

LEGISLATIVE #

110667N



Planning & Development Services

DB-11-145 SUB Subdivision Review Design Plat to Divide One Parcel Into Three lots 2/16/2012 (City Legistar No. 110667)

110667N



US 441 NW 13th Street

NW 53rd Avenue

25

NW 50th Ave

North American
Van Lines

N.W. Commercial
Center

110667N

AGR

PD

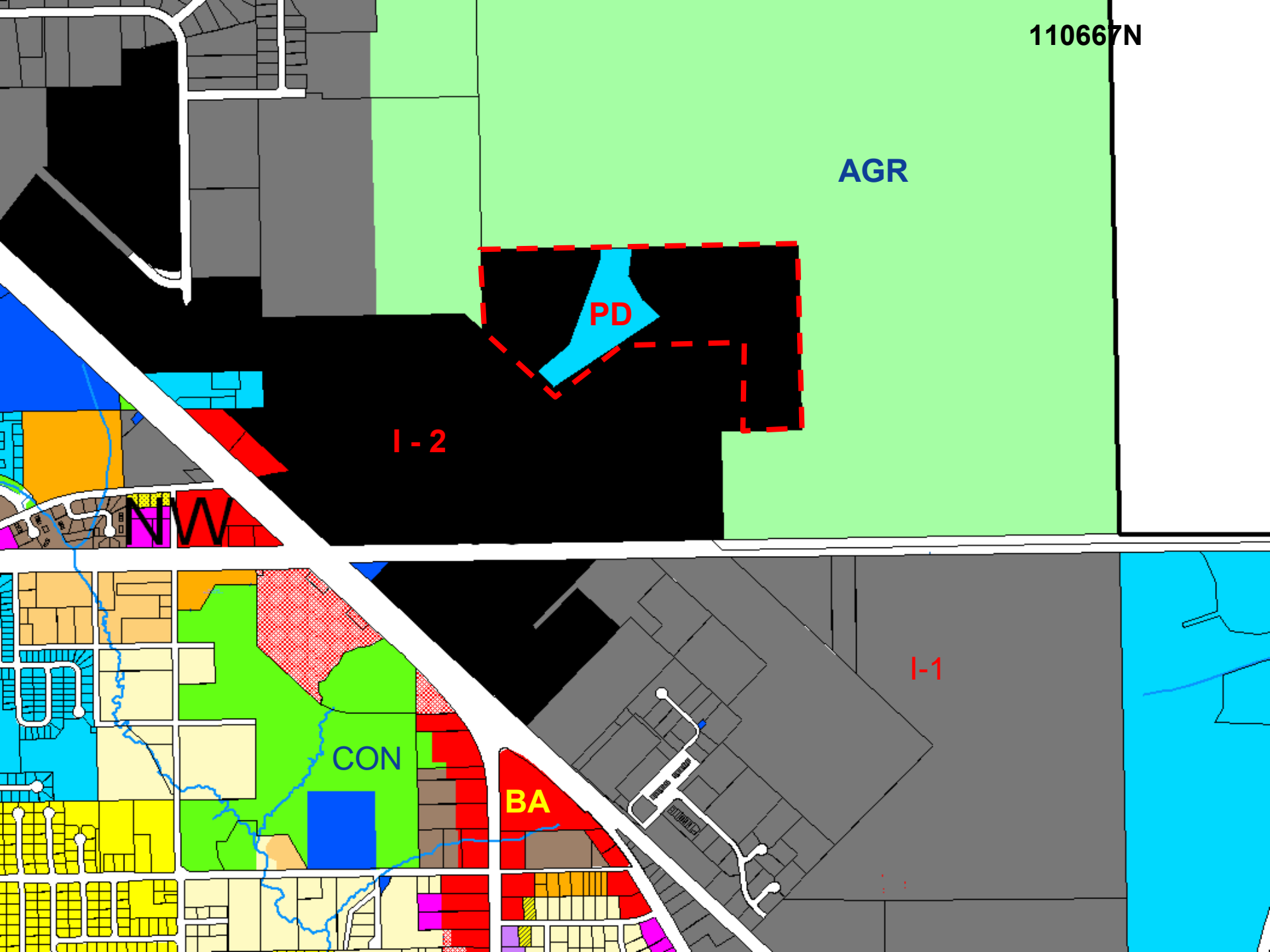
I-2

NIW

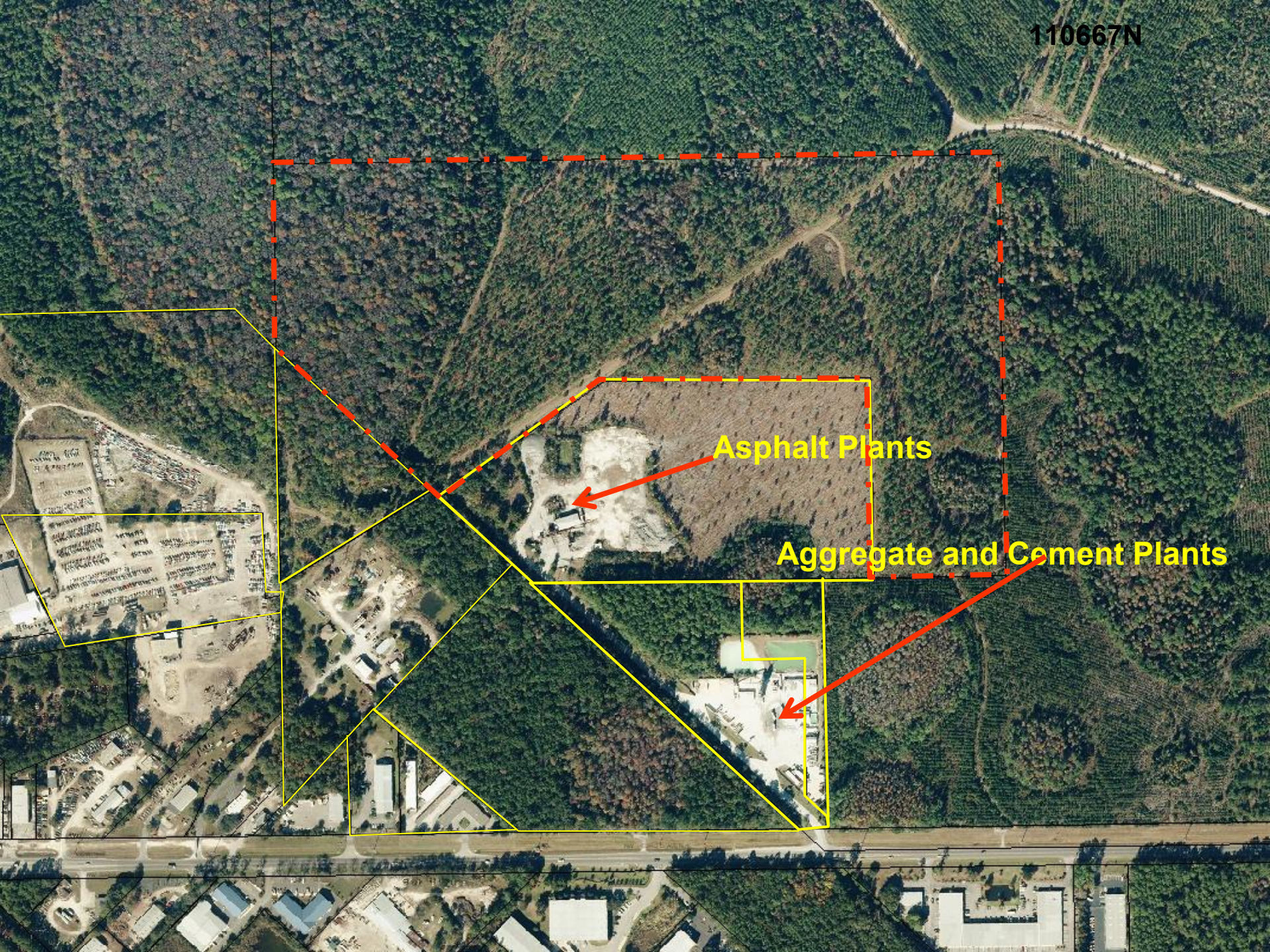
I-1

CON

BA



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Asphalt Plants

Aggregate and Cement Plants

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© 2011 Google



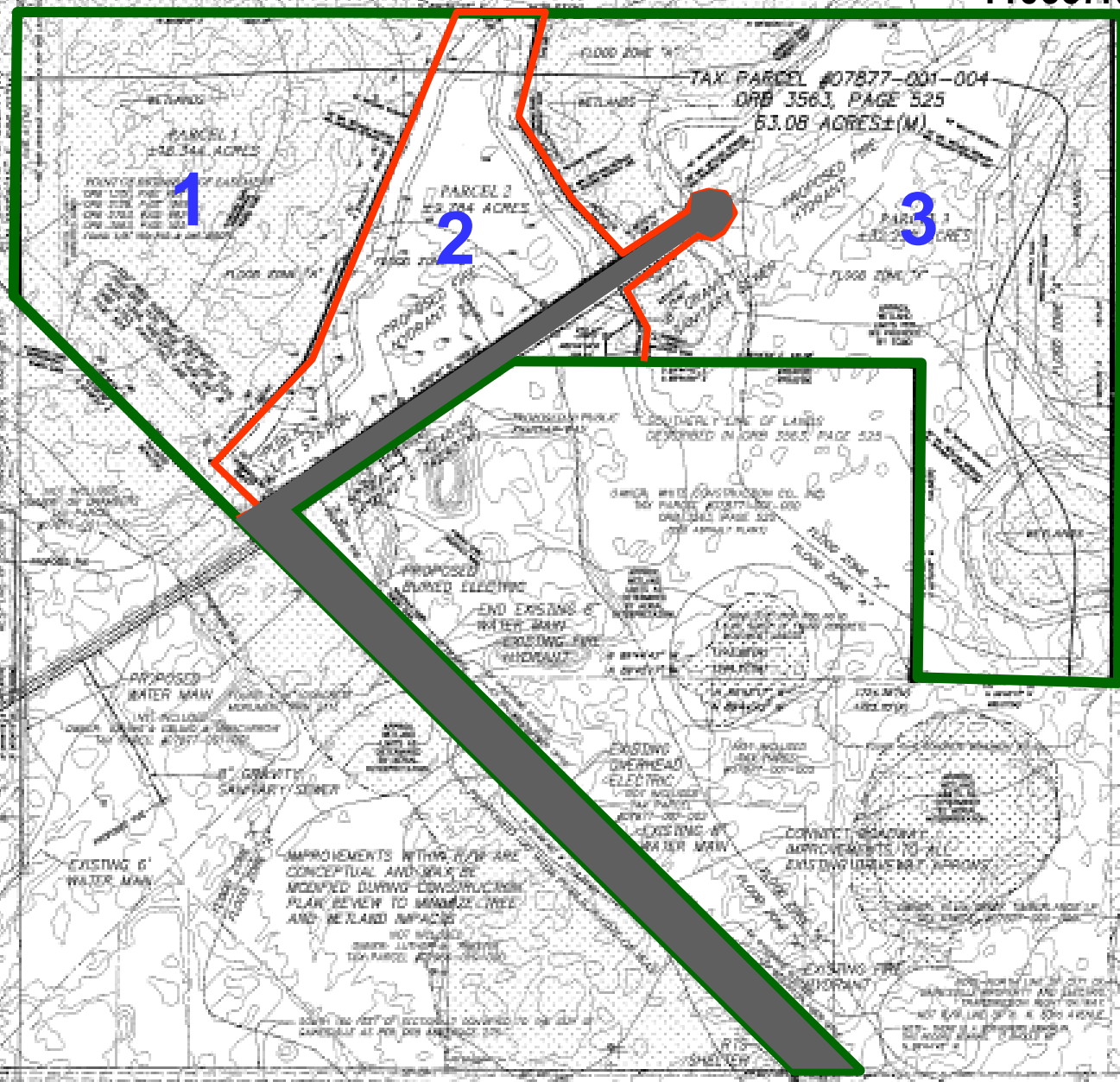
PETITION DB-11-145 SUB

THIS PETITION IS ABOUT A
LEGALLY ESTABLISHED PARCEL
WHICH CAN BE DEVELOPED IN ITS
CURRENT STATUS.
I SHOWED ALL OF THAT
TO SAY THIS

THE REQUEST IS SIMPLY TO
DIVIDE THE EXISTING PARCEL
INTO THREE SEPARTE LEGAL LOTS

RELAND LOTS ARE FROM
SURVEY DATA FROM
MORSEY & ASSOCIATES
INC. DATED 05-19-2009 FOR
FIELD DELINEATION BY EDWARD
05-12-2009.

