



# City of Alachua


TRACI L. GREESHAM  
CITY MANAGER

ASSISTANT CITY MANAGER  
ADAM BOUKARI

## INTER-OFFICE COMMUNICATION

**Date:** February 23, 2016

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

**From:** Adam Boukari   
Assistant City Manager

**Re:** Legacy Park Phase I – Revised Construction Plans

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Public Services have reviewed the Construction Plans and offer the following comments:

### General

#### Engineer:

1. No easements required. City of Alachua property.
2. Load calculations provided on E-6.0.
3. Electric Feed Load – Review by City of Alachua pending
4. E-5.0 – Note 7 (References 30 kva transformer): Confirm Size (500 kva)? 12,470 / 7,200v GRDY – 480 / 277v GRDY. COA to provide: Transformer, Pad, Meter, CT, meter Socket, Post, Primary Feeder and Conduit.

#### Electric:

1. E-5.0 – Provide Load Calculations
  2. E-6.0 – Revise lighting.
- Note: E-6.0 shows 480V lighting – Revise to 277V

#### Water:

1. Addressed previous comments.

#### Wastewater:

2. Addressed previous comments.

Please advise if you have any questions or require additional information.

cc: Justin Tabor, Planner  
Roland Davis, Engineer  
Harry Dillard, Engineer Technician  
Melody Fontana, Engineer Technician



engineers • surveyors • planners, inc.

February 22, 2016

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616

**RE: Legacy Park, Phase 1**

Dear Mr. Tabor:

Please find our second review comments on Legacy Park Phase 1 below.

**Comments:**

**Sheet C1.15**

1. Please correct the handicap parking space striping shown. The depicted chevrons are incorrect.

**Sheet C1.16**

1. Please label the drawing views to determine their location.
2. Please clarify if the heavy duty concrete sidewalk is proposed or existing. If the heavy duty concrete sidewalk is proposed, please explain where stormwater attenuation is provided for this sidewalk.
3. Please clarify what the intent of showing the existing sidewalk with the silt fence around.

**Sheet C2.10**

1. Please label proposed contours at connection to Peggy Road.
2. Please provide a cross-section of the driveway connection to Peggy Road.

**Sheet C2.11**

1. Please label insert drawing view showing the 15-ft setback. What is the intent of this drawing view?

**Sheet C2.13**

1. Please label concrete pads. What is the intent of these two (2) concrete pads?

**Sheet C2.15**

1. Please provide downspouts information (inverts, sizes).
2. Please provide underdrain information. (Size, material, inverts, etc.)
3. The underdrain appears to connect to the proposed wastewater cleanout at the northwest door. Please show that the underdrain does not connect to the wastewater cleanout.

**Sheet C2.30**

1. Riprap detail provided but riprap is not shown within SMF-1.

**Sheet C2.31**

1. A weir is shown on the outfall detail that is not included in the Drainage Design Notes. Please clarify.
2. RipRap detail provided but no riprap shown in plans.

**Sheet C3.10**

1. Please provide information to determine if the proposed water main and the proposed sewer line where the two cross do not conflict (4 locations).
2. Please provide information to determine if proposed fire line and proposed sewer where the two cross do not conflict (1 location).
3. Please indicate water meter sizes, fittings, backflow preventers (size, type, etc.).
4. Fire line shall meet Section 3(B)(3) of City of Alachua Ordinance 15-12.
5. How does the fire hydrant in the second drawing view on Sheet C3.11 relate to the building and the fire hydrant shown on Sheet C3.10? How far from the building is the fire hydrant? Please ensure that no part of the building is further than 500-ft away from a fire hydrant as the truck drives.

**Sheet C4.00**

1. Per previous comment, the handicapped parking space striping detail is incorrect. There should only be 3 chevrons. Please revise.

### **Drainage Design Notes**

1. The Drainage Design Notes are inconsistent with the plans.
  - a. On Node DS3, the plans show a 50-ft discharge pipe (42-ft in Drainage Design Notes). Also, the plans show the invert of S-23 as 83.00 (86.00 in Drainage Design Notes).
  - b. The plans show S-24 as the discharge structure for SMF-3. Drainage Design Notes call out S-24 as the manhole between SMF-2 and SMF-3. Please correct the ICPR Node name to be the intended manhole as the provided inputs reflect S-25.
  - c. Calculations justifying selected aquifer elevations were not included. For the SDII boring, is GSE doing another boring in this same location? Are they certifying the data from SDII? If the data from GSE is different than the SDII data after they do more borings, please update the ICPR inputs.
2. In reference to previous comment #4. Per CoA 6.9.3(B), the City of Alachua code includes the SRWMD criteria in addition to the City code not in lieu of and "In all cases, the strictest of the applicable standards shall apply." The City code section 6.9.3(D)(1) specifies that the first one-half inch of stormwater runoff shall be treated. The code gives you the option of using any of the BMPs SRWMD lists to treat the specified ½" of runoff. This section of code specifies ½" of runoff not the runoff from ½" of rainfall. This code section has not been met as providing the WQTV as the runoff from 1" of rainfall is less than ½" of rainfall on the project site. Please recalculate and provide the required amount of WQTV.

### **General Comments:**

1. The light poles seem too large in plans.
2. On Sheet C2.30, S-32 Outfall Detail shows two (2) pipes with the same invert but drawn at different elevations.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Sergio Reyes, P.E.  
President / Principal



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** February 18, 2016

**To:** Development Review Team (DRT) Members:  
Adam Boukari, Assistant City Manager (3 Copies – Public Services Dept.)

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

**From:** Justin Tabor  
Principal Planner *JT*

**Re:** Legacy Park, Phase 1: Site Plan  
Resubmittal dated **February 18, 2016**

The Planning & Community Development Department has received an application resubmittal for the project referenced above.

This resubmittal is intended to address comments provided to the applicant in your memorandum dated February 9, 2016 (attached.)

The Planning & Community Development Department requests that Public Services staff **review the revised plans (attached) to determine that the applicant has sufficiently addressed the comments in the February 9, 2016, memorandum.**

Please review and submit written comments to the Planning Department no later than:

**Tuesday, February 23, 2016.**

Received by:

*M. Fontana* *M. Fontana*  
Please sign and print name

*2/18/16*  
Date

On behalf of:

*Public Services*

**Wastewater:**

1. Need Manhole details
2. Manhole lids need to be 24" diameter.

Please advise if you have any questions or require additional information.

cc: Justin Tabor, Planner  
Roland Davis, Engineer  
Harry Dillard, Engineer Technician



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 11, 2016

Mr. James "Tony" Flegert, PE  
Causseaux, Hewett, & Walpole, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

RE: Development Review Team (DRT) Summary for: Legacy Park, Phase 1 – Site Plan

Dear Mr. Flegert:

The application referenced above was reviewed at our February 11, 2016, Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, February 18, 2016**. A total of eight (8) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide *13 double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

### General Comments

1. Sheet C0.00:
  - a. General Notes, Note #2: Correct zoning is Governmental Facilities (GF.)
  - b. General Notes, Note #2: Setbacks are as follows: Front: 20'; Side: 15'; Rear: 15'; Maximum Lot Coverage: None.
  - c. There is a typographical error in the name of the Alachua County Public Works Department under agencies to which the plans have been submitted.
2. Sheet C0.10:
  - a. Water and Wastewater Notes, Note #15: Provide draft public utility easements and legal descriptions of such easements for all public utility infrastructure.
3. Sheets C0.22 – C0.23:
  - a. Indicate the direction of flow of stormwater runoff.

