Planning and Zoning Board
Agenda
January 11, 2022

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Ed Potts	
Member Joe Hancock	
Member Virginia Johns	
Member Gary Thomas	
School Board Member Tina Certain	

Planning and Zoning Board
At 6:00 PM

Meeting Date: January 11, 2022

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 December 14, 2021 PZB Meeting

B. Site Plan – Waco 250 Building: A request by Larry J. Longenecker, of Eisman & Russo, Inc.,

applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/11/2022
SUBJECT: Approval of the Minutes of the December 14, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the December 14, 2021 PZB Meeting.

Summary

Approval of the Minutes of the December 14, 2021 PZB Meeting.

ATTACHMENTS:

Description

- December 14, 2021 PZB Minutes

Planning and Zoning Board
Minutes
December 14, 2021

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Edward Potts	
Member Joe Hancock	
Member Virginia Johns	
Member Gary Thomas	
School Board Member Tina Certain	

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

Meeting Date: December 14, 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 Sandy Burgess called the meeting to order. School Board Member Tina Certain and Member Gary Thomas were absent.

INVOCATION

Chair Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Vice Chair Ed Potts.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the November 9, 2021 PZB Meeting

Member Johns moved to approve the minutes; seconded by Vice Chair Potts.

Passed by unanimous consent.

B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

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

Vice Chair Potts moved to approve the request for a 12 month extension; seconded by Member Joe Hancock.

Motion Passed 4-0 in a roll call vote.

C. Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) from Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres) to Corporate Park. Tax Parcel Number 05949-000-000 (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Vice Chair Potts.

Motion Passed 4-0 in a roll call vote.

D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP). Tax Parcel Number 05949-000-000

(Quasi-Judicial Hearing).

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

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Vice Chair Potts moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

E. Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

Department Director Kathy Winburn, AICP, presented the Staff Report.

Member Hancock moved that based upon the presentation presented before this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to add a Property Rights Element to the City of Alachua Comprehensive Plan to be consistent with the Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated that there will be a meeting January 11, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Chair Burgess called the meeting adjourned.

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: 1/11/2022
SUBJECT: Site Plan – Waco 250 Building: A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Waco Properties, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the January 11, 2022 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 Waco Properties, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the January 11, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area.

The subject property is partially developed. A site plan was approved in September 2006 for the Waco 200 and Waco 250 Buildings. However, the property owner did not complete construction of the Waco 250 building at that time. The 2006 Site Plan has expired, and the property owner now wishes to proceed with construction of the Waco 250 building.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located to the east of the project area. Access to the site will be provided by the existing driveway connection to NW 115th Avenue located on the west side of the project area as well as a new connection to NW 115th Avenue on the east side of the project area.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Waco 250 Building
- Application & Supporting Materials
- Public Notice Materials for the 1/11/22 PZB Hearing

- Public Notice Materials for the 1/11/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 11, 2022
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements
APPLICANT/AGENT:	Larry J. Longenecker, Eisman & Russo, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
LOCATION:	17750 NW 115th Avenue
PARCEL ID NUMBERS:	03983-007-000
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±20.50 acres (subject property) ±3.35 acres (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Waco Properties, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the January 11, 2022 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 Waco Properties, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the January 11, 2022 Staff Report to the Planning & Zoning Board.*

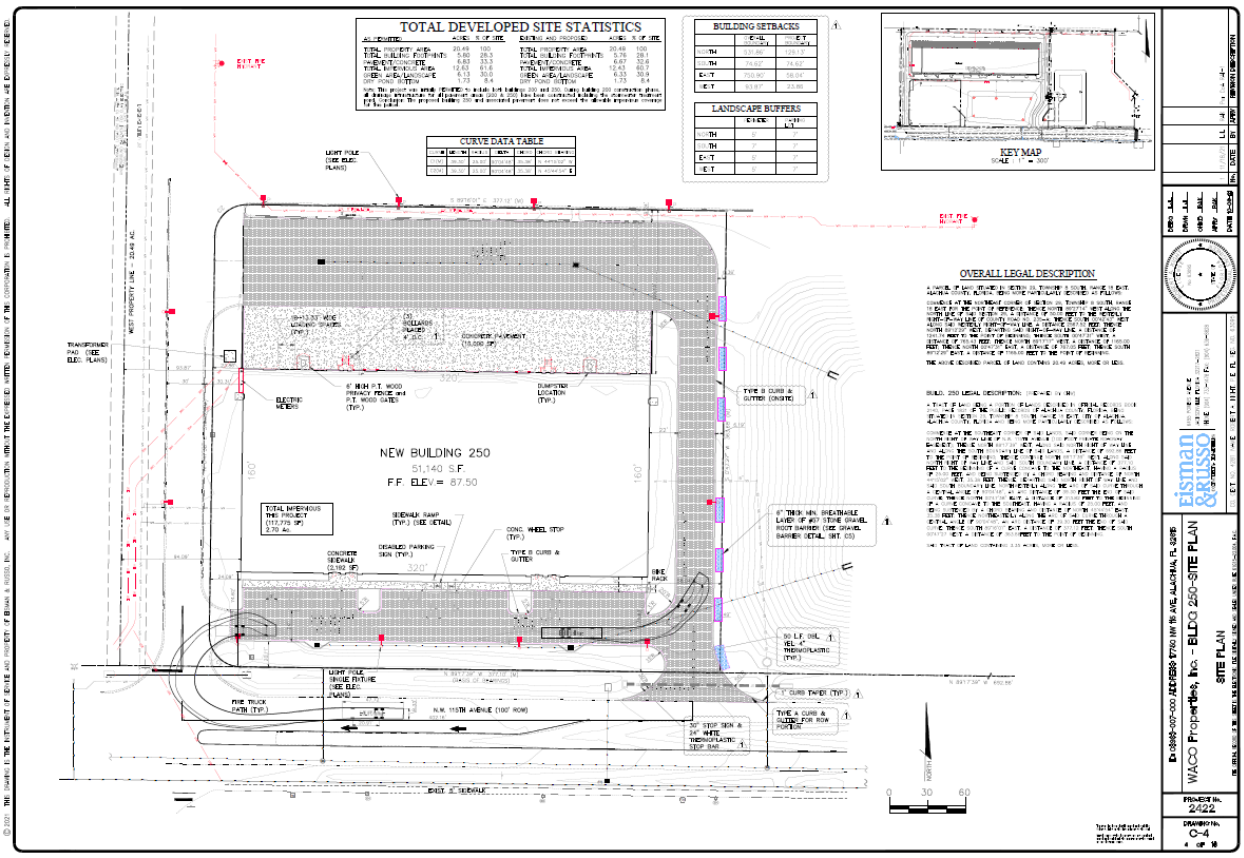
SUMMARY

This application is a request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area.

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Illustration 1. Waco Properties, Inc. – Waco 250 Building Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

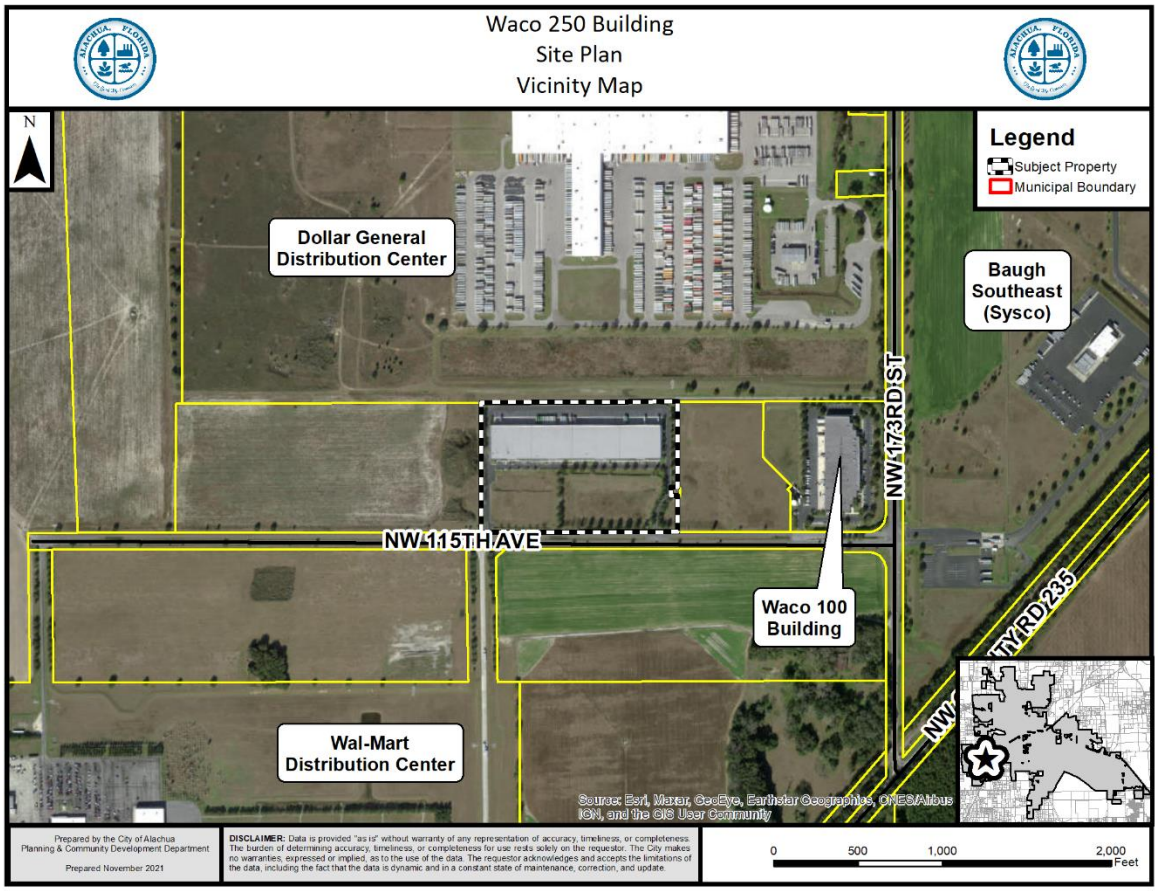


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Dollar General Distribution Center	Industrial	Industrial General (IG)
South	NW 115th Avenue; Vacant Land	Industrial	Industrial General (IG)
East	Stormwater Management Facility	Industrial	Industrial General (IG)
West	Vacant Land	Industrial	Industrial General (IG)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on September 2, 2021 at the City of Alachua Chamber Building, located at 14801 Main Street. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

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

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

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

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

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and

development uses, multitenant uses, and manufacturing and assembly. The intended use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

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

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will 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 exceeds 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, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

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

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

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

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

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

Transportation Element

Objective 1.1: Level of Service
The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

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

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

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

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

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

Community Facilities Element

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.

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 within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

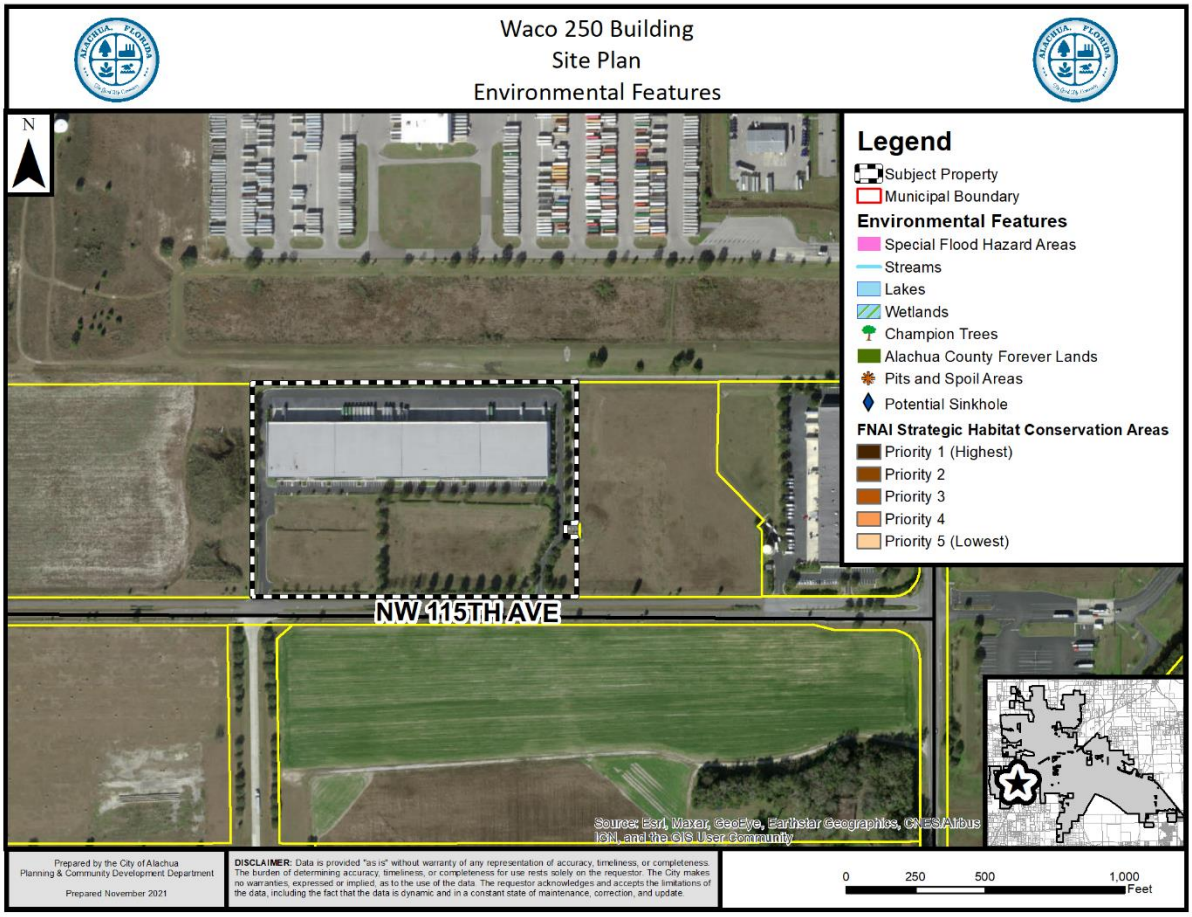
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and no areas of the site are located within a FNAI PNA priority area. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special

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

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

Soil Survey

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

There is one (1) soil type found within the development area:

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

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

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System,

however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity. Staff has proposed a condition which would require appropriate action to be taken should any evidence of sinkhole activity be identified during the construction phase.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Industrial General (IG). The site plan proposes the construction of a±51,140 square foot building. While the tenant is currently unknown, the end user of the building will likely be categorized within the "Warehouse (distribution)" or "Warehouse (storage)" use types. Each of these use types are permitted within the IG zoning district.

(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 are established for distribution and storage warehouses in Section 4.3.4(L)(1):

4.3.4(L) *Warehouse and freight movement*.

(1) *Parcel services; truck or freight terminal; warehouse (distribution or storage)*. Parcel services, truck or freight terminals or warehouses (distribution or storage) shall comply with the following standards:

(a) *Minimum separation*. Lots shall be located at least 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

Staff Comment: the subject property is not located within 250 feet from schools, day care centers, residential uses or vacant land in residential zone districts.

(b) *Displays outside setbacks and buffers*. Not locate storage areas within a required setback or buffer.

Staff Comment: No outdoor storage areas are proposed.

(c) *Landscaping*. Landscape front building setback areas to provide a buffer between the right-of-way and storage areas. Landscape side yard setbacks if the side yard abuts a public right-of-way. Landscaping shall be provided in accordance with Section 6.2.2, Landscaping standards.

Staff Comment: No outdoor storage areas are proposed. No side yards abut a public right-of-way. Landscaping has been provided for the site in accordance with Section 6.2.2.

(d) *Screening*. Screen all outside storage areas that abut a public right-of-way with a solid (100 percent opaque) wall or fence with a minimum height of eight feet.

Staff Comment: No outdoor storage areas are proposed.

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

Staff Comment: A public address system is not proposed.

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

Staff Comment: The site plan demonstrates compliance with this standard.

(g) *Access*. Have direct access onto an arterial or major collector road.

Staff Comment: The site fronts NW 115th Avenue, providing direct access to County Road 235A (also known as NW 173rd Street) which is classified as a major collector road.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
17	County Road 235A (from US 441 to CR 235)	4/U	Major Collector	COMM	D

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

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 17 County Road 235A (from US 441 to CR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	5,209
Reserved Trips[4]	23
Available Capacity[4]	9,888
Increase/Decrease in Daily Trips Generated by Development[5]	89
Residual Capacity After Development's Impacts[6]	9,799

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 2021 Development Monitoring Report.
5 Trip Distribution: Segment 17 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 17 County Road 235A (from US 441 to CR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,359
Existing Traffic[3]	495
Reserved Trips[4]	2
Available Capacity[4]	862
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	10
Residual Capacity After Development's Impacts[6]	852

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 2021 Development Monitoring Report.
5 Trip Distribution: Segment 17 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	168,234
Available Capacity	831,516
Increase/Decrease in Potable Water Demand from Application[3]	7,671
Residual Capacity	**823,845**
Percentage of Permitted Design Capacity Utilized	**64.18%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua December 2021 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 51,140 square feet.

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	149,453
Available Capacity	673,547
Increase/Decrease in Sanitary Sewer Demand from Application[3]	7,671
Residual Capacity	**665,876**
Percentage of Permitted Design Capacity Utilized	**55.61%**

Sources:
1 *City of Alachua Public Services Department, April 2021*
2 *City of Alachua June 2021 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 51,140 square feet.*

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	16,679.67	3,044.04
Increase/Decrease in Demand Generated by Application[3]	496.50	90.61
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: 10,574 persons x 0.73 tons per person per year).*
2 *City of Alachua December 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
WACO PROPERTIES, INC. (WACO 250 BUILDING)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall engage the services of a licensed Professional Engineer with geotechnical expertise to monitor the subject property for evidence of any sinkhole activity while construction activity is occurring on-site. The Applicant further agrees that if any sinkhole activity is observed by the Professional Engineer during construction, all construction activity shall cease until appropriate remedial action, as determined in the professional opinion of the Professional Engineer, has occurred to properly remediate subsurface conditions.
2. The Applicant agrees it shall provide a Public Utilities Easement (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easement.
3. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
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 site plan shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

WACO PROPERTIES, INC. (WACO 250 BUILDING)
SITE PLAN
STAFF REPORT

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

RE: Waco Properties Hydrant flow test

From : Silver Ware <sware@alachuacounty.us> Tue, Dec 14, 2021 11:14 AM
Subject : RE: Waco Properties Hydrant flow test 14 attachments
To : Larry Longenecker <llongenecker@eismanrusso.com>
Cc : Justin Tabor <jtabor@cityofalachua.org>

Thank you . Justin ACFR will accept this in satisfy the PAT review notes.

Chip

From: Larry Longenecker <llongenecker@eismanrusso.com>
Sent: Tuesday, December 14, 2021 11:08 AM
To: Silver Ware <sware@alachuacounty.us>
Cc: Justin Tabor <jtabor@cityofalachua.org>
Subject: RE: Waco Properties Hydrant flow test

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Plan attached.

Larry J. Longenecker
Project Manager – Land Development
Eisman & Russo, Inc.
6455 Powers Avenue I Jacksonville, FL 32217
o: 904.733.1478 I f: 904.636.8828 I c: 904.307-7653
llongenecker@eismanrusso.com I www.eismanandrusso.com

From: Silver Ware <sware@alachuacounty.us>
Sent: Tuesday, December 14, 2021 10:05 AM
To: John Adler <jadler@alachuacounty.us>; Justin Tabor <jtabor@cityofalachua.org>
Cc: Larry Longenecker <llongenecker@eismanrusso.com>; David Pope <wdpope@ngwade.com>
Subject: FW: Waco Properties Hydrant flow test

Chief Adler they have an plan to repair the hydrant issue. Justin this will satisfy PAT review notes. The inspection of the tank and any other repairs to the tank if needed will be handled during the building permit time line. Yes there are issues with the tank refilling itself. Mr. Stirn reports that while conducting his weekly run of the pump he must manually refill the tank with approximately 2-4 feet of water to reach the required 30 feet in water height. Mr. Sterns theorizes the Tank refill float isn't operating correctly. Apparently this tank has been found missing 20+ feet of water is height in the past which created Mr. Stirn to manually refill it.

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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From: Stirn, Robert <StirnR@cintas.com>
Sent: Tuesday, December 14, 2021 9:14 AM
To: Knight, Wesley <KnightW2@cintas.com>; David Pope <wdpope@ngwade.com>; Jones, Jennifer <JonesJ8@cintas.com>; Pittman, Marshall <PittmanM@cintas.com>; Silver Ware <sware@alachuacounty.us>; Marguy, Julia <MarguyJ@cintas.com>; Kaneer, Ronald <KaneerR@cintas.com>
Subject: Waco Properties Hydrant flow test

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Good morning,

Attached is the hydrant flow report. Happy to report that we have 170 psi static with the pump running and no flow from the hydrant, with the hydrant flowing we get a pitot reading of 75 psi witch equals 1445 GPM and a residual pressure reading of 120 psi. There was an issue with the fire hydrant behind building 200 where my static cap was placed with the weep hole not shutting off with the hydrant fully open as it should and needs repaired. Fire Marshall believes that this is creating a void under the concrete slab that will need to be addressed.

Kindest Regards,

Bob Stirn

Sent from Mail for Windows 10

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2021

Sent by electronic mail to llongenecker@eismanrusso.com

Larry J. Longenecker
Eisman & Russo, Inc.
6455 Powers Avenue
Jacksonville, FL 32217

RE: Planning & Zoning Board (PZB) Public Hearing: Waco 250 Building Site Plan

Dear Mr. Longenecker:

On November 18, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of Waco Properties, Inc for the Waco 250 Building. 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 14 days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **January 11, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, December 28, 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, December 28, 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, January 10, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

MEMORANDUM

Waco 250 Building

19-0256.10

CHW Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: December 8, 2021

RE: Waco 250 Building Second Review—Plan Sheets Submitted December 8, 2021

General Comments:

1. Cleared.

Construction Plan Comments:

2. **Sheet C1**
    a. Cleared.

3. **Sheet C-4**
    a. Cleared.
    b. Cleared.
    c. Cleared.
    d. Cleared.

4. **Sheet C0-5**
    a. Cleared.
    b. Cleared.

5. **Sheet C-6**
    a. Cleared.
    b. Cleared.
    c. Cleared.
    d. Cleared.
    e. Cleared.
    f. Cleared.
    g. Cleared.

6. **Sheet C-8**
    a. Cleared.
    b. Cleared.

Waco 250 Site Plan - Outstanding Comments

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Dec 06, 2021 05:01 PM
Subject : Waco 250 Site Plan - Outstanding Comments
To : Larry Longenecker <llongenecker@eismanrusso.com>
Cc : KRIS REED <aklandplanning@comcast.net>

Larry,

With the exception of the comments pertaining to the PUEs, which I understand you are working to prepare the legal descriptions and sketches, there are three outstanding review comments.

- Updated fire flow/hydrant test is required.
- CHW's review comments from 11/23/21:
  Sheet C0-5
  a. Please clarify if the proposed driveway will block drainage from continuing east along NW 115th Ave. In the existing condition, the flow pattern appears to be to the east, with water cascading over a series of ditch blocks. Was blocking this flow pattern intentional? If so, please provide calculations.
  Second Review: Please provide revised grading in the areas around both proposed structures to ensure proper flow. Additionally, CHW recommends the removal of the sump in the proposed catch basin. These changes can be reviewed via separate PDF and do not require a separate submittal.
  b. There are several trees on the eastern project boundary which have been marked for preservation but are located very close to the new entrance/access drive. Please clarify how these existing trees are going to be preserved with the proposed grading
  Second Review: In respect to the proposed 6" layer of #57 stone gravel to protect tree roots, CHW defers to the City for clarification if the trees will survive.

I spoke with CHW about the addition of knee walls around the existing trees. We are of the opinion that providing knee walls around the existing trees will further impact the existing trees, as the wall and the footer will have a greater impact on the trees. It may be necessary to remove and replace the trees as the existing trees may not be able to survive given the grading and site improvements that are proposed in such close proximity to them.

Please feel free to contact me if you have any questions.

Sincerely,

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

386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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RE: Request for Review: Waco 250 Building Site Plan

From : Silver Ware <sware@alachuacounty.us> Thu, Dec 02, 2021 04:38 PM
Subject : RE: Request for Review: Waco 250 Building Site Plan 14 attachments
To : Larry Longenecker <llongenecker@eismanrusso.com>, Justin Tabor <jtabor@cityofalachua.org>
Cc : John Adler <jadler@alachuacounty.us>

Good afternoon

Yes ACFR can accept this proposal to satisfy items #2 and #3 of the Plan Review notes.

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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From: Larry Longenecker <llongenecker@eismanrusso.com>
Sent: Thursday, December 2, 2021 10:31 AM
To: Justin Tabor <jtabor@cityofalachua.org>
Cc: Silver Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>
Subject: RE: Request for Review: Waco 250 Building Site Plan

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See attached updated utility plan showing the new fire hydrant location.

Thank you, Chip for the quick response!

Larry J. Longenecker
Project Manager – Land Development
Eisman & Russo, Inc.
6455 Powers Avenue I Jacksonville, FL 32217
o: 904.733.1478 I f: 904.636.8828 I c: 904.307-7653
llongenecker@eismanrusso.com I www.eismanandrusso.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Tuesday, November 30, 2021 9:49 AM
To: Larry Longenecker <llongenecker@eismanrusso.com>
Cc: Chip Ware <sware@alachuacounty.us>; John Adler <jadler@alachuacounty.us>
Subject: Fwd: Request for Review: Waco 250 Building Site Plan

Larry,

Please see the response below from Alachua County Fire Rescue in reference to their review of the plans received on 11/18/21 for the Waco 250 building.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Chip Ware" <sware@alachuacounty.us>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "John Adler" <jadler@alachuacounty.us>
Sent: Tuesday, November 30, 2021 9:43:09 AM
Subject: RE: Request for Review: Waco 250 Building Site Plan

Good morning

Below are comments for the revision Waco 250 Building Site Plan;

1. Provide current Fire Flow/Fire Hydrant testing sheet C-6. Currently sheet C-6 Confidence Testing from Aegis Fire Protection is dated August 31 2020.
2 Provide fire hydrant spacing that complies with NFPA1 Chapter 18.5.3

18.5.3 Buildings Other than Detached One- and Two-Family Dwellings.

Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:

(1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).

(2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

3 Fire Sprinkler FDC shall be free standing, not installed on the building or within building collapse zone, and within 35 feet of a fire hydrant.

4 Upon submitting for a Building permit provide proof of completed testing by a Licensed Contractor of testing of the Fire Pump, existing fire hydrants and Fire Water Storage Tank that complies with NFPA 20/22/25.

Thanks

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Dec 6 2021**

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

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

RE: **Waco Bldg 250 Site Plan**

Public Services has reviewed the subject project (Nov 18th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 20th Submittal** Please follow CoA convention for naming projects. For commercial projects, use "SITE PLAN". Thus, • Sheet C1: Change title to "WACO PROPERTIES, INC. – BLDG 250 - SITE PLAN". • All C-Sheets: Change all title blocks to "WACO PROPERTIES, INC. – BLDG 250 - SITE PLAN". Please **resubmit** these sheets. **Comments on Nov 18th Submittal** Sheet C1: To the title itself, please add "SITE PLAN" to conform to CoA naming convention. See attached markup of C1. **Conditional Approval** (To change the **Conditional Approval** rating to an **Approved** rating, please forward the revised PDF to Planning, who will then forward to Public Services

NO.	COMMENTS
	for review and Approval.
2.	**Comments on Oct 20th Submittal** **Sheet C-2:** • To Utility Note 5, please add: "PERFORM WORK IN ACCORDANCE WITH CITY OF ALACHUA PUBLIC SERVICES DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". • Utility note 12: Change phone number to (386)-4118-6140. **Comments on Nov 18th Submittal** Approved
3	**Comments on Oct 20th Submittal** **Sheet C-6:** DIP used in gravity wastewater lines shall be epoxy-lined. Thus please change text to: • "10 LF EPOXY-LINED DIP". • "CONNECT 8-INCH EPOXY-LINED DIP TO…." Please **resubmit** this sheet. **Comments on Nov 18th Submittal** **Approved**
4	**Comments on Oct 20th Submittal** **Sheet C-6:** Recent field inspection by CoA shows PVC stubout above grade. Stubout may have degraded due to UV. Please install new piping from existing 2-inch gate valve. Note that CoA requires a minimum line size of 2-inches. Please install meter and backflow preventer as per attached details: • 118, 112, 121, 127 and 307. Please **resubmit** this sheet & details. **Comments on Nov 18th Submittal** **Approved**
5	**Comments on Oct 20th Submittal** **Sheet C-6:** Please note that CoA does not allow 3-inch piping, but does allow a 3-inch meter.

NO.	COMMENTS
	Thus please provide 4-inch Ductile iron piping from existing 3-inch gate valve. Install reducers as necessary. Install meter & RPZ Backflow Preventer above grade with bypass line as per attached and marked-up details : • 148 and 315 Modify detail 148 to clarify line size is 4-inch. Call-out 4X3 reducers as required. Please **resubmit** this sheet & details. **Comments on Nov 18th Submittal** **Approved**
	END OF COMMENTS

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

RE: Request for Review: Waco 250 Building Site Plan

From : Silver Ware <sware@alachuacounty.us> Tue, Nov 30, 2021 09:43 AM
Subject : RE: Request for Review: Waco 250 Building Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : John Adler <jadler@alachuacounty.us>

Good morning

Below are comments for the revision Waco 250 Building Site Plan;

1. Provide current Fire Flow/Fire Hydrant testing sheet C-6. Currently sheet C-6 Confidence Testing from Aegis Fire Protection is dated August 31 2020.
2 Provide fire hydrant spacing that complies with NFPA1 Chapter 18.5.3

18.5.3 Buildings Other than Detached One- and Two-Family Dwellings.

Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following:

(1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m).

(2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

3 Fire Sprinkler FDC shall be free standing, not installed on the building or within building collapse zone, and within 35 feet of a fire hydrant.

4 Upon submitting for a Building permit provide proof of completed testing by a Licensed Contractor of testing of the Fire Pump, existing fire hydrants and Fire Water Storage Tank that complies with NFPA 20/22/25.

Thanks

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 22, 2021 4:14 PM
To: John Adler <jadler@alachuacounty.us>; Anne-Marie DiRocco <adirocco@cityofalachua.org>; Grafton Wilson <gwilson@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Harry Dillard <hdillard@cityofalachua.org>; Kathy Winburn <kwinburn@cityofalachua.org>; Kenyata Curtis <ke_curtis@cityofalachua.org>; Mike DaRoza <mi_daroza@cityofalachua.org>; Planning Conference Room <pz_calendar@cityofalachua.org>; Rodolfo Valladares <ro_valladares@cityofalachua.org>; Silver Ware <sware@alachuacounty.us>; Thomas Ridgik <th_ridgik@cityofalachua.org>
Subject: Re: Request for Review: Waco 250 Building Site Plan

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

PAT Members:

The Planning Department has received a revised Site Plan Application application from Eisman & Russo, Inc. submitted on behalf of Waco Properties, Inc. for the Waco 250 building. The Waco 200 and 250 buildings received Site Plan approval in August 2006, however, the property owner did not complete construction of the Waco 250 building at that time. The 2006 Site Plan has expired, and the property owner now wishes to proceed with construction of the Waco 250 building.

The application proposes the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property, comprised of a ±3.35 acre project area, located on Tax Parcel Number 03983-007-000.

Project Review Schedule
Initial Application Submittal: September 30, 2021
Completeness Review Letter Issued: October 5, 2021
Application Deemed Complete: October 20, 2021
Deadline for PAT Comments: November 2, 2021
Staff PAT: November 3, 2021
Applicant PAT: November 4, 2021
PAT Resubmittal: November 18, 2021
PAT Resubmittal Comments Deadline: Tuesday, December 7, 2021 at 5 PM

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, December 7, 2021**.

Application materials are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Waco 250 SP\Submittals\2021_11_18

Application materials can also be accessed **here**.

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua

15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "John Adler" <jadler@alachuacounty.us>, "Anne-Marie DiRocco" <adirocco@cityofalachua.org>, "Grafton Wilson" <capwilson@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Harry Dillard" <ha_dillard@cityofalachua.org>, "Justin Tabor" <ju_tabor@cityofalachua.org>, "Kathy Winburn" <ka_winburn@cityofalachua.org>, "Kenyata Curtis" <ke_curtis@cityofalachua.org>, "Mike DaRoza" <mi_daroza@cityofalachua.org>, "Planning Conference Room" <pz_calendar@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "Chip Ware" <sware@alachuacounty.us>, "Thomas Ridgik" <th_ridgik@cityofalachua.org>
Sent: Thursday, October 21, 2021 11:08:56 AM
Subject: Request for Review: Waco 250 Building Site Plan

PAT Members:

The Planning Department has received a Site Plan Application application from Eisman & Russo, Inc. submitted on behalf of Waco Properties, Inc. for the Waco 250 building. The Waco 200 and 250 buildings received Site Plan approval in August 2006, however, the property owner did not complete construction of the Waco 250 building at that time. The 2006 Site Plan has expired, and the property owner now wishes to proceed with construction of the Waco 250 building.

The application proposes the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property, comprised of a ±3.35 acre project area, located on Tax Parcel Number 03983-007-000.

Project Review Schedule
Initial Application Submittal: September 30, 2021
Completeness Review Letter Issued: October 5, 2021
Application Deemed Complete: October 20, 2021
Deadline for PAT Comments: Tuesday, November 2, 2021 at 5 PM
Staff PAT: Wednesday, November 3, 2021 at 2 PM
Applicant PAT: TBD

Please review the application and provide any comments in writing no later than **5 PM on Tuesday, November 2, 2021**.

Application materials are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Waco 250 SP\Submittals\2021_10_20

Application materials can also be accessed **here**.

If you have any questions about this application, please let me know.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

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Should there still be any question on the origin of this email, contact the IT Department immediately.

MEMORANDUM

Waco 250 Building

19-0256.10

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: November 23, 2021

RE: Waco 250 Building Second Review

General Comments:

1. Cleared.

Construction Plan Comments:

2. **Sheet C1**
    a. Cleared.

3. **Sheet C-4**
    a. Cleared.
    b. Cleared.
    c. Cleared.
    d. Cleared.

4. **Sheet C0-5**
    a. Please clarify if the proposed driveway will block drainage from continuing east along NW 115th Ave. In the existing condition, the flow pattern appears to be to the east, with water cascading over a series of ditch blocks. Was blocking this flow pattern intentional? If so, please provide calculations.
    Second Review: Please provide revised grading in the areas around both proposed structures to ensure proper flow. Additionally, CHW recommends the removal of the sump in the proposed catch basin. These changes can be reviewed via separate PDF and do not require a separate submittal.
    b. There are several trees on the eastern project boundary which have been marked for preservation but are located very close to the new entrance/access drive. Please clarify how these existing trees are going to be preserved with the proposed grading.
    Second Review: In respect to the proposed 6" layer of #57 stone gravel to protect tree roots, CHW defers to the City for clarification if the trees will survive.

5. **Sheet C-6**
    a. Cleared.
    b. Cleared.
    c. Cleared.
    d. Cleared.
    e. Cleared.
    f. Cleared.
    g. Cleared.

6. **Sheet C-8**
    a. Cleared.
    b. Cleared.

Eisman & Russo
CONSULTING ENGINEERS

November 18, 2021

City Manager
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
P.O. Box 9
Alachua, Florida 32616
386-418-6121

Re: WACO Properties, Inc. – Building 250
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

Attached are (4) four copies of the revised civil/landscape plans w/ attachments.

1. Plans (24x36) (31 total sheets-combined set)
   a. Boundary and Topographic survey (1 sheet) (Street description updated)
   b. Civil site plans and details (13 sheets) (per PAT-1)
   c. Landscape and Irrigation plans (7 sheets) (updated)
   d. Architectural (5 sheets)
   e. Electrical/Photometric (5 sheets)
2. Comprehensive Plan Analysis (updated)
3. Concurrency Impact Analysis (updated)
4. Legal Description (8.5 x 11) (Updated Street description)

Sincerely,

Larry J. Longenecker 11-18-21

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 3, 2021

Sent by electronic mail to llongenecker@eismanrusso.com

Larry J. Longenecker
Eisman & Russo, Inc.
6455 Powers Avenue
Jacksonville, FL 32217

RE: Planning Assistance Team (PAT) Summary: Waco 250 Building Site Plan Application

Dear Mr. Longenecker:

On September 30, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the Waco Properties, Inc. The application proposes the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property, comprised of a ±3.35 acre project area, located on Tax Parcel Number 03983-007-000. A completeness review was performed and review comments were issued in a letter dated October 5, 2021. The application was resubmitted for a determination of completeness on October 20, 2021 and was determined to be complete on the same date.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Thursday, November 4, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, November 18, 2021**. A total of four (4) copies of the application package 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 **January 11, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.2.2, Tree Protection and Landscaping Standards*
   a. Site Landscaping
      i. Site landscaping calculations not provided.
   b. Parking Lot Buffer
      i. 14 canopy trees are required along the south side of the parking lot, however, only nine (9) are proposed.

c. Section 6.2.3(B) requires sides of waste receptacles providing service access to be gated. Gates must be constructed of a material consistent with the screening material all other sides of the receptacle. Please notate the gate material on Sheets L-1 and L-2.
d. Provide a calculation of total landscaped area (minimum 10% per Policy 2.4.a of the Comprehensive Plan Future Land Use Element) and of open space area (minimum 10% per Section 6.7). Landscaped area may not be inclusive of open space areas.

2. *Section 6.4, Exterior Lighting Standards*
   a. Fixtures A1 and A2 exceed the maximum initial lamp lumens – maximum is 24,000 lumens.
   b. Maximum horizontal illumination within parking lot areas is five (5) footcandles and is exceeded in several locations.
   c. Light trespasses into NW 115th Avenue ROW. Light sources may not be directed outward toward property boundaries or adjacent rights-of-way.
   d. Uniformity ratios not provided. The ratio of maximum to minimum lighting, measured at ground level, shall not exceed 10:1.
   e. Wall mounted light fixtures, other than lighting for architectural purposes, may be no more than 15 feet high. Fixtures B and S are proposed to be mounted at 24' 6" AFG.

3. *Land Rights*
   a. Provide copies of all existing Public Utilities Easements. If there are no existing Public Utilities Easements, they shall be required to be provided over all existing and publicly maintained utilities serving Building 200.
   b. Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.

4. *Comprehensive Plan Consistency Analysis*
   a. Response to Policy 1.1 of the Transportation Element: Please review the type of development referenced in the response and revise accordingly.
   b. Response to Policy 1.1.d, Community Facilities Element: Response does not appear to be applicable to proposed development. Review and revise accordingly.
   c. There are several references to the September 2020 Development Monitoring Report. It appears that the June 2021 Development Monitoring Report has been utilized in the Concurrency Impact Analysis. Revise references accordingly.

5. *Concurrency Impact Analysis*
   a. Proposed trip distribution notes 10% of trips are estimated to be distributed to CR 235A north of NW 115th Avenue, and 90% of trips are estimated to be distributed to CR 235A south of NW 115th Avenue. This does not appear to be a realistic estimation. Recommend distributing trips 50% to north, 50% to south.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated November 2, 2021.
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue, as provided in an email dated November 1, 2021.

c. The applicant must address the comments provided by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., as provided in a memorandum dated November 3, 2021.

7. *Miscellaneous*
   a. NW 115th Avenue is labelled on the plans as a "100' Private Roadway Easement", however, this road is a public street.
   b. Please confirm if there are any existing or abandoned wells located on the subject property.
   c. Provide bollards around the proposed fire hydrant for hydrant protection.
   d. Aerial image of MOT plan on Sheet C-10 is not legible.
   e. Confirm tree counts are correct on landscape plan call outs.

8. *Minor Revisions*
   a. Sheet C-1: Include A, E, PH, and FP series sheets as well as the boundary and topographic survey in the sheet index.
   b. Sheet C-1: Update flood zone information (Zone X).
   c. Sheet C-11, Notes 23 and 29: Update references to applicable water management district.
   d. Sheet C-12, Certification of compliance: Update reference to applicable water management district.
   e. Sheet C-12, Note 4, Erosion and sediment controls, Stabilization practices: Confirm reference to City standard detail is applicable.
   f. Sheet A-3.01: Correct 'north' in the label of "North Exterior Elevation".

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 2 2021**

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

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

TR 11/2/2021 3

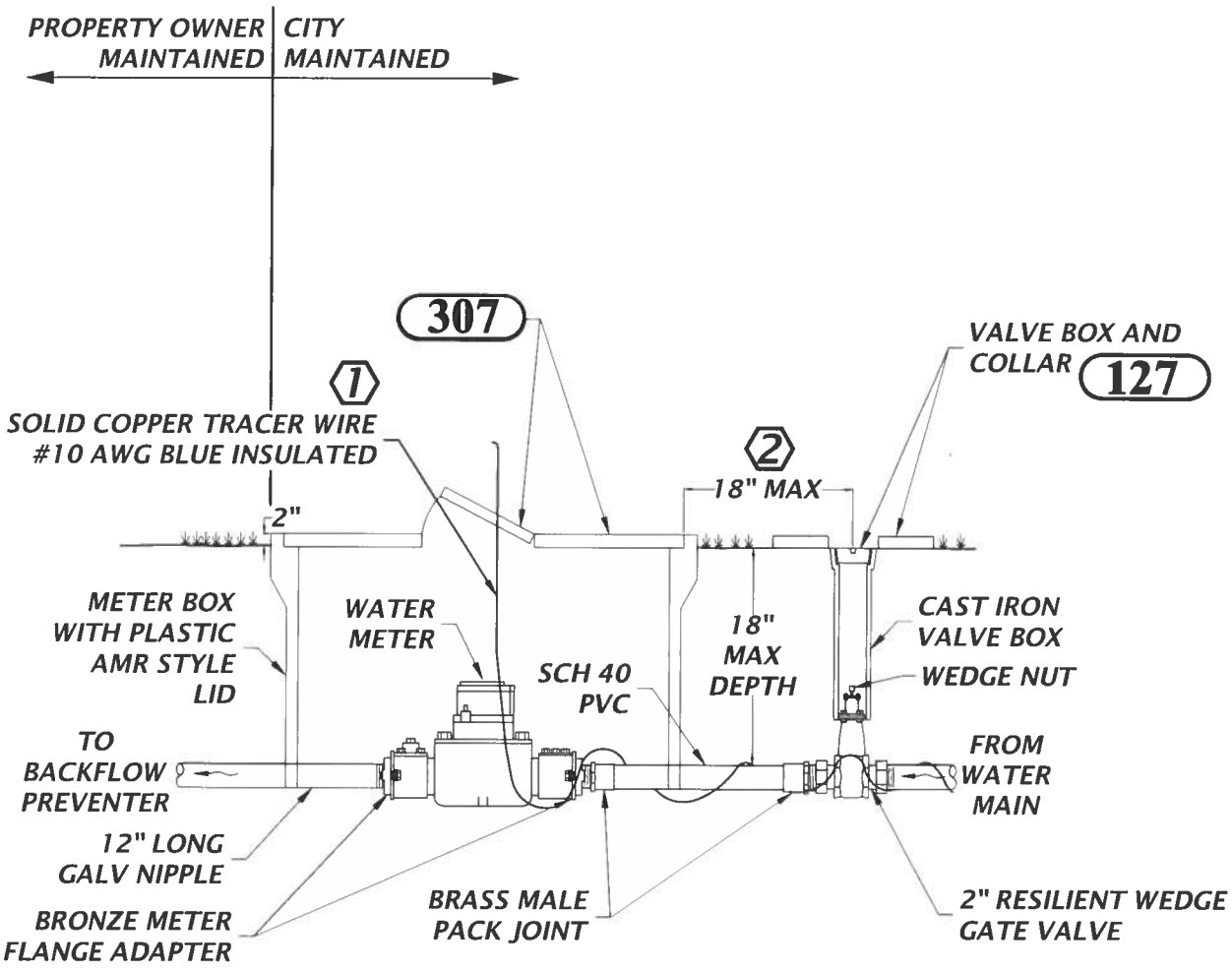
RE: **Waco Bldg 250 Site Plan**

Public Services has reviewed the subject project (October 20 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 20th Submittal** Please follow CoA convention for naming projects. For commercial projects, use "SITE PLAN". Thus, • Sheet C1: Change title to "WACO PROPERTIES, INC. – BLDG 250 - SITE PLAN". • All C-Sheets: Change all title blocks to "WACO PROPERTIES, INC. – BLDG 250 - SITE PLAN". Please **resubmit** these sheets.
2.	**Comments on Oct 20th Submittal** **Sheet C-2:** • To Utility Note 5, please add: "PERFORM WORK IN ACCORDANCE WITH CITY OF ALACHUA PUBLIC SERVICES DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION".

NO.	COMMENTS
	• Utility note 12: Change phone number to (386)-4118-6140.
3	**Comments on Oct 20th Submittal** **Sheet C-6:** DIP used in gravity wastewater lines shall be epoxy-lined. Thus please change text to: • "10 LF EPOXY-LINED DIP". • "CONNECT 8-INCH EPOXY-LINED DIP TO…." Please **resubmit** this sheet.
4	**Comments on Oct 20th Submittal** **Sheet C-6:** Recent field inspection by CoA shows PVC stubout above grade. Stubout may have degraded due to UV. Please install new piping from existing 2-inch gate valve. Note that CoA requires a minimum line size of 2-inches. Please install meter and backflow preventer as per attached details: • 118, 112, 121, 127 and 307. Please **resubmit** this sheet & details.
5	**Comments on Oct 20th Submittal** **Sheet C-6:** Please note that CoA does not allow 3-inch piping, but does allow a 3-inch meter. Thus please provide 4-inch Ductile iron piping from existing 3-inch gate valve. Install reducers as necessary. Install meter & RPZ Backflow Preventer above grade with bypass line as per attached and marked-up details : • 148 and 315 Modify detail 148 to clarify line size is 4-inch. Call-out 4X3 reducers as required. Please **resubmit** this sheet & details.
END OF COMMENTS	

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



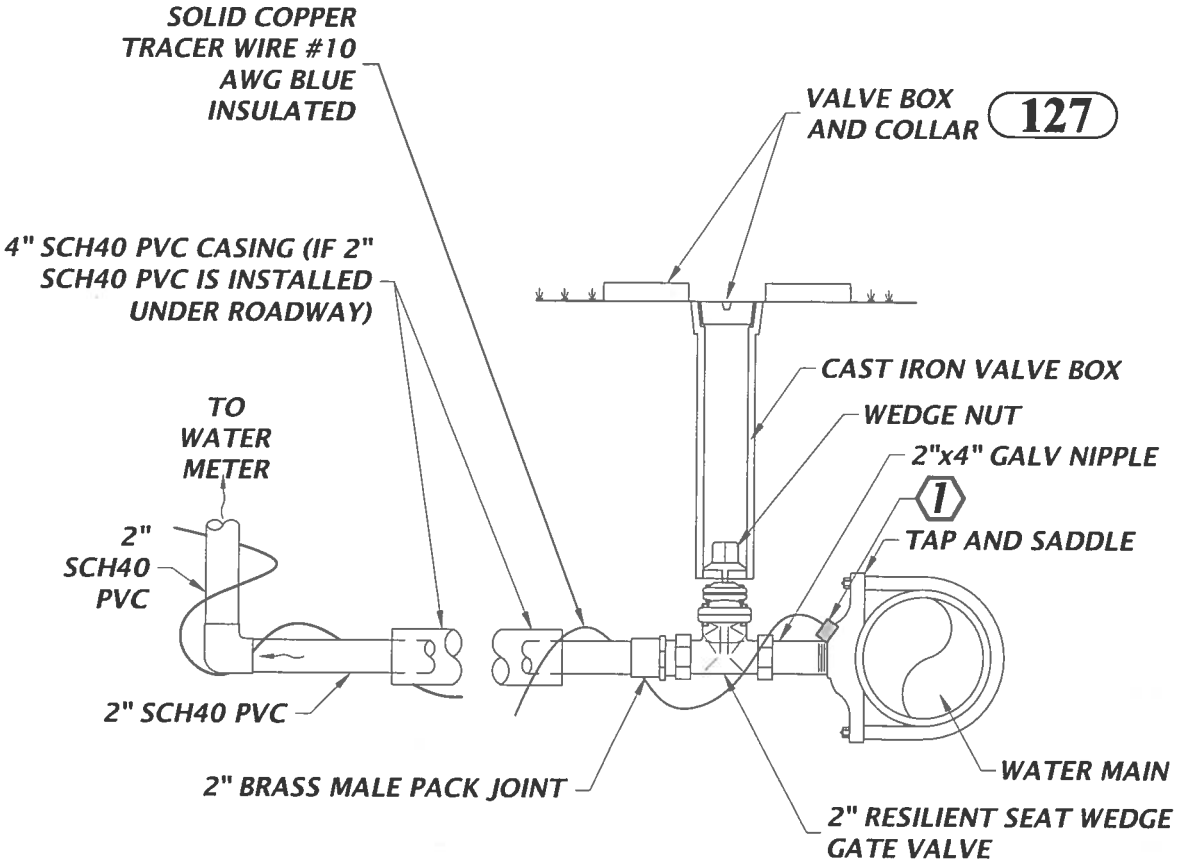
KEYED NOTE(S):

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

112 1 1/2" AND 2" METER ASSEMBLY

NTS

City of ALACHUA public services



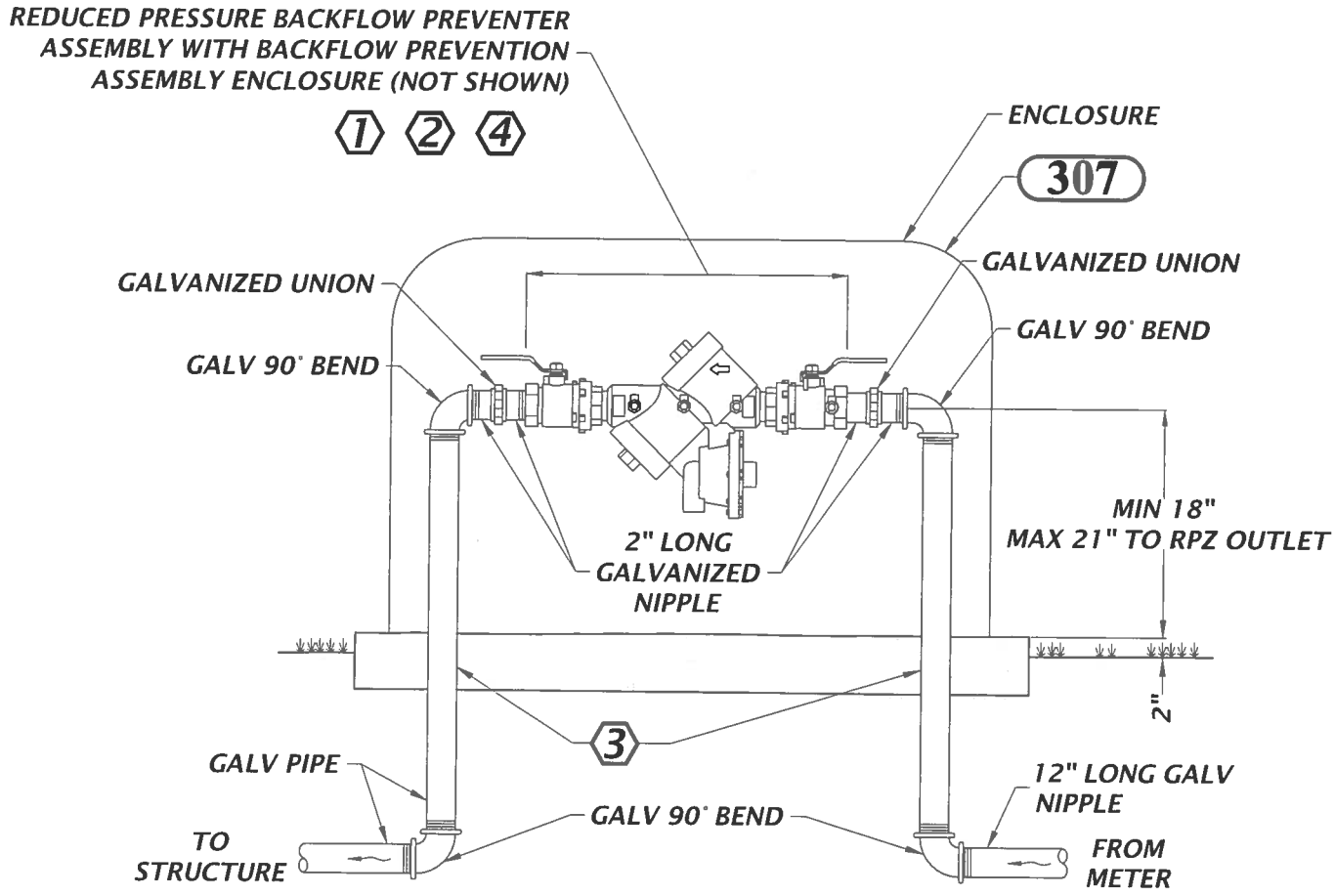
KEYED NOTE(S):

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

118 2" WATER SERVICE CONNECTION

NTS

City of ALACHUA public services



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL

3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING

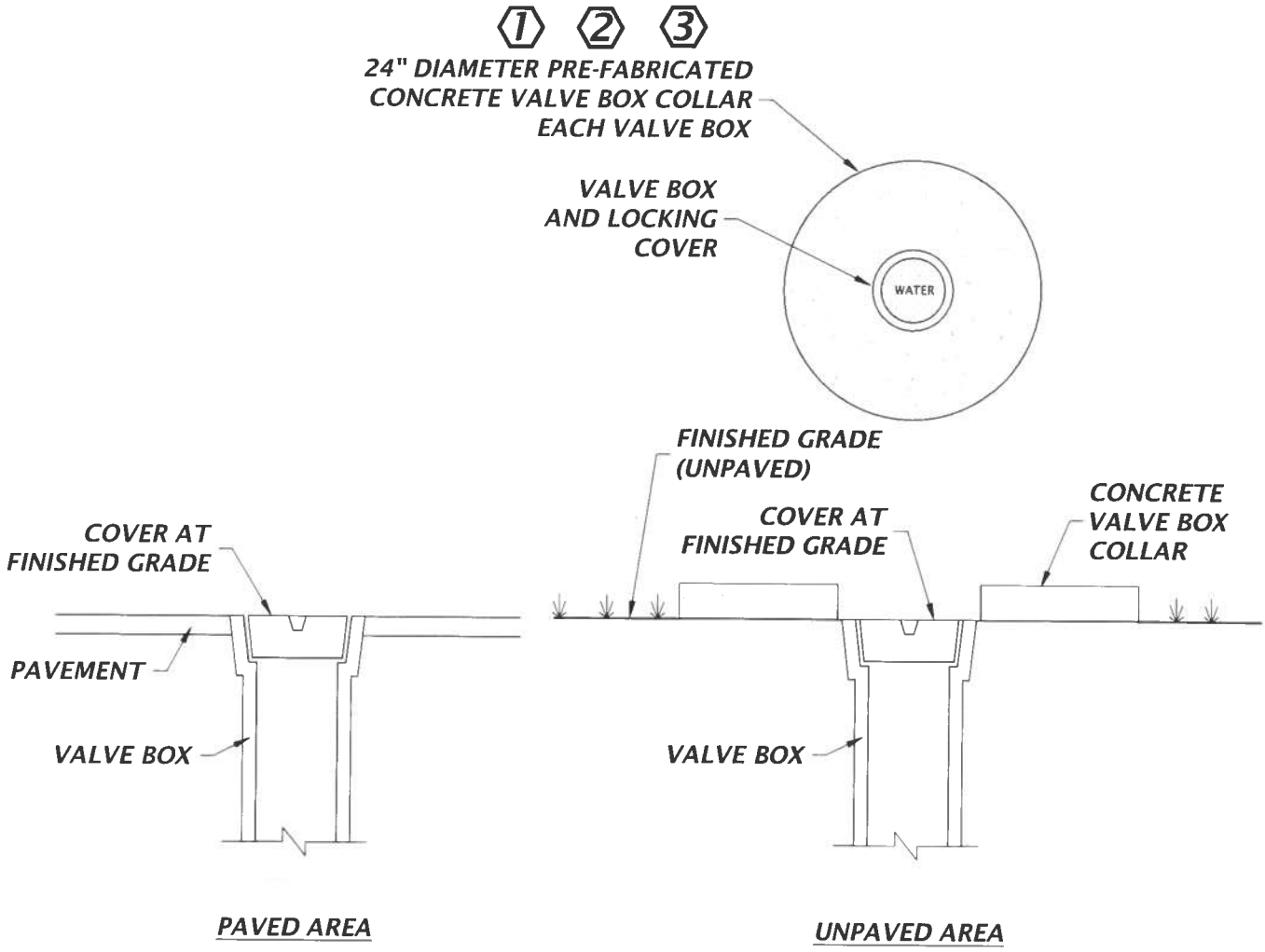
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121

3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE

NTS

City of ALACHUA public services



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE

2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL

3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127

VALVE BOX COVER

NTS

City of ALACHUA public services

METER SIZE	DIMENSION ① AA	② BB	CC
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.

