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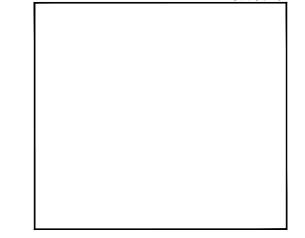


14193 NW 119TH TERRACE ALACHUA, FL 32615

CONSULTANTS



132 NW 76th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2476 www.chw-inc.com est. 1988 FLORIDA CA-5075



REVISIONS

NO.	DESCRIPTION	DATE
	CITY OF ALACHUA REVIEW	09/27/16
	CITY OF ALACHUA REVIEW	10/10/16
	CITY OF ALACHUA REVIEW	10/17/16
DATE	E ISSUED:	06/30/
SCAI	E	1"-50'-

DATE ISSUED: 06/30/1

SCALE: 1"=50'-0

DRAWN BY: CM

REVIEWED BY: CEI

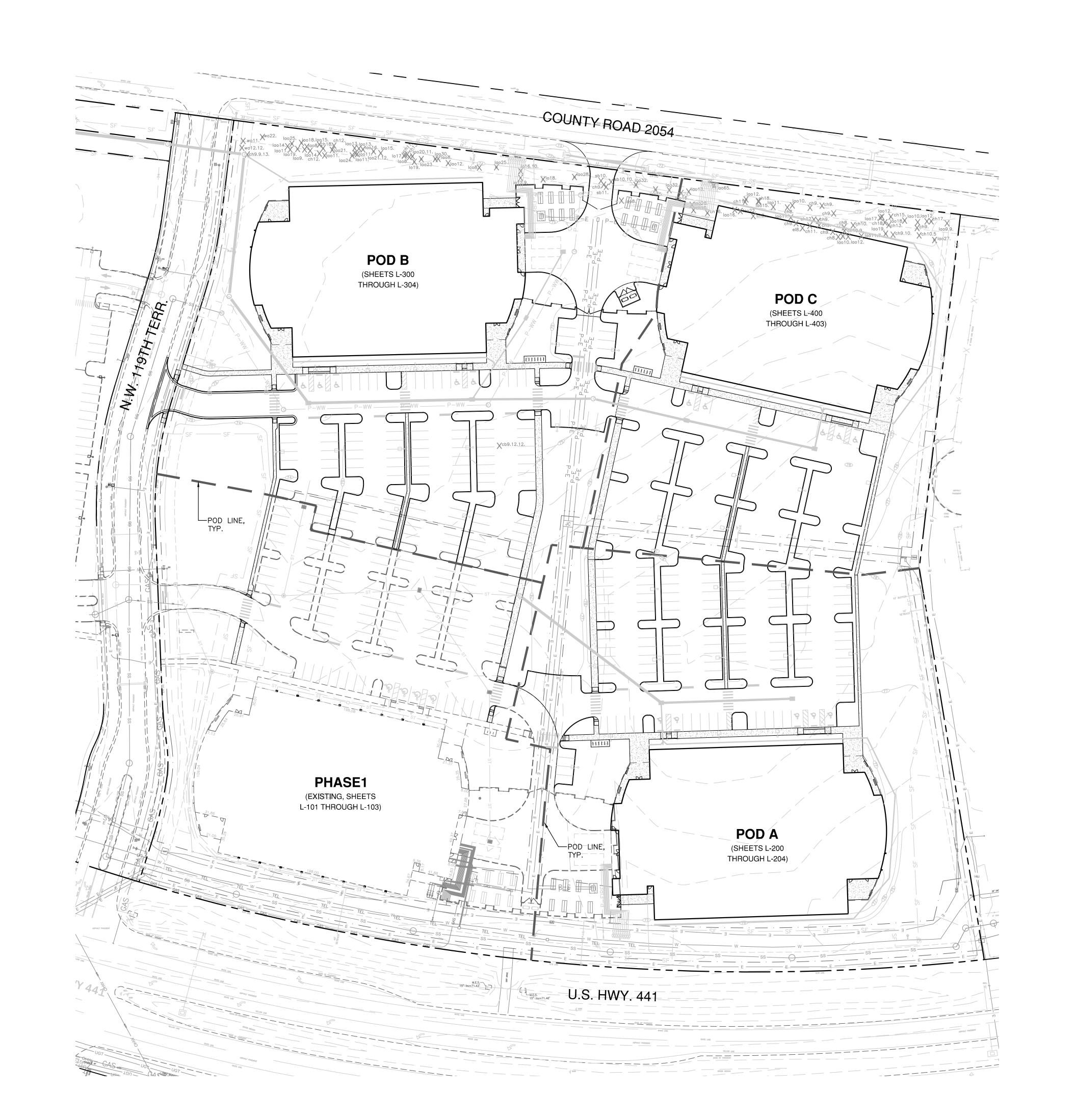
CHW PROJECT NUMBER

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LANDSCAPE & IRRIGATION PLAN REFERENCE MAP

SHEET NUMBER

L-100



PHASE 1 PLANS ARE INCLUDED FOR REFERENCE ONLY. PHASE 1 PLANS HAVE BEEN PREVIOUSLY APPROVED AS PART OF A SEPARATE PERMIT DATED MAY 29, 2015 AND ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PERMIT.

GENERAL NOTES

ALL ASPHALT, LIMEROCK, 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.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, OR LARGER, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

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

ALL LANDSCAPED AREAS TO 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

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS FOR ONE YEAR, 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.

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 NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR 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 GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE AREA REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS, BASINS, AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2[D](6)(b)(vi).