4. Sheet C1.00:
  - a. Correct setbacks to the minimum setbacks provided in comment 1.b. above.
5. Sheet C1.15:
  - a. Per Section 6.1.5(C)(3) and (4), one (1) loading space is required. Per Section 6.1.7(B), minimum loading space dimensions are 12'x30', with 14' vertical clearance. Dimension the location of required loading spaces within the service area.
  - b. Demonstrate compliance with Section 6.1.10, which requires a pedestrian crosswalk at least 10 feet in width, either raised above the adjacent pavement or otherwise designated through the use of alternative materials. Crosswalk required at intersection of main access drive and parking lot drive aisle.
  - c. Per Section 6.1.7(A)(1), minimum width of parking spaces is 9'. Do the parking spaces in the southwest portion of the parking lot, along the curved/radial drive aisle, provide a minimum width of 9' at the outermost portion of the parking spaces (the portion contiguous to the drive aisle)?
  - d. Depict required striping of handicap parking space access aisles.
6. Sheet C1.19:
  - a. Provide diamonds at the end of the access drive indicating the termination of the drive. Provide detail of diamonds (i.e., size, mounting height, pole specifications, etc.) on detail sheet (C4.00.)
7. Sheets C1.10 – 1.23:
  - a. Provide proper traffic control at all intersections, including stop signs/stop bars. Provide detail of stop signs/stop bars on detail sheet (C4.00.)
8. Sheet C4.00:
  - a. Section 6.2.3(B) requires the sides of waste receptacle screening providing service access to be gated, and to be constructed of a material consistent with the screening material of all other sides of the receptacle. Provide detail demonstrating compliance with Section 6.2.3(B.)
9. Sheets E-6.0A – E6.3
  - a. E6.0A: Section 6.4.4(D)(2) requires that light fixtures not exceed 24,000 lumens in parking lots with six or more spaces. Fixtures S1 and S2 produce 29,605 lumens and 29,375 lumens, respectively. Revise the plans to use a light fixture which complies with Section 6.4.4(D)(2.)
  - b. E-6.2A: Section 6.4.4(C) establishes a maximum initial horizontal illumination of 5 footcandles in the parking lot and 10 footcandles at building entries. The maximum footcandles along the drive is 5.4 footcandles and within the parking lot is 7.7 footcandles. Revise the plans to comply with Section 6.4.4(C.)
  - c. E-6.2A: Section 6.4.4(E) requires the uniformity ratio maximum to minimum to not exceed 10:1. The max/min in the drive is 18.0:1, in the parking lot is 38.5:1, and on the building path is 14.7:1. Revise to comply with Section 6.4.4(E.)
10. Sheet P-2:
  - a. There are inconsistencies between the points of connection for water service shown on Sheet P-2 and the information provided on Sheet C2.15. Correct inconsistencies.
11. Sheet FP-2:
  - a. There appears to be a potential conflict between the proposed location of the FDC (within the drive/loop in front of the building) and other planned on-site features.



Verify no conflict is present, relocate FDC if necessary to avoid potential conflict. Confirm proposed location of FDC is acceptable with Alachua County Fire/Rescue.

12. Sheets C1.10 – 1.23; C2.10 – C2.23; L101 – 311

- a. The scale used for referenced sheets is 1:20. The City accepts plans at a maximum scale of 1:50. The scale used by the designer results in a substantial number of plan sheets. Is there a specific reason(s) why a scale of 1:20 has been used? Increasing the scale would reduce the volume of the plan set.

Concurrency Impact Analysis

13. Transportation Impacts:

- a. The applicant's Concurrency Impact Analysis indicates that CR 235 (segment from CR 241 to the South City Limits) is within ½ mile of the development's ingress/egress. While the referenced segment may be within a ½ mile radius of the project's ingress/egress, it is not accessible via public/private right-of-ways within ½ mile of the project's ingress/egress. Since the segment cannot be accessed within ½ mile threshold established by Section 2.4.14(H)(2)(b), the segment is not considered to be an affected roadway segment. The only affected roadway segment for the project is CR 2054 West (CR 2054 west of SR 235.) Revise the Concurrency Impact Analysis accordingly.

14. Water/Wastewater Impacts:

- a. The applicant cites Chapter 64E-6.008, Florida Administrative Code (FAC), as the source for multiplier to calculate the project's water/wastewater demand. The multiplier used is 15 gallons per 100 square feet. This multiplier is applicable to an office use. Chapter 64E-6.008, FAC, establishes a multiplier for parks with bathhouses, showers, and toilets of 10 gallons per person. The project's water/wastewater demands must be calculated using the correct multiplier for the project as specified above, using the number of shower stalls or toilet fixtures, whichever is greatest.

15. Recreational Impacts:

- a. It is agreed that the project will result in an increase in recreational lands to serve recreational concurrency demand, however, Phase 1 of the project does not consist of the entire project site of ±105.68 acres. A more accurate assessment would reference the Phase 1 project area, which is ±29.71 acres. Revise accordingly.

16. Throughout Report:

- a. References are made to the "proposed operations center and warehouse." The project consists of a multipurpose community center. Revise accordingly.

Comprehensive Plan Consistency Analysis

17. See comment 14.a. above, related to the acreage of the project. Revise Comprehensive Plan Consistency Analysis to reflect Phase 1 project acreage.

18. Revise response to Policies 1.1.d and 4.1.c, CFNGAR, to reflect the recalculated project demand as further described in comment 13.a. above.

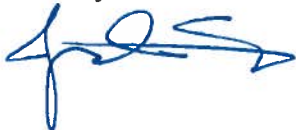
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Public Services/Outside Engineering Review Comments

19. The applicant must address the comments provided by Adam Boukari, Assistant City Manager, in a memorandum dated February 9, 2016.
20. The applicant must address the comments provided by Sergio Reyes, P.E., of eda engineers – surveyors – planners, inc., in a letter dated February 10, 2016.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP  
Principal Planner

Attachments:   Memorandum from Adam Boukari, Assistant City Manager, dated February 9, 2016  
                    Letter from Sergio Reyes, eda, dated February 10, 2016

cc:       Adam Boukari, Assistant City Manager (without attachments)  
          Kathy Winburn, AICP, Planning & Community Development Director (without attachments)  
          Adam Hall, AICP, Planner (without attachments)  
          Project File



## City of Alachua


TRACI L. GREESHAM  
CITY MANAGER

ASSISTANT CITY MANAGER  
ADAM BOUKARI

### INTER-OFFICE COMMUNICATION

**Date:** February 9, 2016

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

**From:** Adam Boukari   
Assistant City Manager

**Re:** Legacy Park Phase I - Construction Plans

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Public Services have reviewed the Construction Plans and offer the following comments:

#### General

##### Engineer:

1. Need utility easements; electric, water, wastewater.
2. Electric System: (Proposed Building)
  - Load calculations to site transformer.
  - Electric Primary Feeder loop with switch gear and transformers; design pending.

##### Electric:

1. E-6.0 B - Electric Load Calculations - Main building needed to size transformers for Phase I construction.
2. E-6.0A - Revise: 3/0 - 480 volt street lights to single phase 277 volt maximum.

##### Water:

1. C2.00 What is the purpose of the 180' LF 12" Water Main beyond the 8" connection, to serve building?
2. C2.00 Remove and place blow off within one stick of 12" pipe after tee and valve.
3. Note: Revised plans do not provide enough detail explaining potable water connection points and fire line connection points.
4. On the 3" domestic waterline, 2 - 3" meters are at what locations and will they be connected to the water main?
5. Place tracer wire on PVC mains.

**Wastewater:**

1. Need Manhole details
2. Manhole lids need to be 24" diameter.

Please advise if you have any questions or require additional information.

cc: Justin Tabor, Planner  
Roland Davis, Engineer  
Harry Dillard, Engineer Technician



engineers • surveyors • planners, inc.

February 10, 2016

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616

**RE: Legacy Park, Phase 1**

Dear Mr. Tabor:

Please find my review comments on Legacy Park Phase 1 below. We met with Travis Hatsay from CHW on Tuesday, 2/9/16 to discuss the stormwater comments. The items discussed are included in the comments below.

**Comments:**

**General**

1. Will the building have downspouts? And will the downspouts tie into the storm system?
2. The proposed finish floor elevation is lower than the DHW for the 100YR-240HR storm event of SMF-2. The finish floor is required to be 1-ft higher than the DHW per CoA 6.9.4(9)(a).
3. Please provide a Master Plan sheet showing all of the proposed Phase 1 improvements.

**Sheet C1.15**

1. Not enough information for the contractor to layout the site (sidewalk locations, islands, curb radii, loading area, etc.). Please provide additional information.

**Sheet C1.17**

1. No dimensions of turnouts width and depth. Please provide required dimensions.

**Sheet C1.19**

1. No swale, end of road, etc. dimensions and/or information. Please provide required dimensions.

**Sheet C1.22**

1. No match lines and/or any other dimensional reference with other sheets. Please provide match lines and dimensional references.

**Sheet C1.23**

1. No longitudinal dimensions of taper provided (station, off-set). Please provide longitudinal dimensions.

**Sheet C2.00**

1. What is the reason to stub-out the private water main to the south of the proposed building towards SMF-3?
2. No location of proposed fire hydrant provided to determine necessary cover.

**Sheet C2.11**

1. No description of the type of connection to the existing 12" DIP water main (tap and valve?) and who will be performing this work?
2. No distance provided from the proposed water main indicating clearance to existing sewer main.

