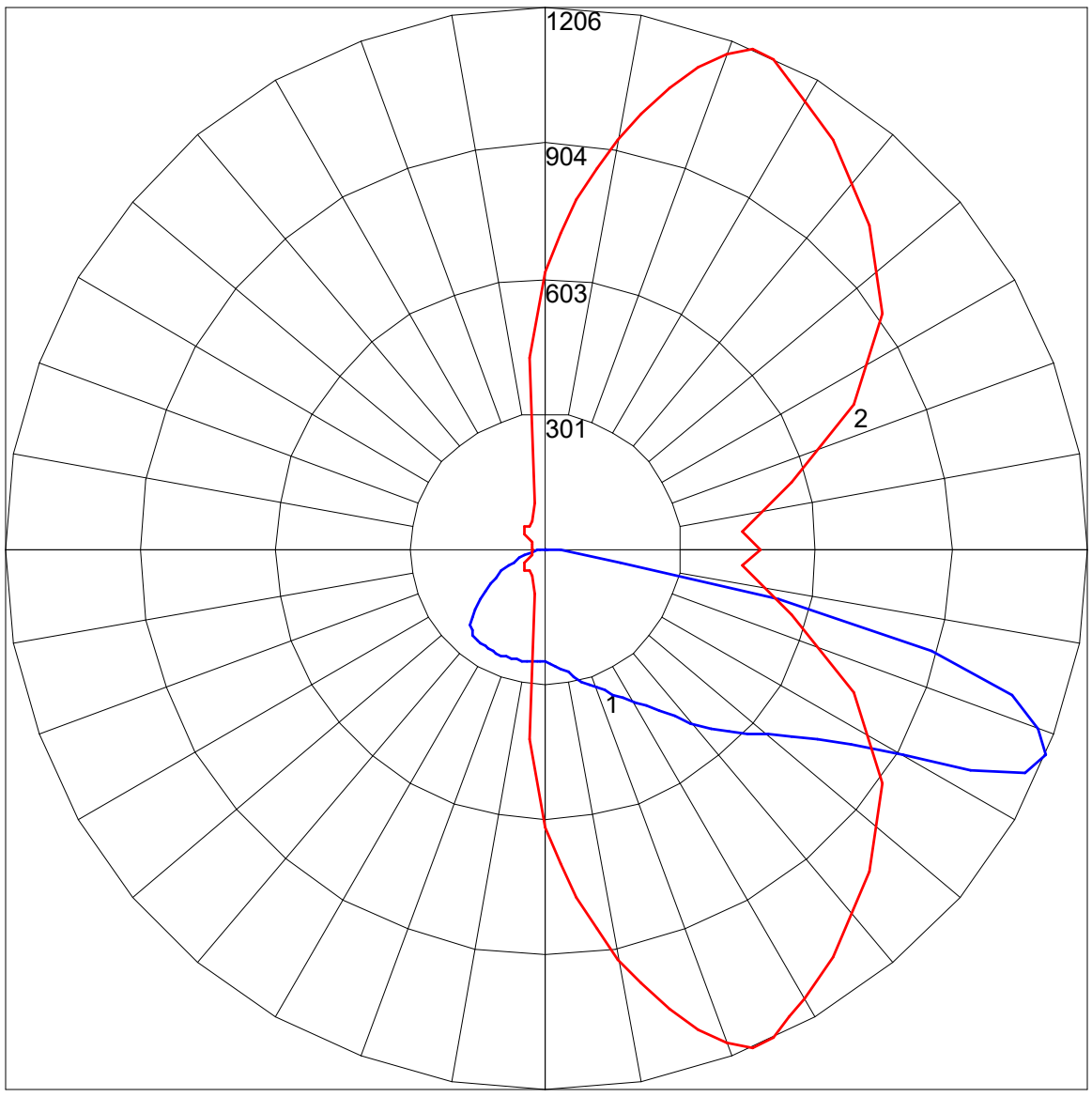
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	141.4	N.A.	7.9
FM - Front-Medium (30-60)	654.1	N.A.	36.4
FH - Front-High (60-80)	626.6	N.A.	34.8
FVH - Front-Very High (80-90)	5.5	N.A.	0.3
BL - Back-Low (0-30)	90.7	N.A.	5.0
BM - Back-Medium (30-60)	199.0	N.A.	11.1
BH - Back-High (60-80)	80.6	N.A.	4.5
BVH - Back-Very High (80-90)	1.0	N.A.	0.1
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	1798.8	N.A.	100.0

BUG Rating	B0-U0-G0

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : 111L-16L-350-NW-G2-3.IES

POLAR GRAPH

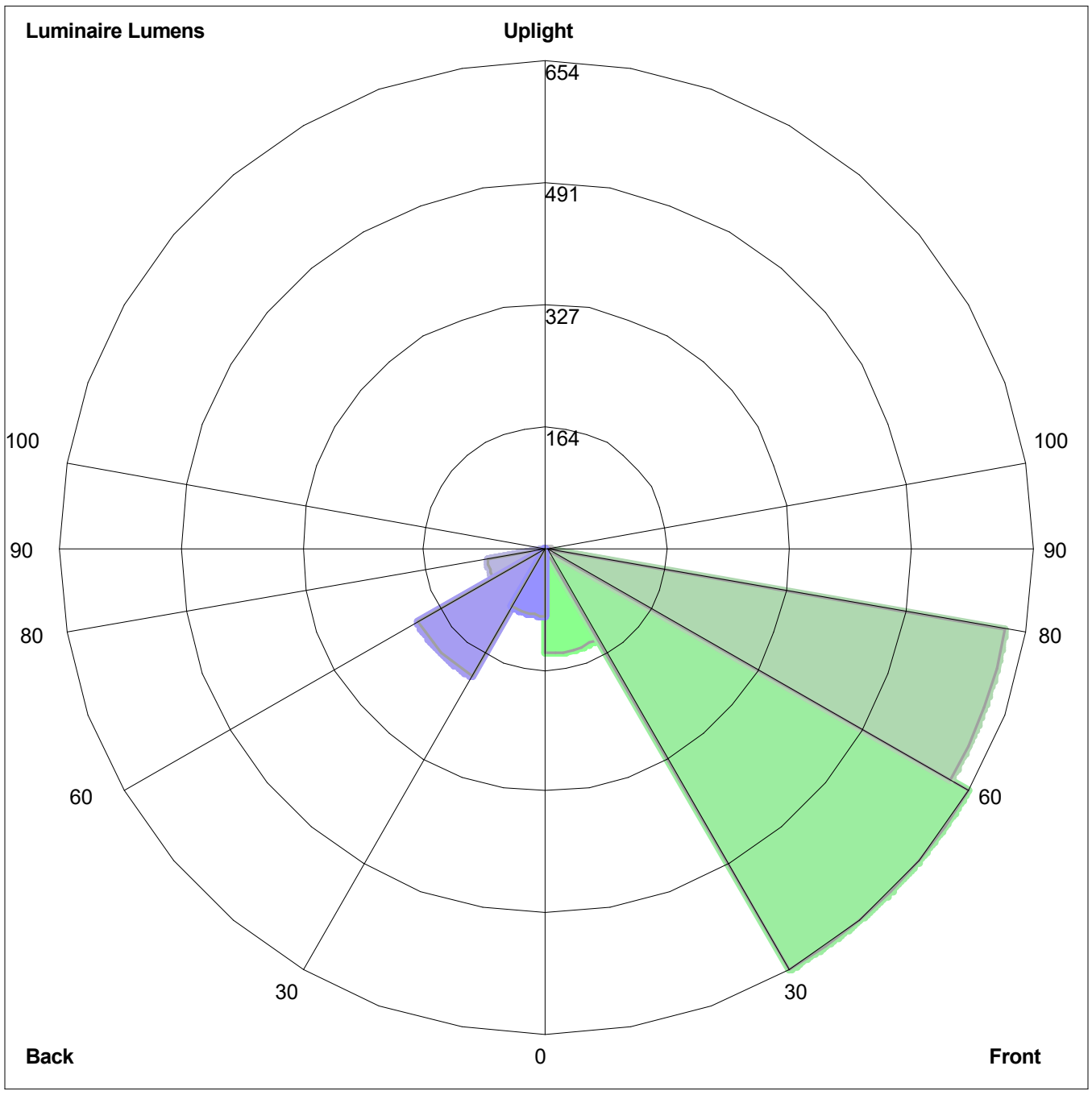


Maximum Candela = 1205.8 Located At Horizontal Angle = 67.5, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (67.5 - 247.5) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

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Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : 111L-16L-350-NW-G2-3.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=141.4, Medium=654.1, High=626.6, Very High=5.5
Back: Low=90.7, Medium=199.0, High=80.6, Very High=1.0
Uplight: Low=0.0, High=0.0

BUG Rating : B0-U0-G0

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

GARDCO by signify

Wall Mount

LED Wall Sconce

101L



Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 101L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Options: Finish
101L									
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA **1200** 1200mA	**CW-G1** Cool White 5700K, 70 CRI Generation 1 **NW-G1** Neutral White 4000K, 70 CRI Generation 1 **WW-G1** Warm White 3000K, 70 CRI Generation 1	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[3,4,6,12] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** 0-10V Dimming Driver[5,6] **DCC** Dual Circuit Control[6,7,8] **DynaDimmer:** Automatic Profile Dimming **CS50** Safety 50% Dimming (7 hours)[7,9,10] **CM50** Median 50% Dimming (8 hours)[7,9,10] **CE50** Economy 50% Dimming (9 hours)[7,9,10] **DA50** All Night 50% Dimming[7,9,10] **Photoelectric/Receptacle systems (Twist Lock Receptacle)** **PCB** Photocontrol Button[5,10,11,12] **TLRD5** Twist Lock Receptacle 5-Pin[13] **TLRD7** Twist Lock Receptacle 7-Pin[13] **TLRPC** Twist Lock Receptacle w/ Photocell[11,12,16] **Infrared Motion Response systems** **IMRI2** Integral with #2 lens[9,12,14] **IMRI3** Integral with #4 lens[9,12,14] **Network system (SiteWise)** **SW** SW Integral module[4,17] **Wireless system** **LLC2** Integral module with #2 lens[5,7,9,15] **LLC3** Integral module with #3 lens[5,7,9,15]	**Fusing** **F1** Single (120, 277, 347VAC)[12] **F2** Double (208, 240, 480VAC)[12] **F3** Canadian Double Pull (208, 240, 480VAC)[12]	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)
	32L 32 LEDs (2 module)	**530** 530mA **650** 650mA **700** 700mA **1000** 1000mA[2]							

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
2. 32L rated for 30°C at 1000mA
3. Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35° C.
4. Available in 120 or 277V only.
5. Not available with Dual Circuit Control (DCC) option.
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (DD) option.
8. Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
9. Available in 120-277V (UNV) only.
10. Not available with LLC, TLR and DCC.
11. Not available with 480V.
12. Must specify input voltage.
13. TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
14. Not available with DD, DCC or LLC.
15. LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
16. Not available with PCB, TLRD5/7, DCC, LLC.
17. SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

101L Sconce LED

Wall Mount

Luminaire Accessories (order separately)

Mounting accessories

Wall Mount

WS Wall Mounted Box for Surface Conduit

System accessories

Wireless system remote mount module

LLCR2-(F) #2 lens - specify finish in place of (F)
LLCR3-(F) #3 lens - specify finish in place of (F)

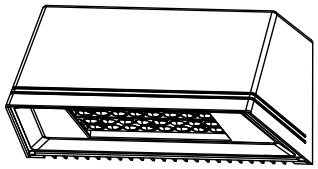
Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3
MS2-A-FVR-7

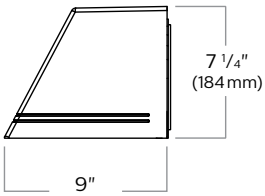
Wireless system remote controller accessory

Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

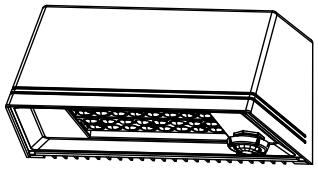
Dimensions



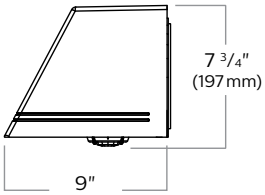




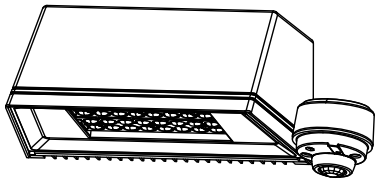
Motion Response

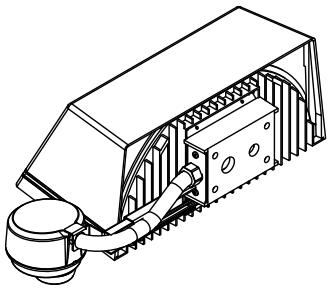


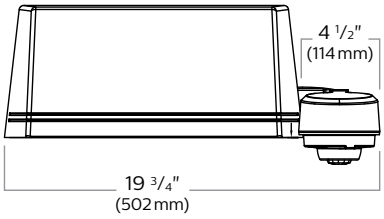


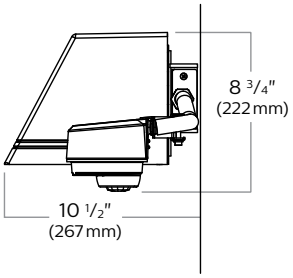


Wireless Controls









Luminaire Weights

LED Wall Sconce 101L	Weight
Luminaire	13.5 lbs
Luminaire - EBPC (EM battery pack)	17.0 lbs
Luminaire - Integrated system controls	16.3 lbs

101L Sconce LED

Wall Mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts[1]	Type 2			Type 3			Type 4		
					Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
101L-16L-530-NW-G1	16	530	4000K	28	2944	B1-U0-G0	106	2687	B1-U0-G1	97	2747	B1-U0-G1	99
101L-16L-700-NW-G1	16	700	4000K	37	3789	B1-U0-G1	103	3458	B1-U0-G1	94	3535	B1-U0-G1	96
101L-16L-1000-NW-G1	16	1000	4000K	55	5050	B1-U0-G1	92	4609	B1-U0-G1	84	4712	B1-U0-G1	86
101L-16L-1200-NW-G1	16	1200	4000K	65	5744	B2-U0-G1	89	5242	B1-U0-G2	81	5359	B1-U0-G2	83
101L-32L-530-NW-G1	32	530	4000K	52	5698	B2-U0-G1	110	5200	B1-U0-G2	100	5316	B1-U0-G2	102
101L-32L-700-NW-G1	32	700	4000K	70	7242	B2-U0-G1	103	6609	B1-U0-G2	94	6757	B1-U0-G2	96
101L-32L-1000-NW-G1	32	1000	4000K	107	9797	B2-U0-G1	92	8941	B2-U0-G2	84	9140	B2-U0-G2	86

LED Wattage and Lumen Values (Emergency Mode)[3]

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Ave. System Watts (charging mode)	Type 2	Type 3	Type 4
101L-16L-NW-EBPC	16	N/A	4000K	14	1345	1228	1255
101L-32L-NW-EBPC	32	N/A	4000K	14	1754	1600	1636

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). Other dimming settings are also available if different light levels are required (contact Technical Support for details).

Profile	Dimming		
	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	50%

TLRD5: Twist Lock Receptacle with 5 pins enabling dimming, can be used with a twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRD7: Twist Lock Receptacle with 7 pins enabling dimming and additional functionality, can be used with twistlock photoelectric cell or a shorting cap. Can also be used with third party control system.

TLRDPC: Receptacle with twistlock photoelectric cell (must specify voltage). Receptacle located on top of luminaire housing.

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response used in combination of Dynadimmer and SiteWise are not programmable and used to override controllers schedule when motion is detected. When used not combined with any controller, IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available from 120V to 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

SW

SiteWise option is a fully integrated controller that connects to SiteWise system in order to offer a complete area lighting management system. The communication signal is based on patented central dimming technology. SiteWise delivers it deliver optimal energy savings using your site's existing cabling. No additional wiring required, installation and commissioning are simple. An intuitive, mobile app makes it easy for authorized users to set schedules to meet site specific lighting needs, local regulations, and energy codes.

Wireless system: 101L luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to Wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely.
Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless System can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor.

101L Sconce LED

Wall Mount

Luminaire options (continued)

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

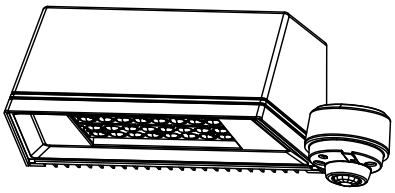
F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

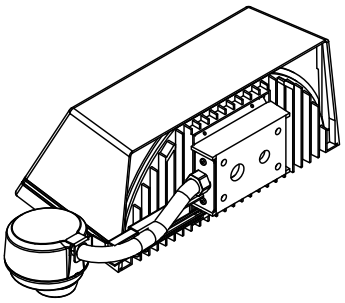
EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire , allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

Infrared Motion Response and Wireless system sensor coverage patterns

LLC2/3 Luminaire mounted controller

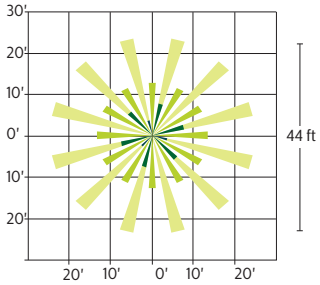
Controller attached to luminaire and Includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



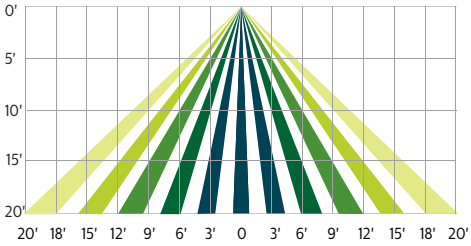


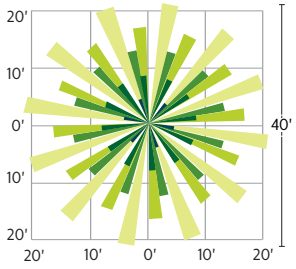
IMRI2/LLC2/LLCR2





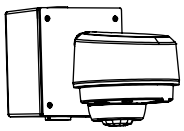
IMRI3/LLC3/LLCR3



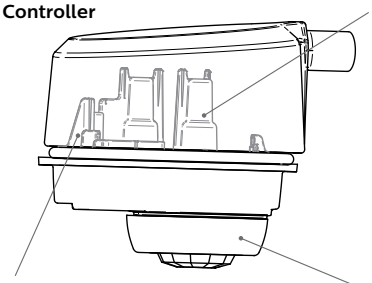


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

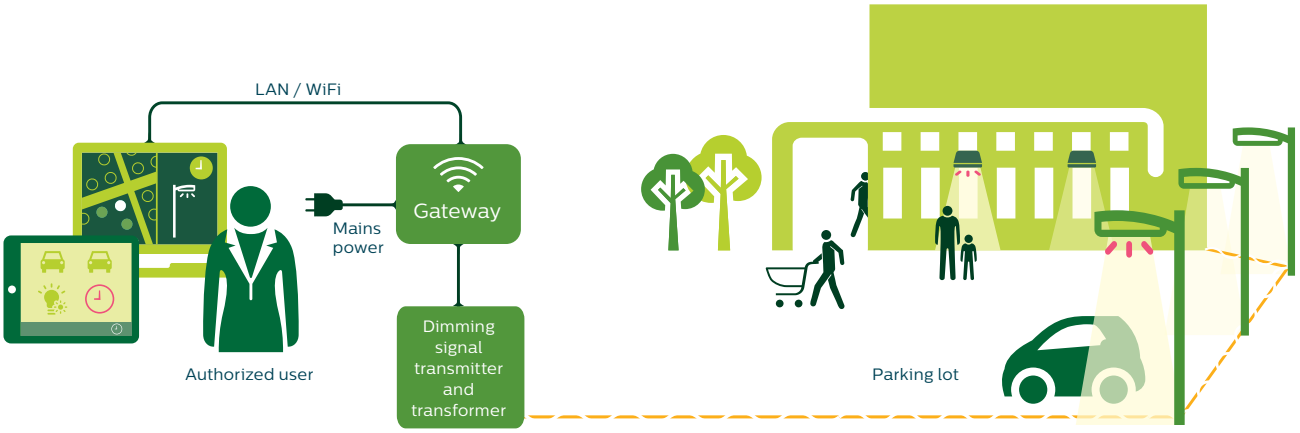
101L Sconce LED

Wall Mount

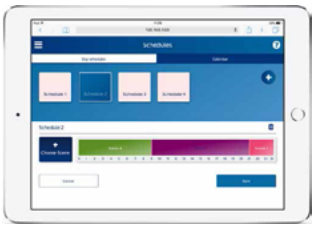
SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface



SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at **philips.com/sitewise**

101L Sconce LED

Wall Mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

SiteWise Network System

SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions.
Visit our eCatalog or contact your local sales representative for more information.