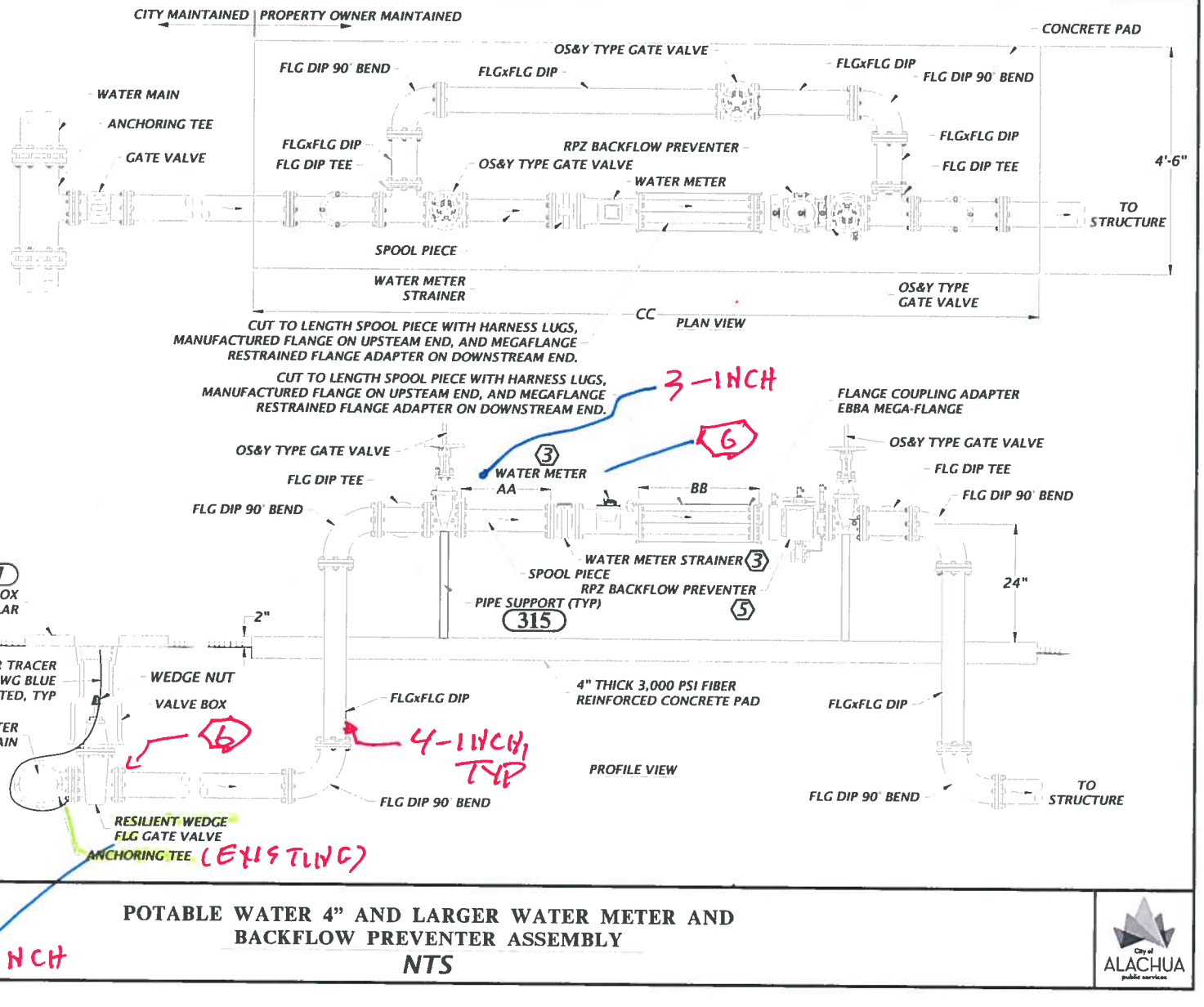
④ VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

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

⑥ INSTALL 4X3 REDUCERS AS NECESSARY

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

City of ALACHUA public services

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

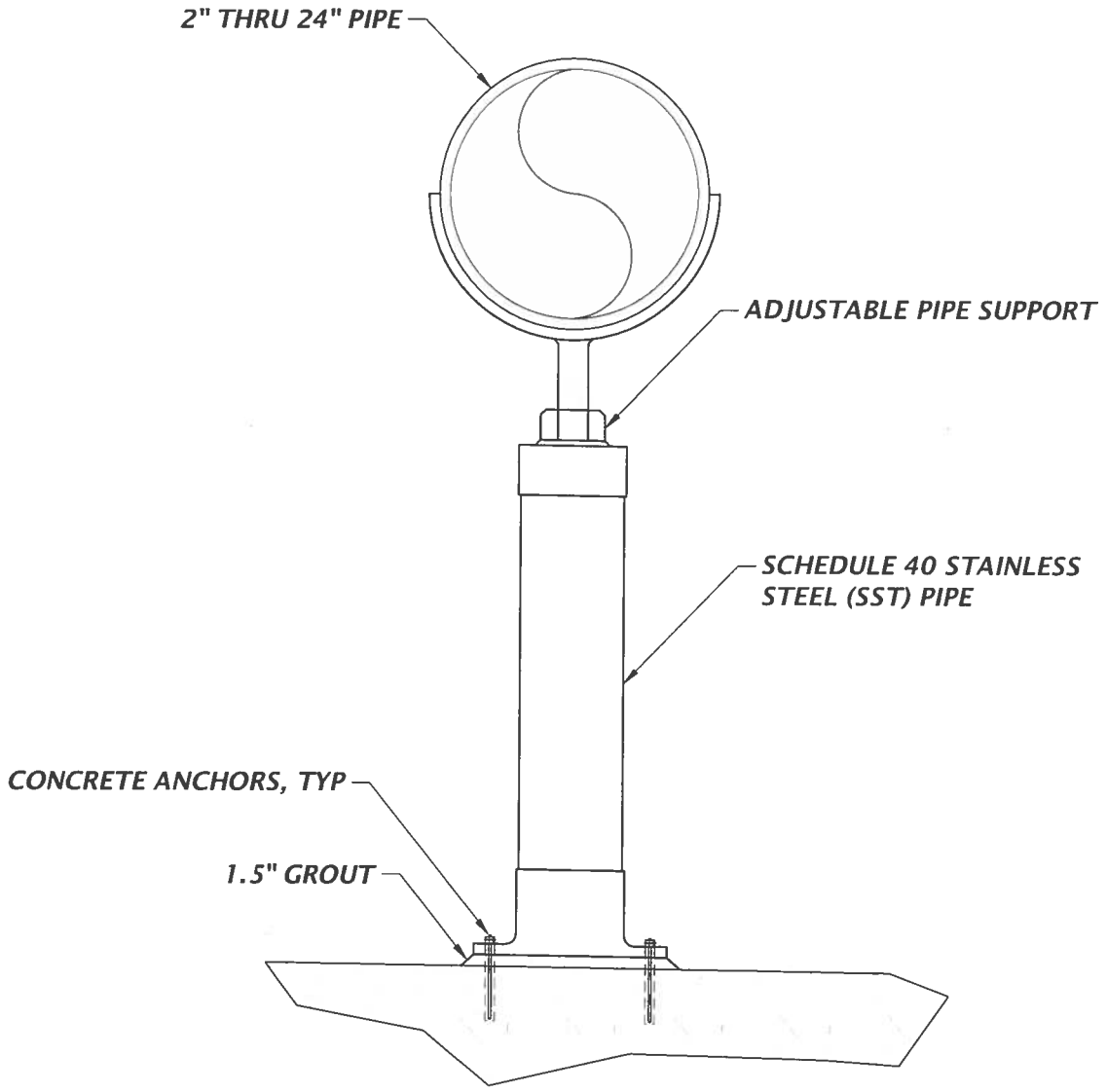
WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

PAINT SYSTEM NO. 5

NTS

City of ALACHUA public services



GENERAL NOTE(S):

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

315

PIPE SUPPORT

NTS

City of ALACHUA public services

Fwd: Waco 250 17750 NW 115th Ave

From : Adam Hall <ad_hall@cityofalachua.org> Mon, Nov 01, 2021 01:11 PM
Subject : Fwd: Waco 250 17750 NW 115th Ave 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Please see below.

AH

From: "sware" <sware@alachuacounty.us>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Monday, November 1, 2021 1:10:37 PM
Subject: Waco 250 17750 NW 115th Ave

Below are Plan Review Comments reference the above project.

Insure all roadways are designed to allow ACFR Fire Apparatus access. ACFR Apparatus dimensions;

- Overall length 47’ (basket to rear bumper)
- Wheelbase 20’ 10”+/-
- Weight 83,500 lbs
- Width 8’ 4”
- Width with outriggers deployed 15’6”
- Turning Radii
    - The turning radius for a cul-de-sac is 50 feet
    - The turning radius for a 90 degree corner/ turn is 25’ when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
    - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50’+/-.

At time of Building Permitting provide proof of Fire Pump testing that complies with NFPA 20 and proof of Fire Water Tank testing that complies with NFPA 22.

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

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Should there s ll be any ques on on the origin of this email, contact the IT Department immediately.

MEMORANDUM

Waco 250 Building

19-0256.10

Professional Consultants

To: Mr. Justin Tabor

From: Daniel Young, PE

Date: November 2, 2021

RE: Waco 250 Building

General Comments:

1. Please provide the electronic signature language as required in 61G15, F.A.C.

Construction Plan Comments:

2. **Sheet C1**
    a. Please provide owner's email address.

3. **Sheet C-4**
    a. Please label curb on east side of entrance/access drive.
    b. Please provide the end treatment for the driveway curbing.
    c. Please add the color for thermoplastic.
    d. Please provide setbacks and buffers.

4. **Sheet C0-5**
    a. Please clarify if the proposed driveway will block drainage from continuing east along NW 115th Ave. In the existing condition, the flow pattern appears to be to the east, with water cascading over a series of ditch blocks. Was blocking this flow pattern intentional? If so, please provide calculations.
    b. There are several trees on the eastern project boundary which have been marked for preservation but are located very close to the new entrance/access drive. Please clarify how these existing trees are going to be preserved with the proposed grading.

5. **Sheet C-6**
    a. Please provide protection for the fire hydrant assembly in the loading area.
    b. Please label what appears to be an exiting water main on the northern project boundary edge.
    c. Please clarify why no double-detector check valve was provided for the 8" fire line.
    d. CHW recommends using a reduced pressure backflow preventer for the 3" potable water line but defers to City of Alachua Public Services.
    e. Please indicate "End of City Maintenance" at the 3" potable line meter and 1.5" irrigation meter.
    f. With the sanitary sewer service ±10 feet deep, please clarify how the nearby trees will be preserved.
    g. Please note that the sanitary sewer manhole drop connection detail callout references the wrong sheet.

6. **Sheet C-8**
    a. Please note that the City of Alachua has a new Reduced Pressure Zone Backflow Preventer Detail. Please contact Public Services for details.
    b. Please clarify why Double Check Valve Backflow Preventer detail is provided, as it does not appear to be used in the plans.

Eisman & Russo
CONSULTING ENGINEERS

October 20, 2021

City Manager
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
P.O. Box 9
Alachua, Florida 32616
386-418-6121

Re: WACO Properties, Inc. – Building 250
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

Attached are (4) four copies of the civil/landscape plans w/ attachments.

1. Plans (24x36) (44 total sheets-combined set)
   a. Boundary and Topographic survey (1 sheet) (Street name updated)
   b. Civil site plans and details (13 sheets) (Electric, fire flow info added)
   c. Landscape and Irrigation plans (8 sheets) (updated)
   d. Architectural (5 sheets)
   e. Structural (8 sheets) not included
   f. Plumbing (2 sheets) not included
   g. Fire Protection (2 sheets)
   h. Electrical/Photometric (5 sheets)
2. Site Plan Application (Project title updated)
3. Comprehensive Plan Analysis
4. Concurrency Impact Analysis (Project title updated)
5. Neighborhood Meeting Materials
   a. Advertisement (Proof of publication)
   b. Address labels (peel and stick)
6. Legal Description (8.5 x 11) (Updated Street name)
7. SRWMD permit modification letter ERP-001-210834-1 (proof of application)
8. Signed and Sealed Fire Flow Calculations

Sincerely,

Larry J. Longenecker 10-20-21

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 5, 2021

Sent by electronic mail to llongenecker@eismanrusso.com

Larry J. Longenecker
Eisman & Russo, Inc.
6455 Powers Avenue
Jacksonville, FL 32217

RE: Completeness Review: Waco 250 Building Site Plan Application

Dear Mr. Longenecker:

On September 30, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the Waco Properties, Inc. The application proposes the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property, comprised of a ±3.35 acre project area, located on Tax Parcel Number 03983-007-000.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than 5:00 PM on Tuesday, October 12, 2021.

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

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

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

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 Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. Site Plan Attachment #1, Site Plan.
   a. #1.n.: Location of all existing and proposed utilities, including electric facilities, is not shown on the plans.
   b. #1.y.: Landscape plan does not provide any detail or calculations of the required and proposed landscaping to demonstrate compliance with Section 6.2.2 of the LDRs.

c. 1.y.: Landscape plan does not provide the following required calculations and/or plantings to address the following:
   i. Required perimeter buffer areas;
   ii. Parking lot perimeter landscaping;
   iii. Parking lot interior landscaping;
   iv. Building façade landscaping;
   v. Calculation of landscaped area (reference Policy 2.4.a of the Comprehensive Plan Future Land Use Element);
   vi. Calculation of open space provided (reference Section 6.7 of the LDRs);
d. #1.y.: Tree protection detail is inconsistent with the requirements of Section 6.2.1(D)(2) of the LDRs.
e. #1.z.: Detail of waste receptacle screening demonstrating compliance with Section 6.2.3(B) of the LDRs has not been provided.

2. Site Plan Attachment #3, Fire Department Access and Supply.
   a. Fire flow calculations for the proposed building have not been submitted.

3. Site Plan Attachment #5, Comprehensive Plan Consistency Analysis. An analysis of the application's consistency wit the City's Comprehensive Plan has not been submitted. A sample analysis is available upon request.

4. Site Plan Attachment #6, Mailing Labels. One (1) set of mailing labels for all property owners within 400 feet of the subject property and of all persons/organizations registered with the City to receive notices has not been provided.

5. Site Plan Attachment #7, Neighborhood Meeting Materials. Proof of publication in a newspaper of general circulation has not been provided.

6. Site Plan Attachment #13, Environmental Resource Permit (ERP). Documentation which shows a permit application has been submitted to the Suwannee River Water Management District has not been submitted.

7. General Comment: Several building plan sheets have been included but are not required to be submitted with the site plan application. These include: A0.02 – Life Safety Plan; A2.01 – Roof Plan; A4.01; A4.02; A4.03; A5.01; A6.01; and A7.01.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Eisman & Russo
CONSULTING ENGINEERS

September 30, 2021

City Manager
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
P.O. Box 9
Alachua, Florida 32616
386-418-6121

Re: Alachua West – Building 250
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

Attached are (4) four copies of the required plans and attachments along with a jump stick containing the following: (pdf format and the legal description in word format)

1. Plans (24x36) (41 total sheets)
   a. Boundary and Topographic survey (1 sheet)
   b. Civil site plans and details (13 sheets)
   c. Landscape and Irrigation plans (7 sheets)
   d. Architectural plans (13 sheets)
   e. Electrical and photometric plan (5 sheets)
   f. Fire Protection Plan (2 sheets)
2. Site Plan Application
3. Agent Authorization
4. Concurrency Impact Analysis
5. Neighborhood Meeting Materials
   a. Advertisement
   b. Written Notice
   c. Address Labels
   d. Sign-In Sheet
   e. Written Summary
6. Legal Description (8.5 x 11)
7. Proof of Ownership
8. Proof of Payment of Taxes
9. FDEP sanitary permit exemption letter
10. SRWMD permit modification letter ERP-001-210834-1 (applied for)
11. Fee check $2,700.00

Sincerely,

Larry J. Longenecker 9-30-21

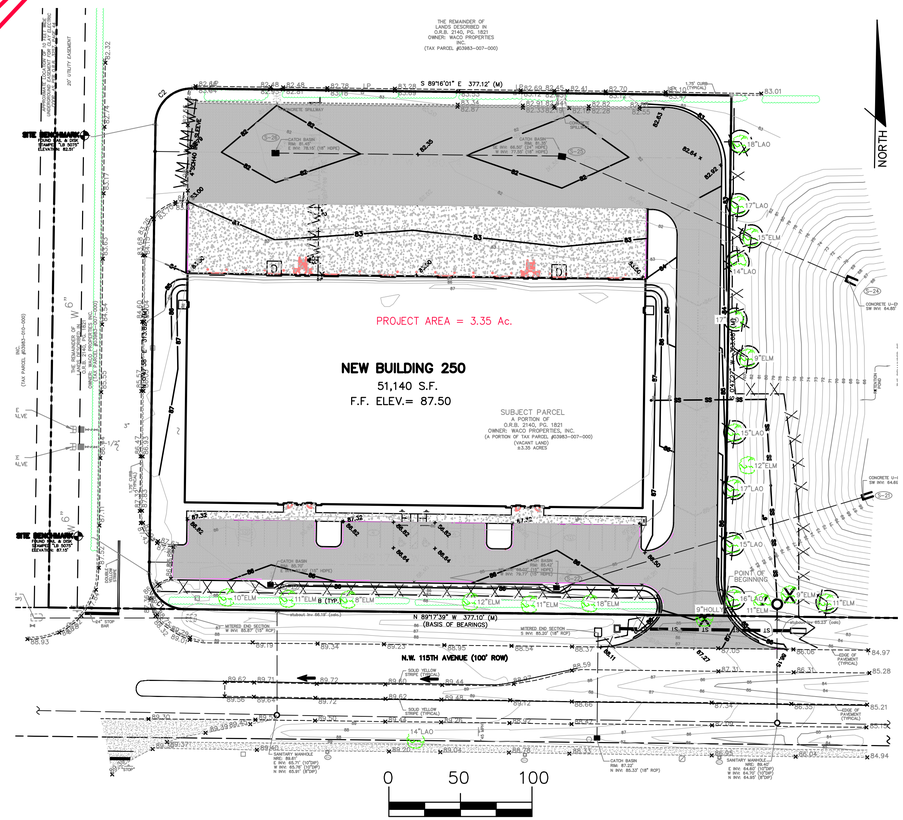
WACO Properties, Inc. - BLDG 250 - SITE PLAN



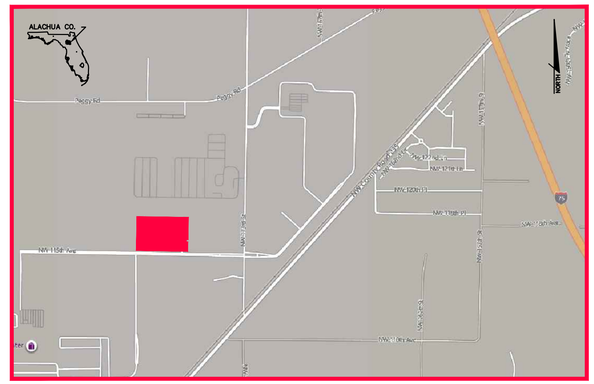
SCALE : 1"=100'



SCALE : 1"= 200'



SCALE : 1"=50'



N.T.S.

TOTAL DEVELOPED SITE STATISTICS

AS PERMITTED	ACRES	% OF SITE
TOTAL PROPERTY AREA	20.49	100
TOTAL BUILDING FOOTPRINTS	5.80	28.3
PAVEMENT/CONCRETE	6.83	33.3
TOTAL IMPERVIOUS AREA	12.63	61.6
GREEN AREA/LANDSCAPE	6.13	30.0
DRY POND BOTTOM	1.73	8.4

EXISTING AND PROPOSED	ACRES	% OF SITE
TOTAL PROPERTY AREA	20.49	100
TOTAL BUILDING FOOTPRINTS	5.76	28.1
PAVEMENT/CONCRETE	6.67	32.6
TOTAL IMPERVIOUS AREA	12.43	60.7
GREEN AREA/LANDSCAPE	6.33	30.9
DRY POND BOTTOM	1.73	8.4

Note: This project was initially PERMITTED to include both buildings 200 and 250. During building 200 construction phase, all drainage infrastructure for all pavement areas (200 & 250) have been constructed including the stormwater treatment pond. Conclusion: The proposed building 250 and associated pavement does not exceed the allowable impervious coverage as permitted for this parcel.

PARKING SUMMARY:

BLDG. 200 — 200,000 S.F. / 95% WAREHOUSE STORAGE; 5% OFFICE

REQUIRED PARKING

OFFICE:
1 SPACE / 330 S.F. X 10,000 S.F. = 31 SPACES

WAREHOUSE (STORAGE):
1 SPACE / 6000 S.F. X 190,000 S.F. = 32 SPACES

REQUIRED TOTAL SPACES = 63 TOTAL
REQUIRED DISABLED SPACES = 4 TOTAL

PROVIDED PARKING (MAX OF 125% OF TOTAL REQUIRED)

MAXIMUM AMOUNT OF SPACES = 79 TOTAL
PROVIDED REGULAR SPACES = 75 TOTAL
PROVIDED DISABLED SPACES = 4 TOTAL

BLDG. 250 — 51,140 S.F. / 90% WAREHOUSE STORAGE; 10% OFFICE

REQUIRED PARKING

OFFICE:
1 SPACE / 330 S.F. X 5,114 S.F. = 16 SPACES

WAREHOUSE (STORAGE):
1 SPACE / 6000 S.F. X 46,026 S.F. = 8 SPACES

REQUIRED TOTAL SPACES = 24 TOTAL
REQUIRED DISABLED SPACES = 2 TOTAL

PROVIDED PARKING (MAX OF 125% OF TOTAL REQUIRED)

MAXIMUM AMOUNT OF SPACES = 30 TOTAL
PROVIDED REGULAR SPACES = 28 TOTAL
PROVIDED DISABLED SPACES = 2 TOTAL

BICYCLE SPACES REQUIRED/PROVIDED = 2 TOTAL

SITE INFORMATION

CONTRACTOR: DANA B. KENYON COMPANY
57722 TIMUQUANA ROAD
JACKSONVILLE, FL 32207-0819
904-398-3939 jchattin@dbkenyon.com

OWNER: WACO PROPERTIES, INC.
7400 BAYMEADOWS WAY, S 324
JACKSONVILLE, FL 32256
904-737-8200 wdpope@ngwade.com

ENGINEER: EISMAN & RUSSO, INC.
6455 POWERS AVENUE
JACKSONVILLE, FL 32217
(904) 733-1478 llongenecker@eismanrusso.com

SURVEYOR: CHW (Aaron H. Hickman)
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976 www.chw-inc.com

LANDSCAPE ARCHITECT: A&K LAND PLANNING & DESIGN INC.
416 TORTOISE TRACE
SAINT JOHNS, FL 32259
(904) 476-9692 aklandplanning@comcast.net

GEOTECHNICAL: GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Jason E. Gowland, P.E.
Project No. 15026

TOTAL OWNERSHIP AREA : 20.49 ACRES

TOTAL PROJECT AREA : (BLDG 250) 3.35 ACRES

EXISTING ZONING : INDUSTRIAL

BUILDING AREA : BLDG. 200=200,000 S.F., BLDG. 250=51,140 S.F.

BUILDING COVERAGE: 28.1%

FLOOD ZONE: X (FL MAP NO. 120064-0120D) 1

FIRE PROTECTION: BUILDING SPRINKLERS AND FIRE HYDRANTS SUPPLIED BY PRIVATE FIRE WATER STORAGE TANK & PUMP.

PROJECT SCOPE

CONSTRUCT BUILDING 250 WITH ASSOCIATED PAVEMENT, AND LANDSCAPING.

1of1	Boundary & Topographic Survey
C1	Cover Sheet
C2	General Notes
C3	Existing Conditions
C4	Site Geometry Plan
C5	Paving and Drainage Plan
C6	Water and Sewer Plan
C7	Site Related Details
C8	Water and Sewer Details
C9	Bicycle Rack Details
C10	M.O.T. Plan
C11	Erosion Control Plan
C12	S.W.P.P. Plan
C13	S.W.P.P. Forms
L1	Tree Protection Plan
L2	Planting Plan
L3	Planting Schedules
L4	Irrigation Plan
L5	Irrigation Details
L6	Irrigation Details
L7	Irrigation Details
A0.00	Cover Sheet
A0.01	Drawing Index and Quality Assur.
A1.01	Floor Plan
A3.01	Exterior Elevation
A3.02	Enlarged Exterior Elevation
FP1.1	Fire Protection Criteria
FP1.2	Fire Protection Site Plan
E1.1	Elec. Site Plan, Details and Notes
E2.1	Elec. Floor Plan and Schedules
E3.1	Fire Alarm Criteria, Matrix
PH1.1	Site Photometrics Plan
PH1.2	Site Lighting Cut Sheet

No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL
DRWN LJL
CHKD RAK
APRV RAK
DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eisman & Russo CONSULTING ENGINEERS
6455 POWERS AVENUE JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

COVER SHEET

PROJECT No. 2422

DRAWING No. C1

1 OF 13

This item has been digitally signed and sealed by Robert A. Kight on the date adjacent to the seal.

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

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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RECORD AS-BUILT REFERENCE TABLE

STORM DRAINAGE STRUCTURE TABLE

STR.#	DESCRIPTION OR TYPE	TOP EL. (GRATE EL)	INVERTS				DETAIL
			N	S	W	E	
S1	CONC. WINGED ENDWALL			65.96			FDOT #266-45° WINGS
S2	TYPE J MANHOLE	83.31	67.14	66.33			FDOT #200/#201
S3	TYPE E INLET	80.07		68.16	68.19		FDOT #200/#214
S4	TYPE E INLET	79.94			72.16	72.04	FDOT #232
S5	TYPE E INLET	79.88			73.18	72.78	FDOT #232
S6	TYPE E INLET	79.78			74.46	74.38	FDOT #232
S7	TYPE E INLET	79.83			75.34	75.13	FDOT #232
S8	TYPE E INLET	80.01				76.50	FDOT #232
S9	M.E.S.				65.93		FDOT #266-45° WINGS
S10	TYPE C INLET	77.52			66.87		FDOT #232
S11	M.E.S.		66.65				FDOT #266-45° WINGS
S12	TYPE E INLET	75.66	67.01	71.80	72.96	72.93	FDOT #232
S13	M.E.S.				74.37		
S14	M.E.S.					87.47	
S15	M.E.S.					87.25	
S16	TYPE J CURB INLET	83.76			81.56		FDOT #200/#214
S17	TYPE J CURB INLET	83.73		67.56	80.33	80.48	FDOT #200/#214
S18	TYPE J CURB INLET	83.94				80.79	FDOT #200/#214
S19	M.E.S.		66.17				FDOT #266-45° WINGS
S20	M.E.S.					75.66	
S21	M.E.S.					65.70	FDOT #266-45° WINGS
S22	TYPE J CURB INLET	86.92			80.34	69.42	FDOT #200/#214
S23	TYPE J CURB INLET	87.15				83.90	FDOT #200/#214
S24	M.E.S.					66.15	FDOT #266-45° WINGS
S25	TYPE E INLET	82.78			78.98	67.93	FDOT #232
S26	TYPE E INLET	82.80				79.50	FDOT #232

BUILD 250

NOTE: ELEVATIONS IN THIS TABLE ARE BASED ON NGVD29 DATUM, SEE CIVIL PLANS FOR CORRECT ELEVATIONS BASED ON NADD88.

GENERAL NOTES:

1) CONSTRUCTION SHALL NOT COMMENCE UNTIL SIGNED AND SEALED DRAWINGS ARE RECEIVED BY THE CONTRACTOR FROM THE ENGINEER SPECIFICALLY MARKED "RELEASED FOR CONSTRUCTION".

2) THESE PLANS ARE SUBJECT TO CHANGE FOR APPROVAL BY THE REVIEW AGENCIES OWNER AND/OR ARCHITECT. CONTRACTOR SHALL CONSTRUCT PROJECT USING PLANS APPROVED AND RELEASED FOR CONSTRUCTION.

3) PRIOR TO BEGINNING EXCAVATION CONTRACTOR SHALL PROVIDE & MAINTAIN ADEQUATE EROSION & TURBIDITY CONTROLS DURING & FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF SITE PROPERTY, DRAINAGE SYSTEM AND WETLANDS.

4) ELEVATIONS BASED ON NAVD 1988.

5) THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE PROJECT.

6) ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM HIS OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACK FILL MATERIAL.

8) THE LOCATION OF ALL UTILITIES SHOWN ON THE DRAWINGS IS BASED ON THE BEST AVAILABLE INFORMATION, HOWEVER, IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR TO CONFIRM IN THE FIELD THE LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.

9) THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF PAVING AND STORM SEWER STRUCTURES WITH ALL OTHER UTILITIES.

10) ALL UNDERGROUND UTILITIES SHOULD BE INSTALLED PRIOR TO PREPARATION OF PAVEMENT SUB-GRADE.

11) DRAINAGE PIPE LENGTHS SHOWN ARE MEASURED FROM CENTERLINE TO CENTERLINE OF DRAINAGE STRUCTURES.

12) SEED & MULCH ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.

13) THE CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITITES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.

14) THE CONTRACTORS SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES 48 HOURS PRIOR TO INITIATING AN EXCAVATION WITHIN STREET R.O.W. OR AS SPECIFIED BY THE UTILITIES COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.

15) THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT DRAWINGS, TEST REPORTS AND INFORMATION REQUIRED TO VERIFY AND CERTIFY COMPLETION OF THE PROJECT AND OBTAIN PROJECT APPROVAL & ACCEPTANCE BY GOVERNMENTAL AGENCIES.

16) CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICE LOCATIONS AT BUILDINGS WITH PLUMBING PLANS. ALL BUILDING DIMENSIONS SHALL BE BASED UPON THE APPROVED ARCHITECTURAL PLANS.

17) ALL DIMENSIONS ARE TO FACE OF CURB.

18) ALL A-2000 PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.

UTILITY NOTES:

1. All water mains shall be pressure tested at 150 PSI for 2 hours and force mains shall be tested at 100 PSI for 2 hours in accordance with section "A" of AWWA standard C600-87 with leakage limited to that determined by the appropriate formula.
2. Disinfection of the water main shall be performed in accordance with AWWA C651 AND/OR UTILITY PROVIDER STANDARDS.
3. Mechanical joint restraints shall conform to AWWA standard C509.
4. Water and sewer pipes shall be 30 inches min. cover in unpaved areas and 36 inches cover in paved areas.
5. All work will be performed in accordance with City of Alachua Public Services Design and Construction Manual, Latest Edition. and/or as required by applicable state and local regulations. (1)
6. Where water and sewer (including storm sewer) lines have less than 10-foot horizontal separation, full un-cut lengths of water quality pipe (i.e. DR 18 AWWA C-900 for newly installed sewer and DR 25 AWWA C-900 water) will be used with the joints staggered at 10 ft. Intervals or they will be placed on an undisturbed shelf or in a separate trench with a minimum vertical separation of at least 18 inches. It is preferable to have the water mains located above the sewer and with 10 foot of separation where possible.
7. All potable PVC pipe 3 inches in diameter or less shall be listed as NSF-PW and shall be marked.
8. Where it is not possible for water and sewer (including storm sewer) lines to cross with a minimum of 18 inches of vertical clearance, A full un-cut length of water quality pipe (i.e. DR 18 AWWA C-900 for newly installed sewer and DR 25 AWWA C-900 water), which is usually 20 feet long, will be centered on the point of crossing. The contractor will field verify the vertical separation. The minimum vertical separation between the water and sewer (including storm sewer) pipes when 18 inches is not possible will be 6 inches outside diameter to outside diameter. It is preferable to have the water main above the sewer lines at least 18 inches vertical separation.
9. A full uncut length of water main pipe (usually 20 feet) shall be centered at the point of crossing of all water and sewer (including storm) lines at the point of crossings regardless of the vertical separations.
10. In the case where solvent contamination is found in the trench, work will be stopped and the proper authorities notified. With the approval of the UTILITY PROVIDER and/or Florida Department of Environmental Protection, Ductile iron pipe, fittings and approved solvent resistant gasket material shall be used in the contaminated area. The ductile iron pipe will extend at least 100 feet beyond any discovered solvent.
11. Water and sewer capacity fees shall be required at time of meter application. Fees will be based on total number of plumbing fixture units shown or listed on building plans.
12. Contact City of Alachua Public Services director a minimum of 48 hours prior to any testing of utilities (386-418-6140). (1)

DEMOLITION NOTES

1. CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH – THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) INSOFAR AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. PROTECTION OF BUILDINGS AND EQUIPMENT – TEMPORARY PROTECTIVE DEVICES, AS REQUIRED SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OF PERSONNEL EXISTING ADJACENT BUILDINGS, STRUCTURES AND EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
3. DISPOSAL OF EXISTING EQUIPMENT AND DEBRIS – ALL DEBRIS, AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING DISPOSAL AREAS. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY ACCIDENTALLY OCCUR.
4. CLEANUP – THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

This item has been digitally signed and sealed by Robert A. Kight on the date adjacent to the seal.

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

No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LuL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK	Per CoA RAI-1

DESG LuL | DRWN LuL | CHKD RAK | APRV RAK | DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

eisman & russo CONSULTING ENGINEERS
6455 POWERS AVENUE JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-7478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E., FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

GENERAL NOTES

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

DRAWING No. C-2

2 OF 13

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SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED BEARING OF N 89°17'39" W FOR THE NORTH RIGHT OF WAY LINE OF N.W. 115TH AVENUE.
2. VERTICAL DATUM BASED ON NAVD 1988 DATUM.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

LEGEND:

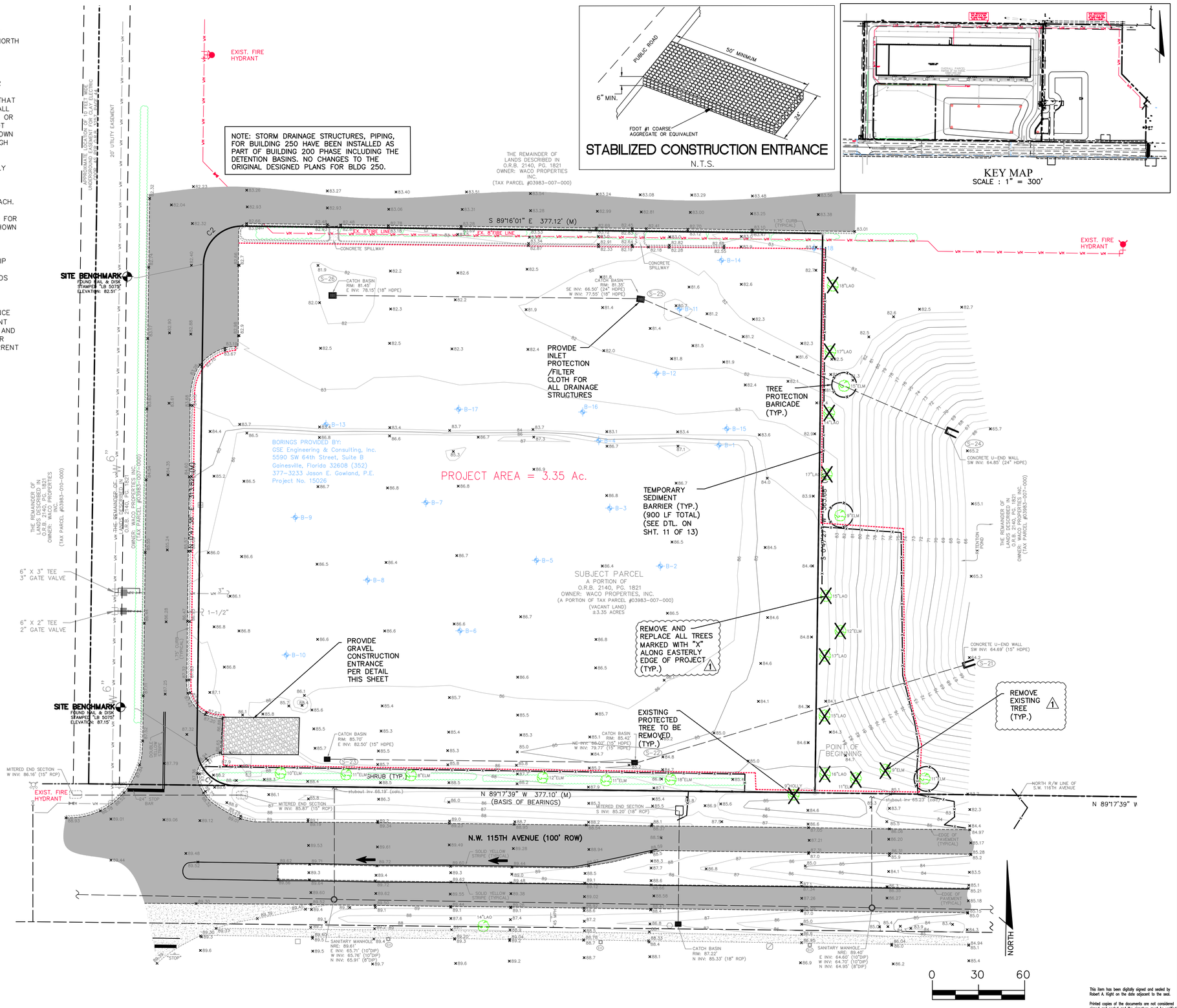
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
NRE = NORTH RIM ELEVATION
INV = INVERT
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE
RCP = REINFORCED CONCRETE PIPE
△ = FOUND NAIL AND DISK (LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (LB 5075)
= ELECTRIC HANDHOLE
= SIGN
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE JUNCTION BOX
= IRRIGATION CONTROL VALVE
= FIBER OPTIC LINE MARKER
= FIBER OPTIC BOX
= FIRE HYDRANT
= CONCRETE LIGHT POLE
= WATER VALVE
= STORM INLET
= TREE (SIZE AND TYPE AS NOTED)
LAO = LAUREL OAK
ELM = ELM TREE
HOLLY = HOLLY TREE
= BENCHMARK
80- -/- = CONTOUR LINE
X 80.5 = SPOT ELEVATION (PERVIOUS)
X 80.45 = SPOT ELEVATION (IMPERVIOUS)
-W- = WATER LINE (PER PLAN)
-SS- = SANITARY PIPE
-ST- = STORM PIPE
-X- = FENCE (SIZE/TYPE NOTED)
= ASPHALT SURFACE
= CONCRETE SURFACE

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.30'	25.00'	90°04'48"	35.38'	N 44°15'02" W
C2(M)	39.30'	25.00'	90°04'48"	35.38'	N 45°44'54" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL
DRWN LJL
CHKD RAK
APRV RAK
DATE 10-06-21

REGISTERED PROFESSIONAL SURVEYOR AND MAPPER ROBERT A. KIGHT No 63095 STATE OF FLORIDA

eisman & RUSSO CONSULTING ENGINEERS
6455 POWERS AVENUE
JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

EXISTING CONDITIONS

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

DRAWING No. C-3

3 OF 13

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TOTAL DEVELOPED SITE STATISTICS

AS PERMITTED	ACRES	% OF SITE
TOTAL PROPERTY AREA	20.49	100
TOTAL BUILDING FOOTPRINTS	5.80	28.3
PAVEMENT/CONCRETE	6.83	33.3
TOTAL IMPERVIOUS AREA	12.63	61.6
GREEN AREA/LANDSCAPE	6.13	30.0
DRY POND BOTTOM	1.73	8.4

EXISTING AND PROPOSED	ACRES	% OF SITE
TOTAL PROPERTY AREA	20.49	100
TOTAL BUILDING FOOTPRINTS	5.76	28.1
PAVEMENT/CONCRETE	6.67	32.6
TOTAL IMPERVIOUS AREA	12.43	60.7
GREEN AREA/LANDSCAPE	6.33	30.9
DRY POND BOTTOM	1.73	8.4

Note: This project was initially PERMITTED to include both buildings 200 and 250. During building 200 construction phase, all drainage infrastructure for all pavement areas (200 & 250) have been constructed including the stormwater treatment pond. Conclusion: The proposed building 250 and associated pavement does not exceed the allowable impervious coverage for this parcel.

BUILDING SETBACKS

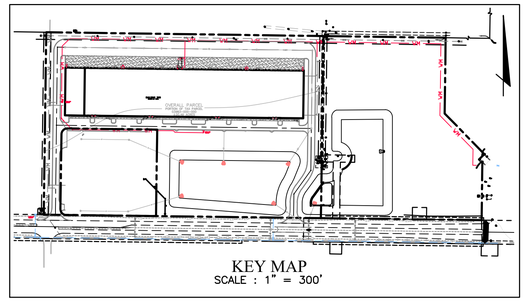
	OVERALL BOUNDARY	PROJECT BOUNDARY
NORTH	531.86'	129.13'
SOUTH	74.62'	74.62'
EAST	750.90'	58.04'
WEST	93.87'	23.86

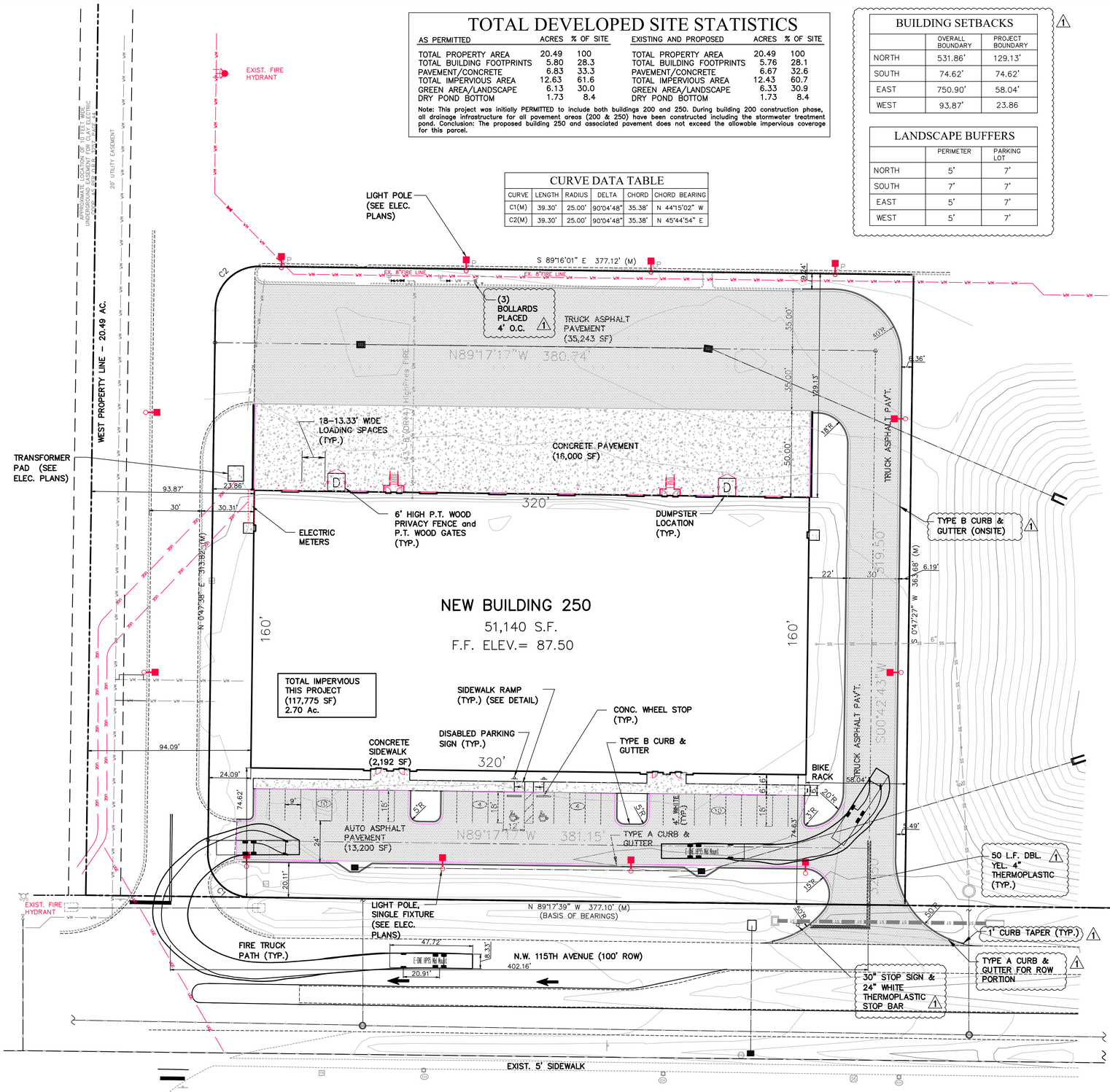
LANDSCAPE BUFFERS

	PERIMETER	PARKING LOT
NORTH	5'	7'
SOUTH	7'	7'
EAST	5'	7'
WEST	5'	7'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.30'	25.00'	90°04'48"	35.38'	N 44°15'02" W
C2(M)	39.30'	25.00'	90°04'48"	35.38'	N 45°44'54" E





OVERALL LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235-A; THENCE SOUTH 00°42'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 2567.52 FEET; THENCE NORTH 89°12'29" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1241.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°47'31" WEST, A DISTANCE OF 765.43 FEET; THENCE NORTH 89°17'17" WEST, A DISTANCE OF 1165.00 FEET; THENCE NORTH 00°47'31" EAST, A DISTANCE OF 767.05 FEET; THENCE SOUTH 89°12'29" EAST, A DISTANCE OF 1165.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.49 ACRES, MORE OR LESS.

BUILD. 250 LEGAL DESCRIPTION: (PREPARED BY CHW)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF N.W. 115TH AVENUE (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 692.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, A DISTANCE OF 377.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°15'02" WEST, 35.38 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE NORTH 00°47'38" EAST, A DISTANCE OF 313.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°44'54" EAST, 35.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE SOUTH 89°16'01" EAST, A DISTANCE OF 377.12 FEET; THENCE SOUTH 00°47'27 WEST, A DISTANCE OF 363.68FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 3.35 ACRES, MORE OR LESS.

No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL | DRWN LJL | CHKD RAK | APRV RAK | DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

eisman & russo CONSULTING ENGINEERS
6455 POWERS AVENUE JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. – BLDG 250-SITE PLAN

SITE PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

DRAWING No. C-4

4 OF 13

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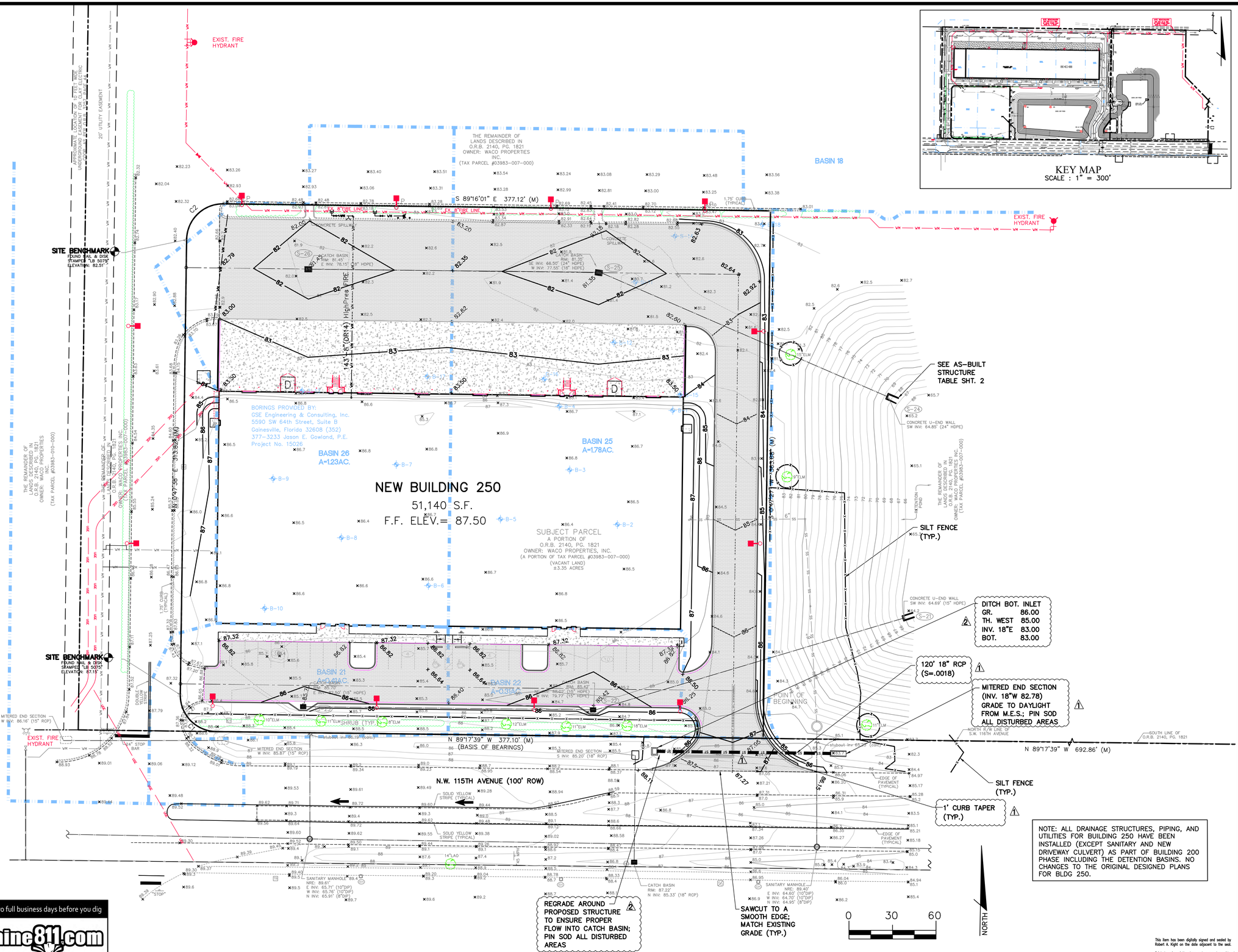
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SITE C4, 12/14/2021 11:03:33 AM, llongenecker

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DRNG C5, 12/14/2021 11:03:03 AM, llongenecker



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2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL
DRWN LJL
CHKD RAK
APRV RAK
DATE 10-06-21

REGISTERED PROFESSIONAL ENGINEER ROBERT A. KIGHT No 63095 STATE OF FLORIDA

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WACO Properties, Inc. - BLDG 250-SITE PLAN

GRADING AND DRAINAGE PLAN

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PROJECT No. 2422

DRAWING No. C-5

5 OF 13

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UTIL C6, 12/14/2021 10:49:32 AM, llongenecker

EXIST. FIRE HYDRANT

FLOW TEST

257' TO NW CORNER OF BLDG HOSE PATH (TYP.)

APPROXIMATE LOCATION OF 12 FEET WIDE UNDERGROUND EASEMENT FOR CLAY ELECTRIC COOPERATIVE, INC. (O.R.B. 1140, PG. 1821)

20' UTILITY EASEMENT

THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 2140, PG. 1821 OWNER: WACO PROPERTIES INC. (TAX PARCEL #03983-010-000)

THE REMAINDER OF LANDS DESCRIBED IN O.R.B. 2140, PG. 1821 OWNER: WACO PROPERTIES INC. (TAX PARCEL #03983-007-000)

KEY MAP
SCALE : 1" = 300'

SITE BENCHMARK
FOUND NAIL & DISK
STAMPED "LB 5075"
ELEVATION: 82.51'

SITE BENCHMARK
FOUND NAIL & DISK
STAMPED "LB 5075"
ELEVATION: 87.15'

8" TAPPING SLEEVE AND VALVE; 8" x 90° BEND

8" DDCV BACKFLOW PREVENTER

8"x90° BEND

8"x6" TS&V
20° 6"DR14
6" G.V.

6" FIRE HYDRANT ASSEMBLY; PROTECTED BY (3) BOLLARDS PLACED 4' APART

REMOTE SIAMESE FIRE DEPT CONNECTION PLACED IN ISLAND; FREE STANDING FDC WITH 4x2-1/2" INLETS (TYPICAL)

8" FIRE RISER

143'-8"(DR14) HighPres FIRE

8" SCH40 PVC IRR. SLEEVE

S 89°16'01" E 377.12' (M)

EX. 8"DIP FIRE LINE

EX. 8"DIB FIRE LINE

1.75° CURB (TYPICAL)

CONCRETE SPILLWAY

CATCH BASIN RIM: 81.45' E INV: 78.15' (8" HDPE)

CATCH BASIN RIM: 81.35' SE INV: 66.50' (24" HDPE) W INV: 77.55' (18" HDPE)

CATCH BASIN RIM: 85.70' E INV: 82.50' (15" HDPE)

CATCH BASIN RIM: 85.42' NE INV: 79.42' (15" HDPE) W INV: 79.77' (15" HDPE)

INSTALL NEW 4" DUCTILE IRON PIPING FROM EXISTING 3-INCH GATE VALVE; w/ 4"x3" REDUCER; 3" WATER METER (BY CITY OF ALACHUA); 4" RPZ BACKFLOW PREVENTER; CONNECT TO EXISTING PIPING, INSTALL REDUCERS AS NECESSARY
SEE DETAIL SHEET C-8

FOR CONTINUATION SEE IRRIGATION PLANS

1 1/2" WATER METER (BY CITY OF ALACHUA) 2" RPZ BACKFLOW PREVENTER; CONNECT TO EXISTING PIPING, INSTALL REDUCERS AS NECESSARY

CITY MAINTENANCE ENDS AT WATER METER (TYP.)

INSTALL NEW 2" SCH40 PVC PIPING FROM EXISTING 2-INCH GATE VALVE

6" X 3" TEE
3" GATE VALVE
6" X 2" TEE
2" GATE VALVE

NEW BUILDING 250
51,140 S.F.
F.F. ELEV.= 87.50

NOTES:
1. THE SITE FIRE PROTECTION SYSTEM (PIPE, VALVES, HYDRANTS) IS A PRIVATELY MAINTAINED SYSTEM.
2. WASTEWATER SERVICE PIPES SHOWN ARE PRIVATELY MAINTAINED.

SUBJECT PARCEL
A PORTION OF
O.R.B. 2140, PG. 1821
OWNER: WACO PROPERTIES, INC.
(A PORTION OF TAX PARCEL #03983-007-000)
(VACANT LAND)
±3.35 ACRES

400' OF HOSE LENGTH SHOWN

N 89°17'39" W 377.10' (M)
(BASIS OF BEARINGS)

N.W. 115TH AVENUE (100' ROW)

N 89°17'39" W 692.86' (M)

NORTH R/W LINE OF S.W. 116TH AVENUE

60UTH I O.R.B. 214(

POINT OF BEGINNING

EXIST. FIRE HYDRANT

SHRUB (TYP.)

11"ELM 8"ELM 10"ELM 12"ELM 18"ELM

15"ELM

STOP BAR

DOUBLE YELLOW

SOLID YELLOW STRIPE (TYPICAL)

EDGE OF PAVEMENT (TYPICAL)

CONCRETE U-END WALL SW INV: 64.85' (24" HDPE)

CONCRETE U-END WALL SW INV: 64.69' (15" HDPE)

CONCRETE U-END WALL SW INV: 64.85' (24" HDPE)

MITERED END SECTION W INV: 86.16' (15" RCP)

MITERED END SECTION W INV: 85.87' (15" RCP)

MITERED END SECTION S INV: 85.20' (18" RCP)

MITERED END SECTION W INV: 85.63' (15" RCP)

stubout inv 66.19' (calc.)

stubout inv 85.23' (calc.)

C.O. INV. 76.50

C.O. INV. 75.70

C.O. INV. 75.10

80' 6" SDR35 PVC @ S=1.0%

80' 6" SDR35 PVC @ S=1.0%

80' 6" SDR35 PVC @ S=1.0%

6" PVC SANITARY SEWER
EL.74.83
7.72'
EL.67.11
15" HDPE STORM SEWER
INV.65.69

UTILITY CROSSING DETAIL
N.T.S.

6" DIA. SAN. M.H. (PRIVATE)
TOP EL. 85.00
INV. 6"N 74.30
INV. 8"S 65.27

USE OUTSIDE DROP CONNECTION (SEE DETAIL SHEET C-8)

10 LF EPOXY LINED 8" DIP @ S=0.4%

CONNECT 8" EPOXY LINED D.I.P. TO EXIST. 8" D.I.P. STUB OUT @ INV. 65.23 (VERIFY)

EL.84.30
18" RCP
INV.82.80
16.8'
EXISTING 8" DIP SANITARY SEWER
EL.65.85
EL.65.18

UTILITY CROSSING DETAIL
N.T.S.

