2. **Petition 120SUB-05 DB** Dynan Group, Inc., agent for Edix Investments, Inc. Design plat review for 16 lots on 4.8 acres more-or-less. Zoned: RSF-3, 5.8 units/acre single-family residential district. Located in the vicinity of Southeast 9th Avenue and Southeast 11th Street (State Road 331/Williston Road), east side.

Mr. Gene Francis was recognized. Mr. Francis presented the board with a revised comment sheet from the Public Works Department. He noted that the comments involved a drainage basin and the petitioner had discussed the matter with Public Works. He presented a map of the site and described it and the surrounding area in detail. He presented aerial and ground photos of the site.

Mr. Jerry Muldowny, agent for the petitioner, was recognized. Mr. Muldowny noted that he was requesting approval for the design plat, and would have final development plans later. He noted that there was some of impervious surface and underground piping left from the previous development on the site, and that would be removed. He described the proposed design plat in detail, including drainage that came from a nearby school.

Acting Chair Boyes noted that the applicant was using an existing facility for drainage. He asked if he was also taking responsibility for maintenance of that facility.

Mr. Muldowny indicated that the petitioner would take responsibility for the part that was on his property. He pointed out that the existing system ran into the public right-of-way. He pointed out an area of easement were there would be public roads, so the facility could be maintained, however, the plan was to use existing piping and outfall structure.

Mr. Frankenberger noted that the information presented to the board from the Public Works Department stated that, "It is therefore a condition for final approval that the petitioner obtain authorization from the private system owner to allow for the desired discharge. The City will not be responsible for maintenance or replacement for the private system."

Mr. Muldowny stated that the system ran in the public right-of-way and the condition would require a meeting with the Public Works Department.

Acting Chair Boyes noted that the public right-of-way was a state road, which would be controlled by the Florida Department of Transportation. (FDOT).

Mr. Muldowny explained that there were two stormwater systems and one was a state system. He presented a drawing of the site and described how the system functioned. He noted that the matter would have to be worked out with the Public Works Department and the School Board, which sold the property to the petitioner.

Acting Chair Boyes asked if Mr. Muldowny had any concerns about the recommendations and conditions from staff.

Mr. Muldowny indicated that he did not. He explained that some of the comments had already been addressed on the plan. He noted that one comment from the Public Works Department stated, "...the easements will be required to access to the northeast pretreatment basin adjacent to the property." He pointed out that none of the water from the site would go to the northeast basin.

Acting Chair Boyes cited a concern about the complicated manner in which drainage was being handled. He noted that the School Board was discharging water to the petitioner's property. He asked who was responsible for maintaining the School Board's discharged water once it entered the petitioner's property.

Mr. Francis noted that the applicant's engineer did meet with the Public Works Department, and it was his understanding that Public Works was satisfied with the explanation presented. He indicated that if the situation could not be dealt with it would have to be redesigned. He noted that there were other modifications that needed to be reviewed with before the plan went to the City Commission.

Mr. Muldowny noted that the water from the School Board's property only passed through the petitioner's property.

Acting Chair Boyes asked who would be responsible for clean up if the piping system became obstructed.

Mr. Muldowny explained that the City requested an easement so they could maintain the stormwater facility.

Acting Chair Boyes suggested that the petition needed to be clarified before it went further.

Mr. Francis stated that the Public Works Department was concerned enough about the situation that they initially disapproved it. He noted that after discussion, Public Works approved the petition with the stipulation that the situation be clarified.

Acting Chair Boyes called for public comment on the petition.

Mr. Walter Willard spoke to the petition. He requested clarification on the flow of stormwater from the site.

Mr. Francis discussed the drainage plan.

Mr. Frankenberger asked if any approval of the plan by the board would be conditioned upon the storm water drainage issues being resolved.

Mr. Francis explained that the design plat would go to the City Commission, and then would go back to the Public Works Department to work out all of the construction details. He noted that Public Works would not approve the plan until all problems and details had been resolved.

Acting Chair Boyes suggested that a condition be added to the motion that required the applicant to resolve all drainage easement and maintenance agreements.

Motion By: Mr. Frankenberger	Seconded By: Ms. Collopy
Moved To: Approve Petition 120SUB-05 DB with staff conditions and a condition that all drainage easements and maintenance agreements be confirmed.	Upon Vote: Motion Carried 4 – 0 Yeas: Frankenberger, Ingram, Boyes, Collopy

RICARDO CAVALLINO + ASSOCIATES
ARCHITECTURE • PLANNING • INTERIORS
22 SouthEast 5th Avenue, Gainesville, Florida 32601
Phone: 352-377-1751 • Fax: 352-377-1765 • Email: rca22@bellsouth.net

NEIGHBORHOOD WORKSHOP

held to discuss a proposed new residential development to be
lock of Southeast 11th Street, east side (Parcels #158000-000-
w residential development will have sixteen single-family lots.
urpose of the meeting is to inform neighboring property
sal and to seek their comments.

