

030904 ©

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>10PDV-04 PB</u>	Review Date: <u>3/8/04</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>03/08/04</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>PCH Development</u>		Project Planner:
<u>Causseaux &amp; Ellington</u>	<u>1200-1300 block between NW 8<sup>th</sup> Ave.</u>	<u>Lawrence Calderon</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:



Rick Melzer P.E.  
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

1. The FEMA 100 yr. floodplain must be shown on the layout plan.



**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

Mar 8, 2004

- 7 Petition 10PDV-04 PB  
Causseaux & Ellington, Inc., agent for Park Central Holdings. **Rezone** property from OF (general office), MU-1 (mixed use low intensity 10-30 du/acre), and RMF-8 (multiple-family medium density residential 8-30 du/acre) to PD (planned development), with PD report for a **225 multi-family apartment complex**. PCH Development. Located in the 1200-1300 block between Northwest 7th and 8th Avenues. Related to Petition 9LUC-04 PB. (Planner, Lawrence Calderon)

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

**New Services**  
**Water**  
**Sanitary Sewer**  
**Electric**  
**Gas**  
**Real Estate**  
GRU has no opposition to the rezoning petition.

# SITE PLAN EVALUATION SHEET

## FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No.: 10PDV-04PB

Due Date: 3/8/2004

Review Type: Planned Development

Review for: Technical Review Staff Meeting Review Date: 3/8/2004

Project Planner: Lawrence Calderon

Description: PCH Development  
1200-1300 block between NW 7 AV & NW 8 AV  
Related to 9LUC-04PB

**Approvable**

**Approvable**  
Subject to Comments

**Disapproved**

**Concept**

- Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.
- Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.
- Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.

Comments By:

Mark V. Smith

MV Smith, #232  
Fire Safety Inspector

Revisions/Recommendations:

- 1 Place a note on the cover sheet that the center residential building to the East of the parking garage must be have NFPA 13 fire sprinkler system because the distance from the fire lane to the North side of the building is 250'. The other buildings will be NFPA 13 R systems.

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 10PDV-04PB

Review Date: 3/5/04

Review Type: Planned Development

Review For :Plan Board

Plan Reviewed: 3/5/2004

Description, Agent & Location: Causseaux & Ellington, Inc., PCH

Project Planner: Lawrence Calderon

Development, 1200 bl NW 7 Avenue

APPROVABLE     APPROVABLE     DISAPPROVED     CONCEPT  
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.

Comments By:

*Brenda G. Strickland*

Brenda G. Strickland  
Plans Examiner

### REVISIONS / RECOMMENDATIONS:

The Building Department has no problem with the proposed PD layout plan knowing that a preliminary/final site plan will be submitted for review.

# SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

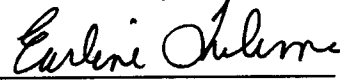
Petition: 9LUC-04PB & 10PDV-04 PB    Review date: 3/10/04  
Review For: Technical Review Committee  
Agent: Causseaux & Ellington for **Park Central Holdings**  
located at NW 8<sup>th</sup> Avenue & NW 12 Street.

Review: PD  
Planner: Lawrence

APPROVED     APPROVED     DISAPPROVED  
(as submitted)                      (with conditions)

Tree Survey Required  
 Landscape Plan Required  
 Irrigation system required  
 Attention to conditions (revisions/recommendations)

Comments by:



Earline Luhrman  
Urban Forestry Inspector

**Add this Note.**

Include in the report and on the PD notes that all heritage Live Oak trees will be protected with chain link fencing before any clearing or grubbing work begins.

**Section 30-255 (2) a**

Barriers shall be placed as follows at or outside the dripline for all Heritage and Champion trees.

All other landscaping notes were in the report and on the PD site plan.

No impact on the Urban Forest at this time.