

C-7-C131

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

<b>Petition Number: 192SUB-06 DB</b>	<b>Reviewed by: Gene G. Francis</b>
<b>Development Review Board Meeting: January 11, 2006</b>	
<b>Project Name/Description: Hidden Cove Subdivision Design Plat</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.  | HASMAT -                         | Approvable as submitted.    |
| 9.  | Environmental -                  | Approvable with conditions. |
| 9.  | Concurrency -                    | " " "                       |
| 10. | Solid Waste -                    | Approvable as submitted.    |

**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>192SUB-06DB</u>	Date Plan Rec'd: <u>12/05/06</u>	Review Type: <u>Design Plat</u>
Review For: <u>Development Review Board</u>	Review Date: <u>01/11/07</u>	Project Agent:
Description, Agent & Location: <u>Hidden Cove Subdivision</u>		<u>Eng, Denman &amp; Assoc.</u>

APPROVABLE  
(as submitted)

APPROVABLE  
(subject to below)

DISAPPROVED

<input type="checkbox"/> Plan meets ordinance requirements as submitted	Comments By:  _____  Gene G. Francis Planner
<input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	

#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to develop 17 lots on 10 acres more-or-less, a density of 1.69 units per acre. The property is zoned RSF-4 which allows up to 8 du/acre. More than half of the subject property is impacted by the Hogtown Creek system, wetlands and wetland buffer areas of 35-feet to 50-feet. Although there are two areas where the wetland buffer is only 35-feet (allowed), the average wetland buffer area is 64.5 linear feet in width.

**The design plat is approvable with the following conditions and recommendations:**

1. Planning staff would like for the petitioner to identify, more clearly, that the "Temporary" fence indicated on Sheet CO.20 and any other sheets where necessary, will be a 4-foot chain link fence.
2. Planning staff recommends that several additional street trees be added along the new street system and that the trees should be staggered along the opposite sides of the street.
3. Water tolerant trees should be indicated in and around the two proposed stormwater basins in an irregular pattern. Trees are indicated on a typical proposed plant schedule, however those typical trees are not shown on the plans. Planning staff would like to see those trees indicated on a revised landscape plan prior to those plans going to the City Commission for design plat approval.
4. Planning staff would like for the petitioner to "CLEARLY" identify all or any "Heritage" Live Oaks or any other "Heritage" trees that are significant to the City of Gainesville's tree canopy. The use of an additional symbol would be helpful.
5. The layout of the subdivision (rights-of-way and lots) needs to overlay the "Enlarged" tree survey so that City staff can analyze whether the petitioner should revise their subdivision layout based on significant trees.

**SITE PLAN EVALUATION SHEET**  
**DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION**  
**CURRENT PLANNING ROOM 158, THOMAS CENTER "B"**  
**306 Northeast 6th Avenue 334-5023**

6. The petitioner has removed most if not all indications of existing trees from their drawings for the area/s defined by the proposed right-of-way. At least several of the drawings should indicate those existing trees.
  
7. All reference to building setback dimensions, lot dimensions and sizes and indicating the setback lines within the individual lots is fine for the Design Plat process, however, "Final Plat" drawing/s must not indicate or provide any reference zoning, setbacks, lot dimensions or sizes (based on zoning), or setback lines except that each individual lot shall have the lot-size indicated on the final plat and design plat.
  
8. Planning staff questions whether the proposed sidewalk should be extended to the south in front of Lots 10 & 11. If not, the petitioner should insure that the internal sidewalks for both lots would be extended out to the public sidewalk.

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

Sheet 1 of 1

<b>Petition</b>	<u>192SUB-06DB</u>	<b>Date Received</b>	<u>12/05/06</u>	<u>  X  </u>	Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	<b>Review Date</b>	<u>  X  </u>	Final
<b>Project Name</b>	<u>Hidden Cove Subdivision</u>				<input type="checkbox"/> Amendment
<b>Location</b>	<u>1500 block of N.W. 35<sup>th</sup> Place</u>				<input type="checkbox"/> Special Use
<b>Agent/Applicant Name</b>	<u>Eng. Denman &amp; Associates, Inc</u>				<input type="checkbox"/> Planned Dev.
<b>Reviewed by</b>	<u>Jason Simmons</u>				<input type="checkbox"/> Design Plat <input type="checkbox"/> Concept

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

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please correct the Scriveners error on the trip generation table, where the AM “Peak Hour of Adjacent Street Traffic” lists 0.77 instead of the 0.75 that was actually used to figure the total. Please provide the revised trip generation information on a separate page to attach to the concurrency certification paperwork.
2. Please correct the Scriveners error on note number 8 under “Development Data,” which includes some of the soil information that is supposed to be under note number 9.
3. The concurrency certification form lists under “Non-Residential Data” information about Financial Institution, with 7,671 square feet on 0.92 acres. If this is an error, staff can cross out the information on the certification form. If this is part of the project please explain and provide additional information about the proposal.
4. This development is located in Zone B of the Transportation Concurrency Exception Area and must meet all relevant Concurrency Management Element Policy 1.1.4 and 1.1.6 standards. Based on the estimated average daily trip generation, this development must meet 3 Concurrency Management Element Policy 1.1.6 standards. Please contact Onelia Lazzari and Jason Simmons (334-5022) to determine how this development will meet the required standards.
5. How will the residents of Lots 10 and 11 access the sidewalk and the roadway? What is the right-of-way at the end of cul-de-sac comprised of?

**Francis, Gene G.**

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**From:** Jaishankar, Sundaram  
**Sent:** Friday, December 15, 2006 9:29 AM  
**To:** Francis, Gene G.  
**Cc:** Rankeillor, Alice I.; Garland, Mark A.  
**Subject:** FW: Hidden Cove Subdivision - Petition Number - 192SUB-06DB

Hello Gene:

FYI. Our environmental consultant has no further comments on the latest submittal.

Regards

Jai

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**From:** Schmidt, Casey Adam [mailto:cschmidt@ufl.edu]  
**Sent:** Thursday, December 14, 2006 3:04 PM  
**To:** Jaishankar, Sundaram  
**Cc:** mscohier@ectinc.com; jpoppleton@ectinc.com  
**Subject:** RE: Hidden Cove Subdivision - Petition Number - 192SUB-06DB

Sundaram,  
I received the documents and after reviewing them I have nothing further to add. Please let me know if there is anything further you need from me.

Casey Schmidt

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**From:** Maya Scohier [mailto:mscohier@ectinc.com]  
**Sent:** Thursday, December 14, 2006 11:16 AM  
**To:** Schmidt, Casey Adam  
**Subject:** FW: Hidden Cove Subdivision - Petition Number - 192SUB-06DB

Casey, could you please answer him.

---

**From:** Jaishankar, Sundaram [mailto:jaishankar@cityofgainesville.org]  
**Sent:** Thursday, December 14, 2006 11:12 AM  
**To:** mscohier@ectinc.com  
**Cc:** Rankeillor, Alice I.; Melzer, Richard A.  
**Subject:** Hidden Cove Subdivision - Petition Number - 192SUB-06DB

Hello Ms. Scohier:

I am writing this to find out if you had any further comments on the environmental issues related to this proposed Hidden Cove Subdivision project or if the petitioner has adequately addressed all your comments. The revised plans were routed to your office last week. Look forward to hearing from you. Thank you.

Regards

Sundaram (Jai) Jaishankar  
City of Gainesville  
Public Works Department  
Phone: 352-334-5070

12/15/2006

## Site Evaluation Report

Application Cycle:	11/13/2006
Project Name:	Hidden Cove Subdivision
Application No.:	192SUB-06DB
Parcel No.:	07960-047-000
Size:	15.9 acres

Completed By and Date: Casey Schmidt 11/17/06
Field Inspection By and Date: Casey Schmidt 11/16/06
Reviewed By and Date:

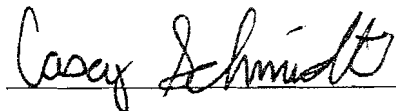
### Comments

Wetlands are present on the property, which have been delineated and appropriate buffers have been included on the site plans. Based upon a field inspection of the property, the wetland delineation appears to be accurate. The wetland consists of Hogtown Creek and the associated floodplain wetland and seepage slopes. No listed species or signs thereof were observed during this site visit.