, July 12, 2005 at 6.00 PM at the Victory Temple Church.
l, Gainesville, Florida.

o, AIA (352) 377-1751

address	phone	signature
iwo 22 SE 5th Ave	377 1751	RC
les Stanford 1275 S.E. 11th Ave	271-5442	
ams 1326 N.W. 20th Pl	375-6671	
Sutton 2 E. 11th st City	3764197.	
FROOD 810 SE 7 Ave Gville		
erri Jr 735 S.E. 11th ave		
ddick 929 S.E. 11th		

RECEIVED

LINCOLN PARK SUBDIVISION

SITE DATA TO ACCOMPANY DESIGN PLAT

SITE ADDRESS: 825 & 905 SE 11TH STREET
GAINESVILLE, FLORIDA
ALACHUA COUNTY, FLORIDA

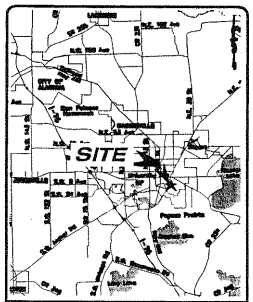
FROM GAINESVILLE, INTERSECTION OF MAIN & UNIVERSITY, GO EAST ON SR24/UNIVERSITY, 1 MI±, TO SE 11th ST/SR 331. TURN RIGHT ON S.E. 11th ST/SR331, GO 0.60 MI±, SITE IS ON THE LEFT (EAST).

DIRECTIONS TO SITE

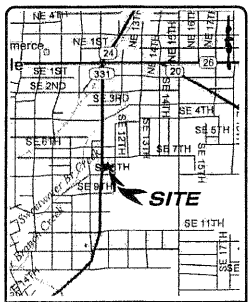
ELECTRIC
GAINESVILLE REGIONAL UTILITIES
PHONE: (352) 334-3434

TELEPHONE
BELL SOUTH
PHONE: (866) 620-6000

UTILITIES



LOCATION MAP



VICINITY MAP

SITE NAME:	LINCOLN PARK SUBDIVISION
SITE ADDRESS:	825 & 905 SE 11TH ST. GAINESVILLE, FLORIDA
PROPERTY OWNERS:	EDIX INVESTEMENTS, INC. 5726 NW 43rd ROAD GAINESVILLE, FL 32606
CONTACT PERSON:	EDWIN DIX PHONE: (352)-371-6100
APPLICANT:	EDIX INVESTEMENTS, INC. 5726 NW 43rd ROAD GAINESVILLE, FL 32606
CONTACT PERSON:	EDWIN DIX PHONE: (352)-371-6100
PARCELL #:	15800-000-000
ZONING:	RSF3
FLOOD ZONE:	"C"
COMMUNITY PANEL#:	1251070011B
EFFECTIVE DATE:	JANUARY 19, 1983

PROJECT SUMMARY

SHEET NO.	DESCRIPTION
T1.00	COVER SHEET
C1.00	EXISTING SITE DATA PLAN
C2.00	PROPOSED SITE DATA PLAN

SHEET INDEX

EDIX INVESTMENTS, INC.
5726 N.W. 43rd ROAD
GAINSVILLE, FL 32606
352-371-6100

DGI
DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
19 SW SECOND STREET
GAINESVILLE, FLORIDA 32601
PHONE: 352-378-1511
FAX: 352-378-4679

SCALE VERIFICATION
0 — 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: N.T.S.

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

REVISIONS

NO.	DESCRIPTION	DATE
4	REVISED PER GRU	09/28/05
3	REVISED PER C.O.G.	09/09/05
2	REVISED PER C.O.G.	08/26/05
1	REVISED LOT LAYOUT PER CITY OF GAINESVILLE	08/09/05

APPROVALS

BY:	DATE:
PROJ. MANAGER:	
PROPERTY OWNER:	

DESIGNED:	DGF
DRAWN:	DGF/JAE/JAH
CHECKED:	JWH
DATE:	09/28/05
JOB NUMBER:	LINCOLN PARK
CAD FILE:	EDIX\LINCOLN PARK.DWG

JOHN W. HURFORD
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION No. 56014

JOB INFORMATION
LINCOLN PARK SUBDIVISION

SHEET TITLE
COVER SHEET

SHEET NUMBER
T1.00

Professional Engineering Certificate of Authorization No.: EB 7793

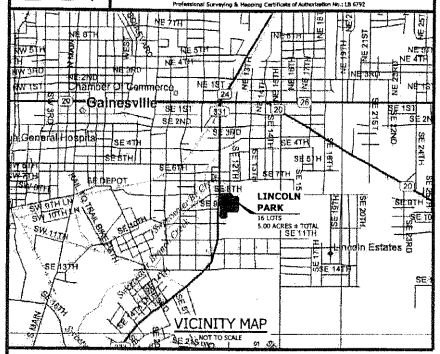
V:\DWG\ENGINEERING\Edix\178-003-00\dwg\Pre-App2_REV.dwg, 10/25/2005 1:17:24 PM, cadlet

DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
19 SW SECOND STREET
GAINESVILLE, FL 32601
Tel.: (352) 378-1511 Fax: (352) 378-4679
Professional Surveying & Mapping Certificate of Authorization No.: LB 6792

DESIGN PLAT FOR
LINCOLN PARK
SUBDIVISION

LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF BLOCK 1 AND BLOCK 2, RANGE 4 AND A PORTION OF BLOCK 1 AND BLOCK 2, RANGE 5
OF "GOSS 1st ADDITION TO GAINESVILLE" AS RECORDED IN PLAT BOOK A, PAGE 34

PLAT BOOK___, PAGE___
SHEET ONE OF ONE



LEGAL DESCRIPTION

LOTS 1 AND 4, BLOCK 1, RANGE 4 EAST OF STATE ROAD 331 OF GOSS 1ST ADDITION AS PER PLAT BOOK A, PAGE 34 AND LOT 1, BLOCK 2, RANGE 4 EAST OF STATE ROAD 331 AND THE WEST THREE QUARTERS OF BLOCK 1, RANGE 5 AND CLOSED STREETS OF EASTSIDE CITY PLOT AS DESCRIBED IN OR BOOK 965, PAGES 156-158; CONTAINING 4.8 ACRES, MORE OR LESS.

TOGETHER WITH,

THE SOUTH HALF OF THAT PART OF SOUTHEAST 8TH AVENUE (A VACATED 20' RIGHT-OF-WAY) LYING EAST OF STATE ROAD 331 AND LYING WEST OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 157 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH,

THAT PART OF SOUTHEAST 12TH STREET (A VACATED 60' RIGHT-OF-WAY) LYING SOUTH OF SOUTHEAST 8TH AVENUE (A VACATED 20' RIGHT-OF-WAY) AND LYING NORTH OF SOUTHEAST 9TH AVENUE (A 40' RIGHT-OF-WAY).

TOGETHER WITH,

THE WEST HALF OF THAT PART OF SOUTHEAST 12TH STREET (A VACATED 60' RIGHT-OF-WAY) LYING SOUTH OF SOUTHEAST 9TH AVENUE (A 40' RIGHT-OF-WAY) AND NORTH OF EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 2, RANGE 4 OF GOSS 1ST ADDITION AS PER PLAT BOOK A, PAGE 34 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH,

A PARCEL OF LAND BEING A PORTION OF S.E. 9TH AVENUE LYING SOUTH OF LOTS 3 & 4, OF BLOCK 1, RANGE 5, AND NORTH OF LOTS 1 & 2 OF BLOCK 2, RANGE 5 OF GOSS 1ST ADDITION TO GAINESVILLE AS PER PLAT BOOK "A", PAGE 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT (#509) MARKING THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 331 (WALDO ROAD) AND THE SOUTH LINE OF LOT 1, BLOCK 2, RANGE 4, OF GOSS 1ST ADDITION, PLAT BOOK "A", PAGE 34; THENCE NORTH 00°00'09" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 331, A DISTANCE OF 240.38 FEET TO A POINT MARKING THE INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF S.E. 8TH AVENUE (CLOSED); THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°44'21" EAST A DISTANCE OF 150.22 FEET TO A FOUND 1/2" OPEN PIPE MARKING THE S.W. CORNER OF LOT 3, BLOCK 1, RANGE 5 OF GOSS 1ST ADDITION; THENCE CONTINUE SOUTH 89°44'09" EAST A DISTANCE OF 110.00 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE POINT OF BEGINNING; THENCE SOUTH 89°44'33" EAST A DISTANCE OF 190.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 00°15'56" WEST A DISTANCE OF 55.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 89°44'25" WEST A DISTANCE OF 190.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 00°15'40" EAST A DISTANCE OF 54.99 FEET TO THE POINT OF BEGINNING. CONTAINING 0.24 ACRES, MORE OR LESS.

