







# GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

Benchmark: Assumed 100.00' at finish floor of door way at cat door into building.

ONE STORY BUILDING

COVERED PORCH

HC RAMP 1:12 MAX.  
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5' SIDEWALK 1:20 MAX.

6'x6'

RAILS BOTH SIDES

40" OAK

30" OAK

R=5' TYP.

R=15' TYP.

REMOVE EX. SIDEWALK

REMOVE EX. PAVEMENT

TRANSITION SIDEWALK TO DRIVEWAY (BOTH SIDES)

EXISTING 3' SIDEWALK

EDGE OF PAVEMENT

EX. SANITARY SEWER MANHOLE RIM ELEV.=96.58 INV.=91.0±

APPROXIMATE LOCATION OF 8" CITY OF ALACHUA SANITARY SEWER

APPROXIMATE LOCATION OF SANITARY SEWER SERVICE

6" WHITE PAINT (TYP.)

WIRE FENCE LINE

98.06 BLDG

98.12 BLDG

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WATERING BY HOSE BIB OR BY OWNER TO BE APPROVED BY CITY OF ALACHUA

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY  
1-3-4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS  
BUBBLERS ZONES (EACH)= RUN TIME 15 MIN., 7 DAYS (FIRST YEAR)= 30 GALLONS/DAY  
SPRAY HEADS= RUN TIME 15 MIN., 7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

BUBBLERS-1/2" PIPE  

|   |      |   |
|---|------|---|
| 1 | 1/2" | 3 |
|---|------|---|

12 BUBBLERS —

EAST BUFFER D - OPT 2  
1 CANOPY TREE/25 LF + 1  
ORNAMENTAL/35 LF + 1 SHRUB/5 LF-  
PROPOSED =  
2 WHITE OAK + 2 RED MAPLE + 3  
REDBUD + 20 SHRUBS

PARKING LOT BUFFER- \_\_\_\_\_  
4 CANOPY + 2 ORNAMENTAL  
PER 100 LF + SHRUBS  
PROPOSED = 1 NEW OAK +  
1 EXISTING OAK + 1 REDBUD  
MAINTAIN 2.5 FT. FOC

1 INTERIOR PARKING LOT  
LANDSCAPE REQUIREMENT  
1 CANOPY PER 1800 SF +  
SHRUBS  
INTERIOR LOT = 3,149 SF =  
2 SHADE TREES, PROVIDED  
ON EXTERIOR (1 WHITE OAK  
+ 1 EXISTING OAK)

NOTE: Parking= 6 spaces, lower than requirement of 8 spaces for interior landscape per 6.2.2Landscaping standards.

(B)Applicability.(7)Parking lot. Development of a parking lot for eight or more spaces.

△ NORTH BUFFER C - OPT 1  
1 CANOPY TREE/30 LF +  
HEDGE  
PROPOSED=2 WHITE OAK  
(PARKING LOT TREE & EAST  
BUFFER TREE) + 5 RED  
MAPLES + SHRUB HEDGE

(1) WHITE OAK  
(1) REDBUD -

(35) SWEET VIBURNUM  
TREE PROTECTION FENCE, TYP.  
(2) RED MAPLE —

### IRRIGATION KEY

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, OR INDIVIDUAL ZONE CONTROL PROVIDE RAIN SENSOR  
 ----- SCHEDULE 40 PVC MAINLINE, AS NEEDED  
 ----- CLASS 160 LATERAL LINE, SIZE AS NOTED  
 (P) ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)  
 (P) BACKFLOW PREVENTER, IF SEPARATE IRR. METER  
 • XERI-BUG EMITTER, 2 GPH 30 PSI

3/4" DRIP POLY PIPE SYSTEM  
SOD NOT IRRIGATED, HAND WATER UNTIL ESTABLISHED  
1572 SF IRRIGATED

NOTE: IRRIGATION ZONE  
LAYOUT MAY CHANGE DUE TO  
WATER SUPPLY AND  
CONTROLLER LOCATION

Table 1. Watering schedule for newly planted trees and shrubs

|                              |                            |
|------------------------------|----------------------------|
| <i>Weeks after planting:</i> | <i>Watering frequency:</i> |
| 1-2                          | Daily                      |
| 3-12                         | Every 2-3 days             |
| Until established*           | Weekly                     |

