

**City of Gainesville  
Department of Community Development  
Current Planning Division  
Summary of Technical Review Committee Comments**

**Petition:** 76SUB-07DB

**Development Review Board**

**Meeting Date:** 2/14/08

**Reviewed by:** Bedez E. Massey

**Project Name/Description:** Design plat review for Blues Creek, Unit 5, Phases 2 & 3. Eng, Denman & Associates, Inc., Agent for Blues Creek Development.

**I. Department Comments:**

1. **Planning:** Disapproved

Concurrency Management: Approvable with conditions

2. **Public Works:**

Engineering: Approvable with conditions

Environmental Coordinator: Approvable with conditions

Solid Waste: Approvable as submitted

3. **Gainesville Regional Utilities:** Approvable with conditions

4. **Building:** Approvable as submitted

5. **Fire:** Approvable with conditions

6. **Police:** Approvable as submitted

7. **Arborist:** Approvable as submitted

8. **ACEPD:** No Involvement

**II. Overall Recommendation:** This petition shall comply with all applicable regulations, as well as all adopted conditions and recommendations.

07 10 68

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

**306 Northeast 6th Avenue 334-5023**

Petition No. 76SUB-07DB	Date Plan Rec'd: 2/05/08	Review Type: Design Plat
Review For: Development Review Board	Review Date: 2/11/08	Project Planner: Bedez E. Massey

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

**Description/Location/Agent:** Design Plat review for Blues Creek, Unit 5, Phases 2 & 3. Eng, Denman & Associates, Inc., agent for Blues Creek Development.

#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

According to the board minutes of the City Development Review Board (DRB) on file in the City Planning Division Office, the board voted 6-0 on September 14, 2006 to deny the applicant's request for design plat approval filed under Petition 11SUB-06DB - Eng, Denman & Associates, Inc., agent for Blues Creek Development. Design plat review for 46 lots, (25.52 acres) MOL in Phase 2 and (11.18 acres) MOL in Phase 3. Zoned PD (Planned Development). Located at the 7900 block of Northwest 78<sup>th</sup> Road. The petition was denied based on the following findings of fact: 1) design plat not meeting all the requirements for the PD; 2) incomplete application; 3) unacceptable proposed wetland impacts for the design plat; 4) unacceptable wetland mitigation plan.

After the September 14, 2006 meeting, the applicant chose not to appear before the City Commission for design plat approval with the DRB's recommendation. Instead, the applicant re-applied for design plat approval on June 13, 2007 under Petition 76SUB-07DB. The City Planning Division has received three (3) submittals for review under this petition: June 13, 2007; January 14, 2008; and February 5, 2008. The comments below are in response to the last submittal on February 5, 2008.

1. This petition fails to comply with the Blues Creek Master Plan by incorrectly identifying the width of the "area to be preserved as an undisturbed drainage easement (not included in mitigation)" east of Lot 15 as being 30 feet. According to a copy of the Blues Creek Master Plan obtained from the Alachua County Growth Management Office on June 19, 2001 (see Exhibit H), the width of this area measures over 30 feet. **ALL MAPS SUBMITTED IN ASSOCIATION WITH THIS PETITION ARE NOT CONSISTENT IN SHOWING THE CORRECT WIDTH OF THIS DRAINAGE EASEMENT.**
  
2. This petition fails to comply with the Blues Creek Master Plan by proposing construction activities within areas designated on the Master Plan as conservation areas or areas to remain undisturbed. Construction activities proposed within the 90-acre Natural Area (i.e., Drainage Easement, Developed Recreation & Conservation Area) shall be limited to the facilities listed under the heading, DEVELOPED RECREATION on the Blues Creek Master Plan. **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Development Plan Evaluation  
Petition 76SUB-07DB  
Page 2

- 3. This petition fails to comply with the Blues Creek Master Plan in illustrating required conservation areas. For example, the Master Plan does not show encroachment by Public Utility Easements (P.U.E.) in Unit 5 Phases 2 & 3. The land area located immediately north of Lot 15 is labeled a conservation/common/drainage easement, but is illustrated without the wetland area shown on the Master Plan. Without the wetland area, what is being conserved? How is buffer compensation permitted in a P.U.E. subject to development activity? **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
- 4. ~~The note on Lot 27 shall be removed. The required lot depth is 140 feet, so the location of the front lot line is based upon where this dimension can be achieved along a side lot line.~~
- 5. This petition fails to show required sidewalks on those sheets proposed to be recorded as a final plat. **THE LOCATION AND DESIGN OF SIDEWALKS SHOWN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY PUBLIC WORKS DEPARTMENT.**
- 6. This petition fails to provide documentation with language verifying how proposed conservation areas, common areas and undisturbed lot areas will be protected in the interest of the City. This includes restrictive covenants, which are required under Item (A) of the MILLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS on the Blues Creek Master Plan. The City does not enforce restrictive covenants. Documents have not been provided for staff review. **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
- 7. This petition fails to show how a July 11, 2001 letter from Michael Drummond of the Alachua County Environmental Protection Department authorizes the removal of the wetland shown on the Blues Creek Master Plan southeast of the Northwest 78<sup>th</sup> Road extension. Staff has not received information from ACEPD supporting the applicant's claim to date. **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
- 8. This petition fails to show that all wetland delineations for Unit 5, Phases 2 & 3 were approved by the applicable water management district in the General Notes of the proposed design plat. **THE NOTE REMAINS AS PREVIOUSLY WRITTEN NOT INDICATING THAT REVISIONS SINCE 2005 HAVE BEEN APPROVED BY THE WATER MANAGEMENT DISTRICT.**