**Sheet C2.13**

1. Fire hydrant fitting and clearance from existing sewer main not indicated.

**Sheet C2.14**

1. No reference to other utility plans (match line and/or stations) of water, sewer, etc provided.

**Sheet C2.15**

1. Fire hydrant symbol (south of cul-de-sac) is not the same as the legend.
2. Does the building have a sprinkler system?
3. If the building is provided with a sprinkler system, fire department or fire connection required. No fire meter provided.
4. The proposed fire hydrants do not cover all of the building.

**Sheet C2.18**

1. Add rip rap to the discharge structures.
2. No dimensions provided for the basin. Add radii and northing and easting.

**Sheet C2.19**

1. No dimensions provided for the cleanout.
2. Add a cross section of the swale.

**Sheet C2.20**

1. No dimensions provided to locate the basin.

**Sheet C2.20**

1. No match lines provided.

**Sheet C2.23**

1. No dimensions or match lines provided.
2. Add erosion control to the discharge structures.

**Sheet C2.30**

1. The discharge structure detail is inconsistent with the Drainage Design Notes.
2. The orifice size is not labeled.
3. Provide erosion control for the discharge structure.
4. No stabilization of the basin provided.

**Sheet C2.31**

1. The orifice size is not labeled.
2. Provide erosion control for the discharge structure.
3. The dimensions of weir 3 are inconsistent with the Drainage Design Notes. Please update.
4. No undercutting recommendations provided. Refer to the Geotechnical Report for recommendations by GSE.
5. No stabilization of the basin provided.

**Sheet 2.32**

1. The orifice size is not labeled.
2. The dimensions of weir 3 are inconsistent with the Drainage Design Notes. Please update.
3. No stabilization of the basin provided.

4. No erosion control provided for the discharge structures.

#### **Sheet 4.00**

1. Confirm that the asphalt pavement detail is the correct detail.
2. The handicapped parking space detail is incorrect. There should be only 3 chevrons.

#### **Sheet 4.10**

1. Bearings and distance of the center line are not provided.
2. Add radii at the entrance.
3. What is the taper for?

#### **Sheet 4.11**

1. Is the South Access Road the same as the South Entrance Road? The plans are inconsistent.

#### **Sheet 4.15**

1. Show the water line in the plan and profile views.
2. Fill in the missing station number.

#### **Drainage Design Notes**

1. Please connect the Post WSHD 1 node to the Peggy Rd Ditch node and add a Post watershed 2B node to also connect to the Peggy Rd Ditch node to show the Post-Development discharge rates and volumes going to Peggy Rd.
2. The submitted Drainage Design Notes do not match the plans. Please update the ICPR model to be consistent.
  - a. SMF-1 in the plans shows a 86-ft contour. The ICPR model indicates that the bottom of the pond is at 87-ft.
  - b. The storm manhole modeled does not match the plans. Which storm manhole does the storm manhole node represent? If the manhole represents S-20, the plans indicate a top of 107.03 and a bottom of 94.11. When modeling the manhole, the point at which the pipe changes from a 15" to a 24" should be taken into consideration.
  - c. For Pipe1, the length does not match the plans.
  - d. For DS2, the length does not match the plans. The point at which the pipe changes from a 15" to a 24" is not included. The larger pipe allows more water to flow. Also, for Weir 3 of 3 for Drop Structure DS2, the plans show a 6" rise instead of a 4" rise as the Drainage Design Notes indicate.
  - e. For DS3, the length and inverts shown in the plans are inconsistent with the drainage design notes. The plans show a length of 42-ft from S-24 to S-23 and inverts of 87.75 and 87, respectively. For Weir 3 of 3 for the



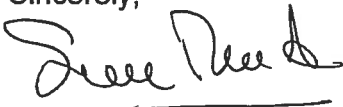
- Drop Structure, the span shown in the plans is 10". This is inconsistent with the Drainage Design Notes.
- f. For DS4, the length and inverts shown in the plans are inconsistent with the Drainage Design Notes. The length shown in the plans is 59-ft. This is shorter than the Drainage Design Notes which could cause the discharge to get to the Peggy Rd ditch sooner. The inverts are also inconsistent.
  - g. For Perc4, the layer thickness is inconsistent with the information shown in the plans. For a bottom of 86, the layer thickness should be 4.5-ft.
- 3. Provide calculations for how the aquifer base and the water table elevations are determined. What was the assumed natural ground elevation?
  - 4. Please revise the calculated water quality treatment volume(WQTV). Per CoA 6.9.3(D)(1), the WQTV is less than required. The calculation included in the Drainage Design Notes demonstrates the runoff from 1" of rainfall instead of treating the first one-half inch of stormwater runoff as required by CoA requirements. When comparing the amount of required WQTV to SRWMD criteria, please ensure that the larger criteria is followed.
  - 5. Per CoA 6.9.3(D)(7)(a), please provide 1-ft of freeboard.
  - 6. Please include pipe calculations.

**Notes**

- 1. It would be informative to include the 100-year flood elevations in each basin.
- 2. You might consider raising the vertical profile of the South Access Road. It seems low in areas (approximately stations 23+00 to 37+00).

If you have any questions please contact my office at 352-373-3541.