30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Policy 2.4.1, which states that the minimum landscaped area must be 30% of the delevopment site.

TOTAL SITE AREA: - sq. ft.			
LANDSCAPED AREA	TOTAL PROPOSED LANDSCAPED AREA513,775 sq. ft.		
	513,775 sq. ft. / 633,131 sq. ft. = 81.1%		

INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS Sec. 6,2,2(D)(2)(a): 1 Canopy tree for every 2,000 sq. ft. / 10 shrubs for every tree.

PARKING AREA	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDE
PROPOSED PARKING	30,226 sq.ft.	24 trees provided
	30,226 sq.ft./2,000 = 16 trees required	248 shrubs provided
	16 (trees) x 10 (shrubs) = 160 shrubs required	

PERIMETER PARKING AREA LANDSCAPE REQUIREMENTS Sec. 6.2.2(D)(2)(b): Four (4) Canopy trees and two (2) Understory trees per 100 lin. ft.

PARKING PERIMETER LENGTH	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDED
725 lin.ft. Parking Perimeter	29 canopy trees	29 canopy trees
	15 understory trees	15 understory trees
	Continuous evergreen hedge	Continuous evergreen hedge

ARTERIAL FRONTAGE CALCULATIONS

Sec. 6.2.3(E): 5 canopy trees per 100', 3 understory trees per 100', and a row of hedges

PARKING PERIMETER LENGTH	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDED
873 lin.ft. of arterial frontage	44 canopy trees 26 understory trees Row of hedges	44 canopy trees 26 understory trees Row of hedges

SITE LANDSCAPE CALCULATIONS Section 6.2.2(D)(1)(c)

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDE
STREET-FACING CANOPY TREES	3 trees per acre	44 trees provided
CANOPY TREES REQUIRED	3 trees x 14.5 acres = 44 trees	
	44 canopy trees required	
SIDE AND REAR CANOPY TREES CANOPY TREES REQUIRED	2 canopy trees per acre, per side 29 canopy trees (side) required 29 canopy trees (side) required 29 canopy trees (rear) required	87 trees provided 29 trees (side) 29 trees (side) 29 trees (rear)
SITE UNDERSTORY TREES SITE UNDERSTORY TREES REQUIRED	6 understory trees per acre 6 trees x 14.5 acres = 87 trees 87 understory trees required Front (50%)= 44 Sides (25% per)= 21.5	96 trees provided 44 trees (front) 22 trees (side) 23 trees (side)
BUILDING FACADE BUILDING FACADE TREES REQUIRED	240 lin.ft. 240 lin.ft./1001 = 2.40 2.40 x 4 trees = 10 trees required	10 trees provided Row of shrubs provided

PERIMETER BUFFER LANDSCAPE REQUIREMENTS

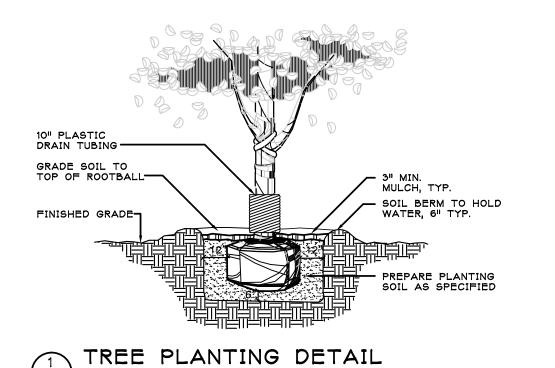
Section 6.2.2(D)(3)

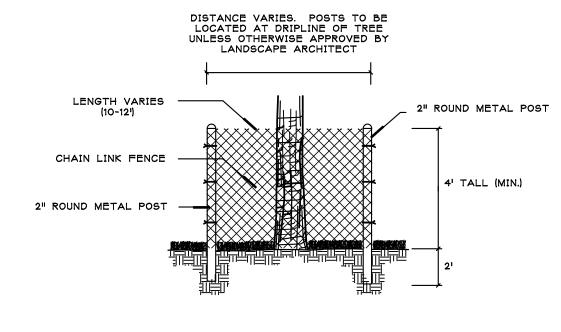
LOCATION	BUFFER	LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTHERN PERIMETER	749 lin. ft.	NO BUFFER REQUIRED	N/A	60 Existing Canopy Trees
EASTERN PERIMETER	769 lin. ft.	BUFFER TYPE 'C' 1 CANOPY TREES / 30 LIN. FT. EVERGREEN HEDGE OPTION 1	26 Canopy Trees 1 Evergreen Hedge	28 Proposed Canopy Trees
WESTERN PERIMETER	793 lin. ft.	BUFFER TYPE 'C' 1 CANOPY TREES / 30 LIN. FT. EVERGREEN HEDGE OPTION 1	27 Canopy Trees 1 Evergreen Hedge	27 Proposed Canopy Trees 1 Evergreen Hedge

