

Preliminary Plat  
for  
Alachua West PD-R

City of Alachua, FL

Legal Description:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'55"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.57°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SECTION 8; THENCE RUN S.87°26'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

Parcel Id. No.:

03042-050-006

03042-050-007

03042-052-002

03042-052-003

03042-052-004

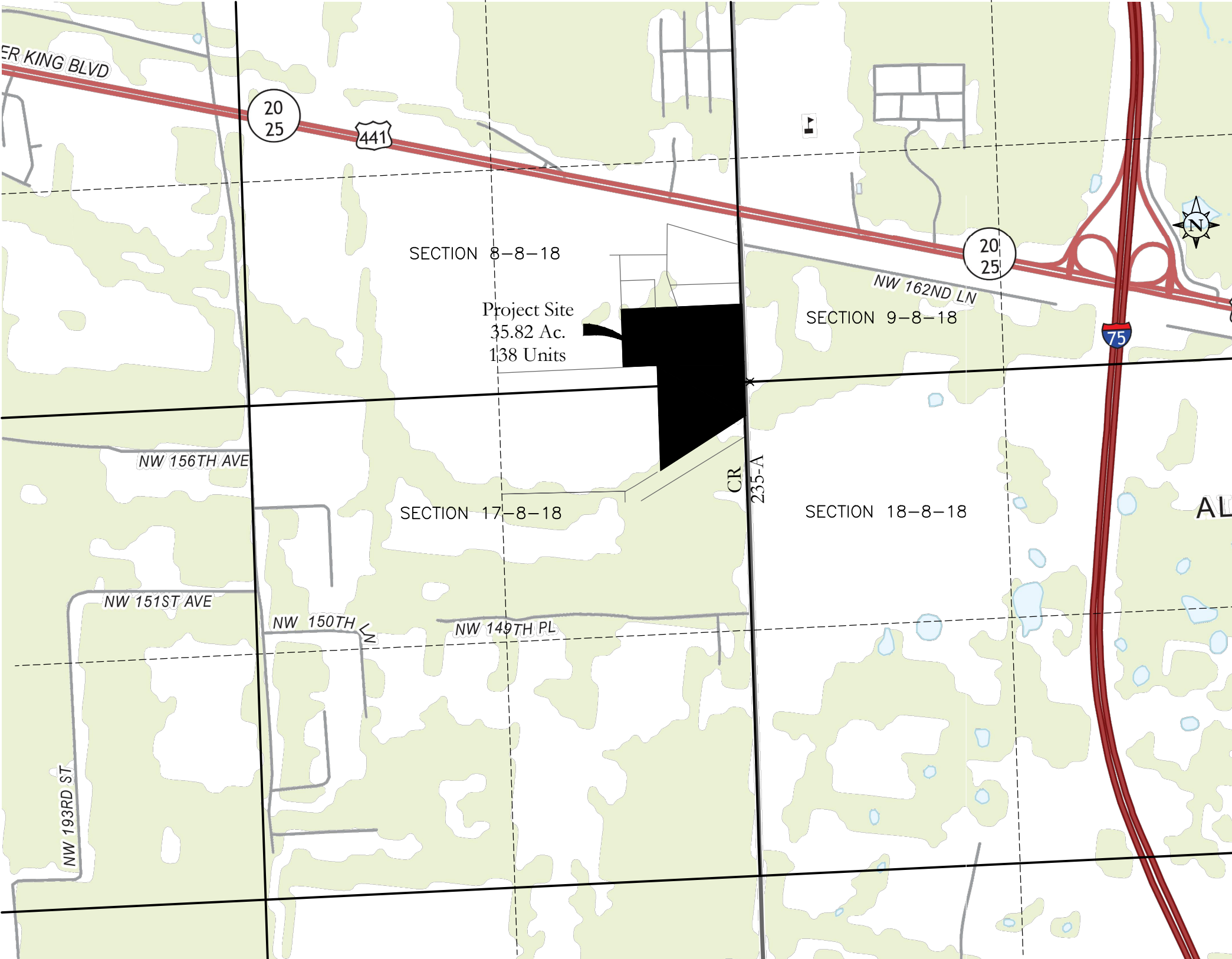
03042-052-005

03042-052-006



Owner/Applicant:

M3 Alachua, LLC  
250 Killarney Drive  
Winter Park, Florida 32789  
407.487.2594



Vicinity Map

Scale: 1" = 1200'

Sheet Index

Subm./Rev.

1 2 3 4 5

C1.00	Existing Conditions	■	■	■	■	■
C1.10	Tree Preservation & Removal Plan	■	■	■	■	■
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C3.00	Drainage & Grading Plan	■	■	■	■	■
C4.00	Utilities Plan	■	■	■	■	■
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L-101	- L-102	■	■	■	■	■

Reference Drawings

1	-	5	Boundary And Topographic Survey
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	<u>Date</u>	<u>Description</u>
-	10/30/2017	Submit to City of Alachua
1	11/20/2017	Revised per City Comments
2	12/13/2017	Revised per City Comments
3	5/9/2018	Revised per City Comments
4	5/30/2018	Revised per City Comments
5	10/30/2018	Revised per City Comments

Planner / Civil Engineer:

Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803  
407.487.2594

Geotechnical Engineer:

Native Geoscience  
2014 Edgewater Dr., Suite 246  
Orlando, FL 32804  
407.324.1443

Surveyor:

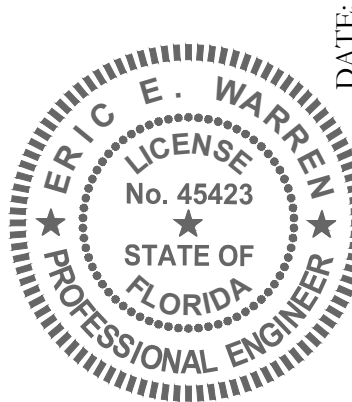
Brinkman Surveying & Mapping, Inc.  
4607 NW 6th Street, Suite C  
Gainesville, FL 32609  
352.374.7707

Environmental:

McAlpine Environmental Consulting, Inc.  
18312 Cortez Boulevard  
Brooksville, FL 34601  
352.585.2033

Landscape

Manley Design, LLC  
3462 NW 13th Avenue  
Gainesville, FL 32605  
352.363.7412



DATE: **October 30, 2018**

POULOS & BENNETT

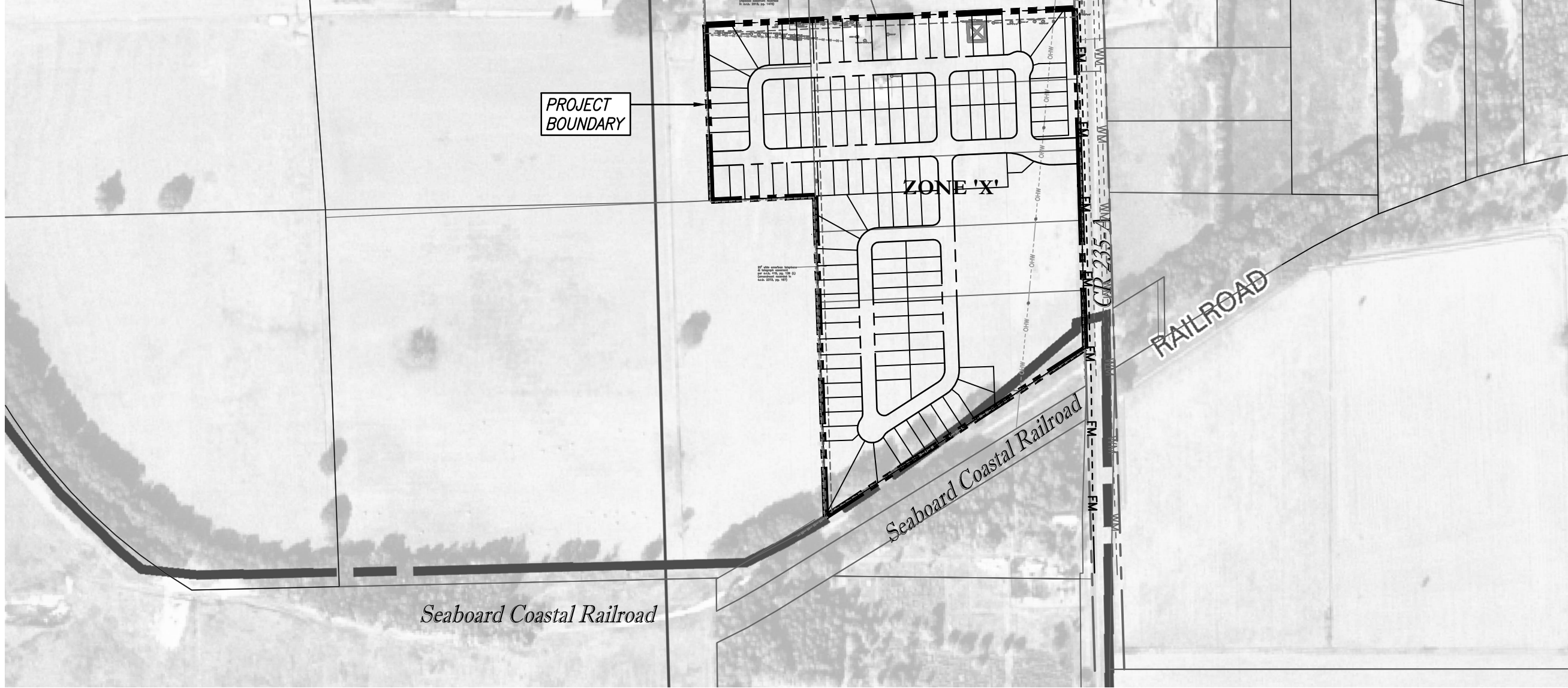
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567  
P&B Job No.: 16-110



FEMA Flood Classification	
Zone	Zone Description
X	Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Alachua Co., Florida, Map No. 12001C01200, Panel 120 of 640, Dated Revised: 06/16/2006.

