

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES SUCH AS WETLANDS, CREEKS, SIMMS, AND SEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNINTERRUPTED. A 50 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER ON DEDICATED STREETS SHALL BE AS FOLLOWS:

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.

SINGLE FAMILY DETACHED UNITS

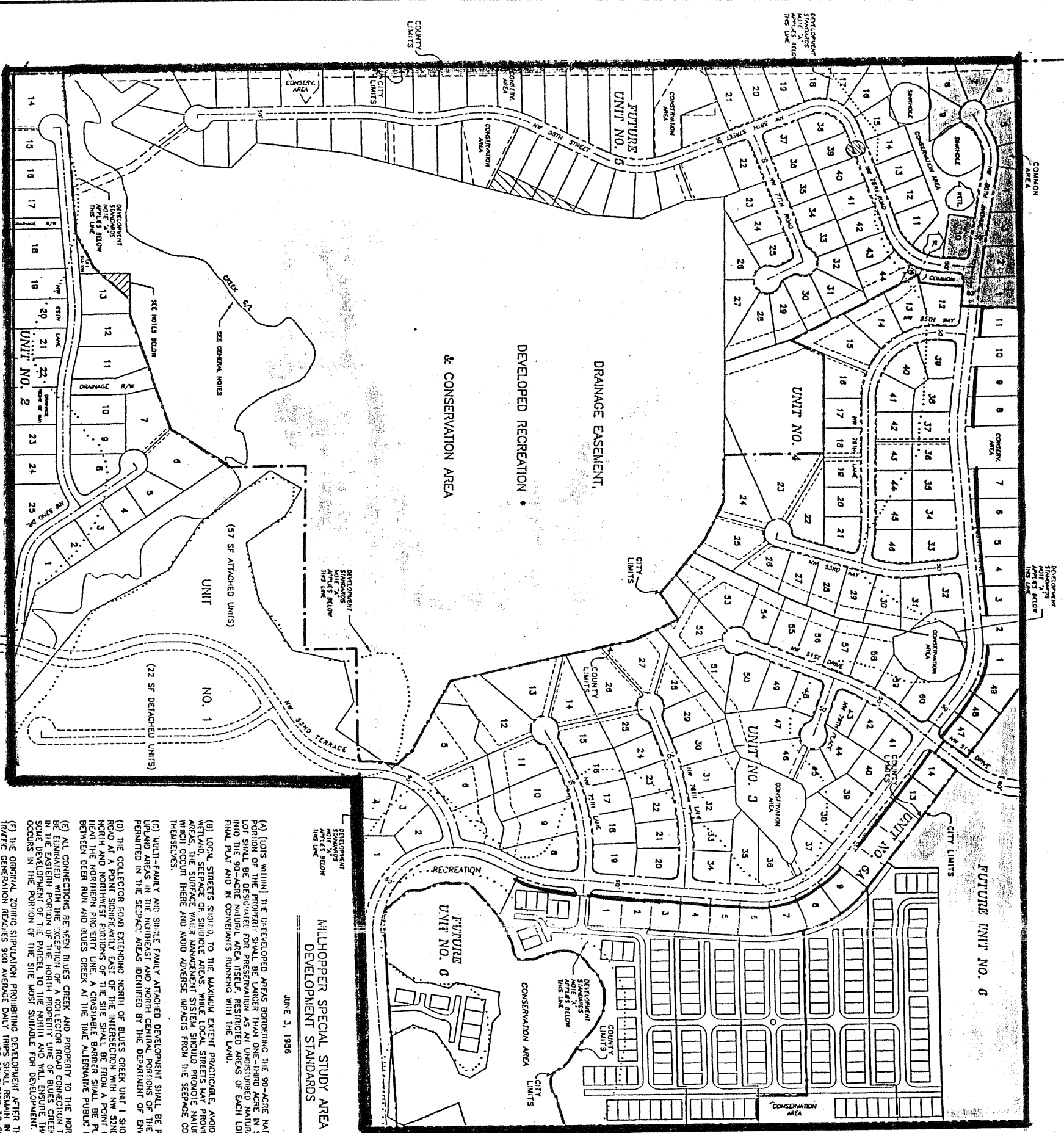
ALL SETBACK REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER SIMMS AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' BY 100'. REQUIREMENTS HAVE THE MINIMUM DIMENSIONS OF 100' X 100' FOR THE R-1A DISTRICT AREA OF 14,321 SF. SEE SPECIAL STUDY AREA STANDARDS X (BELOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN):

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.
SIDESET 15 FT.

EXISTING SIDEWALK

NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED WITH A DOTTED BOUNDARY HAVE NOT BEEN FIELD VERIFIED AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SIZE.



MILLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS

JUNE 3, 1986

- (A) [LOTS WITHIN] THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY SHALL BE LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. ONE-FOURTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. ONE-FOURTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. ONE-FOURTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA.
- (B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SHADY AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHICH OCCUR THERE AND AVOID ADVERSE IMPACTS FROM THE SEEPAGE CONDITIONS ON THE ROADS THEMSELVES.
- (C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPRAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- (D) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT I SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 52ND TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE NORTHERN PROPERTY LINE. A CRASHABLE BARRIER SHALL BE PLACED ON NW 52ND TERRACE BETWEEN DEER RUN AND BLUES CREEK AT THE TIME ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- (E) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED. THE SEEPAGE FROM ROAD CONNECTION TO THE NORTH LOCATED ON THE EAST-WEST ROAD SHALL BE ELIMINATED. THE SEEPAGE FROM ROAD CONNECTION TO THE NORTH LOCATED ON THE EAST-WEST ROAD AND NW 52ND STREET EXTENSION ARE COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.
- (F) THE ORIGINAL ZONING STIPULATION PROHIBITING DEVELOPMENT AFTER THE TOTAL CALCULATED DRAINAGE CAPACITY REACHES 900 AVERAGE DAILY TRIPS SHALL REMAIN IN EFFECT UNLESS THE EAST-WEST ROAD AND NW 52ND STREET EXTENSION ARE COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.

*** DEVELOPED RECREATION**

ON TUESDAY, MARCH 14, 1995, THE ALACUJA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-95-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.U.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (9818 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) THE SWANAGE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRAINAGE AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPROPRIATELY AFFECT DRAINAGE PATTERNS NOR THE INCLUDING CAPACITY OF THE EASEMENT.
- 2) THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- 3) APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE THROUGHPUT OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

DUNN ENGINEERING
OF GAINESVILLE, INC.

DESIGN BY	7.0.0	REVISION	SCALE	1" = 200'	SHEET
APPROVED		REVISION	JOB NO.	E - 8601	4 OF 7
DATE	NOVEMBER 1989	REVISION	DRAWN BY	MASTRA	

BLUES CREEK

REVISED MASTER PLAN

SITE DATA		ZONING	
FRONT	25 FT.	TOTAL ACREAGE	300 ACRES (+)
REAR	20 FT.	NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
SIDE	10 FT.	DENSITY	2.03 PERMITTED - 1.96 ACTUAL
SIDESET	15 FT.	SINGLE FAMILY ATTACHED AREA	45.3 ACRES
		SINGLE FAMILY DETACHED AREA	151.1 ACRES
		NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	35.7 ACRES
		DEDICATED ROADWAYS	91.7 ACRES
		RECREATIONAL AREA	26.2 ACRES
			1.10 ACRES

UNIT MIXTURE	
SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	22
UNIT II	25
UNIT III	80
UNIT IV	49
UNIT V	82
UNIT VI	14
TOTAL	252