Sincerely,



Sergio Reyes, P.E.  
President / Principal

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Legacy Park, Phase 1

**APPLICATION TYPE:** Site Plan

**APPLICANT/PROPERTY OWNER:** City of Alachua

**AGENT:** James Flegert, PE, Causseaux, Hewett, & Walpole, Inc.

**DRT MEETING DATE:** February 11, 2016

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Recreation

**ZONING:** Governmental Facilities (GF)

**OVERLAY:** N/A

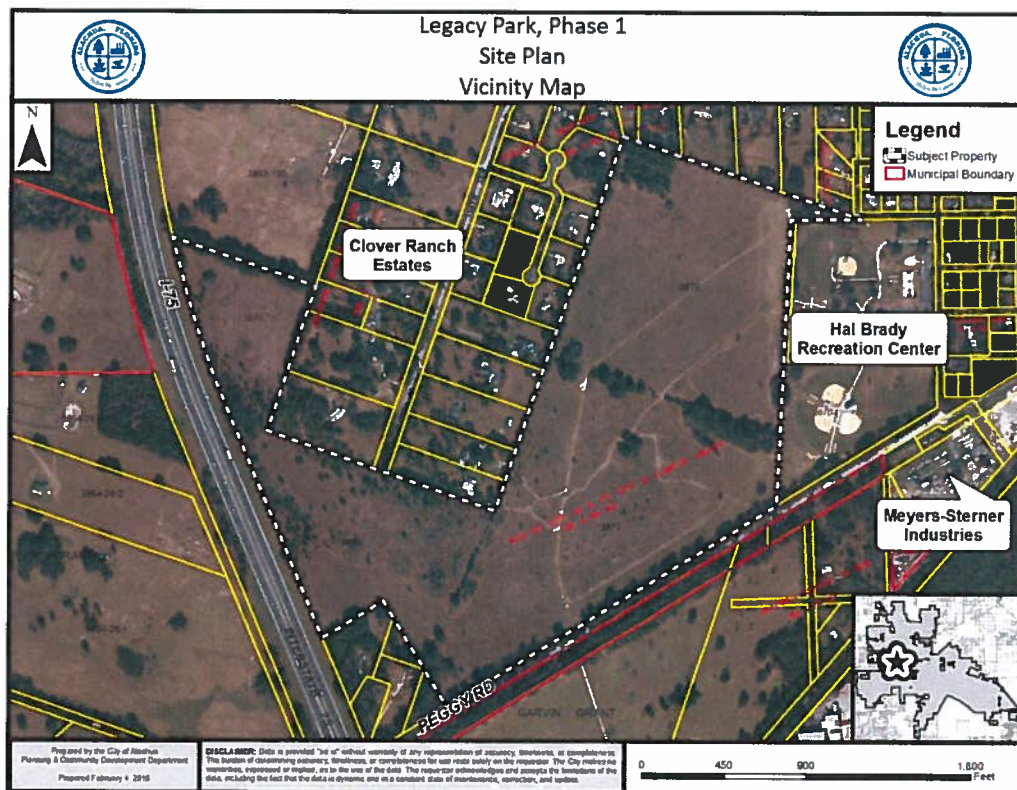
**ACREAGE:** ±105.68 acres

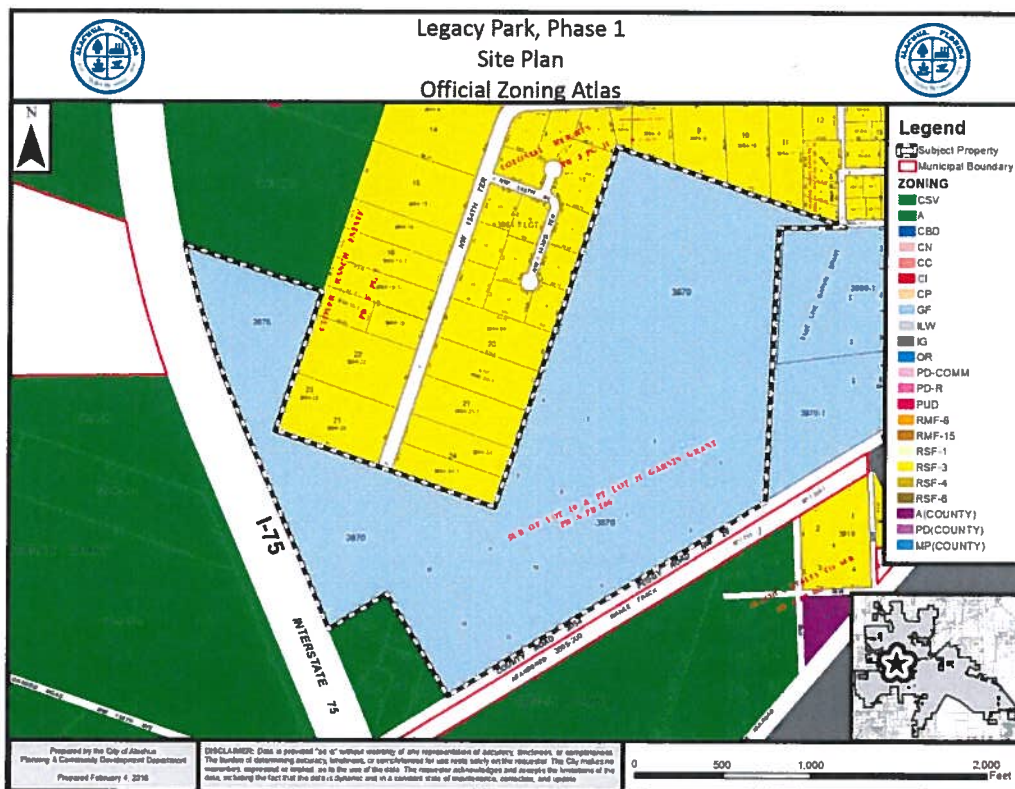
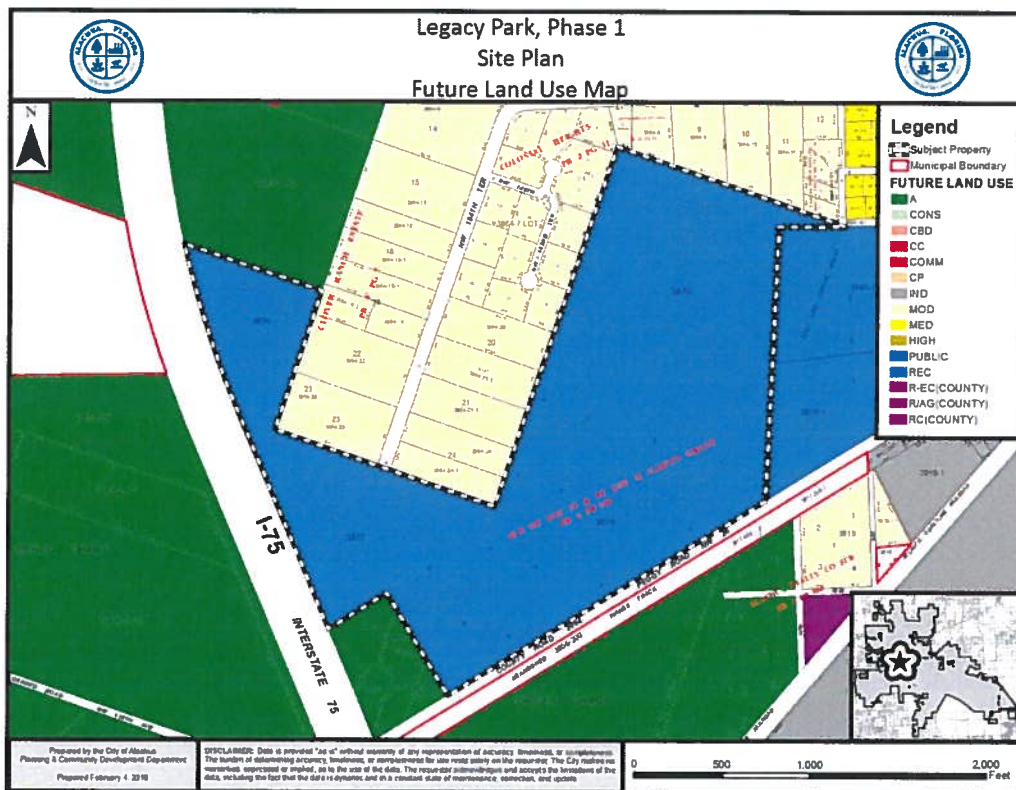
**PROJECT AREA:** ±29.71 acres

**PARCEL:** 03870-000-000

**PROJECT SUMMARY:** A request a Site Plan for the construction of a ±39,555 square foot multipurpose center building, a main entry drive from Peggy Road, parking, stormwater management facilities, and associated utility infrastructure

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Thursday, February 18, 2016





## ***Deficiencies to be Addressed***

### **General Comments**

1. Sheet C0.00:
  - a. General Notes, Note #2: Correct zoning is Governmental Facilities (GF.)
  - b. General Notes, Note #2: Setbacks are as follows: Front: 20'; Side: 15'; Rear: 15'; Maximum Lot Coverage: None.
  - c. There is a typographical error in the name of the Alachua County Public Works Department under agencies to which the plans have been submitted.
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  - a. Indicate the direction of flow of stormwater runoff.
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  - a. Correct setbacks to the minimum setbacks provided in comment 1.b. above.
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7. Sheets C1.10 – 1.23:
  - a. Provide proper traffic control at all intersections, including stop signs/stop bars. Provide detail of stop signs/stop bars on detail sheet (C4.00.)

8. Sheet C4.00:

- a. Section 6.2.3(B) requires the sides of waste receptacle screening providing service access to be gated, and to be constructed of a material consistent with the screening material of all other sides of the receptacle. Provide detail demonstrating compliance with Section 6.2.3(B.)

9. Sheets E-6.0A – E6.3

- a. E6.0A: Section 6.4.4(D)(2) requires that light fixtures not exceed 24,000 lumens in parking lots with six or more spaces. Fixtures S1 and S2 produce 29,605 lumens and 29,375 lumens, respectively. Revise the plans to use a light fixture which complies with Section 6.4.4(D)(2.)
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- c. E-6.2A: Section 6.4.4(E) requires the uniformity ratio maximum to minimum to not exceed 10:1. The max/min in the drive is 18.0:1, in the parking lot is 38.5:1, and on the building path is 14.7:1. Revise to comply with Section 6.4.4(E.)

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- a. There are inconsistencies between the points of connection for water service shown on Sheet P-2 and the information provided on Sheet C2.15. Correct inconsistencies.

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- a. There appears to be a potential conflict between the proposed location of the FDC (within the drive/loop in front of the building) and other planned on-site features. Verify no conflict is present, relocate FDC if necessary to avoid potential conflict. Confirm proposed location of FDC is acceptable with Alachua County Fire/Rescue.

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be accessed within ½ mile threshold established by Section 2.4.14(H)(2)(b), the segment is not considered to be an affected roadway segment. The only affected roadway segment for the project is CR 2054 West (CR 2054 west of SR 235.) Revise the Concurrency Impact Analysis accordingly.

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- a. The applicant cites Chapter 64E-6.008, Florida Administrative Code (FAC), as the source for multiplier to calculate the project's water/wastewater demand. The multiplier used is 15 gallons per 100 square feet. This multiplier is applicable to an office use. Chapter 64E-6.008, FAC, establishes a multiplier for parks with bathhouses, showers, and toilets of 10 gallons per person. The project's water/wastewater demands must be calculated using the correct multiplier for the project as specified above, using the number of shower stalls or toilet fixtures, whichever is greatest.

