

170126K

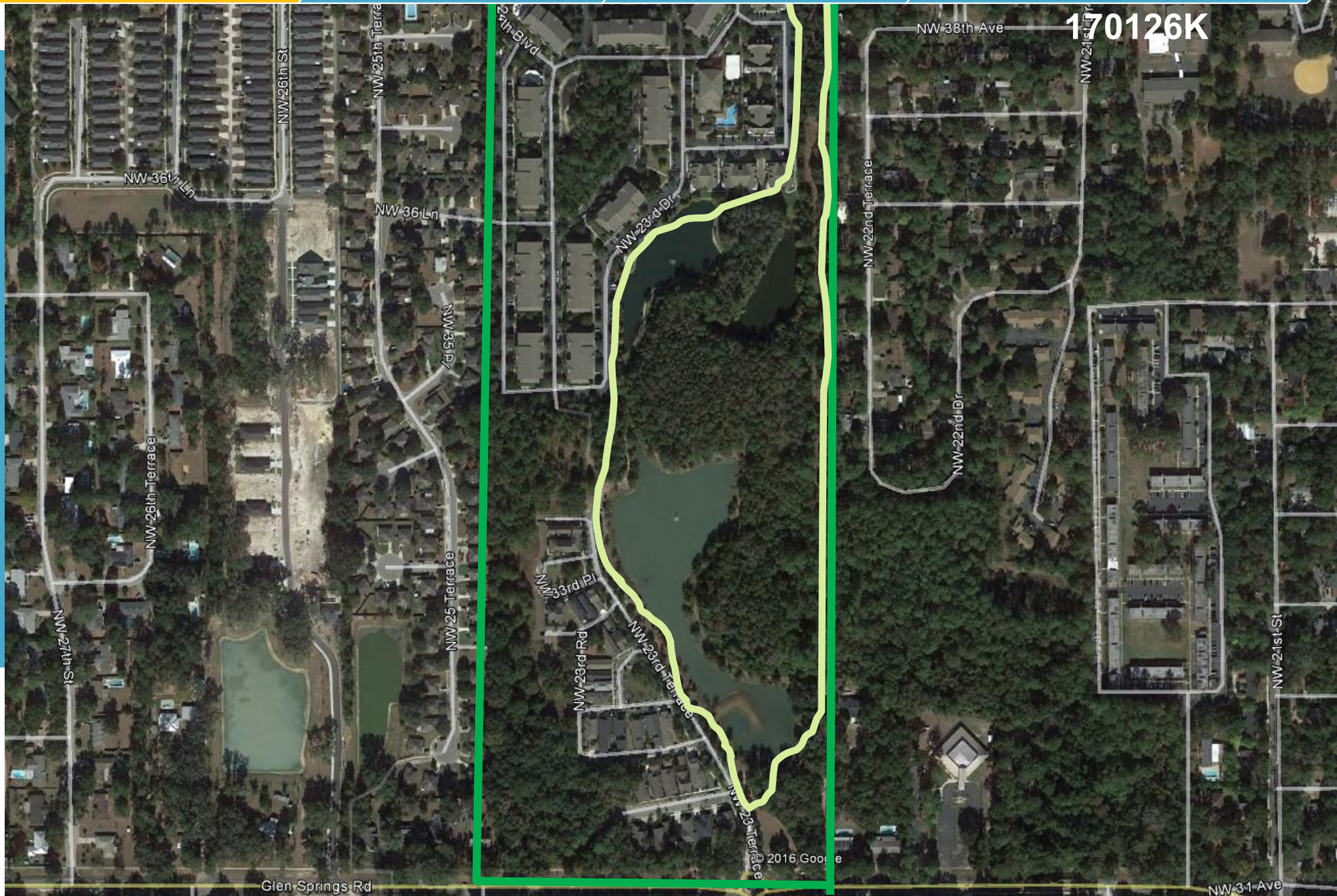
Townsend Subdivision Final Conditional Platg

