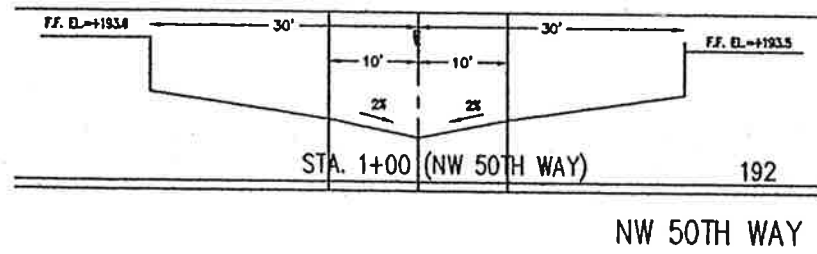


SITE PLAN

SCALE: 1"=50'-0"

TYPICAL ROAD CROSS SECTION



BLUES CREEK UNIT NO. 6G & 6H
STORM SEWER TABULATION SHEET

STRUCTURE #	AA	BB	CC	DD	EE
EXISTING "C" FACTOR	0.20	0.20	-	0.20	-
PROPOSED "C" FACTOR	0.50	0.50	-	0.50	-
INVERTED (FEET)	0.2	1.0	1.2	1.7	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	-	45 MIN.	-
DESIGN STORM	3 YR.	3 YR.	-	3 YR.	-
INENSITY (IN./HR.)	3.1	6.3	-	3.1	-
TOTAL RAINFALL (CFS)	0.3	3.2	3.5	2.7	2.7

PIPE SIZE (IN.)	15"	15"	15"	
PIPE LENGTH (FT.)	-	45	100	-
PIPE MATERIAL	-	RCP	RCP	-
"N" FACTOR OF PIPE	-	0.013	0.013	-
SLOPE (%)	-	0.44	0.3	-
CAPACITY (CFS)	-	4.1	4.1	-
VELOCITY (FPS)	-	2.9	2.9	-

BLUES CREEK UNIT NO. 6G & 6H
INLET THROAT CAPACITIES

INLET #	AA	BB	CC
EXISTING "C" FACTOR	0.20	0.20	0.20
PROPOSED "C" FACTOR	0.50	0.50	0.50
INVERTED (FEET)	0.2	1.0	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	45 MIN.
DESIGN STORM	3 YR.	3 YR.	3 YR.
INENSITY (IN./HR.)	3.1	6.3	3.1
TOTAL RAINFALL (CFS)	0.3	3.2	2.7

INLET TYPE	TYPE C	TYPE 2	TYPE C
MIN 18" DEEP SLOTT	YES	NO	YES
INLET CAPACITY (CFS)	11	10	11

GENERAL NOTES

- PROPOSED LOCATION OF WATER DISTRIBUTION AND SANITARY SYSTEMS ARE SHOWN ON SHEETS 10-1 AND 10-2 RESPECTIVELY.
- THE SUPPLIER OF UTILITIES ARE AS FOLLOWS:
GAS - WATER, SEWER, POWER & GAS
TELEPHONE - TELEPHONE
CABLE - TELEVISION
- STORMWATER MANAGEMENT SHALL BE BY MEANS OF A COMBINATION OF DETENTION BASINS ALONG THE WESTERN AND SOUTHERN BOUNDARY TOGETHER WITH THE USE OF EXISTING CONSERVATION AREA TO THE SOUTH.
- ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION SPECIFICATIONS, CITY OF GAINESVILLE PUBLIC WORKS AND ALACHUA COUNTY PUBLIC WORKS DEPARTMENTS.
- THE ENGINEER OF RECORD SHALL BE ADVISED 24 HOURS IN ADVANCE FOR INSPECTION OF PERMITS, EXCAVATION, CONSTRUCTION INCLUDING SURFACE PREPARATION, UNDERGROUND PLACEMENT, INSPECTION OF THE SHIELD, UNDERBASE PRIOR TO ASPHALT PLACEMENT AND OTHERS AS REQUIRED UPON AUTHORITY OF THE OWNER AND GOVERNING AGENCIES.
- IF UNDERDRAINS ARE NECESSARY, THE ENGINEER OF RECORD SHALL, DURING FIELD INSPECTION, DETERMINE THE EXACT LOCATION AND DEPTHS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED UPON AUTHORITY BY THE OWNER.
- WHERE SURVEY EXAMINATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 18 INCHES BELOW THE UNDERDRAIN. EXACT LOCATIONS OF SURVEY EXAMINATION SHALL BE AS DIRECTED BY THE ENGINEER OF RECORD OR ITS GEOGRAPHICAL ENGINEER FOR THE PROJECT.
- THE CONTRACTOR SHALL REMOVE OF ALL EXCAVATED MATERIALS UNSUITABLE FOR FILL EITHER OFF-SITE IN PERMITTED LOCATIONS OR ON-SITE IN ACCORDANCE WITH THESE PLANS.
- ALL TESTING REQUIRED SHALL BE PAID FOR BY THE CONTRACTOR. TESTING RESULTS SHALL BE ISSUED TO THE ENGINEER OF RECORD FOR REVIEW.
- ALL CONCRETE UTILIZED FOR CURBS, CHASE & OUTLET VALLEY OUTLET DRAINAGE STRUCTURES SHALL BE HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (CLASS I CONCRETE).
- ALL DETENTION AREAS ARE TO BE CONSTRUCTED AND SLOTTED PRIOR TO UNDERDRAIN PLACEMENT. PROPER EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ELEVATIONS REFER TO MVD (1985).

TRIP GENERATION DATA

BASED ON THE MANUAL (9TH EDITION) FOR APPOINTMENTS (LAND USE 220)
TOTAL UNITS FOR PHASE 6G AND 6H: 78 UNITS
AVERAGE TRIPS PER DAY PER DWELLING:
0.5 (BEDROOMS)
0.2 (BATHROOMS)
0.3 (KITCHENS)

WEEKDAY PEAK HOUR (PH):
0.54 TRIPS PER DWELLING = 41 TRIPS
(248 EXTERIOR AND 862 EXTERIOR)

WEEKDAY PEAK HOUR (PH):
0.60 TRIPS PER DWELLING = 46 TRIPS
(308 EXTERIOR AND 428 EXTERIOR)

ESTIMATED WEEKDAY TRIPS PER DAY GENERATED BY UNITS 6G AND 6H: 507 TRIPS

NO YEAR FLOOD ELEV. = +1935

SITE DATA (FOR 6G AND 6H PHASES)

ZONING: PUD
TOTAL ACRES: 19.60 ACRES ±

TOTAL NUMBER OF DWELLING UNITS IN PHASE 6G AND 6H: 78 UNITS
DENSITY: 7 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: 35 FEET

BUILDING COVERAGE: 14,882 SQ. FT. (24.8%)
PAVEMENT COVERAGE: 75,420 SQ. FT. (12.7%)
OPEN SPACE (GREEN AREAS): 263,538 SQ. FT. (42.5%)

PARKING SPACES (REQUIRED / PROVIDED): 2 PARKING SPACES PER UNIT
RECREATIONAL FACILITIES: DESTROY TO THE SOUTH

LEGEND

- EXISTING OPEN WELLS
- PROF. OPEN WELLS
- NO YEAR FLOOD ELEV. = +1935

48 HOURS BEFORE DIGGING
CALL SUNSHINE STATE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION
CENTER OF FLORIDA

NO.	DATE	REVISION	F.B. - POS.	W.O. #
6				
4				
3				
2	8-4-02	FOR COMMENTS		
1	4-30-02	FOR COMMENTS		

ATHANASIOS TOMMY MARIONS
CERTIFICATE NO. 51562
STATE OF FLORIDA

J.H. MANUCY, INC.
Land Surveyors / Civil, Structural & Environmental Engineers
4624 Palm Avenue • Suite 203
Highland, Florida 33012
Tel: (305) 821-1281 • Fax: (305) 825-1705



PROJECT NAME:
BLUES CREEK UNIT - 6G AND 6H
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

J.W. BROWN INC., LAND SURVEYORS L# 8308
101 NW 75TH STREET, SUITE 2
GAINESVILLE, FLORIDA 32607 PH: (352)-331-3663

SCALE: 1" = 50'
DATE: 10/31/01

DRAWN BY: S.L.L.
CHECKED:
C-1
DRAWING NUMBER: 10128-PCLDING

85SUB-02DB

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

Petition Number 8SUB-02 DB	Development Review Board
Review Date 5/09/02	Reviewed By Carolyn R. Morgan
Project Name/Description	Blues Creek Subdivision Unit 6-G

I. Department Comments

- | | |
|-----------------------------------|-------------------------|
| 1. Planning | Approve with conditions |
| 2. Public Works | Approvable |
| 3. Gainesville Regional Utilities | |
| 4. Fire | Approvable |
| 5. Building | Approve with Conditions |
| 6. Arborist | Approve with Conditions |
| 7. A.C.E.P.D. | |

II. Overall Recommendation

The proposed site is 6.19 acres. The property is zoned Alachua County Planned Unit Development. The site is located in the vicinity of Northwest 51st Drive and Northwest 80th Road. The proposed subdivision is Unit 6-G of the Blues Creek Planned Development. This portion of Blues Creek was recently annexed into the City of Gainesville, but does not have City Land Use or Zoning designations. The development is being reviewed based on Alachua County Code using the City's development review process. The Blues Creek Planned Development was adopted by Alachua County on July 21, 1981.