101L Sconce LED

Wall Mount

LED Performance

Predicted lumen depreciation data[1]				
Ambient Temperature (°C)	Driver mA	Calculated L_{70} hours[1,2]	L_{70} per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>60,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

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281 Hillmount Rd, Markham, ON,
Canada L6C 2S3
Tel. 800-668-9008

IES ROAD REPORT
PHOTOMETRIC FILENAME : 101L-16L-700-NW-G1-4.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]SCALED FROM LRPS1522K
[TESTLAB] Lighting - San Marcos
[ISSUEDATE] 1/27/2016
[MANUFAC] SIGNIFY GARDCO
[LUMCAT]101L-16L-700-NW-G1-4
[LUMINAIRE] 100 LINE LED SCONCE
[LAMP](1) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) AT 37W
[_ABSOLUTELUMENS] 3535 ABSOLUTE LUMENS DELIVERED
[OTHER] DATA SHOWN IS ABSOLUTE PHOTOMETRY AT RATED INPUT
[OTHER] BUG RATING B1-U0-G1
[_SEARCH_SOURCETYPE] LED
[_SEARCH_CRI] 70
[_SEARCH_COLORTEMP] 4000
[_SEARCH_APPLICATION] Outdoor, Architectural, Area, Facade, Parking, Sidewalk, Site, Stairway, Accent, Direct, Emergency, Wall Wash
[_SEARCH_MOUNTING] Wall

CHARACTERISTICS

IES Classification	Type IV
Longitudinal Classification	Medium
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3535
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	96
Total Luminaire Watts	37
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1935.547
Maximum Candela Angle	55H 70V
Maximum Candela (<90 Degrees Vertical)	1935.547
Maximum Candela Angle (<90 Degrees Vertical)	55H 70V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	170.192 (4.8% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

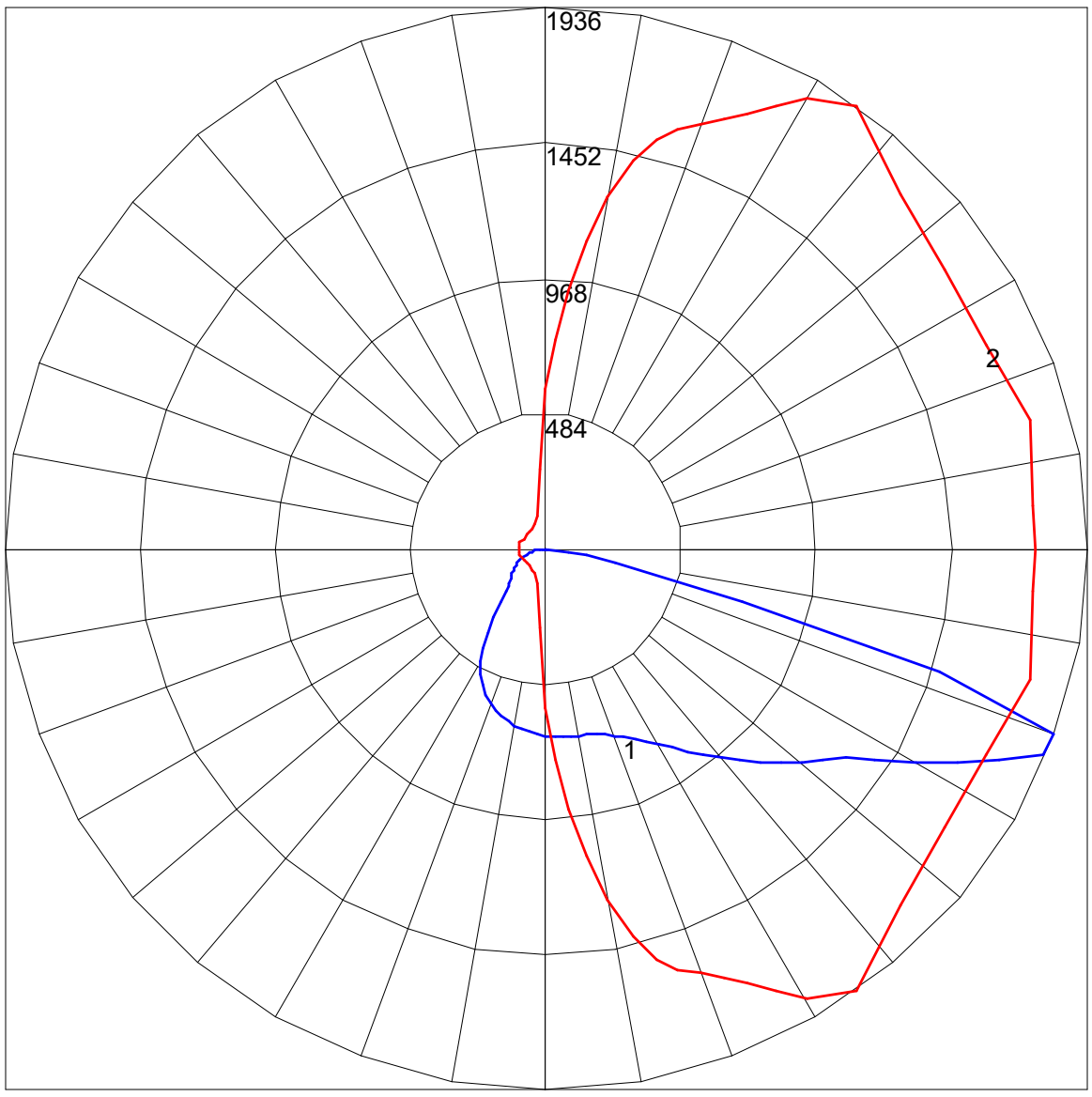
LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	302.6	N.A.	8.6
FM - Front-Medium (30-60)	1297.7	N.A.	36.7
FH - Front-High (60-80)	1200.0	N.A.	33.9
FVH - Front-Very High (80-90)	14.1	N.A.	0.4
BL - Back-Low (0-30)	220.5	N.A.	6.2
BM - Back-Medium (30-60)	363.4	N.A.	10.3
BH - Back-High (60-80)	129.1	N.A.	3.7
BVH - Back-Very High (80-90)	8.1	N.A.	0.2
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3535.5	N.A.	100.0
BUG Rating	B1-U0-G1		

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : 101L-16L-700-NW-G1-4.IES

POLAR GRAPH

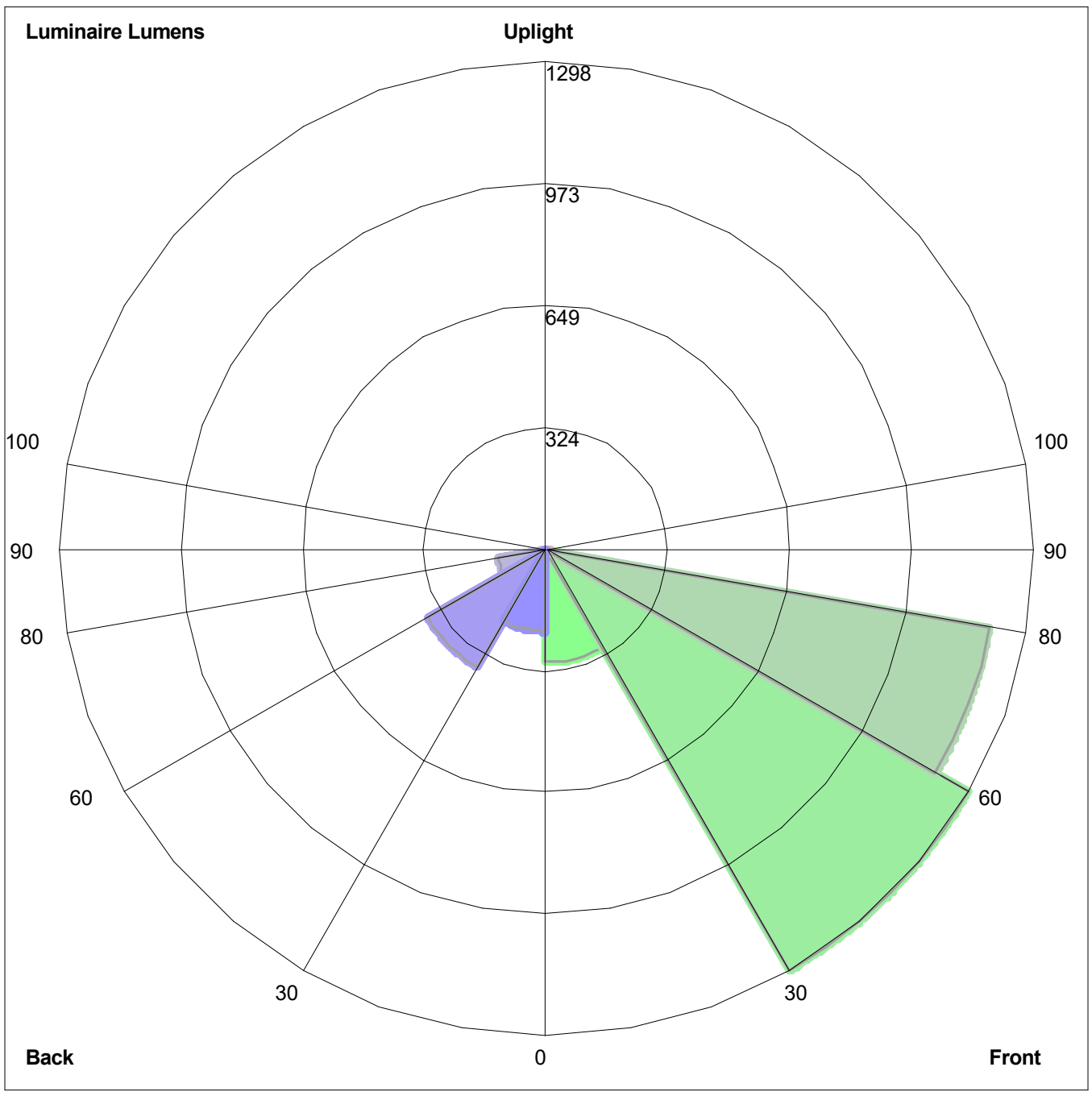


Maximum Candela = 1935.547 Located At Horizontal Angle = 55, Vertical Angle = 70
1 - Vertical Plane Through Horizontal Angles (55 - 235) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (70) (Through Max. Cd.)

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IES ROAD REPORT
PHOTOMETRIC FILENAME : 101L-16L-700-NW-G1-4.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=302.6, Medium=1297.7, High= 1200.0, Very High=14.1
Back: Low=220.5, Medium=363.4, High=129.1, Very High=8.1
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

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Results derived from content of manufacturers photometric file.

consultants inc.

Worksheet for Commercial Water Meter Sizing

Project Name : Arbours at Merrillwood
Customer / Builder Name : Alachua County Housing Authority
Property Address : 13206 NW 153rd Place Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Residential (1 Bedroom) - per Dwelling Unit	100.00	22	2,200
Residential (2 Bedroom) - per Dwelling Unit	200.00	18	3,600
TOTAL DEMAND			5,800
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			**20 gpm**
TOTAL DEMAND			**20 gpm**
NEEDED WATER METER SIZE*		**1" Water Meter**	



720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

COUNTYWIDE STORMWATER TREATMENT CODE AFFIDAVIT OF COMPLIANCE

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system that does not meet the exemptions identified in Chapter 77, Article III, Sec. 77.25 of the Alachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information	
Applicant/Owner: Claudia Vega, PE	Registered Professional: Claudia Vega, PE
Company: eda consultants, inc.	Company: eda consultants, inc.
Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541	Phone: 352-373-3541
Email: sreyes@edafl.com	Email: sreyes@edafl.com
Part 2. Project Information	
Project Name: Arbours at Merrillwood	
Tax Parcel(s): 03214-021-000 through 03214-037-000	
☐ Unincorporated Alachua County ■ Municipality: City of Alachua	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information Please select all that apply:	
Watershed Name:	Waterbody Identification (WBID) #:
☐ Project discharges stormwater offsite as surface flow	☐ Project discharges stormwater to an Outstanding Florida Water (OFW)
☐ Project is in a WBID listed as impaired with nutrients as cause of impairment or where a nutrient TMDL has been established (net improvement criteria of Sec. 77.27 of the Alachua County Code applies).	
■ Project stormwater infiltrates to groundwater	■ Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used: A proposed dry detention basin attenuates stormwater runoff from the proposed improvements, which ultimately discharges to a spreader swale on the southwest corner of the site.	

Part 4. Exemption and Waiver Information
If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required.
If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner: Claudia Vega (Printed Name) Signature: [signature] Date: 11/25/2020

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: Claudia Vega (Printed Name) Florida Registration Number: 51532

CLAUDIA S. VEGA LICENSE No 51532 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 11/25/2020 Signature: [signature]

DRAINAGE DESIGN NOTES

for

Arbours at Merrill Wood



Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
Christina Griggs, EI

Submitted to:
City of Alachua &
SRWMD

Submitted:
December 7, 2020
Resubmitted:
January 5, 2021

DRAINAGE DESIGN NOTES

Prepared for

Arbours at Merrill Wood

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

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Attachment F	FEMA Map
Attachment G	Pre- and Post-Development ICPR Model
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EXECUTIVE SUMMARY

The Arbours at Merrill Wood project proposes the construction of a three-story 40 unit affordable housing complex. The project includes associated drainage and utility improvements. A new dry retention pond is proposed to serve the improvements.

The proposed dry retention pond, SMF, is located northwest along the western end of the property. SMF will provide the required water quality treatment volume and attenuation of the 100-YR critical storm events including the 240-HR(10 day) such that the post-development discharge rate is less than the pre-development discharge rate, as required by Suwannee River Water Management District (SRWMD) and the City of Alachua (CoA).

SMF discharges through a discharge structure to a grassy area on the southwest corner of the site. This grassy area is where the water naturally flows by sheet flow today.

INTRODUCTION

The Arbours at Merrill Wood project proposes the construction of a three-story 40 unit affordable housing complex. The project includes associated drainage and utility improvements. A new dry retention pond is proposed to serve the improvements.

The proposed project is located in the City of Alachua on tax parcels 03214-037-000, 03214-036-000, 03214-035-000, 03214-034-000, 03214-033-000, 03214-032-000, 03214-031-000, 03214-030-000, 03214-029-000, 03214-028-000, 03214-027-000, 03214-026-000, 03214-025-000, 03214-024-000, 03214-023-000, 03214-022-000 and 03214-021-000. The address of the project site is 13206 NW 153rd Place, Alachua, FL 32615 and the Section, Township, and Range of the project are S14, T8S, R18E. Figure 1 - Tax Parcel Map by Alachua County Property Appraiser shows the two tax parcels. Figure 2, on the next page, shows an Aerial of the project site. For FEMA information, please refer to Appendix G.

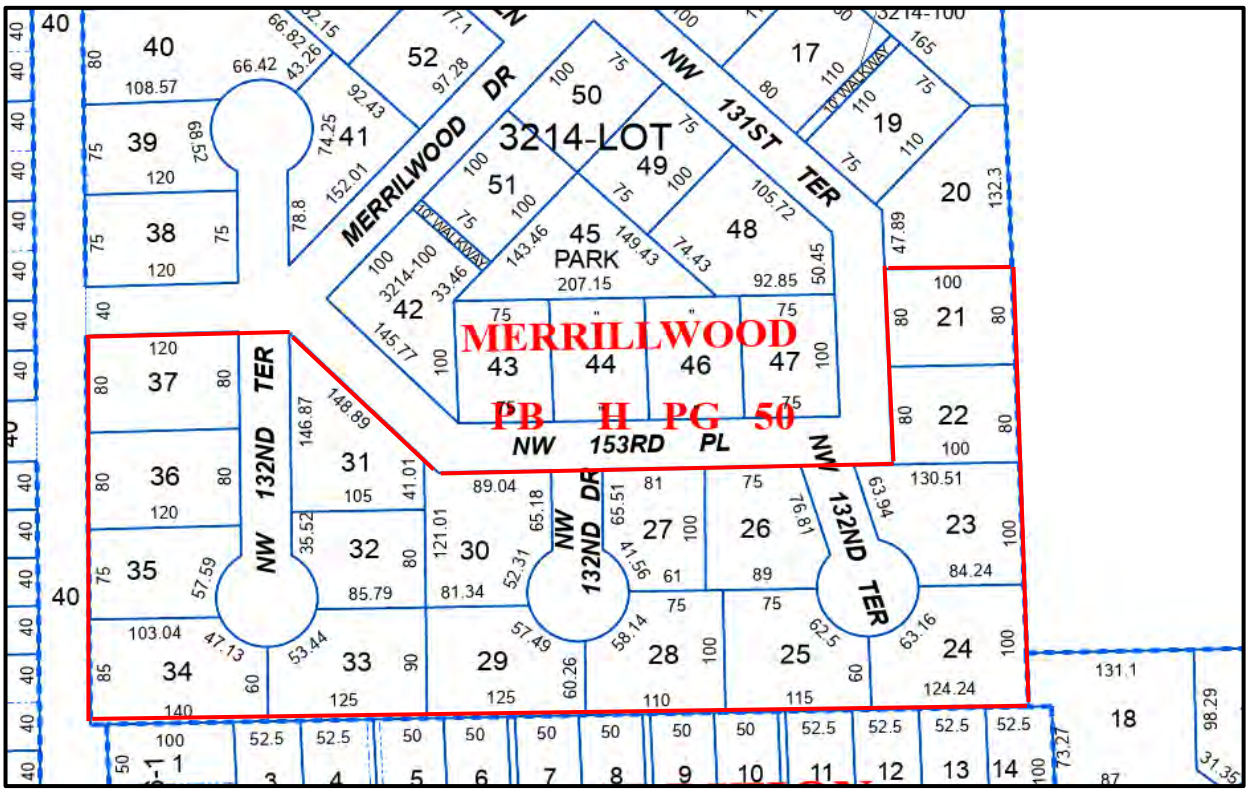


Figure 1 - Tax Parcel Map from Alachua County Property Appraiser



Figure 2 - Aerial of Project Site

For information on the USGS quad map information, please refer to Appendix F.

DRAINAGE DESIGN NOTES

A. PROJECT NAME Arbours at Merrill Wood
Gainesville, Florida

B. PROJECT LOCATION

County: Alachua
Sections: 14 Township: 8 South Range: 18 East
General Location: 13206 NW 153rd Place
Alachua, FL 32615

C. GENERAL PROJECT INFORMATION

The proposed development consists of the construction of a three-story 40 unit affordable housing complex with associated parking, utility, and stormwater improvements.

D. DRAINAGE AND DESIGN CRITERIA

1. Suwannee River Water Management District (SRWMD)

2. City of Alachua, Florida

E. SITE SOILS INFORMATION

GSE Engineering & Consulting, Inc. conducted a subsurface investigation on the site and summarized their findings in the report No. 14827 dated November 2020. A copy of the report is provided in Attachment A.

F. EXISTING SITE CONDITIONS

The existing site is developed. It is a subdivision where all homes and existing utilites are to be demolished. There is no stormwater treatment provided on the site today.

G. DRAINAGE DESCRIPTION

1. Pre-development Conditions
   There is no stormwater treatment provided for the site today. There is a high point on the northeastern portion of the site where the drainage splits direction. The majority of the site, approximately 3.91 acres, is included in Pre DA-1 and flows by sheet flow to the southwestern end of the site where it continues off site. The remainder of the site, approximately 0.44 acres, is included in Pre DA-2 and flows by sheet flow to the northeast where it continues off site.

2. Post-development Conditions
   The proposed stormwater conveyance system consists of one above ground dry retention basin that will provide water quality treatment , recovery, and attenuation as required by the Suwannee River Water Management District and the City of Alachua, Florida. The high point on the site is still on the northeastern portion of the site. The majority of the site, approximately 4.01 acres, is included in Post DA-1 and will flow by sheet flow and pipes to the stormwater management facility. The remainder of the site, approximately 0.33 acres will flow to the northeast as it does in pre development conditions. The northeastern drainage area, Post DA-2, is smaller in post than pre and all impervious area will be removed. As such, it is being improved.

DRAINAGE DESIGN

1) PRE DEVELOPMENT DRAINAGE AREA

PRE DRAINAGE AREA-1	Area (sf)	Area (ac)	Curve CN
Existing Impervious	42,567	0.98	98.0
Open-"A" Good Condition	102,929	2.36	39.0
TOTALS	**145,496**	**3.34**	**56.3**

PRE DRAINAGE AREA-2	Area (sf)	Area (ac)	Curve CN
Existing Impervious	2,675	0.06	98.0
Open-"A" Good Condition	15,946	0.37	39.0
TOTALS	**18,621**	**0.43**	**47.5**

2) POST DEVELOPMENT DRAINAGE AREAS

POST DRAINAGE AREA-1	Area (sf)	Area (ac)	Curve CN
Impervious	60,423	1.39	98.0
Open - "A" Good Condition	61,241	1.41	39.0
Basin	27,019	0.62	100.0
TOTALS	**148,683**	**3.41**	**74.1**

POST DRAINAGE AREA-2	Area (sf)	Area (ac)	Curve CN
Impervious	0	0.00	98.0
Basin	0	0.00	100.0
Open	14,398	0.33	39.0
TOTALS	**15,434**	**0.35**	**36.4**

3) POST DEVELOPMENT BASIN STORAGE DATA

Pre-Treatment Basin

Stage (MSL)	Area (sf)	Area (ac)	Volume (cf)	Volume (ac-ft)
111.50	10,037	0.23	0	0.00
112.00	10,806	0.25	5,211	0.12
112.05	10,887	0.25	5,753	0.13
113.00	12,417	0.29	16,822	0.39
114.00	14,130	0.32	30,096	0.69

SMF

Stage (MSL)	Area (sf)	Area (ac)	Volume (cf)	Volume (ac-ft)	
109.50	6,278	0.14	0	0.00	
110.00	6,912	0.16	3,298	0.08	
111.00	8,255	0.19	10,881	0.25	
112.00	9,724	0.22	19,871	0.46	*ORIFICE EL
112.50	10,459	0.24	24,917	0.57	
113.00	11,244	0.26	30,342	0.70	
114.00	12,889	0.30	42,409	0.97	

4) WATER QUALITY TREATMENT VOLUME

Basin 1 provides water quality treatment volume per SRWMD criteria for dry retention basins.

