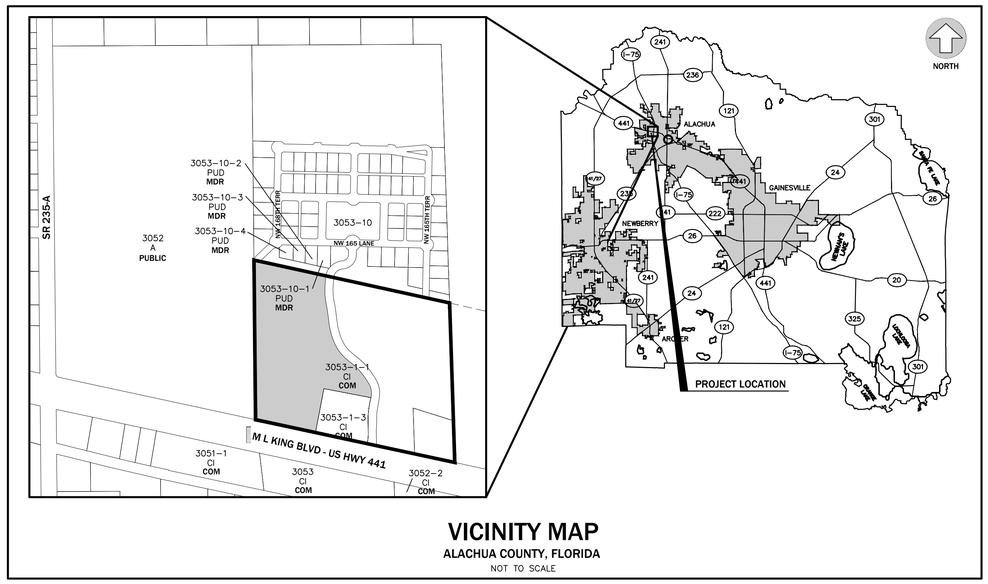
ALACHUA MARKET PLACE

NEW 167TH BLVD INTERSECTION MODIFICATIONS

CITY OF ALACHUA, FLORIDA



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

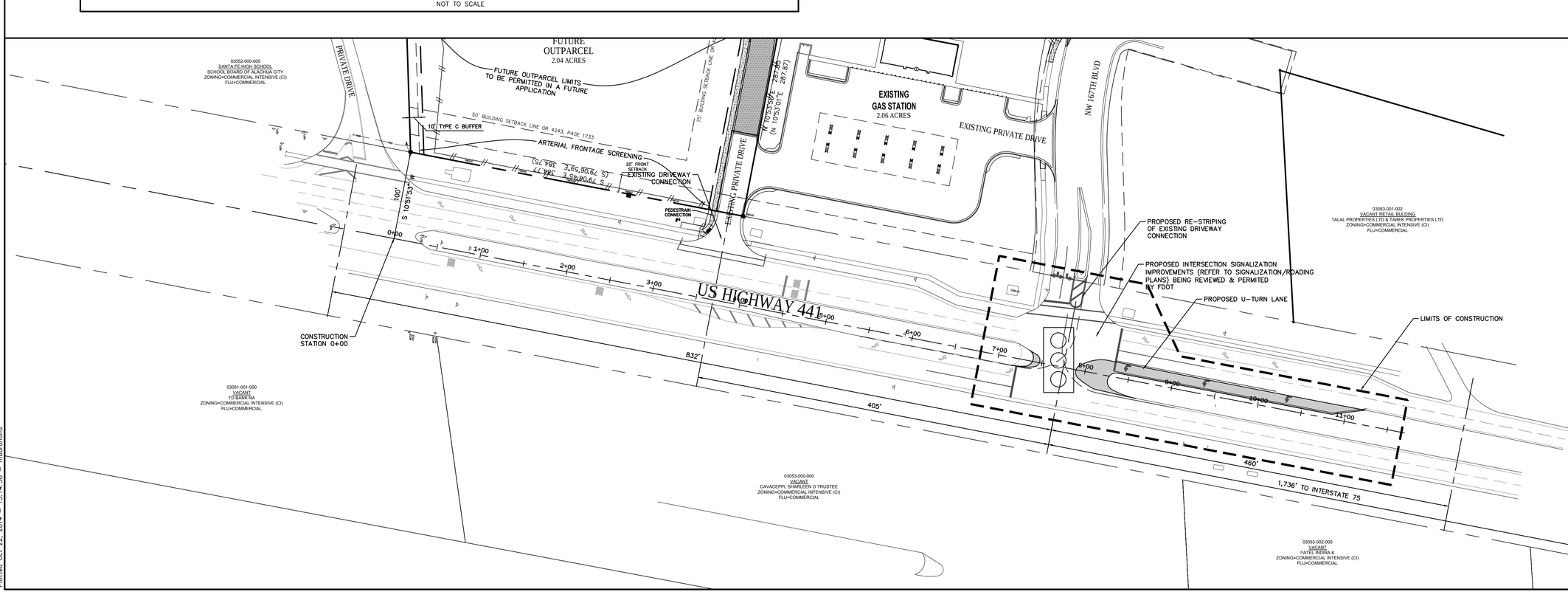
GENERAL NOTES

1. EXISTING CONNECTIONS NOT BEING UPGRADED SHALL BE COMPLETELY REMOVED AND REPLACED WITH ALL NEW EARTH FILL, GRASS SOD (CERTIFIED COASTAL BERMUDA) AND NEW FDOT TYPE "F" CURB & GUTTER AND STANDARD SIDEWALK BEING CONSTRUCTED. THESE LOCATIONS SHALL BE COMPLETED IN THE FIRST PHASE OF CONSTRUCTION AND BEFORE ANY MODIFICATIONS TO EXISTING CONNECTION UPON FDOT RIGHT-OF-WAY.
2. ALL DISTURBED AREAS WITHIN THE FDOT RIGHT-OF-WAY SHALL BE SODDED WITH COMMON BERMUDA.
3. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:
   A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
   B. FDOT STANDARDS INDEX (LATEST EDITION).
   C. FDOT PLANS PREP MANUAL (LATEST EDITION).
   D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION.
   F. SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DOT STANDARDS THE ENGINEER/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAT THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
5. ALL DISTURBED AREA WITH THE DOT RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

WORK WITHIN THE F.D.O.T. RIGHT-OF-WAY

1. ALL WORK PERFORMED WITHIN THE F.D.O.T. RIGHT OF WAY SHALL PROCEED IN ACCORDANCE WITH THE F.D.O.T. PERMIT REQUIREMENTS. THE F.D.O.T. INSPECTOR SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE FOR INSPECTION OF APPLICABLE PORTIONS OF THE WORK.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION WITHIN THE F.D.O.T. RIGHT OF WAY. TRAFFIC CONTROL WITHIN THE RIGHT OF WAY SHALL CONFORM TO F.D.O.T. AND M.U.T.C.D. REQUIREMENTS AND SHALL BE COORDINATED WITH THE F.D.O.T. INSPECTORS.
4. PROPER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE UTILIZED PER THE EROSION AND SEDIMENTATION CONTROL PLAN.

DRAWING INDEX



NORTH
SCALE: 1" = 60'
60 30 0 60
GRAPHIC SCALE

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No.	Date	Comment

Project: ALACHUA MARKET PLACE
CITY OF ALACHUA, FLORIDA

Sheet title: COVER SHEET FOR INTERSECTION IMPROVEMENTS WITHIN FDOT RIGHT OF WAY

Project phase: FDOT SUBMITTAL

Designed: SJR | Drawn: TAR | Date: 10/27/14 | Project No: 14-107

Professional Engineer of Record:
Christopher A. Cmuer, Engineer
71599 Certificate No.

Sheet No.: C7.00

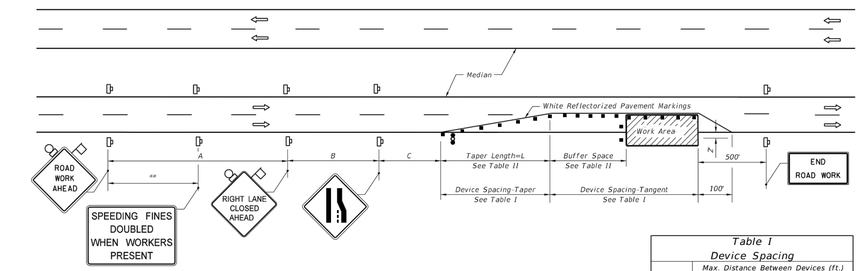


Table II
Buffer Space and Taper Length

Speed (mph)	Buffer Space Dist. (ft.)	Taper Length (12' Lateral Transition) L (ft.)	Notes (Merge)
25	155	125	$L = \frac{WS^2}{60}$
30	200	180	
35	250	245	
40	305	320	
45	360	540	$L = WS$
50	425	600	
55	495	660	
60	570	720	
65	645	780	
70	730	840	

When Buffer Space cannot be attained due to geometric constraints, the greatest attainable length shall be used, but not less than 200 ft.

For lateral transitions other than 12', use Where:

L = Length of taper in feet
W = Width of lateral transition in feet
S = Posted speed limit (mph)

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B	C
40 mph or less	200	200	200
45 mph	350	350	350
50 mph	500	500	500
*55 mph or greater	2640	1640	1000

** The ROAD WORK 1 MILE sign may be used as an alternate to the ROAD WORK AHEAD sign and the RIGHT LANE CLOSED ½ MILE sign may be used as an alternate to the RIGHT LANE CLOSED AHEAD sign.*

*** 500' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.*

SYMBOLS

- Work Area
- Sign With 18"x 18" (Min.) Orange Flag And Type B Light
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Advance Warning Arrow Board

GENERAL NOTES

1. *Work operations shall be confined to one traffic lane, leaving the adjacent lane open to traffic.*
2. *On undivided highways the median signs as shown are to be omitted.*
3. *When work is performed in the median lane on divided highways, the channelizing device plan is inverted and left lane closed and lane ends signs substituted for the right lane closed and lane end signs.*

   The same applies to undivided highways with the following exceptions:
   a. *Work shall be confined within one median lane.*
   b. *Additional barricades, cones, or drums shall be placed along the centerline abutting the work area and across the trailing end of the work area.*

   When work on undivided highways occurs across the centerline so as to encroach on both median lanes, the inverted plan is applied to the approach of both roadways.
4. *Signs and traffic control devices are to be modified in accordance with INTERMITTENT WORK STOPPAGE details (sheet 2 of 2) when no work is being performed and the highway is open to traffic.*
5. *The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.*
6. *When paved shoulders having a width of 8 ft. or more are closed, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the travel way. See Index No. 612 for shoulder taper formulas.*
7. *When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.*
8. *This TCZ plan does not apply when work is being performed in the middle lane(s) of a six or more lane highway. See Index No. 614.*
9. *For general TCZ requirements and additional information, refer to Index No. 600.*

DURATION NOTES

1. *Temporary white edgeline may be omitted for work operations less than 3 consecutive calendar days.*
2. *For work operations up to approximately 15 minutes, signs, channelizing devices, arrow board, and buffer space may be omitted if all of the following conditions are met:*
   a. *Speed limit is 45 mph or less.*
   b. *No sight obstructions to vehicles approaching the work area for a distance equal to the buffer space and the taper length combined.*
   c. *Volume and complexity of the roadway has been considered.*
   d. *The closed lane is occupied by a class 5 or larger, medium duty truck(s) with a minimum gross weight vehicle rating (GWVR) of 16,001 lb with high-intensity, rotating, flashing, oscillating, or strobe lights mounted above the cab height and operating.*
3. *For work operations up to 60 minutes, arrow board and buffer space may be omitted if conditions a, b, and c in DURATION NOTE 2 are met, and vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.*

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH ON THE LANE ADJACENT TO EITHER SHOULDER AND THE AREA 2' OUTSIDE THE EDGE OF TRAVEL WAY.

NOTES:

1. THE POSTED SPEED LIMIT IN THE WORK AREA IS 45 MPH.

LANE CLOSURE RESTRICTIONS

1. DUE TO ANTICIPATED HEAVY TRAFFIC VOLUMES WITHIN THE AREA OF PERMITTED IMPROVEMENTS, THE PERMITTEE AND ALL GENERAL AND SUBCONTRACTORS SHALL HAVE NO LANE CLOSURES BETWEEN 4:00 PM TO 8:30 AM. FAILURE BY THE PERMITTEE AND/OR HIS/HER GENERAL AND SUBCONTRACTORS TO ADHERE TO THESE SPECIAL PERMIT TIME SCHEDULE REQUIREMENTS, SHALL BE REASON TO SUSPEND AND/OR VOID THE CURRENT APPROVED PERMIT. THE STATE ACCESS PERMITTED LIMITS CAN BE CLOSED DOWN UNTIL SUCH TIME AS THE PERMITTEE HAS BROUGHT THE PROJECT BACK INTO COMPLIANCE WITH THE PERMIT REQUIREMENTS AND TO FDOT SATISFACTION.
2. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION EVENT.