LESS AND EXCEPT,

A PARCEL OF LAND BEING A PORTION OF LOTS 1 & 2, BLOCK 1, RANGE 5, OF GOSS 1ST ADDITION TO GAINESVILLE AS PER PLAT BOOK "A", PAGE 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT (#509) MARKING THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 331 (WALDO ROAD) AND THE SOUTH LINE OF LOT 1, BLOCK 2, RANGE 4, OF GOSS 1ST ADDITION, PLAT BOOK "A", PAGE 34; THENCE NORTH 00°00'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 331, A DISTANCE OF 660.18 FEET TO A FOUND NAIL & DISK (#2047) MARKING THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.E. 8TH AVENUE (CLOSED); THENCE SOUTH 89°50'07" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.E. 8TH AVENUE, A DISTANCE OF 292.07 FEET TO A FOUND 5/8" REBAR & CAP (#6792) MARKING THE POINT OF BEGINNING; THENCE SOUTH 89°50'07" EAST A DISTANCE OF 10.04 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 00°16'01" WEST A DISTANCE OF 20.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 89°44'23" EAST A DISTANCE OF 150.00 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE SOUTH 00°16'58" WEST A DISTANCE OF 63.84 FEET TO A FOUND 5/8" REBAR & CAP (#6792); THENCE NORTH 89°49'00" WEST A DISTANCE OF 160.03 FEET TO A FOUND 5/8" REBAR & CAP (#6792); THENCE NORTH 00°14'41" EAST A DISTANCE OF 84.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.24 ACRES, MORE OR LESS.

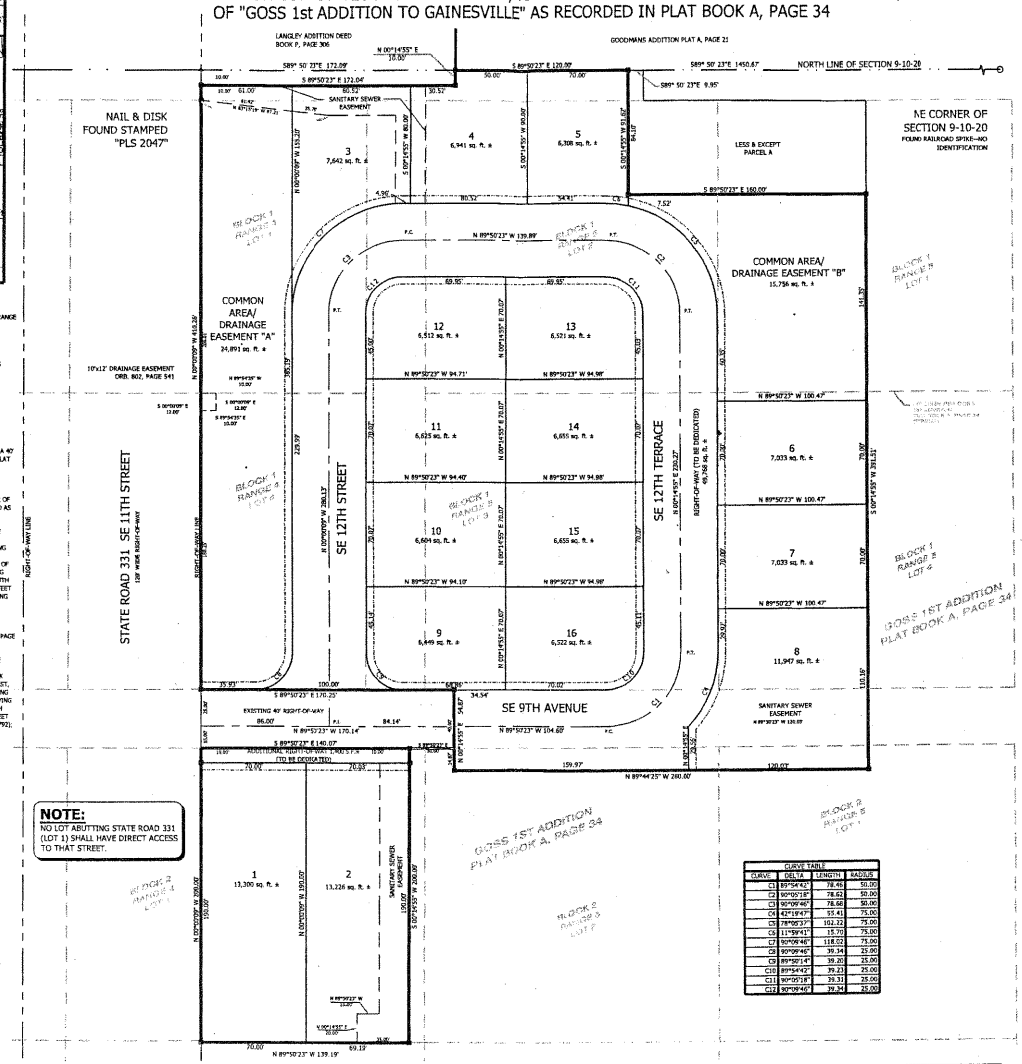
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 20 EAST AS BEARING S89° 50' 23"E.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'.
3. BENCHMARKS AND ELEVATIONS SHOWN HEREON ARE BASED UPON AN ELEVATION OF _____ FOR AS ESTABLISHED FROM _____
4. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C", AREAS OF MINIMAL FLOODING, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 125107-0011-B, DATED JANUARY, 19, 1983.
5. THE COMMON AREAS SHOWN HEREON WILL BE CONVEYED TO THE COMMUNITY ASSOCIATION OF

6. ALL MONUMENTATION FOR A LOT WILL BE SET PRIOR TO THE SALE OF THAT LOT.
7. LINCOLN PARK CONSISTS OF 16 LOTS AND OCCUPIES ±5.00 TOTAL ACRES.

