

Appendix E

Development Plan

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GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A ALTA/ACSM LAND TITLE SURVEY PREPARED BY CAUSSEAU, HEWETT & WALPOLE, INC., AND DATED 10-27-2014.
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 OF 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 1-800-432-4270 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 10E-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 SODED, SEEDED, 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 2015, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED 2015, 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 PAVING, 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 THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT.
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. 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.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. 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.
6. 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 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.

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 3 (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 BAKEN 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. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
3. 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.
4. 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.
5. 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.
6. 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 315 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
7. 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.
8. PROVIDE LEVEL PLATFORM IN FRONT OF ALL GROSS 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.
9. 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.
10. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AN AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
12. ALL CONCRETE USED SHALL BE 3,000 PSI MINIMUM OR AS SHOWN.
13. 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.
14. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
15. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR AS SHOWN ON THE PLANS.
16. 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.
17. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS 1 SURFACE FINISH.
18. ALL HOPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
19. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR RECORD.
20. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

GRU UTILITY NOTES

1. A G.R.U. UTILITY CONSTRUCTION PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
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 WWW/RCW 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 FACILITIES. 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 YOTE ASSEMBLY PACKAGE UP TO AND INCLUDING THE METER YOTE, IRON (INSTALLED AT FINAL GRADE) AND ASSOCIATED APPURTENANCES, FOR METERS 1" AND SMALLER (SEE GRU WWW/RCW 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 & 2.9, RCW-2 & 2.9, AND WW-2 & 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 1,00K 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.

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DEVELOPMENT PLANS

DRAFTED BY: J. THOMAS

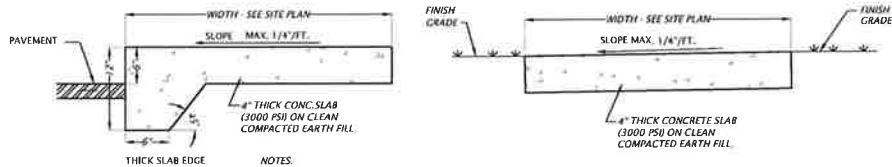
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CIVIL ENGINEER'S PROJECT NO.: 16-0027

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date
PLANS CHECKED BY: R. WALPOLE		
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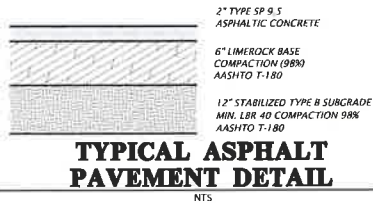
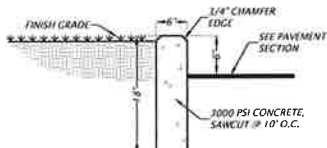
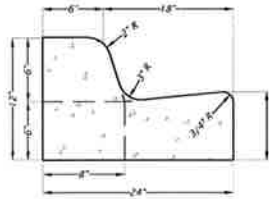
GENERAL NOTES

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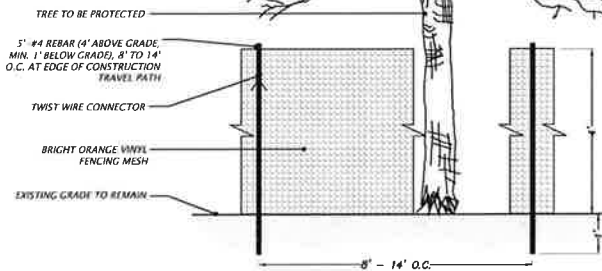
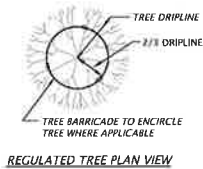


- NOTES:
1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
 2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.
 3. FOR GARDEN AND BUILDING FRONT/EAST SIDE AREAS.

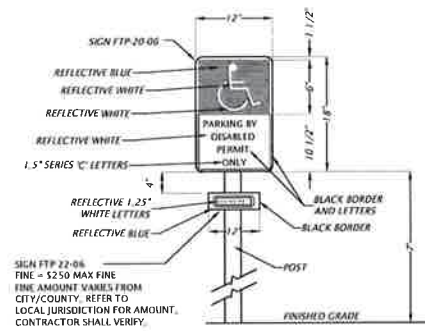
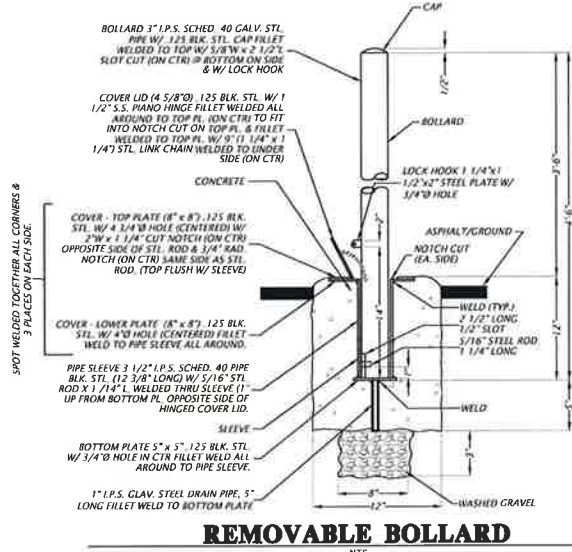
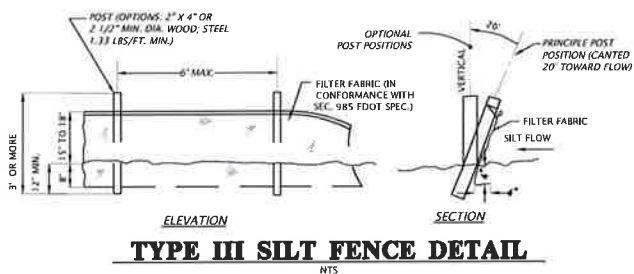
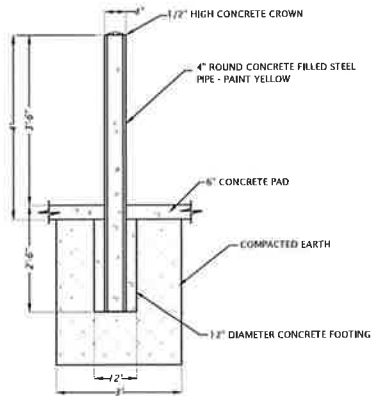
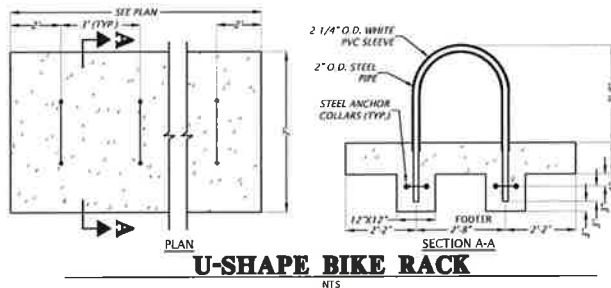
CONCRETE SIDEWALK DETAILS



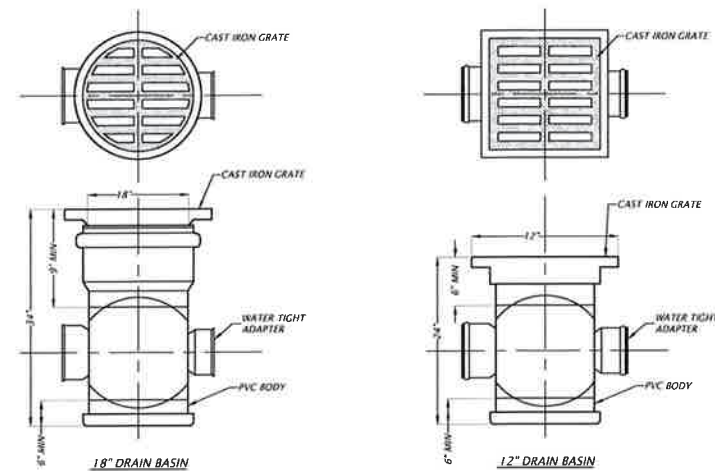
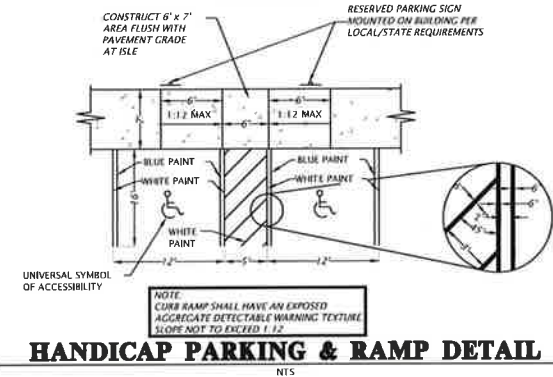
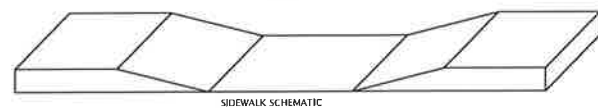
- NOTE:
1. TREE BARRICADES MUST BE INSPECTED AND APPROVED BY THE CITY OF GAINESVILLE NATURE OPERATIONS (AT 352-393-8171) PRIOR TO ANY CLEARING, DEMOLITION, OR CRUSHING WORK BEGINS.
 2. TREE BARRICADES SHALL REMAIN IN PLACE, AND IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
 3. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS.
 4. HERITAGE TREES (GREATER THAN 30" DIAMETER) ARE TO BE ENCLOSED TO THEIR ENTIRE DRIPLINE.



MUTCD TYPE D4-3 (MODIFIED)
NO ARROW, WHITE LETTERING, GREEN BACKGROUND.



- SIGN NOTES
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.



Florida Innovation Hub Phase 2

Gainesville, Florida for the City of Gainesville

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est. 1980 FLORIDA CA-5075

DEVELOPMENT PLANS

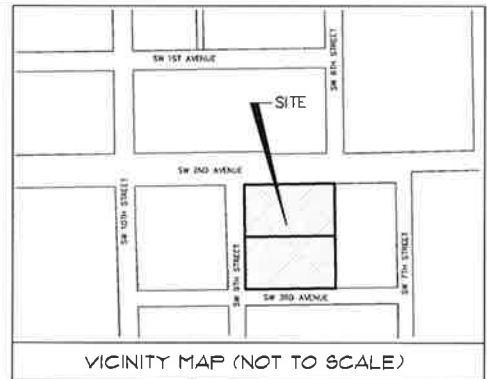
DRAFTED BY: J. THOMAS
ARCHITECT'S PROJECT NO.: 16001
CIVIL ENGINEER'S PROJECT NO.: 16-0027
DATE: 3 May 2016
REVISION DATES:

No.	Description	Date

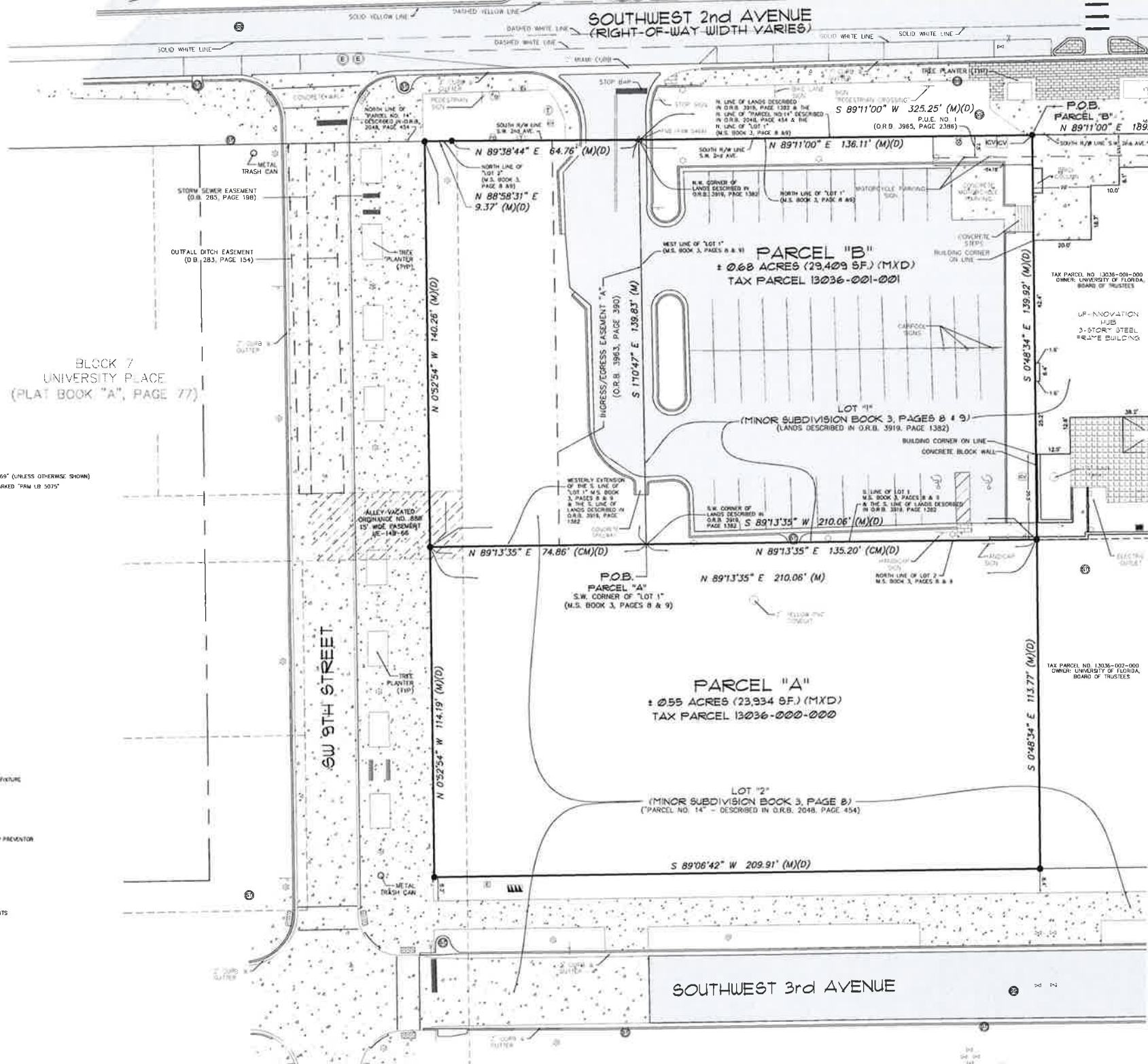
PLANS CHECKED BY: R. WALPOLE
DATE CHECKED:



POINT OF COMMENCEMENT
PARCEL "A" & PARCEL "B"
-N.E. CORNER OF LANDS DESCRIBED
IN O.R.B. 3919, PAGE 1382 & THE
-N.E. CORNER OF "PARCEL NO:14"
DESCRIBED IN O.R.B. 2048, PAGE 454
-N.E. CORNER OF "LOT 1"
(M.S. BOOK 3, PAGES 8 & 9)



-  = ASPHALT SURFACE
 = CONCRETE SURFACE
 = DETECTABLE WARNING SURFACE



REARINGS SHOWN HEREON ARE BASED ON AN ASSAUED VALUE OF NORTH 8970'40" EAST FOR THE NORTH LINE OF BLOCK 8 OF UNIVERSITY PLACE. ACCORDING TO THE PLAT, THEREOF RECORDED IN PLAT BOOK "A", PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2. INSTRUMENTS OF RECORD REFLECTING CASIMATERS, BOUND-OF-WAY AND OR OWNERSHIP NOW NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN CUE BY THE SURVEYOR.

3. UNDERGROUND UTILITIES SHOWN HEREON ARE AFFIRMATIVE AND BASED ON VISUAL SURFACE EVIDENCE, IN CONNECTION WITH PLANT MARKINGS DELINEATED BY OTHERS AND UTILITY MAPS PROVIDED BY GADSDENVILLE REGIONAL UTILITIES (GRU). NO EXCAVATION OF UNDERGROUND UTILITIES WAS FURNISHED BY THIS SURVEYOR.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND UTILITIES WHICH MAY EXIST/OTHER.

5. FENCES, STAKES, SURVEY MONUMENTS AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE IDENTICAL TO SCALE.

6. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE 90-NOOD-00000 LARKIES IN THE SUPPLIED DIGITAL FILE.

7. INFORMATION FROM FEDERAL, EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

8. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

9. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.

10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

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. 12001C 0314 D. EFFECTIVE DATE: JUNE 16, 2006.

FUTURE LAND USE: URBAN + MIXED USE -2
 ZONE: URBAN MIXED USE -2
 FRONT: THE AVERAGE OF THE DISTANCE (UP TO A MAXIMUM OF 20 FT.) BETWEEN STREET CROWN-TO-WAY AND PRINCIPAL STRUCTURES ON THE TWO ADJACENT LOTS FOR THIS CALCULATION, ANY VACANT ADJACENT LOT SHALL BE ASSIGNED A DISTANCE OF 20 FT.
 SIDE (CALCULATOR): 7.5 FT. OR 25 FT. WHEN ADJUTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP.
 SIDE (STREET): THE AVERAGE OF THE DISTANCE (UP TO A MAXIMUM OF 20 FT.) BETWEEN STREET CROWN-TO-WAY AND PRINCIPAL STRUCTURES ON THE TWO ADJACENT LOTS FOR THIS CALCULATION, ANY VACANT ADJACENT LOT SHALL BE ASSIGNED A DISTANCE OF 20 FT.
 REAR: 20 FT. OR 25 FT. WHEN ADJUTING PROPERTY DESIGNATED SINGLE-FAMILY OR RESIDENTIAL LOW-DENSITY ON THE FUTURE LAND USE MAP.

PARCEL "A",
SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION
OF LOT 2 OF A MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 3, PAGE 8 AND 9 OF THE PUBLIC RECORDS OF
SADG, COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID MINOR SUBDIVISION AS RECORDED IN MINOR SUBDIVISION BOOK 3,
PAGE 8 AND 9; THENCE SOUTH 09°11'00" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 325.25 FEET TO THE
WEST LINE OF SAID LOT 1; THENCE SOUTH 17°04'31" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 139.83 FEET TO THE
NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 82°02'54" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 135.20
FEET ALONG THE SOUTH LINE OF THE SAID LOT 1 AND THE NORTH LINE OF THE SAID LOT 2 A DISTANCE OF 135.20 FEET TO
THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 82°02'54" WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 209.81 FEET; THENCE NORTH 00°25'24" EAST, A DISTANCE OF 114.19 FEET TO AN INTERSECTION WITH THE
WEST LINE OF SAID LOT 2; THENCE NORTH 89°13'35" EAST, ALONG SAID WEST LINE WESTERLY EXTENSION LINE, A DISTANCE OF 74.88 FEET TO THE POINT OF BEGINNING.

PARCEL "B":
A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; BEING A PORTION OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3019, PAGE 1454 AND A PORTION OF LANDS DESCRIBED "PARCEL NO. 14" DESCRIBED IN OFFICIAL RECORDS BOOK 2048, PAGE 454 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1986, PAGE 1382; THENCE SOUTH 89°10'21" WEST, ALONG SAID NORTH LINE, ALONG THE NORTH LINE OF SAID "PARCEL NO. 14" AND ALONG THE NORTH LINE OF SAID SOUTH RIGHT-OF-WAY LINE OF S.W. 2ND AVENUE (RIGHT OF WAY WITH VARIES), A DISTANCE OF 3891.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°10'21" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 13.90 FEET TO SAID SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3019, PAGE 1382; THENCE NORTH 00°13'57" WEST, ALONG SAID SOUTH LINE AND ITS WESTLY PROJECTION, THEREAFTER, A DISTANCE OF 210.06 FEET, THENCE SOUTH 89°05'40" WEST, A DISTANCE OF 14.26 FEET TO SAID NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3019, PAGE 1382; THENCE SOUTH 89°05'40" WEST, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.37 FEET; THENCE NORTH 89°35'44" EAST, ALONG SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 84.76 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 13.61 FEET TO THE POINT OF BEGINNING.

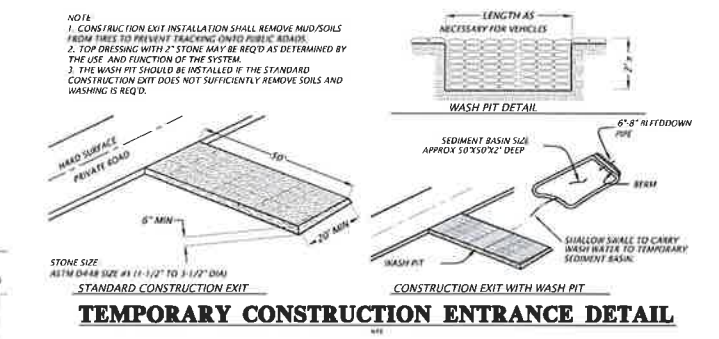
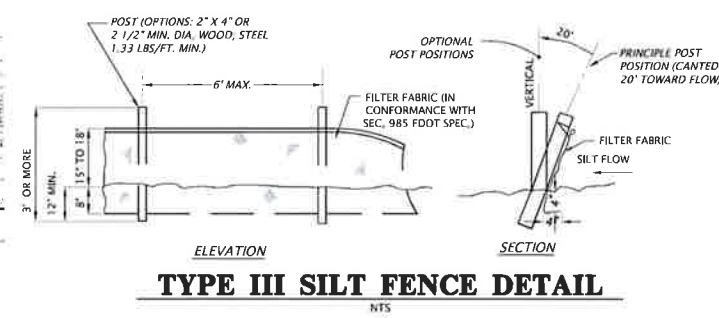
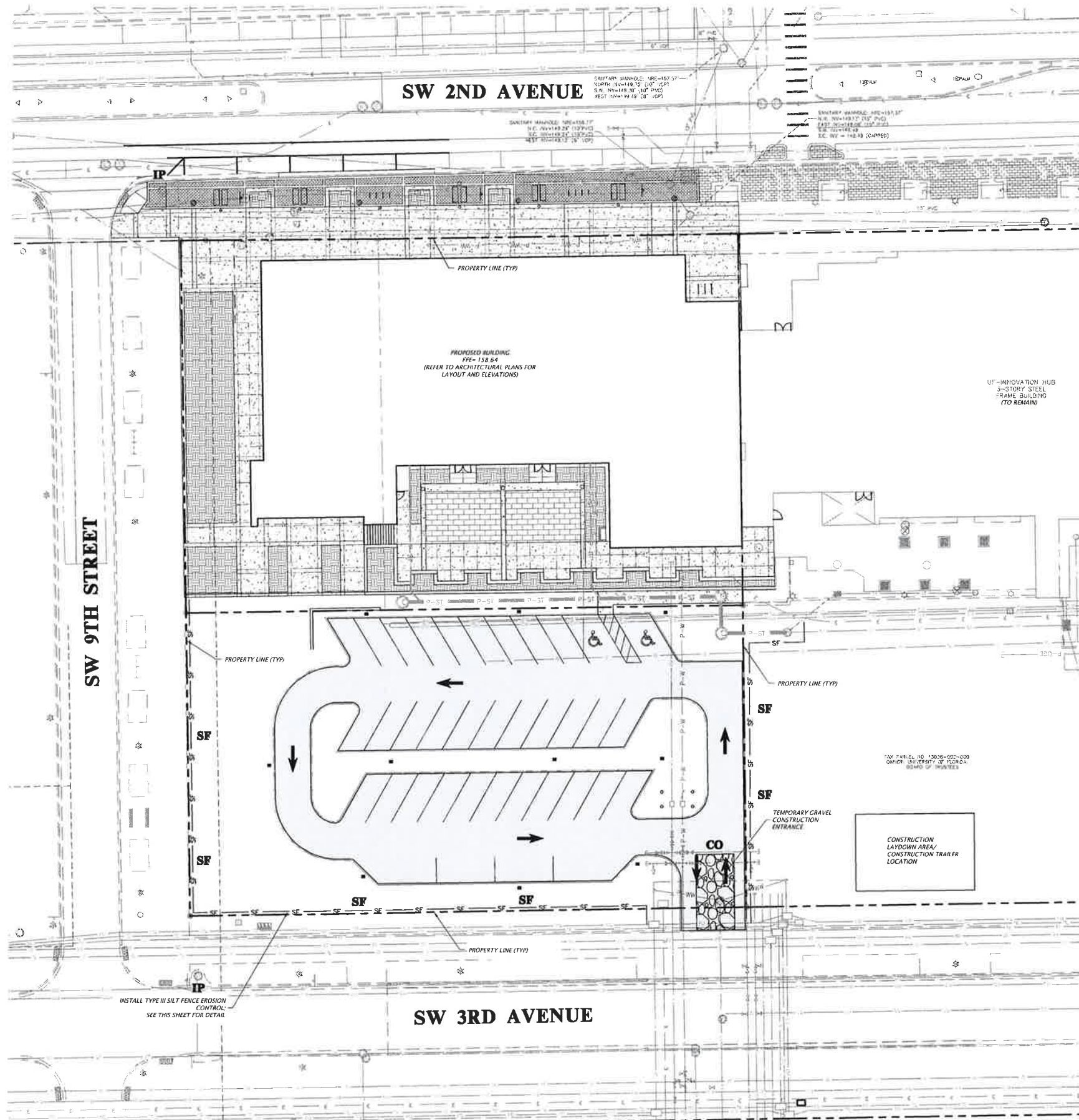
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.68 ACRES, MORE OR LESS