Since the project discharges to a closed basin, the water quality treatment volume includes 2" of rainfall over the total area:

Volume V1 = 2.00 inches over the total area

Drainage Area	Volume V1 (cf)	Treat. Vol Required (cf)	Treat. Vol Provided (cf)
DA 1	24,781	24,781	**25,624**

5) PRE-TREATMENT SIZING

Projects using retention BMPs within Sensitive Karst Areas are required to treat the first inch of runoff from the project area with one or more low impact design techniques separate from the dry retention

Per the Alachua County Stormwater Treatment Manual, Table B1-1, the required volume shall be determined based on the percent of directly connected impervious area (DCIA) and the non-DCIA curve number. An annotated copy of the table can be found in Attachment K.

Percent DCIA Calculation	
Impervious Area (sf)	60,423
Total Disturbed Project Area (sf)	164,117
Percent DCIA	**37%**
Non-DCIA Curve Number	**39.0**

Requirement = 0.47 in. over the total disturbed project area

The pre-treatment is provided by the proposed Pre-Treatment Basin.

Disturbed Area (sf)	**Karst Area (sf)**	**Stormwater Area (sf)**	**Non-SW Area (sf)**	**Volume Required (cf)**	**Volume Provided (cf)**
164,117	164,117	27,019	137,098	5,370	5,753

6) SUBSURFACE INVESTIGATION INFORMATION

Based on the Soils Report No. 14827, dated November 2020, prepared by GSE Engineering & Consulting, Inc. the recommendations of the soil characteristics are summarized below:

Soil Report No. 14827	
Average Ground El.	113.50
Depth Confined layer (ft)	11.00
Depth of groundwater (ft)	10.50
Veritcal (ft/d)	3.75
Safety factor	2.00
Veritcal Infiltration rate (ft/d)	7.50
Horizontal (ft/d)	7.50
Safety factor	2.00
Horizontal (ft/d)	3.75
Fillable porosity (%)	25.00

7) STRUCTURE INFORMATION

The stormwater management facilities will have a structures for discharge as follows:

CONTROL STRUCTURE	Pre-Treatment Basin
Weir Type	Trapezoidal Sodded Land Weir
Weir Elevation	112.05
Bottom Width (ft)	20.00
Side slopes (H:V)	4:1

CONTROL STRUCTURE	BASIN 1
Orifice Elevation (MSL)	112.00
Orifice Diameter (in)	3"
Weir Elevation (MSL)	112.35
Weir Width (in)	11"
Weir height (in)	7.8"

8) RECOVERY OF TREATMENT VOLUME FOR DRY RETENTION SYSTEM

The criteria for the recovery of the system is the recovery of the required water quality volume within 72 hours following the critical storm event.

Total Recovery		
SMF Total WQTV (ac-ft):	0.46	
SMF Recovery Time (hrs):	30	hours
Pre Treatment Basin Total WQTV (ac-ft):	0.13	
Pre Treatment Basin Recovery Time (hrs):	3	hours

9) STORM ROUTING RESULTS

The computer program ICPR was used to route the critical design storms, the input data and results can be seen in Attachment C. The 'Runoff Area' is analyzed to compare the pre-existing runoff. Discharge rate and volume are reduced with the proposed design.

Storm	Basin 1		Rates		Volumes	
Event	Stage	Freeboard (ft)	Pre (cfs)	Post (cfs)	Pre (ac-ft)	Post (ac-ft)
100YR-001HR	111.33	2.67	7.08	0.00	0.20	0.00
100YR-002HR	112.03	1.97	6.61	0.01	0.35	0.00
100YR-004HR	112.50	1.50	4.88	0.33	0.58	0.05
100YR-008HR	112.60	1.40	6.02	0.56	0.82	0.15
100YR-024HR	112.56	1.44	2.16	0.45	1.45	0.31
100YR-072HR	112.78	1.22	1.85	1.04	2.08	0.80
100YR-168HR	112.88	1.12	1.37	1.37	2.62	1.14
100YR-240HR	112.96	1.04	1.79	1.64	3.10	1.46

Storm	Pre Treatment Basin	
Event	Stage	Freeboard (ft)
100YR-001HR	112.39	1.61
100YR-002HR	112.36	1.64
100YR-004HR	112.50	1.50
100YR-008HR	112.61	1.39
100YR-024HR	112.56	1.44
100YR-072HR	112.79	1.21
100YR-168HR	112.89	1.11
100YR-240HR	112.97	1.03
WQTV	3 hours	

Storm Event	SMF Recovery (Days)
100YR-001HR	0.67
100YR-002HR	1.75
100YR-004HR	3.01
100YR-008HR	4.27
100YR-024HR	10.11
100YR-072HR	15.80
100YR-168HR	22.41
100YR-240HR	25.49
WQTV	30 hours

Attachment A

Geotechnical Report by GSE Engineering & Consulting, Inc.

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION

ARBOURS AT MERRILLWOOD
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 14827

Prepared For:

ARBOUR VALLEY COMMUNITIES

NOVEMBER 2020

Certificate of Authorization No. 27430

GSE Engineering & Consulting, Inc.

November 10, 2020

Mr. Steve Lowitz
Arbour Valley Communities
3521 N 53rd Avenue
Hollywood, FL 33021

Subject: Summary Report of a Geotechnical Site Exploration
Arbours at Merrillwood
Alachua, Alachua County, Florida
GSE Project No. 14827

Dear Mr. Lowitz:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with stormwater management designs.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

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.

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

KLH / JEG: maj
Z:Projects\ 14827 Arbours at Merrillwood / 14827.doc

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File (1)

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Certificate of Authorization No. 27430

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1. Project Site Location Map

2. Site Plan Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed Arbours at Merrillwood located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2020-518 dated October 6, 2020. Ms. Stacey Martinez authorized our services on October 15, 2020.

1.2 Project Description

This project will consist of a residential development. The site is located at the southwest corner of the NW 153rd Place and NW 133 Terrace intersection in Alachua, Alachua County, Florida (Figure 1).

Ms. Ashley Scannella with eda engineers-planners-surveyors (eda) provided information about the project and a site plan illustrating the locations of the requested soil borings.

The project will consist of additional residential units but the locations of the units have not been determined. The project will also include stormwater management facilities (SMF). eda provided a site plan with the locations of requested soil borings for the SMF's. This geotechnical exploration is limited to the SMF's.

A recent aerial photograph of the site was obtained. The site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with stormwater management designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing six (6) auger borings to a depth of 15 feet bls in the area of the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed October 29, 2020.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of three (3) percent soil fines passing the No. 200 sieve determinations, three (3) natural moisture content determinations, and three (3) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

3.0 FINDINGS

3.1 Surface Conditions

Mr. Andrew Taggart, E.I. visited the site on October 16, 2020 to observe the site conditions and mark the boring locations.

The site currently has existing homes and associated infrastructure. The site is bordered by NW 133rd Terrace to the west, Merrillwood Drive to the north, NW 132nd Terrace to the east, and NW 151st Lane to the south.

The topography at the site gently slopes down toward the west from the east. Regional topography is gently sloping to moderately sloping. The Alachua County GIS Map indicates the ground surface elevations at the site are near elevations 108 to 116 feet[1].

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed stormwater management facilities indicate the soils across these areas are relatively consistent. The auger borings initially penetrated 8 to 11 feet of sand with silt, and silty sand (SP-SM, SM). This was underlain by clayey to very clayey sand (SC) to the explored depths of 15 feet bls. Boring A-4 encountered a sandy clay (CL/CH) from approximately 10 feet bls to the 15 feet boring termination depth.

The groundwater table was not encountered in the auger borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as one soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[2]. The following soil description is from the Soil Survey.

Arredondo-Urban land complex, 0 to 5 percent slopes, This complex consists of well drained, nearly level to gently sloping Arredondo soils and Urban land. The areas are irregular in shape and range from about 25 to 150 acres. This complex is within urbanized areas of the county.

About 50 to 85 percent of each delineation is open areas of Arredondo soils. These open areas are gardens, vacant lots, lawns, or playgrounds. The areas are so small or so intermingled with areas of Urban land that it is impractical to map them separately. About 15 to 25 percent of the soils in these open areas have been modified by cutting, grading, and spreading of soil material during urban-related construction and development.

---

[1] Alachua County Growth Management website, http://mapgenius.alachuacounty.us/.

[2] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

About 15 to 50 percent of each delineation is Urban land. Urban land consists of areas covered with buildings, streets, parking lots, sidewalks, and other structures. The Urban land of this map unit is generally developed on Arredondo sand or fine sand.

Typically, the surface layer of Arredondo soils is dark grayish brown fine sand about 6 inches thick. The subsurface layer is brownish yellow to yellowish brown fine sand to a depth of 47 inches. Between depths of 47 and 86 inches, the subsoil is yellowish brown. The upper 5 inches is loamy sand, and the lower 32 inches is sandy clay loam.

Included in mapping with this complex are minor areas of other soils closely associated with the Arredondo soils, such as Candler, Gainesville, and Kendrick soils. Small areas of Arredondo soils that have 5 to 8 percent slopes are in some areas.

The available water capacity of Arredondo soils is low in the surface and subsurface layers and low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers and is moderately slow to moderate in the loamy subsoil. Organic matter content and natural fertility are low. The water table is more than 72 inches below the surface.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from 0 to 5 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the tested soils consist of sand with silt. The tested sand with silt (SP-SM) contains approximately 8.8 to 9.8 percent soil fines passing the No. 200 sieve with natural moisture contents of about 8 to 11 percent.

The constant head hydraulic conductivity test results indicate the near-surface sand with silt has hydraulic conductivity values of 6 to 9.2 feet per day. Tests were not conducted on the deeper clayey sand due to the limitations of the test method on soils having moderate to high fines content, but these soils are expected to have permeability values at least one order of magnitude lower than the sandy soils. The very clayey sands and sandy clays are expected to be confining soils.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with stormwater management designs.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. However, you should expect water to perch on top of the very clayey sand and sandy clays after periods of heavy and seasonal rainfall.

4.3 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating sand with silt and silty sand overlying clayey to very clayey sand. One of the borings encountered clay-rich soils.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be perched on the very clayey sands and sandy clays. The perched groundwater table is indicated on the boring logs.

The laboratory permeability tests indicate the surficial layer of sand with silt, silty sand, and silty sand with clay has hydraulic conductivity values of 6 to 9.2 feet per day. The deeper clayey sand encountered below the surficial sandy material is friable and will have permeability values at least one order of magnitude lower than the sandy soils. The underlying very clayey sand, sandy clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to 11 feet bls.
2. Unsaturated vertical infiltration rate of 7.5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 25 percent.
5. Average seasonal high groundwater table depth equal to 10.5 feet bls.

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.4 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to sandy clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity, and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive, and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic, and are not recommended for reuse as structural fill. These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th St.
Gainesville, FL 32608
Telephone: (352)377-3233
Fax: (352)377-0335

CLIENT Arbour Valley Communities **PROJECT NAME** Arbours at Merrillwood

PROJECT NUMBER 14827 **PROJECT LOCATION** Gainesville, Alachua County, Florida

DATE PERFORMED 10/29/2020 **BORING NUMBER A-1**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

▼ AT TIME OF DRILLING NE CHECKED BY KLH

▽ ESTIMATED SEASONAL HIGH 7.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			(SP-SM) Dark brown SAND with silt
		AU 1	
2.0			(SP-SM) Brownish orange SAND with silt
2.5			
5.0		AU 2	
7.5			▽
8.0			(SC/CL) Orange very clayey SAND
10.0			
12.5		AU 3	
15.0			Bottom of borehole at 15.0 feet.

DATE PERFORMED 10/29/2020 **BORING NUMBER A-2**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

▼ AT TIME OF DRILLING NE CHECKED BY KLH

▽ ESTIMATED SEASONAL HIGH 7.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			(SP-SM) Dark brown SAND with silt
		AU 1	*%PASS-200 = 9.8* *MC = 9.4* *k_h = 9.2 ft/day*
2.0			(SP-SM) Brownish orange SAND with silt
2.5			
5.0		AU 2	
7.5			▽
8.0			(SC/CL) Orange very clayey SAND
10.0			
12.5		AU 3	
15.0			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 11/10/20 10:32 - Q:\PROJECTS\14827 ARBOURS AT MERRILLWOOD\14827 BORINGS\14827 BORINGS.GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th St.
Gainesville, FL 32608
Telephone: (352)377-3233
Fax: (352)377-0335

CLIENT Arbour Valley Communities **PROJECT NAME** Arbours at Merrillwood

PROJECT NUMBER 14827 **PROJECT LOCATION** Gainesville, Alachua County, Florida

DATE PERFORMED 10/29/2020 **BORING NUMBER A-3**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

AT TIME OF DRILLING NE CHECKED BY KLH

ESTIMATED SEASONAL HIGH >15 ft

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		(SM) Dark brown silty SAND
	AU 1	
1.0		(SP-SM) Brownish orange SAND with silt
2.5	AU 2	*%PASS-200 = 9.7* *MC = 11* *k_h = 8.3 ft/day*
5.0		
5.0		(SP-SM) Orange SAND with silt
7.5	AU 3	
9.0		(SC) Pale brown and orange clayey SAND
10.0		
12.5	AU 4	
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 10/29/2020 **BORING NUMBER A-4**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

AT TIME OF DRILLING NE CHECKED BY KLH

ESTIMATED SEASONAL HIGH 9.5 ft

NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		(SP-SM) Dark brown SAND with silt
	AU 1	
2.0		(SP-SM) Brownish orange SAND with silt
2.5		
5.0		
7.5	AU 2	
10.0		▽
10.0		(CL/CH) Orange brown sandy CLAY
12.5	AU 3	
15.0		Bottom of borehole at 15.0 feet.

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GSE Engineering & Consulting, Inc.
5590 SW 64th St.
Gainesville, FL 32608
Telephone: (352)377-3233
Fax: (352)377-0335

CLIENT Arbour Valley Communities **PROJECT NAME** Arbours at Merrillwood

PROJECT NUMBER 14827 **PROJECT LOCATION** Gainesville, Alachua County, Florida

DATE PERFORMED 10/29/2020 **BORING NUMBER A-5**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

▼ AT TIME OF DRILLING NE CHECKED BY KLH

▽ ESTIMATED SEASONAL HIGH >15 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			(SM) Dark gray silty SAND
		AU 1	
2.0			(SP-SM) Brownish orange SAND with silt
2.5			
5.0			
		AU 2	
7.5			
8.0			(SM) Orange silty SAND
		AU 3	
10.0			
11.0			(SC) Pale brown and pale orange clayey SAND
12.5			
		AU 4	
15.0			Bottom of borehole at 15.0 feet.

DATE PERFORMED 10/29/2020 **BORING NUMBER A-6**

DRILLING CONTRACTOR Standard Drilling Services, LLC.

GROUND WATER LEVELS: LOGGED BY JEG

▼ AT TIME OF DRILLING NE CHECKED BY KLH

▽ ESTIMATED SEASONAL HIGH 10.5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0			(SP-SM) Dark brown SAND with silt
		AU 1	
3.0			(SP-SM) Brownish orange SAND with silt
2.5			
5.0			
		AU 2	*%PASS-200 = 8.0*
			MC = 8.8
			k_h = 6 ft/day
7.5			
8.0			(SC) Orange clayey SAND
		AU 3	
10.0			▽
11.0			(SC/CL) Pale brown very clayey SAND
12.5			
		AU 4	
15.0			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 11/10/20 10:32 - Q:\PROJECTS\14827 ARBOURS AT MERRILLWOOD\14827 BORINGS\14827 BORINGS.GPJ

5.2 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 14827

Project Name: Arbours at Merrillwood

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	0-2	Dark Brown SAND with Silt	9.4				9.8		9.2	SP-SM
A-3	2-4	Brownish Orange SAND with Silt	11				9.7		8.3	SP-SM
A-6	3-5	Brownish Orange SAND with Silt	8.0				8.8		6.0	SP-SM

5.3 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		**GW**	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		**GP**	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		**GM**	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		**GC**	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		**SW**	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		**SP**	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		**SP-SM**	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		**SP-SC**	SAND with clay
		Sand with fines	Fines classify as ML or MH		**SM**	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		**SC**	Clayey SAND
		Sand with fines	Fines classify as ML or MH		**SM**	Very silty SAND
		30% fines or more	Fines classify as CL or CH		**SC**	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		**CL/CH**	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		**CL/CH**	CLAY with sand
			fines ≥ 85%		**CL/CH**	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		**CL**	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		**ML**	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OL**	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		**CH**	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		**MH**	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		**OH**	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				**PT**	PEAT

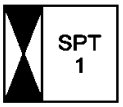
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

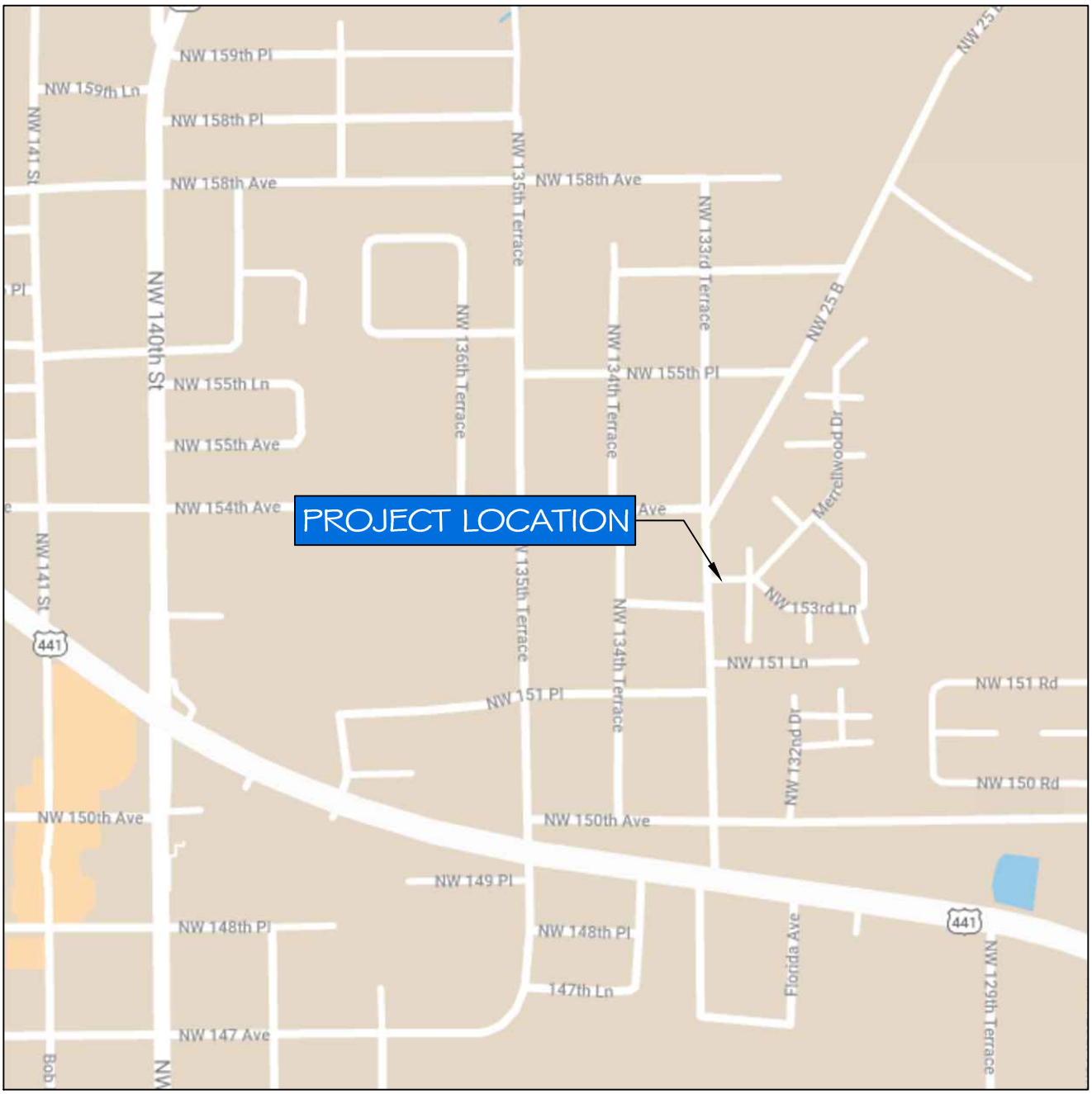
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