PLANT SCHEDULE

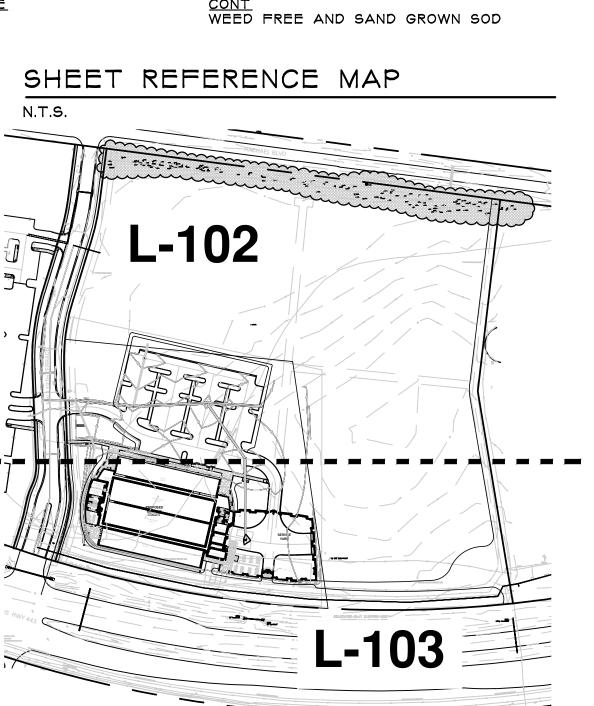
TREES BN	<u>QTY</u> 16	<u>BOTANICAL NAME</u> BETULA NIGRA 'DURA HEAT'	<u>COMMON NAME</u> DURA HEAT RIVER BIRCH	<u>SIZE</u> 8 ¹ HÉIGHT, MIN.
FA	20	FRAXINUS AMERICANA	WHITE ASH	8' HEIGHT, MIN.
FG	12	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.
INS	8	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	1.5" CALIPER, MIN.
LIM	24	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5" CALIPER, MIN.
LIN	8	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ' CRAPE MYRTLE	1.5" CALIPER, MIN.
LT	19	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8' HEIGHT, MIN.
PM	30	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1.5" CALIPER, MIN.
QΑ	19	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.
ຊຣ	5	QUERCUS SHUMARDII	SHUMARD RED OAK	8' HEIGHT, MIN.
QVC	34	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.
JA	8	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.
IPE	15	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	8' HEIGHT, MIN.
/ow	16	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1.5" CALIPER, MIN.
SHRUBS OV	<u>QTY</u> 40	<u>BOTANICAL NAME</u> DIETES VEGETA	COMMON NAME AFRICAN IRIS	<u>SIZE</u> 3 GAL., 24" HT., 18" SPR.
DB	509	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL., 24" HT. X 12" SPR.
PQ	114	PASPALUM QUADRIFARIUM	CROWNGRASS	3 GAL., 24" HT., 18" SPR.
RI	18	RHAPHIOLEPIS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	3 GAL., 18" HT., 18" SPR.
/05	430	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.
zF	76	ZAMIA FLORIDANA	COONTIE	3 GAL., 18" HT., 18" SPR.
SOD/SEED SOD	-	BOTANICAL NAME PASPALUM NOTATUM 'ARGENTINE'	COMMON NAME BAHIA GRASS	<u>CONT</u> WEED FREE AND SAND GROWN SOD

LEGEND NEW TREES TO BE ADDED 1 QVC











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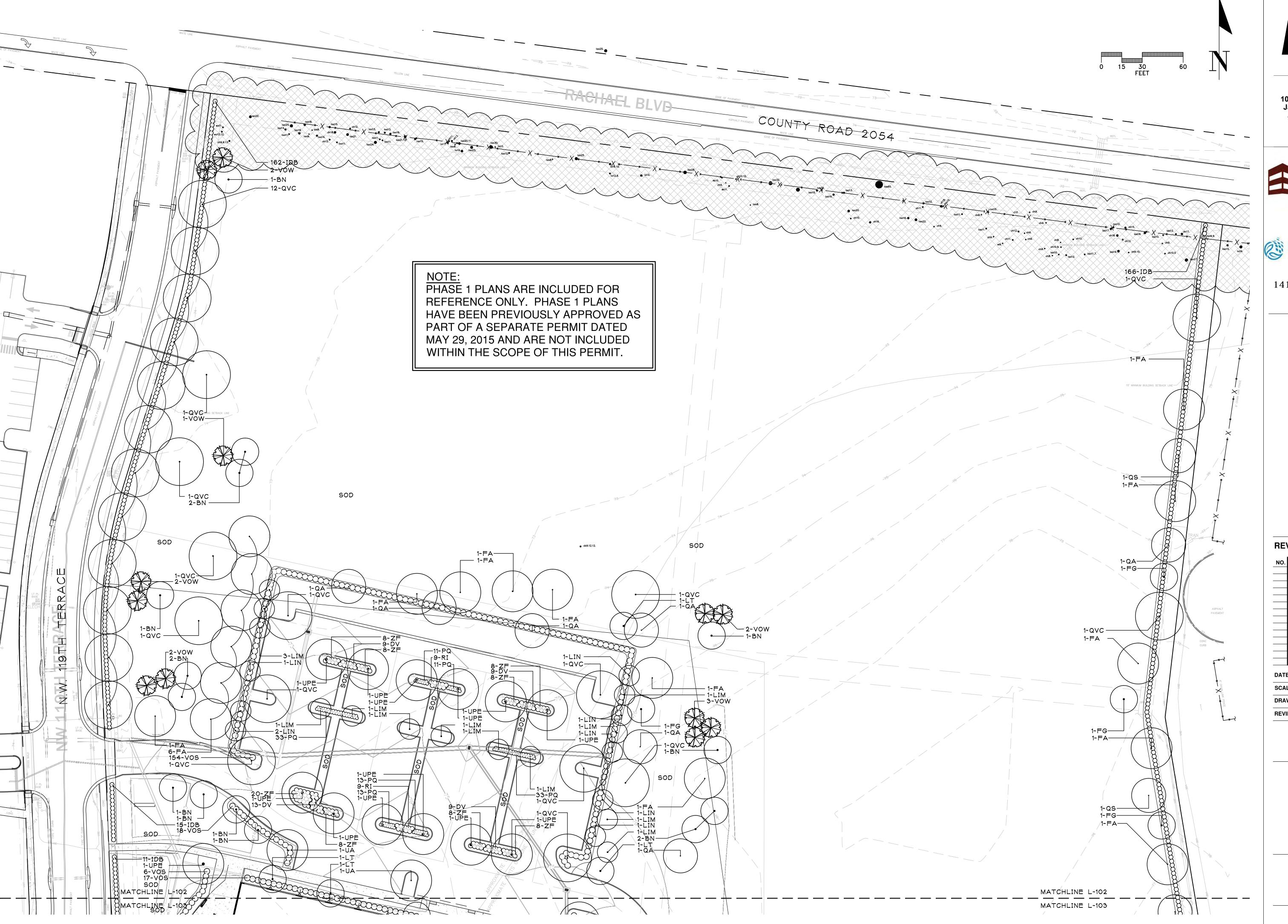
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CHW PROJECT NUMBER

