



Blues Creek – Unit 5, Phase 2 **Petition PB-15-115 PDA**

September 1, 2016

Westchester

UF
IFAS
Property

Sterling Place

Spring Forest

Deer Run



EXISTING BLUES CREEK MASTER PLAN

BLUES CREEK

GENERAL NOTES

DESIGN AND CONSTRUCTION CONFIGURATIONS OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INTEGRATED WITH SITE SPECIFIC ENVIRONMENTAL FEATURES, SUCH AS WETLANDS, CREEKS, SINKS, AND SEEP AREAS. DETAILS WILL BE INCORPORATED WITH EACH SITE PLAN SUBMITTED.

ALL DRAINAGE EASEMENTS INDICATED AND SHOWN ARE TO REMAIN UNDISTURBED. A 30 FT. CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE BLUES CREEK CENTERLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE EITHER TWO OR THREE BEDROOM, WITH A MAXIMUM HEIGHT OF 35 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES - THOSE INDICATING A SINGLE SPACE SHALL ALSO INCLUDE A GARAGE.

ALL INDIVIDUAL LOTS SHALL HAVE ZERO SETBACKS. SETBACKS FROM THE PROPERTY PERIMETER OR DEDICATED STREETS SHALL BE AS FOLLOWS:

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.

SINGLE FAMILY DETACHED UNITS

ALL SETBACK REQUIREMENTS OF THE R-1A DISTRICT SHALL APPLY, WITH THE FURTHER RESTRICTION THAT ALL LOTS OCCURRING ABOVE THE MILLHOPPER STUDY AREA BOUNDARY SHALL HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 15,400 SF. BELOW THE BOUNDARY THE LOTS SHALL MEET THE R-1A REQUIREMENTS. HAVE THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,521 SF. SEE SPECIAL STUDY AREA STANDARD "A" (BELOW LEFT) FOR ADDITIONAL REQUIREMENTS IN THIS AREA.

SETBACKS (UNLESS OTHERWISE NOTED ON PLAT):

FRONT 25 FT.
REAR 20 FT.
SIDE 10 FT.
STREETSIDE 15 FT.

MINOR / MAJOR CHANGES

- UNIT 4 - LOT 21: REAR SETBACK FROM 20 FT. TO 13'-5"
DRC APPROVAL: 11/5/01

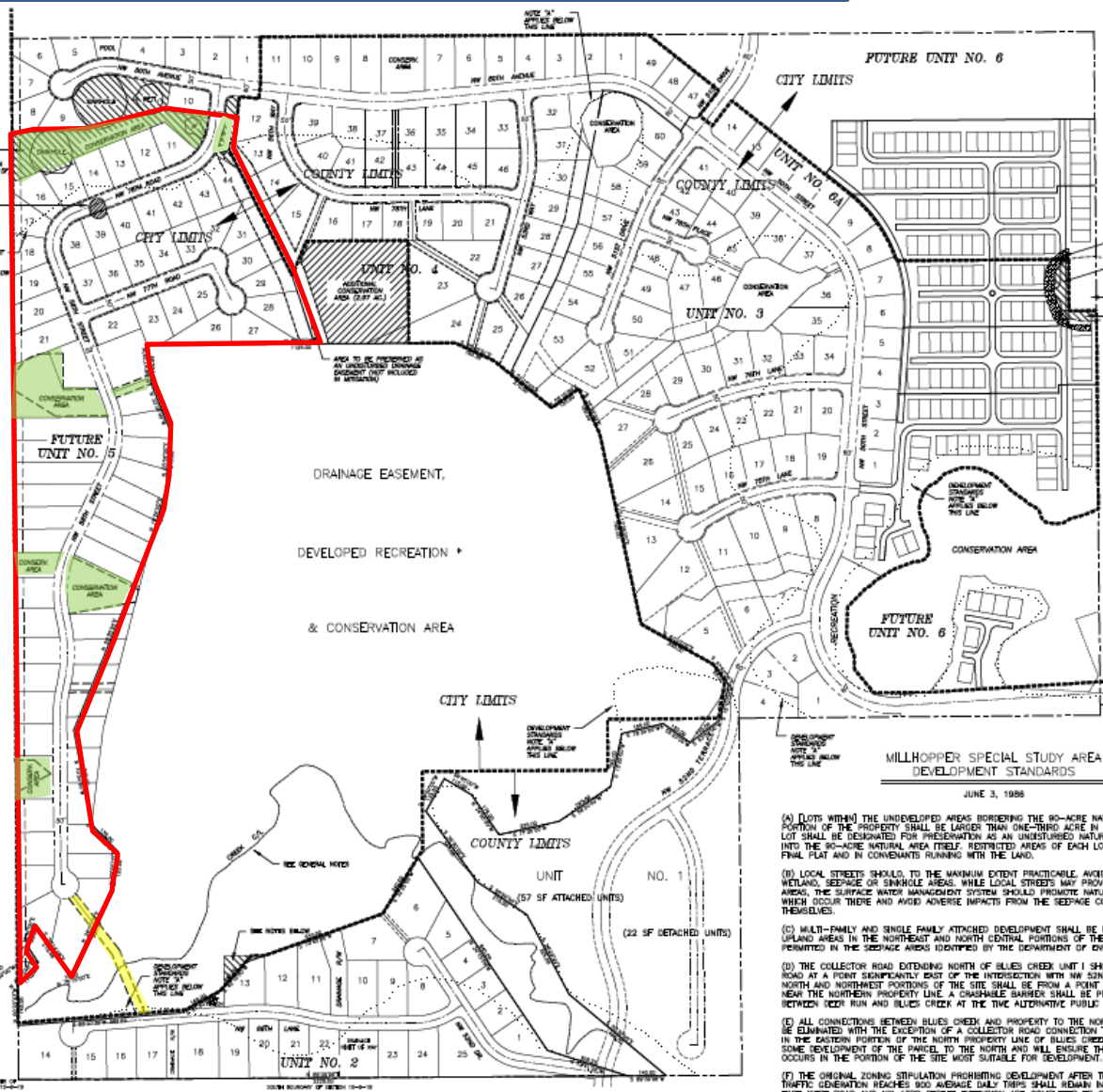
NOTE:
PLEASE BE ADVISED THAT LOTS INDICATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLATTED ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW IN BOTH NUMBER AND SHAPE.

