

001397.7

City of Gainesville
Department of Community Development
Current Planning Division
Summary of Technical Review Committee Comments

Petition: 48SUB-01DB

Development Review Board

Meeting Date: 5/10/01

Reviewed by: Bedez E. Massey

Project Name/Description: Design plat review for 64 lots on 13.56 acres MOL. Located in the 5000 block of Northwest 8th Avenue, north side. Eng, Denman & Associates, Inc., agent for Hillcrest Development Co. of Gainesville.

I. Department Comments:

1. **Planning:** Approvable with conditions
2. **City Engineering:** Approvable with conditions
3. **Gainesville Regional Utilities:** Approvable with conditions
4. **Building:** Approvable with conditions
5. **Fire:** Approvable as submitted
6. **Police:** Approvable as submitted
7. **Arborist:** Approvable as submitted
8. **A.C.E.P.D.:** No comments received
9. **Other:**

II. Overall Recommendation: The design plat is approvable with conditions.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

| | | |
|--------------------------------------|--------------------------|----------------------------------|
| Petition No. 48SUB-01DB | Date Plan Rec'd: 4/11/01 | Review Type: Design Plat |
| Review For: Development Review Board | Review Date: 4/19/01 | Project Planner: Bedez E. Massey |

APPROVABLE (as submitted)
 APPROVABLE (subject to below)
 DISAPPROVED

Description/Location/Agent: Design plat review for 64 lots on 13.56 acres MOL. Zoned: PD (planned development). Located in the 5000 block of NW 8th Avenue, north side. Eng, Denman & Associates, Inc., Agent.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

This request for design plat approval involves 64 lots to be developed with detached, single-family residential dwelling units. The City Commission adopted the ordinance rezoning the subject property from RSF-1 (3.5 units/acre single-family residential district) to PD (planned development district) on February 12, 2001. The underlying land use is SF (up to 8 units per acre).

In addition to 64 single-family residential lots, the design plat includes paved rights-of-way, sidewalks, stormwater facilities, and common areas that include paved alleys and open space. Landscape material will be provided in these areas for shade, aesthetic reasons and to serve as a perimeter buffer. Unfortunately, most of the existing trees on-site must be removed due to Southern Pine Beetle infestation. Therefore, the owner/developer will be required to plant new trees to fully comply with the landscaping requirements of the PD Ordinance. (See Exhibits A and B.)

Staff finds the petition approvable, subject to the following conditions:

1. Although the Florida Division of Forestry and the City Parks and Recreation Department have both documented Southern Pine Beetle infestation on the development site, the owner/developer shall plant new trees, where necessary, to meet the landscaping requirements of the adopted PD Ordinance. The size of the trees shall be specified by the City Arborist, where it is not specified in the adopted PD Ordinance.
2. The design plat shall be adjusted to show the trees that must be removed due to Southern Pine Beetle infestation, as determined by the Division of Forestry and the Parks and Recreation Department. Please modify notes on the design plat to address the infestation.
3. The statistical information provided for the design plat on the cover sheet must be amended to comply with the adopted PD Ordinance. The acreage devoted to residential use and street right-of-way shall not exceed the maximum acreage allowed in the PD.
4. The minimum front and side yard setback requirement for accessory structures in the PD shall be corrected to read as follows on the Cover Sheet: **No accessory structures shall be allowed within 20 feet from the front façade of the residential unit (not including porches).**

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

Development Plan Review
Petition 48SUB-01DB
Page 2

5. The cover sheet shall list the adopted design standards of the PD.
6. The width of the proposed alleys and rights-of-way on the utility allocation sections must be consistent with the design plat. For example, the width of the alley common area is shown to be 25 feet on the design plat. However, the utility allocation Section E-E shows only 20 feet. Please correct and reference Sheet 7 of the Approved PD Layout Plan Map.
7. The dimensions shown in Section B-B on the Utility Allocations Sheet exceed 50 feet. Please correct and reference Sheet 7 of the approved PD Layout Plan Map.
8. Section C-C on the Utility Allocations Sheet must be corrected to show that a 6-foot wide "Parking Lane" is proposed between the curb and one-way travel lane.
9. Please label the 4-foot area shown between the back of curb and right-of-way line shown in Section D-D on the Utility Allocations Sheet.

CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

| | | | | |
|---|----------------------------------|---------------|---------------------------|---|
| Petition | <u>48SUB-01DB</u> | Date Received | <u>5/1/01</u> | <input type="checkbox"/> Preliminary |
| <input checked="" type="checkbox"/> DRB | <input type="checkbox"/> PB | Other | Review Date <u>5/4/01</u> | <input type="checkbox"/> Final |
| Project Name | <u>Hillcrest Design Plat</u> | | | <input type="checkbox"/> Amendment |
| Location | <u>5000 block of NW 8th Ave.</u> | | | <input type="checkbox"/> Special Use |
| Agent/Applicant Name | <u>Eng. Denman</u> | | | <input type="checkbox"/> Planned Dev. |
| Reviewed by | <u>Onelia Lazzari</u> <i>OL</i> | | | <input checked="" type="checkbox"/> Design Plat |
| | | | | <input type="checkbox"/> Concept |

Approvable (as submitted) Approvable (subject to below) Insufficient Information
 PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Prior to final plat approval, the owner/developer of this project must sign a TCEA Letter of Agreement for the provision of the 5 required Concurrency Management Element Policy 1.1.6 standards. Please coordinate this with Onelia Lazzari. The standards are being arranged with the developer's agent.
2. Please add a numbered note to the cover sheet of the design plat as follows "This development is located in Zone B of the TCEA and based on trip generation of 612 average daily trips must meet 5 Concurrency Management Element Policy 1.1.6 standards." (Note: as soon as the standards are determined, an additional sentence should be added stating which standards will be met.)
3. Please be advised that a Certificate of Final Concurrency application must be made at the Final Plat stage.

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SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

| | | |
|---|----------------------------------|---------------------|
| Petition No. <u>48SUB-01DB</u> | Review Date: <u>4/19/01</u> | Review Type: |
| Review For : <u>Technical Review Committee</u> | Plan Reviewed: <u>05/07/01</u> | <u>Design Plat</u> |
| Description, Agent & Location: <u>Hillcrest</u> | | Project Planner: |
| <u>Eng. Denman</u> | <u>5000 block of NW 8th Ave.</u> | <u>Bedez Massey</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. Please revise note #10 on the design plat to state that the limits of the stormwater basins will be maintained by the City of Gainesville for function only.

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**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

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

May 7, 2001

7 Petition 48SUB-01 DB

Eng, Denman & Associates, Inc., agent for Hillcrest Development Co. of Gainesville. Design plat review for 64 lots on 13.56 acres MOL. Zoned: PD (planned development district). Located in the 5000 block of NW 8th Avenue, north side. (BEDEZ)

- Conceptual Comments
- Approved w/conditions
- Approved as submitted
- Insufficient information to approve

New Services Please submit utility construction drawings for Plan Review. (4-sets)

Water

Sanitary Sewer

Electric The proposed electric system has not been shown.

Gas The proposed distribution system has not been shown.

Real Estate After the Plan Review we can determine the public utility easements that will need to be added the the plat.

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SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

| | | |
|---|--|--|
| Petition No. 48SUB-01DB Review For : <u>Development Review Board</u> Description, Agent & Location: <u>Eng. Denman & Associates, Inc., Hillcrest Development Co., 5000 bl NW 8 Ave.</u> | Review Date: <u>04/17/01</u> Plan Reviewed: <u>05/02/01</u> | Review Type: <u>Design Plat</u> Project Planner: <u>Bede Massey</u> |
|---|--|--|

APPROVABLE **APPROVABLE** DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

| | |
|---|---|
| <p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p> | <p>Comments By: <i>Brenda G. Strickland</i> Brenda G. Strickland Plans Examiner</p> |
|---|---|

REVISIONS / RECOMMENDATIONS:

The "Accessory Structures" front yard setback statement is not clear.

For Building Permitting:
Pay special attention to horizontal separation in Table 600 SBC for the percentage of wall openings and required fire resistance ratings of exterior walls.

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Exhibit A

Florida Department of Agriculture and Consumer Services
TERRY L. RHODES, Commissioner
The Capitol • Tallahassee, FL 32399-0800

Please Respond to:

Florida Division of Forestry
1600 NE 23rd Ave.
Gainesville, FL 32609

May 7, 2001

Earline Luhrman
City of Gainesville, Parks Division
Station 27
P.O. Box 490
Gainesville, FL 32602-0490

Dear Ms. Luhrman:

This Letter is in regards to the large Southern Pine Beetle spot that you and I evaluated and marked on Friday, May 4th on the proposed Hillcrest development site. There are actually two areas of activity a small <20 tree spot on the southern end, and a much larger and more active spot to the north. We marked and counted over 120 active trees and didn't get all of them.

I understand that the original agreement with the developer was to save as many trees on the site as possible, but in light of the very aggressive SPB activity on the site that may not be practical. The usual recommendation for controlling an SPB spot in a wooded area is to cut all infested trees plus an additional 100-ft. buffer of uninfested trees. In this case that would result in an almost if not complete clearcut of the pines on the property. There may be an area of uninfested trees in the central section of the lot between the two spots that would not require cutting if the above guidelines were followed. However, since loblolly pine is not a highly desirable or unusual species, and since they are very susceptible to SPB attack, clearcutting may be the best option.

Other than loblolly pine, most of the trees on the site are small water oaks and laurel oaks. The majority of these trees will be damaged or destroyed by the logging operation. I suggest that if there are some unusual or desirable specimen trees that the city would like to save that they mark them with plastic flagging and instruct the logger to avoid disturbing them.

If you have any questions or if I can be of any other assistance please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Ernie Ash".

Ernest C. Ash III
Forestry Resource Administrator

cc: Don West, Center Manager
Jim Meeker, Forest Entomologist
Sergio J. Reeves, Eng-Denman & Associates

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MAY 7 2001

PLANNING
DIVISION

HILLCREST RESIDENTIAL PLANNED DEVELOPMENT DESIGN PLAT GAINESVILLE, FLORIDA

II. STATISTICAL INFORMATION (from pg. 20 of PD Report)

| | AS SHOWN | FINAL PLAT |
|--|-------------------------|-------------------|
| 1. Total Site Acreage: | 48.8 ± | |
| 2. Maximum Percent of Building Coverage: | 75.0 % | |
| 3. Maximum Percent of Impervious Ground Coverage: | 68 dwelling units | 64 dwell units |
| 4. Maximum No. of Dwelling Units: | 5.0 dwelling units/oc. | 4.72 units/oc. |
| 5. Minimum Residential Density: | 58 dwelling units | |
| 6. Minimum Residential Density: | 4.28 dwelling units/oc. | |
| 7. Non-Residential Land Use: | Name Provided | |
| 8. Maximum Acreage of Each Use: | | |
| a. Residential Single-Family Detached: | 6.60 Acres | 6.61 Acres* |
| b. Common Area Usable Open Space (includes 0.45 Acres of paved alleys, greens and north buffer): | 2.23 Acres* | 1.40 Acres* |
| c. Storm Water Basins/Common Area: | 1.54 Acres* | 2.29 Acres* |
| d. Street Right-of-Ways (includes 1.74 Acres of impervious surface): | 3.19 Acres* | 3.25 Acres* |
| e. Publicly Owned Usable Open Space, Publicly Owned Recreational Areas, Publicly Owned Plazas: | 0.0 Acres | 13.56 Acres |
| 9. Publicly Dedicated Storm Water Basins: | 1.54 Acres | Not Determined* |
| 10. Common Area Usable Open Space: | 1.92 Acres | Not Determined* |
| a. Common Area Usable Open Space: | 0.31 Acres | 0.27 Acres |
| b. Common Area Greens: | 0.31 Acres | 0.27 Acres |
| Total: | 13.56 Acres | 3.69 Acres |

NOTE: "*" INDICATES VALUES WHICH MUST BE VERIFIED AND FINALIZED ON THE FINAL PLAT.

IV. DESIGN STANDARDS FOR STREETS, PARKING & LOADING AREAS (from pg. 21 & 22 of PD Report)
 The street design standards, as described below, will vary depending on the type of street being provided:

- Typical Street:**
The typical street cross section will use the standard 28'-0" back of curb to back of curb design dimensions. This street will include two nine foot travel lanes, a six foot paved parallel parking space, and two Type E curb and gutters two feet wide.
- One-Way Streets:**
One-way street cross sections will use a 19'-0" back of curb to back of curb design dimension. This street will include one nine foot travel lane, a six foot paved parallel parking space, and two Type E curb and gutters two feet wide.
- Alleys:**
All alleys will be minimum of 20 feet wide, provide ten feet of pavement and allow two-way vehicular traffic.

