

Millhopper Special Study Area Development Standards

June 3, 1986

Blues Creek Development Standards (Alternative 2)

- (A) (Lots within) the undeveloped areas bordering the 90-acre natural area in the central portion of the property, except for lots in Unit 5, Phase 2, shall be equal to or larger than one-third acre in size and one-fifth of each lot shall be designated for preservation as an undisturbed natural area. No lot shall extend into the 90-acre natural area itself. Restricted areas of each lot shall be designated on the final plat and in covenants running with the land. Lots within Unit 5, Phase 2 shall be equal to or larger than one-quarter acre in size. Lot lines in Unit 5, Phase 2 shall be configured to maintain a minimum 35-foot wetland buffer in all cases.
- (B) Local streets should, to the maximum extent practicable, avoid crossing flood plain, wetland, seepage or sinkhole areas. While local streets may provide access within these area, 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 upland 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 environmental reports.
- (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 with the exception of a collector road connection to the north located in the eastern portion of the north property line of Blues Creek. This will allow for some development of the parcel to the north and will ensure that access to that parcel occurs in the portion of the site most suitable for development.
- (F) ~~The original zoning stipulation prohibiting development after the total calculated traffic generation reaches 900 average daily trips shall remain in effect until both the east-west road and NW 43rd Street extension are completed to county standards and accepted for maintenance.~~ New development shall meet the City of Gainesville Transportation Mobility Program Area (TMPA) requirements or transportation mobility requirements in effect at the time of development.
- (G) Development activity within the "drainage easement, developed recreation & conservation area" shall be consistent with Suwannee River Water Management District Permit number 4-87-00067 as it may be amended from time to time. As conceptually illustrated on the PD Layout Plan, any utility crossing between Units 2 and 5 shall be limited to underground, non-open cut type only (no surface disturbance). Any

Conservation Management Area set aside for the “drainage easement, developed recreation & conservation area” shall include, as an allowable use in the management plan, underground, non-open cut utilities that are consistent with the above-mentioned Suwannee River Water Management District permit as may be amended from time to time.

- (H) A lift station shall be allowed to service Unit 5, Phase 2. If a lift station is utilized, the lift station location shall be shown as a separate lot on the design plat.
- (I) Each housing unit within Unit 5, Phase 2 shall provide a residential sprinkler system in compliance with the current edition of the National Fire Protection Association NFPA 13D: Standard for the installation of sprinkler systems in one- and two-family dwellings and manufactured homes requirements for one-family dwellings.
- (J) Access to Lots 1-40 in Unit 5, Phase 2 shall be in the form of publicly dedicated rights-of-way with a minimum width of 50 feet.
- (K) In order to protect the wetlands and wetland buffer areas south of lots 33 and 40 in Unit 5, Phase 2, access to Lots 41-44 shall be in the form of a recorded perpetual ingress/egress easement that is also a PUE. The easement shall be minimum 40 feet in width with a paved width as illustrated in the cross-section shown in the design plat documents. The cross-section for this ingress/egress easement shall include a shared pedestrian facility flush with the pavement with a design that is approved by the Public Works Department during design plat review.
- (L) Encroachment into the 35-foot wetland buffer area is allowed in limited areas where site constraints exist in Unit 5, Phase 2. However, the overall average 50-foot wetland buffer shall be maintained.
- (M) Conservation areas in Unit 5, Phase 2 that are set aside as established Conservation Management Areas (CMAs) shall be managed and maintained in accordance with the provisions of an approved Conservation Management Area management plan. Drainage easements and utility easements for utility facilities shall be allowed in these areas.
- (N) Existing trees that are shown to be preserved on the construction plans and that are approved by the Urban Forestry Inspector may be used to meet the shade tree requirements along roadways in Unit 5, Phase 2. Tree barricades shall be used during construction activities to protect existing trees that are shown to be preserved and that will be used to meet the street shade tree requirement along roadways.

