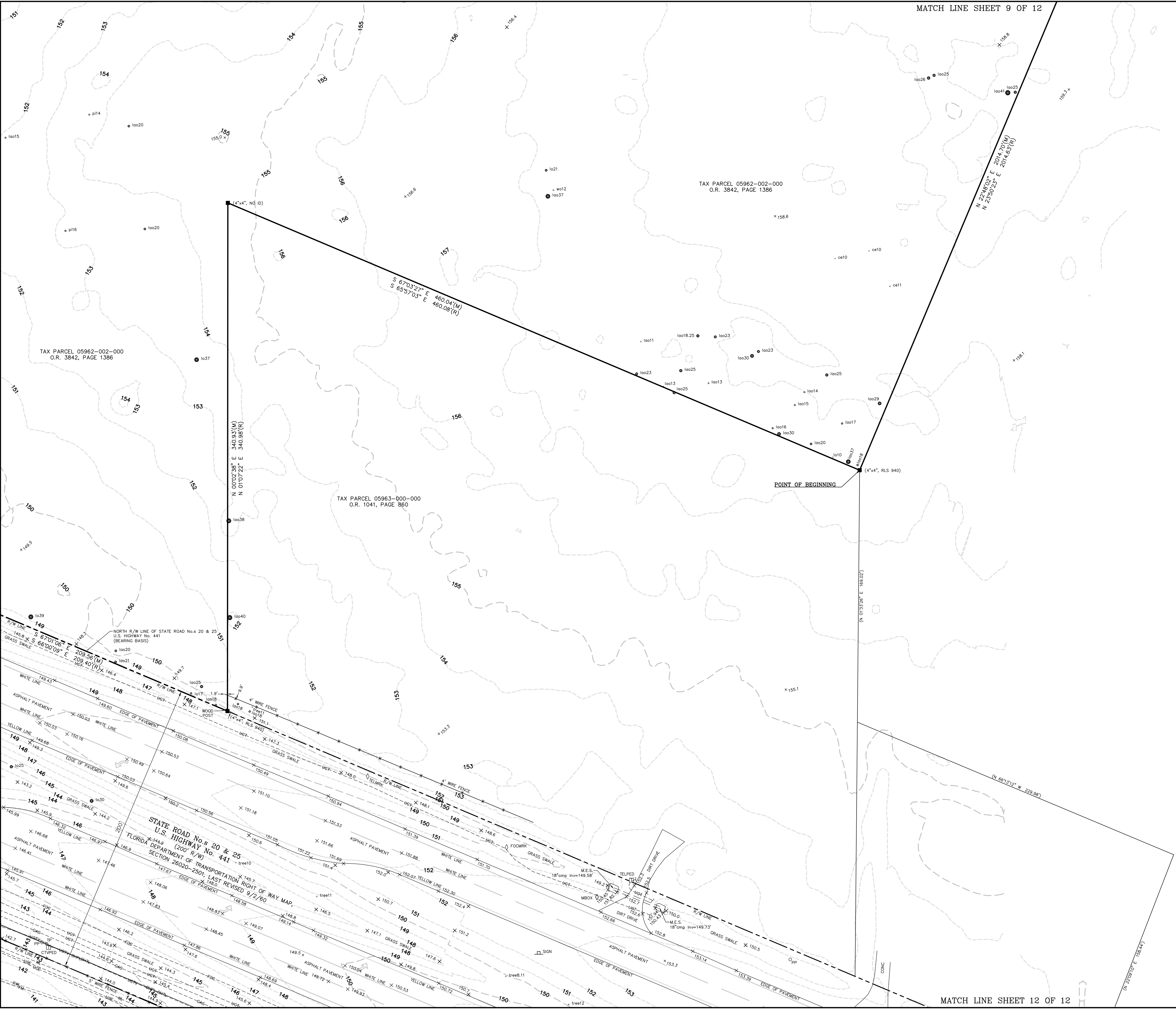


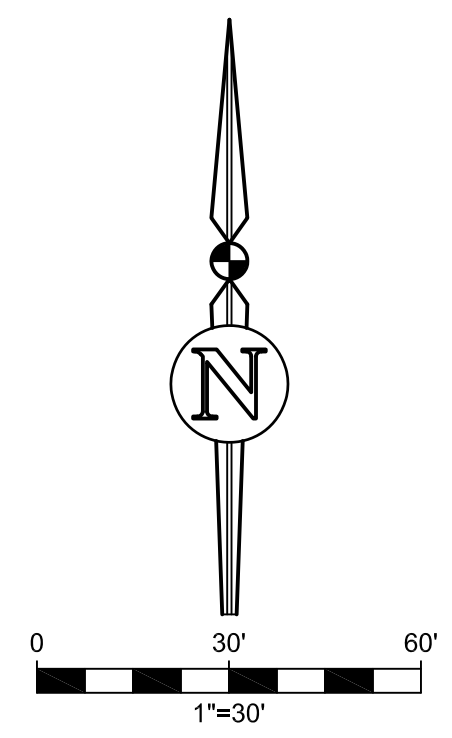
\\SERVER3\survey\Projects\2018-2023\2018-0023 (Tech City)\DWG\2018-0023.500-Bdy-Topo.dwg - Sheet 11



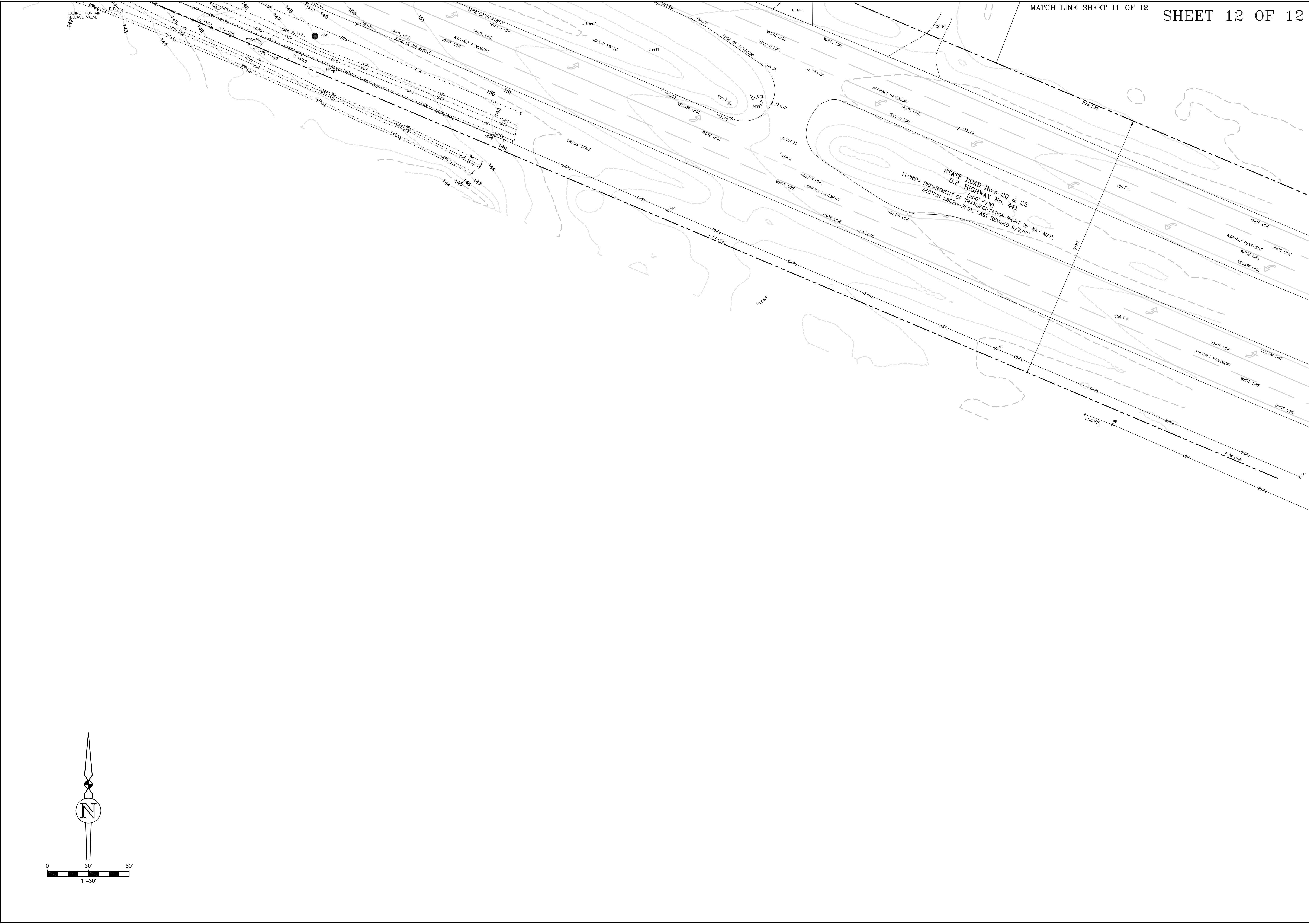
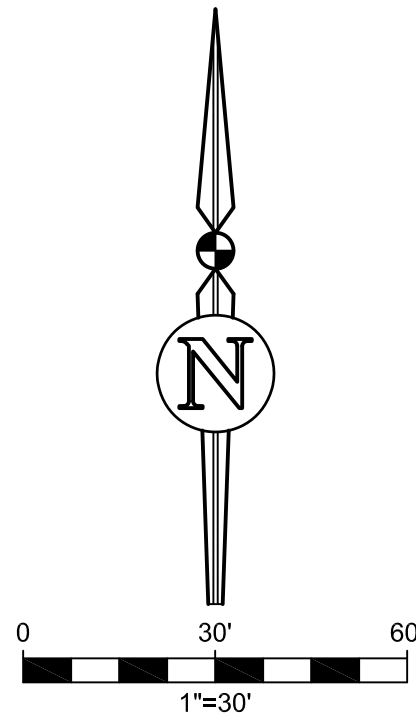
SHEET 11 OF 12

MATCH LINE SHEET 9 OF 12

MATCH LINE SHEET 12 OF 12



FLOOD INSURANCE RATE MAP STATEMENT		
THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120864; PANEL: 01450; EFFECTIVE DATE: 08/16/06; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."		
4	07/17/19	ADDED TREES FOR NORTHERN PORTION
3	09/29/18	ADDED CERTIFICATION
2	09/20/18	REVISED LEGAL DESCRIPTION
1	06/11/18	REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS
No	Date	Comment
eda engineers-surveyors-planners, inc.		
2004 NW 42nd St, Suite 400, Fort Lauderdale, FL 33309		
TEL: 954.379.7441 FAX: 954.379.7449		
E-MAIL: mulliken@eda.com		
Project No. 2018-0023.500		
Drawn: AL/AP		
Check: AL/P		
P.S.M. 6839		
B.L. ALEJANDRO PEREZ		
Separate Authorization No. L5 2389		
Prepared for: 1) THE LASER INVESTMENT GROUP, LLC.		
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY		
3) JAMES F. GRAY, P.A.		
4) FLORIDA CREDIT UNION		
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 (2017), FLORIDA STATUTES.		
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 07/02/19		
976	7/2/19	04/19/18
Feedback	Survey Date	Drawing Completed
Revised		01/11/19
Sheet No.: V-011		



978

Feedback

72/79

Page

04/19/18

Survey Date

04/20/18

Drawing Completed

01/11/19

Revised

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER S-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/02/19.