Phases II and III

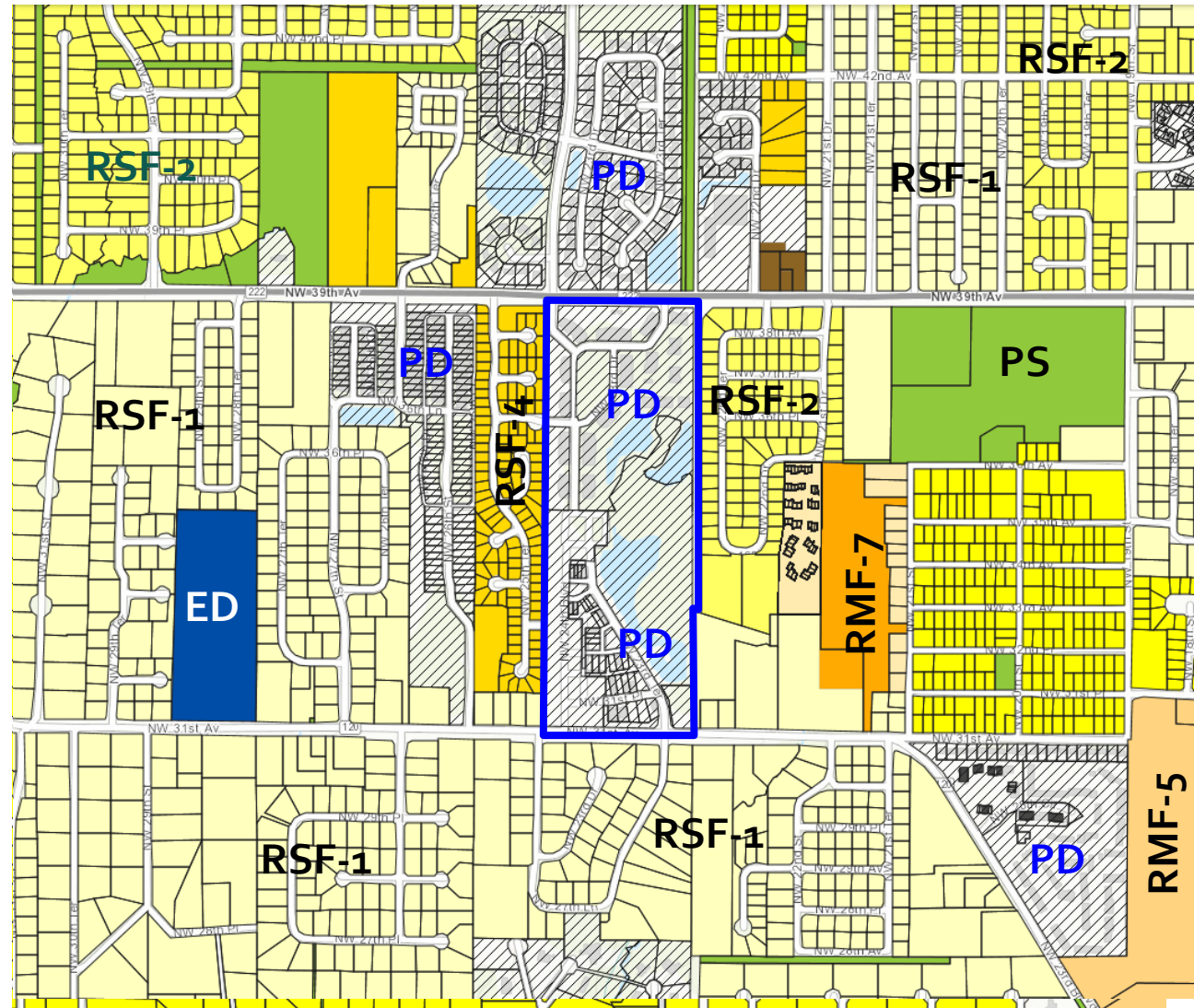


DEPT
OF
DOING

Townsend Phase II & Phase III Location

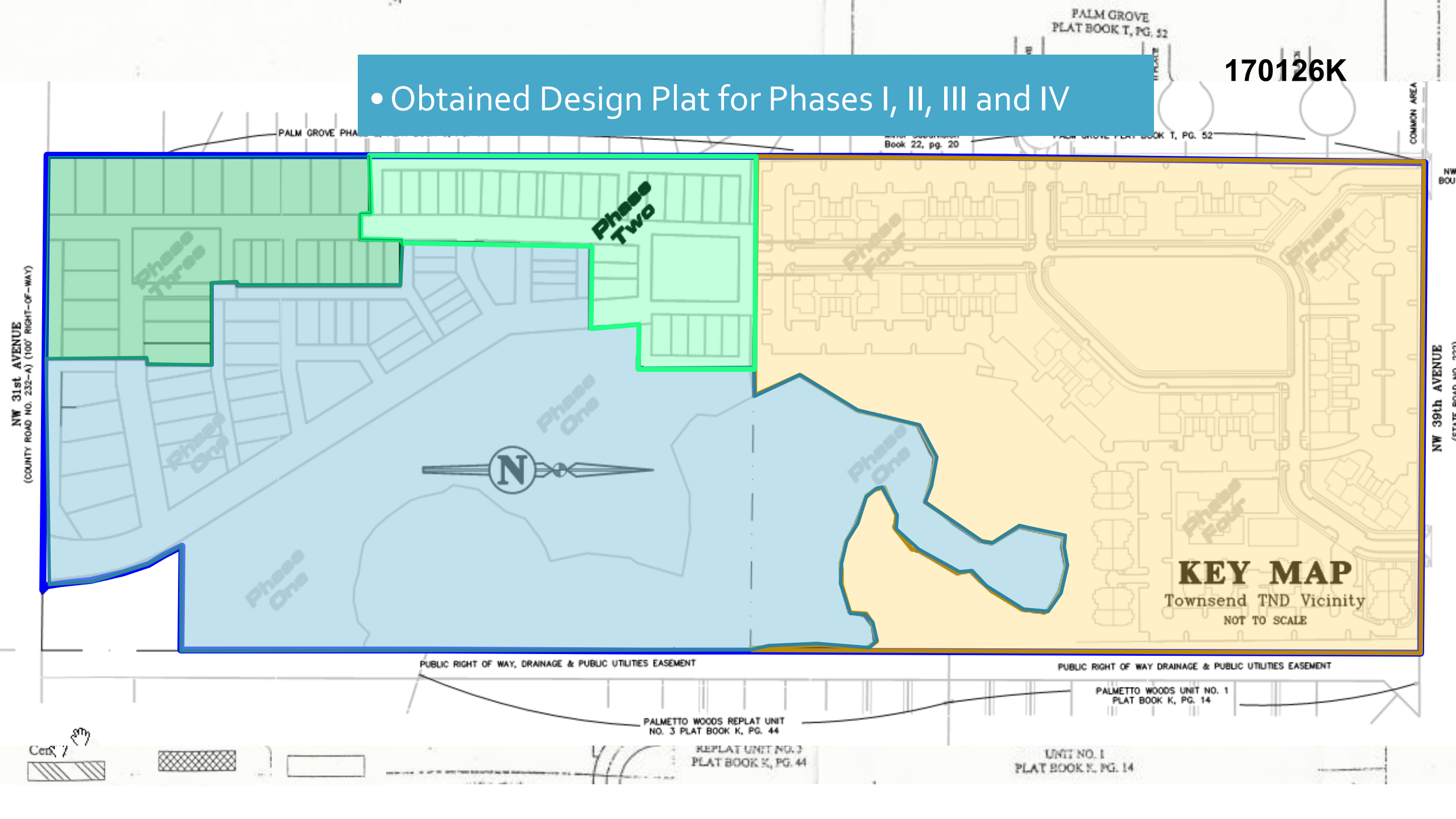


Townsend Phase II & III. Land Use and Zoning



170126K

• Obtained Design Plat for Phases I, II, III and IV



Next Steps

- Amendment to extend PD; adopted 9/18/2014
 - (Deed, clear and construct 24th Street ROW by 3/29/2018)
 - (Ordinance valid till 8/9/2022)
- Construction Drawing approval for Phases II and III
- Filed for Conditional Final Plat (This process)
- Petitions CC-17-51 SUB and CC-17-52 SUB for review and approval