LEGEND

- LIMITS OF LANE CLOSURE PER FDOT INDEX 613
- ROAD WORK — SIGN WITH 18" x 18" (MIN.) ORANGE FLAG AND TYPE B LIGHT
- TYPE I OR TYPE II BARRICADE OR VERTICAL PANEL OR DRUM (WITH STEADY BURNING LIGHT AT NIGHT ONLY)
- WORK ZONE SIGN
- ADVANCE WARNING ARROW PANEL
- TYPE I, TYPE II OR TYPE III BARRICADE OR VERTICAL PANEL OR DRUM (WITH FLASHING LIGHT)

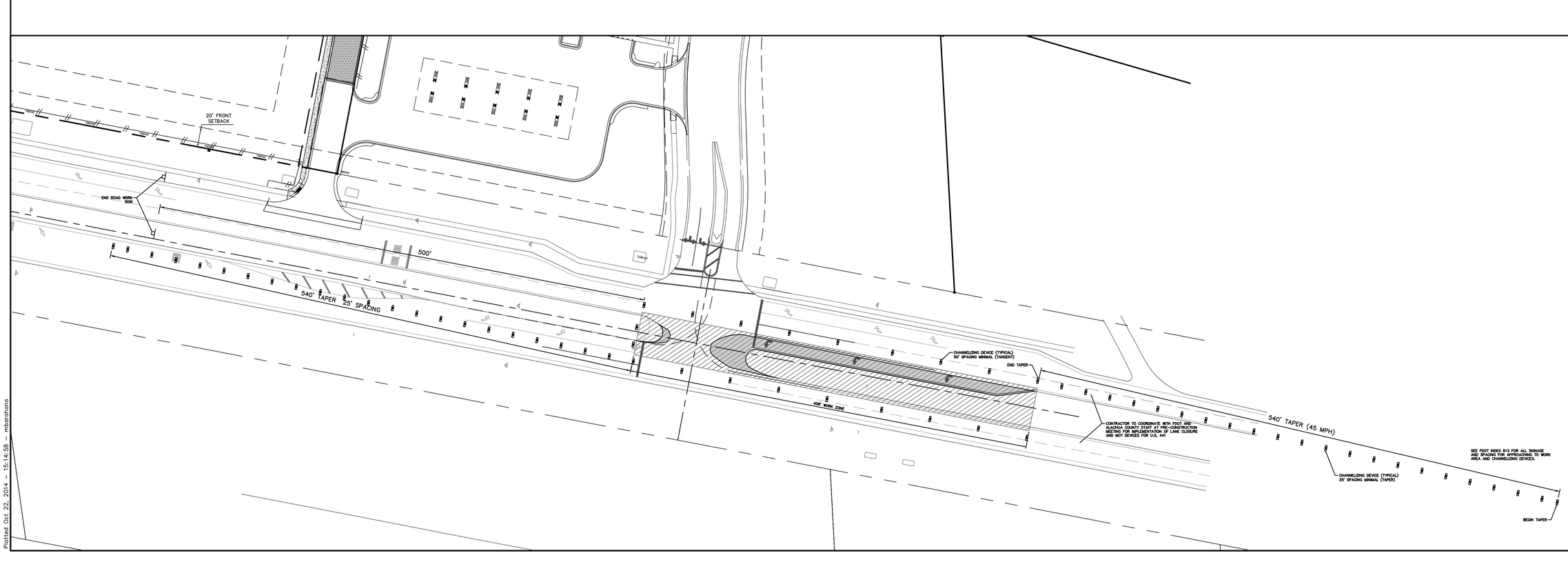
MAINTENANCE OF TRAFFIC GENERAL NOTES

14-96.008 CONSTRUCTION AND MAINTENANCE OF TRAFFIC REQUIREMENTS

ALL CONSTRUCTION AND MAINTENANCE ON DEPARTMENT RIGHT OF WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCORPORATED BY REFERENCE UNDER RULE 14-15.010, F.A.C. ALL CONSTRUCTION AND MAINTENANCE ON DEPARTMENT RIGHT OF WAY SHALL ALSO CONFORM TO THE DEPARTMENT'S DESIGN STANDARDS, JANUARY 2002, TOPIC #625-010-003; THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2003 EDITION, THE DEPARTMENT'S PLANS PREPARATION MANUAL, JANUARY 2003, OR OTHER GENERALLY ACCEPTED PROFESSIONAL PRACTICES. WITH THE EXCEPTION OF THE MUTCD, WHICH ALREADY IS INCORPORATED BY REFERENCE UNDER RULE 14-15.010, F.A.C, THE MANUALS AND STANDARDS SPECIFICALLY LISTED IN THIS SECTION ARE HEREBY INCORPORATED BY REFERENCE AND MADE PART OF THE RULES OF THE DEPARTMENT OF TRANSPORTATION.

1. DISRUPTION OF TRAFFIC. FOR SAFETY AND OPERATIONAL PURPOSES, THE DEPARTMENT MAY REQUIRE OR RESTRICT HOURS OF CONSTRUCTION TO MINIMIZE DISRUPTION OF TRAFFIC ON THE STATE HIGHWAY SYSTEM. WHEN CONSTRUCTION ACTIVITY ON A CONNECTION CAUSES UNDUE DISRUPTION OF TRAFFIC OR CREATES SAFETY HAZARDS ON A STATE HIGHWAY, THE DISTRICT SECRETARY OR DESIGNEE SHALL ADVISE THE PERMITTEE OF THE NEED FOR IMMEDIATE CORRECTIVE ACTION BY A SPECIFIED TIME, AND MAY ISSUE A STOP WORK ORDER IF DEEMED NECESSARY.
2. CONNECTION COMPLETION TIME LIMIT. CONSTRUCTION SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF ISSUANCE OF THE PERMIT. FAILURE TO COMPLY WITH THE ONE YEAR TIME LIMIT SHALL RESULT IN AN AUTOMATIC EXPIRATION OF THE PERMIT UNLESS EXTENDED BY THE DEPARTMENT AS DESCRIBED IN SECTION 335.185(2), FLORIDA STATUTES. A STOP WORK ORDER MAY BE ISSUED BY THE DEPARTMENT IF WORK EXCEEDS THE IMPOSED TIME RESTRICTIONS. FOR ANY PERMIT WHICH EXPIRES FOR FAILURE TO CONSTRUCT THE CONNECTION WITHIN THE ONE YEAR LIMIT, THE APPLICANT SHALL SUBMIT A NEW APPLICATION, INCLUDING THE PAYMENT OF THE REQUIRED APPLICATION FEE PRIOR TO THE INITIATION OR CONTINUATION OF ANY CONSTRUCTION.

LAST REVISION	DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE	INDEX NO.	SHEET NO.
07/01/09	REVISION			613	1 of 2



NORTH
SCALE: 1" = 50'
50 25 0 50
GRAPHIC SCALE

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No.	Date	Comment

Project:
ALACHUA MARKET PLACE
CITY OF ALACHUA, FLORIDA

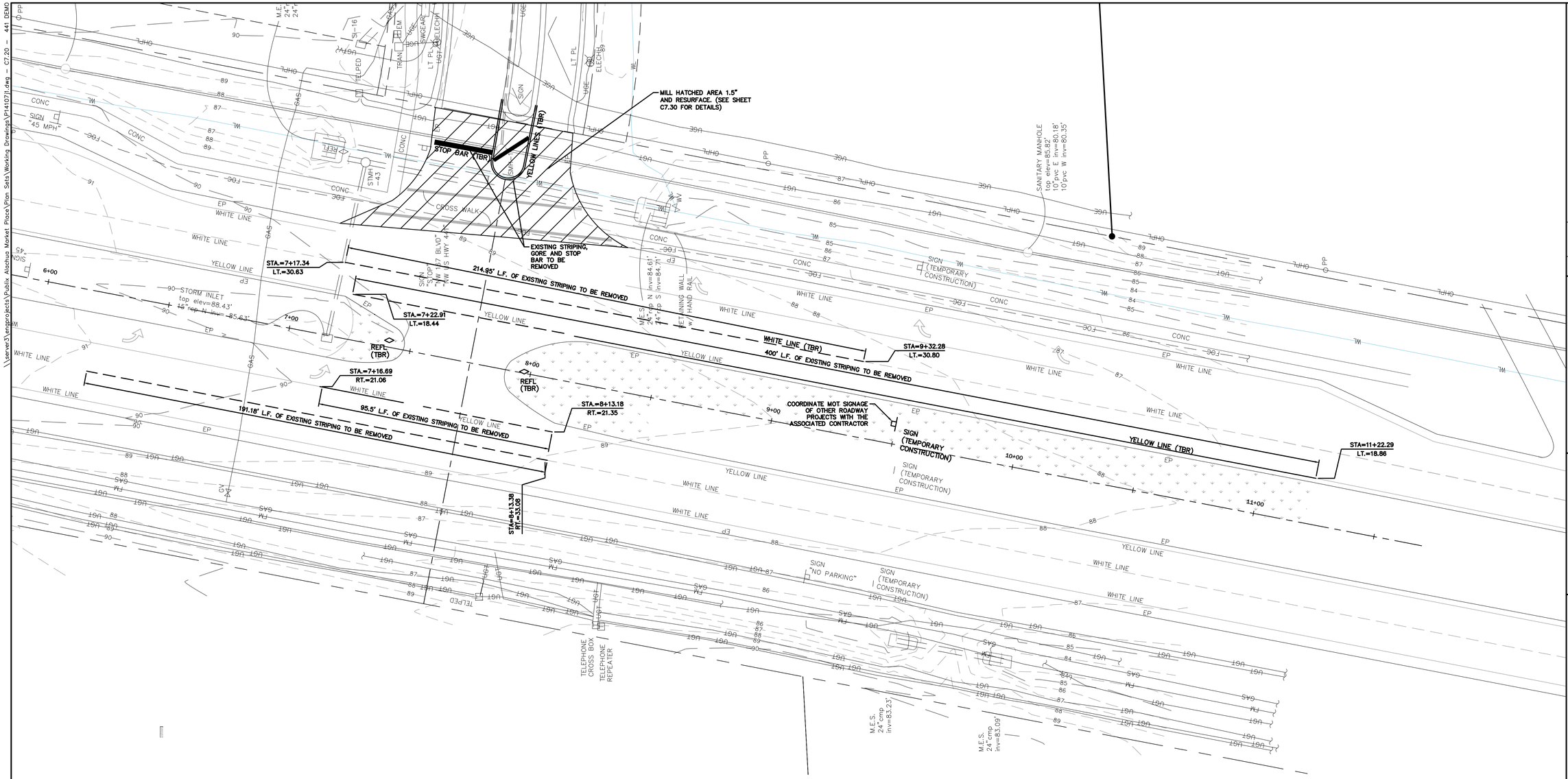
Sheet title:
MAINTENANCE OF TRAFFIC PLAN
WITHIN FDOT RIGHT OF WAY

Project phase:
FDOT SUBMITTAL

Designed: SJR | Drawn: TAR | Date: 10/27/14 | Project No: 14-107

Professional Engineer of Record:
Christopher A. Gmuer
Engineer
71599
Certificate No.

Sheet No.:
C7.10



DEMOLITION NOTES

1. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 'F' TYPE CURBING.
2. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH ENGINEER TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. ALL DISTURBED OPEN AREAS SHALL BE SODDED.
3. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
5. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
6. ALL BROKEN/CRACKED DRIVEWAYS MUST BE FULLY REMOVED AND REPLACED.
7. ALL DISTURBED AREAS WITHIN THE DEPARTMENT'S RIGHT-OF-WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS.)
8. BURNING OF ANY MATERIAL OR DEBRIS IS PROHIBITED IN FDOT RIGHT-OF-WAY.
9. EXISTING STRIPING TO BE REMOVED BY EITHER GRINDING OR HYDROBLAST AT THE PREFERENCE OF THE FDOT INSPECTOR.