SANITARY MANHOLE RIM: 89.40' NRE: 89.61' E INV: 65.71' (10"DIP) W INV: 65.76' (10"DIP) N INV: 65.91' (8"DIP)

SANITARY MANHOLE RIM: 87.20' E INV: 64.60' (10"DIP) W INV: 64.70' (10"DIP) N INV: 64.95' (8"DIP)

CATCH BASIN RIM: 87.20' N INV: 85.33' (18" RCP)

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NORTH
0 30 60

WACO Properties - Bldg. 250
Fire Flow Calculations
October 19, 2021 — David M. Gile

Test Flow (gpm) = Qt = 1,300
Static Pressure (psi) = Ps = 145
Resid. Pressure (psi) = Pt = 120

$$Q = Q_t \times \left(\frac{h_r - p_r}{p_s - p_r}\right)^{.54}$$

If Q = 1,500 gpm
Then P = 112 psi

FIXTURES - EQUIVALENT PIPE LENGTHS

Run I.D.	A-B		B-C											
Pipe Size (in)	8		8											
H-W Roughness "C"	130		130											
Fixtures	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty
Check Valve (open)	40		40		40		40		25		14			
Tee (side)	34	1	34	2	34		34		21		11			
Elbow	16		16		16		16		11		5			
Tee (run)	11		11		11		11		7		3			
Bend (45 degree)	8	2	8		8		8		5		3			
Gate Valve (open)	4	2	4	2	4		4		2		1			
Fixtures Equiv. L (ft)	58		78											
Total Pipe Length (ft)	203		120											
Total Equiv. Length (ft)	258		196											

FRICTION & PRESSURE LOSSES

Run I.D.	A-B	B-C
Pipe Size (in)	8	8
Flow (gpm)	1500	1500
Velocity (fps)	9.6	9.6
Head Loss (%)	3.9%	3.9%
Total Equiv. Length (ft)	258	196
Friction Loss (ft)	10.1	7.6

Test Hydr. Elev. (ft) @ A = 84.0
Service Pt. Elev. (ft) @ C = 87.5

Total Friction Losses (A - C) = 17.7 ft
Elev. Change Losses (A - C) = 3.5 ft
Total Head Losses (A - C) = 21.2 ft

Total Pressure Loss (A - C) = 9.2 psi
For Req'd. Flow = 1,500 gpm => Available Pressure @ "A" = 112.0 psi
Service Pressure at "C" = 102.8 psi

FIXTURE - EQUIVALENT PIPE LENGTHS

Fixture Description	Equivalent Length (ft)													
	3/4"	1"	1.25	1.5"	2"	3"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Check Valve (open)	6	7	9	11	14	20	25	40	50	68	80	92	110	120	135	155
Tee (side)	5	6	8	9	11	16	21	34	43	57	67	80	89	105	110	140
Elbow	2	3	4	4	5	8	11	16	20	26	32	38	41	48	52	62
Tee (run)	2	2	3	3	3	5	7	11	14	17	21	24	27	31	34	41
Bend (45 degree)	1	1	2	2	3	4	5	8	10	13	15	18	19	22	24	30
Gate Valve (open)	1	1	1	1	1	2	2	4	5	6	7	8	9	10	11	14

2

CINTAS
FIRE PROTECTION

FULL FLOW
WATER MAIN PERFORMANCE TEST

Inspection report
Cust No.
Contact
Cust. Waco Properties
Street 17750 NW 116th Lane
City Alachua State FL Zip 32615
Attn: David Pope
Phone 352.336.2797 Fax

Date of Test 12-14-2021
Location Inspected Building 200
Inspector's Name Robert Stirn
Also present Marshall Pittman, Chip Ware
Customer No. Page 1 of 1

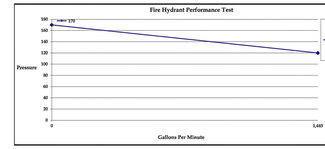
HYDRANT INFORMATION

Type		Manufacturer	Model	Year	Test Type	Greased
X	Dry Barrel	Mueller			Flush	YES
	Wet Barrel				X Flow	X NO

Valve ID	Valve Size	Valve Size	Valve Size	Static	Residual	Pitot	Flow
	5.35 Inches	2.0 Inches	3.5 Inches	170 PSI	120 PSI	70 PSI	1685 GPM

Location: West side of building 200, Static cap on the south side of 200

Fire Hydrant Performance Test



Additional Comments:

Hydrant located behind building 200 has an issue with the weep hole not shutting down when the hydrant is fully opened stopping water from flowing out of the bottom of the hydrant. This will need further investigation and repaired as it would appear to be causing a hole under the concrete around the hydrant.

Signature of owner or owners representative — Not Available at time of Inspection — Date 14-Dec-21

Duplicate to
Street
City State Zip
Attn:

No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL
DRWN LJL
CHKD RAK
APRV RAK
DATE 10-06-21

ROBERT A. KNIGHT LICENSED PROFESSIONAL ENGINEER No 63095 STATE OF FLORIDA

eisman & RUSSO CONSULTING ENGINEERS
6455 POWERS AVENUE JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KNIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

WATER AND SEWER PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

This item has been digitally signed and sealed by Robert A. Knight on the date adjacent to the seal.

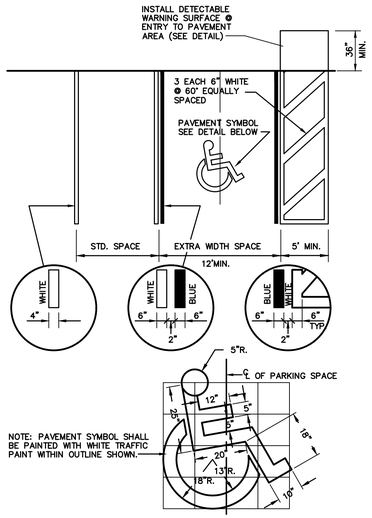
Printed copies of the documents are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT No. 2422

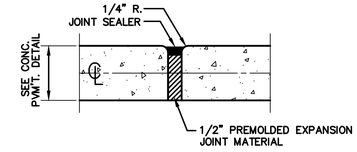
DRAWING No. C-6

6 OF 13

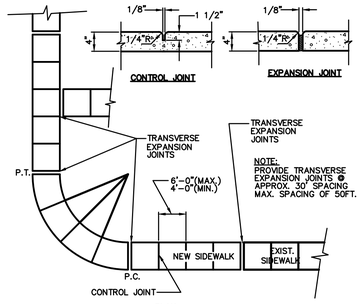
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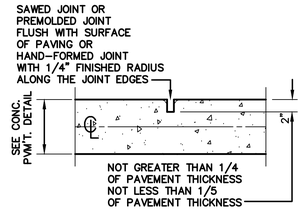
TYPICAL STRIPING



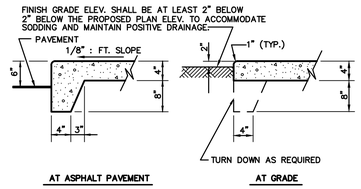
EXPANSION JOINT DETAIL
NOT TO SCALE P13



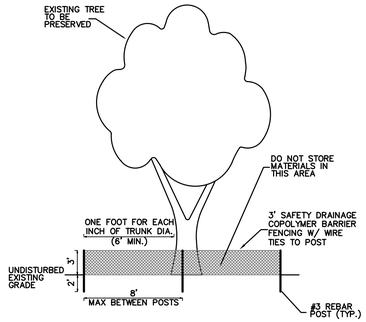
PLAN



CONTROL JOINT DETAIL
NOT TO SCALE P14



TYPICAL SIDEWALK DETAILS
NOT TO SCALE P16A

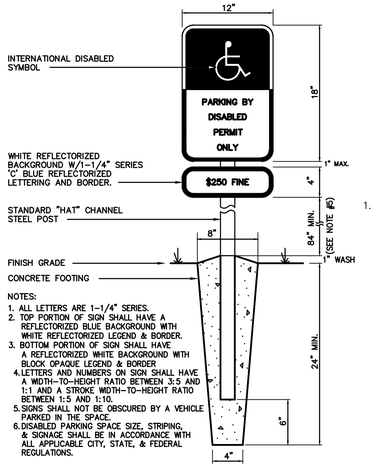


THE TREE PROTECTION BARRICADE SHALL BE AT LEAST THREE (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE WITH 2x4 POSTS PLACED A MAXIMUM OF EIGHT (8) FEET APART, WITH A 2x4 MINIMUM TOP RAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.

THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR TREES LESS THAN 12" DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.

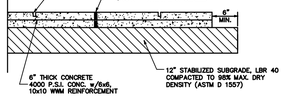
TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

TREE PROTECTION DETAIL
NOT TO SCALE

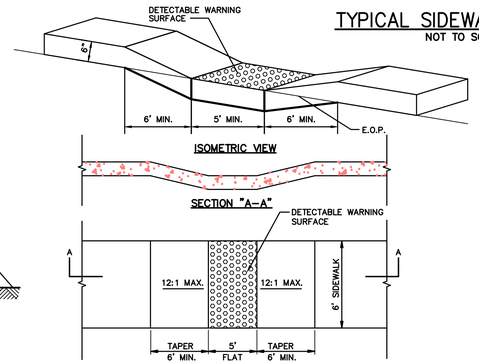


NOTES:
1. ALL LETTERS ARE 1-1/4" SERIES.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLOCK OPAQUE LEGEND & BORDER
4. LETTERS AND NUMBERS ON SIGN SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
5. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
6. DISABLED PARKING SPACE SIZE, STRIPING, & SIGNAGE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, STATE, & FEDERAL REGULATIONS.

DISABLED SIGN DETAIL
NOT TO SCALE

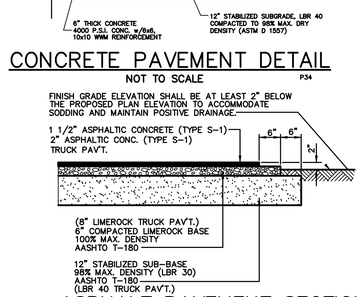


CONCRETE PAVEMENT DETAIL
NOT TO SCALE P34

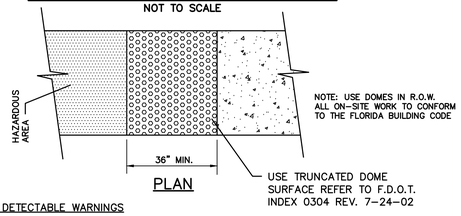


PLAN

SIDEWALK RAMP DETAIL
NOT TO SCALE



ASPHALT PAVEMENT SECTION
NOT TO SCALE



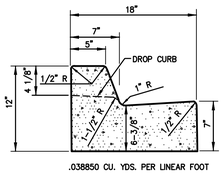
PLAN

1. DISABLED DETECTABLE WARNINGS

"ALL SIDEWALK RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN.(23 mm), A HEIGHT OF NOMINAL 0.2 IN.(5 mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.(60 mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING
2. SURFACE. THE WORK AND MATERIAL SHALL CONFORM TO F.D.O.T. INDEX 0304, PUBLIC SIDEWALK CURB RAMPS, REVISED 4/11/02 AND SHALL CONFORM TO US ACCESS BOARD, CHAPTER 7, US DETECTABLE WARNING PRODUCTS."

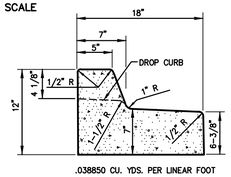
DETECTABLE WARNING SURFACES MUST BE INSTALLED AT ALL POINTS WHERE DESIGNATED PEDESTRIAN ACCESS PATHS ENTER VEHICULAR USE AREAS.

DETECTABLE WARNING SURFACES
NOT TO SCALE



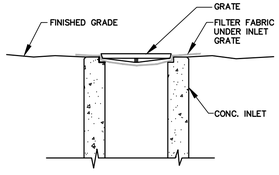
.038850 CU. YDS. PER LINEAR FOOT

TYPE "A" CURB AND GUTTER
NOT TO SCALE P8

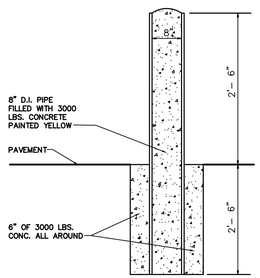


.038850 CU. YDS. PER LINEAR FOOT

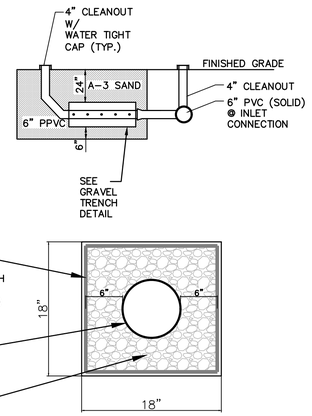
TYPE "B" CURB & GUTTER
NOT TO SCALE P8A



SILT BARRIER FOR INLETS
NOT TO SCALE

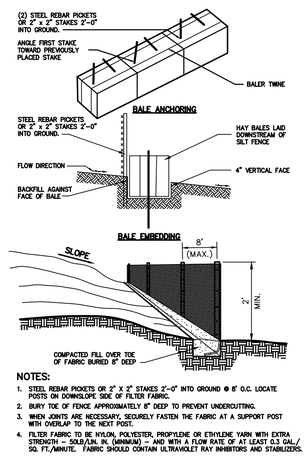


BOLLARD DETAIL
NOT TO SCALE



GRAVEL TRENCH DETAIL

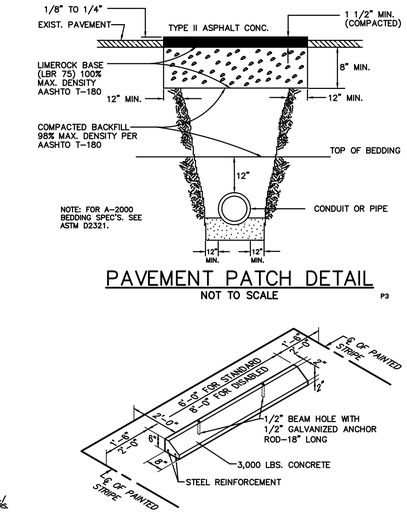
UNDERDRAIN DETAIL
N.T.S.



NOTES:
1. STEEL REBAR PICKETS OR 2" X 2" STAKES 2'-0" INTO GROUND @ 8' O.C. LOCATE POSTS ON DOWNSLOPE SIDE OF FILTER FABRIC.
2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.
4. FILTER FABRIC TO BE NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - SOLD/LIN. IN. (MINIMUM) - AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MINUTE. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

SILT FENCE ANCHORING

TEMPORARY SEDIMENT BARRIER (TSB)
NOT TO SCALE



PAVEMENT PATCH DETAIL
NOT TO SCALE P3

PRECAST CONCRETE WHEEL STOP
NOT TO SCALE P4

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No.	DATE	BY	APPV	REVISION DESCRIPTION
2	12/08/21	LuL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK	Per CoA RAI-1

DESG LuL
DRWN LuL
CHKD RAK
APPV RAK
DATE 10-06-21

ROBERT A. KIGHT LICENSED PROFESSIONAL ENGINEER No 63095 STATE OF FLORIDA

eisman & russo CONSULTING ENGINEERS
6455 POWERS AVENUE
JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

SITE RELATED DETAILS

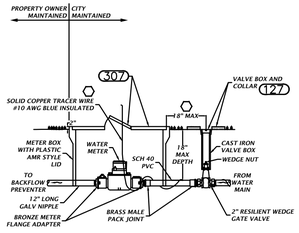
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PROJECT No. 2422

DRAWING No. C-7

7 OF 13

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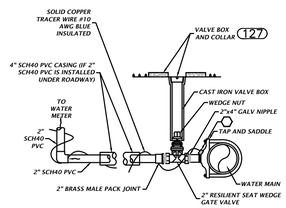


KEYED NOTE(S):

⬡ PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 6-INCHES ABOVE METER BOX.

⬡ PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

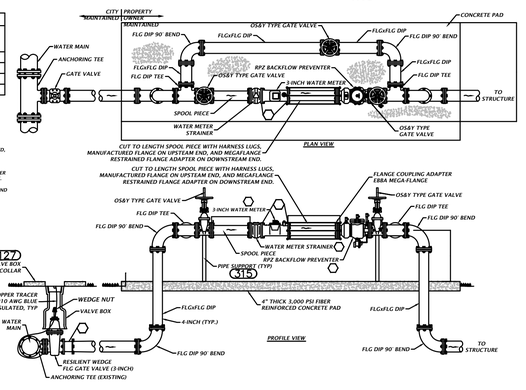
(112) 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

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

(118) 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

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

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

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

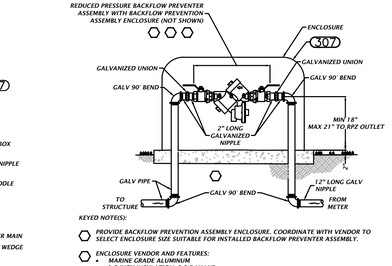
⬡ VALVE BOX MAY SERVE AS ACCESS POINT FOR TESTING AND MAINTENANCE. PROVIDE RISER EXTENSION TO CAUSE TOP TO EXTEND 6-INCHES ABOVE GRADE.

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

⬡ INSTALL 4x3 REDUCERS A NECESSARY

DIMENSION			
METER SIZE	⬡ AA	⬡ BB	CC
4"	24"	12"	14"
6"	36"	18"	18"
8"	48"	24"	22"
10"	60"	30"	27"

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



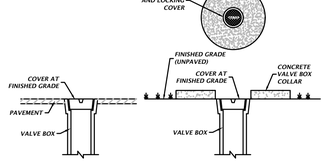
KEYED NOTE(S):

⬡ PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.

⬡ ENCLOSURE VENDOR AND FEATURES:
- MARINE GRADE ALUMINUM
- 1.5 INCH INSULATION, R-9 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 FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.



KEYED NOTE(S):

⬡ VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

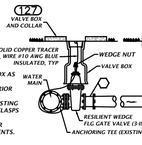
⬡ SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

⬡ PAINT VALVE BOX COVER AND COLLAR AS PER (307)

(127) VALVE BOX COVER
NTS

GENERAL NOTE(S):

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



(148) POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY
NTS

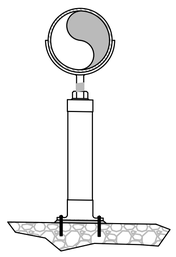
NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.

TYPICAL TRENCH DETAIL

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

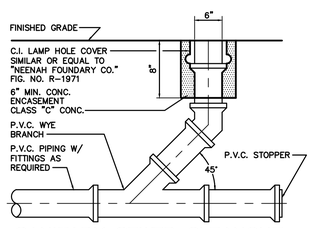
(307) PAINT SYSTEM NO. 5
NTS



GENERAL NOTE(S):

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

(315) PIPE SUPPORT
NTS



LARGE WATER SERVICE

SINGLE SERVICE: 2 1/2" - 10"

DOUBLE CHECK VALVE BACKFLOW PREVENTER
NOT TO SCALE

SANITARY SEWER CLEANOUT
NOT TO SCALE

S01

1. WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS – NOTES

1. It is required that "water mains" be installed, cleaned, disinfected and have a satisfactory bacteriological survey performed in accordance with the latest applicable AWWA Standards, Chapter 62-555, F.A.C. and City of Alachua Public Services Design and Construction Manual, Latest Edition. For the purpose of this section, the phrase "water mains" shall mean mains, including treatment plant process piping, conveying either raw, partially treated, or finished drinking water; fire hydrant leads; and service lines that have an inside diameter of three (3) inches or greater. In addition, the phrase "reclaimed water" refers to the water regulated under Part III of Chapter 62.210, F.A.C.
2. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three (3) 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.
3. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six (6) feet, and preferably ten (10) feet, between the outside of the water main and the outside of any existing or proposed gravity or pressure-type sanitary sewer or wastewater force main. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers may be reduced to three (3) feet where the bottom of the water main is laid at least six (6) inches above the top of the sewer (special case).
4. 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 (6) inches, and preferable twelve (12) inches, above or at least twelve (12) inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
5. 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 a least twelve (12) inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
6. At the utility crossings described in notes 4 and 5 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 (3) feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water, and at least six (6) feet from all joints in gravity or pressure-type sanitary sewers or wastewater force mains.
7. New or relocated fire hydrants shall be located so that the hydrants are at least three (3) feet from any existing or proposed storm sewer, stormwater force main, or pipeline conveying reclaimed water; at least three (3) feet, and preferably ten (10) feet, from any existing or proposed vacuum-type sanitary sewer; at least six (6) feet, and preferably ten (10) feet, from any existing or proposed gravity or pressure-type sanitary sewer or wastewater force main.
8. Where an underground water main is being laid less than the required minimum horizontal distance from another pipeline and where an underground water main is crossing another pipeline and joints in the water main are being located less than the required minimum distance from joints in the other pipeline, the contractor shall consult the design engineer to obtain approval of any alternative construction methods, prior to construction.

WATER MAIN PIPE

(SEE NOTES 1,2,3,7 & 8)

OTHER UTILITY PIPE

OTHER PIPING TYPE	MINIMUM HORIZONTAL SEPARATION (FEET)
1. GRAVITY SANITARY SEWER	6-10
2. GRAVITY SANITARY SEWER (SPECIAL CASE, NOTE #3)	3
3. SEWAGE FORCE MAIN	6-10
4. GRAVITY STORM SEWER	3
5. RECLAIMED WATER	3
6. ELECTRIC	2

NOTE:
THE PLANTING OF HARDWOOD TREES WITHIN 24 INCHES HORIZONTAL CLEARANCE) OF THE MAIN SHALL BE PROHIBITED.

WATER MAIN PIPE

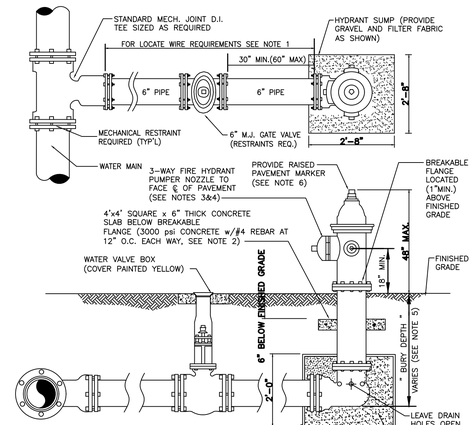
WATER MAIN ON TOP WITH JOINT CENTERED OVER OTHER UTILITY PIPE

SEE NOTES ON DETAIL W-11: (1,4,5,&6)

OTHER UTILITY PIPE

OTHER PIPING TYPE	MINIMUM VERTICAL SEPARATION (INCHES)
1. GRAVITY SANITARY SEWER	6-12
2. SEWAGE FORCE MAIN	12
3. GRAVITY STORM SEWER	6-12
4. RECLAIMED WATER	12
5. ELECTRIC	6

NOTE:
IF THE WATER MAIN IS BELOW THE SEWER PIPE, THAN A MINIMUM OF 12" VERTICAL SEPARATION IS REQUIRED.

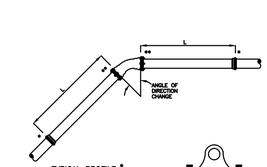


PROVIDE FILTER FABRIC (MARAF1 700X, 140'S OR EQUAL) TO TOP AND ALL 4 SIDES.

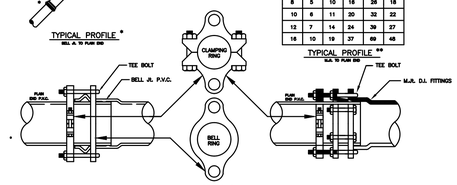
NOTES:

1. LOCATE WIRE IS ONLY REQUIRED IF THE DISTANCE BETWEEN TEE FITTING AND HYDRANT IS OVER 15 LINEAR FEET.
2. NEW HYDRANT SHALL BE PROTECTED BY BOLLARDS AND NO LESS THAN THREE (3) FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY COA. UNLESS APPROVED OTHERWISE BY COA, THE TOP OF THE CONCRETE HOLD-DOWN SLAB SHALL BE 6" BELOW FINISHED GRADE.
3. OPERATION OF THE FIRE HYDRANT SHALL BE EITHER FULL OPEN POSITION OR TOTALLY CLOSED POSITION. THE HYDRANT SHALL NOT BE UTILIZED TO THROTTLE OUTLET FLOW.
4. PRIOR TO PROJECT FINAL INSPECTION, THE HYDRANT AND ALL ABOVE GROUND PIPING SHALL BE RE-OILED, GREASED AND REPAINTED (RUS-KIL ENAMEL-INTERNATIONAL YELLOW OR EQUAL).
5. FIRE HYDRANTS SHALL BE ORDERED WITH PROPER "BURY DEPTH" TO MEET ACTUAL FIELD CONDITIONS. THIS IS ESPECIALLY IMPORTANT FOR BRANCH LINES WHICH TEE-OFF A 12" OR LARGER WATER MAIN. THE INSTALLATION OF (45°) BENDS IS NOT ACCEPTABLE WHEN UTILIZED TO CORRECT AN IMPROPERLY FURNISHED HYDRANT. THE USE OF HYDRANT EXTENSIONS SHOULD BE MINIMIZED.
6. BLUE REFLECTIVE MARKERS SHALL BE INSTALLED IN SUCH A MANNER THAT THE REFLECTIVE FACE OF THE MARKER IS PERPENDICULAR TO A LINE PARALLEL TO THE ROADWAY CENTERLINE, THE BLUE REFLECTIVE MARKERS SHALL BE PLACED IN THE CENTER OF THE TRAVEL LANE, DIRECTLY ACROSS FROM AND ADJACENT TO EACH FIRE HYDRANT.

FIRE HYDRANT
NOT TO SCALE



APPLICATIONS					
	L = MIN. LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTINGS (ft.)				
NOM. PIPE SIZE (IN.)	ELBOWS (DEG.)				VALVE PLUG
	11 1/4	22 1/2	45	90	
2	2	4	8	11	8
3	3	5	8	13	10
4	4	8	11	17	17
6	4	7	13	21	15
8	5	10	18	26	18
10	6	11	20	32	22
12	7	14	24	36	27
18	10	19	37	69	48

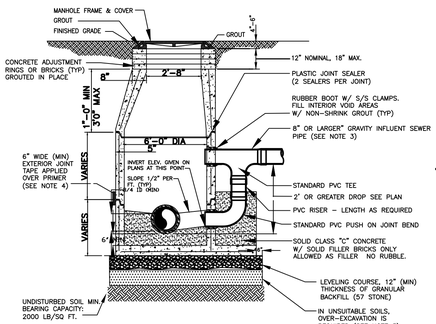


SECTIONS

NOTE: ALL FITTINGS SHALL BE RESTRAINED. CONTRACTOR MAY USE ONE OF THE FOLLOWING METHODS:
1. MECHANICAL RESTRAINTS AT FITTING AND AT ADJACENT JOINTS TO A LENGTH AS SPECIFIED IN CHART
2. TIE RODS AT FITTING AND AT ADJACENT JOINTS TO A LENGTH AS SPECIFIED IN CHART

MECHANICAL RESTRAINT DEVICES
NOT TO SCALE

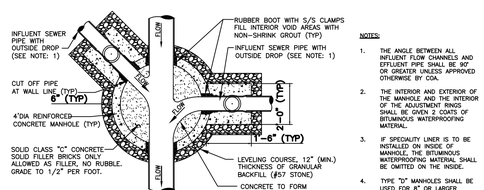
W34



NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT; ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. TYPE "D" MANHOLE SHALL BE USED FOR 8" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP.
4. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
5. IN SILTS, CLAY OR HIGHLY ORGANIC SOILS (FINE-GRAINED SOILS INCLUDING SOIL GROUPS ML, CL, OL, MH, CH, OH AND PT) THE SOILS SHALL BE OVER-EXCAVATED AN ADDITIONAL 24" (AT A MIN.) AND BACKFILLED WITH AASHTO CLASS A-3 SOIL (COMPACTED TO 98%, ASTM D1557) OR OVER-EXCAVATE AN ADDITIONAL 12" (AT A MIN.) AND BACKFILL WITH GRANULAR BACKFILL (57 STONE).

TYPE D MANHOLE (SECTION VIEW)
NOT TO SCALE



NOTES:

1. THE ANGLE BETWEEN ALL INFLUENT FLOW CHANNELS AND EFFLUENT PIPE SHALL BE 90° OR GREATER UNLESS APPROVED OTHERWISE BY COA.
2. THE INTERIOR AND EXTERIOR OF THE MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE GIVEN 2 COATS OF BITUMINOUS WATERPROOFING MATERIAL.
3. IF SPECIALITY LINER IS TO BE INSTALLED ON INSIDE OF MANHOLE, THE BITUMINOUS WATERPROOFING MATERIAL SHALL BE OMITTED ON THE INSIDE.
4. TYPE "D" MANHOLES SHALL BE USED FOR 8" OR LARGER INFLUENT PIPES W/ 2' OR GREATER INFLUENT DROP.

TYPE D MANHOLE (PLAN VIEW)
NOT TO SCALE

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No.	DATE	BY	APP'V	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL
DRWN LJL
CHKD RAK
APPV RAK
DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eisman & Russo CONSULTING ENGINEERS CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL REG. NO. 63095
6455 POWERS AVENUE JACKSONVILLE, FLORIDA 32217-2821 PHONE: (904) 733-1478 FAX: (904) 636-8828

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

WATER AND SEWER DETAILS

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PROJECT No. 2422

DRAWING No. C-8

8 OF 13

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Square Tube U RACK

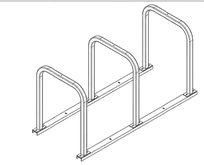
Rail Mounted Options

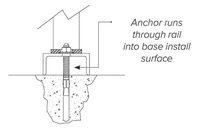
RAIL MOUNTED OPTIONS

Rail mounted Square Tube U Racks are standard foot mounted Square Tube U Racks attached with bolts to a rail as in the diagram at left. Rail mounted racks provide more flexibility than other mounting options while providing the same degree of security.

Rail mounted Square Tube U Racks can be left freestanding, or they can be anchored to the ground using several anchors. This option allows for easier snow removal and sweeping. Installation of Rail mounted Hoops is also much less expensive than embedding the racks into the ground.

* Note: Though racks may be painted, the rails will remain with only a galvanized finish



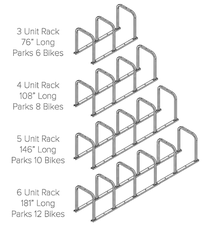


ADVANTAGES:

- Easier and inexpensive installation
- Can be left freestanding or anchored to the ground
- Easier to remove for sweeping and snow removal

APPLICATIONS:

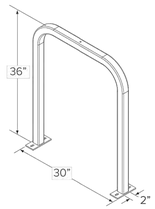
- Installation to pavers
- Asphalt Installations
- Ground, dirt, or mulch
- Situations where the rack needs to be moved occasionally

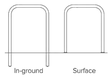


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Square Tube U RACK

Submittal Sheet







CAPACITY 2 Bikes

MATERIALS

- ☐ **Standard**
  2" x 2" x .188" square tube - mild steel
  2" x 2" x .120" square tube - stainless steel
- ☐ **Lightweight**
  ***Powder coat or galvanized only**
  2" x 2" x .083" square tube - mild steel

FINISHES

- ☐ **Galvanized**
  An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**
  Our powder coat finish assures a high level of adhesion and durability by following these steps:
  1. Sandblast
  2. Epoxy primer electrostatically applied
  3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic**
  In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **PVC Dip** (plastisol)
  Other colors available by special order (minimum orders apply)
- ☐ **Stainless**
  Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

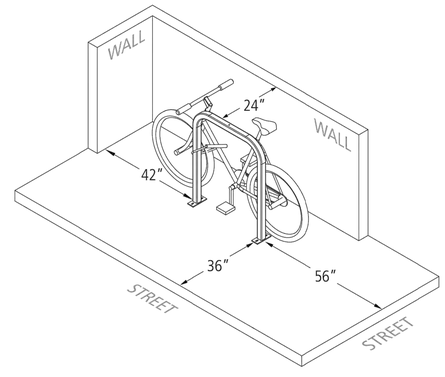
MOUNT OPTIONS

- ☐ **In-ground**
  In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface**
  Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
- ☐ **Rail**
  Rail Mounted Square Tube U Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

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Square Tube U RACK

Setbacks



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No.	DATE	BY	REVISION DESCRIPTION
2	12/08/21	LuL	RAK Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK Per CoA RAI-1

DESG LuL
DRWN LuL
CHKD RAK
APRV RAK
DATE 10-06-21

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ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

BIKE RACK DETAILS

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PROJECT No. 2422

DRAWING No. C-9

9 OF 13

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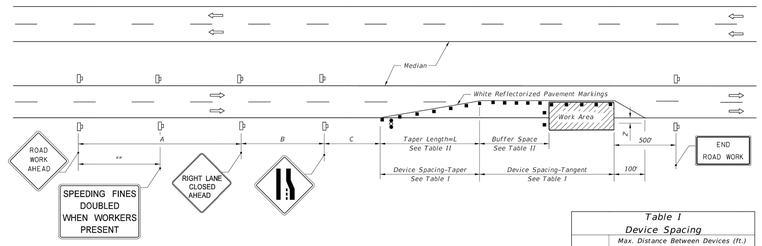


Table II
Buffer Space and Taper Length

Speed (mph)	Buffer Space Dist. (ft.)	Taper Length (12' Lateral Transition) L (ft.)	Notes (Merge)
25	155	125	$L = \frac{WS^2}{60}$
30	200	180	
35	250	245	
40	305	320	
45	360	540	$L = WS$
50	425	600	
55	495	660	
60	570	720	
65	645	780	
70	730	840	

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

For lateral transitions other than 12', use formula for L shown in notes column.
Where:

L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers: Taper	Tangent	Type I or Type II Barricades or Vertical Panels or Drums: Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B	C
40 mph or less	200	200	200
45 mph	350	350	350
50 mph	500	500	500
*55 mph or greater	2640	1640	1000

* The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign and the RIGHT LANE CLOSED ½ MILE sign may be used as an alternate to the RIGHT LANE CLOSED AHEAD sign.

** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Advance Warning Arrow Board

GENERAL NOTES

1. Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.
2. On undivided highways the median signs as shown are to be omitted.
3. When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.

   The same applies to undivided highways with the following exceptions:
   a. Work shall be confined within one median lane.
   b. Additional barricades, cones, or drums shall be placed along the centerline abutting the work area and across the trailing end of the work area.

   When work on undivided highways occurs across the centerline so as to encroach on both median lanes, the inverted plan is applied to the approach of both roadways.
4. Signs and traffic control devices are to be modified in accordance with INTERMITTENT WORK STOPPAGE details (sheet 2 of 2) when no work is being performed and the highway is open to traffic.
5. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. When paved shoulders having a width of 8 ft. or more are closed, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the travel way. See Index 102-612 for shoulder taper formulas.
7. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
8. This TCZ plan does not apply when work is being performed in the middle lane(s) of a six or more lane highway. See Index 102-614.
9. For general TCZ requirements and additional information, refer to Index 102-600.

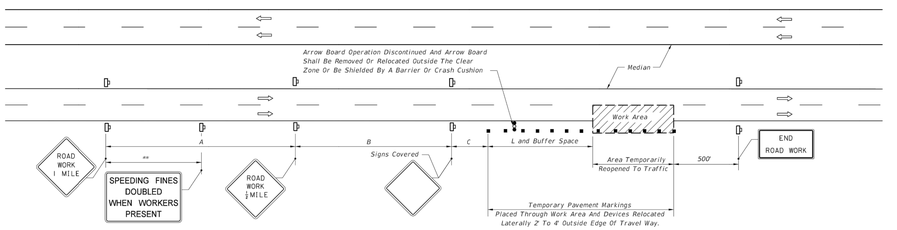
DURATION NOTES

1. Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.
2. For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:
   a. Speed limit is 45 mph or less.
   b. No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.
   c. Volume and complexity of the roadway has been considered.
   d. The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.
3. For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

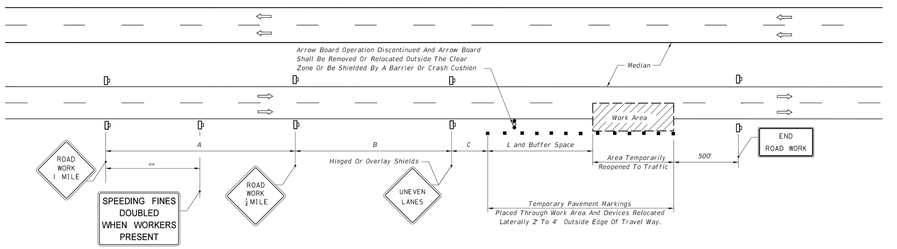
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 1 of 2



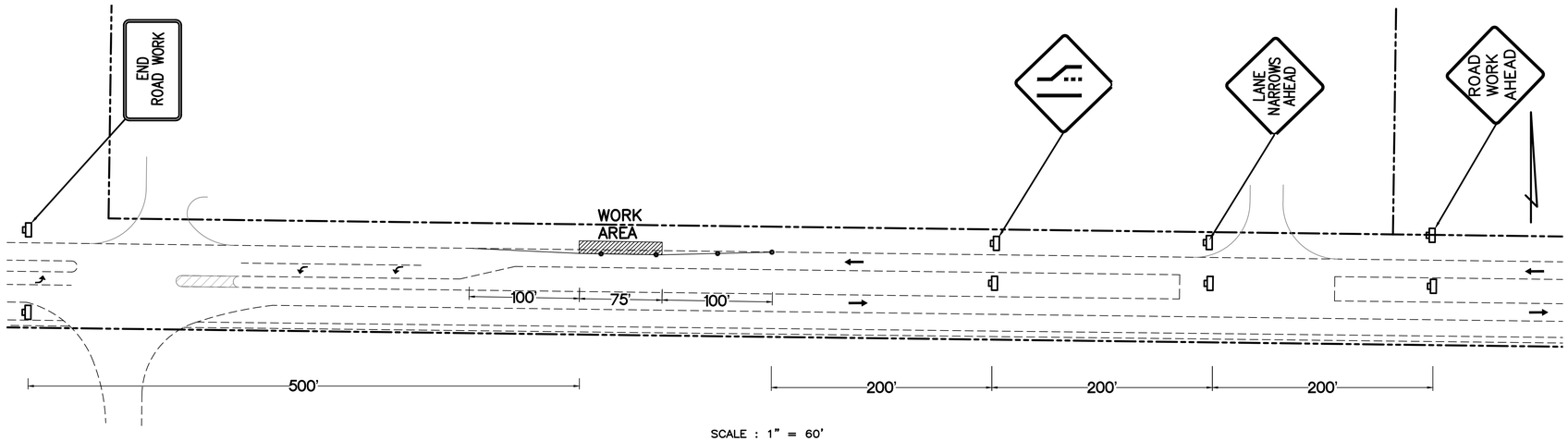
EVEN PAVEMENT



UNEVEN PAVEMENT

INTERMITTENT WORK STOPPAGE - LANE REOPENED TO TRAFFIC

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX 102-613	SHEET 2 of 2



SCALE : 1" = 60'
SPEED LIMIT = 35 MPH

MAINTENANCE OF TRAFFIC REQUIREMENTS

1. ANY MODIFICATIONS OF THIS MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED TO THE CITY OF ALACHUA, TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION.
2. PROJECT WORK HOURS ARE BETWEEN 7:00 AM TO 7:00 PM ON RESIDENTIAL STREETS, AND 9:00 AM TO 4:00 PM ON COLLECTOR OR ARTERIAL STREETS.
3. CONTRACTOR MUST MAINTAIN EXISTING SIGNING. IF SIGNS ARE DAMAGED DUE TO HIS ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS IMMEDIATELY.
4. THIRTY FOOT RADII ARE REQUIRED AT ALL INTERSECTIONS WHERE THE ROADWAY IS REBUILT.
5. ACCESS TO ALL STREETS AND DRIVEWAYS TO BE MAINTAINED AT ALL TIMES.
6. IF SIDEWALKS ARE DISTURBED AND HAVE TO BE REPLACED, HANDICAP RAMPS ARE TO BE INSTALLED.
7. THE CONTRACTOR SHALL CONFINE HIS ACTIVE WORK AREA TO NO MORE THAN ONE BLOCK AT A TIME.
8. THE ROADWAY SHALL BE RESTORED TO AT LEAST A LIMEROCK SURFACE BEFORE IT IS REOPENED TO TRAFFIC, AND BEFORE THE CONTRACTOR MOVES ON TO THE NEXT CONSTRUCTION ZONE.
9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED ON ALL UNPAVED SURFACES UNTIL PAVED.
10. WHERE CONSTRUCTION PHASING IS NOT SHOWN ON PLANS, OR IF CONTRACTOR WANTS TO ALTER THE PHASING SHOWN, CONTRACTOR IS TO SUBMIT PHASING PLAN WITH A PROPOSED CONSTRUCTION SCHEDULE TO TRAFFIC ENGINEERING PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL NOTIFY TRAFFIC ENGINEERING DIVISION A MINIMUM OF 5 WORKING DAYS PRIOR TO IMPLEMENTATION OF THE M.O.T.
12. TRAFFIC SIGNAL VEHICLE LOOPS SHALL BE RESTORED TO PROPER OPERATION WITHIN 36 HOURS OF BEING DESTROYED OR DAMAGED. CONTACT THE CITY A MINIMUM OF 48 HOURS PRIOR TO WORKING NEAR A SIGNALIZED INTERSECTION.
13. NO LANE CLOSURES ARE ALLOWED FROM 7:00 AM – 9:00 AM AND 4:00 PM – 7:00 PM MONDAY THROUGH FRIDAY.
14. THE CITY PROHIBITS MID–BLOCK CORSSINGS OF PEDESTRIANS. WHEN AN ALTERNATE PAVED PEDESTRIAN ROUTE IS NOT FEASIBLE, THE CONTRACTOR SHALL MAINTAIN A 4 FT. WIDE STABLE PEDESTRIAN PATHWAY IN ACCORDANCE WITH FDOT INDEX 660.

This item has been digitally signed and sealed by Robert A. Kight on the date adjacent to the seal.

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

No.	DATE	BY	APPV	REVISION DESCRIPTION
2	12/08/21	LuL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK	Per CoA RAI-1

DESG LuL
DRWN LuL
CHKD RAK
APPV RAK
DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

eisman & russo CONSULTING ENGINEERS
6455 POWERS AVENUE
JACKSONVILLE, FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. – BLDG 250–SITE PLAN

MAINTENANCE OF TRAFFIC PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

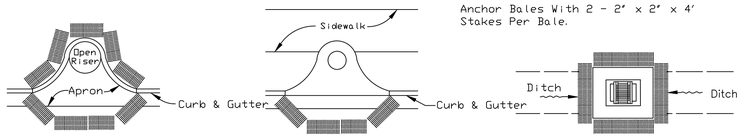
DRAWING No. C-10

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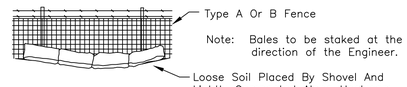
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
17. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
18. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
19. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
20. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
21. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
22. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
23. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA. ⚠1
24. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO 'THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT' FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F. D. E. R.) CHAPTER 6.
25. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
28. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
29. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT. ⚠1
30. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
31. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
32. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
33. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

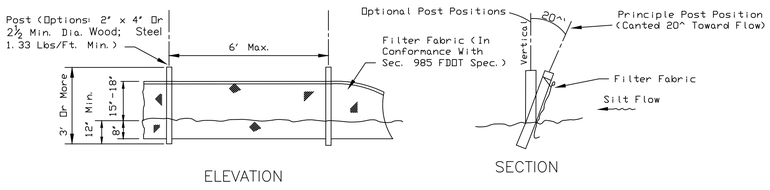


PARTIAL INLET COMPLETED INLET DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

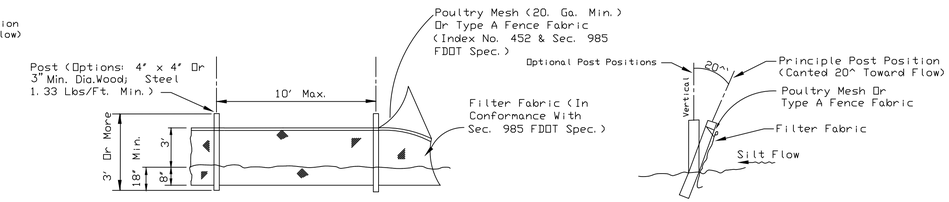


BALES BACKED BY FENCE



ELEVATION SECTION

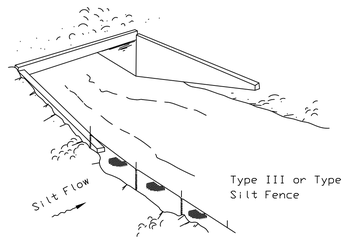
TYPE III SILT FENCE



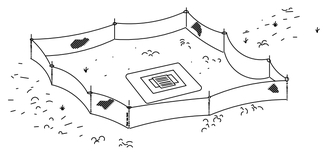
ELEVATION SECTION

Note: Silt Fence to be paid for under the contract lump sum price for Erosion and Sediment Control.

TYPE IV SILT FENCE

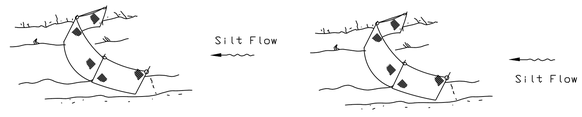


Type III or Type IV Silt Fence



Type III Or Type IV Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.



Type IV Silt Fence Type III Silt Fence

Note: Spacing for Type III & TYPE IV Fence to be in accordance with Chart 1, Sheet 1 of 3, FDOT Index No. 102 and ditch installations at drainage structures Sheet 2 of 3, FDOT Index No. 102.

SILT FENCE APPLICATIONS

NOTE:
WHERE FDOT SPECS AND INDEX ARE REFERENCED, PLEASE REFER TO FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

SILT FENCE TYPE III & IV

N.T.S.

No.	DATE	BY	APPV	REVISION DESCRIPTION
2	12/08/21	LuL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK	Per CoA RAI-1

DESG LuL
DRWN LuL
CHKD RAK
APPV RAK
DATE 10-08-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

Eisman & Russo CONSULTING ENGINEERS
6455 POWERS AVENUE
JACKSONVILLE FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. - BLDG 250-SITE PLAN

EROSION CONTROL PLAN

THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

DRAWING No. C-11

11 OF 13

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STORM WATER POLLUTION PREVENTION PLAN

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION: WACO Properties, Inc. – BLDG 250
PRIMARY SITE ADDRESS:
17750 NW 115TH AVE
LAT: 29°46'44"N , LON: -82°32'02"W
ALACHUA, FL 32615

OWNER NAME AND ADDRESS:

WACO PROPERTIES INC.
7400 BAYMEADOWS WAY, S 324
JACKSONVILLE, FL 32207
904-737-8200

DESCRIPTION:
51,140 SF ± BUILDING WITH PARKING AND LOADING DOCKS.
90% WAREHOUSE – 10% OFFICE

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
MINOR EARTHWORK, PAVEMENT AND GRADING;
SANITARY SEWER, UTILITIES, AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION = 91
2. DURING CONSTRUCTION = 89
3. POST-CONSTRUCTION = 91

SOILS:
SEE SOIL BORING REPORT FOR SOILS DATA

SITE MAPS:
* SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.
* SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS
* SEE GENERAL NOTES FOR REQUIRMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SITE AREA:
1. TOTAL AREA OF SITE = 3.35 AC.
2. TOTAL AREA TO BE DISTURBED = 3.35 AC.

NAME OF RECEIVING WATERS: NA

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY DRY DETENTION AND CONNECTED VIA INLETS AND PIPING
FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE, WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF 3.25 ACRES WILL HAVE BEEN REGRADED, 0.00 ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A ROADSIDE SWALE. WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DRAINAGE SYSTEM.

TIMING OF CONTROLS/MEASURES

REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

D.E.R. DREDGE/FILL PERMIT # NA
C.O.E. DREDGE/FILL PERMIT # NA
S.R.W.M.D. PERMIT # ERP-001-210834-1

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND STRAW BALES AS REQUIRED
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN
4. CONSTRUCT SEDIMENTATION BASIN
5. CONTINUE CLEARING AND GRUBBING
6. STOCK PILE TOP SOIL IF REQUIRED
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
8. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE
9. INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.
10. APPLY BASE TO PROJECT
11. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING
12. COMPLETE FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT FROM BASINS
14. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND STRAW BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSON AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. STRAW BALE BARRIER: STRAW BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   ⚠1 REFER TO DETAIL ON SHT. C11 FOR CONSTRUCTING THE STRAW BALE BARRIER.

2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   REFER TO DETAILS ON SHEET C-11 FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED OF 6" DEEP SWALE (MIN.) WITH 3:1 SIDE SLOPES.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY. AND IT SHALL BE CONSTRUCTED IN ACCORDANCE TO D-914.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDANTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO D-902 FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND D-904 FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. REFER TO D-903 FOR CONSTRUCTION OF CURB INLET & DROP SEDIMENT TRAP.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS. REFER TO D-905 FOR CONSTRUCTION OF STRAW BALE & FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & STRAW BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.

THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ Concrete	☐ Fertilizers	☐ Wood
☐ Asphalt	☐ Petroleum Based Products	☐ Masonry Blocks
☐ Tar	☐ Cleaning Solvents	☐ Roofing Materials
☐ Detergents	☐ Paints	☐ Metal Studs
☐ _____	☐ _____	☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH **HAZARDOUS MATERIALS.**

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWNG PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWNG PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
* ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
* ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
* BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	GENERAL CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS					
SIGNATURE					

No.	DATE	BY	APP'V	REVISION DESCRIPTION
2	12/08/21	LuL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LuL	RAK	Per CoA RAI-1

DESG LuL
DRWN LuL
CHKD RAK
APP'V RAK
DATE 10-06-21

ROBERT A. KIGHT LICENSE No 63095 STATE OF FLORIDA PROFESSIONAL ENGINEER

eisman & RUSSO CONSULTING ENGINEERS
6455 POWERS AVENUE
JACKSONVILLE FLORIDA 32217-2821
PHONE: (904) 733-1478 FAX: (904) 636-8828
CO. CERT. NO. 4281 NAME: ROBERT A. KIGHT, P.E. FL. REG. NO. 63095

ID: 03983-007-000 ADDRESS: 17750 NW 115 AVE, ALACHUA, FL 32615

WACO Properties, Inc. – BLDG 250-SITE PLAN

STORM WATER POLLUTION PREVENTION PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PROJECT No. 2422

DRAWING No. C-12
12 OF 13

This item has been digitally signed and sealed by Robert A.

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PROJECT: **WACO Properties, Inc. - BLDG 250**

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:

_____

_____

_____

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABLIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT: **WACO Properties, Inc. - BLDG 250**

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLETS/OUTFALLS TURBIDITY CONTROLS:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT: **WACO Properties, Inc. - BLDG 250**

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT: **WACO Properties, Inc. - BLDG 250**

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

REASONS FOR CHANGES:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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.

SIGNATURE: _____

DATE: _____

PAGE 4 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 5 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

No.	DATE	BY	APRV	REVISION DESCRIPTION
2	12/08/21	LJL	RAK	Per CoA RAI-1(SECOND REVIEW)
1	11/18/21	LJL	RAK	Per CoA RAI-1

DESG LJL

DRWN LJL

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WACO Properties, Inc. - BLDG 250-SITE PLAN

SWPPP REPORTS

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

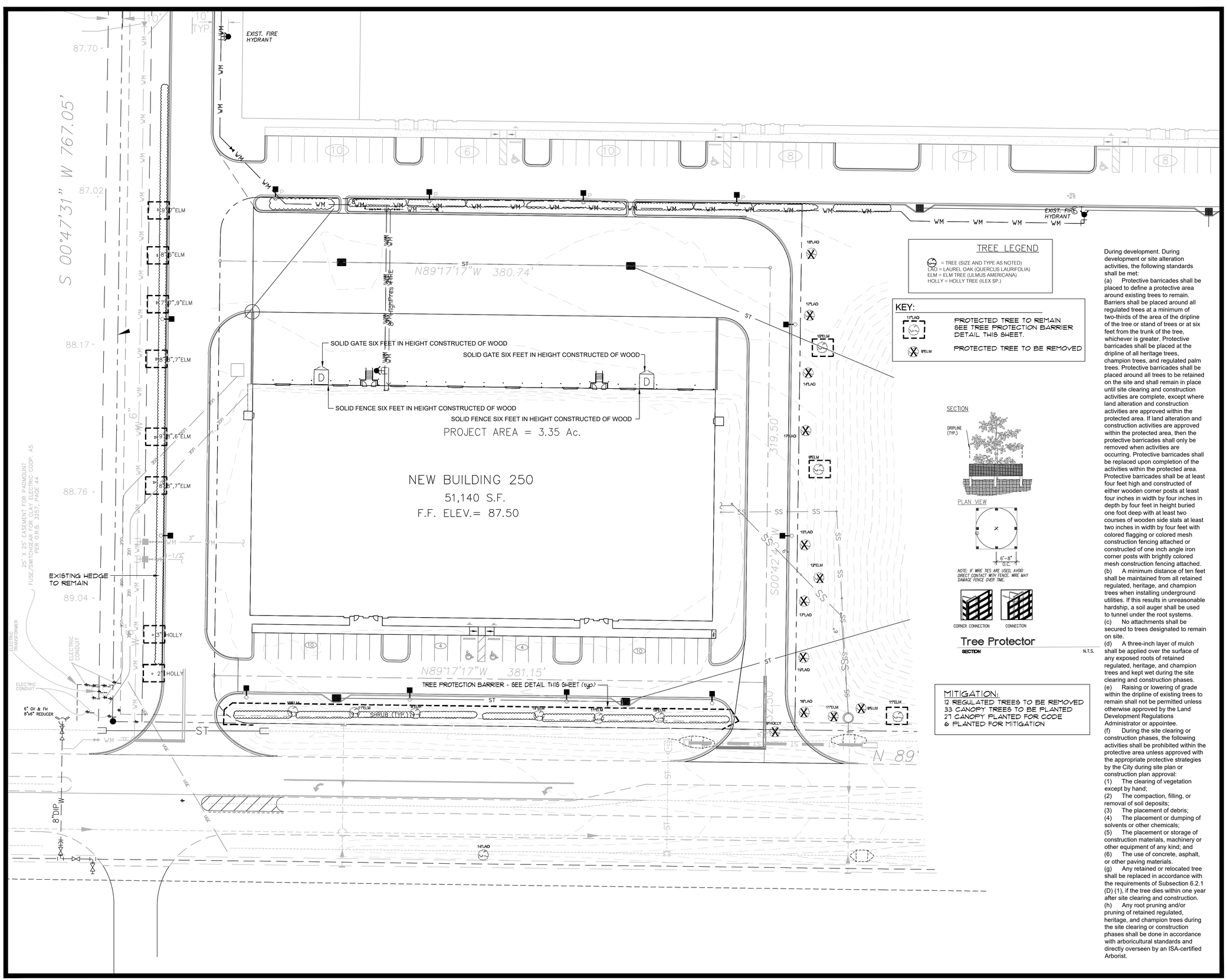
PROJECT No. 2422

DRAWING No. C-13

13 OF 13

This item has been digitally signed and sealed by Robert A. Kight on the date adjacent to the seal.

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TREE LEGEND

= TREE (SIZE AND TYPE AS NOTED)
LAO = LAUREL OAK (QUERCUS LAURIFOLIA)
ELM = ELM TREE (ULMUS AMERICANA)
HOLLY = HOLLY TREE (ILEX SP.)

KEY:

17"LAO — PROTECTED TREE TO REMAIN SEE TREE PROTECTION BARRIER DETAIL THIS SHEET.

9"ELM — PROTECTED TREE TO BE REMOVED

SECTION

PLAN VIEW

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

Tree Protector
SECTION N.T.S.

MITIGATION:

12 REGULATED TREES TO BE REMOVED
33 CANOPY TREES TO BE PLANTED
27 CANOPY PLANTED FOR CODE
6 PLANTED FOR MITIGATION

During development. During development or site alteration activities, the following standards shall be met:
(a) 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.
(b) 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.
(c) No attachments shall be secured to trees designated to remain on site.
(d) 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.
(e) 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.
(f) 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.
(g) 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.
(h) 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.

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Kristofer Kinsey, AICP, ASLA
#LC0000214

WACO PROPERTIES, INC.
BUILDING 250
17750 NW 115 AVE
ALACHUA, FL 32615

REVISIONS :
10-19-21 PER COUNTY COMMENTS
11-12-21 PER COUNTY COMMENTS
11-17-21 PER COUNTY COMMENTS
12-2-21 PER COUNTY COMMENTS
12-8-21 PER COUNTY COMMENTS

NORTH
30 0 15 30

DATE : September 29, 2021
PROJECT NO. : 2021.44
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

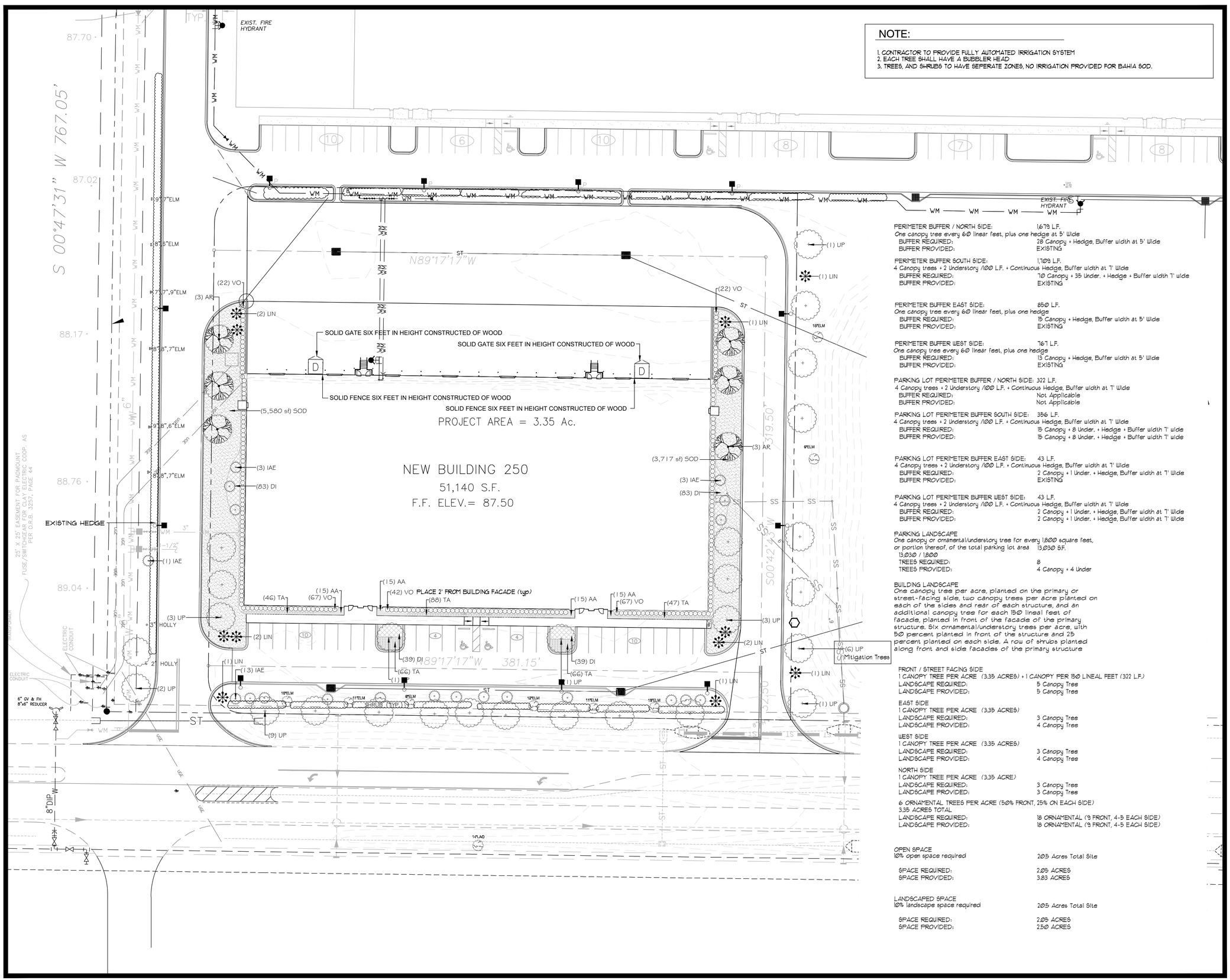
SHEET TITLE
TREE PROTECTION PLAN

L-1
SHEET

WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

NOTE:

1. CONTRACTOR TO PROVIDE FULLY AUTOMATED IRRIGATION SYSTEM
2. EACH TREE SHALL HAVE A BUBBLER HEAD
3. TREES, AND SHRUBS TO HAVE SEPERATE ZONES, NO IRRIGATION PROVIDED FOR BAHIA SOD.