## Alachua 664

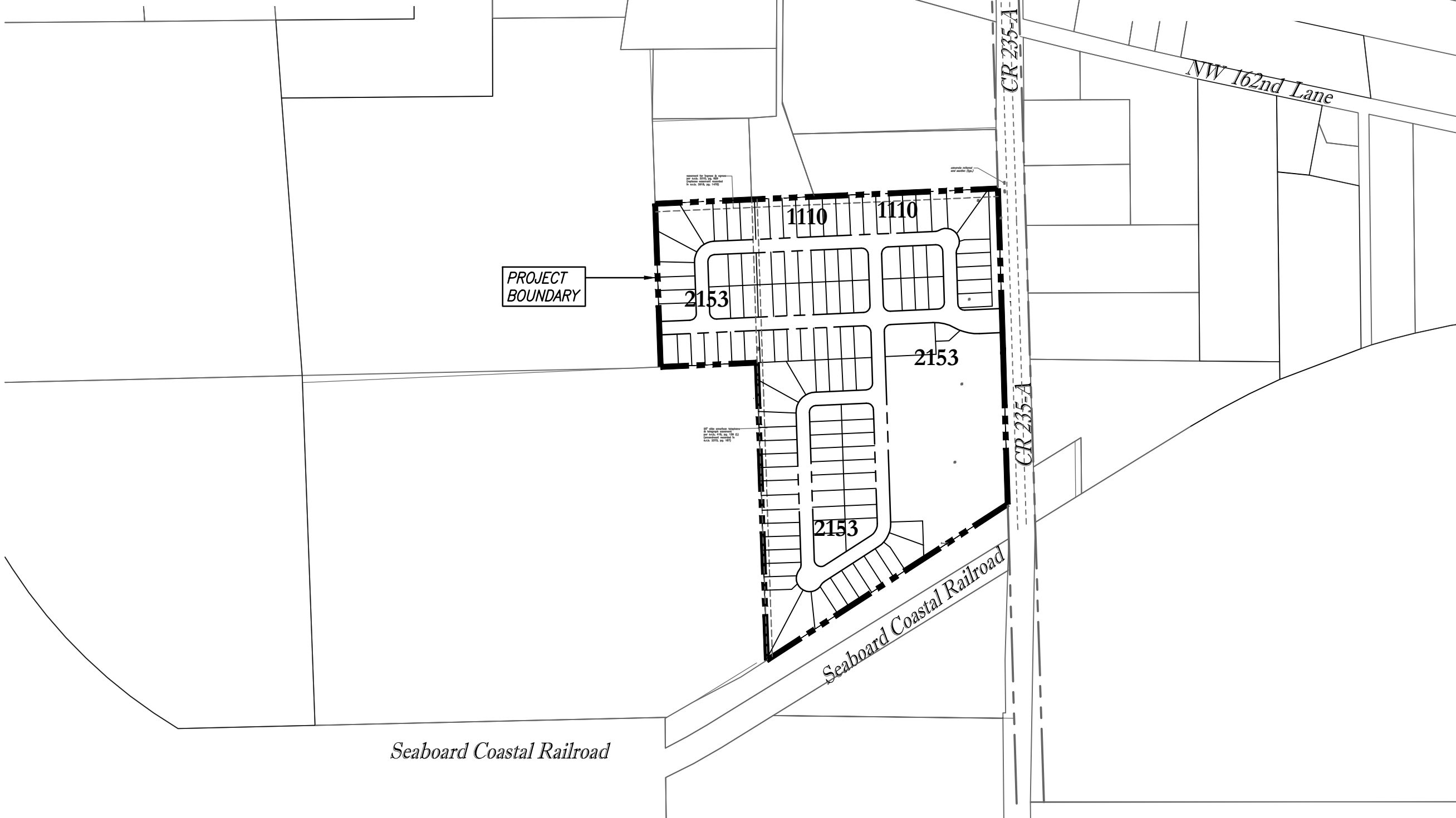


FEMA FLOODPLAIN MAP

SCALE: 1" = 400'

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1100	Low Density, Fixed Single Family Units
2153	Hay Fields

Source: State Land Use Land Cover 2004-2013, Florida Department of Environmental Protection.

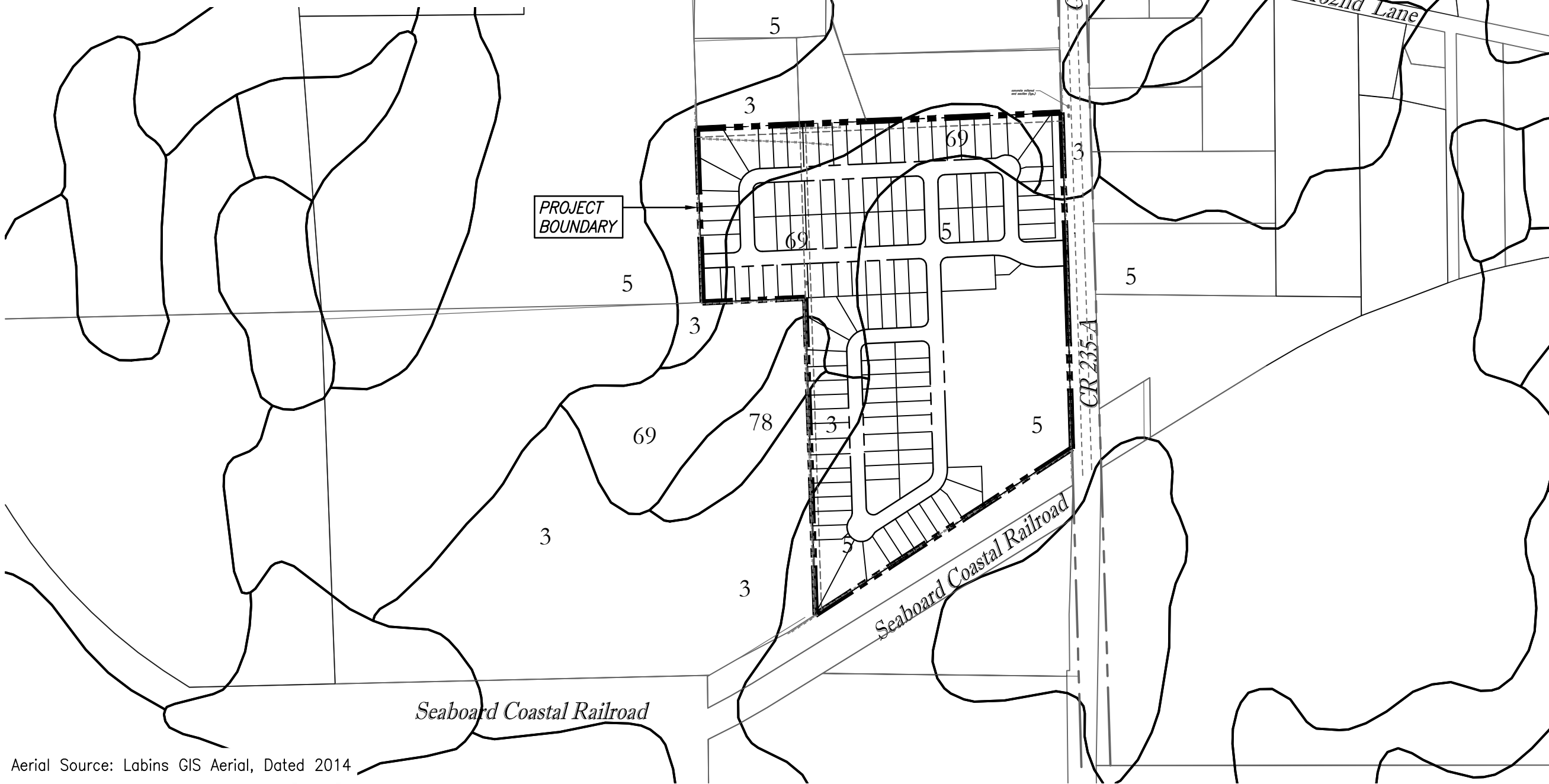


FLUCFCS MAP

SCALE: 1" = 400'

Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Arredondo Fine Sands, 0 to 5 % Slopes	A
5	Fort Meade Fine Sand, 0 To 5 % Slopes	A
69	Arredondo Fine Sands, 5 To 8 % Slopes	A
78	Norfolk Loamy Fine Sands Fine Sands, 5 To 8 % Slopes	B