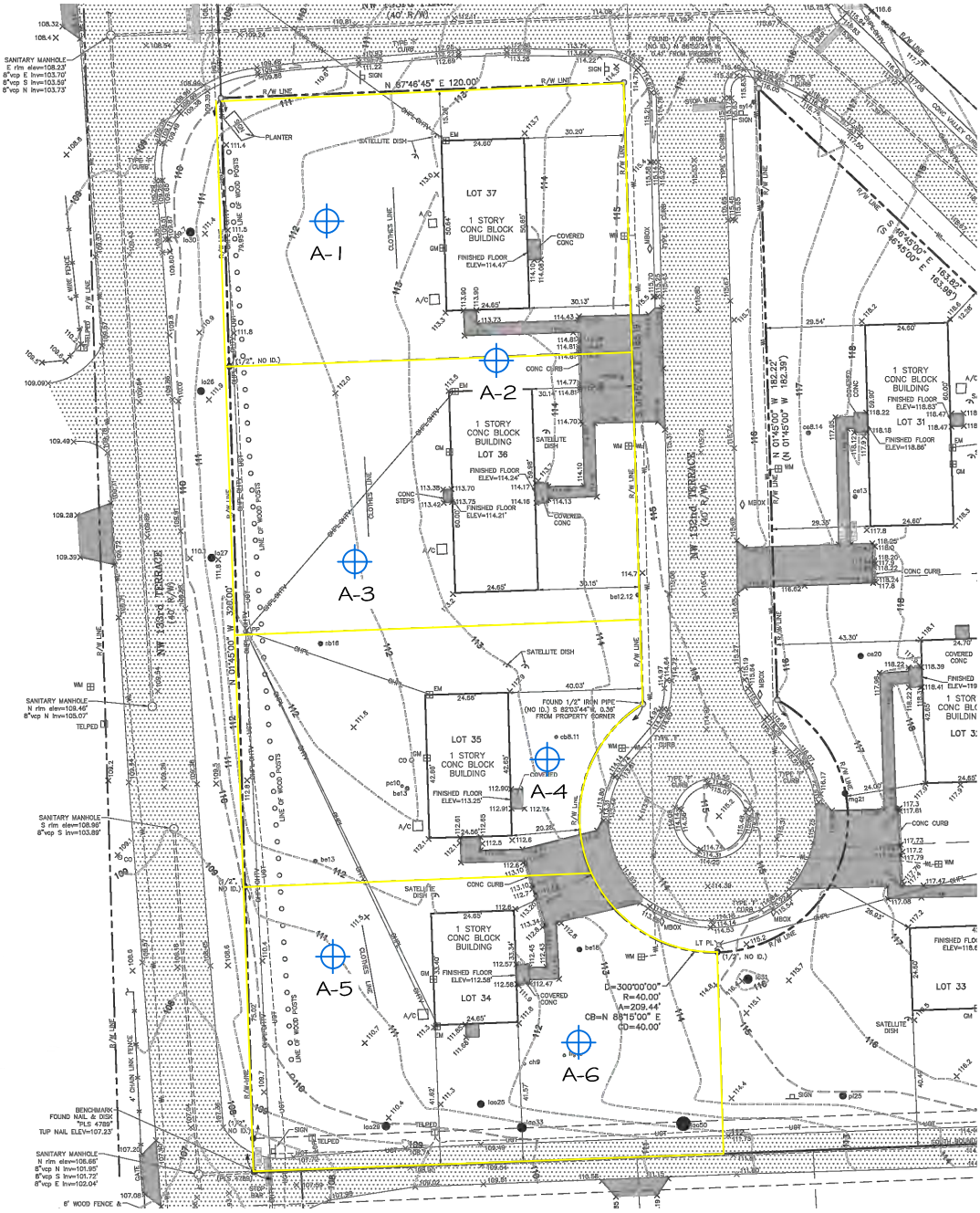
FIGURES



NORTH

NOT TO SCALE

ARBOURS AT MERILLWOOD GAINESVILLE, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 14827	PROJECT SITE LOCATION MAP		
	DESIGNED BY: JEG CHECKED BY : KLH DRAWN BY : PJM	GSE Engineering & Consulting, Inc.	FIGURE 1



LEGEND:

AUGER BORING

PROJECT PARCEL

NORTH

NOT TO SCALE

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

ARBOURS AT MERILLWOOD
GAINESVILLE, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 14827

DESIGNED BY: JEG
CHECKED BY : KLH
DRAWN BY : PJM

GSE Engineering & Consulting, Inc.

FIGURE 2

Attachment B

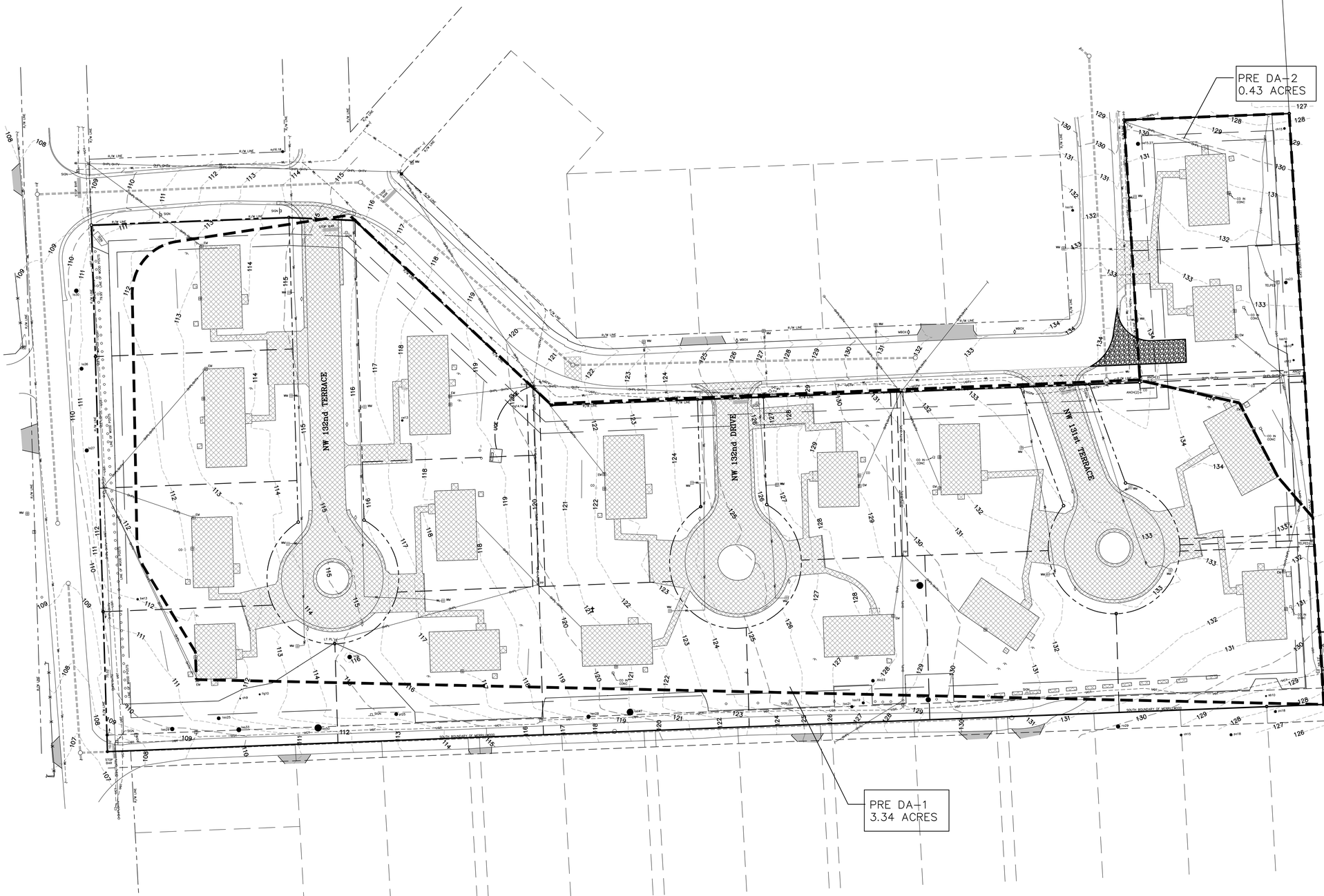
Aerial Photograph


133rd Terrace
Merrellwo
131st Terrace
NW 132nd Terrace
NW 153rd Ln
NW 133rd Terrace
NW 151 Ln

Aerial Map

Attachment C

Pre- and Post-Development Drainage Maps



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

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:

ARBOURS AT MERRILL WOOD
CITY OF ALACHUA

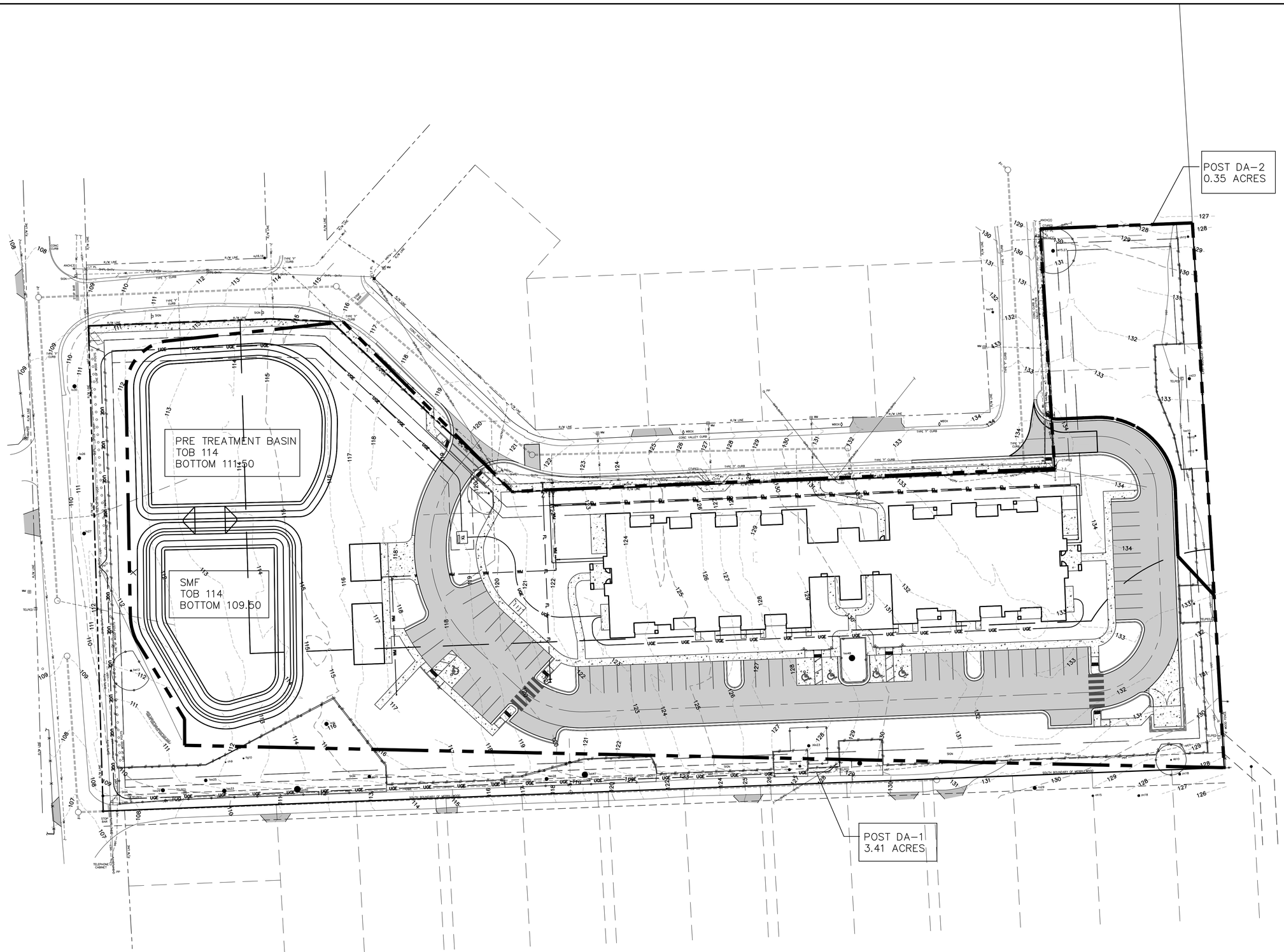
Sheet title:

PRE DEVELOPMENT DRAINAGE PLAN

Designed:
Drawn:
Checked:
Date: 10/30/20

Sheet No.:

1 OF 1



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TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-112

Project phase: CITY SUBMITTAL

Project title:

ARBOURS AT MERRILL WOOD
CITY OF ALACHUA

Sheet title:

POST DEVELOPMENT DRAINAGE PLAN

Designed:	Sheet No.:
Drawn:	1 OF 1
Checked:	
Date: 10/30/20	

Attachment D

Soils Map



Map Scale: 1:2,770 if printed on A landscape (11" x 8.5") sheet.

N

0 40 80 160 240 Meters

0 100 200 400 600 Feet

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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 21, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 26, 2014—Dec 9, 2017

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
4	Arredondo-Urban land complex, 0 to 5 percent slopes	A	24.7	80.0%
35	Gainesville sand, 0 to 5 percent slopes	A	3.9	12.6%
69	Arredondo fine sand, 5 to 8 percent slopes	A	2.3	7.4%
Totals for Area of Interest			**30.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment E

Quad Map

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

ALACHUA QUADRANGLE
FLORIDA - ALACHUA COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 17R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, October 2015 - January 2016
Roads.....U.S. Census Bureau, 2016
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2003 - 2018
Contours.....National Elevation Dataset, 2012 - 2018
Boundaries.....Multiple sources; see metadata file 2014 - 2016
Public Land Survey System.....BLM, 2017
Wetlands.....FWS National Wetlands Inventory 1983 - 1984

MN
GN
5°50'
104 MILS
0°43'
13 MILS
UTM GRID AND 2017 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
LP
00
LN
Grid Zone Designation
17R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18



QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Mikesville
2 Worthington Springs
3 Brooker
4 High Springs
5 Monteocha
6 Newberry
7 Gainesville West
8 Gainesville East

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ALACHUA, FL
2018

NSN. 7643016360226
NGA REF NO. USGSX24K343

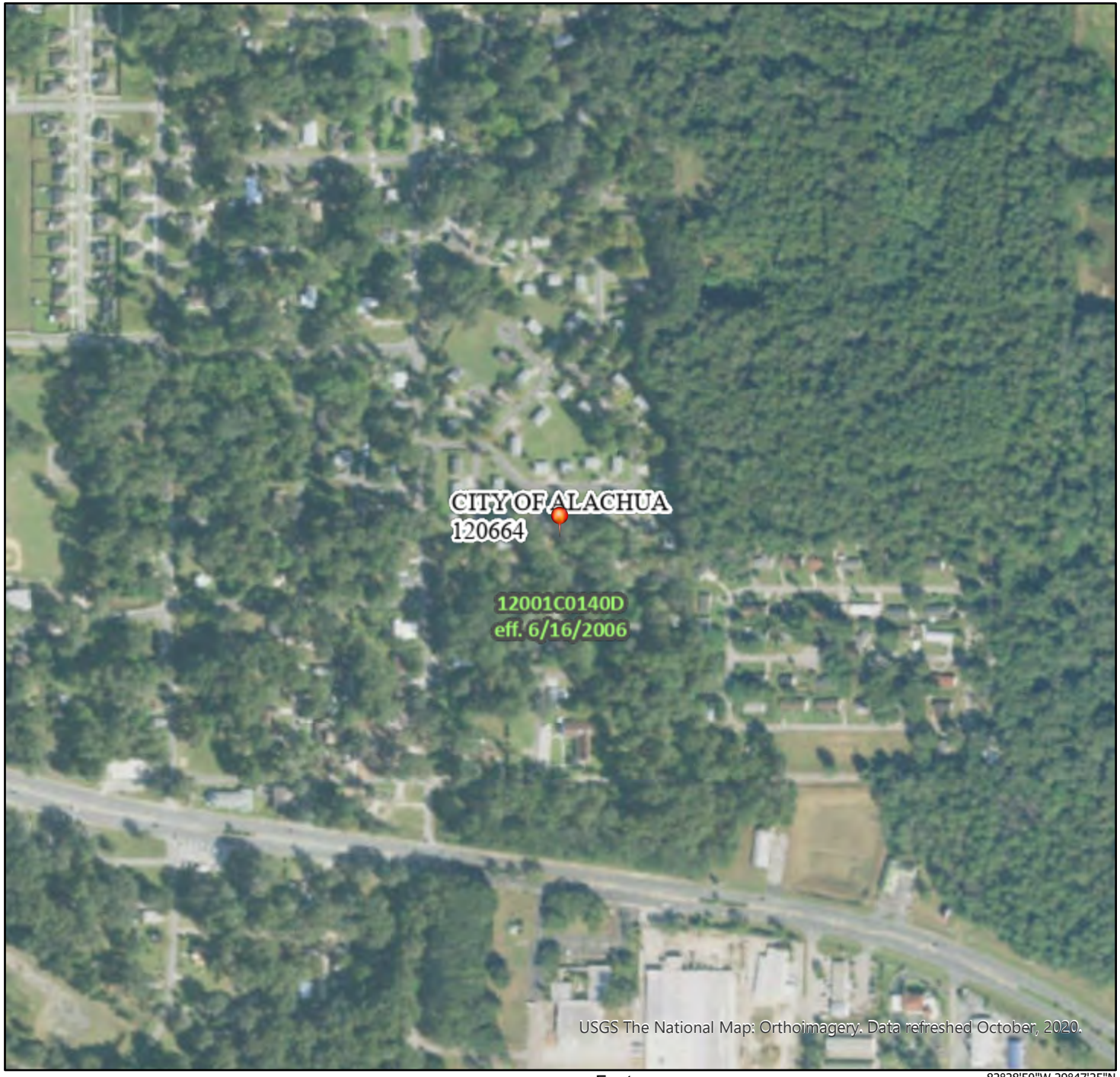
Attachment F

FEMA Map

National Flood Hazard Layer FIRMette

FEMA

82°29'28"W 29°47'56"N



82°28'50"W 29°47'25"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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 AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

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

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/23/2020 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

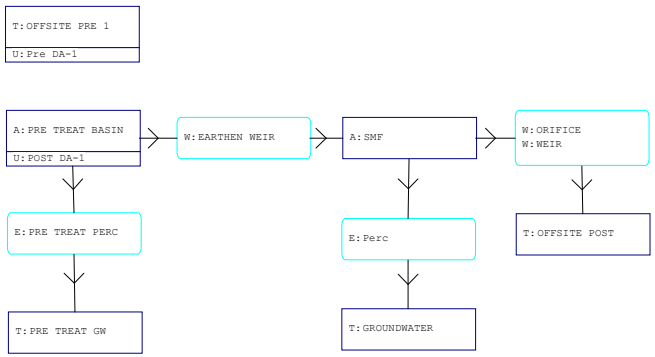
Attachment G

Pre- and Post-Development ICPR Model

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



NODE DIAGRAM

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
OFFSITE POST	BASE	100YR-001HR	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00	0.00
OFFSITE POST	BASE	100YR-002HR	0.00	0.00	0.00	0.0000	0	2.21	0.01	0.00	0.00
OFFSITE POST	BASE	100YR-004HR	0.00	0.00	0.00	0.0000	0	3.63	0.33	0.00	0.00
OFFSITE POST	BASE	100YR-008HR	0.00	0.00	0.00	0.0000	0	5.25	0.56	0.00	0.00
OFFSITE POST	BASE	100YR-024HR	0.00	0.00	0.00	0.0000	0	19.15	0.45	0.00	0.00
OFFSITE POST	BASE	100YR-072HR	0.00	0.00	0.00	0.0000	0	64.02	1.04	0.00	0.00
OFFSITE POST	BASE	100YR-168HR	0.00	0.00	0.00	0.0000	0	160.02	1.37	0.00	0.00
OFFSITE POST	BASE	100YR-240HR	0.00	0.00	0.00	0.0000	0	184.06	1.64	0.00	0.00
OFFSITE PRE 1	BASE	100YR-001HR	0.00	0.00	0.00	0.0000	0	0.67	7.08	0.00	0.00
OFFSITE PRE 1	BASE	100YR-002HR	0.00	0.00	0.00	0.0000	0	0.83	6.61	0.00	0.00
OFFSITE PRE 1	BASE	100YR-004HR	0.00	0.00	0.00	0.0000	0	2.50	4.88	0.00	0.00
OFFSITE PRE 1	BASE	100YR-008HR	0.00	0.00	0.00	0.0000	0	4.00	6.02	0.00	0.00
OFFSITE PRE 1	BASE	100YR-024HR	0.00	0.00	0.00	0.0000	0	12.00	2.16	0.00	0.00
OFFSITE PRE 1	BASE	100YR-072HR	0.00	0.00	0.00	0.0000	0	60.00	1.85	0.00	0.00
OFFSITE PRE 1	BASE	100YR-168HR	0.00	0.00	0.00	0.0000	0	159.92	1.37	0.00	0.00
OFFSITE PRE 1	BASE	100YR-240HR	0.00	0.00	0.00	0.0000	0	183.92	1.79	0.00	0.00
PRE TREAT BASIN	BASE	100YR-001HR	0.75	112.39	113.00	0.0050	11561	0.67	16.28	0.74	13.51
PRE TREAT BASIN	BASE	100YR-002HR	0.89	112.36	113.00	0.0050	11518	0.83	14.32	0.89	12.05
PRE TREAT BASIN	BASE	100YR-004HR	3.61	112.50	113.00	0.0050	11763	2.00	8.21	2.10	7.97
PRE TREAT BASIN	BASE	100YR-008HR	5.24	112.61	113.00	0.0050	11948	4.00	9.30	4.01	9.17
PRE TREAT BASIN	BASE	100YR-024HR	19.13	112.56	113.00	0.0050	11863	12.00	3.16	12.00	3.15
PRE TREAT BASIN	BASE	100YR-072HR	64.02	112.79	113.00	0.0050	12258	59.92	2.20	57.63	2.16
PRE TREAT BASIN	BASE	100YR-168HR	160.02	112.89	113.00	0.0035	12436	159.92	1.55	160.00	1.52
PRE TREAT BASIN	BASE	100YR-240HR	184.04	112.97	113.00	0.0034	12578	183.91	2.04	178.15	1.99
SMF	BASE	100YR-001HR	1.24	111.33	113.00	0.0050	8751	0.75	12.42	1.24	0.38
SMF	BASE	100YR-002HR	2.21	112.03	113.00	0.0050	9767	0.89	11.06	2.21	0.43
SMF	BASE	100YR-004HR	3.63	112.50	113.00	0.0050	10452	2.10	7.22	3.63	0.79
SMF	BASE	100YR-008HR	5.25	112.60	113.00	0.0050	10636	4.01	8.53	5.25	1.02
SMF	BASE	100YR-024HR	19.15	112.56	113.00	0.0050	10551	12.00	2.66	19.15	0.91
SMF	BASE	100YR-072HR	64.02	112.78	113.00	0.0050	10946	57.63	2.09	64.02	1.15
SMF	BASE	100YR-168HR	160.02	112.88	113.00	0.0035	11123	160.00	1.47	160.02	1.44
SMF	BASE	100YR-240HR	184.06	112.96	113.00	0.0050	11263	178.15	1.95	184.04	1.77

