

**TREE LEGEND**

OAK
MAGNOLIA
HICKORY
PINE
SWEETGUM
PALM
CHERRY
MAPLE

- NOTES:**
- LOTS 1 AND 2 SHALL NOT BE ALLOWED TO HAVE DIRECT ACCESS TO NW 16TH AVENUE.
  - THE EXISTING STRUCTURES SHALL BE PROPERLY REMOVED AND THE EXISTING DRAPAGE EASEMENT SHALL BE PROPERLY RELOCATED. REMOVAL SHALL BE PERMITTED WITH THE ALACHUA COUNTY HEALTH DEPARTMENT.
  - THE EXISTING ON-SITE WELL MUST EITHER BE PROPERLY ABANDONED OR PROPERLY RELOCATED AND UTILIZED FOR IRRIGATION WITH THE INDIVIDUAL LOT OWNER IF IT FALLS ON A LOT AND IS PRESERVED.
  - EXISTING ALL STATE CLEARED AND UNCLE SAM'S CLOSURE MANAGEMENT FACILITY (CMT) AREAS MUST BE PROPERLY REMOVED AND THE SUBDIVISION IMPROVEMENTS, EXCEPT AS NOTED OTHERWISE (INDIVIDUAL TREE REMOVAL (NOTED)), SHALL BE PERMITTED WITH THE INDIVIDUAL LOT OWNER'S BUILDING PERMITS.
  - ALL LOTS HAVE A MINIMUM MOWING OF 65' AT THE 20' FRONT SETBACK.

050367a

**BENCHMARK**  
 ELEVATION=123.10'  
 SANITARY MANHOLE

**NEW 25th STREET**

**NW 16th AVE.**  
 (100' RIGHT-OF-WAY)

**BRYWOOD**  
 (PLAT BOOK 4-PAGE 21)

TAX PARCEL NO. 06-421-016-000  
 OWNER: ADRIAN A LYNE  
 ZONING: RSP-1

TAX PARCEL NO. 06-421-009-000  
 OWNER: ADRIAN A LYNE  
 ZONING: RSP-1

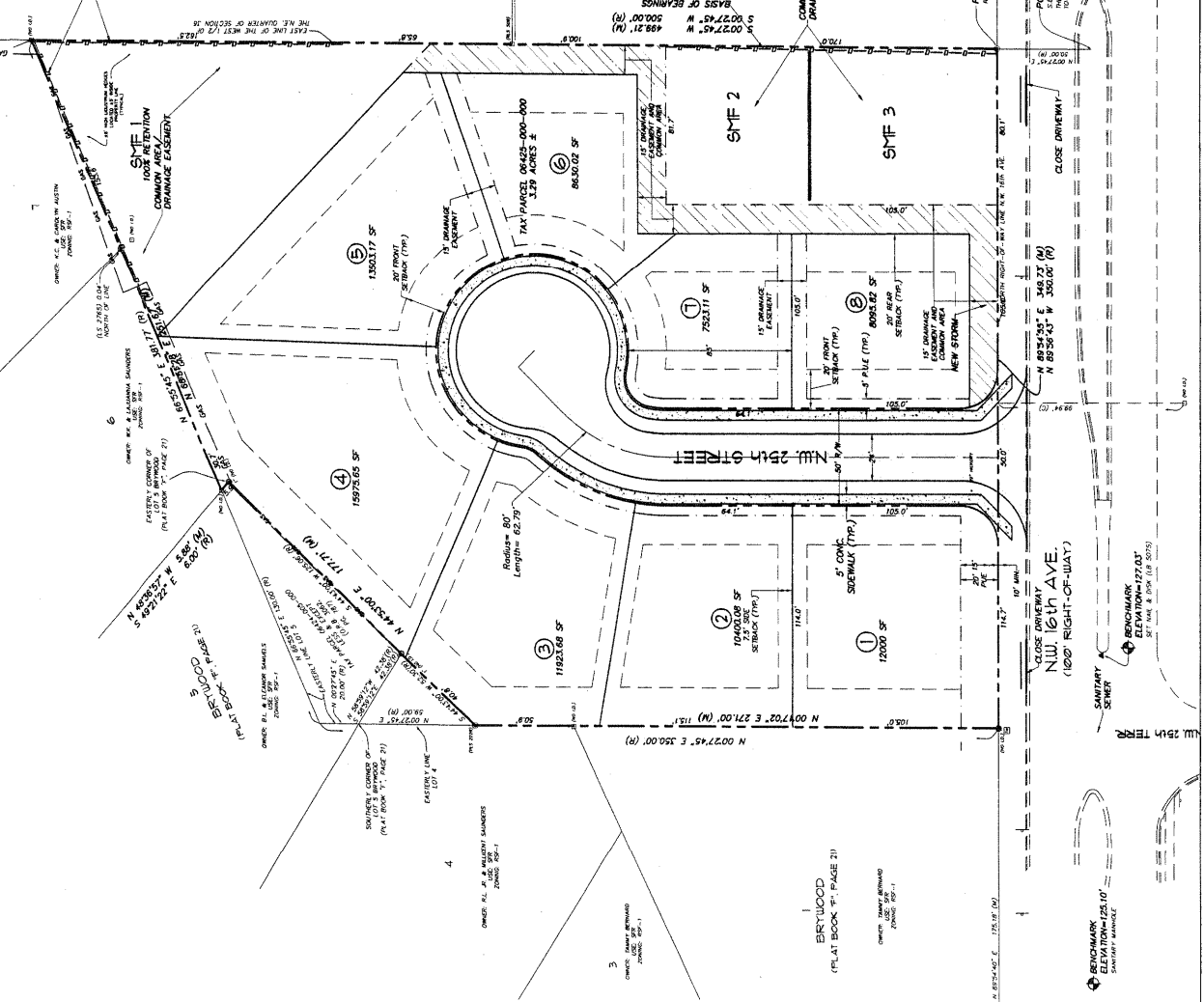
TAX PARCEL NO. 06-421-002-000  
 OWNER: ADRIAN A LYNE  
 ZONING: RSP-1