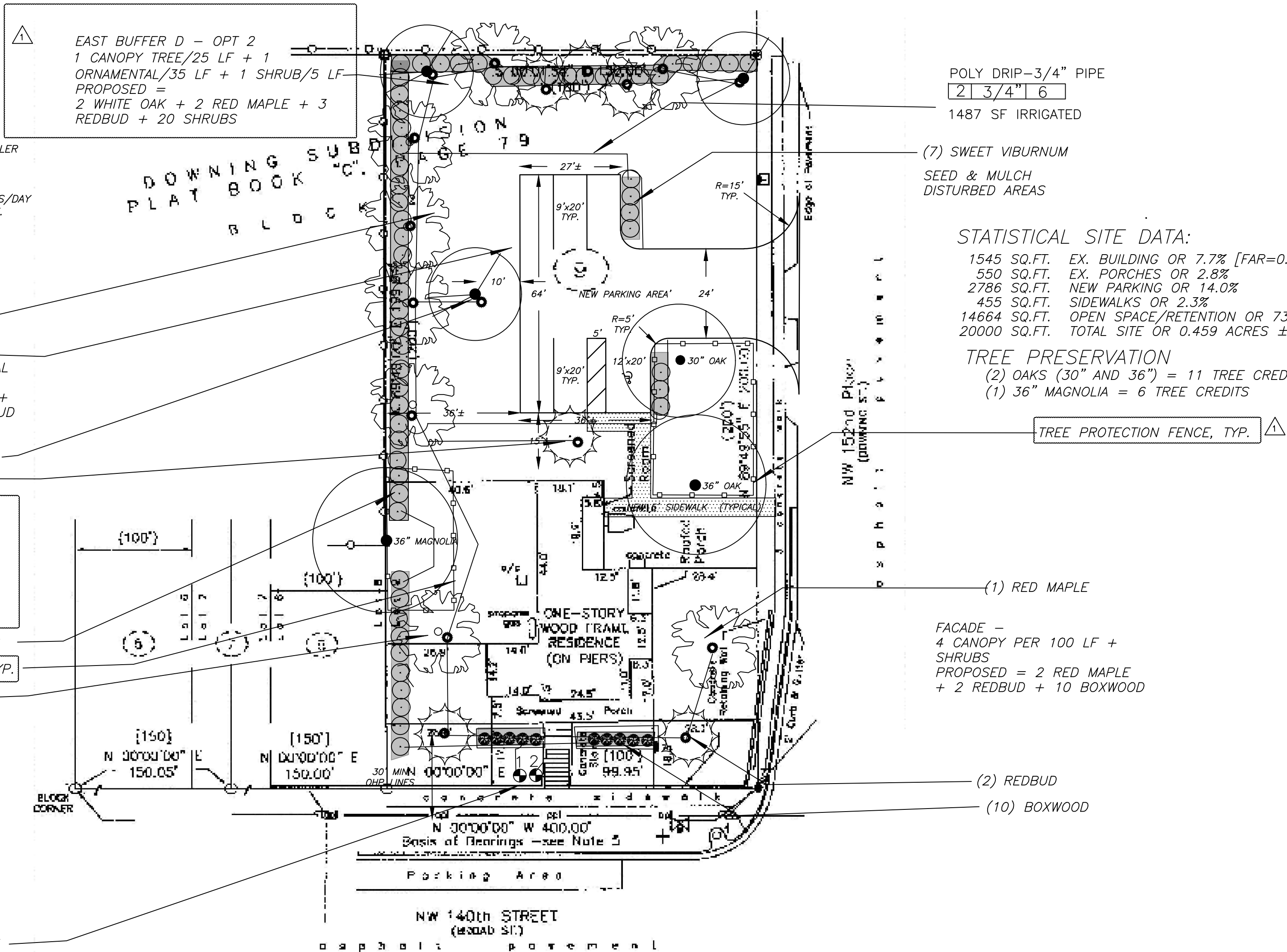
\* See Table 2 for tree establishment time. Shrubs establish in 1–2 years.

Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

| Caliper (inches) | Root establishment time for trees (years) | Water applied during each irrigation (gallons) |
|------------------|---|--|
| 1                | 1.5                                       | 1-1.5  |
| 2                | 3   | 2-3  |
| 3                | 4.5                                       | 3-4.5  |
| 4                | 6   | 4-6  |
| 5                | 7.5                                       | 5-7.5  |
| 6                | 9   | 6-9  |

*\*apply 1-1 1/2 gallons per inch of stem caliper at each watering*



POLY DRIP-3/4" PIPE  
2 3/4" 6  
1487 SF IRRIGATED

— (7) SWEET VIBURNUM  
SEED & MULCH  
DISTURBED AREAS

STATISTICAL SITE DATA:

|       |        |                         |                  |
|-------|--------|-------------------------|------------------|
| 1545  | SQ.FT. | EX. BUILDING OR         | 7.7% [FAR=0.077] |
| 550   | SQ.FT. | EX. PORCHES OR          | 2.8%             |
| 2786  | SQ.FT. | NEW PARKING OR          | 14.0%            |
| 455   | SQ.FT. | SIDEWALKS OR            | 2.3%             |
| 14664 | SQ.FT. | OPEN SPACE/RETENTION OR | 73.2%            |
| 20000 | SQ.FT. | TOTAL SITE OR           | 0.459 ACRES ±    |

## TREE PRESERVATION

(2) OAKS (30" AND 36") = 11 TREE CREDITS  
(1) 36" MAGNOLIA = 6 TREE CREDITS

— TREE PROTECTION FENCE, TYP.











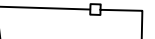
(1) RED MAPLE

FACADE -  
4 CANOPY PER 100 LF +  
SHRUBS  
PROPOSED = 2 RED MAPLE  
+ 2 REDBUD + 10 BOXWOOD

— (2) REDBUD

— (10) BOXWOOD

## LANDSCAPE LEGEND

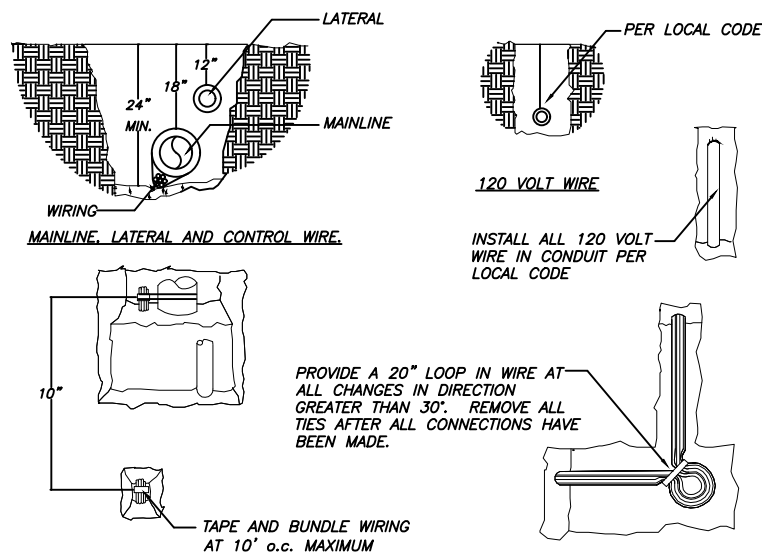
| <u>SYMBOL</u>   | <u>QTY</u> | <u>BOTANICAL NAME</u>          | <u>COMMON NAME</u>  | <u>SIZE AND SPECIFICATIONS</u>             | <u>NATIVE</u> |
|---|------------|--------------------------------|---------------------|--|---------------|
|  |            | <b>TREES</b>                   |                     |  |               |
|  | 3          | QUERCUS ALBA                   | WHITE OAK           | MIN. 8' HT., 3.5" CAL MIN.,                | Y             |
|  | 6          | ACER RUBRUM                    | RED MAPLE           | MIN. 8' HT., 3.5" CAL. MIN.                | Y             |
|  |            | <b>UNDERSTORY</b>              |                     |  |               |
|  | 6          | CERCIS CANADENSIS              | RED BUD             | 1-1/2" MIN. CAL.                           | Y             |
|  |            | <b>SHRUBS</b>                  |                     |  |               |
|  | 62         | VIBURNUM ODORATISSIMUM         | SWEET VIBURNUM      | 3 GAL., 5' O.C. 24" HT, MIN., 36" IN 3 YRS | N             |
|  | 10         | BUXUS MICROPHYLLA              | WINTERGREEN BOXWOOD | 3 GAL., 2' OC, 12" HT.                     | N             |
|  |            | <b>MULCH</b>                   |                     |  |               |
|   |            | TYPE B PINE BARK OR PINE STRAW |                     |  |               |
|  |            | <b>SOD</b>                     |                     |  |               |
|   |            | SEE & MULCH OR ARGENTINE BAHIA |                     |  |               |
|  |            | <b>TREE PROTECTION BARRIER</b> |                     |  |               |