This is a request for design plat approval for a 40 lot subdivision. The proposed development is zero lot-line detached single-family units, designed to be consistent with the existing phases of Blues Creek Unit 6. The gross density is Unit 6-G is 6.46 units per acre. The Blues Creek PUD permitted 248 single-family attached dwelling in Unit 6. With the completion of Units 6-G and the concurrent petition 7SUB-02DN, for Unit 6-G, the total number of units proposed is 244. The stormwater management for this subdivision is included in the larger Drainage Easement/Conservation Area located to the southwest of the subject property. The proposed design plat includes the extension of a collector road, Northwest 51st Drive, to the north property line, as required by the County in June, 1986.

The proposed design plat must be reviewed by the Development Review Board and receive approval from the City Commission. Upon approval of the design plat the proposed subdivision is required to be reviewed for construction phase by Public Works, Gainesville

Regional Utilities and Alachua County Department of Environmental Services. Application for final plat may only be accepted by the Planning Division upon approval of the construction phase by the appropriate departments. City Commission approval is required for final plat.

Planning staff recommends approval of the Petition 8SUB-02 DB with the attached Technical Review Committee 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. 8SUB-02DB	Date Plan Rec'd: 4/30/02	Review Type: Stage II Preliminary Plat and Plan Review (Design Plat)
Review For: Development Review Board	Review Date: 5/16/02	Project Planner: Carolyn Morgan

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

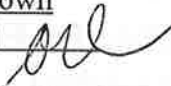
DISAPPROVED

Description/Location/Agent: Blues Creek Phase 6G/ Vicinity of Northwest 51st Street and Northwest 80th Avenue /Larry Ross

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. It does not appear that adequate buffer can be provided in the vicinity of Lots 213 and 226. Please eliminate these lots from the design plat.
2. A minimum of seven feet of at-grade berm should be provided between stormwater conveyance swale and any property line.
3. Please provide detail of proposed traffic calming.

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

Petition	<u>8SUB-02DB</u>	Date Received	<u>4/30/02</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date <u>5/2/02</u>	<input type="checkbox"/> Final
Project Name	<u>Blues Creek Phase 6-G</u>			<input type="checkbox"/> Amendment
Location	<u>NW 80th Rd. and NW 51st Dr.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>J W Brown</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 submit an application for a Certificate of Final Concurrency when an application for final plat is made.

SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>8SUB-02 DB</u>	Review Date: <u>5/6/02</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>05/07/02</u>		<u>Design Plat</u>
Description, Agent & Location: <u>Blues Creek Unit 6-G</u>	Project Planner:	
<u>J.W. Brown</u> <u>NW 47th Way and NW 80th Ave.</u>		<u>Carolyn Morgan</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input type="checkbox"/> SJRWMD stormwater permit required. <input checked="" type="checkbox"/> Suwanee River Water Management District permit required. <input type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input type="checkbox"/> Hogtown Creek watershed – volume must not increase over 72 hrs. <input type="checkbox"/> Treatment volume must be recovered within 72 hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Rick Melzer P.E. Development Review Engineer
--	--

REVISIONS / RECOMMENDATIONS:



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

May 7, 2002

6 Petition 8SUB-02 DB

J.W. Brown, Inc., agent for Blues Creek Limited, Inc. Design plat review for 44 lots on 6.19 acres, Blues Creek, Unit 6-G. Zoned: PUD (Alachua County PUD). Located in the vicinity of Northwest 51st Drive and Northwest 80th Avenue. (CAROLYN)

- Conceptual Comments
- Approved w/conditions
- Approved as submitted
- Insufficient information to approve

New Services A utility construction plan review by GRU will be necessary to approve the utility space allocations and to determine if there will be additional easements needed on the plat.

Water A separate utility construction permit is required.

Sanitary Sewer .A separate utility construction permit is required.

Electric No electric facilities have been shown.

Gas

Real Estate Utility plans need to indicate a typical street cross section showing the space allocations of utilities - electric, water, sewer, gas, cable TV and telephone. Easements can not be finalized until after the GRU plan review.

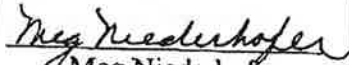
Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on-site utilities.

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 – Sta. 27

Petition: 7 SUB—02 DB 8 SUB--02 DB Project: Blues Creek –38 lots. Agent: J.W. Brown, Inc.	Review date: 5/6/02	Review: Design Plat Planner: C. Morgan
--	---------------------	---

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:  Meg Niederhofer City Arborist
---	---

Concern: The areas labeled on the plans submitted and commented on last month identified "dense vegetation screen" areas. These now are shown as disturbed areas to be sodded with a few trees planted. The owner, agent, and I had discussed maintaining these areas in as natural a state as possible, keeping a barricade around them as much as possible during the construction so that the soil is not compacted. The agreement, I thought, was to remove "dense" from the Design Plat and identify it as a "vegetated area." Preserving as much of the original vegetation as possible in these areas and replanting with native understory shrubs rather than sodding will create an areas easier to maintain and more supportive of wildlife.

Conditions for approval:

- Put the 11 regulated trees to be preserved on the site plan C-1 (not the site plan showing trees. C-1B).
- Show tree barricades drawn to scale around the trees to be preserved.
- Show barricades around the areas that were labeled as "dense vegetated screen" to keep the soil from getting compacted during construction. The barricades can be removed to work in the area and then can be put back up. This method of working will maintain a friable soil appropriate for supporting vegetation.
- Add the comment to the General Notes:
 "Trees will be preserved on site whenever possible. See the specifications for tree barricades on page ____ . Before beginning any site work, the tree barricades must be inspected and approved by the Parks Division (334-2171.)"
- Put the barricade information alluded to in the preceding comment on the appropriate

page. The barricade specifications should include the following statements (same comment as made on 4/17/02):

- (1) Tree barricades will be built and inspected before any site work is undertaken. They will remain in place until the landscaping is planted. Call the Parks Division at 334-2171 to schedule inspection.*
- (2) Tree barricades must enclose an area equal to the entire dripline of the tree canopy. Each barricade must be at least 3' tall, with corner posts and supports constructed of 1-inch angle iron with brightly colored mesh construction fencing attached*
- (3) Roots larger than 1" in diameter uncovered during construction must be cut cleanly and recovered with soil within one hour.*
- (4) No construction materials or equipment will be placed inside the tree barricades. If barricades are knocked down, they will be put back up.*

--On page C-1 include comment: "The site work contractor is responsible for either keeping all lime rock and construction debris out of planting areas. If lime rock is removed and make-up soil is required, it shall be clean deep fill with pH 5.5 - 6.5."

--Landscape Plan - I think the site will be too sunny for Flowering Dogwoods. I would change the specification to "American Ash." At the end of construction we can determine which whether the conditions are conducive to Dogwood survival. If they are, we can change the approved site plan to include them.

Impact on the Urban Forest:

Regulated trees on both sites = 766

Regulated trees recommended to be saved and designed around = 56

Recommended trees that actually will be saved = 11

Regulated trees to be destroyed = 755

Trees to be planted on both sites = 472

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 8UB-02DB	Review Date: <u>05/01/02</u>	Review Type: <u>Design Plat</u>
Review For : <u>Development Review Board</u>	Plan Reviewed: <u>5/1/2002</u>	
Description, Agent & Location: <u>J. W. Brown, Inc., Blues Creek, Unit 6G, NW 51 Dr and 80 Rd.</u>	Project Planner: <u>Carolyn Morgan</u>	

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

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

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. Pay special attention to Table 600 Florida Building Code for the fire resistance rating and allowable percentage of wall openings for horizontal separation between buildings.

SITE PLAN EVALUATION SHEET

GAINESVILLE POLICE DEPARTMENT

Petition Number: 8SUB-02 DB Review Date: 04-17-02
Review For: Technical Review Committee
Description, Agent and Location: J.W. Brown
Blues Creek NW 47 Way and 80 Ave

Project Planner: Carolyn
Comments By: *ELH*
Officer Elizabeth Ham *419*
Gainesville Police Department

- RECOMMEND FOR APPROVAL
(with consideration for recommendations)
 RECOMMEND FOR DISAPPROVAL

Recommendations are for consideration only:

1. In other neighborhoods of this type, traffic calming devices have been necessary to control speeding / safety issues. Consider the opinion of Public Works regarding these issues.

LEGAL DESCRIPTION (BLUES CREEK UNIT 6-H):
 A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

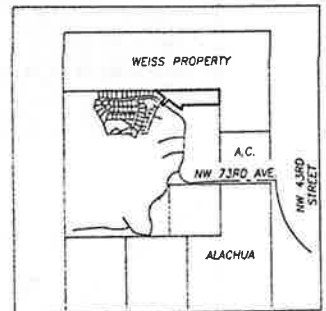
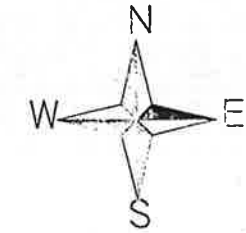
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF "BLUES CREEK, UNIT 6F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK '22', AT PAGE 67 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE SOUTH 89 DEG. 08 MIN. 17 SEC. WEST, FOR 90.17 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE SOUTH 89 DEG. 27 MIN. 58 SEC. WEST, FOR 632.17 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE NORTH 00 DEG. 48 MIN. 11 SEC. WEST, FOR 170.06 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE NORTH 00 DEG. 27 MIN. 44 SEC. EAST, FOR 100.00 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE NORTH 00 DEG. 48 MIN. 11 SEC. WEST, FOR 143.73 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE NORTH 89 DEG. 38 MIN. 22 SEC. EAST, FOR 622.59 FEET TO A 5/8" IRON REBAR WITH AN IDENTIFICATION CAP PLS #2228, SAID POINT ALSO ON THE EAST LINE OF THE EAST QUARTER (1/4) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST; THENCE SOUTH 00 DEG. 45 MIN. 49 SEC. EAST ALONG THE SAID EAST LINE, FOR 311.40 FEET TO THE POINT OF BEGINNING, CONTAINING 4.86 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (BLUES CREEK UNIT 6-G):
 A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