Project No.
2018-0023 S00

Drawn
AL/AP

Check
A/P

Scale
AS SHOWN

Eda engineers-surveyors-planners, Inc.
Corporate Authorization No. LB 2389
BL
ALEJANDRO PEREZ
P.S.M.
6839

SEE SHEET 1 OF 12 FOR ORIGINAL

NOT VALID WITHOUT THE ORIGINAL SURVEYOR AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2018

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120864-1; COMMUNITY NUMBER: 120864-1; PANEL: 01450; EFFECTIVE DATE: 08/16/08; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4

07/17/19

ADDED TREES FOR NORTHERN PORTION

3

09/29/18

ADDED CERTIFICATION

2

09/20/18

REVISED LEGAL DESCRIPTION

1

09/11/18

REVISION BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment

eda

40 years

eda engineers-surveyors-planners, Inc.
18389 E. FLORIDA AVE. #602
206 N.W. 102nd ST. GAINES, FL 32609
TEL 352 372-7941 FAX 352 372-7949
E-MAIL: malik@eda.com

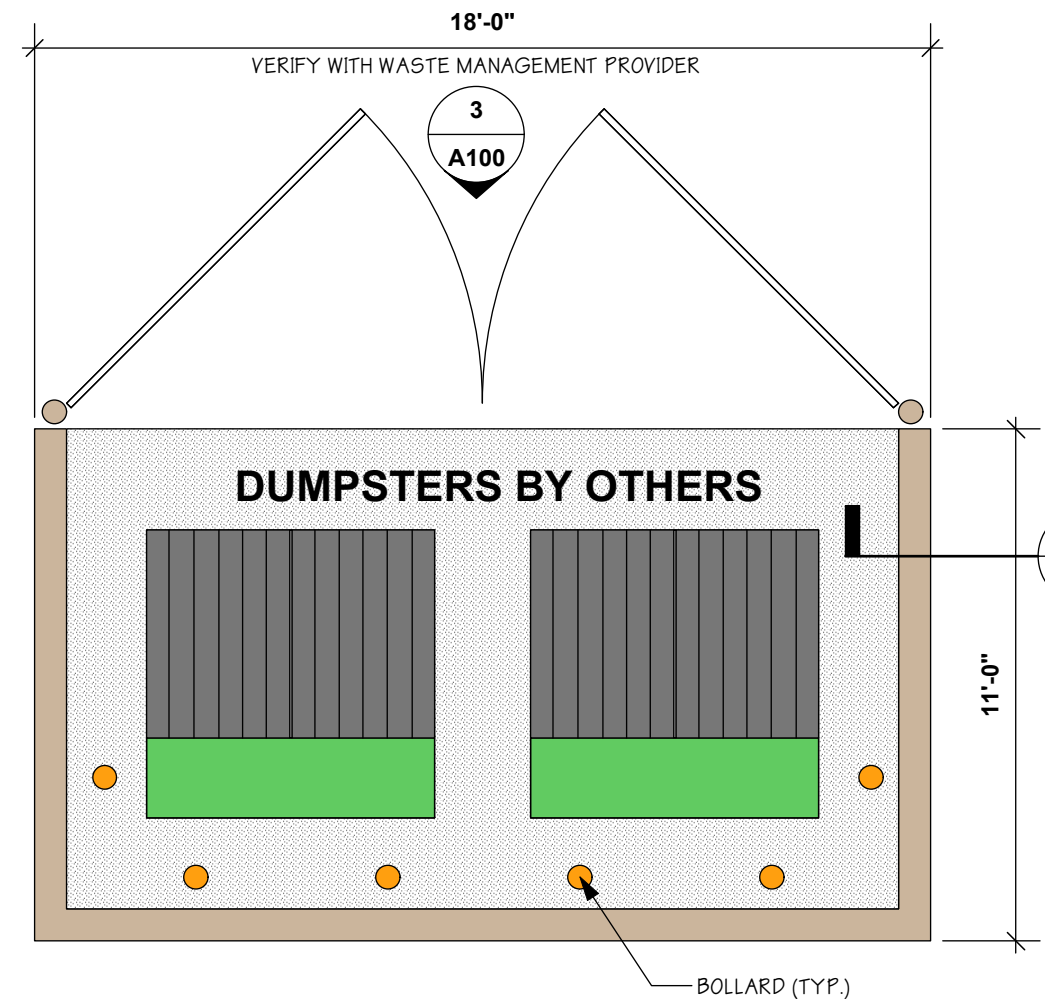
V-012

BUILDING DESIGN DATA

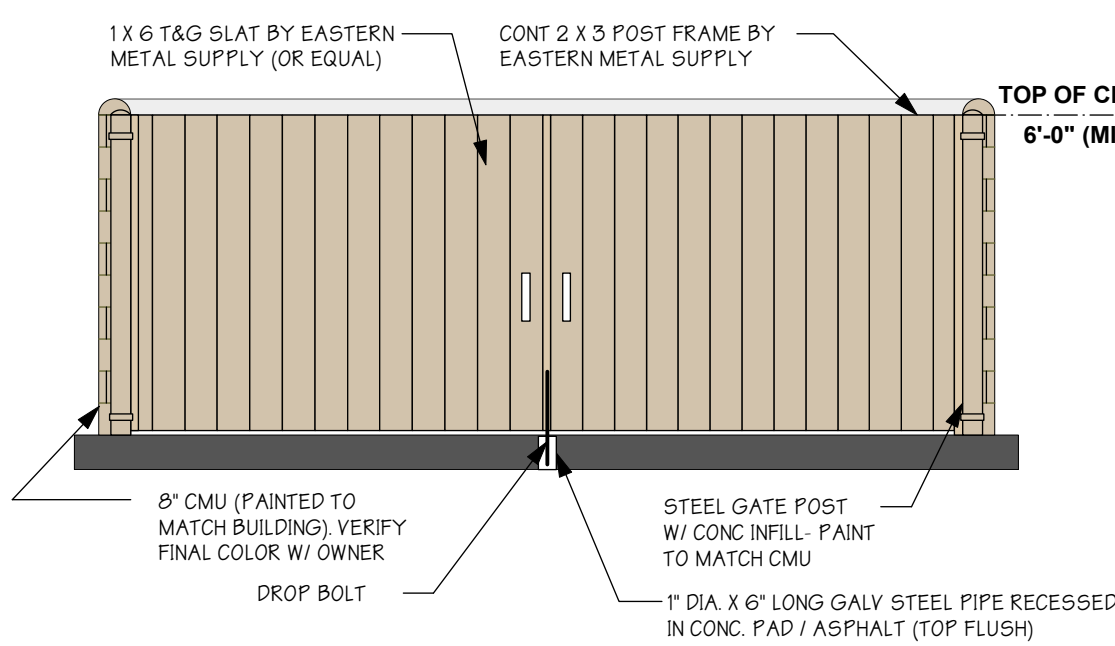
OCCUPANCY CLASSIFICATION - BUSINESS / MERCANTILE
CONSTRUCTION TYPE - TYPE III, SPRINKLED
FLOORS: ONE
ROOF TYPE: SINGLE PLY MEMBRANE
ROOF MATERIAL: PVC
PAVEMENT: CONC / ASPHALT

OVERALL AREA

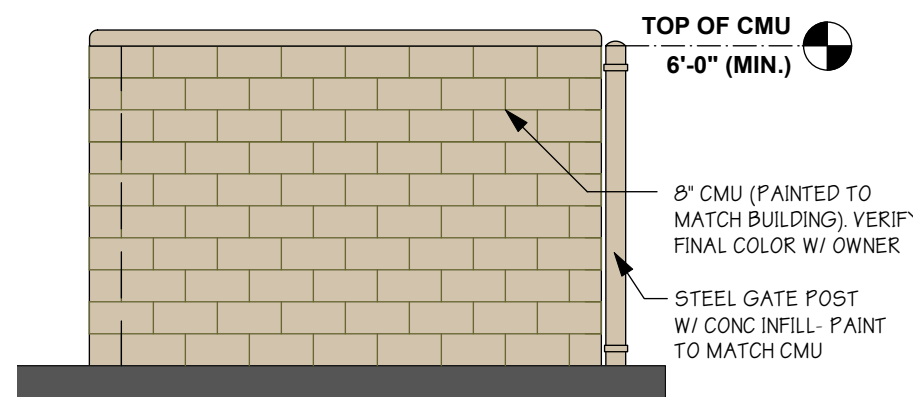
AREA	SQUARE FOOTAGE
BUILDING "C"	30,066.67 SQ FT
BUILDING "D"	30,066.67 SQ FT
TOTAL SQ. FT.	60,133.35 SQ FT



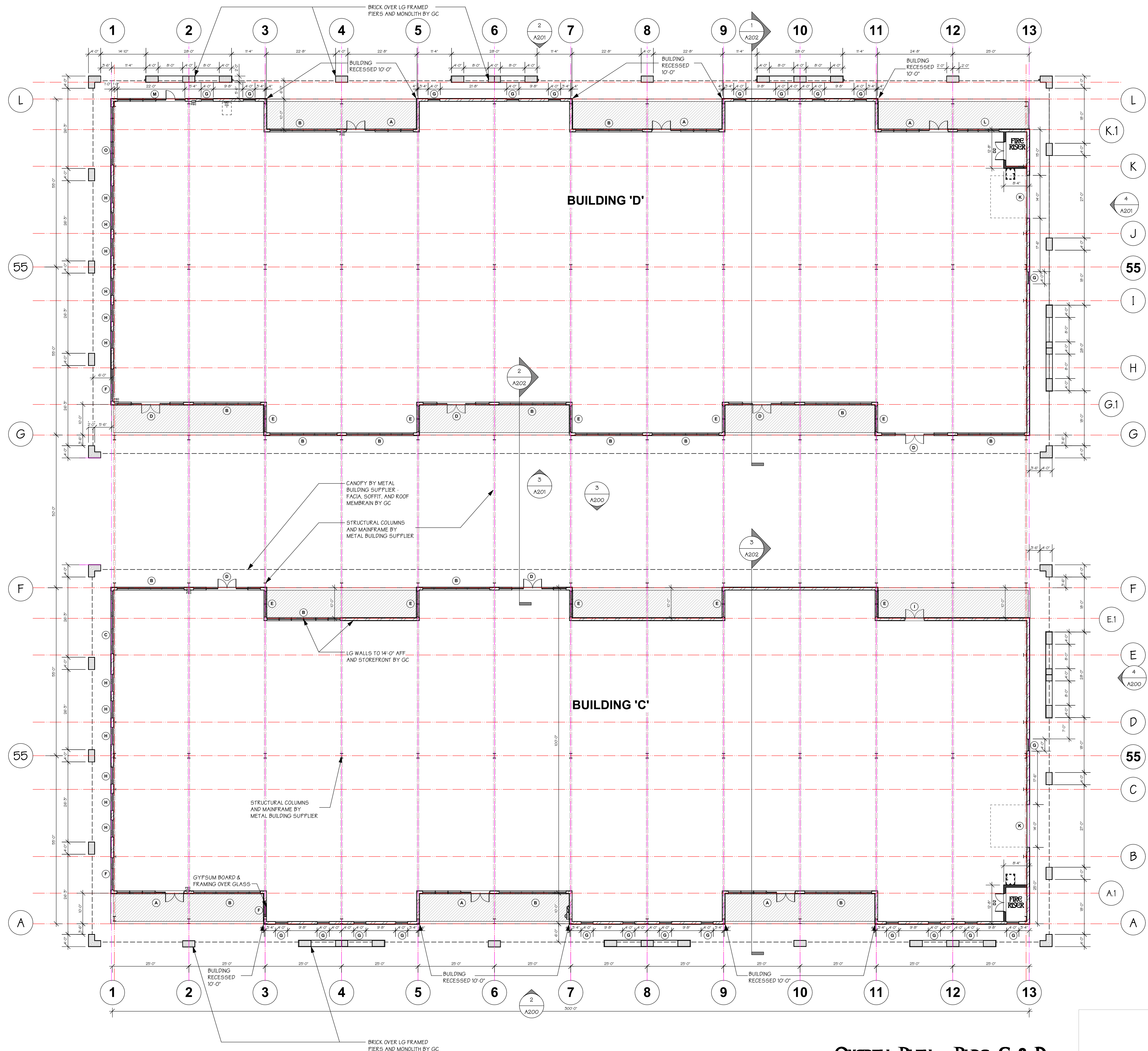
2 DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE ELEVATION
Scale: 1/4" = 1'-0"



1 OVERALL PLAN - BLDG. C & D
Scale: 1/16" = 1'-0"

REVISIONS

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Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL CoFA # 32147
FL License # AA26000933

DA

FLOOR PLANS

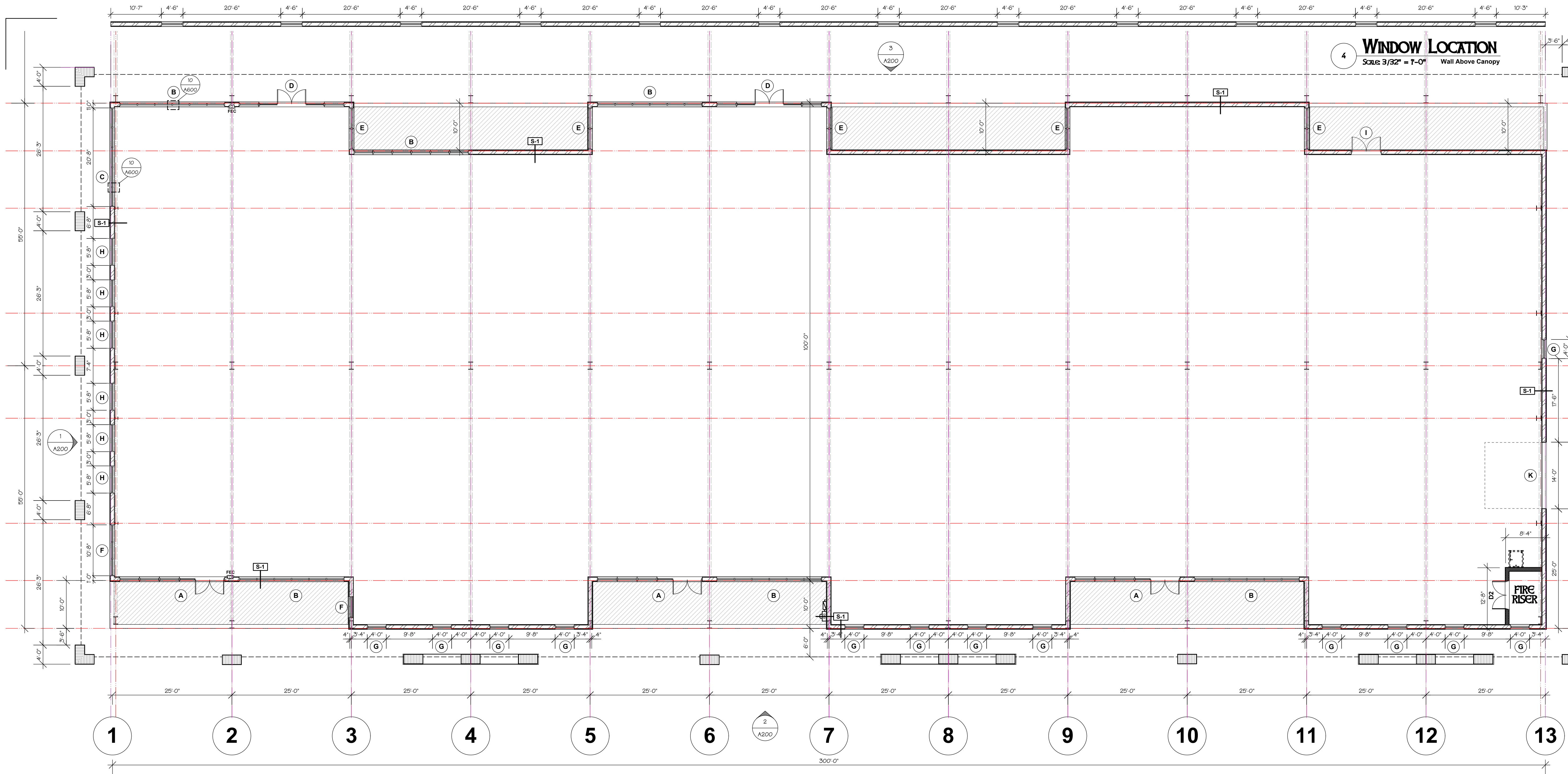
OVERALL FLOOR PLANS

A New Building For (Bldg. C & D)



