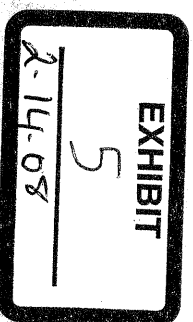


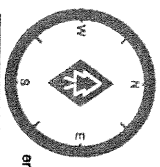
Blues Creek Unit 5 Phases 2 and 3

Eng, Denman and Associates, Inc.
Environmental Consulting & Design, Inc.
Morris-Depew Associates, Inc.
Patrice Boyes, P.A.
Blues Creek Development

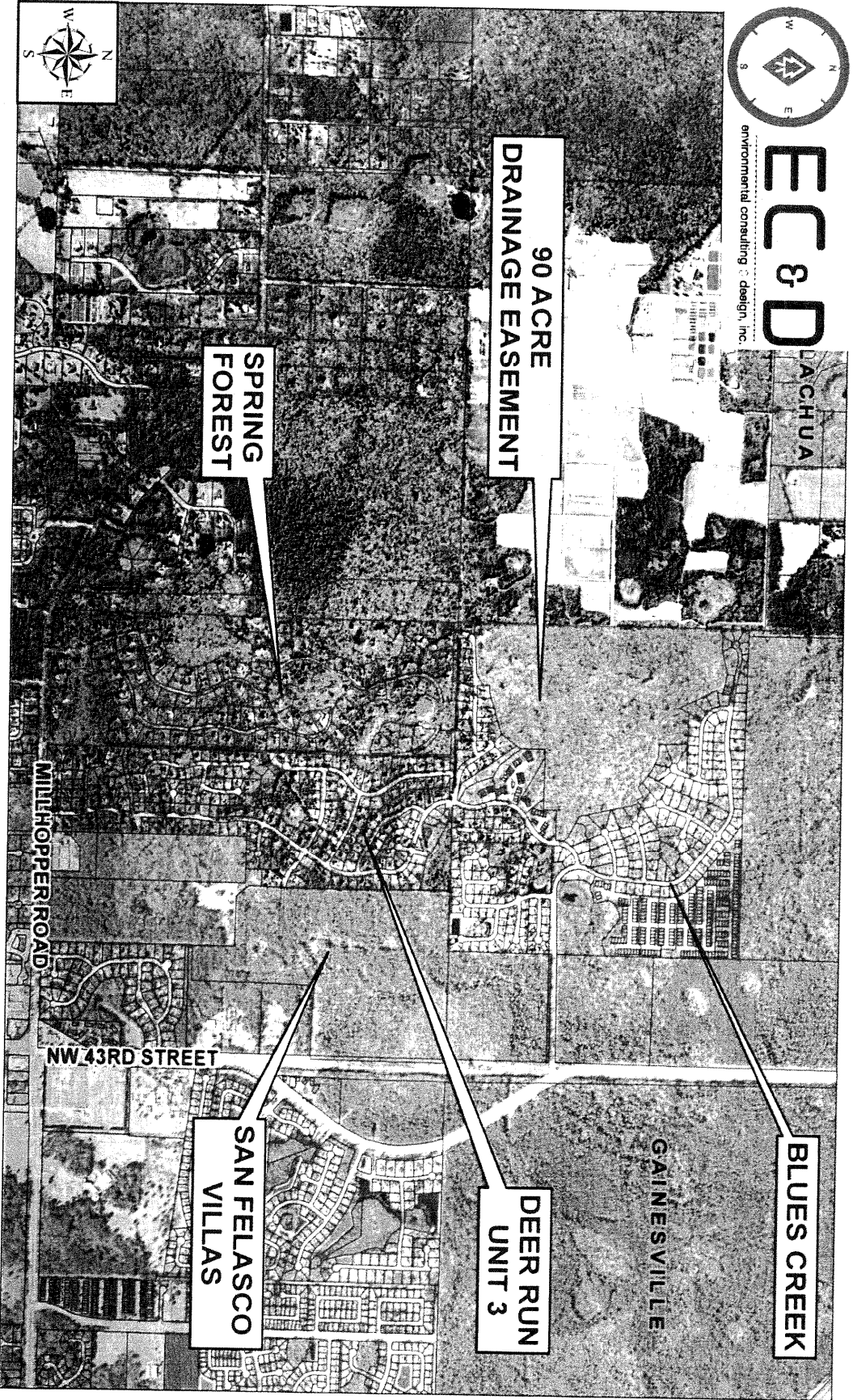
February 14, 2008



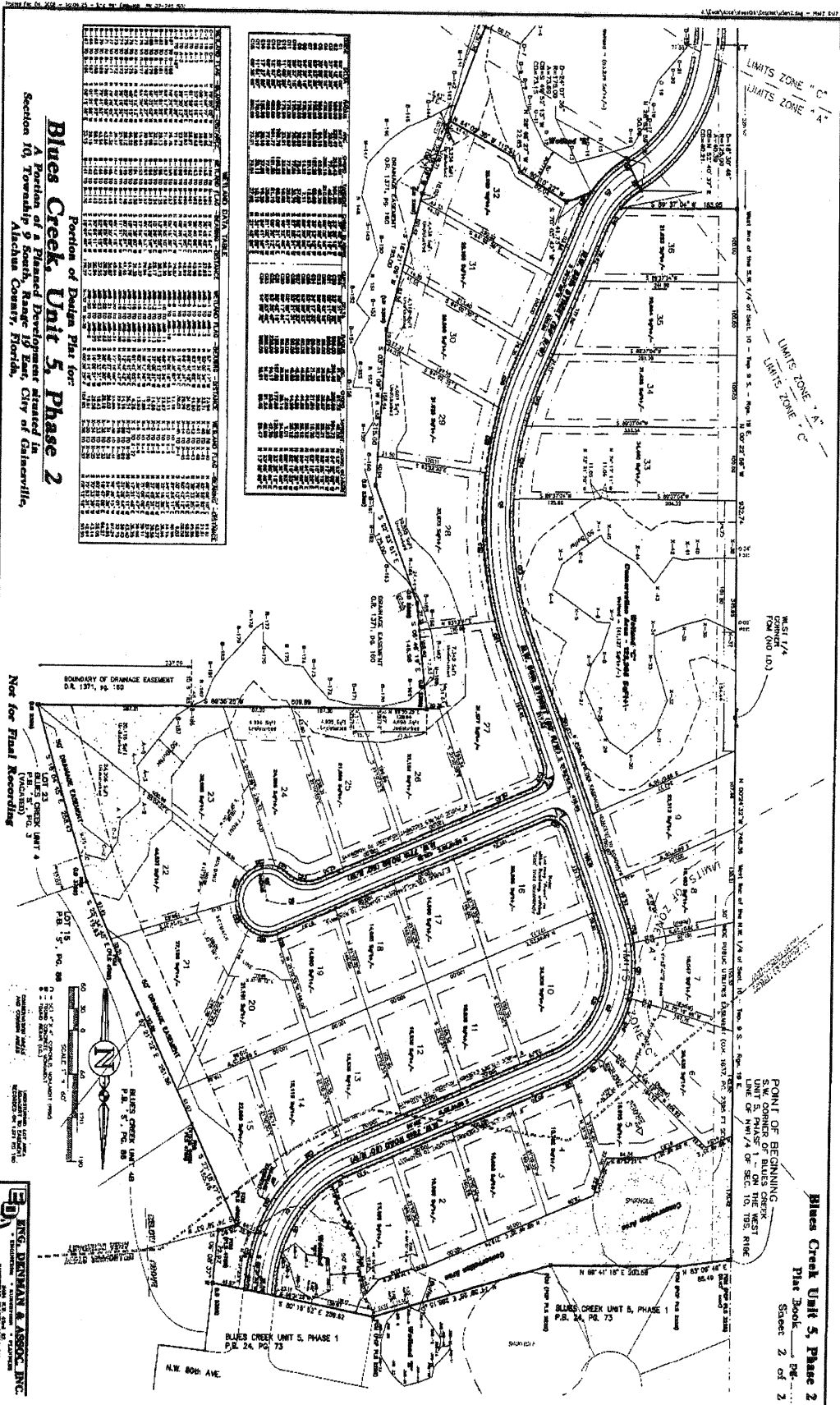
Blues Creek Site Location



E.C. & D.
environmental consulting & design, inc.



Design Plat, Phase 2



Blues Creek Unit 5, Phase 2
 A Portion of a Planned Development situated in
 Section 10, Township 9 South, Range 19 East, City of Gainesville,
 Alachua County, Florida.

PORTION OF DESIGN PLAT FOR

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45	LOT 46	LOT 47	LOT 48	LOT 49
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BOUNDARY OF DRAINAGE EASEMENT
 D.R. 1371, 94-100