PERIMETER BUFFER / NORTH SIDE: 1,679 L.F.
One canopy tree every 60 linear feet, plus one hedge at 5' Wide
BUFFER REQUIRED: 28 Canopy + Hedge, Buffer width at 5' Wide
BUFFER PROVIDED: EXISTING

PERIMETER BUFFER SOUTH SIDE: 1,109 L.F.
4 Canopy trees + 2 Understory /100 L.F. + Continuous Hedge, Buffer width at 7' Wide
BUFFER REQUIRED: 70 Canopy + 35 Under. + Hedge + Buffer width 7' wide
BUFFER PROVIDED: EXISTING

PERIMETER BUFFER EAST SIDE: 850 L.F.
One canopy tree every 60 linear feet, plus one hedge
BUFFER REQUIRED: 15 Canopy + Hedge, Buffer width at 5' Wide
BUFFER PROVIDED: EXISTING

PERIMETER BUFFER WEST SIDE: 761 L.F.
One canopy tree every 60 linear feet, plus one hedge
BUFFER REQUIRED: 13 Canopy + Hedge, Buffer width at 5' Wide
BUFFER PROVIDED: EXISTING

PARKING LOT PERIMETER BUFFER / NORTH SIDE: 322 L.F.
4 Canopy trees + 2 Understory /100 L.F. + Continuous Hedge, Buffer width at 7' Wide
BUFFER REQUIRED: Not Applicable
BUFFER PROVIDED: Not Applicable

PARKING LOT PERIMETER BUFFER SOUTH SIDE: 356 L.F.
4 Canopy trees + 2 Understory /100 L.F. + Continuous Hedge, Buffer width at 7' Wide
BUFFER REQUIRED: 15 Canopy + 8 Under. + Hedge + Buffer width 7' wide
BUFFER PROVIDED: 15 Canopy + 8 Under. + Hedge + Buffer width 7' wide

PARKING LOT PERIMETER BUFFER EAST SIDE: 43 L.F.
4 Canopy trees + 2 Understory /100 L.F. + Continuous Hedge, Buffer width at 7' Wide
BUFFER REQUIRED: 2 Canopy + 1 Under. + Hedge, Buffer width at 7' Wide
BUFFER PROVIDED: EXISTING

PARKING LOT PERIMETER BUFFER WEST SIDE: 43 L.F.
4 Canopy trees + 2 Understory /100 L.F. + Continuous Hedge, Buffer width at 7' Wide
BUFFER REQUIRED: 2 Canopy + 1 Under. + Hedge, Buffer width at 7' Wide
BUFFER PROVIDED: 2 Canopy + 1 Under. + Hedge, Buffer width at 7' Wide

PARKING LANDSCAPE
One canopy or ornamental/understory tree for every 1,200 square feet, or portion thereof, of the total parking lot area 13,030 SF.
13,030 / 1,200
TREES REQUIRED: 8
TREES PROVIDED: 4 Canopy + 4 Under

BUILDING LANDSCAPE
One canopy tree per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional canopy tree for each 150 lineal feet of facade, planted in front of the facade of the primary structure. Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side. A row of shrubs planted along front and side facades of the primary structure

FRONT / STREET FACING SIDE
1 CANOPY TREE PER ACRE (3.35 ACRES) + 1 CANOPY PER 150 LINEAL FEET (322 L.F.)
LANDSCAPE REQUIRED: 5 Canopy Tree
LANDSCAPE PROVIDED: 5 Canopy Tree

EAST SIDE
1 CANOPY TREE PER ACRE (3.35 ACRES)
LANDSCAPE REQUIRED: 3 Canopy Tree
LANDSCAPE PROVIDED: 4 Canopy Tree

WEST SIDE
1 CANOPY TREE PER ACRE (3.35 ACRES)
LANDSCAPE REQUIRED: 3 Canopy Tree
LANDSCAPE PROVIDED: 4 Canopy Tree

NORTH SIDE
1 CANOPY TREE PER ACRE (3.35 ACRE)
LANDSCAPE REQUIRED: 3 Canopy Tree
LANDSCAPE PROVIDED: 3 Canopy Tree

6 ORNAMENTAL TREES PER ACRE (50% FRONT, 25% ON EACH SIDE)
3.35 ACRES TOTAL
LANDSCAPE REQUIRED: 18 ORNAMENTAL (9 FRONT, 4-5 EACH SIDE)
LANDSCAPE PROVIDED: 18 ORNAMENTAL (9 FRONT, 4-5 EACH SIDE)

OPEN SPACE
10% open space required 2.05 Acres Total Site

SPACE REQUIRED: 2.05 ACRES
SPACE PROVIDED: 3.83 ACRES

LANDSCAPED SPACE
10% landscape space required 2.05 Acres Total Site

SPACE REQUIRED: 2.05 ACRES
SPACE PROVIDED: 2.50 ACRES

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KEVIN R. RUSH, ASLA
FL#0001214

WACO PROPERTIES, INC.
BUILDING 250
17750 NW 115 AVE
ALACHUA, FL 32615

REVISIONS :
10-19-21 PER COUNTY COMMENTS
11-12-21 PER COUNTY COMMENTS
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NORTH
30 0 15 30

DATE : September 29, 2021
PROJECT NO. : 2021.44
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : 1" = 30'

SHEET TITLE
PLANTING PLAN

L-2
SHEET

WACO PROPERTIES, INC., BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

General Notes and Specifications

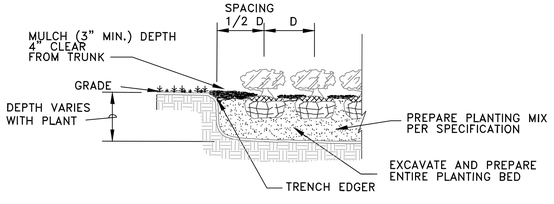
1. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.
2. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
3. All plants must be healthy, vigorous material, free of pests and disease.
4. All trees, palms, and shrubs shall be highest grade Dept. of Agriculture and Consumer Services.
5. All plant material must be approved by the Landscape Architect before the plant material is installed.
6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
7. All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
8. All plants shall be triangular spaced.
9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
11. All plants and planting areas must be completely mulched as specified with three (3) inches of pine straw or pine bark mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
15. All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the contractor's negligence. Furnish and plant replacements which comply with requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
16. All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
17. Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
19. All planting beds to be treated with pre-emergent weed control prior to planting.
20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
21. All disturbed areas to be sodded.

PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	50% Maximum Species
AR	6	Red Maple / Acer rubrum	AS SHOWN	2" caliper, 10' ht. , 5' spd. minimum	9%
IAE	20	East Palatka Holly / Ilex x attenuata 'East Palatka'	AS SHOWN	2" caliper, 10' ht. , 5' spd. minimum	31%
LIN	12	Crape Myrtle / Lagerstroemia x 'Natchez'	AS SHOWN	2" caliper, 10' ht. , 5' spd. minimum	18%
UP	27	Drake Elm / Ulmus parvifolia 'Drake'	AS SHOWN	2" caliper, 10' ht. , 5' spd. minimum	42%
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING		
VO	220	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	24" ht. x 24" spd. minimum full & dense	
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACING		
AA	60	Lily of the Nile / Agapanthus africanus	24" o.c.	1 gallon, full & dense	
DI	244	Fortnight Lily / Dietes iridioides	24" o.c.	1 gallon, full & dense	
SOD	9,297 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'			
TA	313	Asian Jasmine / Trachelospermum asiaticum	18" o.c.	1 gallon, full & dense	

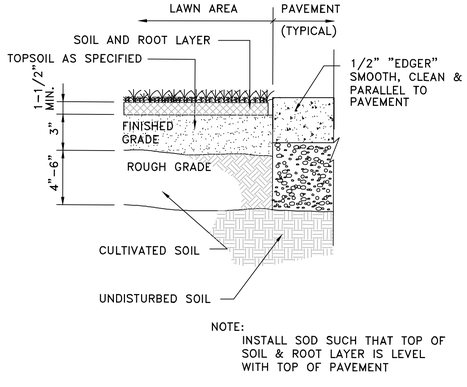
CONTRACTOR TO VERIFY ALL QUANTITIES

NOTES:

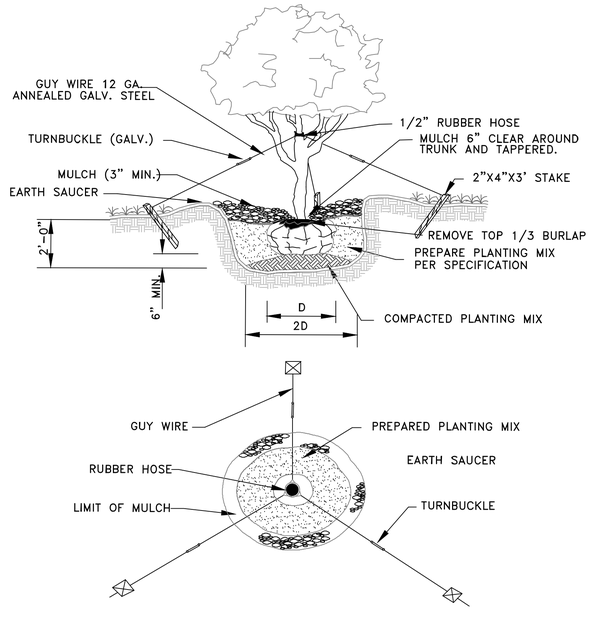
1. MULCH ALL PLANTING BEDS WITH 3" PINE STRAW OR PINE BARK MULCH.
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERRENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. CONTRACTOR TO VERIFY ALL QUANTITIES



SHRUB & GROUNDCOVER PLANTING DETAIL



SOD DETAIL



TREE PLANTING DETAIL

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#LA0001014

WACO PROPERTIES, INC.
BUILDING 250
17750 NW 115 AVE
ALACHUA, FL 32615

REVISIONS :
10-19-21 PER COUNTY COMMENTS
11-12-21 PER COUNTY COMMENTS
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12-8-21 PER COUNTY COMMENTS

DATE : September 29, 2021
PROJECT NO. : 202144
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
PLANTING SCHEDULES

L-3
SHEET

WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

EXIST. FIRE HYDRANT

S 00°47'31" W 767.05'

N89°17'17"W

SOLID GATE SIX FEET IN HEIGHT CONSTRUCTED OF WOOD

SOLID FENCE SIX FEET IN HEIGHT CONSTRUCTED OF WOOD

PROJECT AREA = 3.35 Ac.

NEW BUILDING 250
51,140 S.F.
F.F. ELEV.= 87.50

319.50'

S00°42'43"W 1325.50'

N89°17'17"W 381.15'

N 89°17'17" W 1165.00' (M)

(100' R.O.W.)

12" DIP WM

25' X 25' EASEMENT FOR PADMOUNT FUSE/SWITCHGEAR FOR CLAY ELECTRIC COOP. AS PER O.R.B. 3257, PAGE 44

TRANSFORMER

ELECTRIC CONDUIT

6" GV & FH
8"x6" REDUCER

8"DIP W

SHRUB TYP.

2" HOLLY

87.70 · 87.02 · 88.17 · 88.76 · 89.04 ·

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Kevin Rhoden, ASLA
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NORTH
30 0 15 30

DATE : September 29, 2021
PROJECT NO. : 202144
DESIGNED BY : KSR
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SCALE : 1" = 30'

SHEET TITLE
IRRIGATION PLAN

L-4
SHEET

WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

VALVE SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
1	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Bubbler	13.50	30	6.59	1.5	38.09	1.71 in/h
2	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Area for Dripline	16.08	40	6.34	1.5	47.84	0.72 in/h
3	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Turf Rotary	17.98	40	4.08	1.5	45.58	0.31 in/h
4	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Area for Dripline	10.87	40	7.3	1.5	48.8	0.71 in/h
5	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Turf Rotary	18.86	40	2.97	1.5	44.47	0.33 in/h
6	Hunter ICV-G-FS (Zone Valve)	1-1/2"	Bubbler	13.00	30	4.57	1.5	36.07	1.7 in/h
7	Hunter ICV-G-FS (Zone Valve)	1"	Bubbler	5.00	30	3.54	2.5	36.05	1.7 in/h

NOTES

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per ASTM D 2855, two step method.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 U.F. direct burial.

Install a "MiniClik" rain sensor device.
Verify location with Owners Representative.

Install Backflow Preventer in an inconspicuous location such as shrubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage

All irrigation risers to be painted black

Mainline location shown for graphic clarity purposes only.

Valve box location shown for graphic clarity purposes only.

Irrigation system designed to not exceed 5 feet per second flow through any piping. Any deviation from design upon installation voids these drawings and shall be done so as to not exceed 5' per second through any piping as well.

Irrigation water shall be free of particulates larger than 10 micron or .01 micrometers.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
L	Hunter MP1000 PROS-06-PRS40-CV	1	210-270	40		14'
M	Hunter MP1000 PROS-06-PRS40-CV	1	90-210	40		14'
K	Hunter MP2000 PROS-06-PRS40-CV	52	90-210	40		19'
	Hunter PCB	65	360	30	0.50	3'
	Area to Receive Dripline Hunter PLD-10-18 In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 1.0 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Use PLD-LOC fitting or barbed fittings.	2,428 l.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
1	Hunter series ICV-151G-FS-AS-ADJ (1 1/2" valve) Location shown for graphic clarity	4				
1	Hunter series ICV-101G-FS-AS-ADJ (1" valve) Location shown for graphic clarity	1				
1	Hunter ICZ-151-XL (Drip Zone Valves) 1 1/2" Plastic Electric Remote With Filter Sentry. Each Drip Zone to Have: Flush Valve, Eco Indicator, Air Relief Tubing.	2				
FS	FLOW SENSOR HUNTER, HC-100-Flow-B (1" size) LOCATIONS SHOWN FOR CLARITY ONLY	1				
	CONTROLLER Hunter series PHC-6-00-SS (6 Zone), with ICC-PED-SS Install with Mini-Clik rain sensor. LOCATION SHOWN FOR CLARITY ONLY	1				
M	MASTER VALVE Hunter series ICV-151G-FS-AS-ADJ (1 1/2" valve) Location shown for graphic clarity	1				
BF	Watts 007 1" max. flow rate is 7.5 ft/s.	1				
	Irrigation Lateral Line: PVC Class 315 SDR 13.5 SDR 13.5 1/2" and 3/4" lines Size as specified on plan	1,580 l.f.				
	Irrigation Lateral Line: PVC Class 160 SDR 26 SDR 26 for all 1" and larger lateral lines Size as specified on plan	1,715 l.f.				
	Irrigation Mainline: CPVC Schedule 40 1 1/4"	575 l.f.				
2"	SLEEVING Schedule 40 PVC, 2" Minimum, Size as specified on plan	163 l.f.				

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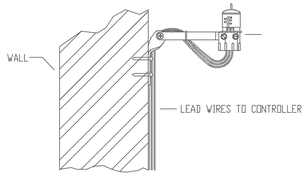
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DATE : September 29, 2021
PROJECT NO. : 202144
DESIGNED BY : KSR
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SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

L-5
SHEET

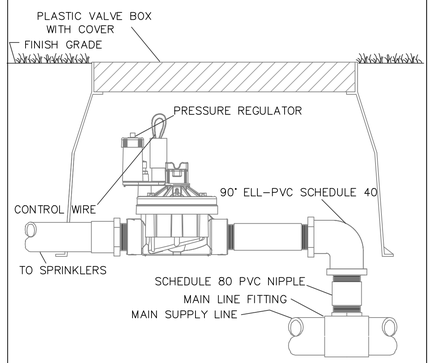
WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615



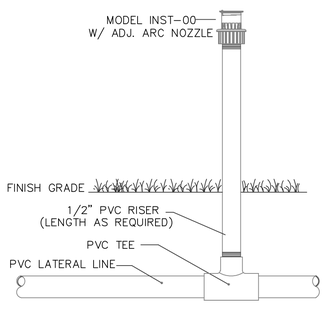
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

Hunter MINI-CLIK
NO SCALE INSTALLATION DETAIL

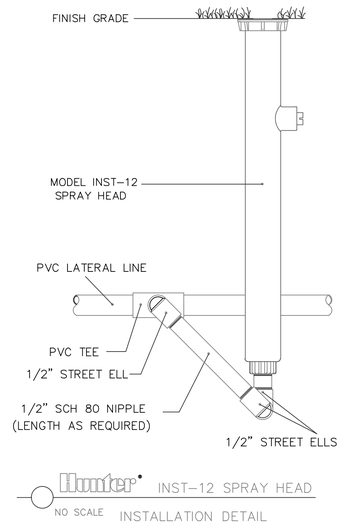
2InICV-VBOX



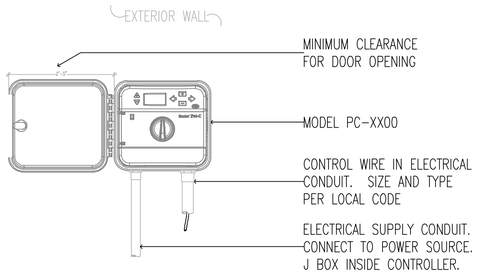
Hunter 1.5" ICV W/ PRESSURE REGULATOR
NO SCALE INSTALLATION DETAIL



Hunter INST-00
NO SCALE INSTALLATION DETAIL
RIGID

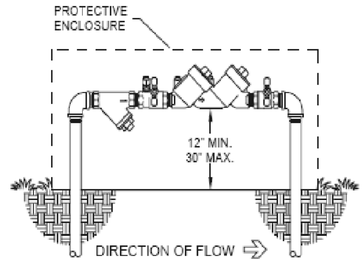


Hunter INST-12 SPRAY HEAD
NO SCALE INSTALLATION DETAIL
SWING



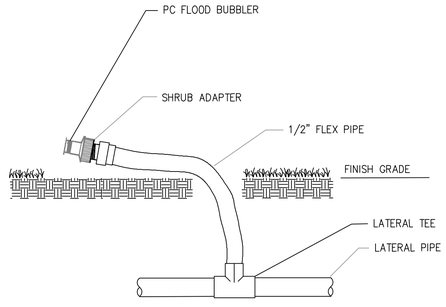
NOTE
SPECIFY 8 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

HCC CONTROLLER
NO SCALE Hunter IRRIGATION DETAIL



OUTDOOR INSTALLATION

BACKFLOW PREVENTER INSTALLATION DETAIL
NO SCALE



Hunter TREE BUBBLER
NO SCALE

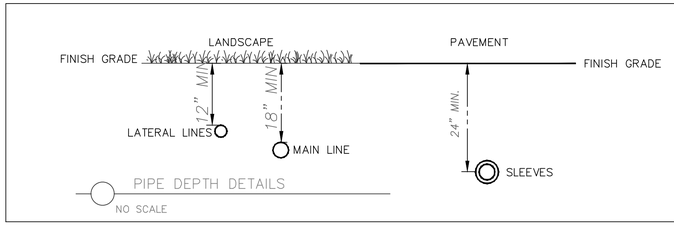
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO WATERING FROM 10AM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON THURS. AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM
- ODD NUMBER ADDRESSES, OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON SATURDAY
- EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON ONLY ON TUESDAY
- APPLY UP TO ¾ - INCH OR LESS OF WATER ONE TIME PER WEEK.



PIPE DEPTH DETAILS
NO SCALE

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416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristofer Ryan Kirk, RLA
#LC26667014

WACO PROPERTIES, INC.
BUILDING 250
17750 NW 115 AVE
ALACHUA, FL 32615

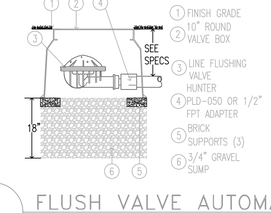
REVISIONS :
10-19-21 PER COUNTY COMMENTS
11-12-21 PER COUNTY COMMENTS
11-17-21 PER COUNTY COMMENTS
12-2-21 PER COUNTY COMMENTS
12-8-21 PER COUNTY COMMENTS

DATE : September 29, 2021
PROJECT NO. : 2021.44
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

L-6
SHEET

WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

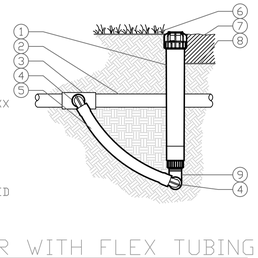


FLUSH VALVE AUTOMATIC

SCALE: N.T.S. Hunter

LEGEND:

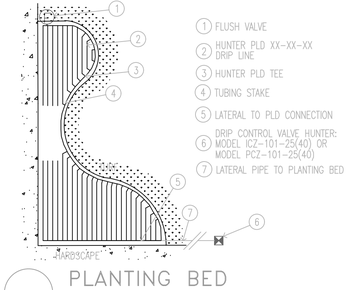
1. ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FPT CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW - HSBE-XXX
5. FLEX$_{SG}$ TUBING - FLEXSG
6. FINISHED GRADE IN TURF
7. ADJACENT MULCH
8. FINISHED GRADE IN PLANTER BED
9. MARLEX STREET ELBOW



ECO INDICATOR WITH FLEX TUBING

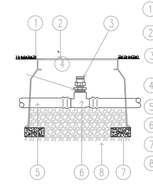
NOT TO SCALE

Hunter HM.EI.02



PLANTING BED

NOT TO SCALE Hunter IRRIGATION DETAIL



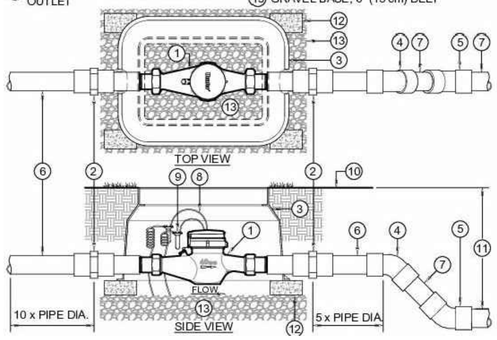
AIR RELIEF TUBING

SCALE: N.T.S. Hunter

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

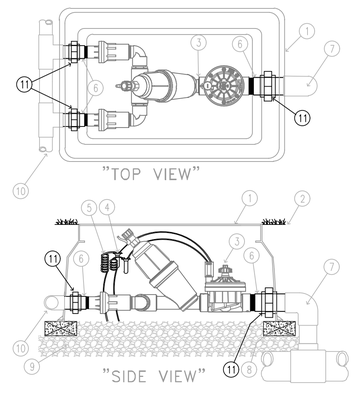
DETAIL LEGEND:

1. HUNTER HC FLOW METER HC-150 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 2" DIA. (50 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER: MIN. 18 AWG-UF (2.08 mm^2) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP



FLOW METER

SCALE: N.T.S. Hunter IRRIGATION DETAIL



1. SUPER JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (7)
9. 3/4" MINUS WASHED GRAVEL
10. LATERAL PIPE AND FITTINGS
11. PVC SLIP UNIONS (2)

ICZ-151-40 DRIP CONTROL KIT

SCALE: N.T.S. Hunter IRRIGATION DETAIL

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BUILDING 250
17750 NW 115 AVE
ALACHUA, FL 32615

REVISIONS :
10-19-21 PER COUNTY COMMENTS
11-12-21 PER COUNTY COMMENTS
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12-8-21 PER COUNTY COMMENTS

DATE : September 29, 2021
PROJECT NO. : 2021.44
DESIGNED BY : KSR
DRAWN BY : KSR
CHECKED BY : KSR
SCALE : N.T.S.

SHEET TITLE
IRRIGATION DETAILS

L-7
SHEET

WACO PROPERTIES, INC. BUILDING 250 17750 NW 115 AVE ALACHUA, FL 32615

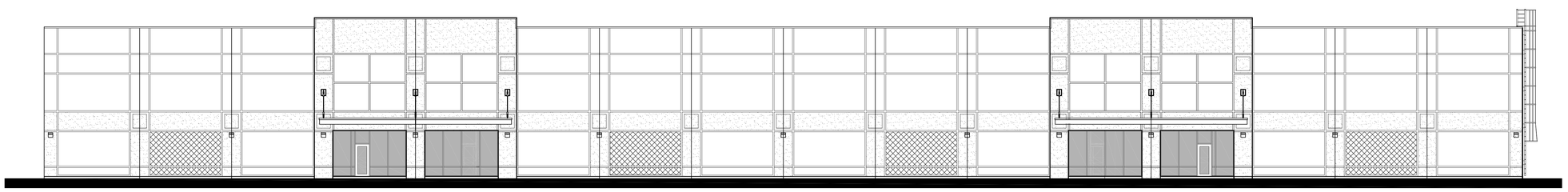
WACO PROPERTIES - BUILDING 250

WACO PROPERTIES, INC.

ALACHUA, FLORIDA

WAREHOUSE SHELL BUILDING

PROJECT NO. 2020-019 - JUNE 03, 2021



STRUCTURAL, MEP AND FP ENGINEERS:

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License No.:

STATE OF FLORIDA
CARLOS G. DELVALLE
AR10969
REGISTERED ARCHITECT
C. DELVALLE
AR- 0010969

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

COVER SHEET

REVISIONS

DATE	NUMBER

PROJECT NO:	2020-019
DATE:	06-03-2021
DRAWN BY:	WRB
CHECKED BY:	CD

A0.00

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QUALITY ASSURANCE FOR PENETRATIONS & JOINTS

1. SUMMARY

A. IN COMPLIANCE WITH FLORIDA FIRE PREVENTION CODE (F.F.P.C.) AND NFPA 1 – 12.3.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS REQUIRED TO PROTECT PENETRATIONS AND JOINTS, THE OWNER WILL EMPLOY AN INDEPENDENT SPECIAL INSPECTOR TO OBSERVE CONSTRUCTION OF THE FIRE–RESISTIVE JOINT SYSTEMS AND FIRE STOP SYSTEMS COMPONENTS OF THE PROJECT IN ACCORDANCE WITH NFPA1–12.3.2.1 AND 12.3.2.2.

2. RESPONSIBILITIES OF THE SPECIAL INSPECTOR

A. THE SPECIAL INSPECTOR WILL BE RESPONSIBLE TO THE ENFORCEMENT AGENCY (AUTHORITY HAVING JURISDICTION (AHJ) AND WILL REPORT THEIR INSPECTION RESULTS IN ACCORDANCE WITH CURRENT GOVERNING FLORIDA FIRE PROTECTION CODE (F.F.P.C.).

B. A SPECIAL INSPECTOR MUST BE ONE OF THE FOLLOWING IN ACCORDANCE WITH ASTM E 2393 (RE–APPROVED 2015):
   1. A CERTIFIED CODE OFFICIAL/INSPECTOR, LICENSED ARCHITECT OR ENGINEER, LICENSED PROFESSIONAL IN THE CONSTRUCTION INDUSTRY, S LICENSED PROFESSIONAL IN THE CONSTRUCTION INDUSTRY, CERTIFIED REPRESENTATIVE OF A QUALITY ASSURANCE AGENCY OR ACCREDITED TESTING LABORATORY.
   2. A SPECIAL INSPECTOR MUST HAVE A MINIMUM OF TWO (2) YEARS IN CONSTRUCTION FIELD EXPERIENCE.
   3. THE SPECIAL INSPECTOR SHALL BE COMPLETELY INDEPENDENT OF, AND DIVESTED FROM, THE INSTALLER CONTRACTOR, AND/OR MANUFACTURER OR SUPPLIER OF ANY MATERIAL BEING INSPECTED. THE SPECIAL INSPECTOR SHALL NOT BE A COMPETITOR OF THE INSTALLER, CONTRACTOR, MANUFACTURER, OR SUPPLIER OF ANY MATERIALS BEING INSPECTED.

C. THE SPECIAL INSPECTOR MUST PRESENT CREDENTIALS TO, AND BE ACCEPTED BY, THE AUTHORITIES HAVING JURISDICTION (AHJ). THE SPECIAL INSPECTOR IS TO SUBMIT THEIR PROPOSED REPORT FORMAT DOCUMENTS TO THE AHJ FOR APPROVAL.

D. THE SPECIAL INSPECTOR IS RESPONSIBLE FOR OBSERVING AND VERIFYING THAT THE CONSTRUCTION OF THE FIRE STOP AND FIRE–RESISTIVE JOINT SYSTEMS COMPLIES WITH THE OFFICIAL CONTRACT DOCUMENTS. OFFICIAL CONTRACT DOCUMENTS ARE DEFINED AS THE PERMITTED PLANS, ADDENDA, AND THE SPECIFICATIONS WITH ALL AMENDMENTS THERETO, AND THIS QUALITY ASSURANCE PROGRAM.

E. THE SPECIAL INSPECTOR MAY USE A REPRESENTATIVE TO PERFORM INSPECTION WORK. THE SPECIAL INSPECTOR UTILIZING AUTHORIZED REPRESENTATIVES SHALL INSURE THE AUTHORIZED REPRESENTATIVE IS QUALIFIED BY EDUCATION TO PERFORM THE DUTIES ASSIGNED BY THE SPECIAL INSPECTOR AND SHALL MAINTAIN RESPONSIBLE SUPERVISORY CONTROL OVER THE REPRESENTATIVE PURSUANT TO THE AHJ. THE SPECIAL INSPECTOR SHALL BE IN RESPONSIBLE CHARGE OF THE WORK OF THE AUTHORIZED REPRESENTATIVE, INCLUDING REVIEWING REPORTS AND SPOT CHECKS. THE SPECIAL INSPECTOR MUST PERSONALLY VISIT THE SITE AT POINTS DURING CONSTRUCTION WHICH HE DEEMS KEY TO THE INSPECTION PROGRAM.

F. THE SPECIAL INSPECTOR OR THEIR AUTHORIZED REPRESENTATIVE WILL VISIT THE PROJECT SITE AS REQUIRED BY THE CONSTRUCTION ACTIVITY TO INSPECT ELEMENTS DURING THE PROGRESS OF THE WORK. FURTHER, IT IS REQUIRED THAT THE SPECIAL INSPECTOR VISIT THE PROJECT ON A REGULAR PERIODIC BASIS DURING CONSTRUCTION OF ELEMENTS.

G. THE SPECIAL INSPECTOR WILL REPORT OBSERVATION OF MATERIALS, WORKMANSHIP OR OTHER FEATURES OF CONSTRUCTION DEVIATING FROM THE REQUIREMENTS OF THE OFFICIAL CONTRACT DOCUMENTS. GUIDELINES FOR OBSERVATIONS COVERING SPECIFIC AREAS OF CONSTRUCTION ARE LISTED HEREIN. THE SPECIAL INSPECTOR SHALL COMPLETE INSPECTION REPORTS AFTER EACH INSPECTION. SIGN EACH REPORT AND FORWARD THEM TO THE BUILDING OFFICIAL WITH COPIES GOING TO THE ARCHITECT OF RECORD, ENGINEER OF RECORD, OWNER AND GENERAL CONTRACTOR. REPORTS ARE TO BE SUBMITTED ON A MONTHLY BASIS.

H. QUALITY CONTROL INSPECTIONS AND TESTING BY AN INDEPENDENT TESTING LABORATORY ARE REQUIRED BY THE PROJECT SPECIFICATIONS AND VARIOUS INSPECTION AND TESTING STANDARDS STATED WITHIN FOR SOME ELEMENTS AND WILL BE AVAILABLE TO THE SPECIAL INSPECTOR TO SUPPLEMENT THEIR OWN INSPECTIONS. THESE REPORTS MAY INCLUDE, BUT ARE NOT LIMITED TO SOIL TESTING, CONCRETE TESTING AND STEEL CONNECTION TESTING.

I. THE ACCEPTANCE OF ANY FIRESTOP OR FIRE RESISTIVE COMPONENT BY THE SPECIAL INSPECTOR IN NO WAY RELIEVES THE CONTRACTOR OF RESPONSIBILITY FOR COMPLYING WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

J. NEITHER THE SPECIAL INSPECTOR OR THEIR AUTHORIZED REPRESENTATIVE SHALL MAKE ANY DESIGN DECISIONS OR DIRECT THE CONTRACTOR TO DEVIATE FROM THE APPROVED CONTRACT DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR IN A TIMELY MANNER, SO AS TO AVERT ANY UNDUE EXPENSES. IF THE CONTRACTOR CORRECTS ANY DEVIATION TO THE SATISFACTION OF THE SPECIAL INSPECTOR, NO FURTHER ACTION IS NECESSARY. IF THE DEVIATIONS ARE NOT CORRECTED TO THE SATISFACTION OF THE SPECIAL INSPECTOR, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE REGISTERED DESIGN PROFESSIONAL(S) OF RECORD AND THE ENFORCING AGENCY.

K. THE SPECIAL INSPECTOR SHALL INSTITUTE QUALITY ASSURANCE PROCEDURES TO INCLUDE, BUT NOT LIMITED TO, REQUIRING UNSCHEDULED VISITS, UTILIZATION OF RELEVANT CHECK LISTS, USE OF INSPECTION REPORT AND INSURING THAT THE INSPECTOR OR THE AUTHORIZED REPRESENTATIVE IS AT THE PROJECT WHENEVER SO REQUIRED BY THE QUALITY ASSURANCE PROGRAM.

L. THE SPECIAL INSPECTOR WILL MAINTAIN A WRITTEN RECORD OF QUALITY ASSURANCE PROGRAM BUILDING INSPECTION ACTIVITIES AND WILL RENDER SIGNED REPORTS PROMPTLY TO THE BUILDING OFFICIAL WITH COPIES TO THE OWNER, ARCHITECT OF RECORD, ENGINEER OF RECORD AND THE CONTRACTOR. INDIVIDUAL REPORTS MAY INCLUDE ANY OR ALL OF THE FOLLOWING:
   1. GENERAL REPORT ON CONSTRUCTION PROGRESS.
   2. WEATHER CONDITIONS.
   3. OTHER PERSONNEL PRESENT DURING THE INSPECTIONS.
   4. DETAILED CHECK–OFF REPORTS ON SPECIFIC AREAS.
   5. REPORTS OF THE CORRECTIONS OF DEFICIENCIES PREVIOUSLY NOTED.
   6. SPECIAL TEST REPORTS, SKETCHES OR OTHER SUPPLEMENTAL DATA.

M. THE SPECIAL INSPECTOR SHALL PROVIDE INSPECTION SERVICES AND TESTING WHICH IS IN ACCORDANCE TO THE FOLLOWING FLORIDA FIRE PREVENTION CODE 5TH EDITION FIRE CODE CHAPTER 12 'FEATURES OF FIRE PROTECTION', SECTIONS 12.3.2 QUALITY ASSURANCE FOR PENETRATIONS AND JOINTS AND 12.3.3 MAINTENANCE OF FIRE–RESISTIVE CONSTRUCTION.

N. THE SPECIAL INSPECTOR SHALL PROVIDE INSPECTION SERVICES AND TESTING PER THE FOLLOWING STANDARDS:
- ASTM E 814, STANDARD TEST METHOD FOR FIRE TESTS OF THROUGH PENETRATION FIRE STOPS
- ANSI/UL 1479, STANDARD FOR FIRE TEST OF THROUGH–PENETRATION FIRE STOPS.
- ASTM E 2174, STANDARD PRACTICE FOR ON–SITE INSPECTION OF INSTALLED FIRE STOPS.
- ASTM E 1966, STANDARD TEST METHOD FOR FIRE–RESISTIVE JOINT SYSTEMS.
- ANSI/UL 2079, STANDARD FOR TESTS FOR FIRE RESISTANCE OF BUILDINGS JOINT SYSTEMS.
- ASTM E 2393, STANDARD PRACTICE FOR ON–SITE INSPECTION OF INSTALLED FIRE RESISTIVE JOINT SYSTEMS AND PERIMETER FIRE BARRIERS.

O. THE QUALITY ASSURANCE PROGRAM ALLOWS FOR GENERAL AND SPECIFIC ITEMS OF CONCERN. IT DOES NOT LIMIT THE SPECIAL INSPECTOR TO ONLY ITEMS LISTED. THE SPECIAL INSPECTOR'S JUDGMENT MUST PREVAIL ON ITEMS NOT SPECIFICALLY COVERED.

P. THE SPECIAL INSPECTOR SHALL PROVIDE A FINAL CLOSING DOCUMENT IN ACCORDANCE WITH ASTM E 2174 CONTAINING ALL PREVIOUS REPORTS, CORRESPONDENCE AND INFORMATION FOR THE REGISTERED DESIGN PROFESSIONAL (RDP) AND THE GENERAL CONTRACTOR TO REVIEW FOR COMPLIANCE OF THE ORIGINAL QUALITY ASSURANCE PROGRAM INTENT. AFTER REVIEW THE CLOSING DOCUMENT SHALL BE SUBMITTED THE AHJ.

3. RESPONSIBILITIES OF THE CONTRACTOR

A. THE CONTRACTOR SHALL FURNISH THE SPECIAL INSPECTOR, AND KEEP CURRENT, A SCHEDULE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR 48 HOURS PRIOR TO THE NEED FOR AN INSPECTION. THE CONTRACTOR SHALL COVER ANY WORK NEEDING INSPECTION PRIOR TO INSPECTION BY THE SPECIAL INSPECTOR. THE CONTRACTOR SHALL MAKE ALL AREAS AVAILABLE AND SAFE FOR INSPECTION.

B. THE CONTRACTOR SHALL PROVIDE TO THE SPECIAL INSPECTOR A COPY OF EACH APPROVED SUBMITTAL RELATED TO FIRESTOP AND FIRE RESISTIVE JOINT SYSTEMS, MATERIALS AND COMPONENTS FOR USE IN VERIFYING PROPER CONSTRUCTION. SUCH SUBMITTALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. CONTRACT DOCUMENTS INCLUDING ALL REVISIONS.
2. FIRESTOP AND JOINT SHOP DRAWING AND PRODUCT DATA.

C. ALL SUBMITTALS PROVIDED TO THE SPECIAL INSPECTOR SHALL BEAR THE STAMP AND INITIALS OF THE CONTRACTOR AND THE ARCHITECT OR ENGINEER OF RECORD.

3. SPECIAL INSPECTOR OBSERVATIONS

THE CONTRACT REQUIREMENTS FOR THIS PROJECT ARE CONTAINED IN THE OFFICIAL CONTRACT DOCUMENTS. THE FOLLOWING GUIDELINES SHALL BE USED IN CONJUNCTION WITH A CAREFUL STUDY OF THE OFFICIAL CONTRACT DOCUMENTS.

A. GENERAL
   1. REVIEW THE OFFICIAL CONTRACT DOCUMENTS TO BE SURE THAT THEY ARE APPROVED AND AVAILABLE BEFORE THE START OF ANY PHASE OF THE WORK.
   2. REVIEW WITH THE CONTRACTOR THE CONSTRUCTION PROCEDURE BEFORE THE START OF ANY PHASE OF THE WORK TO MAKE SURE THAT IT ACCOMMODATES THE DESIGN.
   3. REVIEW WITH THE INDEPENDENT TESTING LABORATORY AND CONTRACTOR THE REQUIREMENTS AS TO THE TYPE OF INSPECTION AND TESTING THAT IS NECESSARY BEFORE THE START OF ANY PHASE OF WORK. ESTABLISH A CLEAR METHOD FOR MARKING ALL TESTED AND INSPECTED ITEMS. CONFIRM THAT THE TESTING AGENCY IS USING QUALIFIED PERSONNEL AND COMPLETING ALL TESTS AND INSPECTIONS IN A TIMELY AND PROFESSIONAL MANNER.
   4. AFTER DELIVERY TO THE JOB, INSPECT STRUCTURAL MEMBERS FOR COMPLIANCE WITH THE OFFICIAL CONTRACT DOCUMENTS, DAMAGE AND FLAWS. CONFIRM THAT THE STRUCTURAL MEMBERS ARE BEING PROTECTED AND STORED PROPERLY.
   5. VERIFY THAT ALL TESTS, SAMPLING OR REPORTS HAVE BEEN COMPLETED BEFORE FINISHED WORK IS COVERED AND NO LONGER CAPABLE OF BEING INSPECTED OR TESTED.
   6. CONFIRM THE REPAIR AND TREATMENT OF AREAS CONTAINING DEFECTIVE WORK.

SPECIAL INSPECTIONS
FLORIDA FIRE PREVENTION CODE, NFPA CHAPTER 12.3.2 –QUALITY ASSURANCE

PROGRAM FOR PENETRATIONS AND JOINTS:
1. SPECIAL INSPECTIONS OF THROUGH–PENETRATION FIRE STOP SYSTEMS AND FIRE–RESISTANT JOINT SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 12.3.2.1 AND 12.3.2.2.
2. SPECIAL INSPECTIONS TO INCLUDE: THROUGH–PENETRATIONS OF METALLIC & NON–METALLIC PIPING, CONDUIT, DUCTWORK, CABLING, VERTICAL–TO–HORIZONTAL CONSTRUCTION JOINTS AND GAPS BETWEEN STRUCTURAL MEMBERS AND WALL/FLOOR CONSTRUCTION. REFER TO DETAILING IN THE CONTRACT DOCUMENTS.

DRAWING INDEX

WACO PROPERTIES - BUILDING 250

08-28-2020 - 95% REVIEW
06-03-2021 - CD SET

NO.	SHEET TITLE	ISSUED
	ARCHITECTURAL	
A0.00	COVER SHEET	● ●
A0.01	DRAWING INDEX AND QUALITY ASSURANCE	● ●
A0.02	CODE REVIEW AND LIFE SAFETY PLAN	● ●
A1.01	FLOOR PLAN	● ●
A2.01	ROOF PLAN	● ●
A3.01	EXTERIOR ELEVATIONS	● ●
A3.02	ENLARGED EXTERIOR ELEVATIONS	● ●
A4.01	WALL SECTIONS	● ●
A4.02	WALL SECTIONS	● ●
A4.03	WALL SECTION, STAIR PLAN AND STAIR ELEVATION	● ●
A5.01	BUILDING CROSS SECTION AND ENTRY PLAN	● ●
A6.01	CANOPY AND ROOF DETAILS	● ●
A7.01	DOOR SCHEDULE AND DETAILS	● ●

DRAWING INDEX

WACO PROPERTIES - BUILDING 250

08-28-2020 - 95% REVIEW
06-03-2021 - CD SET

NO.	SHEET TITLE	ISSUED
	STRUCTURAL	
S1.1	FOUNDATION AND GROUND FLOOR PLAN	● ●
S1.2	ROOF FRAMING PLAN	● ●
S2.1	GENERAL NOTES, SECTIONS AND DETAILS	● ●
S2.2	SECTIONS AND DETAILS	● ●
S2.3	SECTIONS AND DETAILS	● ●
S3.1	TILT-UP SECTIONS AND DETAILS	● ●
S3.2	TILT-UP ELEVATIONS	● ●
S3.3	TILT-UP ELEVATIONS	● ●

DRAWING INDEX

WACO PROPERTIES - BUILDING 250

08-28-2020 - 95% REVIEW
06-03-2021 - CD SET

NO.	SHEET TITLE	ISSUED
	PLUMBING AND FIRE PROTECTION	
P1.1	PLUMBING LEGENDS AND NOTES	● ●
P1.2	PLUMBING PLAN	● ●
FP1.1	FIRE PROTECTION CRITERIA SHEET	● ●
FP1.2	FIRE PROTECTION SITE PLAN	● ●

DRAWING INDEX

WACO PROPERTIES - BUILDING 250

08-28-2020 - 95% REVIEW
06-03-2021 - CD SET

NO.	SHEET TITLE	ISSUED
	ELECTRICAL	
E1.1	ELECTRICAL SITE PLAN, DETAILS AND NOTES	● ●
E2.1	ELECTRICAL FLOOR PLAN AND SCHEDULES	● ●
E3.1	FIRE ALARM CRITERIA, MATRIX AND RISER	● ●
PH1.1	SITE PHOTOMETRICS PLAN	● ●
PH1.2	SITE LIGHTING CUT SHEETS	● ●

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License No.:

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REGISTERED ARCHITECT
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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

DRAWING INDEX AND QUALITY ASSURANCE

REVISIONS

DATE	NUMBER

PROJECT NO:	2020-019
DATE:	06-03-2021
DRAWN BY:	WRB
CHECKED BY:	CD

A0.01

CODE REVIEW SUMMARY INFORMATION

JUNE 03, 2021

1. PROJECT:
   BUILDING FOR:
   WACO PROPERTIES
   569 EDGEWOOD AVE. SOUTH
   JACKSONVILLE, FLORIDA 32205
   PHONE: 352-538-3575

   ONE STORY WAREHOUSE
   RDB DESIGN ASSOCIATES – PROJECT NO. 2020-019

2. DESIGNERS OF RECORD:

DESIGNER	CONTACT & COMPANY	TELEPHONE NO.
ARCHITECTURAL	CARLOS DELVALLE RDB DESIGN ASSOCIATES	(904) 398-3939
STRUCTURAL	TIM OWEN MCVEIGH & MANGUM	(904) 483-5200
MECHANICAL	FRANK YARZADEH MCVEIGH & MANGUM	(904) 483-5200
ELECTRICAL	TOM NIELSON MCVEIGH & MANGUM	(904) 483-5200
PLUMBING	FRANK YARZADEH MCVEIGH & MANGUM	(904) 483-5200

3. BUILDING DEPARTMENT: CITY OF ALACHUA, FLORIDA

4. APPLICABLE BUILDING CODES:

   FLORIDA BUILDING CODE 7TH EDITION (2020) (FBC)
   FLORIDA BUILDING CODE 7TH EDITION (2020) ACCESSIBILITY (FBC-A)
   FLORIDA BUILDING CODE 7TH EDITION (2020) MECHANICAL (FBC-M)
   FLORIDA BUILDING CODE 7TH EDITION (2020) PLUMBING (FBC-P)
   2020 NATIONAL ELECTRIC CODE (NEC)
   7TH EDITION FLORIDA FIRE PREVENTION CODE (NFPC) W/ 2018 NFPA 101 LIFE SAFETY CODE
   FIRE PROTECTION – (NFPA 13)

5. OCCUPANCY CLASSIFICATION: GROUP S-1 MODERATE HAZARD STORAGE (FBC 311.2)
   ORDINARY HAZARD STORAGE (NFPA 6.2.2.3)

6. BUILDING TABULATION:
   a. AREA:

FLOOR	GROSS AREA
SINGLE STORY	51,200 S.F.

   b. BUILDING HEIGHT:
   ONE STORY, 32'-6" (PARAPET WALLS OVER 4 FT. HIGH MUST BE CONSIDERED.)

   c. BUILDING SEPARATION:
   MINIMUM OF 30 FEET TO ASSUMED PROPERTY LINE ON ALL SIDES.

7. CONSTRUCTION TYPE, ALLOWABLE SQUARE FOOTAGE AND MAXIMUM HEIGHT:
   a. CONSTRUCTION CLASSIFICATION:
   TYPE IIB – UNPROTECTED – SPRINKLERED (FBC TABLE 601)
   b. ALLOWABLE AREA:
   CONSTRUCTION CLASSIFICATION ALLOWABLE HEIGHT:
   OCCUPANCY CLASSIFICATION GROUP-S, ONE STORY, PROVIDED WITH AUTOMATIC SPRINKLER SYSTEM AND SURROUNDED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET: UNLIMITED AREA (FBC 507.4)
   c. CONSTRUCTION CLASSIFICATION ALLOWABLE HEIGHT:
   CONSTRUCTION CLASSIFICATION ALLOWABLE HEIGHT:
   75'-0" (FBC TABLE 504.3a) 3-STORIES (FBC TABLE 504.4)

9. FIRE RESISTANCE RATING OF STRUCTURE ELEMENTS (IN HOURS): (FBC TABLE 601)

FIRE WALLS:	Ø
INTERIOR BEARING WALLS:	Ø
COLUMNS:	Ø
BEAMS/GIRDERS:	Ø
ROOFS:	Ø
EXTERIOR BEARING WALLS:	Ø
EXTERIOR NON-BEARING WALLS:	Ø
INTERIOR NON-BEARING WALLS:	Ø
SHAFT ENCLOSURES:	(NOT APPLICABLE)
STAIRS:	(NOT APPLICABLE)
EXIT ACCESS CORRIDORS:	(NOT APPLICABLE)
HORIZONTAL EXITS	(NOT APPLICABLE)
OCCUPANCY SEPARATION:	(NOT APPLICABLE)

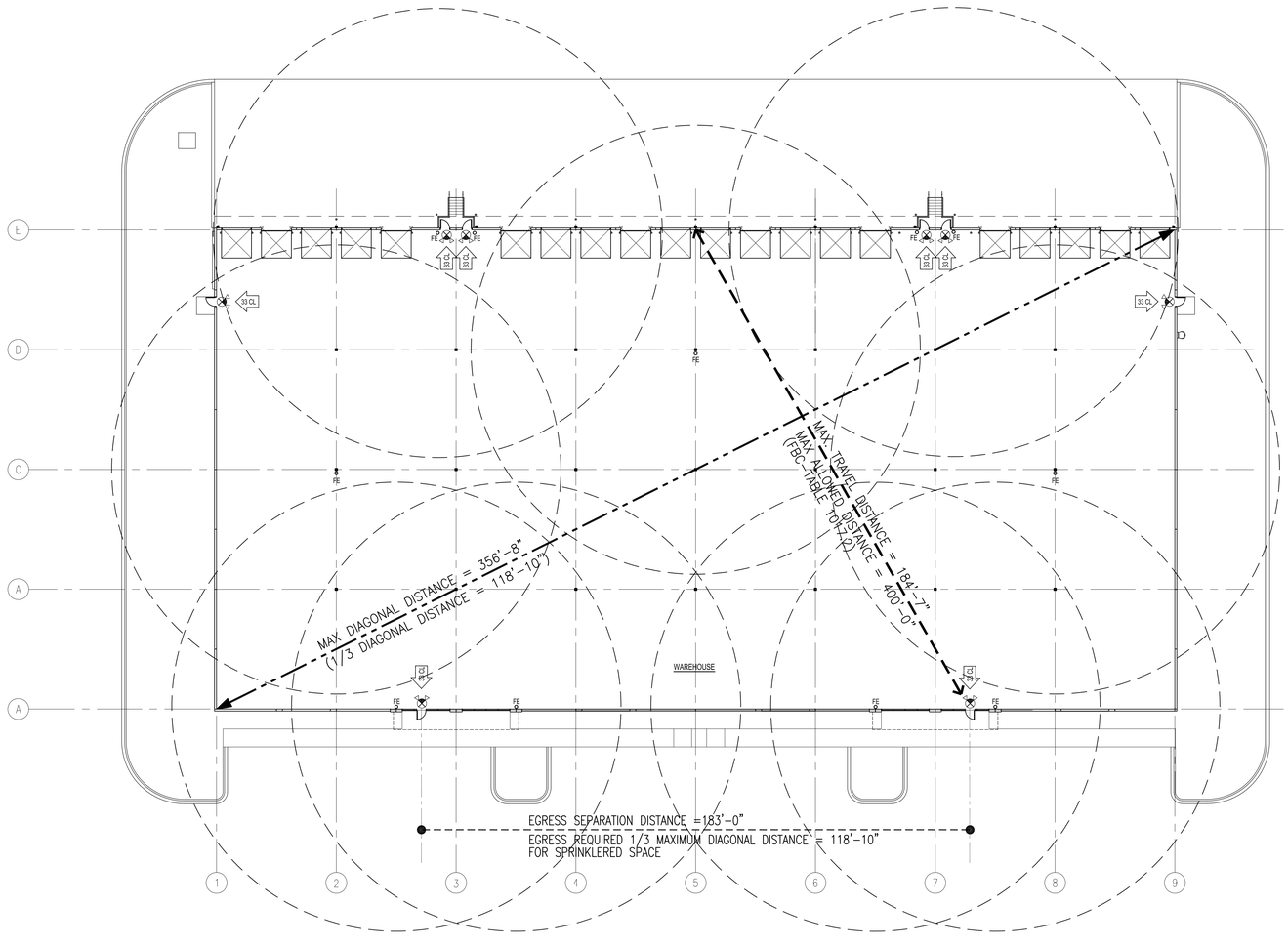
10. MEANS OF EGRESS:

a.	OCCUPANT LOAD: (TABLE 1004.5)	WAREHOUSE: 500 G.S.F./PER PERSON: (FBC TABLE 1004.5)
b.	TOTAL OCCUPANT LOAD:	103 (51,200 S.F./500 S.F.)
c.	MINIMUM NUMBER OF EXITS PER STORY:	TWO REQUIRED (FBC TABLE 1006.3.2, NFPA 7.4.1.1) (8 PROVIDED)
d.	MAXIMUM DEAD END:	50 FEET (FBC 1020.4) 100 FEET (NFPA TABLE 42.2.5)
e.	MAXIMUM TRAVEL DISTANCE:	400 FEET (FBC TABLE 1017.2) 400 FEET (NFPA TABLE 42.2.6)
f.	COMMON PATH OF TRAVEL:	100 FEET (FBC TABLE 1006.2.1 AND NFPA TABLE 42.2.5)
g.	STAIR WIDTH:	MINIMUM 44"(FBC 1011.2) PROVIDED: 54" WIDE
h.	TREADS AND RISERS:	1. RISER = 7" MAXIMUM AND 4" MINIMUM (FBC 1011.5.2, NFPA TABLE 7.2.2.2.1(a) 2. TREAD = 11" MINIMUM DEPTH (FBC 1011.5.2, NFPA TABLE 7.2.2.2.1(a))
i.	HANDRAILS:	1.25" – 2.00" DIA. (FBC 1014.3.1, NFPA) 34" TO 38" HIGH (FBC 1014, NFPA)

11. MINIMUM PLUMBING FIXTURES:
    TO BE SUBMITTED WITH TENANT IMPROVEMENT PERMIT DOCUMENTS AT A LATER DATE.

12. FIRE ALARM:
    TO BE SUBMITTED WITH TENANT IMPROVEMENT PERMIT DOCUMENTS AT A LATER DATE.

NOTES:
1. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATION COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFATY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUES FIRE PROEVENTION AND CONTROL.
2. THESE DOCUMENTS ARE ISSUED FOR THE PURPOSE OF SHELL BUILDING PERMITTING AND CONSTRUCTION. SUBSEQUENT TENANT IMPROVEMENT DOCUMENTS SHALL BE ISSUED FOR PERMITTING PRIOR TO OCCUPANCY.



01 A0.02 LIFE SAFETY PLAN
SCALE:1" = 20'-0"

LIFE SAFETY LEGEND AND NOTES

33 CL — EXIT AND DOOR CLEAR WIDTHS

EXIT SEPARATION

MAXIMUM DIAGONAL DISTANCE

F.E. — DENOTES CLIP MOUNTED FIRE EXTINGUISHER, 75' TRAVEL.

DENOTES EXIT SIGNS WITH LIGHTS.