## LANDSCAPE &amp; IRRIGATION

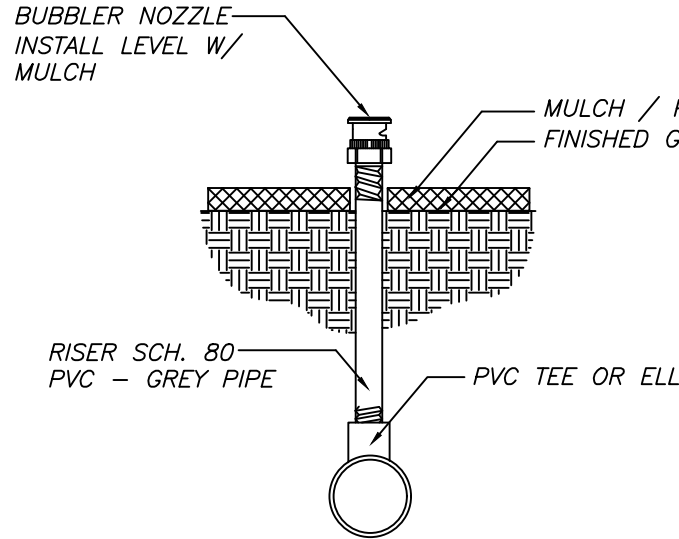


IRRIGATION NOTES

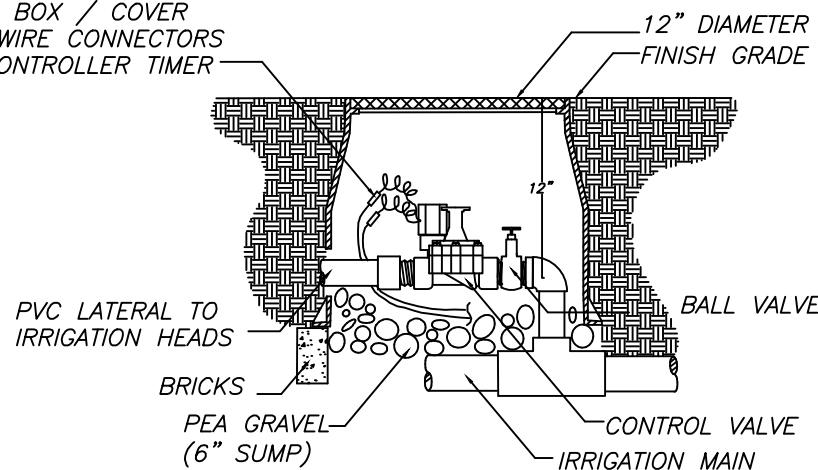
1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be determined. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini-Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek-type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf of gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM-D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.
10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
12. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
13. All emitters and flood bubblers shall be installed at the rootball and be minimally visible above the mulch.
14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as-built copied from the original showing all dimensioned system components shall be required for final job acceptance.
15. Irrigation System to include backflow device. Rainsensor to be installed at controller.