LEGEND

- EXISTING CURB TO BE REMOVED
- LIMITS OF MILL AND RESURFACING 1.5" TYPE SP 12.5
- LIMITS OF EXISTING ASPHALT PAVEMENT OR CONCRETE SIDEWALK TO BE REMOVED
- SOD TO BE REMOVED
- SILT FENCE
- TREE BARRICADE

NORTH
SCALE: 1"= 20'
20 10 0 20
GRAPHIC SCALE

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No.	Date	Comment

Project: ALACHUA MARKET PLACE
CITY OF ALACHUA, FLORIDA

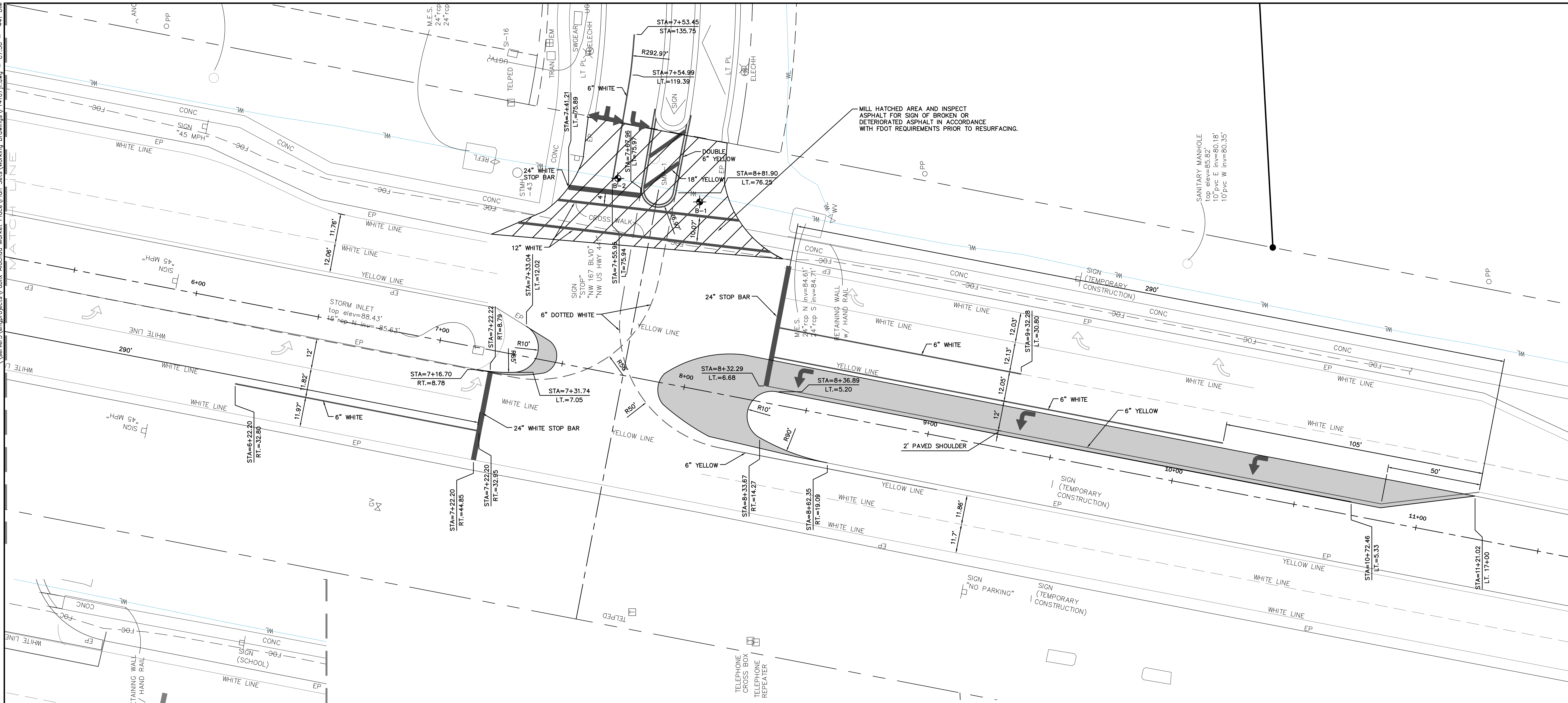
Sheet title: DEMOLITION PLAN
WITHIN FDOT RIGHT OF WAY

Project phase: FDOT SUBMITTAL

Designed:	SJR	Drawn:	TAR
Project No:	14-107	Date:	10/27/14

Professional Engineer of Record:
Christopher A. Gnuer, Engineer
71599 Certificate No.

Sheet No.: C7.20



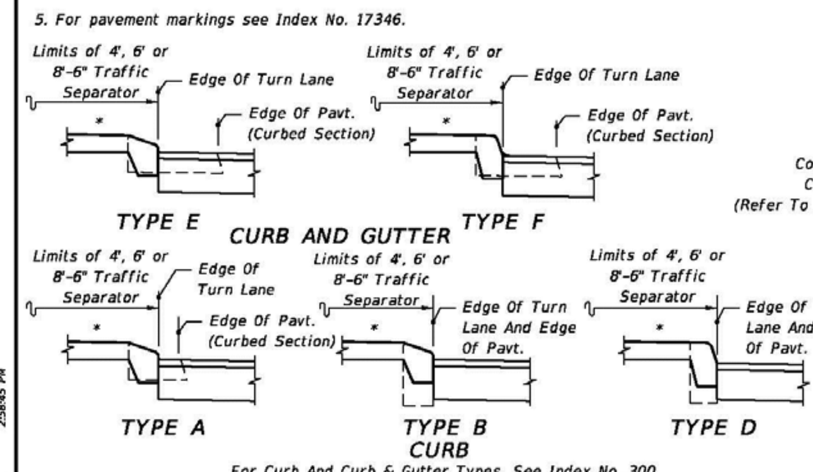
TURN LANES • CURBED AND UNCURBED MEDIANS								
			URBAN CONDITIONS			RURAL CONDITIONS		
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3
35	25	70'	75'	145'	110'	——	——	——
40	30	80'	75'	155'	120'	——	——	——
45	35	85'	100'	185'	135'	——	——	——
50	40/44	105'	135'	240'	160'	185'	290'	160'
55	48	125'	——	——	——	225'	350'	195'
60	52	145'	——	——	——	260'	405'	230'
65	55	170'	——	——	——	290'	460'	270'

DESIGN NOTES

1. Basis for turn lane configurations:
   - Informed Driver.
   - Stop condition (With Or Without Stop Control).
   - Wet Pavement.
   - Reaction preceding entry point.
   - Minimum braking distance for urban conditions.
   - 75' min. for L_2.
   - Comfortable deceleration rates for rural conditions (AASHTO 2001 threshold rate of 11.2 ft./s²).

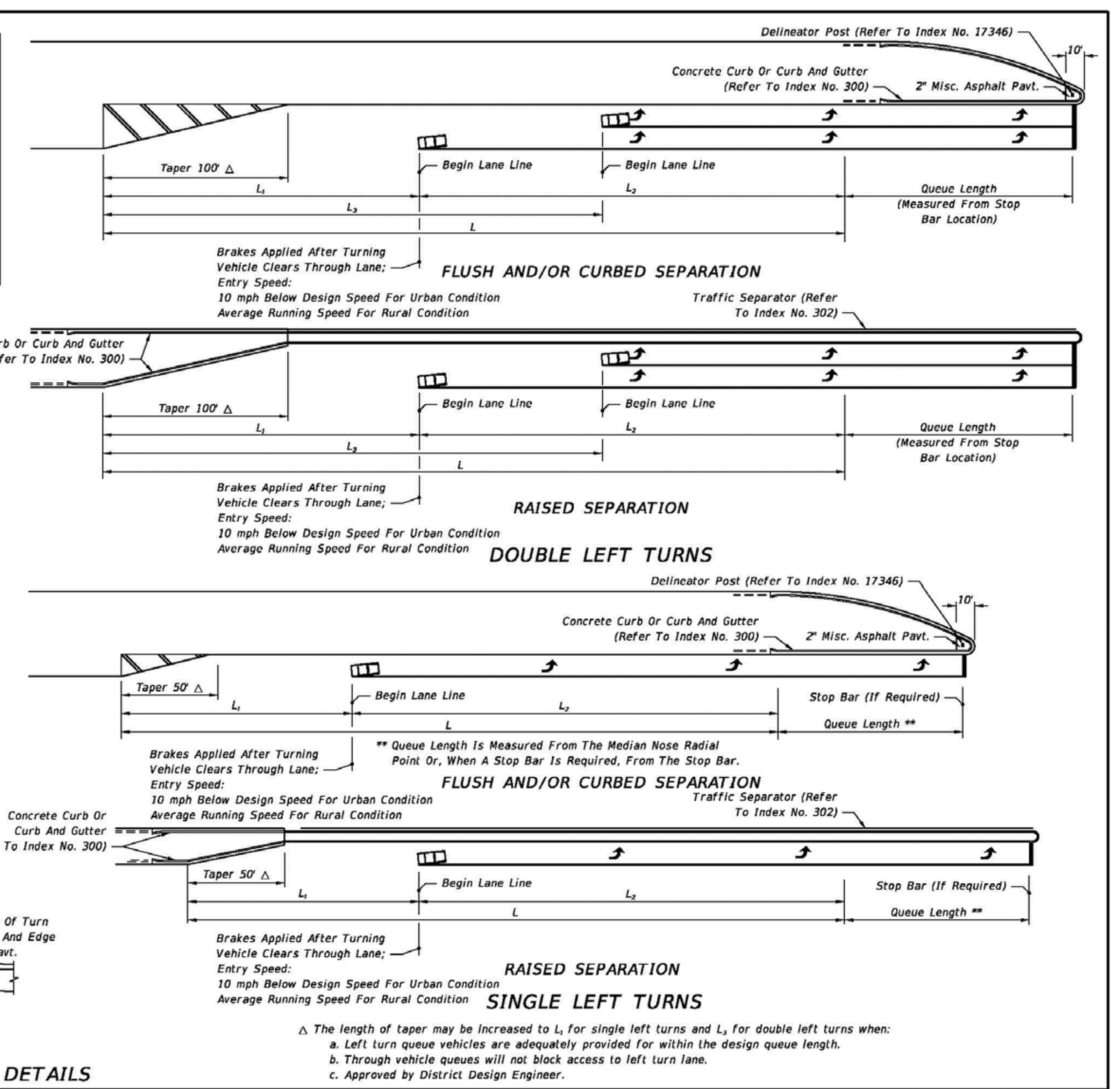
GENERAL NOTES

1. The plan views shown are for turn lane taper shapes and dimensional purposes only, they do not prescribe the use of curb, curb and gutter, shoulders nor separators specifically to either rural or urban conditions.
2. Total deceleration distances must not be reduced except where lesser values are imposed by unrelocatable control points.
3. Right turn lane tapers and distances identical to left turn lanes under stop control conditions. Right turn lane tapers and/or distances are site specific under free flow or yield conditions.
4. These left turn configurations apply to continuous left turn lanes only where specifically called for in the plans.
5. For pavement markings see Index No. 17346.



For Curb And Curb & Gutter Types, See Index No. 300
* Option I Separators Shown (Refer To Index No. 302)

MEDIAN CURB AND TRAFFIC SEPARATOR JUNCTURE DETAILS



△ The length of taper may be increased to L_1 for single left turns and L_3 for double left turns when:
a. Left turn queue vehicles are adequately provided for within the design queue length.
b. Through vehicle queues will not block access to left turn lane.
c. Approved by District Design Engineer.

LAST REVISION	REVISION	DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	TURN LANES	INDEX NO.	SHEET NO.
07/01/05					301	1 of 1

NOTES:

1. ALL SIGNS MUST CONFORM TO FDOT INDEX 11860 STANDARDS.
2. ALL ABOVE GROUND REQUIRED SIGNAGE TO BE CONSTRUCTED TO FDOT SPECIFICATIONS.
3. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH FDOT INDEX 310 LATEST EDITION.
4. BEGIN SPEED = 50 MPH, POSTED = 45 MPH

SIGNING AND PAVEMENT MARKING NOTES

1. ALL PROPOSED AND APPROVED PAVEMENT MARKINGS SHALL BE WITH CERTIFIED, LEAD-FREE, THERMOPLASTIC MATERIALS ONLY.
2. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.
3. ALL PAVEMENT MARKINGS PER F.D.O.T. INDEX NO. 17346. 3. "STOP" SIGNS ARE F.D.O.T. SERIES ID NO R1-1, INDEX 600.
4. ALL ABOVE GROUND SIGNS PER F.D.O.T. INDEX NO. 11860 HAVE A 2 INCH ROUND ALUMINUM POST WITH 2-BAR BRACKETS. CONSTRUCTED TO A 7' HEIGHT AS MEASURED FROM THE ROADWAY EDGE OF PAVEMENT WHITE LINE, GRADE ELEVATION TO THE BOTTOM OF THE NEW SIGN.
5. ALIGNMENT OF PROPOSED PAVEMENT MARKING SHALL MATCH EXISTING MARKINGS AT PAVEMENT MARKINGS LIMITS OF CONSTRUCTION.