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

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9. This petition fails to acknowledge in design that, according to Policy 1.1.1 of the Conservation, Open Space & Groundwater Recharge Element of the City's 2000-2010 Comprehensive Plan, wetland creation is presumed to be the least desirable mitigation strategy.
10. This petition fails to acknowledge in design that the City Land Development Code identifies sinkholes as being ecologically valuable and worthy of limited human disturbance. This petition shows the northern boundary of Lots 4 & 5 synonymous with the illustrated boundaries of an adjacent sinkhole. **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
11. This petition fails to denote protective barriers on the design plat to the extent needed to separate conservation areas from areas subject to development activities. For example, there are no barriers noted that would protect wetland buffers from construction on adjacent lots that have been proposed. A detail of these barriers indicating dimensions and material shall be provided as part of the design plat.
12. This petition fails to provide evidence that the Suwannee River Water Management District has approved revisions to the Uniform Mitigation Assessment Method (UMAM) calculations that have occurred since the district's initial review and approval. **THE APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
13. This petition is not accurate in assessing lots that the applicant claims will be lost to avoidance through minimization, since a note on the County-adopted Blues Creek Master Plan reads as follows: 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. **APPLICANT DID NOT PROVIDE STAFF WITH INFORMATION ADDRESSING THIS COMMENT OTHER THAN A WRITTEN STATEMENT INDICATING THAT THIS COMMENT WILL BE DISCUSSED DURING THE APPLICANT'S PRESENTATION TO THE DEVELOPMENT REVIEW BOARD.**
14. ~~Please explain the modified note addressing accessory structures. Structures are not accessory if attached to a principal structure.~~
15. This petition is not consistent with City subdivision requirements regarding space allocations within and along proposed roadways. The cross-sections provided do not indicate the proximity of street lights, street trees, utilities, sidewalks and other design elements to adjacent environmental features. **THE INFORMATION PROVIDED IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY PUBLIC WORKS DEPARTMENT AND GAINESVILLE REGIONAL UTILITIES.**

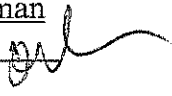
**SITE PLAN EVALUATION SHEET**  
**DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION**  
**CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"**  
**306 Northeast 6th Avenue 334-5023**

Development Plan Evaluation  
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16. This petition fails to include the following information required in Section 30-183 of the City Land Development Code, as determined through other City staff: cross sections of those portions of the subject property within the floodplain; high water information on the subject property; a vegetation overlay at the same scale as the design plat showing special protection species of plants and animals on the subject property; projected on-site and off-site water quality impacts to Blues Creek and the downstream portion of the San Felasco Hammock resulting from the development of the subject property. **THE INFORMATION PROVIDED IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY PUBLIC WORKS DEPARTMENT.**
17. Sheets of the design plat shall be labeled in numerical order. **SOME SHEETS ARE SHOWN TO BE PART OF A LARGER NUMBER OF SHEETS (22).**
18. The number of proposed dwelling units must be consistent on all sheets of the design plat.

CONCURRENCY REVIEW  
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

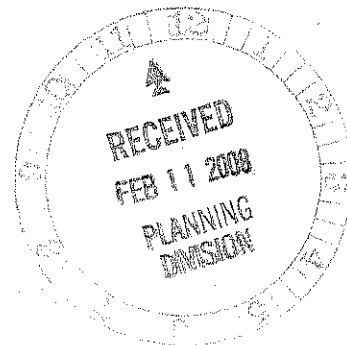
Petition	<u>76SUB-07DB</u>	Date Received	<u>2/5/07</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<u>2/11/07</u>
Project Name	<u>Blues Creek (Unit 5, Ph. 2 &amp; 3)</u>			<input type="checkbox"/> Amendment
Location	<u>NW 80th Ave./NW 56th Way</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Eng. Denman</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input checked="" type="checkbox"/> Design Plat Concept

Approvable (as submitted)       Approvable (subject to below)       Insufficient Information

PD Concept (Comments only)       Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please clarify the trip generation for this development. It appears that there are a total of 44 lots for single-family. However, the trip generation is based on 43 single-family units. Please explain.



# SITE PLAN EVALUATION SHEET

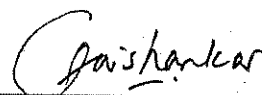
PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. <u>11SUB-06DB</u>	Review Date: <u>2/11/08</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>2/11/08</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Blues Creek Unit 5 Phases 2 &amp; 3</u>		Project Planner:
<u>Eng Denman</u>	<u>7900 Block of NW 78th Road</u>	<u>Bede Massey</u>

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

<input type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> SJRWMD storm water permit is required. <input type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  <hr/> Sundaram (Jai) Jaishankar E.I. Development Review Engineer
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## REVISIONS / RECOMMENDATIONS:

All design elements will need to conform to the City of Gainesville Design Manual for Subdivisions and Site Plans. Points of emphasis are noted below.

1. Roadway around Wetland "B" encroaches into the public utilities easement.
2. Roads will have to be filled substantially.
3. Storm pipe and underdrain system must outfall above the seasonal high water table.
4. We will require sumped manholes just upstream of discharge structures (outfalls) with adequate access.
5. How do you plan to accommodate the runoff from the west? We will require some details in the construction plans to illustrate.
6. Verify and address any flood plain impacts (per revised FEMA Flood Plain Maps and as referenced in City Ordinance Number 30 - 290 & 30 - 291) as indicated below:
  - A) If there is Subdivision Roadway and Lot encroachment into FEMA Zone A with no community determined base flood information available the following will apply:
    - i) The developer must establish a base flood elevation for Zone A areas and other flood prone areas on the site using detailed engineering analysis.
    - ii) For new homes the lowest floor elevation must be specified on the construction plans to be a minimum of one foot above the base flood elevation of all flood prone areas on the site including the storm water ponds.

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

- iii) At least one route of access to each residential lot shall be provided by means of a road raised to or above the 100-year flood level.
  - iv) A plan must be established to provide compensation for lost floodplain storage if fill is proposed within the 100-year flood plain.
  - v) If placement of fill results in alteration of the FEMA floodplain, a FEMA CLOMR-F must be issued before the final plat can be approved. Once the fill is placed then a LOMR-F must be issued before building permits for individual homes can be issued.
- B) If the engineer's study indicates that the FEMA floodplain is incorrect a FEMA LOMR to remove affected lots from the FEMA Zone A must be issued before a final plat can be approved.
- 7. From the plans it appears that 4 lots are impacted by flood plain issues. What is currently being done in order to make these lots developable? A note will be required in the plat stating that "certain portions of this plat lie within the designated 100-year flood plain."
  - 8. Please provide a design narrative showing how these two proposed Phase of Blues Creek subdivision are compatible with the drainage / storm water master plan for the area.
  - 9. Roadway through a wetland / wetland buffer area is undesirable. Final plans may prove this alignment to be problematic.
  - 10. It appears from the utility allocation cross section that the street trees will be about 7 feet from the water line. The separation needs to be atleast 10 feet for the small trees. Please clarify.