With the exception of the 25 foot and 30 foot right-of-way providing access to the one acre lot located in the southwest corner of the site, a six foot wide landscape planting area will be located on the outside edge of the curb and gutter along both sides of all right-of-ways. Street trees are proposed to be planted in this area at intervals of approximately 50 feet on center along both sides of the road right-of-ways. It is economically feasible to provide pedestrian lighting along the roads, they will, also, be located in this six foot planting strip between the street tree locations. In addition, a five foot wide strip will be located along both sides of the right-of-way adjacent to the outside edge of the landscape planting area.

The PD proposes to utilize a minimum fifteen-foot inside radius for all streets. If alleys are used to collect solid waste their radii may have to be modified and the pavement width increased at corners in order to accommodate the trucks turning radius.

Table 1. DIMENSIONAL REQUIREMENTS FOR PD DISTRICT (from pg. 22 & 23 of PD Report)

| Principal Structures | PD |
|---|---------------|
| Maximum Density | 5.00 DU/AC |
| Minimum Lot Area | 2,700 sq. ft. |
| Minimum lot width of min. | 30 ft. |
| Front yard setback | 90 ft. |
| Minimum lot depth | 90 ft. |
| Minimum yard setbacks: | |
| Front (at building line) | 12 ft. |
| Side (interior) | 3 ft. |
| Side (street) | 3 ft. |
| Side (common area) | 3 ft. |
| Rear (alley accessed lots) | 5 ft. |
| Rear (abutting Kingswood Subdivision) | 20 ft. |
| Rear (front accessed lots not abutting Kingswood Subdivision) | 10 ft. |
| Maximum yard setbacks: | |
| Front (at building line) | 25 ft. |
| Maximum building height | 35 ft. |
| Maximum lot coverage | 80% |

Accessory Structures**, Excluding Fences and Walls

| | PD |
|---|--|
| Minimum front yards and side yard setbacks*** | No accessory structures shall be allowed within 20 feet from the front facade of including porches |
| Minimum rear yard setback*** | 10 ft. |
| Maximum building height | 25 ft. |
| Transmitter towers | None allowed |

- All attached or detached garages shall be recessed a minimum of 20 feet from the front facade of the residential unit (not including porches).
- Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three (3) feet from the rear property line. The maximum height of the enclosure of the setback line shall not exceed eight (8) feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.
- One (1) pre-engineered or pre-manufactured structure of one hundred (100) square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three (3) feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least seventy-five (75) percent opaque.

In reference to Article IX, Additional Development Standards, Sec. 30-342, Fences, the Planned Development proposes the following revisions (shown in italicized lettering):
 All fences constructed within this Planned Development shall comply with the following restrictions:

- Front yards:
Within any required front yard, and within five (5) feet of the front property line in districts requiring a minimum front yard, no fence shall exceed eight (8) feet.

Within all front yards of this Planned Development, and within six (6) feet of the front property line, no fence shall be more than three (3) feet high and shall be a "picket" style fence of wood or vinyl materials. No chain link fencing will be allowed.

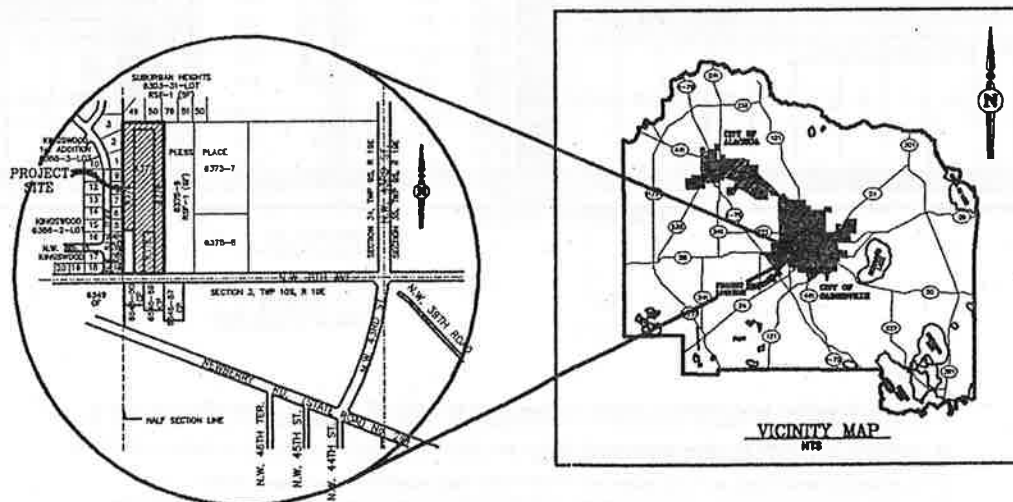
DEVELOPMENT DATA

- PROPERTY OWNER/DEVELOPER:
HILLCREST DEVELOPMENT CORPORATION OF GAINESVILLE
727 HIGHWAY 98 EAST
DESTIN, FL 32541
(850) 854-4884
- PROJECT ENGINEER/PLAT SURVEYOR:
EDENMAN AND ASSOCIATES
2404 NW 43RD STREET
GAINESVILLE, FL 32606
(352) 373-3541
- TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY:
CHOCTAH ENGINEERING, INC.
112 TRUXTON AVENUE
FORT WALTON BEACH, FL 32547
(850) 862-6611
- THE STORMWATER FACILITIES ARE DESIGNED AS DRY RETENTION BASINS TO MEET CITY OF GAINESVILLE AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. THE DISCHARGE FROM THE SYSTEM SHALL NOT EXCEED PRE-DEVELOPMENT RATES.
- BASED UPON SOILS INVESTIGATION REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES DATED FEBRUARY 13, 2001, THE SITE SOILS CONSIST OF SURFICIAL SANDS AND CLAYEY SANDS WITH AN AVERAGE SOIL PERCOLATION RATE OF THREE FEET PER DAY. THE SEASONAL HIGH GROUNDWATER TABLE IS ESTIMATED TO BE 5 FEET BELOW THE GROUND SURFACE. NO MUCK POCKETS WERE IDENTIFIED ON THE SITE.
- NO UNDERGROUND STORAGE TANKS HAVE BEEN IDENTIFIED ON THE SITE.

TRIP GENERATION

PER REPORT PREPARED BY TD ENGINEERS & PLANNERS
 DATED MARCH 17, 2000

- AVERAGE DAILY TRIPS
0.57 TRIPS/UNIT x 64.0 UNITS = 612 TRIPS
50% ENTERING, 50% EXITING
- A.M. PEAK HOUR
0.75 TRIPS/UNIT x 64.0 UNITS = 48 TRIPS
25% ENTERING, 75% EXITING
- P.M. PEAK HOUR
1.01 TRIPS/UNIT x 64.0 UNITS = 64.6 TRIPS
64% ENTERING, 36% EXITING



LOCATION MAP
 GAINESVILLE, FLORIDA
 04 10 2001

DRAWING INDEX

| SHEET NUMBER | DRAWING TITLE |
|--------------|--------------------------------|
| 1 | COVER SHEET |
| 2 | DESIGN PLAT |
| 3 | GENERAL LAYOUT |
| 4 | BOUNDARY SURVEY (BY OTHERS) |
| 5 | TOPOGRAPHIC SURVEY (BY OTHERS) |
| 6 | SOILS MAP |
| 7 | MASTER DRAINAGE MAP |
| 8 | MASTER UTILITY PLAN |
| 9-10 | UTILITY ALLOCATIONS |

**PD CONDITIONS PER CITY OF GAINESVILLE ORDINANCE
 (SEE ORDINANCE NO. 000014-0-00-126 FOR REFERENCES
 TO EXHIBITS NOT CONTAINED WITHIN THIS DESIGN PLAT)**

- THE DEVELOPMENT SHALL BE GOVERNED AS IF IT WERE ZONED RSF-1 (3.5 UNITS/ACRE SINGLE-FAMILY RESIDENTIAL DISTRICT), EXCEPT WHERE EXPRESSLY PROVIDED IN THIS PD ORDINANCE.
- THE PRINCIPAL PERMITTED USE ON THIS PROPERTY IS LIMITED TO SINGLE-FAMILY, DETACHED DWELLINGS AND CUSTOMARY ACCESSORY BUILDINGS INCIDENTAL THEREON.
- AT A MINIMUM, A FRONT PORCH OR STOOP SHALL BE CONSTRUCTED ON THE FIRST FLOOR AND FRONT OF ALL DWELLING UNITS.
- THE MAIN ENTRANCE OF ALL DWELLING UNITS SHALL BE ORIENTED TOWARDS THE STREET. IN THE CASE OF A CORNER LOT, THE MAIN ENTRANCE OF THE DWELLING UNITS SHALL BE ORIENTED TOWARDS THE STREET FRONTED BY THE MAJORITY OF DWELLING UNITS IN THE SAME BLOCK FACE.
- THE DEVELOPMENT SHALL MEET ALL RELEVANT TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA) STANDARDS AS PROVIDED IN THE CONCURRENCY MANAGEMENT ELEMENT OF THE CITY'S COMPREHENSIVE PLAN. ACCORDINGLY, THIS DEVELOPMENT MUST MEET ALL RELEVANT STANDARDS IN POLICES 1.1.4 AND 1.1.6 OF THE CONCURRENCY MANAGEMENT ELEMENT. THE NUMBER OF STANDARDS AND MODIFICATIONS THAT ARE REQUIRED IN ACCORDANCE WITH POLICES 1.1.4 AND 1.1.6 SHALL BE DETERMINED DURING DESIGN PLAT REVIEW BASED ON THE TRIP GENERATION OF THE PROPOSED USE. PROOF OF MEETING THIS CONDITION SHALL EXIST IN THE FORM OF A CERTIFICATE OF PRELIMINARY AND FINAL CONCURRENCY.
- COMMON AREAS THAT EXIST IN THE FORM OF BUFFERS, ALLEYS, STORM WATER BASINS, ETC. (SEE SHEET 8 OF EXHIBIT "C"), SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- STREET LIGHTS, INCLUDING THE INITIAL COSTS, REPLACEMENT COSTS, SPACING CRITERIA AND CHOICE OF FIXTURES, SHALL BE REGULATED BY THE CITY PEDESTRIAN STREET LIGHTING STANDARDS.
- LOTS ADJUTING THE KINGSWOOD RESIDENTIAL SUBDIVISION SHALL COMPLY WITH THE REAR YARD SETBACK REQUIREMENT FOR PRINCIPAL AND ACCESSORY STRUCTURES WITHIN THE RFD-1; 3.5 UNITS/ACRE SINGLE-FAMILY RESIDENTIAL DISTRICT AS PROVIDED IN THE LAND DEVELOPMENT CODE.
- THE EARTHEN BERM PROPOSED ALONG NORTHWEST 8th AVENUE SHALL VARY IN WIDTH AND HEIGHT, AND SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT.
- STORMWATER BASINS SHALL BE GRADED BY HAND, WHERE IT IS NECESSARY TO PROTECT EXISTING TREES, AS RECOMMENDED BY THE CITY'S ARBORIST.
- STORM WATER BASINS SHALL BE DESIGNED WITH AN IRREGULAR SHAPE AND TO RETAIN AS MUCH OF THE EXISTING TREE CANOPY AS POSSIBLE.
- EACH LOT SHALL MAINTAIN OR PLANT A MINIMUM OF ONE (1) SHADE TREE PER 500 SQUARE FEET OF LOT AREA. EXISTING HERITAGE TREES SHALL COUNT AS TWO (2) TREES.
- THE 20-FOOT WIDE BUFFER AREA AS SHOWN ON SHEET 5 OF EXHIBIT "C" THAT IS LOCATED ALONG THE NORTH BOUNDARY OF THE PROPERTY SHALL BE MAINTAINED TO ACHIEVE AN OPAQITY OF NO LESS THAN 75 PERCENT.
- ALL OWNERS OF THE SUBJECT PROPERTY SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THIS ORDINANCE.
- A LOT SPLIT HAS BEEN APPROVED PRIOR TO THE FIRST READING OF THIS ORDINANCE.
- THE DESIGN PLAT MUST BE APPROVED WITHIN ONE (1) YEAR OF THE ADOPTION OF THIS ORDINANCE. FINAL PLAT APPROVAL MUST BE OBTAINED WITHIN ONE (1) YEAR OF THE APPROVAL OF THE DESIGN PLAT.
- ALL BONDS SHALL BE IN ACCORDANCE WITH CHAPTER 9, DIVISION 2 OF THE LAND DEVELOPMENT CODE.
- THE DEVELOPMENT IS SUBJECT TO LANDLORD PERMITS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 30-57 OF THE LAND DEVELOPMENT CODE.
- THE RESIDENTIAL BUILDINGS WILL BE DEVELOPED AND MAINTAINED IN STRICT ACCORDANCE WITH THE "DESIGN GUIDELINES" ATTACHED HERETO AS EXHIBIT "D" AND MADE A PART HEREOF AS IF SET FORTH IN FULL.