LEGEND

▒	LIMITS OF ASPHALT PAVEMENT (SEE SHEET C7.40 FOR TYPICAL SECTION)
▨	LIMITS OF MILL AND RESURFACING 1.5" TYPE SP 12.5
░	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
░	LIMITS OF OPEN SPACE
• pi20	EXISTING TREE TO REMAIN
—//—//—//—	SILT FENCE
—o—o—o—	TREE BARRICADE
⊕ B–X	SOIL BORING LOCATIONS FROM UNIVERSAL ENGINEERING SCIENCES LIMITED REPORT OF PAVEMENT EVALUATIONS SERVICES # 1161691 DATED 9/18/2014

No.	Date	Comment

NORTH

SCALE: 1"= 20'

20 10 0 20

GRAPHIC SCALE

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Project: ALACHUA MARKET PLACE
CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION, SIGNAGE, AND STRIPING PLAN WITHIN FDOT RIGHT OF WAY

Project phase: FDOT SUBMITTAL

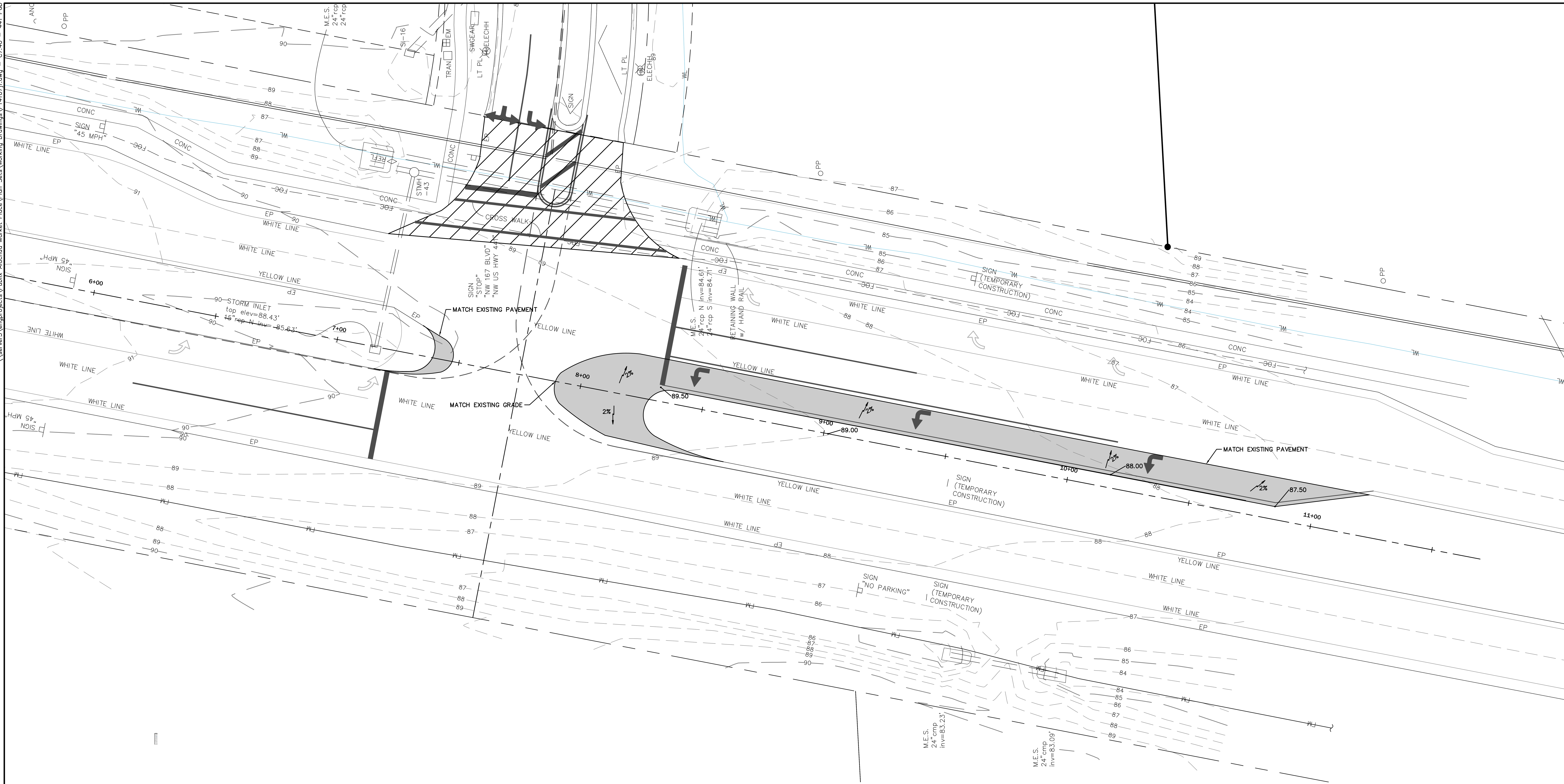
Designed: SJR | Drawn: TAR

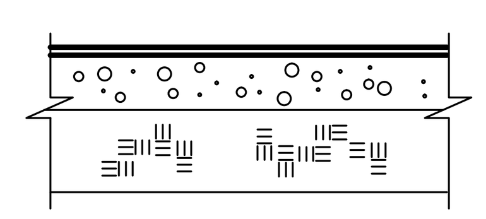
Project No: 14-107 | Date: 10/27/14

Professional Engineer of Record:

Christopher A. Gmuer, Engineer — 71599 Certificate No.

Sheet No.: 7.30





3" OF SP–12.5
(2 LIFT 1.5" EACH – TRAFFIC B)

8" BASE B–12.5

12" TYPE B SUBGRADE

TYPICAL ASPHALT PAVEMENT WITHIN FDOT RIGHT-OF-WAY

N.T.S.

LEGEND	
–//–//–//–	SILT FENCE
–o–o–o–	TREE BARRICADE
▒	LIMITS OF ASPHALT PAVEMENT
▨	LIMITS OF MILL AND RESURFACING 1.5" TYPE SP 12.5
⁘	LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
– – 183 – –	EXISTING CONTOUR ELEVATION
—— 183 ——	PROPOSED CONTOUR ELEVATION
×180.00	EXISTING SPOT ELEVATION
•180.00	PROPOSED SPOT ELEVATION

No.	Date	Comment

NORTH

SCALE: 1"= 20'

20 10 0 20

GRAPHIC SCALE

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Project:
ALACHUA MARKET PLACE
CITY OF ALACHUA, FLORIDA

Sheet title:
PAVING, GRADING, AND DRAINAGE PLAN
WITHIN FDOT RIGHT OF WAY

Project phase: FDOT SUBMITTAL

Designed: SJR | Drawn: TAR

Project No: 14–107 | Date: 10/27/14

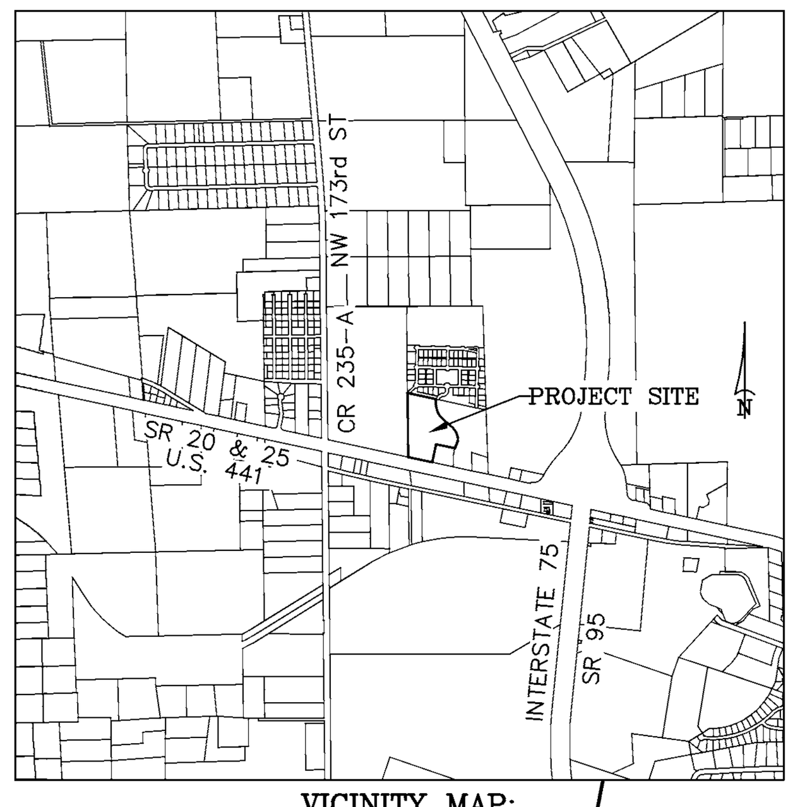
Professional Engineer of Record:

Christopher A. Gmuer, Engineer | 71599 Certificate No.

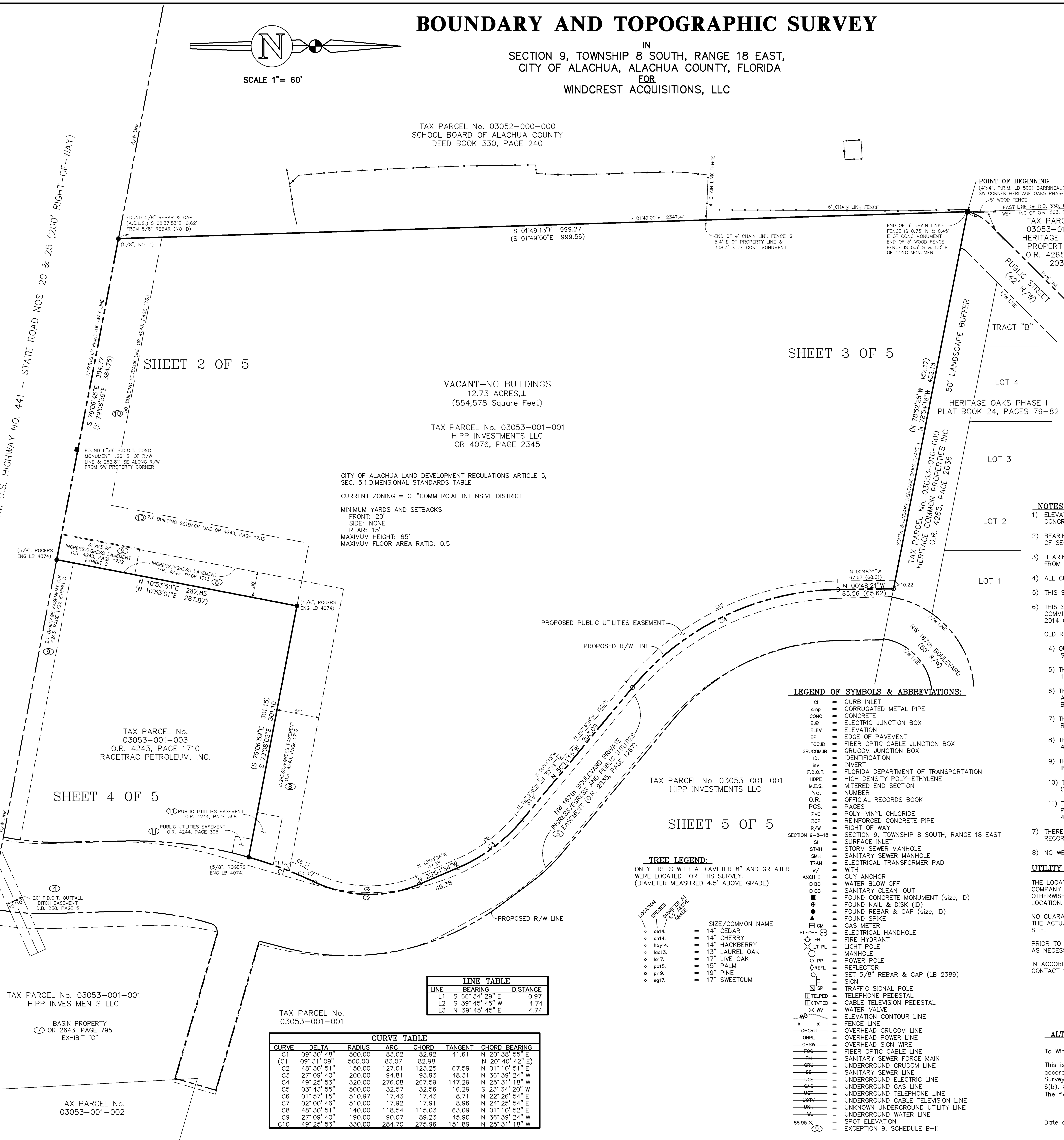
Sheet No.: C7.40

BOUNDARY AND TOPOGRAPHIC SURVEY

IN
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
WINDCREST ACQUISITIONS, LLC



VICINITY MAP:
SCALE: 1" = 3000'



CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS ARTICLE 5, SEC. 5.1.DIMENSIONAL STANDARDS TABLE

CURRENT ZONING = CI "COMMERCIAL INTENSIVE DISTRICT

MINIMUM YARDS AND SETBACKS
FRONT: 20'
SIDE: NONE
REAR: 15'
MAXIMUM HEIGHT: 65'
MAXIMUM FLOOR AREA RATIO: 0.5

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66° 34' 29" E	0.97
L2	S 39° 45' 45" W	4.74
L3	N 39° 45' 45" E	4.74

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	09° 30' 48"	500.00	83.02	82.92	41.61	N 20° 38' 55" E
(C1	09° 31' 09"	500.00	83.07	82.98		N 20° 40' 42" E)
C2	48° 30' 51"	150.00	127.01	123.25	67.59	N 01° 10' 51" E
C3	27° 09' 40"	200.00	94.81	93.93	48.31	N 36° 39' 24" W
C4	49° 25' 53"	320.00	276.08	267.59	147.29	N 25° 31' 18" W
C5	03° 43' 55"	500.00	32.57	32.56	16.29	S 23° 34' 20" W
C6	01° 57' 15"	510.97	17.43	17.43	8.71	N 22° 26' 54" E
C7	02° 00' 46"	510.00	17.92	17.91	8.96	N 24° 25' 54" E
C8	48° 30' 51"	140.00	118.54	115.03	63.09	N 01° 10' 52" E
C9	27° 09' 40"	190.00	90.07	89.23	45.90	N 36° 39' 24" W
C10	49° 25' 53"	330.00	284.70	275.96	151.89	N 25° 31' 18" W

TREE LEGEND:

ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY.
(DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION / SPECIES / DIAMETER AT 4.5' ABOVE GRADE

		SIZE/COMMON NAME
ce14.	=	14" CEDAR
ch14.	=	14" CHERRY
hby14.	=	14" HACKBERRY
lao13.	=	13" LAUREL OAK
lo17.	=	17" LIVE OAK
pa15.	=	15" PALM
pi19.	=	19" PINE
sg17.	=	17" SWEETGUM

LEGEND OF SYMBOLS & ABBREVIATIONS:

CI	=	CURB INLET
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
EJB	=	ELECTRIC JUNCTION BOX
ELEV	=	ELEVATION
EP	=	EDGE OF PAVEMENT
FOCJB	=	FIBER OPTIC CABLE JUNCTION BOX
GRUCOMJB	=	GRUCOM JUNCTION BOX
ID.	=	IDENTIFICATION
inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
HDPE	=	HIGH DENSITY POLY-ETHYLENE
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SECTION 9-8-18	=	SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST
SI	=	SURFACE INLET
STMH	=	STORM SEWER MANHOLE
SMH	=	SANITARY SEWER MANHOLE
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH ←	=	GUY ANCHOR
○ BO	=	WATER BLOW OFF
○ CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
⊕	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
⊞ GM	=	GAS METER
ELECHH (HH)	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
LT PL	=	LIGHT POLE
○	=	MANHOLE
○ PP	=	POWER POLE
◊ REFL	=	REFLECTOR
○	=	SET 5/8" REBAR & CAP (LB 2389)
	=	SIGN
⊠ SP	=	TRAFFIC SIGNAL POLE
T TELPED	=	TELEPHONE PEDESTAL
T CTVPED	=	CABLE TELEVISION PEDESTAL
⋈ WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
—x—x—	=	FENCE LINE
OHGRU	=	OVERHEAD GRUCOM LINE
OHPL	=	OVERHEAD POWER LINE
OHSW	=	OVERHEAD SIGN WIRE
FOC	=	FIBER OPTIC CABLE LINE
FM	=	SANITARY SEWER FORCE MAIN
GRU	=	UNDERGROUND GRUCOM LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
UNK	=	UNKNOWN UNDERGROUND UTILITY LINE
WL	=	UNDERGROUND WATER LINE
88.95 ×	=	SPOT ELEVATION
(9)	=	EXCEPTION 9, SCHEDULE B-II

LEGAL DESCRIPTION:

A portion of Section 9, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northwest corner of Section 9, Township 8 South, Range 18 East, Alachua County, Florida, and run thence South 01°49'00" East, along the west boundary of said Section, 1576.08 feet; thence North 88°33'13" East, 1300.20 feet to the northwest corner of that certain tract of land as described in Official Records Book 503, page 107 of the Public Records of Alachua County, Florida; thence South 01°49'00" East, along the west line of said certain tract of land, 1347.88 feet to the southwest corner of Heritage Oaks Phase I, a subdivision as per plat thereof, recorded in Plat Book 24, pages 79 through 82 of the Public Records of Alachua County, Florida and to the Point of Beginning; thence continue South 01°49'00" East, along said west line 999.56 to a point on the northerly right of way line of U.S. Highway No. 441 (State Road Nos. 20 & 25, 200' R/W); thence South 79°06'59" East, along said right of way line, 384.75 feet; thence North 10°53'01" East, 287.87 feet; thence South 79°06'59" East, 301.15 feet to a point lying on the arc of a curve, concave easterly, having a radius of 500.00 feet; thence northerly, along the arc of said curve, through a central angle of 9°31'09", an arc distance of 83.07 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 20°40'42" East, 82.98 feet, the end of said curve being the beginning of a curve concave westerly, having a radius of 150.00 feet; thence northerly along the arc of said curve, through a central angle of 48°30'51", an arc distance of 127.01 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 01°10'51" East, 123.25 feet; thence North 23°04'34" West, 49.38 feet to the beginning of a curve, concave southwesterly, having a radius of 200.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 27°09'40", an arc distance of 94.81 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 36°39'24" West, 93.93 feet; thence North 50°14'15" West, 203.09 feet to the beginning of a curve, concave northeasterly, having a radius of 320.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 49°25'53", an arc distance of 276.08 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 25°31'18" West, 267.59 feet; thence North 00°48'21" West, 65.62 feet to a point lying on the southerly boundary of said Heritage Oaks Phase I; thence North 78°52'28" West, along said southerly boundary, 452.17 feet to the Point of Beginning.

Containing 12.73 acres (554,578 square feet), more or less.

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 89.37 FEET (29 NGVD) ON TOP OF A 4"x4" CONCRETE MONUMENT AND DISK, FLORIDA D.O.T. BM NO. 39.

2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF S 01°49'00"E ON THE WEST BOUNDARY OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST.

3) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () REFER TO LEGAL DESCRIPTION WHERE THEY DIFFER FROM FIELD MEASUREMENT.

4) ALL CURB TYPES AS SHOWN ARE PER FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 300.

5) THIS SURVEY CONSISTS OF 5 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

6) THIS SURVEY WAS PREPARED IN REFERENCE TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, AGENTS FILE REFERENCE 13-0797.2 DE, EFFECTIVE DATE: APRIL 17, 2014 @ 11:00 P.M.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT SCHEDULE B-II EXCEPTIONS:

4) OUTFALL DITCH EASEMENT OR 238, PG. 5 IS SHOWN ON THE SURVEY AND DOES NOT AFFECT THE SUBJECT PROPERTY.

5) THE SUBJECT PROPERTY IS SUBJECT TO THE INGRESS/EGRESS EASEMENT RECORDED IN OR 2635, PG. 1267, WHICH IS SHOWN HEREON.

6) THE SUBJECT PROPERTY IS SUBJECT TO THE RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT RECORDED IN OR 2643, PAGE 783. THIS EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

7) THE SUBJECT PROPERTY IS SUBJECT TO THE ALACHUA GATEWAY CENTER MASTER DECLARATION RECORDED IN OR 2643, PG. 795.

8) THE SUBJECT PROPERTY IS SUBJECT TO THE INGRESS/EGRESS EASEMENT AGREEMENT RECORDED IN OR 4243, PG. 1713, WHICH IS SHOWN HEREON.

9) THE SUBJECT PROPERTY IS SUBJECT TO THE ACCESS AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OR 4243, PG. 1722, WHICH IS SHOWN HEREON.

10) THE SUBJECT PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OR 4243, PG. 1733.

11) THE SUBJECT PROPERTY IS NOT SUBJECT TO THE PUBLIC UTILITY EASEMENT RECORDED IN OR 4244, PG. 395. THE SUBJECT PROPERTY IS SUBJECT TO THE PUBLIC UTILITY EASEMENT RECORDED IN OR 4244, PG. 398, WHICH IS SHOWN HEREON.

7) THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

8) NO WETLAND AREAS, IF ANY, WERE DELINEATED BY APPROPRIATE AUTHORITIES.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

ALTA/ACSM Land Title Survey

ALTA/ACSM Certification:

To Windcrest Acquisitions, LLC; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 8, 9, 11(b), 13, 14, 16, 17, and 18 of Table A thereof.
The field work was completed on 07/07/14.

Date of Plat or Map: 07/08/14.

EDA engineers-surveyors-planners, inc.
Corporate Authorization No. 2389
By: Robert W. Graver PSM 4239
email: RGraver@edafl.com

No.	Date	Comment

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D; COMMUNITY NUMBER: 120664; PANEL: 0120D; EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda engineers-surveyors-planners, inc.
LB 2389
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edafl.com

Project No. 2014-0107
Drawn A.L.
Check B.G.

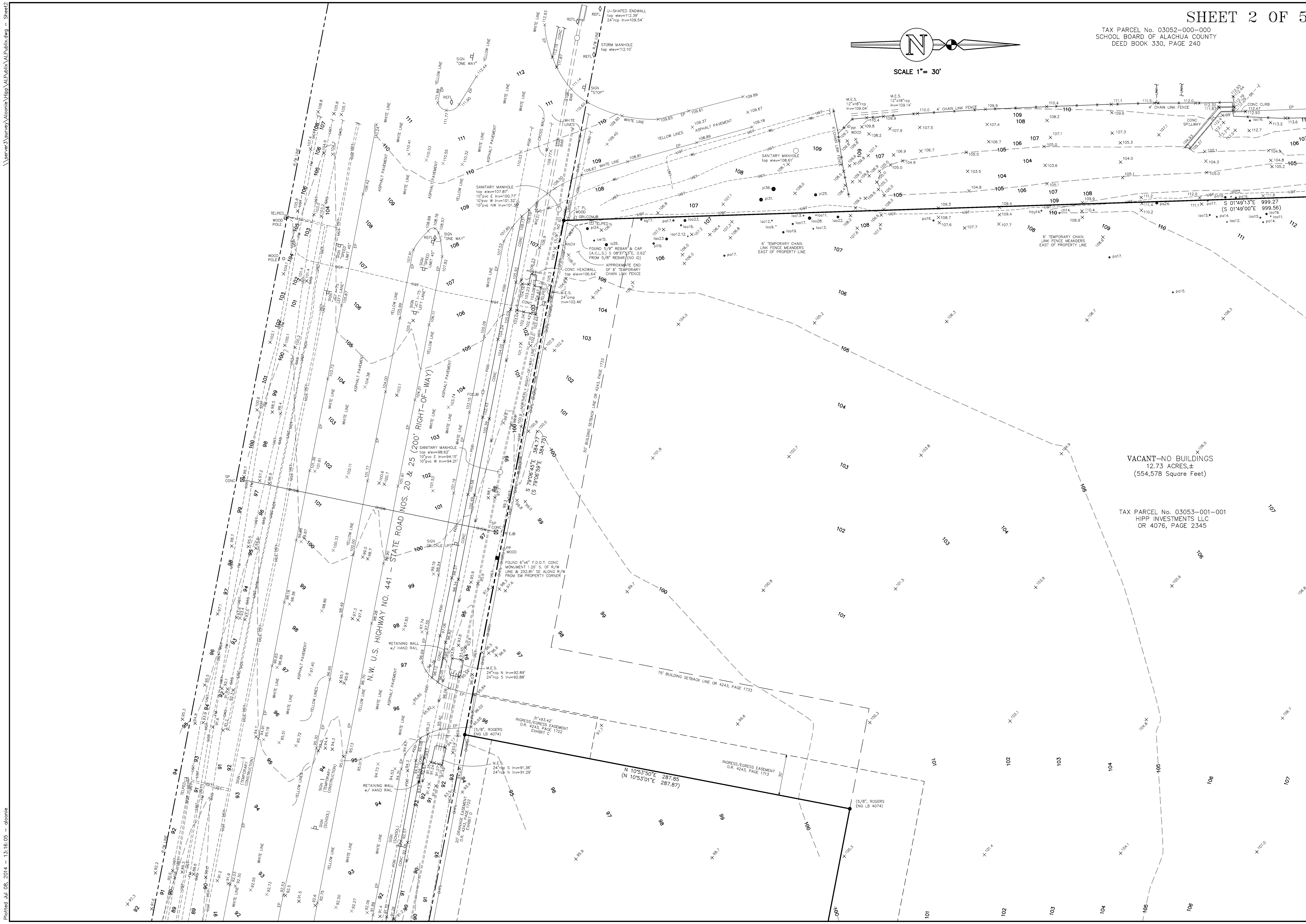
eda engineers-surveyor-planners, inc.
Corporate Authorization No. LB 2389
BY: ROBERT W. GRAVER P.S.M. 4239
SEE ALTA/ACMS CERTIFICATION FOR SIGNATURE AND ORIGINAL RAISED SEAL