SITE DATA

ZONING	PLUO
TOTAL ACREAGE	300 ACRES (±)
NUMBER OF UNITS	615 PERMITTED - 557 ACTUAL
DENSITY	2.03 PERMITTED - 1.86 ACTUAL
SINGLE FAMILY ATTACHED AREA	45.3 ACRES 15.1 %
SINGLE FAMILY DETACHED AREA	135.7 ACRES 45.3 %
NATURAL/CONSERVATION AREA & DRAINAGE EASEMENTS	81.7 ACRES 27.2 %
DEDICATED ROADWAYS	28.2 ACRES 9.4 %
RECREATIONAL AREA	1.10 ACRES 0.4 %

UNIT MIXTURE

	SINGLE FAMILY ATTACHED	SINGLE FAMILY DETACHED
UNIT I	57	22
UNIT II	0	25
UNIT III	0	60
UNIT IV	0	49
UNIT V	0	82
UNIT VI	248	14
TOTAL	305	252



MILLHOPPER SPECIAL STUDY AREA
DEVELOPMENT STANDARDS

JUNE 3, 1988

(A) LOTS WITHIN THE UNDEVELOPED AREAS BORDERING THE 90-ACRE NATURAL AREA IN THE CENTRAL PORTION OF THE PROPERTY SHALL BE LARGER THAN ONE-THIRD ACRE IN SIZE AND ONE-FIFTH OF EACH LOT SHALL BE DESIGNATED FOR PRESERVATION AS AN UNDEVELOPED NATURAL AREA. NO LOT SHALL EXTEND INTO THE 90-ACRE NATURAL AREA TRAIL. RESTRICTED AREAS OF EACH LOT SHALL BE DESIGNATED ON THE FINAL PLAT AND IN CONVEYANTS RUNNING WITH THE LAND.

(B) LOCAL STREETS SHOULD, TO THE MAXIMUM EXTENT PRACTICABLE, AVOID CROSSING FLOOD PLAIN, WETLAND, SEEPAGE OR SINGLE AREAS. WHILE LOCAL STREETS MAY PROVIDE ACCESS WITHIN THESE AREAS, THE SURFACE WATER MANAGEMENT SYSTEM SHOULD PROMOTE NATURAL DRAINAGE PATTERNS WHERE POSSIBLE AND AVOID ADVERSE IMPACTS FROM THE SEEPAGE CONDITIONS ON THE ROADS THEMSELVES.

(C) MULTI-FAMILY AND SINGLE FAMILY ATTACHED DEVELOPMENT SHALL BE PERMITTED ONLY IN THE UPLAND AREAS IN THE NORTHEAST AND NORTH CENTRAL PORTIONS OF THE SITE, AND SHALL NOT BE PERMITTED IN THE SEEPAGE AREAS IDENTIFIED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.

(D) THE COLLECTOR ROAD EXTENDING NORTH OF BLUES CREEK UNIT 1 SHOULD INTERSECT THE EAST-WEST ROAD AT A POINT SIGNIFICANTLY EAST OF THE INTERSECTION WITH NW 5000 TERRACE. ACCESS TO THE NORTH AND NORTHWEST PORTIONS OF THE SITE SHALL BE FROM A POINT ON THIS COLLECTOR ROAD NEAR THE NORTHERN PROPERTY LINE. A CHANGEBAR BARRIER SHALL BE PLACED ON NW 5000 TERRACE BETWEEN THIS ROAD AND BLUES CREEK AT THE TIME AUTOMATIC PUBLIC ROAD ACCESS IS AVAILABLE.

(E) ALL CONNECTIONS BETWEEN BLUES CREEK AND PROPERTY TO THE NORTH AND WEST SHOULD BE ELIMINATED WITH THE EXCEPTION OF A COLLECTOR ROAD CONNECTION TO THE NORTH LOCATED IN THE EASTERN PORTION OF THE NORTH PROPERTY LINE OF BLUES CREEK. THIS WILL ALLOW FOR SOME DEVELOPMENT OF THE PARCEL TO THE NORTH AND WILL ENSURE THAT ACCESS TO THAT PARCEL OCCURS IN THE PORTION OF THE SITE MOST SUITABLE FOR DEVELOPMENT.


(F) THE ORIGINAL ZONING PROHIBITING DEVELOPMENT AFTER THE TOTAL CALCULATED TRAFFIC GENERATION REACHES 900 AVERAGE DAILY TRIPS SHALL REMAIN IN EFFECT UNTIL BOTH THE EAST-WEST ROAD AND NW 4300 STREET EXTENSION ARE COMPLETED TO COUNTY STANDARDS AND ACCEPTED FOR MAINTENANCE.

