


**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 82SUB-00DBB	Reviewed by: Lawrence D. Calderon	
Development Review Board:	June 8 th 2000	6/6/00
Project Name/Description: Brown & Cullen, Inc. Agent for Ron J. Shema, Inc.		

I. Department Comments

- 1. **Planning:** Approved with conditions
- 2. **Public Works & Traffic Engineering:** Approved with conditions
- 3. **G.R.U & Gas:** Approved with conditions
- 4. **Police:** No Comments
- 5. **Fire: -** No Comments
- 6. **Building: -** Approved as submitted
- 7. **Arborist: -** Approved as submitted
- 8. **Other:- ACDEP -** No Comments
- 9. **Other: Airport:** No Comments

<p>Overall Recommendation:</p> <p>This petition addresses a design plat to create twelve (12) lots on 54.639 Acres. Most of the lots are about 0.5 acre in size with one lot totaling 9.57 acres and another 33.95 acres. Adequate right-of-way for all created lots and potential needs are proposed under this plat.</p>

II. Staff recommends approval with above conditions.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

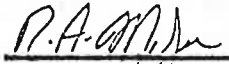
Petition No. <u>82SUB-00DB</u>	Review Date: <u>5/16/00</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>05/18/00</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Northwest Business Park phase I</u>		Project Planner:
<u>Brown & Cullen</u>	<u>1700 block NW 65th Place</u>	<u>Carolyn Morgan</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Approved for Concurrency

Comments By:

Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The southern portion of NW 65th Place locatted on tax parcel No. 07879-006 must be secured as right-of-way and not as an easement.

RECEIVED
MAY 19 2000
PLANNING
DIVISION



**DEVELOPMENT REVIEW ELEVATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

DATE:

PETITION NO: 82 SUB00 ITEM NO: 13 PLANNER: ^{Lawrence} C.M.

AGENT/APPLICANT: BROWN & COLLEN, INC.

PROJECT: NORTHWEST BUSINESS PARK, PH I

LOCATION: 1700 NW 65th PLACE (12 Lots, 55 ac.)

Conceptual Comments

Approved as submitted - DESIGN PLAT

Approved w/conditions

Insufficient information to approve

New

Services BEFORE FINAL PLAT - WE WILL NEED TO HAVE A PROJECT MEETING AND PLAN REVIEW TO DEVELOP AN ALLOCATION FOR UTILITIES

Water _____

Sanitary _____
Sewer _____

Electric _____

Gas _____

Real Estate _____

Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 16, OLD LIBRARY
222 East University Avenue 334-5023

Petition No. 82SUB-00DB Review Date: 6/8/00
Review For :Development Review Board Plan Reviewed: 6/05/00
Description, Agent & Location: Brown & Cullen, Inc., Agent for Ron J. Shema. Design plat review to create 12 lots on 54.64 acres, Northwest Business Park - Phase 1. Located in the 1700 Block of NW 65th, Place.