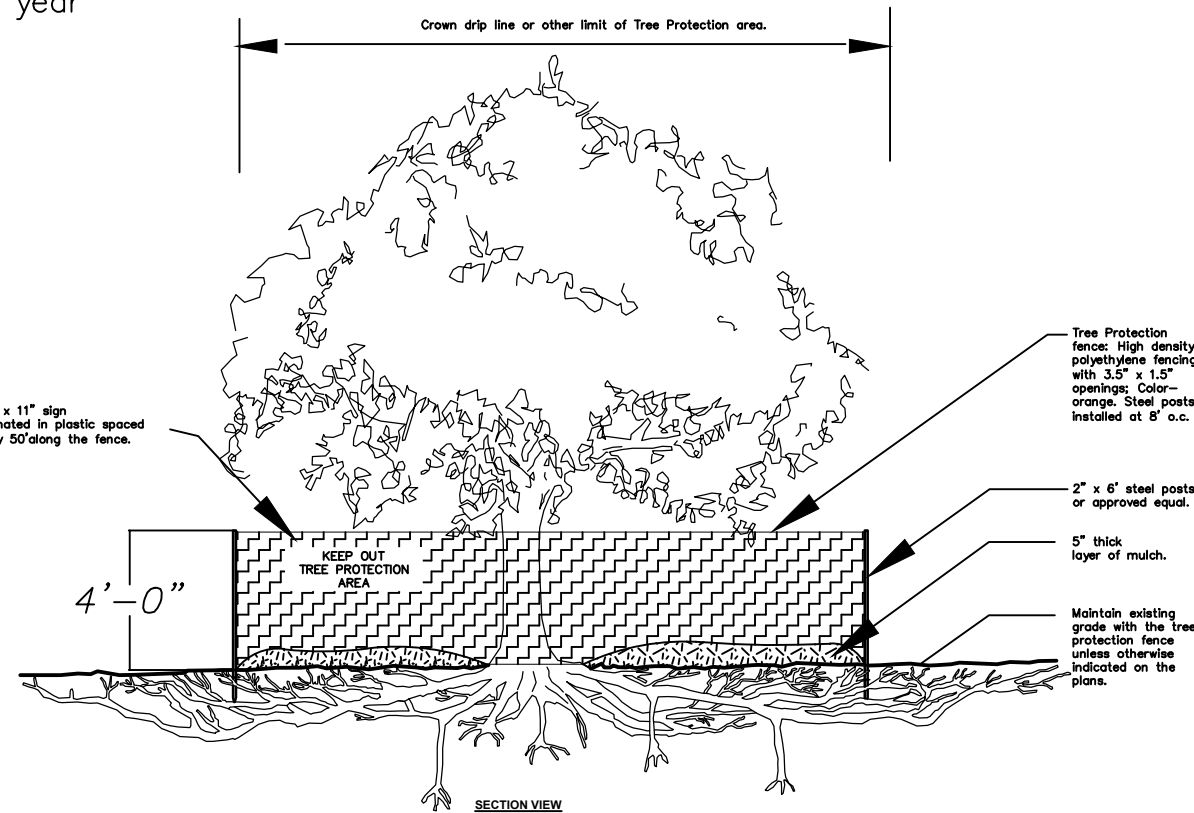
1 PIPING/WIRING DETAIL  
SCALE: NOT TO SCALE