15. Recreational Impacts:

- a. It is agreed that the project will result in an increase in recreational lands to serve recreational concurrency demand, however, Phase 1 of the project does not consist of the entire project site of ±105.68 acres. A more accurate assessment would reference the Phase 1 project area, which is ±29.71 acres. Revise accordingly.

16. Throughout Report:

- a. References are made to the "proposed operations center and warehouse." The project consists of a multipurpose community center. Revise accordingly.

Comprehensive Plan Consistency Analysis

17. See comment 14.a. above, related to the acreage of the project. Revise Comprehensive Plan Consistency Analysis to reflect Phase 1 project acreage.

18. Revise response to Policies 1.1.d and 4.1.c, CFNGAR, to reflect the recalculated project demand as further described in comment 13.a. above.

Public Services/Outside Engineering Review Comments

19. The applicant must address the comments provided by Adam Boukari, Assistant City Manager, in a memorandum dated February 9, 2016.

20. The applicant must address the comments provided by Sergio Reyes, P.E., of eda engineers – surveyors – planners, inc., in a letter dated February 10, 2016.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE  
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM  
ON THE RESUBMISSION DATE OF FEBRUARY 18, 2016.**



## City of Alachua

TRACI L. GREESHAM  
CITY MANAGER

ASSISTANT CITY MANAGER  
ADAM BOUKARI

### INTER-OFFICE COMMUNICATION

**Date:** February 9, 2016

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

**From:** Adam Boukari *AB*  
Assistant City Manager

**Re:** Legacy Park Phase I - Construction Plans

---

Public Services have reviewed the Construction Plans and offer the following comments:

#### General

##### Engineer:

1. Need utility easements; electric, water, wastewater.
2. Electric System: (Proposed Building)
  - Load calculations to site transformer.
  - Electric Primary Feeder loop with switch gear and transformers; design pending.

##### Electric:

1. E-6.0 B - Electric Load Calculations - Main building needed to size transformers for Phase I construction.
2. E-6.0A - Revise: 3/0 - 480 volt street lights to single phase 277 volt maximum.

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2. C2.00 Remove and place blow off within one stick of 12" pipe after tee and valve.
3. Note: Revised plans do not provide enough detail explaining potable water connection points and fire line connection points.
4. On the 3" domestic waterline, 2 - 3" meters are at what locations and will they be connected to the water main?
5. Place tracer wire on PVC mains.

**Wastewater:**

1. Need Manhole details
2. Manhole lids need to be 24" diameter.

Please advise if you have any questions or require additional information.

cc: Justin Tabor, Planner  
Roland Davis, Engineer  
Harry Dillard, Engineer Technician





engineers • surveyors • planners, inc.

February 10, 2016

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616

**RE: Legacy Park, Phase 1**

Dear Mr. Tabor:

Please find my review comments on Legacy Park Phase 1 below. We met with Travis Hatsay from CHW on Tuesday, 2/9/16 to discuss the stormwater comments. The items discussed are included in the comments below.

**Comments:**

**General**

1. Will the building have downspouts? And will the downspouts tie into the storm system?
2. The proposed finish floor elevation is lower than the DHW for the 100YR-240HR storm event of SMF-2. The finish floor is required to be 1-ft higher than the DHW per CoA 6.9.4(9)(a).
3. Please provide a Master Plan sheet showing all of the proposed Phase 1 improvements.

**Sheet C1.15**

1. Not enough information for the contractor to layout the site (sidewalk locations, islands, curb radii, loading area, etc.). Please provide additional information.

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1. No dimensions of turnouts width and depth. Please provide required dimensions.

**Sheet C1.19**

1. No swale, end of road, etc. dimensions and/or information. Please provide required dimensions.

**Sheet C1.22**

1. No match lines and/or any other dimensional reference with other sheets. Please provide match lines and dimensional references.

**Sheet C1.23**

1. No longitudinal dimensions of taper provided (station, off-set). Please provide longitudinal dimensions.

**Sheet C2.00**

1. What is the reason to stub-out the private water main to the south of the proposed building towards SMF-3?
2. No location of proposed fire hydrant provided to determine necessary cover.

**Sheet C2.11**

1. No description of the type of connection to the existing 12" DIP water main (tap and valve?) and who will be performing this work?
2. No distance provided from the proposed water main indicating clearance to existing sewer main.

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2. Does the building have a sprinkler system?
3. If the building is provided with a sprinkler system, fire department or fire connection required. No fire meter provided.
4. The proposed fire hydrants do not cover all of the building.

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**Sheet C2.23**

1. No dimensions or match lines provided.
2. Add erosion control to the discharge structures.

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1. The discharge structure detail is inconsistent with the Drainage Design Notes.
2. The orifice size is not labeled.
3. Provide erosion control for the discharge structure.
4. No stabilization of the basin provided.

**Sheet C2.31**

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**Sheet 4.00**

1. Confirm that the asphalt pavement detail is the correct detail.
2. The handicapped parking space detail is incorrect. There should be only 3 chevrons.

**Sheet 4.10**

1. Bearings and distance of the center line are not provided.
2. Add radii at the entrance.
3. What is the taper for?

**Sheet 4.11**

1. Is the South Access Road the same as the South Entrance Road? The plans are inconsistent.

**Sheet 4.15**

1. Show the water line in the plan and profile views.
2. Fill in the missing station number.

**Drainage Design Notes**

1. Please connect the Post WSHD 1 node to the Peggy Rd Ditch node and add a Post watershed 2B node to also connect to the Peggy Rd Ditch node to show the Post-Development discharge rates and volumes going to Peggy Rd.
2. The submitted Drainage Design Notes do not match the plans. Please update the ICPR model to be consistent.
  - a. SMF-1 in the plans shows a 86-ft contour. The ICPR model indicates that the bottom of the pond is at 87-ft.
  - b. The storm manhole modeled does not match the plans. Which storm manhole does the storm manhole node represent? If the manhole represents S-20, the plans indicate a top of 107.03 and a bottom of 94.11. When modeling the manhole, the point at which the pipe changes from a 15" to a 24" should be taken into consideration.
  - c. For Pipe1, the length does not match the plans.
  - d. For DS2, the length does not match the plans. The point at which the pipe changes from a 15" to a 24" is not included. The larger pipe allows more water to flow. Also, for Weir 3 of 3 for Drop Structure DS2, the plans show a 6" rise instead of a 4" rise as the Drainage Design Notes indicate.
  - e. For DS3, the length and inverts shown in the plans are inconsistent with the drainage design notes. The plans show a length of 42-ft from S-24 to S-23 and inverts of 87.75 and 87, respectively. For Weir 3 of 3 for the

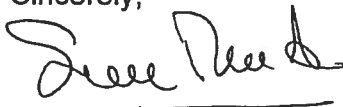
- Drop Structure, the span shown in the plans is 10". This is inconsistent with the Drainage Design Notes.
- f. For DS4, the length and inverts shown in the plans are inconsistent with the Drainage Design Notes. The length shown in the plans is 59-ft. This is shorter than the Drainage Design Notes which could cause the discharge to get to the Peggy Rd ditch sooner. The inverts are also inconsistent.
  - g. For Perc4, the layer thickness is inconsistent with the information shown in the plans. For a bottom of 86, the layer thickness should be 4.5-ft.
- 3. Provide calculations for how the aquifer base and the water table elevations are determined. What was the assumed natural ground elevation?
  - 4. Please revise the calculated water quality treatment volume(WQTV). Per CoA 6.9.3(D)(1), the WQTV is less than required. The calculation included in the Drainage Design Notes demonstrates the runoff from 1" of rainfall instead of treating the first one-half inch of stormwater runoff as required by CoA requirements. When comparing the amount of required WQTV to SRWMD criteria, please ensure that the larger criteria is followed.
  - 5. Per CoA 6.9.3(D)(7)(a), please provide 1-ft of freeboard.
  - 6. Please include pipe calculations.

**Notes**

- 1. It would be informative to include the 100-year flood elevations in each basin.
- 2. You might consider raising the vertical profile of the South Access Road. It seems low in areas (approximately stations 23+00 to 37+00).

If you have any questions please contact my office at 352-373-3541.