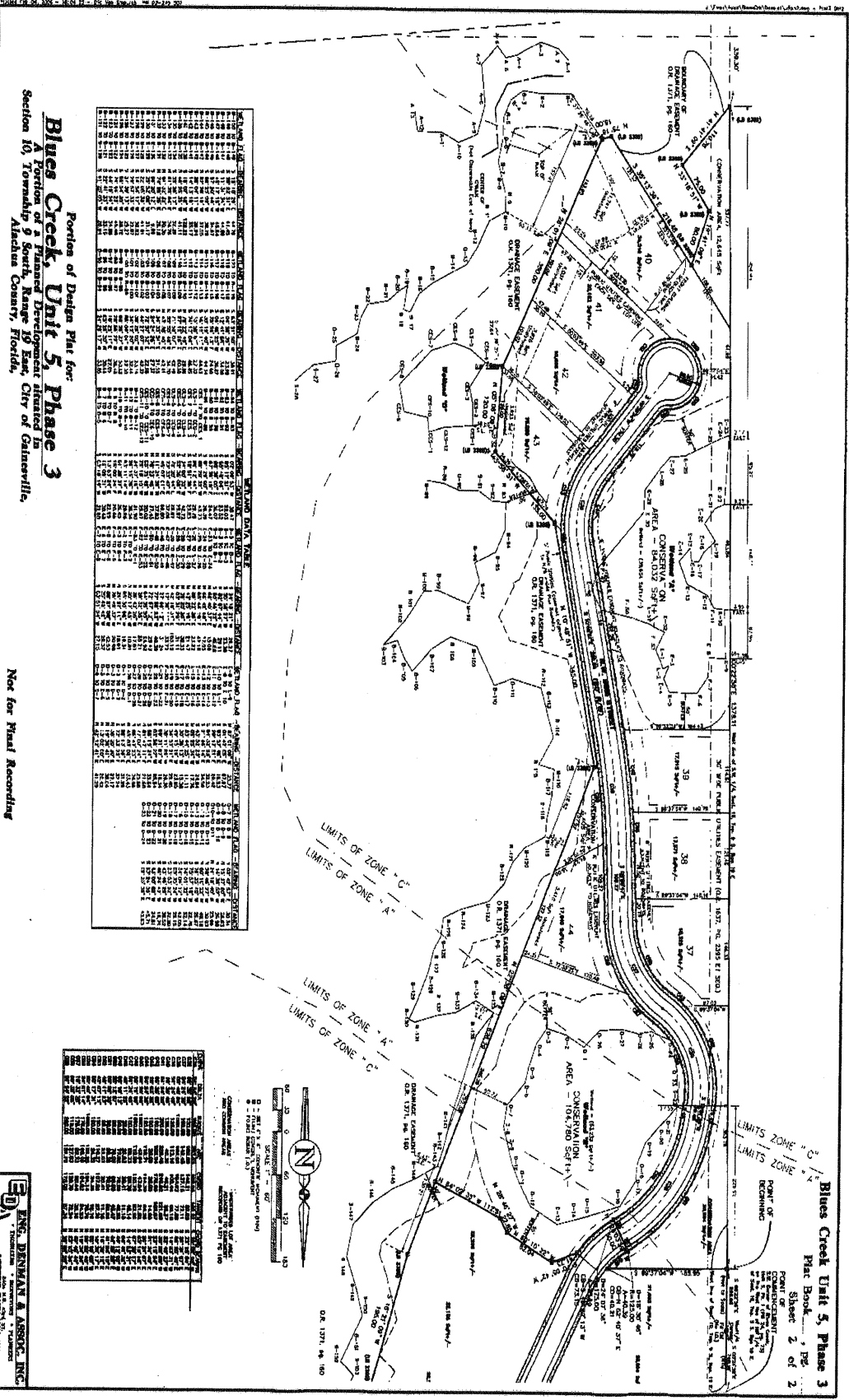
Not for Final Recording

POINT OF BEGINNING
 S.W. CORNER OF BLUES CREEK
 UNIT 5, PHASE 1
 LINE OF NW 1/4 OF SEC. 10, T9S, R19E

Blues Creek Unit 5, Phase 2
 Plan Book 2 of 2
 Sheet 2 of 2

ED INC. ENGINEER & ARCHITECT, INC.
 1000 S.W. 15th Street, Suite 100
 Gainesville, Florida 32609
 P.L. No. 24, Pg. 73

Design Plat, Phase 3



Portion of Design Plat for
Blues Creek Unit 5, Phase 3
 A Portion of a Planned Development Situated in
 Section 10, Township 9 South, Range 19 East, City of Gainesville,
 Alachua County, Florida.