Fieldbook	Page	Survey Date	Drawing Completed	Revised
926	38-49	07/07/14	07/08/14	

PREPARED FOR: 1) WINDCREST ACQUISITIONS, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3)
4)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/07/14

Sheet No.: V-001



FLOOD INSURANCE RATE MAP STATEMENT

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Project No. 2014–0107	eda engineers–surveyor–planners, inc. Corporate Authorization No. LB 2389
Drawn A.L.	BY: ROBERT W. GRAVER P.S.M. 4239
Check B.G.	SEE ALTA/ACMS CERTIFICATION FOR SIGNATURE AND ORIGINAL RAISED SEAL

Fieldbook	Page	Survey Date	Drawing Completed	Revised
926	38–49	07/07/14	07/08/14	

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No.	Date	Comment

Sheet No.:

V-002

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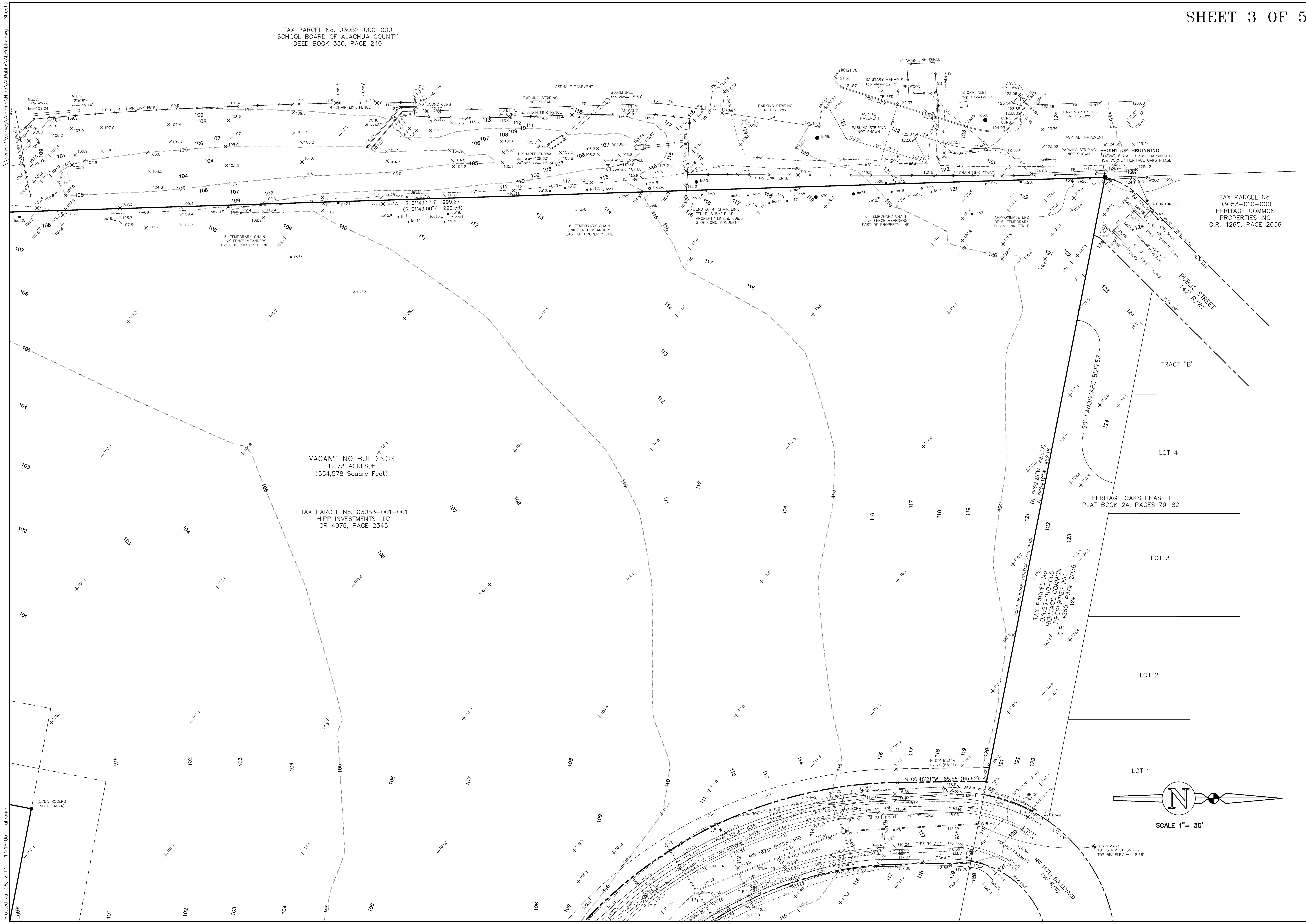

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D ; COMMUNITY NUMBER: 120664 ; PANEL: 0120D ; EFFECTIVE DATE: 06/16/06 . SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

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SEE ALTA/ACMS CERTIFICATION FOR SIGNATURE AND ORIGINAL RAISED SEAL

Project No.	Drawn	Check
2014-0107	A.L.	B.G.

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
926	38-49	07/07/14	07/08/14	

PREPARED FOR: 1) WINDCREST ACQUISITIONS, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
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4)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/07/14

Sheet No.:

V-003

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D ; COMMUNITY NUMBER: 120664 ; PANEL: 0120D ; EFFECTIVE DATE: 06/16/06 . SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

No.	Date	Comment

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SEE ALTA/ACMS CERTIFICATION FOR SIGNATURE AND ORIGINAL RAISED SEAL

Project No.	2014-0107
Drawn	A.L.
Check	B.G.

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Fieldbook	Page	Survey Date	Drawing Completed	Revised
926	38-49	07/07/14	07/08/14	

PREPARED FOR: 1) WINDCREST ACQUISITIONS, LLC
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Sheet No.:

V-004

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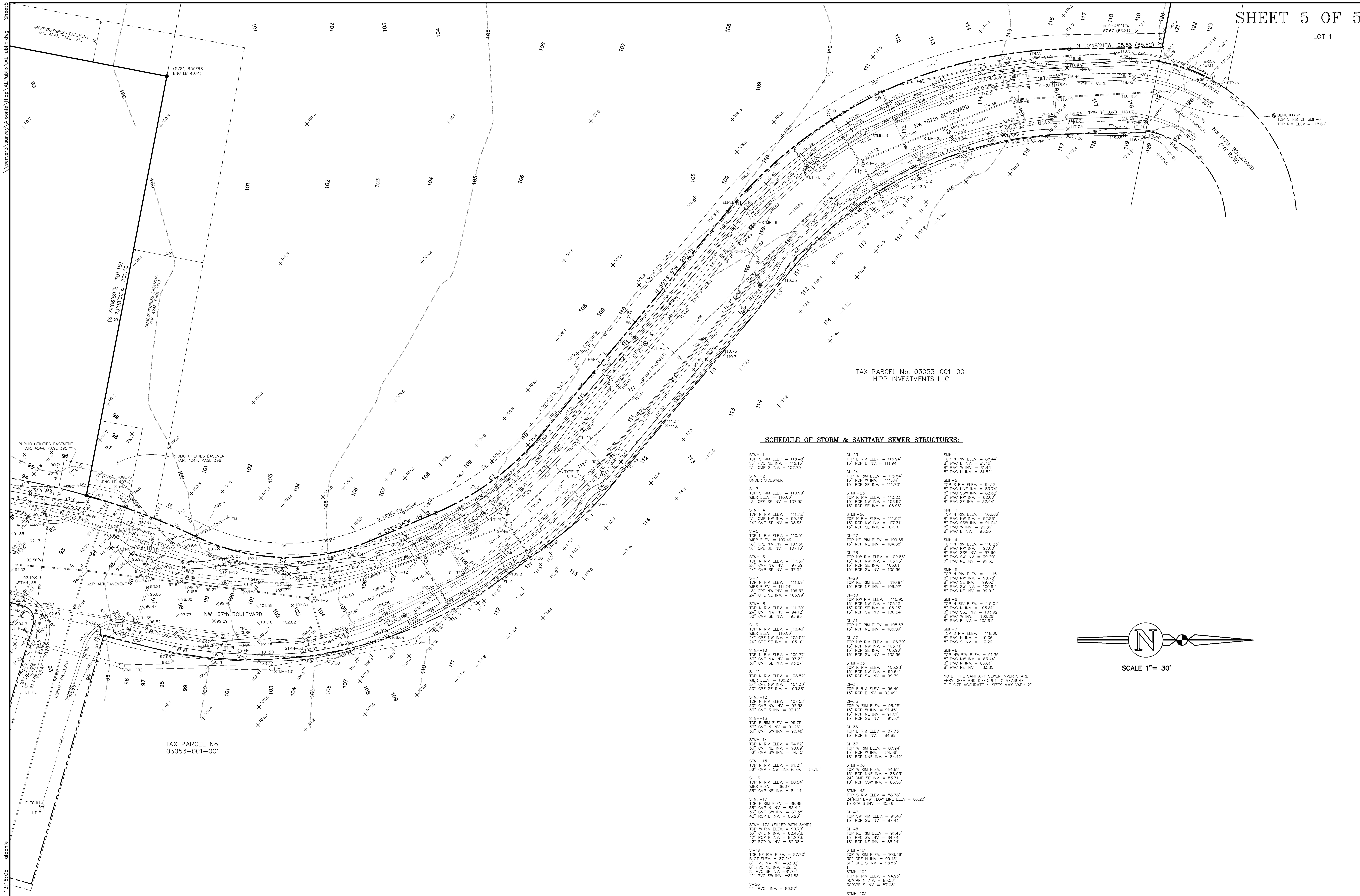

SCHEDULE OF STORM & SANITARY SEWER STRUCTURES:

STMH-1
TOP S RIM ELEV. = 118.48'
15" PVC NE INV. = 112.16'
15" CMP S INV. = 107.75'

STMH-2
UNDER SIDEWALK

SI-3
TOP S RIM ELEV. = 110.99'
WIER ELEV. = 110.60'
18" CPE SE INV. = 107.95'

STMH-4
TOP N RIM ELEV. = 111.72'
15" CMP NW INV. = 99.28'
24" CMP SE INV. = 98.63'

SI-5
TOP N RIM ELEV. = 110.01'
WIER ELEV. = 109.49'
18" CPE NW INV. = 107.56'
18" CPE SE INV. = 107.16'

STMH-6
TOP N RIM ELEV. = 110.39'
24" CMP NW INV. = 97.59'
24" CMP SE INV. = 97.54'

SI-7
TOP N RIM ELEV. = 111.69'
WIER ELEV. = 111.24'
18" CPE NW INV. = 106.32'
24" CPE SE INV. = 105.99'

STMH-8
TOP N RIM ELEV. = 111.20'
24" CMP NW INV. = 94.12'
30" CMP SE INV. = 93.93'

SI-9
TOP N RIM ELEV. = 110.49'
WIER ELEV. = 110.00'
24" CPE NW INV. = 105.56'
24" CPE SE INV. = 105.10'

STMH-10
TOP N RIM ELEV. = 109.77'
30" CMP NW INV. = 93.22'
30" CMP SE INV. = 93.27'

SI-11
TOP N RIM ELEV. = 108.82'
WIER ELEV. = 108.27'
24" CPE NW INV. = 104.30'
30" CPE SE INV. = 103.88'

STMH-12
TOP N RIM ELEV. = 107.58'
30" CMP NW INV. = 92.58'
30" CMP S INV. = 92.19'

STMH-13
TOP E RIM ELEV. = 99.75'
30" CMP N INV. = 91.26'
30" CMP SW INV. = 90.48'

STMH-14
TOP N RIM ELEV. = 94.62'
30" CMP NE INV. = 90.09'
36" CMP SW INV. = 84.65'

STMH-15
TOP N RIM ELEV. = 91.21'
36" CMP FLOW LINE ELEV. = 84.13'

SI-16
TOP N RIM ELEV. = 88.54'
WIER ELEV. = 88.07'
36" CMP NE INV. = 84.14'

STMH-17
TOP E RIM ELEV. = 88.88'
36" CMP N INV. = 83.41'
36" CMP SW INV. = 83.65'
42" RCP E INV. = 83.28'