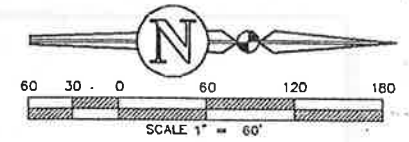
| NO. | DATE | REVISIONS |
|-----|--------|-----------------|
| 1 | 5/7/01 | CORRECTED PLANS |

**HILLCREST
 RESIDENTIAL PLANNED DEVELOPMENT
 DESIGN PLAT
 GAINESVILLE, FLORIDA**

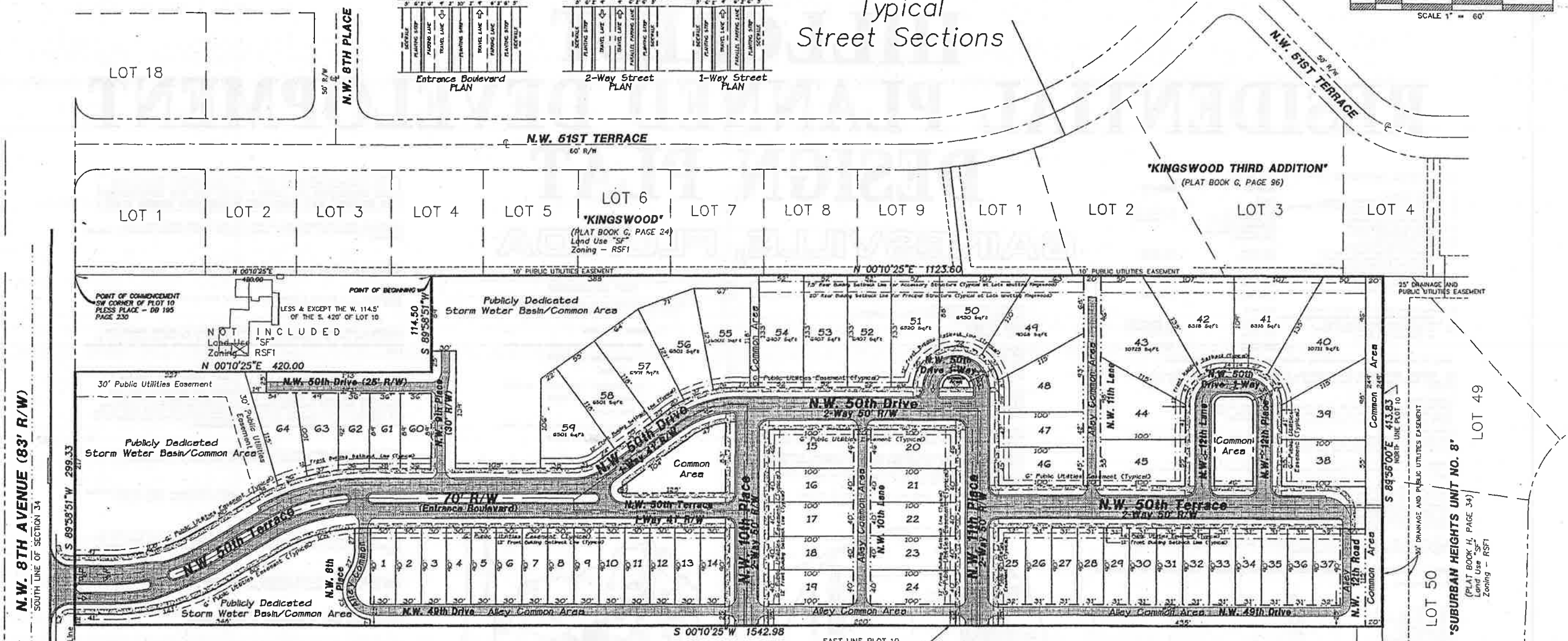
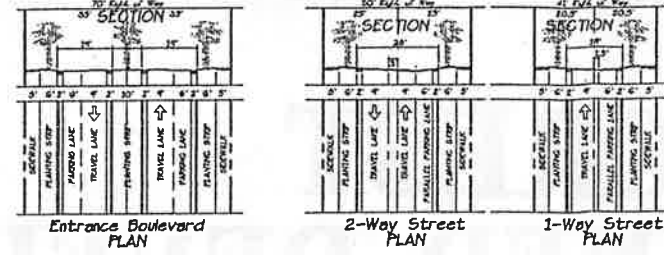
COVER SHEET

| | | |
|---------------------------------|-----------------------|-------------------|
| Project Name | DESIGN PLAT | |
| Professional Engineer of Record | Sergio J. Reyes, P.E. | |
| Engineer | 47311 | Florida P.E. No. |
| Scale | DATE | MARCH, 2001 |
| Drawn | ASP/TWR | |
| Project No. | 00-352 | Sheet No. 1 of 10 |

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 PLANNING DIVISION



Typical Street Sections



NEWBERRY - GAINESVILLE HIGHWAY
STATE ROAD NO. 26
N.W. 8TH AVENUE (83' R/W)
SOUTH LINE OF SECTION 34

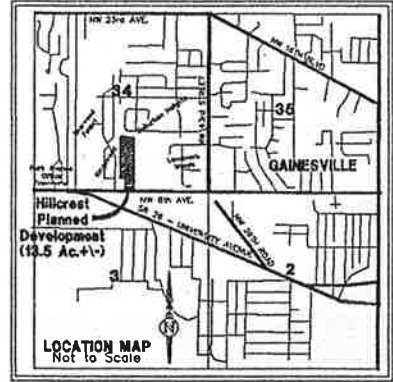
'PLESS PLACE'
(DEED BOOK 195, PAGE 230)

PLOT 9
Land Use "SF"
Zoning - RSF1

PARCEL 6375-9 (11 Acres +/-)
Gadya Grace Coth
Mailing: 2735 NW 21st Street
Gainesville, FL 32609-2936

LEGAL DESCRIPTION (As Furnished)
A portion of Plot 10, Pless Place, as per Plot thereof recorded in Deed Book 195, at page 230, of the public records of Alachua County, Florida, described as commencing at the Southwest corner of said Plot 10; thence North 00°10'25" East (reference bearing) along the West line of said Plot 10, a distance of 420.00 feet to the Point of Beginning; thence continuing along said West line, North 00°10'25" East, 1123.60 feet to the North line of said Plot 10; thence South 89°56'00" East along said North line, a distance of 413.83 feet to the East line of said Plot 10; thence South 00°10'25" West along said East line, a distance of 1542.98 feet to the North right-of-way line of Northwest 8th Avenue; thence South 89°56'31" West along said North line, a distance of 298.33 feet; thence departing said North right-of-way line, North 00°10'25" East, 420.00 feet; thence South 89°56'31" West, 114.50 feet to the Point of Beginning, containing 13.557 acres, more or less, all in Alachua County, Florida.

- NOTES:**
- 1) ACCORDING TO BOUNDARY SURVEY PREPARED BY CHOCTAW ENGINEERING, INC. DATED 4 MAY, 2000, THE BEARINGS SHOWN HEREON WERE BASED ON A BEARING OF NORTH 00°10'25" EAST ON THE EAST LINE OF KINGSWOOD SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'G' PAGE 24.
 - 2) TOPOGRAPHIC MAP PREPARED BY CHOCTAW ENGINEERING, INC. DATED 4 MAY, 2000 INDICATES THAT "SITE BENCHMARKS" ARE BASED ON AN ELEVATION OF 95.52, D.O.T. CONCRETE MONUMENT 175 73 816 NAVD '88 DATUM.
 - 3) ALL REFERENCES TO PLAT BOOKS AND PUBLIC RECORDS HEREIN REFER TO THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - 4) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR, THEREFORE THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE USE OF THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 - 5) IT IS THE EXPRESSED INTENT OF THE DEVELOPERS TO DEDICATE ALL STREET RIGHTS OF WAY OTHER THAN ALLEY COMMON AREAS FOR PUBLIC USE.
 - 6) ALL LANDS WITHIN THE OVERALL BOUNDARY OF THIS DEVELOPMENT THAT DO NOT LIE WITHIN A SPECIFIC LOT OR WITHIN A DEDICATED STREET RIGHT OF WAY SHALL BE DESIGNATED COMMON AREA AND SHALL BE DEDICATED TO AN ASSOCIATION OF HOMEOWNERS BY SEPARATE DOCUMENT.
 - 7) THIS PROPOSED PLANNED DEVELOPMENT IS SUBJECT TO ALL OF THE TERMS AND CONDITIONS OF THE LAND USE DESIGNATION AND IMPLEMENTING ZONING OF "PLANNED DEVELOPMENT DISTRICT" APPROVED BY ORDINANCE NO. 000014 0-00-128, ADOPTED FEB. 12, 2001.
 - 8) HIGHWAYS UNDESIGNED (R/W) AND LIMITS OF STORMWATER BASINS AS DETERMINED DURING CONSTRUCTION PLAN STAGE SHALL BE DEDICATED TO THE PUBLIC COMMON AREAS SHALL BE DEDICATED TO A PRIVATE ASSOCIATION OF DEVELOPMENT PROPERTY OWNERS.
 - 9) NOTE: SEE COVER SHEET FOR DETAILED DEVELOPMENT STANDARDS.



Design Plat of:
HILLCREST
Single Family Residential
Planned Development

Owner/Developer:
Hillcrest Development Corporation
of Gainesville
727 Highway 98 East
Destin, Florida 32541
(850) 654-4884

Not for Final Recording

| REVISIONS : | | FLOOD CERTIFICATION | | EFFECTIVE DATE: | | | |
|-------------|----------|--|--|-----------------|----------------------|-------------------|----------|
| 1 | 04/27/01 | Per TRC Staff Review - Meeting Date 04/24/01 | COMMUNITY PANEL NO.: 125102-0001-B | 748 | 9 | 03/20/01 | 04/28/01 |
| | | | THE LEGAL SHOWN HEREON LIES WITHIN ZONE "C" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP PANEL 1 OF 15 FOR THE CITY OF GAINESVILLE, FLORIDA. SAID MAP DESCRIBES ZONE "C" AS BEING "Areas of minimal flooding" | Page | Field Work Completed | Designs Completed | Examined |
| | | | PREPARED FOR: Hillcrest Development Corporation, 2735 NW 21st Street, Gainesville, Florida 32609-2936 | DATE: 04/27/01 | | | |
| | | | SAID MAP DESCRIBES ZONE "C" AS BEING "Areas of minimal flooding" | DATE: 04/27/01 | | | |
| | | | DATE: 04/27/01 | DATE: 04/27/01 | | | |

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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ENG. DENMAN & ASSOC. INC.
ENGINEERS • SURVEYORS • PLANNERS