*Developed Recreation

~~Construction within the 90-acre conservation area shall be restricted to facilities such as nature trails, walkover structures, gazebos or other similar elevation construction which maintains the area in its natural, scenic and wooded condition; or other minor works necessary to control erosion or assure dispersion (sheet flow) of runoff entering the area. Any construction in this area will require a separate flood-prone permit.~~

August 2, 2016

Annexation & Zoning History

Portions of Blues Creek were annexed into the City of Gainesville by the following ordinances: 001161, 001162, 001163, 002393, and 040290. The property was rezoned to City Planned Development by Ordinance 030472, adopted October 27, 2003 and Ordinance 041187, adopted November 28, 2005.

Single Family Detached Units

All setback and dimensional requirements of the ~~R-1A~~ RSF-1 district shall apply unless otherwise specified, with the further restriction that all lots occurring above the Alachua County Milhopper Study area Boundary shall have the minimum dimension of 100' x 140' and a minimum area of 15,400 SF. Below the boundary the lots shall meet the ~~R-1A~~ RSF-1 requirements unless otherwise indicated, have the minimum dimensions of 100' x 140' and a minimum area of 14,521 SF. Lots in Unit 5, Phase 2 shall have a minimum area of 0.25 acres and shall meet the dimensional requirements of the RSF-1 district unless otherwise specified.

Setbacks (unless otherwise noted on plat) for all units except Unit 5, Phase 2:

Front	25 FT
Rear	20 FT
Side	10 FT
Streetside	15 FT

Setbacks for Unit 5, Phase 2:

<u>Front</u>	<u>20 FT or the minimum front setback footage at the 85-foot lot width</u>
<u>Rear</u>	<u>15 FT</u>
<u>Side</u>	<u>7.5 FT</u>
<u>Side (street)</u>	<u>10 FT</u>

Minor /Major Changes

1. Unit 4 – Lot 21: Rear setback from 20 FT. to 13' – 5"
Alachua County DRC Approval: 11/15/01

Site Data

Zoning	PD	
Total Acreage	300	
Number of Units	615 Permitted	557 538 Actual
Density	2.05 Permitted	1.86 1.79 Actual
Single Family Attached Area	45.3	15.1%
Single Family Detached Area	135.7 116.02 acres	45.2% 38.7%
Natural/Conservation Areas & Drainage Easements	91.7 acres	30.6%
Dedicated Roadways	26.2 29.4 acres	8.7% 9.8%
Recreational Area	1.10 acres	0.4%
Conservation Area (Unit 5, Phase 2)	15.5 acres	5.2%
Perpetual Ingress/Egress Easement	0.8 acres	0.3%

NOTE: Unit averages and acreages indicated above are approximate and may be adjusted at the development review stage.

Unit Mixture

	Single Family Attached	Single Family Detached
Unit I <u>1</u>	57	22
Unit II <u>2</u>	0	25
Unit III <u>3</u>	0	60
Unit IV <u>4</u>	0	49 46
Unit V <u>5</u>	0	82 54
Unit VI <u>6</u>	248 244	14
Unit <u>7</u>	16	0
Total	305 317	252 221

Trip Generation Note for Unit 5, Phase 2

Average daily trips: 44 units x 9.52 = 418.9; 50% entering, 50% exiting
 A.M. peak hour of adjacent street traffic: .75 x 44 units = 33; 25% entering, 75% exiting
 P.M. peak hour of adjacent street traffic: 1.0 x 44 units = 44; 63% entering, 37% exiting

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, SHAKS, AND DEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHADDED ARE TO REMAIN UNDISTURBED. 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 OR DEDICATED STREETS SHALL BE AS FOLLOWS:

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

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE ALACHUA COUNTY WILHOOPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSION OF 100' X 140' AND A MINIMUM AREA OF 15,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE RSF-1 REQUIREMENTS UNLESS OTHERWISE INDICATED. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,521 SF. LOTS IN UNIT 5, PHASE 2 SHALL HAVE A MINIMUM AREA OF 0.25 ACRES AND SHALL MEET THE DIMENSIONAL REQUIREMENTS OF THE RSF-1 DISTRICT UNLESS OTHERWISE SPECIFIED.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAN) FOR ALL UNITS EXCEPT UNIT 5, PHASE 2:

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

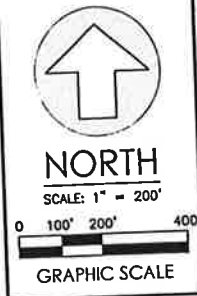
SETBACKS FOR UNIT 5, PHASE 2:

FRONT	20 FT OR THE MINIMUM FRONT SETBACK FOOTAGE AT THE 85-FOOT LOT WIDTH
REAR	20 FT.
SIDE	7.5 FT.
SIDE (STREET)	10 FT.