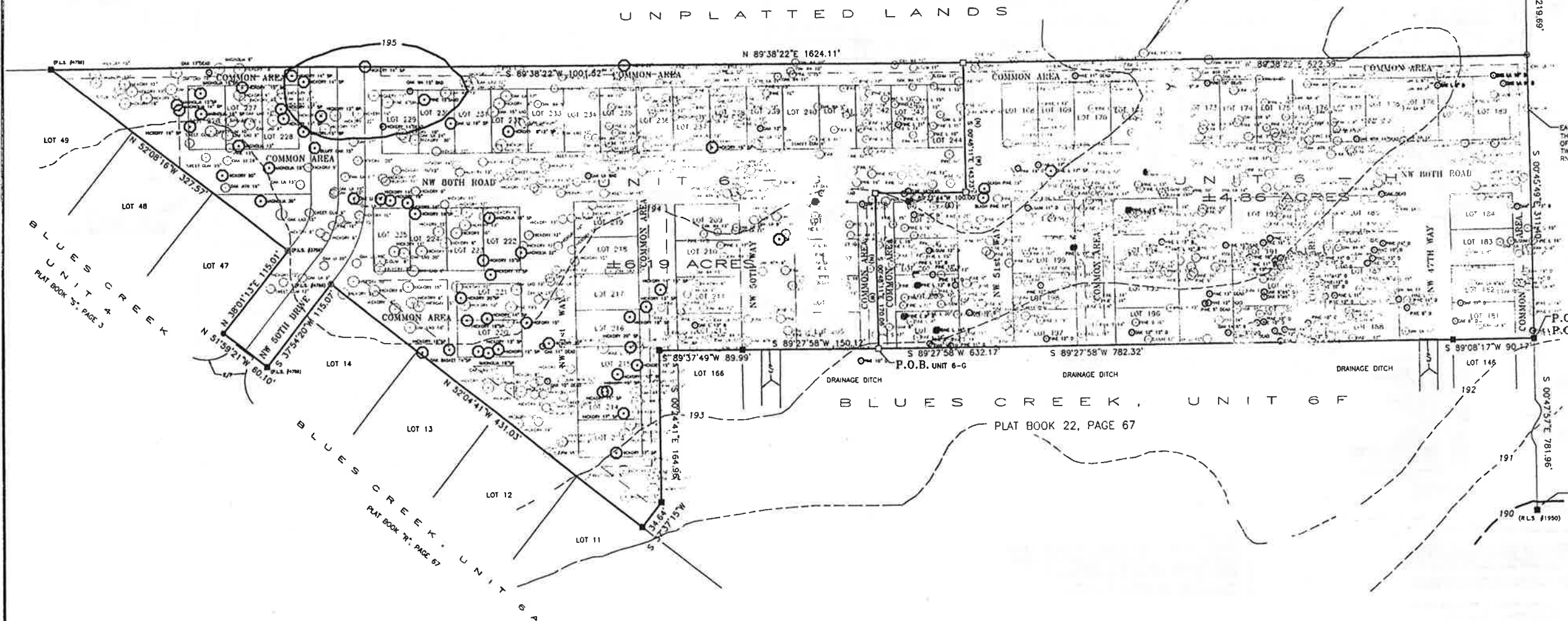
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF "BLUES CREEK, UNIT 6F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK '22', AT PAGE 67 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE SOUTH 89 DEG. 08 MIN. 17 SEC. WEST ALONG THE NORTH LINE OF SAID "BLUES CREEK, UNIT 6F", FOR 90.17 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 27 MIN. 58 SEC. WEST, FOR 632.17 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 27 MIN. 58 SEC. WEST, FOR 150.12 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 37 MIN. 49 SEC. WEST, FOR 89.99 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE SOUTH 00 DEG. 24 MIN. 41 SEC. EAST, FOR 164.96 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784; THENCE SOUTH 37 DEG. 37 MIN. 15 SEC. WEST, FOR 34.64 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #3784, SAID POINT ALSO ON THE NORTHERLY LINE OF "BLUES CREEK, UNIT 6-A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'R', PAGE 67 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 52 DEG. 04 MIN. 41 SEC. WEST ALONG SAID NORTHERLY LINE, FOR 431.03 FEET TO A 5/8" IRON REBAR WITH AN IDENTIFICATION CAP PLS #2228, SAID POINT ALSO THE NORTHWEST CORNER OF LOT 14 OF SAID "BLUES CREEK, UNIT 6-A"; THENCE SOUTH 37 DEG. 54 MIN. 20 SEC. WEST ALONG THE WESTERLY LINE OF SAID LOT 14, FOR 115.07 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #2228; THENCE NORTH 51 DEG. 59 MIN. 21 SEC. WEST, FOR 60.10 FEET TO A 5/8" IRON REBAR WITH NO IDENTIFICATION CAP, SAID POINT ALSO ON THE EASTERLY LINE OF LOT 47 OF "BLUES CREEK, UNIT 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 3 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 38 DEG. 01 MIN. 13 SEC. EAST ALONG SAID EASTERLY LINE OF LOT 47, FOR 115.01 FEET TO A 5/8" IRON REBAR WITH AN IDENTIFICATION CAP PLS #3759, SAID POINT ALSO THE NORTHEAST CORNER OF SAID LOT 47; THENCE NORTH 52 DEG. 08 MIN. 16 SEC. WEST ALONG THE NORTHERLY LINE OF SAID "BLUES CREEK, UNIT 4", FOR 327.57 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #4788; THENCE SOUTH 89 DEG. 38 MIN. 22 SEC. WEST, FOR 1001.52 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE SOUTH 00 DEG. 48 MIN. 11 SEC. EAST, FOR 143.73 FEET TO A PLACED CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE SOUTH 89 DEG. 27 MIN. 44 SEC. WEST, FOR 100.00 FEET TO A PLACED CONCRETE MONUMENT WITH A DISC STAMPED PRM PLS #5548; THENCE SOUTH 00 DEG. 48 MIN. 11 SEC. EAST, FOR 170.06 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS.

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECT. 10, TWP. 9-S, RNG. 19-E
 ALACHUA COUNTY, FLORIDA



LOCATION MAP n.t.s.



SECTION 10

ABBREVIATIONS:
 C = CENTERLINE
 C.C. = CONCRETE
 E/P = EDGE OF PAVEMENT
 L.B. = LICENSED BUSINESS
 O.R. = OFFICIAL RECORDS
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.U.E. = PUBLIC UTILITIES EASEMENT
 R/W = RIGHT-OF-WAY
 (R) = RECORD PLAT DATA
 (U) = FIELD MEASURED
 (L) = FURNISHED LEGAL DESCRIPTION DATA
 U = UIC
 LA = LAUREL
 WTR = WATER
 ID = IDENTIFICATION
 TWP. = TOWNSHIP
 RNG. = RANGE
 SECT. = SECTION
 P.O.R. = POINT OF REFERENCE

LEGEND:
 (UNLESS OTHERWISE NOTED)
 ● = FOUND REBAR (5/8") NO IDENTIFICATION
 ⊙ = FOUND REBAR & CAP PLS #2228 (5/8")
 ■ = FOUND CONC MONUMENT 4"x4", P.L.S. #3784
 □ = SET CONC MONUMENT 4"x4", P.L.S. #2228

SURVEY NOTES:

- THIS SURVEY IS BASED ON FOUND MONUMENTATION, WHICH THIS SURVEYOR BELIEVES BEST REPRESENTS THE ORIGINAL LOCATION OF THIS PARCEL'S BOUNDARY LINES.
- ALL MEASUREMENTS FOR THIS SURVEY ARE MADE IN ACCORDANCE WITH THE U.S. STANDARD.
- NO UNDERGROUND UTILITIES, OR OTHER UNDERGROUND IMPROVEMENTS WERE LOCATED.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR CLAIMS OF EASEMENTS OTHER THAN AS SHOWN ON THIS DRAWING.
- THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL FOR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL. THIS SURVEYOR ACCEPTS NO LIABILITY FOR THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS.
- THE BEARINGS SHOWN HERETO ARE BASED ON THE SOUTH LINE OF SECTION 10-9-19.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 125201-0275-A THIS PROPERTY IS IN "ZONE X", WHICH IS AN AREA OF MINIMAL FLOODING, AS SCALED FROM THE MAP (REVISED 4/25/84).
- SOME FENCES SHOWN MAY BE INCORPORATED FOR THE SAKE OF REPRESENTATION (IF APPLICABLE).
- PROPERTY LINES SHOULD NOT BE RECONSTRUCTED BASED ON DISTANCES TO IMPROVEMENTS.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- CONTOUR LINES SHOWN HEREON WERE OBTAINED FROM THE MASTER DRAINAGE PLAN PREPARED BY DUNN ENGINEERING.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, 1929.