TAX PARCEL #07877-001-004
ORB 3563, PAGE 525
63.08 ACRES±(M)



PROPOSED
SECONDARY SEWER
FORCE MAIN

EXISTING 6"
WATER MAIN

EXISTING 10"
WATER MAIN

PROPOSED
ENTER MAIN

EXISTING 6"
WATER MAIN

8" GRAVITY
SANITARY SEWER

IMPROVEMENTS WITHIN THIS ARE
CONCEPTUAL AND WILL BE
ADDED DURING CONSTRUCTION
PLAN REVIEW TO MINIMIZE TREE
AND RETIARD IMPACTS

EXISTING
OVERHEAD
ELECTRIC

EXISTING 8"
WATER MAIN

CONNECT ROADWAY
IMPROVEMENTS TO ALL
EXISTING LOCAL ST. APPROX



GRAPHIC SCALE
0 50 100

CAUTION: HAZARD & WASTE
Engineering • Consulting
with our 100+ years of experience
we are the industry leader.

CHW
Crawford, Harwell & White
1000 N. 1st Street
Tulsa, Oklahoma 74103
918.438.1111
www.chw.com

PROJECT NO. 110667N
DATE: 07-10-14

1. LOCATION
2. SHEET NO.
3. SCALE
4. DATE

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Section 30-183 (f) *Officials' examination.*

- 1. Prints of the design plat shall be referred by the planning and development services department to the technical review committee and other applicable departments and agencies for review and findings. The officials involved shall report their findings and recommendations to the planning and development services department.**
- 2. The director of public works or designee shall examine and check the design plat to determine if the application conforms to criteria for general engineering, traffic stormwater management, flood plains and maintenance easement requirements.**
- 3. The general manager for utilities or designee shall examine and check the design plat for needed utility easements.**

4. The **planning** and development services department shall, at the development review board and city commission hearings on the design plat, report the recommendations of the several agencies above-mentioned and county, state and federal agencies, together with an analysis of the conformance and nonconformance of the design plat to the provisions of this chapter and other applicable requirements.

The Development Review Board shall include consideration of **staff findings** and **evidence and testimony** from the general public.

The board shall determine if the proposed subdivision is in conformance with:

- the **general goals and objectives** of the city with respect to the **officially adopted comprehensive plan**;
- the city's **official roadway map**; existing **zoning requirements**, including amendments thereto;
- **policies and plans** established by the city with respect to **neighborhoods**, lake levels, **water supply**, **protecting environmental features**, provision for **emergency access**, consideration of **pedestrian, bicycle and transit access** and **greenway connections**, waste disposal and other **essential utilities**;

REVIEW OF DESIGN PLAT

Continued

The board shall determine if the proposed subdivision is in conformance with:

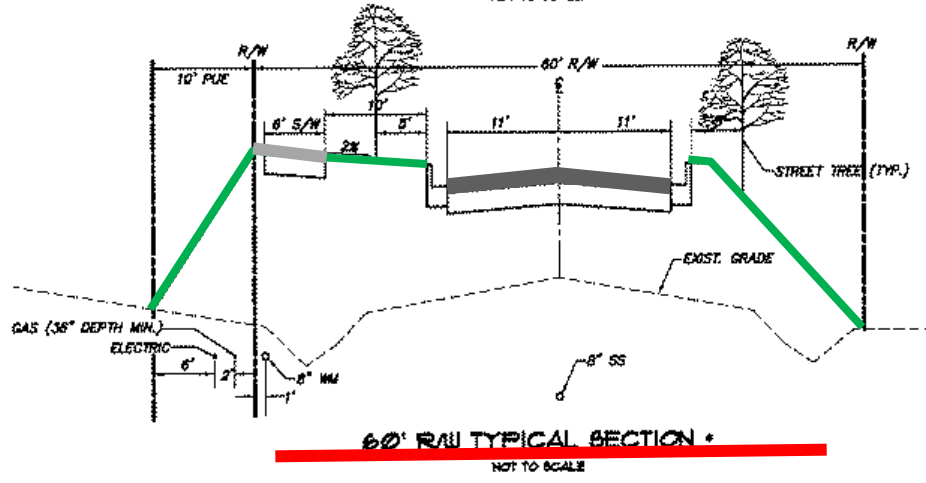
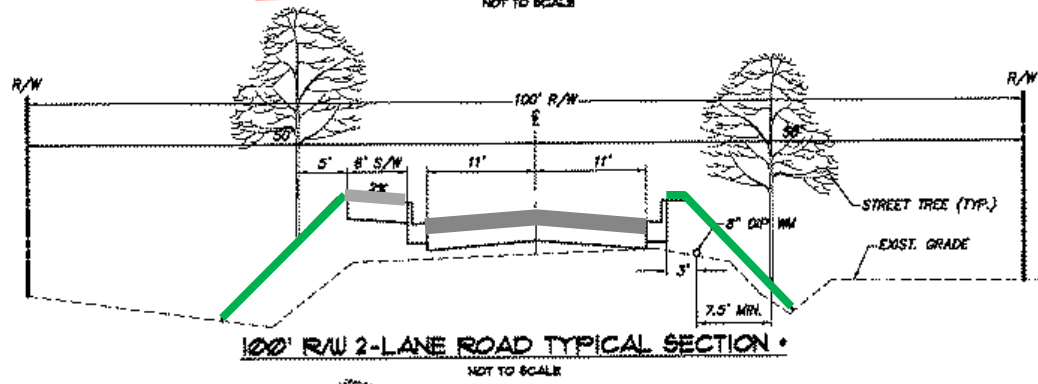
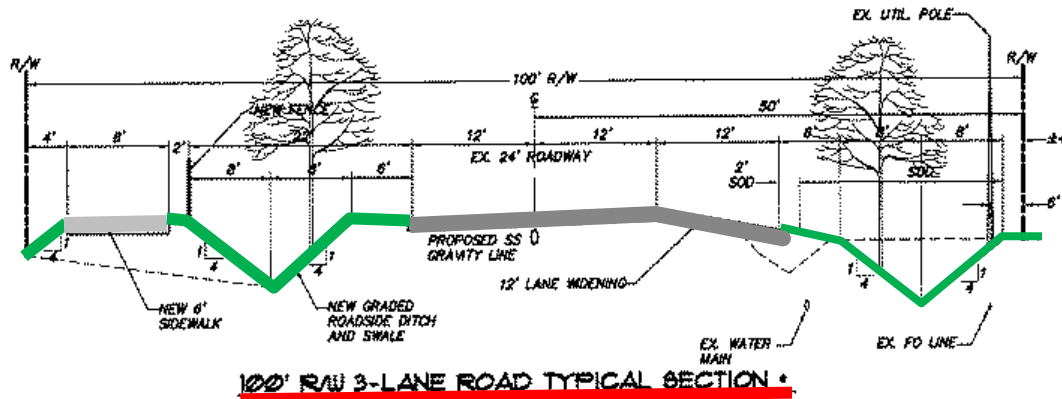
- **the overall stormwater management plan;**
- **policies for development in any special improvement and redevelopment districts.**
- **Particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, stormwater management, lot sizes and arrangement and the present or future development of abutting property**

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LANDSCAPE RETENTION AREA WITH TREES, SHRUBS, AND GROUNDCOVER PER CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS



* ROADWAY TYPICAL SECTIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.