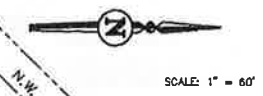
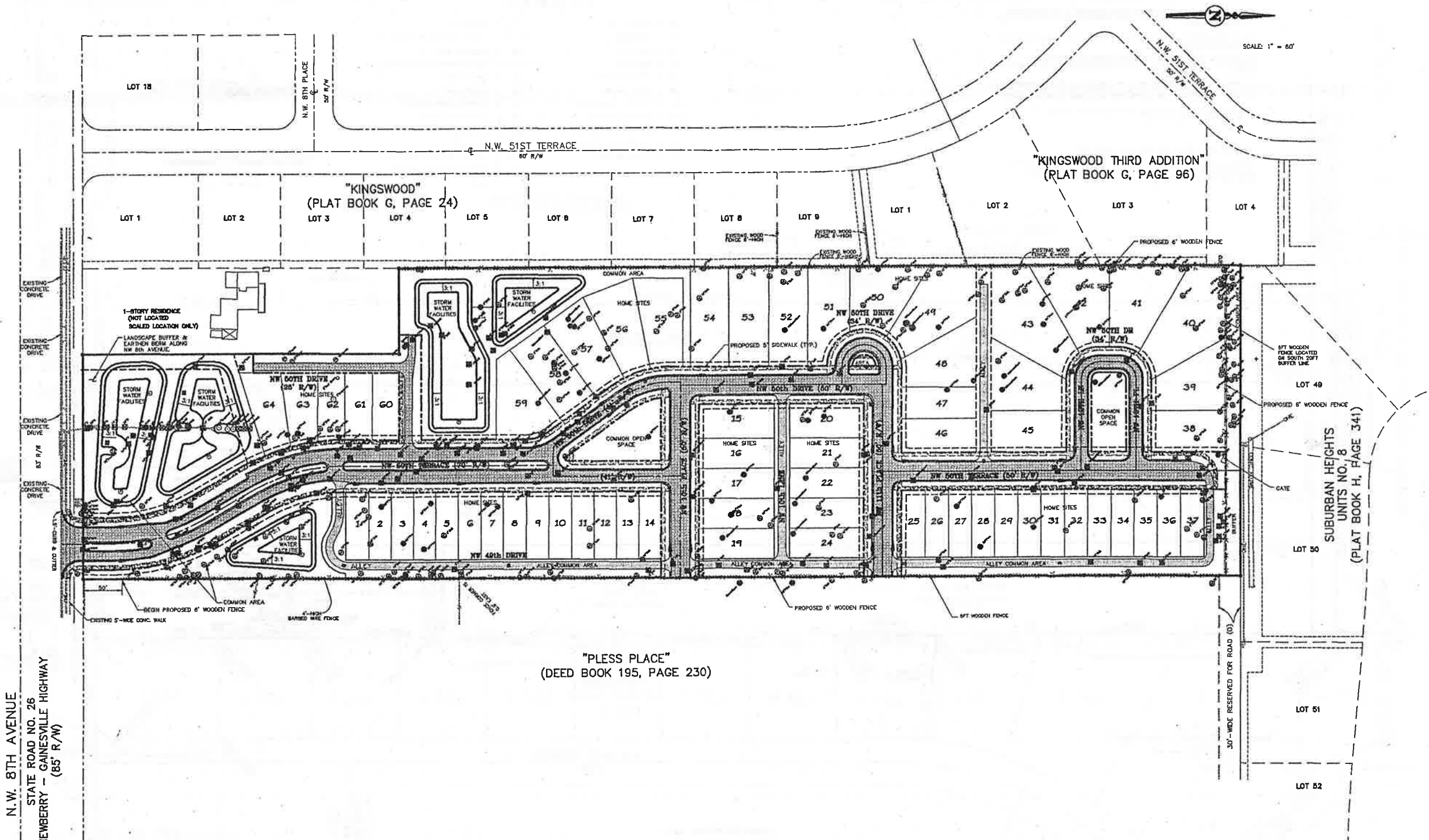
2405 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32604-6003
TEL. (352) 373-3541 FAX (352) 373-7249

W. Hal Edwards

Project No. 00-362 500
Drawn: IE
Checked: WC

Florida P&M No. 5042 Sheet No. 2 of 15

May 01, 2001 - 08:31:48 - ac Microsoft Word 2000/MSRTRIP.dwg P1:00-362



N.W. 8TH AVENUE
 STATE ROAD NO. 26
 NEWBERRY - GAINESVILLE HIGHWAY
 (65' R/W)

"PLESS PLACE"
 (DEED BOOK 195, PAGE 230)

**HILLCREST
 RESIDENTIAL PLANNED DEVELOPMENT
 GAINESVILLE, FLORIDA**

GENERAL LAYOUT

GENERAL NOTES

- TREES SHOWN TO BE REMOVED ARE THOSE NECESSARY FOR THE DEVELOPMENT OF THE SUBDIVISION. ADDITIONAL TREES MAY BE REMOVED WITH THE DEVELOPMENT OF THE INDIVIDUAL HOMESITES. SEE SURVEY FOR DETAILED TREE INFORMATION.
- EXISTING DRIVEWAYS ALONG NW 8TH AVENUE WILL BE CLOSED AND REMOVED. ALL ACCESS TO THE DEVELOPMENT SHALL BE RESTRICTED TO THE PROPOSED NW 50th TERRACE ENTRANCE CONNECTION.
- TREE BARRICADES TO BE PROVIDED PRIOR TO START OF CONSTRUCTION TO PROTECT THE TREES TO BE SAVED. BARRICADES WILL BE PLACED WITHIN 5' OF PROPOSED ROADWAY (RIGHT-OF-WAY, COMMON AREAS) AND CASEMENTS WHERE A TREE IS TO BE SAVED.

LEGEND

- PROPOSED ROADWAY
- PROPOSED ALLEY
- PROPOSED SIDEWALK
- TREE TO REMAIN WITH SUBDIVISION DEVELOPMENT (ADDITIONAL TREES MAY BE REMOVED WITH DEVELOPMENT OF INDIVIDUAL LOTS)
- TREE TO BE REMOVED WITH SUBDIVISION DEVELOPMENT

| | | | |
|----------------------------------|-------------------|------------------|--|
| Project Name: | | DESIGN PLAN | |
| Professional Engineer of Record: | | | |
| Sergio J. Reyes, P.E. | | 47311 | |
| Engineer | | Florida P.E. No. | |
| Scale: 1" = 60' | Date: APRIL, 2001 | | |
| Designed: SJR | Drawn: ASP | | |
| Project No: 00-362 | Sheet No: 3 of 10 | | |

MAY 01, 2001 - 08:13:30 - ASP

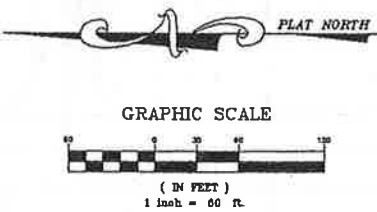
NOTES

- 1) NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
- 2) SITE BENCHMARKS BASED ON ELEVATION = 95.52', D.O.T. CONCRETE MONUMENT 175 73 B16 (NAVD 88).
- 3) REFERENCE BEARING ALONG EAST LINE OF KINGSWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK "G" AT PAGE 24, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 4) WATER AND SANITARY SEWER SERVICE IS AVAILABLE TO PARCELS SHOWN HEREON.
- 5) WOODEN SHED ENCROACHES ACROSS WEST LINE 1.2 FEET AS SHOWN HEREON.
- 6) * INDICATES IRON PINS (3) TO BE SET ON RETURN TO THE SITE IN A REASONABLE AMOUNT OF TIME.

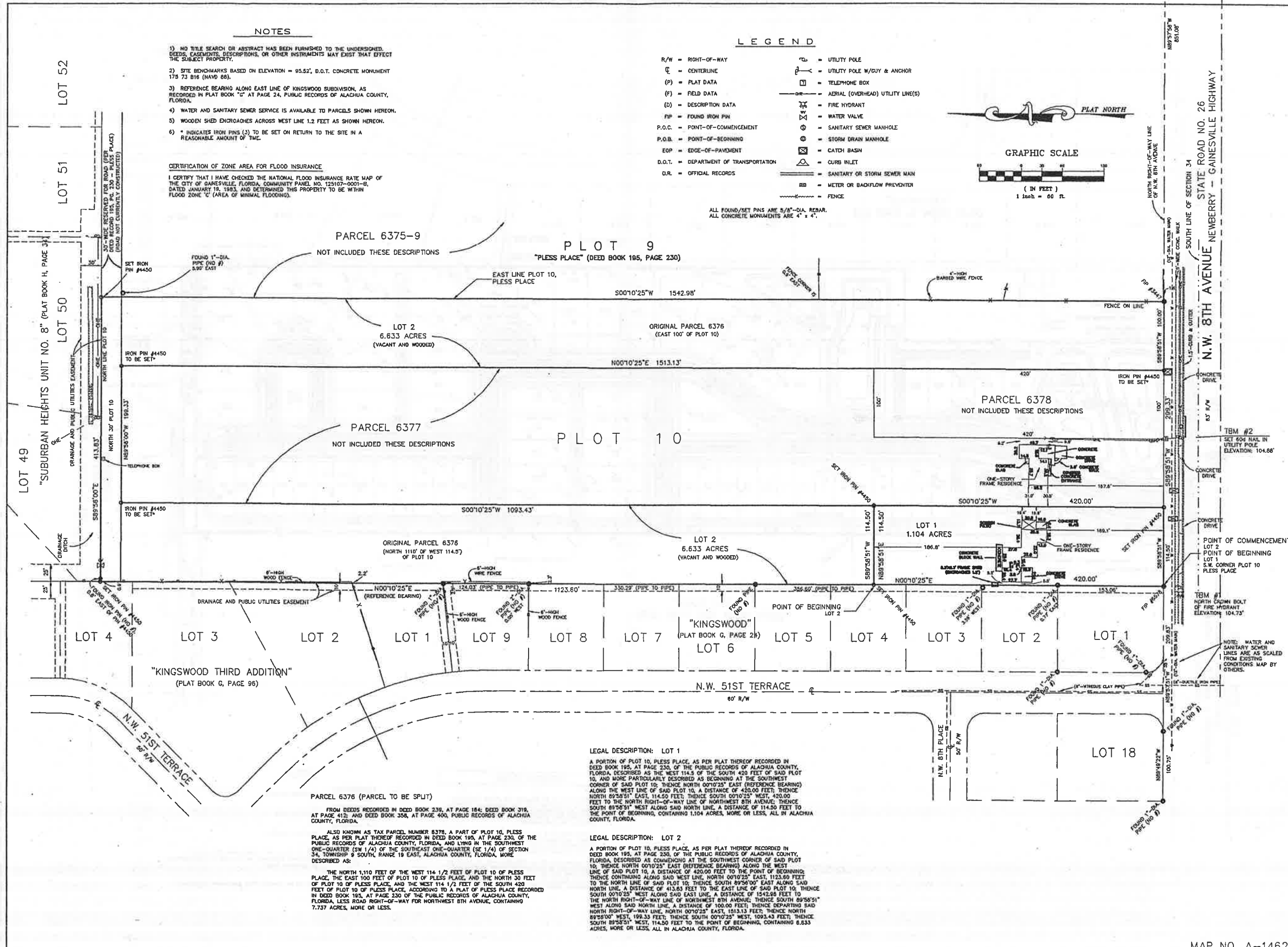
CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE
 I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, FLORIDA, COMMUNITY PANEL NO. 125107-0001-B, DATED JANUARY 18, 1983, AND DETERMINED THIS PROPERTY TO BE WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING).

LEGEND

- R/W = RIGHT-OF-WAY
- C = CENTERLINE
- (P) = PLAT DATA
- (F) = FIELD DATA
- (D) = DESCRIPTION DATA
- FP = FOUND IRON PIN
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- EOP = EDGE-OF-PAVEMENT
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- O.R. = OFFICIAL RECORDS
- U = UTILITY POLE
- U/A = UTILITY POLE W/GUY & ANCHOR
- TB = TELEPHONE BOX
- = AERIAL (OVERHEAD) UTILITY LINE(S)
- H— = FIRE HYDRANT
- W— = WATER VALVE
- S— = SANITARY SEWER MANHOLE
- SM— = STORM DRAIN MANHOLE
- CB— = CATCH BASIN
- CI— = CURB INLET
- SS— = SANITARY OR STORM SEWER MAIN
- MB— = METER OR BACKFLOW PREVENTER
- F— = FENCE



ALL FOUND/SET PINS ARE 5/8" DIA. REBAR.
 ALL CONCRETE MONUMENTS ARE 4" x 4".



LEGAL DESCRIPTION: LOT 1
 A PORTION OF PLOT 10, PLESS PLACE, AS PER PLAT THEREOF RECORDED IN DEED BOOK 195, AT PAGE 230, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 10, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID PLOT 10; THENCE NORTH 00°10'25" EAST (REFERENCE BEARING) ALONG THE WEST LINE OF SAID PLOT 10, A DISTANCE OF 420.00 FEET; THENCE NORTH 89°58'51" EAST, 114.50 FEET; THENCE SOUTH 00°10'25" WEST, 420.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 8TH AVENUE; THENCE SOUTH 89°58'51" WEST ALONG SAID NORTH LINE, A DISTANCE OF 114.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.104 ACRES, MORE OR LESS, ALL IN ALACHUA COUNTY, FLORIDA.

LEGAL DESCRIPTION: LOT 2
 A PORTION OF PLOT 10, PLESS PLACE, AS PER PLAT THEREOF RECORDED IN DEED BOOK 195, AT PAGE 230, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID PLOT 10; THENCE NORTH 00°10'25" EAST (REFERENCE BEARING) ALONG THE WEST LINE OF SAID PLOT 10, A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°10'25" EAST, 1123.60 FEET TO THE NORTH LINE OF SAID PLOT 10; THENCE SOUTH 89°58'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 413.83 FEET TO THE EAST LINE OF SAID PLOT 10; THENCE SOUTH 00°10'25" WEST ALONG SAID EAST LINE, A DISTANCE OF 1542.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 8TH AVENUE; THENCE SOUTH 89°58'51" WEST ALONG SAID NORTH LINE, A DISTANCE OF 109.33 FEET; THENCE SOUTH 00°10'25" WEST, 1093.43 FEET; THENCE SOUTH 89°58'51" WEST, 114.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.633 ACRES, MORE OR LESS, ALL IN ALACHUA COUNTY, FLORIDA.