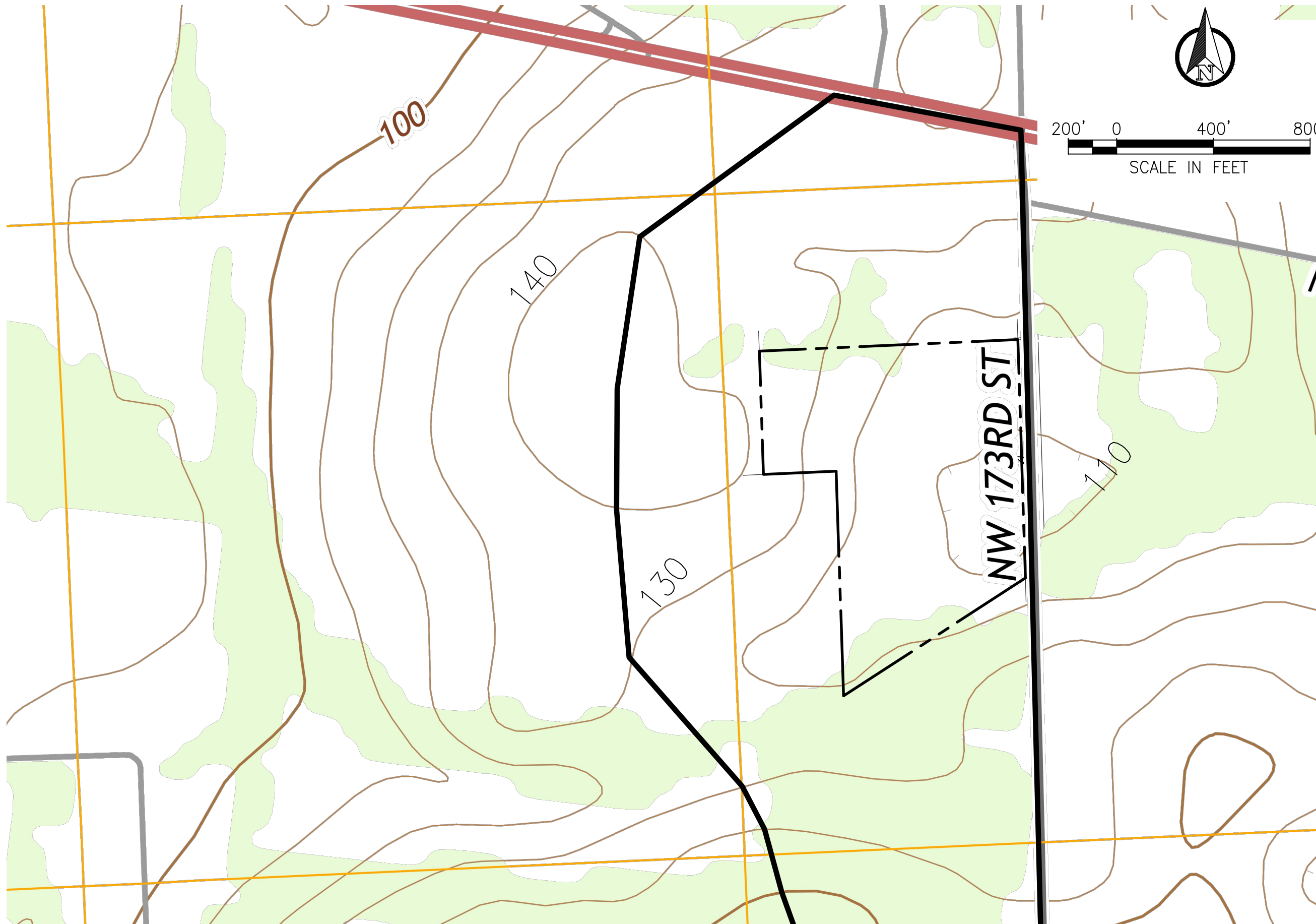
Source: USDA Natural Resource - Alachua County, FL, Dated: January 2017



Aerial Source: Labins GIS Aerial, Dated 2014

SOILS MAP

SCALE: 1" = 400'



TOPOGRAPHY

SCALE: 1" = 400'

Key Map:

Consultant:

05 10/30/2018 REVISED PER CITY COMMENTS

04 05/30/2018 REVISED PER CITY COMMENTS

03 05/09/2018 REVISED PER CITY COMMENTS

02 12/13/2017 REVISED PER CITY COMMENTS

01 11/29/2017 REVISED PER CITY COMMENTS

- 10/30/2017 SUBMIT TO CITY OF ALACHUA

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NGVD 29

JOB NO.: 16-110

DESIGNED BY: BW

DRAWN BY: HAL

CHECKED BY: EEW

APPROVED BY: RLB

SCALE IN FEET: AS SHOWN

Project Name:  
**ALACHUA  
WEST PD-R**

**PRELIMINARY  
PLAT  
"NOT FOR  
FINAL  
RECORDING"**

Jurisdiction:  
CITY of ALACHUA, FL.

Sheet Title:  
**EXISTING  
CONDITIONS**

Sheet No.:  
**C1.00**

Seal:  
  
ERIC E. WARREN  
PE NO. 0045423  
DATE: October 30, 2018

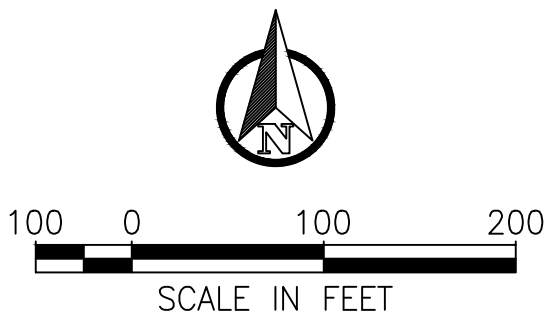
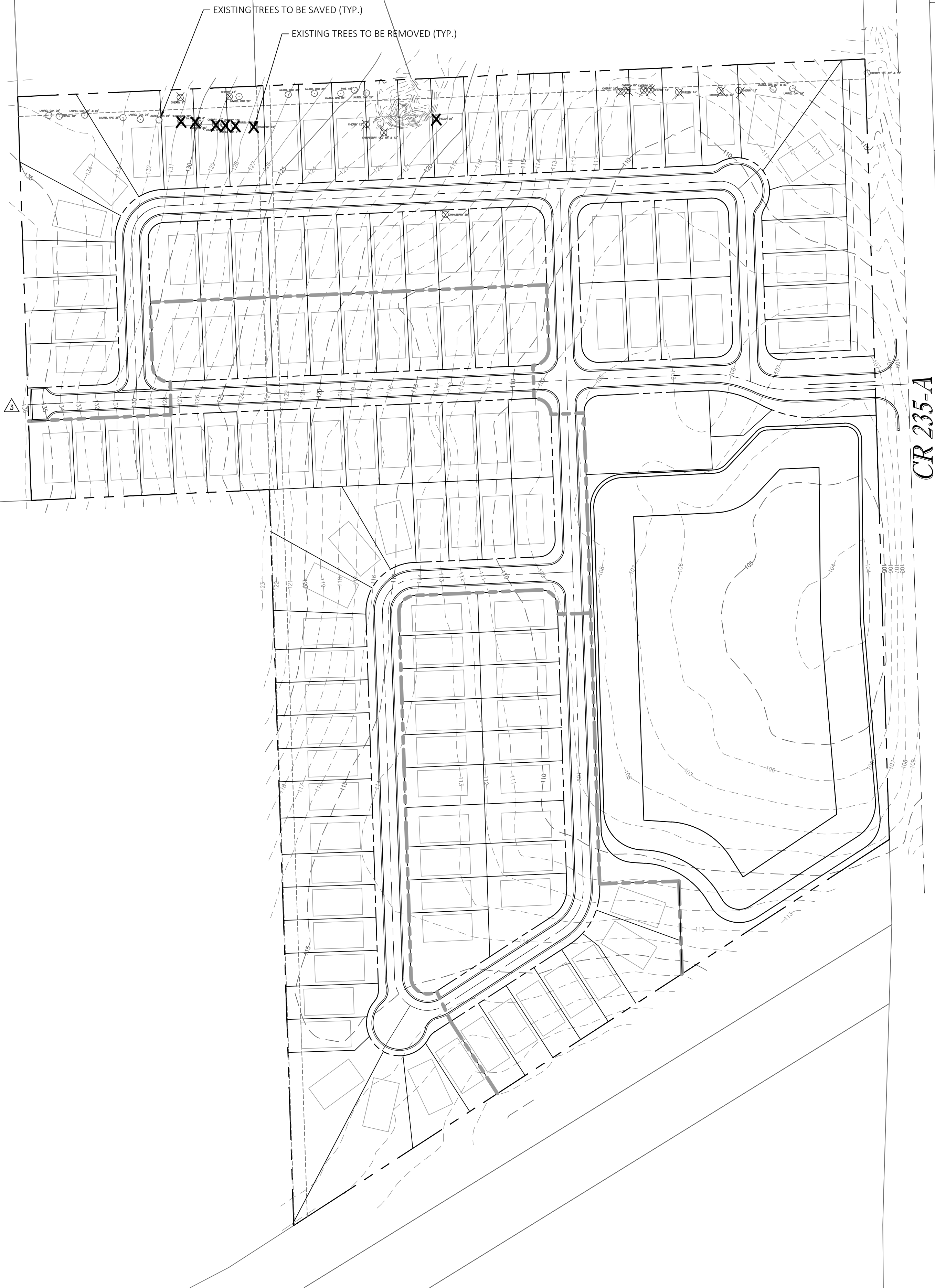
**POULOS & BENNETT**

**Poulos & Bennett, LLC**  
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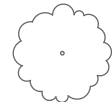


Z:\2016\16-110 MC DANIEL - ALACHUA WEST PROPERTY\CAD\PRELIMINARY\SEP\16110 PP TREE

Source: Brinkman Surveying & Mapping, Inc, Dated: Sept. 2016



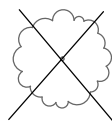
LEGEND:



EXISTING TREES TO BE SAVED (TYP.)



REGULATED TREES TO BE REMOVED (TYP.)



NUISANCE TREES TO BE REMOVED (TYP.)

ALACHUA WEST TREE REMOVAL AND REPLACEMENT

REGULATED TREE REMOVAL		REPLACEMENT TREE REQUIREMENTS
Species	Size (inches)	
Sycamore	38	38 INCHES
Laurel Oak	8	ONE TREE
Laurel Oak	13	ONE TREE
Laurel Oak	9	ONE TREE
Laurel Oak	27	ONE TREE
Sycamore	24	ONE TREE
Pecan	36	36 INCHES

TOTAL REPLACEMENT: 74"/1.5" CALIPER PER  
REPLACEMENT TREE = 50 TREES + 5  
REPLACEMENT TREES AS LISTED ABOVE = 55  
TOTAL REPLACEMENT TREES

NOTES:

See Landscape Plans for tree preservation notes and details and proposed replacement tree locations, types, and planting details.

PRESERVED REGULATED TREES		TREE CREDITS PROVIDED PER TABLE 6.2-3
Species	Size (inches)	
Laurel Oak	28	5
Pecan	18	3
Laurel Oak	20	4
Laurel Oak	20	4
Laurel Oak	26	5
Laurel Oak	24	3
Laurel Oak	24	4
Laurel Oak	26	5
Laurel Oak	38	7
Laurel Oak	30	5
Laurel Oak	24	4
Laurel Oak	24	4
Laurel Oak	22	4
Laurel Oak	22	4
Pine	18	3

TOTAL CREDITS: 64

Key Map:

Consultant:

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02/12/13/2017	REVISED PER CITY COMMENTS
01/11/29/2017	REVISED PER CITY COMMENTS
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NO.	DATE: DESCRIPTION:
VERTICAL DATUM: NGVD 29	
JOB NO: 16-110	
DESIGNED BY: BW	
DRAWN BY: HAL	
CHECKED BY: EEW	
APPROVED BY: RLB	
SCALE IN FEET: 1"=100'	

Project Name:

ALACHUA  
WEST PD-R

PRELIMINARY  
PLAT  
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Jurisdiction:

CITY of ALACHUA, FL.