DATE	01/16/19	
JOB	D_19018	
DRAWN BY	JAD, JG	3
JAD		OF
A100		
Schematic		

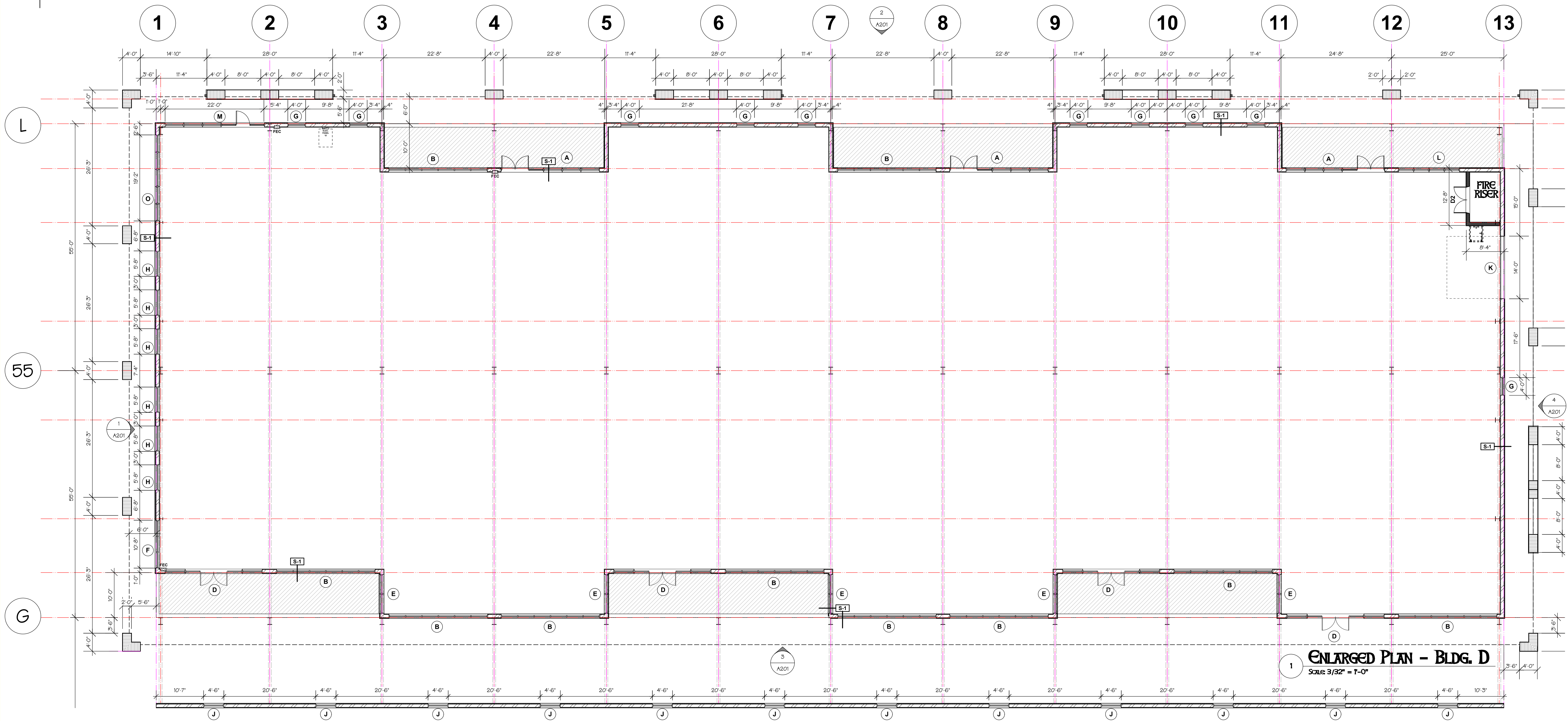
01/16/19



1 ENLARGED PLAN - BLDG. C
Scale 3/32" = 1'-0"

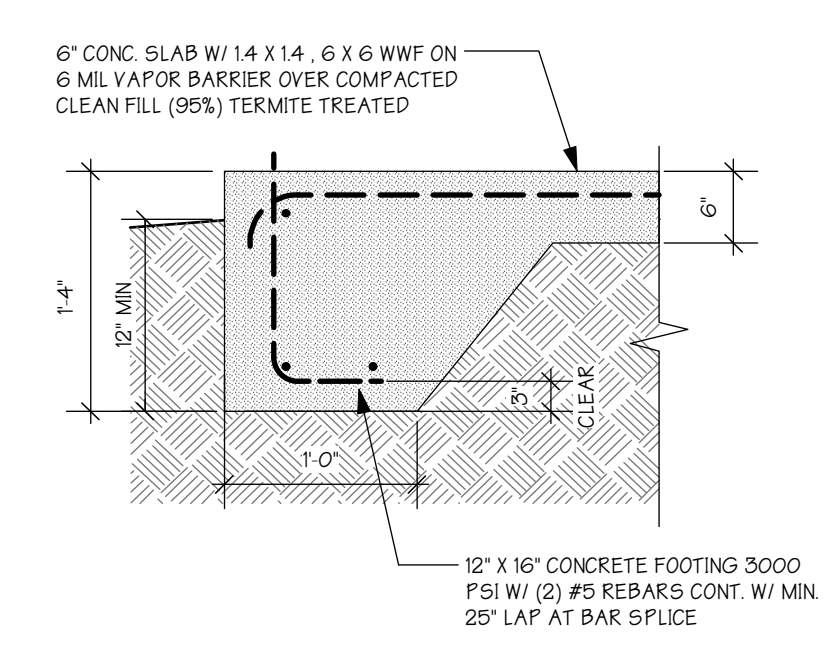
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DA	
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FLOOR PLANS	
BUILDING 'C'	
A New Building For (Bldg. C & D)	
SAN FELASCO TECH CITY	
DATE	01/16/19
JOB	D_19018
DRAWN BY	JAD, JG
JAD	4
A101	OF
Schematic	

01/16/19

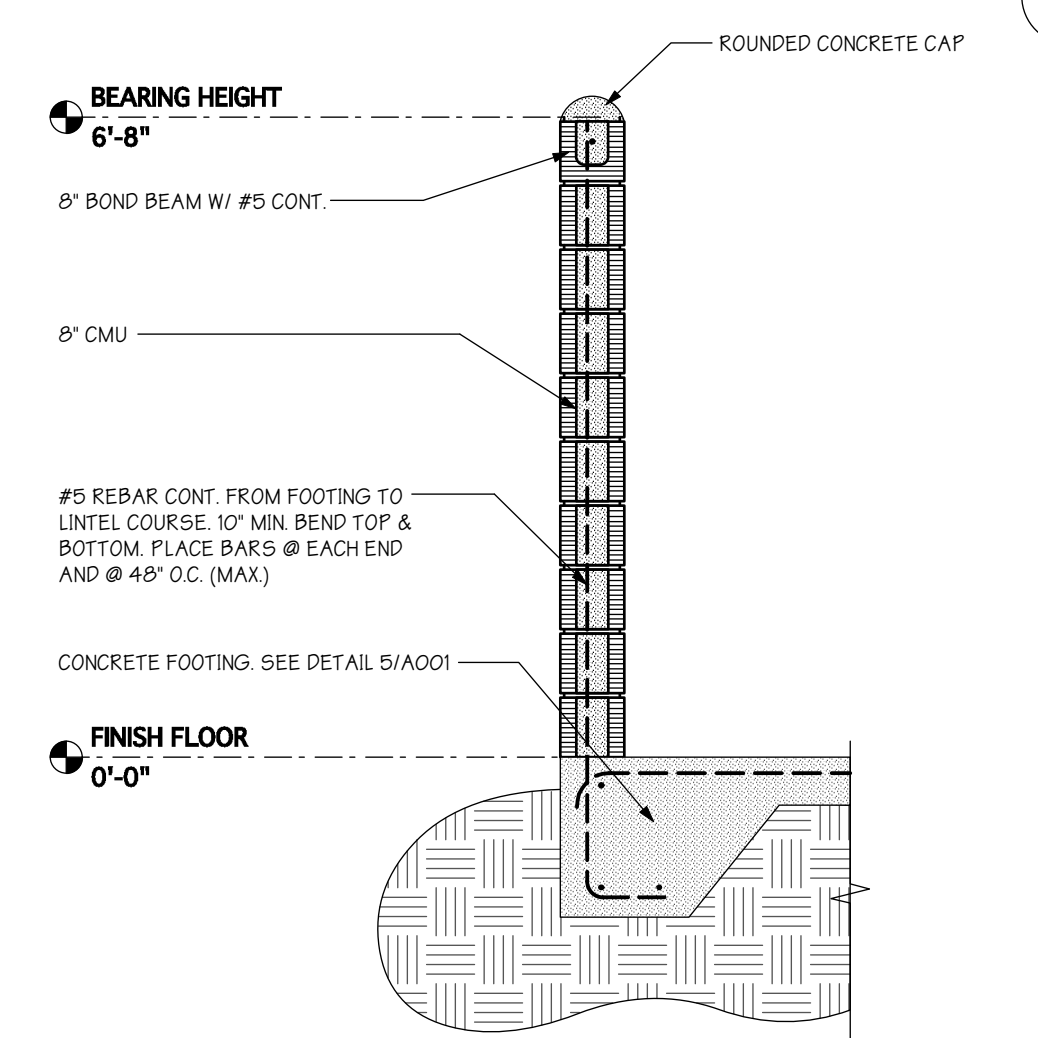


1 **ENLARGED PLAN - BLDG. D**
Scale: 3/32" = 1'-0"

2 **WINDOW LOCATION**
Scale: 3/32" = 1'-0" ABOVE CANOPY



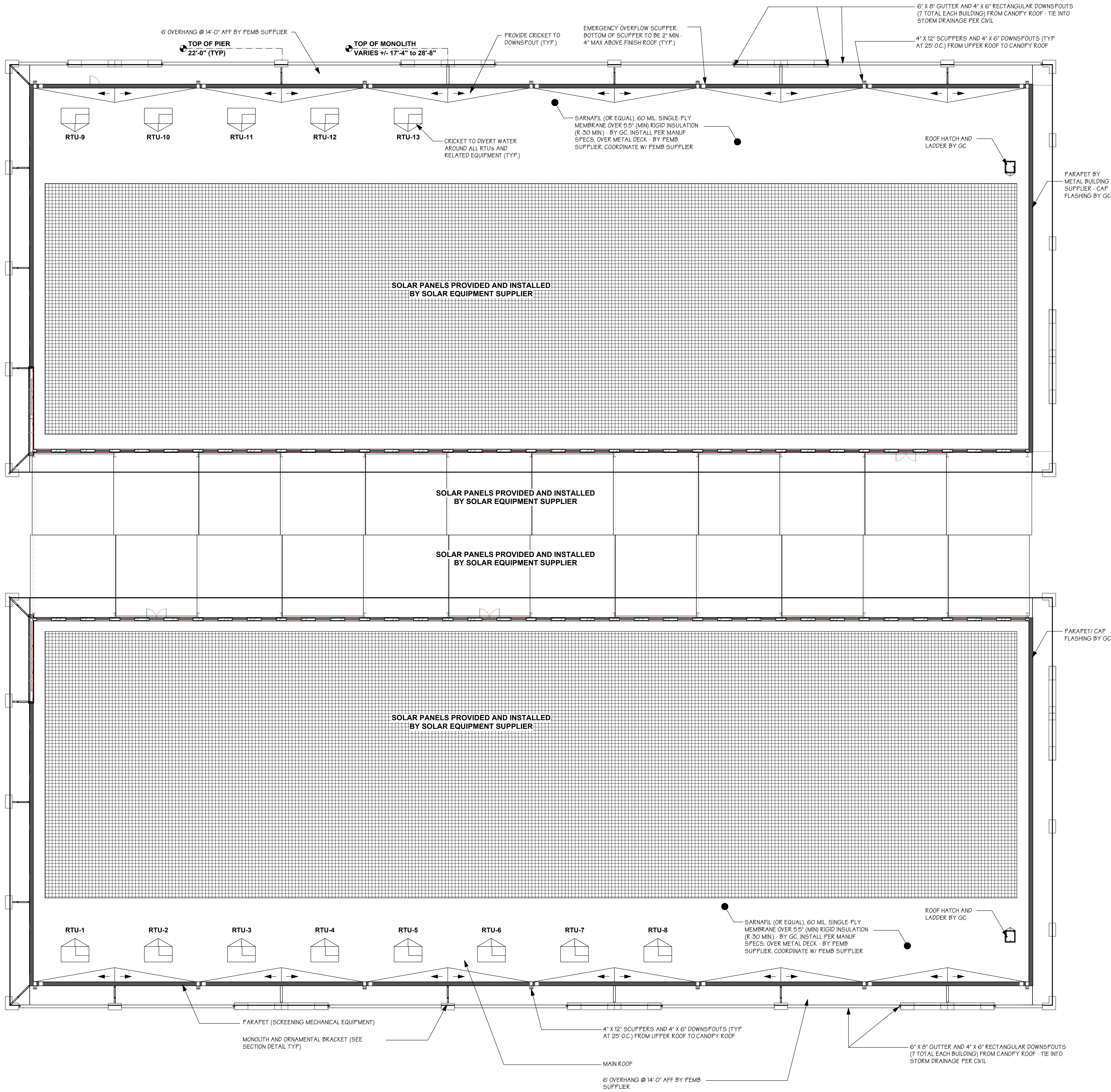
5 **DUMPSTER FOOTING**
Scale: 3/4" = 1'-0"