==========
==== Basins ==========
==========

Name: POST DA-1 Node: PRE TREAT BASIN Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 3.410 Time Shift(hrs): 0.00
Curve Number: 74.10 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Pre DA-1 Node: Offsite Pre 1 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484 Peaking Factor: 484.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 3.340 Time Shift(hrs): 0.00
Curve Number: 56.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ==========
==========

Name: GROUNDWATER Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 0.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
99999.00	0.000

Name: OFFSITE POST Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 0.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
99999.00	0.000

Name: OFFSITE PRE 1 Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 0.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
99999.00	0.000

Name: PRE TREAT BASIN Base Flow(cfs): 0.000 Init Stage(ft): 111.500
Group: BASE Warn Stage(ft): 113.000
Type: Stage/Area

Stage(ft)	Area(ac)
111.500	0.2300
112.000	0.2500
113.000	0.2900
114.000	0.3200

Name: PRE TREAT GW Base Flow(cfs): 0.000 Init Stage(ft): 0.000
Group: BASE Warn Stage(ft): 0.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
99999.00	0.000

Name: SMF Base Flow(cfs): 0.000 Init Stage(ft): 109.500
Group: BASE Warn Stage(ft): 113.000
Type: Stage/Area

Stage(ft)	Area(ac)
109.500	0.1400
110.000	0.1600
111.000	0.1900
112.500	0.2400
113.000	0.2600
114.000	0.3000

==========
==== Weirs ==========
==========

Name: EARTHEN WEIR From Node: PRE TREAT BASIN
Group: BASE To Node: SMF
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 240.00
Rise(in): 32.40
Invert(ft): 112.050
Control Elevation(ft): 112.050
TABLE
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: ORIFICE From Node: SMF
Group: BASE To Node: OFFSITE POST
Flow: Both Count: 1
Type: Horizontal Geometry: Circular

Span(in): 3.00
Rise(in): 3.00
Invert(ft): 112.000
Control Elevation(ft): 112.000
TABLE
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

Name: WEIR From Node: SMF
Group: BASE To Node: OFFSITE POST
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Rectangular

Span(in): 11.00
Rise(in): 7.80
Invert(ft): 112.350
Control Elevation(ft): 112.350
TABLE
Bottom Clip(in): 0.000
Top Clip(in): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==========
==== Percolation Links ==========
==========

Name: Perc From Node: SMF Flow: Both
Group: BASE To Node: Groundwater Count: 1

Surface Area Option: Vary based on Stage/Area Table

```
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 102.500                      Perimeter 1(ft): 440.000
        Water Table Elev(ft): 103.000                      Perimeter 2(ft): 579.000
  Ann Recharge Rate(in/year): 0.000                        Perimeter 3(ft): 1686.000
  Horiz Conductivity(ft/day): 3.750                   Distance 1 to 2(ft): 30.000
   Vert Conductivity(ft/day): 3.750                   Distance 2 to 3(ft): 300.000
     Effective Porosity(dec): 0.250                      Num Cells 1 to 2: 10
           Suction Head(in): 0.000                       Num Cells 2 to 3: 100
         Layer Thickness(ft): 6.500



-------------------------------------------------------------------------------------------------------
         Name: PRE TREAT PERC      From Node: PRE TREAT BASIN          Flow: Both
        Group: BASE                  To Node: PRE TREAT GW           Count: 1

         Surface Area Option: Use 1st Point in Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 102.500                      Perimeter 1(ft): 439.000
        Water Table Elev(ft): 103.000                      Perimeter 2(ft): 668.000
  Ann Recharge Rate(in/year): 0.000                        Perimeter 3(ft): 2053.000
  Horiz Conductivity(ft/day): 3.750                   Distance 1 to 2(ft): 30.000
   Vert Conductivity(ft/day): 3.750                   Distance 2 to 3(ft): 300.000
     Effective Porosity(dec): 0.250                      Num Cells 1 to 2: 10
           Suction Head(in): 0.000                       Num Cells 2 to 3: 100
         Layer Thickness(ft): 9.000



===============================================================================================
==== Hydrology Simulations ====================================================================
===============================================================================================

         Name: 100YR-001HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-001HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 1.00
          Rainfall File: Fdot-1
    Rainfall Amount(in): 4.40

Time(hrs)       Print Inc(min)
--------------- ---------------
721.000         5.00

-------------------------------------------------------------------------------------------------------
         Name: 100YR-002HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-002HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 2.00
          Rainfall File: Fdot-2
    Rainfall Amount(in): 5.40

Time(hrs)       Print Inc(min)
--------------- ---------------
722.000         5.00

-------------------------------------------------------------------------------------------------------
         Name: 100YR-004HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-004HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 4.00
          Rainfall File: Fdot-4
    Rainfall Amount(in): 6.72

Time(hrs)       Print Inc(min)
--------------- ---------------
724.000         5.00

-------------------------------------------------------------------------------------------------------
         Name: 100YR-008HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-008HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 8.00
          Rainfall File: Fdot-8
    Rainfall Amount(in): 8.00

Time(hrs)       Print Inc(min)
--------------- ---------------
728.000         5.00

-------------------------------------------------------------------------------------------------------
         Name: 100YR-024HR
```

```
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-024HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Fdot-24
    Rainfall Amount(in): 11.04

Time(hrs)       Print Inc(min)
--------------- ---------------
744.000         5.00

------------------------------------------------------------------------------------------------------
         Name: 100YR-072HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-072HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Fdot-72
    Rainfall Amount(in): 13.80

Time(hrs)       Print Inc(min)
--------------- ---------------
792.000         5.00

------------------------------------------------------------------------------------------------------
         Name: 100YR-168HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-168HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 168.00
          Rainfall File: Fdot-168
    Rainfall Amount(in): 16.00

Time(hrs)       Print Inc(min)
--------------- ---------------
888.000         5.00

------------------------------------------------------------------------------------------------------
         Name: 100YR-240HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-240HR.R32

      Override Defaults: Yes
    Storm Duration(hrs): 240.00
          Rainfall File: Fdot-240
    Rainfall Amount(in): 18.00

Time(hrs)       Print Inc(min)
--------------- ---------------
960.000         5.00

------------------------------------------------------------------------------------------------------
         Name: WQTV
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\WQTV.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 0.00

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

==========================================================================================
==== Routing Simulations ================================================================
==========================================================================================

         Name: 100YR-001HR         Hydrology Sim: 100YR-001HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-001HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                     End Time(hrs): 721.00
     Min Calc Time(sec): 0.5000               Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes
```

Name: 100YR-002HR Hydrology Sim: 100YR-002HR
Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-002HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 722.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 100YR-004HR Hydrology Sim: 100YR-004HR
Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-004HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 724.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 100YR-008HR Hydrology Sim: 100YR-008HR
Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-008HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 728.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: 100YR-024HR Hydrology Sim: 100YR-024HR
Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-024HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 744.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

```
Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100YR-072HR         Hydrology Sim: 100YR-072HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-072HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 792.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100YR-168HR         Hydrology Sim: 100YR-168HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-168HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 888.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100YR-240HR         Hydrology Sim: 100YR-240HR
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\100YR-240HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 960.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes

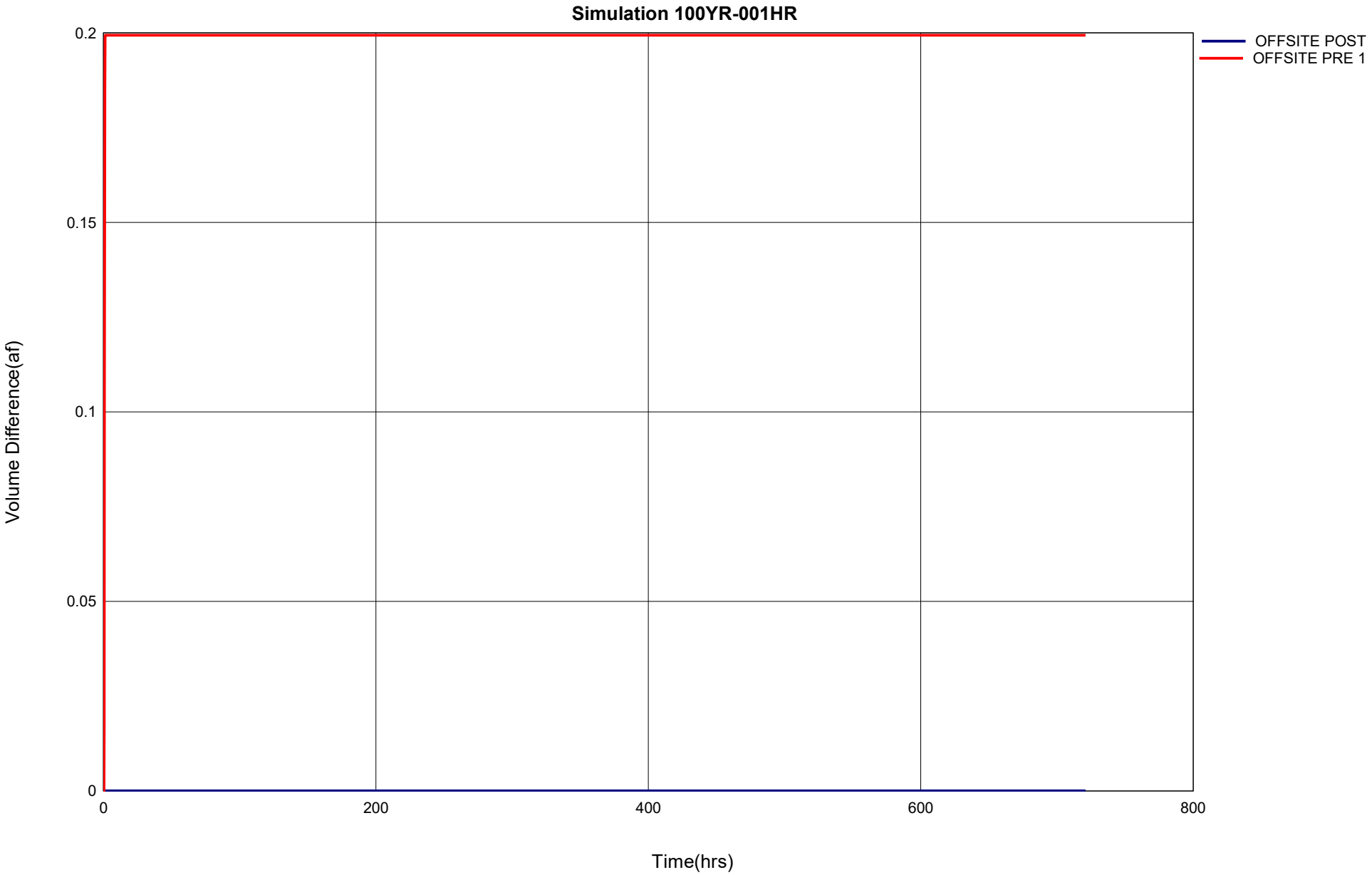

-------------------------------------------------------------------------------------------------
         Name: WQTV                Hydrology Sim: WQTV
     Filename: \\Server3\engprojects\Black Flag\Design Reports\Drainage\Current Model\WQTV.I32

      Execute: No          Restart: No            Patch: No
  Alternative: No
```

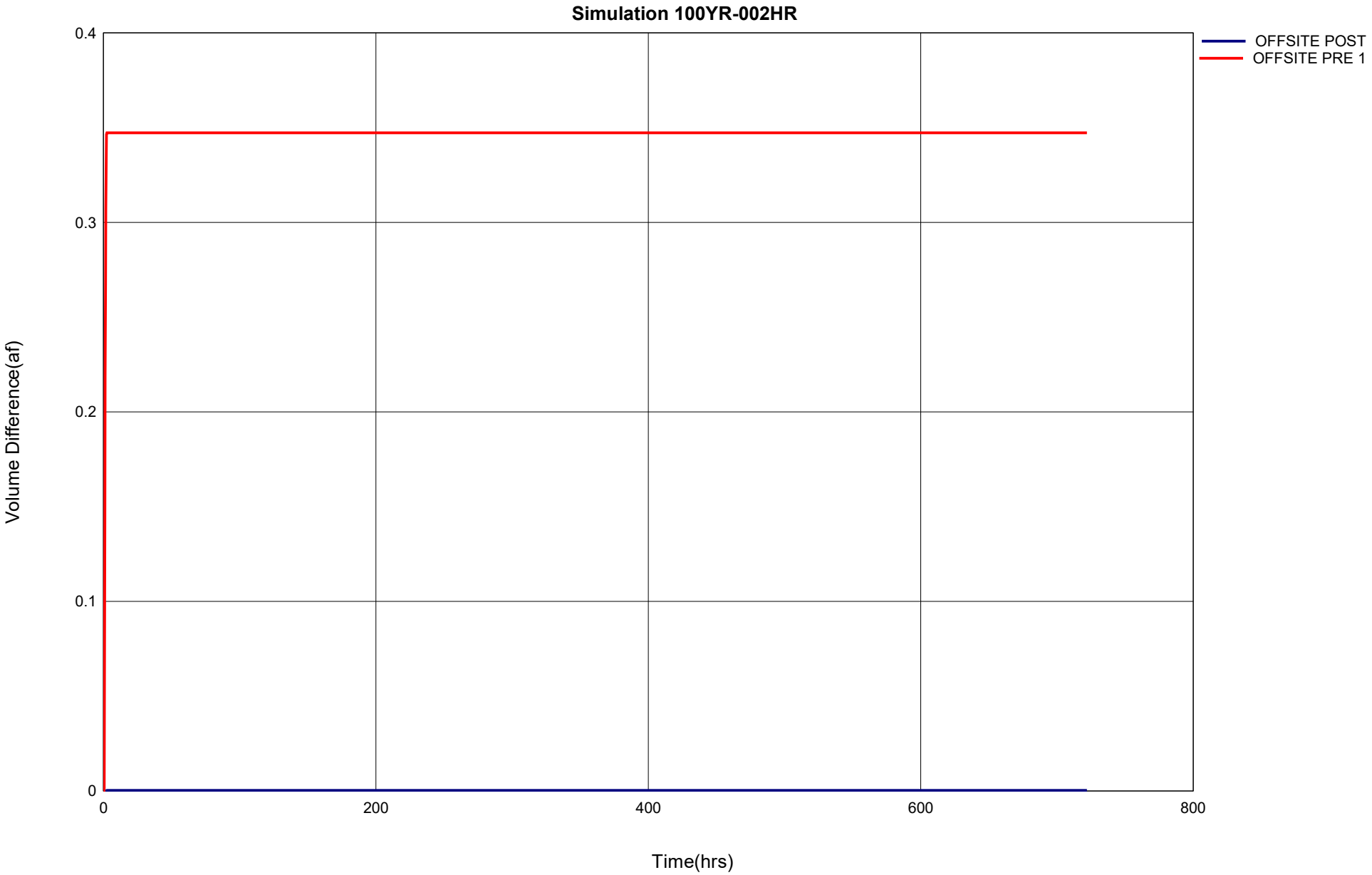
```
       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 72.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:
```

Time(hrs)	Print Inc(min)
999.000	15.000

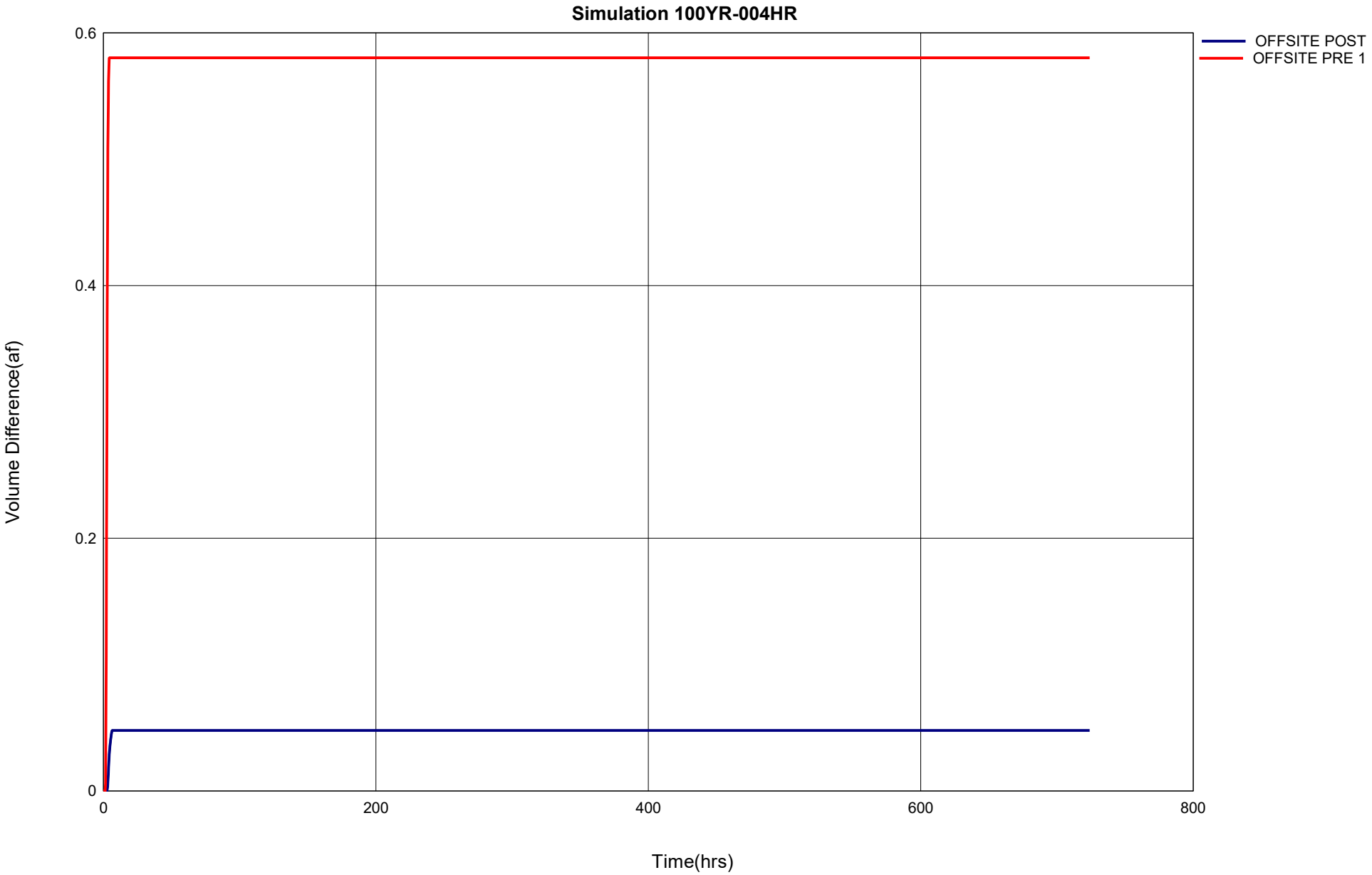
Group	Run
BASE	Yes


Simulation 100YR-001HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
0.2
0.15
0.1
0.05
0
0
200
400
600
800
Time(hrs)