* DEVELOPED RECREATION

CONSTRUCTION WITHIN THE 90-ACRE CONSERVATION AREA SHALL BE RESTRICTED TO FACILITIES SUCH AS NATURE TRAILS, WALKOVER STRUCTURES, GAZEBOS OR OTHER SIMILAR ELEVATION CONSTRUCTION WHICH MARKS THE AREA IN ITS NATURAL, SCenic AND WOODED CONDITION. OTHER MINOR WORKS NECESSARY TO CONTROL EROSION OR ASSURE DISPERSION (SHEET FLOW) OF RUNOFF ENTERING THE AREA. ANY CONSTRUCTION IN THIS AREA WILL REQUIRE A SEPARATE FLOOD PRONE PERMIT.

ON TUESDAY, MARCH 14, 1995, THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS, WITH THE ADOPTION OF RESOLUTION 7-25-95, AMENDED THE EXISTING BLUES CREEK RESIDENTIAL PLAT BY CHANGING APPROXIMATELY 0.1389 ACRES IN UNIT 2 (5616 NW 69TH LANE) FROM CONSERVATION TO SINGLE FAMILY RESIDENTIAL BASED ON THE FOLLOWING:

- THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAS DETERMINED THAT THE EXISTING DRIVEWAY AND FENCE WITHIN THIS FLOOD PRONE AREA WILL NOT APPROPRIATELY AFFECT DRAINAGE PATTERNS NOR THE HOLDING CAPACITY OF THE EASEMENT.
- THE CONSERVATION AREA MUST REMAIN IN COMPLIANCE WITH THE S.R.W.M.D. PERMIT. THE DEVELOPER CAN RECONFIGURE THE DRAINAGE EASEMENT TO ADD AN EQUIVALENT AMOUNT OF AREA TO THE EASEMENT.
- APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT FLOOD PRONE AREAS, WILL NOT ALTER THE HYDROPERIOD OF NATURAL SYSTEMS AND WILL NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.



DUNN ENGINEERING

OF GAINESVILLE, INC.

DRAWN BY: T.S.G.	REVIEWED:	SCALE: 1" = 200'	SHEET:
APPROVED:	REVIEWED:	JOB NO.: E - 0001	
DATE: NOVEMBER 1990	REVIEWED:	AGENT: M.L. MASTON	

BLUES CREEK
REVISED MASTER PLAN

Blues Creek PD Amendment Presentation

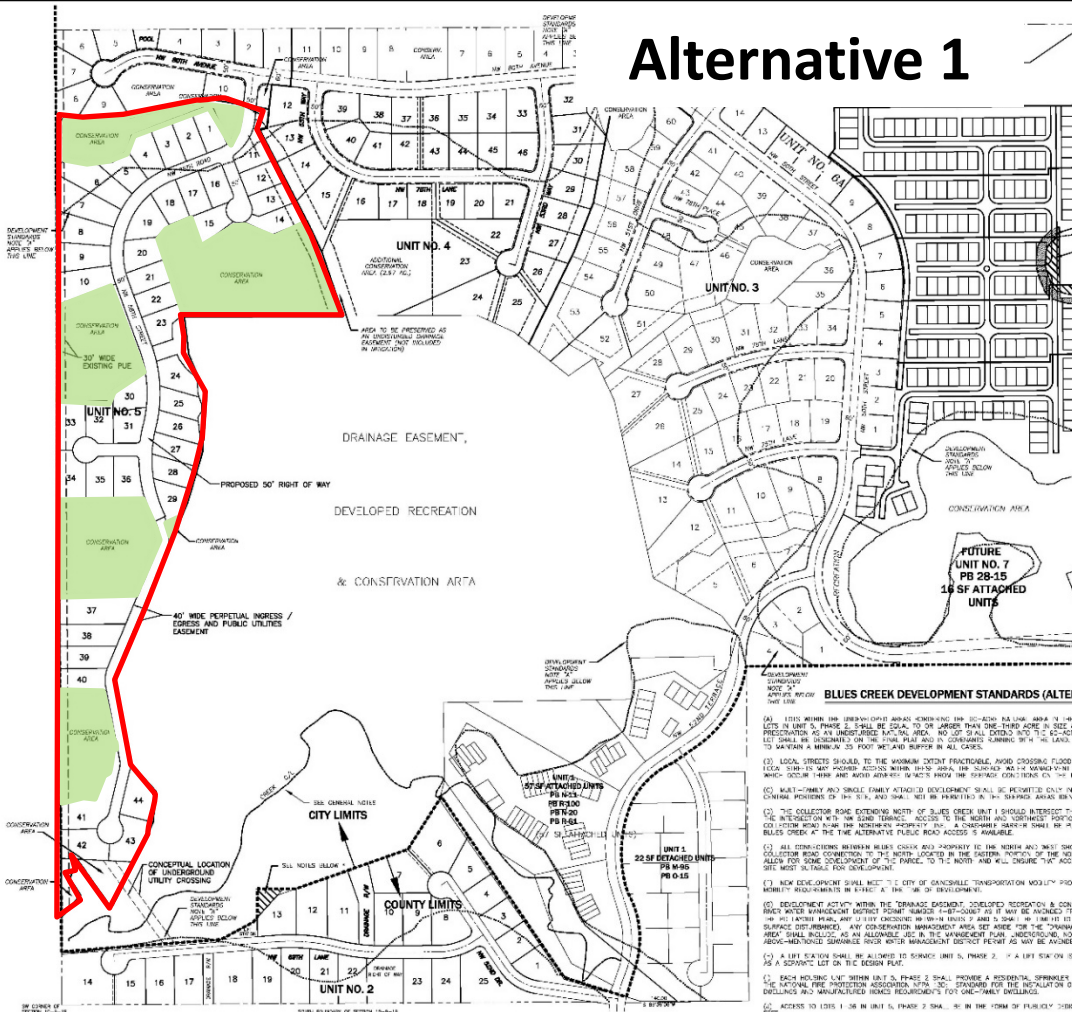
- Introduce 3 alternative PD Layout Plans
- Provide information about:
 - FEMA flood zones
 - Topography
 - Water flow at the site
 - Trees
- Explain proposed changes in development standards
- Discuss Compliance with the Comprehensive Plan & Land Development Code

