

Plotted Jun 02, 2008 - 14:24:53 - Joyce Roda
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GRU EASTSIDE OPERATIONS CENTER SITE

DEVELOPMENT DATA:

PROJECT AREAS	
TOTAL SITE AREA:	± 118.0 ACRES
CONCEPTUAL DESIGN DEVELOPMENT AREA:	± 64.8 ACRES
TOTAL ON-SITE WETLAND AREA:	± 22.0 ACRES
CONCEPTUAL DESIGN WETLAND IMPACT:	± 7.4 ACRES
CONCEPTUAL DESIGN WETLAND PRESERVATION:	± 14.6 ACRES

NOTE: WETLAND LINES SHOWN AS FIELD DETERMINED BY ECOSYSTEM RESEARCH CORPORATION (NOV. 6, 2007). UPDATED WETLAND LINES MAY BE DELINEATED BY THE APPLICANT FOR CONSIDERATION DURING THE DEVELOPMENT REVIEW PROCESS.

BUILDING INFORMATION

- OVERALL BUILDING SQUARE FOOTAGE NOT TO EXCEED 200,000 SQ. FT.
- BUILDING LOCATION AND ORIENTATION MAY BE ADJUSTED INTERNALLY WITH THE APPROVAL OF THE SITE PLAN REVIEWING BOARD.
- BUILDING SETBACKS**
 NORTH: 50 FEET (MINIMUM)
 SOUTH: 50 FEET (MINIMUM)
 EAST: 50 FEET (MINIMUM)
 WEST: 70 FEET (MINIMUM)
 NOTE: THE CREEK SETBACK ALONG THE NORTHERN PROPERTY LINE SHALL BE DETERMINED AT THE DEVELOPMENT REVIEW STAGE.
- MAX. BUILDING HEIGHT: 50 FT.

PROPOSED ON-SITE ACTIVITIES

GAINESVILLE REGIONAL UTILITIES INTENDS TO DEVELOP THE PROPERTY LOCATED IN THE 4500 BLOCK OF NORTH MAIN STREET AS A COMBINED UTILITIES OPERATIONS CENTER. THE NEW EASTSIDE OPERATIONS CENTER WILL PROVIDE SUPPORT FACILITIES FOR THE OPERATIONS OF ELECTRIC, WATER, WASTEWATER, NATURAL GAS, AND TELECOMMUNICATIONS UTILITIES SERVICES. THE NEW CENTER WILL BE STAFFED BY APPROXIMATELY 325 EMPLOYEES. PRESENT PLANS CALL FOR THE CONSTRUCTION OF MULTIPLE BUILDINGS INCLUDING OFFICES, SHOPS, A WAREHOUSE, TRAINING FACILITY AND A SYSTEM CONTROL CENTER. NORMAL OPERATIONS AT THE SITE WILL BE FROM 6:00 AM TO 6:00 PM WEEKDAYS, EXCEPT THAT THE SYSTEM CONTROL CENTER WILL OPERATE AS A 24/7 OPERATION. THIS CENTER WILL NOT BE OPEN TO THE GENERAL PUBLIC AND WILL PERMIT ONLY LIMITED PUBLIC ACCESS.

PROPOSED BUILDINGS PLANNED INCLUDE:

- SYSTEM CONTROL CENTER:** A HARDENED BUILDING HOUSING COMPUTERS AND SYSTEMS OPERATORS AND FUNCTIONING AS A COMPUTERIZED DISPATCH CENTER. THIS FACILITY WILL OPERATE 24/7 AND SERVE AS THE "NERVE CENTER" OF ALL UTILITIES OPERATIONS. THE BUILDING WILL BE CONSTRUCTED TO FACILITATE CONTINUOUS OPERATIONS DURING SEVERE WEATHER AND OTHER EVENTS.
- TRAINING CENTER:** A MULTI-USE BUILDING THAT INCLUDES CLASSROOMS, A LARGE MEETING ROOM AND A FITNESS CENTER. THIS FACILITY WILL BE LOCATED ADJACENT TO AN OUTDOOR CRAFT TRAINING AREA.
- WAREHOUSE AND MATERIALS STORAGE:** THE WAREHOUSE WILL PROVIDE INDOOR STORAGE FOR MATERIALS USED IN UTILITY FIELD OPERATIONS. MATERIALS WILL BE STORED IN A STACKED "HIGH BAY" CONFIGURATION. MATERIALS WILL ALSO BE STORED OUTDOORS ADJACENT TO THE WAREHOUSE. OTHER MATERIALS HANDLING WILL INCLUDE DUMPSTERS FOR TRASH AND RECYCLING. IT IS ANTICIPATED THAT THE STORAGE AREAS WILL BE BUFFERED FROM VIEW BY LANDSCAPING AND OTHER MEANS.
- OPERATIONS BUILDING 1:** ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING FIELD SERVICES, GAS & ELECTRIC MEASUREMENT AND RELAY & SUBSTATION.
- OPERATIONS BUILDING 2:** ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING THE ELECTRIC TRANSMISSION & DISTRIBUTION, GROUND, ENGINEERING & ENERGY DELIVERY.
- OPERATIONS BUILDING 3:** ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING WATER DISTRIBUTION, WASTEWATER COLLECTION, AND FACILITIES MAINTENANCE.
- APPARATUS REPAIR SHOP:** FACILITY PROVIDES TESTING, MAINTENANCE, ASSEMBLY AND REPAIR OF ELECTRICAL EQUIPMENT.

PARKING

SHALL BE PROVIDED ACCORDING TO THE APPLICABLE PROVISIONS OBTAINED IN THE LAND DEVELOPMENT CODE.

LANDSCAPING

THE SITE SHALL BE LANDSCAPED ACCORDING TO THE CURRENT CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS AND DEMONSTRATED DURING THE SITE PLAN REVIEW PROCESS.