TO: THE UNIVERSITY OF FLORIDA BOARD OF TRUSTEES; INNOVATION SQUARE, LLC.

THAT THE SURVEY REPRESENTED HEREON MEETS THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, ACSM AND NSPS IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(c), 8, 11, 13, 16, 17, 18 AND 20(c)(ii) OF TABLE A THEREOF. THE FIELD WORK COMPLETED ON MARCH 20, 2014.

DATE OF PLAT OR MAP:

This map prepared by: Certificate of Authorization No. L.B. 5076 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	THOMAS R. BON		SHEET NO. 1 OF 1
	SEE SURVEYOR'S CERTIFICATION		PROFESSIONAL SURVEYOR & MAPPER Fla. License No. 6547 GAINESVILLE LOCALA FLORIDA est. 1986 LB-5076
	RAB (SEAL)	SURVEY DATE 10/27/2014	
	SF (SEAL)	REVISION DATE: N/A	
SEE SURVEYOR'S CERTIFICATION		PROJECT NUMBER: 14-0397.01	CHW CHARTERED SURVEYING & MAPPING 132 NW 76th Drive, Gainesville, Florida 32607 (352) 331-9761 / (352) 331-2476 www.chw-fla.com
TRB (SEAL)	FIELD BOOK & PAGE: W.S.		
SEE SURVEYOR'S CERTIFICATION		SCALE 1" = 20'	1" = 20' VERIF. SCALE BASED ON MEASUREMENT ORIGINAL DRAWING 0 IF NOT ONE INCH ON SCALES ACCORDINGLY



- STORMWATER POLLUTION PREVENTION LEGEND**
- SF = SILT BARRIER
 - CO = CONSTRUCTION ENTRANCE/EXIT
 - IP = INLET PROTECTION



PONIKVAR ASSOCIATES INC

ARCHITECTS
AA 0002486
720 SW 2ND AVENUE SUITE 105
GAINESVILLE, FLORIDA 32601
PHONE: (352) 372-1378 FAX: (352) 378-1281

Florida
Innovation Hub
Phase 2

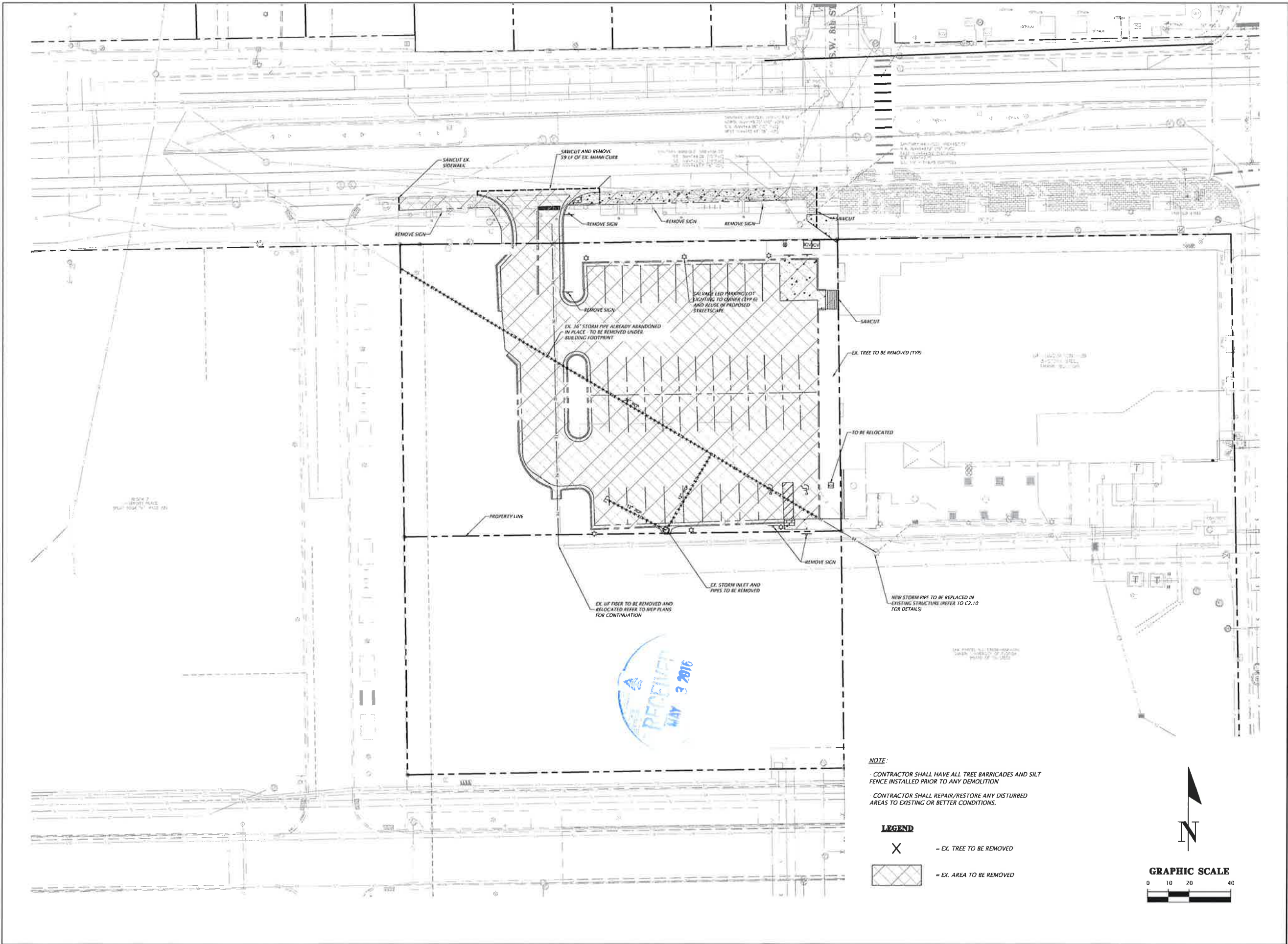
Gainesville,
Florida
for the
City of
Gainesville

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Gainesville, Florida 32607
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est. 1988 FLORIDA CA 5075

DEVELOPMENT PLANS

DRAFTED BY: J. THOMAS
ARCHITECT'S PROJECT NO.: 16001
CIVIL ENGINEER'S PROJECT NO.: 16-0027
DATE: 3 May 2016
REVISION DATES:
No. Description Date
PLANS CHECKED BY: R. WALPOLE
DATE CHECKED:

STORMWATER
POLLUTION
PREVENTION PLAN
C0.21



Florida Innovation Hub Phase 2

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DEVELOPMENT PLANS

DRAFTED BY: J. THOMAS

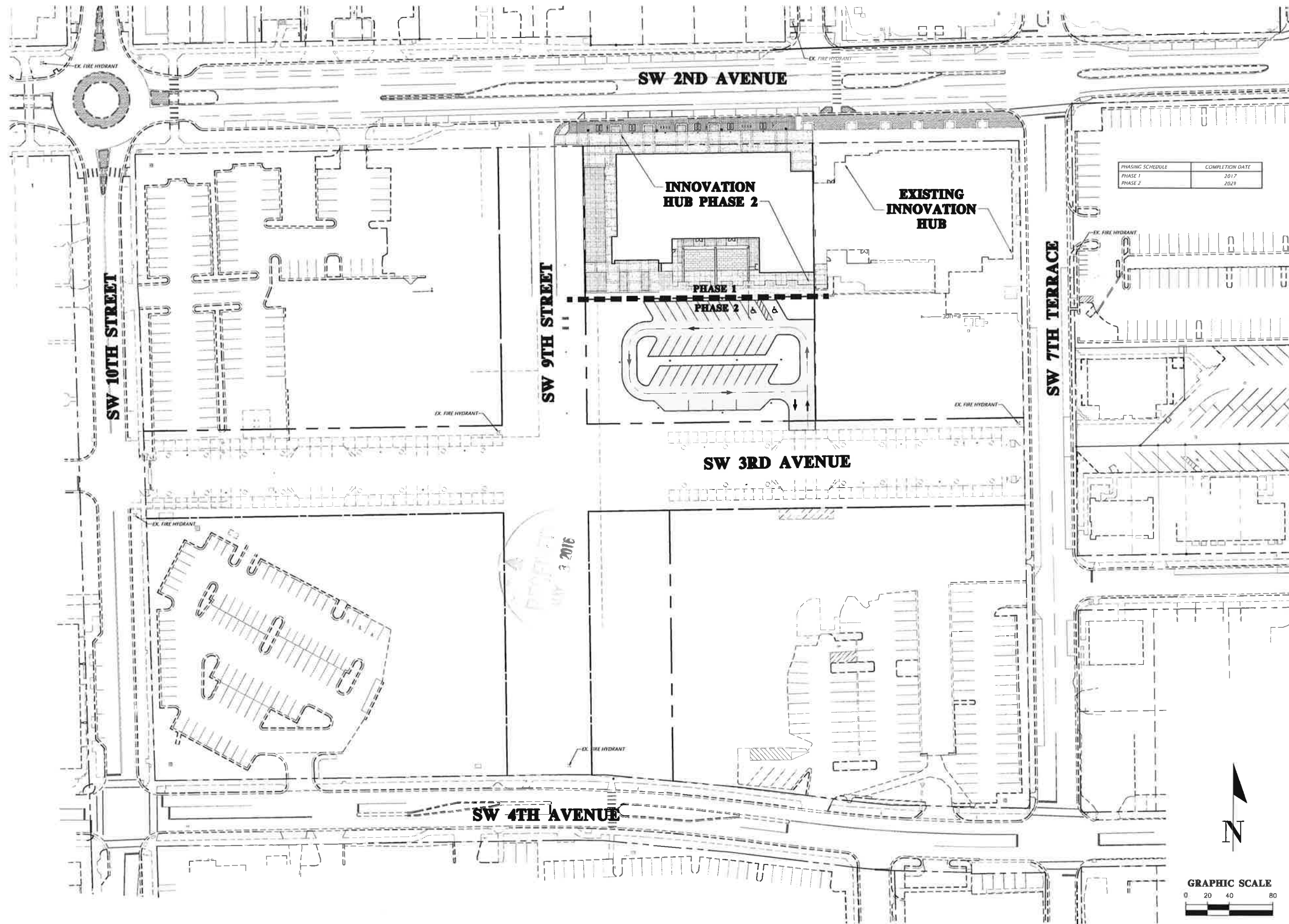
ARCHITECT'S PROJECT NO.: 16001
CIVIL ENGINEER'S PROJECT NO.: 16-0027