# SITE PLAN EVALUATION SHEET

## ENVIRONMENTAL REVIEW 334-5070 M.S. 58

Petition No. <u>076SUB-07DB</u>	Review Date: <u>2/11/08</u>	Review Type:
Review For: <u>Technical Review Committee</u>	Plan Reviewed: <u>2/11/2008</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Blues Creek</u>		Project Planner:
<u>Eng. Denman &amp; Associates, Inc. 7900 block NW 78<sup>th</sup> Road</u>		<u>Bedez Massey</u>

**APPROVED** (as submitted)
  **APPROVED** (subject to below)
  **DISAPPROVED**

<input checked="" type="checkbox"/> Wetlands or wetland buffers must be shown. <input checked="" type="checkbox"/> Creeks or creek setbacks must be shown. <input type="checkbox"/> Lakes or lake setbacks must be shown. <input checked="" type="checkbox"/> Significant ecological communities on site. <input type="checkbox"/> Archaeological/historical sites on site.	
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Comments By:

Mark A. Garland

Mark Garland  
Environmental Coordinator

### REVISIONS/RECOMMENDATIONS:

1. The road placement includes 0.0054 acres of direct impacts to Wetland B and 0.254 acres of impacts within the 35-foot upland buffer. Sect. 30-302, Gainesville Code of Ordinances, allows no new development within 35 feet of a wetland and has no provision for mitigating such development. The applicant has provided a mitigation plan that addresses these buffer impacts using the Uniform Mitigation Assessment Method. Because the mitigation plan does not adequately address the lost functions of this forested sinkhole wetland (see comment 2), the road should be moved to avoid such buffer impact.

2. Wetland B is a high-quality, forested sinkhole wetland, surrounded by mature upland hardwood forest. The plan proposes to mitigate for buffer impacts to this wetland and buffer by enhancing and enlarging a human-created scraped area to create a freshwater marsh. The plan further proposes densely planting the roadsides along Wetlands A, B, and C with native grasses, shrubs, and trees to serve as wildlife corridors.

From Section 12.3, "Mitigation," in the Suwannee River Water Management District's ERP Applicant's Handbook: "In certain cases, mitigation cannot offset impacts sufficiently to yield a permissible project. Such cases often include activities which ... adversely impact those wetlands or other surface waters *not likely to be successfully recreated.*" Creating a shallow, flat-bottomed marsh, vegetated with shrubs and herbs, as mitigation for a 10-foot-deep, bowl-shaped forested sinkhole with very few shrubs or herbs is inappropriate, as it almost certainly fails to recreate the largely unknown functions of the original wetland.

The applicant should either eliminate impacts to the 35-foot buffers around Wetland B or provide mitigation other than enhancement of an artificial marsh.

3. I recommend that the applicant end the proposed road north of Wetland B. This will avoid these wetlands impacts and mitigation issues while allowing development of Unit 5, Phase 2.

City of Gainesville  
Solid Waste Division  
Plan review

Date 7-6-07

Project Number; 11SUB-06DB

Project Name; Blues Creek Unit 5 - Phases 2 & 3

Reviewed by; Paul F. Alcantar  Steve Joplin

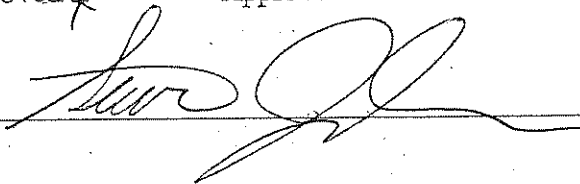
Comments

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Approved

Approved with conditions

Disapproved



Date 7-6-07

RECEIVED  
JUL 6 2007  
PLANNING  
DIVISION



**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

Feb 11, 2008

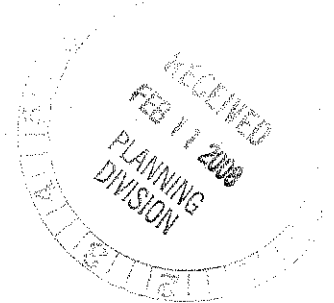
1 Petition 076SUB-07DB

Eng, Denman & Associates, Inc., agent for Blues Creek Development. (**Blues Creek**.) Design plat review for **Unit 5, Phases 2 and 3**. Zoned: PD (Planned Development.) Located at the 7900 Block of NW 78th Road. (Planner, Bedez Massey)

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

**New Services** Before final plat approval we need to have a plan review. The utility space allocations need to we approved so we can determine if the plat will provide space for GRU to maintain utilities. Please submit the application and 4 sets of construction plans.

- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real Estate



# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No: 76SUP-07DB	Review Date: 2/6/08	Review Type: Design Plat
Review For :Development Review Board	Plan Reviewed: 2/6/2008	
Description, Agent & Location: Eng. Denman & Associates, Blues Creek Unit 5, Phase 2 & 3, 7900 bl. NW 78 Road		Project Planner: Bedez Massey

APPROVABLE     APPROVABLE     DISAPPROVED     CONCEPT  
SUBJECT TO COMMENTS

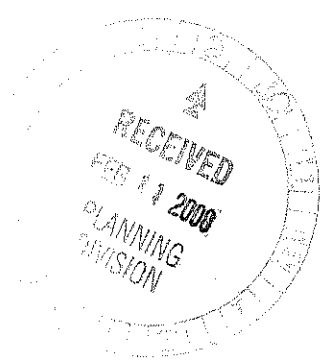
<p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code &amp; for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By: <i>Brenda G. Strickland</i> Brenda G. Strickland Plans Examiner</p>
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REVISIONS / RECOMMENDATIONS:

FOR BUILDING PERMITTING:

The site plans submitted for permitting shall show the required buffers and undisturbed areas.

Temporary fencing shall remain in place along buffers and undisturbed areas until the certificate of occupancy is issued for a building on that particular lot.