STMH-17A (FILLED WITH SAND)
TOP W RIM ELEV. = 90.70'
36" CPE N INV. = 82.45'±
42" RCP E INV. = 82.20'±
42" RCP W INV. = 82.08'±

SI-19
TOP NE RIM ELEV. = 87.70'
SLOT ELEV. = 87.24'
8" PVC NW INV. =82.02'
8" PVC NE INV. =82.15'
8" PVC SE INV. =81.74'
12" PVC SW INV. =81.83'

S-20
12" PVC INV. = 80.87'

CI-23
TOP E RIM ELEV. = 115.94'
15" RCP E INV. = 111.94'

CI-24
TOP W RIM ELEV. = 115.84'
15" RCP W INV. = 111.84'
15" RCP SE INV. = 111.70'

STMH-25
TOP N RIM ELEV. = 113.23'
15" RCP NW INV. = 108.97'
15" RCP SE INV. = 108.96'

STMH-26
TOP N RIM ELEV. = 111.02'
15" RCP NW INV. = 107.31'
15" RCP SE INV. = 107.16'

CI-27
TOP NE RIM ELEV. = 109.86'
15" RCP NE INV. = 104.88'

CI-28
TOP NW RIM ELEV. = 109.86'
15" RCP NW INV. = 105.93'
15" RCP SE INV. = 105.81'
15" RCP SW INV. = 105.96'

CI-29
TOP NE RIM ELEV. = 110.94'
15" RCP NE INV. = 106.37'

CI-30
TOP NW RIM ELEV. = 110.95'
15" RCP NW INV. = 105.13'
15" RCP SE INV. = 105.25'
15" RCP SW INV. = 106.54'

CI-31
TOP NE RIM ELEV. = 108.67'
15" RCP NE INV. = 105.09'

CI-32
TOP NW RIM ELEV. = 108.79'
15" RCP NW INV. = 103.71'
15" RCP SE INV. = 103.96'
15" RCP SW INV. = 103.96'

STMH-33
TOP N RIM ELEV. = 103.28'
15" RCP NW INV. = 99.64'
15" RCP SW INV. = 99.79'

CI-34
TOP E RIM ELEV. = 96.49'
15" RCP E INV. = 92.49'

CI-35
TOP W RIM ELEV. = 96.25'
15" RCP W INV. = 91.45'
15" RCP NE INV. = 91.61'
15" RCP SW INV. = 91.57'

CI-36
TOP E RIM ELEV. = 87.73'
15" RCP E INV. = 84.89'

CI-37
TOP W RIM ELEV. = 87.94'
15" RCP W INV. = 84.56'
18" RCP NNE INV. = 84.42'

STMH-38
TOP W RIM ELEV. = 91.81'
15" RCP NNE INV. = 88.03'
24" CMP SE INV. = 83.31'
18" RCP SSW INV. = 83.53'

STMH-43
TOP S RIM ELEV. = 88.78'
24"RCP E-W FLOW LINE ELEV = 85.28'
15"RCP S INV. = 85.46'

CI-47
TOP SW RIM ELEV. = 91.46'
15" RCP SW INV. = 87.44'

CI-48
TOP NE RIM ELEV. = 91.46'
15" PVC SW INV. = 84.44'
18" RCP NE INV. = 85.24'

STMH-101
TOP W RIM ELEV. = 103.46'
30" CPE N INV. = 99.13'
30" CPE S INV. = 98.53'
1
STMH-102
TOP N RIM ELEV. = 94.95'
30"CPE N INV. = 89.56'
30"CPE S INV. = 87.03'

STMH-103
TOP N RIM ELEV. = 90.87'
30"CPE N INV. = 86.51'
36"CPE S INV. = 86.21'

SMH-1
TOP N RIM ELEV. = 88.44'
8" PVC E INV. = 81.46'
8" PVC W INV. = 81.46'
8" PVC N INV. = 81.52'

SMH-2
TOP S RIM ELEV. = 94.12'
8" PVC NNE INV. = 83.74'
8" PVC SSW INV. = 82.62'
8" PVC NW INV. = 82.60'
8" PVC SE INV. = 82.64'

SMH-3
TOP N RIM ELEV. = 103.86'
8" PVC NW INV. = 92.86'
8" PVC SSW INV. = 91.04'
8" PVC W INV. = 90.89'
8" PVC E INV. = 93.20'

SMH-4
TOP N RIM ELEV. = 110.23'
8" PVC NW INV. = 97.60'
8" PVC SSE INV. = 97.60'
8" PVC SW INV. = 99.20'
8" PVC NE INV. = 99.62'

SMH-5
TOP N RIM ELEV. = 111.15'
8" PVC NW INV. = 98.78'
8" PVC SE INV. = 99.00'
8" PVC SW INV. = 100.91'
8" PVC NE INV. = 99.01'

SMH-6
TOP N RIM ELEV. = 115.01'
8" PVC N INV. = 105.81'
8" PVC SSE INV. = 103.92'
8" PVC W INV. = 106.26'
8" PVC E INV. = 103.91'

SMH-7
TOP S RIM ELEV. = 118.66'
8" PVC N INV. = 110.06'
8" PVC S INV. = 110.26'

SMH-8
TOP NW RIM ELEV. = 91.36'
8" PVC NW INV. = 83.44'
8" PVC N INV. = 83.81'
8" PVC NE INV. = 83.80'

NOTE: THE SANITARY SEWER INVERTS ARE VERY DEEP AND DIFFICULT TO MEASURE THE SIZE ACCURATELY. SIZES MAY VARY 2".

No.	Date	Comment

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0120D ; COMMUNITY NUMBER: 120664 ; PANEL: 0120D ; EFFECTIVE DATE: 06/16/06 . SAID MAP DESCRIBES ZONE(s) X (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

eda engineers-surveyors-planners, inc.
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2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edafl.com

Project No. 2014-0107
Drawn A.L.
Check B.G.

eda engineers-surveyor-planners, inc.
Corporate Authorization No. LB 2389
BY: ROBERT W. GRAVER P.S.M. 4239
SEE ALTA/ACMS CERTIFICATION FOR SIGNATURE AND ORIGINAL RAISED SEAL

Fieldbook	Page	Survey Date	Drawing Completed	Revised
926	38-49	07/07/14	07/08/14	

PREPARED FOR: 1) WINDCREST ACQUISITIONS, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3)
4)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2014), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/07/14

Sheet No.:
V-005

\\server3\survey\Aloonie\Hipp\ALPublix\ALPublix.dwg - Sheet5
Plotted Jul 08, 2014 - 13:16:05 - aloonie

IRRIGATION_SCHEDULE

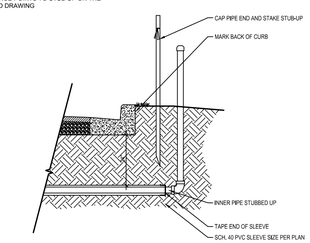
2014-09-18 16:26

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
◀	Hunter PROS-12-PRS30 15 Strip Series	EST	30	0.61	4'x15'
◁	Hunter PROS-12-PRS30 15 Strip Series	SST	30	1.21	4'x30'
◍	Hunter PROS-12-PRS30 8 Series MPR	180	30	0.52	8'
◌	Hunter PROS-12-PRS30 8 Series MPR	90	30	0.26	8'
◑	Hunter PROS-12-PRS30 10 Series MPR	180	30	0.79	10'
◔	Hunter PROS-12-PRS30 10 Series MPR	90	30	0.39	10'
◑	Hunter PROS-12-PRS30 10 Series MPR	120	30	0.53	10'
◍	Hunter PROS-12-PRS30 12 Series MPR	180	30	1.30	12'
◌	Hunter PROS-12-PRS30 12 Series MPR	90	30	0.65	12'
◌	Hunter PROS-12-PRS30 12 Series MPR	120	30	0.87	12'
◑	Hunter PROS-12-PRS30 15 Series MPR	180	30	1.85	15'
◔	Hunter PROS-12-PRS30 15 Series MPR	90	30	0.92	15'
◑	Hunter PROS-12-PRS30 15 Series MPR	120	30	1.23	15'
◙	Hunter PROS-06-PRS30 w/Maxijet ARCGHFG09H	360	30	0.25	5'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	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.

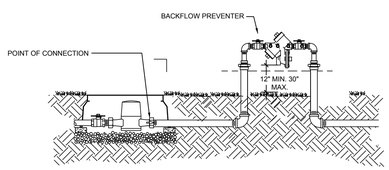
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
◔	Hunter PGV in 12" Valve Box
⬢	Hunter ICZ in Jumbo Valve Box 26.5"L x 19.8" W
⧗	Nibco T-113 2" Isolation Valve in 12" Valve Box
BF	Wilkins 975XL 1-1/2" Backflow Preventer
C	Hunter IC-1200-PL 12 Station Controller
S	Hunter Miniclik Rain Sensor
M	Water Meter 1" to produce 28 gpm @ 55 psi
	Irrigation Lateral Line: PVC Class 160 solvent weld
— — — —	Irrigation Mainline: PVC 2-1/2" Schedule 40 solvent weld
= = = = = = = =	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.

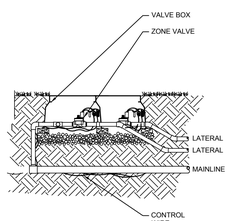
PROVIDE MEASUREMENTS FROM 2 REFERENCE POINTS TO STUB UP ON THE AS-BUILD DRAWING



SLEEVING ROUGH-IN DETAIL

SCALE: NTS





IRRIGATION SYSTEM CONNECTION DETAIL

SCALE: NTS

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, fences, etc.
     - 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 new specimen trees as possible.
- 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.
  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:
  1. 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.
  2. 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:

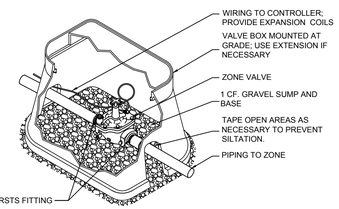
3.1 PREPARATION:
- A. Protection:
  1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

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, rock-free soil or sand.
  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 Manufacturer.
  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 (1") inch clearance between head and mowing strip, 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 result.
  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 each,
     - 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 finish grade.
  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 out system.
  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 indicator.
  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.

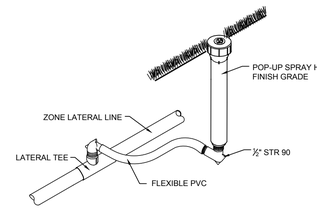
END OF SECTION



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

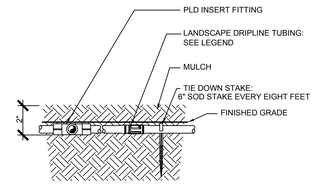
ZONE VALVE INSTALLATION DETAIL

SCALE: NTS



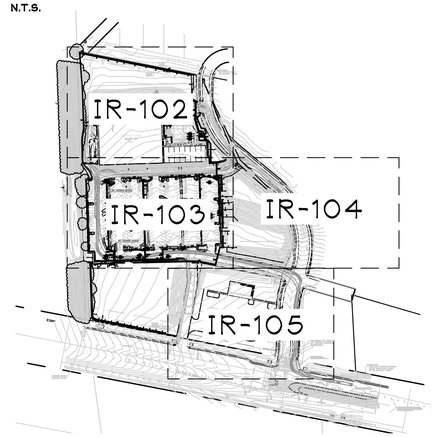
SPRAY HEAD INSTALLATION DETAIL

SCALE: NTS



SHEET LEGEND

N.T.S.