PARCEL 6376 (PARCEL TO BE SPLIT)
 FROM DEEDS RECORDED IN DEED BOOK 239, AT PAGE 184; DEED BOOK 319, AT PAGE 412; AND DEED BOOK 358, AT PAGE 400, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 ALSO KNOWN AS TAX PARCEL NUMBER 6376, A PART OF PLOT 10, PLESS PLACE, AS PER PLAT THEREOF RECORDED IN DEED BOOK 195, AT PAGE 230, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, MORE DESCRIBED AS:
 THE NORTH 1,110 FEET OF THE WEST 114 1/2 FEET OF PLOT 10 OF PLESS PLACE, THE EAST 100 FEET OF PLOT 10 OF PLESS PLACE, AND THE NORTH 30 FEET OF PLOT 10 OF PLESS PLACE, AND THE WEST 114 1/2 FEET OF THE SOUTH 420 FEET OF PLOT 10 OF PLESS PLACE, ACCORDING TO A PLAT OF PLESS PLACE RECORDED IN DEED BOOK 195, AT PAGE 230 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR NORTHWEST 8TH AVENUE, CONTAINING 7.737 ACRES, MORE OR LESS.

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 112 TRUXTON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 TELEPHONE: 850-862-6611
 FAX: 850-808-1692
 E-MAIL: ce@choctaweng.com

PREPARED FOR: TRICOP AND BUNTING ASSOCIATES
 BOUNDARY SURVEY
 LOT SPLIT APPLICATION DRAWING - PORTION PLOT 10, "PLESS PLACE" (DEED BOOK 195, PAGE 230), IN SECTION 34, TOWNSHIP 9-S, RANGE 19-E, ALACHUA COUNTY, FL
 Revision: MAY 24, 2000 - REVISED CONTOURS IN DIT-1
 JUNE 9, 2000 - PREPARED DESCRIPTION
 JULY 17, 2000 - REVISED DRAWING TO

Not valid unless bearing Surveyor's seal.
 Registered Land Surveyor, JON A. PROHASKA
 FL Certificate No. 4450

| | |
|------------|--------------|
| Job No.: | 2000-2 |
| Date: | 4 MAY 2 |
| Flt. Vol.: | 99-23/44-50 |
| Scale: | 1" = 60' |
| Disk No.: | 00218SP.DWG |
| Designed: | N/A |
| Drawn: | 17 JULY 2000 |
| Checked: | JAP |
| Sheet: | 4 of 10 |

NOTES

- 1) NO TITLE SEARCH OR ABSTRACT HAS BEEN FURNISHED TO THE UNDERSIGNED. DEEDS, EASEMENTS, DESCRIPTIONS, OR OTHER INSTRUMENTS MAY EXIST THAT AFFECT THE SUBJECT PROPERTY.
- 2) SITE BENCHMARKS BASED ON ELEVATION = 95.52', D.O.T. CONCRETE MONUMENT 175 73 818 (NAVD 88).
- 3) REFERENCE BEARING ALONG EAST LINE OF KINGSWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK "G" AT PAGE 24, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

CERTIFICATION OF ZONE AREA FOR FLOOD INSURANCE
 I CERTIFY THAT I HAVE CHECKED THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, FLORIDA, COMMUNITY PANEL NO. 125107-0001-B, DATED JANUARY 10, 1983, AND DETERMINED THIS PROPERTY TO BE WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING).

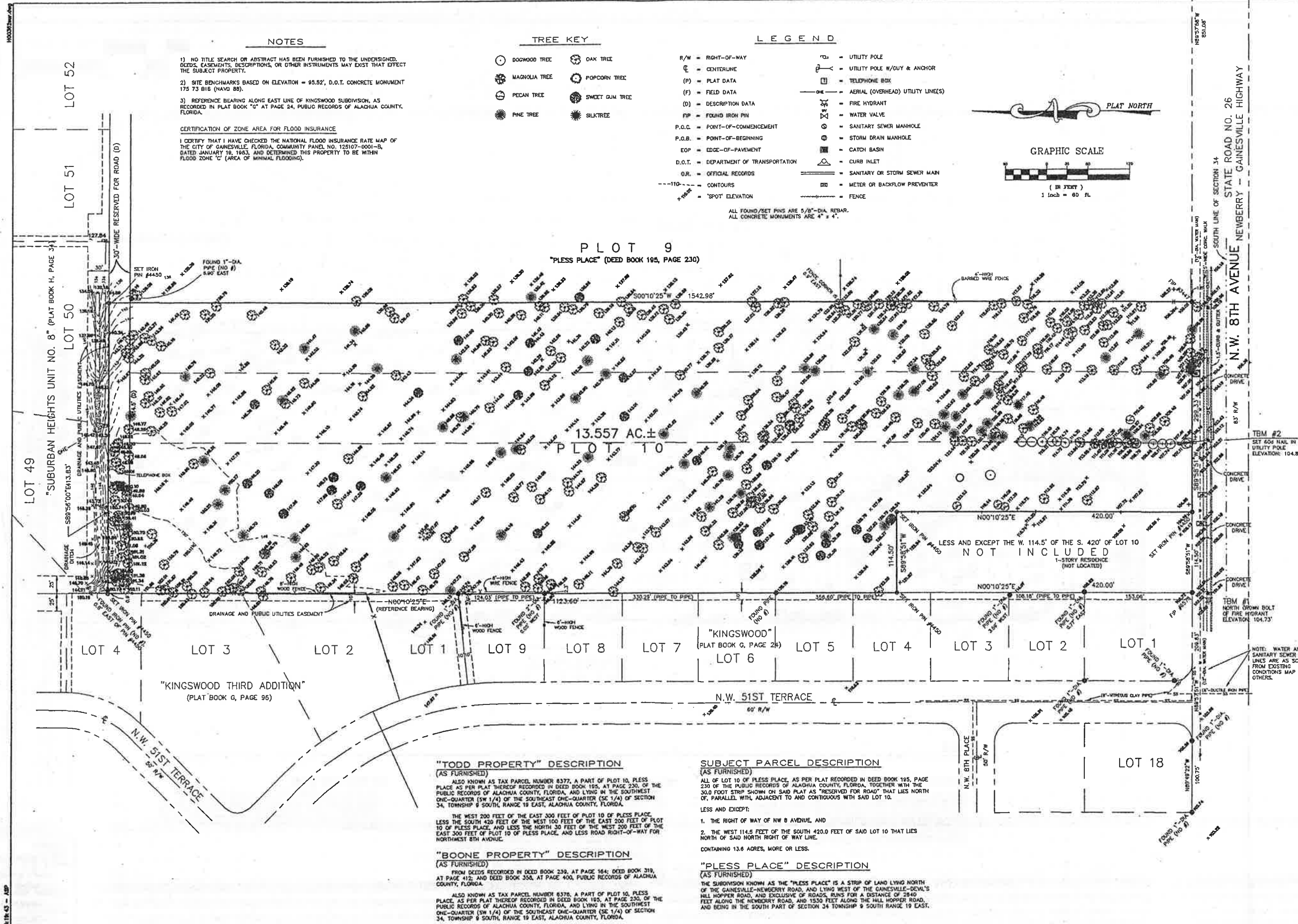
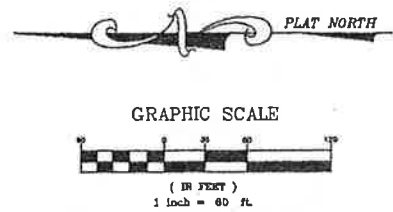
TREE KEY

- DOGWOOD TREE
- MAGNOLIA TREE
- ⊖ PECAN TREE
- ⊙ PINE TREE
- ⊗ OAK TREE
- ⊙ POPCORN TREE
- ⊙ SWEET GUM TREE
- ⊙ SILKTREE

LEGEND

- R/W = RIGHT-OF-WAY
- CL = CENTERLINE
- (P) = PLAT DATA
- (F) = FIELD DATA
- (D) = DESCRIPTION DATA
- FIP = FOUND IRON PIN
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- EOP = EDGE-OF-PAVEMENT
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- O.R. = OFFICIAL RECORDS
- 110--- = CONTOURS
- X-1000 = "SPOT" ELEVATION
- = UTILITY POLE
- = UTILITY POLE W/GUY & ANCHOR
- = TELEPHONE BOX
- = AERIAL (OVERHEAD) UTILITY LINE(S)
- ⊗ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = CURB INLET
- ⊙ = SANITARY OR STORM SEWER MAN
- ⊙ = METER OR BACKFLOW PREVENTER
- — — = FENCE

ALL FOUND/SET PINS ARE 5/8"-DIA. REBAR.
 ALL CONCRETE MONUMENTS ARE 4" x 4".



"TODD PROPERTY" DESCRIPTION
 (AS FURNISHED)
 ALSO KNOWN AS TAX PARCEL NUMBER 8377, A PART OF PLOT 10, PLESS PLACE, AS PER PLAT THEREOF RECORDED IN DEED BOOK 195, AT PAGE 230, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.
 THE WEST 200 FEET OF THE EAST 300 FEET OF PLOT 10 OF PLESS PLACE, LESS THE SOUTH 420 FEET OF THE WEST 100 FEET OF THE EAST 200 FEET OF PLOT 10 OF PLESS PLACE, AND LESS THE NORTH 30 FEET OF THE WEST 200 FEET OF THE EAST 300 FEET OF PLOT 10 OF PLESS PLACE, AND LESS ROAD RIGHT-OF-WAY FOR NORTHWEST 8TH AVENUE.

"BOONE PROPERTY" DESCRIPTION
 (AS FURNISHED)
 FROM DEEDS RECORDED IN DEED BOOK 239, AT PAGE 164; DEED BOOK 319, AT PAGE 412; AND DEED BOOK 358, AT PAGE 400, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
 ALSO KNOWN AS TAX PARCEL NUMBER 8376, A PART OF PLOT 10, PLESS PLACE, AS PER PLAT THEREOF RECORDED IN DEED BOOK 195, AT PAGE 230, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.
 THE NORTH 1,110 FEET OF THE WEST 114 1/2 FEET OF PLOT 10 OF PLESS PLACE, THE EAST 100 FEET OF PLOT 10 OF PLESS PLACE, AND THE NORTH 30 FEET OF PLOT 10 OF PLESS PLACE, ACCORDING TO A PLAT OF PLESS PLACE RECORDED IN DEED BOOK 195, AT PAGE 230 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR NORTHWEST 8TH AVENUE.

SUBJECT PARCEL DESCRIPTION
 (AS FURNISHED)
 ALL OF LOT 10 OF PLESS PLACE, AS PER PLAT RECORDED IN DEED BOOK 195, PAGE 230 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH THE 300 FOOT STRIP SHOWN ON SAID PLAT AS "RESERVED FOR ROAD" THAT LIES NORTH OF, PARALLEL WITH, ADJACENT TO AND CONTIGUOUS WITH SAID LOT 10.
 LESS AND EXCEPT:
 1. THE RIGHT OF WAY OF NW 8 AVENUE, AND
 2. THE WEST 114.5 FEET OF THE SOUTH 420.0 FEET OF SAID LOT 10 THAT LIES NORTH OF SAID NORTH RIGHT OF WAY LINE.
 CONTAINING 13.6 ACRES, MORE OR LESS.