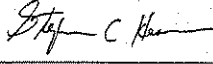
# SITE PLAN EVALUATION SHEET

## FIRE PROTECTION/LIFE SAFETY REVIEW

071068

<u>Petition No.:</u> 76SUB-07DB	<u>Due Date:</u> 2/11/2008	<u>Review Type:</u> Preliminary Final
<u>Review for:</u> Technical Review Staff Meeting	<u>Review Date:</u> 2/7/2008	
<u>Description:</u> 7900 block NW 78th RD Blues Creek Old Petition # 11SUB-06DB		<u>Project Planner:</u> Bedez Massey

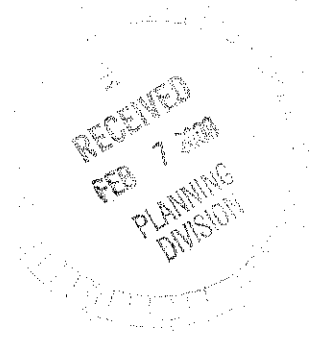
Approvable  **Approvable**  
Subject to Comments  Disapproved  Concept

<input checked="" type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	<u>Comments By:</u>  SC Hesson, #232 Fire Inspector
<input type="checkbox"/> Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.	
<input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	

### Revisions/Recommendations:

1. As proposed, NW 58 Street is 2100 feet in length. Gainesville Fire Rescue strongly recommends limiting any dead end street to 1000 feet. Due to emergency response difficulties created by excessively long dead end streets, most jurisdictions throughout the state use 1000 feet as the standard for maximum length. If a primary access road of such length becomes obstructed by a fallen tree, house fire, vehicle accident, or hazardous material incident, emergency service to residents beyond the obstruction would be severely impacted and delayed.

Furthermore, the 2003 edition of NFPA 1 Chapter 18.2.2.4 states " More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access."





# SITE PLAN EVALUATION SHEET

## Gainesville Police Department Review

071068

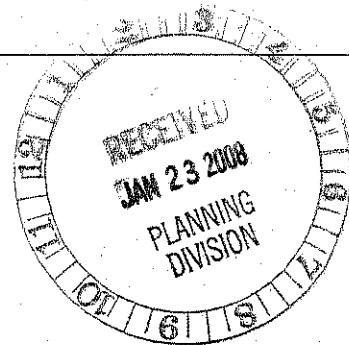
Petition Number: 76SUB-07DB	Review Date: 01-23-08	Comments By:  Sgt. Art Adkins
Review For: Blues Creek	Plan Reviewed:	
Description, Agent & Location: Blues Creek Unit 5 Phase 2 & 3		
Review Type: TRC		

APPROVABLE     
  APPROVABLE  
 (SUBJECT TO COMMENTS)     
  DISAPPROVED

**CODE REQUIREMENTS:**

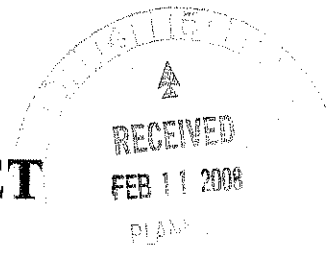
**RECOMMENDATIONS:**  
None at this time.

**CRIME STATS:**



The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

071068




# SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27

Petition: 76SUB-07DB Review For: For: Technical Review Committee Agent: Eng. Denman & Associates for Blue Creek Unit 5- Phases 2-3 located at 7900 block of NW 78 <sup>th</sup> Road.	Review date: 2/8/08 Review: Design Plat Planner: Bedez
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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:  Earline Luhrman Urban Forestry Inspector
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**General Statement**

- Street shade trees will be indicated on the construction drawing for the final plat. There will be at least six feet of green space between the curb and sidewalk. There will be no conflicts with utilities and Code requirements for landscaping.
- A three-year management plan for the removal of exotic, nonnative plants will be submitted to the Environmental Coordinator as part of the approval process.

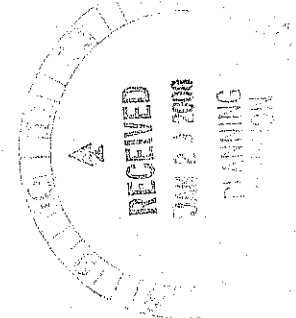
071068

**Alachua County  
Environmental Protection Department**

Chris Bird, Director

January 28, 2008

Lawrence Calderon  
City of Gainesville Community Development Department - Current Planning Division  
306 NE 6th Ave.  
Gainesville, FL 32601



Re: TRC Review – January 2008 agenda  
Please circulate the following comments to appropriate planning staff

The following comments are based on a limited review of the environmental impacts of the proposed development. This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code, Chapter 353, Alachua County Code.

- 07SUB-07DB Blues Creek – Vacant Land. No Hazmat issues.
- 003WPP-08DB NW Business Park Lot 17 – Vacant Land. Potential Hazmat facility. Complete and return the attached Hazmat registration form. Contact Gus Olmos with any questions.
- 004SPL-08DB Royal Palms II – Undeveloped Residential. No Hazmat issues
- 006SUB-08DB Deer Creek Design Plat. – Vacant Land. No Hazmat issues
- 008SPA-08DB Woodbury Row Phase II – Residential. No Hazmat issues
- 009SPL-08DB 19th Street Terraces – Residential. No Hazmat issues
- 005SUP-08PB Walgreens NW 13th St @ NW 39th Ave – This site is an active petroleum cleanup site. The petitioner has been in contact with the FDEP petroleum cleanup contractor and plans indicate location of future remediation system compound. Petitioner needs to be aware of the possibility of encountering petroleum contaminated soils during site grading. If petroleum contaminated soils are discovered during site construction, they will need to be properly handled and disposed of in accordance with local and state requirements. Petitioner should also continue to coordinate with Mike Lagasse at ACEPD and Mark Rasberry with Earth Tech during site construction to facilitate the installation of the petroleum cleanup remediation system.

Let me know if you need anything else,

Agustin Olmos, P.E.  
Water Quality Protection Program Supervisor

201 SE 2<sup>nd</sup> Avenue Suite 201 ■ Gainesville, Florida 32601 ■ Tel. (352) 264-6800 ■ Fax (352) 264-6852

Suncom 651-6800 ■ TDD (352) 491-4430  
Home Page: [www.environment.alachua.fl.us](http://www.environment.alachua.fl.us)

An Equal Opportunity Employer M.F.V.D.