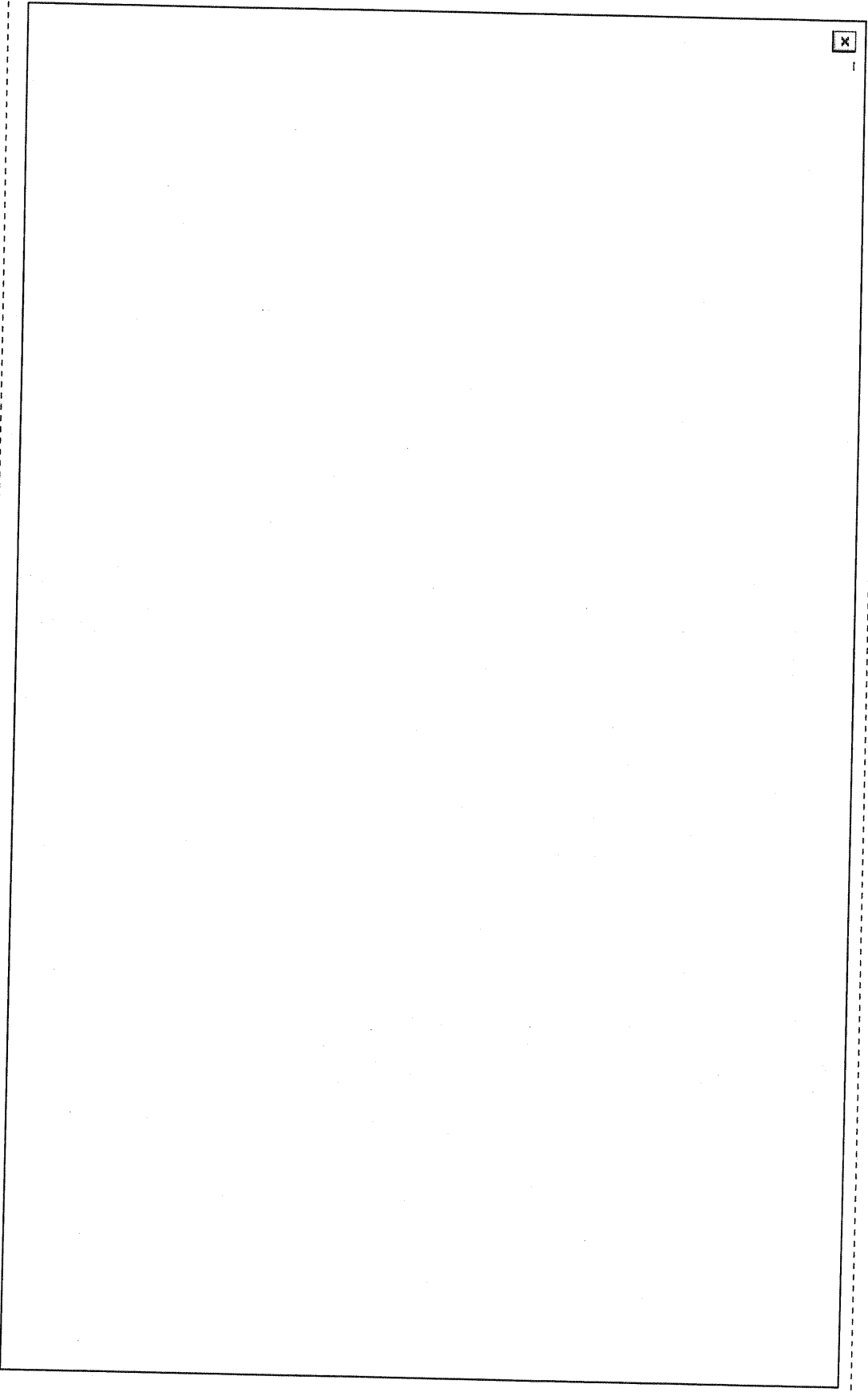
Not for Final Recording



Station	Bearing	Distance
1+00	N 89° 59' 54" W	1.00
1+01	N 89° 59' 54" W	1.00
1+02	N 89° 59' 54" W	1.00
1+03	N 89° 59' 54" W	1.00
1+04	N 89° 59' 54" W	1.00
1+05	N 89° 59' 54" W	1.00
1+06	N 89° 59' 54" W	1.00
1+07	N 89° 59' 54" W	1.00
1+08	N 89° 59' 54" W	1.00
1+09	N 89° 59' 54" W	1.00
1+10	N 89° 59' 54" W	1.00
1+11	N 89° 59' 54" W	1.00
1+12	N 89° 59' 54" W	1.00
1+13	N 89° 59' 54" W	1.00
1+14	N 89° 59' 54" W	1.00
1+15	N 89° 59' 54" W	1.00
1+16	N 89° 59' 54" W	1.00
1+17	N 89° 59' 54" W	1.00
1+18	N 89° 59' 54" W	1.00
1+19	N 89° 59' 54" W	1.00
1+20	N 89° 59' 54" W	1.00
1+21	N 89° 59' 54" W	1.00
1+22	N 89° 59' 54" W	1.00
1+23	N 89° 59' 54" W	1.00
1+24	N 89° 59' 54" W	1.00
1+25	N 89° 59' 54" W	1.00
1+26	N 89° 59' 54" W	1.00
1+27	N 89° 59' 54" W	1.00
1+28	N 89° 59' 54" W	1.00
1+29	N 89° 59' 54" W	1.00
1+30	N 89° 59' 54" W	1.00
1+31	N 89° 59' 54" W	1.00
1+32	N 89° 59' 54" W	1.00
1+33	N 89° 59' 54" W	1.00
1+34	N 89° 59' 54" W	1.00
1+35	N 89° 59' 54" W	1.00
1+36	N 89° 59' 54" W	1.00
1+37	N 89° 59' 54" W	1.00
1+38	N 89° 59' 54" W	1.00
1+39	N 89° 59' 54" W	1.00
1+40	N 89° 59' 54" W	1.00
1+41	N 89° 59' 54" W	1.00
1+42	N 89° 59' 54" W	1.00
1+43	N 89° 59' 54" W	1.00
1+44	N 89° 59' 54" W	1.00
1+45	N 89° 59' 54" W	1.00
1+46	N 89° 59' 54" W	1.00
1+47	N 89° 59' 54" W	1.00
