

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

<b>Petition Number</b> 7SUB-02 DB	<b>Development Review Board</b>
<b>Review Date</b> 5/09/02	<b>Reviewed By</b> Carolyn R. Morgan
<b>Project Name/Description</b>	Blues Creek Subdivision Unit 6-H

**I. Department Comments**

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

**II. Overall Recommendation**

The proposed site is 4.86 acres. The property is zoned Alachua County Planned Unit Development. The site is located in the vicinity of Northwest 51<sup>st</sup> Drive and Northwest 80<sup>th</sup> Road. The proposed subdivision is Unit 6-H 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 38 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 7.82 units per acre. The Blues Creek PUD permitted 248 single-family attached dwelling in Unit 6. With the completion of Units 6-H and the concurrent petition 8SUB-02DB, 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 51<sup>st</sup> 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 7SUB-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. 7SUB-02DB	Date Plan Rec'd: 4/30/02	Review Type: Stage II Preliminary Plat and Plan Review (Design Plat)
Review For: Technical Review Committee    Review Date: 5/09/02		 Project Planner: Carolyn Morgan

**APPROVABLE**  
(as submitted)

**APPROVABLE**  
(subject to below)

**DISAPPROVED**

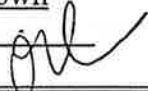
**Description/Location/Agent:** Blues Creek Phase 6H/ Vicinity of Northwest 51st Street and Northwest 80<sup>th</sup> Avenue /Larry Ross

<b><u>RECOMMENDATIONS/REQUIREMENTS/COMMENTS</u></b>



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

Sheet 1 of 1

<b>Petition</b> <u>7SUB-02DB</u>	<b>Date Received</b> <u>4/30/02</u>	<input checked="" type="checkbox"/> Preliminary
<input checked="" type="checkbox"/> DRB <input type="checkbox"/> PB <input type="checkbox"/> Other	<b>Review Date</b> <u>5/2/02</u>	<input type="checkbox"/> Final
<b>Project Name</b> <u>Blues Creek Phase 6-H</u>		<input type="checkbox"/> Amendment
<b>Location</b> <u>NW 80th Rd. and NW 51st Dr.</u>		<input type="checkbox"/> Special Use
<b>Agent/Applicant Name</b> <u>J W Brown</u>		<input type="checkbox"/> Planned Dev.
<b>Reviewed by</b> <u>Onelia Lazzari</u> 		<input checked="" type="checkbox"/> Design Plat
		<input type="checkbox"/> Concept

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

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. Please 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>7SUB-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-H</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**

- SJRWMD stormwater permit required.
- Suwanee River Water Management District permit required.
- 100 Yr. critical duration storm event must be analyzed.
- Hogtown Creek watershed – volume must not increase over 72 hrs.
- Treatment volume must be recovered within 72 hrs. (F.S. of 2)
- 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 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 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

## FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No.: 7SUB-02 DB

Due Date: 5/7/2001

Review Type:

Design Plat

Review for: Technical Review Committee

Review Date: 5/2/2002

Description: J.W. Brown agent for Blues Creek. Blues Creek Unit 6-H located in the vicinity of NW 47th Way Drive and NW 80th Ave.

Project Planner:

Carolyn Morgan

**Approvable**

**Approvable**  
Subject to Comments

**Disapproved**

**Concept**

- Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.
- Revisions are necessary for plan to meet the requirements of Gainesville's Land Development Code Section 30-160.
- Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.

Comments By:



MV Smith, #232  
Fire Safety Inspector

Revisions/Recommendations:

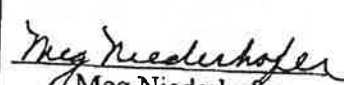


# SITE PLAN EVALUATION SHEET

## 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
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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 checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Meg Niederhofer City Arborist
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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. 7SUB-02DB  
Review For : Development Review Board Review Date: 04/15/02  
Plan Reviewed: 5/1/2002  
Description, Agent & Location: J. W. Brown, Inc., Blues Creek, Unit 6H,  
NW 51 Dr and 80 Rd.