07 10 68

February 8, 2008

Patrice Boyes, P. A.  
Attorneys at Law  
408 West University Avenue  
Suite PH  
Gainesville, Florida 32601

Re: Petition 76SUB-07DB (Blues Creek Design Plat)

Ms. Boyes:

Thank you for your letter clarifying the review of the materials submitted on February 5, 2008 for the February 14, 2008, City Development Review Board meeting. In your letter to Ms. Massey, you indicated that your client had only recently received comments from the City. The comments from the City that your client received on January 29, 2008 are, for all practical purposes, the same comments that the agent for your client (Mr. Sergio Reyes) was given on June 22, 2007 following a submittal on June 13, 2007. The minor revisions to those comments are based on numerous conversations that I have had with Mr. Reyes and representatives of Environmental Consulting & Design, Inc. (EC&D), since June 22, 2007.

In a letter I received from Mr. Reyes, dated November 21, 2007, the City was asked to place the above-referenced petition on the February 14<sup>th</sup> agenda, as submitted. I was further told by Mr. Reyes that, your client would not amend the plans that were submitted to the City on June 13, 2007, to address the comments given to your client on June 22, 2007. Given the information provided by Mr. Reyes indicating the City would not receive any additional plans for review, City staff was surprised to receive revised plans for review on February 5, 2008, and found it necessary to request clarification regarding what was being submitted.

The review of the Blues Creek design plat is on the Development Review Board's schedule for February 14, 2008.

Sincerely,



Ralph Hilliard  
Planning Manager

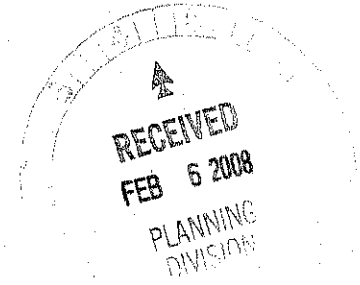
cc: Sergio Reyes  
Bedez Massey  
Lawrence Calderon

071068

PATRICE BOYES, P.A.  
ATTORNEYS AT LAW  
408 WEST UNIVERSITY AVENUE  
SUITE PH  
GAINESVILLE, FLORIDA 32601

TELEPHONE (352) 372-2684  
TELEFAX (352) 379-0385

PATRICE BOYES, Esq.  
SHANNON L. BREWER, Esq.



February 7, 2008

Bedez Massey, Planner  
City of Gainesville  
201 East University Avenue  
Gainesville, FL 32601

ELECTRONIC DELIVERY

Re: Petition #76 SUB - 07 DB (Blues Creek design plat)

Dear Ms. Massey:

This letter is to clarify, at your request, that the City of Gainesville Development Review Board has before it for consideration at the February 14, 2008, hearing the applicant's revised design plat dated February 5, 2008. As you are aware, the engineer of record delivered to the City plan sets reflecting revisions, per TRC comments received less than 7 business days ago.

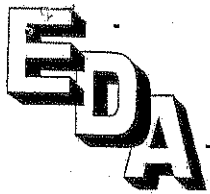
Please feel free to call the engineer, Sergio Reyes, P.E., or me if you need anything else prior to hearing.

Sincerely,

\_\_\_\_\_  
/s

Patrice Boyes, Esq

cc: David Depew, AICP, PhD



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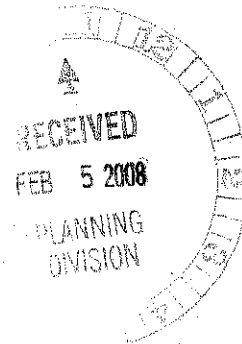
**ENG, DENIMAN & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS

February 5, 2008

Ms. Bedez Massey, Planner  
Planning and Development Services Department  
City of Gainesville  
P. O. Box 490 Gainesville, FL 32602

Re: Blues Creek Subdivision – Unit 5 – Phase 2 and 3  
Petition No 76SUB – 07 DB



Dear Ms. Massey:

This letter is in response to the Technical Review Committee (TRC) comments dated January 24 and 25, 2008. The responses are numbered in the same order of the comments:

**Planning Department:**

1. The width of the drainage has been revised to indicated 50 ft. See revised Design Plat drawings.
2. This item will be discussed during the presentation to the Development Review Board (DRB) meeting.
3. Same as above
4. The note has been removed from lot 27. See sheet 3 of the design plat drawings.
5. Sidewalk had been added to the plat sheets of the design plat drawings. See sheet 2 -5 of the design plat drawings.
6. This will be presented during the DRB meeting.
7. This will be presented during the DRB meeting.
8. This has been included in the revised sheets 2-5 of the Design Plat drawings.
9. This was part of the Wetlands Mitigation Plan submitted before.
10. This was discussed in prior submittals. It will discuss during the DRB meeting.
11. Revised plans included the protected barriers at needed locations.
12. This will be discussed during the DRB meeting.
13. This will be discussed during the DRB meeting.
14. This note has been removed of the Plat sheets of the Design Plat drawings. See Sheets 2-5 of the Design Plat drawings.
15. The utility space allocations had been revised to provide clearance for the utilities and proposed trees. See sheets 19-20 of the design plat drawings.
16. New sheet had been added to the Design Plat drawings including the information requested. See sheet 15-16 of the design plat drawings.
17. The sheet of the design plat had been numbered in numerical order as requested.

**Concurrency Review:**

071068

1. Included with this submittal are a Deferral of Water/Wastewater Capacity form and a new Application for Concurrency Certification.

**Public Works:**

Respond for all these comments will be part of the construction plans. A pre-design meeting will be take place with the Public Works department prior of submittal of the construction plans and after approval of the Design Plat.

**Building department:**

These comments will be part of the Construction Plans.

**GRU:**

A project meeting will take place after approval of the Design Plat and prior of the Construction Plans submittal.

**Fire Protection/ Life Safety:**

This comment will be discussed during the DRB meeting.

**Urban Forest:**

Street Trees: These had been included as part of the utility allocation. See sheets 19-20 of the design plat drawings.

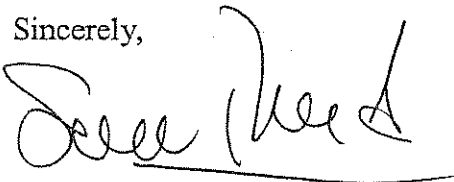
General Notes: These notes will be included as part of the construction plans submittal and/or final plat as indicated on the comments.

**Environmental Review:**

These comments responses are part of the Wetlands Mitigation Plan and the addendum (included with this response)

Please do not hesitate to contact me if additional information is required and or you have additional questions/comments.