CERTIFICATE OF SURVEYOR:
 I DO HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE METHOD DESCRIBED HEREON, AND I ACCEPT THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 432.21, FLORIDA STATUTES AND CHAPTER 1101, FLORIDA ADMINISTRATIVE CODE.
 BY: ALAN J. HANER, LAND SURVEYOR, FLA. CERT. # 8548
 DATE: 4-30-2007

5				
4				
3				
2	4-30-02	BUFFER/LOT		
1	3-7-02	ADD TREES	J61-35	15081-02
	DATE	REVISION	F.B. - PGS.	W.O. #

J.W. BROWN INC., LAND SURVEYORS		LB #3586
101 NW 75TH STREET, SUITE 2		
GAINESVILLE, FLORIDA 32607 PH: (352)-331-3663		
SCALE: 1" = 80'		DRAWN BY: S.L.L.
DATE: 10/31/01		CHECKED:
FIELD WORK COMPLETED ON: 10/02/01, F.B. 358 PAGE 13-15		
PREPARED FOR:		DRAWING NUMBER: 15494-01

DIAGRAM 8510B-020B

BLUES CREEK UNIT- 6G

A PORTION OF A PLANNED UNIT DEVELOPMENT SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

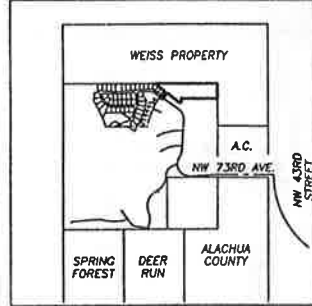
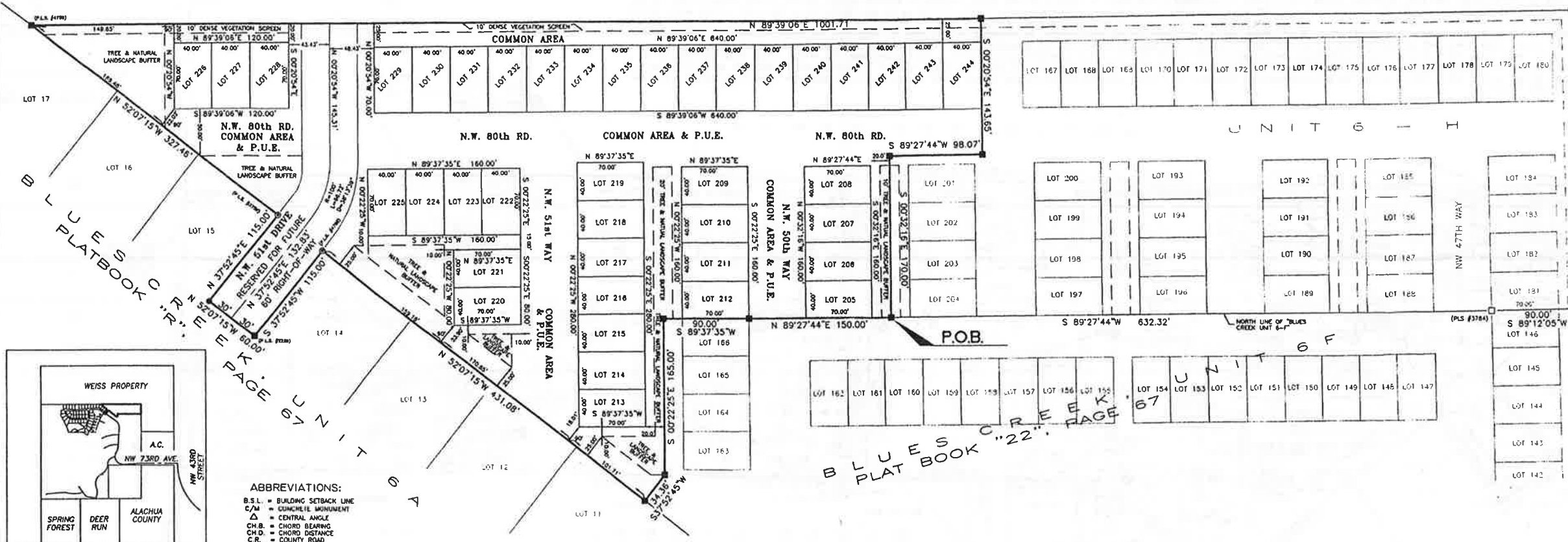
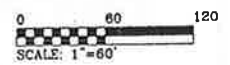
LEGAL DESCRIPTION (BLUES CREEK UNIT 6-G):

A TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF "BLUES CREEK, UNIT 6F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK '22', AT PAGE 57 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; THENCE SOUTH 89 DEG. 12 MIN. 05 SEC. WEST ALONG THE NORTH LINE OF SAID "BLUES CREEK, UNIT 6F", FOR 90.00 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 27 MIN. 44 SEC. WEST, FOR 832.32 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #5548, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 27 MIN. 44 SEC. WEST, FOR 150.00 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEG. 37 MIN. 35 SEC. WEST, FOR 80.00 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; THENCE SOUTH 00 DEG. 22 MIN. 25 SEC. EAST, FOR 165.00 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; THENCE SOUTH 52 DEG. 45 MIN. 15 SEC. WEST, FOR 34.36 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #3784; SAID POINT ALSO ON THE NORTHERLY LINE OF "BLUES CREEK, UNIT 6-A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK '17', PAGE 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 52 DEG. 04 MIN. 41 SEC. WEST ALONG SAID NORTHERLY LINE, FOR 431.08 FEET TO A 5/8" IRON REBAR WITH AN IDENTIFICATION CAP PLS #2228, SAID POINT ALSO THE NORTHWEST CORNER OF LOT 14 OF SAID "BLUES CREEK, UNIT 6-A"; THENCE SOUTH 37 DEG. 52 MIN. 45 SEC. WEST ALONG THE WESTERLY LINE OF SAID LOT 14, FOR 115.00 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #2228; THENCE NORTH 52 DEG. 07 MIN. 45 SEC. WEST, FOR 60.00 FEET TO A 5/8" IRON REBAR WITH NO IDENTIFICATION CAP, SAID POINT ALSO ON THE EASTERLY LINE OF LOT 47 OF "BLUES CREEK, UNIT 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK '5', PAGE 3 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 37 DEG. 52 MIN. 45 SEC. EAST ALONG SAID EASTERLY LINE OF LOT 47, FOR 115.00 FEET TO A 5/8" IRON REBAR WITH AN IDENTIFICATION CAP PLS #3759, SAID POINT ALSO THE NORTHEAST CORNER OF SAID LOT 47; THENCE NORTH 52 DEG. 07 MIN. 15 SEC. WEST ALONG THE NORTHERLY LINE OF SAID "BLUES CREEK, UNIT 4", FOR 327.46 FEET TO A 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #4788; THENCE SOUTH 89 DEG. 39 MIN. 08 SEC. WEST, FOR 1001.21 FEET TO A PLACED 4"x4" CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #5548; THENCE SOUTH 00 DEG. 20 MIN. 54 SEC. EAST, FOR 143.65 FEET TO A PLACED CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #5548; THENCE SOUTH 89 DEG. 27 MIN. 44 SEC. WEST, FOR 100.00 FEET TO A PLACED CONCRETE MONUMENT WITH A DISC STAMPED P.M. PLS #5548; THENCE SOUTH 00 DEG. 32 MIN. 16 SEC. EAST, FOR 170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS.

TAX PARCEL NO. 6006-3 "A.D. WEISS"
UNPLATTED LANDS

PREPARED BY:
J.W. BROWN INC., LAND SURVEYORS LB #3588
101 N.W. 75th STREET SUITE 2
GAINESVILLE, FLORIDA, 32606 PH: (352)-331-3663



- ABBREVIATIONS:
- B.S.L. = BUILDING SETBACK LINE
 - C/M = CONCRETE MONUMENT
 - Δ = CENTRAL ANGLE
 - CH.B. = CHORD BEARING
 - CH.D. = CHORD DISTANCE
 - C.R. = COUNTY ROAD
 - ELEV. = ELEVATION
 - FND. = FOUND
 - I.P. = IRON PIPE
 - I.D. = IDENTIFICATION
 - N.T.S. = NOT TO SCALE
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - P.C.P. = PERMANENT CONTROL POINT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - SECT. = SECTION
 - TYP. = TYPICAL

SURVEYOR'S NOTES :

- MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1/10,000.
- UNLESS OTHERWISE NOTED ON THIS PLAT, FINISHED FLOOR ELEVATIONS OF THE SEWERED PART OF A HOME, SHALL BE A MINIMUM OF 0.50 FEET ABOVE THE ROAD CENTERLINE ELEVATION AT THE MID-POINT OF THE LOT, WHERE NOT FEASIBLE, A BACKWATER VALVE SHALL BE INSTALLED AT THE
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ALL LOTS WITHIN THIS DEVELOPMENT CONTAIN 2,800 SQUARE FEET EACH.
- ALL LOTS SHALL HAVE 0' BUILDING SETBACKS ON ALL SIDES
- ALL PATIOS, DECKS AND/OR SCREENED ENCLOSURES MUST BE WITHIN THE BOUNDARY LINE OF THE LOTS SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON A PREVIOUS BOUNDARY SURVEY OF THIS PROPERTY DONE BY J.W. BROWN, INC. DRAWING # 12131-88 ON 5-7-88. (N 89°12'42"W FOR THE SOUTH LINE OF THIS PARCEL.)
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (F.S. 177.09(28))
- THE MAINTENANCE OF THE RIGHT-OF-WAY, SUCH AS MOWING AND PROPERTY MANAGEMENT ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- LOT CORNERS AND P.C.P.'s WILL BE PLACED PRIOR TO EXPIRATION OF BOND.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE PROPOSED DEVELOPMENT SHALL MEET TABLE 600 OF THE FLORIDA BUILDING CODE.

LEGEND:

- - DENOTES FOUND P.M. - 4"x4" CONCRETE MONUMENT (P.L.S. #3784)
- - DENOTES SET P.M. - 3"x3" CONCRETE MONUMENT (P.L.S. # 5548)
- - DENOTES FOUND 5/8" REBAR & CAP (AS SHOWN)
- - DENOTES FOUND 3/4" IRON PIPE (IDENTIFICATION AS SHOWN)
- - DENOTES SET P.C.P. NAIL & DISK (P.L.S. # 5548)
- - DENOTES SET 5/8" IRON ROD & CAP (P.L.S. # 5548)

STATE PLANE COORDINATE NOTE:

STATE PLANE COORDINATES FLORIDA NORTH ZONE, NAD 1983) THE PLAT BEARINGS SHOWN HEREON ARE ROTATED +01°07'49" FROM GRID BEARINGS ON THE ALACHUA COUNTY CONTROL, IDENTIFICATION AND IDENTIFICATION OF LAND CORNER PROJECT, DATED DEC. 1988.