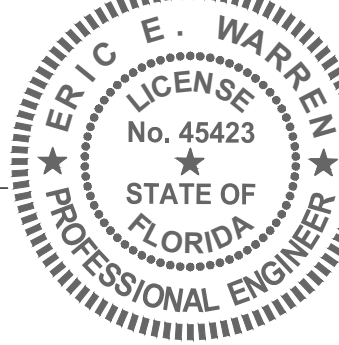
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TREE PRESERVATION  
& REMOVAL PLAN

Sheet No.:

C1.10

Seal:



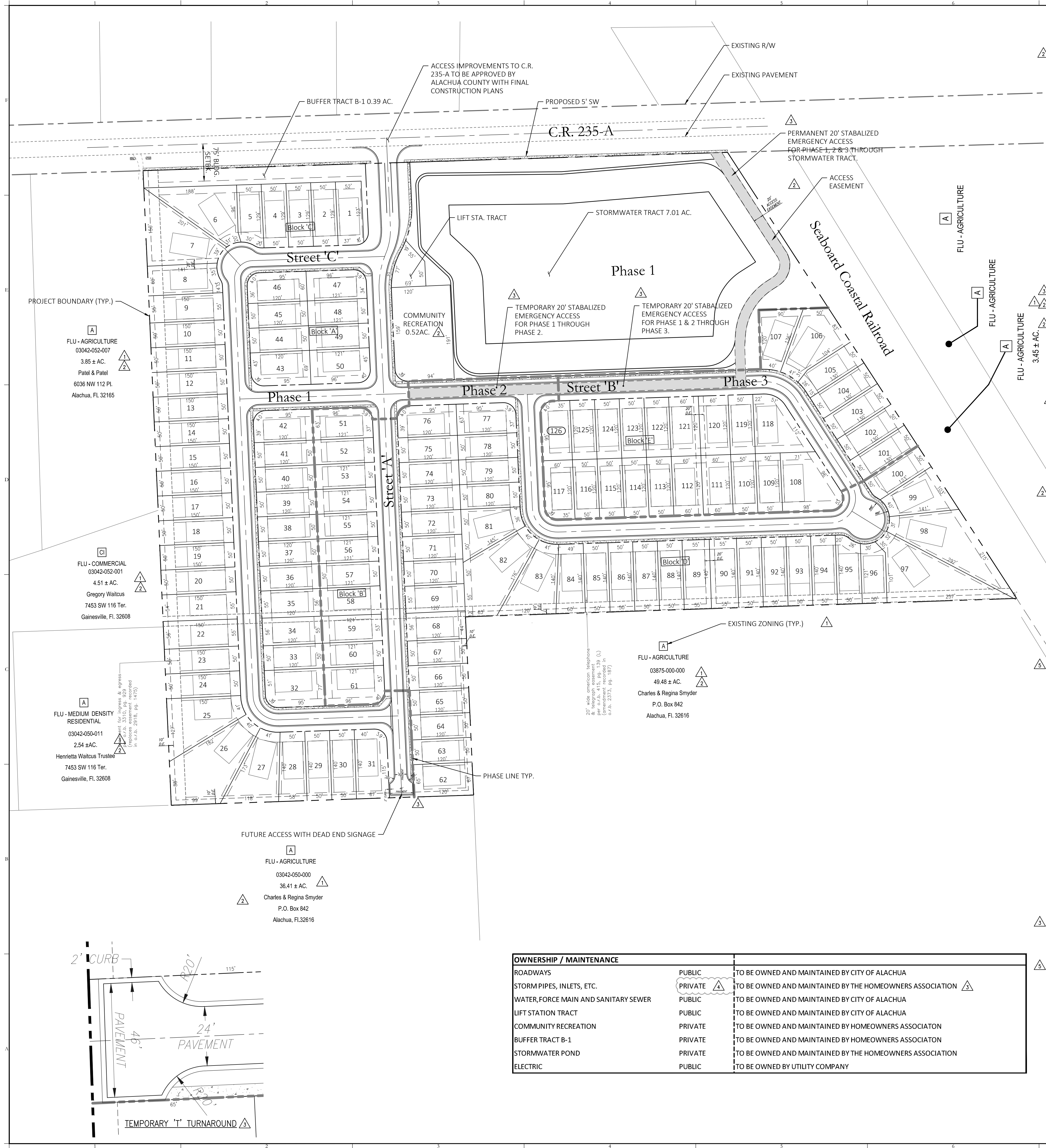
ERIC E. WARREN  
P.E. NO. 0045423

DATE: October 30, 2018

POULOS & BENNETT

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Tel. 407.487.2594 www.poulosandbennett.com  
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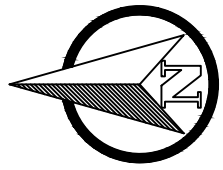


DEVELOPMENT INFORMATION	
<b>GENERAL</b>	
ZONING	PD-R
TOTAL NUMBER OF ALLOWED UNITS (OVERALL PD)	143
TOTAL NUMBER OF UNITS PROPOSED	126
TOTAL GROSS ACRES	35.82
TOTAL WETLANDS	0.00
TOTAL DEVELOPABLE ACRES	35.82
TOTAL DRAINAGE TRACT PROVIDED	7.01
COMMUNITY RECREATION	0.52

SITE / LOT DATA	
NUMBER OF PROPOSED PD UNITS	143
NUMBER OF PROPOSED PSP UNITS (SF DETACHED)	126
MAX BUILDING HEIGHT	35' (2 STORIES)
MIN. LOT SIZE (REQUIRED)	5500 S.F.
MIN LOT SIZE (PROVIDED)	6000 S.F.
MIN LOT WIDTH (PROVIDED)	50'
MIN LOT DEPTH (PROVIDED)	120'
MIN LIVING AREA	750 SF (1)
MAX LOT COVERAGE	65% (2)
<b>RESIDENTIAL SETBACKS (FEET)</b>	
FRONT PRIMARY	20'
REAR PRIMARY	15'
SIDE	5'
SECONDARY FRONT YARD	15'
<b>RECREATION TRACT SETBACKS (FEET)</b>	
FRONT RECREATION TRACT	20'
REAR RECREATION TRACT	5' NEXT TO OPEN SPACE
SIDE RECREATION TRACT	25'
SECONDARY FRONT RECREATION TRACT	20'
1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED.	

1. Development Acreage Summary:						
Land Use Summary						
Land Use	Gross Acres	Net Developable Acres	Units Allowed Land Use Designation Density	Total Allowed Units (Gross Density)	Maximum Dwelling Units	Proposed Net Density
Single Family Residential	35.8	35.8	4.0 du/ac	143	126	3.5 du/ac
Total:	35.8	35.8	4.0 du/ac	143	126	3.5 du/ac
2. Current Future Land Use:						
Moderate Density Residential						
3. Current Zoning:						
PD-R (Planned Development Residential)						
4. Permitted Uses:						
Single Family, Detached Residential; accessory uses and accessory structures. Community Open Space / Recreation Areas to allow private parks, including playground equipment, sports courts and similar amenities, and recreational trails.						
5. Recreation:						
Recreation facilities shall be private for the use of community residents and owned and maintained by Home Owner's Association. Recreation amenities shall be determined at Final PD Plan.						
6. Utilities:						
a. On-site potable water and wastewater facilities to be provided and located within internal public right-of-ways and/or dedicated easements along internal public right-of-ways. On-site potable water and wastewater facilities to be designed to comply with City of Alachua design and construction requirements and/or specifications.						
b. Landowner / developer is responsible to provide right-of-way and easements and construction of on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City of Alachua.						
c. Proposed lift-station design and specifications to be in accordance with City of Alachua Requirements for Design and Construction. Proposed lift-station location to be coordinated with City of Alachua Public Services Department.						
d. Fire flow test results as of May 31, 2017 show 680 gpm is available for a two hour flow duration. Until such time that a fire flow of 1,000 gpm for a two hour duration is available, the homes will be sprinklered.						
7. Proposed Parking:						
a. A minimum of 2 parking spaces will be provided within each fee simple lot, per City of Alachua Code, Section 6.1.4(B) - Minimum 9'x18' (6.1.7)						
b. No additional parking is required by Table 6.1-1 of the City of Alachua Code for those potential uses proposed within the Community Open Space / Recreation Area.						
8. Stormwater:						
Stormwater management for the build out of the planned development shall be provided onsite within a designated tract and in accordance with City of Alachua Code Section 3.6.3 (A)(5)(b)(iv), Section 6.9, and SRWMD regulations.						
9. Signage:						
Signage shall be provided within the the planned development in accordance with City of Alachua Code, Section 6.5						
10. Landscape and Buffering:						
Landscape and buffering shall be provided within the planned development in accordance with Alachua Code, Section 6.2						
11. Street Improvements:						
Divided Right-of-Way: 90' ROW - Local Street / Type B						
Right-of-Way: 50' ROW - Local Street / Type B						
Block Length: Max. 600 feet						
Cul de Sac Length: Max. 600 feet						
Street Dimensions: 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet when served by a sidewalk or multi-use path that is a minimum of 8 feet.						
Sidewalks: Min. Width 5 feet, one side of ROW						
12. Design Standards:						
In accordance with Alachua Code Section 4.3.1(A)(4):						
Orientation: Dwelling units shall be oriented so the primary entrances face the street.						
Building massing: If 30 feet or more in width, the front facade shall incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.						
Building materials: Metal siding and exposed smooth-finished concrete block shall not be used for any building elevations.						
Variety in Elevations: A minimum of four (4) distinctly different house designs shall be provided. The same house design shall not occur more than once every four building lots on the same side of the street. In accordance with Alachua Code Section 4.3.1(A)(4).						
13. Plat:						
The land used for a temporary T or U shaped turnabout shall be converted to a traffic calming device upon extension of Street A adjacent to Tax Parcel 03042-050-000. This note is to be included on the Final Plat Documents.						
13. Fire Protection:						
a. Fire flow test results as of May 31, 2017 show 680 gpm is available for a two hour flow duration. Until such time that a fire flow of 1,000 gpm for a two hour duration is available, the homes will be sprinklered.						