The edges of the wetland and the surrounding areas are covered by exotic and/or invasive species, particularly coral ardesia; air potato; and sparsely wandering jew, mimosa, and Chinese talo. Coral ardesia is noticeably prevalent, often composing 100 percent of the herbaceous cover over large areas. Air potato is especially common adjacent to Hogtown Creek. The extensive coverage of these exotic species threatens the *quality* of the wetland and Hogtown Creek. Further development would likely increase exotic species populations. Therefore, a requirement to remove and control these exotic species should be considered. In addition, due to the fact that removal of these species would potentially leave bare soil on steep slopes adjacent to Hogtown Creek, it is recommended that replanting occur simultaneously with invasive removal to control erosion and facilitate native plant recruitment.

### File Tracking:

Env. Rev. Screening Report Sent to City:



November 29, 2006

(signature) Casey Schmidt

(date)

Environmental Consulting & Technology, Inc.

Files sent or returned to City:

## Francis, Gene G.

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**From:** Rankeillor, Alice I.  
**Sent:** Monday, December 04, 2006 12:22 PM  
**To:** Calderon, Lawrence D.; Francis, Gene G.; Hilliard, Ralph W.; Jaishankar, Sundaram; James Polleton (jpoppleton@ectinc.com); Larry Danek (ldanek@ectinc.com); Lynn Mosura-Bliss [lmosura-bliss@waterandair.com] ; Massey, Bedez E.; Maya Scohier (mscohier@ectinc.com); Melzer, Richard A.; Neely, Shenley R.  
**Subject:** FW: Hidden Cove Site Review Revision

FYI

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**From:** Schmidt, Casey Adam [mailto:cschmidt@ufl.edu]  
**Sent:** Wednesday, November 29, 2006 2:32 PM  
**To:** Rankeillor, Alice I.  
**Cc:** Luhrman, Earline K.  
**Subject:** Hidden Cove Site Review Revision

Alice and Earline,  
Attached to this e-mail are the revisions to the Hidden Cove Site Review, dealing with invasive species removal as requested by Earline at the meeting.  
Please let me know if you have any questions/comments, etc.  
Casey Schmidt

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>192SUB-06DB</u>	Review Date: <u>12/13/06</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>12/14/2006</u>		<u>Design Plat</u>
Description, Agent & Location: <u>Hidden Cove Subdivision</u>		Project Planner:
Eng Denman & Associates      NW 35th Place & Nw 17th Street		<u>Gene Francis</u>

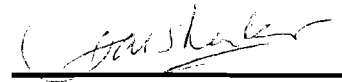
**APPROVED**  
(as submitted)

**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:



Sundaram (Jai) Jaishankar E.I.  
Development Review Engineer

## REVISIONS / RECOMMENDATIONS:

1. As discussed (and per the Fire Department) the auto- turn drawing must show that the largest size truck the fire department uses, is able make a three point turn in this proposed 37.5 foot radius cul-de-sac. The submitted auto-turn drawing is based on a midsize firetruck and the turns as shown are inadequate. Based on these the radius will need to be 40 feet unless adequately demonstrated and is acceptable to the fire department
2. Prior comments that are yet to be addressed and our submittal requests are listed below:
  - i) Offsite drainage into property must be quantified and accounted for in the drainage calculations. Please provide preliminary stormwater calculations and a narrative on how you propose to channel / retain and discharge the entire off-site runoff into the development. Please demonstrate basin sizing adequacy as well.
  - ii) Include maintenance access for the basin control structures. We will require a mandatory subdivision homeowners association to assume maintenance responsibility of the basins
  - iii) Verify that the location of the mitered end structure (Basin 1) is appropriate considering the narrowness of the pond at this point.
- 3.. A pre-design meeting with the Public Works Department will be required following the Design Plat approval and prior to submitting construction plans. A tentative list of items will be provided as requested.
4. SJRWMD permit and SWPPP will be required prior to construction plan approval.
- 5.. Please refer to the Design Manual for specific requirements pertaining to the items listed above.





**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

Dec 13, 2006

7 Petition 192SUB-06DB

Eng Denman and Associates, agent for Edix Investments, Inc. (**Hidden Cove**) Design plat review for a (17) seventeen lot subdivision on 10.06 acres MOL. Zoned: RSF-4 (Single-Family Residential District, 8 du/a). Located in the vicinity of NW 35th Place and NW 16th Street? (Planner, Gene Francis)

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

**New Services** Please submit the Plan Review application along with 4 sets of construction plans for water/wastewater, electric, gas and vegetation management. The utility space allocations will need to be reviewed & approved by each department before final development plan approval.

**Water**

**Sanitary**

**Sewer**

**Electric**

**Gas**

**Real**

**Estate**



# SITE PLAN EVALUATION SHEET

## Urban Forestry Inspector 334-2171 – Sta. 27-Second Review

Petition: 192SUB-06DB                      Review date: 12/11/06 Review For: Technical Review Committee Agent: Eng Denman for <b>Hidden Cove</b> located at NW 35 <sup>th</sup> Place and NW 16 <sup>th</sup> Street.	Review: Design Plat  Planner: Gene
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APPROVED     APPROVED     DISAPPROVED  
 (as submitted)                      (with conditions)

<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:  <hr style="width: 100%;"/> Earline Luhrman Urban Forestry Inspector
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**Revegetation and Management Plan- Section 30-251 (7) h-Prepare a Plan and Submit for Review.**

- For all new development, or redevelopment of existing property, the applicant shall be required to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.
- This plan would be for the removal and control of nuisance and exotic species on site.
- This plan is usually a 3-year management on controlling the exotic-invasive plants.

**Overall Layout- SheetC0.03**

*Add theses notes on this sheet.*

- Removal of all construction debris, limerock, excess of builders sand, concrete and mortar debris, existing weeds and grasses, and all foreign materials in the planting bed and sod areas shall be removed and clean Florida fill of pH 5.5-6.5 shall be installed prior to any installation of plants or trees.
- Call the Parks Division at (352) 334-2171 for a barricade inspection before clearing and grubbing work begins.

**Retention Areas Section 30-251 (2) b-iii**

- Retention areas are to be landscaped with trees, shrubs, ground covers and native perennials appropriate to the function as a wet or dry basin.
- Twenty-five percent or more of the basin areas including the shoulders shall be landscaped and shall include the equivalent of at least one shade tree for every 35 linear feet.
- The notes are on the landscape plan but indicating the proposed plantings would be best.

Impact on the Urban Forest will be determined on the Construction submittal.

City of Gainesville  
Solid Waste Division  
Plan review

DEC 11 2006

Date 12-7-06

Project Number; 192SUB-06DB

Project Name; Hidden Cove Subdivision

Reviewed by; Paul F. Alcantar  Steve Joplin

Comments

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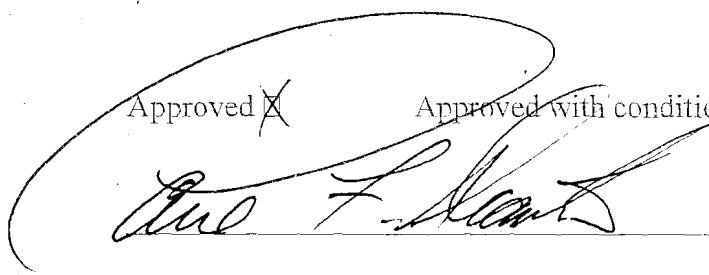
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Approved