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date
PLANS CHECKED BY: R. WALPOLE		
DATE CHECKED:		

DEMOLITION AND TREE PROTECTION PLAN

C0.30



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DEVELOPMENT PLANS

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ARCHITECT'S PROJECT NO.: 16001

CIVIL ENGINEER'S PROJECT NO.: 16-0027

DATE: 3 May 2016

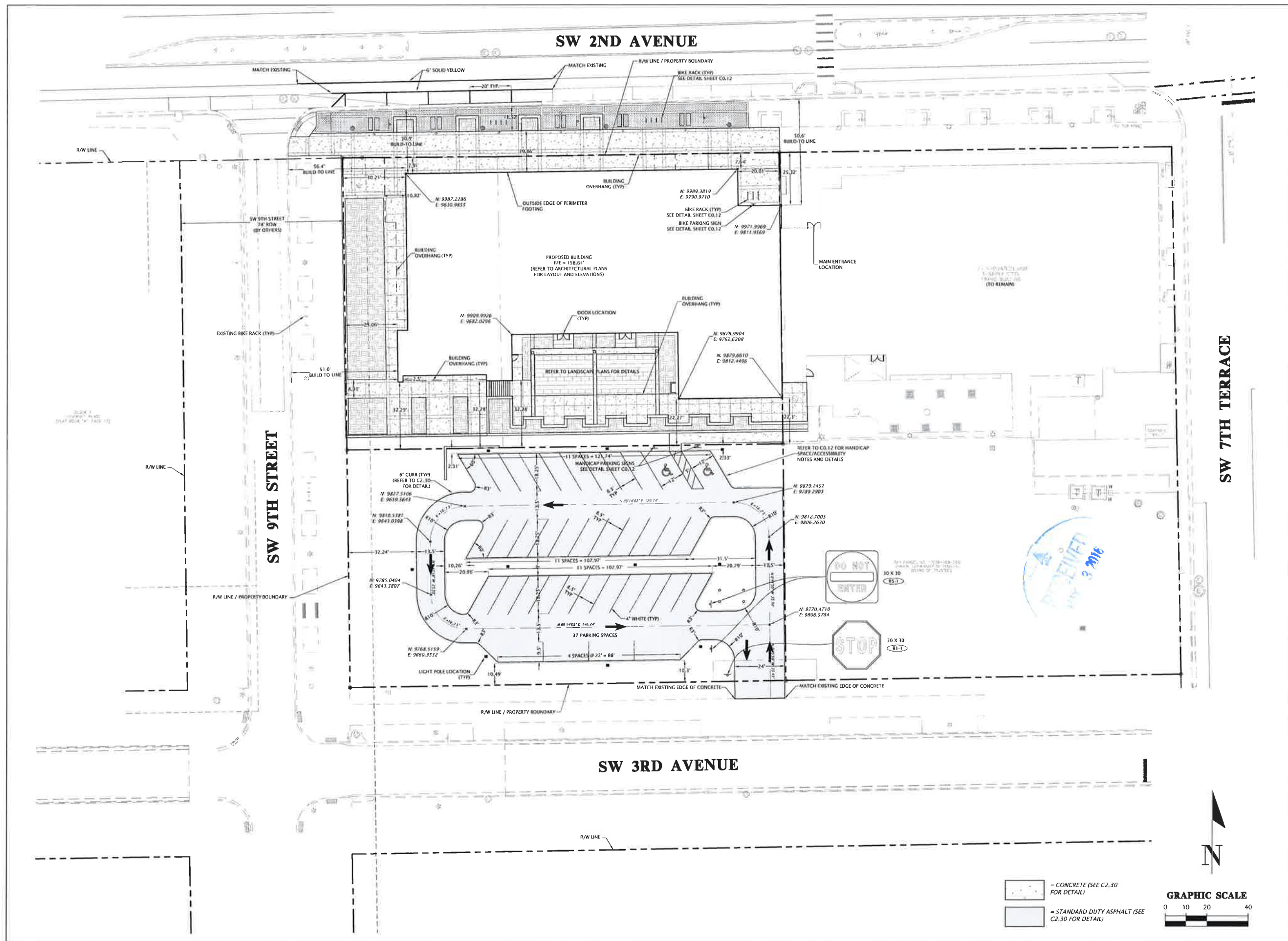
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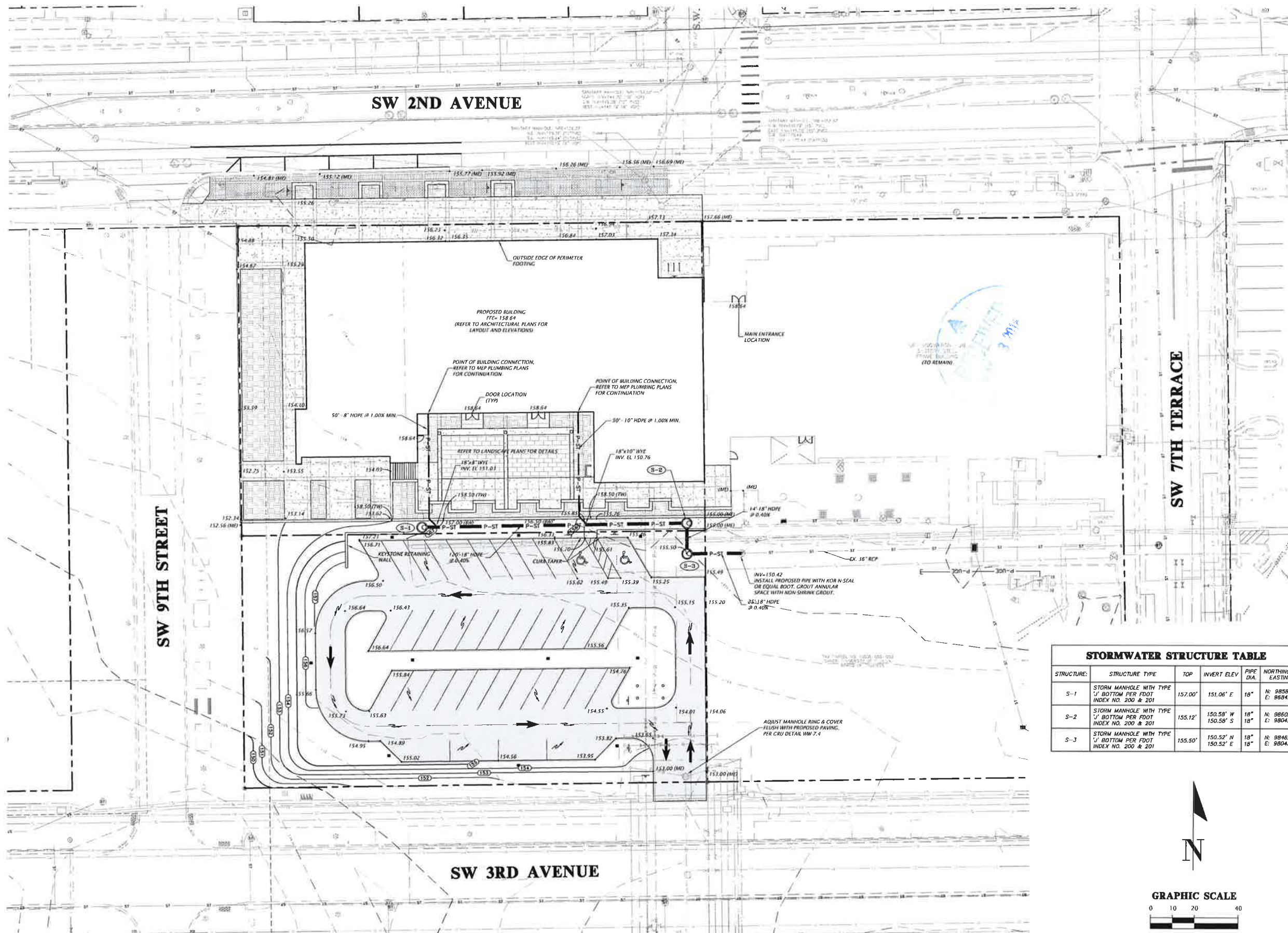
No.	Description	Date

PLANS CHECKED BY: R. WALPOLE
DATE CHECKED:

MASTER PLAN

C1.00





STORMWATER STRUCTURE TABLE					
STRUCTURE	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	STORM MANHOLE WITH TYPE 'U' BOTTOM PER FDOT INDEX NO. 200 & 201	157.00'	151.06' E	18"	N: 9858.61 E: 9804.44
S-2	STORM MANHOLE WITH TYPE 'U' BOTTOM PER FDOT INDEX NO. 200 & 201	155.12'	150.58' W 150.58' S	18"	N: 9860.73 E: 9804.58
S-3	STORM MANHOLE WITH TYPE 'U' BOTTOM PER FDOT INDEX NO. 200 & 201	155.50'	150.52' N 150.52' E	18"	N: 9846.82 E: 9804.77

PONIKVAR ASSOCIATES, INC.

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DEVELOPMENT PLANS

DRAFTED BY: J. THOMAS

ARCHITECT'S PROJECT NO.: 16001

CIVIL ENGINEER'S PROJECT NO.: 16-0027

DATE: 3 May 2016

REVISION DATES:

No.	Description	Date

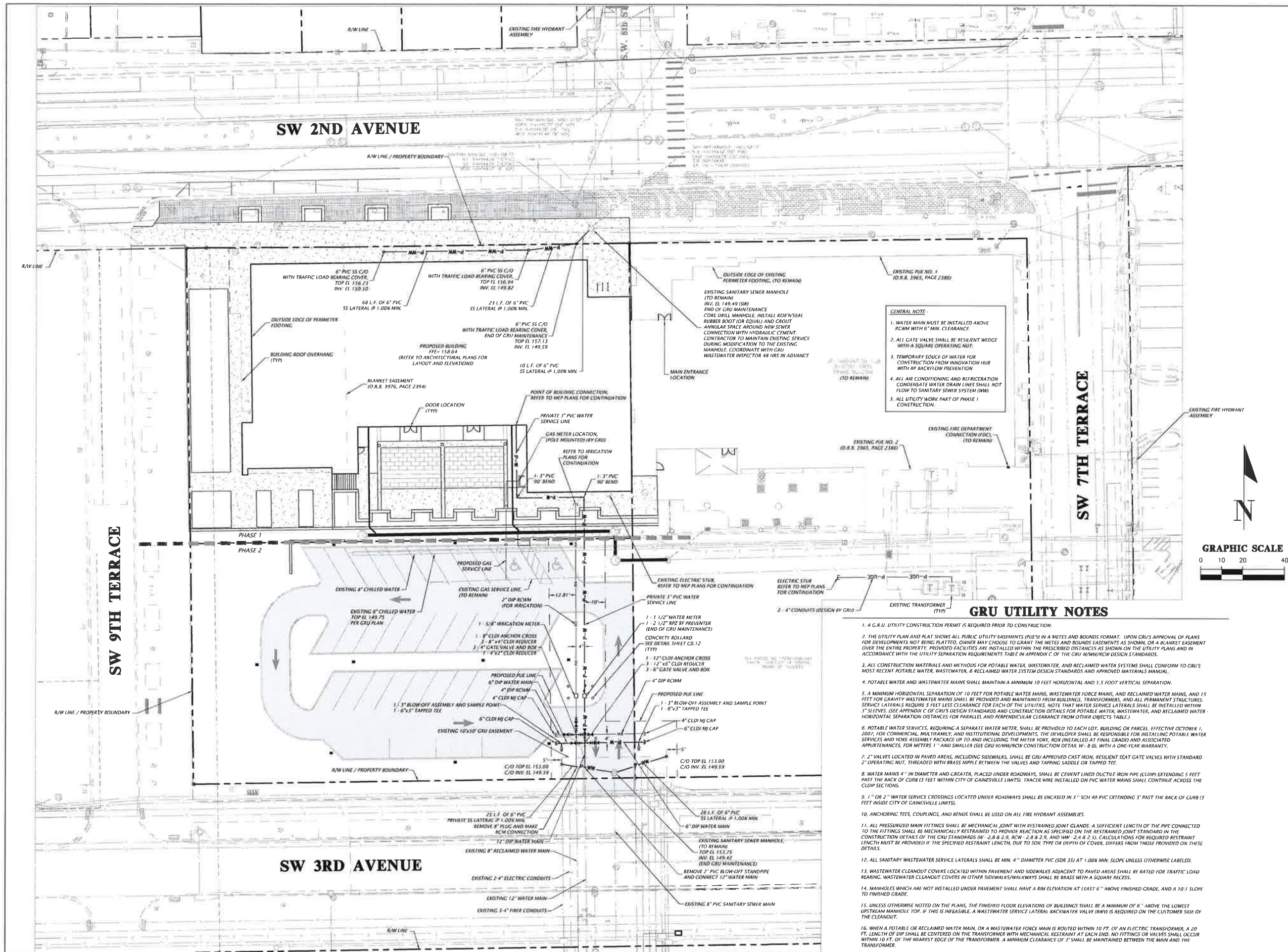
PLANS CHECKED BY: R. WALPOLE

DATE CHECKED:

GRADING
AND DRAINAGE
PLAN

C2.00

C3.00



Florida Innovation Hub Phase 2

Gainesville, Florida

for the University of Florida

EDA: 04-79-07090

SCHEMATIC DESIGN



JACK W. PONIKVAR
AR13807

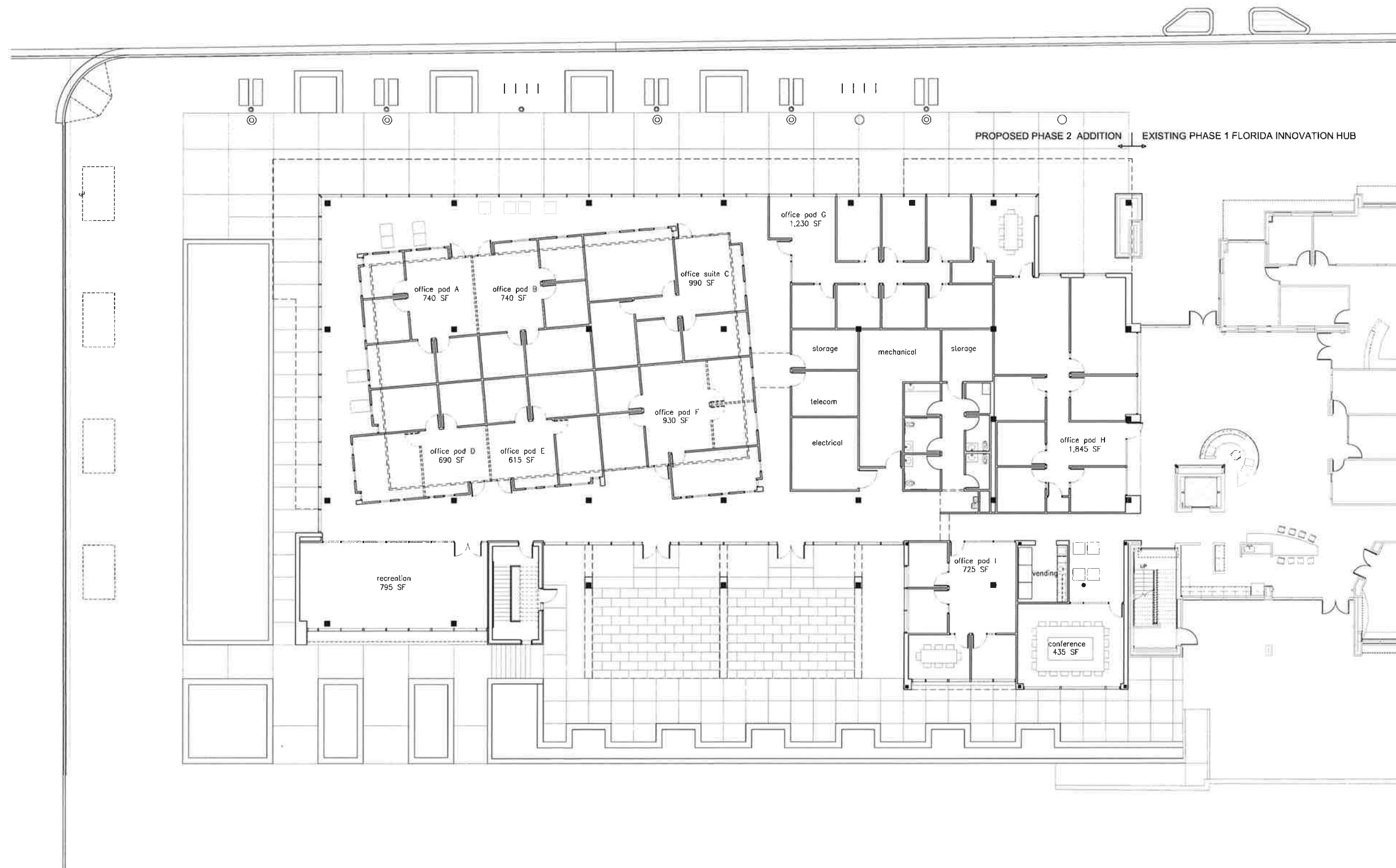
DRAFTED BY: JP
ARCHITECT'S PROJECT NO.: 16001

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date

PLANS CHECKED BY:
DATE CHECKED:

ARCHITECTURAL FLOOR PLAN:
LEVEL 1



ARCHITECTURAL FLOOR PLAN: LEVEL 1

Florida
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Phase 2
Gainesville,
Florida
for the
University of
Florida

EDA: 04-79-07090

SCHEMATIC DESIGN



JACK W. PONIKVAR
AR13607

DRAFTED BY: JP

ARCHITECT'S PROJECT NO.: 16001

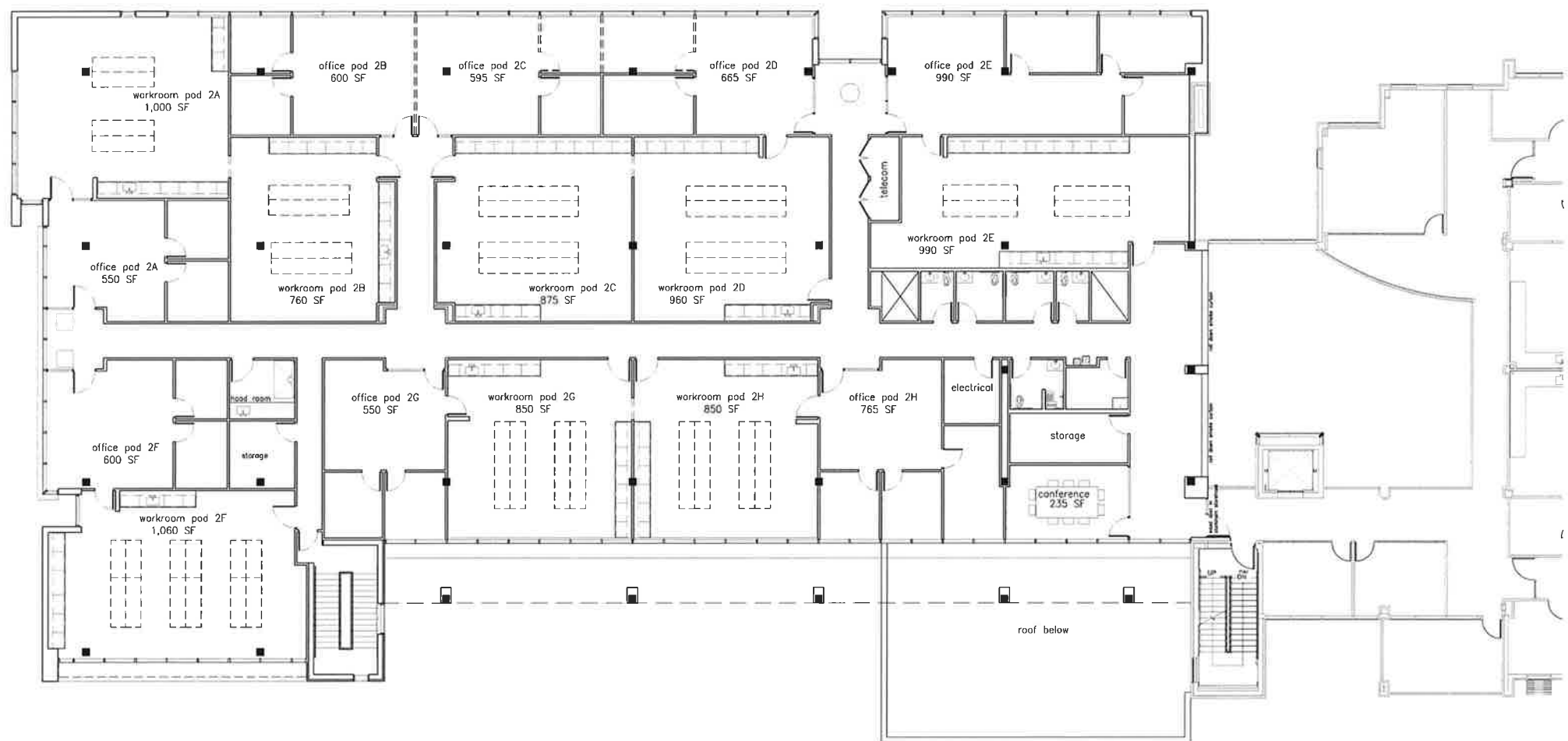
DATE: 3 May 2016

REVISION DATES:

No.	Description	Date

PLANS CHECKED BY:
DATE CHECKED:

ARCHITECTURAL FLOOR PLAN:
LEVEL 2



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Phase 2
Gainesville,
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for the
University of
Florida