MINOR / MAJOR CHANGES

- UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'-5" ALACHUA COUNTY DRC APPROVAL: 11/15/01

NOTE: PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO REVISION IN BOTH NUMBER AND SHAPE.

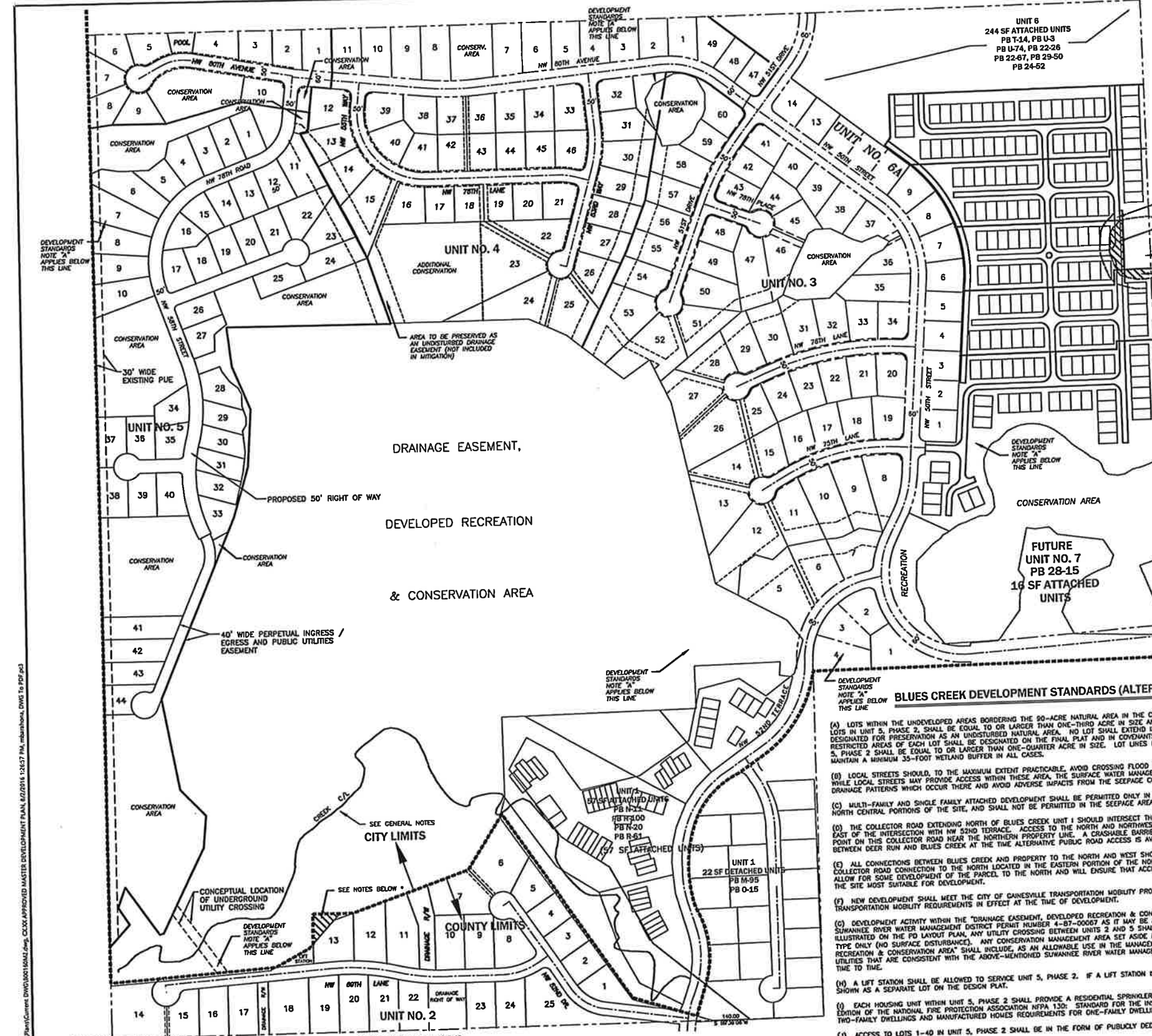


eds
engineers + planners
engineers + surveyors + planners
2406 N.W. 14TH ST., GAINESVILLE, FL 32609
TEL: 352.339.1100 FAX: 352.339.2748
WWW.EDSFL.COM