2 BUBBLER HEAD DETAIL  
SCALE: NOT TO SCALE

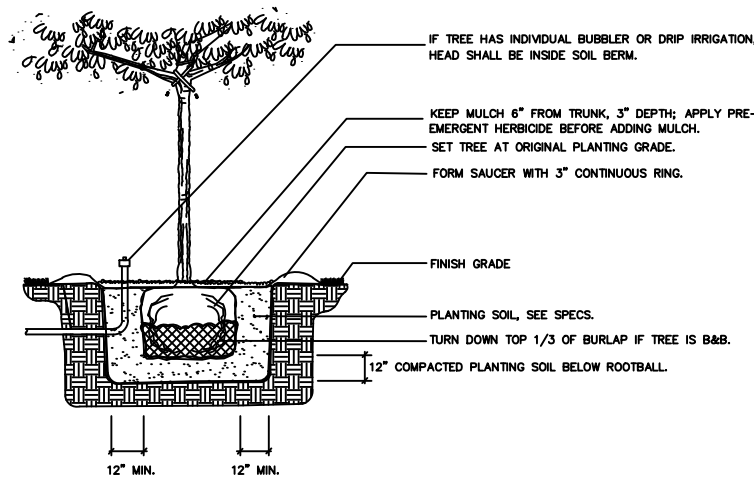


3 CONTROL VALVE DETAIL  
SCALE: NOT TO SCALE

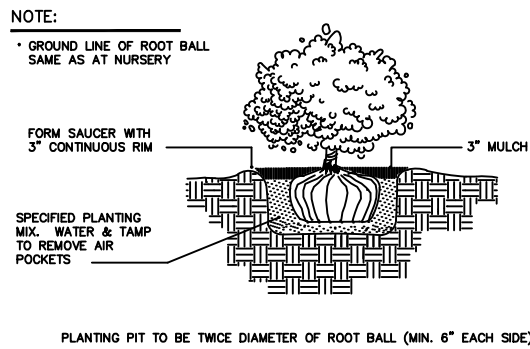


3 TREE PROTECTION  
Notes:  
1- If there is no existing irrigation, see specifications for watering requirements.  
2- No pruning shall be performed except by approved arborist.  
3- No equipment shall operate inside the protective fencing including during fence installation and removal.

NOTE:  
\* WIRE SHALL NOT TOUCH OR RUB ADJACENT BRANCHES OR TRUNKS.  
\* REMOVE ALL GUYS WITHIN ONE YEAR OF INSTALLATION.



1 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



2 SHRUB PLANTING  
SCALE: NOT TO SCALE

LANDSCAPE NOTES

1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

15 gallon containers = one (3 oz.) Handy Pac  
30 gallon containers = two (3 oz.) Handy Pacs  
Up to 3" caliper = one (3 oz.) Handy Pac  
4" to 5" caliper = two (3 oz.) Handy Pacs  
Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

All plant beds shall be top-dressed with 3" of pine bark nuggets.


7. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
8. All balled and burlapped trees shall be hardened-off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
9. All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. Guaranty (from time of job completion and retainage release):

Trees and shrubs = 1 year

|                   |                                 |                                   |                       |
|-------------------|---------------------------------|-----------------------------------|-----------------------|
| DATE:<br>10/18/19 | DRAWN BY:<br>ELIZABETH C. HOUCK | CHECKED BY:<br>ELIZABETH C. HOUCK | DRAWING NO.<br>19-110 |
|-------------------|---------------------------------|-----------------------------------|-----------------------|

|  |
|--|
| ELIZABETH C. HOUCK<br>LANDSCAPE ARCHITECTURE, LLC<br>SITE PLANS * CONSULTATION * CONSTRUCTION DOCUMENTS<br>2200 LORAIN AVE., SUITE 100<br>GAINESVILLE, FL 32609<br>(352) 375-9251 (CELL) |
|--|

|  |  |
|--|--|
| REVISIONS:<br>Per Comments<br>11/21/19 |  |
|--|--|

|   |
|---|
| <br>NOT VALID UNLESS SIGNED AND SEALED BELOW<br>ELIZABETH C. HOUCK, R.L.A. AS.L.A. - F.L.A.<br>LA # 00007124 - FLORIDA |
|---|

|  |
|--|
| DETAIL PLAN<br>PREPARED FOR: SUBHAS & ELAINE SETHI<br>15303 NW 140TH STREET - TAX PARCEL NO. 03342-000-000<br>CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA |
|--|

# **BOUNDARY SURVEY MAP** IN SECTION 14, TOWNSHIP 8 S, RANGE 18 E, ALACHUA COUNTY, FLORIDA City of Alachua

## **SURVEY REPORT**

1. Property Description, as furnished:

Lot 9, Block 2 of DOWNINGS ADDITION TO ALACHUA, according to the plat thereof, as recorded in Plat Book C, Page 79 of the Public Records of Alachua County, Florida.

2. This survey is for the benefit of:

Subhas M. Sheth  
Elaine Sheth  
First American Title Insurance Company  
Marvin W. Bingham, Jr.