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Certificate of Authorization No. 0000033

ALACHUA MARKET PLACE

U.S. HIGHWAY 441 & NW 167TH BLVD.
ALACHUA, FLORIDA

CONSULTANT:

SEAL:

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT NO:	14-058
DRAWN BY:	CMT
CHECKED BY:	LFH
DATE:	10 OCT 2014

REVISIONS:

DRAWING SCALE:

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FEET

DRAWING TITLE:

IRRIGATION PLAN

ISSUED FOR:

CLIENT REVIEW

DRAWING NUMBER:

IR-101

SHEET: 1 OF 5

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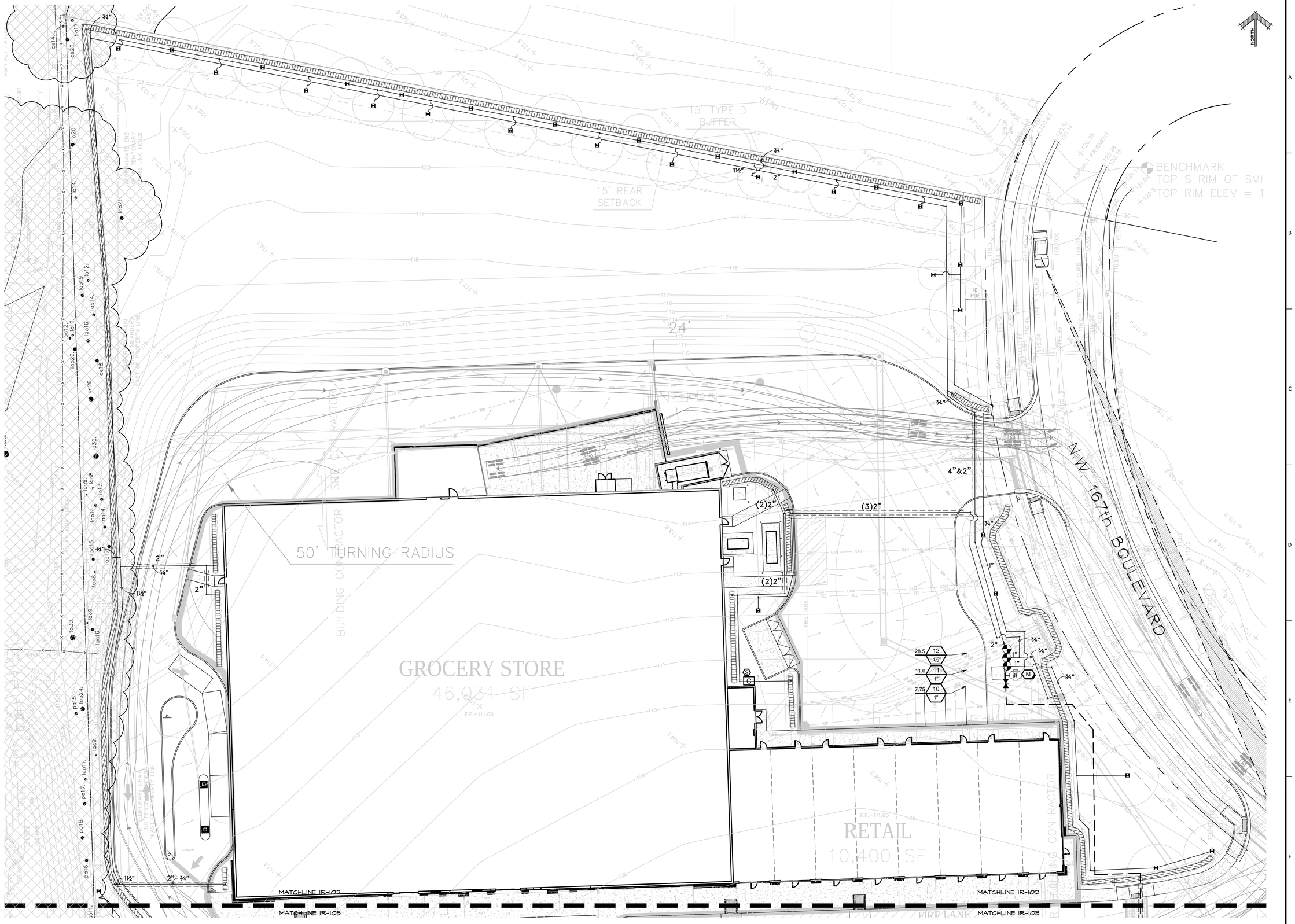

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ALACHUA MARKET PLACE

U.S. HIGHWAY 441 & NW 167TH BLVD.
ALACHUA, FLORIDA

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REVISIONS:

DRAWING SCALE:

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FEET

DRAWING TITLE:

IRRIGATION PLAN

ISSUED FOR:

CLIENT REVIEW

DRAWING NUMBER:

IR-102

SHEET: 2 OF 5

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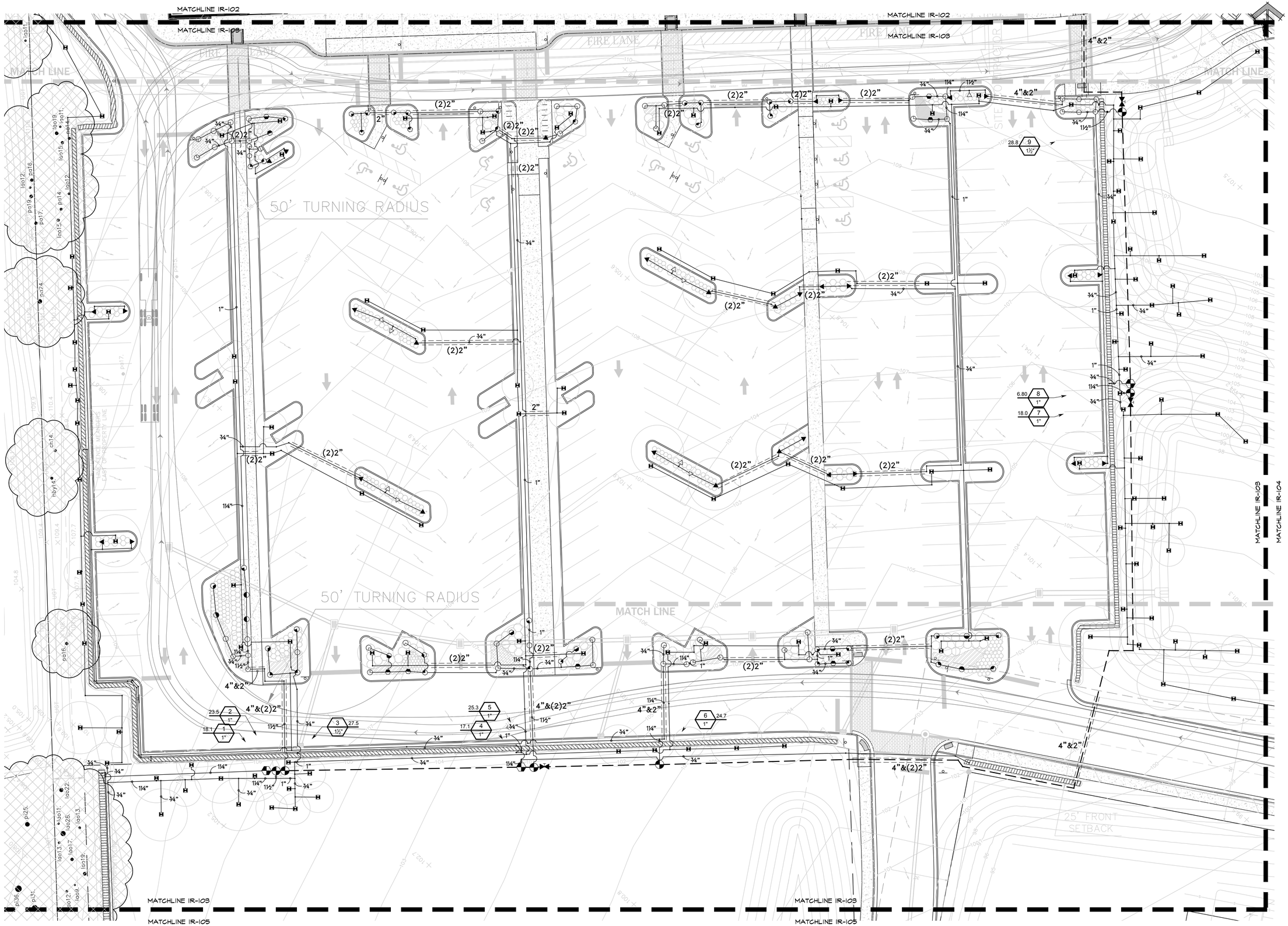

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ALACHUA MARKET PLACE

U.S. HIGHWAY 441 & NW 167TH BLVD.
ALACHUA, FLORIDA

CONSULTANT:

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PROGRESS SET
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PROJECT NO:	14-058
DRAWN BY:	CMT
CHECKED BY:	LFH
DATE:	10 OCT 2014

REVISIONS:

DRAWING SCALE:

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FEET

DRAWING TITLE:

IRRIGATION PLAN

ISSUED FOR:

CLIENT REVIEW

DRAWING NUMBER:

IR-103

SHEET: 3 OF 5

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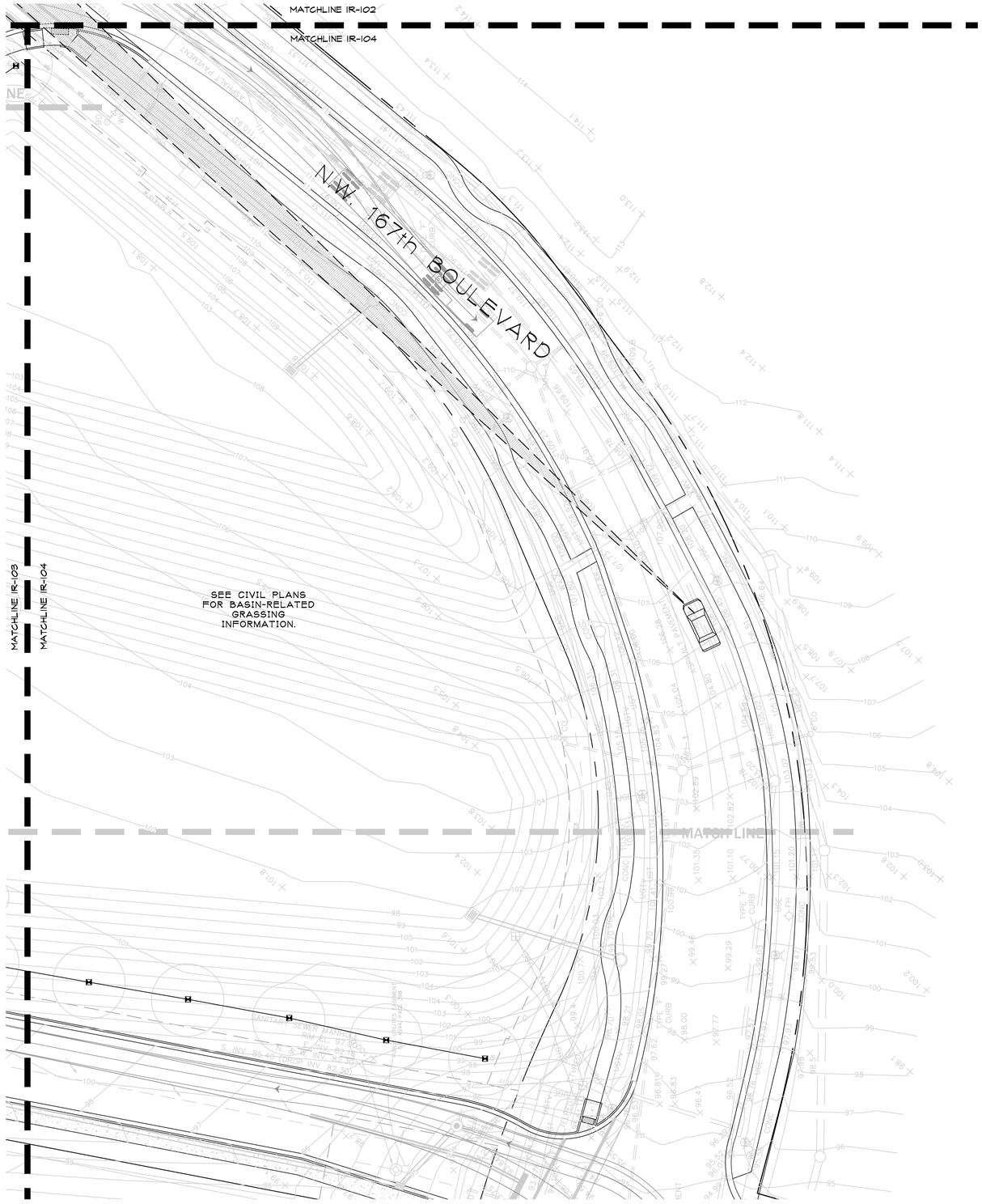

NORTH

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ALACHUA MARKET PLACE

U.S. HIGHWAY 441 & NW 167TH BLVD.
ALACHUA, FLORIDA

CONSULTANT:

SEAL:

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT NO:	14-058
DRAWN BY:	CMT
CHECKED BY:	LFH
DATE:	10 OCT 2014

REVISIONS:

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FEET

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IRRIGATION PLAN

ISSUED FOR:

CLIENT REVIEW

DRAWING NUMBER:

IR-104

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ALACHUA, FLORIDA

CONSULTANT:

SEAL:

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT NO:	14-058
DRAWN BY:	CMT
CHECKED BY:	LFH
DATE:	10 OCT 2014

REVISIONS:

DRAWING SCALE:

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FEET

DRAWING TITLE:

IRRIGATION PLAN

ISSUED FOR:

CLIENT REVIEW

DRAWING NUMBER:

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SHEET: 5 OF 5

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