EDA: 04-79-07090

SCHEMATIC DESIGN



DRAFTED BY: JP

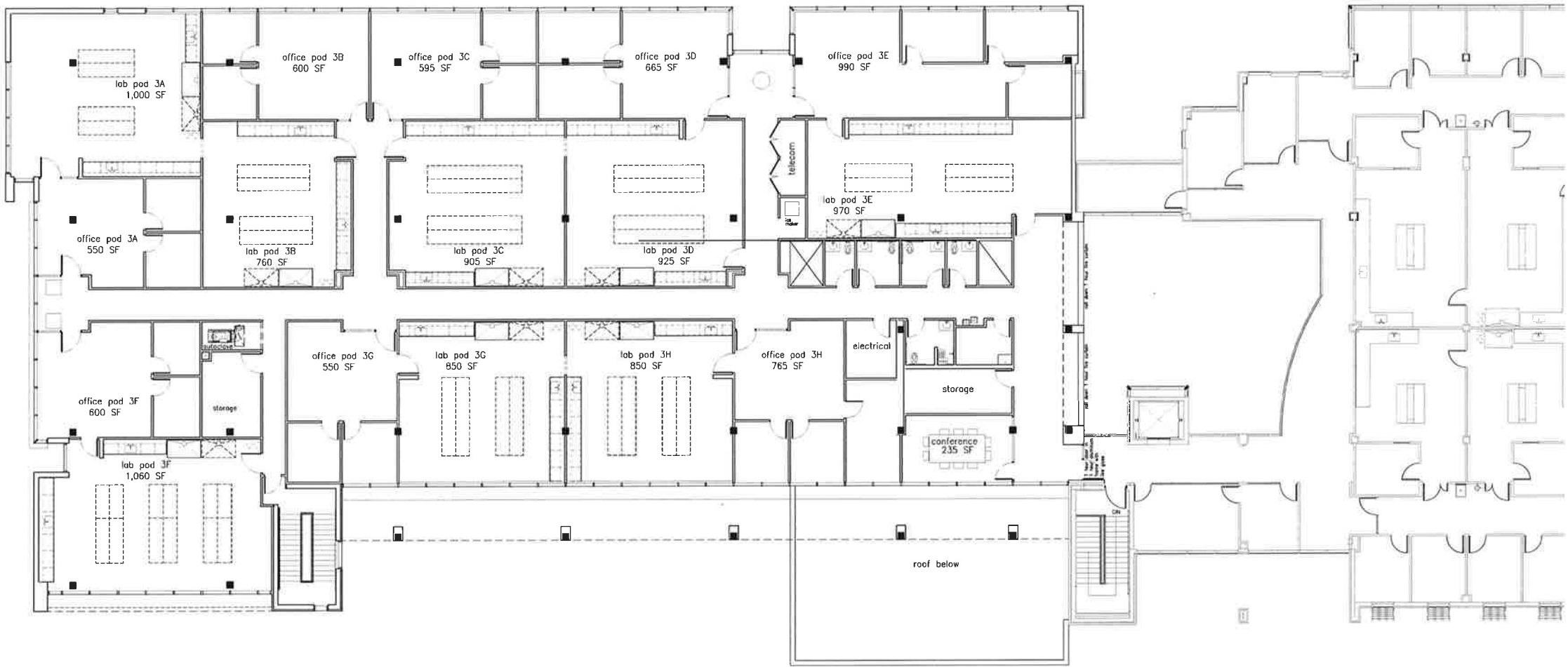
ARCHITECT'S PROJECT NO.: 16001

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date

PLANS CHECKED BY:
DATE CHECKED:

ARCHITECTURAL FLOOR PLAN:
LEVEL 3



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for the
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Florida

EDA: 04-79-07090
SCHEMATIC DESIGN



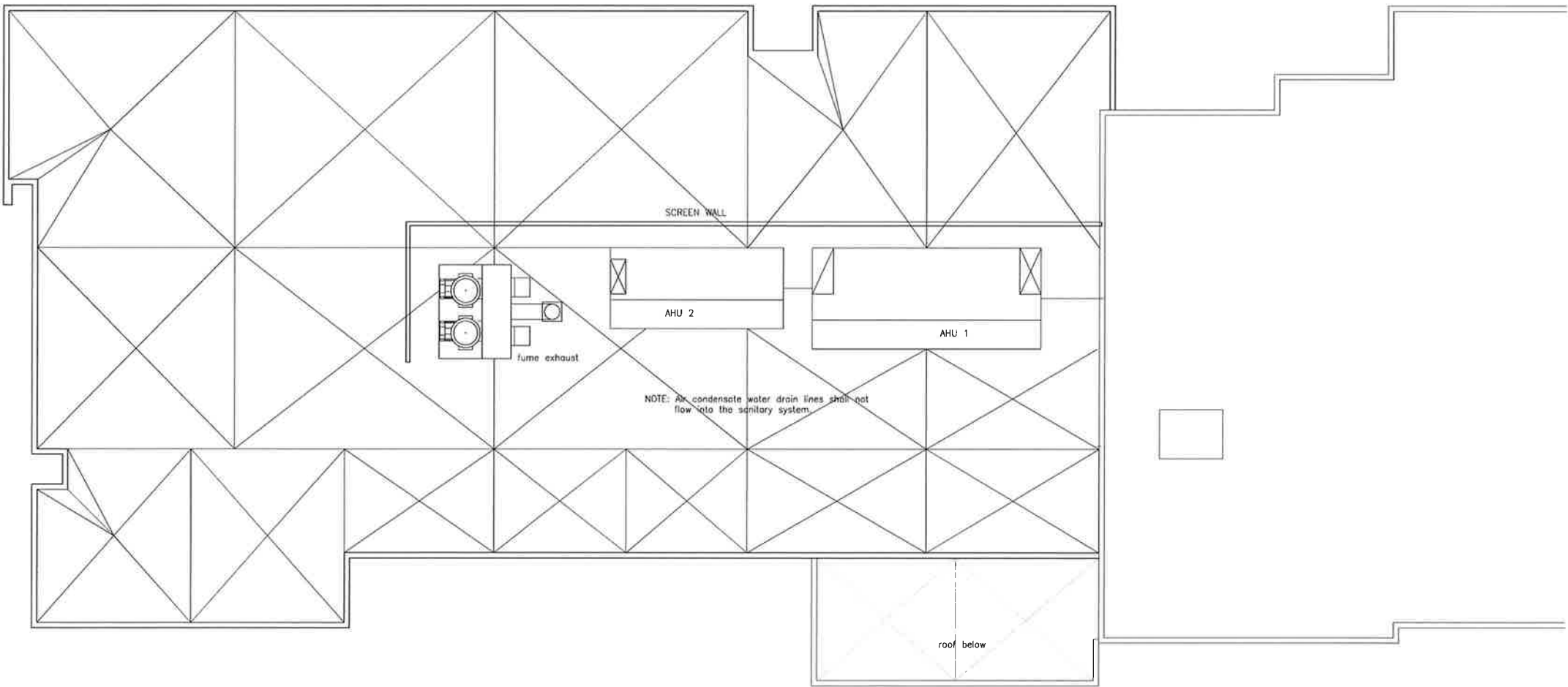
DRAFTED BY: JP
ARCHITECT'S PROJECT NO.: 16001

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date

PLANS CHECKED BY:
DATE CHECKED:

ARCHITECTURAL ROOF PLAN



ARCHITECTURAL ROOF PLAN

Florida
Innovation Hub
Phase 2
Gainesville,
Florida

for the
University of
Florida

EDA: 04-79-07090

SCHEMATIC DESIGN



JACK W. PONIKVAR
AR13807

DRAFTED BY: JP

ARCHITECT'S PROJECT NO.: 18001

DATE: 3 May 2016

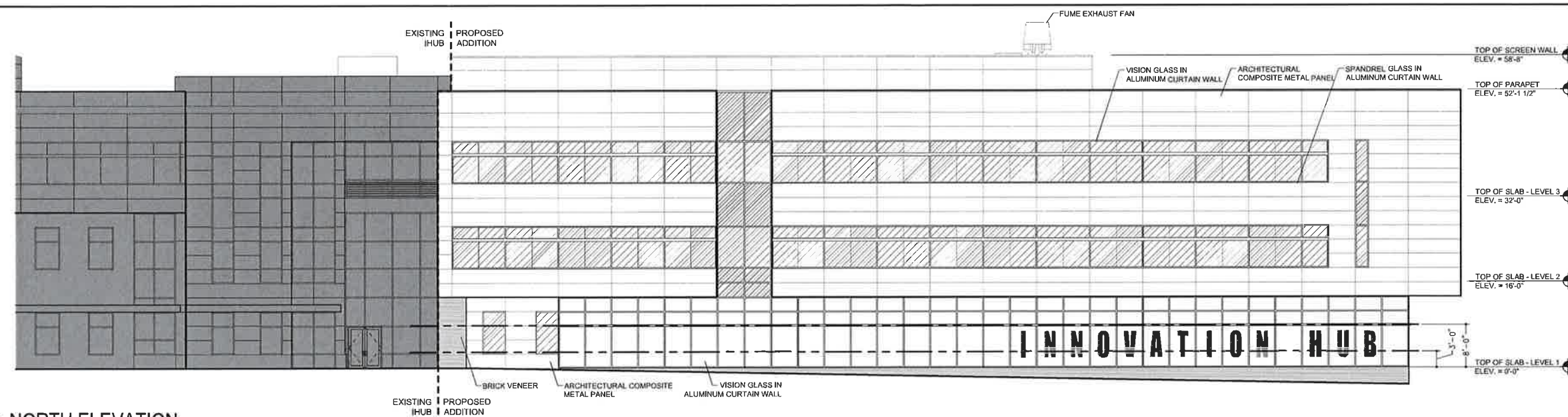
REVISION DATES:

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PLANS CHECKED BY:
DATE CHECKED:

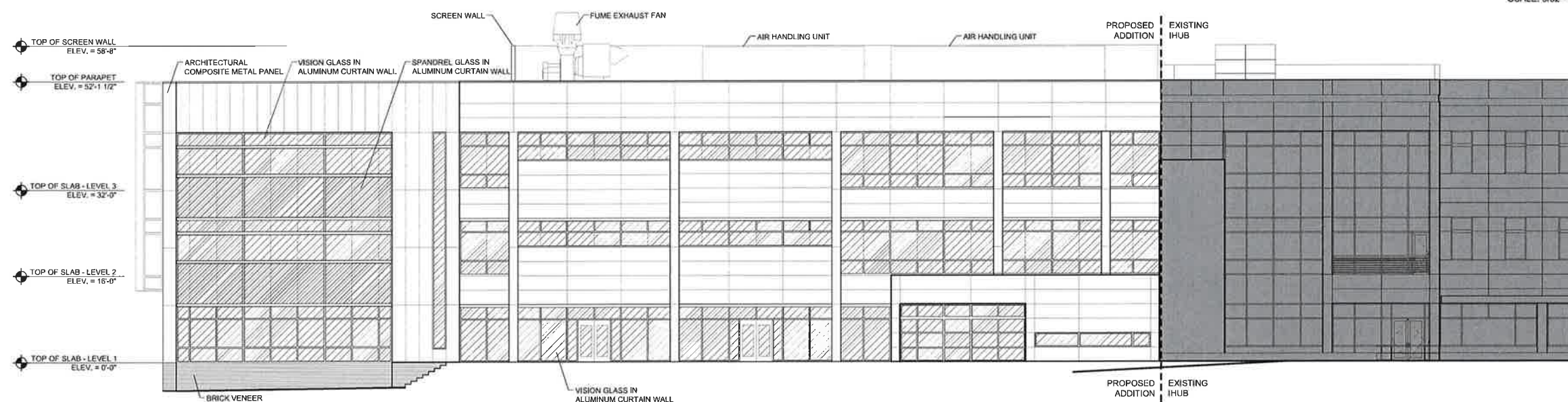
ARCHITECTURAL EXTERIOR
ELEVATIONS

A2.10



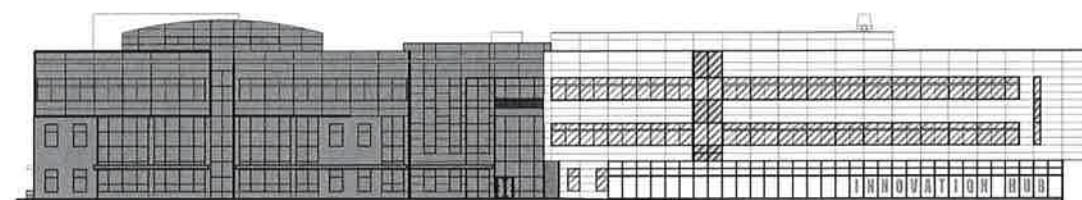
1 NORTH ELEVATION

SCALE: 3/32"=1'-0"



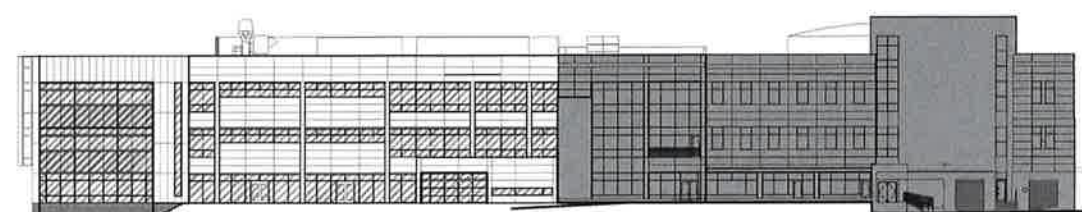
2 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