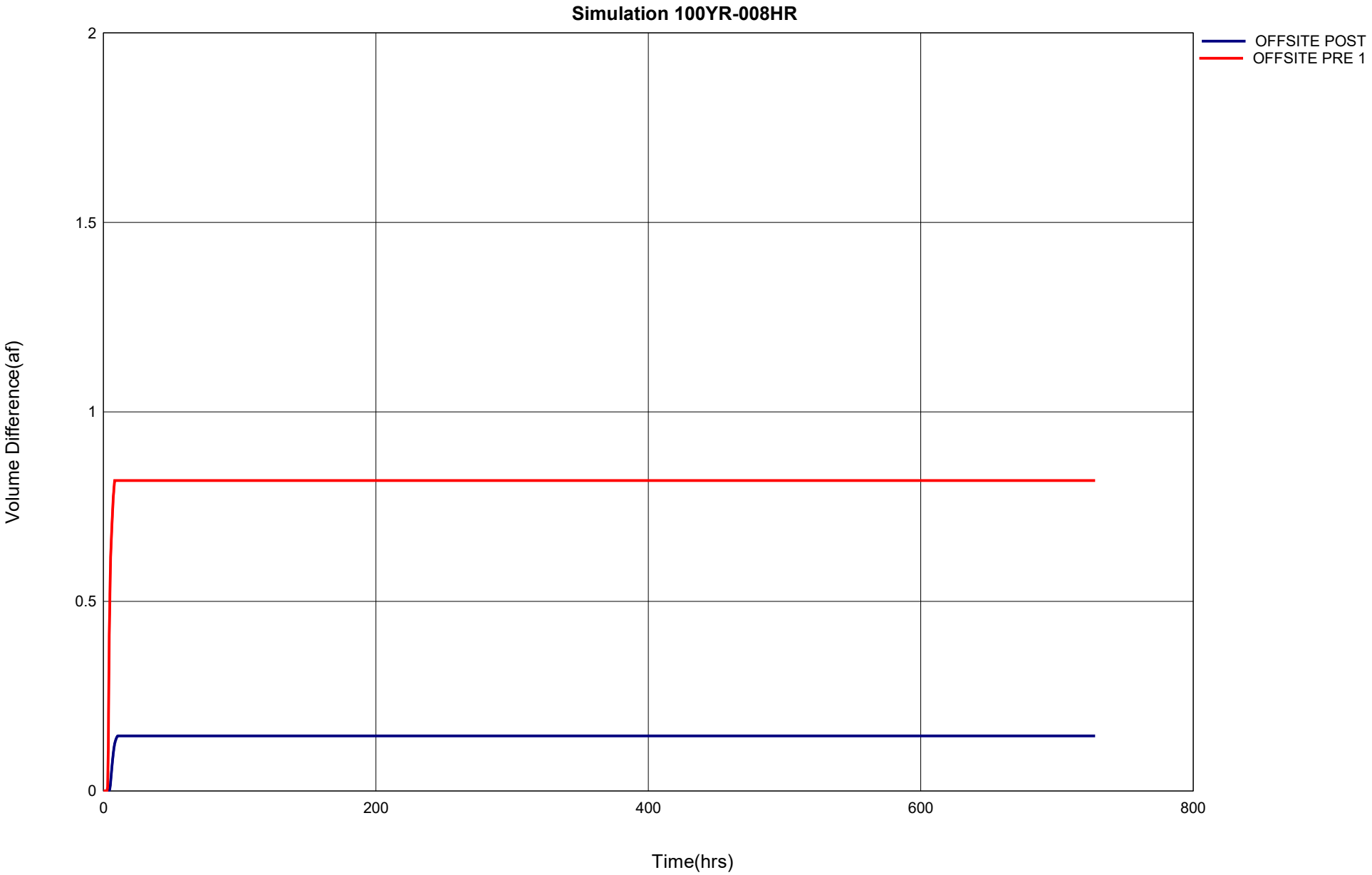
VOLUME


Simulation 100YR-002HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
0.4
0.3
0.2
0.1
0
0
200
400
600
800
Time(hrs)

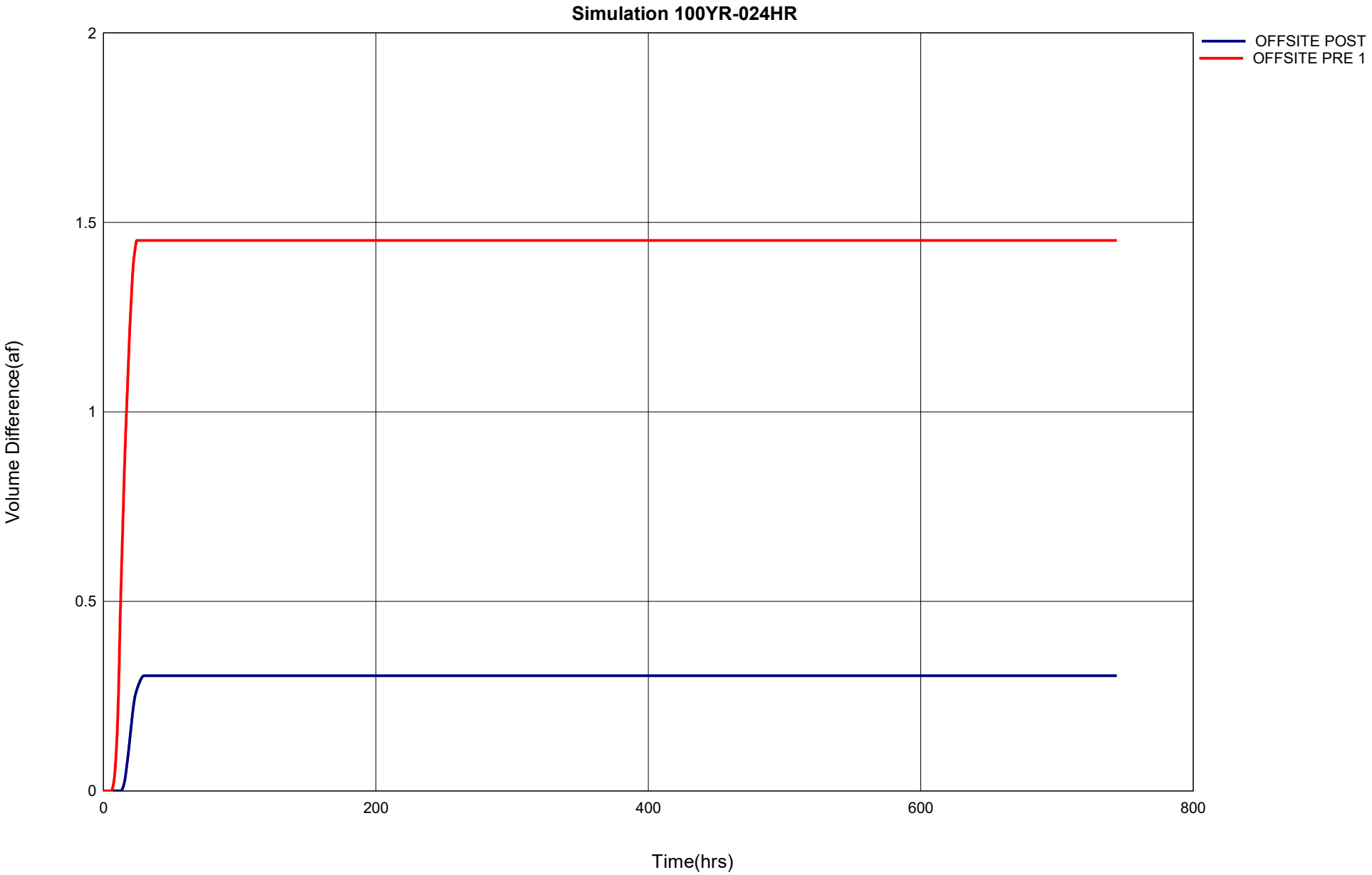
VOLUME


Simulation 100YR-004HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
0.6
0.4
0.2
0
0
200
400
600
800
Time(hrs)

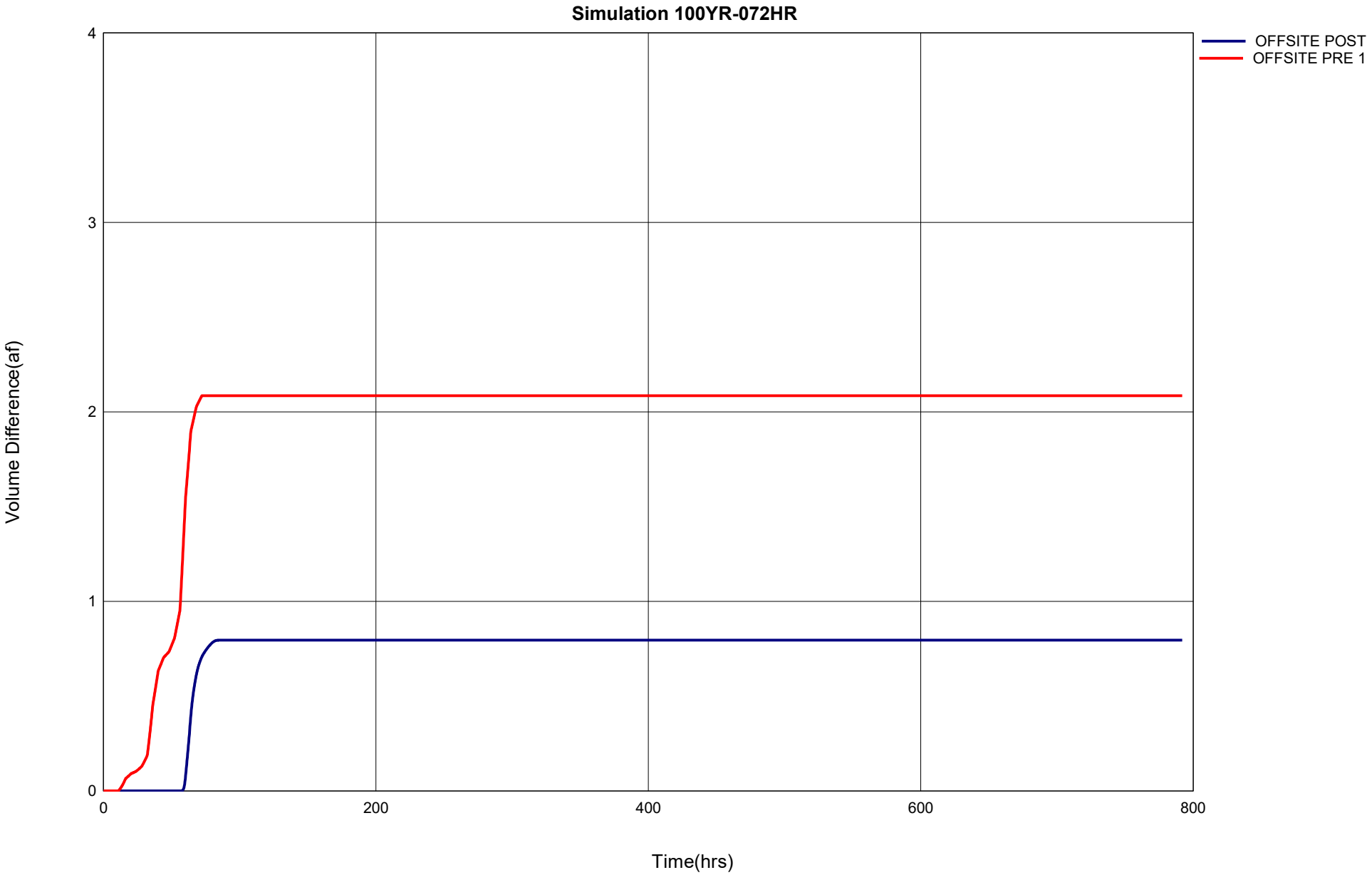
VOLUME


Simulation 100YR-008HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
2
1.5
1
0.5
0
0
200
400
600
800
Time(hrs)

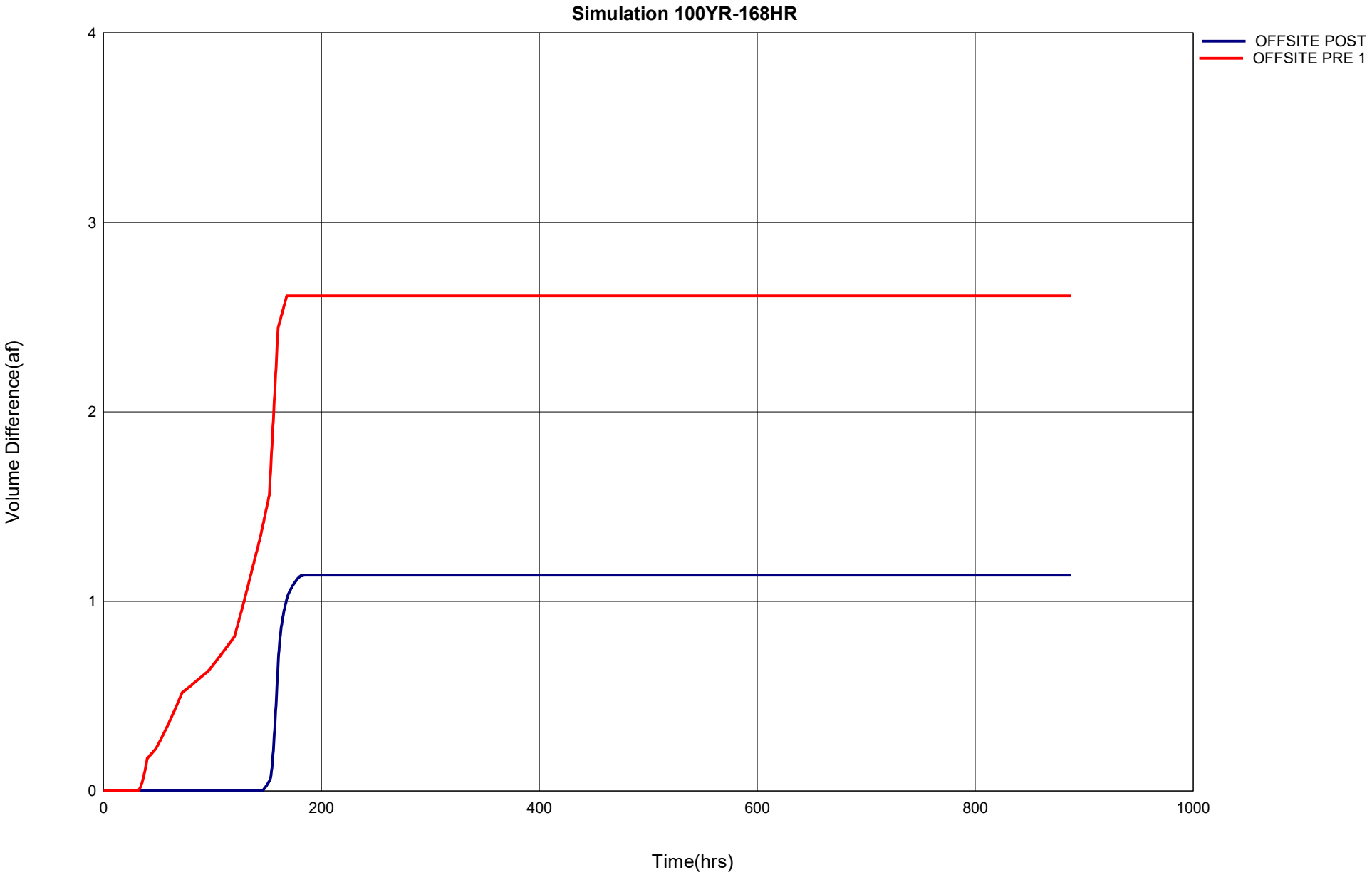
VOLUME


Simulation 100YR-024HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
Time(hrs)
0
0.5
1
1.5
2
0
200
400
600
800

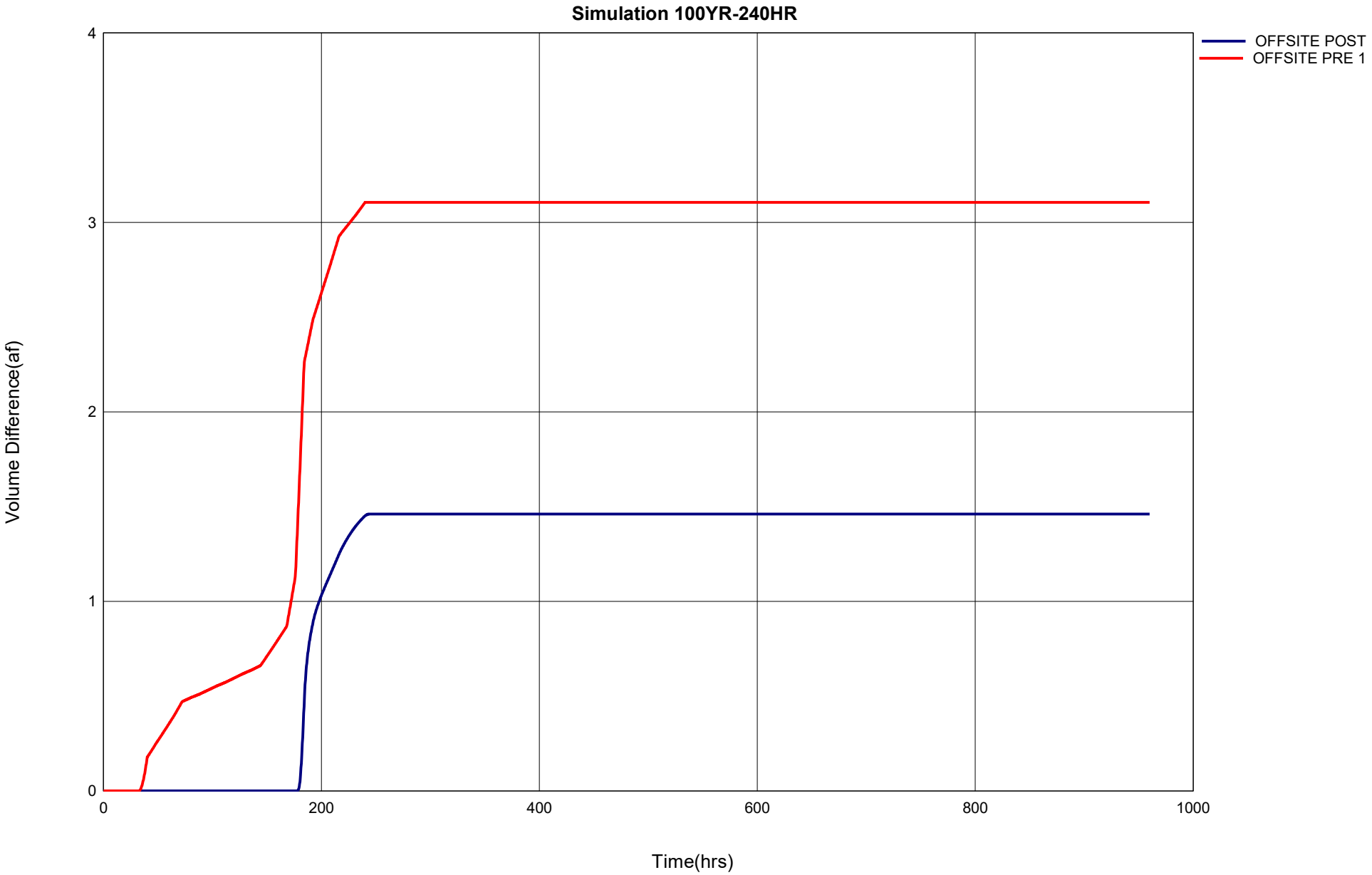
VOLUME


Simulation 100YR-072HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
Time(hrs)
0
1
2
3
4
0
200
400
600
800

VOLUME


Simulation 100YR-168HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
Time(hrs)
0
1
2
3
4
0
200
400
600
800
1000