6 **DUMPSTER WALL SECTION**
Scale: 1/2" = 1'-0"

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DA	
FLOOR PLANS	
BUILDING 'D'	
A New Building For (Bldg. C & D)	
SAN FELASCO TECH CITY	
DATE: 01/16/19	5
JOB: D_190108	OF
DRAWN BY: JAD, JG	
JAD	
A102	
Schematic	

01/16/19



GENERAL ROOFING NOTES:

1. ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
2. ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
3. COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
4. HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
5. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 10'-0" CLEAR FROM ROOF EDGES THAT DO NOT HAVE A PARAPET. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
7. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
8. ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND.
9. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
10. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ANY EXHAUST TO ANY FRESH AIR INTAKE, INCLUDING EQUIPMENT ON ADJACENT SPACES (TYPICAL).
11. COLLECTOR BOX, GUTTERS, AND DOWNSPOUTS TO BE 20 GA (0.032) PREFINISHED ALUMINUM.

1 OVERALL ROOF PLAN
Scale: 1/16" = 1'-0"

REVISIONS

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FL CoFA # 32147
FL License # AA26000933

DA

FLOOR PLANS

ROOF PLAN

A New Building For (Bldg. C & D)

SAN FELASCO TECH CITY

DATE: 01/16/19

JOB: D_19018

DRAWN BY: JAD, JG

JAD

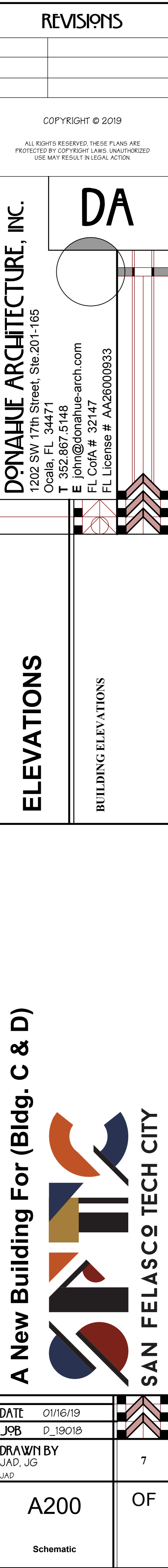
A103

Schematic

6

OF

01/16/19





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DA

ELEVATIONS

ELEVATIONS

A New Building For (Bldg. C & D)



SAN FELASCO TECH CITY

DATE 01/16/19

JOB D_19018

DRAWN BY JAD, JG

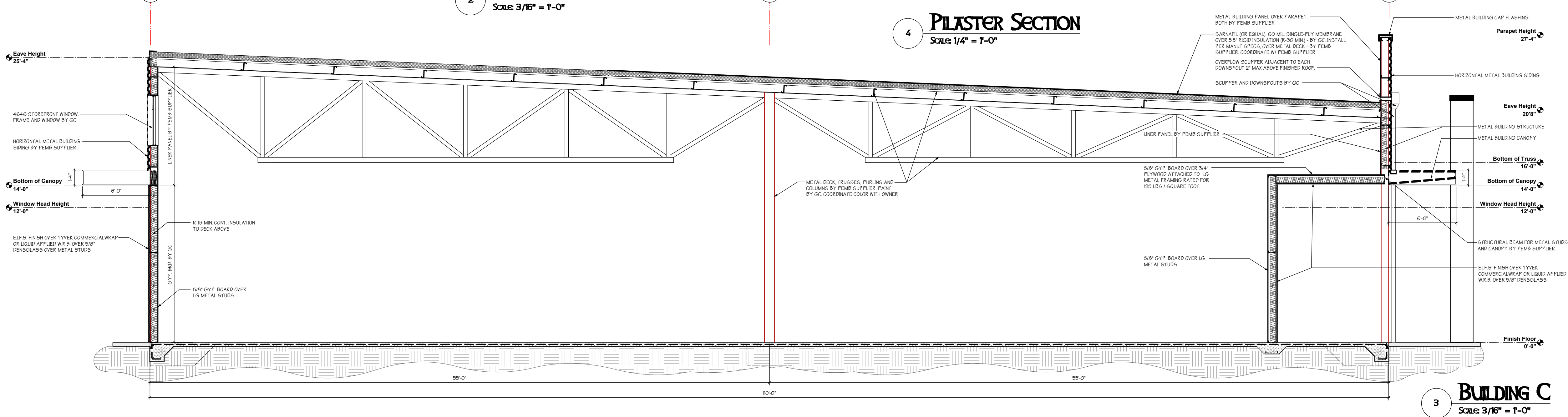
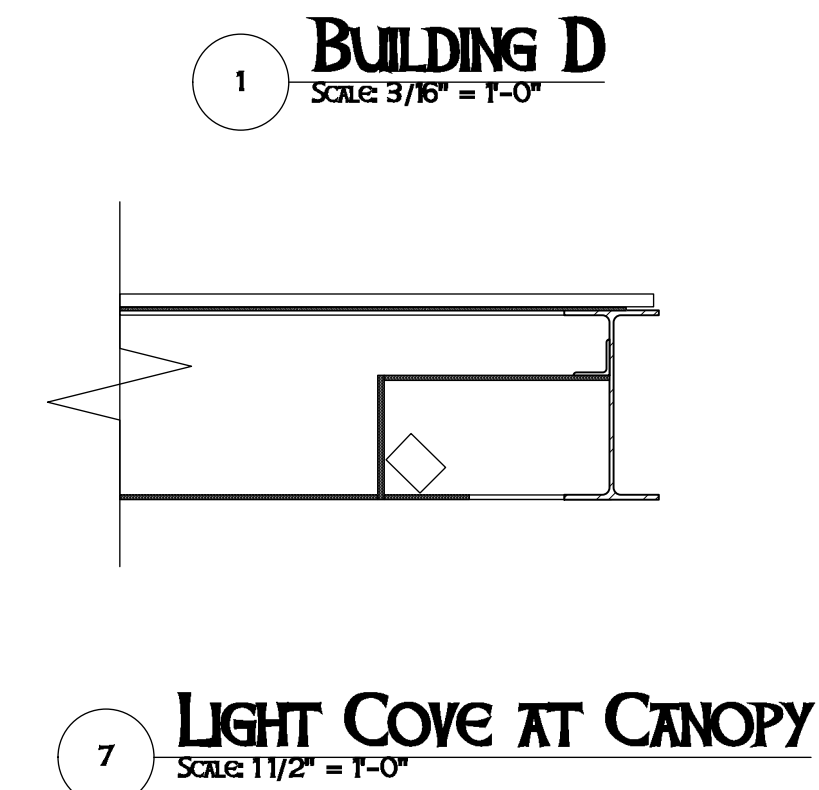
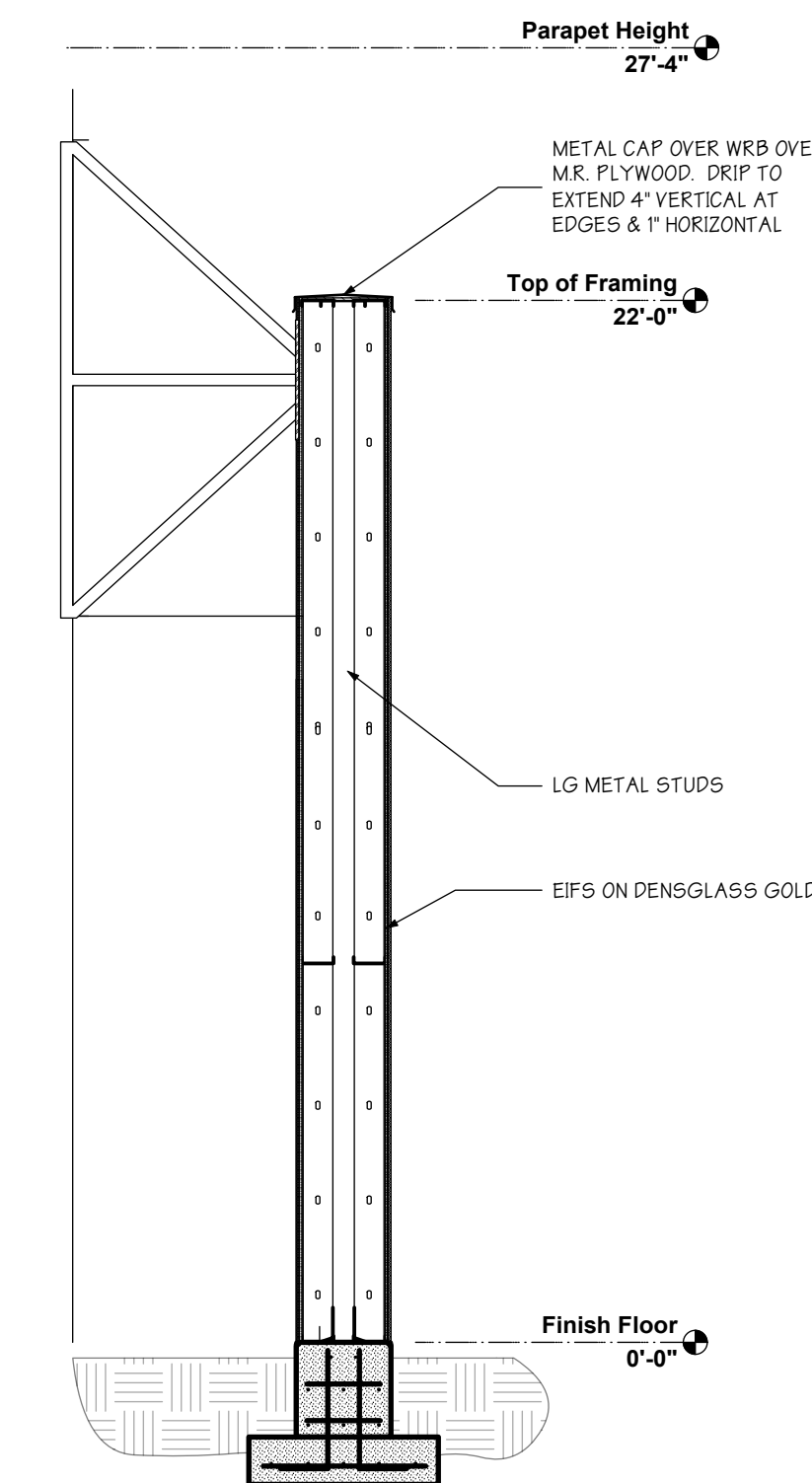
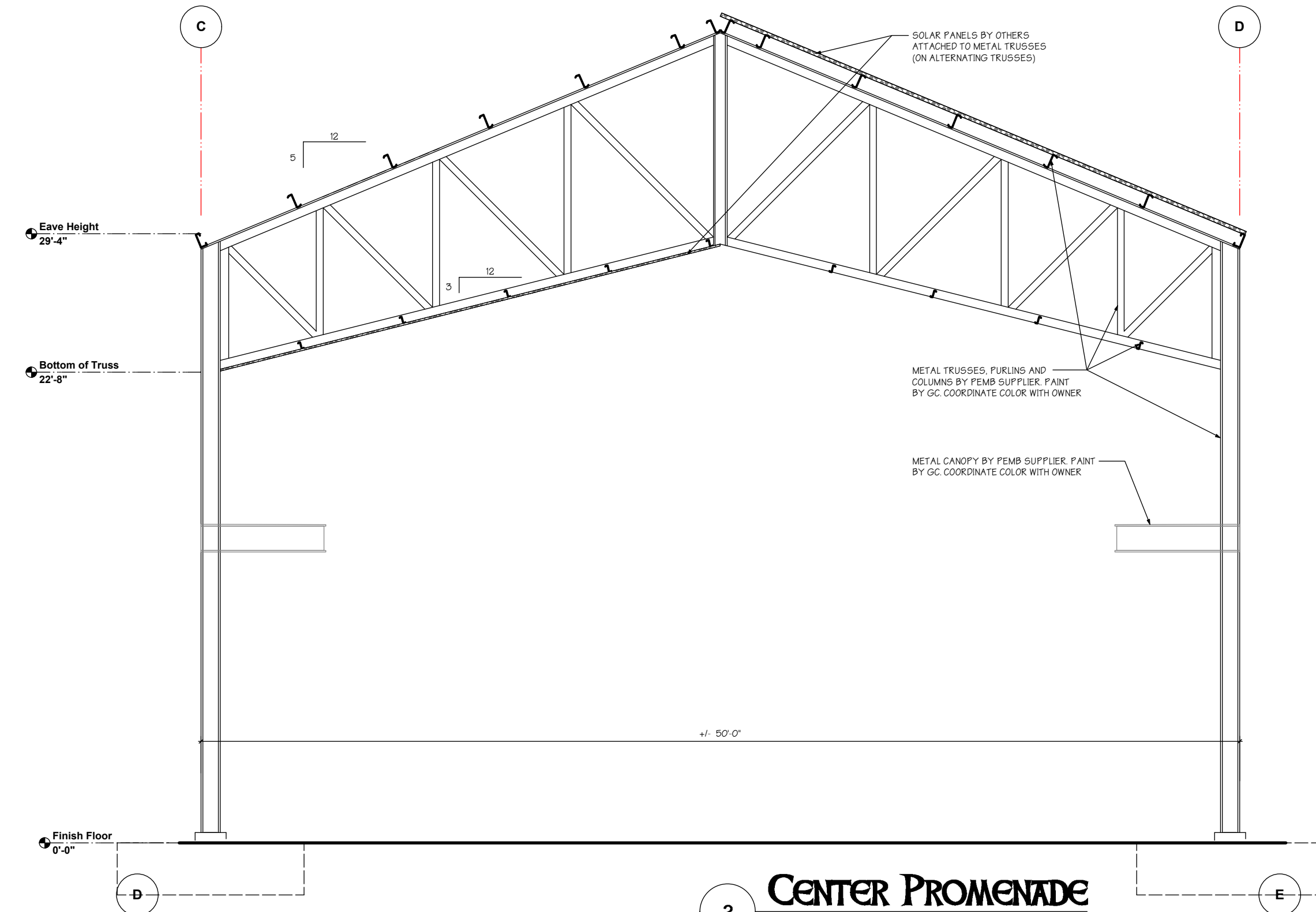
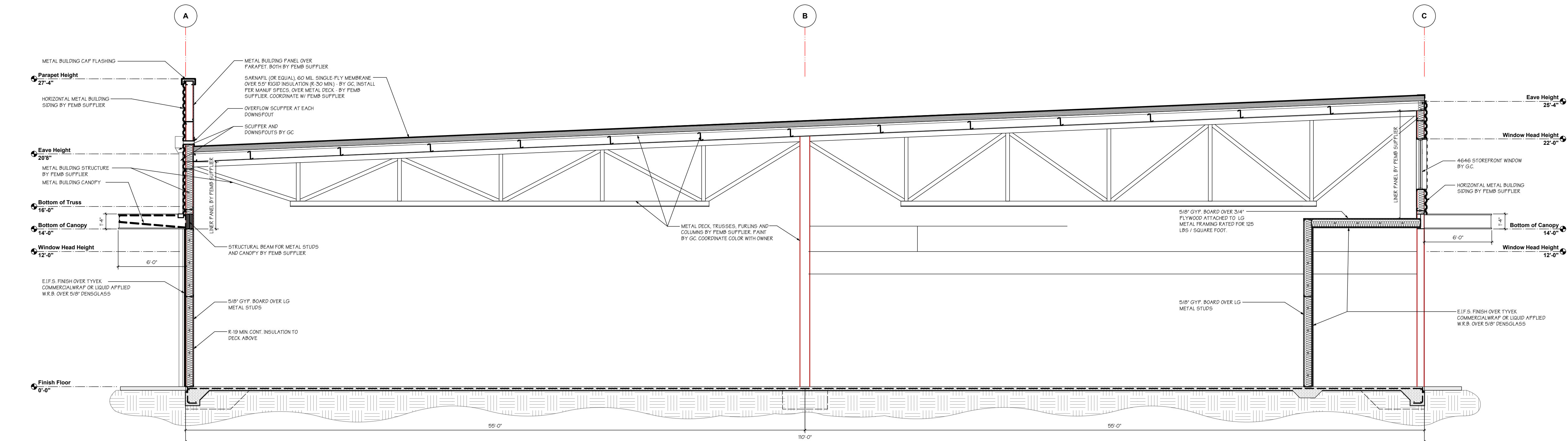
JAD