3 Alternative PD Layout Plans

- Alternative 1 is substantially the same as the PD Layout Plan presented on 5/19/16
- Alternative 2 shifts the southernmost 4 lots to the NE area of the proposed subdivision
- Alternative 3 shifts the 8 southernmost lots to the NE area & eliminates the perpetual ingress/egress easement (southern driveway section)

Alternative 1

BLUES CREEK



GENERAL NOTES

DESIGN AND CONSTRUCTION CONTINGENCIES OF THE TRANSPORTATION AND SURFACE WATER MANAGEMENT SYSTEM WILL BE INCORPORATED WITH THE SPECIFIC FUNDING/AVAILABILITY FEATURES SUCH AS METALWORK, DRIVEWAY, DRIVE AND DRIVE AREAS. DETAILS WILL BE INCORPORATED INTO THE SITE PLAN SUBMITTED.

ALL BRANNAN RESIDENTIAL UNITS SHALL BE LOCATED AS FOLLOWS: UNIT 6F SHALL BE A 50' CONSTRUCTION BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE 3'00' SIDEWALK CURBLINE.

SINGLE FAMILY ATTACHED UNITS

ALL UNITS SHALL BE SITING ON AN 18'00" MINIMUM WIDTH A MAXIMUM HEIGHT OF 30 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES INCLUDING A SINGLE SPACE 5' ALL ALSO INCLUDE A GARAGE.

ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED FROM THE PROPERTY PERMITOR OR DESIGNATED CONTRACTORS SHALL BE AS FOLLOWS:

SINGLE FAMILY DETACHED UNITS

ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RESIDENTIAL DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED. THE EXISTING EXTERIOR OF ALL LOTS OCCURRING ABOVE THE 40'00' ELEVATION SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED. THE EXTERIOR OF THE 1'00' ELEVATION SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED. THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,000 SQ. FT. SHALL BE MAINTAINED. THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,000 SQ. FT. SHALL BE MAINTAINED. THE MINIMUM DIMENSIONS OF 100' X 140' AND A MINIMUM AREA OF 14,000 SQ. FT. SHALL BE MAINTAINED.

SETBACKS FOR UNIT 6, PHASE 2:

FRONT 25 FT
REAR 10 FT
SIDE 10 FT

SETBACKS FOR UNIT 6, PHASE 2:

FRONT 25 FT
REAR 10 FT
SIDE 10 FT

MINOR / MAJOR CHANGES

1. UNIT 4, LOT 21: REAR SETBACK FROM 30 FT TO 10 FT
ALACHUA COUNTY DRC APPROVAL: 11/9/2010

NOTE: PLEASE BE ADVISED THAT LOTS LOCATED ON THIS MASTER PLAN THAT HAVE NOT BEEN PLOTTED AS CONSERVATION AREAS ARE SUBJECT TO REVIEW IN THE FUTURE.

BLUES CREEK DEVELOPMENT STANDARDS (ALTERNATIVE 1)

- THE TOTAL NUMBER OF UNITS SHALL BE 337 UNITS. THE TOTAL NUMBER OF UNITS SHALL BE 337 UNITS. THE TOTAL NUMBER OF UNITS SHALL BE 337 UNITS.
- THE DEVELOPMENT SHALL BE SITED ON THE 18'00" MINIMUM WIDTH A MAXIMUM HEIGHT OF 30 FEET. EACH UNIT SHALL BE PROVIDED WITH TWO PARKING SPACES INCLUDING A SINGLE SPACE 5' ALL ALSO INCLUDE A GARAGE.
- ALL EXISTING TREES SHALL BE MAINTAINED AND PROTECTED FROM THE PROPERTY PERMITOR OR DESIGNATED CONTRACTORS SHALL BE AS FOLLOWS:
- ALL SETBACK AND DIMENSIONAL REQUIREMENTS OF THE RESIDENTIAL DISTRICT SHALL APPLY UNLESS OTHERWISE SPECIFIED.
- SETBACKS FOR UNIT 6, PHASE 2: FRONT 25 FT, REAR 10 FT, SIDE 10 FT.
- SETBACKS FOR UNIT 6, PHASE 2: FRONT 25 FT, REAR 10 FT, SIDE 10 FT.
- MINOR / MAJOR CHANGES: UNIT 4, LOT 21: REAR SETBACK FROM 30 FT TO 10 FT.