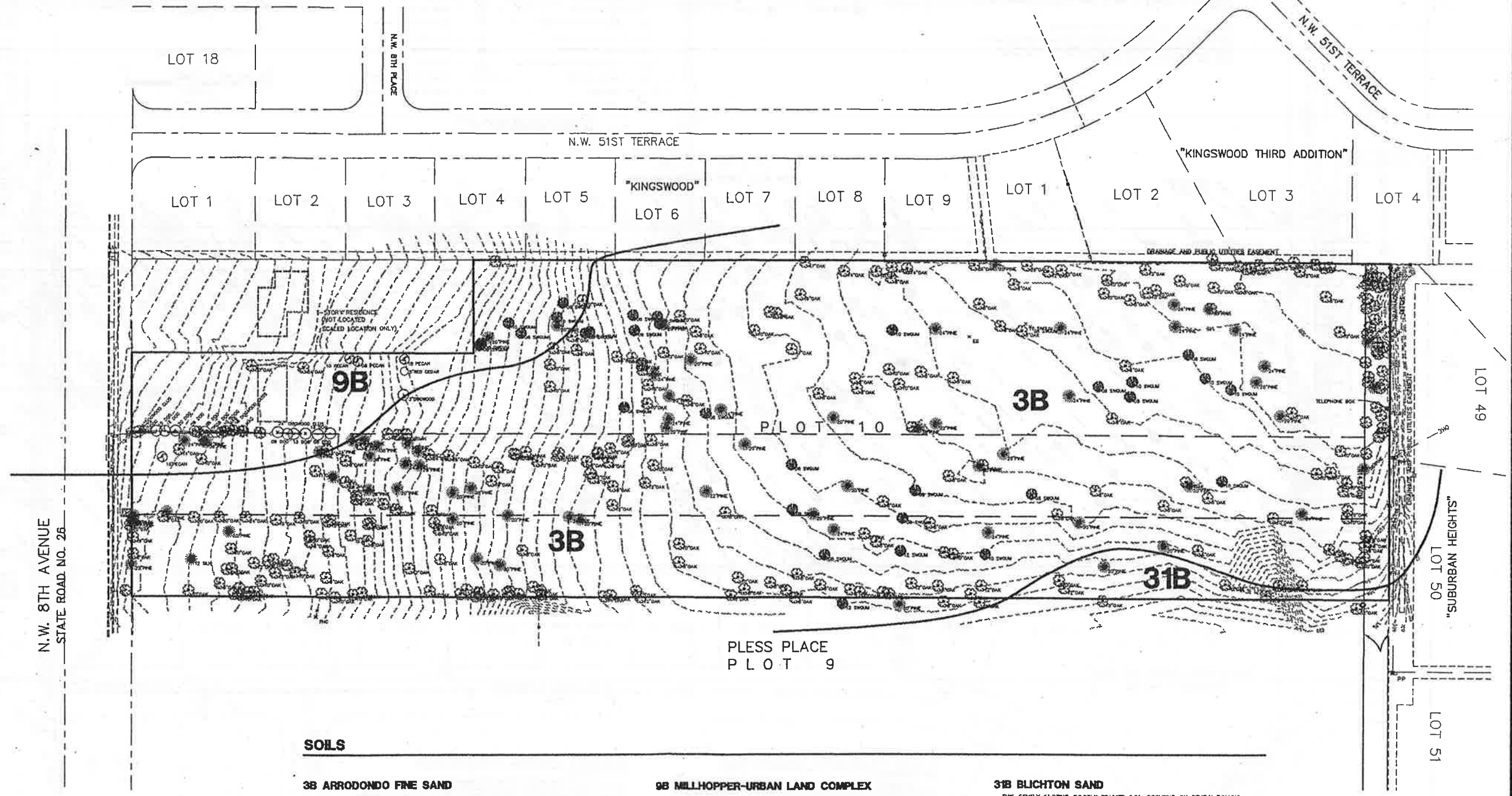
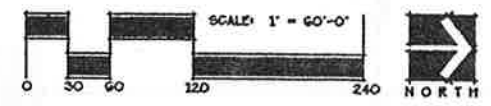
"PLESS PLACE" DESCRIPTION
 (AS FURNISHED)
 THE SUBDIVISION KNOWN AS THE "PLESS PLACE" IS A STRIP OF LAND LYING NORTH OF THE GAINESVILLE-NEWBERRY ROAD, AND LYING WEST OF THE GAINESVILLE-DEVIL'S HILL HOPPER ROAD, AND EXCLUSIVE OF ROADS, RUNS FOR A DISTANCE OF 2940 FEET ALONG THE NEWBERRY ROAD, AND 1530 FEET ALONG THE HILL HOPPER ROAD, AND BEING IN THE SOUTH PART OF SECTION 34 TOWNSHIP 9 SOUTH RANGE 19 EAST.

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 112 TRUXTON AVENUE
 FORT WALTON BEACH, FLORIDA 32647
 TELEPHONE: 850-862-6611
 FAX: 850-863-8059
 E-MAIL: cel@choctaweng.com
 LB #1532

PREPARED FOR
TIFORD DEVELOPMENT CORPORATION
 BOUNDARY & TOPOGRAPHIC SURVEY: PARCEL IN PLOT 10, "PLESS PLACE" (DEED BOOK 195, PAGE 230), IN SECTION 34, TOWNSHIP 9-S, RANGE 19-E, ALACHUA COUNTY, FL.
 Revisions: MAY 24, 2000 - REUSED CONTOURS IN DITCH

Not valid without the signature and the original raised seal of a Florida licensed surveyor.
 I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G22.007, Florida Statutes.
 Not valid unless bearing Surveyor's embossed seal.
 Registered Land Surveyor, **JON A. PROHASKA**
 Fl. Certificate No. 4450

Job No.: 2000-218
 Date: 4 MAY 2000
 Fl. Vol.: 99-23/44-50
 Scale: 1" = 60'
 Disk No.: 00218-SUR
 Designed:
 Drawn: MS/BB/11MAY00
 Checked: JAP
 Sheet



N.W. 8TH AVENUE
STATE ROAD NO. 26

SOILS

3B ARRODONDO FINE SAND
NEARLY LEVEL TO GENTLY SLOPING WELL DRAINED SOIL IN SMALL AND LARGE AREAS OF UPLANDS. SLOPES ARE 0 TO 5 PERCENT, SMOOTH TO CONVEY. PERMEABILITY IS RAPID IN THE SURFACE AND SUBSURFACE LAYERS AND MODERATELY SLOW TO MODERATE IN THE LOAMY SUBSOIL. THE WATER TABLE IN THIS SOIL IS AT A DEPTH OF MORE THAN 72 INCHES. SURFACE RUNOFF IS SLOW. THIS SOIL HAS ONLY SLIGHT LIMITATIONS AS SITES FOR HOMES, SMALL COMMERCIAL BUILDINGS, ABSORPTION FIELDS FOR TANKS, AND LOCAL ROADS AND STREETS AND AS A SOURCE OF MATERIAL FOR ROAD FILL. THIS ARRODONDO SOIL HAS SEVERE LIMITATIONS FOR RECREATIONAL AREAS BECAUSE OF THE SANDY SURFACE LAYER.

9B MILLHOPPER-URBAN LAND COMPLEX
THIS COMPLEX CONSISTS OF MODERATELY WELL DRAINED, NEARLY LEVEL TO GENTLY SLOPING MILLHOPPER SOILS AND URBAN LAND. THIS COMPLEX IS WITHIN MOST URBANIZED AREAS OF THE COUNTY, ABOUT 80 TO 85 PERCENT OF EACH DELINEATION IS OPEN AREAS OF MILLHOPPER SOILS. THESE OPEN AREAS ARE VACANT LOTS OR GARDENS, LAWNS, PARKS, ETC. ABOUT 20 TO 30 PERCENT OF THE SOILS IN THESE OPEN AREAS HAVE BEEN IMPROVED BY CUTTING GRASS AND SPREADING OF SOIL MATERIAL DURING URBAN CONSTRUCTION. ABOUT 15 PERCENT IS URBAN LAND CONSISTING OF AREAS COVERED WITH BUILDINGS, STREETS, PARKING LOTS, SIDEWALKS AND OTHER STRUCTURES. THE MILLHOPPER SOILS HAVE A WATER TABLE THAT IS 40 TO 60 INCHES BELOW THE SURFACE FOR 1 TO 4 MONTHS AND IS AT A DEPTH OF 60 TO 72 INCHES FOR 2 TO 4 MONTHS DURING MOST YEARS. PERMEABILITY IS RAPID IN THE SURFACE AND SUBSURFACE LAYERS AND IT IS SLOW TO MODERATE IN THE SUBSOIL. THE SOILS ARE GENERALLY WELL SUITED TO LAWN GRASSES AND ORNAMENTAL PLANTS. IF SURFACE STABILIZATION IS USED TO IMPROVE THE TRAFFICABILITY, THE AREAS ARE ALSO WELL SUITED TO RECREATIONAL USES.

31B BLICHTON SAND
THIS GENTLY SLOPING POORLY DRAINED SOIL OCCURRING ON GENTLY ROLLING UPLANDS. HAS SLOPES OF 2 TO 5 PERCENT. PERMEABILITY IS RAPID IN THE SURFACE AND SUBSURFACE LAYERS AND LOW TO MEDIUM IN THE LOAMY SUBSOIL. SURFACE RUNOFF IS MEDIUM AND THE SUBSURFACE LAYER AND UPPER SUBSOIL IS SATURATED BY A PERCHED WATER TABLE FOR 1 TO 4 MONTHS A YEAR. THIS SOIL HAS SEVERE LIMITATIONS FOR DWELLINGS, SEPTIC TANK ABSORPTION FIELDS AND LOCAL ROADS.

EDENMAN ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541
FAX. (352) 373-7249
EMAIL: eda@edenman.com

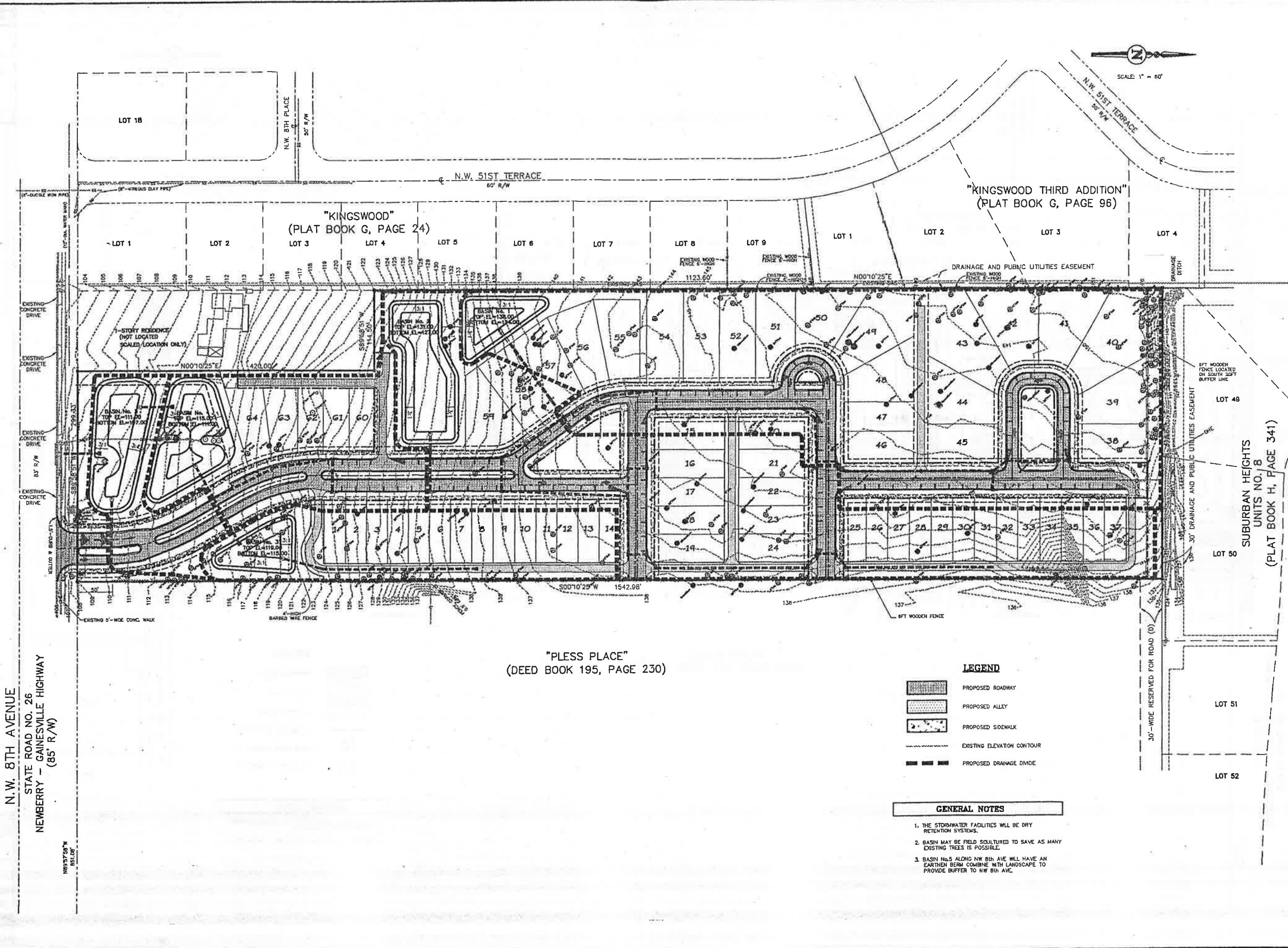
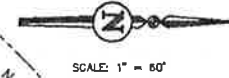
CORPORATE AUTHORIZATION NO. EB 2389