A201

OF

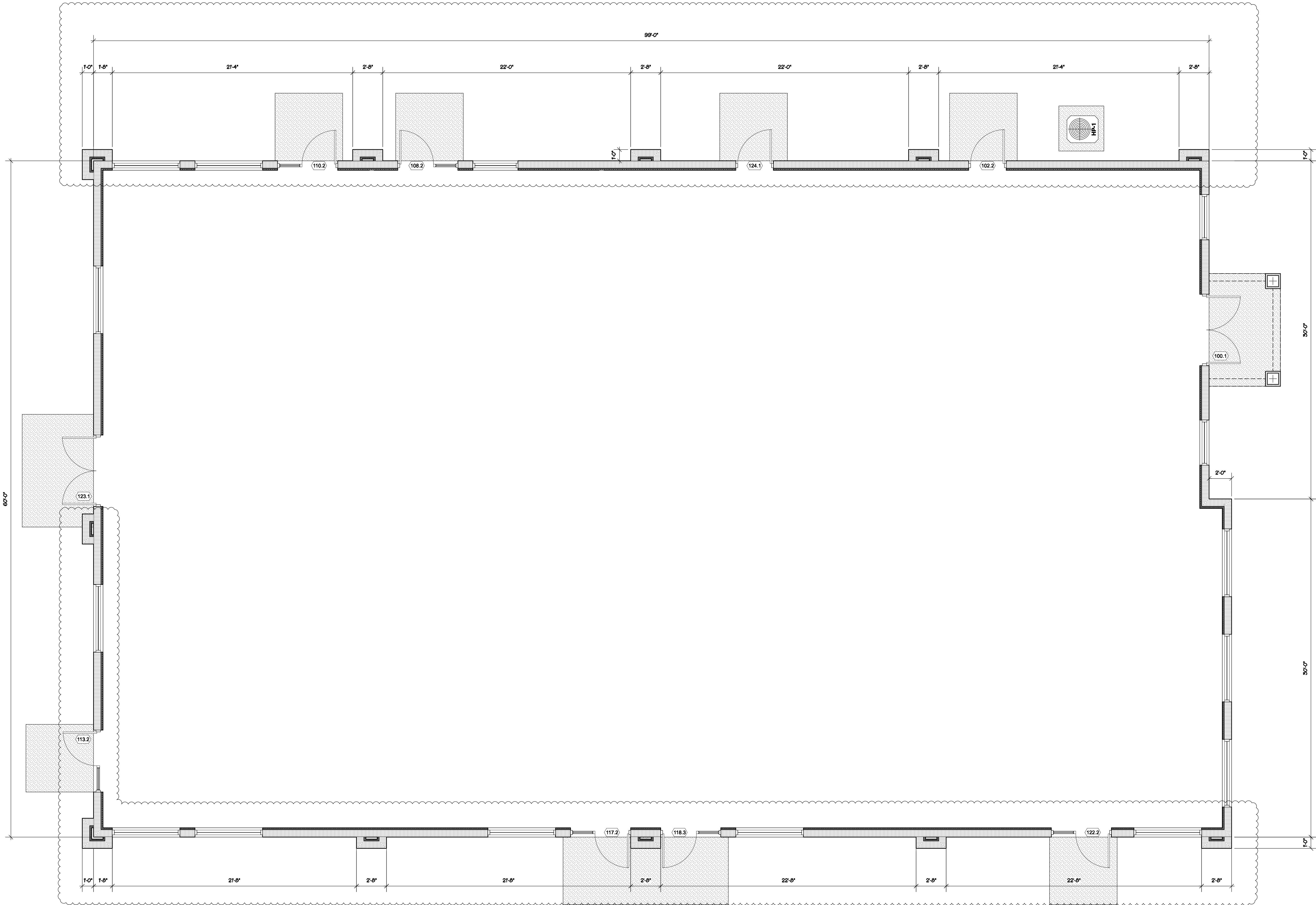
Schematic

01/16/19



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DA	
BUILDING SECTIONS	
BUILDING SECTIONS	
A New Building For (Bldg. C & D)	
SAN FELASCO TECH CITY	
DATE	01/16/19
JOB	D_1901B
DRAWN BY	JAD, JG
JAD	9
A202	OF
Schematic	

01/16/19



FLOOR PLAN
Scale: 1/4" = 1'-0"

OVERALL AREA	
AREA	SQUARE FOOTAGE
BUILDING AREA	5,733.36 SQ. FT.
TOTAL SQ. FT.	5,733.36

REVISIONS

05/11/19	City Comments

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FL. # AA2600893, GA. # PA07283
FL Engineering Co. # 22147, ID. # 02600898

DA

FLOOR PLANS

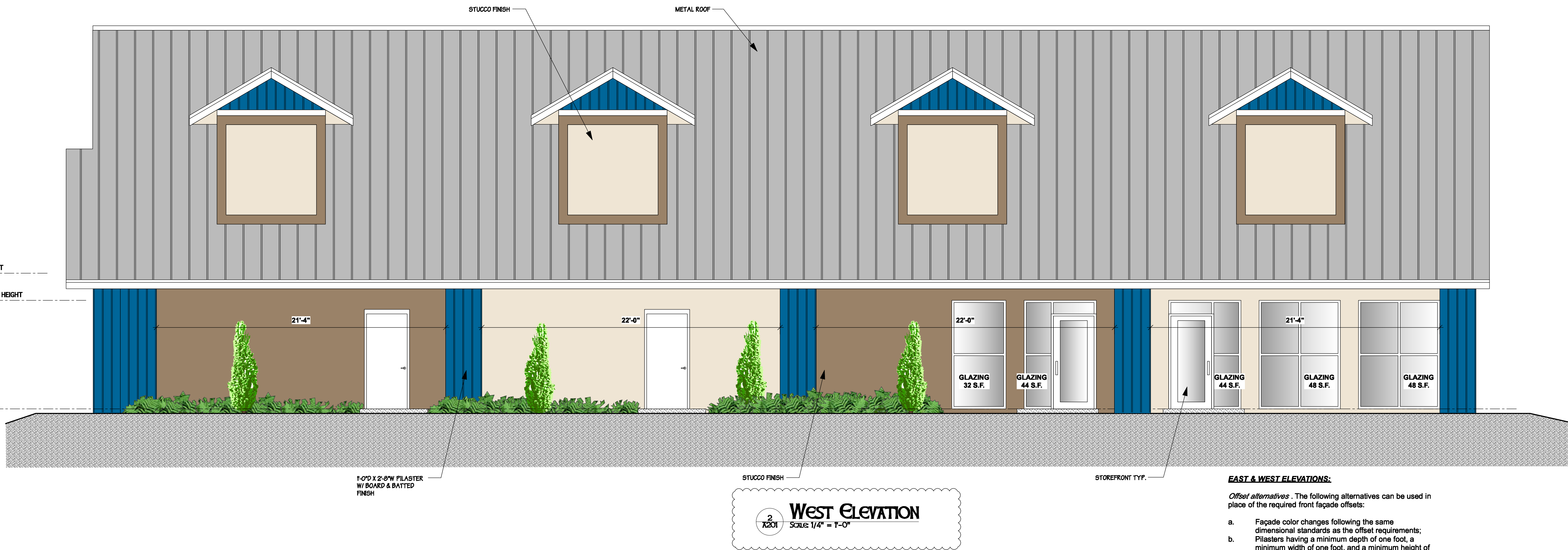
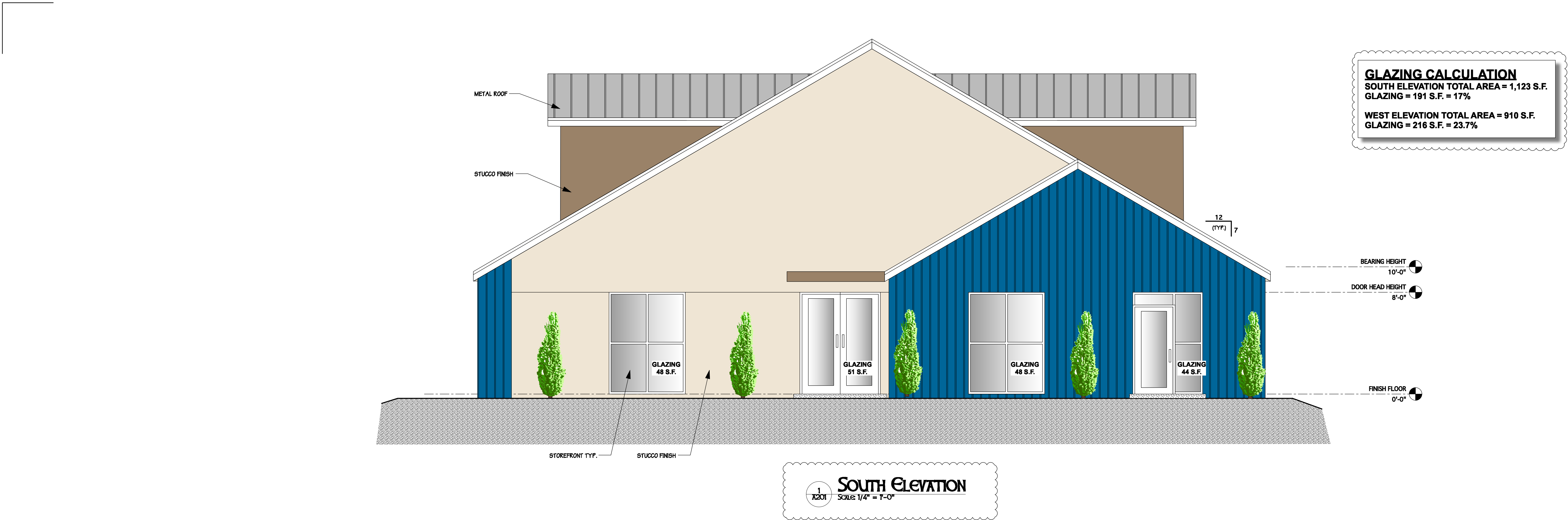
FLOOR PLAN / CONSTRUCTION NOTES

