



Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

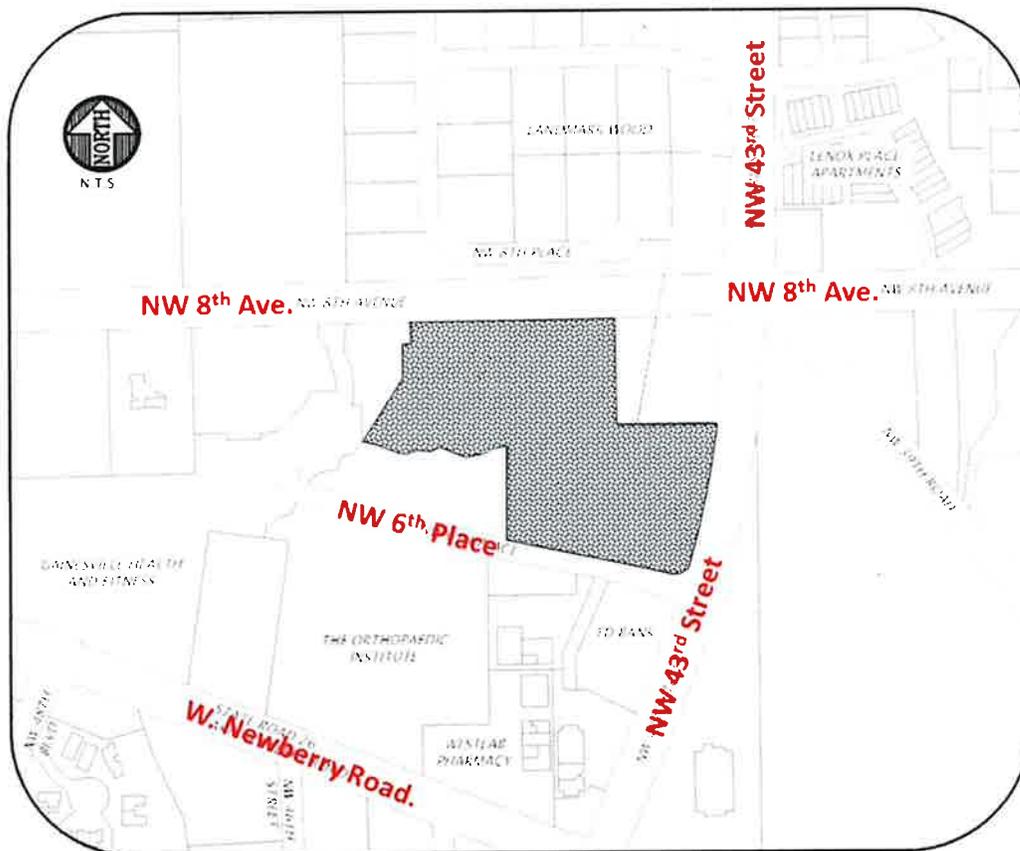
306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO:	City of Gainesville Development Review Board	Item #:2
FROM:	Department of Doing	Date: 5/30/2017
SUBJECT:	Petition DB-17-24 SPL. CHW, Inc. (Robert Walpole), agent for Beville Holdings, LLC, owners. Intermediate Development Plan Review to allow construction of a two, two-story medical office buildings and a birthing center with associated facilities. Zoned: CP (Corporate Park). Located in the 4300 Block of NW 6 th Place.	

Recommendation:

Staff recommends approval of **Petition DB-17-24 SPL**, with the comments and conditions included in the staff report and the Technical Review Committee comments and conditions listed in Attachment "A".

**Map 1.
Site Location:**



LOCATION MAP

DEVELOPMENT SUMMARY:	Construction of a two, two-story medical office buildings and a birthing center with associated facilities
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SITE DATA:	
Address/(Parcel):	4300 Block of NW 6th Place.
Parcel/Lot Size	2.97 Acres
Land Use:	Mixed Use Medium Intensity
Zoning:	CP (Corporate Park)
Special Features:	Located in the Triangle Special Area Overlay and contain wetlands to the west
Agent/Applicant:	CHW, Inc. (Robert Walpole),
Property Owner:	Beville Holdings, LLC, owners.
Related Petitions:	BA-16-09 VAR

General Description and Key Issues:

The subject parcel is approximately 2.97 acres and is an existing legal parcel which is part of the Triangle Special Area Plan with an underlying zoning of Corporate Park (CP). The parcel is located at the northwest corner of the intersection of a major arterial, NW 43rd Street and NW 6th Place; NW 6th Place is the local internal roadway to the Triangle Area. Most of the parcel is undeveloped except for a single-family detached unit and related accessory structures which will be demolished. The applicant is proposing an office development consisting of three, two-story buildings with a total floor area of 37,061 square feet. The uses include medical offices and a birthing center. This petition addresses development plan review to allow construction of the proposed development.

The key issues related to the proposed development are:

1. The parcel is subject to the Triangle Area, Central Corridor, Corporate Park and the Environmental overlays and is regulated by the development standards associated with those overlays.
2. The subject parcel has frontage on two public roadways, one classified as collector/arterial and the other as a local roadway.
3. The property is also subject to a 25-foot landscape buffer along NW 43rd Street which is part of the perimeter of the CP district.
4. The proposed building placement is consistent with the City’s policy of creating a compatible relationship between buildings and the adjacent street frontage.
5. The proposed design places the parking and stormwater to the rear of the development
6. The site has wetland areas which require an average 50-foot setback
7. The parcel is also required to share a common access off the main arterials with adjacent parcels.

Analysis of request:

This petition addresses a request for development plan approval to construct three medical buildings on a 2.7 acre parcel. Other aspects of the development include building placement and orientation, parking, landscaping stormwater, access and lighting.

The subject property is in the Triangle Area which is dominated by office uses and other uses supporting those services. The proposed use, medical office, is therefore characteristically similar to many of the existing uses and reflects the intent of the CP district as outlined in the purpose and intent statements listed below.

Staff has reviewed the development in the context of the Comprehensive Plan, Triangle Area, Central Corridor, Corporate Park zoning, environmental overlays and the general requirements of the Land Development Code. The following analysis with comments and conditions are submitted for your consideration.

COMPLIANCE WITH COMPREHENSIVE PLAN:

In terms of use, density and intensities, the concept of the proposed development is consistent with the overall intent of the Comprehensive Plan. The development specifically advances the infill policy of promoting infill development and redevelopment that supports a safe, comfortable, and attractive pedestrian environment. The project is also supported by the following objectives:

- Objective 1.2 which protects and promotes viable transportation choices (including transit, walking and bicycling, and calmed car traffic);
- Objective 1.5 which discourages the proliferation of urban sprawl;
- Objective 2.1 which encourages redevelopment and promotes compact development, vibrant urbanism, discourages urban sprawl and fosters development patterns that promote transportation choice; and
- Objective 5.1 which encourages Urban design standards and enhances the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City.

The development is also consistent with several other land use goals, objectives and policies of the Comprehensive Plan. It tracks closely with Policy 10.1.4 which addresses sidewalk connections, cross-access, connectivity and access management. It is also consistent with several of the policies of the Transportation Mobility Element.

COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

Triangle Area:

“... The purpose of this district is to limit access of non-residential traffic from the Triangle Area to N.W. 8th Avenue and the surrounding arterial roads; to encourage the development of vacant lands and the redevelopment of existing residential parcels into a large scale office-oriented mixed use development; to mitigate the potential conflicts of use and intensity on residents within and surrounding the Triangle Area; to encourage the integrated development of parcels within the park for parking, traffic circulation, stormwater management, utilities and landscaping; and to enhance the appearance of a major entryway into the City of Gainesville. ...”.

The development has no direct access to NW 8th Avenue and shares a common access point off NW 43rd Street with the development to the north. The development is also designed to provide internal connectivity with the existing and future developments to the north.

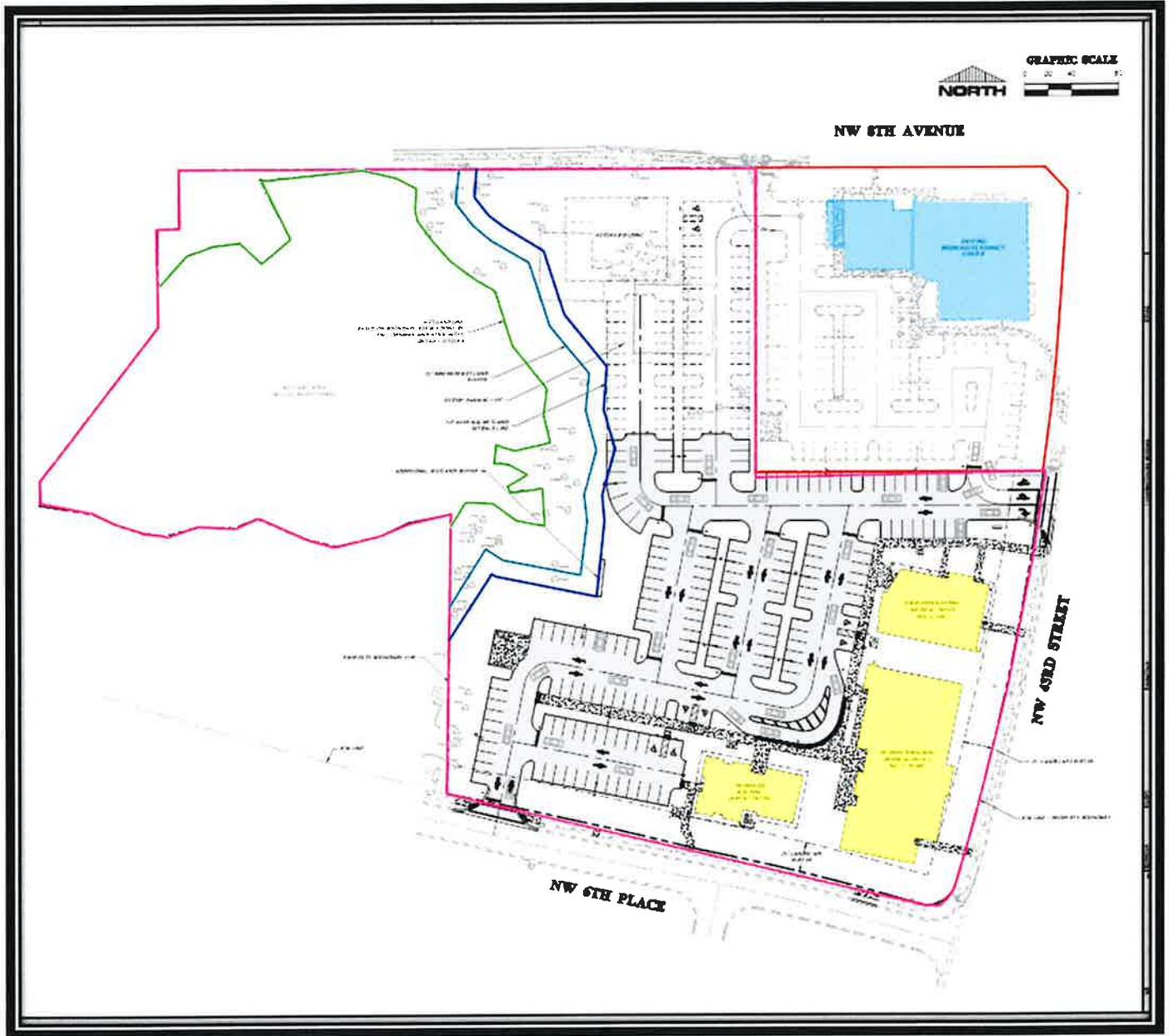
Setbacks:

The development complies with the side and rear setbacks prescribed by the CP zoning district as well as setbacks from the environmental features.

In terms of building placement and orientation, one of the major policies of the City, as expressed in the Comprehensive Plan and the Land Development code is to create a compatible relationship between adjoining streets and the proposed buildings on a parcel. That policy is more directly articulated in the Build-to line and building orientation standards applicable to developments along the Central Corridor and those fronting most roadways within the Transportation Mobility Program Area (TMPA). Therefore, in most areas, the build-to line standard overrides the front setbacks required by the local zoning district. Ironically, the development standards of the CP zoning district requires a 40-foot setback which is not over-ridden by the Triangle Area Special Area Plan or the Central Corridor standards. While there are undeniably numerous benefits to bringing subject buildings closer to the street, the 40-foot setback was established to facilitate compatibility with the strong residential character of the area in its inception.

However, with the growth and transformation of the area, it is fitting to apply a design that brings the building to a more appropriate relationship to the adjacent streets. The applicant therefore requested a variance from the CP district standard to reduce the arterial setback from 40 feet to 25 feet; that request was approved by the Board of Adjustment.

Map: 1.
North Florida Women's Physicians Site Development Plan



Likewise, the intended uses and development design, proposed for the site are also consistent with the Intent and purpose of the CP zoning district:

Purpose. The CP corporate park district is established for the purpose of creating a district of at least three and one-half acres which provides appropriate locations for corporate facilities and mixed use office-oriented developments.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Encourage corporate park development in areas served by arterial roads and public transit. Frontage roads or internal roads shall provide for the efficient movement of traffic and emergency vehicles into such sites and along arterials.
- (2) Encourage development proximate to activity centers and major intersections, especially where intervening roads, creeks or landscaped areas can provide necessary buffering to surrounding neighborhoods.
- (3) Require landscaping, appropriate buffering and design techniques to enhance the character of such sites and to create an integrated design.
- (4) Provide adequate parking to ensure the desirability of the site's development and to prevent parking problems off-site.
- (5) Promote the most efficient use of land as well as the harmonious relationship of uses by encouraging the unified development of large tracts of land for integrated land uses.
- (6) Encourage mixed-use office and residential development

Landscaping and Environmental:

The site is mainly undeveloped and contains a rich canopy of mature regulated trees including one 25 inch, high quality Heritage Live Oak. Except for the trees within the wetland areas, most will be remove with associated mitigation cost and tree replacement. However, tree removal is strictly within the confines of the Land Development Code with an associated landscape plan consistent with the standards of the Triangle Area, the Corporate Park and the typical requirements of the landscaping ordinance.

One requirement of the Triangle Area is that around the perimeter of a corporate park a densely landscaped area shall be provided averaging 25 feet in width, but not less than 15 feet in width at any given point. Such landscaped area shall provide at a minimum berms, decorative masonry and shrubs to attain an opacity of 75 percent within three years. The development complies with those landscaping standards and is recommended for approval with conditions as listed in Attachment "A".

The area meets the 20% open space and the creek and environmental areas to the west have been buffered from all developments with the average 50-foot buffer. A small part of the vehicular use area encroaches into the 50-foot wetland buffer but the area will be compensated by extending the buffer to more than 50 feet in other areas.

Condition 1.

A portion of the west area of the parking lot encroaches into the 50-foot setback; that line shall be modified at another location along the line to demonstrate compliance with the "average 50-foot" setback requirement.

Dimensional Requirements of the CP District

The subject parcel is 2.7 acres which is less than the minimum lot size of 3.5 acres. However, the CP district allows smaller lot sizes based on a unified development of smaller parcels with joint access, shared parking and other shared site features.

Site Lighting:

The development is designed with the buildings framing the edges of NW 43rd Street and NW 6th Place. The main parking areas are behind the buildings with the main entrances to the buildings off the parking lot. Since the parking lot and the building entrances are the most intensely lit areas, the site design focuses the most intensely lit areas of the site, away from the streets creating little or no conflict with street activities.

The height of light fixtures, light intensities, uniformity ratios, vertical illuminance and spill-over lighting are all within the standards set by the code. The relationship of site lighting to landscaping have been reviewed and determined to be consistent with the required standards.

The lighting system is not consistent with the standard that requires automatic shut-off/reduced light intensities one hour after the close of business. However, since the building is on the automatic shut-off and part of the site lighting will be from building wall packs, the site is implementing a certain level of night-time energy reduction and lower light intensities during non-operating hours.

The applicant is requesting a waiver from implementation of a full automatic system that reduces light intensities after operating hours; staff supports the requested waiver.

Condition 2.

The development shall implement a dusk to dawn outdoor lighting system and shall implement an automatic shut-off system for the building lighting that reduces light intensities to security level during non-operating hours.

Condition 3.

Light fixtures, intensities and aiming of the lighting design on the western edge of the development shall be implemented to prevent direct lighting onto the adjacent creek and wetland system.

Parking:

The development complies with the parking standards for the uses provided and adequate automobile, bicycle, and motorcycle parking are provided. The development includes 169 automobile spaces, including six ADA accessible spaces; nine (9) bicycle spaces; and four (4) motorcycle spaces.

Utilities:

The design for providing utilities and services to the site is in general compliance with the standards but the Technical Review Committee is requesting specific modifications as listed in Attachment A to ensure efficient and functional operation of the services provided to the site.

Condition 4.

The development must comply with the Technical Review Committee comments and conditions included in the staff report and Attachment "A".

Building Orientation:

The development is subject to the Central Corridor requirements which states that the main entrance of buildings must be located on the first floor of the more primary street even if the more primary street is outside of the overlay districted. The development includes three buildings, two along NW 43rd Street and a third along NW 6th Place. Each

building along NW 43rd Street contains an entry door along that street satisfying the condition. The building along NW 6th Place does not have an entry door oriented towards that street but the standard does not apply to that street.

Conclusion:

Staff has determined that the North Florida Women’s Physicians development proposal demonstrates general compliance with the Comprehensive Plan, the Triangle Area and the major standards of the Land Development Code. It expresses the type of development envisioned by the Triangle Area and specifically the Corporate Park zoning designation. The report recommends some conditions and comments from the TRC which shall be addressed during final development plan review. Given implementation of those conditions and comments the proposed development will be fully consistent and compatible with the requirements of the Comprehensive Plan and the Land Development Code. The level of compliance allows consideration and review by the City’s Development Review Board to determine whether the proposed design is eligible to proceed to final development plan review subject to the comments and conditions of the Technical Review Committee.

Respectfully submitted,

Prepared by:



Lawrence Calderon

Lead Planner

List of Attachments

Attachment A – Technical Review Committee Comments and Conditions

Attachment B - Application and Other Supporting Documents

Attachment C - Development Plan Maps

Summary of Conditions

Condition 1.

A portion of the west area of the parking lot encroaches into the 50-foot setback; that line shall be modified at another location along the line to demonstrate compliance with the “average 50-foot” setback requirement.

Condition 2.

The development shall implement a dusk to dawn outdoor lighting system and shall implement an automatic shut-off system for the building lighting that reduces light intensities to security level during non-operating hours.

Condition 3.

Light fixtures, intensities and aiming of the lighting design on the western edge of the development shall be implemented to prevent direct lighting onto the adjacent creek and wetland system.

Condition 4.

The development must comply with the Technical Review Committee comments and conditions included in the staff report and Attachment “A”.