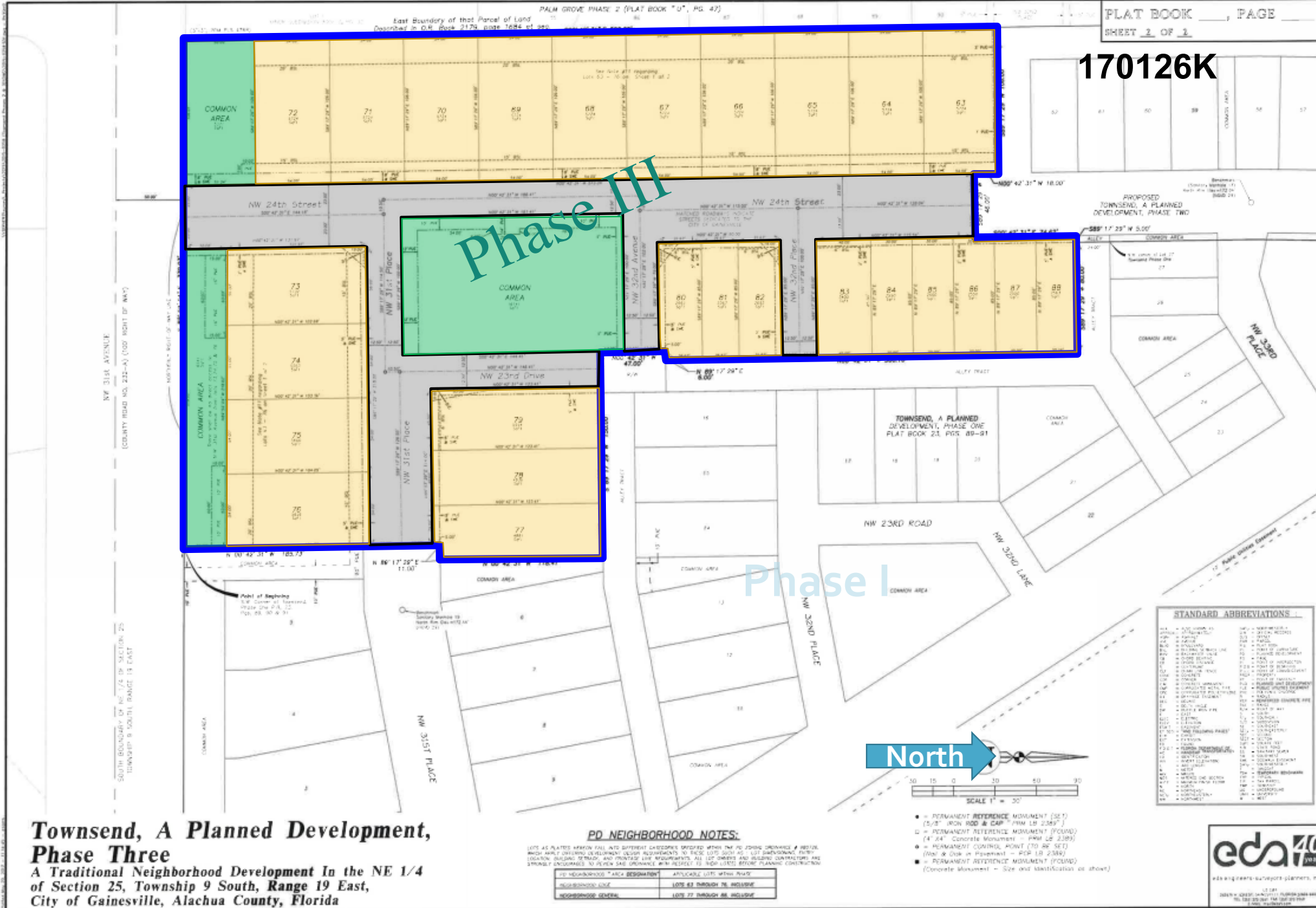
Townsend Phase II Location



Townsend Phase III Location



Townsend Phase III Location



170126K

PLAT BOOK _____, PAGE _____
SHEET 3 OF 3

**Townsend, A Planned Development,
Phase Three**
A Traditional Neighborhood Development In the NE 1/4
of Section 25, Township 9 South, Range 19 East,
City of Gainesville, Alachua County, Florida