OPEN SPACE REQUIREMENTS (1)		REQUIRED		PROVIDED		
LAND USE	DEVELOPABLE ACRES (2)	REQUIRED PD PERCENTAGE OF OPEN SPACE BY LAND USE	COMMUNITY RECREATION	BUFFER TRACT (TOTAL)	STORMWATER TRACT	TOTAL OPEN SPACE PROVIDED
SINGLE FAMILY	35.82	10.00%	3.58	0.52	0.39	7.92
CATEGORY A OPEN SPACE						
TOTAL OPEN SPACE		3.58				7.92
1. ALL UNITS ARE ACRES						



Key Map:

Consultant:

05/10/2018	REVISED PER CITY COMMENTS
04/05/2018	REVISED PER CITY COMMENTS
03/05/2018	REVISED PER CITY COMMENTS
02/12/2017	REVISED PER CITY COMMENTS
01/11/2017	REVISED PER CITY COMMENTS
- 10/30/2017	SUBMIT TO CITY OF ALACHUA
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NGVD 29
JOB NO.:	16-110
DESIGNED BY:	BW
DRAWN BY:	HAL
CHECKED BY:	EEW
APPROVED BY:	RLB
SCALE IN FEET:	1" = 100'

Project Name:  
**ALACHUA WEST PD-R**

**PRELIMINARY PLAT "NOT FOR FINAL RECORDING"**

Jurisdiction:  
**CITY of ALACHUA, FL.**

Sheet Title:  
**SITE PLAN & DATA**

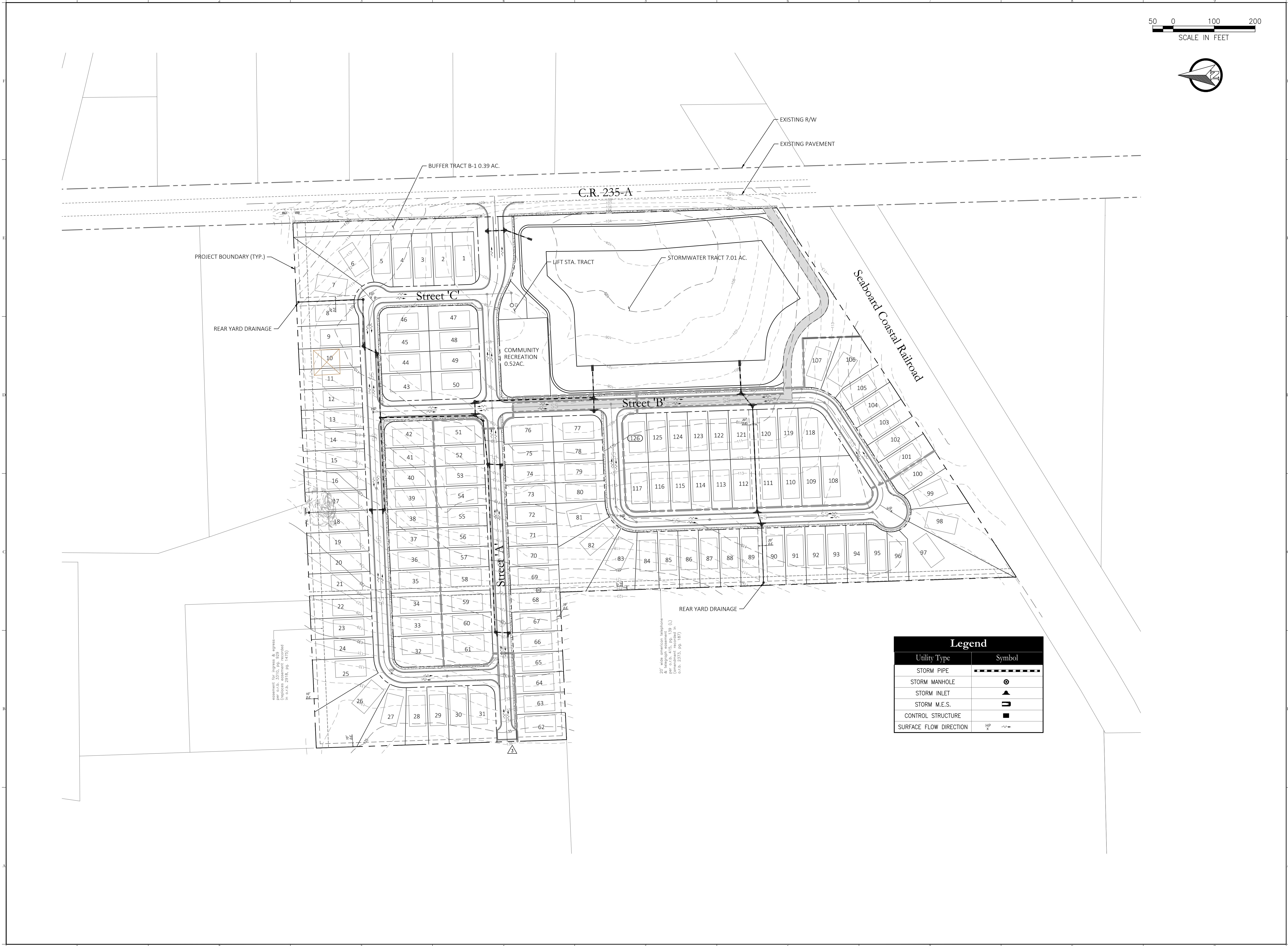
Sheet No.:  
**C2.00**

Seal:  
**ERIC E. WARREN**  
LICENSE No. 45423  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: **October 30, 2018**  
P.E. NO. 0045423

**POULOS & BENNETT**  
Poulos & Bennett, LLC  
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Key Map:

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WEST PD-R**

**PRELIMINARY  
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Jurisdiction:

CITY of ALACHUA, FL.

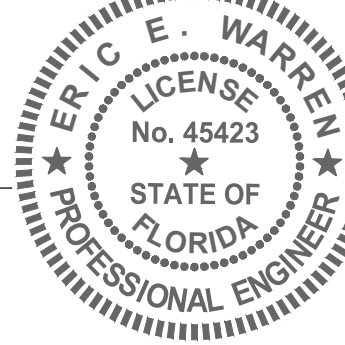
Sheet Title:

**DRAINAGE &  
GRADING PLAN**

Sheet No.:

**C3.00**

Scale:



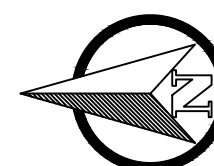
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03/05/09/18	REVISED PER CITY COMMENTS	
02/12/13/17	REVISED PER CITY COMMENTS	
01/11/29/17	REVISED PER CITY COMMENTS	
- 10/30/17	SUBMIT TO CITY OF ALACHUA	
NO. DATE: DISPOSITIONS		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NGVD 29
JOB NO:	16-110	
DESIGNED BY:	BW	
DRAWN BY:	HAL	
CHECKED BY:	EJB	
APPROVED BY:	RLB	
SCALE IN FEET:	1" = 100'	

**PRELIMINARY  
PLAT  
"NOT FOR  
FINAL  
RECORDING"**

Sheet Title:

**UTILITIES PLAN**

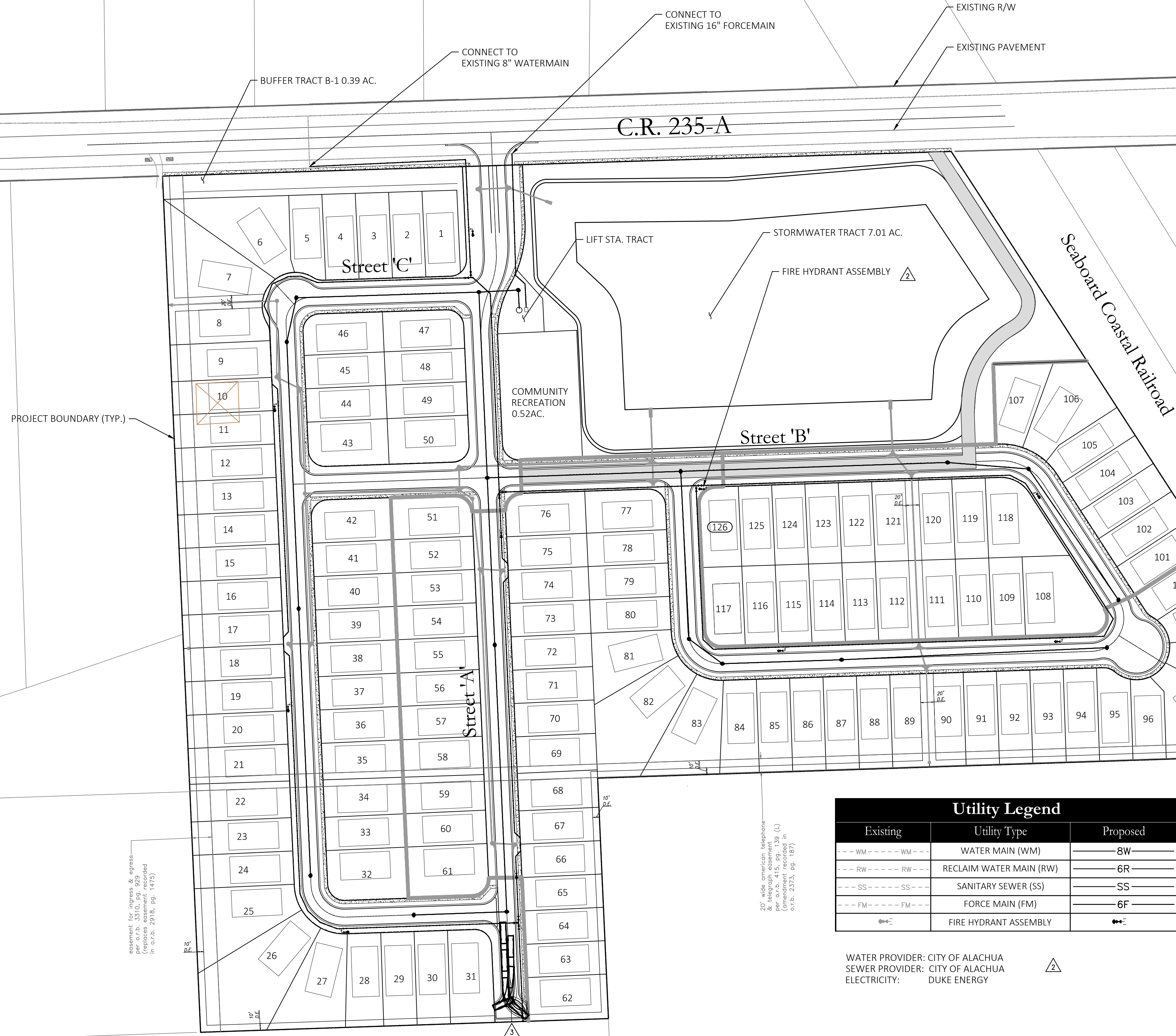
Seal:













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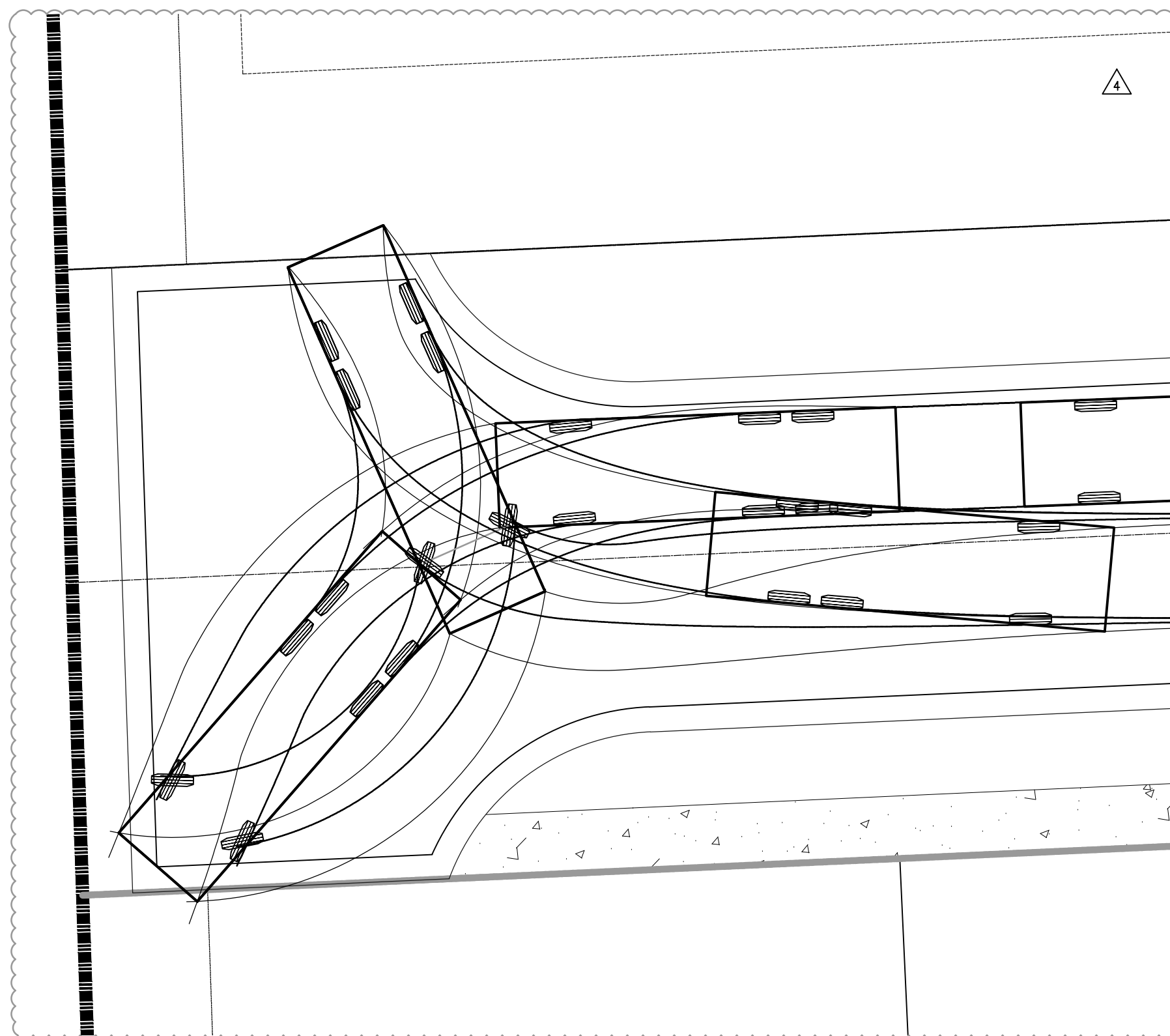
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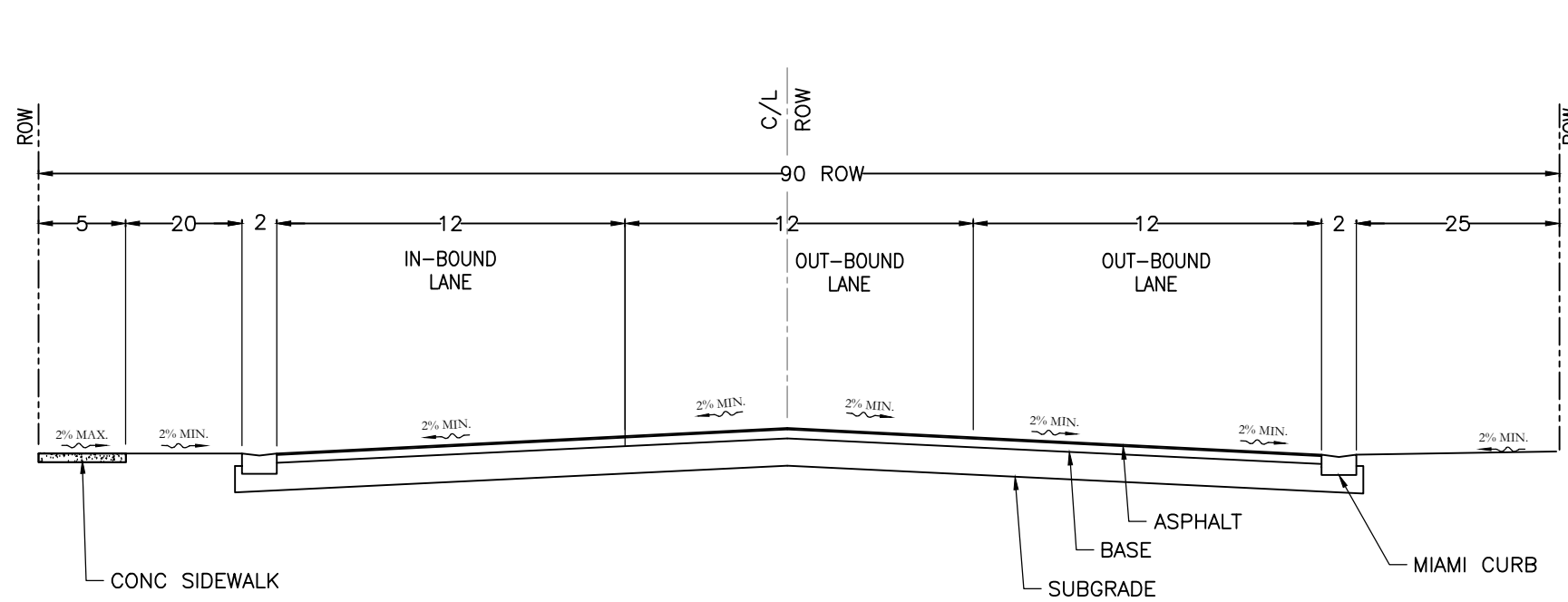
Utility Legend		
Existing	Utility Type	Proposed
	WATER MAIN (WM)	 8W
	RECLAIM WATER MAIN (RW)	 8R
	SANITARY SEWER (SS)	 SS
	FORCE MAIN (FM)	 6F
	FIRE HYDRANT ASSEMBLY	