Attachment “A”

Technical Review Committee Comments and Conditions



Department of Doing

Technical Review Committee Comments and Conditions

Project Name: DB-17-00024 SPL North Florida Women's Physicians

Department	File	Changemark Details	Applicant Response	Markup Date
Public Works - Design	C1.00 - Horizontal Control Site Plan.pdf	It is recommended that an alternative design to the two dead end parking bays be considered. It will be an especially difficult maneuver to back out of the western most dead end parking bay if all the spaces are used.	This is a preferred configuration and was ok'd by the Public Works Department at the TRC meeting.	04/05/2017 8:03 AM
Planners	C1.00 - Horizontal Control Site Plan.pdf	Please show location of proposed free-standing signs so that it can be reviewed in terms of placement and relationship to utilities, trees and other site facilities	Signs were added as requested to sheet C1.00.	04/05/2017 4:47 PM
Planners	C1.00 - Horizontal Control Site Plan.pdf	The vehicular use area is within the wetland buffer area.	35' minimum buffer and 50' average provided - please see site plan.	04/05/2017 4:47 PM
Gainesville Fire Rescue Department	C3.00 - Master Utility Plan.pdf	1. Fire hydrants are required within 500 feet of the most remote portion of all buildings (as measured by way of fire apparatus access). The existing or proposed fire hydrant locations are in excess of 500 feet of the most remote portion of proposed buildings. [Gainesville Fire Prevention and Protection Code Section 10-11(7)]	Revised configuration complies with 500' length as the truck would travel.	04/04/2017 4:31 PM

Gainesville Fire Rescue Department	C3.00 - Master Utility Plan.pdf	<p>2. Please indicate the approximate location of the features of fire protection, including:</p> <ul style="list-style-type: none"> --Fire department connection: Fire department connections shall be located at the nearest point of fire department apparatus accessibility or at a location approved by the authority having jurisdiction. (NFPA 13-8.17.2.4.6) -- Post Indicator Valve and/or OS&Y type Backflow Preventer for each building: Every connection from the private fire service main to a building shall be provided with a listed indicating valve located so as to control all sources of water supply. The post indicator valve shall be located not less than 40 ft. from the building, or as close to 40 ft. as is possible considering site limitations. (NFPA 24- 6.2) <p>I see these items for MOB Building #1 but not for the smaller Birth Center Building</p>	FDC shown at backflow preventer. The birth center is not sprinklered.	04/04/2017 4:31 PM
Public Works Stormwater	C2.31 - SMF Plan and Details.pdf	Are the stormtech details site specific? The details shown are for another site.	Details have been revised.	04/04/2017 2:59 PM
Public Works Stormwater	C2.30 - SMF Plan and Details.pdf	Locate maintenance ports on plan	Maintenance ports have been added to sheet C2.30.	04/04/2017 2:56 PM

Public Works Constructability	C0.12 - Construction Details.pdf	Include detail for all asphalt to be constructed within ROW. Flexible pavements are to be evaluated and designed in accordance with the FDOT Flexible Pavement Design Manual and FDOT Standards Index 514. Additional provisions are further described in the City of Gainesville Design and Construction Manual (current edition) section 10.8.7.	Detail has been added to sheet C0.12.	04/04/2017 2:53 PM
Public Works Stormwater	C0.13 - Construction Details.pdf	provide more information (ie depth)	Detail on sheet C0.13 has been updated.	04/04/2017 2:52 PM
Public Works Constructability	C2.30 - SMF Plan and Details.pdf	Please show type and location of trash guards within stormwater structures.	Detail has been added.	04/04/2017 2:50 PM
Public Works Stormwater	C2.00 - Grading and Drainage Plan.pdf	The invert stated will not provide the stated slope	Pipe run has been corrected.	04/04/2017 2:50 PM
Public Works Stormwater	C2.00 - Grading and Drainage Plan.pdf	The stated slope will not be provided for with the stated invert of S-7	Invert was corrected.	04/04/2017 2:50 PM
Public Works Constructability	C2.00 - Grading and Drainage Plan.pdf	Please show open cut trench and patch size proposed.	Trench width has been labeled on sheet C2.00.	04/04/2017 2:46 PM
Public Works Constructability	C2.02 - Detailed Grading and Drainage Plan.pdf	Please add station, offset and elevation to ramps for verification of ADA compliance.	Requested details have been added.	04/04/2017 2:41 PM

Public Works Constructability	C2.02 - Detailed Grading and Drainage Plan.pdf	Please regrade drive way to retain on site stormwater on site and not discharge into Public ROW	Per a discussion with Rick Melzer, this is not feasible. The City system was designed per original plans to receive pre-discharge runoff from a larger portion of the site which is not the case now. The additional runoff for the staged driveway is therefore not a burden to the City system and will be allowed per discussion with Rick Melzer. Detail has been added.	04/04/2017 2:36 PM
Public Works Constructability	C2.00 - Grading and Drainage Plan.pdf	Must meet City minimum standards. Please add detail to construction details as well.	Details have been added as requested.	04/04/2017 2:33 PM

Public Works Constructability	C0.10 - General Notes.pdf	<p>Verify the following notes are included in the design plans on the Paving, Grading and Drainage sheet; Remove any modified or conflicting notes from the Design Plans.</p> <ul style="list-style-type: none">• All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper. Requirements further described in the City of Gainesville Design and Construction Manual (current edition) section 8.3.• The Contractor shall provide the City with an as-built survey of the retention / detention basin and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (pdf autodesk CAD)	All notes have been added.	04/04/2017 2:30 PM
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Planners	1A2.10 - Clinic Bldg Exterior Elevations.pdf	Please note the Building Orientation standards. Central Corridor, Section 5(n)(2) Standard. The main entrance of buildings or units must be located on the first floor on the more primary street. Which is the more primary street and please state the front entrance of the building. Please explain how this is the primary facade of the building? Is there a main entrance behind that wall with the logo?	Building fronts NW 43rd Street with entrances as required. (NW 43rd Street is more primary.) See previous responses on this topic.	04/05/2017 4:44 PM
Planners	C0.30 - Demolition Plan.pdf	Please note that development plan approval is contingent upon removal of the existing buildings.	So noted. These are agricultural pole barns and a mobile home and are not historic.	04/04/2017 12:29 PM
Right of Way Permit - GRU Real Estate	C3.00 - Master Utility Plan.pdf	If work will be done in NW 43rd Street County R/W for either water or sewer connections - county permit will be required and detailed drawings with cross sections will be required for submittal.	No water or sewer connections in NW 43rd Street ROW.	04/03/2017 4:47 PM
Real Estate	C3.00 - Master Utility Plan.pdf	1. Label PUE line around proposed transformer 2. Add arrow to point to diagonal portion of PUE 3. Add PUE to cover hydrant & meters w/10' separation per W/WW requirements. 4. Show & label existing PUE in NE corner (copy uploaded to GRU Files for reference).	All comments addressed on sheet C3.00 per markup and revised utility layout.	03/29/2017 12:04 PM

Transportation Mobility	C0.00 - Cover Sheet.pdf	<p>1. Please revise note #19 to indicate that, "This development is located in Zone B of the Transportation Mobility Program Area (TMPA) and will comply with the applicable provisions of Transportation Mobility Element Policies 10.1.4. and 10.1.6"</p> <p>2. This development is located in Zone B of the Transportation Mobility Program Area and must meet all relevant Transportation Mobility Element Policy 10.1.4 and 10.1.6 criteria. Based on the estimated average daily trip generation, this development must meet a certain number of Transportation Mobility Element Policy 10.1.6 criteria. When the final trip generation is determined, please add to note #19 that this development must meet x Transportation Mobility Element Policy 10.1.6 criteria and indicate how it will meet these criteria.</p>	Note #19 has been updated on sheet C0.00.	03/28/2017 10:05 AM
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Transportation Mobility	C0.00 - Cover Sheet.pdf	<p>3. For the purposes of determining the number of TMPA criteria to meet, a 25% trip reduction is allowed. This property is located within the Corporate Park transit-supportive area and is eligible for a 25% reduction in the calculated trip generation, in accordance with Policy 10.2.5 of the Transportation Mobility Element.</p> <p>4. Please revise the trip generation table on the cover sheet with the updated trip reduction calculations.</p>	Credit was taken and information on sheet C0.00 has been updated.	03/28/2017 10:05 AM
Transportation Mobility	C1.00 - Horizontal Control Site Plan.pdf	It appears there are three proposed U-racks in front of the Birth Center. Please correct the note which indicates that there are two U-racks proposed at that location.	Note has been corrected.	03/28/2017 10:22 AM
Transportation Mobility	C1.00 - Horizontal Control Site Plan.pdf	5. Please provide a sidewalk connection from the Birth Center to the sidewalk along NW 6th Place.	Sidewalk was added to the south.	03/28/2017 10:22 AM
Public Works Solid Waste	C1.00 - Horizontal Control Site Plan.pdf	Dumpster enclosure needs to be relocated so the opening faces approximately south so it can be serviced from the driveway off NW 6 Place.	Per Rick Melzer, dumpster may remain to ensure aesthetics of the site are met.	03/21/2017 2:29 PM
Urban Forestry	LS-2 - Landscape Plan.pdf	Please propose shade trees in the sod areas behind the sidewalk. The deficit fee could be used for this request.	Agreed, will comply.	03/21/2017 2:12 PM
Urban Forestry	E-1 - Photometric Plan.pdf	Please ensure light fixtures are ten (10) feet from any existing or proposed tree.	Agreed, will comply.	03/21/2017 12:57 PM

Urban Forestry	C0.10 - General Notes.pdf	Add a note # 8....to call the Urban Forestry Inspector at 352-393-8188 before demolition activities begin in order to make sure the tree barriers have been constructed before the existing conditions change.	Note has been added as requested. 03/21/2017 12:51 PM
Electric West	LS-2 - Landscape Plan.pdf	a.) please replace the QVPL that is 10' from the proposed south transformer and place a small growth tree or shrubs. b.) please scooch this tree as far as possible to the NW corner of the island to provide additional clearance from the transformer.	Updates have been made as requested. 03/20/2017 11:27 AM
Electric West	E-1 - Photometric Plan.pdf	a.) the led light catalog numbers listed are not yet available for installation by GRU. other light types will need to be selected and resubmitted. if locations of the lights change, a new conduit layout will be required.	Fixtures have been revised as requested. 03/20/2017 11:10 AM

Electric West	C3.00 - Master Utility Plan.pdf	<p>a.) Relocate UJB onto N FL Women's Clinic Property- provided it in the wrong location on redlines.</p> <p>b.) Please label required bollards for around transformer and required opening to the west. also label transformer pad information as shown at other location.</p> <p>c.) modify the primary conduit line as shown. due to the change in the location of the UJB, the route needed to be a little straighter.</p> <p>d.) relocate transformer closer to storm pipe to allow more clearance away from building- obviously I didn't measure that before I sent it to you.</p>	Electric revisions completed per redlines.	03/20/2017 10:54 AM
Electric West	C0.30 - Demolition Plan.pdf	a.) Site contractor will need to coordinate the removal of this pole with GRU Electric Engineering at least 6 weeks ahead of the scheduled removal date.	Note has been added to sheet C0.30 as requested.	03/20/2017 10:23 AM

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a proposed development plan for a 2-story medical office building and associated birthing center located on Alachua County Tax Parcel 06544-001-000, located at 4411 NW 8th Avenue. The proposed development plan seeks approval of a new approximately 20,000 sf building and associated 2,500 sf building.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

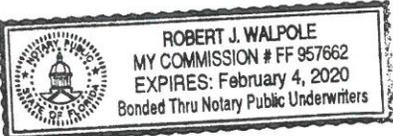
The workshop is Thursday, September 8, 2016 at 6:00 p.m. at the CHW office, located at 132 NW 76th Drive, Gainesville, FL 32607.

Contact:
Holly Simon, EI

Phone Number:
(352) 331-1976



PROPERTY OWNER AFFIDAVIT

Owner Name: Beville Holdings, LLC			
Address: 6231 SW 37 th Way Gainesville, FL 32608		Phone:	
Agent Name: CHW			
Address: 132 NW 76 th Drive Gainesville, FL 32607		Phone: (352) 331-1976	
Parcel No.: 06544-001-000			
Acreage: ±6.52	S: 03	T: 10	R: 19
Requested Action: Authorization to apply for and obtain permits and approvals from the City of Gainesville, Gainesville Regional Utilities, St. Johns River Water Management District, and the Florida Department of Environmental Protection.			
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.			
Property owner signature: <u>[Signature]</u>			
Printed name: <u>Robert S. Johnson</u>			
Date: <u>9/6/16</u>			
The foregoing affidavit is acknowledged before me this <u>6</u> day of <u>September</u> , 20 <u>16</u> , by <u>Robert S. Johnson</u> , who is/are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL		<u>[Signature]</u>	
		Signature of Notary Public, State of <u>FL</u>	



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM
(352) 334-5022**

OFFICE USE ONLY	
Petition No. _____	TMPA Zone [] A [] B [] C [] D [] E [] M

<u>TYPE OF CERTIFICATION REQUESTED:</u>
[] Concurrency Determination (non-binding)
[] Certificate of Preliminary Concurrency
[] Certificate of Final Concurrency
[] Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)
Name(s): Beville Holdings, LLC
6231 SW 37th Way
Gainesville, FL 32608
E-Mail Address: CONTACT AGENT
Phone: _____ Fax: _____
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)
Name: CHW
Mailing Address: 132 NW 76th Drive
Gainesville, FL 32607
E-Mail Address: walpole@chw-inc.com
Phone: (352) 331-1976 Fax: (352) 331-2476
(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION	
Project Name: North Florida Women's Physicians	Phase: I - Total
Location of Project (attach an 8 1/2" x 11" map showing location)	
1. Street address: 4411 NW 8th Avenue	
2. Legal description (may be attached): Attached	
3. Tax parcel number(s): 06544-001-000	4. Map number(s):
Existing Land Use Category: Single Family	Existing Zoning: CP

Is there a proposal to change the zoning and/or land use associated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, indicate petition number(s) associated with change:

PHASING			
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project: Residential units	SF	SFA	MF
Non-residential (square footage) 33,000			
Mixed-use (describe mix)			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
Medical Office	I - Total	33,000	6.52	June 2017	May 2018

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. (**NOTE: The trip generation information MUST be attached to this application and shown on the development plan.**) In cases where the City and the applicant show differences in projected trips, the applicant’s calculations must be signed and sealed by the professional engineer registered in the State of Florida.

- 2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. Yes No
Zone A Zone B Zone C Zone D Zone E Zone M
- 3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. Yes No
- 4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)
- 5. Does this application involve demolition or re-use of any structure(s)? Yes No

If yes, what is the size of the structure(s) to be demolished or re-used? _____ (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?
 Yes No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

Certification

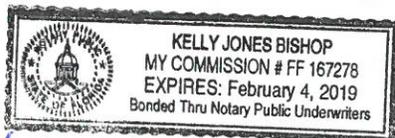
The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.

Owner/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Alachua
Sworn to and subscribed before me this 10th day of February 2017.



Kelly Jones Bishop
Signature - Notary Public

Personally Known OR Produced Identification _____

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Program Area

Legend

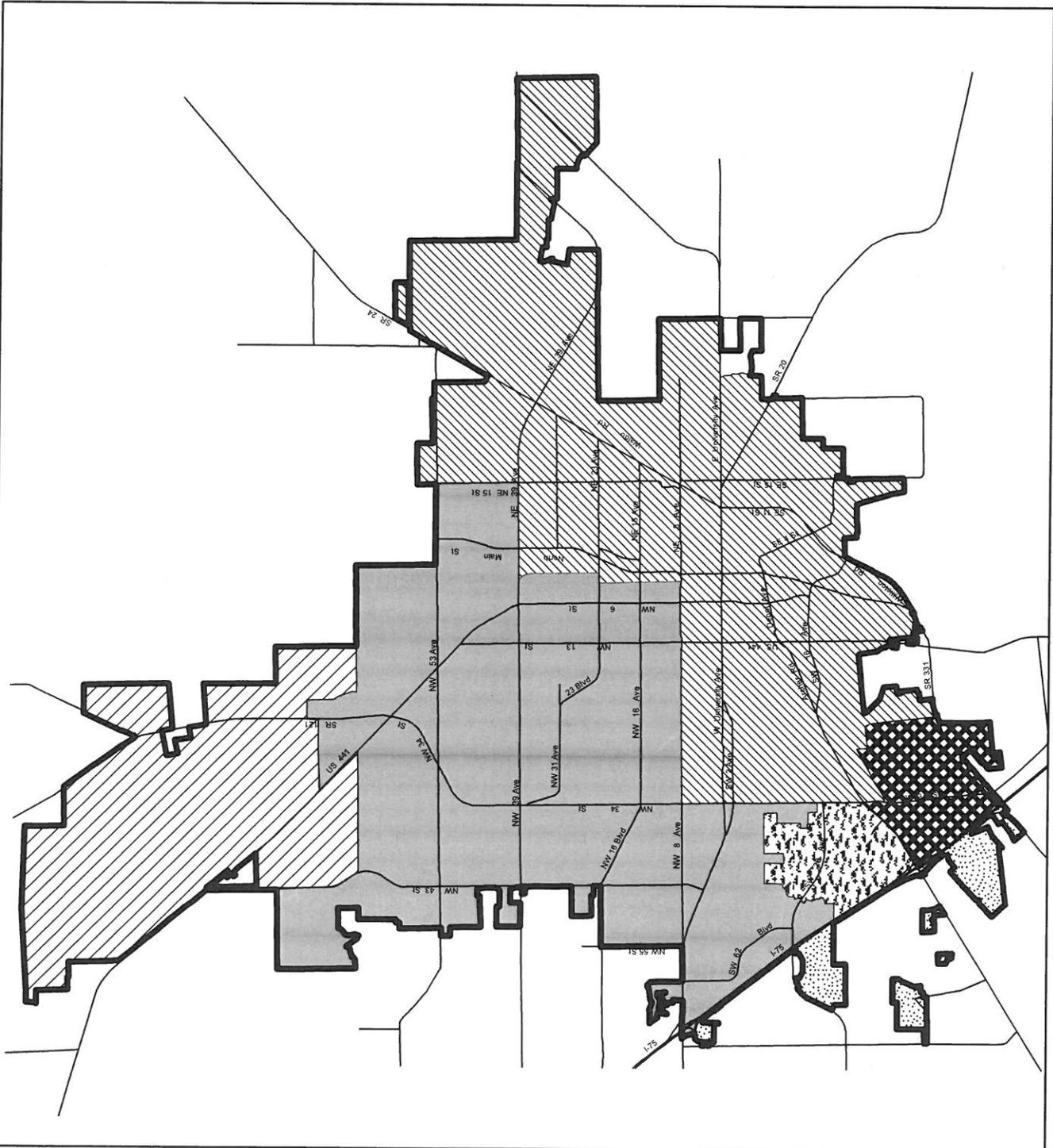
Transportation Mobility Program Area Sub-Zones

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville Gainesville, Florida

Prepared by Planning and Development Services
November 2012



STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater (See the Public Works Comment Sheet.) Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?

Recreation _____ Does the project degrade the City's adopted LOS Standards for recreation?

Mass Transit _____ Does the project impact any of the City's adopted LOS Standards for mass transit?

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.
Level 1 Environmental Review – Submit environmental studies with application.
Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Beville Holdings, LLC	Name: CHW
Address: 6231 SW 37th Way	Address: 132 NW 76th Drive
Gainesville, FL 32608	Gainesville, FL 32607
E-mail: CONTACT AGENT	E-mail: walpole@chw-inc.com
Phone: _____ Fax: _____	Phone: (352) 331-1976 Fax: (352) 331-2476
<i>(If additional owners, please include on back)</i>	

PROJECT INFORMATION

Project Name	North Florida Women's Physicians
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input checked="" type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

Date 2/16/17

Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

APPLICATION FOR TRAFFIC STUDY REVIEW

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Methodology Mtg Date: _____	Receipt No. _____
Tax Map No. _____	
Account No. 001-800-8050-4061	

CHECK ONE:

Minor Major Submittal: 1st 2nd 3rd

The traffic study review fee includes a maximum of three reviews per development plan.

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: Beville Holdings, LLC	Name: CHW
Address: 6231 SW 37th Way	Address: 132 NW 76th Drive
Gainesville, FL 32608	Gainesville, FL 32607
E-mail: CONTACT AGENT	E-mail: walpole@chw-inc.com
Phone: _____ Fax: _____	Phone: (352) 331-1976 Fax: (352) 331-2476
<i>(If additional owners, please include on back)</i>	
PROJECT INFORMATION	
Project Name	North Florida Women's Center
New Peak Hour Trips	AM = 81 trips
	PM = 110 trips
Proposed Uses <small>(list type; ITE land use code and number of units or square footage as appropriate)</small>	Medical-Dental Office Building (ITE Code 720) = 33,740 GLA
Location and access	NW quadrant of the NW 43rd St and NW 6th PI Access: shared right-in/right-out access at NW 8th Ave, shared full access at NW 43rd St, shared full access at NW 6th PI

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature

2/16/17

Date

Certified Cashier's Receipt:



Detail by Entity Name

Florida Limited Liability Company

BEVILLE HOLDINGS LLC

Filing Information

Document Number	L15000005383
FEI/EIN Number	47-2769312
Date Filed	01/09/2015
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	01/26/2015
Event Effective Date	NONE

Principal Address

6231 SW 37TH WAY
GAINESVILLE, FL 32608

Mailing Address

6231 SW 37TH WAY
GAINESVILLE, FL 32608

Registered Agent Name & Address

JOHNSON, ROBERT S
6231 SW 37TH WAY
GAINESVILLE, FL 32608

Authorized Person(s) Detail

Name & Address

Title AMBR

JOHNSON, ROBERT S
6231 SW 37TH WAY
GAINESVILLE, FL 32608

Title AMBR

JOHNSON, ERICA
6231 SW 37TH WAY
GAINESVILLE, FL 32608

Annual Reports

Report Year	Filed Date
2016	02/10/2016

Document Images

[02/10/2016 -- ANNUAL REPORT](#)

View image in PDF format

[01/26/2015 -- CORLCAUTH](#)

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[01/26/2015 -- LC Amendment](#)

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[01/09/2015 -- Florida Limited Liability](#)

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State of Florida, Department of State

February 16, 2017

City of Gainesville
Planning Department
306 NE 6th Avenue, Thomas Center B
Gainesville, FL 32601

Re: North Florida Women's Physicians
Associated Petition Number BA-16-00009

Dear Staff:

Please find the following items included with this cover letter:

- EPlan Review Application (Intermediate);
- Application for Concurrency (Long Form);
- Application for Environmental Review;
- Application Traffic Study Review;
- Property Owner Affidavit;
- Tax Parcel Information;
- Division of Corporations Info;
- Performance Standards Letter;
- Package of Neighborhood Workshop Documentation;
- Construction Staging Memo;
- Signed and Sealed Fire Flow Calculations;
- Signed and Sealed ADF and Pipe Sizing;
- Signed and Sealed Stormwater Report;
- Signed and Sealed Traffic Impact Analysis;
- CAD File; and
- Development Review Plans.

The project proposes the construction of two 2-story medical office buildings, one being $\pm 21,000$ sf and the other being $\pm 9,200$ sf, and a separate $\pm 3,700$ sf birthing center with the associated parking, stormwater management facilities, and infrastructure. The proposed development is located at 4411 NW 8th Avenue, and is comprised of Alachua County tax parcel 06544-001-000. The site has Future Land Use designation of Mixed-Use Medium Intensity and a Zoning designation of Corporate Park (CP). The GRU Project Meeting was held August 10, 2016, and the First Step Meeting was held August 11, 2016. The neighborhood workshop was held September 8, 2016. All documentation from the neighborhood workshop is included in the package.

Sincerely,
CHW



Robert J. Walpole, PE
President

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February 16, 2017

City of Gainesville
Planning Department
Thomas Center B
306 NE 6th Avenue
Gainesville, FL 32601

Ref: North Florida Women's Physicians
Performance Standards Letter

Dear Staff:

Pursuant to Section 30-345 of the City's LDC we are providing this letter as satisfaction of the General Performance Standards as set forth in the section.