PD NEIGHBORHOOD NOTES:

LOTS AS PLATED MARKED INTO SEVERAL CATEGORIES SHOWN WITH THE PD ZONING ORDINANCE A NOTICE WHICH MEETS ORDINANCE REQUIREMENTS TO BECOME VALID SUCH AS: LOT BOUNDARY, FENCE LOCATION, BUILDING SETBACK, AND FRONTAGE LINE REQUIREMENTS. ALL LOT OWNERS AND BUILDING CONTRACTORS ARE STRONGLY ENCOURAGED TO VERIFY AND CORRECT ANY INACCURACIES PRIOR TO BEING PLANNING CONSTRUCTION.

PD NEIGHBORHOOD "AREA DESIGNATION"	APPLICABLE LOTS WITHIN ROAD
NEIGHBORHOOD "ZONE"	LOTS 62 THROUGH 76 INCLUDE
NEIGHBORHOOD "GENERAL"	LOTS 77 THROUGH 88 INCLUDE

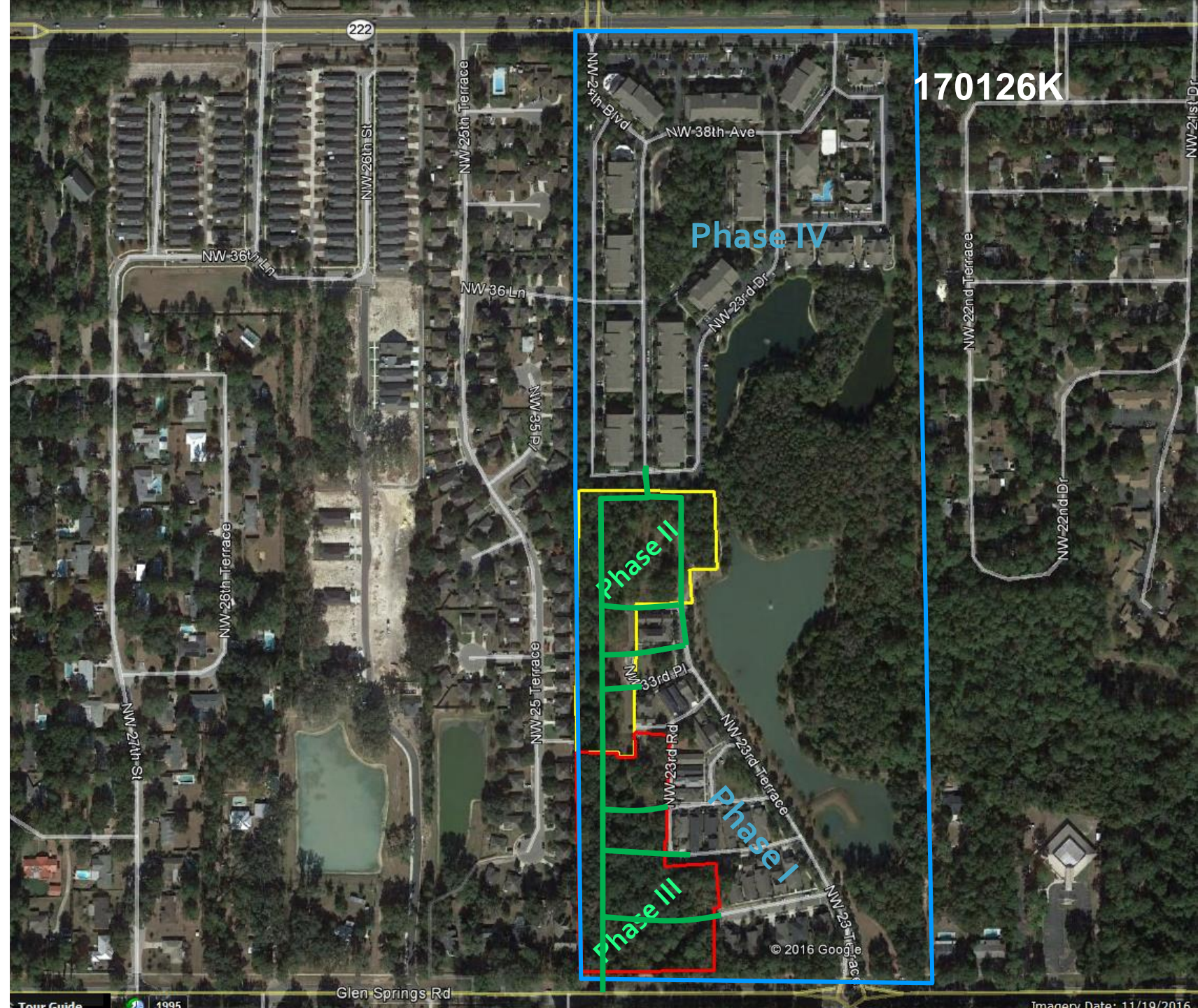


STANDARD ABBREVIATIONS

A-1	ASPH/FLY	ASPH	ASPH/FLY
A-2	ASPH/FLY	ASPH	ASPH/FLY
A-3	ASPH/FLY	ASPH	ASPH/FLY
A-4	ASPH/FLY	ASPH	ASPH/FLY
A-5	ASPH/FLY	ASPH	ASPH/FLY
A-6	ASPH/FLY	ASPH	ASPH/FLY
A-7	ASPH/FLY	ASPH	ASPH/FLY
A-8	ASPH/FLY	ASPH	ASPH/FLY
A-9	ASPH/FLY	ASPH	ASPH/FLY
A-10	ASPH/FLY	ASPH	ASPH/FLY
A-11	ASPH/FLY	ASPH	ASPH/FLY
A-12	ASPH/FLY	ASPH	ASPH/FLY
A-13	ASPH/FLY	ASPH	ASPH/FLY
A-14	ASPH/FLY	ASPH	ASPH/FLY
A-15	ASPH/FLY	ASPH	ASPH/FLY
A-16	ASPH/FLY	ASPH	ASPH/FLY
A-17	ASPH/FLY	ASPH	ASPH/FLY
A-18	ASPH/FLY	ASPH	ASPH/FLY
A-19	ASPH/FLY	ASPH	ASPH/FLY
A-20	ASPH/FLY	ASPH	ASPH/FLY
A-21	ASPH/FLY	ASPH	ASPH/FLY
A-22	ASPH/FLY	ASPH	ASPH/FLY
A-23	ASPH/FLY	ASPH	ASPH/FLY
A-24	ASPH/FLY	ASPH	ASPH/FLY
A-25	ASPH/FLY	ASPH	ASPH/FLY