WATER PROVIDER: CITY OF ALACHUA  
SEWER PROVIDER: CITY OF ALACHUA  
ELECTRICITY: DUKE ENERGY



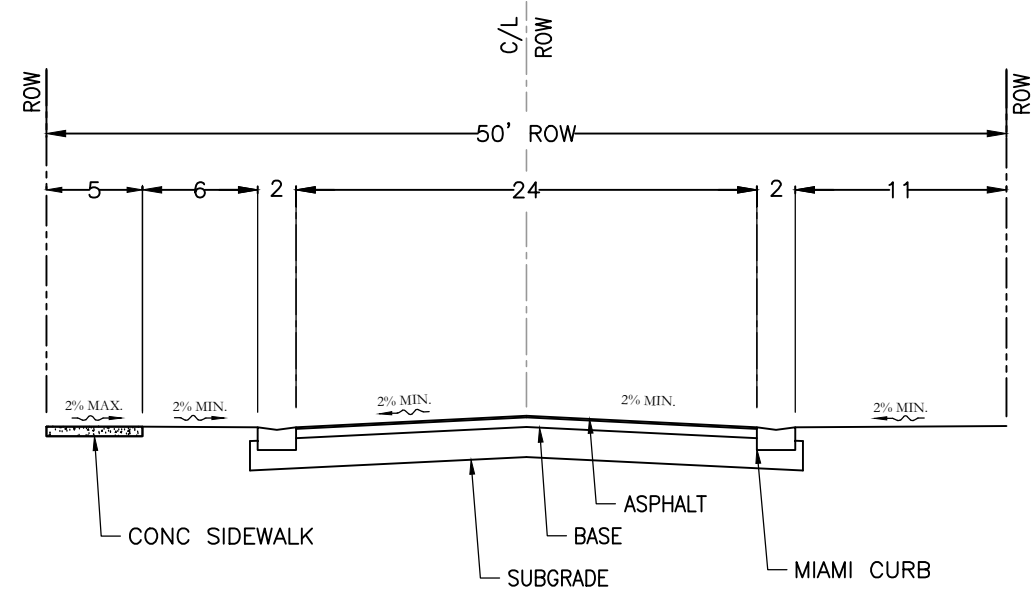


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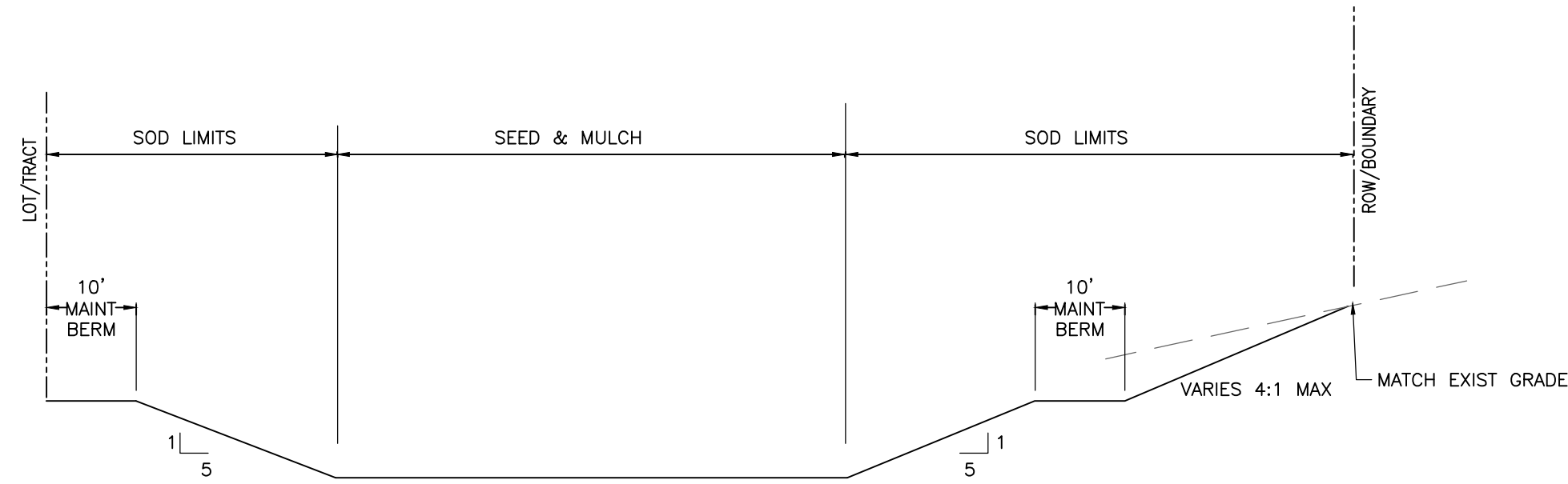
△ TYPICAL ENTRANCE ROAD SECTION (90' ROW)  
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL  
AND SUBJECT TO MODIFICATION DURING THE APPROVAL  
OF FINAL CONSTRUCTION PLANS

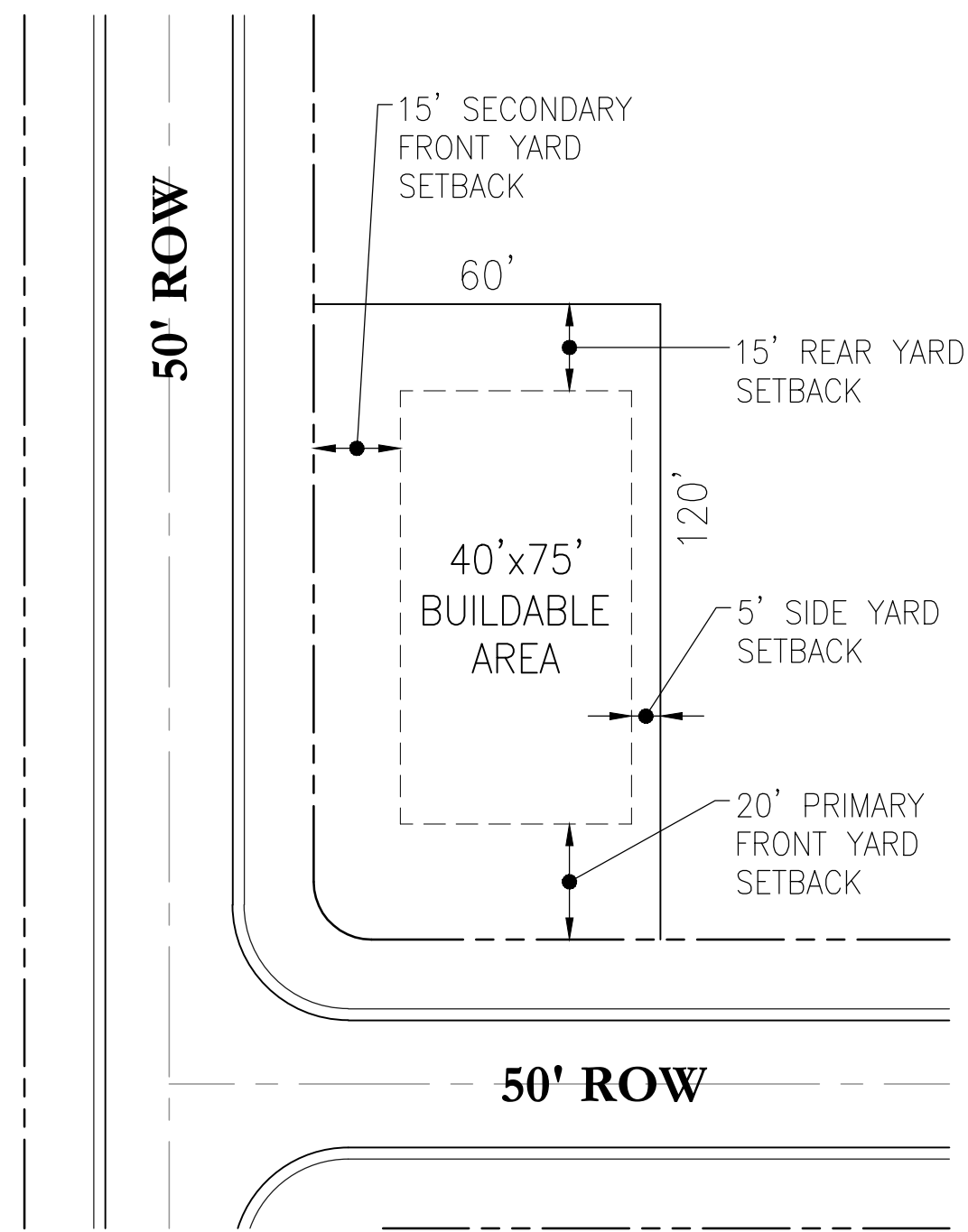


TYPICAL ROAD SECTION (50' ROW)  
N.T.S.

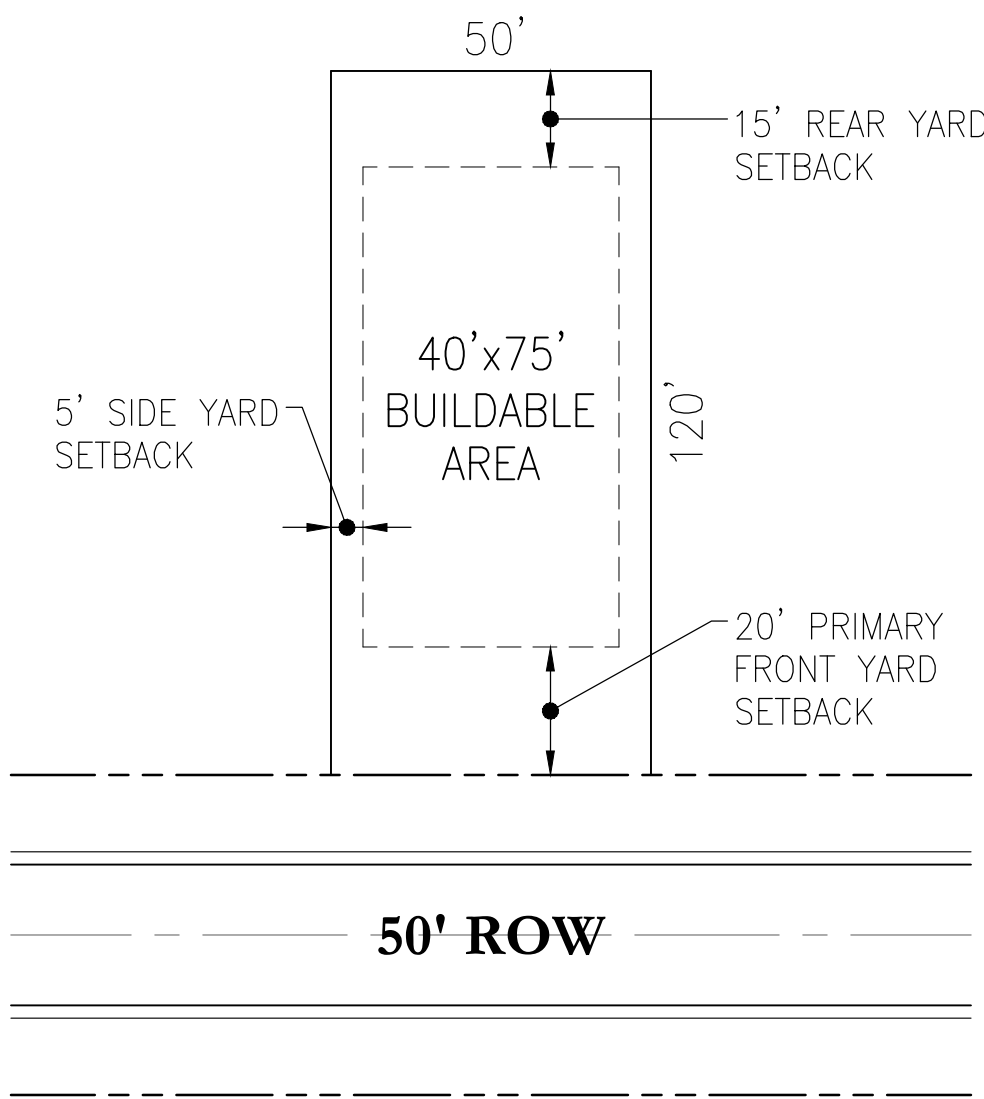
NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL  
AND SUBJECT TO MODIFICATION DURING THE APPROVAL  
OF FINAL CONSTRUCTION PLANS



TYPICAL DRY POND SECTION  
N.T.S.