The North Florida Women's Physicians project meets the standards as follows:

- (1) *Fire and explosion hazards*: Limited storage of flammable or explosive materials is proposed at the site.
- (2) *Radiation*: No radiation operations are proposed for this development.
- (3) *Electromagnetic radiation*: No electromagnetic radiation is proposed for the site.
- (4) *Smoke and other particulate matter*: No smoke or particulate matter will be discharged from this development without proper treatment and permitting with ACEPD.
- (5) *Toxic or noxious matter*: No activity involving toxic or noxious matter is proposed for this development.
- (6) *Waste disposal*: This site will not discharge waste (liquid or solid) that will result in a violation of local, state or federal regulations.
- (7) *Vibration*: This use will not create any vibrations as defined in the section.
- (8) *Heat, cold, dampness, or movement of air*: The proposed use of the site will not affect temperature, motion or humidity of the atmosphere.
- (9) *Glare*: The site plan meets the City's lighting ordinance and therefore meets the performance standard for glare.
- (10) *Noise, Odor, etc.*: Use of the site will not create noise, odor or any other irritant that will unreasonably disturb the adjoining lands.

In addition, all proposed utilities are to be underground except for those apertures (i.e.: transformers, fire hydrants, etc.) that are defined by code to be allowed to be above grade.

Sincerely,
CHW



Robert J. Walpole, PE
President

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MEMORANDUM

TO: Neighbors of NW 8th Avenue / NW 43rd Street Area
FROM: Holly Simon, EI
DATE: Wednesday, August 24, 2016
RE: Neighborhood Workshop Notice

A Neighborhood Workshop will be held to discuss a proposed development plan for a 2-story medical office building and associated birthing center located on Alachua County Tax Parcel 06544-001-000, located at 4411 NW 8th Avenue. The proposed development plan seeks approval of a new approximately 20,000 sf building and associated 2,500 sf building.

Date: Thursday, September 8, 2016
Time: 6:00 p.m.
Place: CHW
132 NW 76th Drive
Gainesville, FL 32607
Contact: Holly Simon, EI
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Neighborhood Workshop Notice
06544-201-102 N Fla Womens Center
ACCENTMD PROPERTY MANAGEMENT
4340 NEWBERRY RD STE 301
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06493-001-000 N Fla Womens Center
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
06375-200-012 N Fla Womens Center
ALVERS & RICE JR W/H
4414 NW 8TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06375-200-014 N Fla Womens Center
WALTER & SUZANNE ATYEO
833 NW 45TH TER
GAINESVILLE, FL 32605-4591

Neighborhood Workshop Notice
06544-202-204 N Fla Womens Center
AUDIOLOGY BY ACCENT LLC
3240 W NEWBERRY RD, STE 204
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-000 N Fla Womens Center
BARRY RUTENBERG & ASSOC
PO BOX 358080
GAINESVILLE, FL 32635-8080

Neighborhood Workshop Notice
06544-001-000 **** N Fla Womens Center
BEVILLE HOLDINGS LLC
6231 SW 37TH WAY
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06375-200-017 N Fla Womens Center
BISHOP & GYLYS W/H
4405 NW 9TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06544-053-002 N Fla Womens Center
BOSK PROPERTIES LLC
500 NW 43RD ST STE 2
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-013 N Fla Womens Center
RYAN & ALEXIS CAFFREY
825 NW 45TH TER
GAINESVILLE, FL 32605-4591

Neighborhood Workshop Notice
06544-020-003 N Fla Womens Center
CAG PROPERTIES LLC
4645 NW 8TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06544-201-104 N Fla Womens Center
CHARTER HOLDINGS OF GAINESVILLE
6101 CENTRAL AVE
ST PETERSBURG, FL 33710

Neighborhood Workshop Notice
06544-202-201 N Fla Womens Center
LANCE & MARGARET CHODOSH
4340 W NEWBERRY RD, STE 201
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-019 N Fla Womens Center
LOUISA & HARRY DULIN
230 20TH ST SW
LARGO, FL 33770-2906

Neighborhood Workshop Notice
06544-203-301 N Fla Womens Center
ENT PROPERTY MANAGEMENT LTD
4340 W NEWBERRY RD, STE 301
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06545-062-006 N Fla Womens Center
FAMILY PRACTICE ASSOCIATES PA
4410 W NEWBERRY RD STE B
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-005-002 N Fla Womens Center
FLORIDA BANK NA
380 WELLINGTON ST
TOWER B 12TH FLOOR
LONDON ONTARIO, CANADA N6A 4S4

Neighborhood Workshop Notice
06544-050-001 N Fla Womens Center
FTAL MILLHOPPER NEPHROLOGY AS
4423 NW 6TH PL STE A
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-020-001 N Fla Womens Center
GAINESVILLE HEALTH & FITNESS
PO BOX 357306
GAINESVILLE, FL 32635-7306

Neighborhood Workshop Notice
06545-056-002 N Fla Womens Center
GARDNER CHIROPRACTIC & SPORTS
REHABILITATION
4741 NW 8TH AVE STE B
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06544-001-006 N Fla Womens Center
GLORIA W FLETCHER EXECUTIVE
4510 NW 6TH PL
THIRD FLOOR
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06545-056-001 N Fla Womens Center
GREAT OAK PROPS OF N FLORIDA
PO BOX 357010
GAINESVILLE, FL 32635-7010

Neighborhood Workshop Notice
06375-200-016 N Fla Womens Center
KENNETH & LESLIE HOCHMAN
4415 NW 9TH PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06502-000-000 N Fla Womens Center
HOLY FAITH CATHOLIC CHURCH
747 NW 43RD ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-050-003 N Fla Womens Center
HUDSON HEALTHCARE SERVICES LLC
4423 NW 6TH PL STE C
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-018 N Fla Womens Center
INGERSANT & O'SICKEY H/W
4325 NW 9TH PL
GAINESVILLE, FL 32605-4588

Neighborhood Workshop Notice
06386-010-037 N Fla Womens Center
LENOX MASTER ASSOC INC
4400 NW 36TH AVE
GAINESVILLE, FL 32606-7215

Neighborhood Workshop Notice
06375-200-009 N Fla Womens Center
JOHN & CONNIE MULLIGAN
822 NW 45TH TER
GAINESVILLE, FL 32605-5504

Neighborhood Workshop Notice
06375-200-011 N Fla Womens Center
HARVEY & NANCY PEIMAN
4408 NW 8TH PL
GAINESVILLE, FL 32605-4586

Neighborhood Workshop Notice
06545-062-005 N Fla Womens Center
ROGER PENNINGTON
4410 W NEWBERRY RD STE A5
GAINESVILLE, FL 32607-2290

Neighborhood Workshop Notice
06544-202-202 N Fla Womens Center
R & H REAL ESTATE ASSOCIATES
4340 W NEWBERRY RD, STE 202
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-201-101 N Fla Womens Center
RBC BANK
130 SOUTH JEFFERSON ST STE 300
CHICAGO, IL 60661

Neighborhood Workshop Notice
06544-010-000 N Fla Womens Center
GERALD & JOANNE SCHACKOW
45454 NW 8TH AVE STE B
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06375-200-008 N Fla Womens Center
SCHULTZ G & RUTH
832 NW 45TH TER
GAINESVILLE, FL 32605-5504

Neighborhood Workshop Notice
06544-000-000 N Fla Womens Center
SNODGRASS VISION ENTERPRISES
772 SW 136TH ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice
06545-062-001 N Fla Womens Center
SUEADRI INVEST LLC
% SUE ADRI
2606 NW 58TH BLVD
GAINESVILLE, FL 32606-8531

Neighborhood Workshop Notice
06545-060-000 N Fla Womens Center
T O C REAL ESTATE INVESTORS
% ORTHOPAEDIC CENTER
4680 W NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-053-001 N Fla Womens Center
TAYLOR PROFESSIONAL PROPERTIES
201 NW 28TH ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06544-001-001 N Fla Womens Center
TOC REAL ESTATE INVESTORS LLC
PO BOX 13476
GAINESVILLE, FL 32604-1476

Neighborhood Workshop Notice
06375-010-000 N Fla Womens Center
UNIV AVE CHURCH OF CHRIST
4626 NW 8TH AVE
GAINESVILLE, FL 32605-4525

Neighborhood Workshop Notice
06544-202-203 N Fla Womens Center
VERITAS INVESTMENTS LLC
4340 W NEWBERRY RD, STE 202
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
06375-200-010 N Fla Womens Center
D L & MARCIA WALTON
4324 NW 8TH PL
GAINESVILLE, FL 32605-4586

Neighborhood Workshop Notice
06544-053-003 N Fla Womens Center
WILLARR LLC
500 NW 43RD ST STE 1
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice

CITY OF GAINESVILLE
ATTN: MIKE HOGE
PO BOX 490 MS 11
GAINESVILLE, FL 32627

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Black Acres/Black Pines
JIM CONNOR
400 NW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Duval
GILBERT S MEANS, SR
2153 SE HAWTHORNE RD, #111
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Elizabeth PL/Northwest 23rd ST

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Highland Court Manor
DAVID SOUTHWORTH
3142 NE 13 ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Kingswood Court
JOHN ORTON
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Lamplighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Las Pampas
PETER JANOSZ
3418 NW 37 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Madison Park
CHARLES FLOYD
1911 N.W. 36 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINE TUCKER
9 TURKEY CREEK
ALACHUA, FL 32615

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W. WILLIAMS
PO BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
HEATHER REILLY
426 SW 40 TERRACE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: RITA SMITH
8620 NW 13 ST, #210 CLUBHOUSE OFFICE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

University Park
JIMMY HARNSBERGER
402 NW 24 ST
GAINESVILLE, FL 32604

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
JUANITA CASAGRANDE
1911 NW 22 DRIVE
GAINESVILLE, FL 32605-3953

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ASHTON HOMEOWNERS ASSOC
5200 NW 43 ST STE 102
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Eagle Eyes
BEATRICE ELLIS
316 NE 14 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters
RUBY WILLIAMS
237 SW 6 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
MEL LUCAS
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

LARRY SCHNELL
2048 NW 7 LN
GAINESVILLE, FL 32603

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
MARIA PARSONS
439 NW 37 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

STEWART WELLS
6744 NW 36 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Phoenix Subdivision

APRIL JONES

3214 SW 26 TERR, Unit B

GAINESVILLE, FL 32608

Neighborhood Workshop Notice

LEE NELSON

DIRECTOR OF REAL ESTATE – UF

204 TIGERT HALL

PO BOX 113100

GAINESVILLE, FL 32611-3100

MEETING MINUTES

To: File
Project: North Florida Women's Center – Medical Use Facilities
From: Holly Simon, EI
RE: Neighborhood Workshop

A workshop presentation was provided for this project on Thursday, September 08, 2016 at 6:00 PM as shown in the advertisement. The presentation included an explanation of the review process and an explanation of the proposed commercial development. There was one citizen attendee present the workshop. Please refer to the sign-in sheet.

Concerns and Comments:

1. Concerned that abortions would take place at this facility
2. Concerned that hospital affiliation would drive up costs of birthing center.
3. Requested feedback to concerns to help subdue opposition, if needed.

North Florida Women's Physicians Clinic

Gainesville, Florida

for NFWP

100% Construction Documents

DRAFTED BY: MB/JP

ARCHITECT'S PROJECT NO.: 15016

OWNER'S PROJECT NO.:

DATE: 21 April 2017

REVISION DATES:

No.	Description	Date

PLANS CHECKED BY: MB
DATE CHECKED: 05/10/17

LEVEL 1 FLOOR PLAN, AREA CALCULATIONS



Level 1 Floor Plan

1/8" = 1'-0"

GAINESVILLE PARKING	FLORIDA BUILDING CODE	LAND DEVELOPMENT CODE
LEVEL 1 11,330 SF	LEVEL 1 12,020 SF	LEVEL 1 11,383 SF
LEVEL 2 9,405 SF	LEVEL 2 9,831 SF	LEVEL 2 9,473 SF
TOTAL 20,735 SF	TOTAL 21,851 SF	TOTAL 20,856 SF

North Florida Women's Physicians Clinic

Gainesville, Florida

for NFWP

100% Construction Documents

DRAFTED BY: MB/JP

ARCHITECT'S PROJECT NO.: 15016

OWNER'S PROJECT NO.:

DATE: 21 April 2017

REVISION DATES:

No.	Description	Date

PLANS CHECKED BY: MB
DATE CHECKED: 05/10/17

LEVEL 2 FLOOR PLAN



Level 2 Floor Plan

1/8" = 1'-0"



North
Florida
Women's
Physicians
Clinic

Gainesville,
Florida

for
NFWP

100% Construction
Documents

DRAFTED BY: MB/JP

ARCHITECT'S PROJECT NO.: 15016
OWNER'S PROJECT NO.:

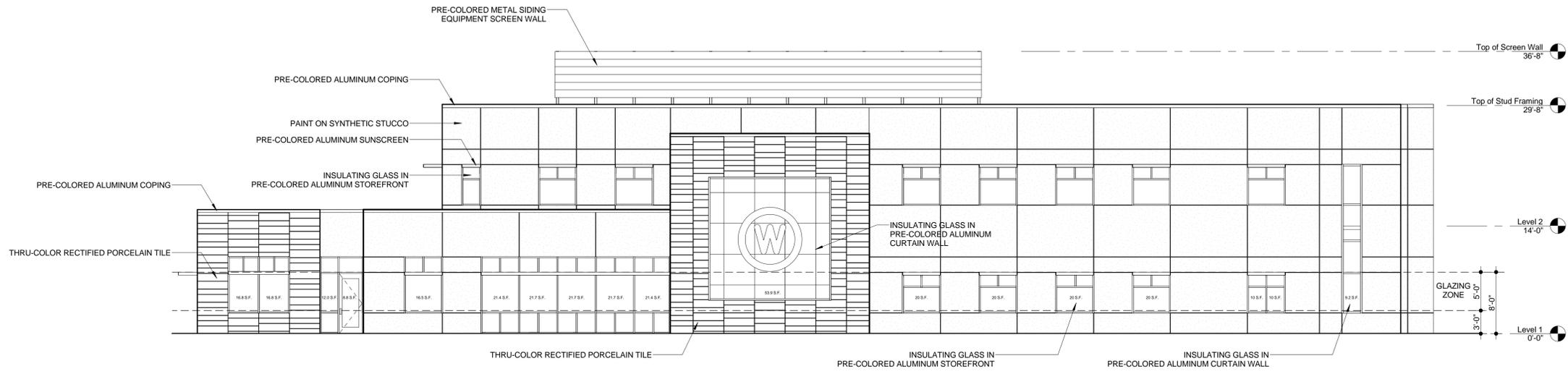
DATE: 21 April 2017

REVISION DATES:

No.	Description	Date

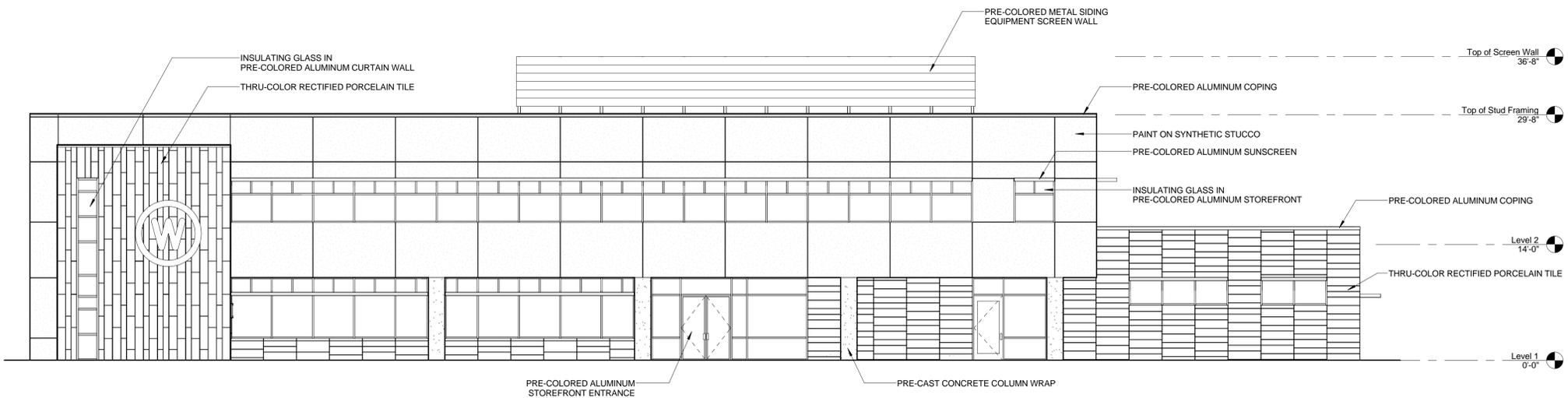
PLANS CHECKED BY: MB
DATE CHECKED: 05/10/17

EXTERIOR ELEVATIONS



GLAZING CALCULATION: AREA OF 3' TO 8' AFF ZONE: 785 SF
AREA REQUIRED to be GLAZED: 785 SF x 30% = 236 SF
ACTUAL GLAZED AREA: 341.9 SF provided > 236 SF required (O.K.)

East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

North
Florida
Women's
Physicians
Clinic

Gainesville,
Florida

for
NFWP

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Documents

DRAFTED BY: MB/JP

ARCHITECT'S PROJECT NO.: 15016

OWNER'S PROJECT NO.:

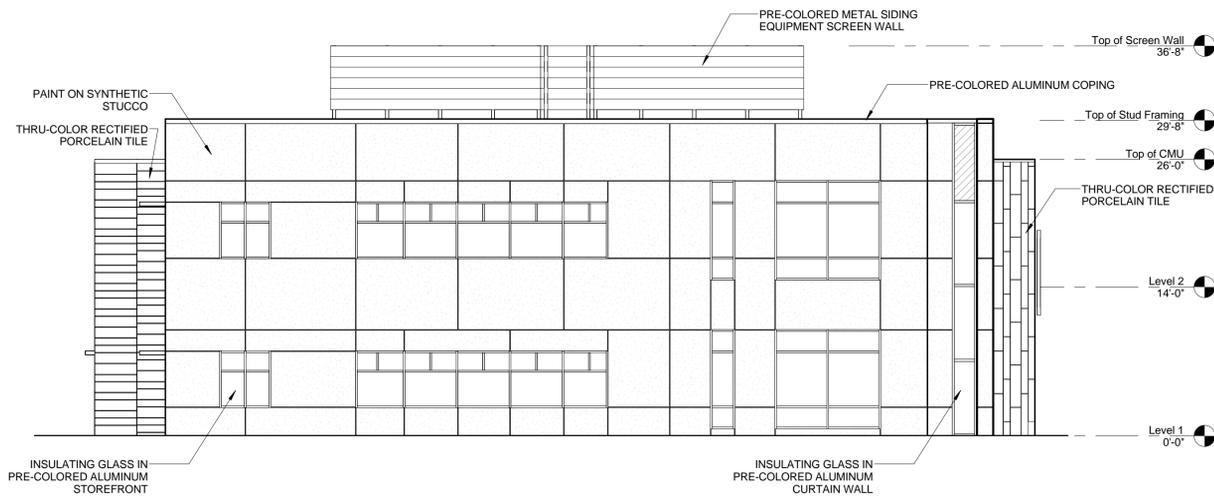
DATE: 21 April 2017

REVISION DATES:

No.	Description	Date

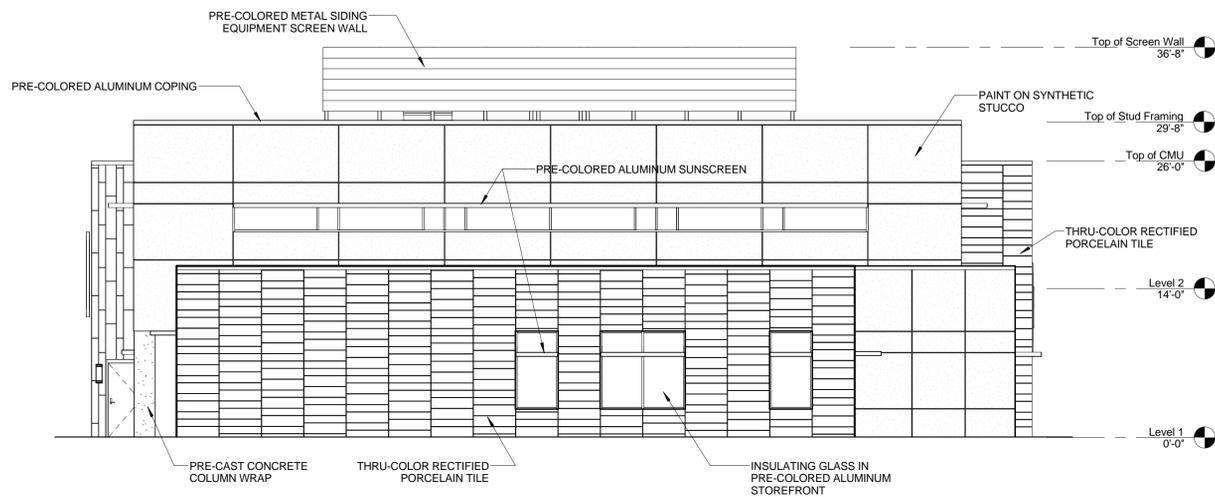
PLANS CHECKED BY: MB
DATE CHECKED: 05/10/17

EXTERIOR ELEVATIONS



North Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

MEDICAL OFFICE BUILDING 2

GAINESVILLE, FLORIDA

SCHEMATIC DESIGN

JACK W. PONIKVAR
AR13607

DRAFTED BY: JP
EMAIL ADDRESS: JACK@PONIKVAR.COM

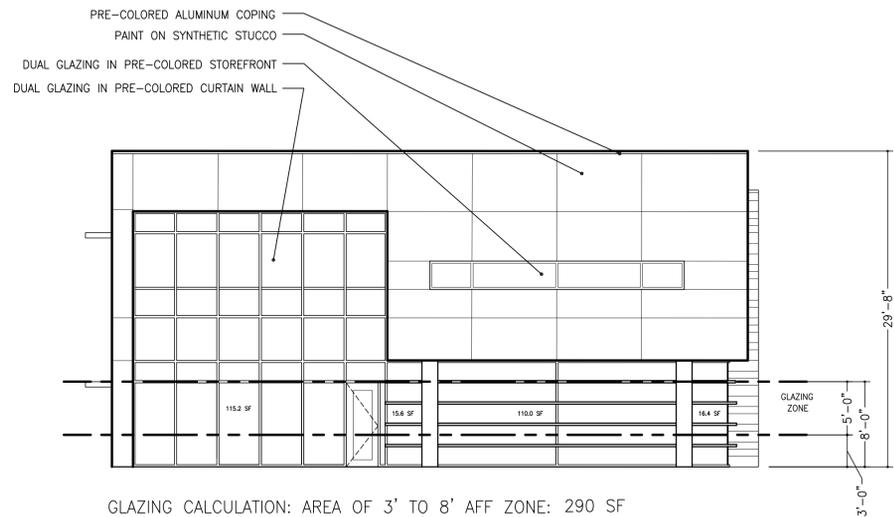
ARCHITECT'S PROJECT NO.: 16020
OWNER'S PROJECT NO.: TBD

DATE: 13 FEBRUARY 2017

REVISION DATES:

PLANS CHECKED BY: JP
DATE CHECKED: TBD

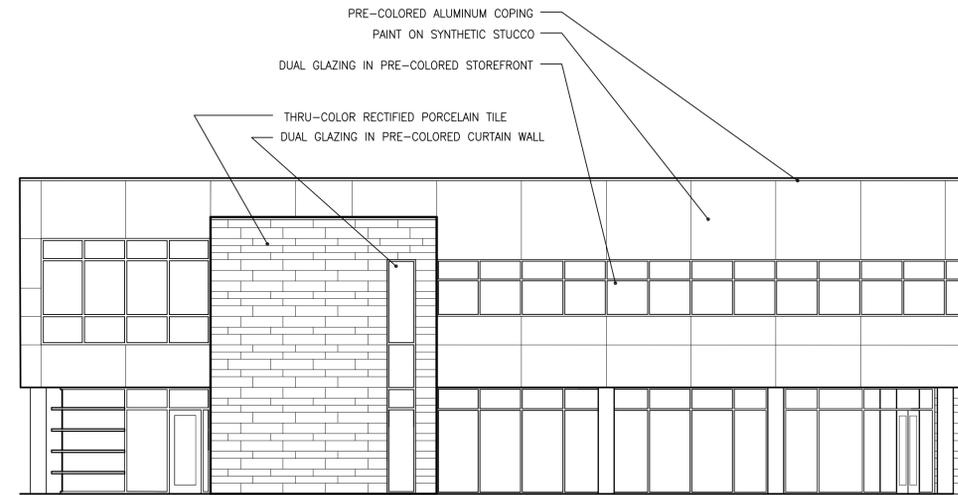
OFFICE BUILDING:
EXTERIOR ELEVATIONS



GLAZING CALCULATION: AREA OF 3' TO 8' AFF ZONE: 290 SF
AREA REQUIRED to be REQUIRED GLAZED: 290 SF X 30% = 87 SF
ACTUAL GLAZED AREA: 257.2 SF provided > 87 SF required O.K.