Sincerely,



Sergio Reyes, P.E.  
President / Principal

## Development Review Team (DRT) Meeting

**Project Name:** Legacy Park, Phase 1

**Meeting Date:** Thursday, February 11, 2016 - APPLICANT DRT

PLEASE PRINT CLEARLY

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Legacy Park, Phase 1

**APPLICATION TYPE:** Site Plan

**APPLICANT/PROPERTY OWNER:** City of Alachua

**AGENT:** James Flegert, PE, Causseaux, Hewett, & Walpole, Inc.

**DRT MEETING DATE:** February 10, 2016

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Recreation

**ZONING:** Governmental Facilities (GF)

**OVERLAY:** N/A

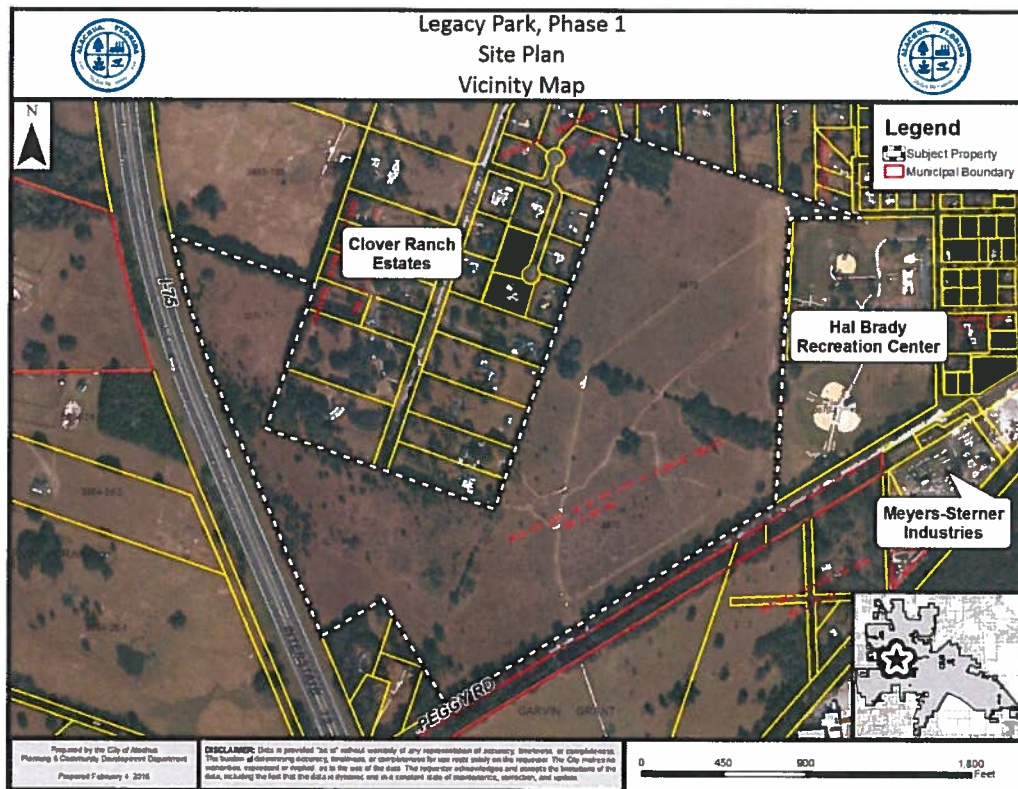
**ACREAGE:** ±105.68 acres

**PROJECT AREA:** ±29.71 acres

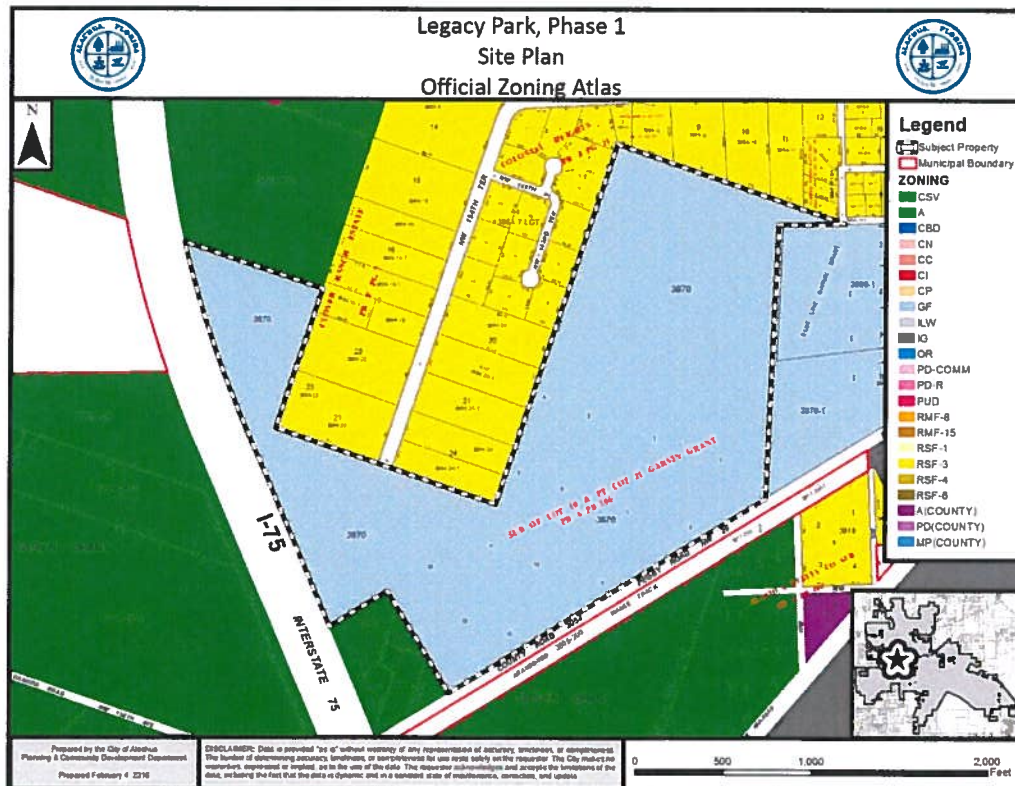
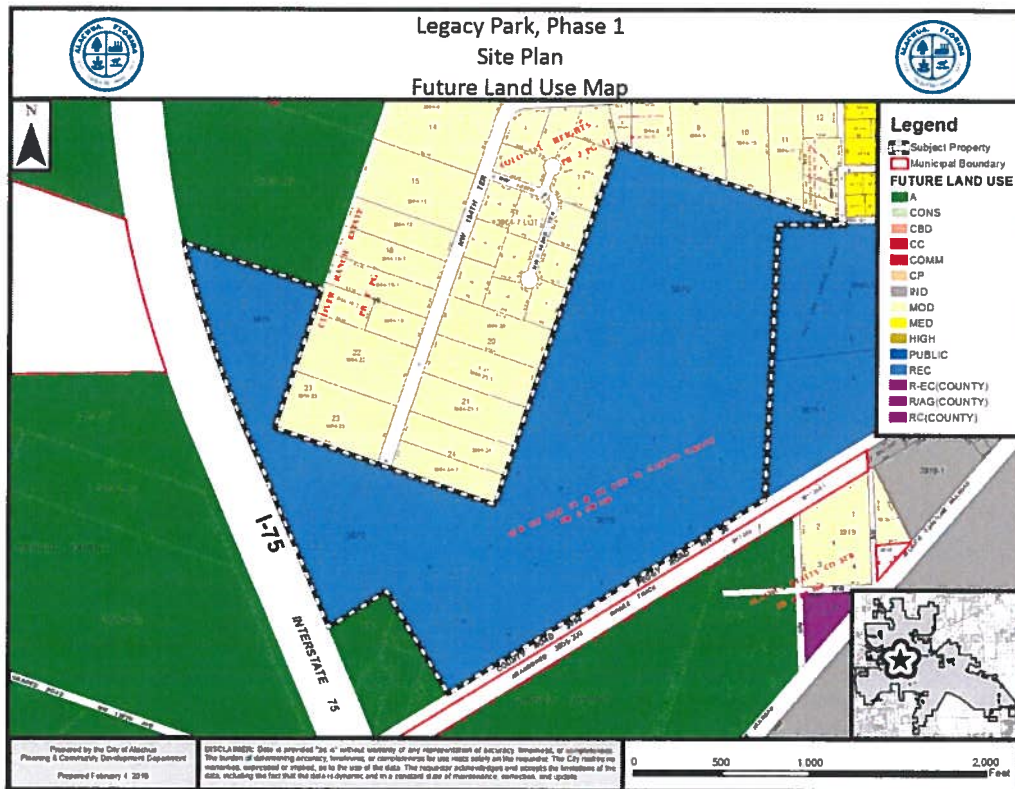
**PARCEL:** 03870-000-000