A-26	ASPH/FLY	ASPH	ASPH/FLY
A-27	ASPH/FLY	ASPH	ASPH/FLY
A-28	ASPH/FLY	ASPH	ASPH/FLY
A-29	ASPH/FLY	ASPH	ASPH/FLY
A-30	ASPH/FLY	ASPH	ASPH/FLY
A-31	ASPH/FLY	ASPH	ASPH/FLY
A-32	ASPH/FLY	ASPH	ASPH/FLY
A-33	ASPH/FLY	ASPH	ASPH/FLY
A-34	ASPH/FLY	ASPH	ASPH/FLY
A-35	ASPH/FLY	ASPH	ASPH/FLY
A-36	ASPH/FLY	ASPH	ASPH/FLY
A-37	ASPH/FLY	ASPH	ASPH/FLY
A-38	ASPH/FLY	ASPH	ASPH/FLY
A-39	ASPH/FLY	ASPH	ASPH/FLY
A-40	ASPH/FLY	ASPH	ASPH/FLY
A-41	ASPH/FLY	ASPH	ASPH/FLY
A-42	ASPH/FLY	ASPH	ASPH/FLY
A-43	ASPH/FLY	ASPH	ASPH/FLY
A-44	ASPH/FLY	ASPH	ASPH/FLY
A-45	ASPH/FLY	ASPH	ASPH/FLY
A-46	ASPH/FLY	ASPH	ASPH/FLY
A-47	ASPH/FLY	ASPH	ASPH/FLY
A-48	ASPH/FLY	ASPH	ASPH/FLY
A-49	ASPH/FLY	ASPH	ASPH/FLY
A-50	ASPH/FLY	ASPH	ASPH/FLY
A-51	ASPH/FLY	ASPH	ASPH/FLY
A-52	ASPH/FLY	ASPH	ASPH/FLY
A-53	ASPH/FLY	ASPH	ASPH/FLY
A-54	ASPH/FLY	ASPH	ASPH/FLY
A-55	ASPH/FLY	ASPH	ASPH/FLY
A-56	ASPH/FLY	ASPH	ASPH/FLY
A-57	ASPH/FLY	ASPH	ASPH/FLY
A-58	ASPH/FLY	ASPH	ASPH/FLY
A-59	ASPH/FLY	ASPH	ASPH/FLY
A-60	ASPH/FLY	ASPH	ASPH/FLY
A-61	ASPH/FLY	ASPH	ASPH/FLY
A-62	ASPH/FLY	ASPH	ASPH/FLY
A-63	ASPH/FLY	ASPH	ASPH/FLY
A-64	ASPH/FLY	ASPH	ASPH/FLY
A-65	ASPH/FLY	ASPH	ASPH/FLY
A-66	ASPH/FLY	ASPH	ASPH/FLY
A-67	ASPH/FLY	ASPH	ASPH/FLY
A-68	ASPH/FLY	ASPH	ASPH/FLY
A-69	ASPH/FLY	ASPH	ASPH/FLY
A-70	ASPH/FLY	ASPH	ASPH/FLY
A-71	ASPH/FLY	ASPH	ASPH/FLY
A-72	ASPH/FLY	ASPH	ASPH/FLY