MINIMUM  
CORNER LOT  
(TYPICAL)  
N.T.S.



MINIMUM  
STANDARD LOT  
(TYPICAL)  
N.T.S.

Key Map:

Consultant:

10/30/2018	REVISED PER CITY COMMENTS
05/30/2018	REVISED PER CITY COMMENTS
05/09/2018	REVISED PER CITY COMMENTS
12/13/2017	REVISED PER CITY COMMENTS
11/29/2017	REVISED PER CITY COMMENTS
10/30/2017	SUBMIT TO CITY OF ALACHUA
DATE:	DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NGVD 29
JOB NO.:	16-110
DESIGNED BY:	BW
DRAWN BY:	HAL
CHECKED BY:	EEW
APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:

**ALACHUA  
WEST PD-R**

**PRELIMINARY  
PLAT  
"NOT FOR  
FINAL  
RECORDING"**

Jurisdiction:

CITY of ALACHUA, FL.

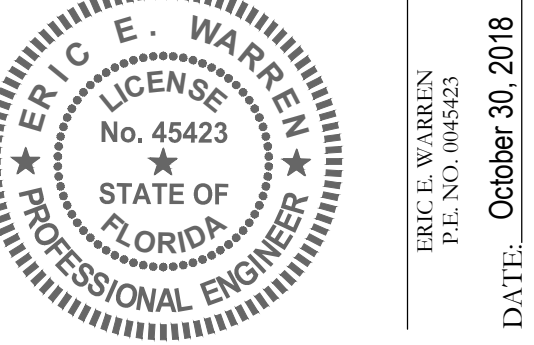
Sheet Title:

**TYPICAL SECTIONS  
AND DETAILS**

Sheet No.:

**C5.00**

Seal:



**Poulos & Bennett, LLC**

2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

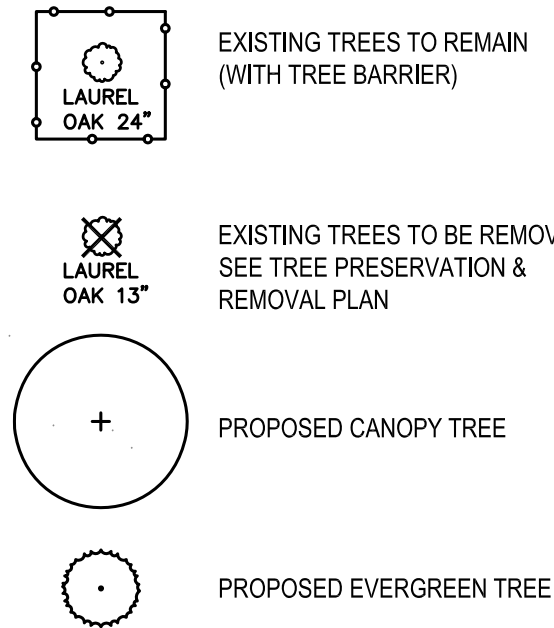


PLOTDATE: 08/13/2018 1:49 PM USER: ELISABETH MANLEY FILENAME: M:\VALLEY\PRODUCTION\02\_SPR\2018-06-12\_PRELIM PLAT 2 REV\01\_SHEETS\2018-06-13\_MD-ALACHUA WEST\_PRELIM PLAT.DWG

PLANT SCHEDULE

TREES AR	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	5	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
MGB	9	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
PE	27	Pinus eliotti	Slash Pine	15 gal., 7' ht. x 24" sprd., 1.5" cal.	As shown	'Evergreen Tree'
QV	9	Quercus virginiana	Southern Live Oak	15 gal., 9' ht. x 36" sprd., 1.5" cal.	As shown	'Canopy Tree'
TD	5	Taxodium distichum	Bald Cypress	15 gal., 7' ht. x 24" sprd., 1.5" cal.	As shown	'Canopy Tree'
SOD/SEED SOD		BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
		Paspalum notatum 'Argentine'	Bahia Grass	sod		Sand grown and weed free

LEGEND



LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ON SHEET L-102 FOR ADDITIONAL REQUIREMENTS.
5. TREE REMOVAL: SEE TREE PRESERVATION AND REMOVAL PLAN FOR TREES TO BE REMOVED. TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT. A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
6. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
7. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
8. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
9. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS 'TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE' (ANSI 300) AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS' (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
10. PLANT MATERIAL, GENERAL: ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
11. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 1/2" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 1/2" INCHES.
12. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
13. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
14. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
15. IRRIGATION: PROPOSED LANDSCAPE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION DESIGN WILL BE PROVIDED IN CONSTRUCTION PLANS.
16. RESPONSIBILITY: THE OWNER OR THEIR TENANT SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INCLUDED ON THE APPROVED LANDSCAPE PLAN FOR A PERIOD OF ONE YEAR AFTER THE OCCUPANCY PERMIT IS ISSUED. PLANT MATERIAL INCLUDED ON THE LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED. THE OWNER SHOULD TAKE ACTIONS TO PROTECT TREES AND LANDSCAPING FROM UNNECESSARY DAMAGE DURING ALL FACILITY AND SITE MAINTENANCE OPERATIONS. PLANTS MUST BE MAINTAINED IN A WAY THAT DOES NOT OBSTRUCT SIGHT DISTANCES AT ROADWAY AND DRIVE INTERSECTIONS, OBSTRUCT TRAFFIC SIGNS OR DEVICES, AND/OR INTERFERE WITH THE USE OF SIDEWALKS OR PEDESTRIAN TRAILS. ANY PLANT MATERIAL THAT APPEARS TO BE DEAD OR DYING AT THE TIME OF PERIODIC CITY INSPECTIONS (OCCURRING DURING A PERIOD OF A YEAR FROM THE ISSUANCE OF THE PERMIT) SHALL BE REPLACED AT THE OWNER'S EXPENSE WITH AN IDENTICAL PLANT IN GENUS, SPECIES, AND SIZE TO MATCH THE PLANT THAT IS REPLACED.

Manley Design, LLC  
3462 NW 13th Avenue  
Gainesville, Florida 32605  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

ALACHUA  
WEST PD-R

Alachua, FL

for  
M3 Alachua, LLC

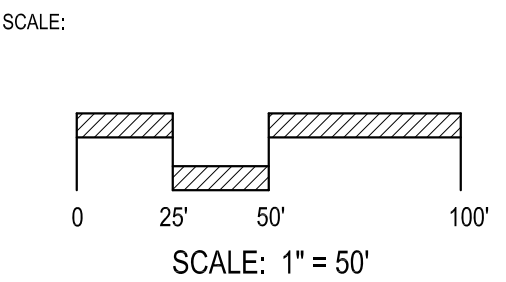
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SIGNATURE MUST BE VERIFIED ON THE  
ELECTRONIC DOCUMENTS. THE ABOVE NAMED  
REGISTERED LANDSCAPE ARCHITECT SHALL BE  
RESPONSIBLE FOR THIS SHEET IN ACCORDANCE  
WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 18-023  
CLIENT'S NO:  
ISSUED FOR: PRELIMINARY PLAT

ISSUED DATE: 28 MAR 2018  
REVISIONS:  
14 JUN 2018



SHEET TITLE:

LANDSCAPE PLAN,  
NOTES, AND PLANT  
SCHEDULE

SHEET NUMBER:

L-101



**ALACHUA  
WEST PD-R**

for  
**M3 Alachua, LLC**

PROJECT NO: 18-023  
CLIENT'S NO.:  
ISSUED FOR: **PRELIMINARY PLAT**

14 JUN 2018

0 25' 50' 100'

SCALE: 1" = 50'

## LANDSCAPE PLAN, DETAILS, AND CALCULATIONS

**L-102**

REQUIRED:

- Total Required Replacement Trees = 55 replacement trees. *Note: Trees required for mitigation cannot be credited for other site landscaping requirements*
- Replacement Tree Types = 50% of the total required replacement trees shall be shade/canopy trees and at least 75% of the total replacement trees shall be site-specific trees chosen from the recommended tree list.
- Tree Credits = 64 tree credits available

PROVIDED:

- 55 replacement trees. All trees included on plan are used towards fulfilling tree mitigation/replacement requirements
- 50% of proposed trees are canopy trees, and 50% are evergreen trees.
- No tree credits were utilized

- (1) Site landscaping. Not applicable to this project.
- (2) Parking lot landscaping. Not applicable to this project.
- (3) Perimeter buffers. Not applicable to this project.
- (4) Credits for preservation of existing trees preserved. See TREE PRESERVATION AND REMOVAL PLAN for list of credits.
- (5) Credits for provision of pedestrian activities. Credits will be determined, if applicable, during preparation Construction Plans
- (6) Xeriscape. Adherence to xeriscape criteria will be determined, if applicable, during preparation of Construction Plans.

REQUIRED:

- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.
- Total required trees = 55
- Total allowable of one species = 27

PROVIDED:

- 55 total trees with 27 Pines as the most of one species.

NOTE:

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



SCALE: N.T.S.



SCALE: N.T.S

NOTE: ENGINEERING INFORMATION SHOWN IS FOR REFERENCE ONLY.  
SEE CIVIL PLANS. THE SIGNED AND SEALED PAPER COPIES OF THE  
PROJECT DRAWINGS/'CERTIFIED DRAWINGS', REPRESENT THE OFFICIAL  
ENGINEERING DRAWINGS FOR THIS PROJECT.