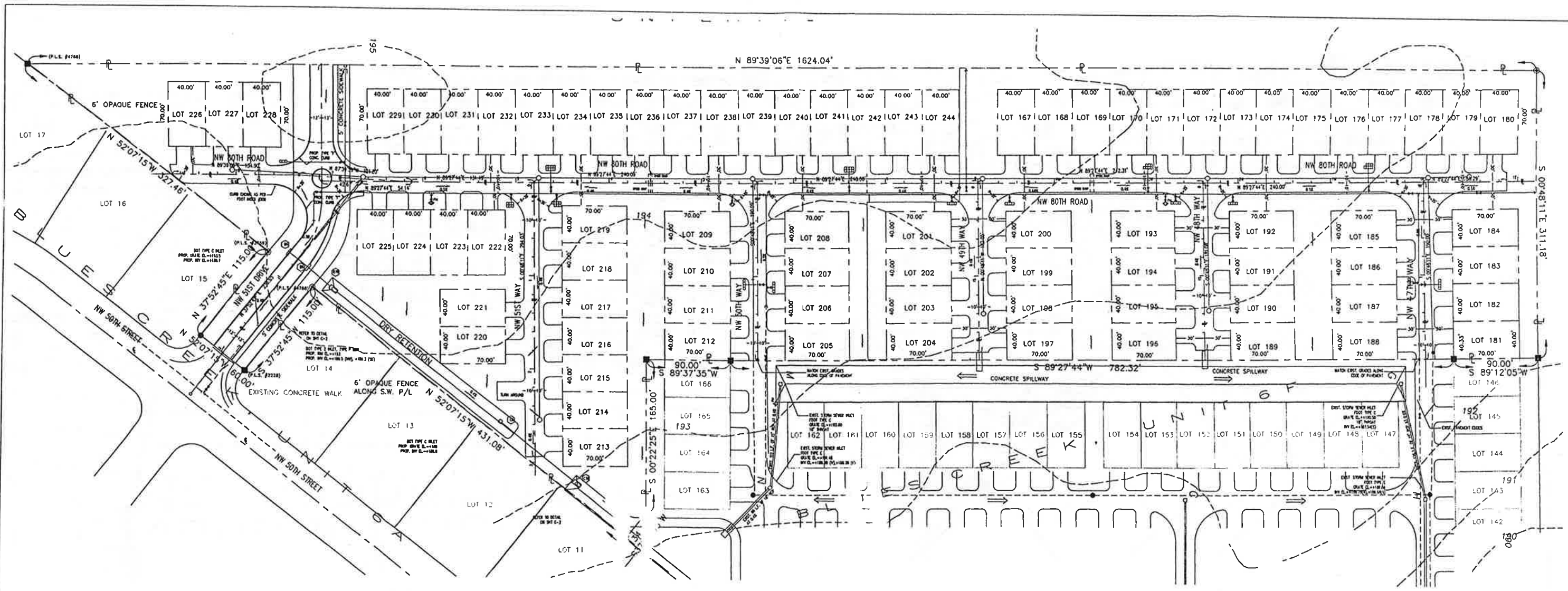
FLOOD NOTE: (MAP DATED 9-28-1984)

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120001-0275-A, THIS PROPERTY IS IN ZONE "C" WHICH IS AN AREA OF MINIMAL FLOODING AS SCALED FROM SAID MAP. THIS PLAT WILL USE THE EXISTING STORM WATER ROUTE THROUGH THE EXISTING SYSTEM TO THE SOUTH.

CERTIFICATE OF SURVEYOR :

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS AND SUBDIVISION THEREOF, AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET, AND THE SURVEY DATA CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

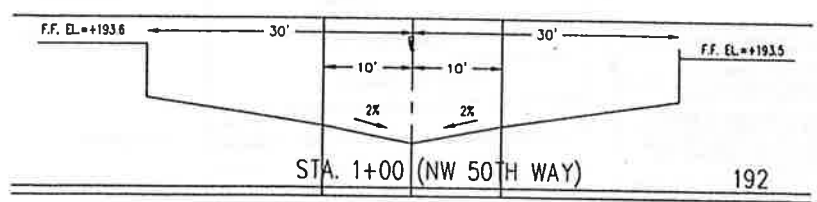
BY: _____ DATE: _____
ALAN J. HAWKER
REGISTERED LAND SURVEYOR, FLORIDA CERT. NO.5548



SITE PLAN

SCALE: 1"=50'-0"

TYPICAL ROAD CROSS SECTION



NW 50TH WAY

**BLUES CREEK UNIT NO. 6G & 6H
STORM SEWER TABULATION SHEET**

STRUCTURE #	A6	B6	B16	C6	C16
EXISTING "C" FACTOR	0.20	0.20	-	0.20	-
PROPOSED "C" FACTOR	0.50	0.50	-	0.50	-
WATERSHED (ACRES)	0.2	1.0	1.2	1.7	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	-	45 MIN.	-
DESIGN STORM	3 YR.	3 YR.	-	3 YR.	-
INTENSITY (IN./HR.)	3.1	6.3	-	3.1	-
TOTAL RUNOFF (CFS)	0.3	3.2	3.5	2.7	2.7

PIPE SIZE (DIA.)	-	15"	15"	-	15"
PIPE LENGTH (FT.)	-	45	100	-	100
PIPE MATERIAL	-	RCP	RCP	-	RCP
"N" FACTOR OF PIPE	-	0.013	0.013	-	0.013
SLOPE (X)	-	0.44	0.3	-	0.3
CAPACITY (CFS)	-	4.1	4.1	-	4.1
VELOCITY (FPS)	-	2.9	2.9	-	2.9

**BLUES CREEK UNIT NO. 6G & 6H
INLET THROAT CAPACITIES**

INLET #	A6	B6	C6
EXISTING "C" FACTOR	0.20	0.20	0.20
PROPOSED "C" FACTOR	0.50	0.50	0.50
WATERSHED (ACRES)	0.2	1.0	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	45 MIN.
DESIGN STORM	3 YR.	3 YR.	3 YR.
INTENSITY (IN./HR.)	3.1	6.3	3.1
TOTAL RUNOFF (CFS)	0.3	3.2	2.7

INLET TYPE	TYPE C	TYPE 2	TYPE C
WITH 18" WIDE SLOT	YES	NO	YES
INLET CAPACITY (CFS)	11	13	11

GENERAL NOTES

- PROPOSED LOCATION OF WATER DISTRIBUTION AND SAN SEWER SYSTEMS ARE SHOWN ON SHEETS M-1 AND S-1 RESPECTIVELY.
- THE SUPPLIER OF UTILITIES ARE AS FOLLOWS:
GAS - WATER, SEWER, POWER & GAS
TELEPHONE - TELEPHONE
CABLE - TELEVISION
- STORMWATER MANAGEMENT SHALL BE BY MEANS OF A COMBINATION OF DETENTION BASINS ALONG THE WESTERN AND SOUTHERN BOUNDARY TOGETHER WITH THE USE OF EXISTING CONSERVATION AREA TO THE SOUTH.
- ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST F.O.D.I. SPECIFICATIONS, CITY OF GAINESVILLE PUBLIC WORKS AND ALACHUA COUNTY PUBLIC WORKS DEPARTMENTS.
- THE ENGINEER OF RECORD SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERMIT STAGES OF CONSTRUCTION INCLUDING SUBGRADE PREPARATION, LAMEROCK PLACEMENT, INSPECTION OF THE SWEPT LAMEROCK BASE PRIOR TO ASPHALT PLACEMENT AND OTHERS AS REQUIRED UPON AUTHORITY OF THE OWNER AND GOVERNING AGENCIES.
- IF UNDERDRAINS ARE NECESSARY, THE ENGINEER OF RECORD SHALL DURING FIELD INSPECTION DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERDRAINS AS REQUIRED UPON AUTHORITY OF THE OWNER.
- WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 18 INCHES BELOW THE LAMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE ENGINEER OF RECORD OR HIS GEOTECHNICAL ENGINEER FOR THE PROJECT.
- THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIALS UNSUITABLE FOR FILL EITHER OFF-SITE IN PERMITTED LOCATIONS OR ON-SITE IN ACCORDANCE WITH THESE PLANS.
- ALL TESTING REQUIRED SHALL BE PAID FOR BY THE CONTRACTOR. TESTING RESULTS SHALL BE ISSUED TO THE ENGINEER OF RECORD FOR REVIEW.
- ALL CONCRETE UTILIZED FOR CURBS, CURBS & OUTER VALLEY OUTTERS, DRAINAGE STRUCTURES SHALL BE MADE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (CLASS 1 CONCRETE).
- ALL RETENTION AREAS ARE TO BE CONSTRUCTED AND SLOTTED PRIOR TO LAMEROCK PLACEMENT. PROPER EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ELEVATIONS REFER TO MVD (1929).