LANDSCAPE NOTES,
DETAILS, &
CALCULATIONS - PHASE 1
(FOR REFERENCE ONLY)

L-101

SHEET NUMBER





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GA-30/3

REVISIONS

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SCALE: 1"=30'-0

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REVIEWED BY: CEN

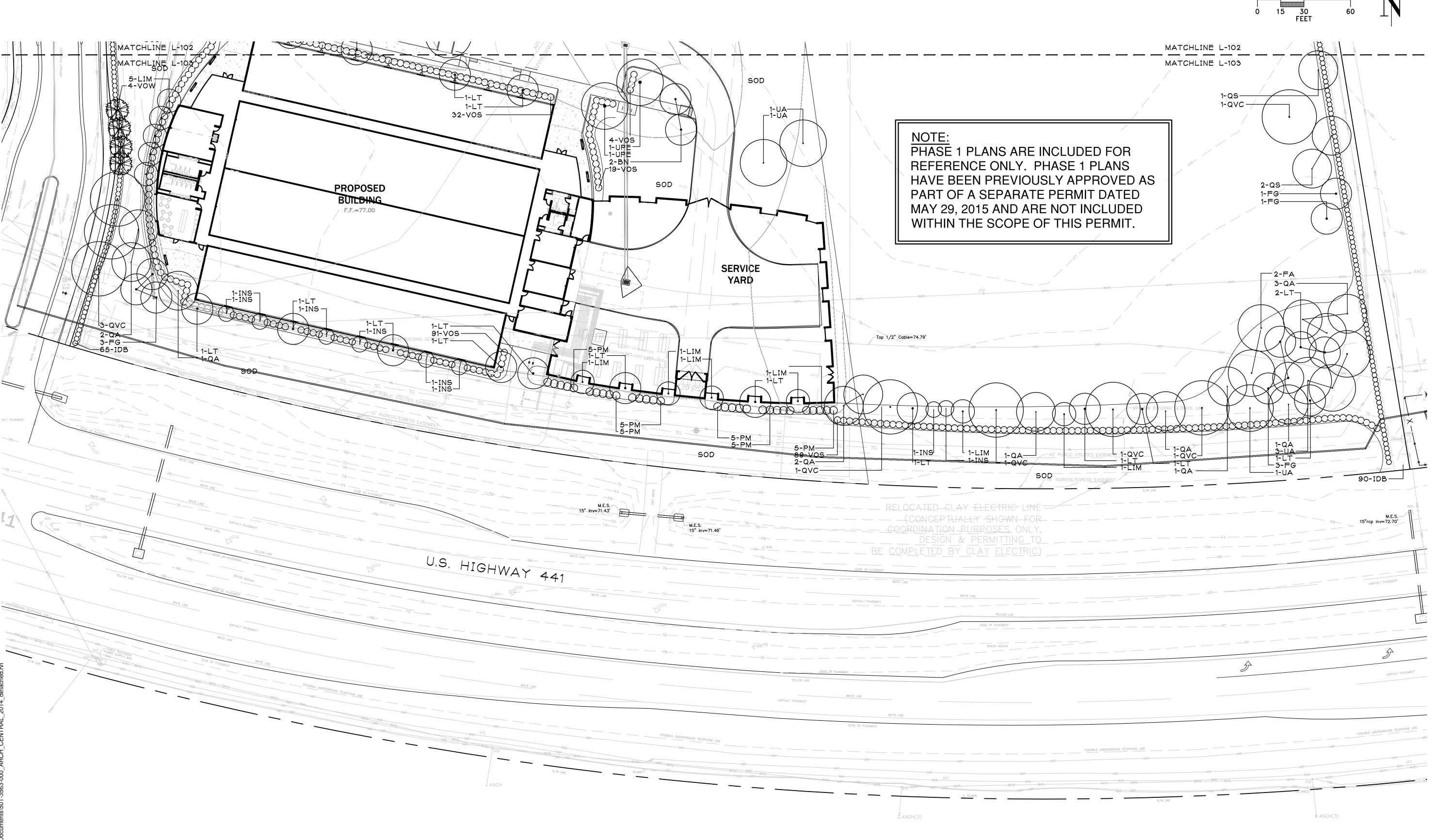
CHW PROJECT NUMBER

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LANDSCAPE PLAN -PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

L-102





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REVIEWED BY:

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LANDSCAPE PLAN -PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

L-103

NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, 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

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

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

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

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.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH
GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

TREE MITIGATION
TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH—FOR—INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED

TO BE REMOVED IN POD A.