EXIT DOOR TACTILE SIGNAGE: THE CONTRACTOR SHALL VERIFY AND COMPLY WITH THE FOLLOWING SIGNAGE REQUIREMENTS: (NFPA 7.10.1.3)
1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT.
3) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

EMERGENCY LIGHTING: THE CONTRACTOR SHALL VERIFY AND COMPLY WITH FBC AND NFPA

FIRE EXTINGUISHER LOCATION: THE CONTRACTOR SHALL VERIFY AND COMPLY WITH FBC AND NFPA

DOOR HARDWARE: THE CONTRACTOR SHALL VERIFY AND COMPLY WITH FBC AND NFPA

LIFE SAFETY PLAN

N NORTH

0 10' 20' 40'
SCALE: 1"= 20'-0"

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CODE REVIEW AND LIFE SAFETY PLAN

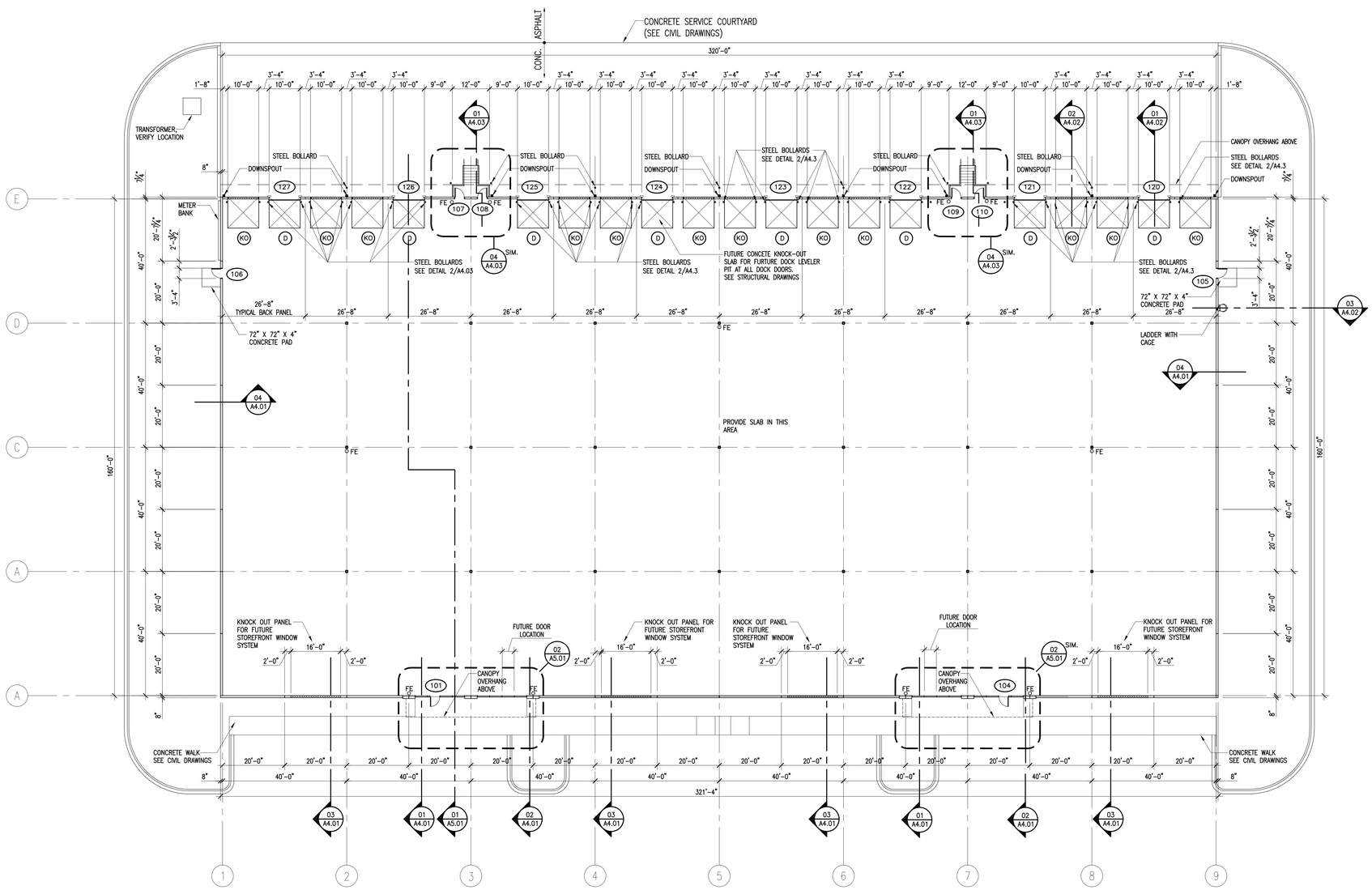
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01 A1.01 FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOTES:

(D) 10' X 10' GARAGE DOOR WITH KNOCKOUT AREA FOR FUTURE DOCK LEVELER

(KO) PROVIDE 10' X 10' KNOCKOUTS WITH AREA FOR FUTURE DOCK LEVELERS

FE DENOTES FIRE EXTINGUISHER MOUNTED ON SUPPORT CLIP

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FLOOR PLAN

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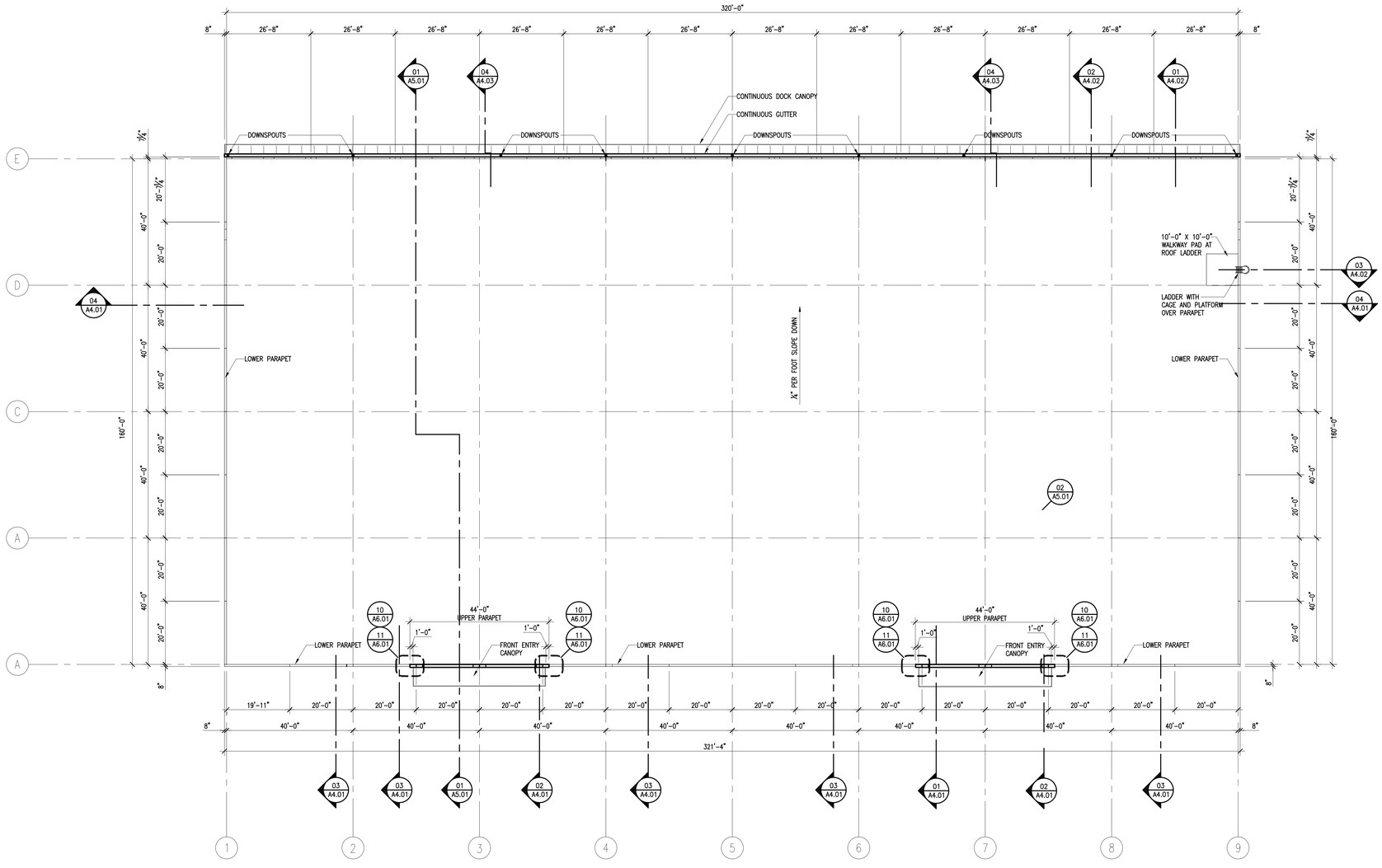
FLOOR PLAN

N
NORTH

0 8' 16' 32'
SCALE: 1/16"= 1'-0"

A1.01

R:\Cadd\2020\2020-019\sheet\20-019-A101-FLOOR-PLAN.dwg



01 A2.01 ROOF PLAN
SCALE: 1/16" = 1'-0"

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ROOF PLAN

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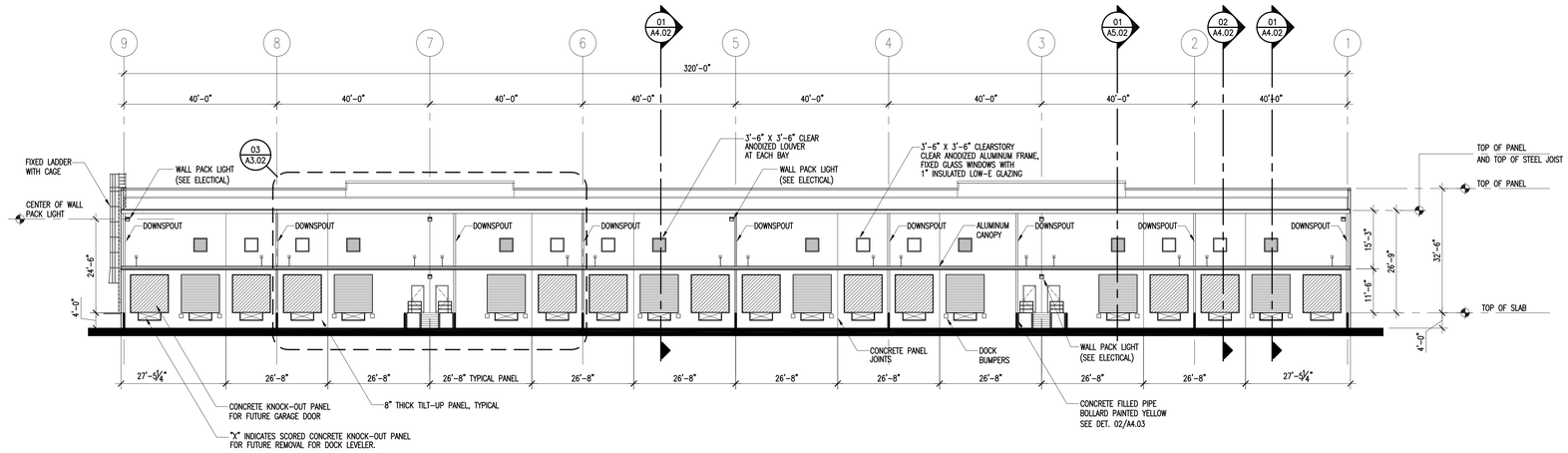
ROOF PLAN

N
NORTH

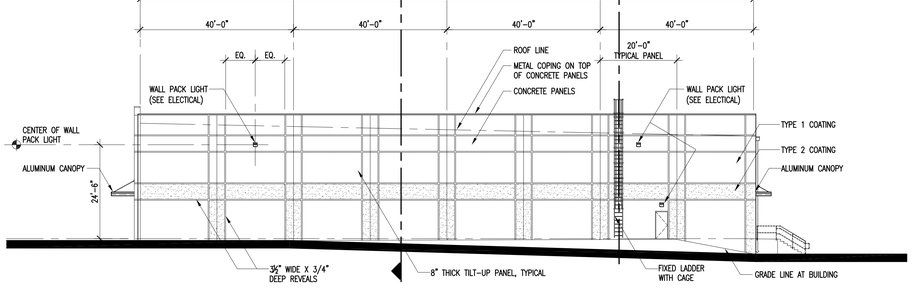
0 8' 16' 32'
SCALE: 1/16"= 1'-0"

A2.01

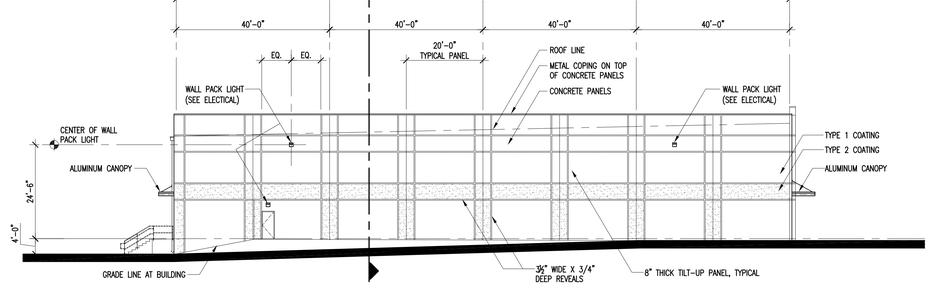
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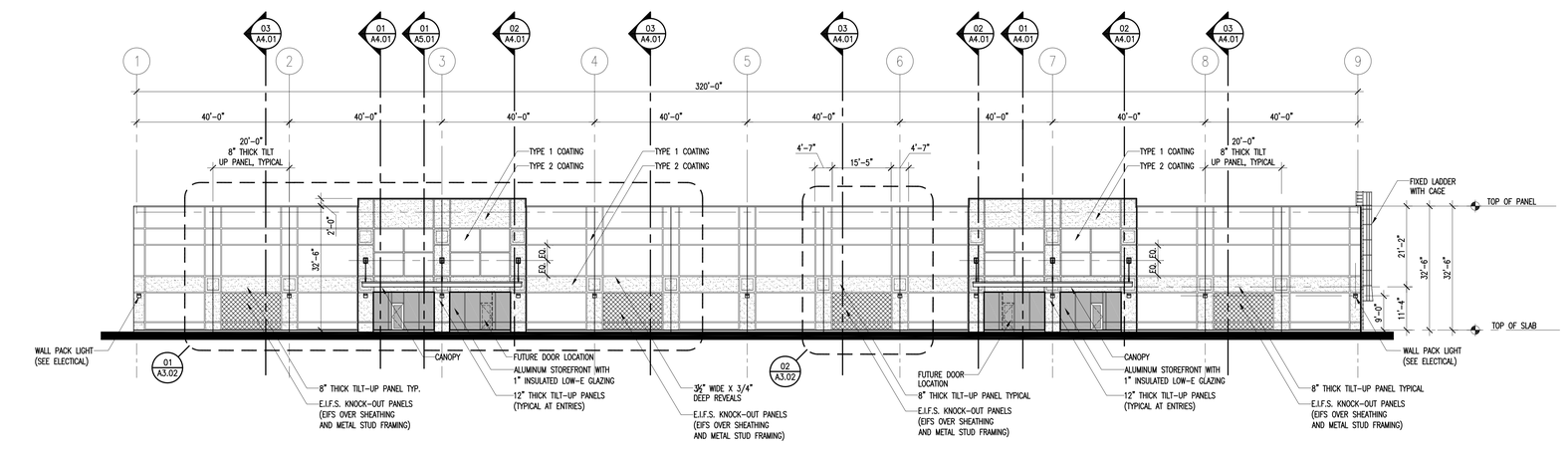
04 A3.01 NOTTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



03 A3.01 WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



02 A3.01 EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



01 A3.01 SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND

- CONCRETE KNOCK-OUT PANELS FOR FUTURE ALUMINUM STOREFRONT GLASS. (SEE 04/A4.02)
- E.I.F.S. KNOCK-OUT PANELS (EIFS OVER SHEATHING AND METAL STUD FRAMING) (SEE 03/A4.01)
- TYPE 1 COATING
- TYPE 2 COATING
- 3'-6" X 3'-6" CLEAR ANODIZED LOUVER
- 3'-6" X 3'-6" CLEARSTORY CLEAR ANODIZED ALUMINUM FRAME, FIXED GLASS WINDOWS WITH 1" INSULATED LOW-E GLAZING

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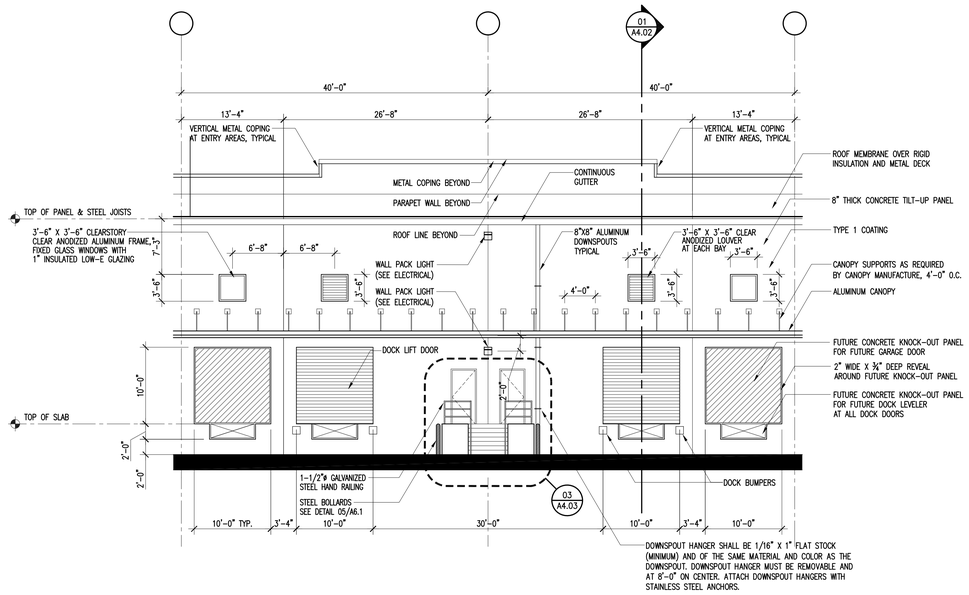
EXTERIOR ELEVATION

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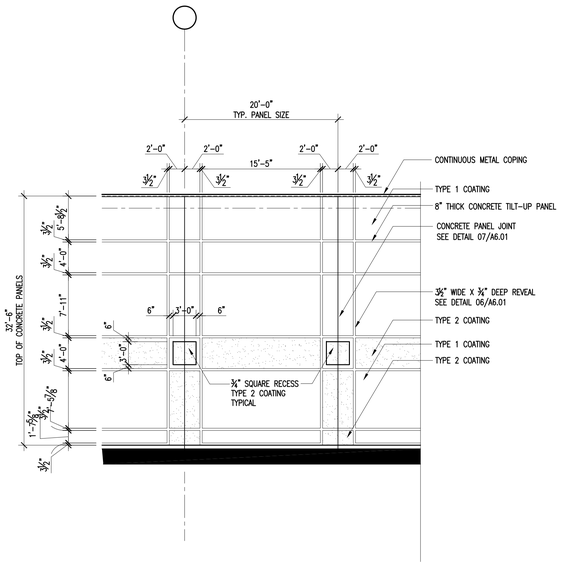
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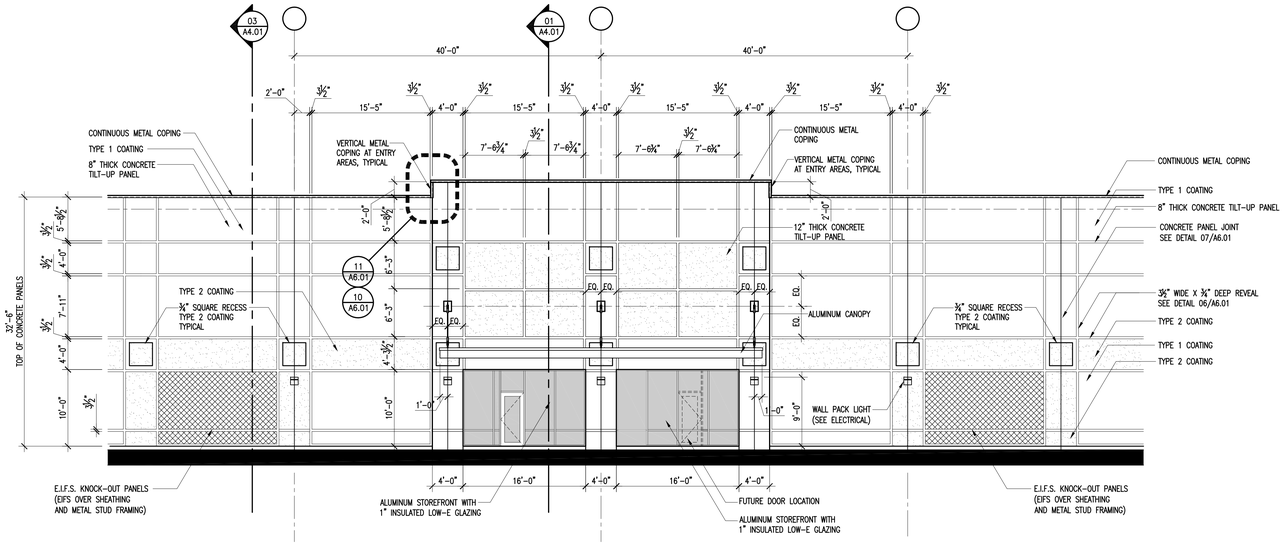
03 A3.02 ENLARGED NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



02 A3.02 TYPICAL ENLARGED EXTERIOR PANEL ELEVATION

SCALE: 1/8" = 1'-0"



01 A3.02 ENLARGE ENTRY EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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ENLARGED EXTERIOR ELEVATION

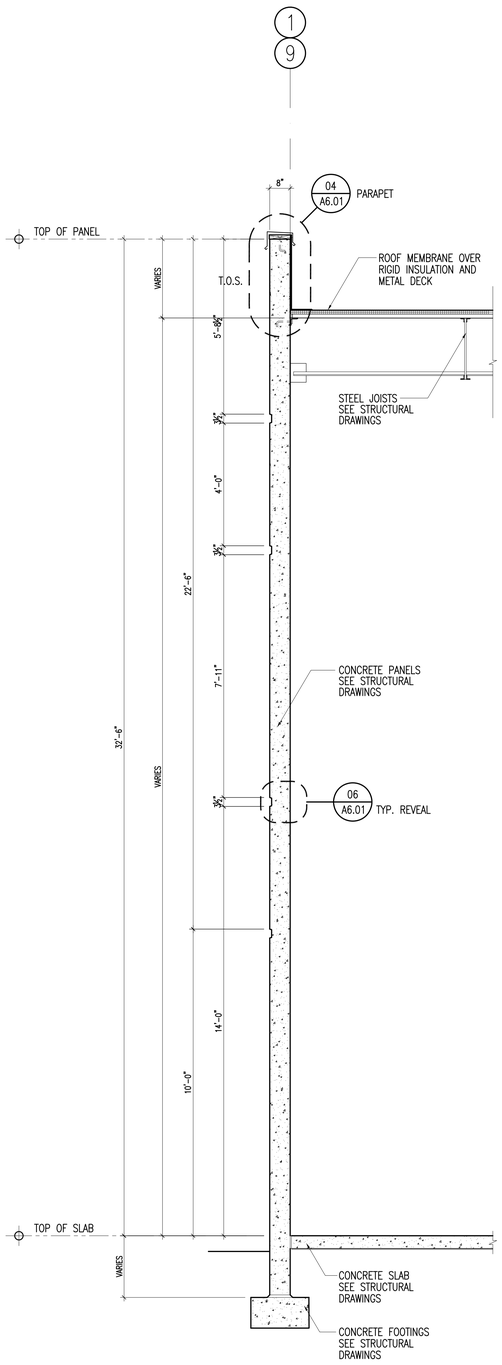
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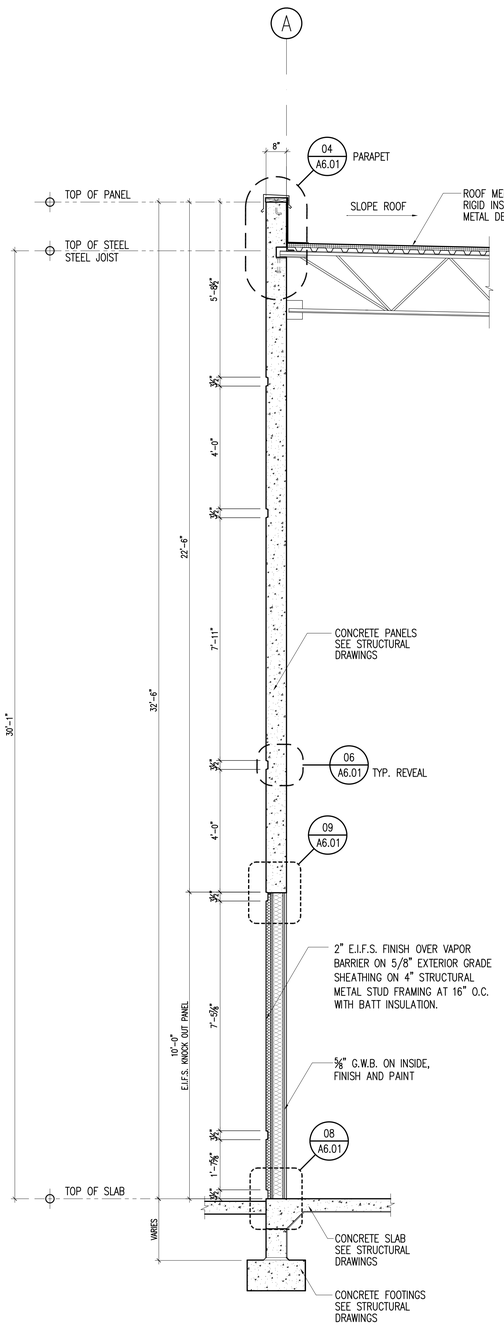
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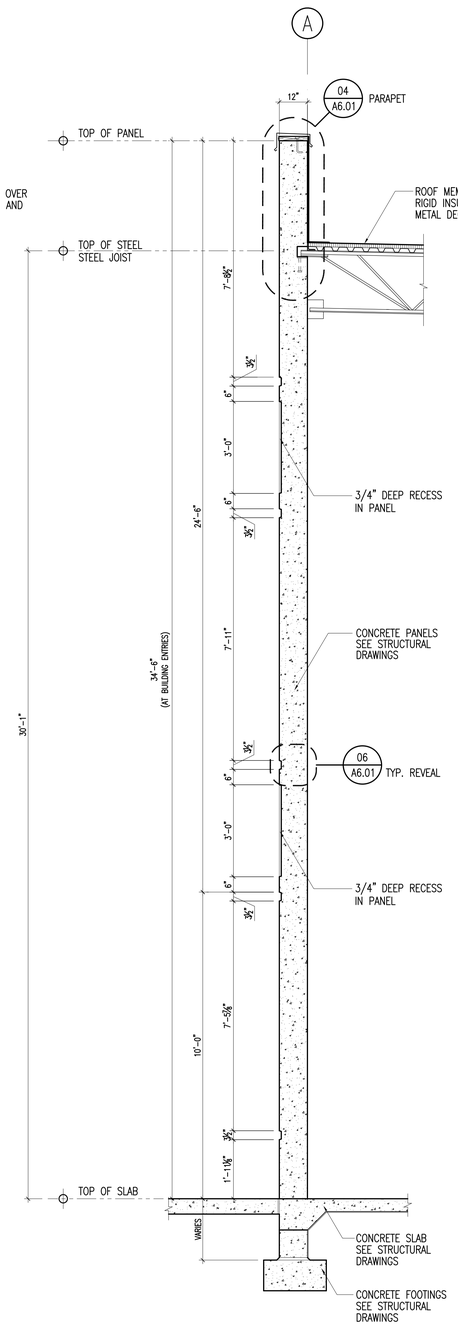
TYPICAL SIDE WALL PANEL SECTION

04 / A4.01 SCALE: 1/2" = 1'-0"



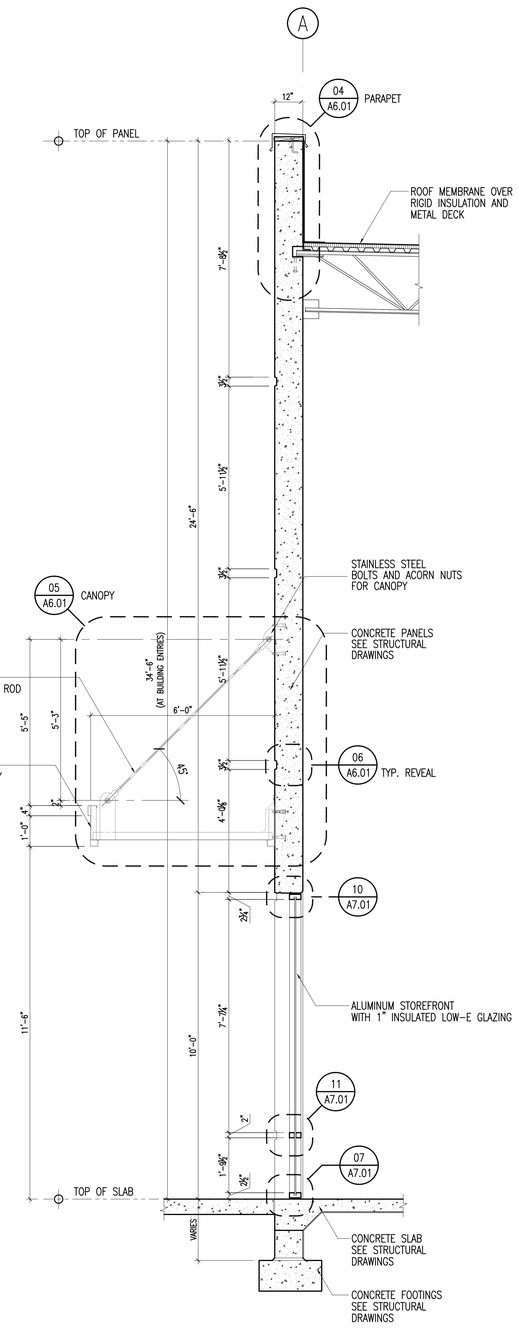
FRONT E.I.F.S. KNOCK-OUT PANEL SECTION

03 / A4.01 SCALE: 1/2" = 1'-0"



FRONT ENTRY SECTION

02 / A4.01 SCALE: 1/2" = 1'-0"



FRONT ENTRY SECTION

01 / A4.01 SCALE: 1/2" = 1'-0"

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WALL SECTIONS

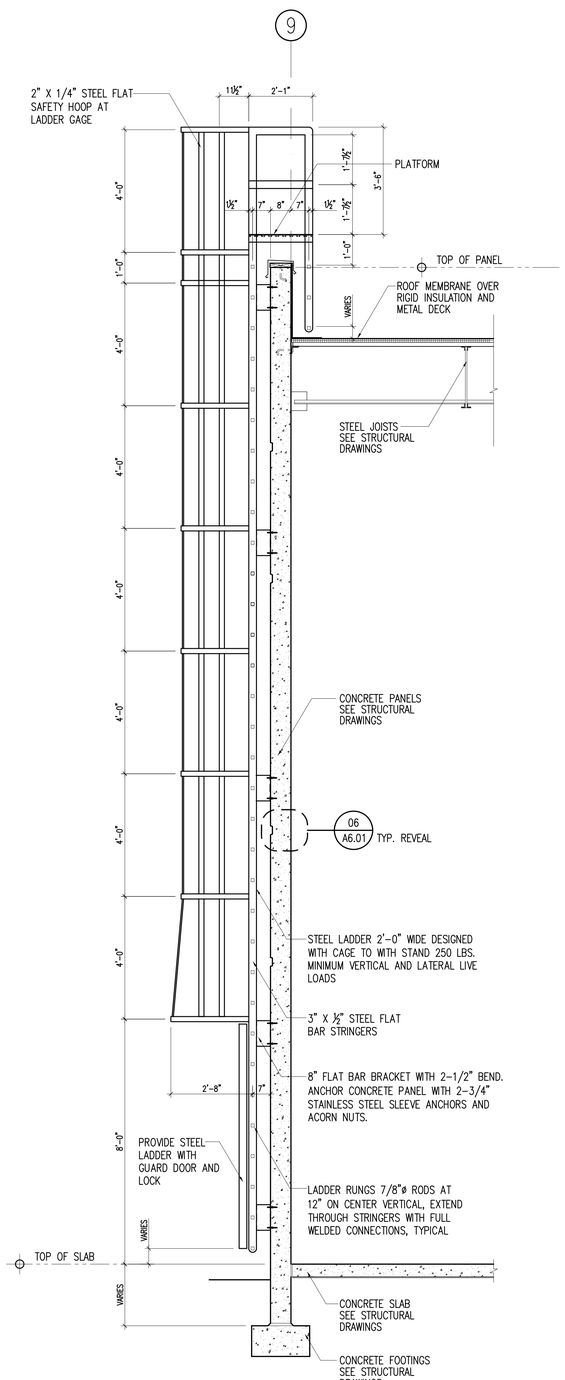
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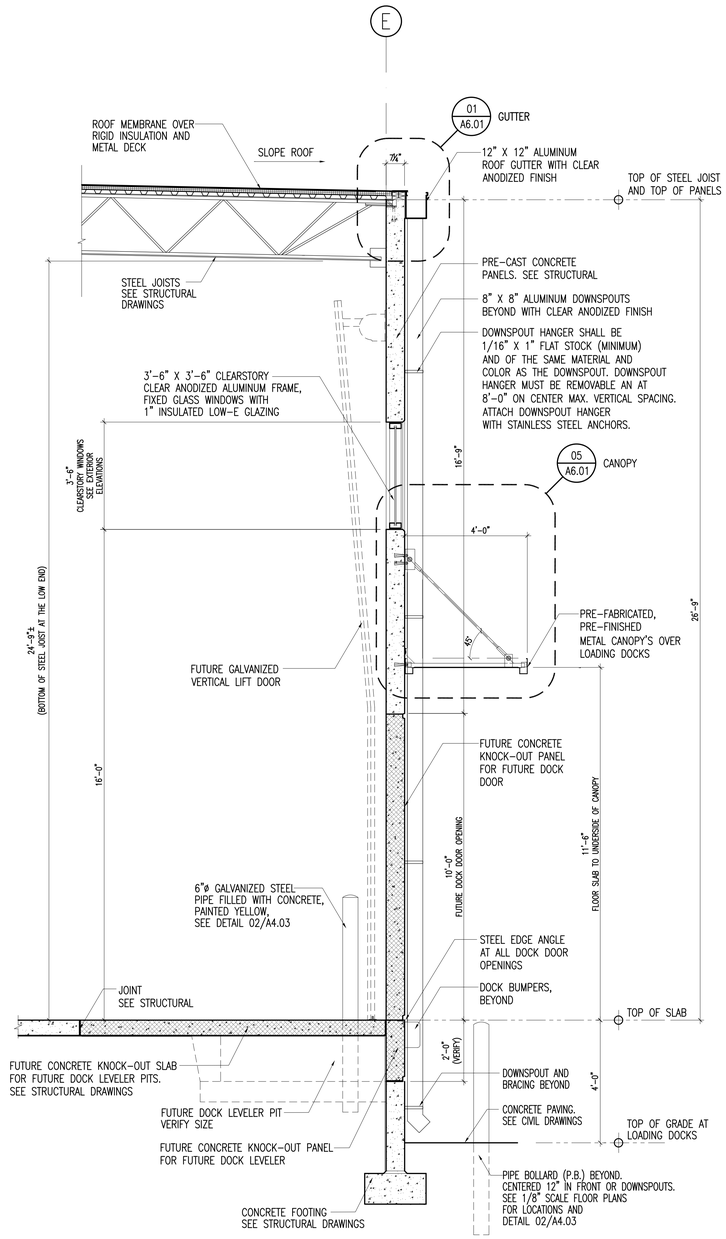
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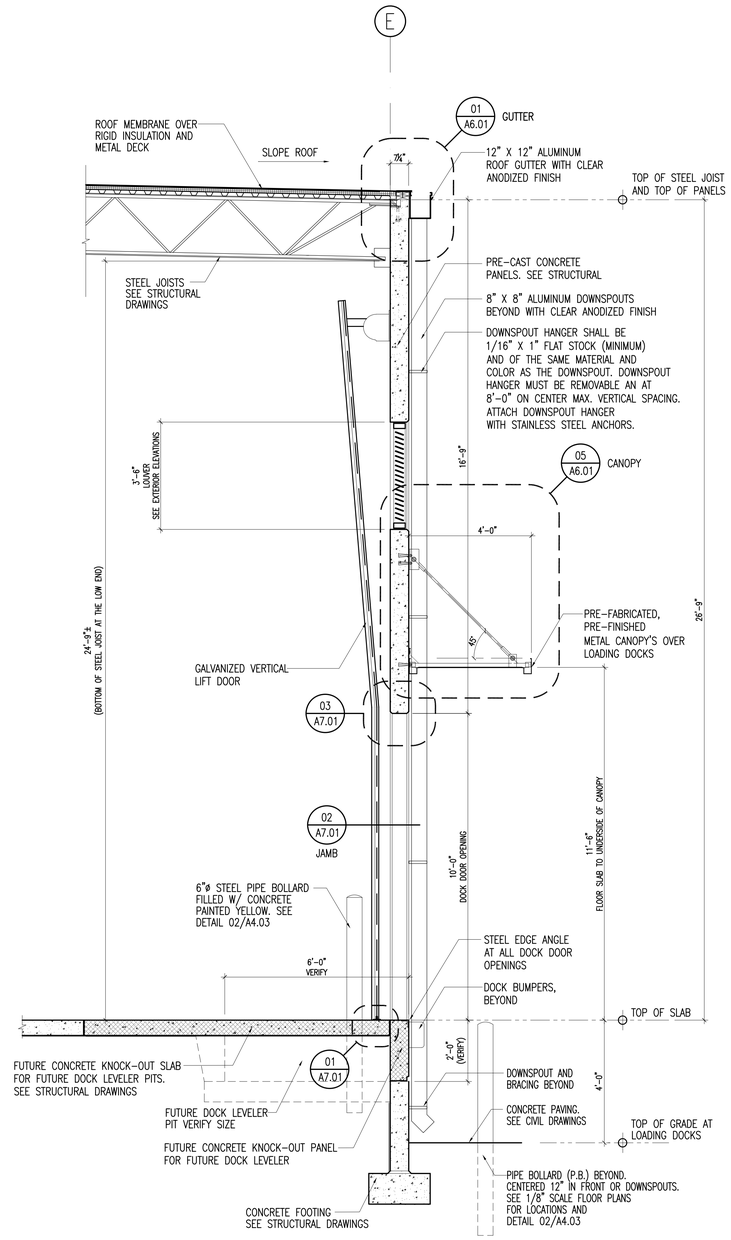
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03 A4.02 **WALL LADDER TO ROOF SECTION**
SCALE: 1/2" = 1'-0"



02 A4.02 **REAR WALL SECTION AT FUTURE KNOCK-OUT PANEL**
SCALE: 1/2" = 1'-0"



01 A4.02 **REAR WALL SECTION AT DOCK LIFT DOOR**
SCALE: 1/2" = 1'-0"

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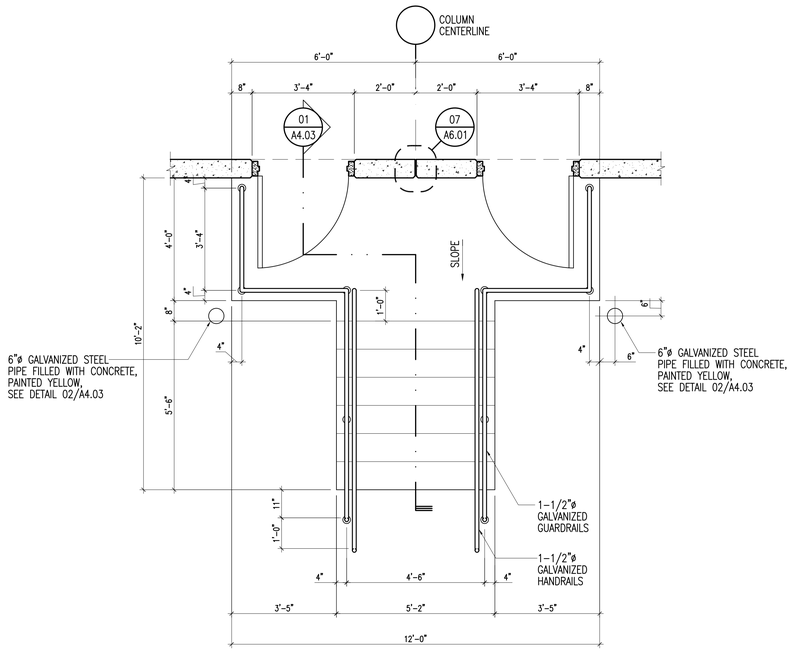
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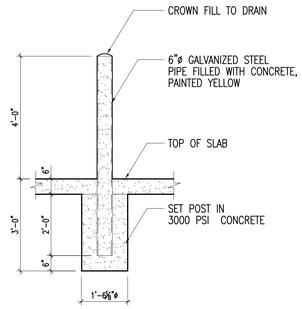
PROJECT NO:	2020-019
DATE:	06-03-2021
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CHECKED BY:	CD

A4.02

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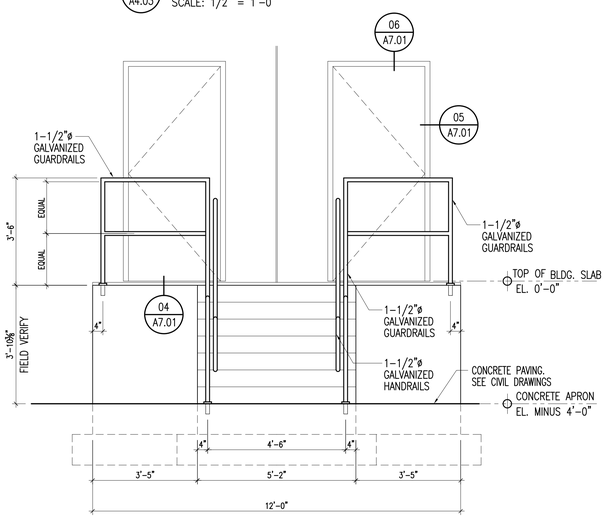


04 A4.03 REAR WALL STAIR PLAN
SCALE: 1/2" = 1'-0"

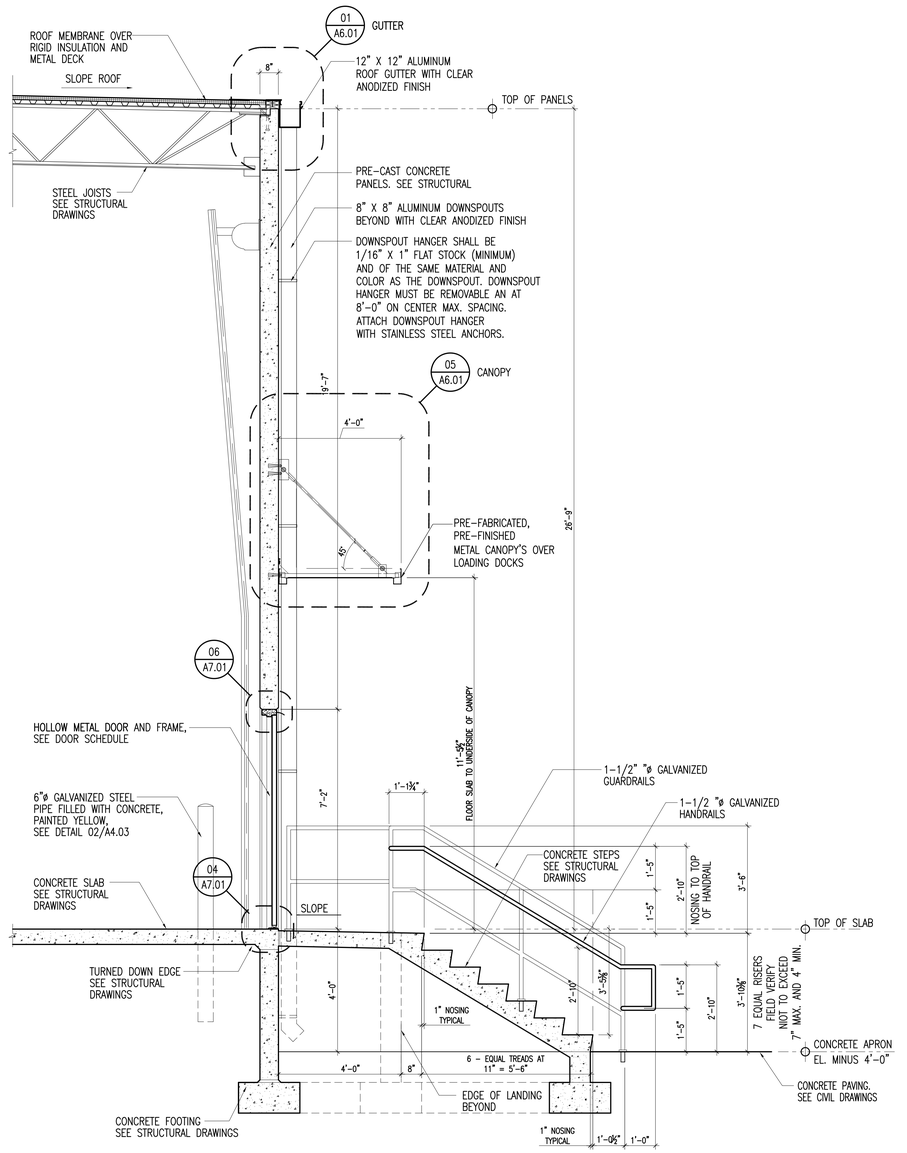


PIPE BOLLARD SHALL BE HEAVY DUTY STEEL PIPE CONFORMING TO ASTM A 53, TYPE E OR S, WEIGHT STD, HOT DIPPED GALVANIZED FINISH

02 A4.03 TYPICAL PIPE BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



03 A4.03 REAR WALL STAIR ELEVATION
SCALE: 1/2" = 1'-0"



01 A4.03 REAR WALL STAIR SECTION
SCALE: 1/2" = 1'-0"

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ALACHUA, FLORIDA

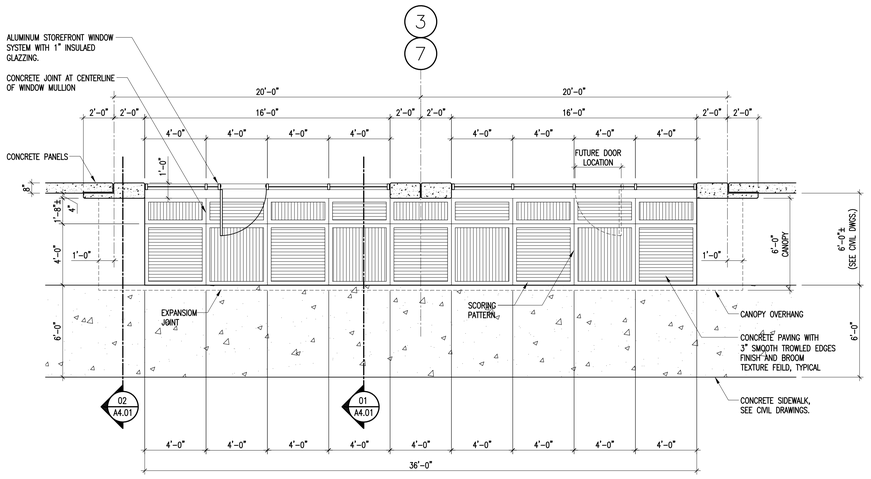
WALL SECTION, STAIR PLAN AND STAIR ELEVATION

REVISIONS
DATE NUMBER

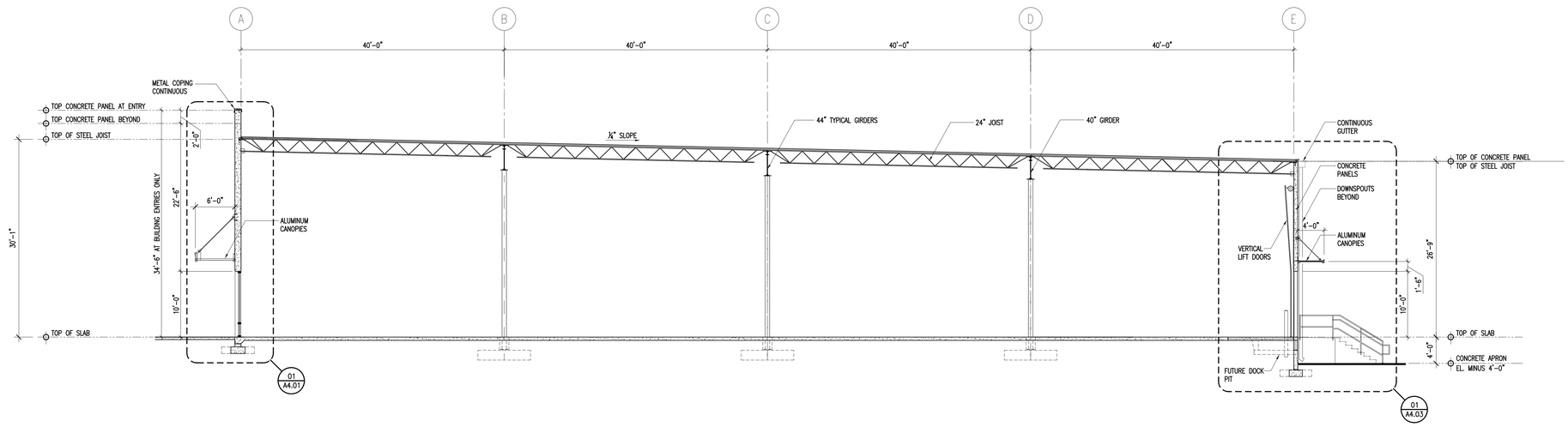
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A4.03

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02 A5.01 TYPICAL ENLARGE ENTRY PLAN
SCALE: 1/4" = 1'-0"



01 A5.01 TYPICAL BUILDING CROSS SECTION
SCALE: 1/8" = 1'-0"

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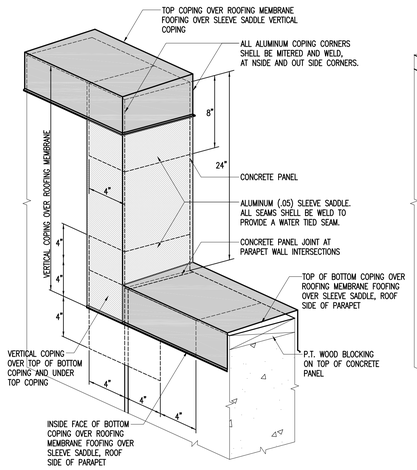
BUILDING CROSS SECTION AND ENTRY PLAN

REVISIONS

DATE	NUMBER

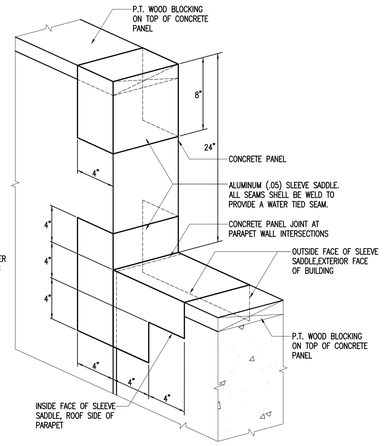
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DATE:	06-03-2021
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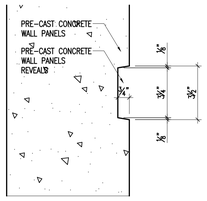
11 A6.01 TYPICAL COPING DETAIL AT PARAPET WALL INTERSECTIONS

SCALE: N.T.S.



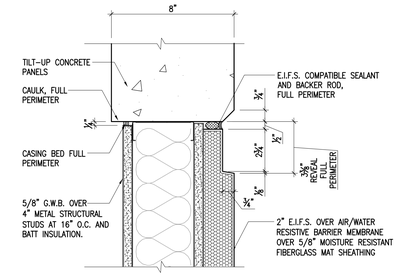
10 A6.01 TYPICAL FLASHING SLEEVE SADDLE DETAIL AT PARAPET WALL INTERSECTIONS

SCALE: N.T.S.



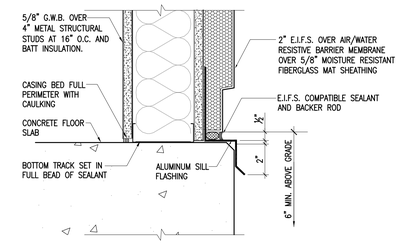
06 A6.01 TYPICAL PRE-CAST CONCRETE VERTICAL AND HORIZONTAL REVEALS

SCALE: 3" = 1'-0"



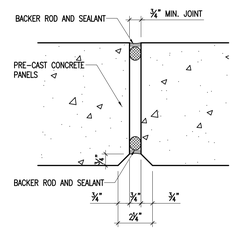
09 A6.01 HEAD AND JAMB AT FURTURE E.I.F.S. KNOCK-OUT PANEL

SCALE: 3" = 1'-0"



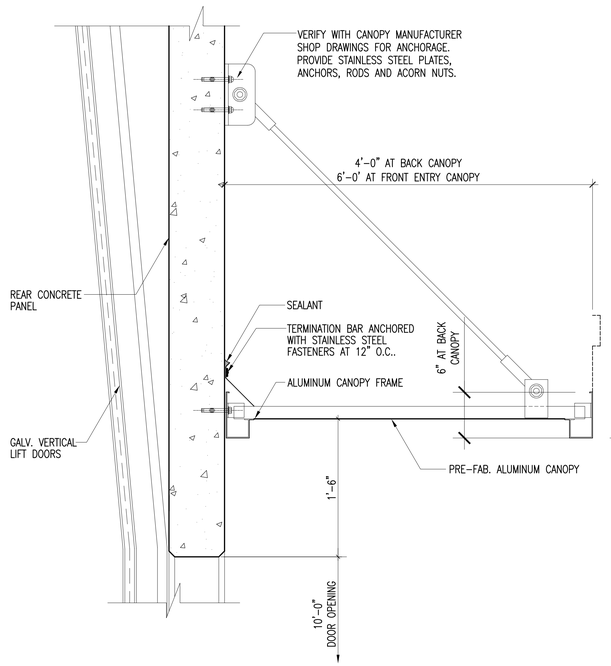
08 A6.01 SILL AT FURTURE KNOCK-OUT PANEL

SCALE: 3" = 1'-0"



07 A6.01 TYPICAL PRE-CAST CONCRETE VERTICAL PANEL JOINT DETAIL

SCALE: 3" = 1'-0"

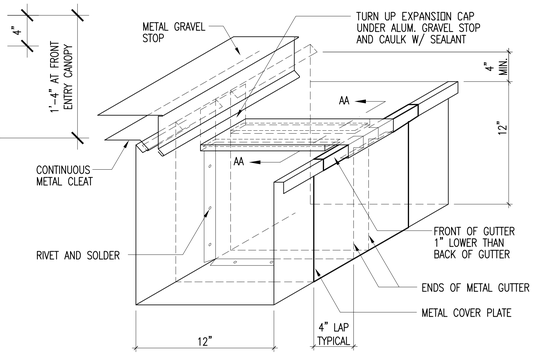


05 A6.01 DOCK CANOPY DETAIL

SCALE: 1-1/2" = 1'-0"

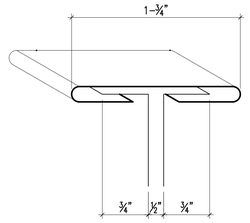
04 A6.01 TYPICAL PARAPET DETAIL

SCALE: 1-1/2" = 1'-0"



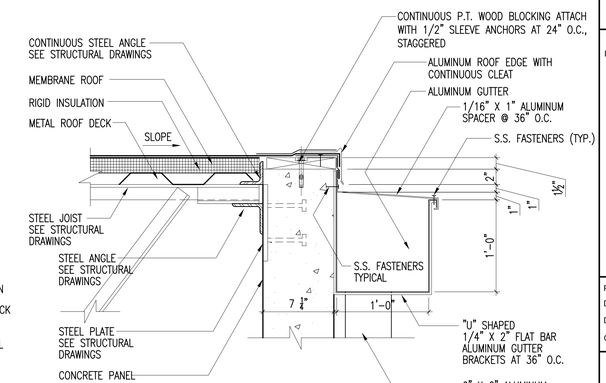
02 A6.01 BUTT TYPE GUTTER EXPANSION JOINT DETAIL

SCALE: 1-1/2" = 1'-0"



03 A6.01 GUTTER EXPANSION CAP DETAIL - AA

SCALE: N.T.S.



01 A6.01 TYPICAL GUTTER DETAIL

SCALE: 1-1/2" = 1'-0"

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WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

CANOPY AND ROOF DETAILS

REVISIONS

DATE	NUMBER

PROJECT NO:	2020-019
DATE:	06-03-2021
DRAWN BY:	WRB
CHECKED BY:	CD

A6.01

DOOR SCHEDULE

DOOR					FRAME								
								DETAILS					
DOOR NO.	OPENING SIZE	DOOR TYPE	DOOR MATL.	DOOR GLASS	FRAME TYPE	FRAME MATL.	FRAME GLASS	HEAD	JAMB	SILL	HARDWARE GROUP	LABEL	REMARKS
101	3'-0" x 7'-0"	A	ALUM/GL	TEMP. GLASS	F-1	ALUM.	TEMP. GLASS	09/A7.01	09/A7.01	08/A7.01	1	–	PROVIDE WEATHER STRIPPING
104	3'-0" x 7'-0"	A	ALUM/GL	TEMP. GLASS	F-1	ALUM.	TEMP. GLASS	09/A7.01	09/A7.01	08/A7.01	1	–	PROVIDE WEATHER STRIPPING
105	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
106	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
107	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
108	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
109	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
110	3'-0" x 7'-0"	B	H.M.	–	F-2	H.M.	–	06/A7.01	05/A7.01	04/A7.01	2	–	PROVIDE WEATHER STRIPPING
120	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
121	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
122	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
123	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
124	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
125	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
126	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING
127	10'-0" x 10'-0"	C	GALV. STL.	–	F-3	GALV. STL.	–	03/A7.01	02/A7.01	01/A7.01	–	–	PROVIDE WEATHER STRIPPING

11 A7.01 STOREFRONT MULL DETAIL
SCALE: 3" = 1'-0"

10 A7.01 STOREFRONT HEAD DETAIL, JAMB SIMILAR
SCALE: 3" = 1'-0"

09 A7.01 STOREFRONT HEAD DETAIL, JAMB SIMILAR
SCALE: 3" = 1'-0"

08 A7.01 STOREFRONT DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"

07 A7.01 STOREFRONT SILL DETAIL
SCALE: 3" = 1'-0"

06 A7.01 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

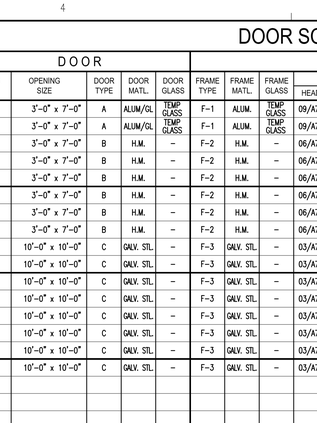
05 A7.01 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

04 A7.01 DOOR THRESHOLD DETAIL
SCALE: 3" = 1'-0"

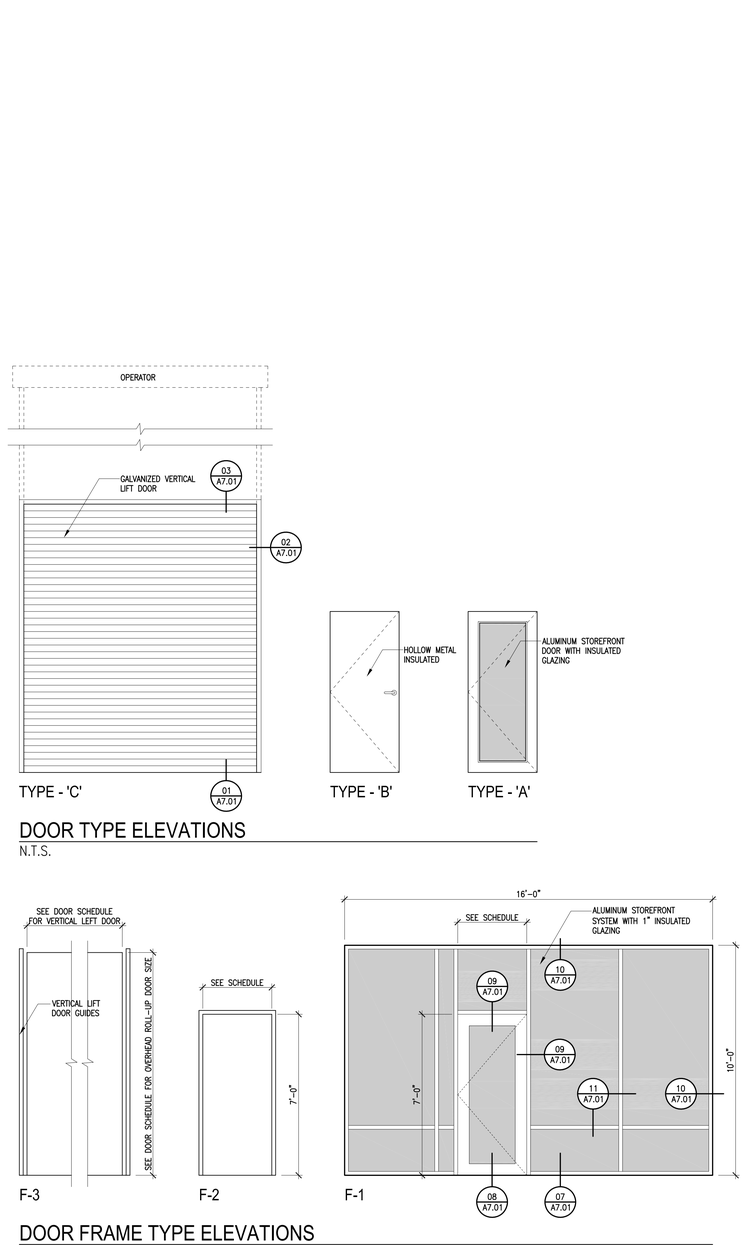
03 A7.01 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

02 A7.01 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

01 A7.01 DOOR BOTTOM DETAIL
SCALE: 3" = 1'-0"



DOOR TYPE ELEVATIONS
N.T.S.