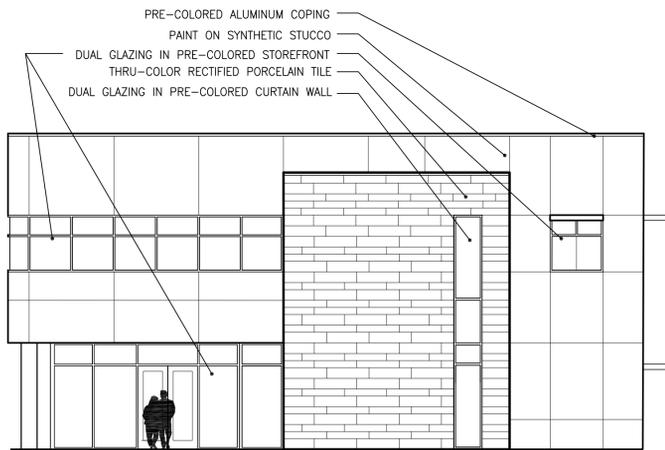
1 MOB 2: EAST ELEVATION

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



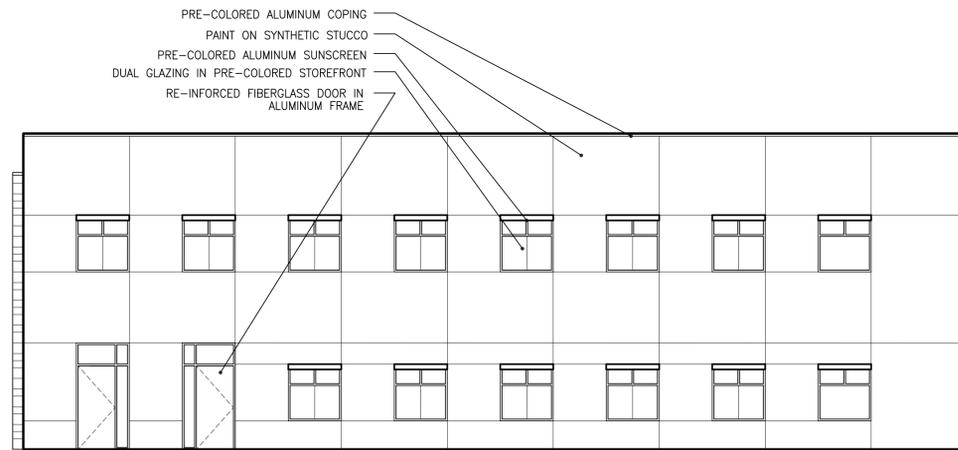
2 MOB 2: NORTH ELEVATION

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



3 MOB 2: WEST ELEVATION

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



4 MOB 2: SOUTH ELEVATION

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

BIRTH CENTER

Gainesville, Florida

for
North Florida
Women's
Physicians

100%
CONSTRUCTION
DOCUMENTS

JACK W. PONIKVAR
AR13607

DRAFTED BY:

ARCHITECT'S PROJECT NO.: 15016A

DATE: 21 APR 2017

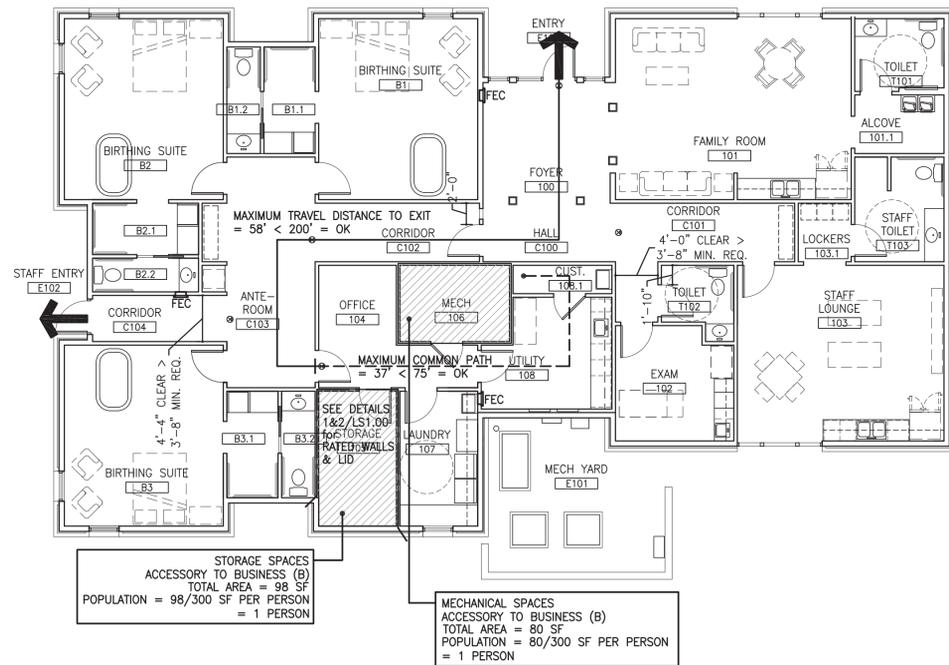
REVISION DATES:

ARCHITECTURAL:
LIFE SAFETY PLAN
DIMENSIONED FLOOR PLAN
DIMENSIONED CLERESTORY OPENING PLAN
TAGGED FLOOR PLAN

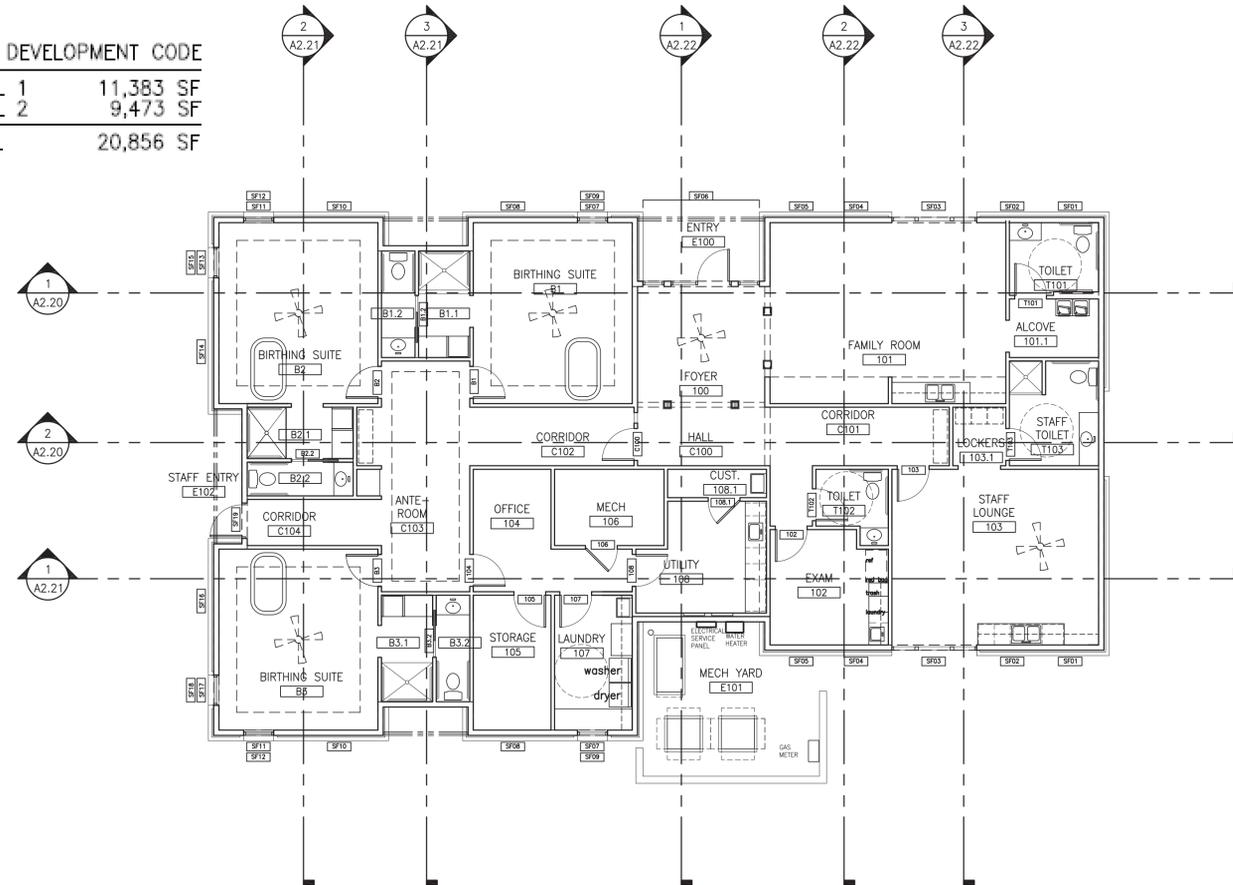
3A1.11

GAINESVILLE PARKING		FLORIDA BUILDING CODE		LAND DEVELOPMENT CODE	
LEVEL 1	11,330 SF	LEVEL 1	12,020 SF	LEVEL 1	11,383 SF
LEVEL 2	9,405 SF	LEVEL 2	9,831 SF	LEVEL 2	9,473 SF
TOTAL	20,735 SF	TOTAL	21,851 SF	TOTAL	20,856 SF

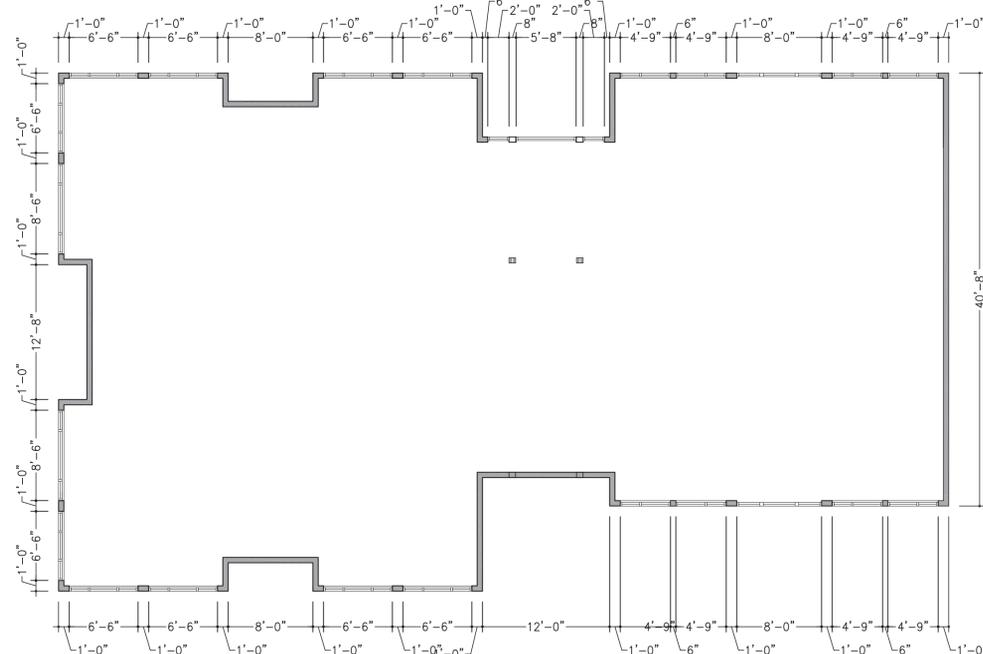
BALANCE OF SPACES
BUSINESS OCCUPANCY (B)
TOTAL AREA = 3,229 SF
POPULATION = 3,229/100 SF PER PERSON
= 33 PERSONS



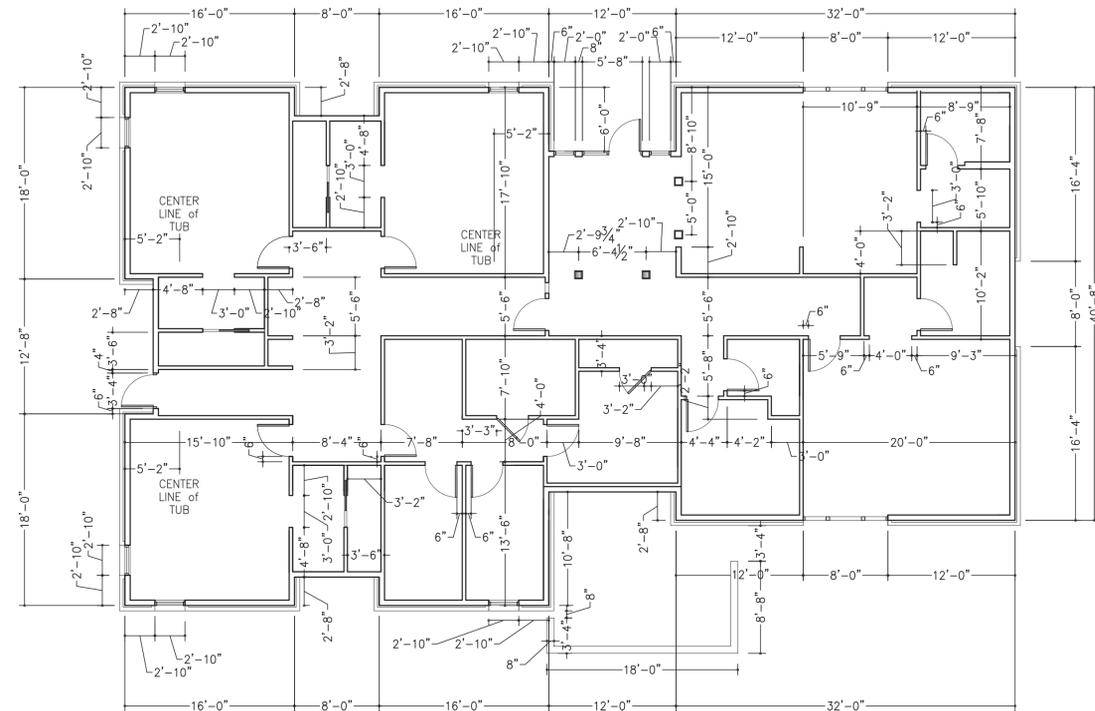
ARCHITECTURAL: LIFE SAFETY PLAN



ARCHITECTURAL: TAGGED FLOOR PLAN



ARCHITECTURAL: DIMENSIONED CLERESTORY OPENING PLAN



ARCHITECTURAL: DIMENSIONED FLOOR PLAN



BIRTH CENTER

Gainesville, Florida

for
**North Florida
Women's
Physicians**

100%
CONSTRUCTION
DOCUMENTS

JACK W. PONIKVAR
AR13607

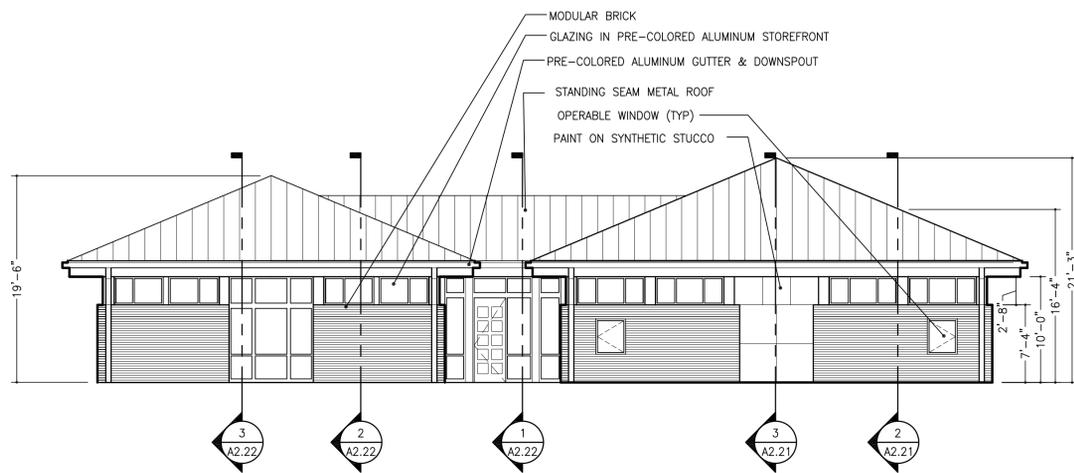
DRAFTED BY:

ARCHITECT'S PROJECT NO.: 15016A

DATE: 21 APR 2017

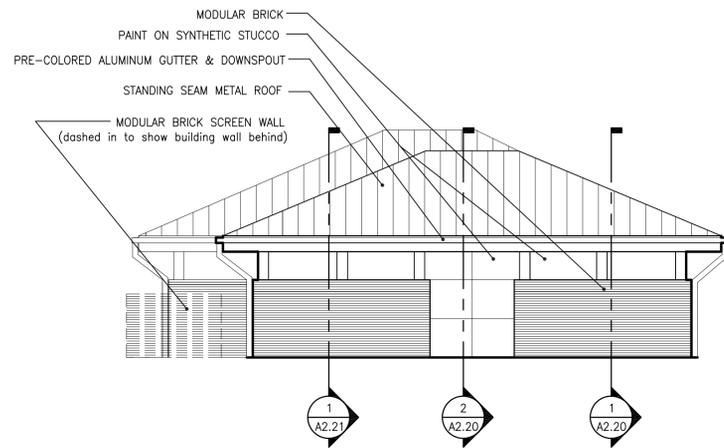
REVISION DATES:

ARCHITECTURAL:
EXTERIOR ELEVATIONS



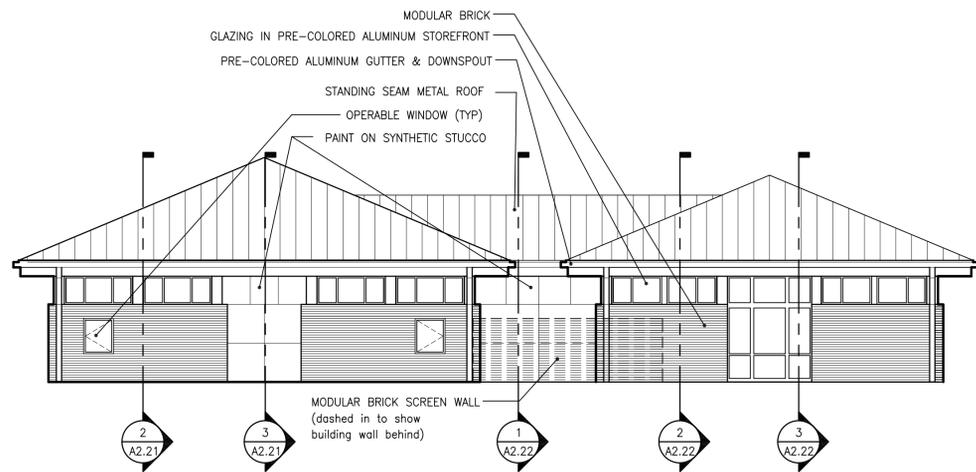
1 NORTH ELEVATION

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



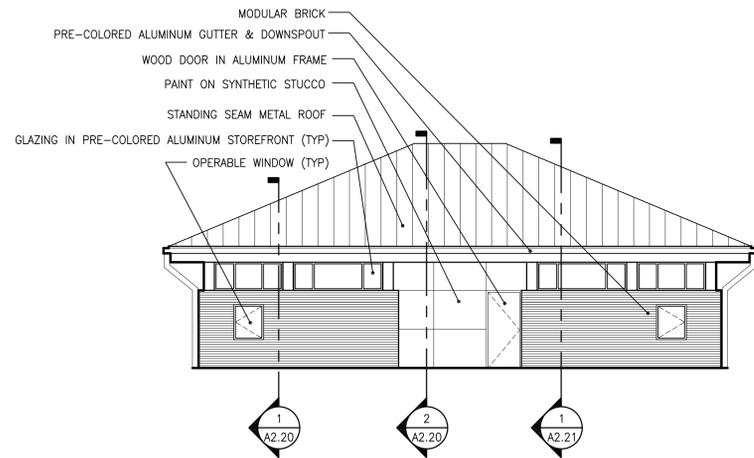
2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



4 WEST ELEVATION

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

DEVELOPMENT PLANS FOR NORTH FLORIDA WOMEN'S PHYSICIANS GAINESVILLE, FLORIDA

SECTION 3, TOWNSHIP 10 SOUTH, RANGE 19 EAST
SUBMITTED TO
CITY OF GAINESVILLE
GAINESVILLE REGIONAL UTILITIES
ALACHUA COUNTY

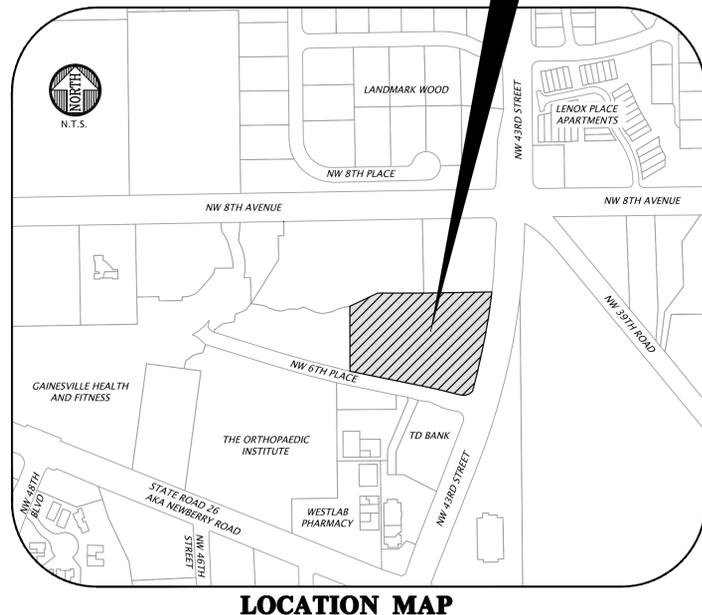
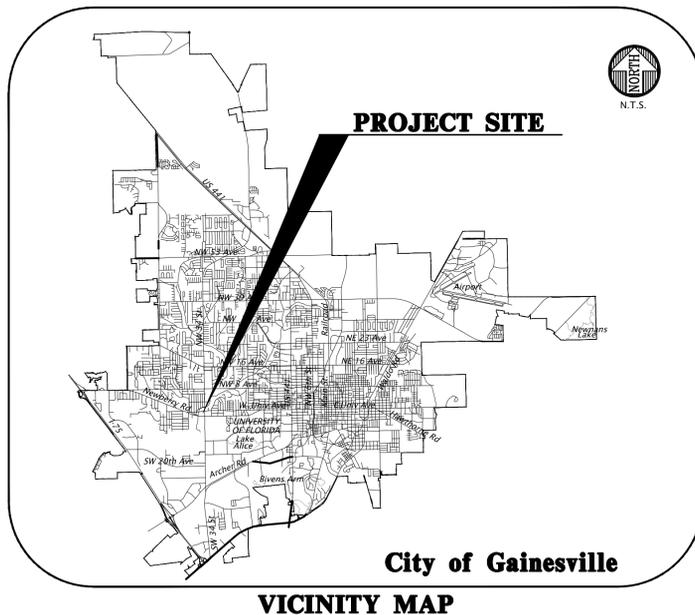
DEVELOPER
NORTH FLORIDA WOMEN'S PHYSICIANS
6440 W. NEWBERRY ROAD
GAINESVILLE, FLORIDA 32605
(352) 332-7222

CIVIL ENGINEER
ROBERT J. WALPOLE, P.E.
CHW
132 N.W. 76th DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976
walpole@chw-inc.com

ARCHITECT
PONIKVAR AND ASSOCIATES, INC.
720 SW 2ND AVENUE
SUITE 105
GAINESVILLE, FLORIDA 32601
(352) 372-1378

LANDSCAPE ARCHITECT
CHW
132 N.W. 76th DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976

MEP
H2 ENGINEERING, INC.
114 EAST 5TH AVE.
TALLAHASSEE, FL 32303
(850) 224-7222



- DEVELOPMENT DATA:
EXISTING DATA:
TOTAL AREA= 129,542 SF 100.0% 2.97 ACRES
TOTAL IMPERVIOUS AREA= 2,613 SF 2.0% 0.06 ACRES
OPEN AREA= 126,802 SF 98.0% 2.91 ACRES
PROPOSED DATA:
TOTAL AREA= 129,542 SF 100.0% 2.97 ACRES
TOTAL IMPERVIOUS AREA= 86,146 SF 67.0% 1.98 ACRES
OPEN AREA= 43,396 SF 33.0% 0.99 ACRES
DESCRIPTION:
THE CONSTRUCTION OF 3 MEDICAL FACILITIES TOTALING ±33,727 SF. THE NORTH FLORIDA WOMEN'S PHYSICIANS PROJECT WILL ALSO PROPOSES ALL ASSOCIATED STORMWATER FACILITIES, PARKING, UTILITIES, AND LANDSCAPING WITH THIS DESIGN.
- SITE ZONING: CORPORATE PARK (CP)
FUTURE LAND USE: MIXED USE MEDIUM INTENSITY (MU-2)
BUFFERS: BOA APPROVED FRONT LANDSCAPE SETBACK TO 25' ON NW 43RD STREET
- PARKING:
REQUIRED:
VEHICULAR PARKING: 1 PER 200 SF GFA = 33,727/200 = 168.64 = 169 SPACES
BIKE: 5% OF REQUIRED VEHICLE PARKING = 0.05 x 169 = 8.45 = 9 SPACES
MOTORCYCLE PARKING: 1 PER 40 REQUIRED VEHICLE PARKING = 169/40 = 4.23 = 4 SPACES
PROVIDED:
VEHICULAR PARKING: 165; INCLUDING 6 ADA ACCESSIBLE SPACES
BIKE: 10
MOTORCYCLE: 4
- UTILITIES:
ALL UTILITY SERVICES SHALL BE INSTALLED BELOW GRADE PER LDC SECTION 30-345.
WATER: -CONNECT VIA EXISTING WATER MAIN ON NW 6TH PLACE AND NW 43RD STREET.
WASTEWATER: -CONNECT VIA EXISTING SANITARY ON NW 6TH PLACE AND NW 43RD STREET.
ELECTRIC: -NEW ELECTRIC TO BE CONNECTED TO TRANSFORMER ON WESTERN PARCEL, DIRECTLY ADJACENT ON NW 6TH PLACE AND NEW TRANSFORMER ALONG NW 43RD STREET.
- STORMWATER MANAGEMENT UTILITY DATA:
A STORMWATER SYSTEM WILL BE CONSTRUCTED ON THE SITE.
TOTAL IMPERVIOUS AREA = 86,146 S.F.

LOWEST DISCHARGE ELEVATION	SMF
RETENTION VOLUME BELOW LOWEST DISCHARGE ELEVATION	14,371 C.F.

THE PROJECT MUST COMPLY WITH ALL NPDES CRITERIA BOTH DURING AND AFTER CONSTRUCTION.
- REFUSE COLLECTION: TRASH AND RECYCLING PAD LOCATED IN PARKING LOT. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- SITE LIGHTING IS PROVIDED. THE LIGHT LOCATIONS PROVIDE FULL CUTOFF LUMINARIES AND COMPLIES WITH ARTICLE VI OF THE LAND DEVELOPMENT CODE. REFER TO PHOTOMETRIC DESIGN FOR DETAIL.
- ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FLORIDA D.O.T. STANDARDS.
- FIRE PROTECTION:
THE BUILDING SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. FIRE PROTECTION SYSTEMS PROVIDED IN THE STRUCTURES SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE APPROPRIATE FIRE PROTECTION AND BUILDING CONSTRUCTION STANDARDS. ALL STABILIZED SURFACES MUST BE IN PLACE PRIOR TO ANY ACCUMULATION OF COMBUSTIBLES ON SITE.
THE BUILDING IS SPRINKLED. IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL NEW BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ.
THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION, AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241. THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. (GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16))
- NO GENERAL HAZARDS ARE PROPOSED FOR THIS PROJECT. N/A
- THERE ARE NO KNOWN SPECIAL FIRE PROTECTION CONCERNS. N/A
- THE SITE IS NOT IN THE HISTORICAL PRESERVATION DISTRICT. N/A

GENERAL NOTES

- THE SITE IS NOT IN A FLOOD PLAIN DISTRICT. N/A
- THE SITE IS NOT EFFECTED BY WETLANDS REGULATIONS. N/A
- THE SITE IS NOT LOCATED ON A NATURE PARK, GREENWAY, OR GATEWAY DISTRICT. N/A
- THE SITE IS NOT LOCATED WITHIN THE WELLFIELDS PROTECTION DISTRICT. N/A
- THE MAXIMUM HEIGHT OF THE PROPOSED STRUCTURE IS LESS THAN 90 FEET. PER APPENDIX F SECTION II.A2.B, THIS STRUCTURE IS WITHIN SUBZONE 1, GREATER THAN 15,000 FEET FROM THE AIRPORT, IT IS LESS THAN 100 FEET TALL, AND IS THEREFORE NOT TO BE CONSIDERED A "POTENTIAL AIRPORT OBSTRUCTION".
- THE SITE COMPLIES WITH THE FLORIDA BUILDING CODE FIFTH EDITION AND ALL RELATED CODES AND FLORIDA HANDICAPPED ACCESSIBILITY CODES AND STANDARDS INCLUDING THE FOLLOWING:
FLORIDA BUILDING CODE - BUILDING 2014 EDITION
FLORIDA BUILDING CODE - EXISTING 2014 EDITION
FLORIDA BUILDING CODE - RESIDENTIAL 2014 EDITION
FLORIDA BUILDING CODE - PLUMBING 2014 EDITION
FLORIDA BUILDING CODE - FUEL GAS 2014 EDITION
FLORIDA BUILDING CODE - MECHANICAL 2014 EDITION
FLORIDA BUILDING CODE - ENERGY CONSERVATION 2014 EDITION
FLORIDA BUILDING CODE - ACCESSIBILITY 2014 EDITION
NATIONAL ELECTRICAL CODE 2014 EDITION
NFPA 101 LIFE SAFETY CODE W/ FLORIDA MODIFICATIONS 2015 EDITION
FLORIDA FIRE PREVENTION CODE 2014 EDITION.
- TRAFFIC STATEMENT:
THE PROJECT TRAFFIC GENERATION IS CALCULATED FROM TRIP GENERATION RATES PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 9TH EDITION.

PROPOSED LAND USE	QUANTITY	ADT	AM PEAK HR	PM PEAK HR
MEDICAL OFFICE BUILDING (720)	33,740	1,165	81	110
TOTAL (AFTER 25% REDUCTION)		874	61	83

THE DEVELOPMENT IS LOCATED IN ZONE B OF THE TRANSPORTATION MOBILITY ELEMENT PROGRAM AREA (TMPA), AND WILL COMPLY WITH THE APPLICABLE PROVISIONS OF TRANSPORTATION MOBILITY ELEMENT POLICIES 10.1.4 AND 10.1.6. THIS DEVELOPMENT MUST MEET AT LEAST 5 TRANSPORTATION MOBILITY ELEMENT POLICY 10.1.6. CRITERIA. PAYMENT WILL BE PROVIDED IN LIEU OF THIS STANDARD.
- PARCEL INFORMATION:
A PORTION OF ALACHUA COUNTY TAX PARCEL 06544-001-000
- BUILDING OCCUPANCY CLASS: BUSINESS OCCUPANCY (ALL PROPOSED BUILDINGS) PER FBC, CHAPTER 3, SECTION 304
- BUILDING CONSTRUCTION TYPE:
BIRTH CENTER: TYPE V B, NON-SPRINKLERED
MOB 1: TYPE III A, SPRINKLERED
MOB 2: TYPE III B, NON-SPRINKLERED
- BUILDING AREA TABULATION:

BIRTH CENTER	PER FBC	CFA	LEVEL 01	LEVEL 02	TOTAL
MOB 1 (NFWP)	4,821 SF	3,682 SF	4,821 SF	3,682 SF	8,503 SF
MOB 2 (LDC)	12,020 SF	11,383 SF	9,831 SF	9,473 SF	21,851 SF
	5,228 SF	4,352 SF	5,161 SF	4,837 SF	10,389 SF
- BUILDING HEIGHT: PER FBC 2015
BIRTH CENTER: 16' - 4 3/8"
MOB 1 (NFWP): 29' - 8" (+7' FOR ALUMINUM EQUIPMENT SCREEN)
MOB 2 (LDC): 29' - 8"
- PROPOSED USE:
MEDICAL OFFICE SPACE

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.12 - C0.13	CONSTRUCTION DETAILS
1 OF 2	TOPOGRAPHIC AND BOUNDARY SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION PLAN
C0.50	OVERALL DEVELOPMENT PLAN
C1.00	DEVELOPMENT PLAN AND HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.00	DRAINAGE AND GRADING PLAN
C2.01 - C2.02	DETAILED DRAINAGE AND GRADING PLAN
C2.30	STORMWATER MANAGEMENT FACILITY PLAN AND DETAIL
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LS-1 - LS-2	LANDSCAPE PLAN
E-1	PHOTOMETRIC PLAN
1A1.11	CLINIC BUILDING LEVEL 1 FLOOR PLAN AREA CALCULATIONS
1A1.12	CLINIC BUILDING LEVEL 2 FLOOR PLAN
1A1.30	CLINIC BUILDING ROOF PLAN
1A2.10	CLINIC BUILDING EXTERIOR ELEVATIONS
1A2.11	CLINIC BUILDING EXTERIOR ELEVATIONS
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2A2.10	OFFICE BUILDING EXTERIOR ELEVATIONS
3A1.11	BIRTH CENTER BUILDING FLOOR PLAN AREA CALCULATIONS
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3A2.10	BIRTH CENTER EXTERIOR ELEVATIONS
E2.10	BIRTH CENTER FLOOR PLAN - POWER
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E5.01	CLINIC RISER DIAGRAM - POWER
E5.02	CLINIC RISER DIAGRAM - SYSTEMS
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E5.11	CLINIC PANEL SCHEDULES - ELECTRICAL
E5.12	CLINIC PANEL SCHEDULES - ELECTRICAL

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REVISIONS: NONE
DATE: 05/10/17

CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
SHEET NUMBER: 16-0260

RESPONSIBLE: J. THOMAS
DESIGNER: R. WALPOLE
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 16-0260

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GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAUSSEUX, HEWETT & WALPOLE, INC., AND DATED JULY 23, 2016.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OR THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. THE CONTRACTOR SHALL CALL THE NATURE OPERATIONS DIVISION AT (352) 393-8171 FOR A TREE BARRICADE INSPECTION PRIOR TO BEGINNING ANY CONSTRUCTION.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED 2014, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2014, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN REPAVED AREAS OF THE CITY RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTOR'S EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF SITE CONSTRUCTION IF REQUIRED.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2014 EDITION, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS, FDOT STANDARD SPECIFICATIONS, ACPWD SPECIFICATIONS, AND/OR CITY OF GAINESVILLE MOT REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF GAINESVILLE (PHIL MANN) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (ROBBIE EMMONS), AS REQUIRED.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. CALL THE BUILDING DEPARTMENT AT (352)334-5050 FOR A DEMOLITION INSPECTION PRIOR TO ANY DEMOLITION ACTIVITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
3. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
4. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
5. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
6. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
7. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.
8. CONTRACTOR SHALL CALL THE URBAN FORESTRY INSPECTOR AT 352-393-8188 BEFORE DEMOLITION ACTIVITIES BEGIN IN ORDER TO MAKE SURE THE TREE BARRIERS HAVE BEEN CONSTRUCTED BEFORE THE EXISTING CONDITIONS CHANGE.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF-SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
 - A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5: (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.
 - NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.
 - B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
 - C. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
 - D. ALL SLOPES 1:4 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.
 - E. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
 - F. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT CITY OF GAINESVILLE APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 500 AND 505.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION OR AS SHOWN. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
 - B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
 - C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS ARE SHOWN ON THE ARCHITECTURAL PLAN.
11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #27 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 3,000 PSI MINIMUM OR AS SHOWN.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDDED AND MULCHED OR AS SHOWN ON THE PLANS.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HOPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

CITY OF GAINESVILLE NOTES

1. ALL WORK WITHIN OR ON CITY OWNED OR MAINTAINED FACILITIES, ROW OR EASEMENT WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, REQUIREMENTS FURTHER DESCRIBED IN THE CITY OF GAINESVILLE DESIGN AND CONSTRUCTION MANUAL (CURRENT EDITION) SECTION 8.3.
2. THE CONTRACTOR SHALL PROVIDE THE CITY WITH AN AS-BUILT SURVEY OF THE RETENTION/DETENTION BASIN AND ASSOCIATED STRUCTURES, PREPARED BY A REGISTERED LAND SURVEYOR. THE SURVEY SHALL BE SUBMITTED ON PAPER COPY AND ELECTRONICALLY (.PDF AUTODESK CAD) REQUIREMENTS FURTHER DESCRIBED IN THE CITY OF GAINESVILLE DESIGN AND CONSTRUCTION MANUAL (CURRENT EDITION) SECTION 10.8.7.
3. ANY CONSTRUCTION IN THE CITY OF GAINESVILLE PUBLIC ROW WILL REQUIRE PERMITS FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK. A MOT PERMIT IS REQUIRED FOR ANY ACTIVITY IN THE ROW THAT EITHER DIRECTLY OR INDIRECTLY AFFECTS VEHICULAR OR PEDESTRIAN TRAFFIC.
4. OPEN CUT RESTORATION SHALL BE PERFORMED IN ACCORDANCE WITH FDOT INDEX 307, AND USING THE FLOWABLE FILL OPTION.
5. ALL REQUIRED BACKFILL WITHIN THE ROW SHALL BE DOCUMENTED WITHIN AND FDOT TYPE DENSITY LOG BOOK, COMPILED AND MAINTAINED BY THE CONTRACTOR, AND AVAILABLE FOR REVIEW BY THE PUBLIC WORKS INSPECTOR UPON REQUEST. THIS LOG BOOK SHALL BE SIGNED AND SEALED BY THE ENGINEER AND TURNED OVER TO THE PW DEPARTMENT FOR REVIEW AND ACCEPTANCE AS PART OF THE CLOSEOUT DOCUMENTS.
6. INCLUDE ALL NOTES, DESCRIBED IN THE CITY OF GAINESVILLE ENGINEERING DESIGN AND CONSTRUCTION MANUAL, CHAPTER 8 SUBMITTAL REQUIREMENTS, SECTION 8.1 SITE PLANS, FOR WORK WITHIN THE CITY, COUNTY, OR STATE ROW ARE INCLUDED IN THE PLANS.

GRU UTILITY NOTES

1. NO OTHER UTILITY PERMITS ARE REQUIRED.
2. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUE'S) IN A METES AND BOUNDS FORMAT. UPON GRU'S APPROVAL OF PLANS FOR DEVELOPMENTS NOT BEING PLATTED, OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS TABLE IN APPENDIX C OF THE GRU W/W/R/CW DESIGN STANDARDS.
3. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL CONFORM TO GRU'S MOST RECENT POTABLE WATER, WASTEWATER, & RECLAIMED WATER SYSTEM DESIGN STANDARDS AND APPROVED MATERIALS MANUAL.
4. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION.
5. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES. NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 3" SLEEVES. (SEE APPENDIX C OF GRU'S DESIGN STANDARDS AND CONSTRUCTION DETAILS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER - HORIZONTAL SEPARATION DISTANCES FOR PARALLEL AND PERPENDICULAR CLEARANCE FROM OTHER OBJECTS TABLE.)
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL EFFECTIVE OCTOBER 1, 2007. FOR COMMERCIAL, MULTIFAMILY, AND INSTITUTIONAL DEVELOPMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING POTABLE WATER SERVICES AND YOKE ASSEMBLY PACKAGE UP TO AND INCLUDING THE METER YOKE, BOX (INSTALLED AT FINAL GRADE) AND ASSOCIATED APPURTENANCES, FOR METERS 1" AND SMALLER (SEE GRU W/W/R/CW CONSTRUCTION DETAIL W- 8.0), WITH A ONE-YEAR WARRANTY.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, SHALL BE GRU APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH BRASS NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS 4" IN DIAMETER AND GREATER, PLACED UNDER ROADWAYS, SHALL BE CEMENT-LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB (3 FEET WITHIN CITY OF GAINESVILLE LIMITS). TRACER WIRE INSTALLED ON PVC WATER MAINS SHALL CONTINUE ACROSS THE CLDIP SECTIONS.
9. 1" OR 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB (3 FEET INSIDE CITY OF GAINESVILLE LIMITS).
10. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.
11. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE REACTION AS SPECIFIED ON THE RESTRAINED JOINT STANDARD IN THE CONSTRUCTION DETAILS OF THE GRU STANDARDS (W- 2.8 & 2.9, RCW- 2.8 & 2.9, AND HW- 2.4 & 2.5). CALCULATIONS FOR REQUIRED RESTRAINT LENGTH MUST BE PROVIDED IF THE SPECIFIED RESTRAINT LENGTH, DUE TO SOIL TYPE OR DEPTH OF COVER, DIFFERS FROM THOSE PROVIDED ON THESE DETAILS.
12. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
13. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS ADJACENT TO PAVED AREAS SHALL BE RATED FOR TRAFFIC LOAD BEARING. WASTEWATER CLEANOUT COVERS IN OTHER SIDEWALKS/WALKWAYS SHALL BE BRASS WITH A SQUARE RECESS.
14. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
15. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE (BWV) IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
16. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 10 FT. OF AN ELECTRIC TRANSFORMER, A 20 FT. LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3" SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.
2. ELECTRIC DESIGN PROVIDED BY GRU ENERGY DELIVERY.