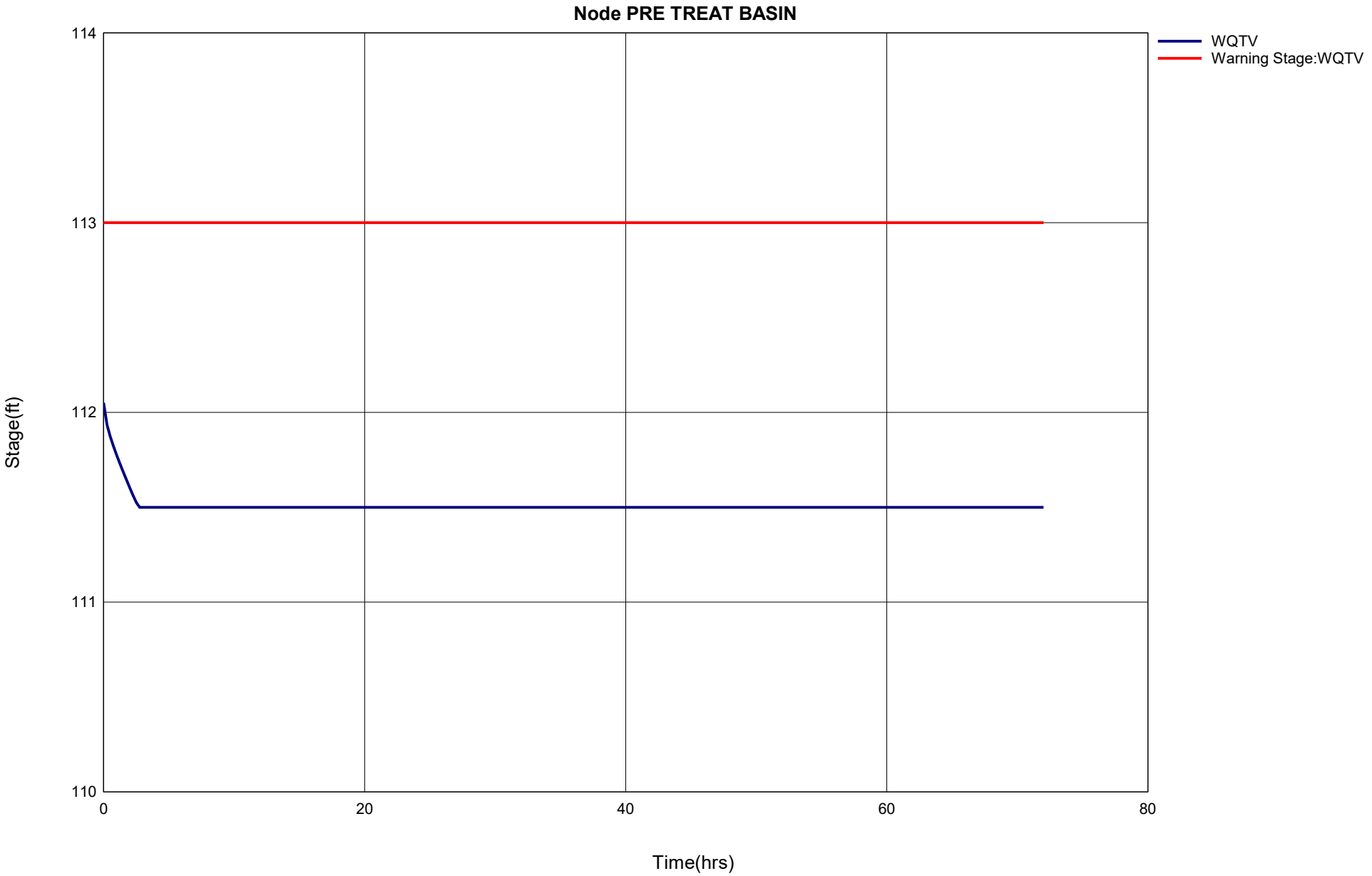
VOLUME


Simulation 100YR-240HR
OFFSITE POST
OFFSITE PRE 1
Volume Difference(af)
Time(hrs)
0
1
2
3
4
0
200
400
600
800
1000

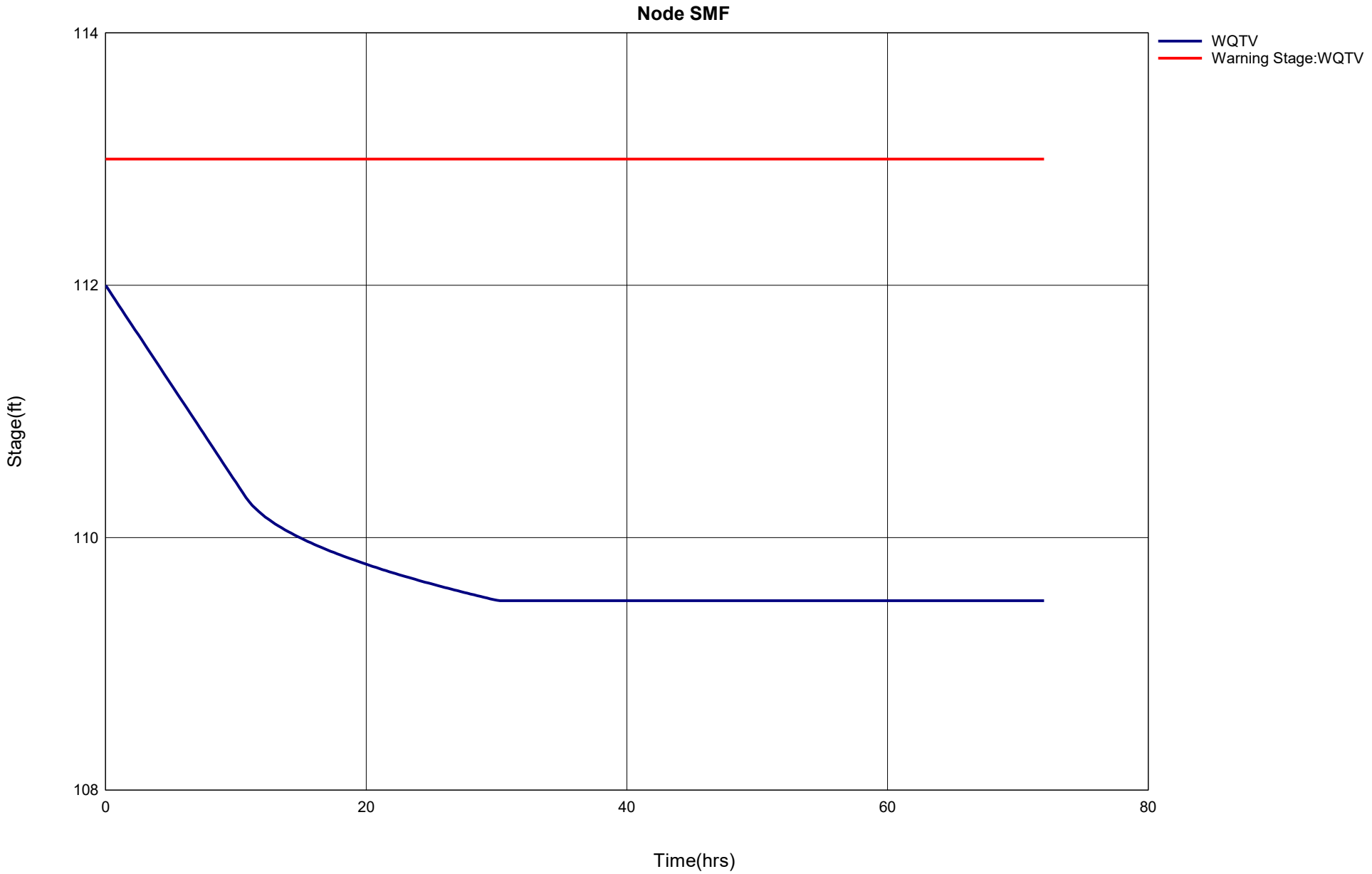
VOLUME

Attachment H

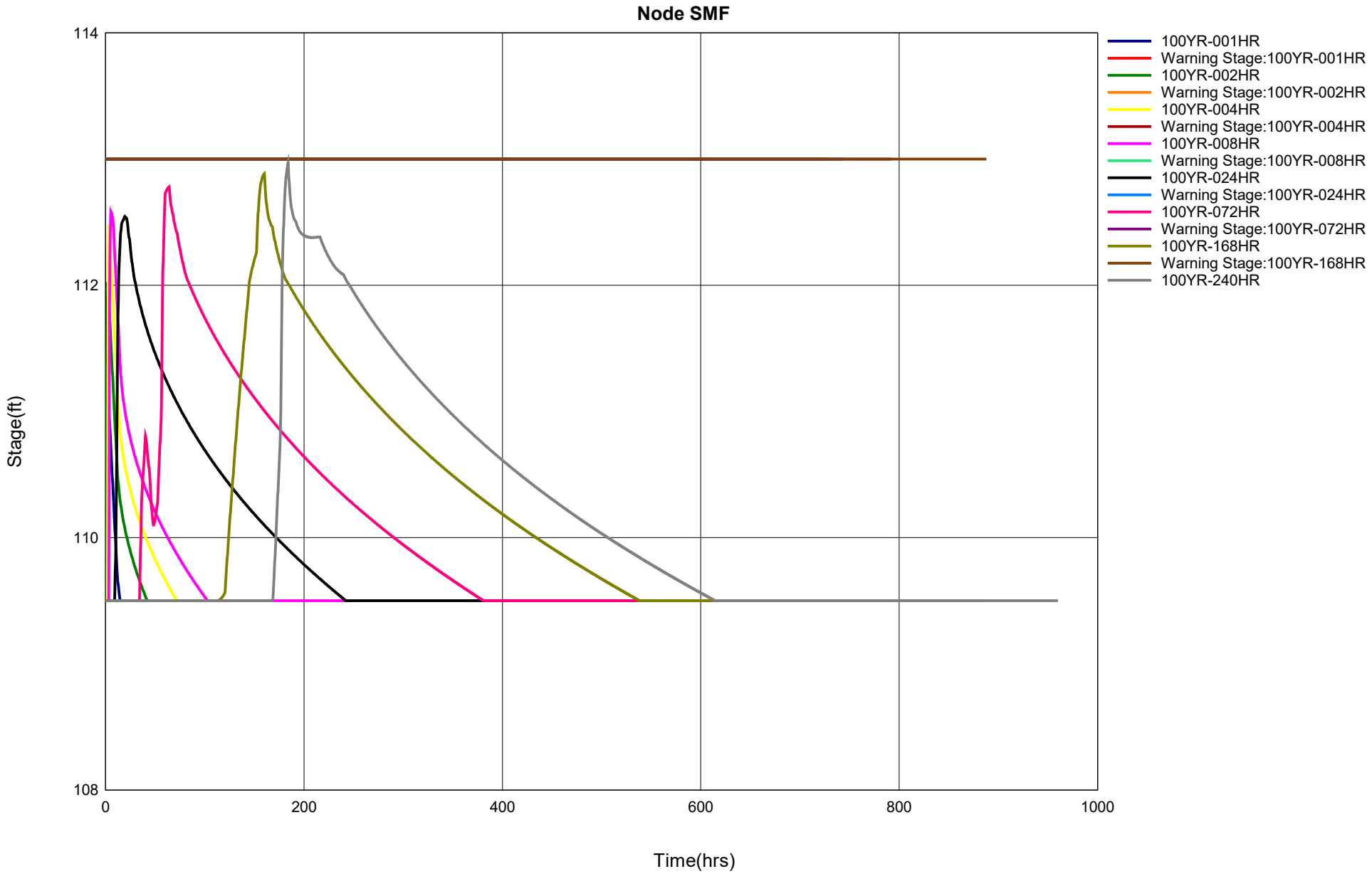
Recovery Analysis



PRE BASIN WQTV RECOVERY



SMF WQTV RECOVERY



SMF RECOVERY

Attachment I

Time of Concentration Calculations

Time of Concentration Worksheet

Arbours at Merrill Wood **Pre Development DA 1**

Input Variables

Overall Flow Length (ft)	711.0
Initial Elevation	134.00
Final Elevation	109.00

Sheet Flow

L = Flow Length (ft)	300.0		
n = Mannings Roughness Coefficient	Grass		
	n = 0.018		
S = slope of hydraulic grade line (ft/ft)	0.030		
P2 = 2 year, 24 hour rainfall (in.)	4.8		
$T = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}}$		Tc =	0.05 hr
		Tc =	3.00 min

Shallow Concentrated Flow

L= Length of Shallow Concentrated Flow (ft)	411.0	Unpaved	
	0.0	Paved	
Unpaved Velocity (ft/s)	3.18		
Paved Velocity (ft/s)	NA		
S = Slope of Hydraulic Grade Line (ft/ft)	0.039		
$T_{unpaved} = \frac{L}{16.1345 \times S^{0.5}}$		Tc =	2.15 min
$T_{paved} = \frac{L}{20.3282 \times S^{0.5}}$		Tc =	0 min

Total Time of Concentration	**5.16 min**

Attachment J

Pipe Calculations

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	S-8 TO S-9	7.56	24	Cir	82.600	111.50	112.54	1.259	113.50	113.52	n/a	113.52 j	End	Grate
2	S-7 TO S-8	5.83	18	Cir	88.236	112.54	113.82	1.451	113.52	114.75	n/a	114.75 j	1	Grate
3	S-6 TO S-7	5.08	18	Cir	86.253	113.82	115.11	1.496	114.75	115.98	n/a	115.98 j	2	Grate
4	S-5 TO S-6	3.91	18	Cir	177.666	115.11	117.78	1.503	115.98	118.54	n/a	118.54 j	3	Grate
5	S-4 TO S-5	2.96	18	Cir	138.001	117.78	120.09	1.674	118.54	120.74	n/a	120.74 j	4	Grate
6	S-3 TO S-4	2.50	18	Cir	60.459	120.09	120.85	1.257	120.74	121.45	n/a	121.45 j	5	Grate
7	S-2 TO S-3	1.89	18	Cir	88.179	120.85	126.26	6.135	121.45	126.78	n/a	126.78 j	6	Grate
8	S-1 TO S-2	1.64	15	Cir	42.883	126.47	126.59	0.280	127.05	127.17	0.07	127.24	7	Grate
9	CO2 TO S-1	1.25	8	Cir	19.625	126.59	126.66	0.357	127.26*	127.43*	0.03	127.46	8	None
10	CO1 TO CO2	0.59	8	Cir	114.001	126.66	127.00	0.298	127.46	127.66	0.04	127.71	9	None
11	CO4 TO S-8	1.48	8	Cir	112.966	116.00	123.97	7.055	116.30	124.54	n/a	124.54	1	None
12	CO3 TO CO4	0.83	8	Cir	132.666	124.92	125.92	0.754	125.34	126.35	n/a	126.35	11	None

Project File: 2021-01-05 Storm Sewer.stm | Number of lines: 12 | Run Date: 1/5/2021

NOTES: Return period = 3 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 1/5/2021
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 3 yrs
														Elev of Invert							Proj: 2021-01-05 Storm Sev
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Up	Down	Fall	Size	Slope	Vel	Cap	
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
1	End	Grate	0.013	82.600	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	17.17	0.53	4.98	1.52	0.00 7.56	119.00	113.52 114.54 112.54	113.50 113.50 111.50	0.02 1.04	24 24 Cir	0.02 1.26	3.69 8.08	7.56 25.38	S-8 TO S-9
2	1	Grate	0.012	88.236	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	16.76	0.41	5.03	1.16	0.00 5.83	123.00	114.75 115.32 113.82	113.52 114.04 112.54	1.23 1.28	18 18 Cir	1.40 1.45	4.92 7.75	5.83 13.70	S-7 TO S-8
3	2	Grate	0.012	86.253	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	16.29	0.46	5.09	1.00	0.00 5.08	125.34	115.98 116.61 115.11	114.75 115.32 113.82	1.23 1.29	18 18 Cir	1.42 1.50	4.60 7.87	5.08 13.91	S-6 TO S-7
4	3	Grate	0.012	177.666	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	15.05	1.24	5.27	0.74	0.00 3.91	127.76	118.54 119.28 117.78	115.98 116.61 115.11	2.56 2.67	18 18 Cir	1.44 1.50	4.04 7.89	3.91 13.95	S-5 TO S-6
5	4	Grate	0.012	138.001	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.76	1.29	5.48	0.54	0.00 2.96	128.36	120.74 121.59 120.09	118.54 119.28 117.78	2.21 2.31	18 18 Cir	1.60 1.67	3.67 8.33	2.96 14.72	S-4 TO S-5
6	5	Grate	0.012	60.459	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	13.08	0.68	5.59	0.45	0.00 2.50	129.13	121.45 122.35 120.85	120.74 121.59 120.09	0.70 0.76	18 18 Cir	1.16 1.26	3.59 7.22	2.50 12.75	S-3 TO S-4
7	6	Grate	0.012	88.179	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.74	1.34	5.84	0.32	0.00 1.89	130.80	126.78 127.76 126.26	121.45 122.35 120.85	5.33 5.41	18 18 Cir	6.04 6.14	3.18 15.95	1.89 28.18	S-2 TO S-3
8	7	Grate	0.012	42.883	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.22	0.53	5.94	0.28	0.00 1.64	129.00	127.17 127.84 126.59	127.05 127.72 126.47	0.12 0.12	15 15 Cir	0.28 0.28	2.92 3.02	1.64 3.70	S-1 TO S-2
9	8	None	0.012	19.625	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	11.13	0.09	5.96	0.21	0.00 1.25	129.25	127.43 127.33 126.66	127.26 127.26 126.59	0.18 0.07	8 8 Cir	0.91 0.36	3.57 2.24	1.25 0.78	CO2 TO S-1
10	9	None	0.012	114.001	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	10.00	1.13	6.20	0.10	0.00 0.59	129.50	127.66 127.67 127.00	127.46 127.33 126.66	0.20 0.34	8 8 Cir	0.18 0.30	1.69 2.05	0.59 0.71	CO1 TO CO2

NOTES: Intensity = 39.96 / (Inlet time + 7.70) ^ 0.65 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2021-01-05 Storm Sewer.stm

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len	Drainage Area			Time of conc	Time of Flow in sect	Inten (I)	Total CA	Add Q	Inlet elev	Elev of HGL			Rise	HGL	ADD		Date: 1/5/2021
					C1 = 0.2 C2 = 0.5 C3 = 0.9							Total Flow		Elev of Crown			Span	Pipe	Full Flow		Frequency: 3 yrs
					Increment (ac)	Sub-Total (ac)	Sum CA					Q		Elev of Invert Up	Down	Fall	Size	Slope	Vel	Cap	Proj: 2021-01-05 Storm Sev
				(ft)				(min)	(min)	(in/hr)		(cfs)	(ft)	(ft)	(ft)	(ft)	(in)	(%)	(ft/s)	(cfs)	Line description
11	1	None	0.012	112.966	0.00	0.00	0.00	10.94	0.44	6.00	0.25	0.00	128.89	124.54	116.30	8.24	8	7.29	7.11	1.48	CO4 TO S-8
					0.00	0.00	0.00					1.48		124.64	116.67		8	7.06	9.96	3.48	
					0.00	0.00	0.00							123.97	116.00	7.97	Cir				
12	11	None	0.012	132.666	0.00	0.00	0.00	10.00	0.94	6.20	0.13	0.00	129.01	126.35	125.34	1.01	8	0.76	3.51	0.83	CO3 TO CO4
					0.00	0.00	0.00					0.83		126.59	125.59		8	0.75	3.25	1.14	
					0.00	0.00	0.00							125.92	124.92	1.00	Cir				

NOTES: Intensity = 39.96 / (Inlet time + 7.70) ^ 0.65 (in/hr) ; Time of flow in section is based on full flow.

Project File: 2021-01-05 Storm Sewer.stm

Attachment K

Table B1-1

Table B1-1. Required Retention Treatment Volumes (in Inches) to Achieve an 80% Average Annual Pollutant Load Reduction in Rainfall Zone 2.

(From Evaluation of Current Stormwater Design Criteria within the State of Florida, Final Report Submitted to the FDEP, June 2007, Harvey Harper and David Baker, Environmental Research and Design, Inc.)

NDCIA CN	Percent DCIA																		
	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	0.22	0.24	0.32	0.40	0.46	0.51	0.60	0.67	0.73	0.80	0.87	0.94	1.01	1.08	1.15	1.22	1.29	1.36	1.43
35	0.23	0.24	0.33	0.41	0.46	0.52	0.60	0.67	0.73	0.80	0.88	0.94	1.01	1.08	1.15	1.22	1.29	1.36	1.43
40	0.23	0.26	0.35	0.42	0.47	0.53	0.61	0.68	0.74	0.81	0.88	0.95	1.01	1.09	1.16	1.22	1.29	1.36	1.43
45	0.24	0.28	0.37	0.43	0.48	0.55	0.62	0.69	0.74	0.82	0.89	0.95	1.02	1.09	1.16	1.22	1.29	1.36	1.43
50	0.27	0.32	0.39	0.45	0.49	0.57	0.64	0.70	0.76	0.83	0.90	0.96	1.03	1.10	1.16	1.23	1.30	1.37	1.43
55	0.35	0.38	0.42	0.47	0.52	0.59	0.66	0.71	0.77	0.84	0.91	0.97	1.04	1.11	1.17	1.23	1.30	1.37	1.43
60	0.45	0.44	0.46	0.50	0.56	0.62	0.68	0.73	0.80	0.86	0.93	0.98	1.05	1.11	1.18	1.24	1.30	1.37	1.43
65	0.57	0.52	0.53	0.56	0.61	0.66	0.71	0.76	0.83	0.89	0.95	1.00	1.06	1.13	1.19	1.25	1.31	1.37	1.43
70	0.70	0.65	0.63	0.65	0.68	0.72	0.76	0.81	0.87	0.92	0.97	1.03	1.09	1.14	1.20	1.25	1.31	1.37	1.43
75	0.84	0.78	0.76	0.75	0.77	0.80	0.83	0.88	0.92	0.96	1.01	1.06	1.11	1.17	1.22	1.27	1.32	1.38	1.43
80	0.98	0.92	0.90	0.89	0.89	0.91	0.93	0.96	0.99	1.02	1.07	1.11	1.15	1.20	1.24	1.29	1.34	1.38	1.43
85	1.12	1.07	1.04	1.03	1.02	1.03	1.04	1.06	1.08	1.11	1.14	1.17	1.20	1.24	1.27	1.31	1.35	1.39	1.43
90	1.24	1.21	1.19	1.18	1.17	1.17	1.18	1.19	1.20	1.21	1.23	1.25	1.27	1.30	1.32	1.35	1.38	1.40	1.43
95	1.35	1.34	1.33	1.33	1.32	1.32	1.32	1.33	1.33	1.34	1.34	1.35	1.36	1.37	1.38	1.39	1.41	1.42	1.43
98	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.40	1.40	1.40	1.40	1.41	1.41	1.41	1.42	1.42	1.42	1.43	1.43

Springs/HighSprings
nFoot5K and register.
$30 registration
s a medal and shirt.
tration ends Feb.
021 at 11:59 p.m.
ipants can track
route by using a
app called Strava
an downloaded on a
phone. Participants
ubmit results to High
gs Park and Recreation
or Damon Messina at
ina@highsprings.us.
b. 7-8: Auditions
"The Hallelujah
" will be held at the
Springs Playhouse,
W. U.S. Highway 27
m. The play involves
outhern belles who
n abandoned church
day spa. Audition
ations can be found
at High Springs
use's Facebook page.
mance show dates are
2 – 25. Rehearsals
playhouse at hsplayhouse@gmail.com.