Review Type: Design Plat

Project Planner: Carolyn Morgan

**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.





# BLUES CREEK UNIT - 6H

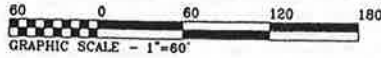
DESIGN PLAT - NOT FOR RECORDING

SHEET 1 OF 1

PLANNED UNIT DEVELOPMENT SITUATED IN SECTION 10,  
SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

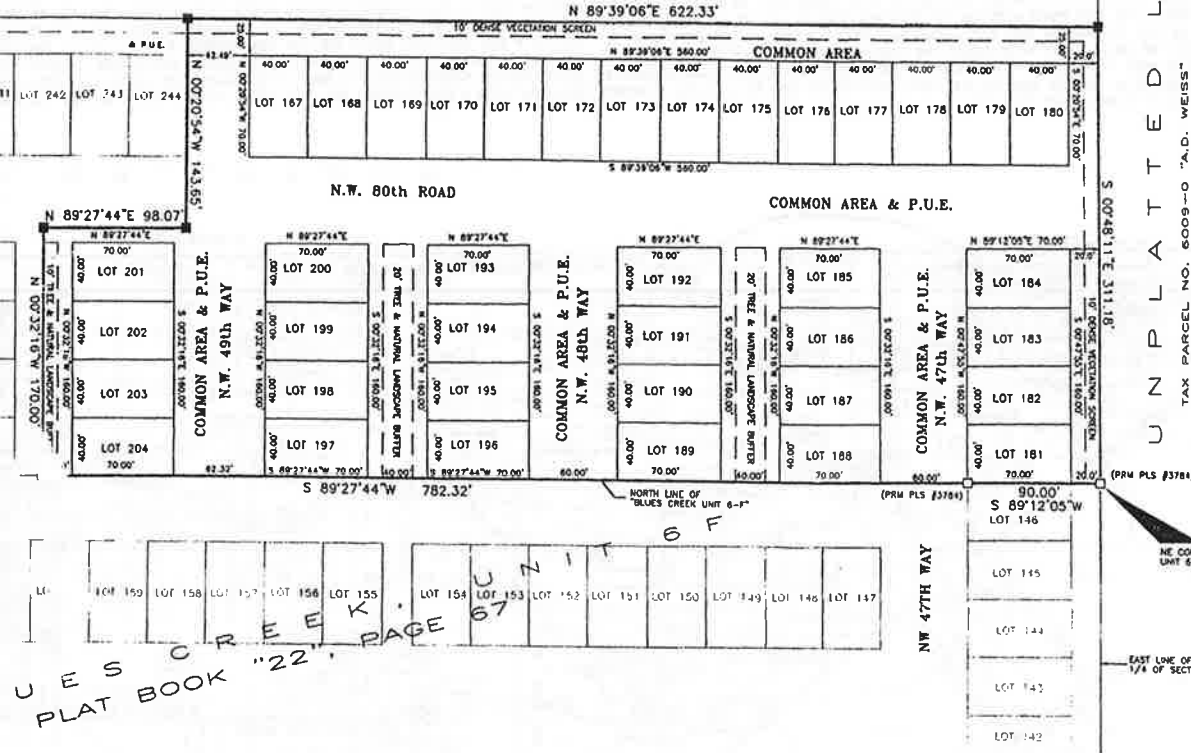
PREPARED BY:

J.W. BROWN INC. LAND SURVEYORS LB #3586  
101 N.W. 75th STREET SUITE 2  
GAINESVILLE, FLORIDA, 32608 PH: (352)-331-3663



TAX PARCEL NO. 6008-3 "A.D. WEISS"

UNPLATTED LANDS



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TAX PARCEL NO. 6009-0 "A.D. WEISS"