SITE DATA

TOTAL ACRES	300 ACRES (±)	±0.00 ACTUAL
CONSERVATION AREA	112 ACRES (±)	112.00 ACTUAL
DEVELOPABLE AREA	188 ACRES (±)	188.00 ACTUAL
NATURAL/CONSERVATION AREA & CHANGE EASEMENTS	18.0 ACRES (±)	18.00 ACTUAL
CONSERVATION AREA	112 ACRES (±)	112.00 ACTUAL
PERMITTED ACCESS / VARIATION EASEMENTS	1.0 ACRES (±)	1.00 ACTUAL
CONSERVATION AREA (UNIT 6 PHASE 2)	12.0 ACRES (±)	12.00 ACTUAL

UNIT MIXTURE

UNIT TYPE	NUMBER OF UNITS	TOTAL UNITS
UNIT 2	57	57
UNIT 3	0	0
UNIT 4	0	0
UNIT 5	0	0
UNIT 6	0	0
UNIT 6C	244	244
UNIT 6D	16	16
UNIT 6E	0	0
UNIT 6F	0	0
TOTAL	337	337

TRIP GENERATION RATE FOR UNIT 5, PHASE 2

ANNUAL TRIP RATE: 44 UNITS X 8.50 = 374.00 TRIPS PER HOUR
PEAK HOUR TRIP RATE: 1.2 X 44 UNITS = 52.80 TRIPS PER HOUR



BLUES CREEK - GAINESVILLE FLORIDA
PD LAYOUT PLAN

DATE:	07/1/18
SCALE:	AS SHOWN
PROJECT:	BLUES CREEK - GAINESVILLE FLORIDA
CLIENT:	BLUES CREEK DEVELOPMENT
DESIGNER:	CDA
APPROVER:	[Signature]

P0.00



Alternative 1

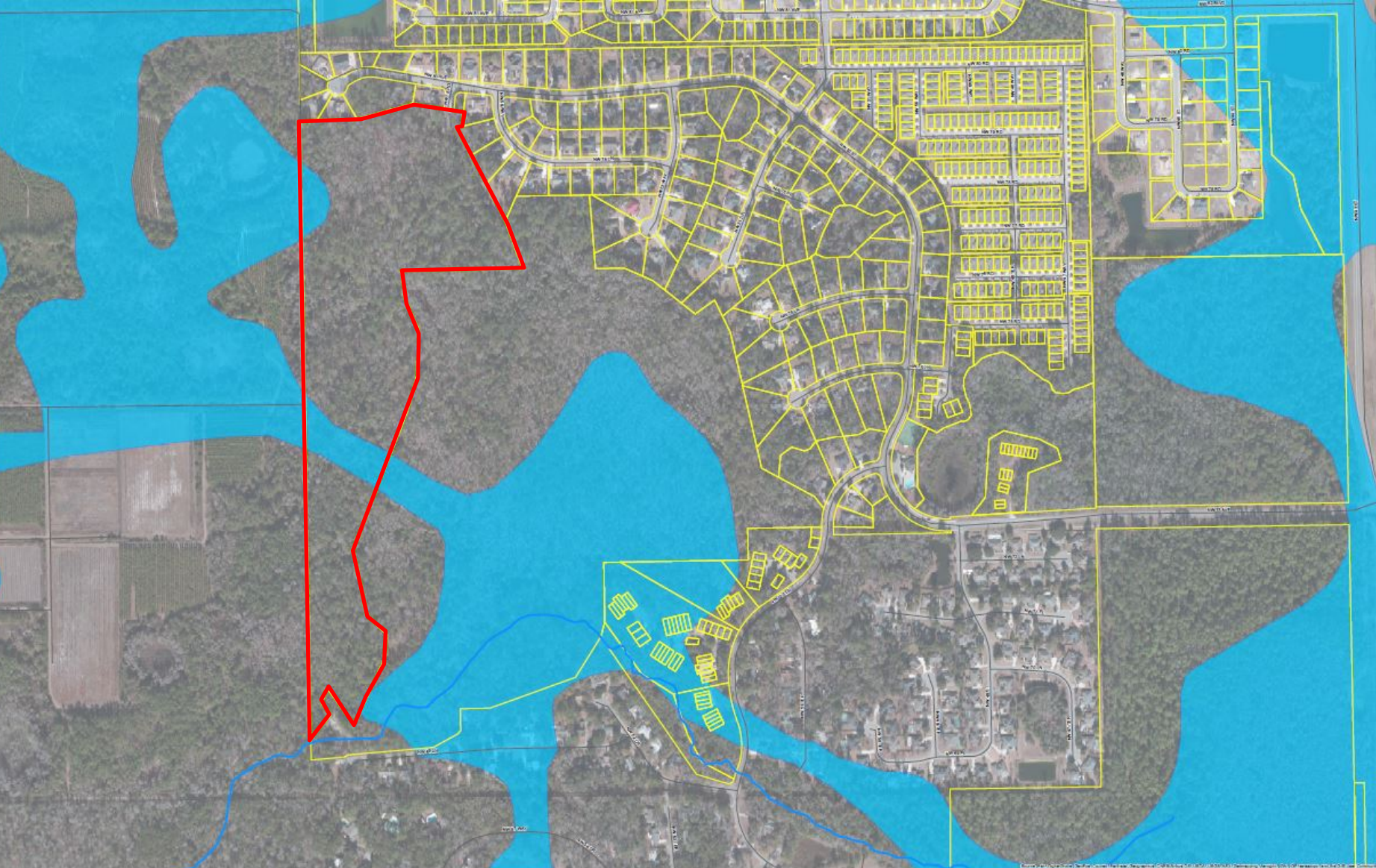
- Substantially the same as the May 19, 2016 PD Layout Plan with the addition of a shared pedestrian facility to serve the southernmost 8 lots
- A cross section for the shared pedestrian facility would be subject to approval by Public Works and ultimately the City Commission at the Design Plat stage
- Preserves large trees and topography in NE area