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1+50	N 89° 59' 54" W	1.00

Floodplain Compensation

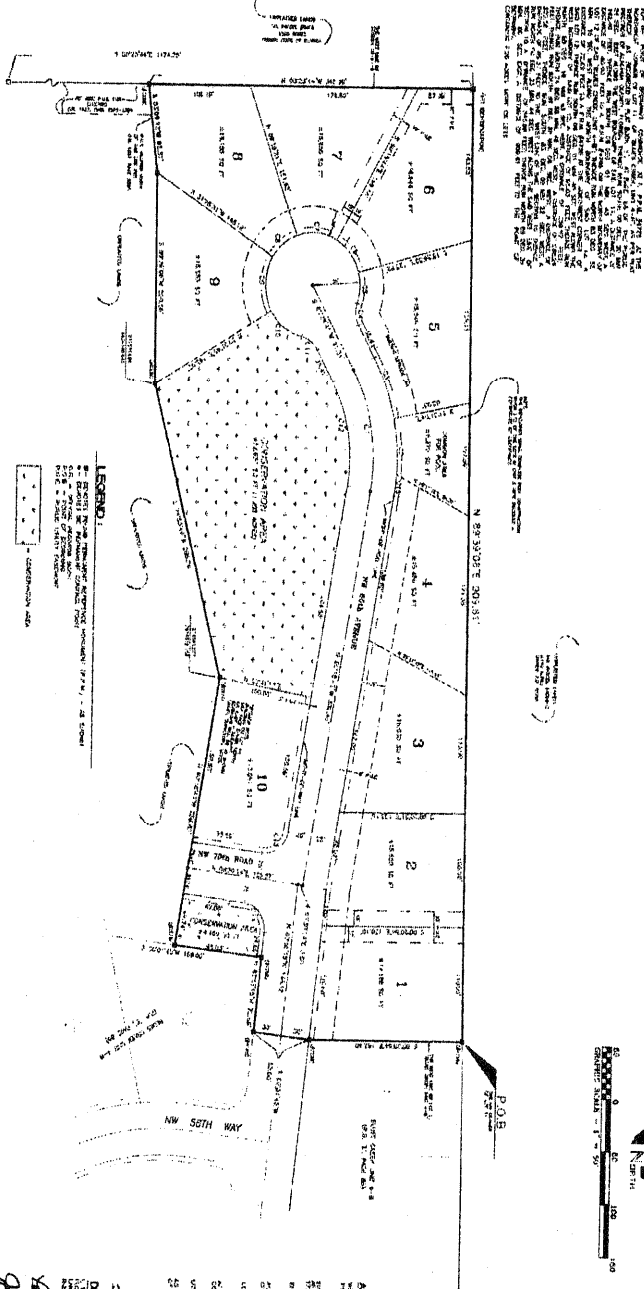
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Blues Creek Unit 5, Phase 1

BLUES CREEK UNIT 5 PHASE 1

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



TITLE: SUBMITTAL PLAN
PROJECT: BLUES CREEK UNIT 5 PHASE 1
OWNER: [Name]
DATE: [Date]
SCALE: [Scale]
BY: [Name]
CHECKED: [Name]

DATE	REVISION	BY	DESCRIPTION
12/12/03	1	[Name]	INITIAL PLAN
12/15/03	2	[Name]	REVISION 1
12/18/03	3	[Name]	REVISION 2

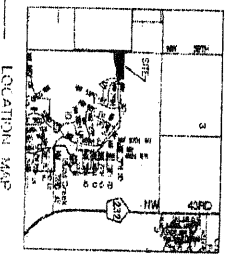
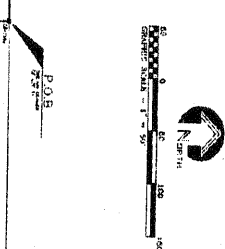


LEGEND

- Solid line: LOT BOUNDARY
- Dashed line: SUBDIVISION BOUNDARY
- Stippled area: PLANNED UNIT DEVELOPMENT
- Circle with dot: CENTRAL LOT

REFERENCE NOTES:

1. THE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DISTANCES AND BEARINGS ARE TO THE CENTERS OF THE LOTS.
3. THE DIMENSIONS AND BEARINGS ARE TO THE CORNERS OF THE LOTS.
4. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
5. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
6. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
7. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
8. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
9. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.
10. THE DISTANCES AND BEARINGS ARE TO THE CENTER OF THE CIRCULAR LOT.