Review Type:
Preliminary Final Amend.
Project Planner:
Lawrence Calderon

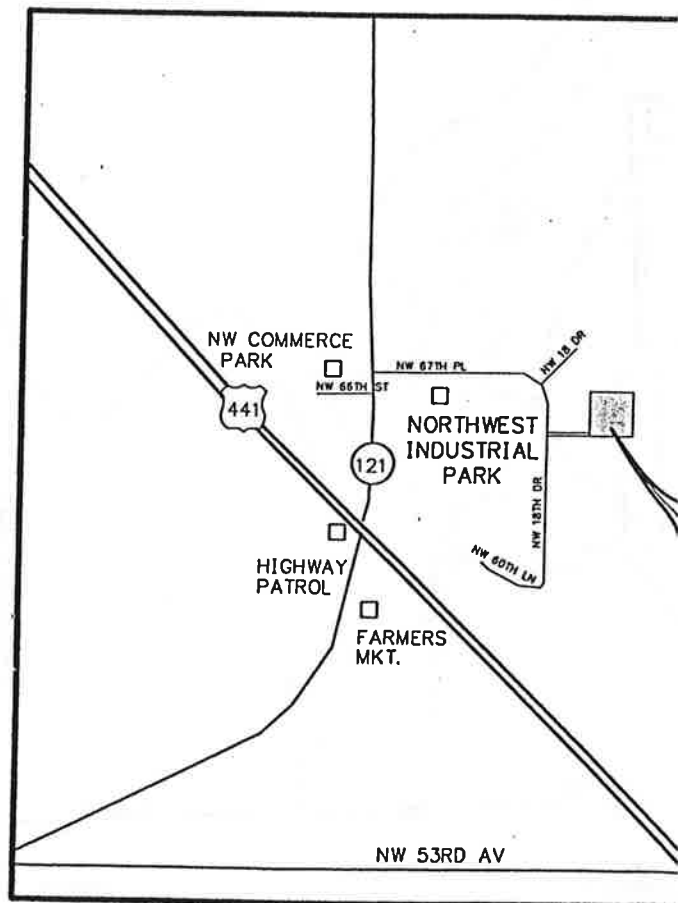
RECOMMENDATIONS/REQUIREMENTS/COMMENT

6/6/00

This petition addresses a design plat to create twelve (12) lots on 54.639 Acres. Most of the lots are about 0.5 acre in size with one lot totaling 9.57 acres and another 33.95 acres. Adequate right-of-way for all created lots and potential needs are proposed under this plat.

1. After approval of the design plat, construction drawing review and final plat approval will be required.
2. A Sidewalk is required along any street where the land is shown in the future land use plan for use other than single-family, recreation/open space/buffer or residential PUD.
3. Sidewalks shall be a minimum of five feet in width.

DESIGN PLAN of NORTHWEST BUSINESS CENTER



LOCATION MAP
N.T.S.

May 23, 2000 - 17:26
 \\s - c:\pcc\0549704 - 549704.ctb

5			
4			
3			
2			
1	5/24/00	REVISIONS PER CITY TRC COMMENTS	DBJ
No.	DATE	REVISION NOTE	BY

BOUNDARY, TOPOGRAPHIC

OF A PORTION OF TAX PARCEL No. 7
TOWNSHIP 9 SOUTH, RANGE 20 EAST OF

TITLE NOTE :

THIS SURVEYOR HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS ON THIS PARCEL FOR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED HEREON.

BEARING NOTE :

BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N. 00°08'07" E., FOR THE WEST LINE OF THE SUBJECT PROPERTY. SAID BEARING IS IDENTICAL WITH THE FURNISHED LEGAL PER O.R. BK. 1371, PG. 457.

FLOOD NOTE :