Approved with conditions

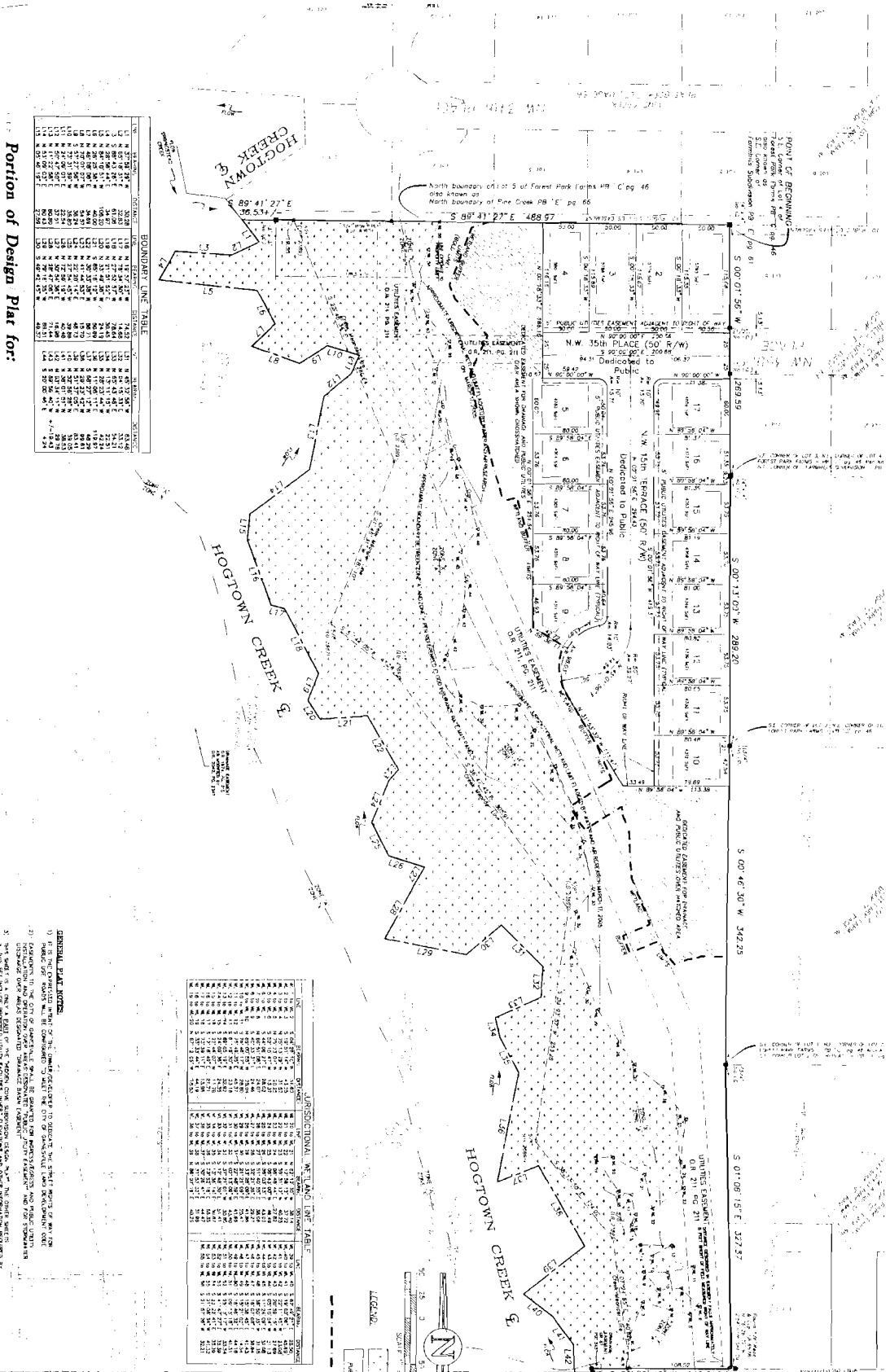
Disapproved



Date 12/07/06



Portion of Design Plat for:  
**Hidden Cove Subdivision**  
 A Proposed Re-Plat of a portion of Forest Park Farms  
 as recorded in Plat Book 'C', page 46, situated in the NE 1/4  
 of Section 30, Township 9 South, Range 20 East, City of  
 Gainesville, Alachua County, Florida.  
**NOT FOR FINAL RECORDING**



**BOUNDARY LINE TABLE**

NO.	BEARING	DISTANCE	AREA
1	S 89° 41' 27" E	488.57	10,111.8
2	S 00° 01' 56" W	199.81	1,000.0
3	S 00° 11' 07" W	289.20	1,000.0
4	S 00° 46' 30" W	342.25	1,000.0
5	S 01° 08' 15" E	323.97	1,000.0
6	S 01° 08' 15" E	323.97	1,000.0
7	S 01° 08' 15" E	323.97	1,000.0
8	S 01° 08' 15" E	323.97	1,000.0
9	S 01° 08' 15" E	323.97	1,000.0
10	S 01° 08' 15" E	323.97	1,000.0
11	S 01° 08' 15" E	323.97	1,000.0
12	S 01° 08' 15" E	323.97	1,000.0
13	S 01° 08' 15" E	323.97	1,000.0
14	S 01° 08' 15" E	323.97	1,000.0
15	S 01° 08' 15" E	323.97	1,000.0
16	S 01° 08' 15" E	323.97	1,000.0
17	S 01° 08' 15" E	323.97	1,000.0
18	S 01° 08' 15" E	323.97	1,000.0
19	S 01° 08' 15" E	323.97	1,000.0
20	S 01° 08' 15" E	323.97	1,000.0

**STANDARD ABBREVIATIONS**

1	ACRES	AC
2	ADJACENT	ADJ
3	ADJACENT TO	ADJ TO
4	ADJACENT TO	ADJ TO
5	ADJACENT TO	ADJ TO
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17	ADJACENT TO	ADJ TO
18	ADJACENT TO	ADJ TO
19	ADJACENT TO	ADJ TO
20	ADJACENT TO	ADJ TO

**LANDSCAPE/UTILITY MEASUREMENT TABLE**

NO.	BEARING	DISTANCE	AREA
1	S 89° 41' 27" E	488.57	10,111.8
2	S 00° 01' 56" W	199.81	1,000.0
3	S 00° 11' 07" W	289.20	1,000.0
4	S 00° 46' 30" W	342.25	1,000.0
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9	S 01° 08' 15" E	323.97	1,000.0
10	S 01° 08' 15" E	323.97	1,000.0
11	S 01° 08' 15" E	323.97	1,000.0
12	S 01° 08' 15" E	323.97	1,000.0
13	S 01° 08' 15" E	323.97	1,000.0
14	S 01° 08' 15" E	323.97	1,000.0
15	S 01° 08' 15" E	323.97	1,000.0
16	S 01° 08' 15" E	323.97	1,000.0
17	S 01° 08' 15" E	323.97	1,000.0
18	S 01° 08' 15" E	323.97	1,000.0
19	S 01° 08' 15" E	323.97	1,000.0
20	S 01° 08' 15" E	323.97	1,000.0

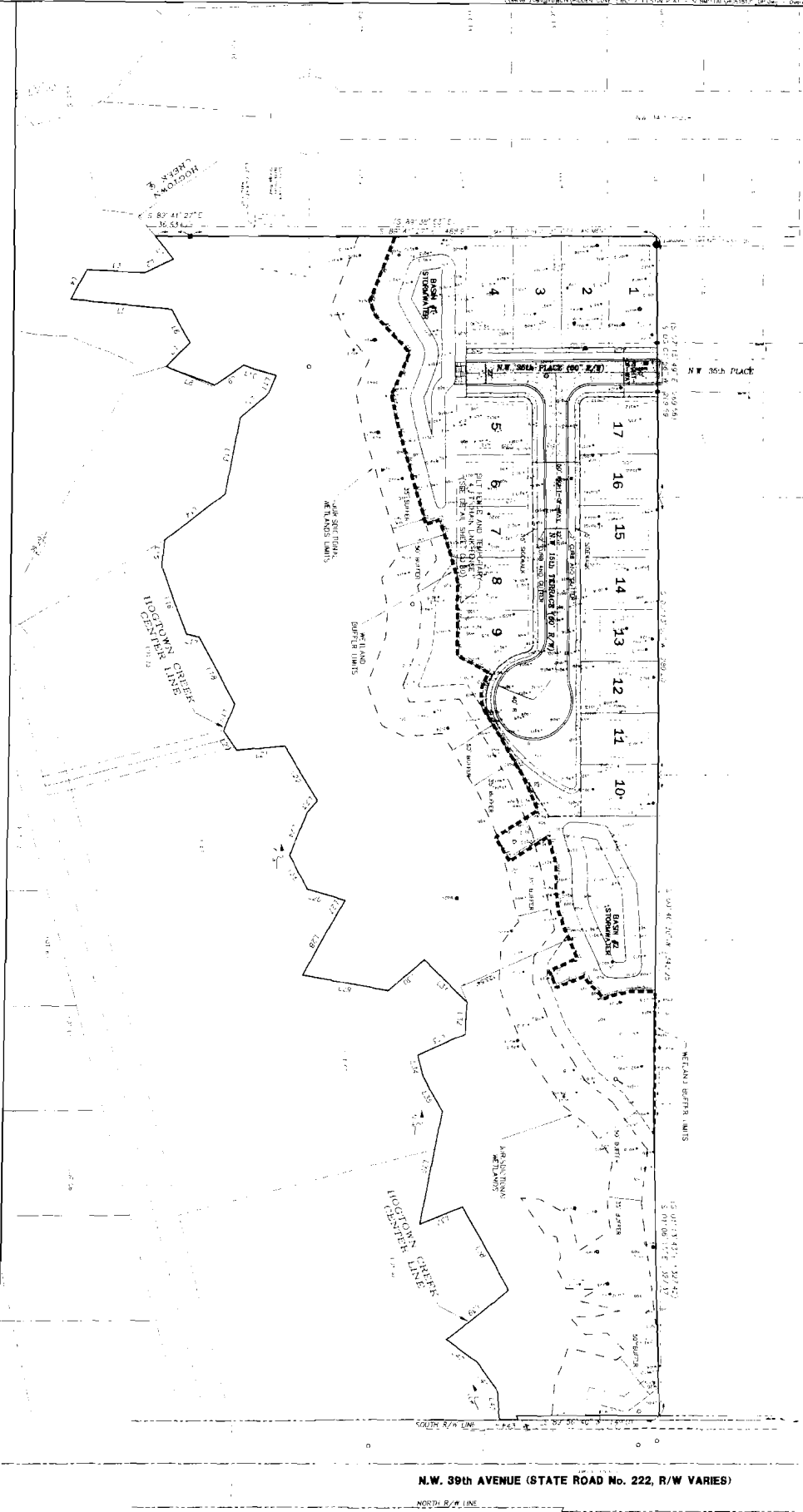
**GENERAL NOTES**

1. THE CITY OF GAINESVILLE HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE.
2. THE CITY OF GAINESVILLE HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE.
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10. THE CITY OF GAINESVILLE HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE.