10% OPEN SPACE REQUIREMENT

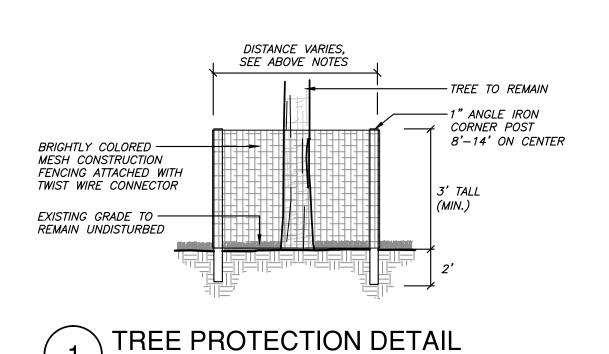
CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE
SET—ASIDE SHALL DAY OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN
ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-203 THROUGH L-204 FOR POD A IRRIGATION PLANS.

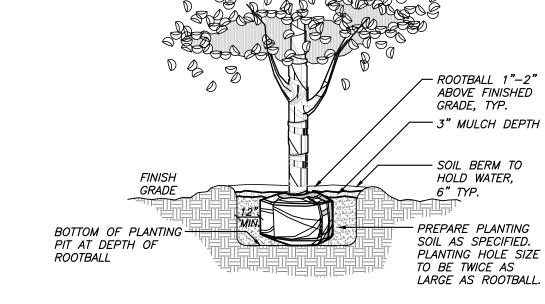
NOTE: CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS AND POD A PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-300 FOR POD B CALCULATIONS AND SEE SHEET L-400 FOR POD C CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)] FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

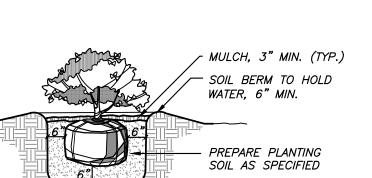
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	<u>OPTION 1</u> 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE



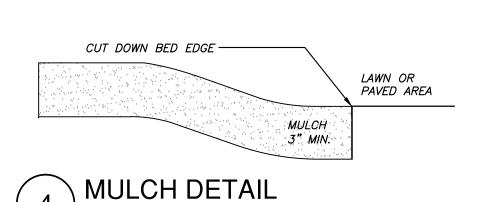
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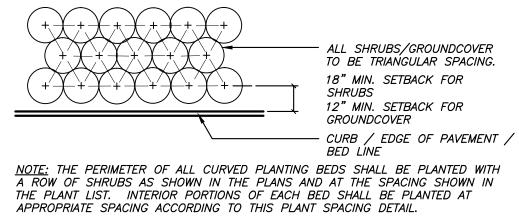


TREE PLANTING DETAIL SCALE: N.T.S.



SHRUB PLANTING DETAIL
N.T.S.





PLANT SPACING DETAIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>TYPE</u>
BN	8	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	$\frac{1}{2}$ CALIPER, MIN.	UNDERSTORY
FG	6	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.	CANOPY
LIM	5	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1½" CALIPER, MIN., MULTI—TRUNK	UNDERSTORY
LIN	1	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1 ¹ / ₂ " CALIPER, MIN., MULTI—TRUNK	UNDERSTORY
LT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
РМ	12	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1½" CALIPER, MIN.	UNDERSTORY
QS	2	QUERCUS SHUMARDII	SHUMARD OAK	8' HEIGHT, MIN.	CANOPY
QVC	16	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	7	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
VOW	6	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1½" CALIPER, MIN.	UNDERSTORY
<u>SHRUBS</u> BX	<u>QTY</u> 99	BOTANICAL NAME BUXUS MICROPHYLLA	COMMON NAME BOXWOOD	<u>SIZE</u> 24" HEIGHT, MIN.	
IDB	448	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	24" HEIGHT, MIN.	
RI	14	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	24" HEIGHT, MIN.	
VOS	130	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	24" HEIGHT, MIN.	
SOD/SEED SOD		BOTANICAL NAME PASPALUM NOTATUM 'ARGENTINE'	COMMON NAME BAHIA GRASS	<u>SIZE</u> WEED FREE AND SAND GROWN SO	D

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)] EXISTING PARKING IN POD 1 AND PROPOSED POD A PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,273 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 51 CANOPY TREES REQUIRED 26 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	51 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 70,262 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 36 CANOPY TREES REQUIRED 360 SHRUBS REQUIRED	36 CANOPY TREES PROVIDED 360 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)] ENTIRE SITE

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED	44 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (NORTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED 50% IN FRONT = 44 TREES REQUIRED 25% ON EAST SIDE = 21 TREES REQUIRED 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 44 UNDERSTORY TREES PROVIDED EAST SIDE 21 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
	87 UNDERSTORY TREES REQUIRED	87 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD A)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

30% LANDSCAPED AREA REQUIREMENT
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a ENTIRE SITE

TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	
LANDSCAPED AREA % OF TOTAL SITE AREA(MIN. 30%)	64.5%



KNOW WHAT'S BELOW **ALWAYS CALL 811** BEFORE YOU DIG It's fast, It's free, it's the law. Call 811 two business days before digging