Alternative 2

- Primary change is shifting the 4 southernmost lots to the NE section of the proposed subdivision
- Includes a requirement for a shared pedestrian facility to serve southernmost 4 lots; cross section to be approved at Design Plat stage
- Increases acreage in Conservation Management Areas (CMA) by 0.1 acres & adds more contiguous CMA area in the southern part of the subdivision

Alternative 3

- Shifts the southernmost 8 lots to the NE section of the proposed subdivision (clustering concept)
- Increases acreage in Conservation Management Areas (CMAs) by 1.73 acres & provides largest contiguous CMA in the southern part of the subdivision
- All streets within the proposed subdivision phase would be served by standard sidewalks



Current FIRM Flood Zone
 ■ Annual 1% chance 100 year
 ■ 100 Year 1% chance 100 year (Special Flood Hazard Area)
 ■ Road Right
 ■ 1000' - Low Risk, area of interior flooding (provided by Lery)

Contour Data: MWD 1988 Datum
 1 inch = 200 feet

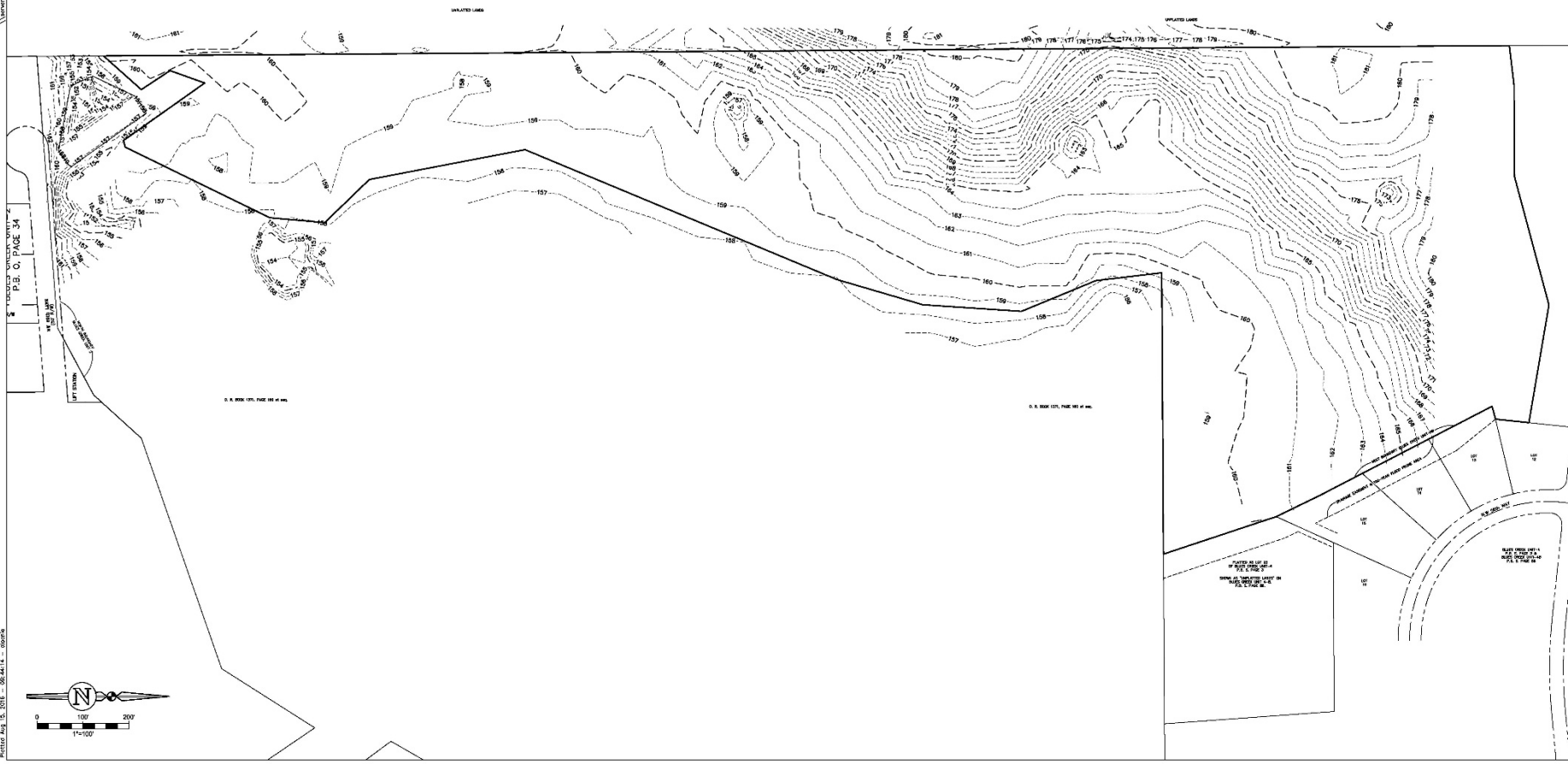
Current FEMA Flood Insurance Rate Map (FIRM) Zones