A New Office for
San Felasco

Alachua, FL 32615

DATE	02/18/19	
JOB	D_19027	
DRAWN BY	JAD, JG	
JAD		3
A100	OF	
Schematic		





REVISIONS	
05/11/19	City Comments
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DA	
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ELEVATIONS	
BUILDING ELEVATIONS	
A New Office for San Felasco Alachua, FL 32615	
DATE	02/18/19
JOB	D_19027
DRAWN BY	JAD, JG
JAD	5
A201	OF
Schematic	

EAST & WEST ELEVATIONS:

Offset alternatives - The following alternatives can be used in place of the required front façade offsets:

- Façade color changes following the same dimensional standards as the offset requirements;
- Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
- Roofline changes when coupled with correspondingly aligned façade material changes.

SAN FELASCO TECH CITY PHASE 2

for
Laser Investment Group

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

20 FEB 2019
14 MAR 2019
26 MAR 2019

AS SHOWN

TREE REMOVAL AND CREDITS CHART, NOTES, AND DETAIL

L-101

Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

- Replacement Trees: Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.

- **Tree Credits:** Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

- **NOTE:** Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A. and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.

- **NOTE:** Trees required for mitigation cannot be used for other site landscaping requirements. Mitigation trees are identified with a 'M' on landscape plans. See landscape plans.

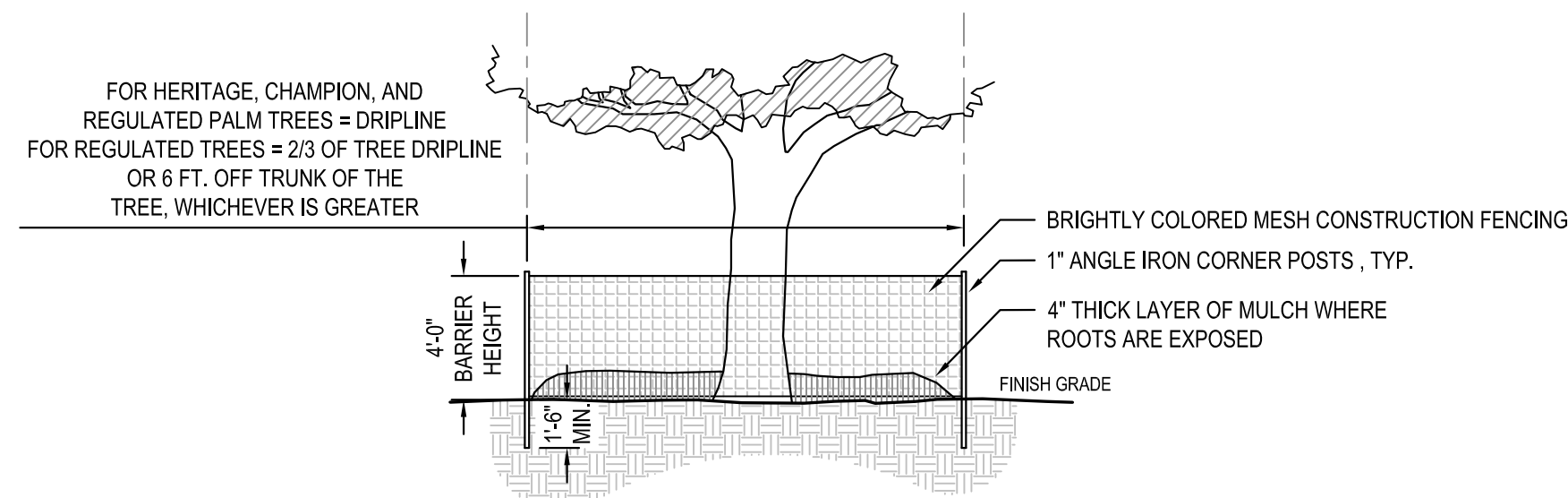
1. **PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. **EXISTING TREE PROTECTION:** 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 BELOW FOR ADDITIONAL REQUIREMENTS.
3. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO ABOVE. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN ANY WORK UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARSHIP A SOIL AUGER SHALL BE USED TO TUNEL 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 FIFTEEN FEET OF A PUBLIC UTILITY.
4. **TREE REMOVAL:** 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.
5. **INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.



Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Mitigation Req.	Mitigation Trees Required (1.5" cal.)	OR Tree Credit	Condition & Notes
201	Quercus virginiana / Live Oak	44	REMAIN			20	
202	Quercus virginiana / Live Oak	13	REMAIN			3	
203	Quercus virginiana / Live Oak	19	Remove	1 tree :1 tree	1		
204	Quercus virginiana / Live Oak	10	Remove	1 tree :1 tree	1		
205	Quercus virginiana / Live Oak	16	REMAIN			3	
206	Quercus laurifolia / Laurel Oak	23	Remove	1 tree :1 tree	1		
207	Quercus laurifolia / Laurel Oak	27	Remove	1 tree :1 tree	1		
208	Prunus serotina / Wild Cherry	21	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
209	Prunus serotina / Wild Cherry	14	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
210	Prunus serotina / Wild Cherry	19	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
211	Quercus virginiana / Live Oak	34	Remove	inch:inch	23		
212	Liquidambar styraciflua / Sweetgum	18	Remove	1 tree :1 tree	1		
213	Quercus laurifolia / Laurel Oak	25	Remove	1 tree :1 tree	1		
214	Quercus laurifolia / Laurel Oak	23	Remove	1 tree :1 tree	1		
215	Pinus spp. / Pine	23	Remove	1 tree :1 tree	1		
216	Celtis laevigata / Sugarberry	11	Remain			3	
217	Celtis laevigata / Sugarberry	6, 10, 12	Remove	1 tree :1 tree	2		
218	Carya glabra / Pignut Hickory	13	REMAIN			3	
219	Prunus serotina / Wild Cherry	19	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
220	Quercus virginiana / Live Oak	36	Remove	inch:inch	24		
221	Quercus virginiana / Live Oak	55	Remove	inch:inch	37		
222	Carya glabra / Pignut Hickory	33	Remove	inch:inch	22		
223	Quercus virginiana / Live Oak	34	Remove	inch:inch	34		
224	Liquidambar styraciflua / Sweetgum	15, 16	Remove	1 tree :1 tree	2		
225	Quercus virginiana / Live Oak	25	Remove	1 tree :1 tree	1		
Total Mitigation Trees Required					153		
Total Tree Credits Available						32	

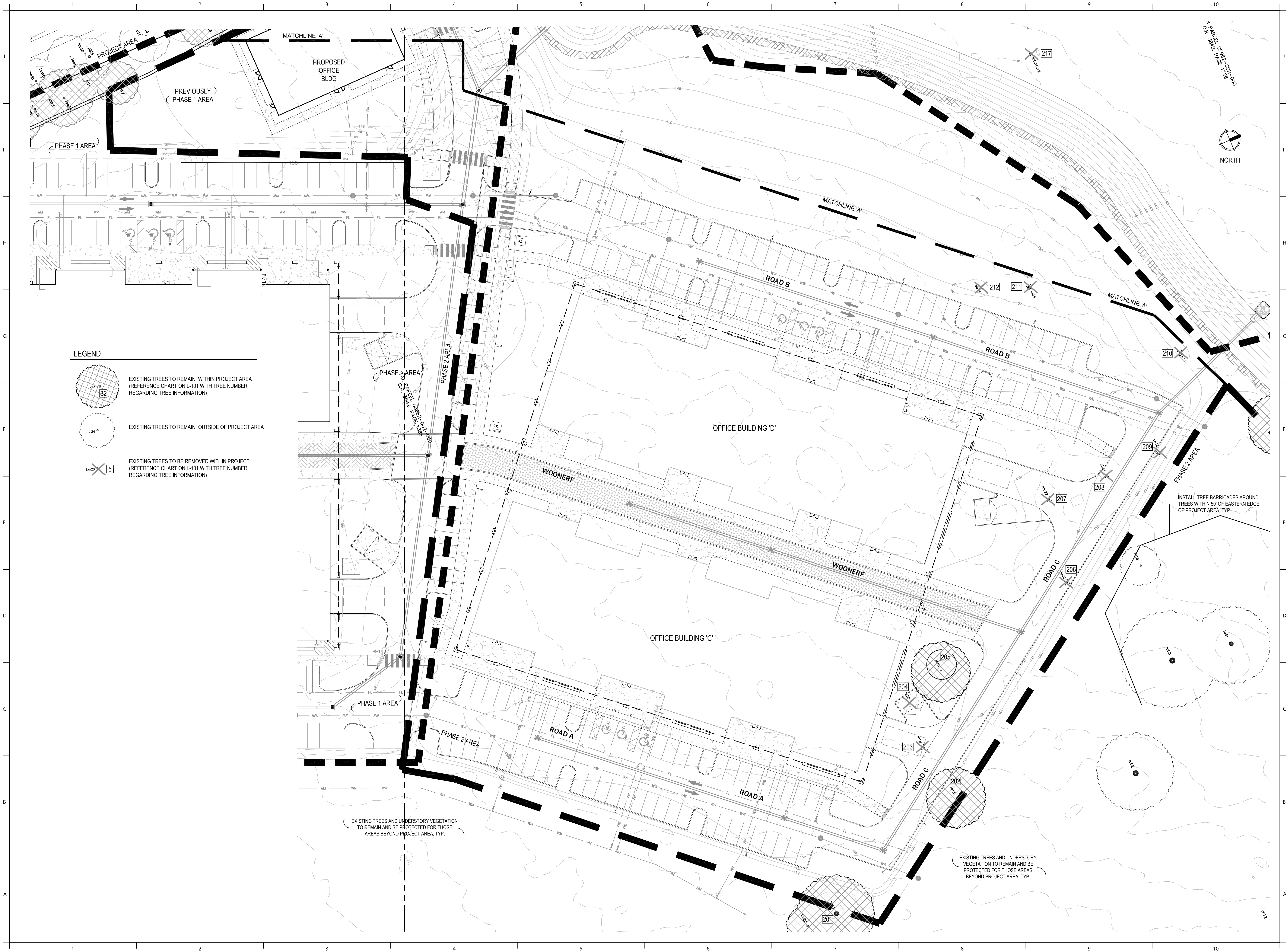
SEE LANDSCAPE PLAN FOR LOCATION
OF MITIGATION REPLACEMENT TREES
AND FOR USE OF TREE CREDITS.

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND 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.

