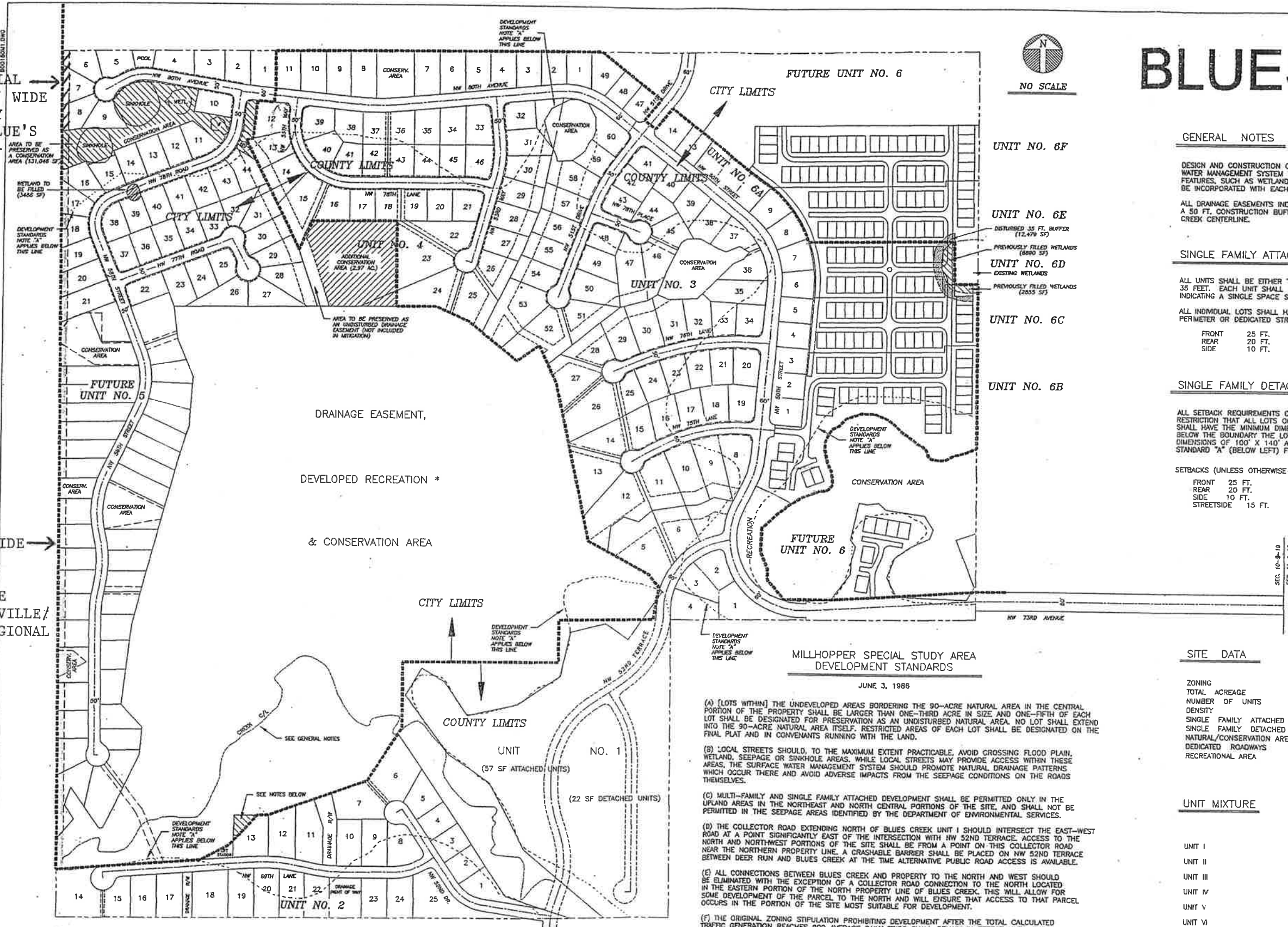


BLUES CREEK

PROPOSED PARTIAL RELEASE OF 30' WIDE PUBLIC UTILITY EASEMENT TO BLUE'S CREEK DEVELOPMENT LIMITED

EXISTING 30' WIDE PUBLIC UTILITY EASEMENT TO BE RETAINED BY THE CITY OF GAINESVILLE/ GAINESVILLE REGIONAL UTILITIES



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, SINKS, AND SEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHADED 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 REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 15,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE R-1A REQUIREMENTS, HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,521 SF. SEE SPECIAL STUDY AREA STANDARD "A" (BELOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE-NOTED ON PLAT):

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

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.

SITE DATA

	PUD
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
DENSITY	2.05 PERMITTED - 1.86 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	135.7 ACRES 45.2 %
NATURAL/CONSERVATION AREAS & DRAINAGE EASEMENTS	91.7 ACRES 30.6 %
DEDICATED ROADWAYS	26.2 ACRES 8.7 %
RECREATIONAL AREA	1.10 ACRES 0.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	57	22
UNIT II	0	25
UNIT III	0	60
UNIT IV	0	49
UNIT V	0	82
UNIT VI	248	14
TOTAL	305	252

- (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. 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 CONVEYANTS RUNNING WITH THE LAND.
- (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 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 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.
- (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.

*** 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.

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.U.D. BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- 1) 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.
- 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 HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

DUNN ENGINEERING
OF GAINESVILLE, INC.

DRAWN BY	T.O.J.	REVISED	SCALE	1" = 200'	SHEET
APPROVED		REVISED	JOB NO.	E - 8801	
DATE	NOVEMBER 1999	REVISED	ACAD NO.	MASTER	

BLUES CREEK