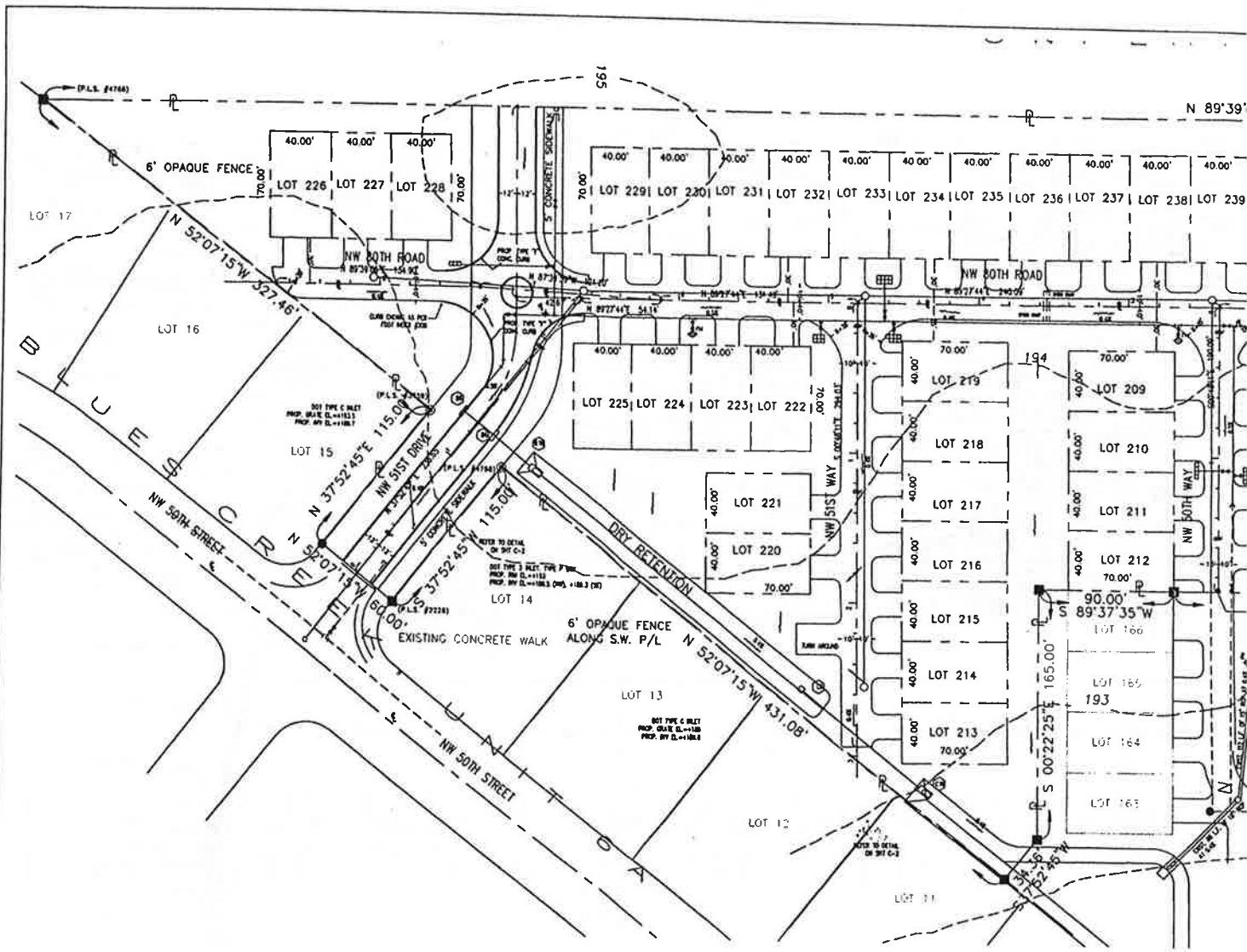
UES CREEK  
PLAT BOOK "22", PAGE 67

**CERTIFICATE OF SURVEYOR :**

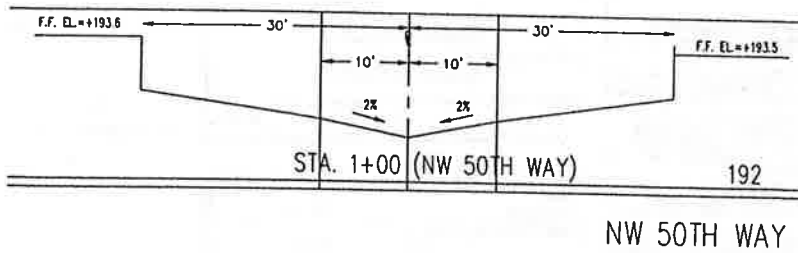
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS AND SUBDIVISION THEREOF, AND THAT SAID LANDS HAVE BEEN SURVEYED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND PERMANENT CONTROL POINTS WILL BE SET, AND THE SURVEY DATA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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ALAN J. HAAKER  
REGISTERED LAND SURVEYOR, FLORIDA CERT. NO. 5548