CONSTRUCTION SEQUENCE AND POLLUTION REDUCTION NOTES

I. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH FDOT INDEX NO. 102 AND THESE PLANS.
2. THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.
3. ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.
4. THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.
5. IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.
6. THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.
7. THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.
8. THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).
9. THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.
10. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
11. ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. GRASS SEEDING RATES AND MIXTURES SHALL BE PER THE FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

II. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE PLANS, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS.

III. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OF THE SYSTEM. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE PARK CENTRAL HOLDINGS OF GAINESVILLE, LLC.

PERVIOUS PAVEMENT (DECORATIVE CONCRETE) SHALL NOT BE USED FOR MATERIAL STORAGE AT ANY TIME. PAVEMENT SURFACE SHALL BE PROTECTED FROM ANY SEDIMENTATION OR TRACKING. ANY DEPOSITS SHALL BE REMOVED BY VACUUM TRUCK ONLY.

Title: asbt; Plot Date: May 10, 2017 11:31am; Filename: L:\2016\16-0260_Engineering\Work\Production\Fina\16-0260_CD_10_01.dwg; User: J. THOMAS; Job Number: 16-0260; Project: NORTH FLORIDA WOMEN'S PHYSICIANS; Sheet Title: GENERAL NOTES; Scale: N/A; Date Plotted: 05/10/17; Plotter: R. WALPOLE; Plot Size: 11x17; Plot Scale: 1"=16'-0.260'

 CHW Professional Consultants	139 NW 76th Drive Gainesville, Florida 32607 (352) 351-1976 / (850) 351-0276 www.chw-inc.com	est. 1988 FLORIDA CA-5075	SCALES: N/A BASE SCALE ON ORIGINAL DRAWING: 0"=16'-0.260' THIS SHEET ADJUST SCALES ACCORDINGLY.	CONSTRUCTION/REV. REVISIONS: DATE: 03/09/17 BY: J. THOMAS DESCRIPTION: COG, GRU, AND AC; COG, GRU, AND AC	CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS SHEET NUMBER: 16-0260 SHEET TITLE: GENERAL NOTES	DESIGNER: J. THOMAS CHECKER: R. WALPOLE PROJECT CONTROL: R. WALPOLE PROJECT NUMBER: 16-0260	APPROVED: ROBERT J. WALPOLE	FL PE No. 58206 SHEET NO.: C0.10
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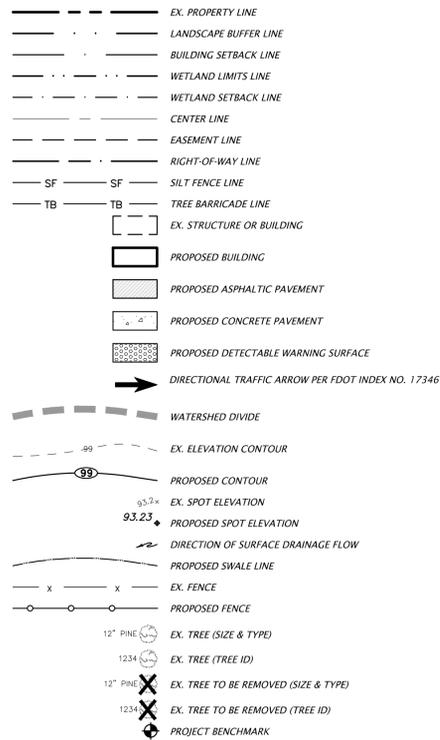
ABBREVIATIONS

SYMBOLS		N	
·	FEET (WHEN USED WITH LENGTHS)	N	NORTH
°	DEGREES	N/E	NORTHING - EASTING
'	MINUTES (WHEN USED WITH ANGLES)	N/A	NOT APPLICABLE
"	SECONDS	NAVOD	NORTH AMERICAN VERTICAL DATUM OF 1988
%	PERCENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
@	AT	NO	NUMBER
A		NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	NTS	NOT TO SCALE
AC	ACRES	O	ON CENTER
ADA	AMERICAN WITH DISABILITIES ACT	OC	ON CENTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	OHW	OVERHEAD WIRE
ARCH	ARCHITECT	ORB	OFFICIAL RECORDS BOOK
ARV	AIR RELEASE VALVE	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	P	PAVEMENT
AWWA	AMERICAN WATER WORKS ASSOCIATION	PAVT	PAVEMENT
B		PC	POINT OF CURVATURE
BC	BACK OF CURB	PCC	POINT OF COMPOUND CURVE
BFP	BACKFLOW PREVENTER	PERF	PERFORATED
BLDG	BUILDING	PROP	PROPOSED
BM	BENCHMARK	PT	POINT OF TANGENCY
BMP	BEST MANAGEMENT PRACTICE	PVC	POLYVINYL CHLORIDE
BOC	BACK OF CURB	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE STATION	R	RADIUS
BVCE	BEGIN VERTICAL CURVE ELEVATION	RCP	REINFORCED CONCRETE PIPE
BW	BOTTOM OF WALL	RPM	RAISED REFLECTIVE PAVEMENT MARKER
BSL	BUILDING SETBACK LINE	RPZ	REDUCED PRESSURE ZONE
C		RT	RIGHT
CATV	CABLE TELEVISION	RWM	RECLAIMED WATER MAIN
CI	CURB INLET	R/W	RIGHT-OF-WAY
CIP	CAST IRON PIPE	S	SOUTH
CMP	CORRUGATED METAL PIPE	SAN	SANITARY
CO	CLEANOUT	SHWE	SEASONAL HIGH WATER ELEVATION
CONC	CONCRETE	SL	SLOPE
COORD	COORDINATE	SP	SUPERPAVE
CR	COUNTY ROAD	SR	STATE ROAD
C/O	CLEANOUT	SS	SANITARY SEWER
D		ST	STORM
DBH	DIAMETER AT BREAST HEIGHT	STA	STATION
DE	DRAINAGE EASEMENT	STD	STANDARD
DEG	DEGREE	T	TEMPORARY CONSTRUCTION EASEMENT
DIA	DIAMETER	TEMP	TEMPORARY
DIP	DUCTILE IRON PIPE	TOB	TOP OF BANK
DWG	DRAWING	TV	TELEVISION
E		TW	TOP OF WALL
e	RATE OF ELEVATION	TYP	TYPICAL
E	EAST	U	UNITED STATES FOUNDRY
EA	EACH	USF	UNITED STATES FOUNDRY
EL	ELEVATION	USGS	UNITED STATES GEOLOGICAL SURVEY
ELEV	ELEVATION	UTIL	UTILITY
EOP	EDGE OF PAVEMENT	V	VERTICAL
EOR	ENGINEER OF RECORD	VC	VERTICAL CURVE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	VCP	VITRIFIED CLAY PIPE
ESMT	EASEMENT	W	WEST
EVCS	END VERTICAL CURVE STATION	W	WATER
EVCE	END VERTICAL CURVE ELEVATION	W/	WITH
EX	EXISTING	WM	WATER MAIN
F		WW	WASTEWATER
FAC	FLORIDA ADMINISTRATIVE CODE	WWF	WELDED WIRE FABRIC
FBR	FLORIDA BEARING RATIO		
FC	FRICTION COURSE		
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
FFE	FINISHED FLOOR ELEVATION		
FH	FIRE HYDRANT		
FHWA	FLORIDA HIGHWAY ADMINISTRATION		
FIG	FIGURE		
FM	FORCE MAIN		
FOC	FACE OF CURB		
FS	FLORIDA STATUTES		
FT	FEET		
G			
GALV	GALVANIZED		
GM	GAS MAIN		
GV	GATE VALVE		
H			
HDPE	HIGH DENSITY POLYETHYLENE		
HP	HIGH POINT		
I			
ID	IDENTIFICATION		
INV	INVERT		
INV EL	INVERT ELEVATION		
IP	IRON PIPE		
K			
K	VERTICAL CURVE RATE OF CHANGE		
L			
L	LENGTH		
LA	LANDSCAPE ARCHITECT		
LBR	LIMESTONE BEARING RATIO		
LDR	LAND DEVELOPMENT REGULATION		
LF	LINEAR FEET		
LP	LOW POINT		
LT	LEFT		
M			
MAX	MAXIMUM		
ME	MATCH EXISTING		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES		

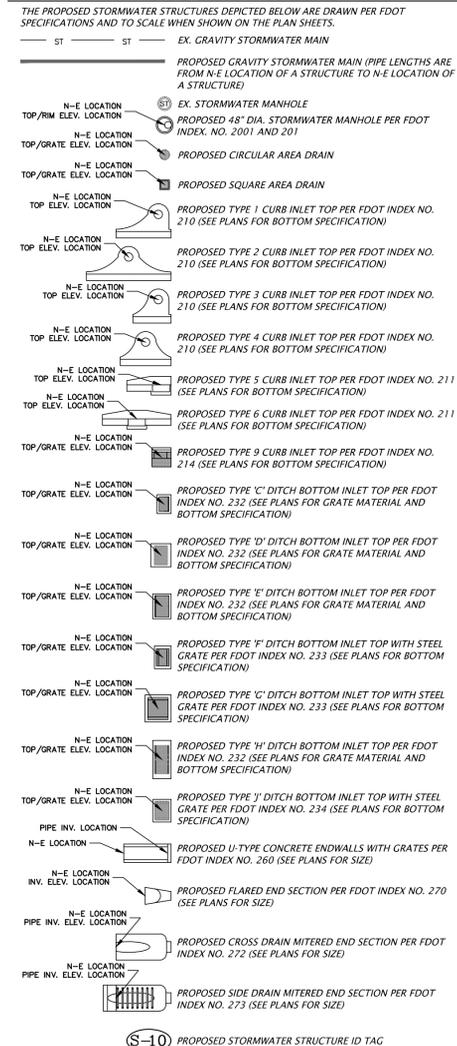
SIGNAGE



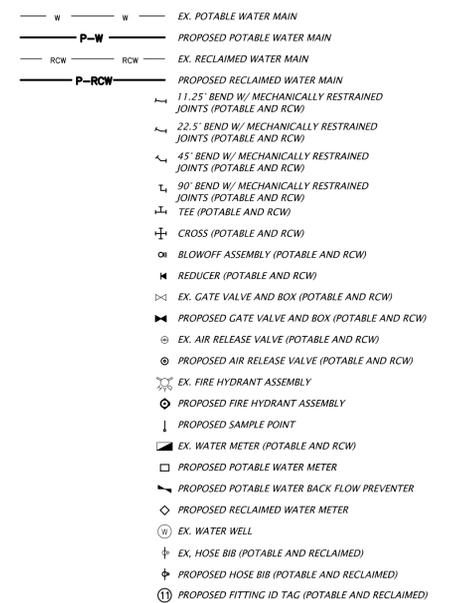
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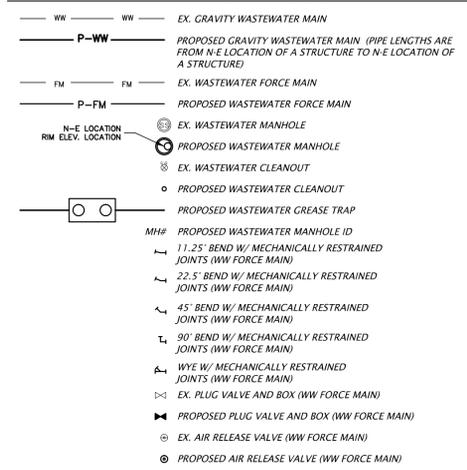
STORMWATER



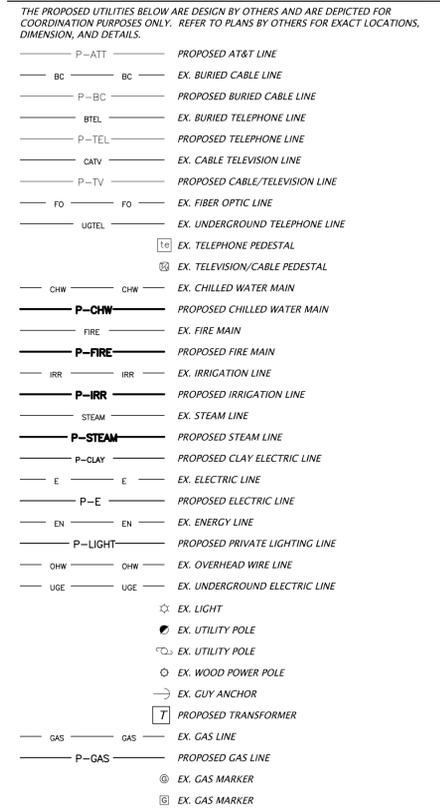
POTABLE AND RECLAIMED WATER



WASTEWATER



MISCELLANEOUS UTILITIES



NOTES:
 1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.
 2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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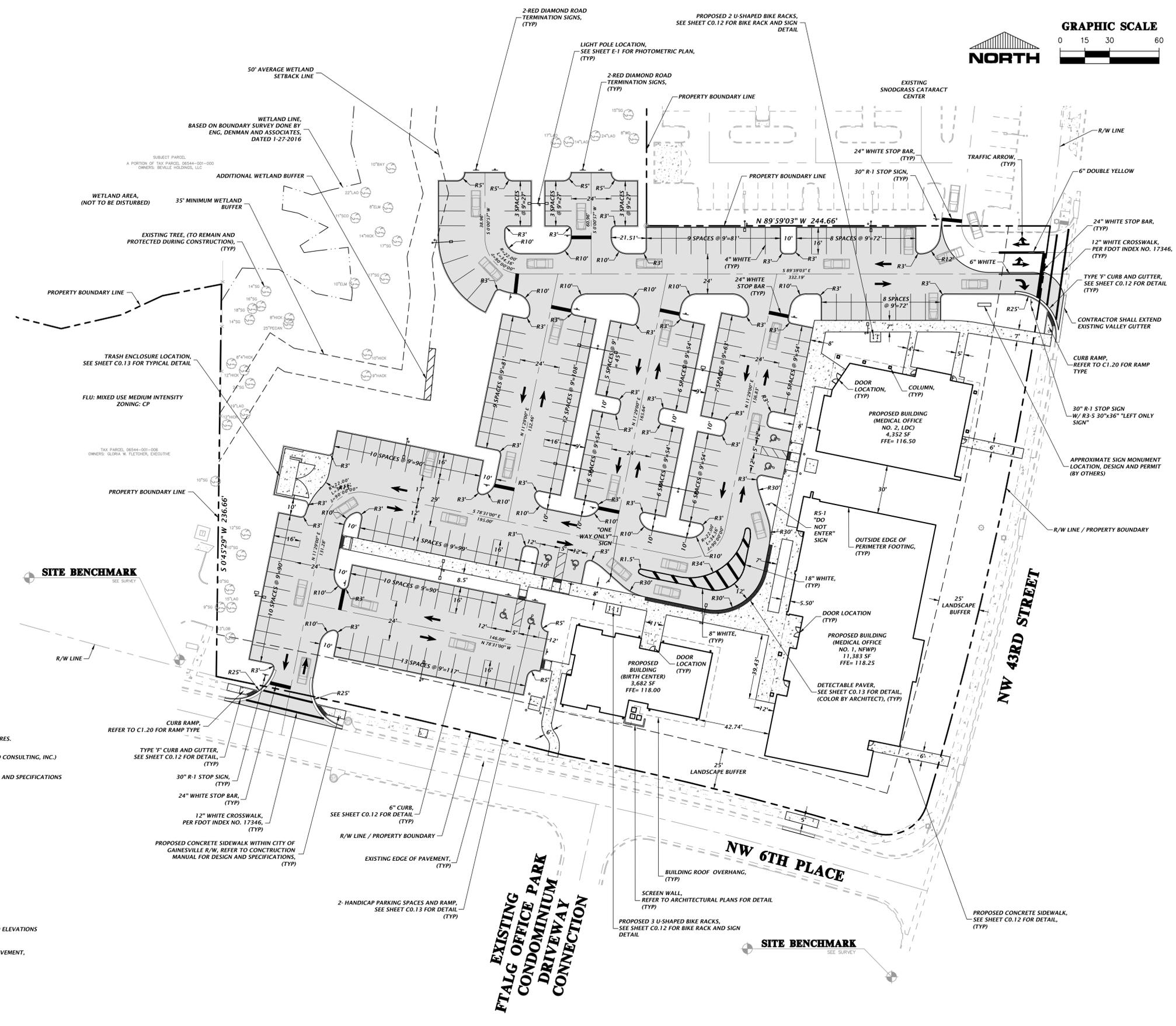
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 REFER TO SCALE ON ORIGINAL DRAWING
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CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
 PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
 SHEET NUMBER: 16-0260

DESIGNER: J. THOMAS
 CHECKER: R. WALPOLE
 QUALITY CONTROL: R. WALPOLE
 PROJECT NUMBER: 16-0260

ROBERT J. WALPOLE

FL PE No. 58206
 SHEET NO. CO.11



- GENERAL NOTES:**
1. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
 2. SEE GEOTECHNICAL ENGINEERING REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
 3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DESIGN AND SPECIFICATIONS FOR HARDSCAPE AREAS.
 4. REFER TO C1.20 FOR HANDICAP ACCESSIBILITY PLAN.
 5. REFER TO L1-1 FOR LANDSCAPE PLAN.

