



Blues Creek – Unit 5, Phase 2 Design Plat (DB-15-114 SUB)

June 1, 2017



Westchester

Unit 5,
Phase 2

UF
IFAS
Property

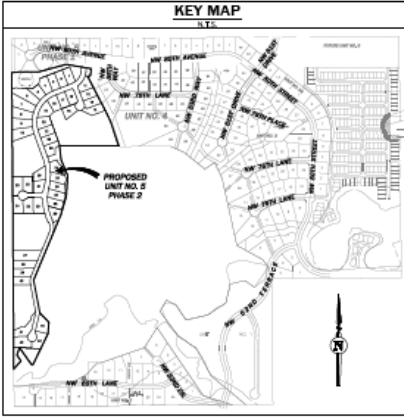
Sterling Place

Spring Forest

Deer Run

Design Plat Master Layout Plan

Petition DB-15-114SUB



LEGEND	
	PROPERTY LINE
	LIT LINE
	10' SIDE LANE
	FEET-OF-WAY LINE
	WETLAND LINE
	WETLAND BUFFER LINE

NORTH
SCALE: 1" = 100'

0 50 100 200
GRAPHIC SCALE

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Project: **BLUES CREEK UNIT 5 - PHASE 2**
Design Plat
City of Gainesville, Florida

Master Plan: **MASTER LAYOUT PLAN**

Project Name: **CITYGARD SUBMITTAL**
Contract No: **15-00118** (Include Tax)
Project No: **15-00118** (Rev. 02/20/17)