TYPICAL ROAD CROSS SECTION



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

INLET #	
EXISTING "C" FACTOR	
PROPOSED "C" FACTOR	
WATERSHED (ACRES)	
TIME OF CONCENTRATION	
DESIGN STORM	
INTENSITY (IN./HR.)	
TOTAL RUNOFF	

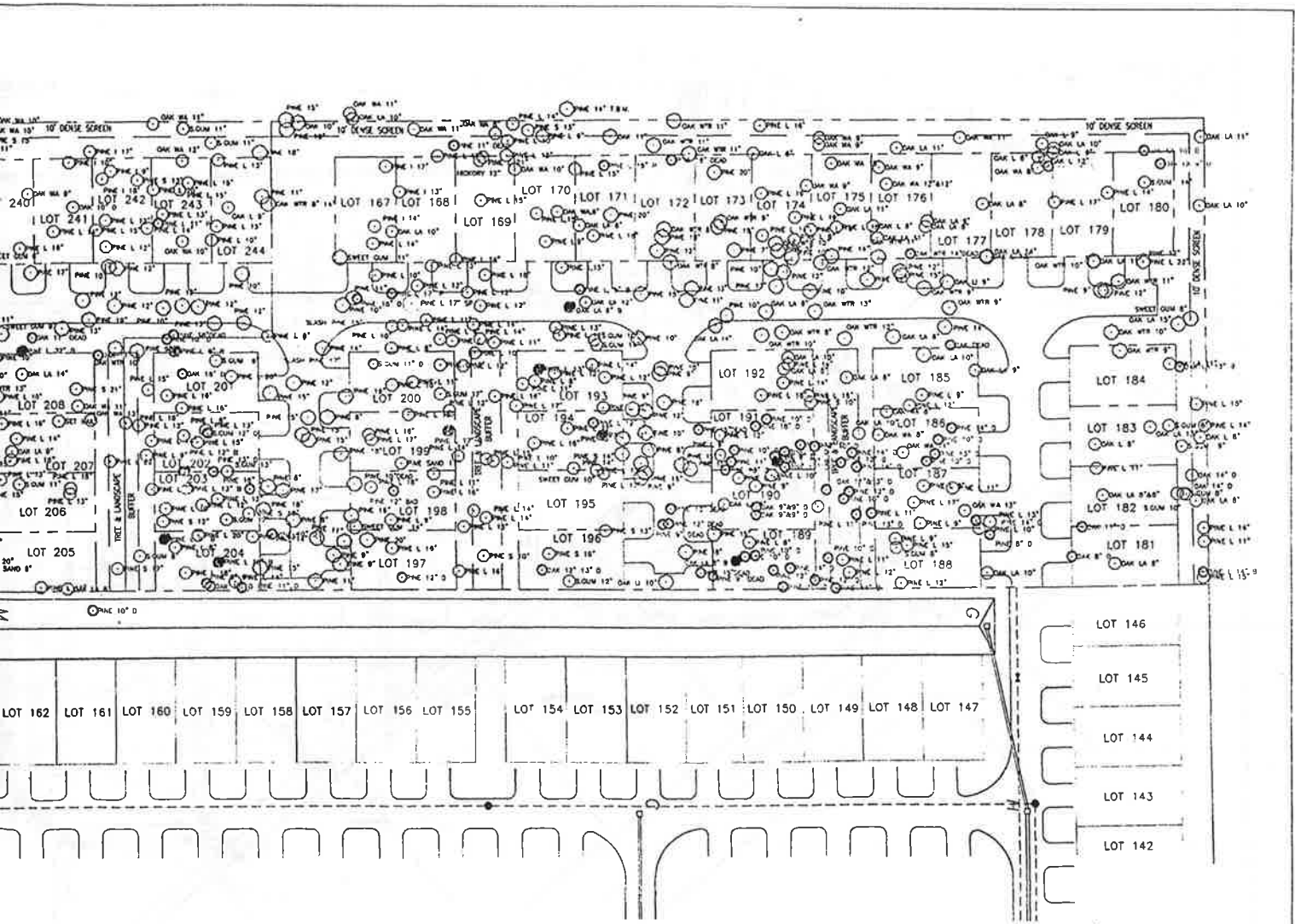
INLET TYPE	
WITH 18" WIDE	
INLET CAPACITY	