<u>SITE REFERENCE MAP</u>



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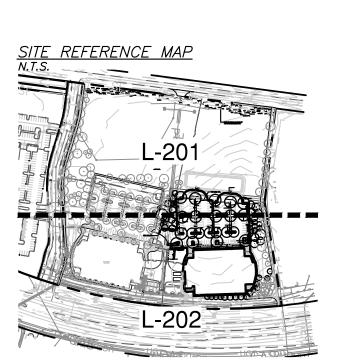
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LANDSCAPE NOTES, DETAILS, & CALCULATIONS -POD A

SHEET NUMBER

L-200





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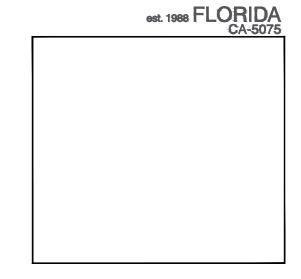


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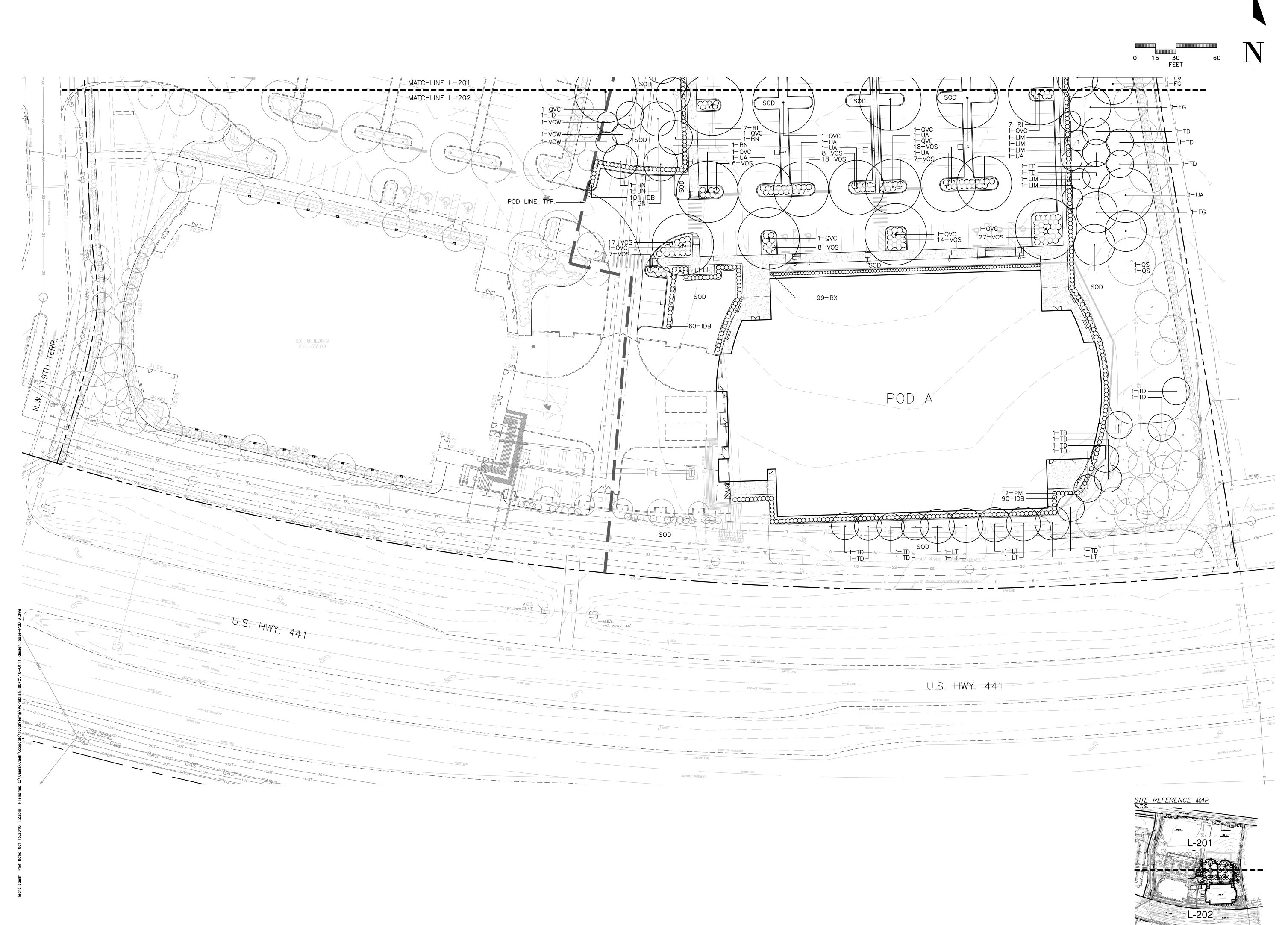
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LANDSCAPE PLAN - POD A

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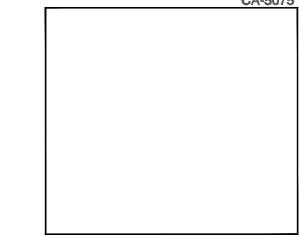


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LANDSCAPE PLAN - POD A

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MANUFACTURER/MODEL/DESCRIPTION <u>SYMBOL</u>

Area to Receive Dripline Hunter PLD-10-12

On—Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV

Resistant.

MANUFACTURER/MODEL/DESCRIPTION <u>SYMBOL</u>

Hunter PGV in 12" Valve Box (BF) Wilkins 975XL 1" Backflow Preventer

> Hunter PC-600 6 Station Controller Hunter WR-CLIK Wireless Rain Clik

Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box

Water Meter $\frac{3}{4}$ " by others see civil plans

Irrigation Lateral Line: PVC Class160 Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21

_____ Pipe Sleeve: PVC Schedule 40 _____ Extend sleeves 18 inches beyond edges of paving or construction.

1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:

A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION: A. Design Requirements:

1. Layout of Irrigation Heads:

a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks,

M

b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE: A. Regulatory Requirements:

> 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.