Professional Engineer of Record:
Steph J. Barnes, P.E.
Engineer

Professional Engineer of Record:
J. J. Hall
Professional

Sheet No.: **C1.00**

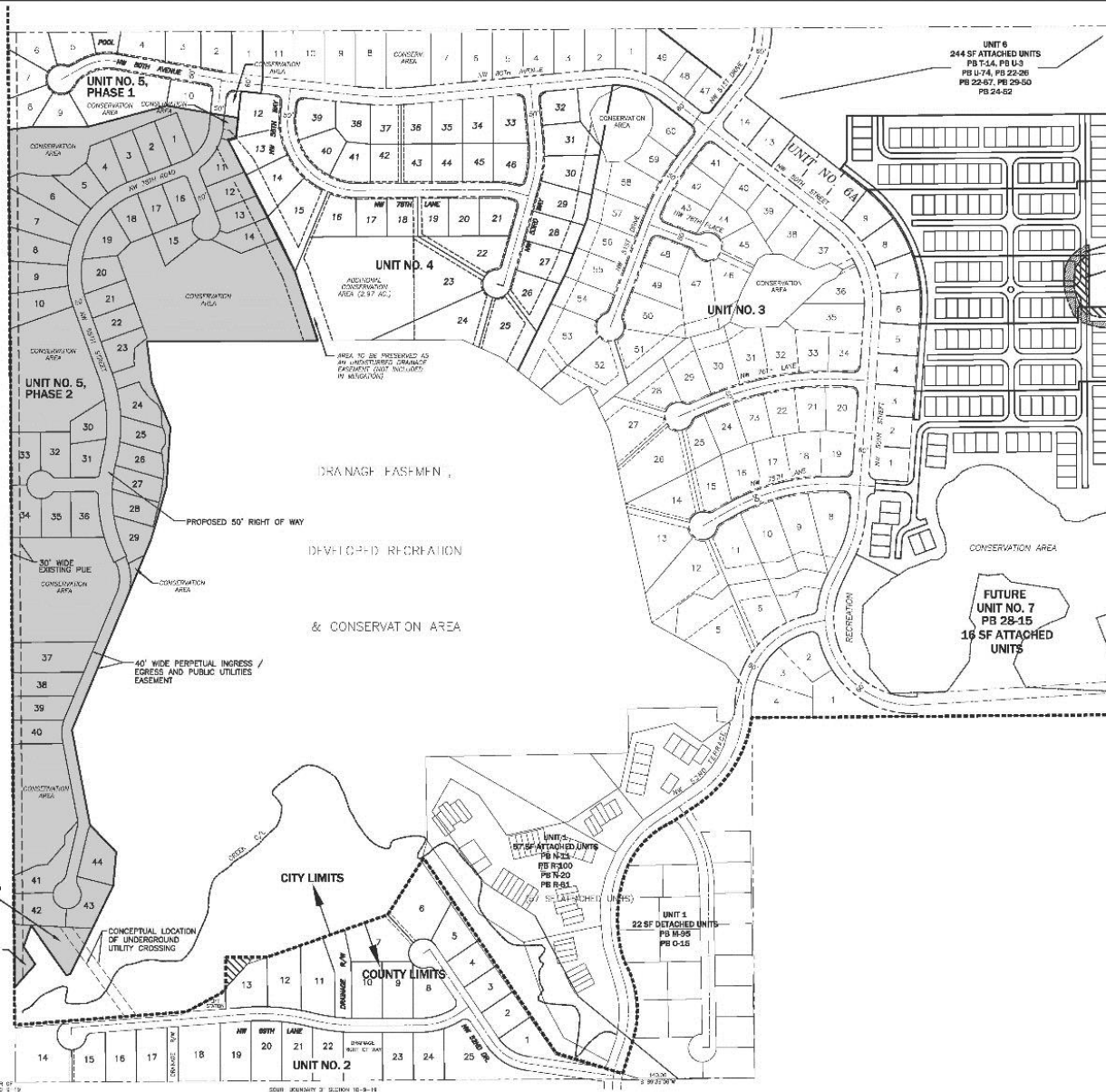
Approval Process for Subdivisions

- **Design Plat**
 - Development Review Board (Approved)
 - City Commission
- **Construction Plans**
 - Staff Review
- **Final Plat**
 - City Commission

Blues Creek PD Background

- PUD originally approved by Alachua County in 1981 (300 acres)
- After annexation, City applied Planned Development (PD) zoning to the development
- Unit 5, Phase 2 is final phase of Blues Creek PUD Master Plan (final 44 SF detached lots of 538 unit development).
- Planned Development (Ord. 150694) for Unit 5, Phase 2 approved by City Commission on 3/2/17 (includes PD Layout Plan and PD Report)
- PD sets the conditions for the subdivision & development
- Proposed Design Plat is consistent with all PD Conditions

BLUES CREEK UNIT 5, PHASE 2



UNIT NO. 6F

UNIT NO. 6E

DISCONTINUED 35 FT WIDE LOT
172' x 149' 3"

PREVIOUSLY FILLED WETLANDS
(B030 D)

UNIT NO. 6D

PASSED BY PLAN

PREVIOUSLY FILLED WETLANDS
(B030 D)

SINGLE FAMILY DETACHED UNITS

UNIT NO. 6C

SPRINKLERS FOR UNIT 5, PHASE 2:

HEIGHT	25 FT ON THE WALKWAY FROM SPRINKER FOOTCOP AT THE 85-FOOT LOT WIDTH
SPAC	33 FT
ROD	7.5 FT
SPAC (SPRINK)	0.11

UNIT NO. 6B

NOT:
PLEASE BE ADVISED THAT LOT'S LOCATED ON THIS PD LAYOUT PLAN THAT HAVE NOT BEEN FULLY DEVELOPED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE IN LOT NUMBER AND SHAPE.

UNIT 5, PHASE 2 SITE DATA

ZONING	P2
TOTAL ACRES	38.70 ACRES (+)
NUMBER OF UNITS	1,25 UNITS/ACR
DENSITY	7.13 UNITS/ACR
SINGLE FAMILY DETACHED AREA	2.49 ACRES
DEVELOPED ROADWAYS	3.36 ACRES
CONSERVATION AREA	1.25 ACRES
PERPETUAL INGRESS / EGRESS EASEMENT	

NOTE: ACRES ARE INDICATED ABOVE ARE APPROXIMATE AND MAY BE ADJUSTED AT THE DEVELOPMENT REVIEW STAGE.

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACH-PB
UNIT 5, PHASE 2	5	44

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

WEEKEND DAILY TRIPS: 41 UNITS X 0.52 = 21.28; 50% EXTERIOR, 50% EXTERIOR
 A.M. PEAK HOUR OF ARRIVAL: 51 UNITS TRAFFIC: 75 X 44 UNITS = 33; 25% BIKING, 75% EXTERIOR
 P.M. PEAK HOUR OF ARRIVAL: 51 UNITS TRAFFIC: 110 X 44 UNITS = 48; 50% BIKING, 50% EXTERIOR

Approved PD Layout Plan

PD Development Conditions

- Housing units must be sprinkled
- Access to Lots 1-36 as dedicated streets
- Access to Lots 37-44 by a recorded ingress/egress easement with a shared pedestrian facility flush with the pavement
- Minimum lot size of $\frac{1}{4}$ acre and setbacks established
- Development shall meet TMPA requirements at Final Plat