APPROVAL BY THE CITY OF GAINESVILLE:
 Mayor: [Signature]
 City Manager: [Signature]

APPROVAL BY THE COUNTY BOARD OF ALACHUA COUNTY:
 Chairman: [Signature]
 Commissioners: [Signatures]

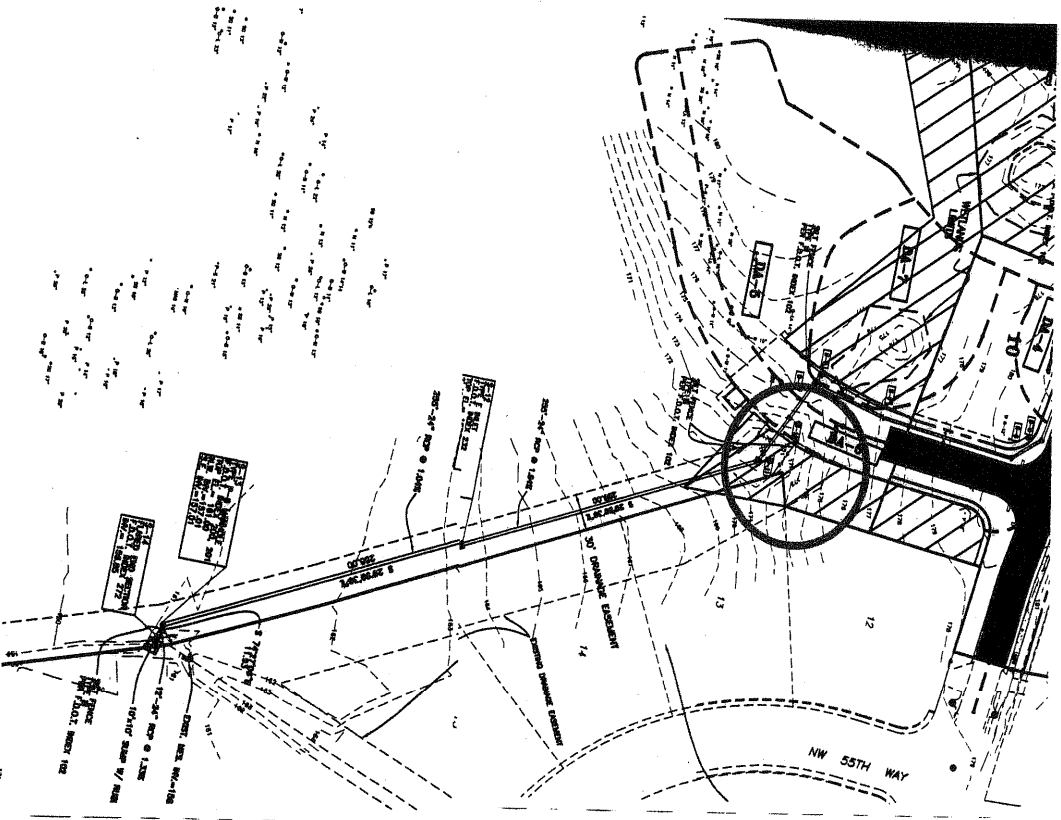
APPROVAL BY THE STATE OF FLORIDA:
 Department of Community Affairs
 Director: [Signature]

OWNER'S REPRESENTATIVE:
 [Name]
 [Signature]

DESIGNER'S REPRESENTATIVE:
 [Name]
 [Signature]