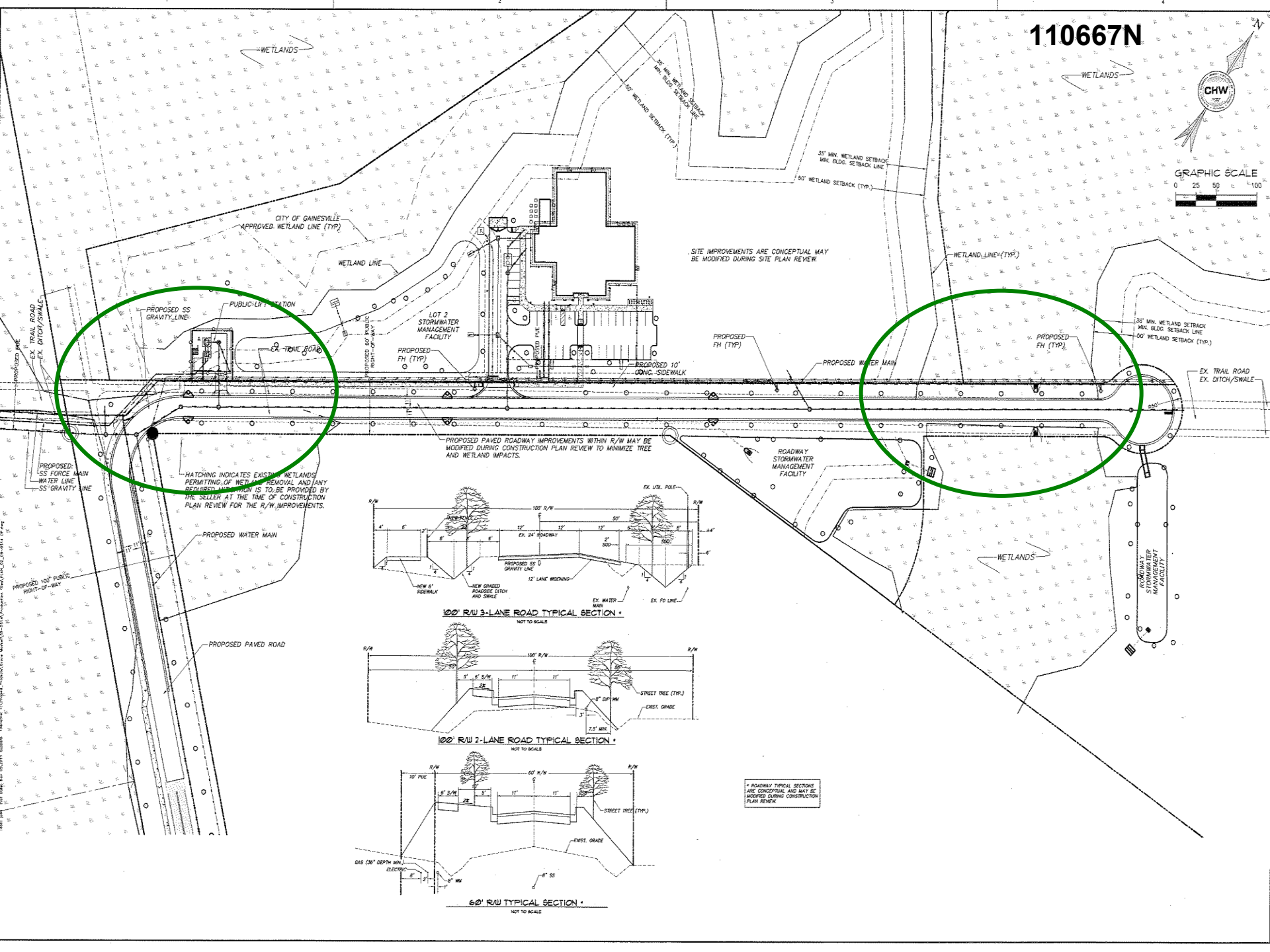
Staff Recommendation

**DRB Recommends
Approval
of Petition DB-11-145 SUB
with conditions
Staff Recommends
Approval of DRB's Recommendation**

110667N

THE END

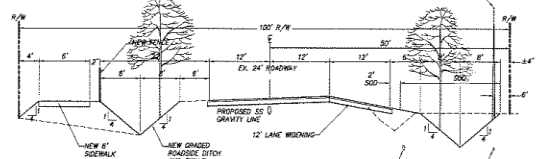




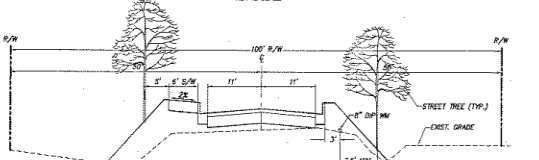
CITY OF GAINESVILLE APPROVED WETLAND LINE (TYP)

SITE IMPROVEMENTS ARE CONCEPTUAL MAY BE MODIFIED DURING SITE PLAN REVIEW.

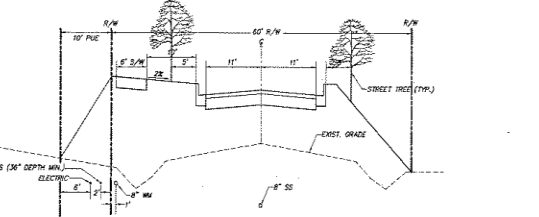
HATCHING INDICATES EXISTING WETLANDS PERMITTING OF WETLAND REMOVAL AND ANY REQUIRED RESTORATION IS TO BE PROVIDED BY THE BUYER AT THE TIME OF CONSTRUCTION PLAN REVIEW FOR THE R/W IMPROVEMENTS.