- LEGEND:**
- [Symbol] LIMITS OF PROPOSED CONCRETE SIDEWALK
 - [Symbol] LIMITS OF MILLING AND RESURFACING, (MILL 1" ASPHALT AND REPLACE WITH SP-9.5)
 - [Symbol] PROPERTY BOUNDARY LINE
 - [Symbol] LIMITS OF PROPOSED BUILDING, REFER TO ARCHITECTURAL PLANS FOR LAYOUT AND ELEVATIONS
 - [Symbol] LIMITS OF OPEN CUT AND REPAIR OF EXISTING PAVEMENT, SEE SHEET C0.12 FOR DETAIL

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SCALE: 1" = 30'
REFER TO SHEET C0.12 FOR BAR SCALE ON ORIGINAL DRAWING
0 = 0' 15' 30' 45' 60' 75' 90' 105' 120'
THIS SHEET MUST BE USED IN CONJUNCTION WITH THIS SHEET. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS:

DATE:	03/09/17	BY:	COG, GRU, AND AC
DATE:	05/10/17	BY:	COG, GRU, AND AC

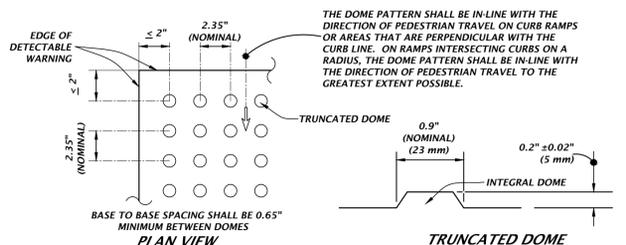
CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
SHEET TITLE: SITE GRAYOUT PLAN AND HORIZONTAL CONTROL AND SITE PLAN

DESIGNER: J. THOMAS
CHECKER: R. WALPOLE
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 16-0260

ROBERT J. WALPOLE

FL PE No. 58206
SHEET NO.: C1.00

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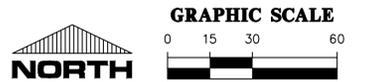
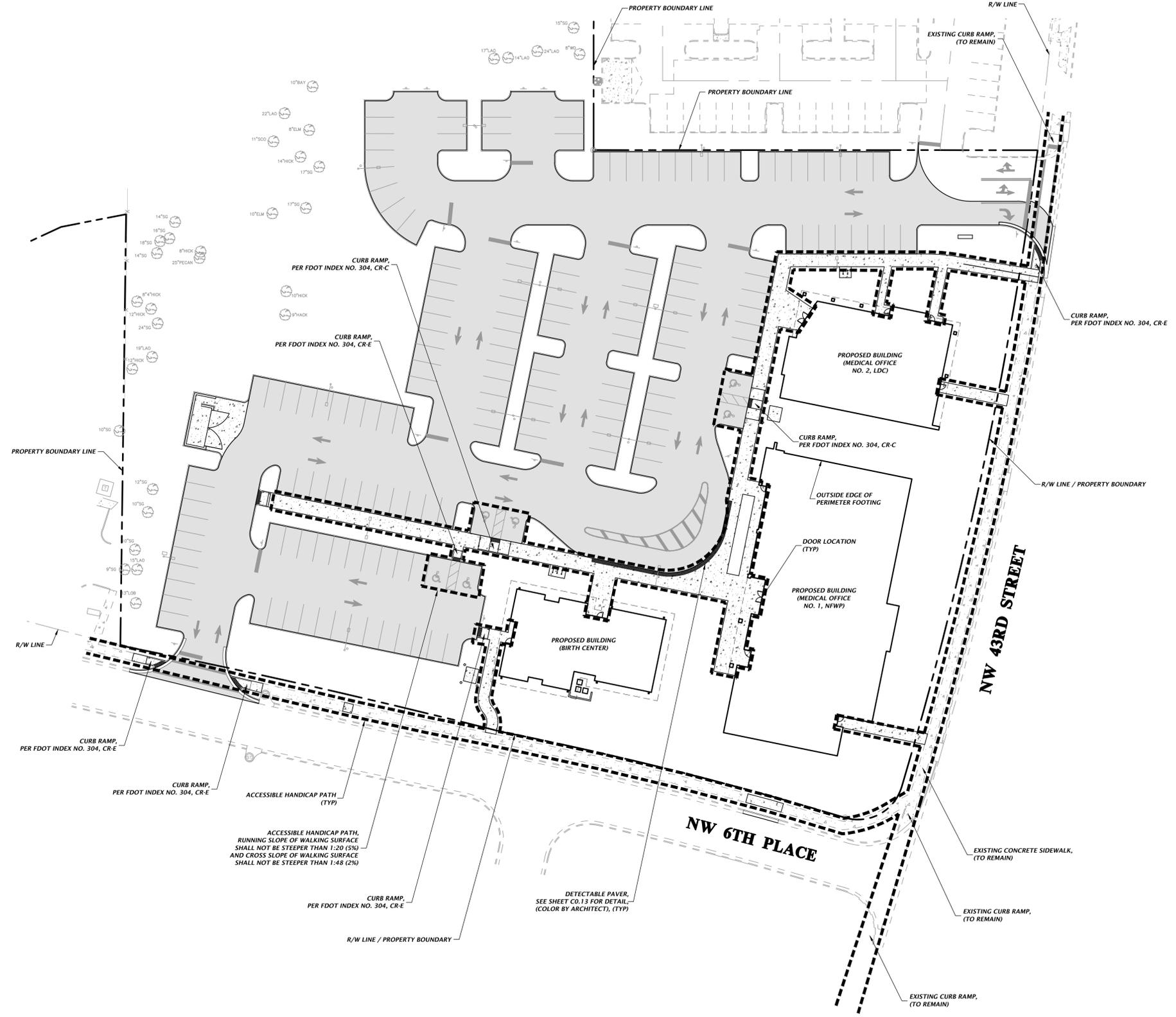


DETECTABLE WARNING DETAIL

NTS

- PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 4.29-DETECTABLE WARNINGS ON WALKING SURFACES AND THE FLORIDA BUILDING CODE, CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION PART A, SECTION 11-4.29.
- RAISED TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH (23 mm) NOMINAL, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, AND CENTER-TO-CENTER SPACING OF 2.35 INCHES (60 mm) NOMINAL. THE TOP WIDTH OF THE DOME SHALL BE 50% MIN. TO 65% MAX. OF THE BASE DIAMETER.
- DETECTABLE WARNING COLOR TO PROVIDE LIGHT/DARK CONTRAST BY AT LEAST 70% OF ADJACENT MATERIAL.
- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (915 mm).
- IF MATS ARE TO BE UTILIZED:
 - A - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
 - B - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
 - C - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527.2.4 OF THE FDOT STANDARD SPECIFICATIONS.
 - D - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
 - E - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
- IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
 - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
 - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OR PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE THIRD OF A WHOLE PAVER.
 - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
 - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/2" RADIUS ALONG CONCRETE EDGES.
 - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES.
- OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
- ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
- IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.

LEGEND
 ■■■■■ ACCESSIBLE HANDICAP PATH



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SCALE: 1"=30'
 REFER TO SCALE ON
 ORIGINAL DRAWING
 0" MEANS THE DIMENSION ON
 THIS SHEET. ADJUST
 SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

DATE: 03/09/17 - COG, GRU, AND AC
 05/10/17 - COG, GRU, AND AC

CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
 PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
 SHEET TITLE: ACCESSIBILITY SITE PLAN AND DETAILS

DESIGNER: J. THOMAS
 CHECKER: R. WALPOLE
 QUANTITY CONTROL: R. WALPOLE
 PROJECT NUMBER: 16-0260

ROBERT J. WALPOLE

FL PE No. 58206

SHEET NO.: C1.20

Title: 160110 - 16-0260 - Engineering - DWG - Production File: 16-0260_C1.20.dwg
 Plot Date: May 10, 2017 2:46pm File: L:\2017\16-0260\Engineering\DWG\Production\16-0260_C1.20.dwg

GENERAL NOTES:

1. ALL OFF-SITE IMPROVEMENTS SHALL MEET FDOT AND ALACHUA COUNTY DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
3. STORMWATER RUNOFF FROM THE PROJECT SITE CONNECTS TO UNDERGROUND STORMWATER MANAGEMENT FACILITY UNDER PAVEMENT, THEN DISCHARGES TO EXISTING PIPE LOCATED IN NW 53RD RIGHT-OF-WAY.
4. ALL DISTURBED AREAS SHALL BE SEEDED.
5. SEE GEOTECHNICAL ENGINEERING REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
7. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
8. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
9. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED BUILDINGS.
10. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS AND AIR CONDITION CONDENSATE DRAIN LINES EXTERNALLY TO UNDERGROUND STORMWATER MANAGEMENT FACILITY. REFER TO ARCHITECTURAL AND MEP PLANS FOR LOCATION AND COORDINATION.
11. ANY CHANGES TO PERMITTED TYPE OF UNDERGROUND STORMWATER SYSTEM MUST BE SUBMITTED AND APPROVED BY CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT. THE SUBMITTAL SHALL INCLUDE SIGN AND SEALED CALCULATIONS.

DRAINAGE SPECIFICATIONS:

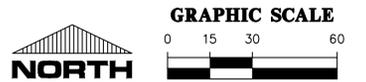
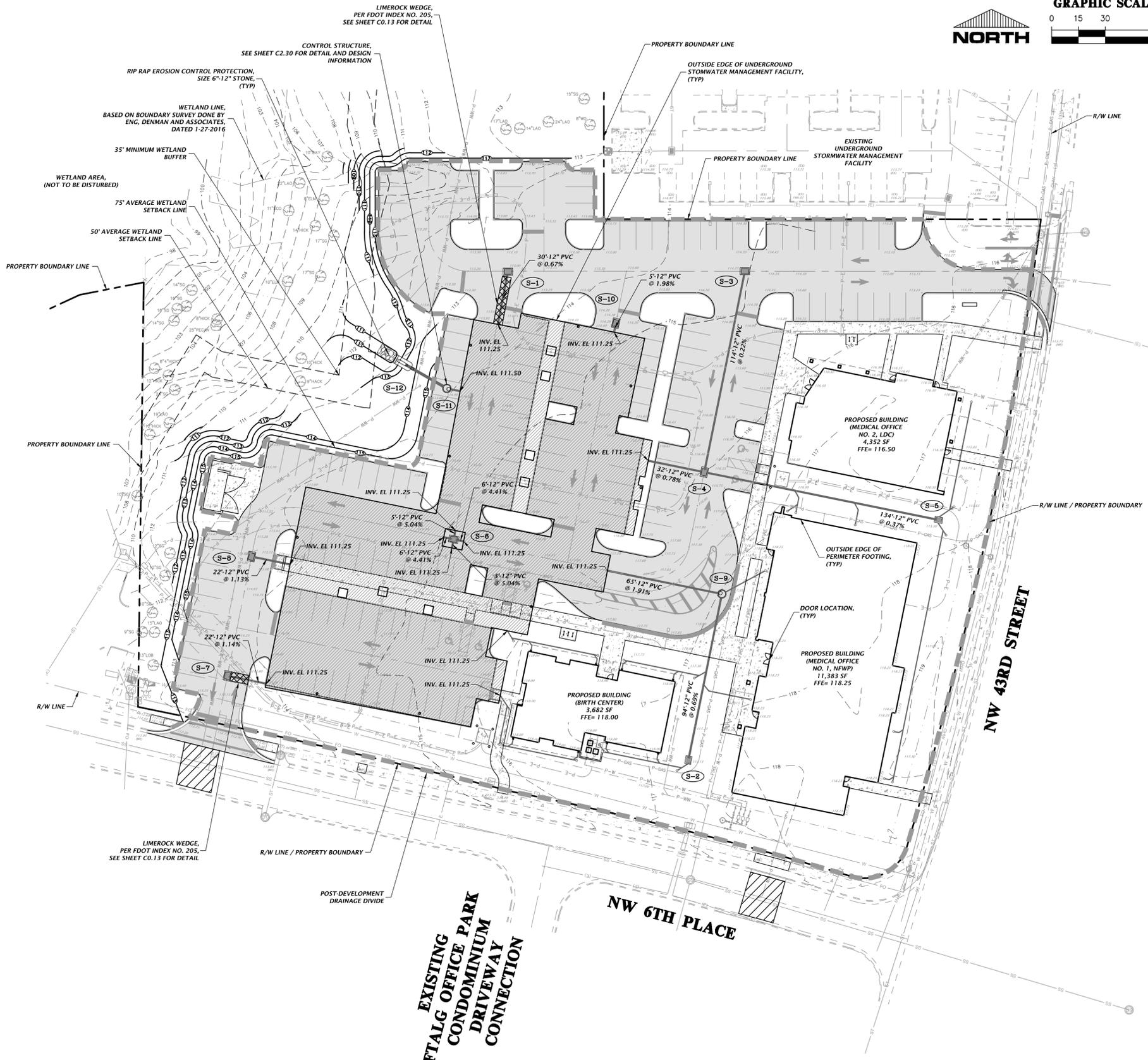
STORMWATER INFRASTRUCTURE ARE REQUIRED TO COMPLY WITH THE FOLLOWING STANDARDS:

1. DITCH BOTTOM INLETS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 232, 233, AND 210.
2. MANHOLES SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 201.
3. STRUCTURE BOTTOMS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 200 AND 201. (ALL GIVEN STRUCTURE BOTTOM ARE ROUND, SQUARE EQUIVALENTS MAY BE USED).

LEGEND:

-  POST-DEVELOPMENT DRAINAGE DIVIDE
-  LIMITS OF PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY
TOP= 112.50
BOTTOM= 111.25
DHW= 112.50
(100YR-04HR STORM EVENT)
-  LIMITS OF OPEN CUT AND REPAIR OF EXISTING PAVEMENT, SEE SHEET C0.12 FOR DETAIL

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	113.00'	111.45' S	12"	N: 4722.21 E: 4701.86
S-2	TYPE 'C' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 232 & 200	117.15'	113.15' N	12"	N: 4449.99 E: 4802.88
S-3	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	114.25'	111.75' S	12"	N: 4722.40 E: 4834.51
S-4	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	116.50'	111.50' N 111.50' W	12"	N: 4610.42 E: 4811.77
S-5	TYPE 'C' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 232 & 200	115.50'	112.00' W	12"	N: 4583.80 E: 4942.91
S-6	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	116.40'	111.50' E 111.50' W 111.50' N	12"	N: 4573.03 E: 4671.51
S-7	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	113.50'	111.50' E	12"	N: 4496.98 E: 4544.83
S-8	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	115.00'	111.50' E	12"	N: 4563.39 E: 4558.32
S-9	MANHOLE PER FDOT INDEX NO. 200 & 201	117.90'	112.50' S 112.50' W	12"	N: 4542.52 E: 4821.68
S-10	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	114.20'	111.35' S	12"	N: 4693.43 E: 4762.25
S-11	MANHOLE PER FDOT INDEX NO. 200 & 201	114.90'	111.25' E 111.25' NW	18"	N: 4657.04 E: 4667.71
S-12	18" MITERED END SECTION PER FDOT INDEX NO. 272	N/A	111.00' SE	18"	N: 4672.22 E: 4641.29



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CA-4075

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SCALE: 1"=30'
VERTICAL SCALE
BASED ON THE VERTICAL
ORIGINAL DRAWING
0' TO 10' IN THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

DATE: 03/09/17 - COG, GRU, AND AC
05/10/17 - COG, GRU, AND AC

CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
SHEET TITLE: DRAINAGE AND GRADING PLAN

DESIGNER: J. THOMAS
CHECKER: R. WALPOLE
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 16-0260

ROBERT J. WALPOLE

FL PE No. 58206
SHEET NO. C2.00

File: L:\2017\16-0260\Engineering\DWG\Production\16-0260_C2.00_M02.dwg
Plot Date: May 10, 2017 2:35pm
Filename: L:\2017\16-0260\Engineering\DWG\Production\16-0260_C2.00_M02.dwg

GENERAL NOTES:

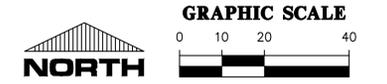
- ALL OFF-SITE IMPROVEMENTS SHALL MEET FDOT AND ALACHUA COUNTY DESIGN STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
- STORMWATER RUNOFF FROM THE PROJECT SITE CONNECTS TO UNDERGROUND STORMWATER MANAGEMENT FACILITY UNDER PAVEMENT, THEN DISCHARGES TO EXISTING PIPE LOCATED IN NW 53RD RIGHT-OF-WAY.
- ALL DISTURBED AREAS SHALL BE SEED.
- SEE GEOTECHNICAL ENGINEERING REPORT (BY CSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
- REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
- IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED BUILDINGS.
- CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS AND AIR CONDITION CONDENSATE DRAIN LINES EXTERNALLY TO UNDERGROUND STORMWATER MANAGEMENT FACILITY, REFER TO ARCHITECTURAL AND MEP PLANS FOR LOCATION AND COORDINATION.
- ANY CHANGES TO PERMITTED TYPE OF UNDERGROUND STORMWATER SYSTEM MUST BE SUBMITTED AND APPROVED BY CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT. THE SUBMITTAL SHALL INCLUDE SIGN AND SEALED CALCULATIONS.

DRAINAGE SPECIFICATIONS:

- STORMWATER INFRASTRUCTURE ARE REQUIRED TO COMPLY WITH THE FOLLOWING STANDARDS:
- DITCH BOTTOM INLETS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 232, 233, AND 210.
 - MANHOLES SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 201.
 - STRUCTURE BOTTOMS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX NO. 200 AND 201. (ALL GIVEN STRUCTURE BOTTOM ARE ROUND, SQUARE EQUIVALENTS MAY BE USED).

LEGEND:

- POST-DEVELOPMENT DRAINAGE DIVIDE
- LIMITS OF PROPOSED UNDERGROUND STORMWATER MANAGEMENT FACILITY
TOP= 112.50
BOTTOM= 111.25
DHW= 112.50 (100YR-04HR STORM EVENT)



STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	113.00'	111.45' S	12"	N: 4722.21 E: 4701.86
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S-4	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	116.50'	111.50' W 111.50' E	12"	N: 4610.42 E: 4811.77
S-5	TYPE 'C' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 232 & 200	115.50'	112.00' W	12"	N: 4583.80 E: 4942.91
S-6	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	116.40'	111.50' E 111.50' S 111.50' N	12"	N: 4573.03 E: 4671.51
S-7	TYPE 'F' INLET WITH 'P' BOTTOM PER FDOT INDEX NO. 233 & 200	113.50'	111.50' E	12"	N: 4496.98 E: 4544.83
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S-12	18" MITERED END SECTION PER FDOT INDEX NO. 272	N/A	111.00' SE	18"	N: 4672.22 E: 4641.29



SEE SHEET C2.02 FOR CONTINUATION

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CA-0075

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SCALE: 1"=20'
REFER TO SHEET C2.01 FOR ORIGINAL DRAWING
THIS SHEET MUST BE USED WITH THIS SHEET. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

DATE:	03/09/17	BY:	COG, GRU, AND AC
DATE:	05/10/17	BY:	COG, GRU, AND AC

CLIENT: NORTH FLORIDA WOMEN'S PHYSICIANS
PROJECT: NORTH FLORIDA WOMEN'S PHYSICIANS
SHEET TITLE: DETAILED DRAINAGE AND GRADING PLAN

DESIGNER: J. THOMAS
CHECKER: R. WALPOLE
QUALITY CONTROL: R. WALPOLE
PROJECT NUMBER: 16-0260

ROBERT J. WALPOLE
FL PE No. 58206
SHEET NO.: C2.01

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	MH
	L86	6	GE (BY GRU)	ERS10J2E15402 GRAYBLT (STOCK #58121-6)	EVOLVE RDWY SCALABLE 1 MOD ROADWAY	1; 144W HBLED, CLEAR SMT, VBU	ge456767_tcm 201-73526.ies	Absolute	0.81	30
	L86 TWIN	4	GE (BY GRU)	ERS10J2E15402 GRAYBLT-2EA (STOCK #58121-6)	EVOLVE RDWY SCALABLE 1 MOD ROADWAY	1; 144W HBLED, CLEAR SMT, VBU	ge456767_tcm 201-73526.ies	Absolute	0.81	30
	L85.10	4	CREE (BY GRU)	BXSP-B-HT-3ME-A- 40K-UL-SV-NQ6+XA- XSP4TMNT (GRU STOCK #58101-1)	SINGLE LED MODULE TYPE III 4000K XSP1	FIVE WHITE LIGHT EMITTING DIODES	BXSPA_3GA -UIES	Absolute		30
	L85.10 TWIN	2	CREE (BY GRU)	BXSP-B-HT-3ME-A- 40K-UL-SV-NQ6+XA- XSP4TMNT-2EA (GRU STOCK #58101-1)	SINGLE LED MODULE TYPE III 4000K XSP1	FIVE WHITE LIGHT EMITTING DIODES	BXSPA_3GA -UIES	Absolute		30
	C	26	H.E. WILLIAMS	L45-L11C-835-CS- W-AC-CGS-xxx	Aluminum heatsink, steel housing, aluminum semi specular reflector, no enclosure	One white LED	L45-L20C-835- CS-W-xxx- xxx.ies	Absolute	0.45	CEILING
	WC	2	LUMINIS	SY300-L1W11-R40	Syrios	(1 Bridgelux BXRC- 40E4000F Round LED Array) White 13W SSL	SY300- L1W110- R40.ies	Absolute	0.81	8

FIXTURE SCHEDULE NOTES

1. TYPES L86, L86 TWIN, AND L85.10 ARE POLE MOUNT, FULL CUT-OFF LED FIXTURES PROVIDED BY GRU. THE FIXTURE SHALL BE MOUNTED AT 30FT USING A DIRECT BURY CONCRETE POLE (STOCK #11601-7) & 10FT ARM (STOCK #52573-1).
2. TYPE C IS A RECESSED, CEILING MOUNT LED FIXTURE. DUE TO THE RECESSED MOUNTING, THE INSTALLATION IS FULL CUT-OFF.
3. TYPE WC IS A WALL MOUNT, FULL CUT-OFF LED FIXTURE. THE FIXTURE SHALL BE MOUNTED AT 8FT.
4. DUE TO THE FULL CUT-OFF NATURE OF ALL PROPOSED FIXTURES, LIGHT LEVELS AT 5FT ABOVE THE FIXTURES ARE OFC BY DEFINITION.

PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Code
BIRTH CENTER MAIN ENTRY	+	4.4 fc	6.1 fc	2.8 fc	2.2:1	1.6:1	30-344(e)(3)
BIRTH CENTER SIDE ENTRY	+	4.6 fc	7.0 fc	0.9 fc	7.8:1	5.1:1	30-344(e)(3)
CLINIC BUILDING MAIN ENTRY	+	4.5 fc	6.7 fc	2.3 fc	2.9:1	2.0:1	30-344(e)(3)
CLINIC BUILDING REAR ENTRY	+	4.0 fc	4.0 fc	3.9 fc	1.0:1	1.0:1	30-344(e)(3)
OFFICE BUILDING MAIN ENTRY	+	4.1 fc	6.0 fc	1.7 fc	3.5:1	2.4:1	30-344(e)(3)
OFFICE BUILDING REAR ENTRY	+	4.0 fc	4.0 fc	4.0 fc	1.0:1	1.0:1	30-344(e)(3)
OFFICE BUILDING SIDE ENTRIES	+	4.2 fc	5.7 fc	3.3 fc	1.7:1	1.3:1	30-344(e)(3)
ENTRY SIDEWALKS	+	0.9 fc	4.0 fc	0.4 fc	10.0:1	2.3:1	30-344(e)(3)
NEW PARKING LOT	+	2.1 fc	5.6 fc	0.6 fc	9.3:1	3.5:1	30-344(e)(4)(c)
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N / A	N / A	30-344(d)(3)(b)

PHOTOMETRIC NARRATIVE

THE FOLLOWING IS INTENDED TO SERVE AS A PHOTOMETRIC DESIGN NARRATIVE AND WAIVER REQUEST FOR THIS PROJECT.

THIS DESIGN ENCOMPASSES LIGHTING FOR NEW PARKING FACILITIES FOR NEW MEDICAL BUILDINGS, AS WELL AS BUILDING MOUNTED LIGHTING IN THE ENTRY AND WALKWAY AREAS. THE BUILDING IS LOCATED ADJACENT TO AN EXISTING MEDICAL FACILITY AND NW 43RD ST.