**PROJECT SUMMARY:** A request a Site Plan for the construction of a ±39,555 square foot multipurpose center building, a main entry drive from Peggy Road, parking, stormwater management facilities, and associated utility infrastructure

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Thursday, February 18, 2016









## ***Deficiencies to be Addressed***

### General Comments

1. Sheet C0.00:
  - a. General Notes, Note #2: Correct zoning is Governmental Facilities (GF.)
  - b. General Notes, Note #2: Setbacks are as follows: Front: 20'; Side: 15'; Rear: 15'; Maximum Lot Coverage: None.
  - c. There is a typographical error in the name of the Alachua County Public Works Department under agencies to which the plans have been submitted.
2. Sheet C0.10:
  - a. Water and Wastewater Notes, Note #15: Provide draft public utility easements and legal descriptions of such easements for all public utility infrastructure.
3. Sheets C0.22 – C0.23:
  - a. Indicate the direction of flow of stormwater runoff.
4. Sheet C1.00:
  - a. Correct setbacks to the minimum setbacks provided in comment 1.b. above.
5. Sheet C1.15:
  - a. Per Section 6.1.5(C)(3) and (4), one (1) loading space is required. Per Section 6.1.7(B), minimum loading space dimensions are 12'x30', with 14' vertical clearance. Dimension the location of required loading spaces within the service area.
  - b. Demonstrate compliance with Section 6.1.10, which requires a pedestrian crosswalk at least 10 feet in width, either raised above the adjacent pavement or otherwise designated through the use of alternative materials. Crosswalk required at intersection of main access drive and parking lot drive aisle.
  - c. Per Section 6.1.7(A)(1), minimum width of parking spaces is 9'. Do the parking spaces in the southwest portion of the parking lot, along the curved/radial drive aisle, provide a minimum width of 9' at the outermost portion of the parking spaces (the portion contiguous to the drive aisle)?
  - d. Depict required striping of handicap parking space access aisles.
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  - a. Provide diamonds at the end of the access drive indicating the termination of the drive. Provide detail of diamonds (i.e., size, mounting height, pole specifications, etc.) on detail sheet (C4.00.)
7. Sheets C1.10 – 1.23:
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Completeness Review Comments

21. The applicant must address the following comments, which were issued in staff's completeness review letter dated February 3, 2016, and as follows:

**Site Plan Attachment #3**

Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

**Issue:** Fire flow calculations, prepared by a professional fire engineer licensed in the State of Florida, were not provided.

**Action Needed to Address Deficiency:** Provide fire flow calculations, prepared by a professional fire engineer licensed in the State of Florida, demonstrating the development shall meet ISO/NFPA standards.

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ON THE RESUBMISSION DATE OF FEBRUARY 18, 2016.**



## City of Alachua

TRACI L. GREESHAM  
CITY MANAGER

ASSISTANT CITY MANAGER  
ADAM BOUKARI

### INTER-OFFICE COMMUNICATION

**Date:** February 9, 2016

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

**From:** Adam Boukari *AB*  
Assistant City Manager

**Re:** Legacy Park Phase I - Construction Plans

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Harry Dillard, Engineer Technician



**eda** engineers • surveyors • planners, inc.

February 10, 2016

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
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Alachua, FL 32616

**RE: Legacy Park, Phase 1**

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2. Add radii at the entrance.
3. What is the taper for?

**Sheet 4.11**

1. Is the South Access Road the same as the South Entrance Road? The plans are inconsistent.

**Sheet 4.15**

1. Show the water line in the plan and profile views.
2. Fill in the missing station number.

**Drainage Design Notes**

1. Please connect the Post WSHD 1 node to the Peggy Rd Ditch node and add a Post watershed 2B node to also connect to the Peggy Rd Ditch node to show the Post-Development discharge rates and volumes going to Peggy Rd.
2. The submitted Drainage Design Notes do not match the plans. Please update the ICPR model to be consistent.
  - a. SMF-1 in the plans shows a 86-ft contour. The ICPR model indicates that the bottom of the pond is at 87-ft.
  - b. The storm manhole modeled does not match the plans. Which storm manhole does the storm manhole node represent? If the manhole represents S-20, the plans indicate a top of 107.03 and a bottom of 94.11. When modeling the manhole, the point at which the pipe changes from a 15" to a 24" should be taken into consideration.
  - c. For Pipe1, the length does not match the plans.
  - d. For DS2, the length does not match the plans. The point at which the pipe changes from a 15" to a 24" is not included. The larger pipe allows more water to flow. Also, for Weir 3 of 3 for Drop Structure DS2, the plans show a 6" rise instead of a 4" rise as the Drainage Design Notes indicate.
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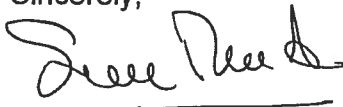
- Drop Structure, the span shown in the plans is 10". This is inconsistent with the Drainage Design Notes.
- f. For DS4, the length and inverts shown in the plans are inconsistent with the Drainage Design Notes. The length shown in the plans is 59-ft. This is shorter than the Drainage Design Notes which could cause the discharge to get to the Peggy Rd ditch sooner. The inverts are also inconsistent.
  - g. For Perc4, the layer thickness is inconsistent with the information shown in the plans. For a bottom of 86, the layer thickness should be 4.5-ft.
3. Provide calculations for how the aquifer base and the water table elevations are determined. What was the assumed natural ground elevation?
  4. Please revise the calculated water quality treatment volume(WQTV). Per CoA 6.9.3(D)(1), the WQTV is less than required. The calculation included in the Drainage Design Notes demonstrates the runoff from 1" of rainfall instead of treating the first one-half inch of stormwater runoff as required by CoA requirements. When comparing the amount of required WQTV to SRWMD criteria, please ensure that the larger criteria is followed.
  5. Per CoA 6.9.3(D)(7)(a), please provide 1-ft of freeboard.
  6. Please include pipe calculations.

**Notes**

1. It would be informative to include the 100-year flood elevations in each basin.
2. You might consider raising the vertical profile of the South Access Road. It seems low in areas (approximately stations 23+00 to 37+00).

If you have any questions please contact my office at 352-373-3541.

Sincerely,



Sergio Reyes, P.E.  
President / Principal

## Development Review Team (DRT) Meeting

**Meeting Date:** Wednesday, February 10, 2016 -- STAFF DRT

Name

Email

## Mailing Address

# Phone

[illegible]

---

**RE: Plan Review Request - Legacy Park, Phase 1 Site Plan**

---

**From :** Sergio Reyes <sreyes@edafl.com>  
**Subject :** RE: Plan Review Request - Legacy Park, Phase 1 Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Winburn, Kathy <kwinburn@cityofalachua.com>

Wed, Feb 10, 2016 08:36 AM

 2 attachments

Justin:

See attached letter. If you need a hard copy of the letter let me know.

We met with Travis from CHW yesterday and went thru the most of comments. This project has some issues that they need to correct. We probably need to see their responses asap before you send to the P&Z .

Let me know if you have some questions/comments

**Sergio Reyes, P.E.**

President

[SReyes@edafl.com](mailto:SReyes@edafl.com)

eda engineers-surveyors-planners, inc.

2404 NW 43<sup>rd</sup> Street

Gainesville, FL 32606

(352) 373-3541

[www.edafl.com](http://www.edafl.com)

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Wednesday, February 3, 2016 12:51 PM  
**To:** Sergio Reyes <sreyes@edafl.com>  
**Cc:** Winburn, Kathy <kwinburn@cityofalachua.com>  
**Subject:** Plan Review Request - Legacy Park, Phase 1 Site Plan

Sergio,

The Planning Department has received a Site Plan application for Phase 1 of Legacy Park. The application proposes the construction of a ±39,555 square foot multipurpose center building, a main entry drive from Peggy Road, parking, stormwater management facilities, and associated utility infrastructure.

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Site Plan. A physical copy of the plans and supporting documents may be provided if needed. Alternatively, the plans and supporting documents may be accessed at the

following link: <http://cloud.cityofalachua.org/index.php/s/qjzqCX7vovKqCl6>

Please provide comments by **9:00 AM on Wednesday, February 10, 2016**, so that your comments may be incorporated into the City's review of this application.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.





engineers • surveyors • planners, inc.

February 10, 2016

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32616

**RE: Legacy Park, Phase 1**

Dear Mr. Tabor:

Please find my review comments on Legacy Park Phase 1 below. We met with Travis Hatsay from CHW on Tuesday, 2/9/16 to discuss the stormwater comments. The items discussed are included in the comments below.