B. Pre-Installation Conference: 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.

C. System Adjustments: 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.

2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and

D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:

A. Record Drawings: 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final

> inspection. Drawing shall include: a. Detail and dimension changes made during construction.

b. Significant details and dimensions not shown in original Bidding Documents. 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and

relevant shop drawings. 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.

4. As-built drawing shall be provided in PDF format.

new specimen trees as possible.

5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller. 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.

B. Instruction Manual: 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:

A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:

A. Standard one (1) year warranty stipulated in General Conditions shall include: Completed system including parts and labor. 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches

for one (1) year following final acceptance.

3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE: A. Extra Materials:

1. In addition to installed system, furnish Owner with the following items at close-out: a. Two sprinkler head bodies of each size and type.

b. Two nozzles for each size and type. c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:

A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type,

and working pressure. B. Pipe:

1. Pressure Lines: as indicated on plans. Lateral Lines: as indicated on plans.

3. Risers: sch. 80 PVC, gray C. Fittings:

1. Schedule 40 PVC. D. Sleeving: 1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:

A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:

A. Control valves shall be of size and type indicated on Drawings. B. Control wire shall be UL listed, color coded copper conductor direct burial size 14.

Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.

C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:

A. Electric Valves: 1. Make and model shown on Drawings.

> B. Gate valves: 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type

operating handle designed to receive operating key. C. Automatic Controller:

1. Make and model shown on Drawings. D. Backflow Preventor:

1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:

A. Valve Boxes 1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.

2. Do not install more than one (1) valve in a single box. 3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION: A. Protection:

1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense

3.2 INSTALLATION: A. Trenching and Backfilling:

1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine,

2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

B. Installation of Plastic Pipe: 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by

2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches

based on finish grade. 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.

4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and

walk or curb. 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.

6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will 7. Make solvent weld joints in the following manner:

a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to b. Apply uniform coat of 711 solvent to outside of pipe.

c. Apply solvent to fitting in similar manner. d. Reapply a light coat of solvent to pipe and quickly insert into fitting. e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.

f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint. g. Wipe off solvent appearing on outer shoulder of fitting. h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the

inside of pipe. i. Allow joints to set at least 24 hours before applying pressure to PVC pipe. 8. Tape threaded connection with teflon tape. 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines

unless otherwise detailed on Drawings. C. Control Valves and Controller: 1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations

and according to applicable electrical code. 2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at

3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade. 4. Install all valve boxes over nine (9") inches of gravel for drainage. D. Sprinkler Heads:

1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush 2. Set sprinkler heads perpendicular to finish grade.

3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade. E. Dripline: 1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation

2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:

A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.

B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building. C. Adjust watering time of valves to provide proper amounts of water to all plants.

3.4 DEMONSTRATION:

A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION



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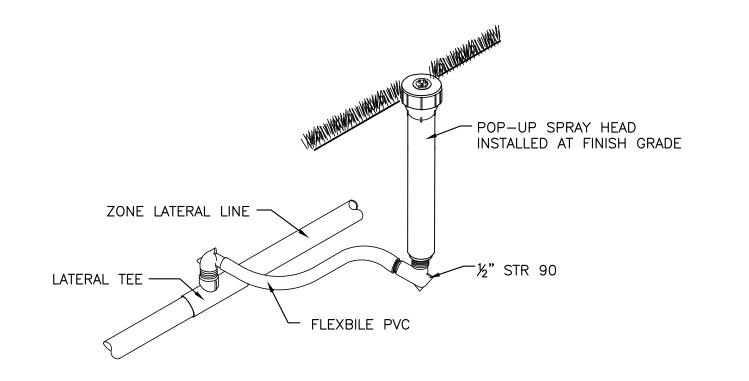
before digging

VALVE BOX MOUNTED AT GRADE; USE EXTENSION IF ZONE VALVE 1 CF. GRAVEL SUMP AND TAPE OPEN AREAS AS NECESSARY TO PREVENT SILTATION. - PIPING TO ZONE SCH. 80 NIPPLE TO FIRSTS FITTING

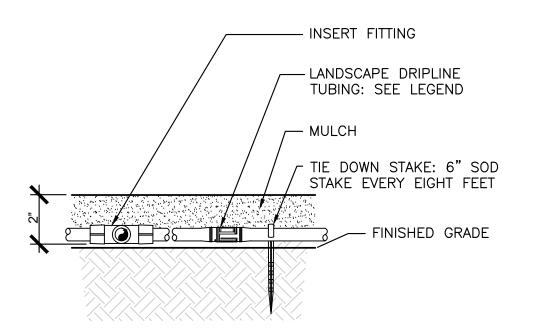
WIRING TO CONTROLLER; PROVIDE EXPANSION COILS

INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

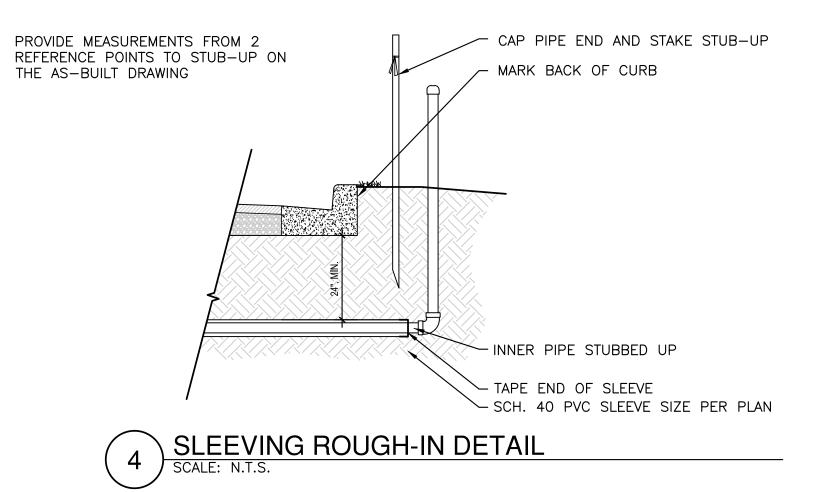
ZONE VALVE INSTALLATION DETAIL







DRIPLINE INSTALLATION DETAIL





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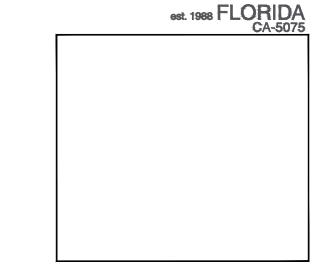




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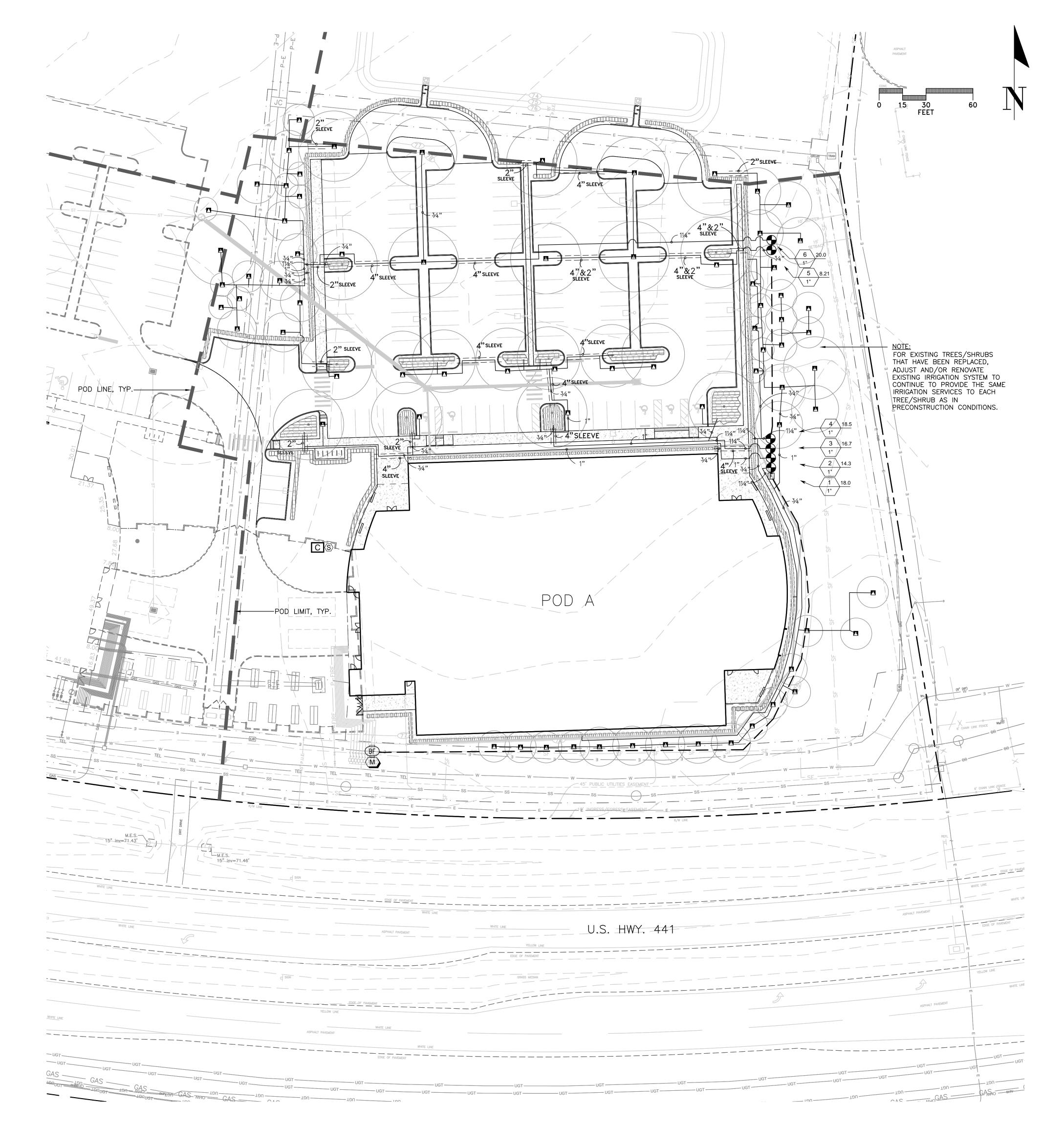
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IRRIGATION DETAILS & SPECIFICATIONS - POD A

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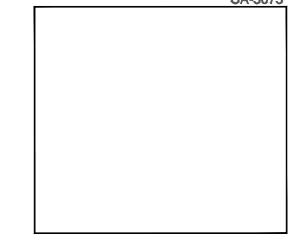


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IRRIGATION PLAN - POD A

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