NOT VALID UNLESS THE SIGNATURE AND SEAL ARE  
 THAT OF A LICENSED SURVEYOR AND MAPPER

**EDA**  
 KING, DENHAM & ASSOC., INC.  
 SURVEYORS - CARTOGRAFERS - PLANNERS  
 1000 UNIVERSITY BLVD. SUITE 200  
 GAINESVILLE, FLORIDA 32601  
 PHONE: 352-336-1111  
 FAX: 352-336-1112  
 WWW.EDAFLA.COM

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**LEGEND**

	UTILITY EASEMENTS
	WATER EASEMENTS
	SEWER EASEMENTS
	GAS EASEMENTS
	ELECTRIC EASEMENTS
	RIGHT-OF-WAY
	SETBACK
	PROPERTY LINE
	EASEMENT
	OTHER

N.W. 39th AVENUE (STATE ROAD No. 222, R/W VARIES)

NORTH 1/4 LINE

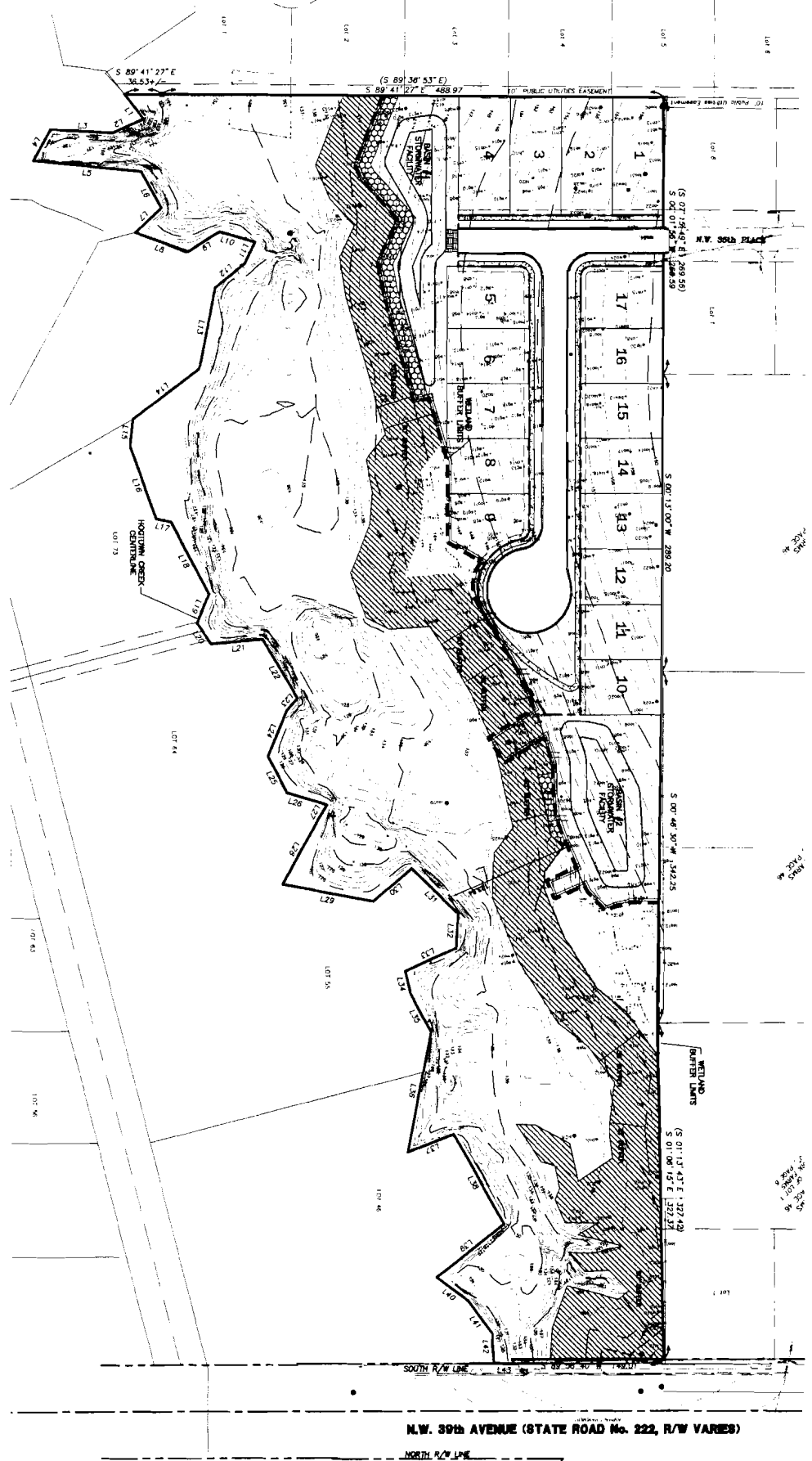
C0.20

HIDDEN COVE SUBDIVISION  
DESIGN PLAT  
CITY OF GAINESVILLE, FLORIDA

Professional Engineer of Record



Sheet No.	1 of 1
Project No.	2019-0001
Date	05/21/2021
Scale	AS SHOWN



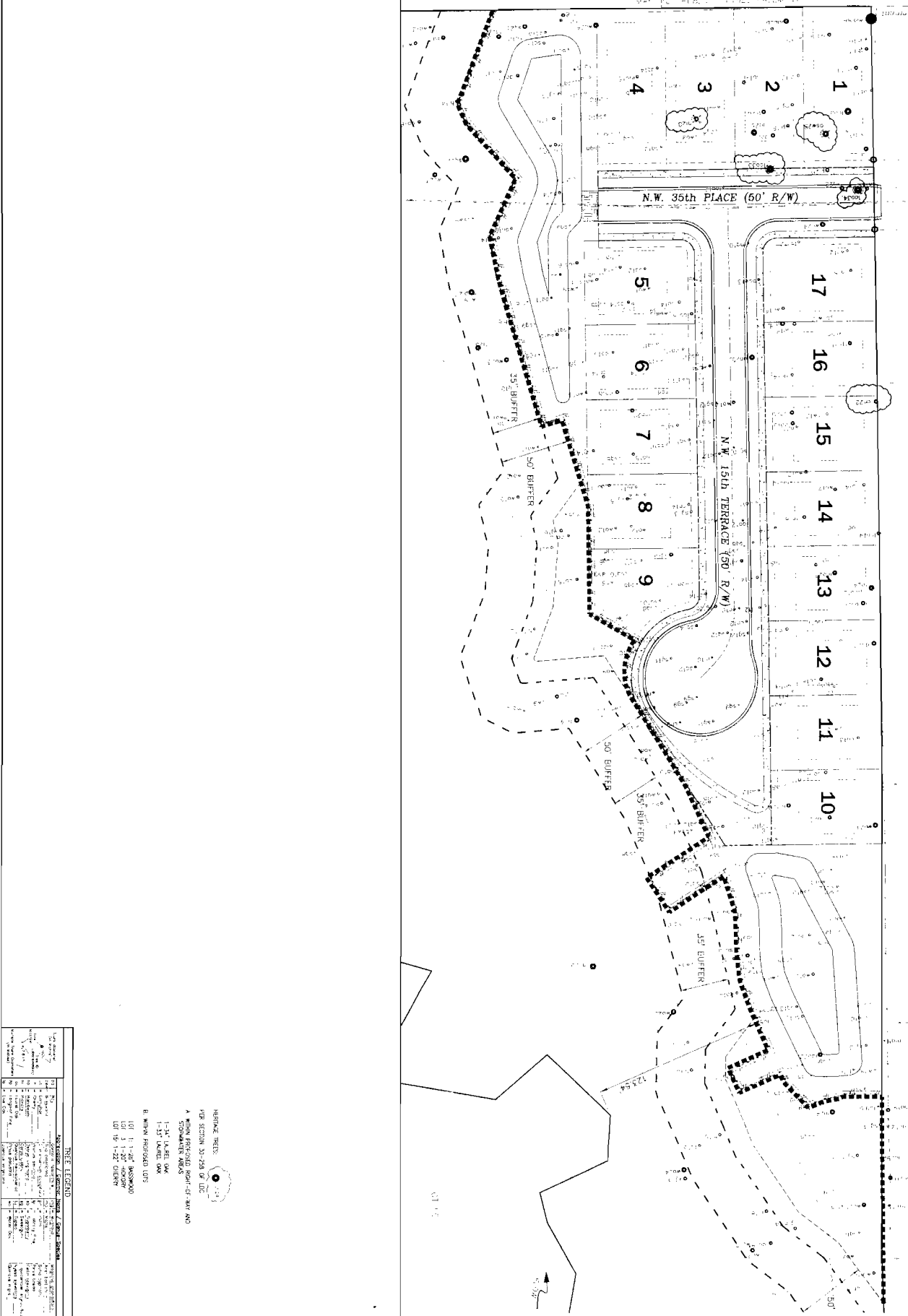
**LEGEND**

- 10 FT WETLANDS BUFFER
- 15 FT POND BUFFER
- WETLANDS BUFFER LINE
- WETLANDS BUFFER AREA
- WETLANDS BUFFER WIDTH: 10.00 FT / 15.00 FT = 6.63 FT

**N.W. 39th AVENUE (STATE ROAD No. 222, R/W VARIES)**  
**NORTH R/W LINE**

<p><b>CO.21</b></p>	<p>Project Name: <b>CORRECTED DESIGN PLAT</b></p>	<p>Project: <b>HIDDEN COVE SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA</b></p>	<p><b>NORTH</b> SCALE 1"=50'</p>	<p><b>GRAPHIC SCALE</b></p>	
	<p>Designer: <b>CEV/LAR</b>    Drawn: <b>AM/JAP</b></p>	<p>Project No: <b>06-18</b>    Date: <b>FEB. 21, 2007</b></p>			<p><b>EDA</b> ENG. DENMAN &amp; ASSOCIATES, INC. ENGINEERS - SURVEYORS - PLANNERS 8020E 10000 W. STATE ROAD 222, SUITE 100 GAINESVILLE, FL 32609-1000 TEL: 352.339.1111 FAX: 352.339.1112</p>
	<p>Professional Engineer of Record:</p>	<p>Sheet No:</p>			