TAX PARCEL NO. 06-425-000-000  
 3.29 ACRES ±  
 86,50.02 SF

TAX PARCEL NO. 06-421-013-000  
 OWNER: ADRIAN A LYNE  
 ZONING: RSP-1

EXISTING TREES AND SHRUBBERY LOCATED WITHIN 5' OF PROPERTY LINE WILL BE PRESERVED AND A 5' DRAPAGE FENCE CONSTRUCTED AND A 5' DRAPAGE FENCE CONSTRUCTED (POSSIBLE) WILL BE CONSTRUCTED.

EXISTING TREES AND SHRUBBERY LOCATED WITHIN 5' OF PROPERTY LINE WILL BE PRESERVED AND A 5' DRAPAGE FENCE CONSTRUCTED (POSSIBLE) WILL BE CONSTRUCTED.



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

<b>Petition Number: 99SUB-05 DB</b>	<b>Reviewed by: Gene G. Francis</b>
<b>Development Review Board Meeting: July 14, 2005</b>	
<b>Project Name/Description: Hampton Lane Subdivision</b>	

**I. Department Comments**

- |    |                                  |                             |
|----|----------------------------------|-----------------------------|
| 1. | Planning -                       | Approvable with conditions. |
| 2. | Public Works -                   | “ “ “                       |
| 3. | Gainesville Regional Utilities - | “ “ “                       |
| 4. | Police -                         | Approvable as submitted     |
| 5. | Fire -                           | " " "                       |
| 6. | Building -                       | " " "                       |
| 7. | Arborist -                       | Approvable with conditions. |
| 8. | ACDEP -                          | Approvable as submitted.    |
| 9. | Concurrency -                    | Approvable with conditions  |

**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. <u>99SUB-05DB</u>	Date Plan Rec'd: <u>07/01/05</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>07/14/05</u>	Project Agent:
Description, Agent & Location: <u>Hampton Lane Subdivision</u>		<u>Causseaux &amp; Ellington</u>

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
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### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

*2.7 du/ac*  
 The petitioner is proposing to subdivide a 3.29 acre parcel into 9 single-family lots. The property is zoned RSF-1 (3.5 du/ac), contains an abandoned single-family residence and a partially completed, two-story, garage/residential dwelling. Both of the existing dwellings are to be razed and debris properly disposed of along with an existing septic tank and field. The petitioner was not required to hold a neighborhood meeting because the project included 10 or less proposed residential dwellings. During the review process, however, planning staff requested that the petitioner consider meeting with some of the abutting neighbors, even though a meeting was not required. The petitioner has agreed to install several 6-foot high wood fences in the area of the retention basins and preserve a 5-foot wide buffer of natural vegetation next to the basins. The petitioner has also indicated that none of the existing trees will be removed from any of the lots except for several that have been identified as being dangerous and in poor condition and have been approved for removal by City staff.

**The Design Plat is approvable with the following conditions and recommendations:**

1. Planning staff recommends that the proposed fences be pressure treated and built-in-place instead of installing pre-assembled members.
2. The petitioner has indicated that all rights-of-ways, Public Utility Easements (PUE), and Stormwater Management Facilities (SMF) must be cleared of vegetation. Planning staff would like to know whether all drainage easements (stormwater pipes) have to be totally cleared of vegetation? I would hope not.
3. The petitioner should understand that the only building setback lines that should be placed on the "Final Plat", are those that do not meet the normal setbacks identified in the LDC for a particular zoning district such as those front building setbacks identified on the proposed cul-de-sac.

The petitioner must indicate on the "Final Plat" that Lots # 1 & 9 shall not have direct access to NW 16<sup>th</sup> Avenue.