BLUES CREEK - GAINESVILLE FLORIDA
PD LAYOUT PLAN

Project: ZONING: S-R
Drawn: JCH/JB
Date: 01/11/16
Project No: 15-145

Sheet No: PO.00



BLUES CREEK DEVELOPMENT STANDARDS (ALTERNATIVE 2)

- LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY, EXCEPT FOR LOTS IN UNIT 5, PHASE 2, SHALL BE EQUAL TO OR LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDISTURBED NATURAL AREA. NO LOT SHALL EXTEND INTO THE NATURAL AREA. LOTS WITHIN UNIT RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAN AND IN COVENANTS RUNNING WITH THE LAND. LOTS WITHIN UNIT 5, PHASE 2 SHALL BE EQUAL TO OR LARGER THAN ONE-QUARTER ACRE IN SIZE. LOT LINES IN UNIT 5, PHASE 2 SHALL BE CONFIGURED TO MAINTAIN A MINIMUM 35-FOOT WETLAND BUFFER IN ALL CASES.
- LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SHROOKE 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.
- MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE ENVIRONMENTAL REPORTS.
- THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 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 ALTERNATIVE PUBLIC ROAD ACCESS IS AVAILABLE.
- ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL. TO THE NORTH AND WILL ENSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.
- NEW DEVELOPMENT SHALL MEET THE CITY OF GAINESVILLE TRANSPORTATION MOBILITY PROGRAM AREA (TMPA) REQUIREMENTS OR TRANSPORTATION MOBILITY REQUIREMENTS IN EFFECT AT THE TIME OF DEVELOPMENT.
- DEVELOPMENT ACTIVITY WITHIN THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL BE CONSISTENT WITH SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER 4-87-00007 AS IT MAY BE AMENDED FROM TIME TO TIME. AS CONCEPTUALLY ILLUSTRATED ON THE PD LAYOUT PLAN, ANY UTILITY CROSSING BETWEEN UNITS 2 AND 5 SHALL BE LIMITED TO UNDERGROUND, NON-OPEN CUT TYPE ONLY (NO SURFACE DISTURBANCE). ANY CONSERVATION MANAGEMENT AREA SET ASIDE FOR THE "DRAINAGE EASEMENT, DEVELOPED RECREATION & CONSERVATION AREA" SHALL INCLUDE, AS AN ALLOWABLE USE IN THE MANAGEMENT PLAN, UNDERGROUND, NON-OPEN CUT UTILITIES THAT ARE CONSISTENT WITH THE ABOVE-MENTIONED SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT AS MAY BE AMENDED FROM TIME TO TIME.
- A LIFT STATION SHALL BE ALLOWED TO SERVICE UNIT 5, PHASE 2. IF A LIFT STATION IS UTILIZED, THE LIFT STATION LOCATION SHALL BE SHOWN AS A SEPARATE LOT ON THE DESIGN PLAN.
- EACH HOUSING UNIT WITHIN UNIT 5, PHASE 2 SHALL PROVIDE A RESIDENTIAL SPRINKLER SYSTEM IN COMPLIANCE WITH THE CURRENT EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION NFPA 130: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES REQUIREMENTS FOR ONE-FAMILY DWELLINGS.
- ACCESS TO LOTS 1-40 IN UNIT 5, PHASE 2 SHALL BE IN THE FORM OF PUBLICLY DEDICATED RIGHTS-OF-WAY WITH A MINIMUM WIDTH OF 50 FEET.
- IN ORDER TO PROTECT THE WETLANDS AND WETLAND BUFFER AREAS SOUTH OF LOTS 33 AND 40 IN UNIT 5, PHASE 2, ACCESS TO LOTS 41-44 SHALL BE IN THE FORM OF A RECORDED PERPETUAL INGRESS/EGRESS EASEMENT THAT IS ALSO A PUE. THE EASEMENT SHALL BE A MINIMUM 40 FEET IN WIDTH WITH A PAVED WIDTH AS ILLUSTRATED IN THE CROSS-SECTION SHOWN IN THE DESIGN PLAN DOCUMENTS. THE CROSS-SECTION FOR THIS INGRESS/EGRESS EASEMENT SHALL INCLUDE A SHARED PEDESTRIAN FACILITY FLUSH WITH THE PAVEMENT WITH A DESIGN THAT IS APPROVED BY THE PUBLIC WORKS DEPARTMENT DURING DESIGN PLAN REVIEW.
- ENCROACHMENT INTO THE 35-FOOT WETLAND BUFFER AREA IS ALLOWED IN LIMITED AREAS WHERE SITE CONSTRAINTS EXIST IN UNIT 5, PHASE 2. HOWEVER, THE OVERALL AVERAGE 50-FOOT WETLAND BUFFER SHALL BE MAINTAINED.
- CONSERVATION AREAS IN UNIT 5, PHASE 2 THAT ARE SET ASIDE AS ESTABLISHED CONSERVATION MANAGEMENT AREA (CMA) SHALL BE MANAGED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AN APPROVED CONSERVATION MANAGEMENT AREA MANAGEMENT PLAN. DRAINAGE EASEMENTS AND UTILITY EASEMENTS FOR UTILITY FACILITIES SHALL BE ALLOWED IN THESE AREAS.
- EXISTING TREES THAT ARE SHOWN TO BE PRESERVED ON THE CONSTRUCTION PLANS AND THAT ARE APPROVED BY THE URBAN FORESTRY INSPECTOR MAY BE USED TO MEET THE SHADE TREE REQUIREMENTS ALONG ROADWAYS IN UNIT 5, PHASE 2. TREE BARRICADES SHALL BE USED DURING CONSTRUCTION ACTIVITIES TO PROTECT EXISTING TREES THAT ARE SHOWN TO BE PRESERVED AND THAT WILL BE USED TO MEET THE STREET SHADE TREE REQUIREMENT ALONG ROADWAYS.