engineers • surveyors • planners

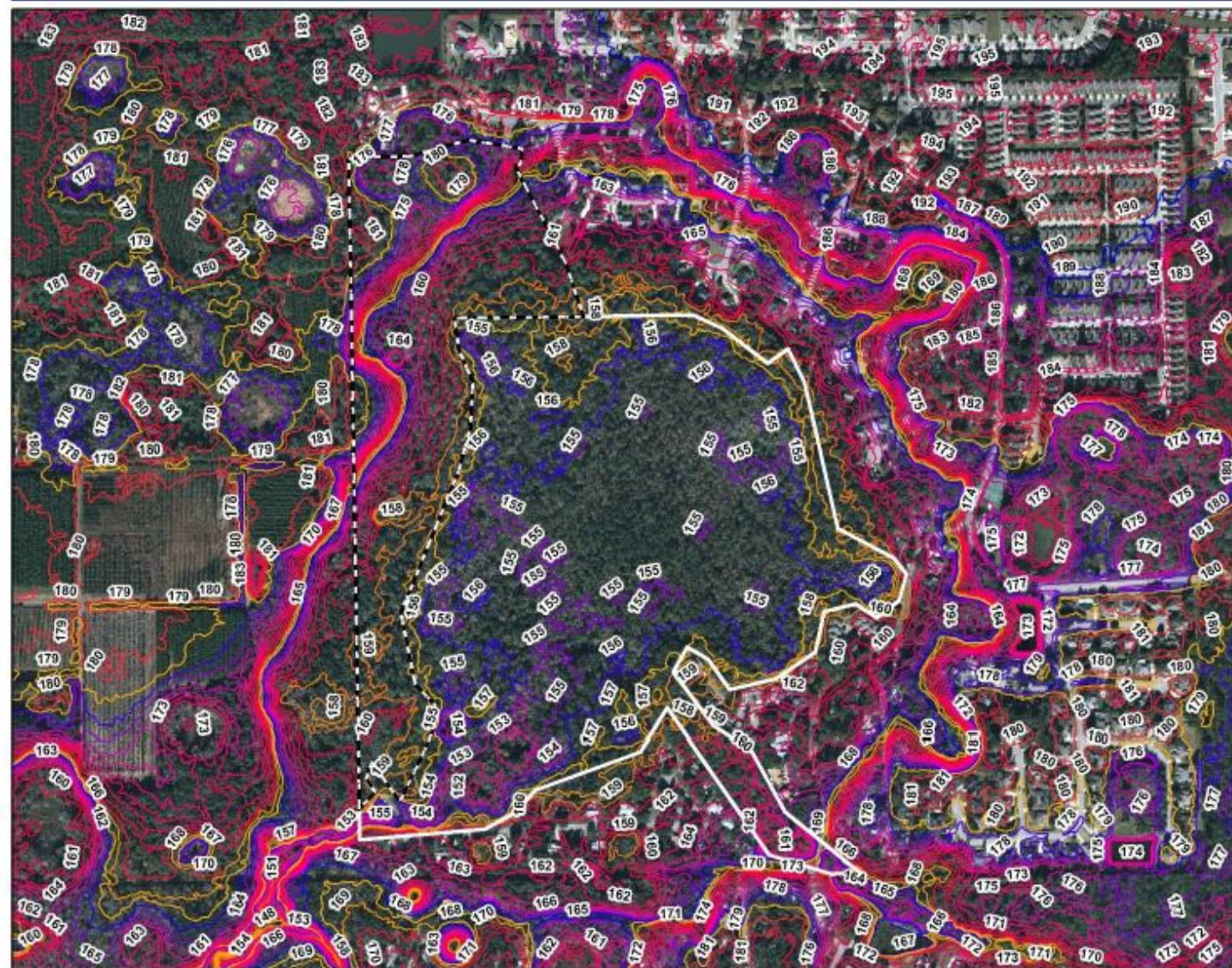


TOPOGRAPHIC MAP

"THIS IS NOT A SURVEY"




Blues Creek Unit 5, Phase 2: LiDAR Topography Map



Legend

Resource Assessment Area (126.99 ac)

 Project Site (36.7 ac)

 Conservation Area (90.29 ac)