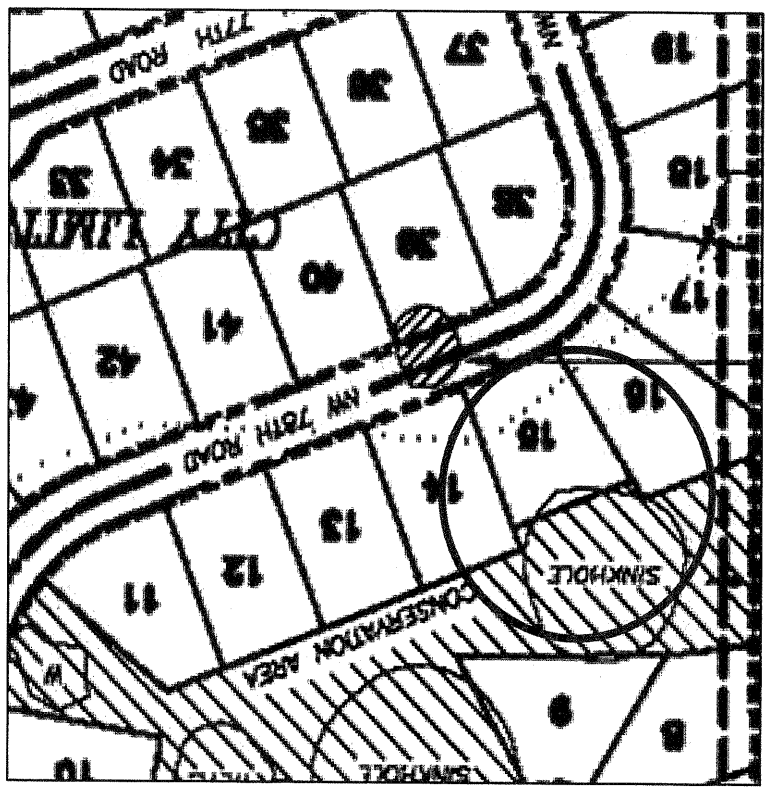
DATE: 12-18-03

Phase 1 Construction Drawings

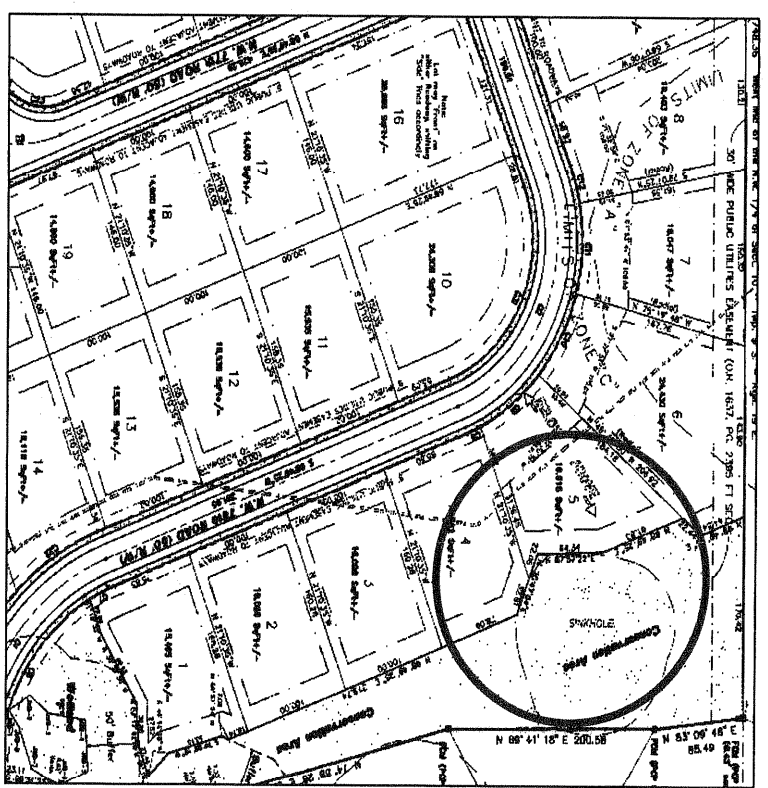


Sinkhole Conservation Area

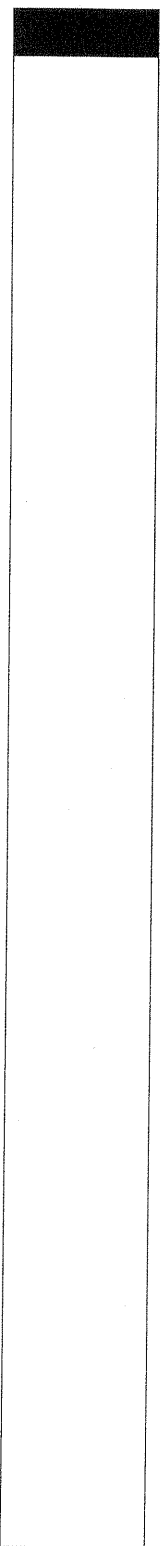
Master Plan



Design Plat

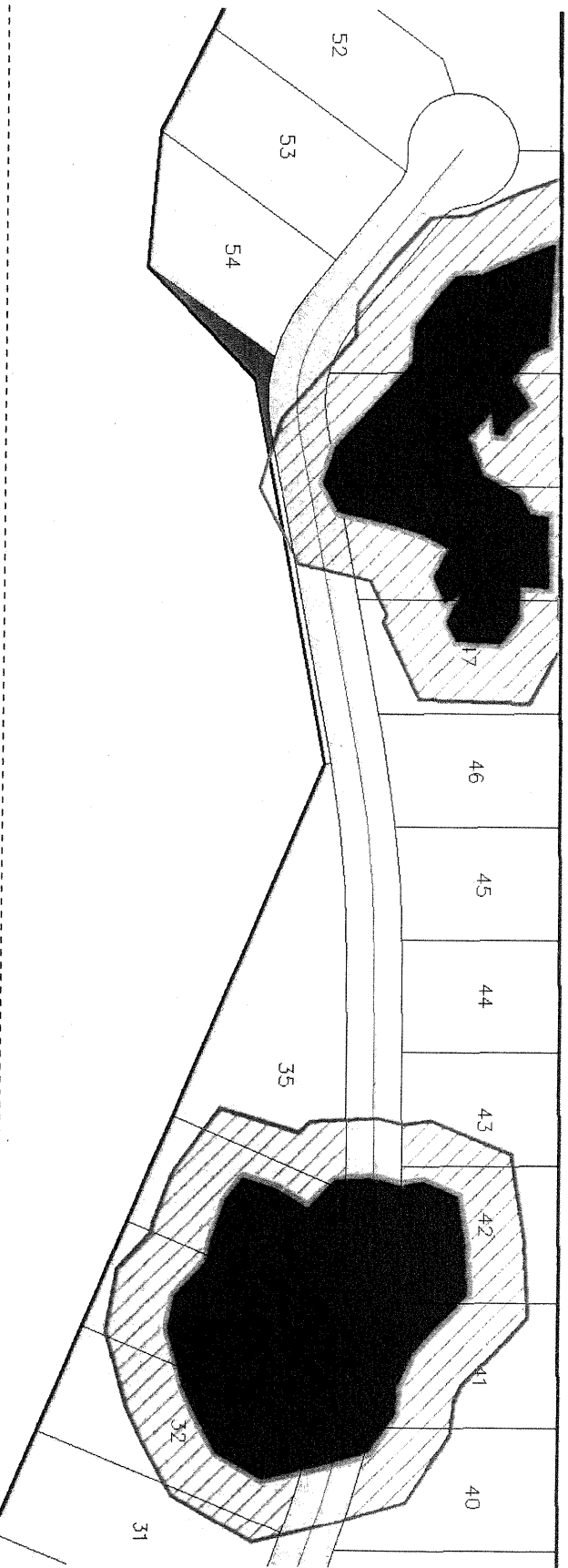


Carl Salafrio
Environmental Consulting and Design, Inc.



