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City of Gainesville

Public Works Department

Inter-office communication

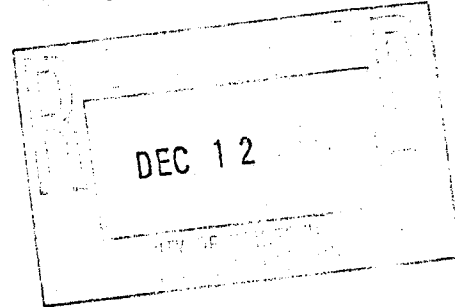
x2062, cell 317-0962

Mail Station 58

Date: 12/12/2003

To: Gene Francis
Department of Community Development
Thomas Center

From: Pat Durbin, PSM
Public Works Department
City of Gainesville



Subj. Petition ??? (not formally submitted to this reviewer): **Meadows North Design Plat**, just North of N.W. 23rd Ave, lying in Section 25-T9S-R19E
Submitted by: Brown & Cullen Inc., agents for Harris & Day

Land Development Code, Section 30-183

To conform to current Design plat requirements this submittal needs several changes and additions. I recommend it be resubmitted. See attached copy of said code for those changes I have requested regarding the survey related aspects of this project.

Chapter 61G17-6 Minimum Technical Standards Florida Administrative Code.

I have also reviewed the Boundary and Topographic Surveys prepared by Stephen McMillan and have found the following minor changes and additions for it to be consistent with the minimum technical requirements outlined in Chapter 61G17-6, Florida Administrative Code. I recommend it be resubmitted after these changes are made. The specific section cited is in ordinary type followed by my comments in *Italics*.

1. A revisions list will need to be added003 (2) (d)
Obviously there was no need for a revisions list until they have been made.
2. The Survey map (is) not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper... 003 (2) (e)
A signed & sealed copy was not provided
3. A reference to all bearings ... must be clearly stated ... 003 (2) (g)
Lot 4 needs to be removed form the Bearing reference found in note 1 of both the Boundary and topo

4. Uncommon abbreviations must be shown in the legend or notes ... 003 (2) (i) (2)
Add conc. & ident.
5. Any discrepancies between the survey map and real property description must be shown 0031.(1) (c)
The perimeter boundary is identical to the minor subdivision and should be shown as Record & measured if that is the case.
6. Most current abutting recorded instrument ... either known or furnished. .0031 (1) (g) 4
The right of way of NW 23rd Ave. west of the cul-de-sac needs to be shown and indicated as not open. The O.R. Book and pages for those properties along the west boundary need to be listed

Additional Comments/Observations

1. The north arrow needs to be moved out of the legend on the design plat.
2. The location map needs a North arrow.
3. The lines that appear to represent soil survey zones are not clearly identified.
4. Put Building setback lines in the legend and dimension front setbacks.


Sincerely, Patrick R. Durbin PSM

**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 9, 2003

6 Petition 159SUB-03 DB

Albemarle Development, agent for Andrew Evans, Karen Harris, A.L Day, and Dana Day.
Design plat review for 13 lots on 16.534 acres MOL. **Meadows North**. Zoned: RSF-1 (3.5
units/acre single-family residential). Located in the 2800 block of Northwest 29th Street.
(Planner, Gene Francis)

Conceptional Comments
 Approved as submitted

Approved w/conditions
 Insufficient information to approve

New Services Please contact Terry Hartley at 393-1459 and schedule a Project Meeting with us.
After the Project Meeting and after you receive the electric layout from GRU, please
submit Plan Review Application and 3 sets of plans for Utility Plan Review. (elec, w/ww
and gas)

Water
Sanitary
Sewer
Electric
Gas
Real Estate

Utility allocation can be worked out after plan review.

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 - Sta. 27

Petition: 159SUB-03 DB Review For: Technical Review Committee Agent: : Albemarle Development for Meadows North located at 2800 block of NW 29 th Street.	Review date: 12/3/03 Planner: Gene	Review: Design Plat
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APPROVED (as submitted) APPROVED (with conditions) DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by: <i>Earline Lubman</i> Earline Lubman Urban Forestry Inspector
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Street Trees (Section 30-261 (b))
The subdivider shall plant street trees from the Gainesville Tree List within five feet of the right-of-way of each street. One such tree shall be planted for every 50 linear feet of street right-of-way on both sides of the street. (This is a requirement and until this is noted I cannot approve the Design Plat.) In my first set of comments, I had given the wrong section in the code but this is a requirement.

Utilities Conflicts
In the planning stage utilities need to be located so they will not impact the required landscaping and the existing heritage Live Oak trees.

Impact on the Urban Forest will be determined at a later date.