PD Development Conditions

- Lots must maintain minimum 35-foot wetland buffer when platted
- Development activity in the “drainage easement, developed recreation, & conservation area” must be consistent with SRWMD Permit as may be amended from time to time
- Underground utility crossings limited to non-open cut with no surface disturbance
- Conservation areas maintained per a Conservation Management Plan & Conservation Easement at Final Plat

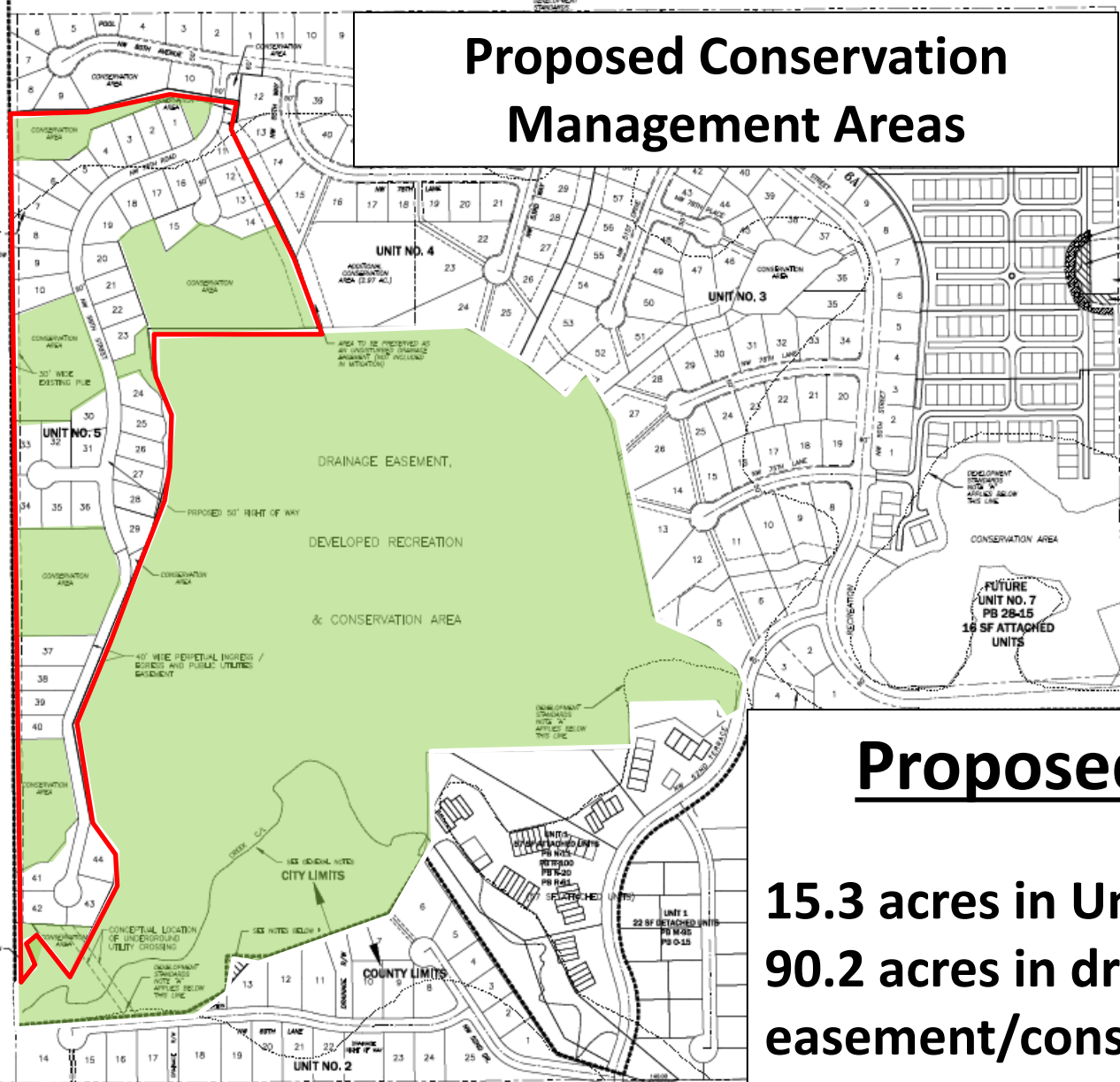
Environmental Assessment

- **Planning parcel studied (total of 126.99 acres)**
 - Boundaries of all regulated environmental resources mapped by environmental consultant and verified by City
- **Design Plat incorporates environmentally-sensitive design:**
 - Avoidance of wetlands
 - Wetland buffers meet the overall average 50-foot minimum width
 - Approx. 105.5 acres will be placed in a Conservation Management Area at Final Plat (exceeds 50% maximum set aside per Code)