	<p><b>Serati J. Reyes, P.E.</b>    47211</p>	<p><b>WETLANDS BUFFER PLAN</b></p>			





**REFERENCE TREES:** (X)

**PER SECTION 20-728 OF D.C.**

**A. WITHIN PROPOSED RIGHT-OF-WAY AND STORMWATER AREAS**

- 1-1" LA BEL, OK
- 1-3" LAUREL, OK

**B. WITHIN PROPOSED LOTS**

- LOT 1: 1-2" MAHOGANY
- LOT 2: 1-2" MAHOGANY
- LOT 19: 1-2" OLEIFER

Symbol	Description
(X)	Reference Tree
(O)	Other Tree
(•)	Tree to be Removed
(◉)	Tree to be Retained
(◌)	Tree to be Planted
(◐)	Tree to be Protected

Project #	0504
Project Name	HIDDEN COVE SUBDIVISION
Project Location	CITY OF GAINESVILLE, FLORIDA
Project Status	DESIGN PLAT
Project Date	MAY 2007
Project Engineer	STEPHEN J. REPKEN, P.E.
Project Designer	STEPHEN J. REPKEN, P.E.
Project Checker	STEPHEN J. REPKEN, P.E.
Project Approver	STEPHEN J. REPKEN, P.E.
Project Client	REPRESENTATIVE
Project Address	
Project Phone	
Project Fax	
Project Email	
Project Website	
Project Notes	
Project Comments	
Project History	
Project Changes	

Project Name	HIDDEN COVE SUBDIVISION
Project Location	CITY OF GAINESVILLE, FLORIDA
Project Status	DESIGN PLAT
Project Date	MAY 2007
Project Engineer	STEPHEN J. REPKEN, P.E.
Project Designer	STEPHEN J. REPKEN, P.E.
Project Checker	STEPHEN J. REPKEN, P.E.
Project Approver	STEPHEN J. REPKEN, P.E.
Project Client	REPRESENTATIVE
Project Address	
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Project Email	
Project Website	
Project Notes	
Project Comments	
Project History	
Project Changes	

**HDA**

ENGINEERS, ARCHITECTS & PLANNERS

INCORPORATED

1010 UNIVERSITY AVENUE, SUITE 200

GAINESVILLE, FLORIDA 32608

TEL: 352-372-1100

FAX: 352-372-1101

WWW.HDA-FLA.COM

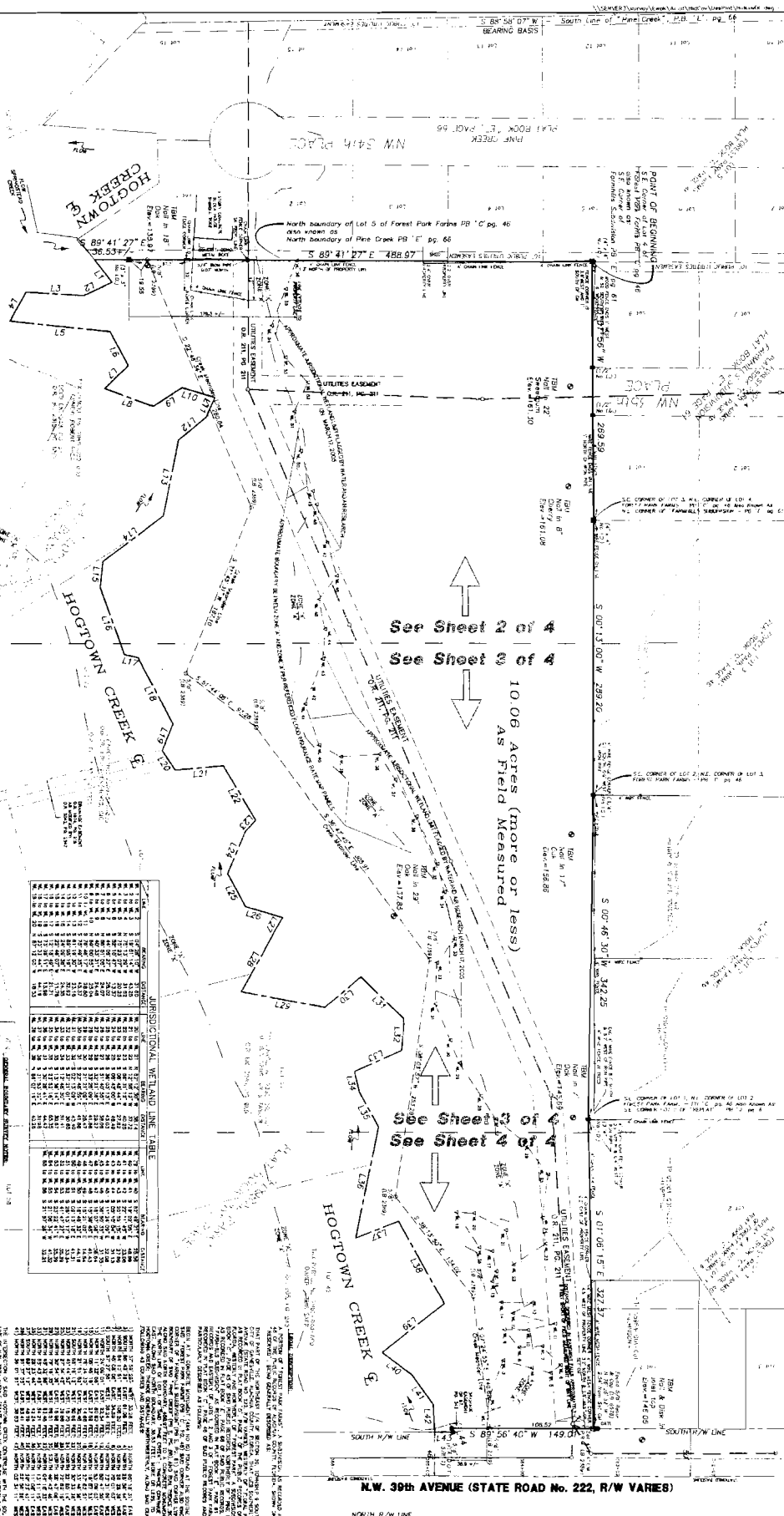
**NORTH**

GRAPHIC SCALE

1" = 30'