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

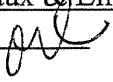
### CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

5. As part of their construction plans, the petitioner must provide a landscape plan that indicates street shade trees that are placed every 50 feet on both sides of the right-of-way. In addition, the landscape should clearly illustrate (3) well landscaped stormwater retention basins.
6. Planning staff failed to comment on the lack of a 5-foot wide sidewalk being installed along the full length of the subdivision right-of-way. Planning staff is definitely calling for sidewalks to be installed and they should be indicated prior to the Design Plat going to the City Commission for their approval.
7. Prior to the design plat going to the City Commission, the petitioner should get with the Public Works representative to determine and indicate on the design plat what the new street number will be.
8. The subdivision name, on the location map, should be up-dated to the new Hampton Lane name.
9. *Band up existing residence*

**CONCURRENCY REVIEW**  
**PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 1

<b>Petition</b>	<u>99SUB-05DB</u>	<b>Date Received</b> <u>7/1/05</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	<input type="checkbox"/> Final
<b>Project Name</b>	<u>Fincher Subdivision</u>		<input type="checkbox"/> Amendment
<b>Location</b>	<u>2502 NW 16th Ave.</u>		<input type="checkbox"/> Special Use
<b>Agent/Applicant Name</b>	<u>Causseaux &amp; Ellington</u>		<input type="checkbox"/> Planned Dev.
<b>Reviewed by</b>	<u>Onelia Lazzari</u> 		<input checked="" type="checkbox"/> Design Plat Concept

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

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

- For informational purposes only:

  1. At final plat stage, please submit an Application for a Certificate of Final Concurrency.
  2. Because this subdivision is located in Zone B of the TCEA, prior to receiving a final plat approval, this development must sign a TCEA Agreement for the provision of the required 2 Policy 1.1.6 standards.

**Francis, Gene G.**

**From:** Veilleux, John  
**Sent:** Tuesday, July 12, 2005 11:57 AM  
**To:** Francis, Gene G.  
**Subject:** Hampton Lane Comments -Public works

Public Works Comments:

1. These basins appear small and tight to provide practical access at the rear of basins 1 & 2?
2. Please provide details of your flood route concept. This has become a very important issue as of late. We are now requiring a detailed concept at this stage.
3. See item #2.
4. I understand it is conceptual. We are just trying to clarify the existing system components vs. new system components.
5. Does this mean there is no access between basins?
6. Is this all the info you have on it?
7. Ok
8. Ok

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

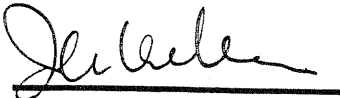
Location No. <u>99SUB-05 DB</u>	Review Date: <u>6/22/05</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>6/22/2005</u>	<u>Subdivision</u>
Description, Agent & Location: <u>Fincher Subdivision</u>		Project Planner: <u>Lawrence Calderon</u>
<u>Amy Fincher Ritch</u>	<u>2502 NW 16<sup>th</sup> Ave.</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:  
  
John Veilleux P.E.  
Development Review Engineer

## REVISIONS / RECOMMENDATIONS:

1. Maintenance access required to drainage structures.
2. Provide flood routing for all basins.
3. plain discharge onto adjacent private property?
4. Provide more detail for existing (and proposed) drainage structures shown.
5. What is the structure between basins SMF 2 & 3?
6. Explain separate landlocked parcel in NW corner of site?
7. Show radius of curve in roadway.
8. Explain access plan for the median in NW 16th Avenue?



**DEVELOPMENT REVIEW EVALUATION  
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator  
PO Box 147117, Gainesville, FL 32614  
Voice (352) 393-1644 - Fax (352) 334-3480

Jul 11, 2005

- 9 Petition 99SUB-05 DB  
Causseaux & Ellington, PE, agent for Amy Fincher Ritch. Design plat review for 9 lots on 3.29 acres MOL. **Fincher Subdivision**. Zoned: RSF-1 (single-family residential, 3.5 du/acre). Located at 2502 NW 16th Avenue. (Planner, Gene Francis)

- Conceptional Comments
- Conditions/Comments
- Approved as submitted
- Insufficient information to approve

**New Services** Before plat approval, a separate construction permit to install utilities will be required. Please submit a Plan Review Application along with 3 sets of plans. A plan review is required to determine the utility space allocations and the public utilities easements that are needed on the plat.

- Water
- Sanitary Sewer
- Electric
- Gas
- Real Estate



# SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 99SUB-05 DB Review For: Technical Review Committee Agent: Causseaux & Ellington for <b>Hampton Lane</b> Subdivision located at 2502 NW 16 <sup>th</sup> Avenue.	Review date: 7/7/05 Review: Design Plat Planner: Gene
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APPROVED (as submitted)     APPROVED (with conditions)     DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by: <i>Earline Luhrman</i> Earline Luhrman Urban Forestry Inspector
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**General Notes**

- Add this note. This project will be in compliance with landscaping requirements for street trees in new subdivisions (**Section 30-261**), street buffers (**30-353**) and stormwater management areas (**30.251 (2) b**).

**Existing Magnolia Trees**

- There are several heritage and regulated Magnolia trees on site and protecting these trees would be a wise decision for the Urban Forest.

No impact on the Urban Forest at this time.