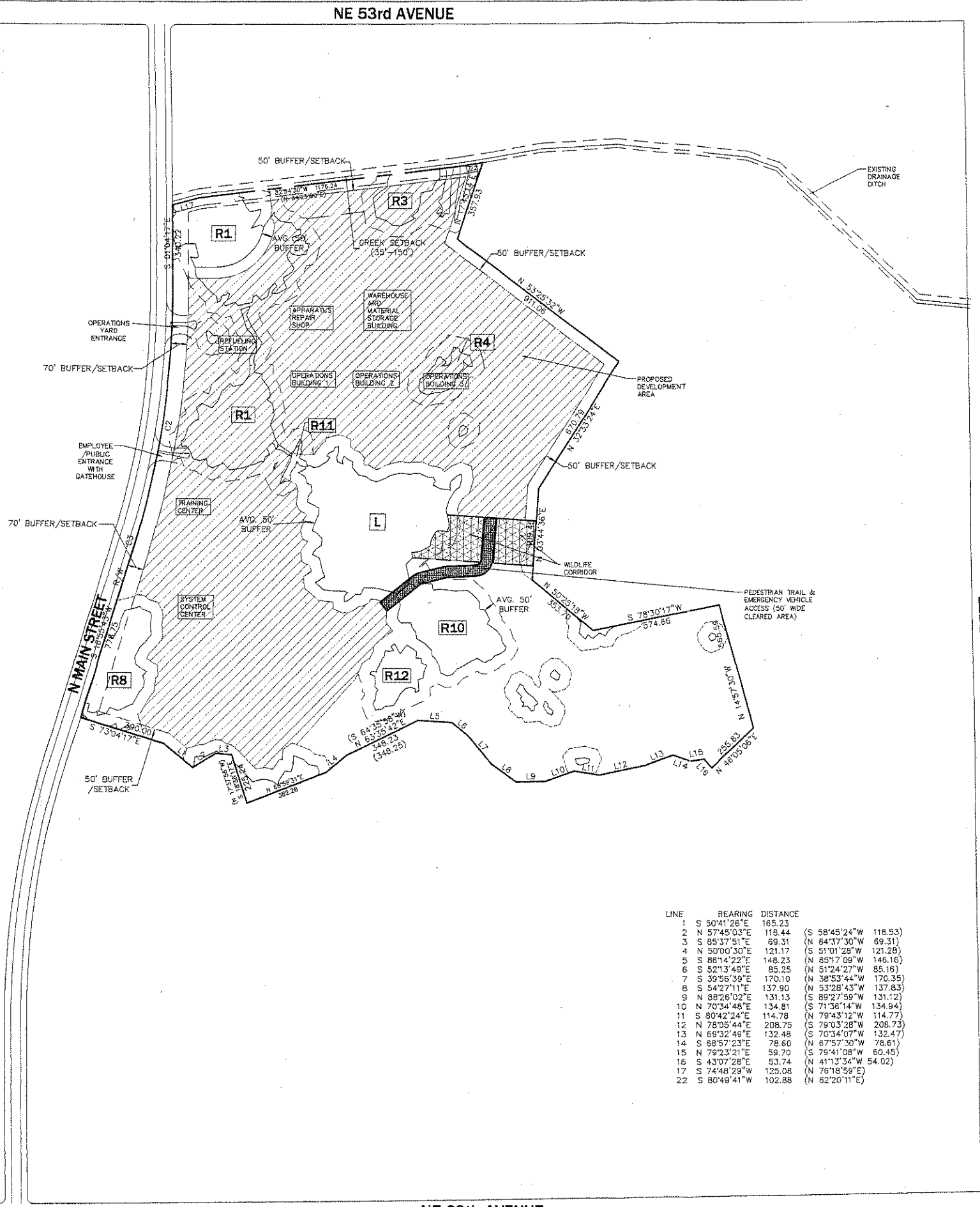
LANDSCAPE BUFFERS

WILL CONSIST OF EXISTING NATURAL VEGETATION OR CODE COMPLIANT EQUIVALENT.

- NORTH: 50 FEET (MINIMUM)
- SOUTH: 50 FEET (MINIMUM)
- EAST: 50 FEET (MINIMUM)
- WEST: 70 FEET (MINIMUM)

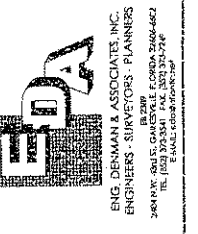
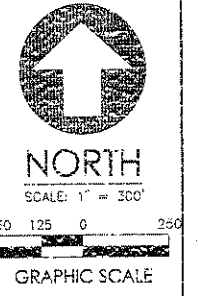
LEGEND

- WETLAND LINE (WETLAND LINES SHOWN AS FIELD DETERMINED BY ECOSYSTEM RESEARCH CORPORATION)
- 50' AVERAGE WETLAND BUFFER LINE
- DEVELOPMENT AREA
- WILDLIFE CORRIDOR
- PEDESTRIAN TRAIL & EMERGENCY VEHICLE ACCESS (50' WIDE CLEARED AREA)



LINE	BEARING	DISTANCE	
1	S 50°41'26"E	165.23	
2	N 57°45'03"E	118.44	(S 58°45'24"W 118.53)
3	S 85°37'51"E	69.31	(N 84°37'30"W 69.31)
4	N 50°00'30"E	121.17	(S 51°01'28"W 121.28)
5	S 88°14'22"E	148.23	(N 85°17'09"W 148.16)
6	S 82°13'49"E	85.25	(S 51°24'27"W 85.16)
7	S 39°56'39"E	170.10	(N 38°53'44"W 170.35)
8	S 54°27'11"E	137.90	(N 53°28'43"W 137.83)
9	N 88°26'02"E	131.13	(S 89°27'59"W 131.12)
10	N 70°34'48"E	134.81	(S 71°36'14"W 134.94)
11	S 80°42'24"E	114.78	(N 79°43'12"W 114.77)
12	N 78°35'44"E	208.75	(S 79°03'28"W 208.73)
13	N 69°32'49"E	132.48	(S 70°34'07"W 132.47)
14	S 68°57'23"E	78.60	(N 67°57'30"W 78.61)
15	N 79°23'21"E	59.70	(S 79°41'08"W 60.45)
16	S 43°07'28"E	53.74	(N 41°13'34"W 54.02)
17	S 74°48'29"W	125.08	(N 76°18'59"E)
22	S 80°49'41"W	102.88	(N 82°20'11"E)

080167



GRU EASTSIDE OPERATIONS CENTER
CITY OF GAINESVILLE, FLORIDA

Project Phase:	REZONING
Revised Plan:	REVISED PLAN
Designed:	CBG
Drawn:	JHR
Project No. (CODE-SITE):	080167
Date:	JUNE 3, 2008