Project Name	HIDDEN COVE SUBDIVISION
Project Location	CITY OF GAINESVILLE, FLORIDA
Project Status	DESIGN PLAT
Project Date	MAY 2007
Project Engineer	STEPHEN J. REPKEN, P.E.
Project Designer	STEPHEN J. REPKEN, P.E.
Project Checker	STEPHEN J. REPKEN, P.E.
Project Approver	STEPHEN J. REPKEN, P.E.
Project Client	REPRESENTATIVE
Project Address	
Project Phone	
Project Fax	
Project Email	
Project Website	
Project Notes	
Project Comments	
Project History	
Project Changes	

C0.22



See Sheet 3 of 4  
 See Sheet 4 of 4  
 10.06 Acres (more or less)  
 as Field Measured

STATION	SIDE	BEARING	DISTANCE	AREA
1	S	S 89° 41' 27" E	488.67	
2	E	S 89° 41' 27" E	488.67	
3	S	S 89° 41' 27" E	488.67	
4	W	S 89° 41' 27" E	488.67	
5	N	S 89° 41' 27" E	488.67	
6	E	S 89° 41' 27" E	488.67	
7	S	S 89° 41' 27" E	488.67	
8	W	S 89° 41' 27" E	488.67	
9	N	S 89° 41' 27" E	488.67	
10	E	S 89° 41' 27" E	488.67	
11	S	S 89° 41' 27" E	488.67	
12	W	S 89° 41' 27" E	488.67	
13	N	S 89° 41' 27" E	488.67	
14	E	S 89° 41' 27" E	488.67	
15	S	S 89° 41' 27" E	488.67	
16	W	S 89° 41' 27" E	488.67	
17	N	S 89° 41' 27" E	488.67	
18	E	S 89° 41' 27" E	488.67	
19	S	S 89° 41' 27" E	488.67	
20	W	S 89° 41' 27" E	488.67	
21	N	S 89° 41' 27" E	488.67	
22	E	S 89° 41' 27" E	488.67	
23	S	S 89° 41' 27" E	488.67	
24	W	S 89° 41' 27" E	488.67	
25	N	S 89° 41' 27" E	488.67	
26	E	S 89° 41' 27" E	488.67	
27	S	S 89° 41' 27" E	488.67	
28	W	S 89° 41' 27" E	488.67	
29	N	S 89° 41' 27" E	488.67	
30	E	S 89° 41' 27" E	488.67	
31	S	S 89° 41' 27" E	488.67	
32	W	S 89° 41' 27" E	488.67	

STATION	SIDE	BEARING	DISTANCE	AREA
1	S	S 89° 41' 27" E	488.67	
2	E	S 89° 41' 27" E	488.67	
3	S	S 89° 41' 27" E	488.67	
4	W	S 89° 41' 27" E	488.67	
5	N	S 89° 41' 27" E	488.67	
6	E	S 89° 41' 27" E	488.67	
7	S	S 89° 41' 27" E	488.67	
8	W	S 89° 41' 27" E	488.67	
9	N	S 89° 41' 27" E	488.67	
10	E	S 89° 41' 27" E	488.67	
11	S	S 89° 41' 27" E	488.67	
12	W	S 89° 41' 27" E	488.67	
13	N	S 89° 41' 27" E	488.67	
14	E	S 89° 41' 27" E	488.67	
15	S	S 89° 41' 27" E	488.67	
16	W	S 89° 41' 27" E	488.67	
17	N	S 89° 41' 27" E	488.67	
18	E	S 89° 41' 27" E	488.67	
19	S	S 89° 41' 27" E	488.67	
20	W	S 89° 41' 27" E	488.67	
21	N	S 89° 41' 27" E	488.67	
22	E	S 89° 41' 27" E	488.67	
23	S	S 89° 41' 27" E	488.67	
24	W	S 89° 41' 27" E	488.67	
25	N	S 89° 41' 27" E	488.67	
26	E	S 89° 41' 27" E	488.67	
27	S	S 89° 41' 27" E	488.67	
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STATION	SIDE	BEARING	DISTANCE	AREA
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28	W	S 89° 41' 27" E	488.67	
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30	E	S 89° 41' 27" E	488.67	
31	S	S 89° 41' 27" E	488.67	
32	W	S 89° 41' 27" E	488.67	

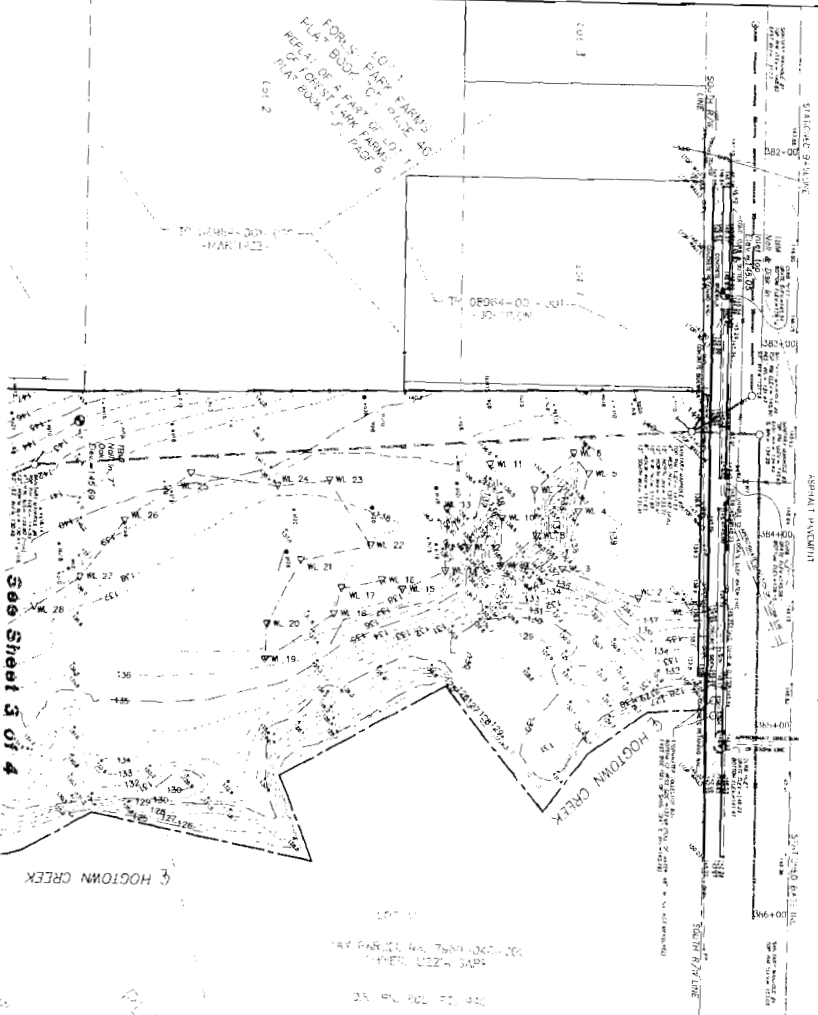
**BOUNDARY and TOPOGRAPHIC SURVEY OF:**  
**A PORTION OF FOREST PARK FARMS AS RECORDED**  
**IN PLAT BOOK "C", PAGE 46, SITUATED IN THE NE 1/4**  
**OF SECTION 30, TOWNSHIP 9 SOUTH, RANGE 20 EAST,**  
**CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA.**  
**EDIX INVESTMENTS, INC.**

**FLOOD INSURANCE RATE MAP STATEMENT**  
 THE REAL PROPERTY SHOWN HEREON IS WITHIN INSURANCE RATE MAP NUMBER \_\_\_\_\_, FLOOD INSURANCE RATE MAP NUMBER \_\_\_\_\_, EFFECTIVE DATE \_\_\_\_\_. AS DESIGNATED ON SAID FLOOD INSURANCE RATE MAP.