3. The boundary survey shown hereon is based on field measurements, observations, found monumentation and set monumentation, dated September 27, 2007.

4. Flood Note: According to Community Map No. 32001003400 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Alachua County, Florida, dated June 5, 2006, the subject property lies within Flood Zone "X," i.e. an "area determined to be outside the 0.2% annual chance floodplain."

5. The basis of bearings for this survey is the assumed bearing of N 00°00'00" E along the east right-of-way line of NW 140th Street (BROAD ST.). The record plat depicts no angles or directional bearings in regards to Block 2 of Downings Addition.

6. All property line ties are measured perpendicular to the property line.

7. All existing utilities and/or improvements, either above or below ground, may not be included hereon.

8. Charles James Land Surveying neither performed nor received a title search of the subject property. Easements, rights-of-way, governmental jurisdictional areas or other obscure instruments, either recorded or unrecorded, may potentially affect the boundary shown hereon.

9. This survey map/report is not valid without the original signature and raised seal of Florida Professional Surveyor and Mapper No. 5612.

## **LEGEND**

- Found 1" dia. iron pipe with no ID
- Found drill hole in concrete sidewalk
- Found 60d nail with no ID
- Set 1/2" rebar with "PSM 5612" aluminum cap
- Set cap with ID "PSM 5612 CTJ" in concrete walk
- (---) Plat data
- (---) Deed data
- (5) Subdivision lot number designation

- ⊗ Water valve
- ⊕ Telephone utility pedestal
- ⊖ Wooden electric power pole
- Sign
- Overhead electric power line
- 4' Chain link fence

## **ABBREVIATIONS**

- ID identification
- R/W right-of-way
- ac air conditioner

THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET 2.

## **REPORT**

*Charles Thomas James*

Charles Thomas James  
Professional Surveyor and Mapper  
Florida Registration No. 5612

9/27/07  
signature date:

**Charles James Land Surveying**

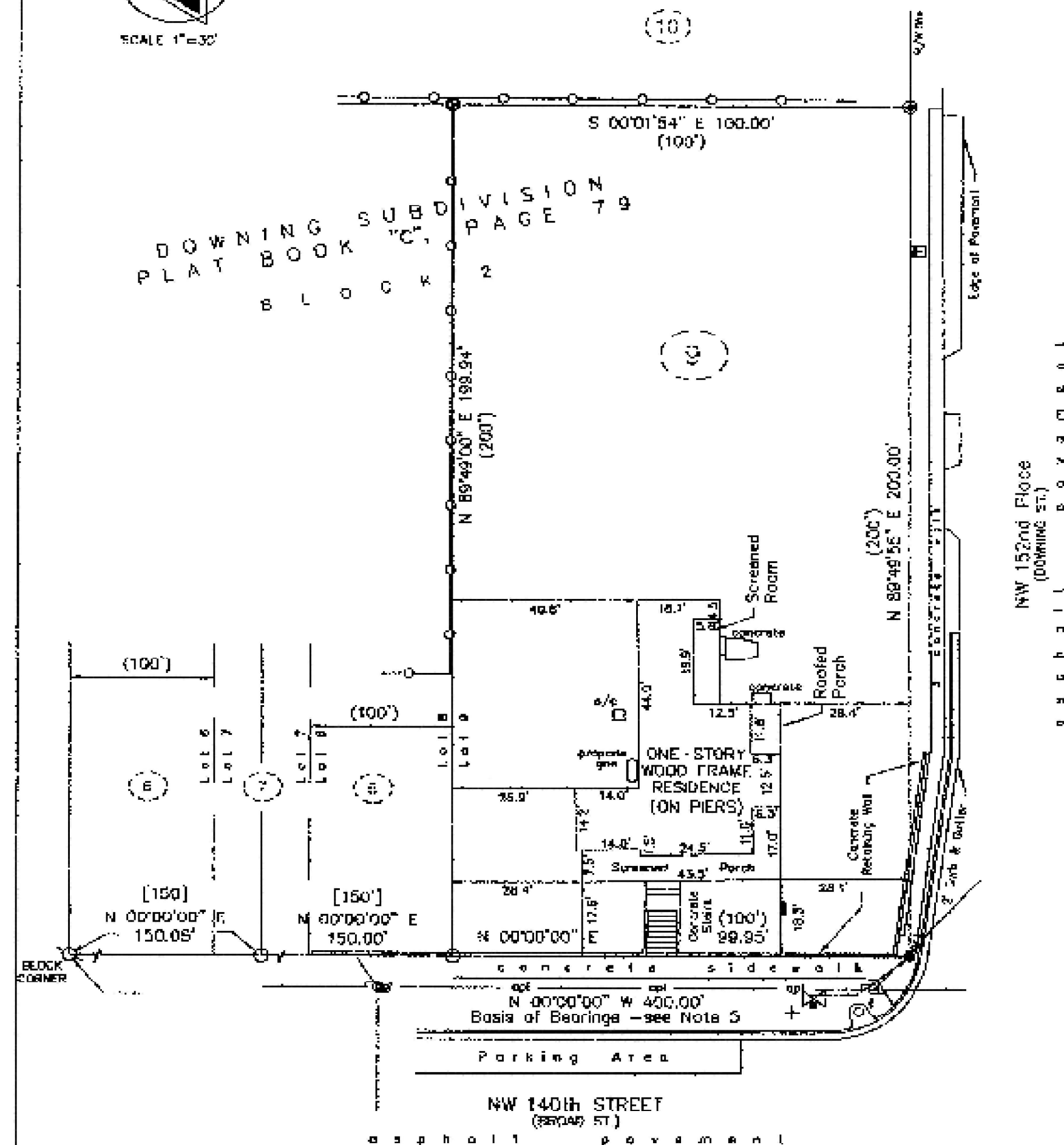
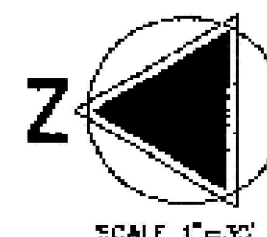
Land Survey Planning Mapping  
801 N.W. 25th Avenue  
Gainesville, Florida 32608  
(352) 367-8200  
CHECKED BY CTJ SURVEY NO. 110507  
SURVEY DATE: Month 27, 2007 SHEET 1 OF 2

# **BOUNDARY SURVEY MAP** IN SECTION 14, TOWNSHIP 8 S, RANGE 18 E, ALACHUA COUNTY, FLORIDA City of Alachua

## **LEGEND**

- Found 1" dia. iron pipe with no ID
- Found drill hole in concrete sidewalk
- Found 60d nail with no ID
- Set 1/2" rebar with "PSM 5612" aluminum cap
- Set cap with ID "PSM 5612 CTJ" in concrete walk
- (---) Plat data
- (---) Deed data
- (5) Subdivision lot number designation

- ⊗ Water valve
- ⊕ Telephone utility pedestal
- ⊖ Wooden electric power pole
- Sign
- Overhead electric power line
- 4' Chain link fence



## **MAP**

**Charles James Land Surveying**

Land Survey Planning Mapping  
801 N.W. 25th Avenue  
Gainesville, Florida 32608  
(352) 367-8200  
CHECKED BY CTJ FIELD BOOK NO. PAGES 23-25  
SCALE: 1" = 30' SURVEY NO. 110507  
SURVEY DATE: Sept. 27, 2007 SHEET 2 OF 2

THIS SURVEY IS NOT VALID WITHOUT THE ATTACHED SHEET 1.

DATE: DECEMBER 4, 2019  
DRAWN BY: CRAIG R. HEDGECOCK  
CHECKED BY: CRAIG R. HEDGECOCK  
DRAWING NO. SHETH SP3B

**CRAIG R. HEDGECOCK**  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW  
**FOR REVIEW ONLY**  
CRAIG R. HEDGECOCK, P.E./P.S.M. DATE  
P.E. NO. 24651 - P.S.M. NO. 3506 - FLORIDA

**SITE PLAN**  
PREPARED FOR: SUBHAS & ELAINE SETHI  
15303 NW 140TH STREET - TAX PARCEL NO. 03342-000-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