Sincerely,



Sergio Reyes, P. E.



**ENG, DENMAN & ASSOCIATES, INC.**  
ENGINEERS • SURVEYORS

071068

LETTER OF TRANSMITTAL

2404 NW 43<sup>rd</sup> Street, Gainesville, FL 32606-6602

Email: [eda@atlantic.net](mailto:eda@atlantic.net)

(352) 373-3541

Fax (352) 373-7249

To: City of Gainesville  
306 NE 6th Ave. (Thomas Center)  
Gainesville, Florida 32602  
(352)334-5023

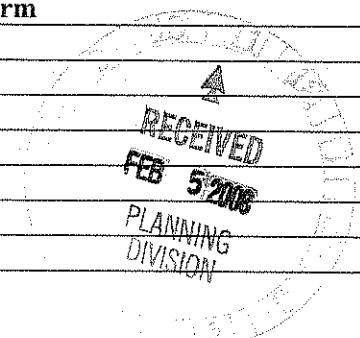
Date: 2/5/2008	Job No.: 2002-245-E03
ATTENTION: <b>Planning Department</b>	
Re: <b>Blues Creek Unit 5</b>	
<b>Phases II &amp; III</b>	
Petition No. <del>139 SPL-07 PB</del>	
<b>City of Gainesville, Florida</b>	

WE ARE SENDING YOU  Attached  Under separate cover

via \_\_\_\_\_ the following items:

- Shop drawings   
  Prints   
  Plans   
  Samples   
  Specifications  
 Copy of Letter   
  Change Order   
  Applications

Copies	Date	No.	Description
1	2/5/2008	1	Response Letter, Deferral, & Long Concurrency Form
12	2/5/2008	2	Full Size Revised Submittal Plan
1	2/5/2008	3	11" x 17" Revised Submittal Plan
13	2/5/2008	4	Revised Wetland Mitigation Plan



THESE ARE TRANSMITTED as checked below:

- For approval   
  Approved as submitted   
  Resubmit \_\_\_\_\_ copies for approval  
 For your use   
  Approved as noted   
  Submit \_\_\_\_\_ copies for distribution  
 As requested   
  Returned for corrections   
  Return \_\_\_\_\_ corrected prints  
 For review and comment   
 \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_   
 PRINTS RETURNED AFTER LOAN TO US

Remarks:

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Acknowledgement receipt this \_\_\_\_\_ day of February, 2008 by \_\_\_\_\_,  
City of Gainesville Planning Department.

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---



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Copy To: file

SIGNED: Sergio Reyes, P.E.

delivered by: Rebecca Greene

071068

City of Gainesville  
Planning and Development Services Department  
PO Box 490, Station 12  
Gainesville, FL 32602  
Phone: (352) 334-5023  
Fax: (352) 334-3259

Facsimile transmittal

DATE: Jan. 24, 2008

TO: Sergio Reyes

FAX: \_\_\_\_\_

FROM: Bede Massey

FAX: \_\_\_\_\_

RE: 76 SUB - 07 DB: Blues Creek, Units, Phases  
2 and 3

PAGES: 14

071068

**City of Gainesville  
Planning and Development Services Department  
Current Planning Section  
P.O. Box 490 Gainesville, FL 32602 (352) 334-5023**

**TO:** Eng, Denman & Associates, Inc., agent for Blues Creek  
Development

**FROM:** Bedez E. Massey, Planner

**DATE:** January 24, 2008

**SUBJECT:** Technical Review Committee Meeting with Petitioner

**LOCATION:** First Step Center, Room 119  
Thomas Center "B"  
306 N.E. 6th Avenue  
Gainesville, Florida

**PETITION NO.:** 76SUB-07DB: Design plat review for Unit 5, Phases 2.  
and 3. Located at the 7900 block of NW 78<sup>th</sup> Road.

**MEETING DATE:** Tuesday, January 29, 2008

**APPT. TIME:** 10:45a.m. to 11:30 a.m.

**Note:** Corrected plans must be submitted to the Current Planning  
Section no later than 11:00 a.m., Feb. 5, 2008. Please  
submit one (1) 11" x 17" copy of the corrected plan (or 15  
copies of a different size); one 24" x 36" copy of the  
corrected plan per staff comment sheet, when not approved  
as submitted, plus the appropriate number of required  
supplemental documents. This packet does not include  
comments from: ACEPD, CITY SOLID WASTE DIVISION  
AND ENVIRONMENTAL COORDINATOR

071068

# SITE PLAN EVALUATION SHEET

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

Petition No. 76SUB-07DB	Date Plan Rec'd: 1/14/08	Review Type: Design Plat
Review For: Development Review Board	Review Date: 1/24/08	Project Planner: Bedez E. Massey

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

**Description/Location/Agent:** Design Plat review for Blues Creek, Unit 5, Phases 2 & 3. Eng, Denman & Associates, Inc., agent for Blues Creek Development.

### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This petition fails to comply with the Blues Creek Master Plan by incorrectly identifying the width of the "area to be preserved as an undisturbed drainage easement (not included in mitigation)" east of Lot 15 as being 30 feet. According to a copy of the Blues Creek Master Plan obtained from the Alachua County Growth Management Office on June 19, 2001 (see Exhibit H), the width of this area measures over 30 feet.
2. This petition fails to comply with the Blues Creek Master Plan by proposing construction activities within areas designated on the Master Plan as conservation areas or areas to remain undisturbed. Construction activities proposed within the 90-acre Natural Area (i.e., Drainage Easement, Developed Recreation & Conservation Area) shall be limited to the facilities listed under the heading, DEVELOPED RECREATION on the Blues Creek Master Plan.
3. This petition fails to comply with the Blues Creek Master Plan in illustrating required conservation areas. For example, the Master Plan does not show encroachment by Public Utility Easements (P.U.E.) in Unit 5 Phases 2 & 3. The land area located immediately north of Lot 15 is labeled a conservation/common/drainage easement, but is illustrated without the wetland area shown on the Master Plan (see Item 8). Without the wetland area, what is being conserved? How is buffer compensation permitted in a P.U.E. subject to development activity (see Permit Drawing 8 & 16)?
4. The note on Lot 27 shall be removed. The required lot depth is 140 feet, so the location of the front lot line is based upon where this dimension can be achieved along a side lot line.
5. This petition fails to show required sidewalks on those sheets proposed to be recorded as a final plat.
6. This petition fails to provide documentation with language verifying how proposed conservation areas, common areas and undisturbed lot areas will be protected in the interest of the City. This includes restrictive covenants, which are required under Item (A) of the MILLHOPPER SPECIAL STUDY AREA DEVELOPMENT STANDARDS on the Blues Creek Master Plan. The City does not enforce restrictive covenants. Documents have not been provided for staff review.
7. This petition fails to show how a July 11, 2001 letter from Michael Drummond of the Alachua County Environmental Protection Department authorizes the removal of the wetland shown on the Blues Creek