OVERALL NORTH ELEVATION (WITH PHASES 1 & 2 SHOWN)

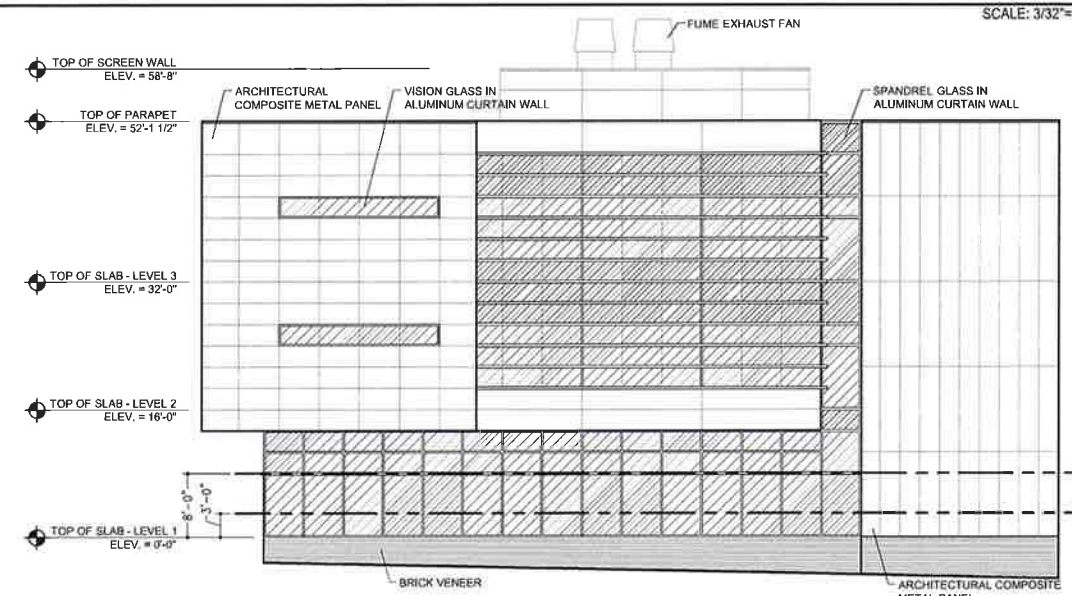
SCALE: 1"=30'-0"



OVERALL SOUTH ELEVATION (WITH PHASES 1 & 2 SHOWN)

SCALE: 1"=30'-0"

GLAZING PERCENTAGES			
Frontage	Required	Provided	
North Elevation:	65%	89%	ok
West Elevation:	50%	75%	ok



3 WEST ELEVATION

SCALE: 3/32"=1'-0"

GENERAL NOTES

ALL ASPHALT, LIMESTONE, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3". IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5-6.5.

ALL TREES TO BE A MINIMUM SEVEN (7) FEET IN HEIGHT AND TWO (2) INCH CALIPER, OR LARGER, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

TREES OUTSIDE OF MULCHED LANDSCAPED BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

CALL THE URBAN FORESTRY INSPECTOR FOR A BARRICADE INSPECTION AT 352-393-8188 BEFORE CLEARING AND GRUBBING WORK BEGINS.

INVASIVE EXOTIC PLANT MATERIAL

ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS'. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-393-8188 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM. BUBBLERS SHALL BE INSTALLED BY EACH TREE AS PART OF THE IRRIGATION SYSTEM.

T.M.P.A.

SITE IS LOCATED IN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA.

TREE PROTECTION NOTES

1. REGULATED TREES TO REMAIN THAT ARE WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PROTECTED BY A TREE PROTECTION BARRIER.

2. TREE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES TO REMAIN TO PREVENT ENCROACHMENT BY MACHINERY. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS AT ANY TIME.

3. BARRIERS SHALL BE PLACED AT OR OUTSIDE THE DRIP LINE FOR HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES. FOR ALL OTHER REGULATED TREES TO REMAIN, TREE BARRIERS SHALL BE LOCATED AT TWO-THIRDS THE AREA OF THE TREE DROPLINE OR AT THE ROOT PLATE AT A MINIMUM AND WITH CITY URBAN FORESTRY INSPECTOR APPROVAL.

4. NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNEE.

5. TREE BARRICADES SHALL REMAIN IN PLACE AND IN WORKING ORDER THROUGHOUT CONSTRUCTION. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION ACTIVITIES ARE COMPLETE AND LANDSCAPE INSTALLATION BEGINS. LANDSCAPE PREPARATION WITHIN THE PROTECTED AREAS SHALL BE LIMITED TO SHALLOW DISKING LIMITED TO A DEPTH OF FOUR (4) INCHES UNLESS OTHERWISE APPROVED BY CITY MANAGER.

6. A LAYER OF WOOD CHIPS AT LEAST EIGHT (8) INCHES THICK SHALL COVER THE SOIL WITHIN THE TREE BARRICADE AREA.

7. WHERE ROOTS GREATER THAN ONE (1) INCH ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

8. CONTRACTOR SHALL TRIM ONLY THOSE EXISTING TREES AS NOTED ON THE PLAN OR AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. TRIMMING/PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS 'TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI 300)' AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH SAFETY REQUIREMENTS' (ANSI 213.3). REMOVE NO MORE THAN 25% OF THE CROWN AT ONE TIME. ON YOUNG TREES, REMOVE NO MORE THAN 33% OF THE TRUNK BARE OF BRANCHES. DISCUSS PROPOSED TRIMMING ACTIVITIES WITH OWNER'S REPRESENTATIVE AND CITY'S URBAN FORESTRY INSPECTOR PRIOR TO ACTIVITIES/REMOVAL.

9. STANDARD TREE PROTECTION BARRIER FOR REGULATED TREES THAT ARE NOT HIGH-QUALITY HERITAGE - SEE DETAIL 1/LS-1. BARRICADES TO BE A MINIMUM OF THREE (3) FEET TALL AND CONSTRUCTED OF EITHER 2X4 WOODEN CORNER POSTS BURIED TO ONE FOOT DEPTH WITH AT LEAST TWO COURSES OF 1X4 WOODEN SIDE SLATS WITH COLORED FLAGGING/COLORED MESH ATTACHED OR CONSTRUCTED OF ONE-INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED. SEE NOTE 10 FOR ADDITIONAL REQUIREMENTS FOR HIGH-QUALITY HERITAGE TREE BARRIERS.

10. CALL PLANNING SERVICES AT 352-393-8188 TO SCHEDULE A BARRICADE INSPECTION BEFORE ANY CLEARING AND GRUBBING WORK BEGINS.

NOTE:
HIGH-QUALITY HERITAGE TREES DO NOT APPEAR TO BE WITHIN 50' OF THE CONSTRUCTION AREA. IF THEY ARE PRESENT, SEE ADDITIONAL REQUIREMENTS WITHIN CITY OF GAINESVILLE LOC FOR TREE PROTECTION FOR HIGH-QUALITY HERITAGE TREES.

BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED WITH TWIST WIRE CONNECTOR

1 STANDARD TREE PROTECTION DETAIL - REGULATED, NON-HIGH QUALITY HERITAGE SCALE: N.T.S.

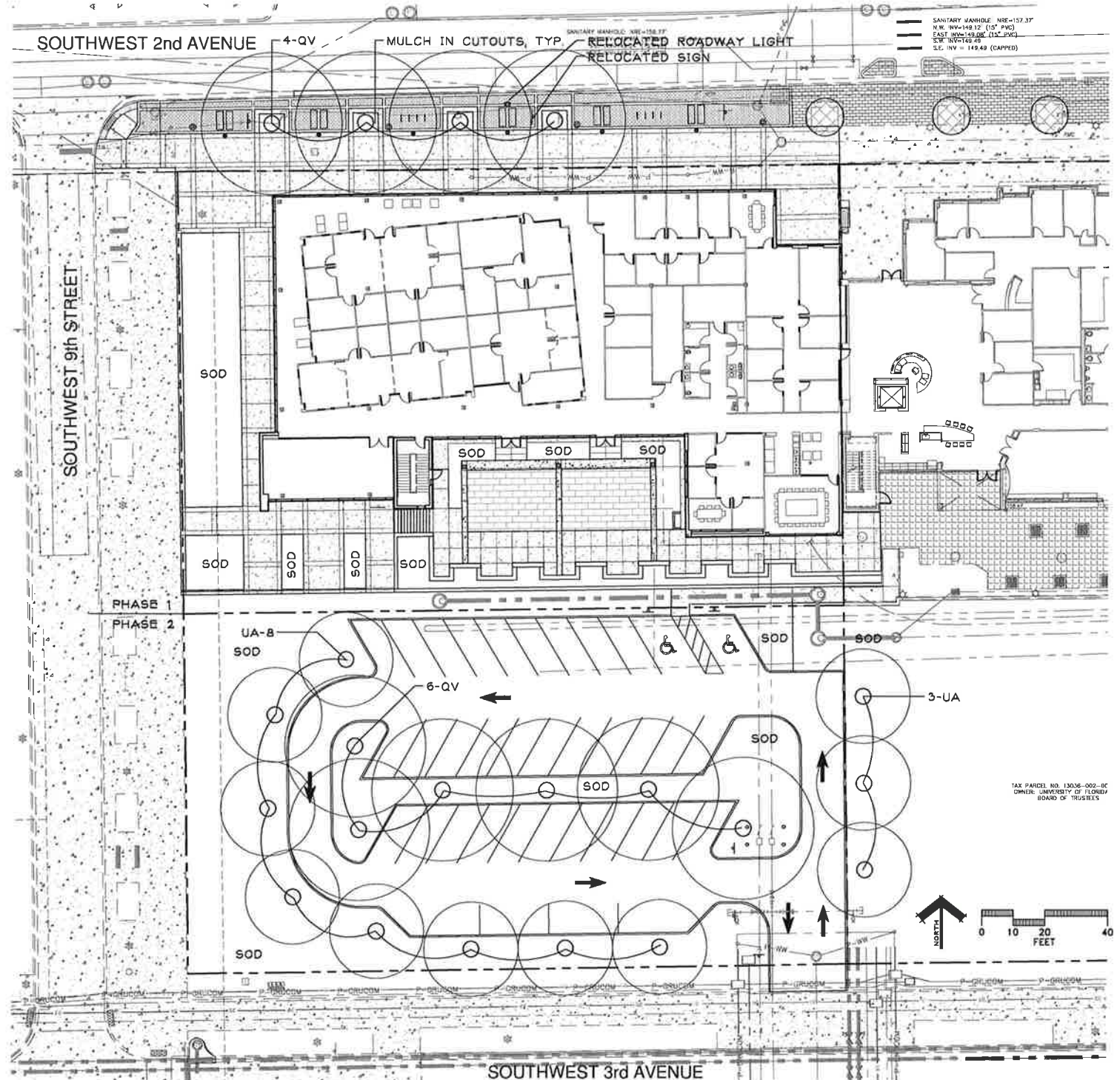
2 TREE PLANTING DETAIL SCALE: N.T.S.

PHASE 1 PLANT SCHEDULE

TREES	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
	4	QV	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	30 GAL., 9' HT, 3' SPR, 2.5" CAL
SOD	SYM	BOTANICAL NAME	COMMON NAME	COMMENTS	
	SOD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	WEED FREE AND SAND GROWN SOD	

PHASE 2 PLANT SCHEDULE

TREES	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
	6	QV	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	30 GAL., 9' HT, 3' SPR, 2.5" CAL
	11	UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	30 GAL., 10' HT, 4' SPR, 2.5" CAL
SOD	SYM	BOTANICAL NAME	COMMON NAME	COMMENTS	
	SOD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	WEED FREE AND SAND GROWN SOD	



PONIKVAR ASSOCIATES INC.