LEGEND

⊠	INDICATES 4"x4" CONCRETE MONUMENT FOUND STAMPED "RLS 509"
■	INDICATES PERMANENT REFERENCE MONUMENT SET - 4"X4" CONCRETE MONUMENT STAMPED "LB 6792"
	INDICATES PERMANENT CONTROL POINT SET - P.K. NAIL AND DISK STAMPED "LB 6792"
P.C.	INDICATES POINT OF CURVATURE
P.T.	INDICATES POINT OF TANGENCY
P.I.	INDICATES POINT OF INTERSECTION
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT
sq. ft. ±	INDICATES SQUARE FEET, MORE OR LESS



NOTE:
NO LOT ABUTTING STATE ROAD 331 (LOT 1) SHALL HAVE DIRECT ACCESS TO THAT STREET.

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	89°54'42"	78.46	50.00
C2	90°05'18"	78.62	50.00
C3	90°09'46"	78.68	50.00
C4	42°19'47"	55.41	75.00
C5	78°06'37"	102.22	75.00
C6	11°59'41"	15.70	75.00
C7	90°09'46"	118.02	75.00
C8	90°09'46"	39.34	25.00
C9	89°50'14"	39.20	25.00
C10	89°54'42"	39.23	25.00
C11	90°05'18"	39.31	25.00
C12	90°09'46"	39.34	25.00

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOT FOR RECORDING

DEDICATION:

_____ DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LANDS COMPRISED WITHIN LINCOLN PARK, AS DESCRIBED HEREIN, AND HEREBY CONSENT TO THE SUBDIVISION THEREOF AS SHOWN, WE HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, AND THE PUBLICS' RESPONSIBILITY SHALL BE LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

CORPORATION: _____

ADDRESS: _____

CITY: GAINESVILLE STATE: FLORIDA ZIP CODE: 3260_

NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

WITNESS: _____

WITNESS: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ALACHUA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY ____ OF _____, 2005 BY _____, PRESIDENT, OF _____ ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, AND WHO DID TAKE AN OATH.

_____
(official notary signature and notary seal)

_____
(name of notary, printed or stamped)

APPROVAL OF THE CITY OF GAINESVILLE:

WE THE UNDERSIGNED DO HEREBY CERTIFY THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS: TO CHAPTER 177, PART I, FLORIDA STATUTES — CITY SURVEYOR — DATE

ENGINEERING REQUIREMENTS: — PUBLIC WORKS DIRECTOR — DATE

UTILITY REQUIREMENTS: — UTILITIES MANAGER — DATE

ACCEPTED BY THE DEVELOPMENT REVIEW BOARD — COMMUNITY DEVELOPMENT DIRECTOR — DATE

LEGALITY OF DEDICATION: — CITY ATTORNEY — DATE

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPABILITY TO CITY PLANS: — CITY MANAGER — DATE

ACCEPTED BY CITY COMMISSION: — CLERK OF CITY COMMISSION — DATE

CLERK OF THE COURT:

HEREBY RECEIVED AND FILED THIS PLAT FOR RECORD THIS ___ DAY OF___, YEAR OF 2005.