TRIP GENERATION DATA

BASED ON THE MANUAL (6TH EDITION) FOR APARTMENTS (LAND USE 220)
TOTAL UNITS FOR PHASE 6G AND 6H: 78 UNITS
AVERAGE TRIPS PER DAY PER DWELLING:
8.5 (WEEKDAYS)
6.2 (SATURDAYS)
5.5 (SUNDAYS)
WEEKDAY PEAK HOUR (AM):
0.56 TRIPS PER DWELLING = 44 TRIPS
(50% ENTERING AND 50% EXITING)
WEEKDAY PEAK HOUR (PM):
0.69 TRIPS PER DWELLING = 52 TRIPS
(50% ENTERING AND 42% EXITING)
ESTIMATED WEEKDAY TRIPS PER DAY GENERATED BY UNITS 6G AND 6H: 507 TRIPS

SITE DATA (FOR 6G AND 6H PHASES)

ZONING	PUD
TOTAL ACRES	11.05 ACRES ±
TOTAL NUMBER OF DWELLING UNITS IN PHASE 6G AND 6H:	78 UNITS
DENSITY:	7 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING COVERAGE:	141,862 SQ. FT. (29.5%)
PAVEMENT COVERAGE:	75,820 SQ. FT. (15.7%)
OPEN SPACE (GREEN AREAS):	263,538 SQ. FT. (54.8%)
PARKING SPACES (REQUIRED / PROVIDED):	2 PARKING SPACES PER UNIT
RECREATIONAL FACILITIES:	EXISTING TO THE SOUTH

LEGEND

- EXISTING SPOT ELEVATIONS
- PROP. SPOT ELEVATIONS
- 100 YEAR FLOOD ELEV. = +175.5

PROPOSED SITE PLAN LAYOUT AND EXISTING DRAINAGE SYSTEMS HAVE BEEN OBTAINED FROM MASTER DRAINAGE PLAN PREPARED BY DUNK ENGINEERING OF GAINESVILLE, INC., DATED APRIL 2000 AND OCTOBER 2000 (MASTER DRAINAGE PLAN FOR UNITS 6G & 6H). EXIST. TOPOGRAPHICAL DATA HAS BEEN OBTAINED FROM FIELD SURVEYS PERFORMED AND PREPARED BY J.M. BROWN, INC. LAND SURVEYORS.

**48 HOURS BEFORE DIGGING
CALL SUNSHINE STATE**
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION
CENTER OF FLORIDA

NO.	DATE	REVISION	F.B. - PCS.	W.O. #
5				
4				
3				
2				
1	4-30-02	PER COMMENTS		

ATHANASIOS TOMMY MARIONS
CERTIFICATE NO. 51562
STATE OF FLORIDA

J.H. MANUCY, INC.
Land Surveyors / Civil, Structural & Environmental Engineers
4634 Palm Avenue • Suite 203
Highland, Florida 33012
Tel: (305) 821-1281 Fax: (305) 825-1705

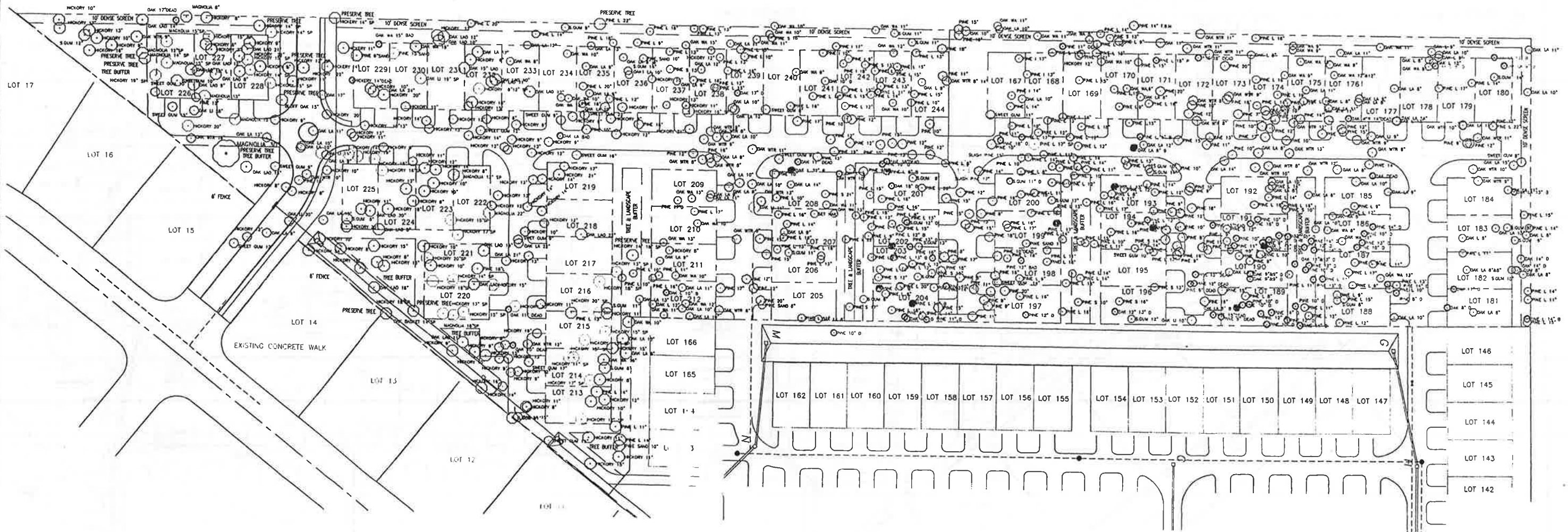


PROJECT NAME:
BLUES CREEK UNIT - 6G AND 6H
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

J.W. BROWN INC., LAND SURVEYORS
101 NW 75TH STREET, SUITE 2
GAINESVILLE, FLORIDA, 32607 PH: (352)-331-3663

SCALE: 1" = 50'
DATE: 10/31/01
DRAWN BY: S.L.L.
CHECKED:

C-1
DRAWING NUMBER:
101928-P01.DWG



SITE PLAN SHOWING TREES



SCALE: 1"=50'-0"

**BLUES CREEK UNIT NO. 6G & 6H
STORM SEWER TABULATION SHEET**

STRUCTURE #	A6	B6	B76	C6	C16
EXISTING "C" FACTOR	0.20	0.20	-	0.20	-
PROPOSED "C" FACTOR	0.50	0.50	-	0.50	-
WATERSHED (ACRES)	0.2	1.0	1.2	1.7	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	-	45 MIN.	-
DESIGN STORM	3 YR.	3 YR.	-	3 YR.	-
INTENSITY (IN./HR.)	3.1	6.3	-	3.1	-
TOTAL RUNOFF (CFS)	0.3	3.2	3.5	2.7	2.7

PPE SIZE (IN.)	-	15"	15"	-	15"
PPE LENGTH (FT.)	-	45	100	-	100
PPE MATERIAL	-	RCP	RCP	-	RCP
"N" FACTOR OF PPE	-	0.013	0.013	-	0.013
SLOPE (X)	-	0.44	0.3	-	0.3
CAPACITY (CFS)	-	4.1	4.1	-	4.1
VELOCITY (FPS)	-	2.9	2.9	-	2.9

**BLUES CREEK UNIT NO. 6G & 6H
INLET THROAT CAPACITIES**

INLET #	A6	B6	C6
EXISTING "C" FACTOR	0.20	0.20	0.20
PROPOSED "C" FACTOR	0.50	0.50	0.50
WATERSHED (ACRES)	0.2	1.0	1.7
TIME OF CONCENTRATION	45 MIN.	10 MIN.	45 MIN.
DESIGN STORM	3 YR.	3 YR.	3 YR.
INTENSITY (IN./HR.)	3.1	6.3	3.1
TOTAL RUNOFF (CFS)	0.3	3.2	2.7

INLET TYPE	TYPE C	TYPE 2	TYPE C
WITH 18" WIDE SLOT	YES	NO	YES
INLET CAPACITY (CFS)	11	15	11

- GENERAL NOTES**
- PROPOSED LOCATION OF WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS ARE SHOWN ON SHEETS M-1 AND S-1 RESPECTIVELY.
 - THE SUPPLIER OF UTILITIES ARE AS FOLLOWS:
GAS - WATER, SEWER, POWER & GAS
TELEPHONE - TELEPHONE
CABLE - TELEVISION
 - STORMWATER MANAGEMENT SHALL BE BY MEANS OF A COMBINATION OF DETENTION BASINS ALONG THE WESTERN AND SOUTHERN BOUNDARY TOGETHER WITH THE USE OF EXISTING CONSERVATION AREA TO THE SOUTH.
 - ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST F.O.T. SPECIFICATIONS, CITY OF GAINESVILLE PUBLIC WORKS AND ALACHUA COUNTY PUBLIC WORKS DEPARTMENTS.
 - THE ENGINEER OF RECORD SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION INCLUDING SUBGRADE PREPARATION, LINDEROCK PLACEMENT, INSPECTION OF THE SWEEP LINDEROCK BASE PRIOR TO ASPHALT PLACEMENT AND OTHERS AS REQUIRED UPON AUTHORITY OF THE OWNER AND GOVERNING AGENCIES.
 - IF UNDERPAVEMENTS ARE NECESSARY, THE ENGINEER OF RECORD SHALL, DURING FIELD INSPECTION, DETERMINE THE EXACT LOCATION AND REQUIREMENTS. THE CONTRACTOR SHALL INSTALL UNDERPAVEMENTS AS REQUIRED UPON AUTHORITY BY THE OWNER.
 - WHERE SUBSOIL EXCAVATION IS REQUIRED, THE UNITS OF EXCAVATION SHALL BE A MINIMUM OF 18 INCHES BELOW THE LINDEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE ENGINEER OF RECORD OR ITS GEOTECHNICAL ENGINEER FOR THE PROJECT.
 - THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIALS UNSUITABLE FOR FILL EITHER OFF-SITE IN PERMITTED LOCATIONS OR ON-SITE IN ACCORDANCE WITH THESE PLANS.
 - ALL TESTING REQUIRED SHALL BE PAID FOR BY THE CONTRACTOR. TESTING RESULTS SHALL BE ISSUED TO THE ENGINEER OF RECORD FOR REVIEW.
 - ALL CONCRETE UTILIZED FOR CURBS, CURB & GUTTER, VALLEY OUTLETS, DRAINAGE STRUCTURES SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (CLASS I CONCRETE).
 - ALL RETENTION AREAS ARE TO BE CONSTRUCTED AND SLOOED PRIOR TO LINDEROCK PLACEMENT. PROPER EROSION AND SEDIMENTATION CONTROL SHALL BE ERRECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - ELEVATIONS REFER TO NGVD (1929).

