

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

Petition Number: 159SUB-03 DB	Reviewed by: Gene G. Francis
Development Review Board Meeting: January 8, 2004	
Project Name/Description: Meadows North Design Plat	

I. Department Comments

- | | | |
|----|----------------------------------|-----------------------------|
| 1. | Planning - | Approvable with conditions |
| 2. | Public Works - | “ “ “ |
| 3. | Gainesville Regional Utilities - | “ “ “ |
| 4. | Police - | --- |
| 5. | Fire - | Approvable with conditions. |
| 6. | Building - | Approvable as submitted. |
| 7. | Arborist - | Approvable with conditions. |
| 8. | Other - ACDEP | “ “ “ |
| | Concurrency | “ “ “ |

II. Overall Recommendation The design plat is approvable with conditions.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>159SUB-03DB</u>	Date Plan Rec'd: <u>12/03/03</u>	Review Type: <u>Design Plat</u>
Review For : <u>Development Review Board</u>	Review Date: <u>01/08/04</u>	Project Agent:
Description, Agent & Location: Meadows North Design Plat		Brown & Cullen

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By: <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
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RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to develop a 13 lot subdivision on 16.543 acres more-or-less. Twelve of the 13 lots will vary in size from 0.70 acres to 1.28 acres in size. The largest lot, Parcel "A", is a developed site, approximately 4.25 acres in size that belongs to the property owner that is selling the remaining property for development. The subdivision will have a 60 foot wide private street system that is to be developed with a non-curb and gutter road system having swale-type retention areas located along a 20 foot wide paved roadway. The petitioner will be providing a 12 foot wide, gated, emergency access/easement over Parcel "A" and between Lots 4 & 5. The petitioner has indicated to staff that there will be no residential development within the existing tree canopy and that no trees are to be removed from the individual lots. In addition, the petitioner has indicated on the design plat that the drainage system is conceptual, and may require drainage easements on private property/lots.

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

1. The petitioner understands that all of the existing structures that are not single-family residential dwellings and that do not exist within the boundaries of the building setbacks for each new lot, must be removed/razed, prior to final sign-off by City staff of the record (mylar) plat going to City Commission for final plat approval. If any of the existing structures, to be torn down, are older than 45 years of age, there is usually an automatic 90 day delay before the structure can be torn down.
2. The petitioner needs to provide the square footage and acreage for Parcel "A" on the design and final plats.
3. The petitioner must remove reference to private street right-of-way area. The 60 foot wide area should be labeled "Common Area" or "Private Street" area.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

4. The petitioner must understand that they are required to plant street shade trees along their private street common area within the subdivision as stated in Sec. 30-261 (a) and (b) of the City Land Development Code. A note should be placed on the design plat that shade trees shall be installed along the private street common area per Sec. 30-261 (b). The "Construction Drawings" must illustrate the required street shade trees. In addition, any drainage retention basins must also be landscaped with water tolerant shade trees.
5. The petitioner has not identified the 5 foot wide sidewalk on the design plat itself, although they have identified it on the enlarged detail drawing of the typical roadway section located in the lower lefthand corner of the plat.
6. Please clarify on the design plat that E/M refers to an "Easement/s" or delete E/M from plans.
7. The design plat must boldly display the following " Not For final Recording".

December 11, 2003

aircraft refueling tank. University Air Center Air Hangar and Fuel Site. Zoned: AF (airport facility). Located at 4701 Northeast 40th Terrace. (GENE) Corrected plans will be submitted on December 3, 2003. (This petition was previously known as 147WSU-03 CC.)

Comments: ACEPD staff comments remain the same as October 27, 2003 petition review: This facility must register with Alachua County prior to start of operation. Specifications including installation and secondary containment plans and additional information for the 2000 gallon fuel storage tank, 100 gallon waste oil tank and other regulated materials to be stored at the facility can be submitted to Tim Ramsey (264-6843).

3. Petition 159SUB-03 DB Albemarle Development, agent for Andrew Evans, Karen Harris, A.L Day, and Dana Day. Design plat review for 13 lots on 16.534 acres MOL. Meadows North. Zoned: RSF-1 (3.5 units/acre single-family residential). Located in the 2800 block of Northwest 29th Street. (GENE)

Comments: A note was added to the design plat stating any existing on-site wells not proposed for use will be identified, mapped, plugged and abandoned. On the construction drawing; identify the two onsite wells and provide a note that they will be plugged and abandoned if not proposed for use.

4. Petition 163SPL-03 DB Eng, Denman & Associates, Inc., agent for Henderson Prairie View Trust. Preliminary and final development plan review to construct a daycare facility. O2B Kids. Zoned: RMF-8 (8-30 units/acre multiple-family medium density). Located in the 3700 block of Southwest 39th Blvd, east side. (CAROLYN)

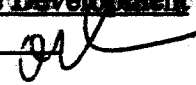
Comments: The Stormwater Pollution Prevention Plan (SPPP) is thorough and contains a number of control measures to reduce sedimentation and erosion problems. Specifically, silt fences around the perimeter of the property and around the basins, mulch, seeding and sod are described for use in areas as shown on the plans. However, the perimeter silt fence is the only control measure actually depicted on the plans. Other measures proposed for use within the SPPP are inlet protection devices, swale protection and temporary berms and swales. Depict the location and identify by legend all proposed sedimentation and erosion control measures on the plan sheets.

cc via email:

Chris Bird
Michael Drummond
Kathy Fanning
John Mousa
Gus Olmos
Tim Ramsey

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

Sheet 1 of 1

Petition	<u>159SUB-03DB</u>	Date Received	<u>12/2/03</u>	<input checked="" type="checkbox"/> Preliminary	
<input checked="" type="checkbox"/> DRB	<input type="checkbox"/> PB	Other	Review Date	<u>12/9/03</u>	<input type="checkbox"/> Final
Project Name	<u>Meadows North</u>			<input type="checkbox"/> Amendment	
Location	<u>2800 block of NW 29th St.</u>			<input type="checkbox"/> Special Use	
Agent/Applicant Name	<u>Albenitlle Development</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. This development is located in Zone B of the Transportation Concurrency Exception Area (TCEA). Prior to receiving final plat approval, this development must sign a TCEA Agreement for provision of the required Concurrency Management Element Policy 1.1.6 standards. Please contact Onelia Lazzari concerning the preparation of the TCEA Agreement and a determination of how the required Policy 1.1.6 standards will be met. Based on the estimated net new trip generation, this development must meet 2 Policy 1.1.6 standards.
2. When the final plat is submitted, please submit an Application for a Certificate of Final Concurrency.

SITE PLAN EVALUATION SHEET


PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>159SUB-03 DB</u>	Review Date: <u>12/12/03</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>12/12/03</u>	<u>Design Plat</u>
Description, Agent & Location: <u>Meadows North</u>	Project Planner:	
<u>Brown & Cullen</u>	<u>2800 block NW 29th Street</u>	<u>Gene Francis</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input type="checkbox"/> Alachua County Environmental Review Required	Comments By:  Rick Melzer E.E. Development Review Engineer
<input type="checkbox"/> Alachua County Environmental Review Not Required	
<input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed.	
<input checked="" type="checkbox"/> SJRWMD stormwater permit is required.	
<input checked="" type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2)	
<input checked="" type="checkbox"/> Approved for Concurrency	

REVISIONS / RECOMMENDATIONS:

1. The site will be required to comply with NPDES criteria during and after construction of the development.