100' R/W 3-LANE ROAD TYPICAL SECTION - NOT TO SCALE

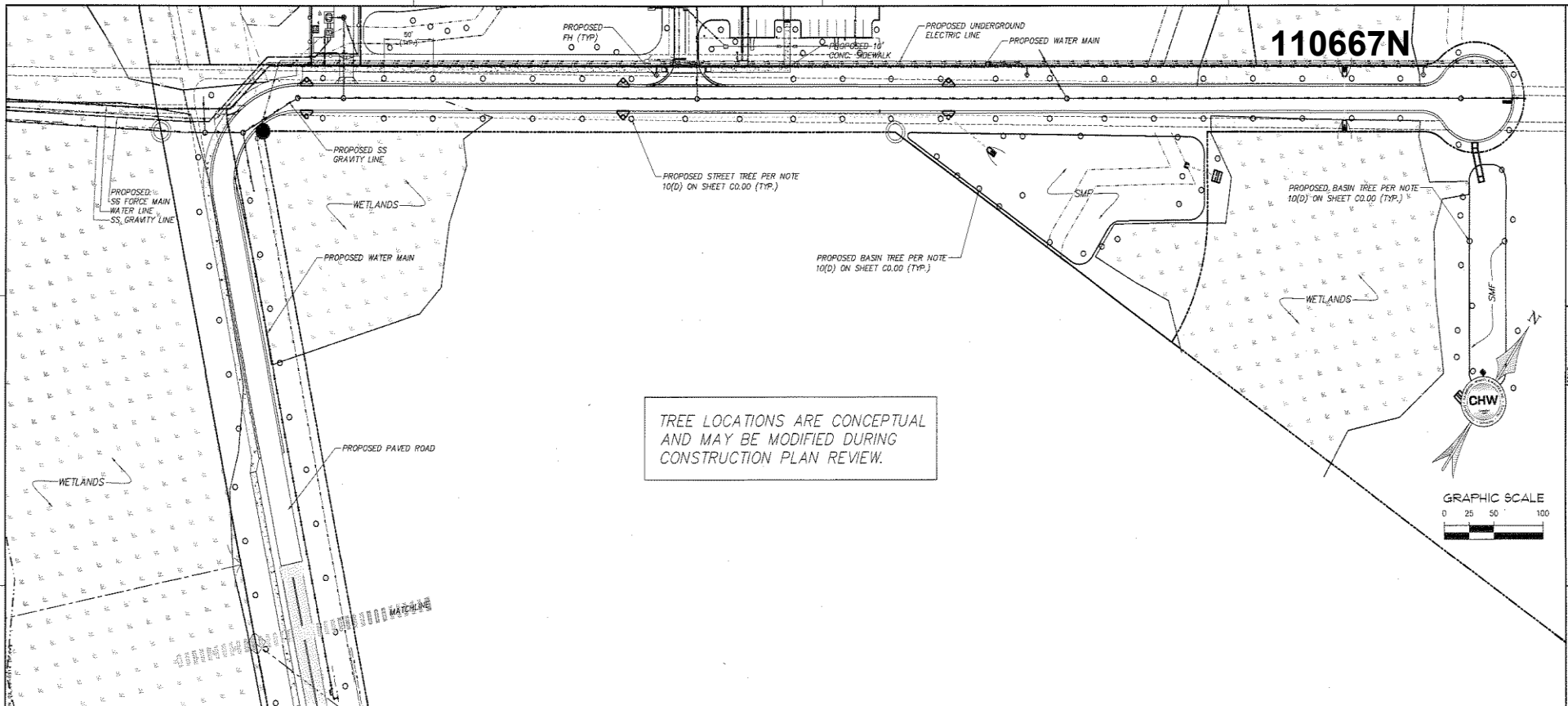


100' R/W 2-LANE ROAD TYPICAL SECTION - NOT TO SCALE



60' R/W TYPICAL SECTION - NOT TO SCALE

* ROADWAY TYPICAL SECTIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING CONSTRUCTION PLAN REVIEW.



TREE LOCATIONS ARE CONCEPTUAL
AND MAY BE MODIFIED DURING
CONSTRUCTION PLAN REVIEW.