THE PARKING LOT AND GENERAL VEHICULAR USE AREAS WILL BE LIT WITH POLE MOUNT FIXTURES PROVIDED BY GRU. THE FIXTURES WILL UTILIZE AN LED SOURCE, WILL BE FULL CUT-OFF, AND WILL OPERATE FROM DUSK TO DAWN. THE FIXTURES WILL BE MOUNTED AT 30FT AFG. THESE FIXTURES ARE REFERRED TO AS TYPES 'L86', 'L86 TWIN', 'L85.10', AND 'L85.10 TWIN'. THESE FIXTURES WILL BE MOUNTED ON DIRECT BURY CONCRETE POLES AND 10FT ARMS AS PROVIDED BY GRU.

WHERE REQUIRED TO SUPPLEMENT LIGHT LEVELS, BUILDING MOUNTED LIGHTING HAS BEEN PROVIDED. THESE FIXTURES ARE EITHER RECESSED LED LIGHTS OR FULL CUT-OFF LED WALL SCONCES AND WILL BE CONTROLLED BY THE BUILDING LIGHTING CONTROL SYSTEM. THE RECESSED LED LIGHTS ARE REFERRED TO AS TYPE 'C' AND THE WALL MOUNTED FIXTURES ARE REFERRED TO AS TYPE 'WC'. TYPE 'WC' IS MOUNTED AT 8FT AFG.

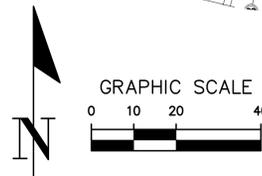
GRU RENTAL LIGHTS CANNOT MEET THE SHUT-OFF REQUIREMENTS OF 30-344(e)(4)(f). HOWEVER, THEY DO PROVIDE THE DUSK TO DAWN OPERATION REQUIRED BY 30-344(d)(1)(e) WHICH IS CONSISTENT WITH EXISTING NEIGHBORING INSTALLATIONS. DUSK TO DAWN OPERATION PROVIDES GREATER SECURITY FOR THE SITE. A WAIVER FOR THE SHUT-OFF REQUIREMENT IS REQUESTED.

OVERALL, THIS DESIGN PROVIDES SAFE LIGHTING FOR VEHICLES WHILE CONFORMING WITH THE PROVISIONS OF 30-344 AND MINIMIZING IMPACT ON NEIGHBORING PROPERTIES.



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLES SHALL BE MINIMUM 3FT FROM FACE OF CURB.
4. SEE ATTACHED FIXTURE CUT SHEETS & PHOTOMETRIC REPORTS.

HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST PETERSBURG, FL 33701
352-238-6366
florida ca #31946, pe #76961

NORTH FLORIDA WOMEN'S PHYSICIANS
SITE PHOTOMETRIC PLAN
GAINESVILLE, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	17015
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	5/10/17
REVISIONS	

SHEET NUMBER

E-1



NORTH FLORIDA
WOMEN'S PHYSICIANS









SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 89°59'03" W FOR THE SOUTH RW LINE OF NW 8TH AVENUE.
- BOUNDARY INFORMATION SHOWN HEREON IS FROM A PREVIOUS SURVEY BY ENG. DENMAN & ASSOCIATES UNDER PROJECT NO. 15-0277, DATED 1/27/2016 AND LAST REVISED 3/28/2016; CERTIFIED BY ROBERT W. GRAVER, PROFESSIONAL SURVEYOR & MAPPER NUMBER 4239. NOT VERIFIED BY THIS SURVEY.
- OBSERVED EVIDENCE OF UTILITIES HAS BEEN 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.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- 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.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARKS FOUND FROM THE PREVIOUS SURVEY BY EDA, INC. PROJECT NUMBER 15-0277, DATED 1/27/2016 AND LAST REVISED 3/28/2016, PURPORTING TO BE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS DERIVED FROM A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "TP31", BEING A MAG NAIL WITH ALUMINUM WASHER, "NO ID" LOCATED APPROXIMATELY ±250' WEST OF THE INTERSECTION OF STATE ROAD NO. 26 AND NW 43RD STREET.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE "NODE" AND "Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
- THIS SURVEY IS COMPRISED OF TWO SHEETS. NO ONE SHEET IS COMPLETE WITHOUT ALL OTHERS. THIS IS NOT A BOUNDARY SURVEY!

TOPOGRAPHIC SURVEY

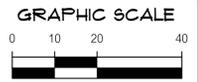
LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

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 F.I.R.M. PANEL NO. 12001C0292D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

- (M) = INFORMATION BASED ON MEASURED DATA
- WO = WATER OAK
- LO = LIVE OAK
- LAO = LAUREL OAK
- MAG = MAGNOLIA
- SYC = SYCAMORE
- SG = SWEET GUM
- SCO = SWAMP CHESTNUT OAK
- LOB = LOBLOLLY PINE
- HICK = HICKORY
- TALL = CHINESE TALLOW
- HACK = HACKBERRY
- INV = INVERT ELEVATION
- NRE = NORTH RIM ELEVATION
- CONC = CONCRETE
- RW = RIGHT OF WAY
- PVC = POLYVINYL CHLORIDE
- HDPE = HIGH DENSITY POLYETHYLENE
- RPC = REINFORCED CONCRETE PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- x114.5 = SPOT ELEVATION (PREVIOUS)
- x115.54 = SPOT ELEVATION (IMPERVIOUS)
- = FOUND 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075"
- △ = FOUND NAIL AND DISK STAMPED AS NOTED
- ⊞ = BACKFLOW PREVENTOR
- ⊞ = BENCHMARK
- ⊞ = CONCRETE LIGHT POLE
- ⊞ = CLEANOUT
- ⊞ = CONCRETE POWER POLE
- ⊞ = ELECTRIC METER
- ⊞ = FIRE HYDRANT
- ⊞ = FIBER OPTIC BOX
- ⊞ = GUY ANCHOR
- ⊞ = SIGN
- ⊞ = TREE (SIZE AND TYPE AS NOTED)
- ⊞ = SANITARY SEWER MANHOLE
- ⊞ = STORM SEWER MANHOLE
- ⊞ = TELEPHONE JUNCTION BOX
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = TRANSFORMER
- ⊞ = WELL
- ⊞ = METAL LIGHT POLE
- ⊞ = WOODEN POWER POLE
- ⊞ = WATER VALVE
- ⊞ = WATER METER
- (E) = ELECTRIC LINE (PER GRU PLANS)
- W = WATER LINE (PER GRU PLANS)
- E = UNDERGROUND ELECTRIC LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- W = UNDERGROUND WATER LINE
- X = FENCE (SIZE AND TYPE AS NOTED)
- ST = STORM SEWER LINE
- FO = FIBER OPTIC LINE
- 114 = CONTOUR LINE
- = END OF FEATURE
- ⊞ = NOT DETERMINED
- ⊞ = ASPHALT SURFACE
- ⊞ = CONCRETE SURFACE



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est. 1988 FLORIDA
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SCALE: 1" = 20'
REVISIONS SHALL BE MADE ON ORIGINAL DRAWING
0. ANY USE OTHER THAN THIS SHEET, ADJUST SCALES ACCORDINGLY.

PONKVAR & ASSOCIATES, INC.

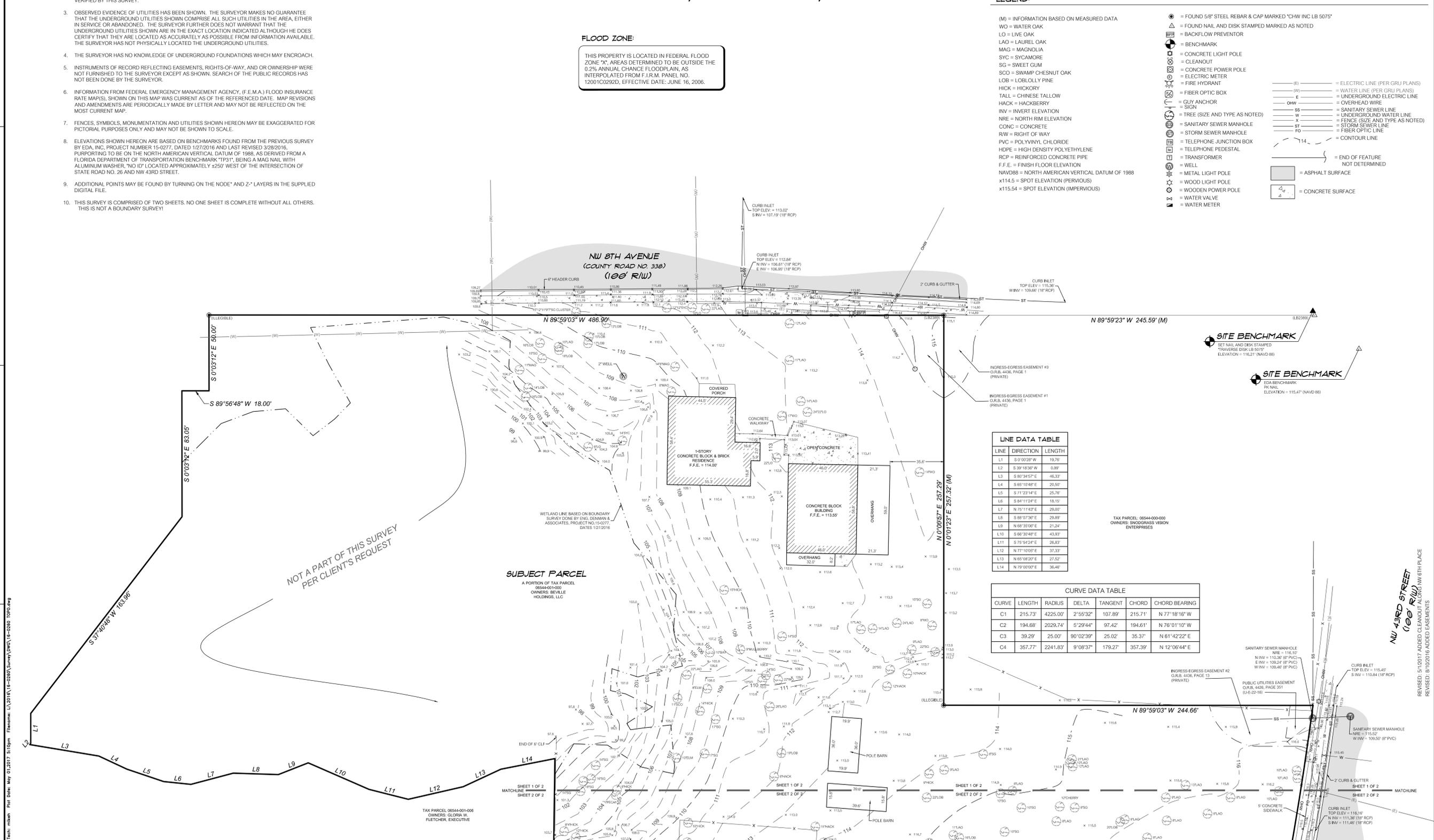
CERTIFIED TO:

DESIGNER:	DATE:
DRW:	7/25/2016
CHEK:	REVISION DATE:
9/1/2017	
CHECKED BY:	PROJECT NUMBER:
MLH	16-0260
FIELD BOOK & PAGE:	
502/63.64, 75.51, 111.3	

REVISION: 5/1/2017 ADDED CLEANOUT AS SHOWN NW 8TH PLACE
REVISED: 8/10/2016 ADDED EASEMENTS

MICHAEL L. HARBERT
Professional Surveyor & Mapper Fla. License No. 4995

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



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°00'28" W	10.76
L2	S 39°18'36" W	0.99
L3	S 80°34'57" E	46.33
L4	S 65°10'48" E	20.50
L5	S 71°23'14" E	25.79
L6	S 84°11'24" E	18.15
L7	N 75°11'42" E	29.00
L8	S 88°07'36" E	29.89
L9	N 68°35'50" E	21.24
L10	S 66°30'48" E	43.93
L11	S 75°58'24" E	26.89
L12	N 37°10'59" E	37.33
L13	N 65°18'20" E	27.52
L14	N 79°00'07" E	36.46

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	215.73'	4225.00'	2°55'32"	107.89'	215.71'	N 77°18'16" W
C2	194.68'	2029.74'	5°29'44"	97.42'	194.61'	N 76°01'10" W
C3	39.29'	25.00'	90°02'39"	25.02'	35.37'	N 61°42'22" E
C4	357.77'	2241.83'	9°08'37"	179.27'	357.39'	N 12°06'44" E

File Name: L:\2016\16-0260\Survey\DWG\16-0260_Topo.dwg
Plot Date: May 01, 2017 3:10pm
Title: 16-0260

SUBJECT PARCEL
A PORTION OF TAX PARCEL
06544-001-000
OWNERS: BREVILLE HOLDINGS, LLC

TAX PARCEL: 06544-001-000
OWNERS: GLORIA W. FLETCHER, EXECUTIVE

NOT A PART OF THIS SURVEY
PER CLIENT'S REQUEST

SHEET 1 OF 2
MATCHLINE
SHEET 2 OF 2

SHEET 1 OF 2
MATCHLINE
SHEET 2 OF 2

SHEET 1 OF 2
MATCHLINE
SHEET 2 OF 2

SHEET 1 OF 2
MATCHLINE
SHEET 2 OF 2

NW 43RD STREET
(100' R/W)

NW 8TH AVENUE
(COUNTY ROAD NO. 330)
(100' R/W)

SITE BENCHMARK
SET NAIL AND DISK STAMPED
"TRAVERSE DISK LB 5075"
ELEVATION = 116.21' (NAVD 88)

SITE BENCHMARK
EDA BENCHMARK
ELEVATION = 115.47' (NAVD 88)

TAX PARCEL: 06544-000-000
OWNERS: INDOORSMART VISION ENTERPRISES

SANITARY SEWER MANHOLE
NRE = 116.10'
N INV = 110.36' (P-PVC)
E INV = 108.24' (P-PVC)
W INV = 108.46' (P-PVC)

CURB INLET
TOP ELEV = 115.40'
N INV = 110.84' (18" RCP)
S INV = 109.00' (18" RCP)

SANITARY SEWER MANHOLE
NRE = 115.52'
W INV = 109.00' (P-PVC)

CURB INLET
TOP ELEV = 116.10'
N INV = 111.36' (18" RCP)
S INV = 111.46' (18" RCP)

5" CONCRETE SIDEWALK

2" CURB & GUTTER

CONCRETE LIGHT POLE

CONCRETE POWER POLE

TOPOGRAPHIC SURVEY

LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

LEGEND:

- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> (M) = INFORMATION BASED ON MEASURED DATA WO = WATER OAK LO = LIVE OAK LAO = LAUREL OAK MAG = MAGNOLIA SYC = SYCAMORE SG = SWEET GUM SCO = SWAMP CHESNUT OAK LOB = LOBLOLLY PINE HICK = HICKORY TALL = CHINESE TALLOW HACK = HACKBERRY INV = INVERT ELEVATION NRE = NORTH RIM ELEVATION CONC = CONCRETE RW = RIGHT OF WAY PVC = POLYVINYL CHLORIDE HDPE = HIGH DENSITY POLYETHYLENE RCP = REINFORCED CONCRETE PIPE F.F.E. = FINISH FLOOR ELEVATION NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988 x114.5 = SPOT ELEVATION (PERVIOUS) x115.54 = SPOT ELEVATION (IMPERVIOUS) | <ul style="list-style-type: none"> ● = FOUND 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075" △ = FOUND NAIL AND DISK STAMPED MARKED AS NOTED ▭ = BACKFLOW PREVENTOR ⊕ = BENCHMARK ⊞ = CONCRETE LIGHT POLE ⊞ = CLEANOUT ⊞ = CONCRETE POWER POLE ⊞ = ELECTRIC METER ⊞ = FIRE HYDRANT ⊞ = FIBER OPTIC BOX ⊞ = GUY ANCHOR ⊞ = SIGN ⊞ = TREE (SIZE AND TYPE AS NOTED) ⊞ = SANITARY SEWER MANHOLE ⊞ = STORM SEWER MANHOLE ⊞ = TELEPHONE JUNCTION BOX ⊞ = TELEPHONE PEDESTAL ⊞ = TRANSFORMER ⊞ = WELL ⊞ = METAL LIGHT POLE ⊞ = WOODEN LIGHT POLE ⊞ = WOODEN POWER POLE ⊞ = WATER VALVE ⊞ = WATER METER | <ul style="list-style-type: none"> (E) = ELECTRIC LINE (PER GRU PLANS) (W) = WATER LINE (PER GRU PLANS) E = UNDERGROUND ELECTRIC LINE OHW = OVERHEAD WIRE SS = SANITARY SEWER LINE W = UNDERGROUND WATER LINE X = FENCE (SIZE AND TYPE AS NOTED) ST = STORM SEWER LINE FO = FIBER OPTIC LINE - - - = CONTOUR LINE | <ul style="list-style-type: none"> — = END OF FEATURE NOT DETERMINED ▭ = ASPHALT SURFACE ▭ = CONCRETE SURFACE |
|---|---|---|--|

GRAPHIC SCALE



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est. 1988 FLORIDA
LB-5075

CHW
Professional Consultants

SCALE: 1" = 20'
REVISIONS SHALL BE MADE ON ORIGINAL DRAWING
0. ANY USE OTHER THAN THIS SHEET, ADJUST SCALES ACCORDINGLY.

PONIKVAR & ASSOCIATES

DESIGNER:	LETT
CHECKED BY:	MLH
PROJECT NUMBER:	16-0260
FIELD BOOK & PAGE:	502/63,64,75-51/11,13

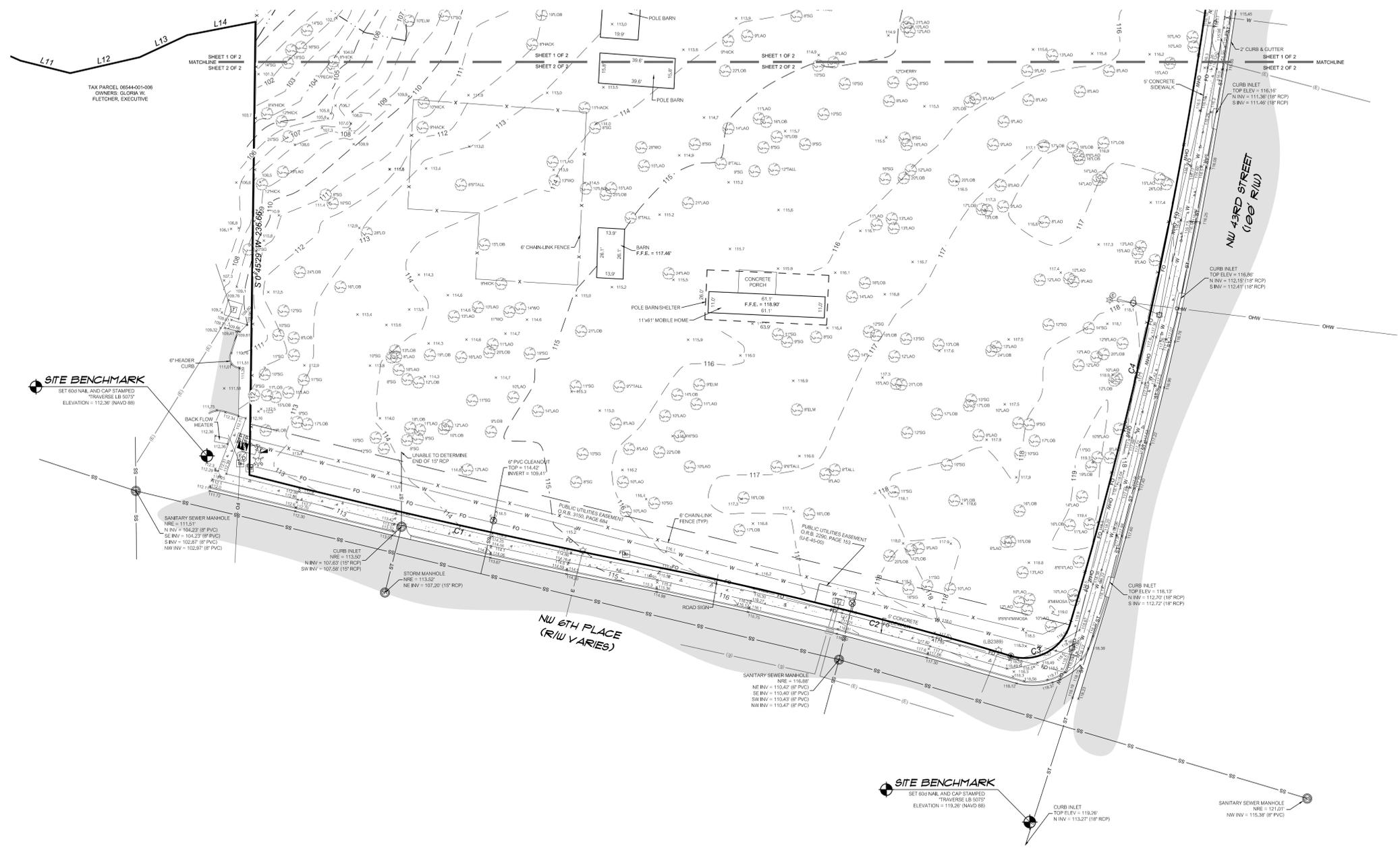
REVISION DATE: 7/25/2016
REVISION DATE: 9/1/2017

Survey Date: 7/25/2016
Revision Date: 9/1/2017
Project Number: 16-0260
Field Book & Page: 502/63,64,75-51/11,13

SEE SHEET 1 OF 2 FOR ADDITIONAL INFORMATION
REVISED: 5/10/2017 ADDED CLEANOUT ALONG NW 6TH PLACE
REVISED: 8/10/2016 ADDED EASEMENTS

This map prepared by: MICHAEL L. HARBERT
Certificate of Authorization No. LB-5075
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SHEET NO. 2 OF 2



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