BLUES CREEK UNIT 5, PHASE 2

Proposed Conservation Management Areas



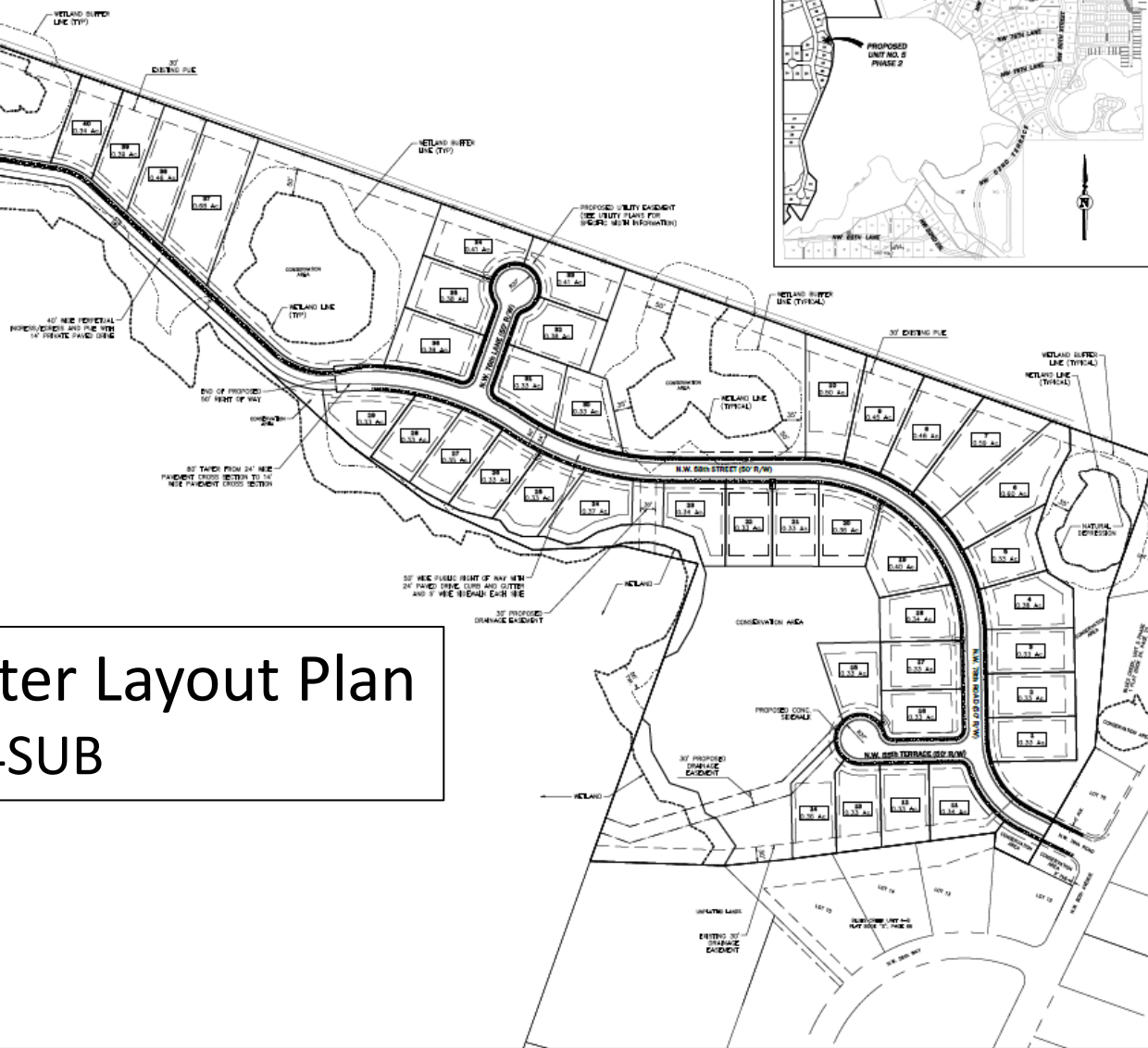
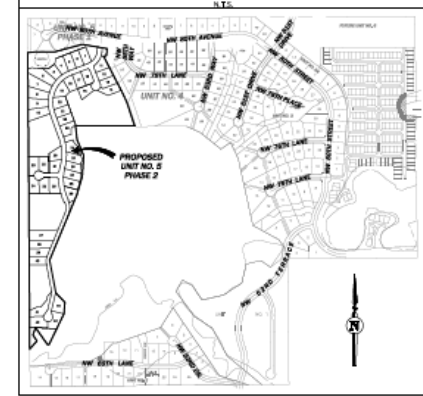
Proposed CMA Acreage