TRIP GENERATION DATA

BASED ON ITE MANUAL (6TH EDITION) FOR APARTMENTS (LAND USE 220)
TOTAL UNITS FOR PHASE 6G AND 6H: 78 UNITS
AVERAGE TRIPS PER DAY PER DWELLING:

6.5 (WEEKDAYS)
6.2 (SATURDAYS)
5.5 (SUNDAYS)

WEEKDAY PEAK HOUR (AM):
0.56 TRIPS PER DWELLING = 44 TRIPS
(34X ENTERING AND 68X EXITING)

WEEKDAY PEAK HOUR (PM):
0.59 TRIPS PER DWELLING = 52 TRIPS
(58X ENTERING AND 42X EXITING)

ESTIMATED WEEKDAY TRIPS PER DAY GENERATED BY UNITS 6G AND 6H: 507 TRIPS

- LEGEND**
- EXISTING SPOT ELEVATIONS
 - PROP. SPOT ELEVATIONS
 - PROP. DRAINAGE FLOW BY SLOPE &
 - 100 YEAR FLOOD ELEV. = +175.5

SITE DATA (FOR 6G AND 6H PHASES)

ZONING:	PUD
TOTAL ACREAGE:	11.05 ACRES ±
TOTAL NUMBER OF DWELLING UNITS IN PHASE 6G AND 6H:	78 UNITS
DENSITY:	7 UNITS PER ACRE
MAXIMUM BUILDING HEIGHT:	35 FEET
BUILDING COVERAGE:	141,882 SQ. FT. (29.3%)
PAVEMENT COVERAGE:	75,820 SQ. FT. (15.7%)
OPEN SPACE (GREEN AREAS):	253,538 SQ. FT. (54.8%)
PARKING SPACES (REQUIRED / PROVIDED):	2 PARKING SPACES PER UNIT EXISTING TO THE SOUTH

PROPOSED SITE LAYOUT AND EXISTING DRAINAGE SYSTEMS HAVE BEEN OBTAINED FROM MASTER DRAINAGE PLAN PREPARED BY DAWN ENGINEERING OF GAINESVILLE, INC., DATED APRIL 2000 AND OCTOBER 2000 (MASTER DRAINAGE PLAN FOR UNITS 6G & 6H). EXIST. TOPOGRAPHICAL DATA HAS BEEN OBTAINED FROM FIELD SURVEYS PERFORMED AND PREPARED BY J.R. BROWN, INC. LAND SURVEYORS.

48 HOURS BEFORE DIGGING
CALL SUNSHINE STATE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION
CENTER OF FLORIDA

DATE	REVISION	F.B. - PGS.	W.O. #
5			
4			
3			
2			
1			

ATHANASIOS TOMMY MARIONS
CERTIFICATE NO. 51562
STATE OF FLORIDA

J.H. MANUCY, INC. EB7036

Land Surveyors / Civil, Structural & Environmental Engineers
4624 Palm Avenue, Suite 203
Hialeah, Florida 33012
Tel: (305) 821-1281 Fax: (305) 825-1705



PROJECT NAME:
BLUES CREEK UNIT - 6G AND 6H
SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

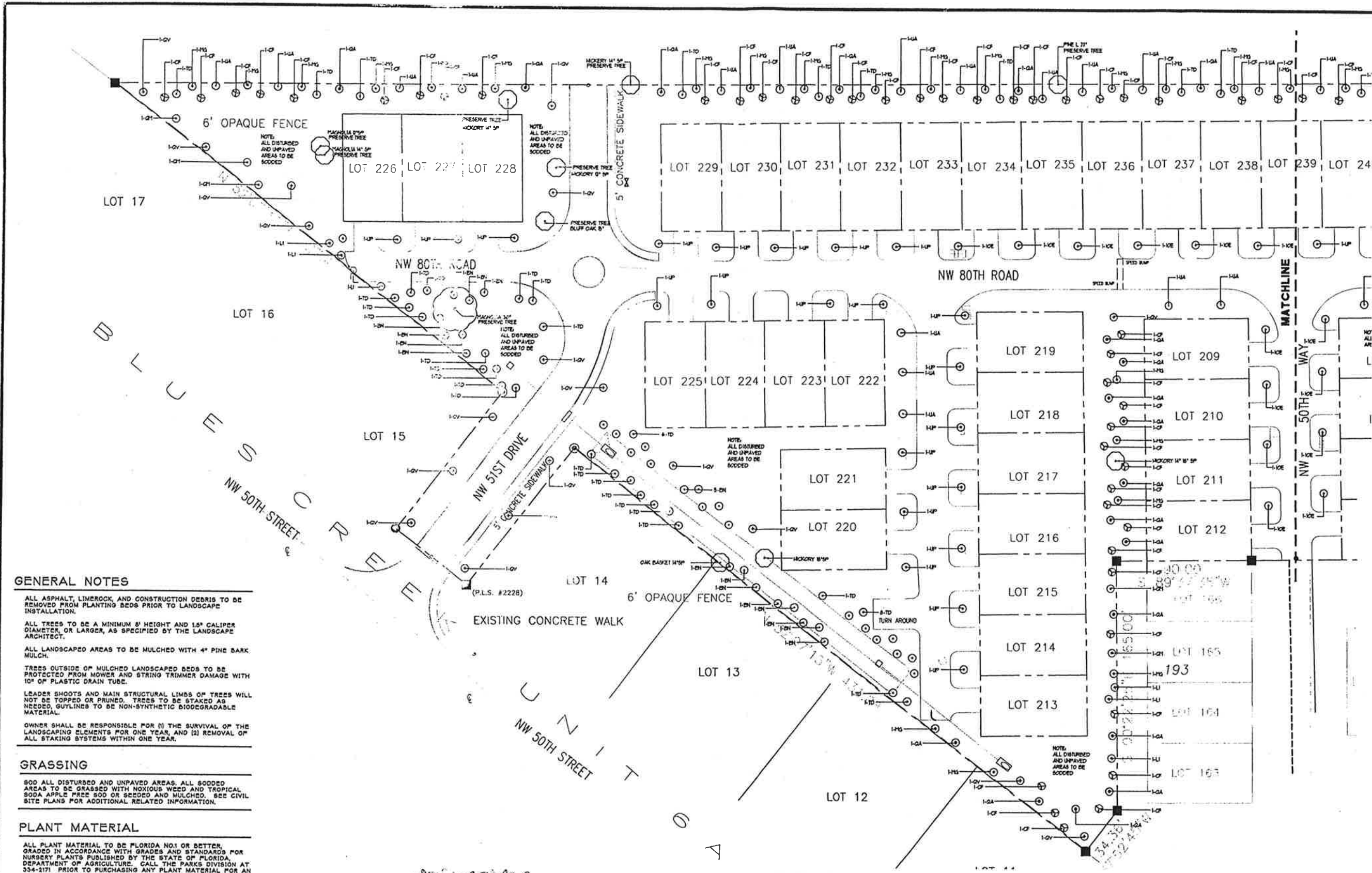
J.W. BROWN INC., LAND SURVEYORS LB #3586
101 NW 57TH STREET, SUITE 2
GAINESVILLE, FLORIDA, 32607 PH: (352)-331-3663

SCALE: 1" = 50'
DATE: 10/31/01
DRAWN BY: S.L.L.
CHECKED:

C-1B

DRAWING NUMBER:
101928-PGL.DWG

(C) COPYRIGHT NOTICE, ALL DRAWINGS AND SPECIFICATIONS SHOWN AND DEPICTED ON THIS PLAN IS THE PROPERTY OF J.H. MANUCY, INC. NOT TO BE UTILIZED BY OWNER OF OTHER PARTIES EXCEPT BY WRITTEN AGREEMENT WITH J. H. MANUCY, INC.



GENERAL NOTES

ALL ASPHALT, LIMESTONE, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS PRIOR TO LANDSCAPE INSTALLATION.

ALL TREES TO BE A MINIMUM 8" HEIGHT AND 1.5" CALIPER DIAMETER, OR LARGER, AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 4" PINE BARK MULCH.

TREES OUTSIDE OF MULCHED LANDSCAPED BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED. GUTLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNERS SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS FOR ONE YEAR, AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR.

GRASSING

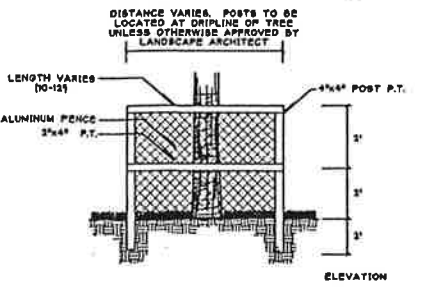
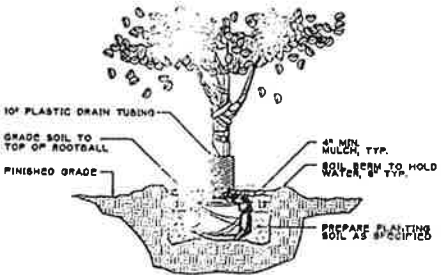
SOD ALL DISTURBED AND UNPAVED AREAS. ALL SODDED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. CALL THE PARKS DIVISION AT 354-1171 PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY HOSE BIB INSTALLATION. HOSE BIBS TO BE INSTALLED WITHIN 100' CENTERS OF ALL NEW PLANTINGS



LEGEND



1. Petition 7SUB-02 DB J.W. Brown, Inc., agent for Blues Creek Limited, Inc. Design plat review for 38 lots on 4.86 acres, Blues Creek, Unit 6-H. Zoned: PUD (Alachua County PUD). Located in the vicinity of Northwest 47th Way and Northwest 80th Avenue.