CLERK OF THE CIRCUIT COURT DEPUTY CLERK

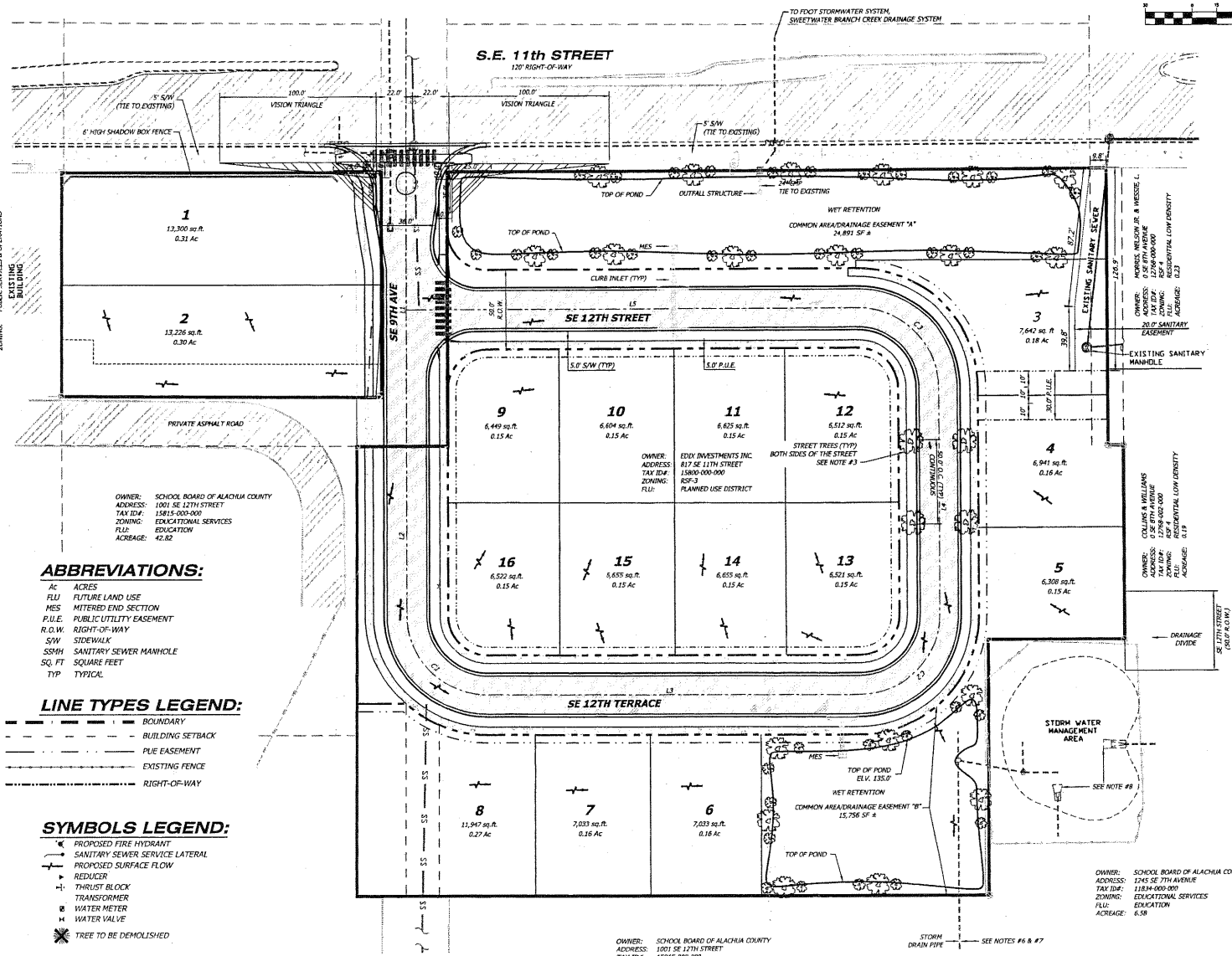
SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "LINCOLN PARK" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE — DAVID W. STONECYPHER, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NUMBER 6391, DYNAN GROUP INC. L.B. 6792

RECEIVED
OCT 25 2
CITY OF GAINESVILLE
PLANNING DIV

178-003-00\dwg\Prelim-Plat-3.dwg, 10/25/2005 1:31:05 PM, cadlet
V:\DWG\ENGINEERI



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°50'23"W	170.14
L2	N89°50'23"W	104.60
L3	N00°14'55"E	230.27
L4	N89°50'23"W	139.89
L5	N00°00'09"W	280.13

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	89°54'42"	78.46	50.00
C2	90°05'18"	78.62	50.00
C3	90°09'46"	78.68	50.00

NOTES:

1. THE PROPOSED SITE DOES NOT INCLUDE ANY CREEKS, PONDS, LAKES, SINKHOLE, WETLANDS, WATER COURSES, MUNICIPAL AND COMMUNITY WELL FIELD MANAGEMENT ZONES, MAJOR AQUIFER RECHARGE AREAS, AND LAND WITHIN THE FLOOD PLAIN AND FLOOD CHANNEL UNLESS SHOWN.
2. THE HEREON DESCRIBED PARCEL APPEARS TO LIE IN FLOOD ZONE C BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL NUMBER 125107 0011 B DATED JANUARY 19, 1983. FLOOD ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING."
3. LINCOLN PARK SUBDIVISION WILL MEET THE GAINESVILLE LAND DEVELOPMENT CODE CONCERNING STREET TREES, BASIN TREES, LANDSCAPE SCHEDULE, LANDSCAPE NOTES, LANDSCAPE DETAILS AND THE REMOVAL OF INVASIVE NON-NATIVE PLANT SPECIES.
4. THE PROPOSED SUBDIVISION LIES WITH IN ZONE "A" OF THE TCEA.
5. BASED ON THE ITE TRIP GENERATION MANUAL 7TH EDITION, THE PROPOSED DEVELOPMENTS PEAK HOUR TRIP GENERATION IS THE P.M. PEAK HOUR WHICH GENERATES 16.16 TRIP ENDS ON THE ADJACENT STREET WITH 63% OF THE TOTAL TRIPS ENTERING THE DEVELOPMENT SITE. THE AM PEAK HOUR GENERATES 12 TRIP ENDS ON THE ADJACENT STREET. THE AVERAGE DAILY TRIP ENDS, ON A WEEK DAY FOR THE PROPOSED DEVELOPMENT, IS 154 TRIP ENDS PER DAY.
6. ALACHUA COUNTY SCHOOL BOARD (ACSB) GRANTS DRAINAGE EASEMENT TO LINCOLN PARK H.O.A.
7. ACSB AGREES TO MAINTAIN STORM WATER CONVEYANCE SYSTEM IN SAID EASEMENT.
8. LINCOLN PARK H.O.A. GRANTS DRAINAGE EASEMENT TO ACSB AND AGREES TO MAINTAIN STRUCTURED STORM WATER SYSTEM COMPONENTS.
9. NO LOTS ABBUTING S.E. 11th STREET, (LOT #11), SHALL HAVE DIRECT ACCESS TO S.E. 11th STREET (S.R. 331).

ABBREVIATIONS:

Ac	ACRES
FLU	FUTURE LAND USE
MES	MITERED END SECTION
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
S/W	SIDEWALK
SSMH	SANITARY SEWER MANHOLE
SQ. FT	SQUARE FEET
TYP	TYPICAL

LINE TYPES LEGEND:

- BOUNDARY
- BUILDING SETBACK
- PUE EASEMENT
- EXISTING FENCE
- RIGHT-OF-WAY

SYMBOLS LEGEND:

- PROPOSED FIRE HYDRANT
- SANITARY SEWER SERVICE LATERAL
- PROPOSED SURFACE FLOW
- REDUCER
- THRUST BLOCK
- TRANSFORMER
- WATER METER
- WATER VALVE
- TREE TO BE DEMOLISHED

Professional Engineering Certificate of Authorization No.: EB 7793

EDIX INVESTMENTS, INC.
5726 N.W. 43rd ROAD
GAINSVILLE, FL 32606
352-371-6100

DGI
DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
19 SW SECOND STREET
GAINESVILLE, FLORIDA 32601
PHONE: 352-378-1321
FAX: 352-378-4679

SCALE VERIFICATION
0 1"
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE: 1" = 30'

THIS DRAWING MAY NOT BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF DYNAN GROUP, INC.

REVISIONS

NO.	DESCRIPTION	DATE
4	REVISED PER GRU	09/28/05
3	REVISED PER C.O.G.	09/09/05
2	REVISED PER C.O.G.	08/26/05
1	REVISED LOT LAYOUT PER CITY OF GAINESVILLE	08/09/05

APPROVALS

BY	DATE
PROJ. MANAGER:	
PROPERTY OWNER:	