■ **Feb. 5-28: High Springs Playhouse presents "Barefoot in the Park."** This production of Neil Simon's well-known play will be directed by Julie Macklin. Times for Friday and Saturday performances are 8 p.m.; Sunday performances begin at 2 p.m. Tickets are $16 for adults, $11 for students and $11 for senior matinees (Sundays). Tickets can be purchased on-line at High Springs Playhouse's Facebook page. The Playhouse is located at 23416 W. U.S. Highway 27.

■ **Feb. 12-13: Valentine's Day Couples Package at the High Springs Playhouse.** "Barefoot in the Park" has an added benefit for couples for this Valentine's Day performance. Wine and benefit a local person with Stage 4 cancer. Doors open at 6:30 p.m. The event includes an Italian dinner buffet with sweet treat desserts, live music, Valentine photo set-up and a raffle. The cost is $10 per person, kids under 12 eat free. This is a family-friendly event to help raise money to support and give hope to a local cancer victim.

■ **Tuesdays: Waldo Food Give-a-way for Everyone.** From 12 p.m. – Until the food is gone, Waldo residents can walk through the lunchroom of the old school building, 14450 N.E. 148th Avenue, Waldo, on Tuesday to choose food items. City residents and workers go to Gainesville to pick up the food to distribute every Tuesday morning. First come, first served.

ng charges set to increase

west of two other
rcels already zoned
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Atlas will change
ing from Residential,
Family (RSF-2) to
ercial Intensive (CI)
same property. The
tion changes were
to the City by
eltz, agent for BMB
LLC, property

Comprehensive Plan
ment is approved
second reading,
sioners will
the zoning change
ion.
ity of Newberry
going through a
strategic planning
Mari Rains from
versity of Central
Institute of
ment appeared
before the
sion to discuss
the City of
y with strategic
needs.
One includes interviews with key stakeholders and development of a clear communication plan. Community visioning forums will take place and the consultant will prepare a summary of the visioning sessions for consideration and discussion by the Commission.

Phase Two involves a Commission workshop to review data from the forum, determine current trends and conditions impacting Newberry, develop a vision statement and establish goals, objectives and priorities.

Ultimately the consultant will collaborate with City staff to present a report and strategic plan to the Commission.

In other business, the Commission considered an increase in solid waste tipping rates Alachua County is levying on waste disposal companies. Dayna Miller of Waste Pro, the City's solid waste disposal company, was on-hand personally to discuss the increase in their costs from $48.08 per ton to $52 per ton. A portion of the fees the City collects from its customers are pass-through, meaning the City collects and pays the same amount to Waste Pro. Alachua County notified the increase to waste haulers on Oct. 16. Due to the need to amend resolutions between the City and Waste Pro, Commissioners postponed acting on the increase until the Feb. 8 meeting to allow time for a new resolution to be considered. Mayor Jordan Marlowe suggested the City pay a little more for the next few months to make Waste Pro whole. Although no vote was taken on the issue, it appeared that Commissioners were in agreement.

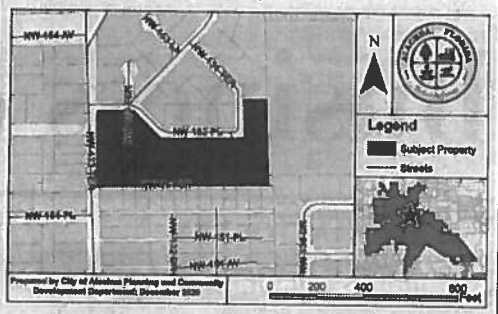
# # #

Email cwalker@alachuatoday.com

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 February 9, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142 nd Terrace, Alachua, Florida, to consider the following: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, located in the Merrillwood subdivision; Tax Parcel Nos. 03214-021-000 through 03214-037-000; FLUM: Medium Density Residential; Zoning: Residential Multiple Family – 8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 28, 2021)

eartland Places of Worship

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE
(Name)
SIGN ON 1-25-01 FOR THE Arbours at Merrill Wood Site Plan
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

5 (five)
(Number of signs)

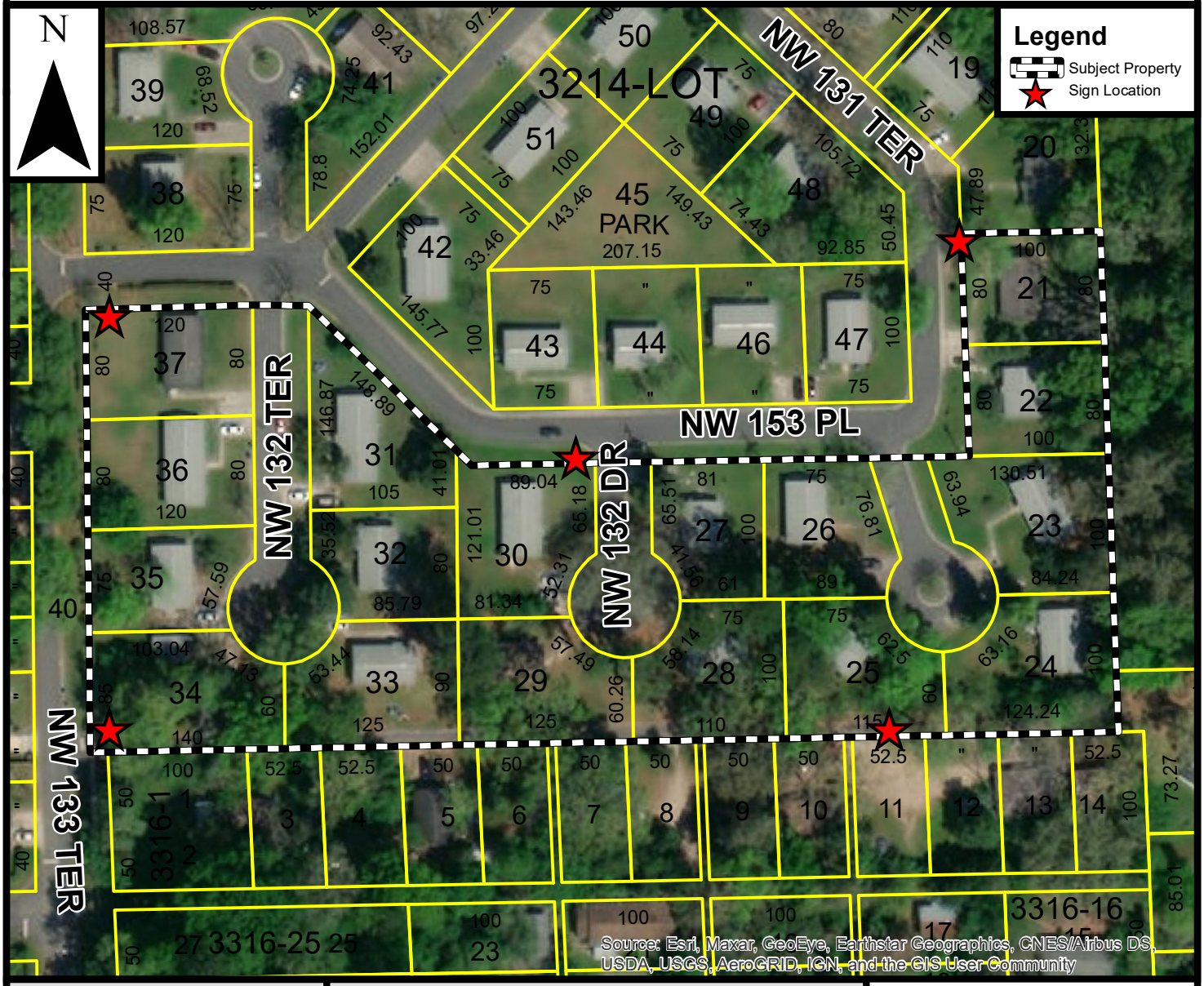
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Arbours at Merrillwood
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

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 25 50 100 Feet

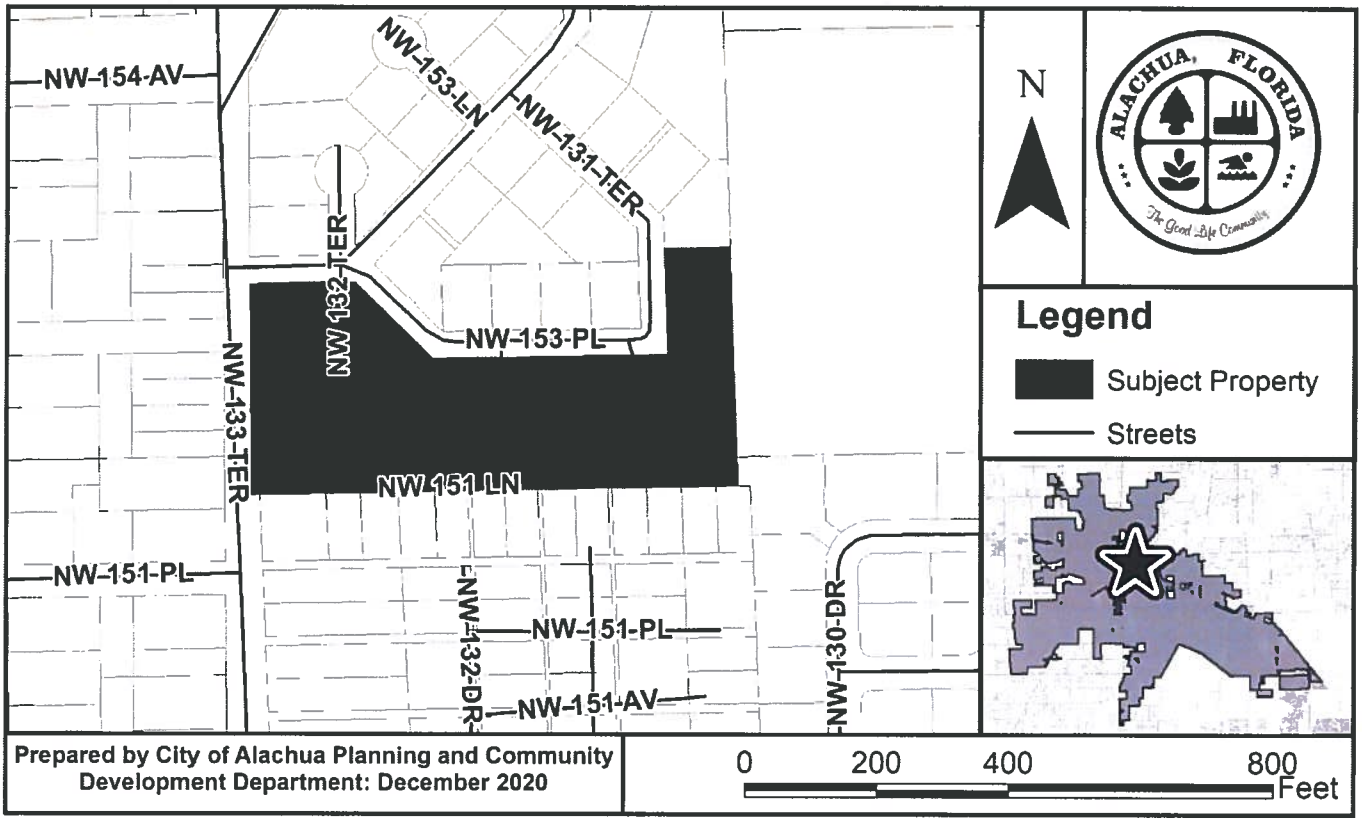
Mailed 1/25/21 KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 February 9, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for the Alachua County Housing Authority, property owner, for consideration of a Site Plan which proposes to redevelop 17 existing single-family dwellings into a 40-unit multiple family development, community garden, and picnic pavilion with associated site improvements on a ±4.34 acre subject property, located in the Merrillwood subdivision; Tax Parcel Nos. 03214-021-000 through 03214-037-000; FLUM: Medium Density Residential; Zoning: Residential Multiple Family – 8 (RMF-8).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

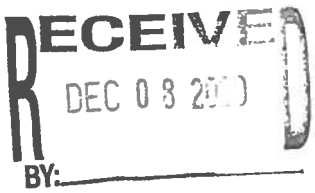
Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616



03297-000-000
FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

03263-000-000
FORD LEOLA B
13340 NW 152ND PL
ALACHUA, FL 32615-4474

03209-010-050
GHOSH YASHODA DULAL GOPAL
2441 NW 43RD ST #24A
GAINESVILLE, FL 32606

03287-001-000
GRANT ROBERT
PO BOX 15
ALACHUA, FL 32616-0015

03316-038-000
GRINER RAMONA H
201 SE 2ND AVE #306
GAINESVILLE, FL 32601

03316-009-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03316-008-000
HALL ALONZO
1400 SW 131ST WAY APT 403Q
PEMBROKE PINES, FL 33027

03295-000-000
HAYWOOD HILDA
PO BOX 651
ALACHUA, FL 32616-0651

03295-003-000
HILL EDWARD
PO BOX 1176
ALACHUA, FL 32616-1176

03296-000-000
HILL LAVERN LIFE ESTATE
13311 NW 151ST PL
ALACHUA, FL 32615-5891

03316-049-000
HUTCHINSON BEVERLY L
PO BOX 856
ALACHUA, FL 32616

03316-007-000
JACKSON CECIL SCOTT
13268 NW 158TH AVE
ALACHUA, FL 32615

03316-035-000
JENKINS ESTHER
PO BOX 833
ALACHUA, FL 32616

03316-021-000
JENKINS ESTHER HEIRS
PO BOX 1138
ALACHUA, FL 32616-1138

03316-024-000
JENKINS VERNON & MARGARET
PO BOX 833
ALACHUA, FL 32616-0833

03204-000-000
JOHN C HIPP CONST EQUIP CO
PO BOX 1000
ALACHUA, FL 32616-1000

03316-029-000
JONES ROOSEVELT LORENZO
214 LARKTREE LN
FUQUAY VARINA, NC 27526

03258-000-000
JOSEY BILLIE & LEILA PEARL
PO BOX 1203
ALACHUA, FL 32616-1203

03261-000-000
Josey Community Hope Center Foundation Inc
PO BOX 1203
ALACHUA, FL 32616

03316-030-000
Kosman & Rothseiden & Rothseiden
PO BOX 991
ALACHUA, FL 32616

03293-000-000
KWARTENG KENNETH & MATILDA
1600 PINEHURST VIEW DR
GRAYSON, GA 30017

03295-002-000
LAWSON & LEWIS & WILLIAMS HEIRS
PO BOX 866
ALACHUA, FL 32616

03316-016-000
LEE DOROTHY HEIRS
PO BOX 573
ALACHUA, FL 32616-0573

03316-036-000
LEE KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

03297-001-000
LILLIE E L
PO BOX 1434
ALACHUA, FL 32616-1434

03209-010-049
LORANGER MARIE
12923 NW 151ST RD
ALACHUA, FL 32615-5741

03316-044-000
MERRICKS DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

03316-043-000
MERRICKS JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615-5518

03316-003-000
MILLER DOROTHY L LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03316-010-000
MORNINGSIDE FUNDING LLC
2370 RICE BLVD STE 200
HOUSTON, TX 77005

03206-000-000
ACCH LLC
6327 NW 123RD PL
GAINESVILLE, FL 32627

03214-013-000 thru 03214-057-000
ALACHUA COUNTY HOUSING AUTHORITY
701 NE 1ST ST
GAINESVILLE, FL 32601

03316-017-000
AMIRA STUART
PO BOX 639
ALACHUA, FL 32616-0639

03209-010-016
ANDERSON & WARD
13006 NW 151ST RD
ALACHUA, FL 32616

03316-011-000
ARMSTRONG HENRY JAMES JR
15513 BRINTON WAY
BRANDYWINE, MD 20613-6205

03209-010-022
BAKER SHIRLEY
15022 NW 130TH DR
ALACHUA, FL 32615

03316-026-000
BEVILLE & BEVILLE-LAMBERT & LAMBERT W/H
15500 NW 180TH AVE
ALACHUA, FL 32615

03316-053-000
BLAKE & WILLIAMS HEIRS
PO BOX 607
ALACHUA, FL 32616

03209-010-021
BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

03209-010-018
BRANDOW & ECKERT
2325 DEEP GAP RD
FLAT ROCK, NC 28731-5715

03299-000-000
CALHOUN & CLAY & EWELL ET AL
PO BOX 6264
FORT LAUDERDALE, FL 33310-6264

03294-000-000
CANNON MARVIN
1006 VANCE ST
PARIS, TN 38242-3329

03263-001-000
CERTAIN DOROTHY
PO BOX 1373
ALACHUA, FL 32616-1373

03316-014-000
CESAR NAHUN BARDALES QUINTEROS
4750 NW 15TH AVE
MIAMI, FL 33142

03209-010-020
CHACON & RICO M/C
15114 NW 130TH DR
ALACHUA, FL 32615

03316-015-000
CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616-2040

03316-046-000
CHURCH OF GOD BY FAITH INC
PO BOX 2040
ALACHUA, FL 32615

03316-051-000
CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKONVILLE, FL 32210

03316-042-000
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

03209-010-040
CLIFTON TERESA L
12922 NW 151ST PL
ALACHUA, FL 32615

03316-048-000
CRISWELL & GRANT
1705 NE 6TH PL
GAINESVILLE, FL 32641-5853

03316-012-000
CURTIS NATHANIEL & RUTHE
PO BOX 1087
ALACHUA, FL 32616-1087

03316-025-000
DAVID-REED PARIS
8265 TIVERTON DR
PORT TOBACCO, MD

03316-001-000
DAVIS-REED & MILLER LIFE ESTATE
8265 TIVERTON DR
PORT TOBACCO, MD 20677

03295-004-000
DAY ANTHONY
8824 SW SUNDOWN CREEK RD
GREENVILLE, FL 32331-3736

03298-001-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03300-000-000
DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616-0272

03260-000-000
ENI LLC
3720 NW 43RD AVE STE 105
GAINESVILLE, FL 32606

03262-000-000
ENI LLC
3720 NW 43RD AVE STE 105
GAINESVILLE, FL 32606

03295-001-000
FAIRCLOTH LYNN
15129 NW 134TH TER
ALACHUA, FL 32615

03263-002-000
MORRISON ESSIE R
PO BOX 84
ALACHUA, FL 32616-0848

03267-000-000
NATTIEL WALTER HEIRS
PO BOX 1265
ALACHUA, FL 32616

03264-000-000
NCWT LLC
14260 W NEWBERRY RD #200
NEWBERRY, FL 32669

03291-000-000
NCWT LLC
14260 W NEWEBRRY RD #200
NEWBERRY, FL 32669

03265-000-000
NEXT GREEN LLC
20232 NW 62ND AVE
ALACHUA, FL 32615

03260-001-000
NOBLE OAK CONSTRUCTION LLC
3720 NW 43RD ST
GAINESVILLE, FL 32606

03316-013-000
PORTER MELANIE
PO BOX 1577
ALACHUA, FL 32616

03259-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03304-000-000
R A RUSH ENTERPRISES INC
11 SE 2ND AVE
GAINESVILLE, FL 32601

03316-005-000
Red Oak Investment Properties LLC
PO BOX 8099
TAMPA, FL 33674

03209-010-019
RICHMAN RICHARD & MICHELLE
15124 NW 130TH DR
ALACHUA, FL 32615

03316-022-000
RILEY PAULINE
13204 NW 151ST PL
ALACHUA, FL 32615

03301-000-000
ROBINSON KATHY LIFE ESTATE
15029 NW 134TH TER
ALACHUA, FL 32615

03316-033-000
ROBINSON SARIA N
PO BOX 63
ALACHUA, FL 32616

03209-010-015
SACASA ENID S
12930 NW 151ST RD
ALACHUA, FL 32615

03209-010-014
SIMPSON HELEN
12920 NW 151ST RD
ALACHUA, FL 32615

03287-000-000
SMITH THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03289-000-000
SMITH THOMAS
8000 NW 47TH DR
GAINESVILLE, FL 32609

03316-037-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

03316-047-000
SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

03209-010-038
STUBBS JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

03316-023-000
THOMAS LOUISE
PO BOX 712
ALACHUA, FL 32616-0712

03290-000-000
WARD ELIZABETH
204 SE 1ST ST
GAINESVILLE, FL 32601-6571

03316-016-001
Welch Walter Lee & Annie Mae Lee
PO BOX 1281
ALACHUA, FL 32616-1281

03316-020-000
WEST & WESTON
PO BOX 773
ALACHUA, FL 32616-0773

03316-015-001
WHITE ELLA MAE
PO BOX 1612
ALACHUA, FL 32616-1612

03316-045-000
WHITE RALPHFENE
PO BOX 1462
ALACHUA, FL 32616-1462

03209-010-039
WILKINS JOHN MARK
13004 NW 151ST PL
ALACHUA, FL 32615

03316-019-000
WILLIAMSON FRED & CAROLYN
1035 AUSTIN RIDGE CT
PINEY FLATS, TN 37686