PLOTDATE: 03/26/2019 2:43 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\ELISABETH MANLEY\BOX\PROJECT\2018\18-090 TECH CITY 2 - EDA\04_PRODUCTION\02_SPP & CD\2019-03-26 SPR 5\01_SHEETS\18090_TR.DWG



PROJECT NAME:

SAN FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment Group

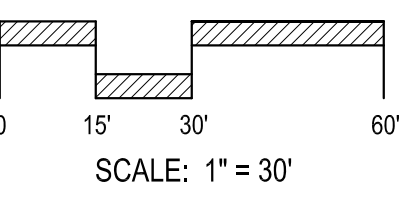
SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 17 JAN 2019
REVISIONS:

20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:



SHEET TITLE:

TREE REMOVAL AND
CREDITS PLAN

SHEET NUMBER:

L-102

PROJECT NAME:

Alachua, FL

Laser Investment Group

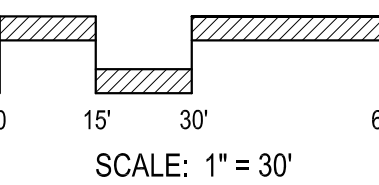
SEAL:

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 17 JAN 2019
REVISIONS:

19 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE

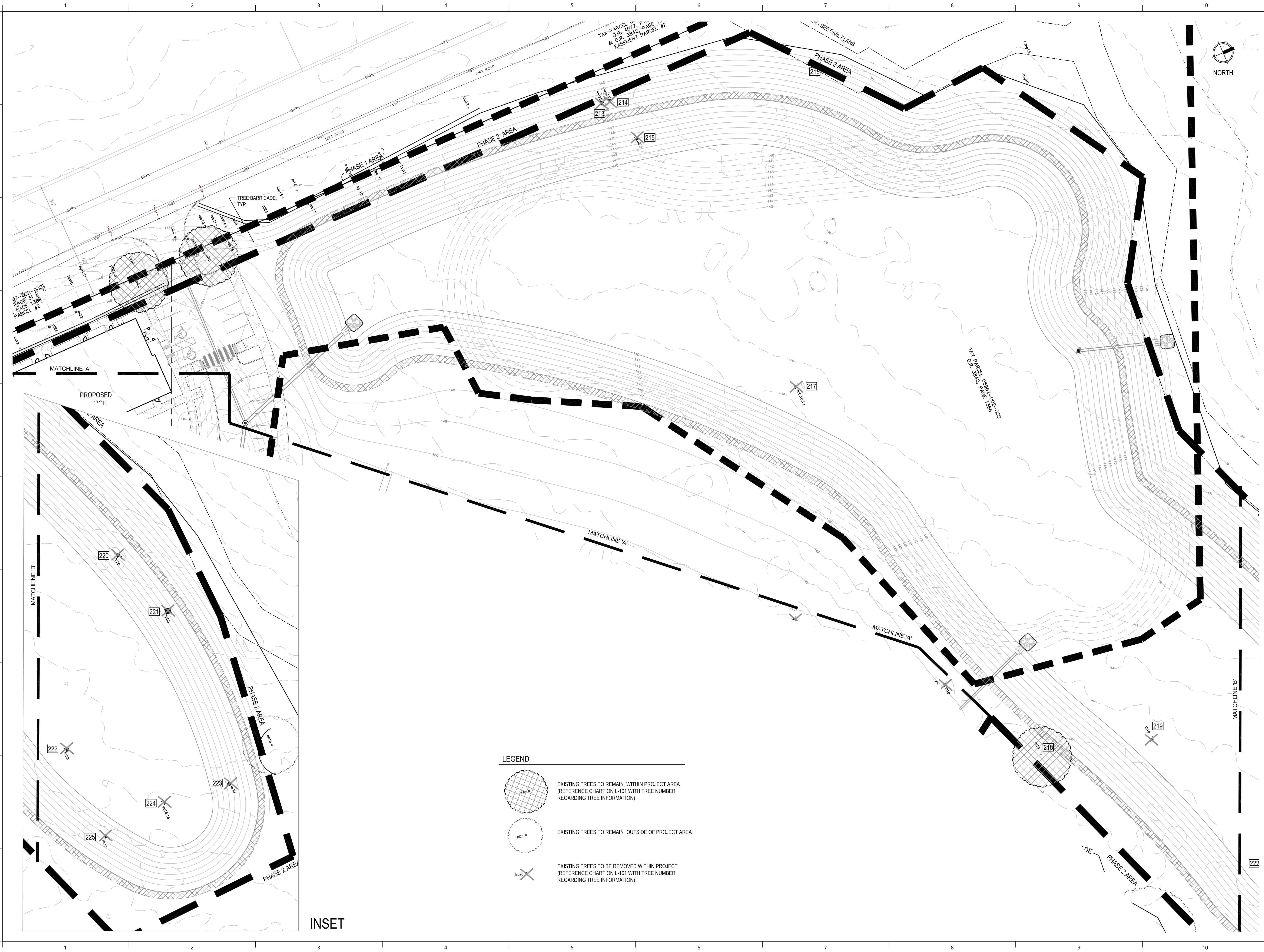


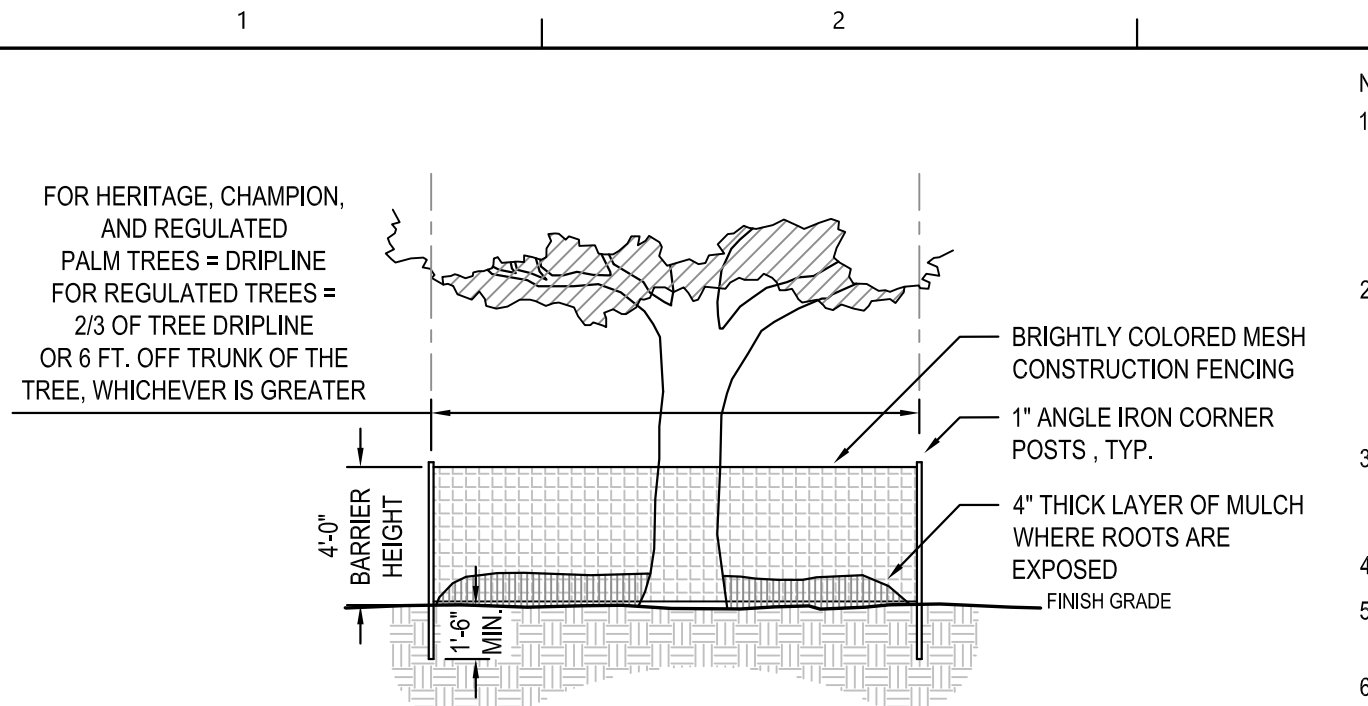
SHEET TITLE:

TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

L-103





EXISTING TREE PROTECTION DETAIL

SCALE: N.T.S.

TREE REMOVAL NOTES

- 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.
- 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 ABOVE FOR ADDITIONAL REQUIREMENTS.
- 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 HANDSHIP, 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.
- TREE REMOVAL:** 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.

LANDSCAPE NOTES

- 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.
- 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 HANDSHIP, 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.
- INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROPOSED SHRUBS:** PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
- NEW TREE STAKING:** IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
- SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SOED. SEE SOIL PLANS FOR SOODING 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.
- 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.
- IRRIGATION:** SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
- RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.



NOTE:

- 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.
- 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.
- 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.
- NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
- 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.
- ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- 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.

TREE CREDITS & TREE MITIGATION

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the up to 75% of the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers.

See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree credits. See tree numbers on plans for reference.

- Total tree credits available: 32 credits
- Total tree credits used: 31 credits

See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Mitigation trees may be used to satisfy up to 25% of the site, buffers, and parking lot interior and perimeter landscape requirements. Mitigation trees are indicated with a 'M' on plans.

- Total mitigation trees required: 153 replacement trees
- Total mitigation trees provided: 121 proposed mitigation trees + 13 understory (25% of required) and 19 (25% of required) canopy proposed trees used for meeting site and parking lot requirements. Proposed mitigation trees include 61 Canopy (50.5%) and 60 Understory (49.5%) and all are site specific species.

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.1. Landscape Standards (d.) Business Uses found in the Industrial Services, Manufacturing, etc.

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas: (1) canopy tree per acre located on primary side.

- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre located on sides and rear sides.

- Understory Trees, Entire Site: (6) ornamental/understory trees/acre, 50% planted in front of the bldg. and 25% planted on each side.

- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.

- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Phase 2 Area 12.9 AC

* NOTE: Phase 2 includes areas that were previously included within Phase 1. Specifically, Phase 1 areas impacted by Phase 2's development include Phase 2's southern perimeter and the western majority of the stormwater pond. Since Phase 2 encompasses these same Phase 1 areas, those Phase 1 trees previously proposed in these areas are included in below calculations. Phase 1 and 2 trees are listed for reference and are illustrated differently on the following plans for clarity.

SIDE OF SITE	REQUIRED	PROVIDED
Front, South	Canopy: 1/AC = 13 Trees Understory: 6/AC with 50% in Front = 73 Trees total with 37 in front	Canopy: 34 trees total consisting of 7-Phase 1 non-mitigation trees and 27-Phase 2 proposed trees Understory: 29 trees total consisting of 25-Phase 1 non-mitigation trees and 4-Phase 2 proposed trees + 8 CREDITS
Side, East	Canopy: 2/AC = 25 Trees Understory: 6/AC with 25% on side = 18 Trees	Canopy: 21 trees total consisting of 0-Phase 1 and 21-Phase 2 proposed trees + 4 CREDITS Understory: 12 trees total consisting of 0-Phase 1 and 12-Phase 2 proposed trees + 6 CREDITS
Side, West	Canopy: 2/AC = 25 Trees Understory: 6/AC with 25% on side = 18 Trees	Canopy: 25 trees total consisting of 4-Phase 1 non-mitigation trees and 21-Phase 2 proposed trees Understory: 25 trees total consisting of 9-Phase 1 non-mitigation trees and 16-Phase 2 proposed trees
Rear, North	Canopy: 2/AC = 25 Trees Understory: None	Canopy: 26 trees total consisting of 0-Phase 1 non-mitigation trees and 26-Phase 2 proposed trees Understory: 8 trees total consisting of 0-Phase 1 non-mitigation trees and 8-Phase 2 proposed trees
Main Bldg. Facade	1 Canopy tree / 150 LF front facade Row of shrubs, front and sides Total facade = 1,192 LF/150 = 8 Trees	8 Trees along front/southern facade
Office Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Total facade = 318 LF/25 = 13 Trees + continuous hedge	5-Phase 1 and 4-Phase 2 + 4 CREDITS = 13 Continuous hedge

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required, no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
256	No more than a total of 128 for one proposed species	Most of one species is 47

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	12	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	30 gal., 11' ht. x 24" sprd., 2" cal.	As shown	'Canopy Tree'
IC	45	Ilex cassine	Dahoon Holly	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	'Understory Tree'
LIN	25	Lagerstroemia indica x faurei 'Natchez'	Natchez Crape Myrtle	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	Standard form, 'Understory Tree'
LT	28	Liriodendron tulipifera	Tulip Poplar	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
MG	24	Magnolia grandiflora	Southern Magnolia	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
QV	47	Quercus virginiana	Southern Live Oak	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
UA	44	Ulmus alata	Winged Elm	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
VOL	31	Viburnum obovatum	Walter's Viburnum	15 gal., 5' ht. x 30" sprd., 1.5" cal.	As shown	'Understory Tree'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
ID	371	Ilex comuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
IVS	44	Ilex vomitoria 'Schillings Dwarf'	Dwarf Schillings Holly	3 gal., 7" ht. x 14" sprd.	24" o.c.	
LP	337	Loropetalum chinense rubrum 'Plum Delight'	Plum Loropetalum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
PQ	115	Paspalum quadrifarium	Crowngrass	3 gal., 24" ht., full	36" o.c.	
VM	142	Viburnum obovatum 'Mrs Shillers Delight'	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 18" sprd.	24" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TA	634	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	1 gal., 6" ht. x 12" sprd.	18" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
sod		Paspalum notatum 'Argentine'	Bahia Grass	sod		NOTES Sand grown and weed free

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Land uses that do not require buffers (Sec. 6.2.2.D.3.a.i.): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.

- Vacant Adjacent Parcel (Sec. 6.2.2.D.3.d.i.): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.

- Existing Buffers (Sec. 6.2.2.D.3.d.ii.): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.

- Existing Trees to Remain Credits (Sec. 6.2.2.D.4.): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
Side/West	5' wide Type A, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 1,311 LF to wetland buffer edge/60 = 22 canopy trees and 22 understory trees	Met by plantings provided in Phase 1 beyond Phase 2 area
Side/East that is adjacent to the undeveloped portion of this site, near Phoenix Commercial Park (Alachua County)	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 367 LF / 100 = 4 canopy trees & 367 LF/ 80 = 5 understory trees	16 proposed canopy trees & 12 proposed understory trees
Rear/North	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 412 LF / 100 = 5 canopy trees & 412 LF / 80 LF = 6 understory trees	6 proposed canopy trees & 6 proposed understory trees

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.6.b. Xeriscape Standards

Required: (i.) Preserve and maintain native vegetation.

Provided: Site plan preserves areas of existing trees and vegetation.

Required: (ii.) Group plant material into water use zones based on water needs.

Provided: Proposed plant material has low to moderate watering requirements and as such can be grouped together in irrigation zones. See Irrigation Plans.