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

Development Plan Evaluation  
Petition 76SUB-07DB  
Page 2

- Master Plan southeast of the Northwest 78<sup>th</sup> Road extension. Staff has not received information from ACEPD supporting the applicant's claim to date.
8. This petition fails to show that all wetland delineations for Unit 5, Phases 2 & 3 were approved by the applicable water management district in the General Notes of the proposed design plat.
  9. This petition fails to acknowledge in design that, according to Policy 1.1.1 of the Conservation, Open Space & Groundwater Recharge Element of the City's 2000-2010 Comprehensive Plan, wetland creation is presumed to be the least desirable mitigation strategy.
  10. This petition fails to acknowledge in design that the City Land Development Code identifies sinkholes as being ecologically valuable and worthy of limited human disturbance. This petition shows the northern boundary of Lots 4 & 5 synonymous with the illustrated boundaries of an adjacent sinkhole.
  11. This petition fails to denote protective barriers on the design plat to the extent needed to separate conservation areas from areas subject to development activities. For example, there are no barriers noted that would protect wetland buffers from construction on adjacent lots that have been proposed. A detail of these barriers indicating dimensions and material shall be provided as part of the design plat.
  12. This petition fails to provide evidence that the Suwannee River Water Management District has approved revisions to the Uniform Mitigation Assessment Method (UMAM) calculations that have occurred since the district's initial review and approval.
  13. This petition is not accurate in assessing lots that the applicant claims will be lost to avoidance through minimization, since a note on the County-adopted Blues Creek Master Plan reads as follows: 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.
  14. Please explain the modified note addressing accessory structures. Structures are not accessory if attached to a principal structure.
  15. This petition is not consistent with City subdivision requirements regarding space allocations within and along proposed roadways. The cross-sections provided do not indicate the proximity of street lights, street trees, utilities, sidewalks and other design elements to adjacent environmental features.
  16. This petition fails to include the following information required in Section 30-183 of the City Land Development Code, as determined through other City staff: cross sections of those portions of the subject property within the floodplain; high water information on the subject property; a vegetation overlay at the same scale as the design plat showing special protection species of plants and animals on the subject property; projected on-site and off-site water quality impacts to Blues Creek and the downstream portion of the San Felasco Hammock resulting from the development of the subject property.

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# SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Development Plan Evaluation

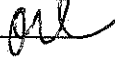
Petition 76SUB-07DB

Page 3

17. Sheets of the design plat shall be labeled in numerical order.

CONCURRENCY REVIEW  
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>76SUB-07DB</u>	Date Received	<u>1/14/07</u>	<input checked="" type="checkbox"/>	Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input type="checkbox"/>	Final
Project Name	<u>Blues Creek (Unit 5, Ph. 2 &amp; 3)</u>			<input type="checkbox"/>	Amendment
Location	<u>NW 80th Ave./NW 56th Way</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>Eng. Denman</u>			<input type="checkbox"/>	Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input checked="" type="checkbox"/>	Design Plat Concept

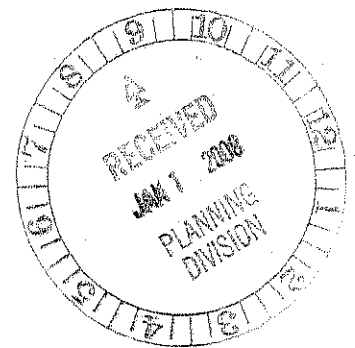
Approvable (as submitted)       Approvable (subject to below)       Insufficient Information

PD Concept (Comments only)       Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. On 6/18/07, Concurrency staff requested the following: Since a new petition number has been assigned to this development, please submit a new application for concurrency certification and a Deferral of Water/Wastewater Capacity form. Please include an 8 1/2 x 11 sheet that shows trip generation associated with the development.

NOTE: When an application is made for final plat, please submit an application for a Certificate of Final Concurrency. This development is located outside the City's TCEA.



# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. 11SUB-06DB Review Date: 1/24/08  
 Review For: Technical Review Committee Plan Reviewed: 1/24/08  
 Description, Agent & Location: Blues Creek Unit 5 Phases 2 & 3  
Eng Denman 7900 Block of NW 78th Road

Review Type:

Design Plat

Project Planner:

Bedez Massey

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

- 100 Yr. critical duration storm event must be analyzed.  
 SJRWMD storm water 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:

All design elements will need to conform to the City of Gainesville Design Manual for Subdivisions and Site Plans. Points of emphasis are noted below.

1. Roadway around Wetland "B" encroaches into the public utilities easement.
2. Roads will have to be filled substantially.
3. Storm pipe and underdrain system must outfall above the seasonal high water table.
4. We will require sumped manholes just upstream of discharge structures (outfalls) with adequate access.
5. How do you plan to accommodate the runoff from the west? We will require some details in the construction plans to illustrate.
6. Verify and address any flood plain impacts (per revised FEMA Flood Plain Maps and as referenced in City Ordinance Number 30 – 290 & 30 – 291) as indicated below:
  - A) If there is Subdivision Roadway and Lot encroachment into FEMA Zone A with no community determined base flood information available the following will apply:
    - i) The developer must establish a base flood elevation for Zone A areas and other flood prone areas on the site using detailed engineering analysis.
    - ii) For new homes the lowest floor elevation must be specified on the construction plans to be a minimum of one foot above the base flood elevation of all flood prone areas on the site including the storm water ponds.