BUFFINGTON ASSOCIATES, P.A.
Landscape Architects
Landscape Architects
4420 N.W. 36th Avenue Suite B
Gainesville, Florida 32606 (352) 373-8959

HILLCREST RESIDENTIAL P D
SOIL MAP
Prepared for:
TIFORP DEVELOPMENT CORPORATION

DRAWN
LET / CSP
SCALE
1" = 60'
JOB NO.
DATE:
3-28-01
REVISIONS:

SHEET
6
OF
10



| No. | Date | Comment |
|-----|--------|-----------------|
| 1 | 5/1/01 | CORRECTED PLANS |

**HILLCREST
 RESIDENTIAL PLANNED DEVELOPMENT
 GAINESVILLE, FLORIDA**

**MASTER
 DRAINAGE
 PLAN**

| | | | |
|----------------------------------|-------------------|---------------------------|------------|
| Project Name: | | DESIGN PLAN | |
| Professional Engineer of Record: | | | |
| Sergio J. Reyes, P.E. | 47311 | Engineer Florida P.E. No. | |
| Scale: 1" = 80' | Date: APRIL, 2001 | Designed: SJR | Drawn: ASP |
| Project No: 00-382 | Sheet No: 7 of 10 | | |

"PLESS PLACE"
 (DEED BOOK 195, PAGE 230)

LEGEND

- PROPOSED ROADWAY
- PROPOSED ALLEY
- PROPOSED SIDEWALK
- EXISTING ELEVATION CONTOUR
- PROPOSED DRAINAGE DMDE

GENERAL NOTES

1. THE STORMWATER FACILITIES WILL BE DRY RETENTION SYSTEMS.
2. BASIN MAY BE FIELD SCULPTURED TO SAVE AS MANY EXISTING TREES IS POSSIBLE.
3. BASIN NO.5 ALONG NW 8TH AVE WILL HAVE AN EARTHEN BERM COMBINE WITH LANDSCAPE TO PROVIDE BUFFER TO NW 8TH AVE.

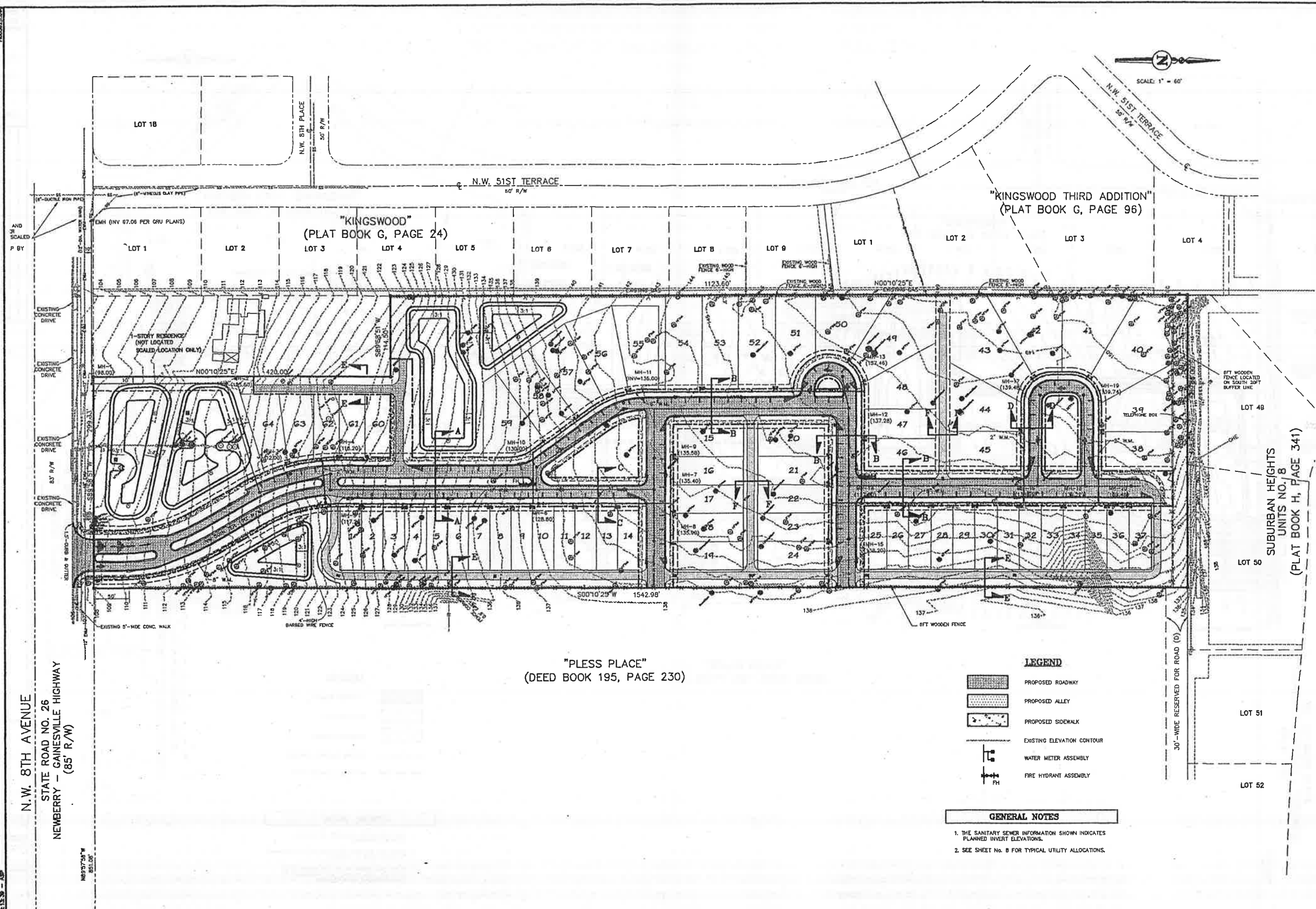
N.W. 8TH AVENUE
 STATE ROAD NO. 26
 NEWBERRY - GAINESVILLE HIGHWAY
 (85' R/W)

| | |
|-------------|---|
| Project No. | 00-352 |
| Sheet No. | 8 of 10 |
| Date | APRIL, 2001 |
| Scale | 1" = 60' |
| Drawn | SR |
| Checked | SR |
| Designed | SR |
| Project | Hillcrest Residential Planned Development |

**HILLCREST
 RESIDENTIAL PLANNED DEVELOPMENT
 GAINESVILLE, FLORIDA**

**MASTER
 UTILITY
 PLAN**

Professional Engineer of Record
Sergio J. Reyes, P.E. 47311
 Engineer Florida P.E. No.
 Scale: 1" = 60' Date: APRIL, 2001
 Drawn: SR
 Project No: 00-352 Sheet No. 8 of 10



LEGEND

- PROPOSED ROADWAY
- PROPOSED ALLEY
- PROPOSED SIDEWALK
- EXISTING ELEVATION CONTOUR
- WATER METER ASSEMBLY
- FIRE HYDRANT ASSEMBLY

GENERAL NOTES

1. THE SANITARY SEWER INFORMATION SHOWN INDICATES PLANNED INVERT ELEVATIONS.
2. SEE SHEET No. 8 FOR TYPICAL UTILITY ALLOCATIONS.

N.W. 8TH AVENUE
 STATE ROAD NO. 26
 NEWMERRY - GAINESVILLE HIGHWAY
 (85' R/W)

"PLESS PLACE"
 (DEED BOOK 195, PAGE 230)

May 21, 2001 - 08:13:39 - ASP

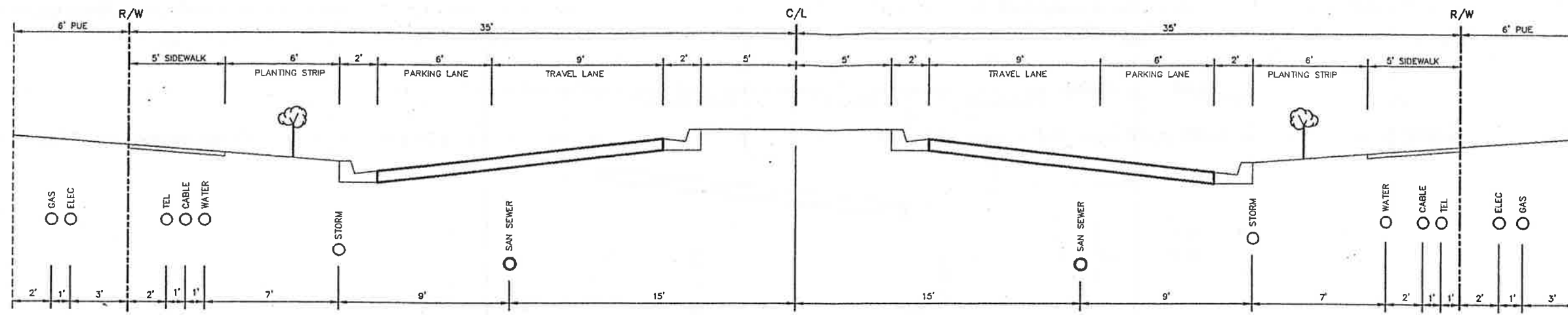
| Date | Description |
|--------|-----------------|
| 5/7/01 | CORRECTED PLANS |

HILLCREST
RESIDENTIAL PLANNED DEVELOPMENT
GAINESVILLE, FLORIDA

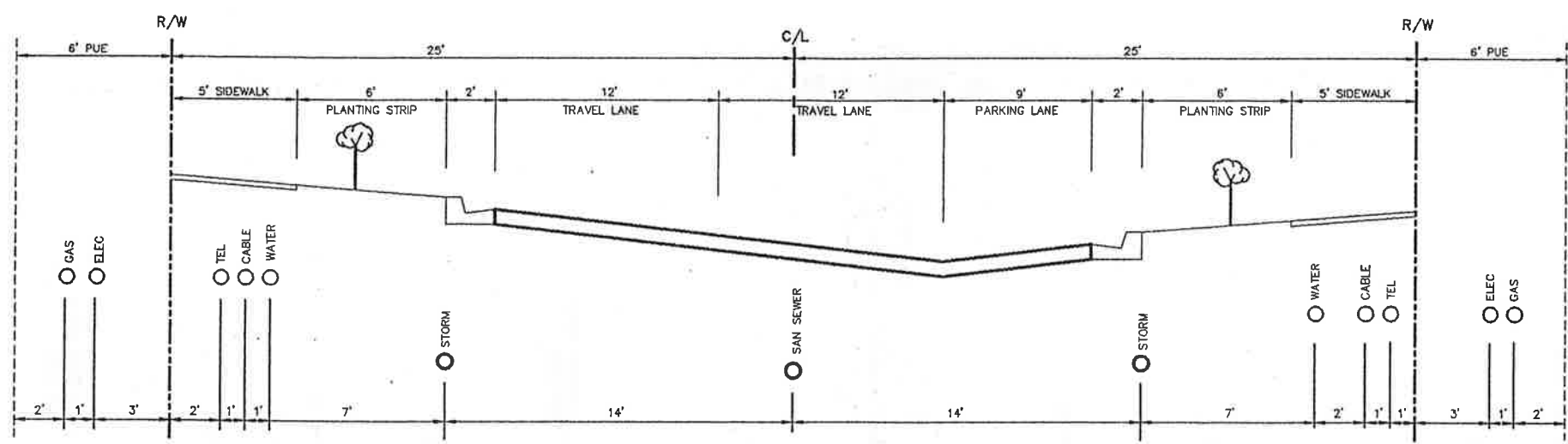
UTILITY ALLOCATIONS

Project Name: **DESIGN PLAN**
 Professional Engineer of Record:

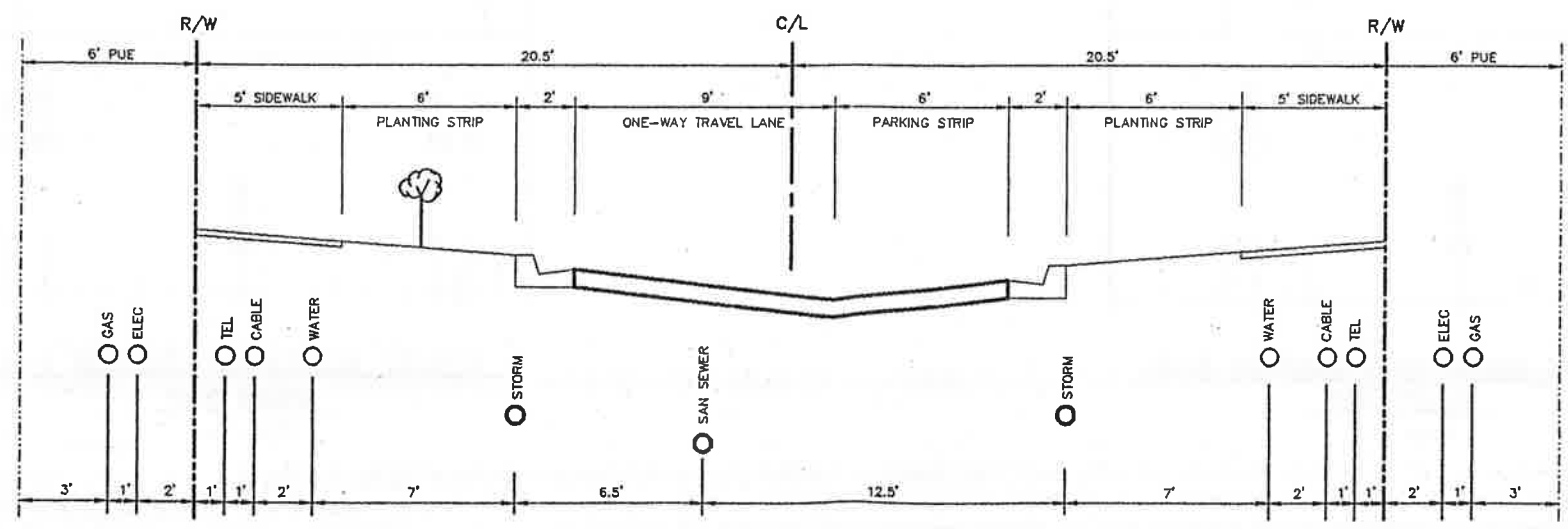
Sergio J. Reyes, P.E. 47311
 Engineer Florida P.E. No.
 Scale: AS SHOWN Date: MARCH 2001
 Designed: SJR Drawn: ASP
 Project No: 00-362 Sheet No: 8 of 10



UTILITY ALLOCATION-SECTION A-A
70' RIGHT-OF-WAY - ENTRANCE BOULEVARD
 SCALE: 1"=3'



UTILITY ALLOCATION-SECTION B-B
50' RIGHT-OF-WAY
 SCALE: 1"=3'



UTILITY ALLOCATION-SECTION C-C
41' RIGHT-OF-WAY
 SCALE: 1"=3'

APR 27, 2001 - 10:26:40 - ASP

| | | |
|-----|--------|-----------------|
| NO. | DATE | DESCRIPTION |
| 1 | 5/7/01 | CORRECTED PLANS |
| | | |

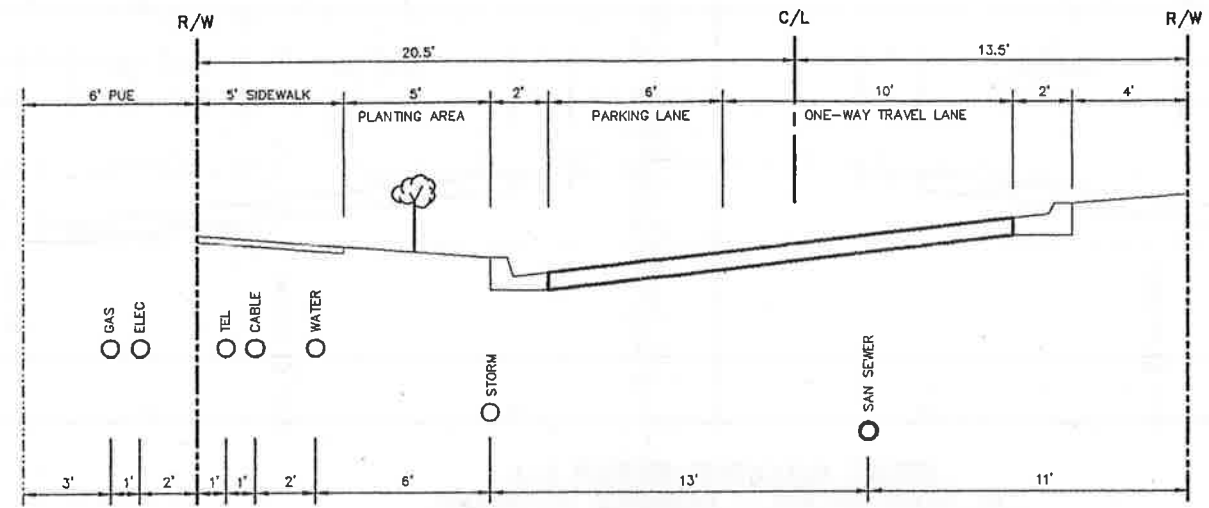
**HILLCREST
RESIDENTIAL PLANNED DEVELOPMENT
GAINESVILLE, FLORIDA**

UTILITY ALLOCATIONS

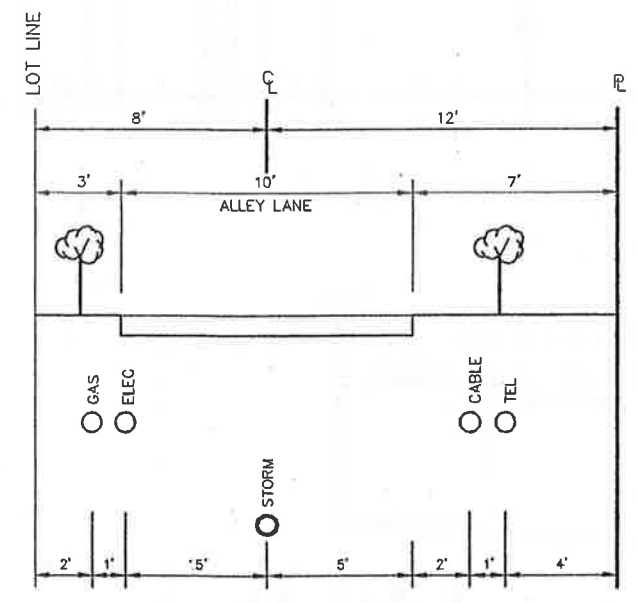
Project Name: DESIGN PLAT

Professional Engineer of Record:

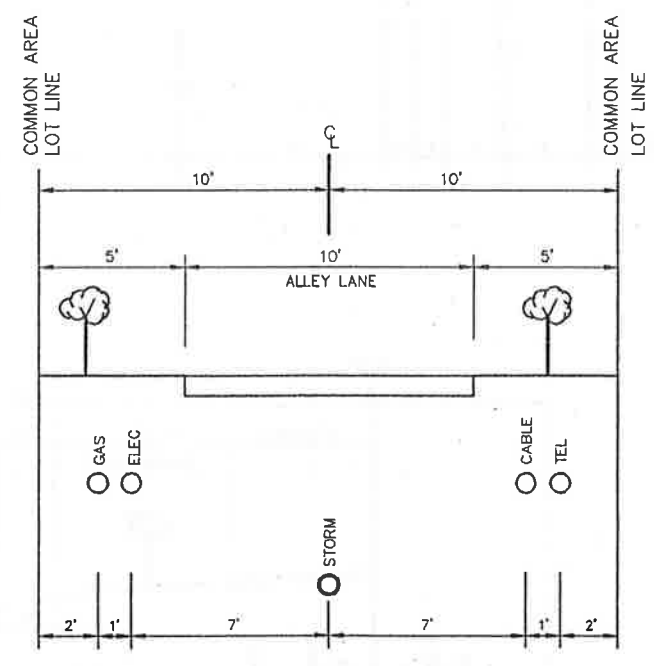
Sergio J. Reyes, P.E. 47311
Florida P.E. No.
Scale: AS SHOWN Date: MARCH 2001
Designed: SJR Drawn: ASP
Project No: 00-362 Sheet No: 10 of 10



UTILITY ALLOCATION-SECTION D-D
34' RIGHT-OF-WAY
SCALE: 1"=3'



UTILITY ALLOCATION-SECTION E-E
ALLEY WAY
SCALE: 1"=3'



UTILITY ALLOCATION-SECTION F-F
ALLEY WAY
SCALE: 1"=3'

5. Petition 48SUB-01 DB Eng, Denman & Associates, Inc., agent for Hillcrest Development Co. of Gainesville. Design plat review for 64 lots on 13.56 acres MOL. Zoned: PD (planned development district). Located in the 5000 block of Northwest 8th Avenue, north side.

Ms. Bedez Massey was recognized. Ms. Massey presented a map of the site and described it and the surrounding uses in detail.

Mr. Sergio Reyes, agent for the petitioner, was recognized. Mr. Reyes described the proposed design plat for the subdivision. He indicated that there had been several meetings with the neighbors around the site. He discussed traffic flow, parking, landscaping, stormwater retention areas and sidewalks, as required by the PD Ordinance. He indicated that he agreed with the staff comments on the petition. He offered to answer any questions from the board.

Mr. Borden asked if the common areas would be open grassy areas with trees.

Mr. Reyes indicated that the grassy areas would be landscaped and have improvements such as benches.

Mr. Borden asked if the stub out road connections to the east shown on the plan would actually be connected to other neighborhoods.

Mr. Reyes explained that the property to the east was undeveloped, but the connections were required by the PD for future development.

Mr. Boyes asked about the location of clay under the site.

Mr. Reyes pointed out the area where clay was located.

Mr. Boyes asked if the site fell within the area of concern for Radon.

Mr. Reyes indicated that, as yet, no environmental study had been performed.

Mr. Boyes suggested that there might be a concern about Radon in the construction of houses.

Ms. Massey explained that the project had a number of public hearings before both the City Plan Board and the City Commission. She noted that, unfortunately, the site had been infested with southern pine beetles and most of the trees would have to be cleared. She explained that new trees would have to be planted. Ms. Massey indicated that the City's Technical Review Committee reviewed the proposed design plan in consideration of the adopted PD and recommended approval with conditions. She reviewed those conditions.

Mr. Boyes noted that the elevations of the site fell within elevations for Radon concerns. He suggested a recommendation that the development of the site take into consideration the potential for radon impacts on structures.

Ms. Massey indicated that the board could add the condition if they wished to do so.

Mr. Boyes indicated that shrinking and swelling of clays might also be a concern.

Mr. Reyes requested that Mr. Boyes clarify the concerns about Radon.

Mr. Boyes indicated that development of the site should take the potential for Radon impacts into consideration. He explained that a strong potential for Radon would affect slab construction. He noted that a slab could be made impermeable or vented from beneath.

Chair Polopolus noted that areas around the site had a problem with shrink/swell clay.

Ms. Massey asked if it would be acceptable to have the petitioner provide the condition as notes on the design and final plats. She explained that if the notes were on those plats, they would be available in the Building Inspection Department permit review.

There was no public comment on the petition.

| | |
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| <u>Motion By:</u> Mr. Boyes | <u>Seconded By:</u> Mr. Houston |
| <u>Moved To:</u> Approve Petition 48 SUB-01 DB, with staff conditions and the condition that notes be added to the design and final plats indicating that the possibility of Radon and shrink/swell clay should be taken into consideration during review. | <u>Upon Vote:</u> Motion Carried 6-0 Yeas: Borden, Bailey, Boyes, Houston, Layon, Polopolus |

5/25/01

5 Legal Notice

HEARING BEFORE THE CITY COMMISSION

The City Commission of the City of Gainesville, FL will consider the following item at the regular Public Hearing scheduled on Monday, June 11, 2001, after 5:00 P.M., in the City Hall, First Floor Auditorium, 200 E. University Avenue, Gainesville, Florida.

Petition 48SUB-01-DB. (Quasi-Judicial) Eng. Danman & Associates, Inc., agent for Hillcrest Development Co. of Gainesville. Design plat review for 64 lots on 13.56 acres MCL. Zoned: PD (planned development district). Located in the 5000 block of Northwest 8th Avenue, north side.

In order to participate in the quasi-judicial portion of the proceeding before the City Commission, all parties who are entitled to actual notice must file the registration form with the Clerk of the City Commission. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Clerk of the City Commission in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received by the Clerk of the City Commission, First Floor, City Hall, 200 East University Avenue, during business hours.

If you do not choose to participate in the quasi-judicial portion of the proceeding, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting, up to 5 minutes per person.

If you have questions about a petition or the process, phone the Department of Community Development at 334-5022 or come to Room 158, Thomas Center B, 306 NE 6th Avenue, Gainesville, Florida, during business hours.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

5/25/01