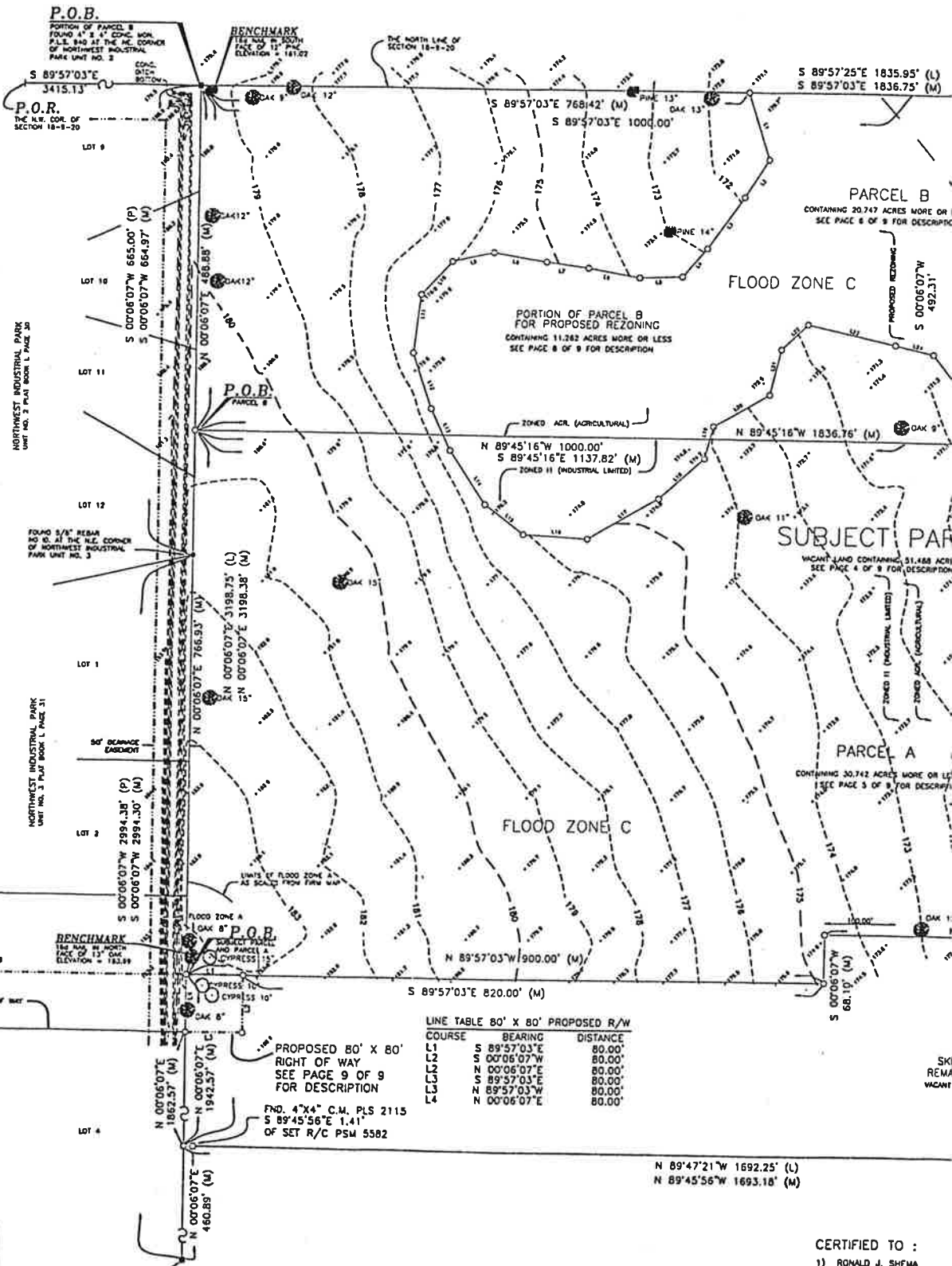
IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120001-0280-A, DATED 9-28-84, A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "C" WHICH IS AN AREA OF MINIMAL FLOODING, ALSO A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" WHICH IS AN AREA OF 100-YEAR FLOOD, AS SCALED FROM SAID MAP.

SURVEYOR NOTE :

- 1) TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE DEPICTED ON THIS DRAWING.
- 2) IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- 3) THE WETLANDS SHOWN HEREON ARE NOT INCLUDED IN THIS TOPOGRAPHIC AND TREE SURVEY.
- 4) ONLY PINE TREES 12" DIA. OR GREATER AND HARDWOODS 8" DIA. AND GREATER ARE INCLUDED IN THIS SURVEY.

ELEVATION NOTE:

ELEVATION SHOWN HEREON ARE BASED ON CITY OF DANESVILLE SANITARY SEWER DATUM, PRIMARY BENCHMARK SHOWN ON SHEET 2 OF 2. EXAMPLE: +187.53 = CONC. AND PAVEMENT SHOT



4)			
3)			
2)			
1)			
REVISIONS:	DATE:	F.B.	PC.

CERTIFIED TO :
1) RONALD J. SHEMA
2) BROWN AND CULLEN INC.
3) ATTORNEYS TITLE INSURANCE