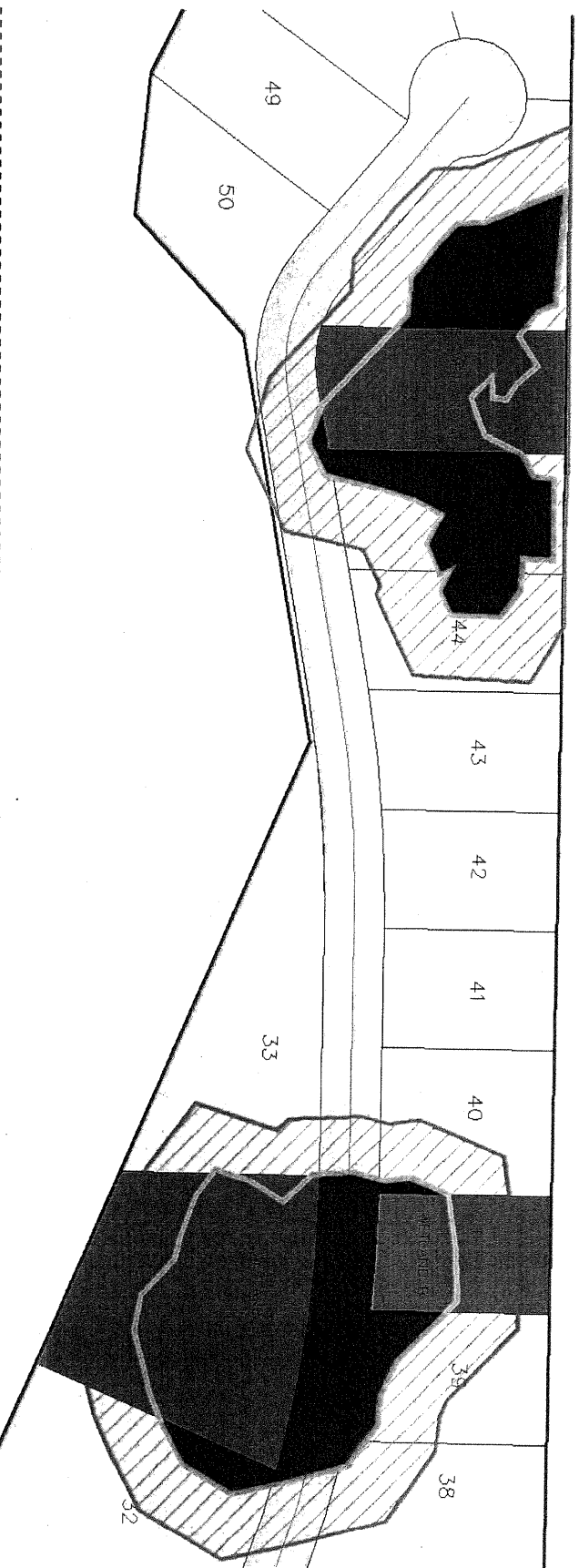
Avoidance and Minimization

- ▶ June 2004 - City of Gainesville submittal
- ▶ 2.1 acres of proposed wetland impacts
- ▶ 54 proposed lots



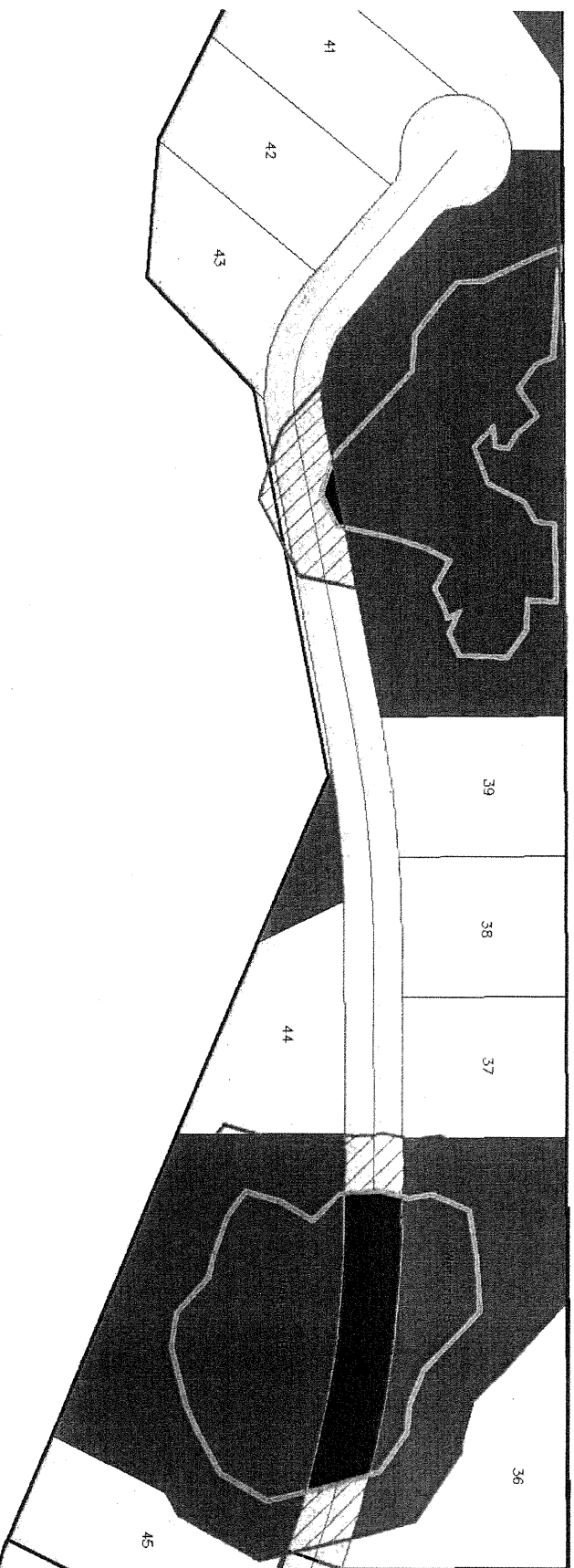
Avoidance and Minimization

- ▶ August 2004 - City of Gainesville submittal
 - ▶ 1.2 acres of proposed wetland impacts
 - ▶ 50 proposed lots
- ▶ March 2005 - Suwannee River Water Management District (SRWMD)
 - ▶ 1.2 acres of proposed wetland impacts
 - ▶ 50 proposed lots