5				
4				
3				
2				
1	4-30-02	PER COMMENTS		
	DATE	REVISION	F.B. - PGS.	W.O. #

ATHANASIOS TOMMY MARIOS  
CERTIFICATE NO. 51562  
STATE OF FLORIDA

**J.H. MANUCY, INC.** EB7036  
Land Surveyors / Civil, Structural & Environmental Engineers  
4694 Palm Avenue • Suite 203  
Hialeah, Florida 33012  
Tel: (305) 821-1281 • Fax: (305) 825-1705





# SITE PLAN SHOWING TREES



SCALE: 1"=50'-0"

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

	6G	6B	6C
FOR	0.20	0.20	0.20
CTOR	0.50	0.50	0.50
5)	0.2	1.0	1.7
TRATION	45 MPH	10 MPH	45 MPH
)	J YR.	J YR.	J YR.
3)	3.1	6.3	3.1
5)	0.3	3.2	2.7
	TYPE C	TYPE 2	TYPE C
OF	YES	NO	YES
5)	11	15	11

#### GENERAL NOTES

1. PROPOSED LOCATION OF WATER DISTRIBUTION AND SANI SEWER SYSTEMS ARE SHOWN ON SHEETS 6G-1 AND 6H-1 RESPECTIVELY.
2. THE SUPPLIER OF UTILITIES ARE AS FOLLOWS:  
 ORN - WATER, SEWER, POWER & GAS  
 BELLSOUTH - TELEPHONE  
 COX CABLE - TELEVISION
3. 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.
4. 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.
5. THE ENGINEER OF RECORD SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERMIT STAGES OF CONSTRUCTION INCLUDING SUBGRADE PREPARATION, UNDERDRAIN PLACEMENT, INSPECTION OF THE SWEET UNDERDRAIN BASE PRIOR TO ASPHALT PLACEMENT AND OTHERS AS REQUIRED UPON AUTHORITY OF THE OWNER AND GOVERNING AGENCIES.
6. 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 BY THE OWNER.
7. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 18 INCHES BELOW THE UNDERDRAIN BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY THE ENGINEER OF RECORD OR HIS GEOLOGICAL ENGINEER FOR THE PROJECT.
8. 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.
9. ALL TESTING REQUIRED SHALL BE PAID FOR BY THE CONTRACTOR. TESTING RESULTS SHALL BE ISSUED TO THE ENGINEER OF RECORD FOR REVIEW.
10. ALL CONCRETE UTILIZED FOR CURBING, CURB & GUTTER, VALLEY CUTTERS, DRAINAGE STRUCTURES SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (CLASS I CONCRETE).
11. ALL RETENTION AREAS ARE TO BE CONSTRUCTED AND SOOKEED PRIOR TO UNDERDRAIN PLACEMENT. PROPER CROSSLAND AND SEWAGEMENT CONTROL SHALL BE ERCTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. 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)  
 8.2 (SATURDAYS)  
 5.5 (SUNDAYS)

WEEKDAY PEAK HOUR (AM):  
 0.56 TRIPS PER DWELLING = 44 TRIPS  
 (34% ENTERING AND 66% EXITING)

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

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

#### LEGEND

- EXISTING SPOT ELEVATIONS
- PROP. SPOT ELEVATIONS
- PROP. DRAINAGE FLOW #/ 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:	141,892 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 EXISTING TO THE SOUTH
RECREATIONAL FACILITIES:	

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

**48 HOURS BEFORE DIGGING  
CALL SUNSHINE STATE**

TOLL FREE  
1-800-432-4770

UNDERGROUND UTILITIES NOTIFICATION  
CENTER OF FLORIDA

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 75TH STREET, SUITE 2  
 GAINESVILLE, FLORIDA. 32607 PH: (352)-331-3663