DESIGNED:	DGF
DRAWN:	DGF/JAE/JAH
CHECKED:	JWH
DATE:	09/28/05
JOB NUMBER:	LINCOLN PARK
CAD FILE:	EDIX\LINCOLN PARK\DWG

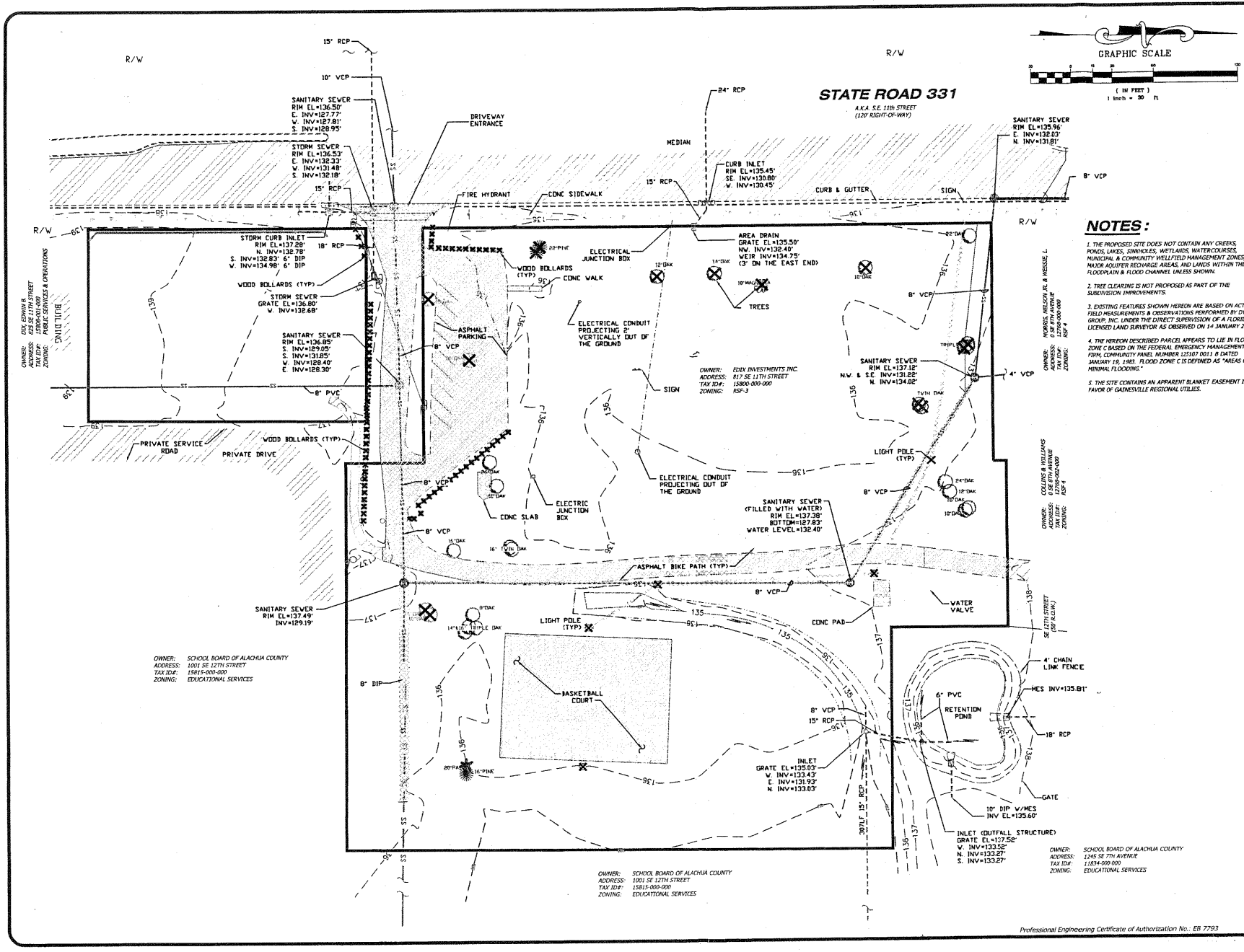
JOHN W. HURFORD
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION No.: 56014

JOB INFORMATION
LINCOLN PARK SUBDIVISION

SHEET TITLE
PROPOSED SITE DATA PLAN

SHEET NUMBER
C2.00

V:\DWG\ENGINEERING\Edix\178-003-00\dwg\Pre-App2_REV.dwg, 10/25/2005 1:18:21 PM, cadlet



NOTES:

1. THE PROPOSED SITE DOES NOT CONTAIN ANY CREEKS, PONDS, LAKES, SINKHOLES, WETLANDS, WATERCOURSES, MUNICIPAL & COMMUNITY WELLFIELD MANAGEMENT ZONES, MAJOR AQUIFER RECHARGE AREAS, AND LANDS WITHIN THE FLOODPLAIN & FLOOD CHANNEL UNLESS SHOWN.

2. TREE CLEARING IS NOT PROPOSED AS PART OF THE SUBDIVISION IMPROVEMENTS.

3. EXISTING FEATURES SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS & OBSERVATIONS PERFORMED BY DYNAN GROUP, INC. UNDER THE DIRECT SUPERVISION OF A FLORIDA LICENSED LAND SURVEYOR AS OBSERVED ON 14 JANUARY 2004

4. THE HEREON DESCRIBED PARCEL APPEARS TO LIE IN FLOOD ZONE C BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACT FIRM, COMMUNITY PANEL NUMBER 125107 0011 B DATED JANUARY 19, 1983. FLOOD ZONE C IS DEFINED AS "AREAS OF MINIMAL FLOODING."

5. THE SITE CONTAINS AN APPARENT BLANKET EASEMENT IN FAVOR OF GAINESVILLE REGIONAL UTILIES.

Professional Engineering Certificate of Authorization No.: EB 7793

EDIX INVESTMENTS, INC.
5726 N.W. 43rd ROAD
GAINSVILLE, FL 32606
352-371-6100

DGI
DYNAN GROUP INC.
CIVIL ENGINEERS AND LAND SURVEYORS
19 SW SECOND STREET
GAINESVILLE, FLORIDA 32601
PHONE: 352-378-1511
FAX: 352-378-4679

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FLORIDA PROFESSIONAL ENGINEER
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EXISTING SITE DATA PLAN

SHEET NUMBER

C1.00

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