A-73	ASPH/FLY	ASPH	ASPH/FLY
A-74	ASPH/FLY	ASPH	ASPH/FLY
A-75	ASPH/FLY	ASPH	ASPH/FLY
A-76	ASPH/FLY	ASPH	ASPH/FLY
A-77	ASPH/FLY	ASPH	ASPH/FLY
A-78	ASPH/FLY	ASPH	ASPH/FLY
A-79	ASPH/FLY	ASPH	ASPH/FLY
A-80	ASPH/FLY	ASPH	ASPH/FLY
A-81	ASPH/FLY	ASPH	ASPH/FLY
A-82	ASPH/FLY	ASPH	ASPH/FLY
A-83	ASPH/FLY	ASPH	ASPH/FLY
A-84	ASPH/FLY	ASPH	ASPH/FLY
A-85	ASPH/FLY	ASPH	ASPH/FLY
A-86	ASPH/FLY	ASPH	ASPH/FLY
A-87	ASPH/FLY	ASPH	ASPH/FLY
A-88	ASPH/FLY	ASPH	ASPH/FLY
A-89	ASPH/FLY	ASPH	ASPH/FLY
A-90	ASPH/FLY	ASPH	ASPH/FLY
A-91	ASPH/FLY	ASPH	ASPH/FLY
A-92	ASPH/FLY	ASPH	ASPH/FLY
A-93	ASPH/FLY	ASPH	ASPH/FLY
A-94	ASPH/FLY	ASPH	ASPH/FLY
A-95	ASPH/FLY	ASPH	ASPH/FLY
A-96	ASPH/FLY	ASPH	ASPH/FLY
A-97	ASPH/FLY	ASPH	ASPH/FLY
A-98	ASPH/FLY	ASPH	ASPH/FLY
A-99	ASPH/FLY	ASPH	ASPH/FLY
A-100	ASPH/FLY	ASPH	ASPH/FLY



Townsend Phases II & III Location



COMPLIANCE AND RECOMMENDATION

Staff to
City Commission

- Compliance

Staff has determined that the proposed subdivision complies with the approved design plat and is consistent and compatible with the Comprehensive Plan, Land Development Code and the PD Ordinances .

for Townsend Phase II and Phase III located in the 3600 Block of NW 24th Street, west side.

Implementation of the subdivision shall be subject to the conditions and stipulations listed on the plat.