Required: (iii.) Ensure plant types are appropriate for soils.

Provided: Selected plant material includes native tree species and Florida-friendly shrubs and groundcovers that are appropriate for anticipated site soils.

Required: (iv.) Use of mulch.

Provided: Mulch is proposed for all trees, shrubs, and groundcover areas.

Required: (v.) Use of low water use plants.

Provided: Native tree species are proposed, and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.

Required: (vi.) Efficient irrigation.

Provided: See Irrigation Plans, which does not water turf as it is a drought-tolerant species, provides a rain sensor, minimizes overspray and groups irrigation zones per plant type and similar watering demand.

Required: (vii.) Maintenance.

Provided: Maintenance of landscape and irrigation is required per note 14 above, Landscape Notes.

Required: (viii.) Drip irrigation or emitters.

Provided: Irrigation design includes drip irrigation - See Irrigation Plans.

Proposed landscape and irrigation design meet Xeriscape requirements for this project.

MAINTENANCE RECOMMENDATIONS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.B.vii. A maintenance schedule must be submitted addressing the following:

- Checking: Check distribution and sprinkler function of the irrigation system periodically and monthly at a minimum. Make repairs as needed.
- Adjust spray heads to minimize overthrow onto pavement.
- Resetting: Water at a frequency as allowed by the local jurisdictions including City of Alachua and Suwannee River Water Management District. Water at a duration as indicated in Irrigation design indicated for each zone. Adjust frequency and duration as needed and as directed by regulating agencies.
- Remulching: Maintain the depth of mulch in all planting areas as specified in plans. Replenish a minimum of twice a year or as needed. Depth shall be measured when mulch is settled. Remove sticks, cones, and debris from mulch prior to placing. Utilize mulch type as specified in plans. Remove debris from mulch areas prior to re mulching.
- Fertilizing: Apply a slow-release, granular fertilizer within all planting areas. Apply in a manner and at a rate and frequency as recommended by the manufacturer and as per City of Alachua regulations, if applicable. Do not apply on leaves or branches. Do not allow fertilizer to fall on pavement or near drains. Fertilizer to meet specification for commercial applications.

MANLEY DESIGN

Landscape Architecture Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 2

Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018

REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

AS SHOWN

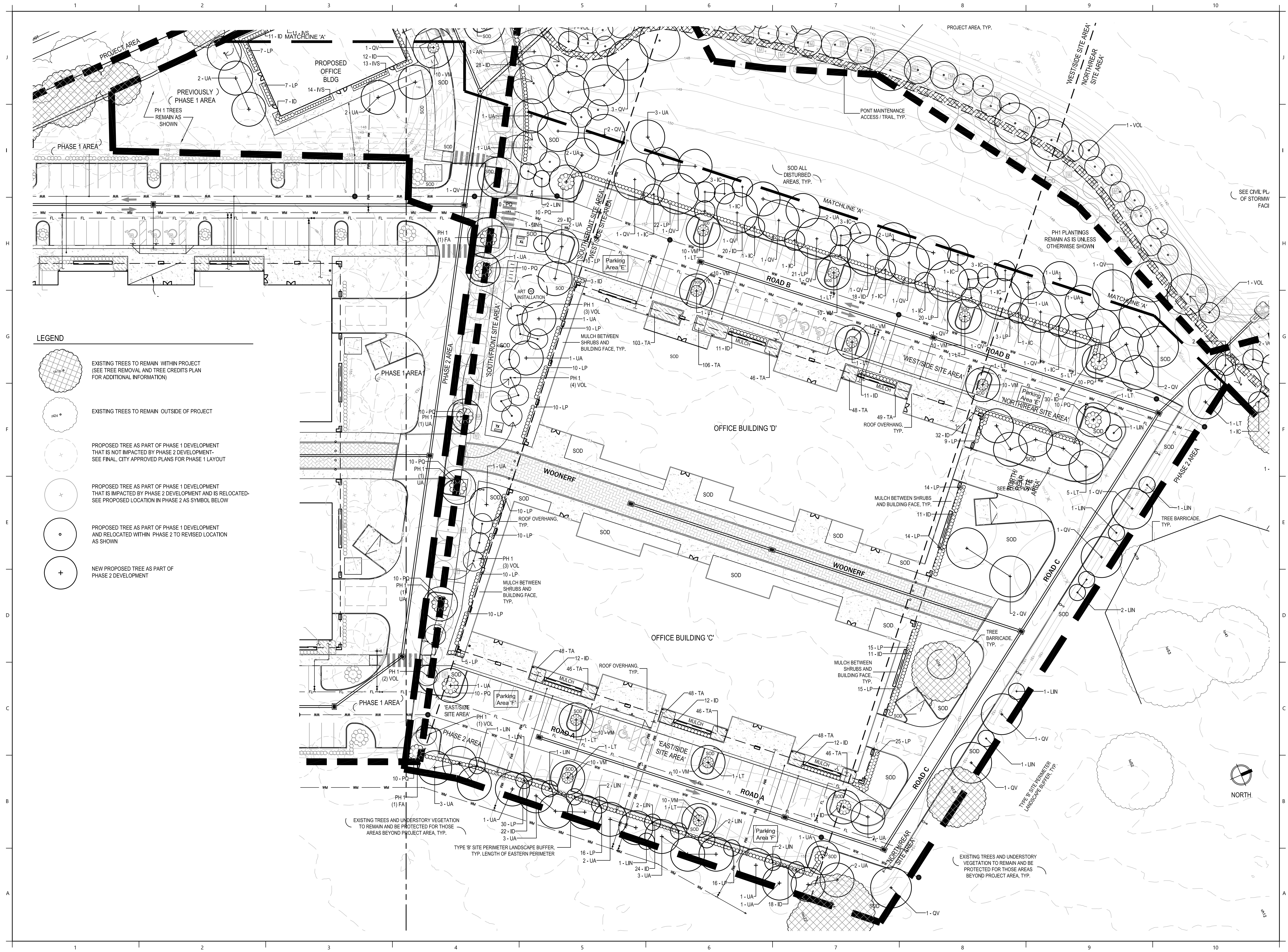
SHEET TITLE:

LANDSCAPE NOTES, DETAILS, AND CALCULATIONS

SHEET NUMBER:

L-201

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FILENAME: C:\USERS\ELISABETH MANLEY\BOX\PROJECT\2018\18-090 TECH CITY 2 - EDA\04_PRODUCTION\02_SPP & CD\2019-03-26 SPP_5\01_SHEETS\18090_LAND



LEGEND

- EXISTING TREES TO REMAIN WITHIN PROJECT (SEE TREE REMOVAL AND TREE CREDITS PLAN FOR ADDITIONAL INFORMATION)
- EXISTING TREES TO REMAIN OUTSIDE OF PROJECT
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT THAT IS NOT IMPACTED BY PHASE 2 DEVELOPMENT-SEE FINAL, CITY APPROVED PLANS FOR PHASE 1 LAYOUT
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT THAT IS IMPACTED BY PHASE 2 DEVELOPMENT AND IS RELOCATED-SEE PROPOSED LOCATION IN PHASE 2 AS SYMBOL BELOW
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT AND RELOCATED WITHIN PHASE 2 TO REVISED LOCATION AS SHOWN
- NEW PROPOSED TREE AS PART OF PHASE 2 DEVELOPMENT

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 2

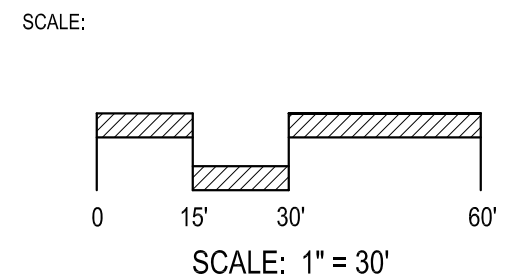
Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018
REVISIONS:
17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019



SHEET TITLE:

PLANT SCHEDULE AND LANDSCAPE PLAN

SHEET NUMBER:

L-202

SAN FELASCO TECH CITY PHASE 2

for
Laser Investment Group

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

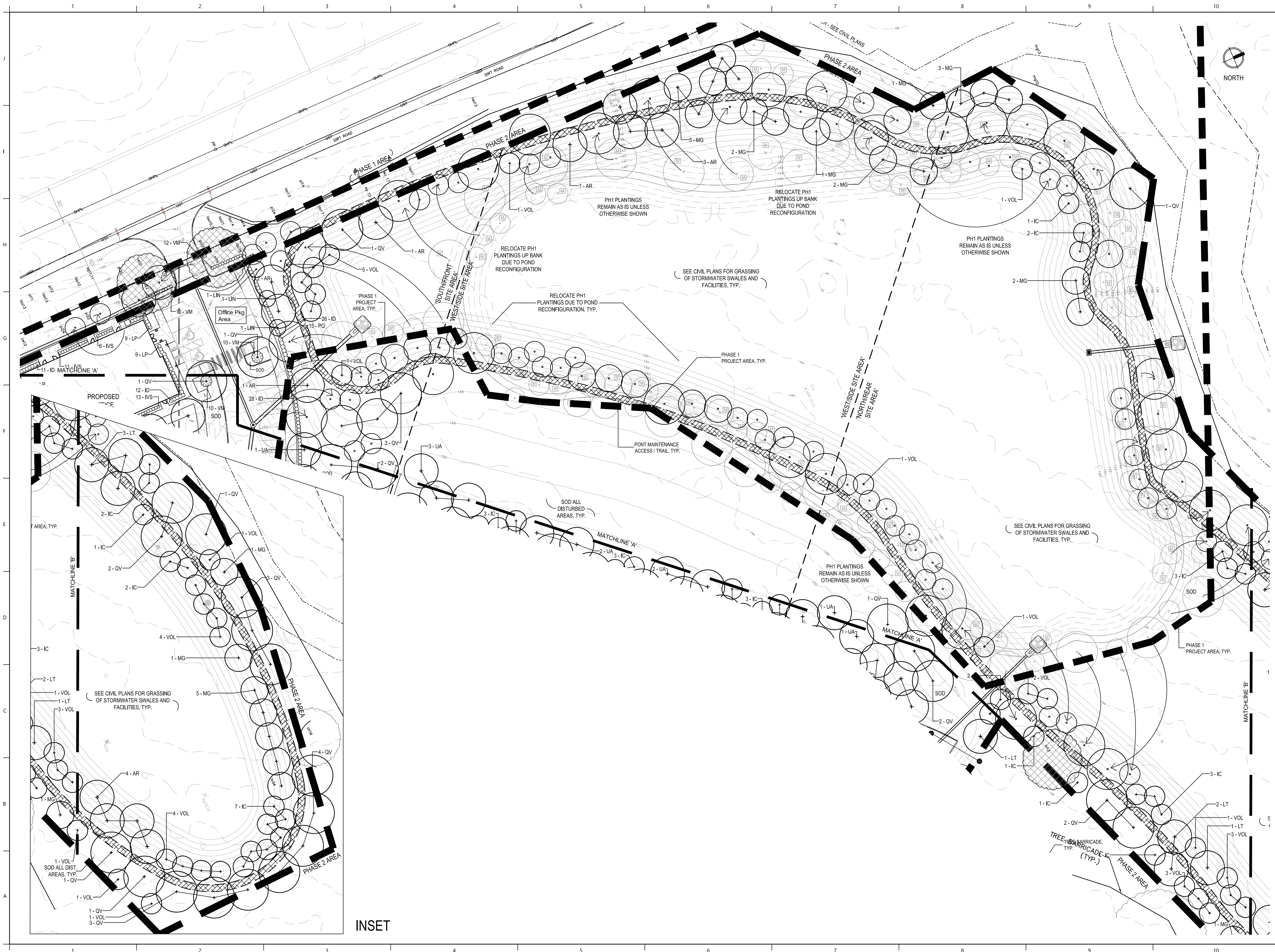
17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

0 15' 30' 60'

SCALE: 1" = 30'

LANDSCAPE PLAN

L-203



PLOTDATE: 03/26/2019 2:50 PM USER: ELISABETH MANLEY
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TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY

- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS

- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
 2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
 3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
 4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
 5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
 6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
 7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
 8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
 9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL

- B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- ALL PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF EQUAL STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY

- A. EXISTING LANDSCAPE AND VEGETATION
1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLECT BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CONT

1.7 PROJECT CONDITIONS

- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL

- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5.6-5.

2.2 MULCH

- A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER

- A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
 2. BETWEEN 1-2% PHOSPHATE (P205)
 3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
- A. PALMS: FERTILIZE WITH AN 8N - 2P205 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
- B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS

- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD

- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE

- A. APPLY "RON STAR G" PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION

- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION

- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CONT

3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS

- A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS

- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
- E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
- F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
- G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
- H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP

- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEEOUS SOIL. SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION

- A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.

3.7 MAINTENANCE

- A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
 2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
 3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
 4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
 6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
 7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
 8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
 9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT

- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE

- A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- B. ONCE ITEMS OF THE PUNCH LIST ARE ADDRESSED, THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL COMPLETION INSPECTION. IF NECESSARY, THE LANDSCAPE ARCHITECT WILL PRODUCE A FINAL PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- C. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
- D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

PROJECT NAME:

SAN FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018
REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

N/A

SHEET TITLE:

LANDSCAPE
TECHNICAL
SPECIFICATIONS

SHEET NUMBER:

L-204