**EDIX**  
 REAL ESTATE DEVELOPMENT, INC.  
 1100 N.W. 17th Avenue  
 Gainesville, Florida 32609  
 Phone: (352) 335-7300  
 Fax: (352) 335-7301



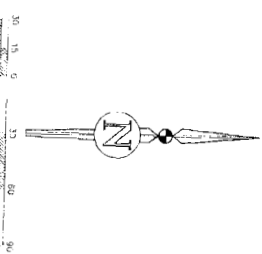
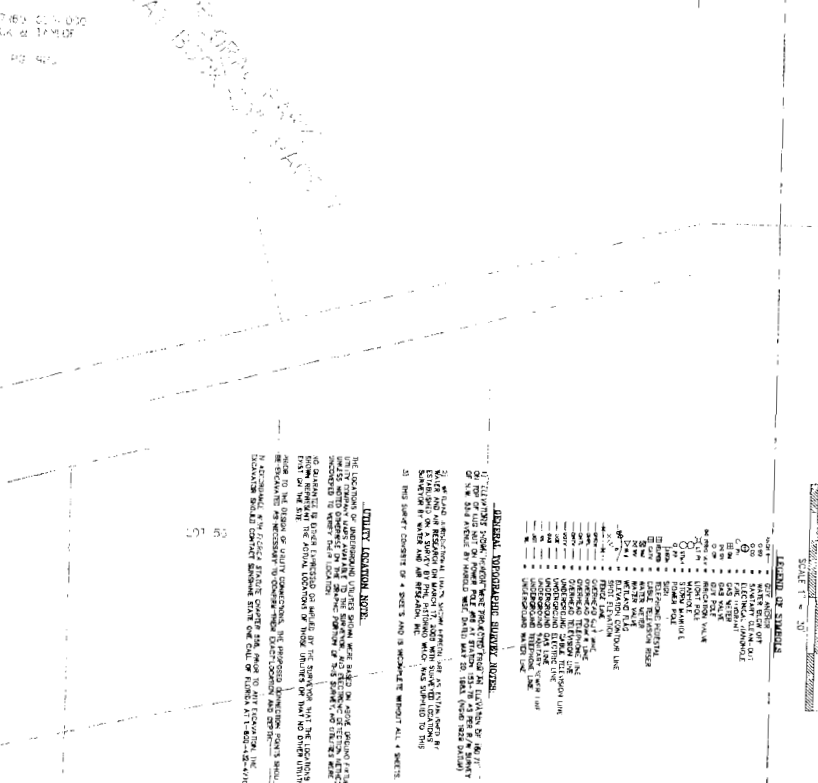




See Sheet 3 of 4

N.W. 39th AVENUE (STATE ROAD NO. 222, R/W VARIES)

HOUSTON R/W LINE

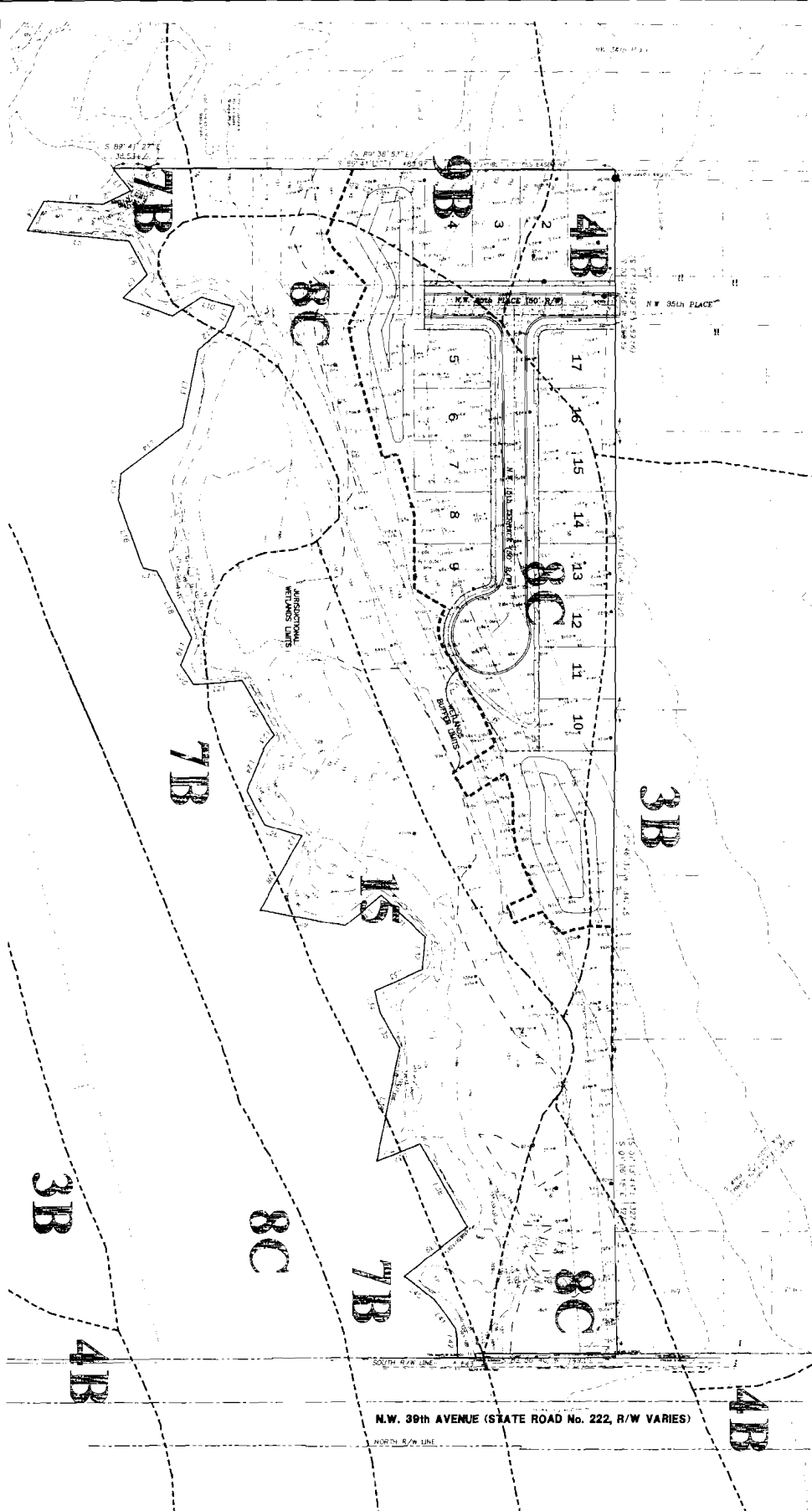


DATE		DESCRIPTION
07/14/04	07/14/04	PRELIMINARY PLAN
07/14/04	07/14/04	FINAL PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	07/14/04
2	REVISED PER PERMITS	07/14/04

**EDA**  
 ENGINEERING & DESIGN ASSOCIATES, P.C.  
 1100 WEST 19TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.1100  
 FAX: 303.733.1101  
 WWW.EDA-CO.COM



**TYPE OF SOILS LEGEND**

- 3B** SANDY SILT CLAY WITH SILT CLAY
- 4B** SANDY SILT CLAY WITH SILT CLAY
- 7B** SANDY SILT CLAY WITH SILT CLAY
- 8C** SANDY SILT CLAY WITH SILT CLAY
- 9B** SANDY SILT CLAY WITH SILT CLAY
- 15** SANDY SILT CLAY WITH SILT CLAY

Project Name: CORRECTED DESIGN PLAN  
 Designed: OSYRUP  
 Checked: OSYRUP  
 Date: MAY 15, 2007  
 Professional Engineer of Record: ...  
**CO.70**