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Phase 2

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Florida
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City of
Gainesville

EDA: 04-79-07090

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DEVELOPMENT PLANS

DRAFTED BY: J. THOMAS

ARCHITECT'S PROJECT NO: 16001
CIVIL ENGINEER'S PROJECT NO: 16-0027

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date

PLANS CHECKED BY: E.J. BOLDUC III
DATE CHECKED: 2 May 2016

LANDSCAPE PLAN

LS-01

PHOTOMETRIC NARRATIVE








THIS SITE CONSISTS OF A NEW BUILDING ADJACENT TO THE EXISTING INNOVATION HUB BUILDING, AND ASSOCIATED ENTRY AND PARKING AREAS. THE SITE IS INTEGRAL TO THE INNOVATION SQUARE DEVELOPMENT AND IS ASSOCIATED WITH THE UNIVERSITY. ON THE NORTH, WEST, AND SOUTH SIDES, THE SITE IS BORDERED BY PUBLIC RIGHT-OF-WAY AND THOROUGHFARE. TO THE EAST, THE SITE IS BORDERED BY THE SHARED-USE EXISTING INNOVATION HUB BUILDING AND UNDEVELOPED MULTI-USE PROPERTY.

LIGHTING IN THE PARKING AREAS IS ACCOMPLISHED USING DECORATIVE, FULL CUT-OFF LED FIXTURES SELECTED TO MATCH THOSE USED ALONG THE ROADWAYS AND PEDESTRIAN WALKWAYS OF INNOVATION SQUARE. LIGHTING ALONG THE ASSOCIATED ENTRY AREAS AND NEW PEDESTRIAN WALKWAYS IS ACCOMPLISHING USING A COMBINATION OF WALL MOUNT FULL CUT-OFF LED FIXTURES AND DECORATIVE, FULL CUT-OFF LED PEDESTRIAN SCALE POLE LIGHTS.

ALONG THE NORTH SIDE OF THE SITE, THE PEDESTRIAN SCALE LIGHTS ARE LOCATED IN THE PUBLIC RIGHT-OF-WAY AND SERVE BOTH THE NORTHERN ENTRIES AND THE PUBLIC SIDEWALK. THIS IS CONSISTENT WITH THE EXISTING INNOVATION HUB BUILDING.

THE INTENT OF THIS SITE IS TO BE A CONTIGUOUS AND INTEGRATED PORTION OF THE INNOVATION SQUARE DEVELOPMENT. BY THE NATURE OF THAT INTENT, IT CAN BE EXPECTED THAT LIGHT TRESPASS MAY OCCUR AT THE PROPERTY BOUNDARIES. THEREFORE, A WAIVER TO THE LIGHT TRESPASS REQUIREMENTS OF 30-344(d)(3)(b) IS REQUESTED FOR THE PORTIONS OF THE SITE ABUTTING PUBLIC RIGHTS-OF-WAY AND SHARED USE AREAS.

THE PROPOSED LIGHTING PROVIDES SAFE AND CONSISTENT LIGHTING FOR BUILDING PATRONS AND PASSERS-BY WHILE CONFORMING TO THE INTENT OF THE ORDINANCE AND MITIGATING NEGATIVE ENVIRONMENTAL IMPACTS.

LUMINAIRE SCHEDULE FOR PHOTOMETRICS									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF MH
	PLH	4	LUMEC	CPLM-90W49LED4K-ES-LE3F	Capella	(CPLM-ES-LE3F) White 90W SSL c/w Advance Driver XITANIUM 100W24V @ 120.00V	CPLM-90W49LED4K-ES-LE3F (S1203271) ies	Absolute	0.81 25
	PLHT	2	LUMEC	CPLM-90W49LED4K-ES-LE3F	Capella	(CPLM-ES-LE3F) White 90W SSL c/w Advance Driver XITANIUM 100W24V @ 120.00V	CPLM-90W49LED4K-ES-LE3F (S1203271) ies	Absolute	0.81 25
	PL	8	LUMEC	CPLS-60W30LED4K-ES-LE3F	Capella	(DOS LE3F) White 72W SSL c/w Advance Driver XITANIUM 72W24V @ 120.00V	CPLS-60W30LED4K-ES-LE3F (S1102221m) ies	Absolute	0.81 15
	W	9	LUMEC	122L-4-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-4-55LA-NW/IES	Absolute	0.81 12
	EXPL	8	EXISTING	CPLS-60W30LED4K-ES-LE3F	Capella	(DOS LE3F) White 72W SSL c/w Advance Driver XITANIUM 72W24V @ 120.00V	CPLS-60W30LED4K-ES-LE3F (S1102221m) ies	Absolute	0.81 15
	EXPLT	8	EXISTING	CPLS-60W30LED4K-ES-LE3F	Capella	(DOS LE3F) White 72W SSL c/w Advance Driver XITANIUM 72W24V @ 120.00V	CPLS-60W30LED4K-ES-LE3F (S1102221m) ies	Absolute	0.81 15
	EXSL	3	EXISTING	200HPS-RN20-THA3-GL	Renaissance - Architectural Roadway	(1) 200W Clear High Pressure Sodium Mogul ED18	RN20-250HPS-THA3-GL (S0104063) IES	21000	0.72 30

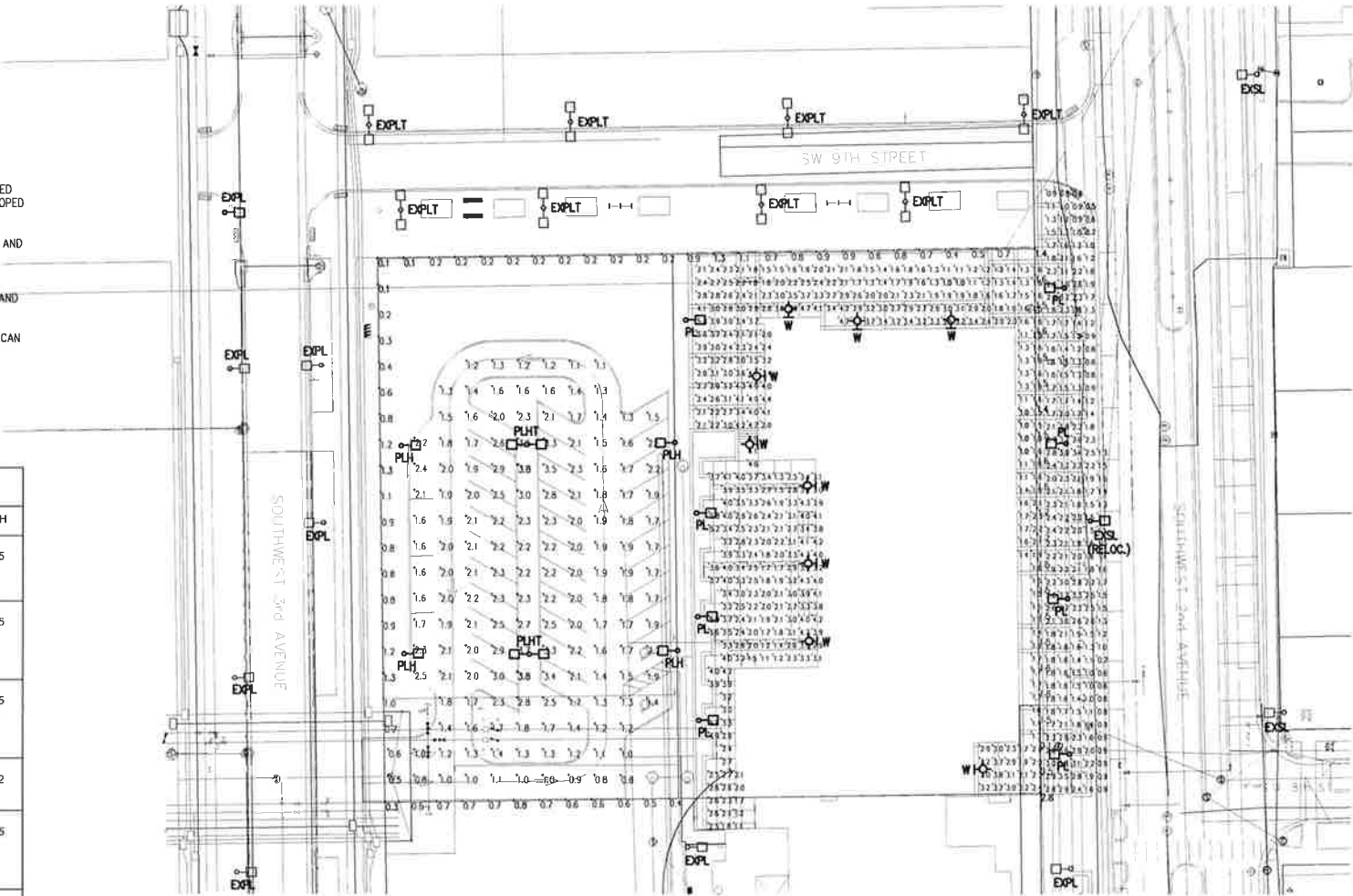
FIXTURE SCHEDULE NOTES

1. TYPES 'PLH' AND 'PLHT' ARE DECORATIVE, FULL CUT-OFF LED FIXTURES. TYPE 'PLHT' IS A TWIN CONFIGURATION. FIXTURES SHALL BE MOUNTED AT 25FT ON METAL POLES AND SHALL BE UTILIZED IN THE NEW PARKING AREA.
2. TYPE 'PL' IS A DECORATIVE, FULL CUT-OFF LED FIXTURE. FIXTURE SHALL BE MOUNTED AT 15FT ON METAL POLES AND SHALL BE UTILIZED IN PEDESTRIAN AREAS.
3. TYPE 'W' IS A FULL CUT-OFF LED FIXTURE. FIXTURE SHALL BE WALL MOUNTED AT 12FT.
4. OUTPUT OF EXISTING LIGHTING (TYPES 'EXPL', 'EXPLT', AND 'EXSL') HAS BEEN APPROXIMATED FOR THIS SUBMITTAL.

PHOTOMETRIC STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Code
ENTRY AREAS	+	2.6 fc	5.9 fc	1.0 fc	5.9:1	2.6:1	30-344(e)(3)
NEW PARKING	+	1.9 fc	3.8 fc	0.5 fc	7.6:1	3.8:1	30-344(e)(4)(c)
NORTH SIDEWALK	+	1.8 fc	3.9 fc	0.5 fc	7.8:1	3.6:1	30-344(e)(3)
EAST PROPERTY LINE (PRIVATE)	+	0.6 fc	0.8 fc	0.3 fc	2.7:1	2.0:1	30-344(d)(3)(b)
NORTH PROPERTY LINE (ROW)	+	1.7 fc	2.8 fc	1.4 fc	2.0:1	1.2:1	30-344(d)(3)(b)
SOUTH PROPERTY LINE (ROW)	+	0.7 fc	1.3 fc	0.1 fc	13.0:1	7.0:1	30-344(d)(3)(b)
WEST PROPERTY LINE (ROW)	+	0.5 fc	1.3 fc	0.1 fc	13.0:1	5.0:1	30-344(d)(3)(b)

PHOTOMETRIC STATISTICS NOTES

1. LIGHT TRESPASS VALUES DO NOT INCLUDE THE CONTRIBUTIONS OF EXISTING LIGHT FIXTURES.



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'



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. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

Florida Innovation Hub Phase 2

Gainesville, Florida for the City of Gainesville

EDA: 04-79-07090



DEVELOPMENT PLANS



DRAFTED BY: K. HUNTER
ARCHITECT'S PROJECT NO.: 16001
CIVIL ENGINEER'S PROJECT NO.: 16-0027

DATE: 3 May 2016

REVISION DATES:		
No.	Description	Date
PLANS CHECKED BY: K. HUNTER		2 May 2016
DATE CHECKED:		

SITE PHOTOMETRIC PLAN