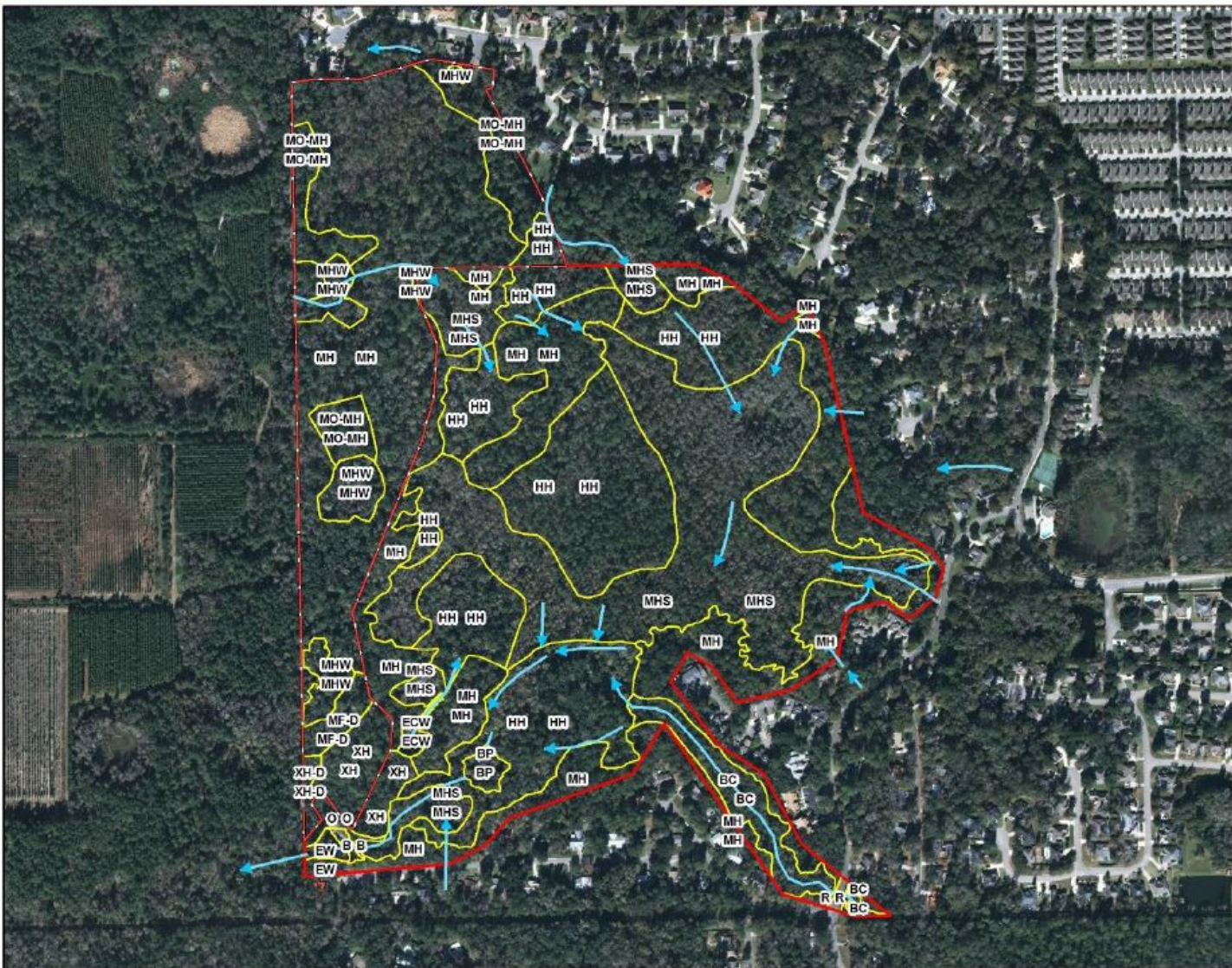
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Prepared by: J Carter



engineers • surveyors • planners



Blues Creek Unit 5, Phase 2: Flow-ways



Legend

- Flows
- Resource Assessment Area (126.99 ac)
- Project Site (36.7 ac)
- Conservation Area (90.29 ac)

Plant Communities

- B, Berm
- BC, Blues Creek
- BP, Buttonbush Pond
- ECW, Excavated Created Wetland
- EW, Excavated Wetland
- HH, Hydric Hammock
- MF-D, Mesic Flatwoods-Disturbed
- MH, Mesic Hammock
- MHS, Mixed Hardwood Swamp
- MHW, Mixed Hardwood Wetland
- MO-MH, Mixed Oaks-Mixed Hardwoods-Successional
- O, Oldfield
- R, Road
- XH, Xeric Hammock
- XH-D, Xeric Hammock-Disturbed

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Miles

Saturday, October 3, 2015 6:50:06 PM
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Prepared by: J Carter

N

Revised Development Standards

- Text in Development Standards revised for each alternative PD Layout Plan
- Changes:
 - Minimum lot size reduced to $\frac{1}{4}$ acre from $\frac{1}{3}$ acre
 - Development activity in the “drainage easement, developed recreation, & conservation area” must be consistent with SRWMD Permit
 - If a lift station is used, location must be shown as a separate lot on the design plat

Development Standards changes cont.

- Alt. 1 & 2 include provisions for a shared pedestrian facility; cross section to be approved by Public Works at the design plat stage
- In Alt. 3, the perpetual ingress/egress easement is eliminated; sidewalks on all streets
- Utility easements & facilities allowed in Conservation Management Areas in accordance with an approved CMA management plan

Shared Pedestrian Facility

- Based on shared street principles
- Applicable in low-volume traffic areas with slow speeds
- Pedestrians, bicyclists, and cars can share the same space
- Efficient use of space
- Multiple design options (changes in materials or textures; separation using landscaping; striping; signage)

Complete Streets & Context Sensitive Streets

- “There is no singular design prescription for Complete Streets; each one is unique and responds to its community context” Complete Streets Coalition
- Context Sensitive Streets “fit the physical setting and preserve scenic, aesthetic, historic and **environmental resources** while maintaining safety and mobility for all users” City TME Policy 2.1.10

Shared Residential Street Example: Seaside, FL



Shared Residential Street Example: Seaside, FL



Applicability to Blues Creek Unit 5, Phase 2

- Residential area; low traffic speed design
- No through traffic
- Trip volumes in Alt. 1 & 2 are very low
 - Alt. 1: 76 ADT 8 p.m. peak trips
 - Alt. 2: 38 ADT 4 p.m. peak trips
- “Context sensitive” area due to environmental characteristics (consistent with TME Policy 2.1.10)

Flush pavement with landscape & materials separation & signage



Compliance with Comp Plan & LDC

- All alternatives protect environmental resources as required by the Conservation Element & NAR in the Land Dev. Code
- Consistent with “Complete Streets” and “Context Sensitive Streets” policies in the Comprehensive Plan
- Consistent with PD Code provision that allows alternative access for internal transportation access

Summary

- 3 Alternative PD Layout Plan designs
- All alternatives are consistent with the Comprehensive Plan and Land Development Code requirements
- Applicant requests approval of any alternative with inclusion of option for a lift station

- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval, with removal of option for a lift station**