NEIGHBORHOOD SCENES

170126K



Streetscape
Stormwater Edge
Glen Springs Road Entrance

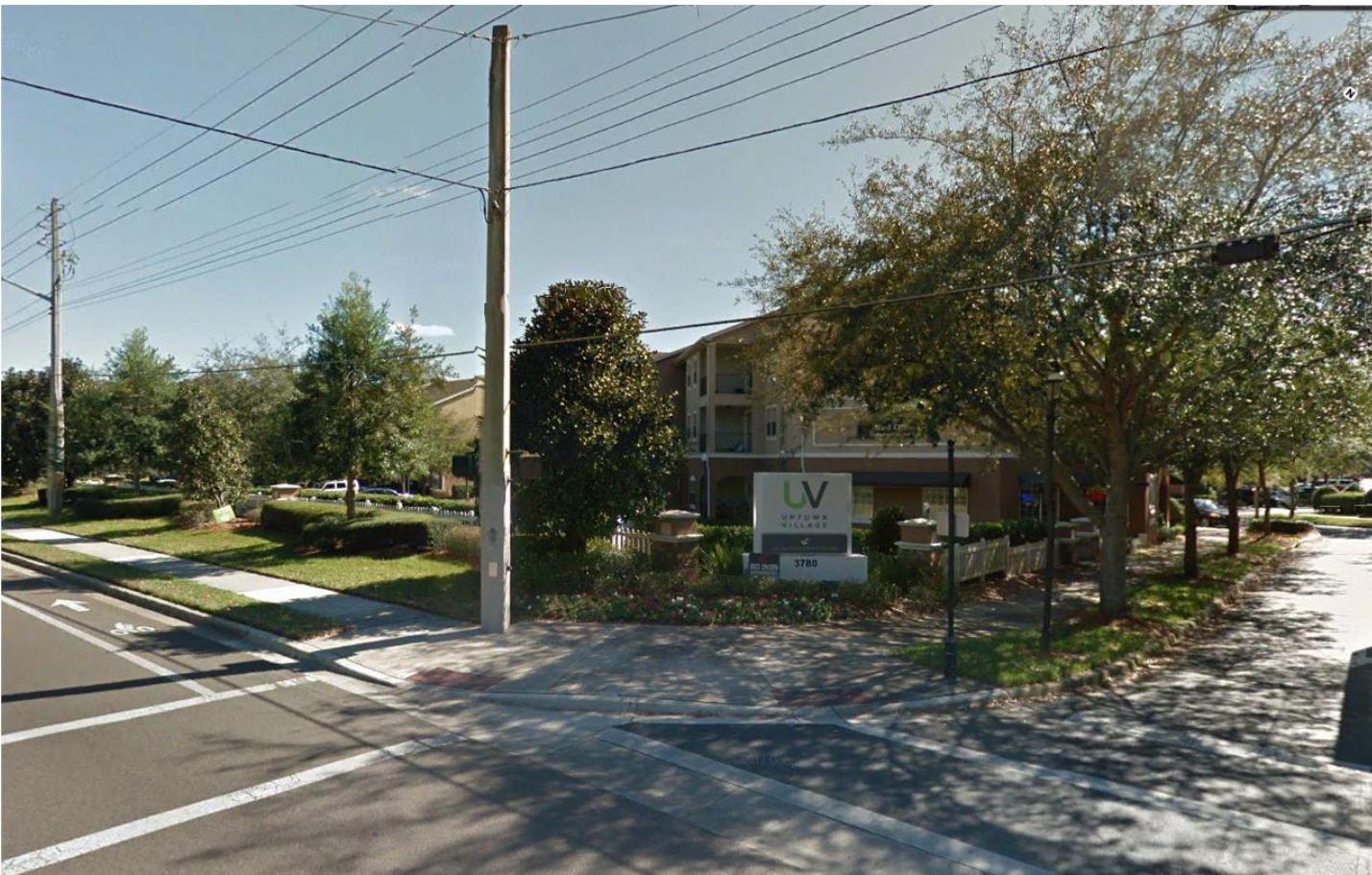
NEIGHBORHOOD SCENES



Townsend
Housing Unit Types

NEIGHBORHOOD SCENES

170126K



Townsend
NW 39th Avenue Entrance and
Features of the
Town Center