Discussed with Petition 8SUB-02 DB.

<u>Motion By:</u> Mr. Boyes	<u>Seconded By:</u> Mr. Higman
<u>Moved To:</u> Approve Petition 7SUB-02 DB.	<u>Upon Vote:</u> Motion Carried 6-0 Yeas: Houston, Borden, Boyes, Cooper, Polopolus, Higman

2. Petition 8SUB-02 DB J.W. Brown, Inc., agent for Blues Creek Limited, Inc. Design plat review for 44 lots on 6.19 acres, Blues Creek, Unit 6-G. Zoned: PUD (Alachua County PUD). Located in the vicinity of Northwest 51st Drive and Northwest 80th Avenue.

Ms. Carolyn Morgan was recognized. Ms. Morgan presented diagrams of the proposed subdivision and described them in detail. She noted that the units were originally proposed to be attached, but would instead be zero lot line, detached houses. She explained that, while the City had annexed the property, the zoning and land use remained Alachua County zoning and land use, therefore, the Alachua County Code was used to determine the requirements for subdivision submittal. She described the proposed subdivisions in detail, including road layout and stormwater retention facilities. Ms. Morgan reviewed Petition 8SUB-02 DB, noting the recommendation that lots 213 and 226 be removed because the driveways came to the very edge of the property line of the adjacent lots. She indicated that staff had some concern about the height of the drainage swales. She noted that the site was heavily wooded, and the Arborist had worked with the petitioner to save significant trees.

Chair Polopolus asked if the Arborist checked to be sure that all the recommended trees had been planted.

Ms. Morgan indicated that the Arborist did inspect sites. She reviewed the recommendations from other departments and indicated staff recommended approval with the recommendations, for the design plat stage only. She offered to answer any questions from the board.

Mr. Borden noted the lack of sidewalks and asked if they would be installed.

Mr. Morgan explained that the streets were private streets and reviewed under Alachua County Code so the City's sidewalk ordinance did not apply. She noted that the limited right-of-way almost precluded sidewalks.

Mr. David Owen, agent for the petitioner, was recognized. Mr. Owen indicated that the PUD did allow for zero lot lines in the subdivision and the houses would be detached with three feet from the building to the lot line so there would be six feet between houses. He discussed his work with the City Arborist to establish the tree plantings. Regarding staff recommendations, he indicated that it would be impractical to eliminate the two lots, but he would work with staff on truncating the driveways or off setting the lots.

Mr. Higman suggested that Mr. Owen had a disagreement with staff on the recommended condition to eliminate lots 213 and 226.

Mr. Owen indicated that he was not made aware of the recommendation until the day of the meeting and he had not had a chance to review the matter. He noted that the request was a recommendation and not a condition.

Mr. Higman indicated that, if he voted for the petition, it was his understanding that he was voting for the staff recommendation, which was to remove the two lots. He explained that he wished to have the matter resolved before he could consider voting on the petition.

Mr. Owen explained that the driveways encroached on the vegetative buffer area, and there were ways of moving them out without eliminating the lots.

Ms. Morgan agreed that she had little time to discuss the matter with the petitioner. She explained that she would work with the petitioner to save the lots, but she assumed that if they could have altered the layout, they would have already done so. She noted that, while she had not indicated that they should eliminate the lots, she did ask how they intended to deal with the buffer. She explained that the board could continue the petition until the following month, allow staff to work out the details in the construction phase and if they could not get the driveways out of the buffer area, the lots would be eliminated, or staff and the petitioner could try to work out the issue before the petition goes to the City Commission who will make the final decision on the matter.

Mr. Higman indicated that he understood the project needed to move forward, however, it seemed as if there was a disagreement and while there were three options, he wished the applicant to understand that he needed to deal with the issue.

Ms. Morgan explained that the board could make a recommendation to the Commission, and the petitioner would have a number of weeks to rework the subdivision and show something different. She noted that the petition would go to the Commission from the DRB and it would be presented in the manner it was submitted to the DRB.

Ms. Polopolus noted that the board could approve the petition without the two lots and the petitioner could go the Commission and present information to show modifications that would allow their reinstatement.

Ms. Morgan agreed.

Mr. Houston asked if elimination of the lots was a requirement or a recommendation.

Ms. Morgan indicated that it was an interpretative issue because there would be a fence and there was a fair amount of tree cover shown, but she believed the encroachment of a driveway turnaround that close to the fence in a neighbor's back yard could be disruptive to the neighbors.

Ms. Cooper asked when the petitioner was made aware of the concerns about the driveway.

Ms. Morgan explained that the comments went out on April 23rd. She read the text of the recommendation and noted that she stated "dimension the ends of private roads to property lines of lots 12 and 16 Blues Creek

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

Unit 6-A, what buffers are to be provided so that headlights at this point did not disturb existing houses.” She noted that lots 12 and 16 of Blues Creek Unit 6-A were abutting lots 213 and 226 of Blues Creek Unit 6-G. She indicated that she did not state that they should remove the two lots, but she believed the buffer was inadequate and she left it to the petitioner to show how they were going to deal with the concerns.

Mr. Owen noted that the county required a fence or a buffer and the petitioner proposed a fence and a buffer. He suggested that the driveway could be modified.

There was discussion of the map showing the site.

Mr. Owen suggested that the driveways in question could be truncated to move them from the property line.

Ms. Morgan indicated that she spoke to the Public Works Department and they did not indicate that the driveways could be truncated.

Mr. Owen suggested that the lots could be offset and change the situation. He explained that it was eighteen feet between the property line and the adjacent property line.

Ms. Cooper asked about the width of the roads and what type of traffic calming would be used.

Mr. Owen explained that the roads were private drives and they would be 20 feet wide. He noted that the City required 22 feet for public roads, but the remainder of the subdivision was built under county regulations and those roads were also 20 feet. He indicated that the traffic calming would come in the form of speed humps.

There was discussion of how the stormwater system operated.

Mr. Higman indicated that he was still concerned about the issue of the encroachment of the driveways. He suggested that the board vote for staff's recommendation to remove the two lots with the idea that the conflict would be resolved.

Mr. Owen indicated that he preferred that the board keep in mind that staff's recommendation was not a mandate to remove the lots. He reiterated that the Alachua County Code required a fence or a buffer, and the petitioner proposed a fence and a buffer. He suggested that the buffer portion near the driveway could be eliminated, because it was not a requirement. He stated that there was no encroachment on neighboring properties or violation of setback lines, nor were the driveways compromising any code issues.

Mr. Higman indicated that he could not vote against staff's professional opinions and recommendations to remove the lots. He explained that if the petition moved forward and the petitioner could resolve the conflict, the lots could be returned.

Mr. Owen suggested that it was a minor issue since no codes were being compromised. He pointed out that the only thing in question was a buffer that was not required by the Code.

Mr. Calderon indicated that staff could resolve the issue. He agreed that the buffers were not required. He requested that the board give staff the option to work with the petitioner, and if the issue could not be resolved, the recommendation to remove the lots could be forwarded to the City Commission. He noted that

the petitioner did have to meet the turnaround requirements of the Public Works Department. Mr. Calderon stated that the issue involved a planning principle and the situation involved a PD, with broader overall impacts in the relationship of one type of unit to another. He explained that staff was looking at an intense multi-family development abutting larger lots. He explained that the way the buffers were proposed and the driveway was laid out, the buffer would be virtually eliminated. Mr. Calderon noted that Mr. Owen stated that he could meet the requirement and should have the opportunity to demonstrate that he could do so, as long as it met traffic engineering's safety requirements.

Mr. Owen agreed that it sounded as if eighteen feet from the end of a street to an adjacent property line, was not far, but the density of the area was such that the houses were only six feet apart.

Ms. Cooper pointed out that the building plan was incredibly dense, but the board did not have the ability to recommend larger buffer zones or common areas.

Chair Polopolus suggested that the homes be thought of as condominiums or attached units. She suggested that the zero lot line detached homes would be preferable to those condominiums.

Mr. Boyes suggested that the board approve the petition as presented and allow staff to make the presentation and present their argument to the City Commission.

Mr. Owen stated that he would work with staff to resolve the matter.

Chair Polopolus opened the floor to public comment.

Mr. Selmer Hershfield indicated that he lived in a house behind lot 213 and he was grateful to the board for their consideration. He noted that, while he expected development nearby, having a driveway in his backyard was not what he envisioned when he purchased his home. He explained that another member of the homeowners association had expressed concerns about the proposed swale since there had been flooding in the past.

Chair Polopolus closed the floor to public comment.

<u>Motion By:</u> Mr. Higman	<u>Seconded By:</u> Mr. Borden
<u>Moved To:</u> Approve Petition 8SUB-02 DB with staff recommendations and the understanding that the petitioner will work with staff to redesign lots 213 and 226 to provide adequate buffer, or remove the lots if such buffer cannot be provided.	<u>Upon Vote:</u> Motion Carried 6-0 Yeas: Houston, Borden, Boyes, Cooper, Polopolus, Higman