DOOR FRAME TYPE ELEVATIONS
N.T.S.

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ALACHUA, FLORIDA

DOOR SCHEDULE ANDDETAILS

REVISIONS

DATE	NUMBER

PROJECT NO:	2020-019
DATE:	06-03-2021
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CHECKED BY:	CD

A7.01

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FAC 61G15-32 FIRE PROTECTION CRITERIA

61G15-32.003

(1) OVERALL DESCRIPTION

THE CONSTRUCTION WILL CONSIST OF A NEW SINGLE-STORY WAREHOUSE BUILDING OF APPROXIMATELY 51,200 SQUARE FEET TO ACCOMMODATE MISCELLANEOUS STORAGE. THE BUILDING WILL BE LOCATED ON NW 115TH AVENUE IN ALACHUA, FLORIDA.

(2) ACCEPTANCE TESTING

ACCEPTANCE TESTING SHALL BE PROVIDED PER NFPA 13, 2016 EDITION.

(3) OCCUPANCY CLASSIFCATION

THE BUILDING IS A SINGLE-STORY WAREHOUSE BUILDING AND IS NEW CONSTRUCTION. THE BUILDING SHALL HAVE A STORAGE OCCUPANCY; MAXIMUM HEIGHT TO UNDERSIDE OF ROOF IS 30 FEET; STORAGE IS ANTICIPATED TO 25 FEET.

(4) PREPERATION OF DOCUMENTS

THE SPRINKLER SYSTEM FOR THE ENTIRE BUILDING WILL BE AN ESFR SYSTEM, DESIGNED PER NFPA 13, 2016 EDITION, FOR STORAGE HAZARD OCCUPANCY; THE SYSTEM WILL INCLUDE STEEL PIPING LOCATED OVERHEAD WITH UPRIGHT ESFR HEADS (165°F, K=16.8) EQUAL TO TYCO ESFR-17 (TY7126).

(5) STRUCTURAL SUPPORT

STRUCTURAL SUPPORT AND STRUCTURAL OPENINGS FOR THE FIRE PROTECTION SYSTEM INCLUDING LIVE AND DEAD LOADS HAVE BEEN COORDINATED WITH THE STRUCTURAL ENGINEER. STEEL SLEEVES WILL BE SET PRIOR TO CONCRETE PLACEMENT, TO PROVIDE FOR PENETRATIONS OF FIRE PROTECTION PIPING THROUGH THE FLOORS OR ROOF STRUCTURE. CORE DRILLING WILL BE ALLOWED FOR CMU WALL PENETRATIONS FOR FIRE PROTECTION PIPING AS MAY BE REQUIRED. ALL PENETRATIONS WILL BE PROPLERLY FIRE-CAULKED, AS REQUIRED.

61G15-32.004

2(a) POINT OF SERVICE:

POINT OF SERVICE IS AN EXISTING 8" HIGH-PRESSURE FIRE MAIN CONNECTED TO AN EXISTING FIRE PUMP; THIS MAIN IS LOCATED APPROXIMATELY 130 FEET FROM THE PROPOSED SPRINKLER RISER. FROM THIS MAIN, AN 8" PRIVATE FIRE SERVICE WILL BE EXTENDED INTO THE BUILDING TO SERVE THE SPRINKLER SYSTEM. ADDITIONALLY, A NEW 6" FIRE LINE WILL BE EXTENDED TO A NEW HYDRANT.

2(b) GOVERNING STANDARDS:

SYSTEM DESIGN AND INSTALLATION SHALL COMPLY WITH THE 2016 EDITION OF NFPA-13, 2016 EDITION OF NFPA-14, 2016 EDITION OF NFPA-24, 2020 FLORIDA BUILDING CODE AND SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.

2(c) OCCUPANCY CLASSIFICATIONS:

THIS BUILDING IS CLASSIFIED AS MISCELLANEOUS STORAGE OCCUPANCY OF CLASS IV COMMODITY TO 25 FEET USING ESFR SRINKLERS.

2(d) DESIGN APPROACH:

THE SYSTEM SHALL BE A HYDRAULIC-CALCULATED, FULLY-AUTOMATIC, EARLY SUPPRESSION FAST RESPONSE (ESFR) SYSTEM INSTALLED THROUGHOUT THE ENTIRE BUILDING. ESFR SYSTEM SHALL BE DESIGNED FOR THE HYDRAULICALLY MOST-DEMANDING TWELVE (12) ESFR HEADS WITH A MINIMUM COVERAGE AREA OF 960 SF PER NFPA-13, 12.2.2.3.3. UPRIGHT ESFR HEADS (165°F, K=16.8) SHALL BE EQUAL TO TYCO MODEL ESFR-17 (TY7126). MAXIMUM COVERAGE AREA PER HEAD SHALL NOT EXCEED 100 SF; MINIMUM COVERAGE AREA PER HEAD SHALL NOT BE LESS THAN 80 SF.

2(e) WATER SUPPLY CHARACTERISTICS:

THE WATER SUPPLY IS FROM AN EXISTING 8" HIGH PRESSURE MAIN CONNECTED TO AN EXISTING FIRE PUMP. AN 8" PRIVATE FIRE MAIN WILL BE CONNECTED TO THIS AS SHOWN TO SUPPLY THE SPRINKLER SYSTEM INSIDE THE BUILDING. THE DURATION OF THE SUPPLY FROM THE EXISTING 200,000-GALLON STORAGE TANK WILL BE ADEQUATE FOR THIS APPLICATION.

2(f) FIRE PUMP TEST INFORMATION

DISCHARGE PRESSURE	TOTAL FLOW
155 PSI	0 GPM
155 PSI	1500 GPM
150 PSI	2250 GPM

2(g) VALVING AND ALARM REQUIREMENTS:

INSTALL FLOW SWITCH IN FIRE RISER AND PUT TAMPER SWITCH ON CONTROL VALVE IN RISER WITH LOCAL AUDIBLE ALARM AND CENTRAL STATION MONITORING - PROVIDE TAMPER SWITCHES ON ISOLATION VALVES ON BACKFLOW PREVENTER OUTSIDE.

2(h) MIC RISK EVALUATION:

THERE IS A MINIMAL RISK OF MIC IN THE WATER SUPPLY FOR THIS LOCATION.

2(i) BACKFLOW PREVENTION DETAILS:

EXISTING DOUBLE-CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER SHALL BE UTILIZED.

2(j) COMPONENT SPECIFICATIONS:

PIPE IN YARD TO BE 150# PVC. ALL INSIDE AND UNDERGROUND PIPING, VALVES, SWITCHES, AND OTHER COMPONENTS TO BE UL AND FM LISTED MATERIALS.

2(k) FIRE PUMP DETERMINATION:

AN EXISTING FIRE PUMP SHALL PROVIDE THE REQUIRED PRESSURE AND FLOW TO THE NEW BUILDING.

2(l) FIREWATER STORAGE TANK DETERMINATION:

THE EXISTING STORAGE TANK SHALL DELIVER THE REQUIRED FLOW ON A CONTINUOUS BASIS.

2(m) OWNERS CERTIFICATE:

IN STORAGE OCCUPANCIES, THE OWNER'S INFORMATION CERTIFICATE IS ATTACHED FROM THE PROPERTY OWNER AS IT CLEARLY DEFINES THE STORAGE CONFIGURATION OF THE SPACE FOR THE CURRENT AND FUTURE USE OF THE PROPERTY, AS REQUIRED BY NFPA 13-4.3.

E:\Documents and Settings\Jack\Local Settings\Temporary Internet Files\OLK9D\FP-OwnerCertificate.doc

Owner's Information Certificate

Name/Address of Property to be protected with sprinkler protection: WACO Properties, Inc Bldg 250, NW 115th Ave, Alachua, FL 32602

Name of Owner: WACO Properties, Inc.

Existing or planned construction is:

☑ Fire resistive or noncombustible

☐ Wood frame or ordinary (masonry walls with wood beams)

☐ Unknown

Is the system installation intended for one of the following special occupancies:

Aircraft hangar	☐ yes	☑ no
Fixed guideway transit system	☐ yes	☑ no
Race track stable	☐ yes	☑ no
Marine terminal, pier, or wharf	☐ yes	☑ no
Airport terminal	☐ yes	☑ no
Aircraft engine test facility	☐ yes	☑ no
Power plant	☐ yes	☑ no
Water-cooling tower	☐ yes	☑ no

If the answer to any of the above is "yes," the appropriate NFPA standard should be referenced for sprinkler density/area criteria.

Indicate whether any of the following special materials are intended to be present:

Flammable or combustible liquids	☐ yes	☐ no
Aerosol products	☐ yes	☐ no
Nitrate film	☐ yes	☐ no
Pyroxylin plastic	☐ yes	☐ no
Compressed or liquefied gas cylinders	☐ yes	☐ no
Liquid or solid oxidizers	☐ yes	☐ no
Organic peroxide formulations	☐ yes	☐ no
Idle pallets	☐ yes	☐ no

If the answer to any of the above is "yes," describe type, location, arrangement, and intended maximum quantities.

Do Not Know - Spec building for lease - no tenants at this time - Must meet Alachua County Hazardous Materials Code.

Figure A.14.1 (b) Owner's Information Certificate

(NFPA 13, 1 of 2)

Indicate whether the protection is intended for one of the following specialized occupancies or areas:

Spray area or mixing room	☐ yes	☐ no
Solvent extraction	☐ yes	☐ no
Laboratory using chemicals	☐ yes	☐ no
Oxygen-fuel gas system for welding or cutting	☐ yes	☐ no
Acetylene cylinder charging	☐ yes	☐ no
Production or use of compressed or liquefied gases	☐ yes	☐ no
Commercial cooking operation	☐ yes	☐ no
Class A hyperbaric chamber	☐ yes	☐ no
Cleanroom	☐ yes	☐ no
Incinerator or waste handling system	☐ yes	☐ no
Linen handling system	☐ yes	☐ no
Industrial furnace	☐ yes	☐ no
Water-cooling tower	☐ yes	☐ no

If the answer to any of the above is "yes," describe type, location, arrangement, and intended maximum quantities.

Not known at this time.

Will there be any storage of products over 12 ft (3.6m) in height? ☑ yes ☐ no

If the answer is "yes," describe product, intended storage arrangement and height.

Building has 24' clearance. Rack systems will vary height and depending on tenant.

Will there be any storage of plastic, rubber, or similar products over 5 ft (1.5m) high except as described above? ☐ yes ☐ no

If the answer is "yes," describe product, intended storage arrangement and height.

do not know

~~I certify that I have knowledge of the intended use of the property and that the above information is correct.~~ I do not know what tenants will be storing at this time. Fire protection will be designed for each tenant as built-out.

Signature of Owner's representative or agent: Jack D. Dyer

Date: 2/2/07

Name of Owner's representative or agent completing certificate (print): Jack D. Dyer

Relationship and firm of agent (print): President, WACO Properties, Inc.

(NFPA 13, 2 of 2)

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

FIRE PROTECTION CRITERIA SHEET

REVISIONS

DATE	NUMBER
12/13/2021 ASI #3	1

PROJECT NO: 2020-019
DATE: 06-03-2021
DRAWN BY: ST
CHECKED BY: KLG

FP1.1

4" X 2" TEE
2" GATE VALVE
1½" WATER METER (BY CITY OF ALACHUA)
1½" REDUCED PRESSURE ZONE BACKFLOW PREVENTER

FOR CONTINUATION SEE IRRIGATION PLANS

NOTE: AVOID CROSS CONNECTION OF FIRE & WATER LINES. MIN. SEPARATION = 12"

4" X 3" TEE
3" GATE VALVE
3" WATER METER (BY CITY OF ALACHUA)
3" DUAL CHECK VALVE
BACKFLOW PREVENTER

FOR EXACT LOCATIONS OF WATER AND SAN. SEWER BLDG. CONNECTIONS SEE PLUMBING PLANS.

NOTES:
1. THE SITE FIRE PROTECTION SYSTEM (PIPE, VALVES, HYDRANTS) IS A PRIVATELY MAINTAINED SYSTEM.
2. WASTEWATER SERVICE PIPES SHOWN ARE PRIVATELY MAINTAINED.

NEW BUILDING 200
201,518 S.F.
FIN. FLR. = 86.00

UTILITY CROSSING #1
54 L.F. 6"PVC S=0.60%
C.O. INV.72.03

8" GATE VALVE
8" DDC BFP
6" FIRE HYDRANT PROTECTED BY (3) BOLLARDS PLACED AT 4' APART
REMOTE SIAMESE FIRE DEPT CONNECTION
8" H/P FIRE MAIN
FIRE HYDRANT ASSEMBLY (TYP.)
TOP OF BANK
DRY POND

6" X 4" REDUCER
8" X 2" TEE
2" GATE VALVE
2" WATER METER (BY CITY OF ALACHUA)
2" DUAL CHECK VALVE
BACKFLOW PREVENTER
8" FIRE RISER

NEW BUILDING 250
21,140 S.F.
FIN. FLR. ELEV.= 89.00

FOR CONTINUATION SEE IRRIGATION PLANS

UTILITY CROSSING #2

C.O. INV. 76.26
83 L.F. 6" SDR 35 PVC @ S=1.0%
C.O. INV. 75.43
43 L.F. 6" SDR 35 PVC @ S=1.0%
C.O. INV. 75.00
68 L.F. 6" SDR 35 PVC @ S=1.0%

6" X 2" TEE
2" GATE VALVE
1 1/2" WATER METER (BY CITY OF ALACHUA)
1 1/2" REDUCE PRESSURE BACKFLOW PREVENTER

SAN. M.H. 2
TOP EL. 85.00
S. INV. 65.02
N. INV. 74.32
USE OUTSIDE DROP CONNECTION (SEE DETAIL SHEET C-7)

10 L.F. 8" DIP @ S=0.4%

2-6" 45° BENDS
6" GATE VALVE
70 LF 8" DIP SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 66.26

N.W. 115 AVENUE (100' R.O.W.)

76+00 77+00 78+00 79+00 80+00 81+00 82+00 83+00 84+00 85+00 86+00 87+00

DIP SAN @ 0.28% SLOPE
MH #9
350 LF 10" DIP SAN @ 0.28% SLOPE
MH #10
350 LF 10" DIP SAN @ 0.28% SLOPE
MH #11
373 LF 10" PVC SAN @ 0.28% SLOPE
8" DIP WM
12" DIP WM
6" GV & FH 8"x6" REDUCER
12"x8" TEE 8" GV TWO 8" 45° BENDS

20 LF 8" DIP SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 66.06
CONNECT TO EXIST. 8" D.I.P. W/ 8" X 6" TAPPING SLEEVE & VALVE
70 LF 8" DIP SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 65.18
20 LF 8" DIP SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 64.98
CONNECT 8" D.I.P. TO EXIST. 8" D.I.P. STUB OUT @ INV. 65.18 (VERIFY)
70 LF 8" PVC SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 64.10
20 LF 8" PVC SAN @ 0.40% SLOPE STUB OUT AND PLUG INV EL = 63.90

NOTE:
THESE PLANS ARE SUBJECT TO CHANGE BASED ON FDEP WATER AND WASTEWATER PERMIT REVIEWS.

1 / FP1.2 FIRE PROTECTION SITE PLAN
SCALE: 1" = 50'

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

FIRE PROTECTION SITE PLAN

REVISIONS
DATE	NUMBER
12/13/2021 ASI #3	1

PROJECT NO:	2020-019
DATE:	06-03-2021
DRAWN BY:	ST
CHECKED BY:	KLC

FP1.2

ELECTRICAL SYMBOL LEGEND

WIRING SYSTEM CONCEALED IN WALL OR CEILING.

BRANCH CIRCUIT HOMERUN TO PANEL. NUMBER OF ARROWHEADS INDICATE NUMBER OF CIRCUITS. THREE CIRCUITS OF ALTERNATING PHASES MAY BE COMBINED IN ONE CONDUIT SHARING A COMMON NEUTRAL UNLESS OTHERWISE NOTED.

CEILING MOUNTED JUNCTION BOX

WALL MOUNTED JUNCTION BOX

DUPLEX RECEPTACLE, 15 AMP, 120 VOLT, ±18" A.F.F. TO CENTER. FOR SINGLE RECEPTACLE ON A CIRCUIT, USE A 20A RECEPTACLE.
"GFI" INDICATES GROUND FAULT PROTECTION
"WP" INDICATES WEATHERPROOF
"EX" INDICATES EXISTING TO BE REUSED
SHADING INDICATES DEVICE TO BE MOUNTED ABOVE COUNTER TOP (3'-4 1/2" AFF U.O.N.)

PANELBOARD, SEE SCHEDULE FOR DETAILS.

WALL MOUNTED LIGHT FIXTURE. SEE FIXTURE SCHEDULE FOR DETAILS.

POLE MOUNTED LIGHT FIXTURE. SEE FIXTURE SCHEDULE FOR DETAILS.

ELECTRICAL ABBREVIATIONS

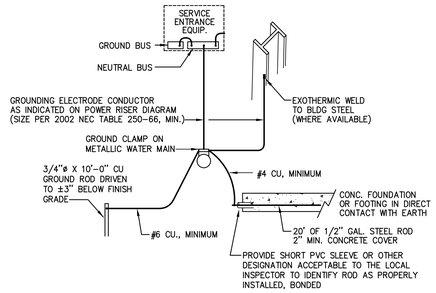
A	AMPERE	HT	HEIGHT
A.F.F.	ABOVE FINISHED FLOOR	J.B.	JUNCTION BOX
A.F.G.	ABOVE FINISHED GRADE	KVA	KILOVOLT-AMPERE
AWG	AMERICAN WIRE GAGE	M.C.	MECHANICAL CONTRACTOR
C	CONDUIT	NEC	NATIONAL ELECTRICAL CODE
CB, CKT BKR	CIRCUIT BREAKER	N/L	NIGHT LIGHT
CLG	CEILING	PNL	PANEL
E.C.	ELECTRICAL CONTRACTOR	PVC	POLY-VINYL-CHLORIDE (SCHEDULE 40, U.O.N.)
ES	ENERGY SAVING	U.O.N.	UNLESS OTHERWISE NOTED.
EMT	ELECTICAL METALLIC TUBING	V	VOLT
FACP	FIRE ALARM CONTROL PANEL	VA	VOLT-AMPERE
GFI	GROUND FAULT CIRCUIT INTERRUPTER	W	WATT
HOA	HAND-OFF-AUTOMATIC	WP	WEATHERPROOF
HP	HORSEPOWER		

GENERAL ELECTRICAL NOTES

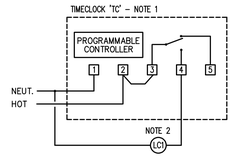
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.
2. ALL MATERIAL SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITER'S LABORATORIES, INC., AND THE NATIONAL MANUFACTURERS ASSOCIATION.
3. ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.
4. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
5. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.
6. ELECTRICAL CONTRACTOR SHALL MAKE ALL ELECTRICAL POWER CONNECTIONS TO HVAC, PLUMBING AND OTHER EQUIPMENT AS REQUIRED.
7. A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.
8. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
9. ALL WIRING SHALL BE INSTALLED IN GALVANIZED RIGID CONDUIT, INTERMEDIATE METAL CONDUIT, OR EMT. EMT SHALL NOT BE USED IN OR UNDER CONCRETE SLABS, OR IN MASONRY WALLS. USE SCHEDULE 40 PVC OUTDOORS WHERE NOT SUBJECT TO PHYSICAL DAMAGE OR BELOW FLOOR SLAB.

   ALL RACEWAYS (EXCEPT THOSE BELOW SLAB OR GRADE) SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO BUILDING LINES.
10. CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED. ALL CONDUCTORS #10 AND SMALLER SHALL BE SOLID, UNLESS OTHERWISE NOTED.

    FEEDERS RATED GREATER THAN 150 AMPERES MAY UTILIZE 75°C COMPACT ALUMINUM CONDUCTORS OF EQUIVALENT AMPACITY, TYPE XHHW OR XHHW-2 INSULATION, EQUIVALENT TO ALCAN SERIES 8000 CONDUCTORS. CONTRACTOR TO VERIFY CONDUIT SIZES REQUIRED FOR ALUMINUM FEEDERS.
11. BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE THHN OR THWN AS REQ'D.
12. PROVIDE A PULLWIRE IN ALL EMPTY CONDUITS.
13. PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS.
14. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES, BLACK LETTERS ON WHITE BACKGROUND.
15. FUSES 0 - 600 AMPS SHALL BE UL CLASS "RK-1" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTURED BY BUSS. UNLESS NOTED OTHERWISE
16. VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START-UP. NOTIFY ENGINEER OF ANY CHANGES AS MAY BE REQUIRED.
    AVAILABLE FAULT CURRENT AT SERVICE TRANSFORMER TO BE FIELD VERIFIED WITH SERVING UTILITY. ACTUAL FAULT CURRENT VALUES TO BE FIELD MARKED ON ALL GEAR IN ACCORDANCE WITH NEC 110.24.
17. PROVIDE SCHEDULE 40 PVC CONDUIT UNDERGROUND FROM TELEPHONE EQUIPMENT ROOM TO CONNECTION POINT AS DIRECTED BY LOCAL TELEPHONE COMPANY.
18. ALL TERMINALS, SPLICING CONNECTORS, LUGS, ETC. SHALL BE IDENTIFIED FOR USE WITH THE MATERIAL (CU/AL) OF THE CONDUCTOR AND SHALL BE PROPERLY INSTALLED.
19. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ELECTRICAL EQUIPMENT FROM FOREIGN MATERIAL DURING CONSTRUCTION (PAINT, SPACKLE, ETC.).
20. WHERE A HOME RUN IS SHOWN, THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT, DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN, THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS:
    - A MAXIMUM OF THREE 20A BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN SHARING A COMMON NEUTRAL OR WITH SEPARATE NEUTRALS FOR A MAXIMUM OF TOTAL OF SIX CURRENT CARRYING CONDUCTORS.
    - 20A BRANCH CIRCUITS SERVING NON-LINEAR LOADS (FLUOR. LIGHTING, EMPLOYEE WORKSTATIONS, DATA SYSTEMS, ETC.) USING SHARED NEUTRALS SHALL UTILIZE #10 CU NEUTRAL, MINIMUM.
    - ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY HOMERUN TO THE PANEL.
21. **CLOSE OUT DOCUMENTS:**
    - **AS-BUILTS:** WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, RECORD DRAWINGS OF THE ACTUAL INSTALLATION SHALL BE PROVIDED TO THE BUILDING OWNER, INCLUDING:
      1) A SINGLE-LINE DIAGRAM OF THE BUILDING ELECTRICAL DISTRIBUTION SYSTEM AND
      2) PLANS INDICATING LOCATION AND AREA SERVED FOR ALL DISTRIBUTION.
    - **OPERATION AND MAINTENANCE MANUALS:** AN OPERATING MANUAL AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER. THE MANUALS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
      1) SUBMITTAL DATA STATING EQUIPMENT RATING AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE;
      2) OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED;
      3) NAMES AND ADDRESSES OF AT LEAST ONE QUALIFIED SERVICE AGENCY.



5 / E1.1 GROUNDING DETAIL
NOT TO SCALE



4 / E1.1 LIGHTING CONTROL DIAGRAM
NOT TO SCALE

NOTES:
1. "TC" IS A 1-CIRCUIT, SEVEN DAY ASTRO. TIME CLOCK WITH POWER RESERVE EQUAL TO INTERMATIC ET7021SC SERIES. TIME CLOCK SHALL PROVIDE ONE SUNSET-ON, TIME OFF (NORMAL) PROGRAMMED CONTROL TO OVERRIDE ONBOARD PHOTOCELL TURNING SELECTED FIXTURES OFF. MANUAL OVERRIDE SHALL BE PROVIDED.
2. PROVIDE SINGLE, NEMA 3R LOCKABLE ENCLOSURE TO HOUSE TIMECLOCK AND LIGHTING CONTACTORS AS REQUIRED.
3. SEE CONTACTOR SCHEDULE FOR DETAILS.

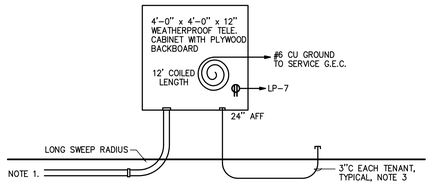
CONTACTOR SCHEDULE

MARK	CONTROLLING	VOLTS	TYPE	CONTROL	POLES CONTROLLED
LC1	AREA LTS, SIGN	277	30A, 3 POLE	SUNSET-ON/TIME-OFF	HP-1, 5, 19

ALL CONTACTORS SHALL BE ELECTRICALLY HELD.

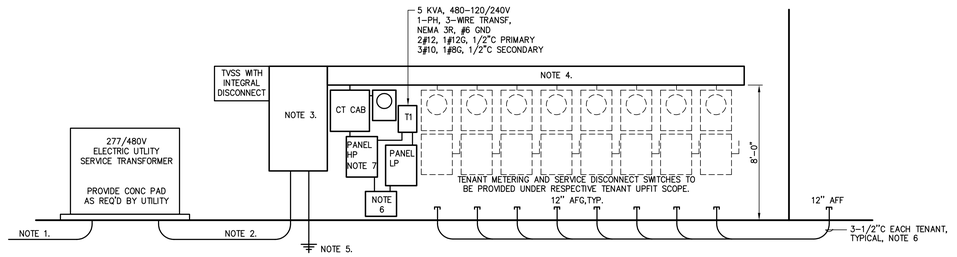
CONTACTORS SHALL HAVE 120V COILS AND BE MOUNTED WITH TIMECLOCKS IN NEMA 3R ENCLOSURES ADJACENT TO THE SERVING PANEL.

PROVIDE MANUAL OVERRIDE HAND/OFF/AUTO SWITCH, TO CONTROL ALL RELAYS



3 / E1.1 TELEPHONE RISER DIAGRAM
NOT TO SCALE

TELEPHONE RISER NOTES:
1. TWO 4"C TO PROPERTY LINE FOR SERVICE. COORDINATE WITH TELEPHONE UTILITY FOR LOCATION OF TERMINATION POINT.
2. PROVIDE INSULATING BUSHING ON ENDS OF ALL CONDUITS.
3. SEE PLANS FOR STUB-IN LOCATIONS FOR PROPOSED TENANTS, FIELD VERIFY WITH G.C./OWNER AS REQUIRED.



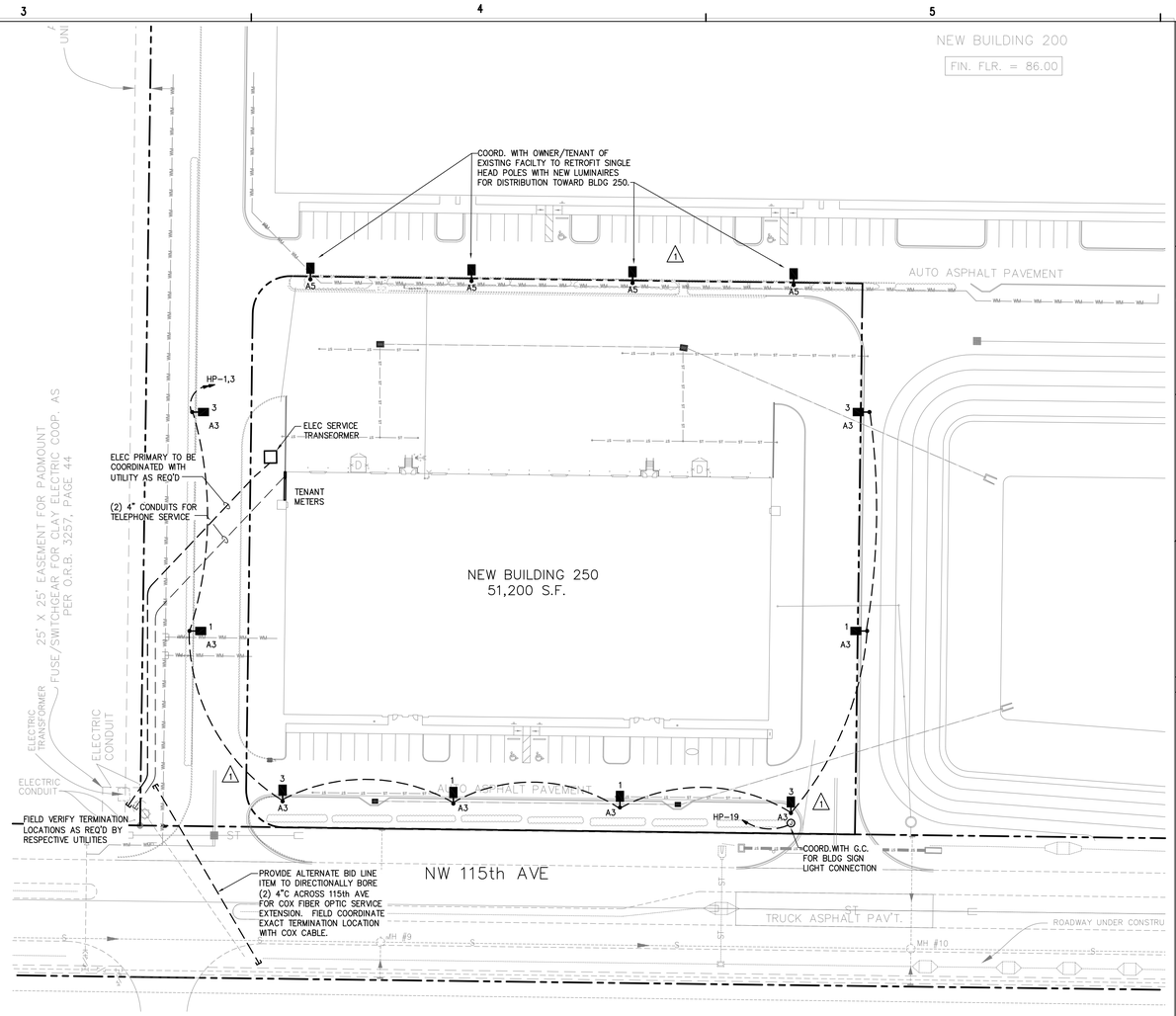
2 / E1.1 POWER RISER DIAGRAM
NOT TO SCALE

POWER RISER NOTES:
1. COORDINATE WITH ELECTRIC UTILITY FOR INSTALLATION OF PRIMARY AS REQ'D.
2. 4 SETS OF (4) 350 mcm IN 3"C EACH SECONDARY SERVICE.
3. PROVIDE SERVICE ENTRANCE RATED, 1200A ENCLOSED CIRCUIT BREAKER, 42kAIC, IN NEMA 3R ENCLOSURE. PROVIDE GROUND FAULT TRIP AT 400A, 1.0 SEC AND ARC FAULT ENERGY REDUCTION MAINTENANCE SWITCH.
4. PROVIDE 12'D x 18'H x 16'-0" LONG WIREWAY. PROVIDE 1200A FEEDER WITH LUGS FOR UP TO 10 LOAD SIDE CONNECTIONS PER PHASE FOR HOUSE AND FUTURE TEANANT SERVICE CONNECTIONS.
5. #3/0 CU GROUND, SEE DETAIL 5/E1.1.
6. SEE LIGHTING CONTROL DIAGRAM 4/E1.1.
7. PROVIDE (4) 350mcm, (1) #2 CU GND IN 3"C FEEDER FOR PNL HP COORDINATE WITH UTILITY AS REQUIRED TO PROVIDE CT CABINET/METER

ELECTRIC SERVICE CALCULATION:

51,200 SF TOTAL BUILDING AREA

10,200 SF OFFICE AREA x 25 VA/SF =	255	KVA
41,000 SF WHSE AREA x 15 VA/SF =	615	KVA
TOTAL EST. TENANT LOAD =	870	KVA
HOUSE LIGHTING/MISC. LOAD = (UNIT HEATERS INCL IN WHSE AREA LOAD)	10	KVA
TOTAL EST. SERVICE LOAD =	880	KVA
AT 277/480 VOLTS =	1,059	AMPS
SERVICE RATING:	1,200	AMPS



1 / E1.1 ELECTRIC SITE PLAN
SCALE: 1" = 40'-0"

LUMINAIRE SCHEDULE

SYMBOL	MARK	MANUFACTURER	CATALOG NUMBER	VOLTS	LED DATA	FIXTURE WATTS	MOUNTING	Description
	A3	LITHONIA	RSX2 LED P3 50K R3 HS MVOLT SPA PE DDBXD	277	16,032 Lu 5000K 70 MRI MIN	150	DIRECT BURY SQUARE TAPERED CONC POLE, 25 FT AFG MTG HT	AREA LIGHT W/TYPE 3, CUTOFF DIST, DARK SKY COMPLIANT, BUG RATING B3-U0-G3, HOUSE SIDE SHIELD
	A5	LITHONIA	RSX2 LED P3 50K R5 MVOLT SPA PE DDBXD	277	22,316 Lu 5000K 70 MRI MIN	150		SIMILAR TO A1, TYPE V DIST, NO HOUSE SIDE SHIELD. - REPLACE EXISTING HEAD (MODIFY EXISTING POLES AS REQUIRED.)
	C9	LITHONIA	ARC2 LED P3 50K MVOLT PE DDBXD	277	3410 Lu 5000K 70 MRI MIN	24	WALL, 9'-0" AFG	TRAPEZOIDAL BUILDING MOUNTED LUMINAIRE, TYPE III DIST. DARK SKY COMPLIANT.
	C9E	LITHONIA	ARC2 LED P3 50K MVOLT E4WH PE DDBXD	277	3410 Lu 5000K 70 MRI MIN	24	WALL, 9'-0" AFG	SIMILAR TO C9 BUT WITH 90 MINUTE, 4W BATTERY BACKUP
	C15	LITHONIA	ARC2 LED P3 50K MVOLT PE DDBXD	277	3410 Lu 5000K 70 MRI MIN	24	WALL, 14'-6" AFG	SIMILAR TO C9 BUT MOUNTED HIGHER
	C15E	LITHONIA	ARC2 LED P3 50K MVOLT E4WH PE DDBXD	277	3410 Lu 5000K 70 MRI MIN	24	WALL, 14'-6" AFG	SIMILAR TO C15 BUT WITH 90 MIMUTE, 4W BATTERY BACKUP
	S	LITHONIA	CSS L48 4000LM MVOLT 40K 80CRI	277	4000 Lu 4000K 80 MRI MIN	36	SUSPENDED	4' LED STRIP LIGHT
	EX	LITHONIA	LHQM LED R M6	277	25688 Lu 5000K 70 MRI MIN	4.3	WALL, 10'-0" AFF	COMBO EXIT-DUAL HEAD EMERGENCY EGRESS, 90 MINUTE BATTERY BACKUP, RED LETTERS, WHITE FINISH
	EM	LITHONIA	EU2C M6	277	25688 Lu 5000K 70 MRI MIN	1	COLUMN, 10'-0" AFF	DUAL HEAD EMERGENCY EGRESS, 90 MINUTE BATTERY BACKUP

CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES.

FIXTURE SCHEDULE NOTES:
1. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH FULL CUT-OFF OPTICS TO PREVENT GLARE/SPILL OVER TO ADJACENT ROADS.
2. MAXIMUM FIXTURE HEIGHT SHALL BE 25' A.F.G. (APPROX. 109 PARKING SPACES PROVIDED FOR BUILDINGS 200 AND 250). ALL POLE MOUNTED FIXTURES ARE TO BE AT 25'-0" A.F.G.
3. NO LIGHT SOURCES SHALL BE DIRECTED OUTWARD TOWARD PROPERTY BOUNDARIES OR ADJACENT RIGHTS-OF-WAY.

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

ELECTRICAL SITE PLAN, DETAILS AND NOTES

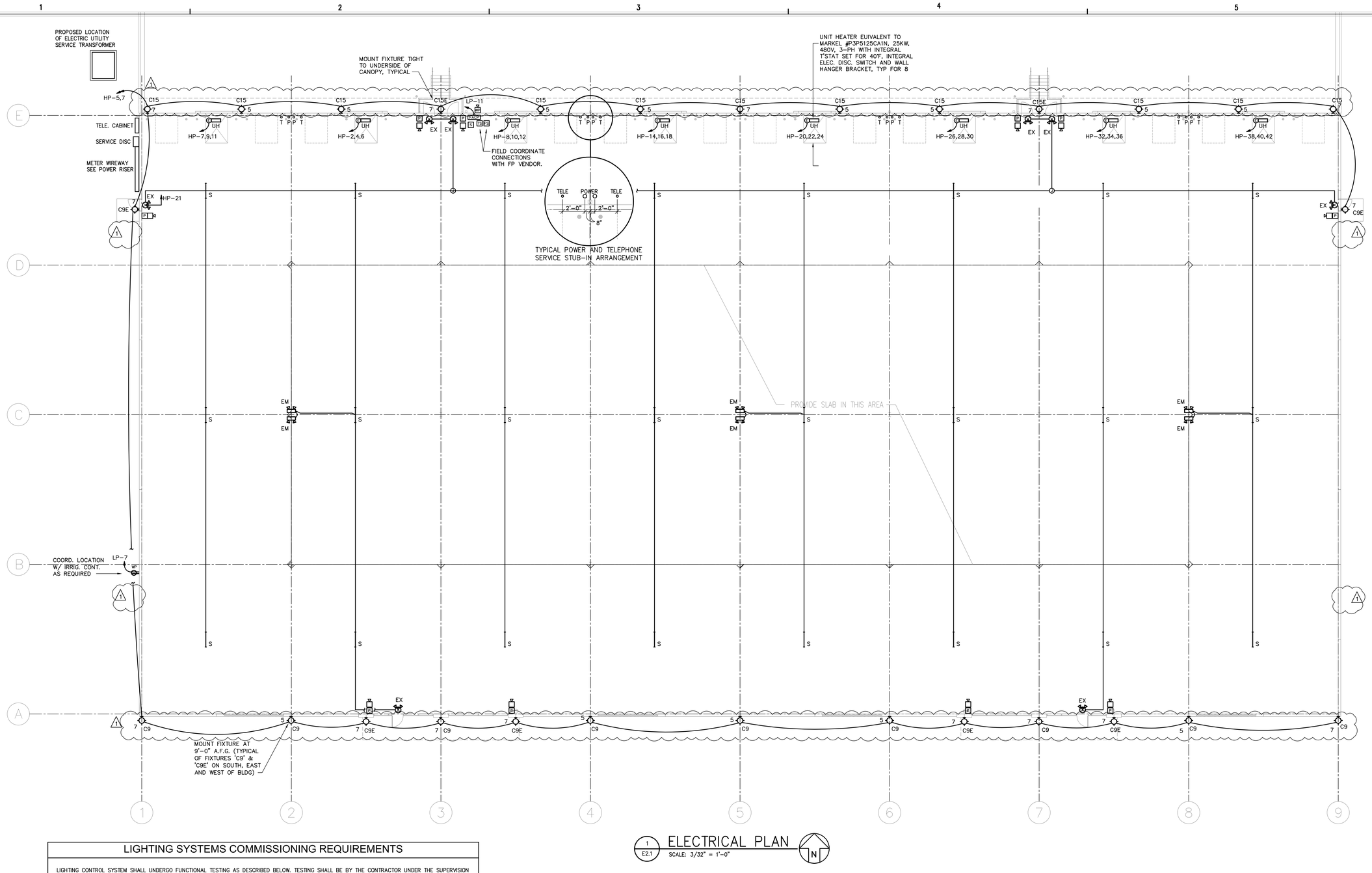
REVISIONS

DATE		NUMBER
11/17/2021	ASI #1	1
11/24/2021	ASI #2	2

PROJECT NO: 2020-019
DATE: 06-03-2021
DRAWN BY: DMS
CHECKED BY: TCN

E1.1

11/24/21 5:22 201137 E1.1 - ELECTRICAL SITE PLAN, DETAILS AND NOTES.dwg 1:480



1 E2.1 ELECTRICAL PLAN
SCALE: 3/32" = 1'-0"

LIGHTING SYSTEMS COMMISSIONING REQUIREMENTS

LIGHTING CONTROL SYSTEM SHALL UNDERGO FUNCTIONAL TESTING AS DESCRIBED BELOW. TESTING SHALL BE BY THE CONTRACTOR UNDER THE SUPERVISION OF A CERTIFIED REPRESENTATIVE OF THE LIGHTING CONTROL SYSTEMS MANUFACTURER(S).

PRIOR TO PASSING FINAL INSPECTION, THE LIGHTING CONTROL SYSTEMS SHALL HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL SUBMIT A LETTER CERTIFYING THE SUCCESSFUL COMPLETION OF FUNCTIONAL TESTING TO THE ENGINEER AT LEAST 2 DAYS PRIOR TO FINAL INSPECTION. THIS CERTIFICATION LETTER MUST BE AVAILABLE TO THE INSPECTOR AT THE TIME OF FINAL INSPECTION.

OCCUPANT SENSOR CONTROLS

1. CERTIFY THAT THE OCCUPANT SENSORS HAVE BEEN LOCATED AND AIMED FOR PROPER COVERAGE OF THE INTENDED AREA IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
2. FOR PROJECTS WITH SEVEN OR FEWER OCCUPANT SENSORS, EACH SENSOR SHALL BE TESTED.
3. FOR PROJECTS WITH MORE THAN SEVEN OCCUPANT SENSORS, TESTING SHALL BE DONE FOR EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY. WHERE MULTIPLES OF EACH UNIQUE COMBINATION OF SENSOR TYPE AND SPACE GEOMETRY ARE PROVIDED, NOT LESS THAN 10 PERCENT, BUT IN NO CASE LESS THAN ONE, OF EACH COMBINATION SHALL BE TESTED UNLESS THE CODE OFFICIAL REQUIRES A HIGHER PERCENTAGE TO BE TESTED. WHERE 30 PERCENT OR MORE OF THE TESTED CONTROLS FAIL, ALL REMAINING IDENTICAL COMBINATIONS SHALL BE TESTED.

FOR OCCUPANT SENSOR CONTROLS TO BE TESTED, VERIFY THE FOLLOWING:

1. WHERE OCCUPANT SENSOR CONTROLS INCLUDE STATUS INDICATORS, VERIFY CORRECT OPERATION.
2. THE CONTROLLED LIGHTS TURN OFF OR DOWN TO THE PERMITTED LEVEL WITHIN THE REQUIRED TIME.
3. FOR AUTO-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON TO THE PERMITTED LEVEL WHEN AN OCCUPANT ENTERS THE SPACE.
4. FOR MANUAL-ON OCCUPANT SENSOR CONTROLS, THE LIGHTS TURN ON ONLY WHEN MANUALLY ACTIVATED.
5. THE LIGHTS ARE NOT INCORRECTLY TURNED ON BY MOVEMENT IN ADJACENT AREAS OR BY HVAC OPERATION.

TIME-SWITCH CONTROLS

1. CONFIRM THAT THE TIME-SWITCH CONTROL IS PROGRAMMED WITH ACCURATE WEEKDAY, WEEKEND AND HOLIDAY SCHEDULES.
2. PROVIDE DOCUMENTATION TO THE OWNER OF TIME-SWITCH CONTROLS PROGRAMMING INCLUDING WEEKDAY, WEEKEND, HOLIDAY SCHEDULES, AND SET-UP AND PREFERENCE PROGRAM SETTINGS ARE AS DIRECTED BY THE OWNER.
3. VERIFY THE CORRECT TIME AND DATE IN THE TIME SWITCH.
4. VERIFY THAT ANY BATTERY BACK-UP IS INSTALLED AND ENERGIZED.
5. VERIFY THAT THE OVERRIDE TIME LIMIT IS SET TO NOT MORE THAN 2 HOURS.
6. SIMULATE SUNSET ON-TIME OFF OPERATION. VERIFY AND DOCUMENT THE FOLLOWING:
   a. ALL LIGHTS CAN BE TURNED ON AND OFF BY THEIR RESPECTIVE AREA CONTROL SWITCH.
   b. THE SWITCH ONLY OPERATES INTENDED LIGHTING FIXTURES.

EXTERIOR LIGHTING CONTROLS

1. PHOTOCELL/SENSORS HAVE BEEN PROPERLY LOCATED, FIELD CALIBRATED AND SET FOR ACCURATE SETPOINTS AND THRESHOLD LIGHT LEVELS.
2. TIME SWITCH CONTROL AS DESCRIBED ABOVE.
3. AFTER-HOURS LIGHTING LEVEL REDUCTION IS IMPLEMENTED IN ACCORDANCE WITH THE OWNER'S SCHEDULE DIRECTION (EITHER FROM MIDNIGHT TO 6AM OR, FROM ONE HOUR AFTER TO ONE HOUR PRIOR TO BUSINESS HOURS.)
4. THE LOCATIONS OF CALIBRATION ADJUSTMENT EQUIPMENT ARE READILY ACCESSIBLE ONLY TO AUTHORIZED PERSONNEL.

PANEL: LP

VOLTAGE: 120/240 PH: 1 WIRE: 3
BUSSING: 60A CU
MAINS: 30A MCB
INCOMING: TOP

ENCLOSURE: NEMA 3R
MOUNTING: SURFACE
BRACING: 10 KAIC. SYM.
GROUND BAR

DESCRIPTION	POLE	CONT.	CONDUIT	WIRE	TRIP	CKT	LOAD PER PHASE A	LOAD PER PHASE B	CKT	TRIP	WIRE	CONDUIT	CONT.	POLE	DESCRIPTION
MAIN BREAKER	2	--	*	10	30	1	-- --		2	--	--	--	--	1	SPACE
						3		-- --	4	--	--	--	--	1	SPACE
TEL RECPT	1	--	*	12	20	5	1.0 --		6	--	--	--	--	1	SPACE
IRRIGATION	1	--	*	12	20	7		0.5 --	8	--	--	--	--	1	SPACE
SPARE	1	--	--	--	20	9	-- --		10	--	--	--	--	1	SPACE
FIRE ALARM	1	--	*	12	+20	11		0.5 --	12	--	--	--	--	1	SPACE
							-- --								
								-- --							
							-- --								
								-- --							
							-- --								
								-- --							
							-- --								
								-- --							
							-- --								
TOTAL KVA PER PHASE							1.0	1.0							
TOTAL CONNECTED KVA							2.0								

	CONN LOAD	DEM FACT	DEM LOAD
LIGHTING LOAD		--	--
RECEPT LOAD		--	--
HVAC LOAD		--	--
EQUIPMENT LOAD		--	--
KITCHEN LOAD		--	--
TOTAL LOAD		--	--
DEMAND AMPS		--	--

NOTES:
1. + INDICATES LOCK-ON ATTACHMENT FOR BREAKER
2. * CONDUIT TO BE 1/2" UNLESS OTHERWISE NOTED.
3. PROVIDE 'HACR' RATED BREAKERS FOR HVAC EQUIPMENT.
4. ALL SINGLE POLE BREAKERS SHALL BE 'SWD' RATED.
5. ** INDICATES GFCI BREAKERS.

PANEL: HP

VOLTAGE: 277/480 PH: 3 WIRE: 4
BUSSING: 400A CU
MAINS: 300A MCB
INCOMING: TOP

ENCLOSURE: NEMA 3R
MOUNTING: SURFACE
BRACING: 42 KAIC. SYM.
GROUND BAR

DESCRIPTION	POLE	CONT.	CONDUIT	WIRE	TRIP	CKT	LOAD PER PHASE A	LOAD PER PHASE B	LOAD PER PHASE C	CKT	TRIP	WIRE	CONDUIT	CONT.	POLE	DESCRIPTION
POLE LIGHTS	1	LC1	1	10	20	1	0.8 8.3			2						
POLE LIGHTS	1	--		10	20	3		0.8 8.3		4	40	8	3/4	--	3	UNIT HEATER
WALL LIGHTS	1	LC1	3/4	10	20	5			0.4 8.4	6						
WALL LIGHTS	1	--		10	20	7	0.4 8.3			8						
						9		8.4 8.4		10	40	8	3/4	--	3	UNIT HEATER
UNIT HEATER	3	--	3/4	8	40	11			8.3 8.3	12						
						13	8.3 8.4			14						
PANEL LP	2	--	*	12	15	15		2.5 8.3		16	40	8	3/4	--	3	UNIT HEATER
						17			2.5 8.3	18						
BUILDING SIGN	1	LC1	3/4	8	20	19	1.0 8.3			20						
INTERIOR LIGHTS	1	--	*	10	20	21		0.9 8.3		22	40	8	3/4	--	3	UNIT HEATER
SPACE	1	--	--	--	--	23			-- 8.4	24						
SPACE	1	--	--	--	--	25	-- 8.3			26						
SPACE	1	--	--	--	--	27		-- 8.4		28	40	8	3/4	--	3	UNIT HEATER
SPACE	1	--	--	--	--	29			-- 8.3	30						
SPACE	1	--	--	--	--	31	-- 8.4			32						
SPACE	1	--	--	--	--	33		-- 8.3		34	40	8	3/4	--	3	UNIT HEATER
SPACE	1	--	--	--	--	35			-- 8.3	36						
SPACE	1	--	--	--	--	37	-- 8.3			38						
SPACE	1	--	--	--	--	39		-- 8.3		40	40	8	3/4	--	3	UNIT HEATER
SPACE	1	--	--	--	--	41			-- 8.4	42						
TOTAL KVA PER PHASE							68.8	70.9	69.6							
TOTAL CONNECTED KVA							209.3									

	CONN LOAD	DEM FACT	DEM LOAD
LIGHTING LOAD	4.3	1.3	5.4
RECEPT LOAD	--	NEC	--
HVAC LOAD	200.0	1.0	200.0
EQUIPMENT LOAD	5.0	1.0	5.0
KITCHEN LOAD	--	0.7	--
TOTAL LOAD	209.3		210.4 (1)
DEMAND AMPS			253 (1)

NOTES:
1. + INDICATES LOCK-ON ATTACHMENT FOR BREAKER
2. * CONDUIT TO BE 1/2" UNLESS OTHERWISE NOTED.
3. PROVIDE 'HACR' RATED BREAKERS FOR HVAC EQUIPMENT.
4. ALL SINGLE POLE BREAKERS SHALL BE 'SWD' RATED.
5. ** INDICATES GFCI BREAKERS.

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

ELECTRICAL FLOOR PLAN AND SCHEDULES

REVISIONS

DATE	NUMBER
11/17/2021 ASI #1	1

PROJECT NO: 2020-019
DATE: 06-03-2021
DRAWN BY:
CHECKED BY: TCN

E2.1

11/16/21 17:45 201137 E2.1 - ELECTRICAL FLOOR PLAN AND SCHEDULES.dwg 1:128

FAC 61G15–32 FIRE PROTECTION (ALARM) CRITERIA

61G15–32.008

(1) OVERALL DESCRIPTION

PROVIDE SUPERVISION OF **WET–PIPE** SPRINKLER SYSTEM VIA TAMPER AND FLOW SWITCHES. PROVIDE SUPERVISION OF THE FIRE ALARM CONTROL PANEL'S POWER FROM BOTH THE DEDICATED 120VAC LINE AND THE INTERNAL BATTERY LINE. PROVIDE ACTIVATION OF ALL DOOR LOCKS FOR SAFE EGRESS FROM THE BUILDING WHEN IN ALARM. PROVIDE ANNUNCIATION OF THE FIRE ALARM SYSTEM VIA AUDIBLE/VISUAL DEVICES LOCATED THROUGHOUT NORMALLY OCCUPIED SPACES.

(2) GOVERNING CODES

THE FIRE ALARM SYSTEM SHALL MEET ALL OF THE REQUIREMENTS OF THE LATEST APPLICABLE EDITIONS OF THE **FLORIDA BUILDING CODE, THE FLORIDA FIRE PREVENTION CODE, NFPA 72, ADA**, AND ALL LOCAL, NATIONAL, AND INTERNATIONAL CODES. THE FIRE ALARM SYSTEM SHALL MEET ALL OF THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.

(3) MINIMUM SYSTEM REQUIREMENTS

THE ENGINEERING DRAWINGS CONTAINED HEREIN IDENTIFY MINIMUM FIRE ALARM SYSTEM REQUIREMENTS. ALL FIRE ALARM SWITCHES, MODULES, AND WIRING SHALL BE PROVIDED BY THE FIRE ALARM SUB–CONTRACTOR. FIRE ALARM SYSTEM SUB–CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT DETAILED SYSTEM DRAWINGS, CUTSHEETS, WIRING DIAGRAMS, ETC. AS REQUIRED FOR FINAL PERMITTING.

(4) PLAN REQUIREMENTS

MINIMUM SYSTEM REQUIREMENTS ARE SHOWN ON THE ENGINEERING DRAWINGS CONTAINED HEREIN:

a. SYMBOLS LEGEND IS INDICATED ON **E1.1**. SYSTEM RISER DIAGRAM WITH ALL INITIATION AND NOTIFICATION COMPONENTS AND CABLING REQUIREMENTS IS INDICATED IN DETAIL 1, THIS SHEET. ANY FIRE–RATED WALLS HAVE BEEN INDICATED BY LINE–TYPE OF THE WALLS ON THE PLANS. THE GENERAL OCCUPANCY IS STORAGE 'S–1' WITH 103 OCCUPANTS. THE CONSTRUCTION TYPE IS IIB AT 51,200 SQUARE FEET.
b. LOCATIONS OF INITIATION AND NOTIFICATION DEVICES AND CONNECTIONS TO RELATED SYSTEMS ARE SHOWN IN PLAN **1/E2.1;** EXTERIOR BELL (OR OTHER AUDIBLE DEVICE) REQUIRED BY NFPA 13 SHALL BE PROVIDED AT LOCATION ACCEPTABLE TO THE FIRE MARSHAL. ADDITIONAL DEVICES SHALL BE INCLUDED IN THE BID AND PROVIDED AS DIRECTED BY THE FIRE MARSHAL. .
c. STROBE INTENSITY AND AUDIBLE OUTPUT RATINGS FOR ALL NOTIFICATION DEVICES ARE 75cd AND 90dBA, UON. STROBES MAY BE 15cd IN 20 FT WIDE OR NARROWER CORRIDORS. LOWER VISUAL INTENSITIES THAN 75cd ARE ALLOWED AS LONG AS THE ENTIRE NORMALLY OCCUPIED SPACE IS COVERED ACCORDING TO NFPA 72 VISUAL DEVICE CHARACTERISTICS. THE VISUAL AND AUDIBLE INTENSITY SHALL BE INCREASED WHERE REQUIRED FOR COMPLETE COVERAGE OF NORMALLY OCCUPIED SPACE.
d. INITIATING DEVICE CIRCUITS, SIGNAL LINE CIRCUITS, AND NOTIFICATION APPLIANCE CIRCUITS SHALL BE CLASS B.
ANY MAGNETIC DOOR HOLDER OR MAGNETIC DOOR LOCK CIRCUITS SHALL BE CLASS D.
e. THE ALARM SYSTEM SHALL RECEIVE INITIATION SIGNALS AND PROVIDE NOTIFICATION SIGNALS AS SHOWN IN THE FIRE ALARM RISER AND OPERATIONS MATRIX. THE TRANSMISSION OF EMERGENCY SIGNALS SHALL BE BY DUAL TELEPHONE LINE TO UL LISTED CENTRAL STATION. ALL ALARM, TROUBLE AND SUPERVISORY CONDITIONS SHALL BE TRANSMITTED TO THE CENTRAL STATION.
f. THE FIRE ALARM SYSTEM TYPE SHALL BE ADDRESSABLE, 24VDC, POWER LIMITED, FULLY SUPERVISED, WITH 5 MINUTE ALARM, 24 HOUR STANDBY BATTERY SYSTEM.
g. SURGE PROTECTIVE DEVICES SHALL BE LOCATED ON THE INCOMING AC POWER (ADJACENT TO OR WITHIN THE PANEL) AND THE POINT OF ENTRY TO THE BUILDING FOR ANY EXTERIOR CIRCUITS.
h. THE FIRE ALARM CONTROL PANEL SHALL BE LOCATED IN 32°F TO 104°F NON–CONDENSING. ANY OUTDOOR NOTIFICATION DEVICES SHALL BE WEATHER PROOF.
i. A SITE PLAN HAS BEEN PROVIDED ON E1.1.
j. SMOKE DETECTION IS REQUIRED FOR THIS BUILDING AT THE FIRE ALARM CONTROL PANEL.
k. SMOKE STRATIFICATION IS NOT APPLICABLE TO THIS CONSTRUCTION.
l. THIS PERFORMANCE BASED CRITERIA SHALL PROVIDE THE BASIS OF DESIGN FOR THE FULL FIRE ALARM PERMIT DOCUMENTS AND MEET THE LOCAL AHJ'S REQUIREMENTS. NOTE THAT FIRE ALARM PLANS SUBMITTED HEREIN FOR BUILDING PERMIT ARE NOT PART OF THE FIRE ALARM PERMIT REVIEW. A SEPARATE SUBMITTAL AND PERMIT IS REQUIRED TO BE PROVIDED BY THE CONTRACTOR FOR THE FIRE ALARM SYSTEM MEETING ALL OF THE LOCAL AHJ'S REQUIREMENTS. IF REQUIRED BY THE AHJ, FIRE ALARM PERMIT DRAWINGS SHALL BE SIGNED AND SEALED BY 3RD PARTY PROFESSIONAL ENGINEER.
m. THE FACILITY MAY BE SINGLE OR MULTI–TENANT. THE ENTIRE BUILDING SHALL HAVE A GENERAL EVACUATION SIGNAL.
n. WIRING FOR UNDERGROUND AND WET LOCATIONS SHALL BE AS RECOMMENDED BY THE MANUFACTURER. ANY EXTERIOR CIRCUITS SHALL BE INSTALLED IN CONDUIT, MINIMUM 18" BELOW GRADE WITH ORANGE WARNING TAPE ABOVE THE CONDUIT.
o. OPERATION AND MAINTENANCE PROCEDURES AND MANUALS ARE INDICATED IN THE FIRE ALARM SPECIFICATIONS. VENDOR TO PROVIDE FULL OPERATION & MAINTENANCE MANUALS AND AS–BUILT PLANS FOR OWNER'S FUTURE USE. VENDOR TO SUBMIT TO OWNER PROPOSED CONTRACT FOR REQUIRED ANNUAL TESTING OF THE SYSTEM. A MINIMUM OF TWO, ONE–HOUR ON–SITE TRAINING SESSIONS FOR SYSTEM OPERATION SHALL BE PROVIDED TO THE OWNER.