HIDDEN COVE SUBDIVISION  
 DESIGN PLAN  
 CITY OF GAINESVILLE, FLORIDA  
 SOILS MAP

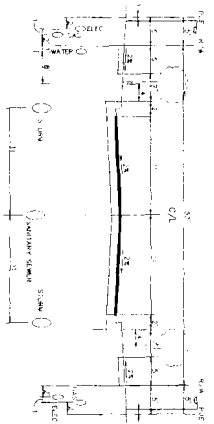
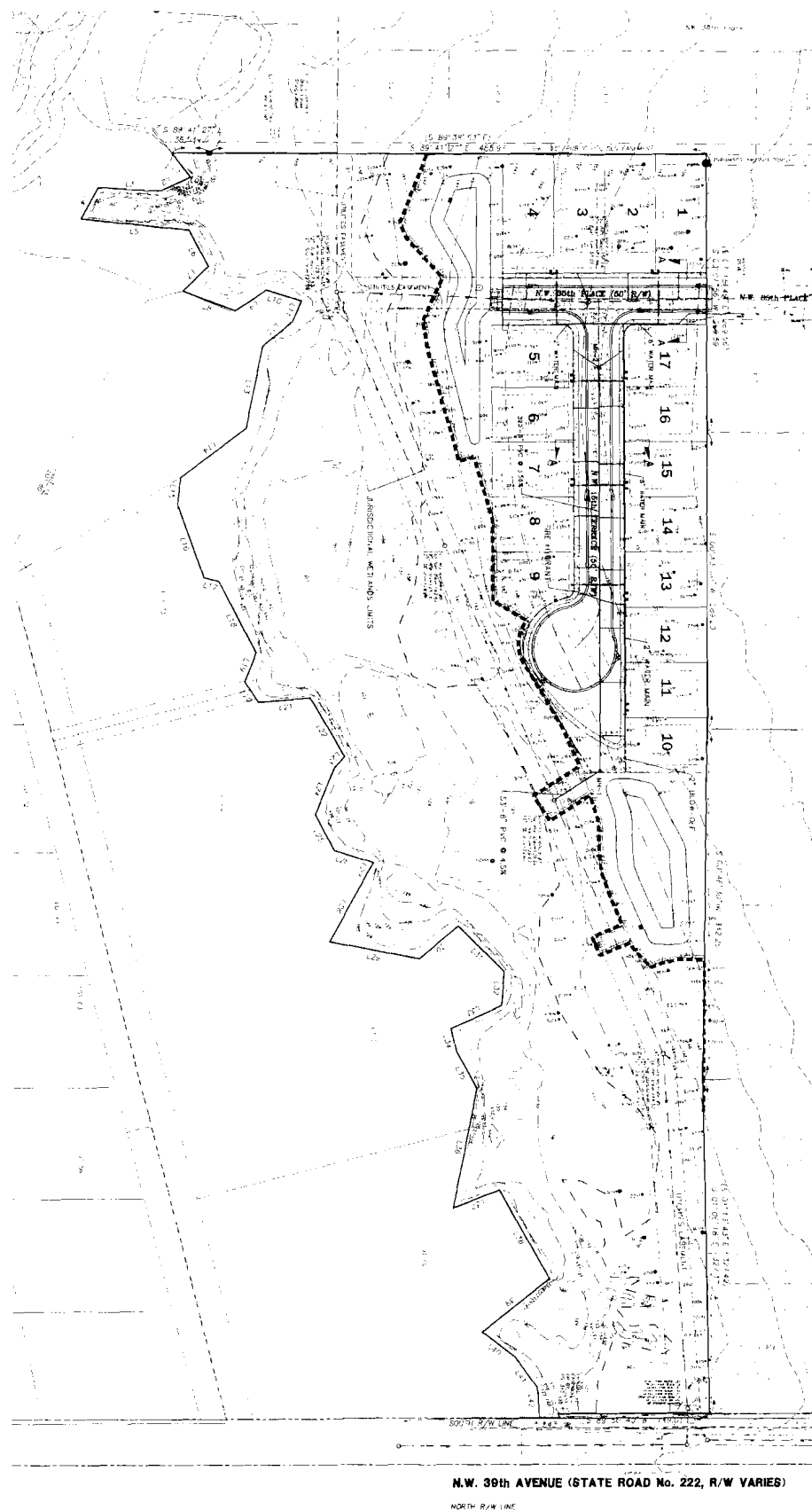
ENG THANNAN & ASSOCIATES, INC.  
 ENGINEERS, SURVEYORS, PLANNERS

**GRAPHIC SCALE**

0 10 20 30 40 50 60 70 80 90 100

**NORTH**

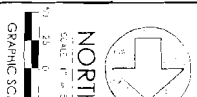




**SANITARY SEWER MANHOLE SCHEDULE**  
 MANHOLE NO. 1 - 150" DIA.  
 MANHOLE NO. 2 - 150" DIA.  
 MANHOLE NO. 3 - 150" DIA.  
 MANHOLE NO. 4 - 150" DIA.  
 MANHOLE NO. 5 - 150" DIA.  
 MANHOLE NO. 6 - 150" DIA.  
 MANHOLE NO. 7 - 150" DIA.  
 MANHOLE NO. 8 - 150" DIA.  
 MANHOLE NO. 9 - 150" DIA.  
 MANHOLE NO. 10 - 150" DIA.  
 MANHOLE NO. 11 - 150" DIA.  
 MANHOLE NO. 12 - 150" DIA.  
 MANHOLE NO. 13 - 150" DIA.  
 MANHOLE NO. 14 - 150" DIA.  
 MANHOLE NO. 15 - 150" DIA.  
 MANHOLE NO. 16 - 150" DIA.  
 MANHOLE NO. 17 - 150" DIA.

**CO.90**

Project: **HIDDEN COVE SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA**



Project phase: <b>CORRECTED DESIGN PLAT</b>	Project: <b>HIDDEN COVE SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA</b>
Drawn by: <b>CLV/SJK</b>	Checked by: <b>JUN 12/07</b>
Project No: <b>06-05</b>	Date: <b>MAY 15, 2007</b>
Professional Engineer of Record:	Sheet No.:



**Petition 192SUB-06DB - Eng Denman and Associates, agent for Edix Investments, Inc. Design plat review for a 17 lot subdivision on 10.06 acres MOL. Zoned: RSF-4 (Single-Family Residential District, 8 du/a). Located in the vicinity of NW 35<sup>th</sup> Place and NW 15<sup>th</sup> Terrace.**

Gene Francis, Planner gave the Staff presentation and stated this petition is proposing 17 lots on 10 acres. Mr. Francis further stated an issue has been brought to the petitioner's attention that a strip on the east side of the proposed development, is owned by Mr. Shea, of which did not show up as part of the tax parcel number. Mr. Francis added staff is recommending that this strip not be part of the proposed subdivision.

Sergio Reyes, applicant's agent stated his proposal only includes the west side of the creek, which is the only land that can be developed due to the setbacks on the southwest corner. Mr. Reyes further added there is an existing sewer line that is encroaching on the wetlands as he will not be modifying it, or the buffer. Mr. Reyes added he concurs with all of Staff's comments.

Joshua Shatkin inquired if there are any significant Heritage Oak trees or other trees that need to be considered on this land. Mr. Reyes stated not in the right of ways, as a survey of the whole property was submitted and the only Heritage Oak tree that will have to be removed is at the end of the road; that both Planning Staff and the City Arborist agreed to.

Citizen Ewen Thomson stated he is concerned with the retention pond area as he cannot detect the 150 foot setback. Mr. Francis stated that it falls within the 35 and 150 feet that is required by code. Mr. Calderon clarified to the Board that the regulation states that within 35 and 150 feet from the break of slope, no development can occur. Mr. Calderon added he visited the site, and the creek setback line had been established.

Citizen Mike Shea stated he just recently gained ownership of a strip of property that is part of the proposed petition, within the last ten days. Mr. Francis stated staff will be requesting all land outside of the subject area of the development be excluded.

Chair Cooper stated she is not comfortable with this petition, as she does not have all the relevant information she needs to make a decision and feels the Board was not given a complete packet, especially regarding the locations of the Heritage Oak trees.

<b>Motion By:</b> James Higman	<b>Seconded By:</b> Russell Ingram
<b>Moved To:</b> Approve preliminary design plat review with all conditions staff is asking for; with the understanding the legal description of the strip of land on the east side, that shares the same property number, be deleted from the application	<b>Upon Vote:</b> None taken

Mr. Reyes stated he agrees with staff recommendations and if staff has any issues with the Heritage Oak trees, he will be happy to bring it back to this Board before going to the City Commission.

<b>Motion By:</b> James Higman	<b>Seconded By:</b> Russell Ingram
<p><b>Moved To:</b> Amend motion to include if Staff has any problems they will bring this petition back to the Board.</p> <p>Approve preliminary design plat review with conditions Staff is asking for; along with understanding the legal description of the strip of land on the east side that shares the same property number, be deleted from the application.</p>	<p><b>Upon Vote:</b> None taken</p>

Stephen Boyes inquired from staff as to why Environmental Consulting & Technology Inc. was assigned as the research company instead of Water & Air Research Inc., who originally conducted a major creek investigation in this segment of the proposed development. Mr. Francis stated the Public Works Department pays the consultants they have on staff and believes the projects are divided up equally. Mr. Higman stated that CH2M Hill has a comprehensive study of this area which is being used by the County to deal with some of those impacts Mr. Boyes was referring to.

<b>Motion By:</b> James Higman	<b>Seconded By:</b> Russell Ingram
<p><b>Moved To:</b> Amend motion to include if Staff has any problems they will bring this petition back to the Board</p> <p>Approve preliminary design plat review with conditions staff is asking for; along with understanding the legal description of the strip of land on the east side that shares the same property number ,be deleted from the application</p>	<p><b>Upon Vote:</b> 6 – 1 (Nay: Chair Cooper)</p>