15.3 acres in Unit 5, Phase 2
90.2 acres in drainage
easement/conservation area

105.5 acres total
(over 1/3 of Blues Creek Development)

Design Plat Master Layout Plan Petition DB-15-114SUB

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	PROPERTY LINE
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	FRONT-SETBACK LINE
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	WETLAND BUFFER LINE



NORTH
SCALE 1" = 100'

0 50 100 200
FOOT

GRAPHIC SCALE

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Project Name: **CITY/CORP SUBMITTAL**

Contract No: **15-0010** | Issue No: **1**

Project No: **15-0010** | Date: **02/20/17**

Professional Engineer of Record: **Shirley J. Smith, P.E.**

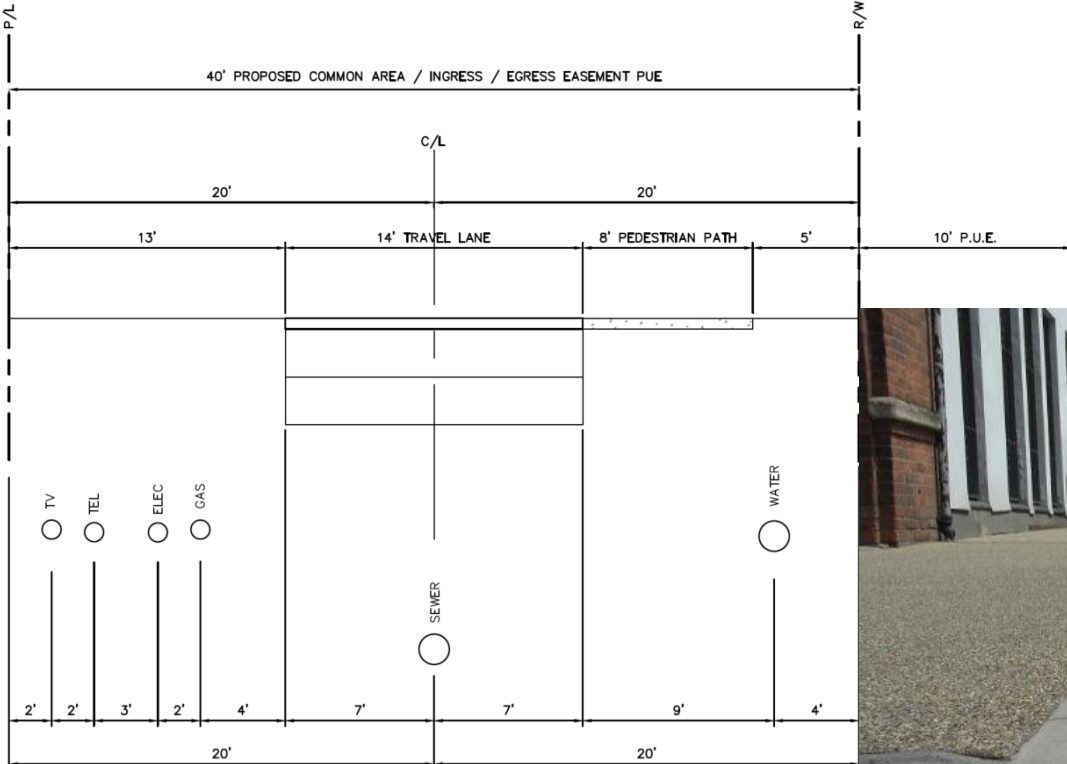
Engineer: **Shirley J. Smith, P.E.**

Sheet No.: **C1.00**

Project: **BLUES CREEK UNIT 5 - PHASE 2
DESIGN PLAT
CITY OF GAINESVILLE, FLORIDA**

Master Layout Plan

Private Drive Cross-Section with Pedestrian Path



engineers • surveyors • planners



Design Plat Compliance with Comp Plan, Code & PD

- Environmental resources protected as required by the Conservation Element & NAR in the Land Dev. Code
- Consistent with PD access/sidewalk provisions
- Consistent with residential sprinkling requirement
- Consistent with all PD density, unit type, overall design & setback requirements
- Will meet TMPA criteria at final plat stage

Summary

- **Design Plat consistent with:**
 - Comprehensive Plan, LDC and PD zoning
- **DRB & Staff Recommendation – Approval**
- **Applicant agrees to comply with staff conditions**