(5) WIRING, BATTERY, VOLTAGE DROP RESPONSIBILTY:

THE FIRE ALARM SHOP DRAWINGS SHALL INDICATE THE WIRING TO BE PROVIDED, BATTERY AND VOLTAGE DROP (CIRCUIT ANALYSIS) CALCULATIONS. THE CALCULATIONS SHALL APPLY THE MANUFACTURER'S DATA AND APPLICABLE NFPA 72 PROCEDURES.

(6) SYSTEM TEST REQUIREMENTS:

VENDOR SHALL FULLY TEST AND CERTIFY THE FIRE ALARM SYSTEM DOCUMENTING PROPER FUNCTION OF ALL DEVICES, INTERLOCKS, PROGRAMMING AND COMMUNICATIONS PROVIDING A FIRE ALARM SYSTEM RECORD OF COMPLETION AS REQUIRED BY NFPA 72, CHAPTER 10.

(7) SPECIAL SYSTEM REQUIREMENTS:

THERE ARE NO OWNER, INSURANCE UNDERWRITER, OR LOCAL FIRE CODE AMENDMENTS REQUIRED FOR THIS CONSTRUCTION.

FIRE ALARM SYSTEM MATRIX

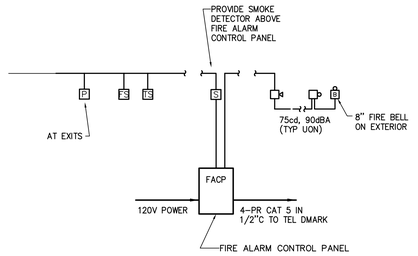
FIRE ALARM SYSTEM SEQUENCE OF OPERATIONS

SYSTEM INPUTS	ACTUATE COMMON ALARM SIGNAL INDICATOR	ACTUATE AUDIBLE ALARM SIGNAL	ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR	ACTUATE AUDIBLE SUPERVISORY SIGNAL	ACTUATE COMMON TROUBLE SIGNAL INDICATOR	ACTUATE AUDIBLE COMMON TROUBLE SIGNAL	ACTUATE ALARM INDICATOR	ACTIVATE EVACUATION SIGNAL	DISPLAY/PRINT CHANGE OF STATUS	SEND FIRE ALARM SIGNAL TO CENTRAL STATION	SEND SUPERVISORY SIGNAL TO CENTRAL STATION	SEND TROUBLE SIGNAL TO CENTRAL STATION	ACTUATE AHU SHUTDOWN	UNLOCK ANY ELEC/MAG–HELD EGRESS DOORS	RELEASE (CLOSE) SMOKE DOORS	RELEASE SMOKE DAMPERS	SHUTDOWN 6" DIA AND LARGER (HVAC) FANS
MANUAL FIRE ALARM PULL STATION	●	●					●	●	●	●					●	●	●
SMOKE DETECTOR	●	●					●	●	●	●					●	●	●
HEAT DETECTOR	●	●					●	●	●	●					●	●	●
DUCT DETECTOR			●	●					●		●			●			●
SPRINKLER WATERFLOW	●	●					●	●	●	●					●	●	●
SPRINKLER TAMPER			●	●					●		●			●			●
FIRE ALARM AC POWER FAILURE					●	●						●					
FIRE ALARM SYSTEM LOW BATTERY					●	●						●					
OPEN CIRCUIT					●	●						●					
GROUND FAULT					●	●						●					
NOTIFICATION APPLIANCE CIRCUIT SHORT					●	●						●					
MANUAL AHU SHUTDOWN AND SMOKE DAMPER SWITCH			●	●					●		●			●	●	●	●
DRY SYSTEM FLOW PRESSURE SWITCH	●	●					●	●	●	●					●	●	●
DRY SYSTEM AIR MONITORING PRESSURE SWITCH			●	●					●		●						
FIRE RADIO ENHANCEMENT SYSTEM																	
LOSS OF NORMAL AC POWER			●	●					●		●						
FAILURE OF A BATTERY CHARGER			●	●					●		●						
DONOR ANTENNA MALFUNCTION			●	●					●		●						
FAILURE OF ACTIVE RF EMITTING DEVICE(S)			●	●					●		●						
LOW BATTERY CAPACITY			●	●					●		●						
FAILURE OF CRITICAL SYSTEM COMPONENTS			●	●					●		●						
LOSS OF COMMUNICATIONS BETWEEN FIRE ALARM SYSTEM AND RADIO ENHANCEMENT SYSTEM			●	●					●		●						
LOSS OF COMMUNICATIONS BETWEEN DEDICATED ANNUNCIATOR AND RADIO ENHANCEMENT SYSTEM			●	●					●		●						

	CONTROL UNIT ANNUNCIATION	NOTIFICATION	FIRE SAFETY CONTROL

NOTES

1. VERIFY ALL REQUIREMENTS WITH THE LOCAL AHJ.
2. SHADED ITEMS ARE NOT EXPECTED AS PART OF THIS SHELL SCOPE, HOWEVER THE FUNCTIONALITY SHALL BE INCLUDED IN THE FACP.



FIRE ALARM SYSTEM NOTES:

1. FIRE ALARM DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND ADA.
2. ACTUATION OF ANY PULL STATION, FLOW SWITCH OR SMOKE DETECTOR SHALL ACTIVATE ALARM.
3. FIRE ALARM SYSTEM SHALL BE ADDRESSABLE, 24VDC, POWER LIMITED, FULLY SUPERVISED WITH 5 MINUTE ALARM, 24 HOUR STANDBY BATTERY SYSTEM.
4. NOTE THAT FIRE ALARM PLANS SUBMITTED HEREIN FOR BUILDING PERMIT ARE NOT PART OF THE BUILDING PLANS REVIEW. A SEPARATE SUBMITTAL AND PERMIT IS REQUIRED FOR THE FIRE ALARM AND/OR FIRE SPRINKLER SYSTEM.
5. ALL FIRE ALARM SWITCHES, MODULES, AND WIRING SHALL BE PROVIDED BY THE FIRE ALARM SUB–CONTRACTOR. FIRE ALARM SYSTEM SUB–CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT DETAILED SYSTEM DRAWINGS, CUTSHEETS, WIRING DIAGRAMS, ETC. AS REQUIRED FOR FINAL PERMITTING.
6. ALL COMPONENTS NECESSARY FOR CERTIFICATE OF OCCUPANCY SHALL BE INCLUDED IN THE BID. SEE PLANS FOR MINIMUM NUMBER OF DEVICES. COORDINATE WITH LOCAL AUTHORITY FOR ADDITIONAL DEVICES AS MAY BE REQUIRED.
7. THE FIRE ALARM PANEL SHALL BE LOCATED IN AMBIENT CONDITIONS MAINTAINED BETWEEN 32°F AND 104°F, NON–CONDENSING.
8. ALL TAMPER AND FLOW SWITCH CONNECTION LOCATIONS TO BE FIELD VERIFIED WITH SPRINKLER SUB–CONTRACTOR AS REQ'D.
9. COORD. WITH M.C. TO PROVIDE SHUTDOWN INTERLOCK WIRING TO RESPECTIVE AHU AS REQUIRED.
10. COORDINATE DUAL LINE TELEPHONE CONNECTION FOR UL LISTED CENTRAL STATION MONITORING. ALL ALARM, TROUBLE AND SUPERVISORY CONDITIONS SHALL BE TRANSMITTED TO THE CENTRAL STATION.
11. PROVIDE DUCT DETECTOR INDICATING PLATE ON CEILING GRID UNDER EACH RESPECTIVE DUCT DETECTOR LOCATION. ADDRESSABLE PANEL DISPLAY TO NOTE ROOM NUMBER FOR ALL DEVICES.
12. PROVIDE SURGE PROTECTIVE DEVICE ON FACP INCOMING AC POWER (ADJACENT TO OR WITHIN PANEL.) ANY EXTERIOR FIRE ALARM CIRCUITS SHALL BE PROVIDED WITH SURGE PROTECTION AT THE POINT OF ENTRY TO THE BUILDING. ANY EXTERIOR CIRCUITS SHALL BE INSTALLED IN CONDUIT, MINIMUM 18" BELOW GRADE WITH ORANGE WARNING TAPE 6" ABOVE THE CONDUIT.
13. VENDOR SHALL FULLY TEST AND CERTIFY THE FIRE ALARM SYSTEM DOCUMENTING PROPER FUNCTION OF ALL DEVICES, INTERLOCKS, PROGRAMMING AND COMMUNICATIONS PROVIDING A FIRE ALARM SYSTEM RECORD OF COMPLETION AS REQUIRED BY NFPA 72.
14. VENDOR SHALL PROVIDE OPERATIONS AND MAINTENANCE PROCEDURES, MANUALS, SYSTEM DOCUMENTATION AND A MINIMUM OF TWO, ONE–HOUR ON–SITE TRAINING SESSIONS FOR SYSTEM OPERATION FOR THE OWNER.

1 / E3.1 FIRE ALARM RISER DIAGRAM

NOT TO SCALE

LIGHTNING PROTECTION NOTES:

1. THE COMPLETED INSTALLATION SHALL MEET THE "INSTALLATION REQUIREMENTS FOR LIGHTNING PROTECTION SYSTEMS, UL96A" OF UNDERWRITERS LABORATORIES. THE UL MASTER LABEL SHALL BE FURNISHED TO THE OWNER UPON COMPLETION.
2. COPPER LIGHTNING PROTECTION SYSTEM COMPONENTS SHALL NOT BE MOUNTED TO ALUMINUM SURFACES. ALUMINUM COMPONENTS SHALL BE USED TO AVOID ELECTROLYTIC CORROSION.
3. GROUNDED METAL BODIES WITHIN THE BONDING DISTANCE DETERMINED BY NFPA 780 – 2008 SHALL BE BONDED TO THE SYSTEM IN ACCORDANCE WITH CODE REQUIREMENTS.
4. UNDERGROUND METALLIC PIPING ENTERING THE BUILDING SHALL BE BONDED TO THE NEAREST DOWN CONDUCTOR OR GROUND ELECTRODE.
5. ADHESIVE USED WITH ADHESIVE AIR TERMINAL BASES AND CONDUCTOR FASTENERS SHALL BE COMPATIBLE WITH ROOFING MEMBRANE – VERIFY WITH ROOFING CONTRACTOR.
6. AIR TERMINALS HAVE BEEN LOCATED ON THE ROOF TOP EQUIPMENT AS REQUIRED. IF THE METAL THICKNESS OF AN OBJECT IS 3/16" OR GREATER, AIR TERMINALS MAY BE ELIMINATED IF THE OBJECT IS PROPERLY CONNECTED TO THE SYSTEM.
7. THE DESIGNS SHOWN FOR THESE SYSTEMS ARE SCHEMATIC AND ARE INTENDED TO SHOW BASIC SYSTEM DESIGN. CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND PROVIDE SYSTEMS THAT COMPLY WITH CODE REQUIREMENTS.
8. CONTRACTOR TO PROVIDE LIGHTNING PROTECTION SYSTEM AS REQUIRED TO ATTAIN UL MASTER LABEL. FULL SHOP DRAWINGS BY CERTIFIED SYSTEM INSTALLER REQUIRED. SEE ALSO ARCHITECTURAL, MECHANICAL AND PLUMBING PLANS FOR ANY EQUIPMENT TO BE BONDED TO THE SYSTEM.

FIRE RESCUE MINIMUM RADIO SIGNAL STRENGTH REQUIREMENT:

IN–BUILDING PUBLIC SAFETY RADIO SYSTEM ENHANCEMENT SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH 2015 IFC SECTION 510, 2015 NFPA 1 CHAPTER 11.10, 2016 NFPA 72 24.3.13.8, AND FCC SHOULD THE FIRE DEPARTMENT COMMUNICATIONS RADIO SIGNAL STRENGTH NOT BE ACHIEVED TO THE LEVEL SATISFACTORY TO THE AHJ.

BASE BID TO INCLUDE TESTING FOR CERTIFICATION OF EXISTING SIGNAL STRENGTH AFTER THE BUILDING ENVELOPE IS COMPLETED, DRIED IN.

THE CONTRACTOR SHALL PERFORM SIGNAL STRENGTH DETERMINATION TEST AFTER WALLS & ROOF ARE CONSTRUCTED (PRIOR TO FINISH WORK). THE FOLLOWING MUST BE ACHIEVED:

1. A MINIMUM STRENGTH OF –95 dBm AVAILABLE IN 95% OF THE BUILDING AREA (INBOUND DESCRIBED).
2. A MINIMUM STRENGTH OF –95 dBm AVAILABLE IN 95% OF THE BUILDING AREA (OUTBOUND DESCRIBED).

PROVIDE **ALTERNATE BID** LINE ITEM FOR PROVISION OF RADIO ENHANCEMENT SYSTEM.

IF REQUIRED TO BE PROVIDED, AN ENHANCEMENT SYSTEM SHALL BE PROVIDED TURNKEY BY SYSTEM VENDOR TO INCLUDE:

1. DETAILED DESIGN AND PERMITTING DOCUMENTS
2. FILTERING
3. 24 HOUR BACK–UP BATTERY OR LIFE SAFETY (NEC 700) GENERATOR
4. FREQUENCY RANGE OF 806–821 MHZ OR AS REQUIRED BY THE LOCAL AHJ
5. SYSTEM COMMISSIONING TEST PRIOR TO FINAL ACCEPTANCE TEST WITH AHJ. THE COMMISSIONING TEST SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS AND BE PROVIDED TO COUNTY FIRE RESCUE DEPT. PRIOR TO FINAL INSPECTION.

IF ENHANCEMENT IS REQUIRED, THEN THE BUILDING SHALL BE PROVIDED WITH NFPA 780 LIGHTNING PROTECTION SYSTEM, WHICH SHALL BE CERTIFIED BY A RECOGNIZED INDEPENDENT TESTING AGENCY ACCEPTABLE TO THE AHJ. PROVIDE **SEPARATE ALTERNATE BID** LINE ITEM FOR THE LIGHTNING PROTECTION SYSTEM. SEE LIGHTNING PROTECTION NOTES ON THIS SHEET FOR FURTHER INFORMATION.

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

FIRE ALARM CRITERIA, MATRIX AND RISER

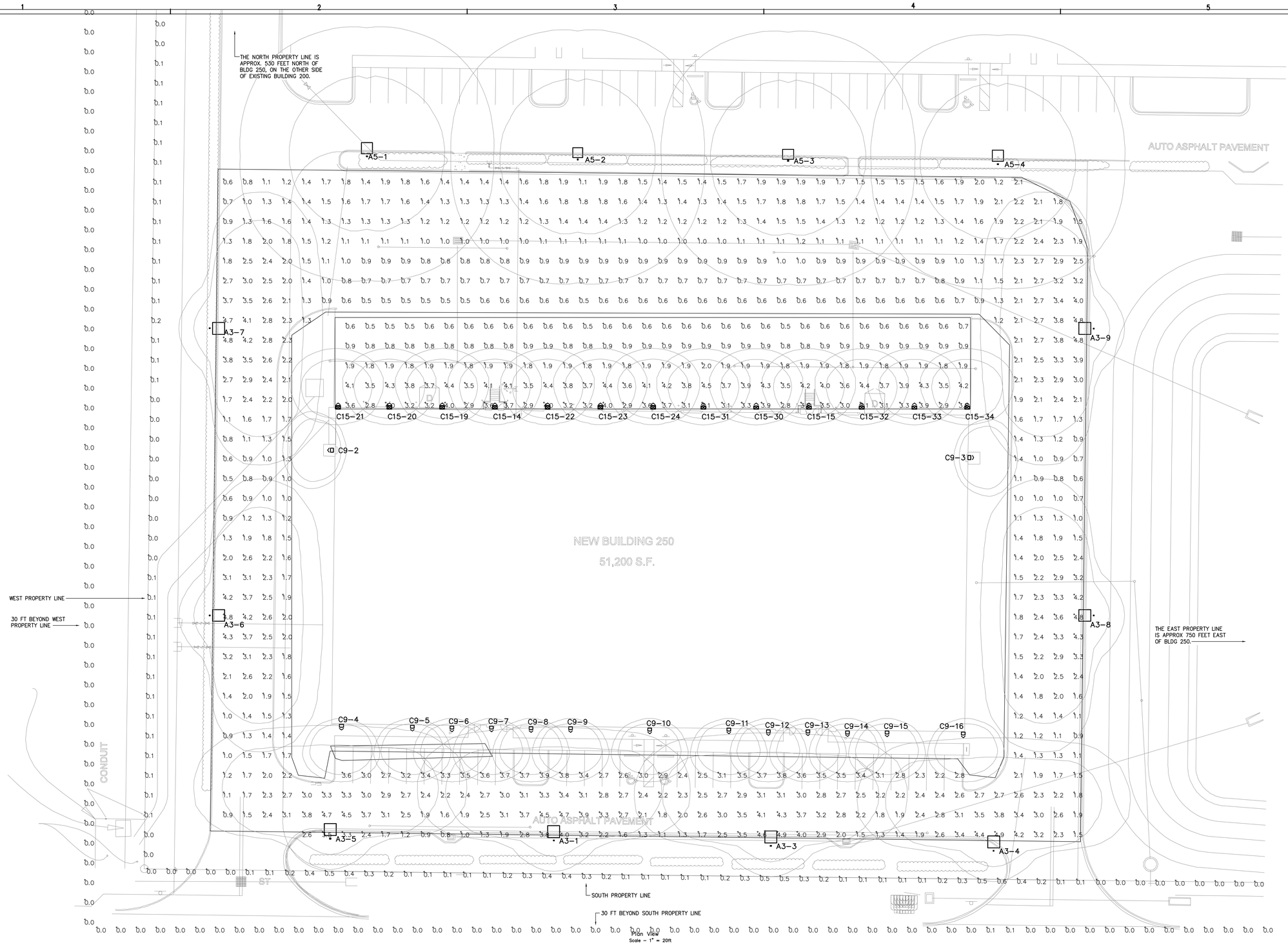
REVISIONS

DATE	NUMBER

PROJECT NO:	2020-019
DATE:	08-03-2021
DRAWN BY:	DMS
CHECKED BY:	TCN

E3.1

06/03/21 13:1 201137 E3.1 – FIRE ALARM CRITERIA, MATRIX AND RISER.dwg 1:128



Plan View
Scale – 1" = 20ft

1 PH1.1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Schedule							
Symbol	Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
▫	A3	RSX2 LED P3 50K R3 HS	RSX Area Fixture Size 2 P3 Lumen Package 5000K CCT Type R3 Distribution with House Side Shield	1	16,032	0.9	150
▫	A5	RSX2 LED P3 50K R5	RSX Area Fixture Size 2 P3 Lumen Package 5000K CCT Type R5 Distribution	1	22316	0.9	150
⌂	C9	ARC2 LED P3 50K	ARC2 LED WITH P3 – PERFORMANCE PACKAGE, 5000K, 9 FT MTG HEIGHT	1	3410	0.9	24
⌂	C15	ARC2 LED P3 50K	ARC2 LED WITH P3 – PERFORMANCE PACKAGE, 5000K, 15 FT MTG HEIGHT	1	3410	0.9	24

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANES	+	1.9 fc	4.9 fc	0.5 fc	9.8:1	3.8:1
DOCK PARKING	+	2.1 fc	4.5 fc	0.5 fc	9.0:1	4.2:1
WEST & SOUTH PROP LINES	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
30 Ft Beyond Prop Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

PHOTOMETRIC NOTES

1. THIS PROJECT IS LOCATED IN A BUSINESS DISTRICT WITH NO ADJOINING RESIDENTIAL DISTRICT.
2. ALL LIGHT FIXTURES SHALL BE PROVIDED WITH FULL CUT-OFF OPTICS TO PREVENT GLARE/SPILL OVER TO ADJACENT ROADS.
3. MAXIMUM FIXTURE HEIGHT SHALL BE 25' A.F.G.
4. NO FIXTURE SHALL EXCEED 24,000 LUMENS (400 WATTS.)
5. FLOOD OR SPOT LIGHTS SHALL NOT BE PERMITTED.

2 CALCULATION VALUES REVISED UNDER ASI #2
1 ENTIRE SHEET REVISED UNDER ASI #1

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WACO PROPERTIES, INC - BUILDING 250
WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

SITE PHOTOMETRICS PLAN

REVISIONS

DATE		NUMBER
11/17/2021	ASI #1	1
11/24/2021	ASI #2	2

PROJECT NO:	2020-019
DATE:	06-03-2021
DRAWN BY:	DMS
CHECKED BY:	TCN

PH1.1

11/24/21 5:16 201137 PH1.1 – SITE PHOTOMETRIC PLAN.dwg 1:240



RSX2 LED
Area Luminaire

Catalog Number: RSX2 LED P3 50K R3 (R5) MVOLT SPA

Notes

Type: A3, A5 (POLE MTD) (1)

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

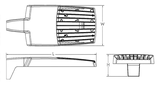
EPA (ft²·HOᵀ): 0.69 ft² (0.06 m²)

Length: 29.3" (74.4 cm) (SPA mount)

Width: 13.4" (34.0 cm)

Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm

Weight (SPA mount): 30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) [1]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) [1]	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.5" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	(use specific voltage for options as noted)	MA Mast arm adapter (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	120 [1] 277 [1]	IS Adjustable slipfitter (fits 2-3/8" OD tenon) [3]
	P5		R4S Type 4 Short	208 [1] 347 [1]	WBA Wall bracket [1]
	P6		R5 Type 5 Wide [2]	240 [1] 480 [1]	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short		AASP Adjustable tilt arm square pole mounting [1]
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting [1]
			AFRRHO Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket [4]
			AFRLHO Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box [1]

TYPE 'A3' TYPES 'A3', 'A5'

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
PIR	Mouse-side shield [1]	DBLXD	Black
PE	Photocontrol, button style [1,4]	DNAXD	Natural Aluminum
PER	Photocontrol external threaded, adjustable [4,5]	DWHXD	White
PER7	Seven-wire twist-lock receptacle only (no controls) [4,6,11,12]	DSSXD	Sandstone
CE34	Conduit entry 3/4" NPT (Qty 2)	DDBTXD	Textured dark bronze
SF	Single fuse (120, 277, 347) [1]	DBLBXD	Textured black
DF	Double fuse (208, 240, 480) [1]	DNATXD	Textured natural aluminum
SPD20KV	20KV Surge pack (10KV standard)	DWHGXD	Textured white
FAO	Field adjustable output [6,7]	DSSTXD	Textured sandstone
DMG	0-10V dimming extend out back of housing for external control (control ordered separately) [6,7]		
DS	Dual switching [6,7]		
Shipped Installed			
***Standalone and Networked Sensors/Controls (factory default settings, see table page 9)**			
NLTAIR2	nLight AIR generation 2 [7,8,9,13]		
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,9,14]		

***Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.**

Shipped Separately (requires some field assembly)

EGS	External glare shield [1]
EGFV	External glare full visor (360° around light aperture) [1]
BS	Bird spikes [1]

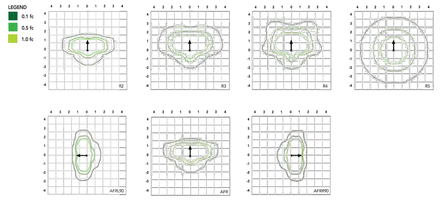
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').

LEGEND: 0.1 fc, 0.5 fc, 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient Temperature	Ambient	Lumen Multipliers
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A) 120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	259W	1.75	1.01	0.87	0.76	0.60	0.44
P6	246W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

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ARC2 LED
Architectural Wall Luminaire

Catalog Number: ARC2 P3 50K MVOLT (E4WH) DDBXD

Notes: C_E SIM to C1 BUT WITH BATTERY BACKUP

Type: C9, C15 (9 & 15 => NOM. MTG. HTS.)

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight (without options): 11 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K) P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

TYPE 'C_E'

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens	30K 3000K	MVOLT [1,2]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) [1]	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		E8WC Emergency battery backup, CEC compliant (8W, -20°C min) [1]	DBLXD Black
TYPE 'C9' TYPE 'C15'	P3 3,000 Lumens	50K 5000K		PE Button type photocell for dusk-to-dawn operation	DNAXD Natural aluminum
	P4 4,000 Lumens			DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [2]	DWHXD White
	P5 6,500 Lumens			SPD6KV 6kV surge protection [1]	DSSXD Sandstone
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% [2]	DDBTXD Textured dark bronze
					DBLBXD Textured black
					DNATXD Textured natural aluminum
					DWHGXD Textured white
					DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1. 347V not available with E4WH, E8WC and SPD6KV.
2. FAO not available with DMG.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI) Lumens	LPW	B	U	G	40K (4000K, 80 CRI) Lumens	LPW	B	U	G	50K (5000K, 80 CRI) Lumens	LPW	B	U	G
P1	11W	1,502	142	1	0	1	1,587	150	1	0	1	1,598	151	1	0	1
P2	16W	2,259	140	1	0	1	2,377	147	1	0	1	2,393	148	1	0	1
P3	24W	3,206	135	1	0	1	3,387	143	1	0	1	3,410	144	1	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,660	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	693
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

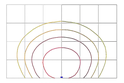
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND: 0.25 fc, 0.5 fc, 1.0 fc, 3.0 fc

MH = 15ft
Grid = 15ft x 15ft



ARC2 LED P3 40K

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WAREHOUSE SHELL BUILDING
ALACHUA, FLORIDA

SITE LIGHTING CUTSHEETS

REVISIONS

DATE		NUMBER
11/17/2021	ASI #1	1
11/24/2021	ASI #2	2

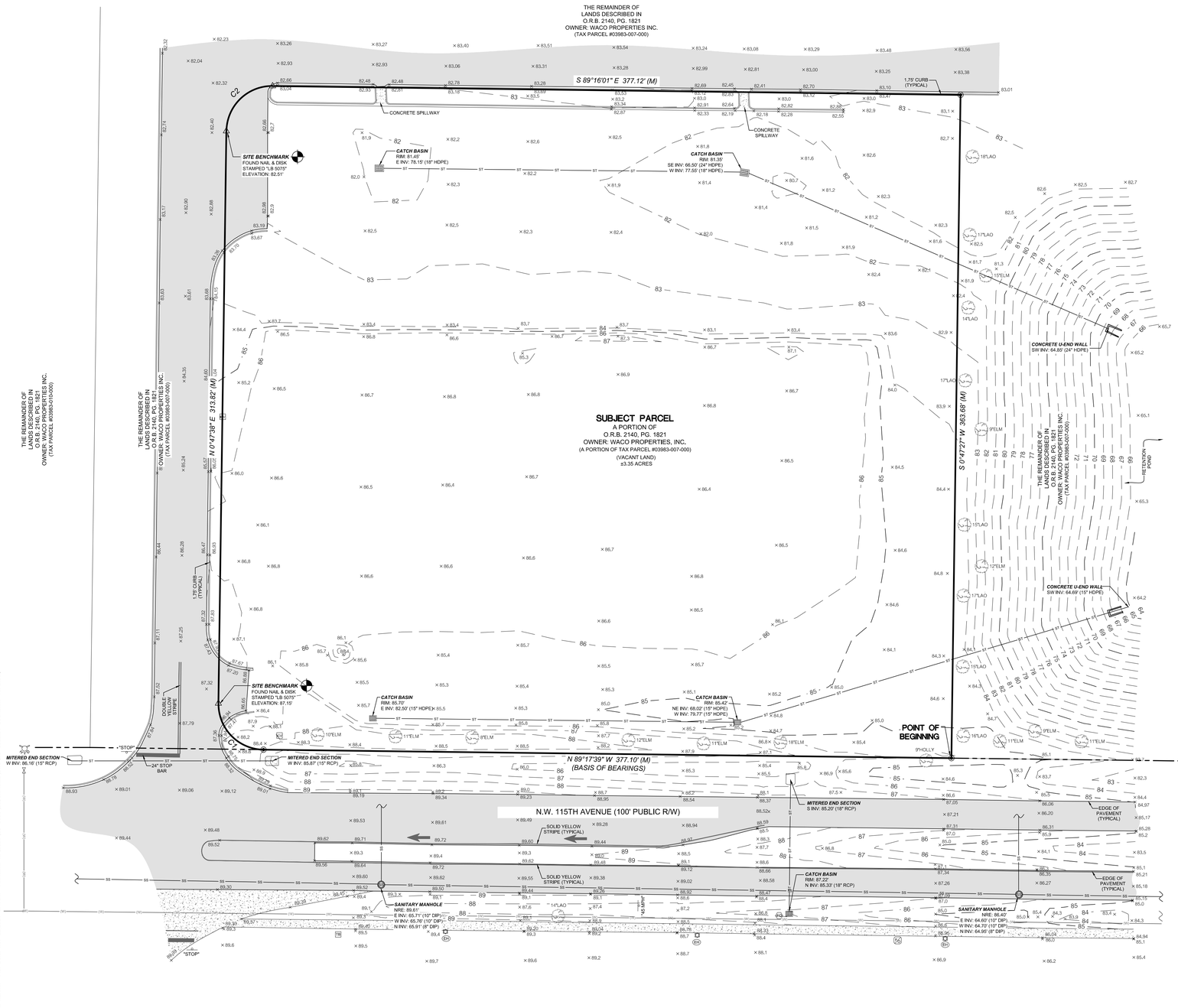
PROJECT NO: 2020-019
DATE: 06-03-2021
DRAWN BY: DMS
CHECKED BY: TCN

PH1.2

11/24/21 5:47 201137 PH1.2 – SITE LIGHTING CUTSHEETS.dwg 1:1

BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION: (PREPARED BY THIS SURVEYOR)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF N.W. 115TH AVENUE (100 FOOT PUBLIC RIGHT OF WAY); THENCE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 692.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, A DISTANCE OF 377.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°15'02" WEST, 35.38 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE NORTH 00°47'38" EAST, A DISTANCE OF 313.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°44'54" EAST, 35.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE SOUTH 89°16'01" EAST, A DISTANCE OF 377.12 FEET; THENCE SOUTH 00°47'27" WEST, A DISTANCE OF 363.68FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 3.35 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED BEARING OF N 89°17'39" W FOR THE NORTH RIGHT OF WAY LINE OF S.W. 115TH AVENUE.
2. VERTICAL DATUM BASED ON NAVD 1988 DATUM.
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.

LEGEND:

(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
NRE = NORTH RIM ELEVATION
INV = INVERT
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE
RCP = REINFORCED CONCRETE PIPE
△ = FOUND NAIL AND DISK (LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (LB 5075)
(HH) = ELECTRIC HANDHOLE
= SIGN
(SS) = SANITARY SEWER MANHOLE
(ST) = STORM SEWER MANHOLE
(TB) = TELEPHONE JUNCTION BOX
(IC) = IRRIGATION CONTROL VALVE
(FM) = FIBER OPTIC LINE MARKER
(FV) = FIBER OPTIC BOX

= FIRE HYDRANT
= CONCRETE LIGHT POLE
= WATER VALVE
= STORM INLET
= TREE (SIZE AND TYPE AS NOTED)
LAO = LAUREL OAK
ELM = ELM TREE
HOLLY = HOLLY TREE
= BENCHMARK
80 = CONTOUR LINE
X 80.5 = SPOT ELEVATION (PERVIOUS)
X 80.45 = SPOT ELEVATION (IMPERVIOUS)
-(W)- = WATER LINE (PER PLAN)
-SS- = SANITARY PIPE
-ST- = STORM PIPE
-X- = FENCE (SIZE/TYPE NOTED)
= ASPHALT SURFACE
= CONCRETE SURFACE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	39.30'	25.00'	90°04'48"	35.38'	N 44°15'02" W
C2(M)	39.30'	25.00'	90°04'48"	35.38'	N 45°44'54" E

GRAPHIC SCALE
0 15 30 60

CHW Professional Consultants
18601 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1" = 30'
VERIFY SCALE BAR IS CORRECT ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
WACO PROPERTIES, INC.

REVISED 09/28/2021, CORRECTED SANITARY SEWER DATA

SURVEY DATE: 09-24-2021
REVISION DATE: 09/28/2021
PROJECT NUMBER: 20-0035.01
TECHNICIAN: NAD
CREW CHIEF: SP
CHECKED BY: AHH
FIELD BOOK & PAGE: 624 / 50; WORKSHEET

AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

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

SHEET NO.: 1 OF 1

Tech: Arnold Plot Date: Nov 22,2021 9:47am Filename: H:\2020\20-0035\Department\DWG\20-0035.01 BOUNDARY TOPO.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: WACO Properties, Inc. - Building 250
2. Pre-Application Conference Date: 8-10-21
3. Neighborhood Meeting Date: 9-02-21
4. Address of Subject Property: 17750 NW 115th Ave, Alachua , FL 32615
5. Parcel ID Number(s): 03983-007-000
6. Existing Use of Property: vacant portion of industrial use lot
7. Future Land Use Map Designation: _____
8. Zoning Designation: Industrial
9. Acreage: 20.50 (building 250 project area = 3.35 Ac.)
10. Total Existing Building Square Footage, if applicable: 200,000 sf
11. Total Existing Impervious Area (not including existing building area), if applicable: 223,898 sf
12. Total Building Square Footage Proposed: 51,140 sf
13. Total New Impervious Area Proposed (not including building area): 66,635 sf

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Larry J Longenecker Title: Project Manager
   Company (if applicable): Eisman & Russo, Inc.
   Mailing address: 6455 Powers Ave
   City: Jacksonville State: Florida ZIP: 32217
   Telephone: 904.733.1478 FAX: cel 904.307.7653 e-mail: llongenecker@eismanrusso.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, William A. McArthur, Jr. / officer
   Mailing Address: 7400 Baymeadows Way, S 324
   City: Jacksonville State: Florida ZIP: 32256

** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☒ Yes ☐ No

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
        (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools (if applicable) in accordance with Section 2.4.14 of the LDRs.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's LDRs;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or a list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

16. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Larry J Longenecker

Signature of Applicant

Signature of Co-applicant

LARRY J LONGENECKER, PROJ. MGR.

Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ~~ALACHUA~~ DUVAL

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of September 30, 2021, by Larry Longenecker who executed the same

and has _____ produced _____ as identification or [X] is personally known to me.

Angila M. Maxwell

Signature of Notary

Print Name: _____

Notary Public, State of Florida

ANGILA M. MAXWELL
MY COMMISSION # GG 302404
EXPIRES: May 5, 2023
Bonded Thru Notary Public Underwriters

My Commission Expires: _____

Agent Authorization

Reference: 17750 NW 115th Ave, Alachua, FL 32615

Project Name: Alachua West – Building 250

You are hereby advised that the undersigned is the legal owner of the property described as Exhibit 1 attached hereto.

Said owner hereby authorizes **Eisman & Russo, Inc. (Robert A. Kight and/or Larry J. Longenecker)** to act as agent to file application(s) for the above referenced property.

Owners Signature

William A. McArthur Jr

Print Name

The foregoing affidavit was sworn and subscribed before me this 30 day of September, 2021 by William A McArthur, who is personally known to me or has produced _____ as identification.

Kate Deering

(Signature of Notary Public)

(Notary Stamp)

KATE DEERING
Notary Public, State of Florida
My Comm. Expires 10/26/2024
Commission No. HH57089

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235-A; THENCE SOUTH 00°42'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 2567.52 FEET; THENCE NORTH 89°12'29" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1241.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°47'31" WEST, A DISTANCE OF 765.43 FEET; THENCE NORTH 89°17'17" WEST, A DISTANCE OF 1165.00 FEET; THENCE NORTH 00°47'31" EAST, A DISTANCE OF 767.05 FEET; THENCE SOUTH 89°12'29" EAST, A DISTANCE OF 1165.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.49 ACRES, MORE OR LESS.

BUILD. 250 LEGAL DESCRIPTION: (PREPARED BY CHW)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF S.W. 115TH AVENUE (100 FOOT PRIVATE ROADWAY EASEMENT); THENCE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 692.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, A DISTANCE OF 377.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°15'02" WEST, 35.38 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE NORTH 00°47'38" EAST, A DISTANCE OF 313.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°44'54" EAST, 35.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE SOUTH 89°16'01" EAST, A DISTANCE OF 377.12 FEET; THENCE SOUTH 00°47'27 WEST, A DISTANCE OF 363.68FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 3.35 ACRES, MORE OR LESS.

Fire Protection System
Flow Calculations

WACO Properties – Bldg. #250
Alachua, Florida

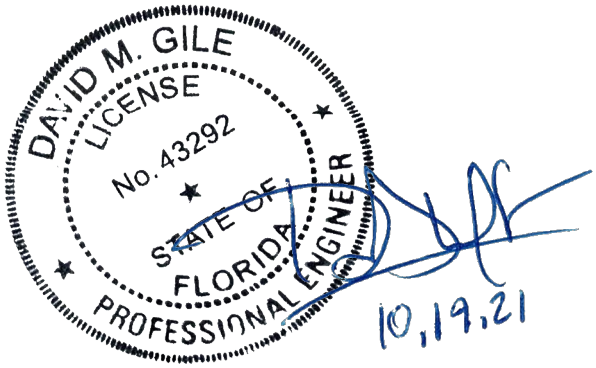
TABLE OF CONTENTS

Description	Page(s)
Fire Flow & Pressure Calculations	2
Fireflow Schematic	3
Fire Hydrant Flow Test Results (AEGIS)	4
Equivalent Length Nomograph for Valves & Fittings	5

October 19, 2021

Engineer-of-Record

David M. Gile, P.E.
Fla. P.E. No. 43292



Eisman & Russo CONSULTING ENGINEERS

E&R Proj. No. 2422

WACO Properties - Bldg. 250

October 19, 2021 — **Fire Flow Calculations** — David M. Gile

Test Flow (gpm) = Qt = 1,300
Static Pressure (psi) = Ps = 145
Resid. Pressure (psi) = Pt = 120

$$Q = Q_t \times \left(\frac{P_s - P}{P_s - P_t}\right)^{0.54}$$

If Q = 1,500 gpm
Then P = 112 psi

FIXTURES - EQUIVALENT PIPE LENGTHS																
Run I.D.	A-B		B-C													
Pipe Size (in)	8		8													
H-W Roughness "C"	130		130													
Fixtures	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty	Leq	Qty
Check Valve (open)	40		40		40		40		25		14					
Tee (side)	34	1	34	2	34		34		21		11					
Elbow	16		16		16		16		11		5					
Tee (run)	11		11		11		11		7		3					
Bend (45 degree)	8	2	8		8		8		5		3					
Gate Valve (open)	4	2	4	2	4		4		2		1					
Fixtures Equiv. L (ft)	58		76													
Total Pipe Length (ft)	200		120													
Total Equiv. Length (ft)	258		196													

FRICTION & PRESSURE LOSSES								
Run I.D.	A-B	B-C						
Pipe Size (in)	8	8						
Flow (gpm)	1500	1500						
Velocity (fps)	9.6	9.6						
Head Loss (%)	3.9%	3.9%						
Total Equiv. Length (ft)	258	196						
Friction Loss (ft)	10.1	7.6						

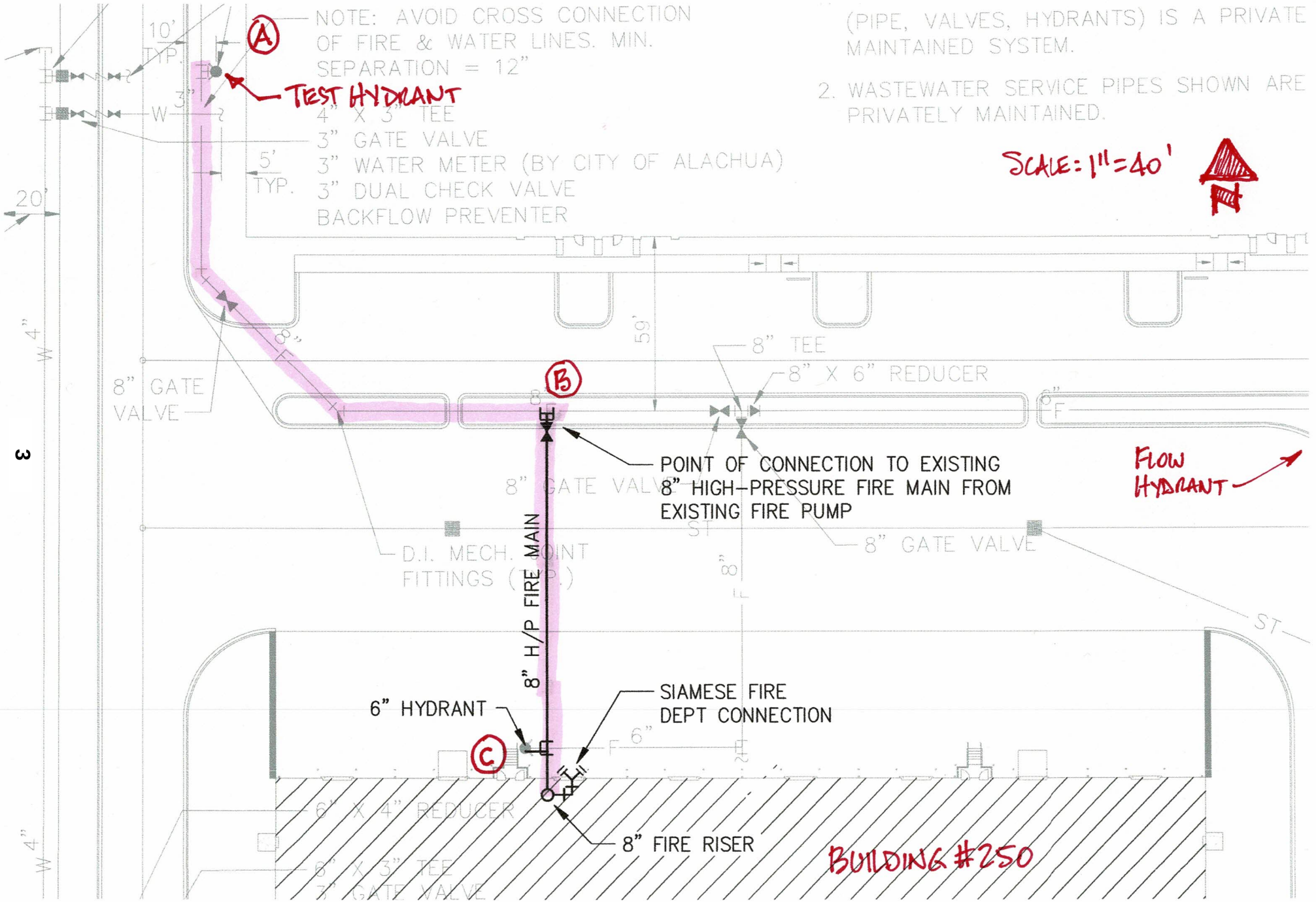
Test Hydr. Elev. (ft) @ A = 84.0
Service Pt. Elev. (ft) @ C 87.5

Total Friction Losses (A - C) = 17.7 ft
Elev. Change Losses (A - C) = 3.5 ft
Total Head Losses (A - C) = 21.2 ft

Total Pressure Loss (A - C) = 9.2 psi
For Req'd. Flow = 1,500 gpm => Available Pressure @ "A" = 112.0 psi
Service Pressure at "C" = 102.8 psi

FIXTURE - EQUIVALENT PIPE LENGTHS																
Fixture Description	Equivalent Length (ft)															
	3/4"	1"	1.25"	1.5"	2"	3"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"
Check Valve (open)	6	7	9	11	14	20	25	40	50	68	80	92	110	120	135	155
Tee (side)	5	6	8	9	11	16	21	34	43	57	67	80	89	105	110	140
Elbow	2	3	4	4	5	8	11	16	20	26	32	38	41	48	52	62
Tee (run)	2	2	3	3	3	5	7	11	14	17	21	24	27	31	34	41
Bend (45 degree)	1	1	2	2	3	4	5	8	10	13	15	18	19	22	24	30
Gate Valve (open)	1	1	1	1	1	2	2	4	5	6	7	8	9	10	11	14

WACO PROPERTIES



AEGIS Fire & Integrated Services
AEGIS Fire Protection Systems
156 Industrial Loop South
Orange Park, Florida 32073
Ph (904) 215-9669
Fx (904) 215-7779

AEGIS
FIRE AND INTEGRATED SERVICES

Confidence Testing
Fire Hydrants and Water Supply

Hydrant Location: **17750 NW 115th Avenue**
Hydrant Tested: **South West Side of Property**
Business Name: **Waco Properties**
Inspected by: **Chuck Scheerer**
Date Tested: **August 31, 2020**
Time Tested: **1:00 P.M.**

Recorded Pressures

Static:	145	PSI	Diameter:	2.5	Inches
Residual:	120	PSI	Residual Flow:	1300	GPM
Pitot:	60	PSI	Flow @ 20 PSI:	3100	GPM

General

1.	Undergound shutoff valves fully operated.	Yes	☑	No ☐
2.	All vegitation, landscaping, and other obstructions are at least three feet away from hydrants.	Yes	☑	No ☐
3.	All threaded protective caps are easily removed.	Yes	☑	No ☐
4.	All threaded connections are undamaged and seals in good condition	Yes	☑	No ☐
5.	All threaded connections are lubricated with appropriate lubricant.	Yes	☑	No ☐
6.	Operating stem nuts are not dameaged or stripped.	Yes	☑	No ☐
7.	Hydrants flushed at full capacity until water is clear.	Yes	☑	No ☐
8.	When closed, hydrants drain properly.	Yes	☑	No ☐
9.	Hydrant was used as part of a fire flow test.	Yes	☑	No ☐
10.	Hydrant is painted appropriate color for fire flow.	Yes	☑	No ☐

Note: If the hydrant must be taken out of service, notify the Fire Department Communications Center.

General Comments

Problems Found: _____

Corrections Made: _____

This is to certify that all fire hydrants and water supply have been inspected and tested for reliability and all necessary corrections have been made.

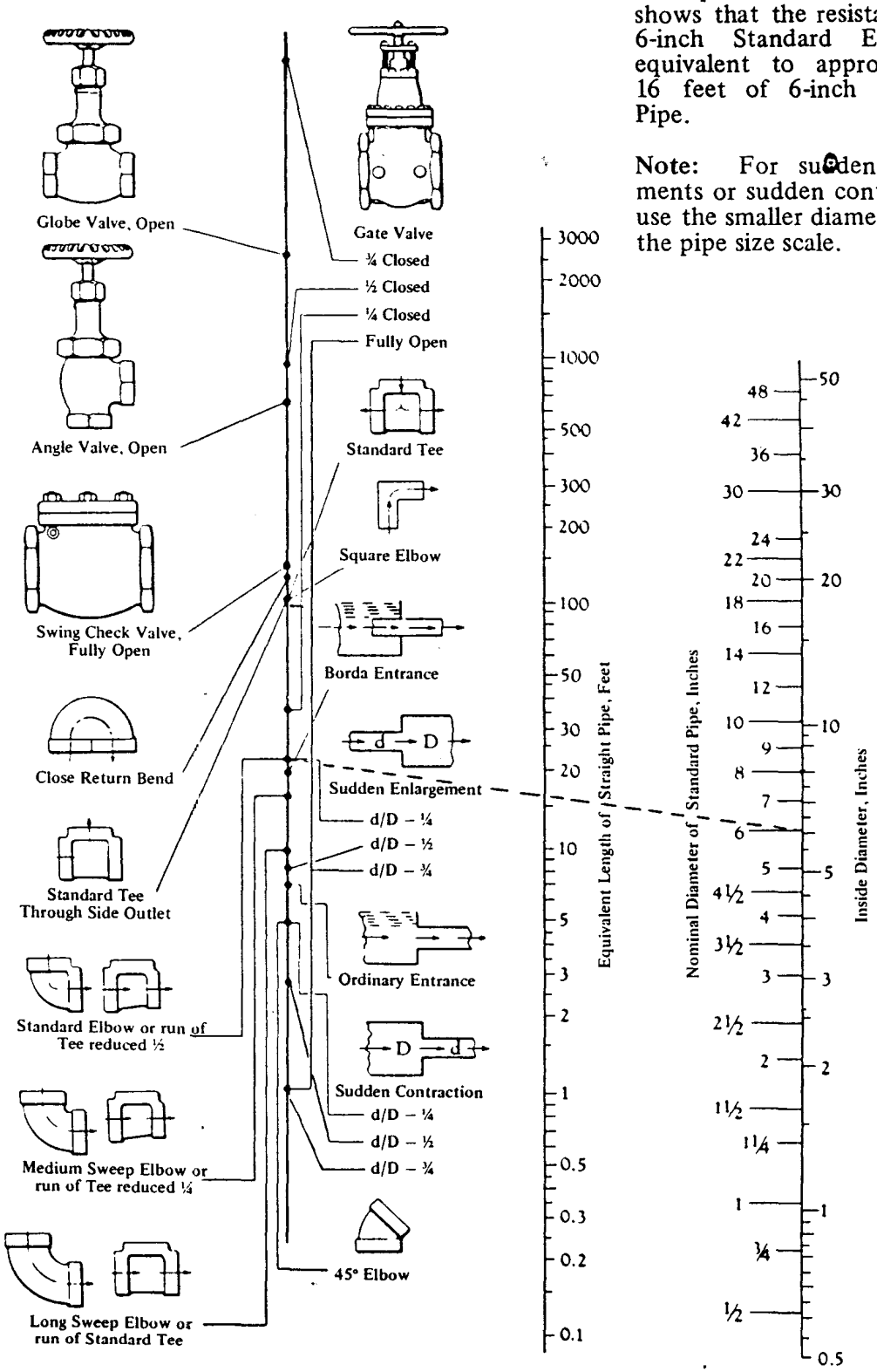
Signature of Tester: _____

Agency: **AEGIS FIRE & INTEGRATED SERVICES**
Telephone: **904-215-9669**

This reports shall be left at premises for Fire Department Inspection

FIGURE 37 – RESISTANCE OF VALVES AND FITTINGS TO FLOW OF FLUIDS

Note: Head loss through check valves varies with types manufactured. Consult manufacturer for correct values.



Example: The dotted line shows that the resistance of a 6-inch Standard Elbow is equivalent to approximately 16 feet of 6-inch Standard Pipe.

Note: For sudden enlargements or sudden contractions, use the smaller diameter, d, on the pipe size scale.

FULL FLOW
WATER MAIN PERFORMANCE TEST

Inspection report

Cust No.

Contact

Date of Test 12-14-2021

Cust. Waco Properties
Street 17750 NW 116th Lane
City Alachua **State** Fl **Zip** 32615
Attn: David Pope
Phone 352-538-3757 **Fax**

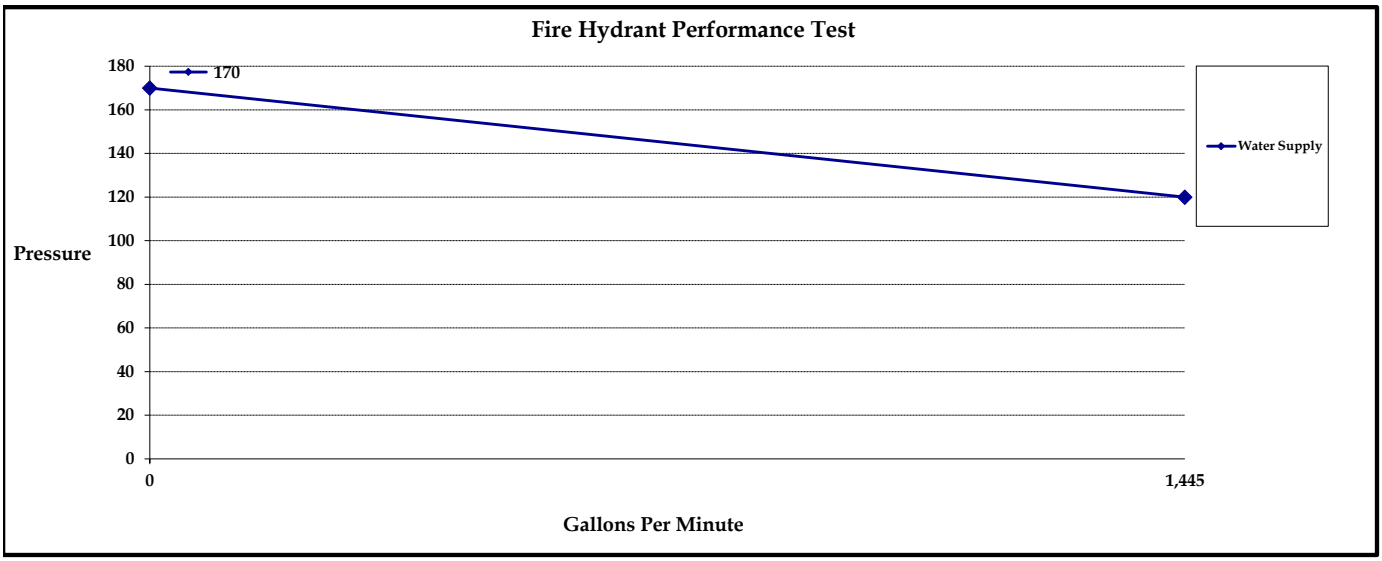
Location Inspected Building 200
Inspector's Name Robert Stirn
Also present Marshall Pittman, Chip Ware

Customer No.

HYDRANT INFORMATION	Type		Manufacturer	Model	Year	Test Type		Greased	
	X	Steamer	Muller				Flush		YES
		Bourbon				X	Flow	X	NO

Valve ID	Valve Size		Valve Size		Valve Size		Static		Residual		Pitot		Flow	
	5.25	Inches	2.5	Inches	2.5	Inches	170	PSI	120	PSI	75	PSI	1445	GPM

Location: West side of building 200, Static cap on the south side of 200



Additional Comments:

Hydrant located behind building 200 has an issue with the weep hole not shutting down when the hydrant is fully opened stopping water from flowing out of the bottom of the hydrant. This will need further investigation and repaired as it would appear to be causing a hole under the concrete around the hydrant.

Signature of owner or owners representative Not Available at time of Inspection **Date** 14-Dec-21

Duplicate to
Street
City **State** **Zip**
Attn:

Eisman & Russo
CONSULTING ENGINEERS

Comprehensive Plan Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Larry Longenecker, Project Manager
Date: November 18, 2021
RE: WACO Properties - Building 250 – Comprehensive Plan Analysis
Site Address: 17750 NW 115th Ave, Alachua, FL 32615

This application is for the southwestern portion of Alachua County Tax Parcel 03983-007-000. The parcel is located on the north side of NW 115th Avenue, west of NW 173rd Street. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial Light and Warehousing. The proposed use is a 51,140-square-foot warehouse building with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed development includes a single 51,140-square-foot industrial warehouse facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:
1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW 115th Ave. Currently, a 5' wide sidewalk is located along the south side of NW 115th Ave. The site will include on-site pedestrian facilities, including sidewalks from the parking lot to multiple building entrances. As a result, pedestrians are not required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the south, west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Per City of Alachua Land Development Regulations Table 6.2-2, a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

3. Open space provisions and balance of proportion between gross floor area and site size;

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The overall 20.5 acre development provides 275,735 square feet of open space, or 30.9% of the site, which exceeds the 10% minimum requirement.

4. Adequacy of pervious surface area in terms of drainage requirements;

The project will connect to an existing drainage system. The final build-out will consist of a new 51,140 SF facility (Building 250) and associated parking and roadways totaling 2.70 Ac of new impervious area immediately west of the existing permitted SWMF. Final impervious areas meet the permitted values accepted through the SRWMD.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

7. Safety of on-site circulation patterns (patron, employee and

delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from the parking space to the building without any vehicular point of conflict. Deliveries are made along the north side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the north side of the building near the loading area.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates 12% of the site as landscaped area, meeting the 10% requirement.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance.

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

This application proposes an additional 51,140 square feet non-residential building (B-250) on a 20.49-acre parcel (200,000 sf existing B-200) which yields a 0.281 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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

Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

The proposed Industrial Warehouse building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 89 AADT and 10 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 235A is the only affected roadways within this ½ mile radius.