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

- iii) At least one route of access to each residential lot shall be provided by means of a road raised to or above the 100-year flood level.
  - iv) A plan must be established to provide compensation for lost floodplain storage if fill is proposed within the 100-year flood plain.
  - v) If placement of fill results in alteration of the FEMA floodplain, a FEMA CLOMR-F must be issued before the final plat can be approved. Once the fill is placed then a LOMR-F must be issued before building permits for individual homes can be issued.
- B) If the engineer's study indicates that the FEMA floodplain is incorrect a FEMA LOMR to remove affected lots from the FEMA Zone A must be issued before a final plat can be approved.
7. From the plans it appears that 4 lots are impacted by flood plain issues. What is currently being done in order to make these lots developable? A note will be required in the plat stating that "certain portions of this plat lie within the designated 100-year flood plain."
8. Please provide a design narrative showing how these two proposed Phase of Blues Creek subdivision are compatible with the drainage / storm water master plan for the area.
9. Roadway through a wetland / wetland buffer area is undesirable. Final plans may prove this alignment to be problematic.
10. It appears from the utility allocation cross section that the street trees will be about 7 feet from the water line. The separation needs to be atleast 10 feet for the small trees. Please clarify.

# SITE PLAN EVALUATION SHEET

## BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 76SUP-07DB	Review Date: 1-15-08	Review Type: Design Plat
Review For : <u>Development Review Board</u>	Plan Reviewed: 1/15/200	
Description, Agent & Location: <u>Eng. Denman &amp; Associates, Blues Creek</u>	Project Planner: Bedez Massey	
Unit 5, Phase 2 & 3, 7900 bl. NW 78 Road		

**APPROVABLE**   
  **APPROVABLE**   
  **DISAPPROVED**   
  **CONCEPT**  
 SUBJECT TO COMMENTS

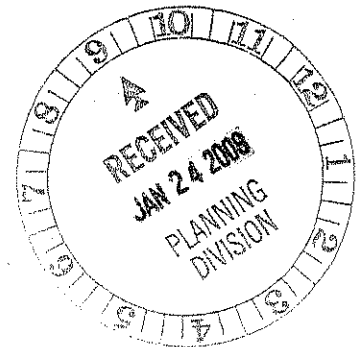
<p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code &amp; for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By:  <u>Brenda G. Strickland</u>          Brenda G. Strickland          Plans Examiner</p>
---	--

REVISIONS / RECOMMENDATIONS:

FOR BUILDING PERMITTING:

The site plans submitted for permitting shall show the required buffers and undisturbed areas.

Temporary fencing shall remain in place along buffers and undisturbed areas until the certificate of occupancy is issued for a building on that particular lot.





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**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

Jan 24, 2008

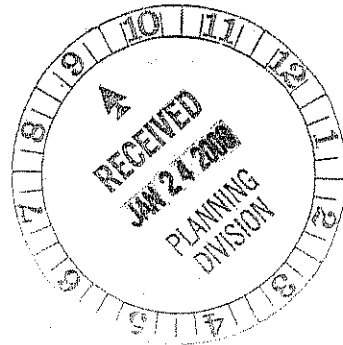
1 Petition 076SUB-07DB

Eng, Denman & Associates, Inc., agent for Blues Creek Development. (**Blues Creek.**) Design plat review for **Unit 5, Phases 2 and 3.** Zoned: PD (Planned Development.) Located at the 7900 Block of NW 78th Road. (Planner, Bedez Massey)

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

**New Services** There may be a conflict with the approved master plan and this plat. Utilities will need to be installed within the conservation easements and the master plan may indicate otherwise. Before final plat approval we need to have a plan review. The utility space allocations need to be approved so we can determine if the plat will provide space for GRU to maintain utilities.

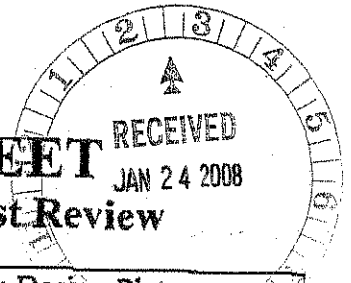
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate







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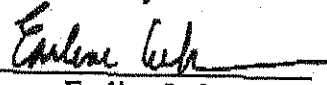


# SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-First Review

Petition: 76SUB-07DB Review For: Technical Review Committee Agent: Eng, Denman & Associates for Blue Creek Unit 5- Phases 2-3 located at 7900 block of NW 78 <sup>th</sup> Road.	Review date: 6/20/07 Review: Design Plat Planner: Bedez
---	---

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 checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
---	--

### Design Plat Requirements

#### Street Trees

- Street trees are required on 50' centers on both sides of the streets, and green space needs to be provided for this requirement.
- Utilities cannot have conflicts with the required shade trees.
- Provide six feet of grass between the curb and sidewalk without utilities conflicts.
- GRU requires a 15' separation for large shade trees, and this needs to have careful planning so the Code requirements are met.
- Large shade trees are Live Oak, Southern Magnolia, Bluff Oak, Winged Elm, or American Ash trees.
- Indicate symbols for large shade trees on the streets, street buffers and retention basins.
- Please provide a plant list for the shade trees on the Design Plat.

#### General Notes-Sheet Revised Master Plan

Add these notes.

- Project will be in compliance with landscaping requirements for street trees in subdivisions (Sec 30-261), street buffers (30-353), and stormwater management areas [30.251 (2) b].
- No utilities conflicts shall impact the required landscaping for this development.
- Sheet piling may be utilized in order to provide planting areas for the required large shade street trees.

#### Section 30-183 (a)

- Prior to the recording of an approved final plat, or prior to the conditional approval of a final plat, clearing and grubbing of land and the construction of improvements is expressly prohibited.

**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 or within the right-of-way is such a planting strip has been part of the development plan. One such tree shall be planted for every 50 linear feet of street right-of-way on both sides of the street.

**Retention/detention Areas**

- Retention/detention areas need to be landscaped with trees, shrubs, groundcovers, and native perennials appropriate to the function as a wet or dry basin. Twenty-five percent or more of the basin area including the shoulders shall be landscaped and shall include the equivalent of at least one shade tree for every 35 linear feet. **Section 30- 251 b 3 iii**

**Section 30- 251 (7) h**

- For all new development, or redevelopment of the existing property, the applicant needs to remove all invasive nonnative plant species from the property prior to issuance of the certificate of occupancy.

No impact on the Urban Forest at this time.

Blues Creek