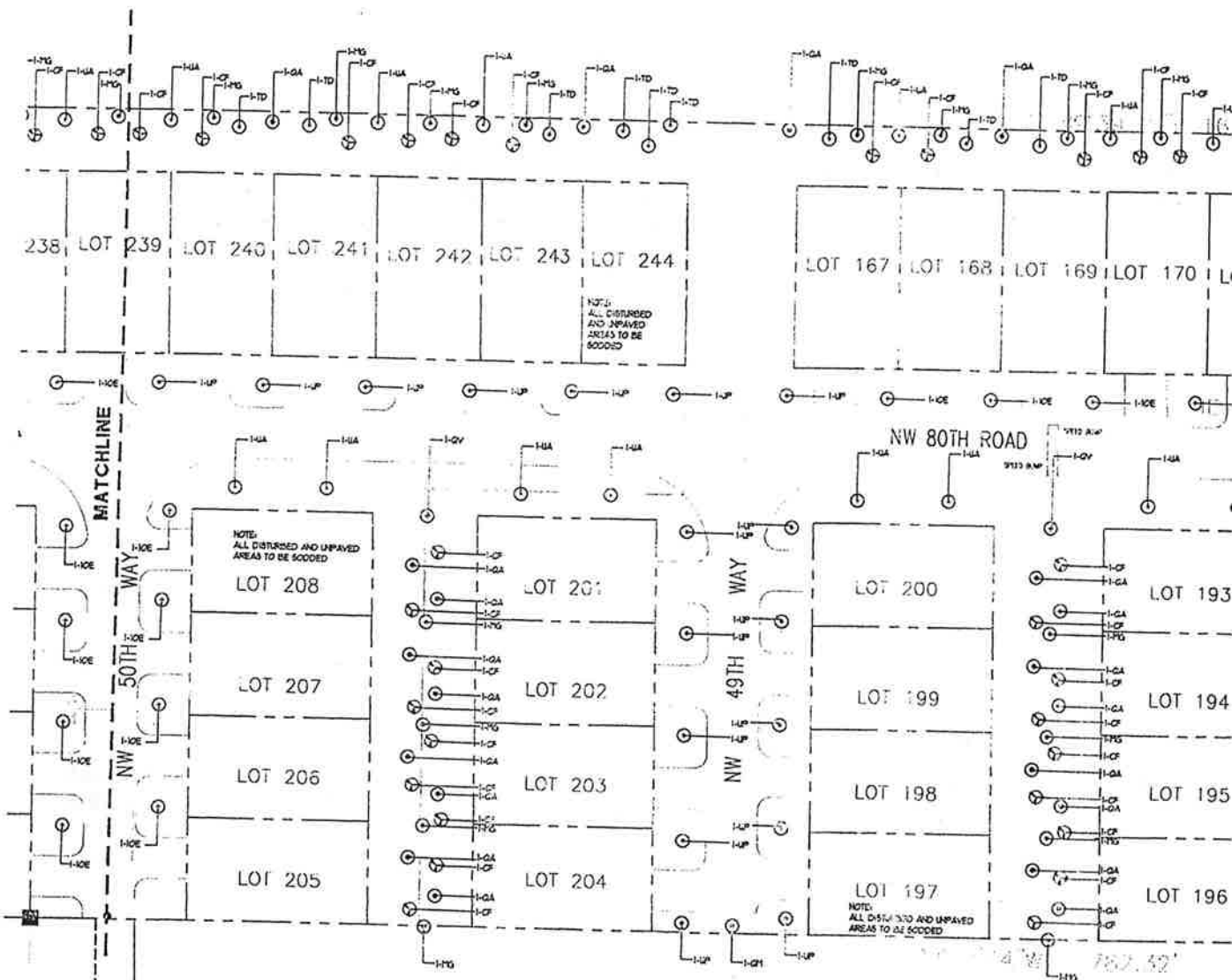
SCALE: 1" = 50'  
 DATE: 10/31/01

DRAWN BY: S.L.L.  
 CHECKED:

C-1B

DRAWING NUMBER:  
 101928-PG1.0WG





BLUES CREEK

NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME
21	BN	RIVER BIRCH	BETULA NIGRA
22	CP	FLOWERING DOGWOOD	CORNUS FLORENTINA
23	IOE	EAST PALATKA HOLLY	ILEX OPACA
24	LI	GRAPE MYRTLE	LAGERSTRÖMIA SPECIOSA
25	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
26	QA	BLUFF OAK	QUERCUS ALBA
27	QM	BASKET OAK	QUERCUS MICRINOTA
28	QV	LIVE OAK	QUERCUS VIRGINICA
29	TD	BALD CYPRESS	TAXODIUM DISTICHUM
30	UA	WINGED ELM	ULMUS ALATA
31	UP	DRAKE ELM	ULMUS PARVIFLORUS