According to the June 2021 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

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

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of 51,140 sf of non-residential uses, resulting in an increased demand of 7,671 gallons per day on the City's sanitary sewer system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 650,470 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

The proposed development will allow a net increase of 51,140 sf of non-residential uses, resulting in an increased demand of 112.00 tons per year on the City's solid waste system. Per the City of Alachua June 2021 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of 51,140 sf of non-residential uses, resulting in an increased demand of 7,671 gallons per day on the City's potable water system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 807,834 gallons per day.

Eisman & Russo
CONSULTING ENGINEERS

CONCURRENCY IMPACT ANALYSIS

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Larry Longenecker, Project Manager
Date: November 18, 2021
RE: WACO Properties, Inc. - Building 250 – Concurrency Impact Analysis
Site Address: 17750 NW 115th Ave, Alachua, FL 32615

Introduction

This application is for the SW portion of Alachua County Tax Parcel 03983-007-000. A new building is proposed to be constructed at the Alachua Commerce Center in Alachua, Florida. The site is located on the north side of NW 115th Avenue west of NW 173rd Street. The 20.5 acre parcel currently has a 200,000 SF warehouse known as the 200 Building. This development proposes to add the 250 Building consisting of 51,140 SF. The site has access through two existing full-access driveways to NW 115th Avenue. Figure 1 shows the most recent site plan.

Trip Generation

This Traffic Impact Statement uses the *ITE Trip Generation Manual 10th Edition* to estimate the projected trips by this development. Table 1 contains the summary of the trip generation estimate.

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Warehousing	150	51.1	Th.Sq.Ft. GLA	89	7	2	3	7

The development is estimated to generate 89 daily trips.

Roadway Segment Analysis

The City of Alachua Land Development Regulations states that affected roadways for developments generating less than 1,000 daily trips are those within 1/2 mile of the development access, or to the nearest intersecting major street, whichever is greater.

Existing daily traffic counts, reserved trips, and available capacity was provided by the City's June 2021 DMR.

Table 2 shows existing roadway volumes, future trips, estimated new project trips, and Full Build volumes.

Table 2 - Roadway Segment Concurrency - Daily									
Roadway	From	To	Adopted Daily Capacity	Existing Daily Vol	Reservd Daily Volumes	Develop trip dist	Develop Daily Volumes	Full Build Daily Vol	Avail Cap
CR 235A	US 441	NW 115th Ave	15,120	5,209	23	50%	46	5,278	yes
	NW 115th Ave	CR 235	15,120	5,209	23	50%	46	5,278	yes

Analysis shows that the roadway segments in the study area are projected to continue to operate acceptably and that this development meets Concurrency standards.

Figure 1 (See last page)

Table 3 Projected Potable Water Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	184,245
Residual Capacity	**815,505**
Percentage of Permitted Design Capacity Utilized	**64.54%**
Projected Potable Water Demand from Proposed Project	**7,671**
Residual Capacity after Proposed Project	**807,834**

Sources:

1. City of Alachua Public Services Department, June 2021

2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.
Formulas used: 51,140 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development will not cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Projected Reservations & Reserved Capacity[1]	164,859
Residual Capacity	**658,141**
Percentage of Permitted Design Capacity Utilized	**56.12%**
Projected Potable Water Demand from Proposed Project	**7,671**
Residual Capacity after Proposed Project	**650,470**

Sources:
1. City of Alachua Public Services Department, June 2021
2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.
Formulas used: 51,140 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development will not cause the City's sanitary sewer facilities to fall below LOS standards.

Table 5. Projected Solid Waste Impact

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	21,707.84	3,961.68
New River Solid Waste Facility Capacity [1]		
Solid Waster Generated by Proposed Project [2]	**50 years**	**112**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, new Jersey, 1996. Formula used: (12 lbs per 1,000 sf/day x 51,140 sq. ft. x 365 / 2,000)*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development will not cause the City's solid waste facilities to fall below LOS standards.

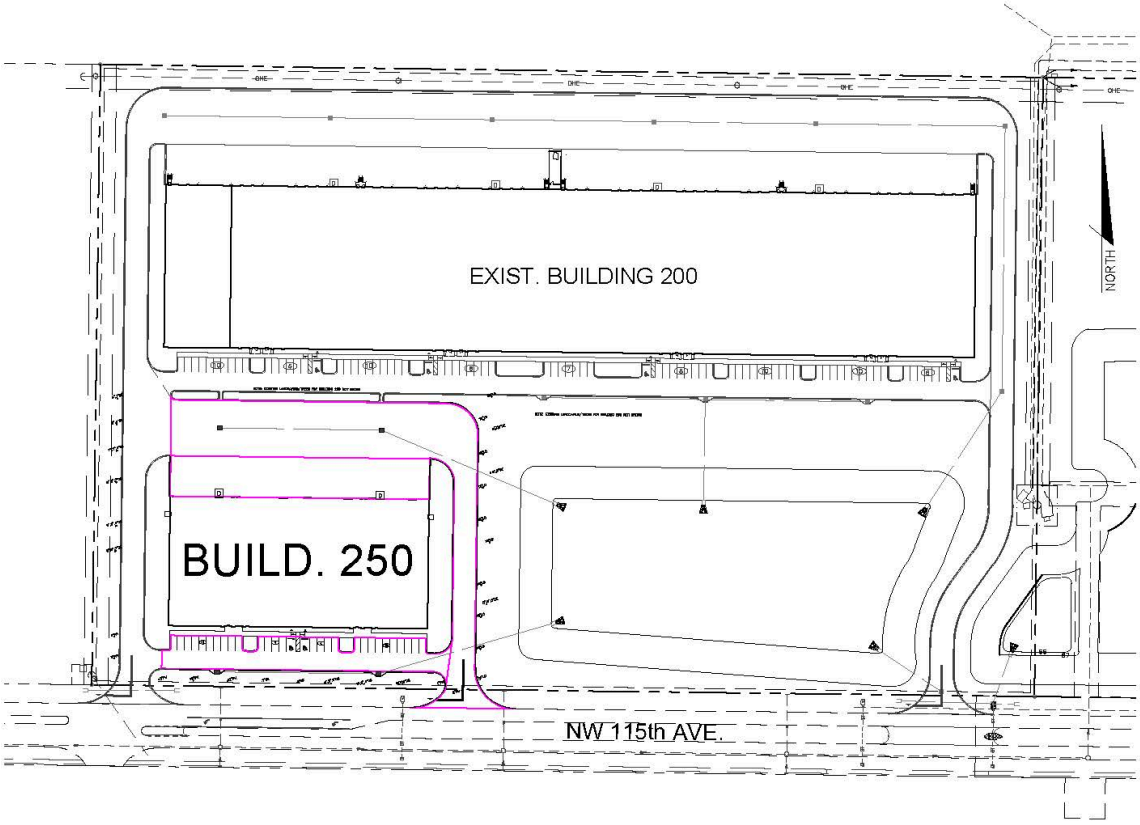


FIGURE 1

ALACHUA COUNTY TODAY
Serving the Heartland Communities

P.O. Box 2135
Alachua, FL 32616

Phone: 386.462.3355
Fax: 386.462.4569
Email: ads@alachuatoday.com

INVOICE

INVOICE

No.: 8/19/21-AT69992-001

Eisman & Russo, Inc.
Dale R. Eisman
6455 Powers Avenue
Jacksonville, FL 32217

Customer No.	Salesperson	Invoice Period	Invoice Date
3445		8/19/21 - 8/19/21	10/7/21

Date	Reference	Description	Rate	Quantity	Charge
8/19/21	AT69992-001 AT	Display Ad, Run of Paper Neighborhood Meeting 09-02-2021	10.250		$63.55

Charges	$63.55
Total Transactions	$63.55

PAYMENT DUE 30 DAYS FROM INVOICE DATE

Please include reference number(s) with payment

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **H. BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **PUBLIC NOTICE - NEIGHBORHOOD MEETING 09-02-2021,** was published in said newspaper in the issues of **August 19, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **7th day of October, 2021** by **H. Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

SCHOOL:
Continued from page A1

High Springs Community School at over 100 percent capacity

immune to the impacts of increasing populations.

According to High Springs City Commissioner Ross Ambrose, the City Commission is concerned about the municipality's ability to keep up with infrastructure needed for the anticipated increase, especially regarding school facilities. Local governments use concurrency plans through a system of land use regulations that ensure public services such as roads, utilities, water and sewage, parks, libraries and schools will be adequate to meet the demands of new development. In some cases, developers may have received approval for projects in the future that did not anticipate other growth or development.

High Springs has attempted to maintain its small-town appeal and natural recreation areas and limit urban sprawl and development, but the City is restricted by development deals passed up to 20 years ago based on prior concurrency requirements. This small-town identity that High Springs seeks to maintain is in part responsible for the growth and it is anticipated that the population will exceed 10,000 within five years.

School concurrency was mandated by the Florida Legislature in 2005 and initially implemented in Alachua County in 2008. Alachua County Public Schools has 48 schools including 31 elementary schools, nine middle schools and eight high Schools, along with two special education centers, an early childhood center, a family services center and an environmental education center. The majority of these are located in Gainesville, with a population of 133,997 as of 2019. The School Board of Alachua County (SBAC) set its focus and resources on where the anticipated growth would take place. But the rural smaller towns have actually seen the largest growth, especially among children under 18 years of age.

According to 2019 census data, Gainesville has grown 7.6 percent in the past 10 years as compared to the City of Alachua with a 9.5 percent growth rate, Newberry with a 24.2 percent growth rate and High Springs with a 16.8 percent growth rate. As for population under 18 years, Gainesville is at 17 percent, Alachua is at 35 percent, Newberry is at 43.5 percent and High Springs has 24.6 percent. Alachua, with a population of just under 10,000, has one high school, one middle school and two elementary schools and Newberry, with a population of 6,231, has one high school, one middle school and one elementary school.

High Springs, with a population of 6,178, has only one combined elementary and middle school, which is already at over 100 percent capacity, with high schoolers attending Santa Fe High School in Alachua, which is currently at almost 96 percent capacity and just saw its largest increase in incoming freshman students.

State law mandates that each local school board is responsible for maintaining, repairing and building schools to meet the demand and concurrency plans. The SBAC has seen funding from the State cut over the past 10 years and Alachua County schools have lost over $168 million in funding. The average school building is over 40 years old and three of the four schools in Alachua were built over 60 years ago. The drastic loss of state dollars has left the school board searching for alternate funding.

In 2018, Alachua County Public Schools sought and received voter approval for a one-half cent sales tax surcharge to fund school construction, renovation and modernization. To support this initiative, the 2019-2030 Strategic Plan was developed to return schools to their existing permanent / new permanent capacity and eliminate portables. The money would be used for projects at each of the schools to modernize classrooms, build new facilities, improve media centers, modernize kitchens and build new infrastructure. Since 14 of the elementary schools in the county are over capacity, with the outlying western communities especially hard hit, the SBAC decided several years ago to consolidate and rezone the districts from nine zones to four, which would spread out the student population and revise the numbers so that fewer schools are at capacity.

According to Ambrose, this allowed the SBAC to not be required to build new facilities in outlying districts since they were no longer at capacity. This put more responsibility on the communities or developers to fund new schools and provide available land. After the sales tax was approved, most of the funding was directed at Gainesville schools, including building Terwilliger, a new elementary school, which cost over $4 million of the estimated $22 million a year the school board receives from the tax. They also made major reconstruction, renovations or new facilities at nine Gainesville schools.

"None of the funding has been earmarked for renovations at our single overcrowded High Springs elementary/middle school. If there is funding left at the end of their other projects, we are on the list for a new HVAC in the school, but that is based on leftover funding," Ambrose said. "We have had several local developers offer to provide land for a new school, but the source of funding has not been clarified and the SBAC says they don't have the funds for that."

Ambrose went on to say that the School Board wants to consider other options such as busing to the schools in Alachua or Newberry. And he has concerns about the issues that plan would create, citing longer days for families and students, road capacity with additional buses running, and the transportation costs. "It would temporarily spread out the numbers but would also put those remaining schools closer to capacity and not take into consideration additional growth," said Ambrose.

Alachua County Public Schools spokesperson Jackie Johnson says the school board is reconsidering where some of the funding goes and that Superintendent Carlee Simon has met with some of the city governments and wants input to revisit and revise some of the upcoming budget. "Dr. Carlee Simon is aware of the situation in the western rural communities and their projected growth," said Johnson. "This has been a difficult time for funding, especially with the added cost of the pandemic, but she wants to make sure we disperse the funds from the school tax in a fair manner to all the communities in the county."

"If they won't consider building a new school in this area to at least split the elementary and middle schools, they could at least put some of the sales tax money into the schools in the rural west of the county to provide more space and improve the facilities and technology," Ambrose said. "Right now, we feel that there is no support in maintaining a good local education environment in our community."

# # #

Email rcarson@alachuatoday.com

LAW, P.A.
BOUKARI
www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

LINDA RICE CHAPMAN
ATTORNEY, OF COUNSEL

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  ♦Custody ♦Divorce
- SMALL BUSINESS SUPPORT
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- MEDIATION SERVICES

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(386) 462-7LAW
(7529)

14804 Main Street
Alachua, Florida

PUBLIC NOTICE

A meeting will be held to discuss a proposed commercial building to provide 51,140 SF of warehousing space with 30 parking spaces. The building will have a maximum of 10% office space. The property is zoned industrial. Allowable uses or examples in this category are light manufacturing, distribution, laboratory, wholesale supply and services. The project is located on the north side of NW 115th Avenue west of NW 173rd Street within the City of Alachua, Florida. The proposed building will be situated near the SW corner of the 20-acre parcel in front of the existing industrial spec building, with access to the site from NW 115th Street. The proposed building is expected to be built out within the next 12-18 months. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments.

The meeting will be held Thursday, September 02, 2021, at 6:00 PM at the City of Alachua Chamber of Commerce Building, 14801 Main Street, Alachua, FL 32615.

Contact person: Larry Longenecker (904) 733-1478

(Published: Alachua County Today - July 29, 2021)

HORIZON
REALTY of ALACHUA, INC.

info@HorizonRealtyFL.com

SERVING THE COMMUNITY SINCE 1979



Situated on a DOUBLE CITY LOT
This 2 BR/1BA home is your chance to be a part of the growing city of Alachua! The homeowner took this house down to the studs with a complete renovation inside including knocking out walls and old drop ceilings to create high, vaulted ceilings throughout. With the renovation being completed at the end of 2019, practically everything is NEW! New electric and plumbing, new stucco siding, new flooring, windows, new cabinets in kitchen complete with granite countertops, new deck and renovated porch, fenced yard with automatic gate, new mini-split AC/Heating units, new shed and carport, and new reverse osmosis water filtration drinking system! And, wait until you see the size of this yard! This home is located within walking distance to all that downtown Alachua has to offer including restaurants & shopping. Come see if it might be right for you!

YOUR HOME TOWN REALTOR WITH GLOBAL CONNECTIONS

RESIDENTIAL

Attention Investors! This newly remodeled 3/2 home is nestled in the heart of High Springs just minutes from a vibrant, A short drive from Gainesville can land you in serenity on this 14 acres in Windsor. The front parcel has a 2003 mobile home that has been updated including: a new roof, a covered front deck with concrete steps. A back concrete patio and steps has the wood in place to finish out as a carport or create a quiet space. Enjoy watching the wildlife on their daily visits to the pond toward the back of the front lot. New well tank and wiring and underground power to the house from the pole. The house was releveled in 2020. Inside, the kitchen cabinets, island, and appliances as well as the 2nd bath have all been replaced. The front lot with the house is 5.85 acres. The back lot is 8.14 acres which contains a mixture of high and dry and beautiful wetland area. Come see it today! MLS 446043

Adorable 3 bedroom 2 bath manufactured home in High Springs. Nice treed corner lot with fenced in back yard. Move in ready with completed upgrades such as metal roof, flooring, remodeled kitchen, updated bathrooms and windows replaced. Open floor plan with large living room and dining room space. The kitchen has wood cabinets, pantry and ample room for a dinette table. Convenient laundry space off kitchen area. Sizable owners retreat can accommodate king bed. Barn door leads to owners bath with 2 separate vanities and a glass enclosed walk in shower. Two guest bedrooms and a hall bath that has a tub shower combination. Outside you have a large wood deck perfect for grilling or just relaxing. Super location close to downtown, shops and restaurants. Only a few miles from the river and springs. Great biking trail to the springs just a few blocks away. Living in High Springs has so much to offer! A wonderful place where you can enjoy hiking, biking, paddling, camping, and other fun outdoor recreational activities. Don't miss this one! Call today for a viewing! MLS 446619

VACANT LAND

GREAT LOCATION! Perfect residential lot ready to build. Lot boasts beautiful trees and native foliage as well as amazing views with slope to the back of the property that goes to a small creek. Property will be cleaned up and mowed this weekend. Existing survey completed and Builders Engineering report with soil testing for homesite completed. Deed restrictions for Site built homes or modular homes only, no mobile homes. MLS #: 443799

This 5 acre lot is perfect for you and your family looking to build that forever dream home or put a mobile home on. Paved road frontage on 74th street. Property is wooded featuring gorgeous live oaks, abundant wildlife and has many opportunities. Property is located in Gilchrist County just minutes from Poe Springs. MLS 444259

THINKING ABOUT A CAREER IN REAL ESTATE? CALL US TODAY!

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City of ALACHUA



NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF MAINTENANCE ASSESSMENTS IN THE TK BASIN MAINTENANCE ASSESSMENT AREA

Notice is hereby given that the City Commission of the City of Alachua, Florida will conduct a public hearing to consider reimposition of maintenance special assessments in the TK Basin Maintenance Assessment Area, as shown above, to continue funding the maintenance and operating costs of the TK stormwater basin within the Maintenance Assessment Area. The hearing will be held at 6:00 P.M., or as soon thereafter as the matter can be heard, on September 13, 2021, in the James A. Lewis Commission Chambers, at the Alachua City Hall located at 15100 NW 142nd Terrace, Alachua, Florida, for the purpose of receiving public comment on the reimposition and collection of the maintenance assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the Deputy City Clerk any time prior to the public hearing. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Deputy City Clerk's office at (386) 418-6103, at least seven days prior to the date of the hearing.

The assessment for each parcel of real property is calculated based on the acreage of each Tax Parcel within the TK watershed. A more specific description of the maintenance costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution adopted by the Commission on August 9, 2010. Copies of the Master Capital Project and Service Assessment Ordinance (Ordinance No. 10-13), the Initial Assessment Resolution (Resolution No. 10-20), the Final Assessment Resolution (Resolution No. 10-25), the Preliminary Rate Resolution (Resolution No. 21-20) and the updated Maintenance Assessment Roll are available for inspection at the office of the Deputy City Clerk, located at City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

The City intends to continue collection of the maintenance assessments on your ad valorem tax bill to be mailed in November 2021. The maintenance assessment commenced collection with the tax bill mailed in November 2010 and will continue annually thereafter, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

If you have any questions, please contact the Deputy City Clerk at (386) 418-6103, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

ALACHUA, FLORIDA

(Published: Alachua County Today - August 19, 2021)

Eisman & Russo
CONSULTING ENGINEERS

August 17, 2021

City Manager
City of Alachua
Planning & Community Development
15100 NW 142nd Terrace
P.O. Box 9
Alachua, Florida 32616
386-418-6121

Re: Alachua West – Building 250
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

NEIGHBORHOOD MEETING

For a commercial project located at 17750 NW 115th Avenue, Alachua, Florida.

Date: Thursday, September 02, 2021

Time: 6:00 PM

Place: City of Alachua Chamber of Commerce Building
14801 Main Street, Alachua, FL

Contact: Mr. Longenecker at (904) 733-1478

Mr. Longenecker will be holding a meeting to discuss a proposed commercial building to provide 51,140 SF of warehousing space with 30 parking spaces. The building will have a maximum of 10% office space. The property is zoned industrial. Allowable uses or examples in this category are light manufacturing, distribution, laboratory, wholesale supply and services. The project is located on the north side of NW 115th Avenue west of NW 173rd Street within the City of Alachua, Florida. The proposed building will be situated near the SW corner of the 20-acre parcel in front of the existing industrial spec building, with access to the site from NW 115th Street. The proposed building is expected to be built out within the next 12-18 months. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments.

If you have any questions or need additional information, please call, or email me.

Sincerely,

Larry J. Longenecker
llongenecker@eismanrusso.com

Cc: 2422/client

Eisman & Russo
CONSULTING ENGINEERS

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, Florida 32653

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Dan Rhine
288 Turkey Creek
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Tom Gorman
9210 NW 59th Street
Alachua, Florida 32653

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Richard Gorman
5716 NW 93rd Avenue
Alachua, Florida 32653

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Peggy Arnold
410 Turkey Creek
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

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David Forest
23 Turkey Creek
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

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TCMOA, President
1000 Turkey Creek
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6455 Powers Avenue • Jacksonville, FL 32217-2821

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AICP
Linda Dixon, Assistant Director Planning
PO Box 115050
Gainesville, Florida 32611

6455 Powers Avenue • Jacksonville, FL 32217-2821

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FL Department of Environmental Protection
Craig Parenteau
4801 Camp Ranch Road
Gainesville, Florida 32641

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Jeannette Hinsdale
P.O. Box 1156
Alachua, Florida 32616

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman & Russo
CONSULTING ENGINEERS

Lynn Coullias
7406 NW 126th Ave
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

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CONSULTING ENGINEERS

Lynda Coon
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Tamara Robbins
PO Box 2317
Alachua, Florida 32616

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Michele L. Lieberman, County Manager
12 SE 1st Street
Gainesville, Florida 32601

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman & Russo
CONSULTING ENGINEERS

Bonnie Flynn
16801 NW 166th Drive
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman & Russo
CONSULTING ENGINEERS

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, Florida 32616

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman & Russo
CONSULTING ENGINEERS

Lisia Jenkins
P.O. Box 1071
Alachua, Florida 32616

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman & Russo
CONSULTING ENGINEERS

Dollar General Corp LLC
Todd J Vasos
12000 NW 173rd Street
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

Eisman
&Russo
CONSULTING ENGINEERS

Wal-Mart Stores East LP
Michelle Garbey
18201 NW 115th Avenue
Alachua, Florida 32615

6455 Powers Avenue • Jacksonville, FL 32217-2821

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Eisman & Russo
CONSULTING ENGINEERS

Re: **Alachua West – Building 250**
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

Neighborhood Meeting

Sign-In Sheet

DAVID POPE - NG WADE INVEST. Co. (WALO PROP.)

Larry Lengenecker - Applicant - Engineer

Date: 9-02-21

6455 Powers Avenue • Jacksonville, FL 32217 • P: 904.733.1478 • www.eismanandrusso.com
Florida: Jacksonville Clermont Crestview Coral Springs Delray Beach Ft. Myers Leesburg Melbourne Miami Orlando Pembroke Pines Pensacola Rockledge Winter Haven Yulee

Eisman & Russo
CONSULTING ENGINEERS

Re: **Alachua West – Building 250**
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-000

Neighborhood Meeting
Written Summary

There were no comments or issues related to the proposed development.

In total, 19 letters were sent out, an advertisement was placed in the Alachua County today and as a result (0) zero invited attendees were present for the neighborhood meeting held Thursday 9-02-21 at the City of Alachua Chamber of Commerce Building from 6:00 PM until 7:10 PM.

The property owner and I were the only people present.

Sincerely,

Larry J. Longenecker 9-30-21

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE; THENCE NORTH 89°27'14" WEST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235-A; THENCE SOUTH 00°42'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE 2567.52 FEET; THENCE NORTH 89°12'29" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1241.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°47'31" WEST, A DISTANCE OF 765.43 FEET; THENCE NORTH 89°17'17" WEST, A DISTANCE OF 1165.00 FEET; THENCE NORTH 00°47'31" EAST, A DISTANCE OF 767.05 FEET; THENCE SOUTH 89°12'29" EAST, A DISTANCE OF 1165.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.49 ACRES, MORE OR LESS.

BUILD. 250 LEGAL DESCRIPTION: (PREPARED BY CHW)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1821 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING SITUATED IN SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF S.W. 115TH AVENUE (100 FOOT PUBLIC RIFGHT-OF-WAY); THENCE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 692.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°17'39" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, A DISTANCE OF 377.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°15'02" WEST, 35.38 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID SOUTH BOUNDARY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE NORTH 00°47'38" EAST, A DISTANCE OF 313.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°44'54" EAST, 35.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC DISTANCE OF 39.30 FEET THE END OF SAID CURVE; THENCE SOUTH 89°16'01" EAST, A DISTANCE OF 377.12 FEET; THENCE SOUTH 00°47'27 WEST, A DISTANCE OF 363.68FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 3.35 ACRES, MORE OR LESS.

Fax Audit No. H00000016341

ARTICLES OF AMENDMENT OF WACO OF ALABAMA, INC.

FILED
00 APR 13 PM 4:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1.

The name of the corporation is WACO OF ALABAMA, INC. (the "Corporation") and its document number is P97000106854.

2.

The Articles of Incorporation of the Corporation as heretofore granted by the Secretary of State of the State of Florida filed on December 19, 1997, as amended, are hereby further amended in that the name of the Corporation is changed from WACO OF ALABAMA, INC. to WACO PROPERTIES, INC. To effect this change, the heading and Article I of the Articles of Incorporation of the Corporation are hereby amended, insofar as they refer to the name of the Corporation to read WACO PROPERTIES, INC. in lieu of WACO OF ALABAMA, INC.

3.

The proposed amendment of the Articles of Incorporation as set forth in Paragraph 2 hereinabove was approved on April 3, 2000, by unanimous written consent of all of the directors and the sole shareholder of the Corporation owning all of the voting stock of the Corporation. The number of votes cast by such voting group was sufficient for approval by that voting group.

IN WITNESS WHEREOF, WACO OF ALABAMA, INC. has caused its duly authorized corporate officer to execute these Articles of Amendment as of the 12th day of April, 2000.

WACO OF ALABAMA, INC.

By: _____
Name: William A. McArthur
Title: President

Post-it® Fax Note 7671	Date 5/25/00	# of pages ▶ 1
To Jack Dyer	From David Pope	
Co./Dept.	Co.	
Phone #	Phone #	
Fax 904-737-0610	Fax #	

004.139920.1

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

RETURN TO

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03991-000-000
03986-000-000
03985-032-000
03983-000-000
03985-001-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499765
Book/Page 2140/ 1821

DTAX 13,386.80

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Robin J. Schmidt
Print Name: Robin J. Schmidt

Angela Manos
Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 20 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name: _____
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199_

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping
2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

NOVEMBER 1, 1997
1107.497 AC. TRACT

OVERALL TRACT "A"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 19, 20, 29, 30, 31, AND 32, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 29, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.89°27'14"W., ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235A (100 FOOT RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN S.00°42'43"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 700.64 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 50 OF QUAIL ROOST UNIT 1, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 29 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.89°17'17"W., A DISTANCE OF 220.00 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 50; THENCE RUN S.00°42'43"W., A DISTANCE OF 168.11 FEET TO A CONCRETE MONUMENT; THENCE RUN S.87°21'49"E., A DISTANCE OF 220.12 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S.00°42'43"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 321.93 FEET TO A CONCRETE MONUMENT; THENCE RUN S.88°22'07"W., A DISTANCE OF 291.00 FEET TO A CONCRETE MONUMENT; THENCE RUN S.00°42'43"W., A DISTANCE OF 150.00 FEET TO A CONCRETE MONUMENT; THENCE RUN N.88°22'07"E., A DISTANCE OF 291.00 FEET TO A CONCRETE MONUMENT ON SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S.00°42'43"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3287.95 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE C.S.X. SYSTEMS RAILROAD (100 FOOT RIGHT OF WAY); THENCE RUN S.41°53'43"W., ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2222.86 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 3014.93; THENCE RUN SOUTHWESTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE

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Professional Surveying and Mapping

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Phone (352) 376-1180 • Fax (352) 375-0600

Stacy A. Hall, P.S.M.

THROUGH AN ARC ANGLE OF 14°04'40", AN ARC DISTANCE OF 740.78 FEET (CHORD BEARING AND DISTANCE OF S.34°51'23"W., 738.92 FEET RESPECTIVELY) TO A CONCRETE MONUMENT AT THE END OF SAID CURVE; THENCE RUN S.27°49'03"W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 405.77 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE WEST LINE OF GOVERNMENT LOT 2 OF THE AFOREMENTIONED SECTION 32, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE RUN N.02°10'56"W., ALONG SAID WEST LINE OF GOVERNMENT LOT 2, A DISTANCE OF 625.54 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN N.89°48'00"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 43.74 FEET TO A CONCRETE MONUMENT; THENCE RUN N.00°18'30"W., A DISTANCE OF 13.70 FEET TO AN IRON PIPE; THENCE RUN S.89°44'27"W., ALONG A FENCE LINE, A DISTANCE OF 1695.25 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID FENCE LINE WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SAID SECTION 32; THENCE RUN N.89°48'00"W., ALONG SAID SOUTH LINE, A DISTANCE OF 821.02 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32; THENCE RUN S.89°54'37"W., ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 31, A DISTANCE OF 246.13 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH LINE WITH A FENCE LINE; THENCE RUN N.88°30'14"W., ALONG SAID FENCE LINE, A DISTANCE OF 2456.95 FEET TO AN IRON PIPE; THENCE RUN N.01°17'37"W., ALONG A FENCE LINE, A DISTANCE OF 1318.77 FEET TO AN IRON PIPE; THENCE RUN S.88°51'07"W., ALONG A FENCE LINE, A DISTANCE OF 1154.29 FEET TO A CONCRETE MONUMENT; THENCE RUN N.05°04'39"W., ALONG A FENCE LINE, A DISTANCE OF 2921.99 FEET TO AN IRON PIPE; THENCE RUN N.89°46'00"E., A DISTANCE OF 1314.44 FEET TO AN IRON PIPE; THENCE RUN S.05°38'25"E., A DISTANCE OF 80.00 FEET TO AN IRON PIPE; THENCE RUN N.84°59'04"E., A DISTANCE OF 1247.51 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1843.02 FEET AND A CHORD BEARING AND DISTANCE OF N.02°28'09"W., 523.40 FEET RESPECTIVELY; THENCE RUN NORTHERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 16°19'36", AN ARC DISTANCE OF 525.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1586.23 FEET AND A CHORD BEARING AND DISTANCE OF N.14°43'36"E., 498.06 FEET RESPECTIVELY; THENCE RUN NORTHERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 18°03'54", AN ARC DISTANCE OF 500.13 FEET TO A POINT OF TANGENCY; THENCE RUN N.23°45'33"E., A DISTANCE OF 388.81 FEET TO A STEEL ROD AND CAP; THENCE RUN

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. • Suite 200 • Gainesville, Fl. 32609

Phone (352) 376-1180 • Fax (352) 375-0600

Stacy A. Hall, P.S.M.

N.05°44'20"E., A DISTANCE OF 877.88 FEET; THENCE RUN N.00°14'00"W., A DISTANCE OF 220.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (80 FOOT RIGHT OF WAY); THENCE RUN N.89°46'00"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 68.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1869.86 FEET; THENCE RUN EASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 12°02'44", AN ARC DISTANCE OF 393.11 FEET (CHORD BEARING AND DISTANCE OF S.84°12'38"E., 392.39 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE END OF SAID CURVE; THENCE RUN S.78°11'16"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 242.14 FEET TO A STEEL ROD AND CAP AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1949.86 FEET; THENCE RUN EASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 12°00'13", AN ARC DISTANCE OF 408.50 FEET (CHORD BEARING AND DISTANCE OF S.84°11'12"E., 407.75 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE END OF SAID CURVE; THENCE RUN N.89°48'32"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 3838.09 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1949.86 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 16°51'41", AN ARC DISTANCE OF 573.81 FEET (CHORD BEARING AND DISTANCE OF N.81°22'35"E., 571.74 FEET RESPECTIVELY) TO AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 43 OF THE AFOREMENTIONED QUAIL ROOST UNIT 1 SUBDIVISION (PLAT BOOK "J", PAGE 29); THENCE RUN S.17°03'09"E., A DISTANCE OF 220.00 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 43; THENCE RUN NORTHEASTERLY, WITH A CURVE CONCAVE NORTHWESTERLY AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 43, SAID CURVE HAVING A RADIUS OF 2169.86 FEET, AN ARC ANGLE OF 02°56'18.5", AN ARC DISTANCE OF 111.28 FEET (CHORD BEARING AND DISTANCE OF N.71°28'42"E., 111.27 FEET RESPECTIVELY) TO AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 43; THENCE RUN N.19°59'28"W., A DISTANCE OF 220.00 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 43; THENCE RUN NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 AND WITH A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1949.86 FEET, THROUGH AN ARC ANGLE OF 10°35'37", AN ARC DISTANCE OF 360.52 FEET (CHORD BEARING AND DISTANCE OF N.64°42'44"E., 360.00 FEET RESPECTIVELY) TO A CONCRETE MONUMENT AT THE END OF SAID CURVE; THENCE RUN N.59°24'55"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 52.87 FEET TO A CONCRETE MONUMENT AT THE

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. • Suite 200 • Gainesville, Fl. 32609

Phone (352) 376-1180 • Fax (352) 375-0600

Stacy A. Hall, P.S.M.

INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 235A; THENCE RUN S.00°14'05"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 317.81 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1107.497 ACRES MORE OR LESS.

PHOTOCOPIES OF THIS FORM NOT ACCEPTABLE

FLORIDA DEPARTMENT OF REVENUE

DR-219 R 06/94

1111

RETURN FOR TRANSFERS OF INTEREST IN REAL PROPERTY

PLEASE READ INSTRUCTIONS ON THE BACK OF THIS FORM BEFORE COMPLETING

IF TYPING THIS DOCUMENT, CARRIAGE RETURN AND TYPE THROUGH THE HANDPRINT BOXES

THIS IS A MACHINE READABLE FORM. IF HAND PRINTING THIS DOCUMENT, PLEASE PRINT NUMBERS CAREFULLY WITHIN THE BOXES AS SHOWN AT RIGHT ▸

A B C D E F G H I J K L M N O P Q R
S T U V W X Y Z 0 1 2 3 4 5 6 7 8 9

1. PARCEL IDENTIFICATION NUMBER: 03997-000-000; 03997-001-000; 03998-000-000; 03991-000-000; 03983-000-000; 03985-001-000; 03985-032-000

2. IS THIS A MULTI-PARCEL TRANSACTION? → YES [X] / NO [ ]

IS THIS TRANSACTION A SPLIT OR CUTOUT FROM ANOTHER PARCEL? → YES [X] / NO [ ]

3. GRANTOR — Last Name / First Name / M.I.
PHONE NO. ( ) CORPORATE NAME: IBM

GRANTEE — Last Name / First Name / M.I.
STREET ADDRESS: 569 S EDGEWOOD AVENUE
CITY/STATE: JACKSONVILLE FL ZIP CODE: 32205-
PHONE NO. ( ) CORPORATE NAME: WACO INC

5. DATE OF SALE/TRANSFER: 11 / 29 / 97 (Month / Day / Year) — SALE/TRANSFER PRICE: $ 19,232,068
PROPERTY LOCATED IN: 11 COUNTY, FLORIDA (COUNTY CODES ON REVERSE)

6. TYPE OF DOCUMENT → Warranty Deed [X] | Quit Claim Deed [ ] | Contract / Agreement for Deed [ ] | Other [ ]

7. TO THE BEST OF YOUR KNOWLEDGE, WERE THERE UNUSUAL CIRCUMSTANCES OR CONDITIONS TO THE SALE. MARK (X) BY THOSE THAT APPLY

Title Defects [ ]	Sale/Transfer under Duress [ ]	Related to Seller [ ]	Sale/Transfer by Court Order [ ]
Mineral Rights [ ]	Foreclosure [ ]	Sale/Transfer of a Partial or Undivided Interest [ ]	Other (No Explanation Needed) [ ]

8. Property Type: Mark (X) those that apply

Residential	Commercial	Industrial	Agricultural	Institutional / Miscellaneous	Government	Vacant	Acreage
[X]	[ ]	[ ]	[X]	[ ]	[ ]	[X]	[X]

9. TO THE BEST OF YOUR KNOWLEDGE, WAS UNUSUAL PERSONAL PROPERTY INCLUDED IN THE SALE? → YES [ ] / NO [X]
IF "YES", PLEASE STATE THE AMOUNT ATTRIBUTABLE TO THE PERSONAL PROPERTY → $

10. AMOUNT OF DOCUMENTARY STAMPS TO BE AFFIXED TO DOCUMENT? → $ 133,680

11. IF ITEM NUMBER 10 IS "ZERO", IS DEED EXEMPT FROM DOCUMENTARY STAMP TAX UNDER s201.02(6), FLORIDA STATUTES? YES [ ] / NO [ ]

12. WAS PROPERTY IMPROVED WITH BUILDING(S) AT TIME OF SALE? (PORTIONS) YES [X] / NO [ ]

I HEREBY CERTIFY THAT THIS RETURN HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND COMPLETE RETURN.

Signature of Grantor ~~Grantee~~ Agent: [signature] Date: 11-12-97

WARNING: FAILURE TO FILE THIS RETURN SHALL RESULT IN PENALTY A OF $25.00 IN ADDITION TO ANY OTHER PENALTY IMPOSED BY THE REVENUE LAWS OF FLORIDA

TO BE COMPLETED BY THE CLERK OF THE CIRCUIT COURT'S OFFICE

CLERK'S DATE STAMP

O.R. BOOK AND PAGE NUMBER ▸ [ ] [ ]

AND [ ] ◂ FILE NUMBER

[ ] [ ] [ ] ◂ DATE BOOK & PAGE NO. OR FILE NO. RECORDED
(Month / Day / Year)

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE

16213

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03983 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

17750 NW 115TH AVE

COM NE COR SEC N 89 DEG 27 MIN 14 SEC W 50 FT S 00 DEG 42
See Additional Legal on Tax Roll

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	5,927,366	0	5,927,366	46,787.66
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	5,927,366	0	5,927,366	6,691.40
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	5,927,366	0	5,927,366	8,891.05
SCHL DISCRNRY & CN (S01)	0.7480	5,927,366	0	5,927,366	4,433.67
SCHL GENERAL	3.6670	5,927,366	0	5,927,366	21,735.65
SCHOOL VOTED (S01)	1.0000	5,927,366	0	5,927,366	5,927.37
SUWANNEE RIVER WATER MGT DIST	0.3696	5,927,366	0	5,927,366	2,190.75
17 CITY OF ALACHUA	5.3900	5,927,366	0	5,927,366	31,948.50
CHILDREN'S TRUST	0.5000	5,927,366	0	5,927,366	2,963.68

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$131,569.73

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	7,873.57

NON-AD VALOREM ASSESSMENTS	$7,873.57

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$139,443.30

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

16213

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03983 007 000	17750 NW 115TH AVE	

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0049407 $133,865.57 Paid 12/03/2020
11/30/2020 Effective Date

From: no-reply@dep.state.fl.us
To: Larry Longenecker
Cc: DEP_NED@dep.state.fl.us
Subject: Domestic Wastewater Self-Certification Alachua
Date: Wednesday, September 29, 2021 4:24:37 PM
Attachments: ATT00001.bin

FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Self-Certification for an Exempt Domestic Wastewater System Submission Receipt

09/29/2021

Dear **Larry Longenecker**: On, **09/29/2021**, you used the Department's electronic Self-Certification Process to certify compliance with the terms and conditions identified in 62-604.600 F.A.C. which details exemptions from permitting.

Project Description
Your project consists solely of the below listed activities:

- **Construction of any single gravity or non-gravity individual service connection from a single building to a gravity collection system**

Facility Information
Alachua West - Building 250
17750 NW 115th Ave
Alachua, FL 32615
Alachua County
LAT - Degrees: **29** Minutes: **45** Seconds: **42.3365**
LONG - Degrees: **-82** Minutes: **32** Seconds: **0.3183**

Contact Name: **Waco Properties (David Pope)**
Contact Title: **Officer**
Contact Phone: **(352) 538-3575**
Contact E-Mail: **wdpope@ngwade.com**

Owner Information
Waco Properties, Inc.
740 Baymeadows Way
Suite 324
Jacksonville, FL 32256

Connected System Information
Your system is/will be connected to the below listed system:
FLA011290
City of Alachua AWRF
15100 NW 142nd Terrace

Alachua, FL 32615 4877

Attached Documents
As part of your submission you attached the following supporting documentation:

File Description: utility plan
File Name: 2422-03-06 MAS-UTIL C6.pdf
File Hash: cb3bed88f5d55d0e5a19786899c079386b6fde6f48f1b7e3afdde4fe207e2bd3

File Description: cover sheet
File Name: 2422_01 COVER-COVER C1.pdf
File Hash: d550d2163a11cb3dccfe1acee515c0becb6b2faa6fec1f750008038fc97e0c9d

Your Self-Certification is based solely on the information you provided under this process, and applies only to the statutes and rules in effect when your certification was completed. The certification is effective only for the specific project proposed, and only if the project is constructed, operated, and maintained in conformance with all the terms, conditions, and limitations stated in the Self-Certification Process. In addition, any substantial modifications in your plans should be submitted to the Department for review, as changes may result in a permit being required.

Completion of the Self-Certification constitutes your authorization for Department personnel to enter the property for purposes of inspecting for compliance.

This Self-Certification Process does not relieve you from the responsibility of obtaining other permits or authorizations from other agencies (federal, state, Water Management District, county, or local) that may be required for the project. Failure to obtain all applicable authorizations prior to construction of the project may result in enforcement.

If you have any questions concerning this process, please contact Northeast District by e-mail at **DEP_NED@dep.state.fl.us**.

Sincerely,
Florida Department of Environmental Protection

WACO Properties, Inc
569 Edgewood Ave., South
Jacksonville, FL 32206

September 30, 2021

Suwannee River Water Management District
9225 CR 49
Live Oak, FL 32060

Re: Alachua West – Building 250 (aka Waco Properties Building 200 and 250)
17750 NW 115th Ave, Alachua, FL 32615
Parcel Number: 03983-007-00
Permit No. ERP-001-210834-1

We hereby request a modification to the existing stormwater permit. The requested modification will include the permitted final build-out of the 20.49 acre Building 200 area. The final build-out will consist of a new 51,140 SF facility (Building 250) and associated parking and roadways totaling 2.70 Ac of new impervious area immediately west of the existing permitted SWMF. Final impervious areas meet the permitted values accepted through the SRWMD letter of approval dated July 24, 2006 and the previous as-built certification.

Sincerely,

William Pope
David Pope
William David Pope

From: Robert Kight
To: Larry Longenecker
Subject: FW: SRWMD(EP): Submittal Confirmation Number: 282608
Date: Friday, October 1, 2021 9:50:12 AM
Attachments: logo.png

Confirmation of Application… Hopefully will not take too long to receive the letter of approval

Robert A. Kight, P.E.
Eisman & Russo, Inc.
c: 904.234.0534

From: appnotify@srwmd.com [mailto:appnotify@srwmd.com]
Sent: Friday, October 01, 2021 9:05 AM
To: Robert Kight <rkight@eismanrusso.com>; Robert Kight <rkight@eismanrusso.com>; wdpope@ngwade.com
Cc: SR-Regulatory-Mail@sjrwmd.com; Regulatory-Support@srwmd.org
Subject: SRWMD(EP): Submittal Confirmation Number: 282608

Thank you for your ERP Letter Modification application to modify an SRWMD permit.
Applicant(s): Robert Aaron Kight
Original Permit Number: 210834-1
New Application Number: 210834-2
Project Name: WACO PROPERTIES BUILDING 200

You can print fee receipt here .
The District has accepted your application to modify the above permit, and the application is being evaluated by our staff. The new application number is listed above. Please **include the new application number and the project name on any additional correspondence** with the District regarding your submittal. Please address all email correspondence to Regulatory-Support@srwmd.org

Important Notice:
In order for the District to consider your electronic application, all documents must be in a format that the District can store and print. If the documents are not in the correct format, then the District cannot consider the application as received. Upon the District's successful receipt of the electronic application, the District will send you a confirmation email with the application number and a summary of the information received by the District.

If you require assistance, please contact Regulatory-Support@srwmd.org

You submitted the following electronic files with your application:

Application Attachments

File Name: 1b_B_250_CIVIL_PERMIT_SET_9_29_21_S_S.pdf
Description: Construction Plans 9-30-21
Size: 13490916 bytes
SHA Number: 18FDEBDA0F4BF5A2C6A1338605075F0B7DBC2393

File Name: 210834_1_LTR_MOD.rtf
Description: Auto-generated document with file and document information.
Size: 1012 bytes
SHA Number: 740E2E24327ED56A6D66202F3694BAD9571FA518

File Name: Deed.pdf
Description: Deed & Name Change Doc
Size: 640210 bytes
SHA Number: 9D3231E37E0092D82707F215CCCF7FEDA644E6F5

File Name: OnLineFeeReceipt_282608_pdfpdf
Description: System Generated Online Fee Receipt
Size: -1 bytes
SHA Number: null

File Name: ProjectModicationDescription_282608.pdf
Description: Project Modification Description
Size: 1170 bytes
SHA Number: E55C52BDBE6CBCBE97BFB22A206CD26F3CF7 EA47

File Name: owner_letter.pdf
Description: Applicant/Owner Letter
Size: 131194 bytes
SHA Number: 7ECF07E5AB6BADB94A531066C80C4B346DC3E889

Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
Website: www.mysuwanneeriver.com

All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.

SRWMD ePermitting Payment

Your Order

Print This Page

Total Amount: USD **160.00**

This order is now complete. Transaction approved!

Here is your receipt:

```
========== TRANSACTION RECORD ==========
SRWMD PERMITS
9225 CR 49
LIVE OAK, FL 32060
United States
HTTPS://PERMITTING.SJRWMD.COM/SREPERMITTING

TYPE: Purchase

ACCT: Discover              $ 160.00 USD

CARDHOLDER NAME : Robert Kight
CARD NUMBER     : #############0937
DATE/TIME       : 01 Oct 21 09:04:16
REFERENCE #     : 001 0037056 T
AUTHOR. #       : 00173R
TRANS. REF.     : ERP 282608

    Approved - Thank You 100


Please retain this copy for your records.

Cardholder will pay above amount to
card issuer pursuant to cardholder
agreement.
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Continue

STATE BRIEFS

Police: Officers wound man to protect innocent bystander

ORLANDO – Police officers shot a man who had been acting erratically as he ran toward a vehicle entering an Orlando apartment complex early Wednesday, officials said.

Multiple residents called 911 just before 1 a.m. Wednesday about a man who was knocking on windows at the Vista Verde Apartments, Deputy Chief Eric Smith said during a news conference.

When officers arrived at the complex, they saw a man running with a gun.

"They caught up to him as they saw him get into somebody's vehicle, somebody was driving into the parking lot, he jumped into the passenger side of that vehicle," Smith said. "Officers approached him and at that point, they saw a firearm. Officers fired multiple rounds at the suspect, striking the suspect to protect the civilian that was still in the vehicle."

The man was being treated at Orlando Regional Medical Center, Smith said.

The Florida Department of Law Enforcement is investigating the shooting. Five officers who were involved in the incident have been placed on paid administrative leave.

Driver accused of killing 2 kids disrupts courtroom

FORT LAUDERDALE – A 27-year-old man accused in a hit-and-run crash that killed two children and injured four others caused a disturbance during his first court appearance Wednesday, hours after sheriff's deputies arrested him.

Sean Charles Greer was arrested late Tuesday after physical evidence led detectives to him following the Monday afternoon crash in Wilton Manors, the Broward Sheriff's Office said.

During a court appearance Wednesday, deputies led Greer away after he apparently objected to attending the proceeding, news outlets reported. The court session was delayed for a minute as he was taken from the room.

Guns

Continued from Page 3A

2019.

Teenagers were killed and wounded. Teenagers pulled the triggers in some cases. A young man shot and killed the mother of his baby. A 13-year-old girl was fatally shot.

Shootings occurred outside downtown Gainesville nightclubs, in convenience store parking lots, at a teen's birthday party at the American Legion Hall and in drive-bys on the streets.

Especially troubling to officials is the gunshots by teens, often members of feuding gangs from different neighborhoods.

Meanwhile, the violence witnessed by teenagers will have a lasting impact that is not being addressed as it should, said Darry Lloyd, chief investigator for the Eighth Judicial Circuit State Attorney's Office and a leader of the Black on Black Crime Task Force.

"The unseen scars, the trauma in the kids who have witnessed it, that's what we have to really address and we are not doing a very good job of that at all," Lloyd said. "As we depart 2021, 2022 is starting at a different place for these young people. We have to heal from that."

Dozens of kids witnessed what authorities said was a shooting involving two rival groups of teens at a June 24 birthday party at the American Legion Hall. Killed was Christopher Scott, 13, and four other teens were injured. Arrests have been made.

A teenager was wounded in an early morning shooting downtown on Aug. 1, the night after a Stop the Violence rally curb shootings.

A 12-year-old boy was shot and wounded in Southwest Gainesville in July. An 18-year-girl was later charged in the shooting.

Maliyah Godwin, 13, was shot and killed at her Southwest Gainesville apartment complex. A 37-year-old man has been indicted for first-degree murder in connection with the case.

Gun violence has increased nationwide this year and law enforcement agencies are trying to figure out why. Stress caused by the ongoing COVID-19 pandemic, the easy availability of guns and cultural changes likely play a role.

"I don't think it is one thing, and that's what complicates it. It's a lot of different things," Behl said. "It is sometimes hard to predict but we are working on it."

GPD this year is planning to launch a violence interruption program in which trained mediators will work in neighborhoods to identify potential trouble and bring rivals together to try to prevent shootings and other crimes.

"It is community driven," GPD Chief Tony Jones said. "They will be doing conflict mediation. They will also be working with some of the individuals who have a propensity for violence and actually get out and mobilize the community."

Other cities in the U.S. are trying the tactic.

Jacksonville began its Cure Violence program in 2019. Data from a Washington D.C. pilot program, Cure the Streets, indicates mixed results from the neighborhoods in which it operates.

Jones said he hopes the program will begin sometime in the spring.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

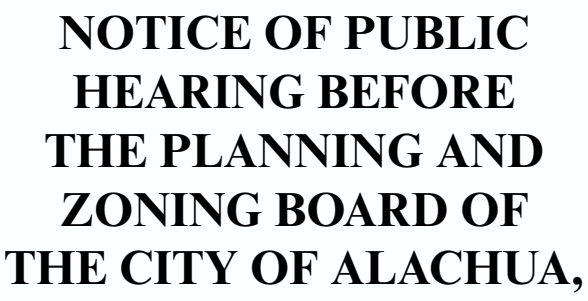
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-28009242

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 January 11, 2022, 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 Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-28009193

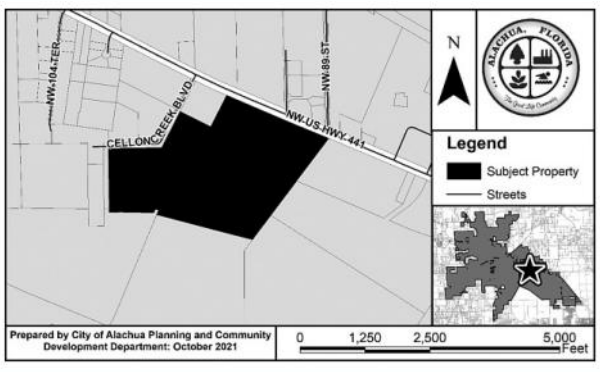
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-28009161

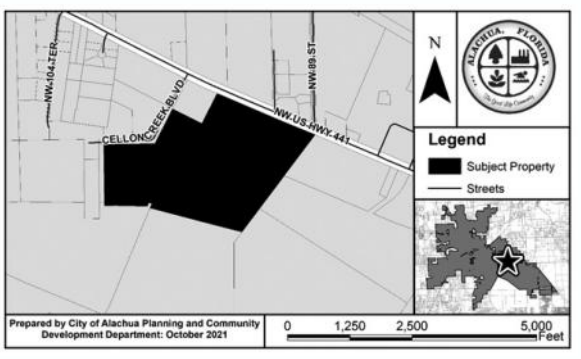
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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City of ALACHUA

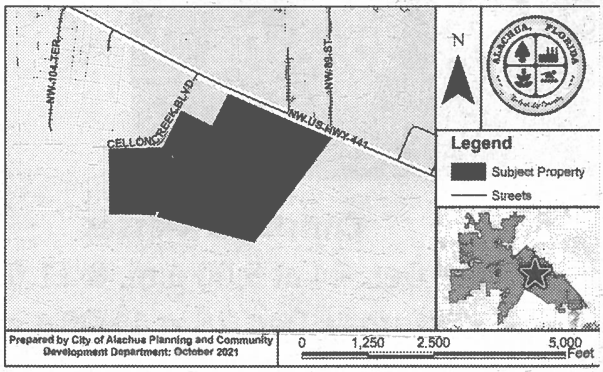
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The ordinance title is as follows:

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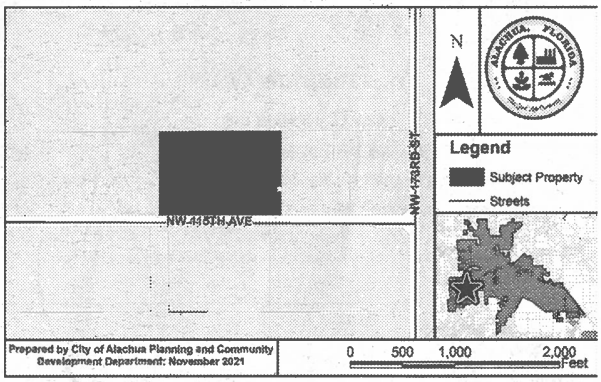
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(Published: Alachua County Today - December 30, 2021)

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 January 11, 2022, 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 Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - December 30, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I LARRY LONGENECKER, POSTED THE LAND USE
(name)
SIGN ON 12-20-21 FOR THE Waco 250 Building Site Plan
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

Four (4)
(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.

Waco 250 Building
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

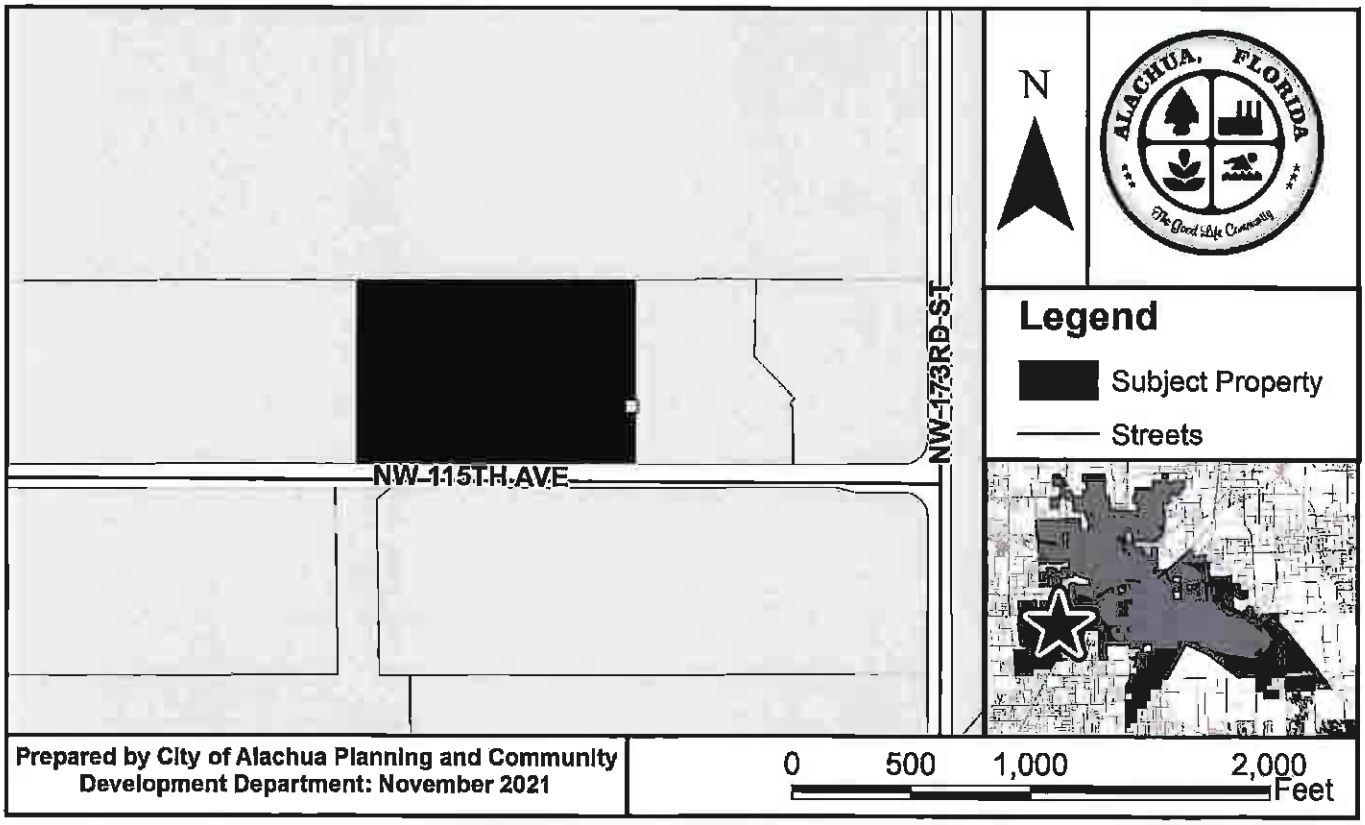
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City of ALACHUA
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Richard Gorman
5716 NW 93rd Avenue
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Craig Parenteau
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Alachua, Florida 32641

Jeannette Hinsdale
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Alachua, Florida 32616

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Alachua, Florida 32615

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P.O. Box 2307
Alachua, Florida 32616

Lisia Jenkins
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Alachua, Florida 32616

Dollar General Corp LLC
Todd J Vasos
12000 NW 173rd Street
Alachua, Florida 32615

Wal-Mart Stores East LP
Michelle Garbey
18201 NW 115th Avenue
Alachua, Florida 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

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