**Comments:**

**General**

1. Will the building have downspouts? And will the downspouts tie into the storm system?
2. The proposed finish floor elevation is lower than the DHW for the 100YR-240HR storm event of SMF-2. The finish floor is required to be 1-ft higher than the DHW per CoA 6.9.4(9)(a).
3. Please provide a Master Plan sheet showing all of the proposed Phase 1 improvements.

**Sheet C1.15**

1. Not enough information for the contractor to layout the site (sidewalk locations, islands, curb radii, loading area, etc.). Please provide additional information.

**Sheet C1.17**

1. No dimensions of turnouts width and depth. Please provide required dimensions.

**Sheet C1.19**

1. No swale, end of road, etc. dimensions and/or information. Please provide required dimensions.

**Sheet C1.22**

1. No match lines and/or any other dimensional reference with other sheets. Please provide match lines and dimensional references.

**Sheet C1.23**

1. No longitudinal dimensions of taper provided (station, off-set). Please provide longitudinal dimensions.

**Sheet C2.00**

1. What is the reason to stub-out the private water main to the south of the proposed building towards SMF-3?
2. No location of proposed fire hydrant provided to determine necessary cover.

**Sheet C2.11**

1. No description of the type of connection to the existing 12" DIP water main (tap and valve?) and who will be performing this work?
2. No distance provided from the proposed water main indicating clearance to existing sewer main.

**Sheet C2.13**

1. Fire hydrant fitting and clearance from existing sewer main not indicated.

**Sheet C2.14**

1. No reference to other utility plans (match line and/or stations) of water, sewer, etc provided.

**Sheet C2.15**

1. Fire hydrant symbol (south of cul-de-sac) is not the same as the legend.
2. Does the building have a sprinkler system?
3. If the building is provided with a sprinkler system, fire department or fire connection required. No fire meter provided.
4. The proposed fire hydrants do not cover all of the building.

**Sheet C2.18**

1. Add rip rap to the discharge structures.
2. No dimensions provided for the basin. Add radii and northing and easting.



**Sheet C2.19**

1. No dimensions provided for the cleanout.
2. Add a cross section of the swale.

**Sheet C2.20**

1. No dimensions provided to locate the basin.

**Sheet C2.20**

1. No match lines provided.

**Sheet C2.23**

1. No dimensions or match lines provided.
2. Add erosion control to the discharge structures.

**Sheet C2.30**

1. The discharge structure detail is inconsistent with the Drainage Design Notes.
2. The orifice size is not labeled.
3. Provide erosion control for the discharge structure.
4. No stabilization of the basin provided.

**Sheet C2.31**

1. The orifice size is not labeled.
2. Provide erosion control for the discharge structure.
3. The dimensions of weir 3 are inconsistent with the Drainage Design Notes. Please update.
4. No undercutting recommendations provided. Refer to the Geotechnical Report for recommendations by GSE.
5. No stabilization of the basin provided.

**Sheet 2.32**

1. The orifice size is not labeled.
2. The dimensions of weir 3 are inconsistent with the Drainage Design Notes. Please update.
3. No stabilization of the basin provided.

4. No erosion control provided for the discharge structures.

**Sheet 4.00**

1. Confirm that the asphalt pavement detail is the correct detail.
2. The handicapped parking space detail is incorrect. There should be only 3 chevrons.

**Sheet 4.10**

1. Bearings and distance of the center line are not provided.
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1. Is the South Access Road the same as the South Entrance Road? The plans are inconsistent.

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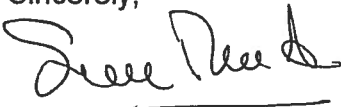
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**Notes**

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If you have any questions please contact my office at 352-373-3541.

Sincerely,



Sergio Reyes, P.E.  
President / Principal



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** February 9, 2016  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, AICP  
Principal Planner  
**Re:** Legacy Park, Phase 1: Site Plan – ADDENDUM TO 2/2/16 PLANS

Please find attached to this memorandum an addendum to the plans dated February 2, 2016 for the Legacy Park, Phase 1 Site Plan.

As a reminder, the Staff DRT Meeting for this project is scheduled for Wednesday, February 10, 2016, at 2:00 PM in the Planning Conference Room. The Applicant DRT Meeting is scheduled for Thursday, February 11, 2016, at 10:00 AM in the George F. Duke Conference Room.

Received by:

  
Please sign and print name

2-9-2016  
Date

On behalf of:

2 Copies Fire/Building Inspector



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

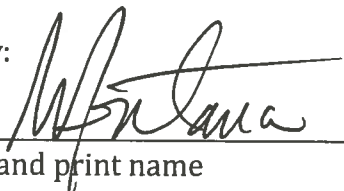
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Received by:

  
Please sign and print name

2/9/16  
Date

On behalf of:

3 Copies Public Services

---

**RE: Legacy Park, Phase 1 Site Plan**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>

Mon, Feb 08, 2016 02:41 PM

**Subject :** RE: Legacy Park, Phase 1 Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Winburn, Kathy <kwinburn@cityofalachua.com>, William P. Whitelock  
<wwhitelock@cityofalachua.org>

Justin,

ACFR has no comments for this projects.

*Brian Green*

*Alachua County Fire Rescue*

*Life Safety / Internal Affairs Branch*

*352-384-3103 office*

*352-494-3140 cell*

*352-384-3157 fax*

[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]

**Sent:** Wednesday, February 03, 2016 5:12 PM

**To:** Brian Green

**Cc:** Winburn, Kathy; William P. Whitelock

**Subject:** Legacy Park, Phase 1 Site Plan

Brian,

The Planning Department has received a Site Plan application for Phase 1 of Legacy Park. The application proposes the construction of a ±39,555 square foot multipurpose center building, a main entry drive from Peggy Road, parking, stormwater management facilities, and associated utility infrastructure.

**Comments must be received no later than Tuesday, February 9.** A copy of the plans and supporting documents have been placed in your inbox in the Plan Room. Alternatively, the plans and supporting documents may be accessed at the following

link: <http://cloud.cityofalachua.org/index.php/s/qjzqCX7vovKqCl6>

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

**City Hall Hours of Operation**

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 3, 2016

VIA ELECTRONIC MAIL

Mr. Sergio Reyes, PE  
President  
eda engineers-surveyors-planners, inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Review of Legacy Park, Phase 1 – Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Site Plan, which proposes the construction of a ±39,555 square foot multipurpose center building, a main entry drive from Peggy Road, parking, stormwater management facilities, and associated utility infrastructure on a ±105.78 acre property, consisting of a ±29.71 acre project area (Phase 1), located on Tax Parcel Number 03870-000-000.

Please provide comments by **9:00 AM on Wednesday, February 10, 2016**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Project File





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** February 3, 2016  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, AICP  
Principal Planner  
**Re:** Legacy Park, Phase 1  
Site Plan

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Legacy Park, Phase 1  
Site Plan

***Please provide written comments concerning the application no later than:***

Tuesday, February 9, 2016

**\*\*Note – written comments are due 1 business day before Staff DRT Meeting.\*\***

### STAFF DRT MEETING:

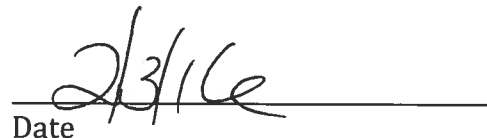
Wednesday, February 10, 2016, @ 2:00 PM in the Planning Conference Room.

### APPLICANT DRT MEETING:

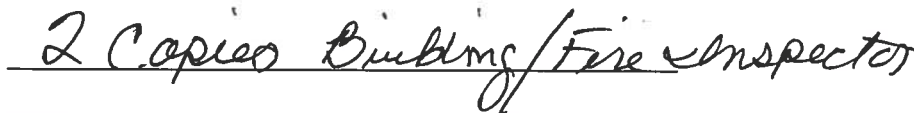
Thursday, February 11, 2016, @ 10:00 AM in the George F. Duke Conference Room.

Received by:

  
Please sign and print name

  
Date

On behalf of:

  
2 Copies Building/Fire Inspector



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

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**From:** Justin Tabor, AICP  
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Wednesday, February 10, 2016, @ 2:00 PM in the Planning Conference Room.

### APPLICANT DRT MEETING:

Thursday, February 11, 2016, @ 10:00 AM in the George F. Duke Conference Room.

Received by:

\_\_\_\_\_  
Please sign and print name

\_\_\_\_\_  
Date

On behalf of:

\_\_\_\_\_  
3 copies for Public Services