SITE DATA

ZONING	PD 300	PD 300
TOTAL ACREAGE	615 PERMITTED	538 ACTUAL
NUMBER OF UNITS	2,005 PERMITTED	1,799 ACTUAL
DENSITY	45.3	15.1%
SINGLE FAMILY ATTACHED AREA	16.02 ACRES	38.7%
SINGLE FAMILY DETACHED AREA	91.7 ACRES	30.6%
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	28.4 ACRES	9.8%
DEDICATED ROADWAYS	1.10 ACRES	0.4%
RECREATIONAL AREA	15.5 ACRES	5.2%
CONSERVATION AREA (UNIT 5, PHASE 2)	0.8 ACRES	0.3%
PERPETUAL INGRESS/EGRESS EASEMENT		

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

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT 1	57	22
UNIT 2	0	25
UNIT 3	0	60
UNIT 4	0	46
UNIT 5	0	54
UNIT 6	244	14
UNIT 7	16	0
TOTAL	317	221

TRIP GENERATION NOTE FOR UNIT 5, PHASE 2

AVERAGE DAILY TRIPS: 44 UNITS X 9.52 = 418.9; 50% ENTERING, 50% EXITING
 44 UNITS X 4.4 UNITS = 193.6; 25% ENTERING, 75% EXITING
 A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 75 X 44 UNITS = 33; 25% ENTERING, 75% EXITING
 P.M. PEAK HOUR OF ADJACENT STREET TRAFFIC: 1.0 X 44 UNITS = 44; 63% ENTERING, 37% EXITING

* ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 2-95-5, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL P.L.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPRECIABLY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- 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.
- APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

ANNEXATION & ZONING HISTORY
 PORTIONS OF BLUES CREEK WERE ANNEXED INTO THE CITY OF GAINESVILLE BY THE FOLLOWING ORDINANCES: 001161, 001162, 001163, 002393, and 040290. THE PROPERTY WAS ZONED TO 030472, ADOPTED OCTOBER 27, 2003 AND ORDINANCE 041187, ADOPTED NOVEMBER 20, 2005.

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