Avoidance and Minimization

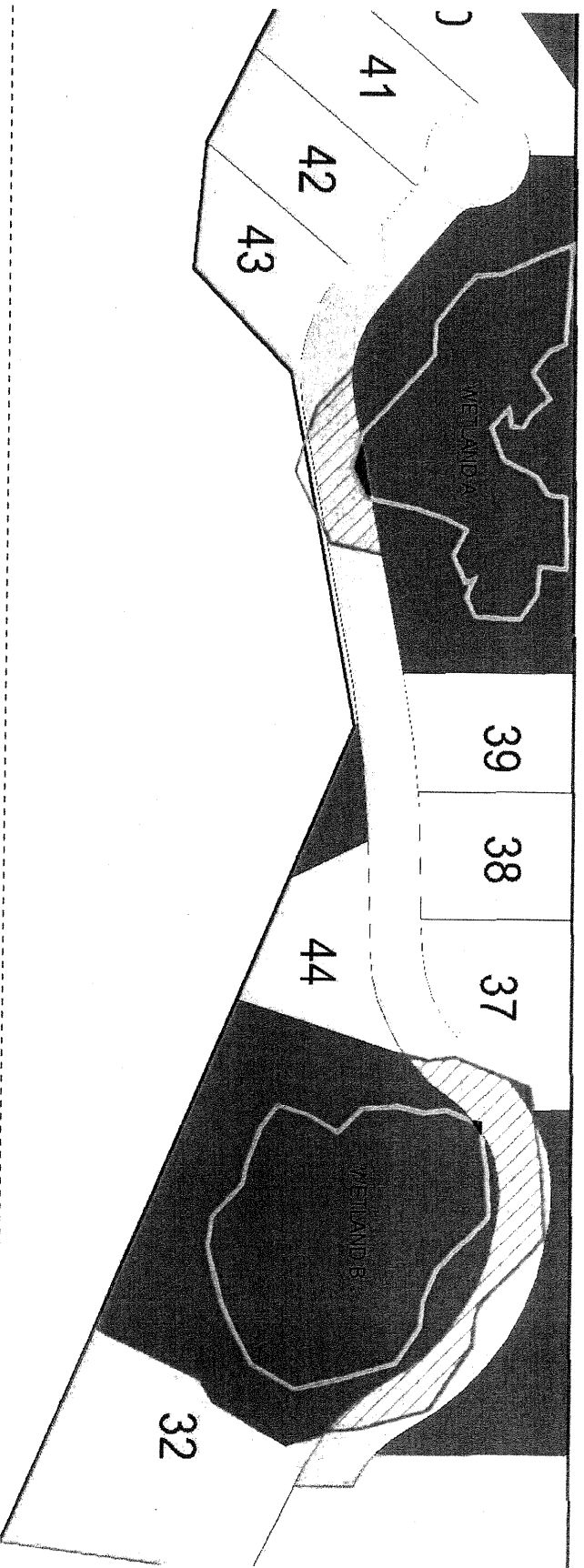
- ▶ September 2005 – ERP received from SRWMD
- ▶ 0.39 acres of proposed impacts
- ▶ 45 proposed lots
- ▶ January, March, July, September 2006 – Revised Plan to the City of Gainesville
- ▶ 0.38 acres of proposed impacts
- ▶ 45 proposed lots



Avoidance and Minimization

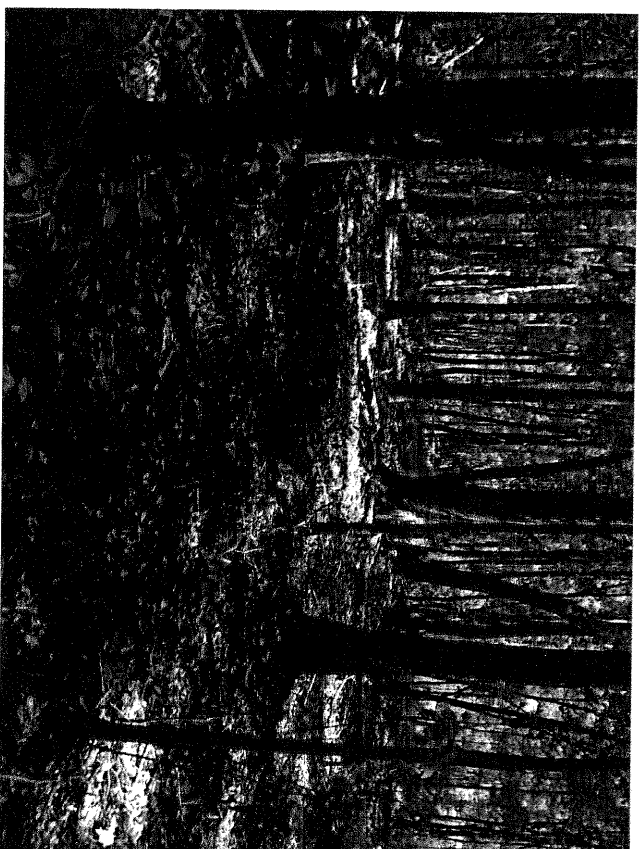
- ▶ April, June 2007 – Revised Plan to the City of Gainesville
- ▶ 0.0294 acres of wetland impacts
- ▶ 44 proposed lots

18.5% decrease in lots, 98.6% decrease in wetland impacts



SRWMD Permit

- ▶ Environmental Resource Permit issued September 2005.
- ▶ Wetland Impacts totaled 0.39 acres within the project area.
- ▶ SRWMD required 0.56 acres of Mitigation.
- ▶ Provided 1.11 acres of Mitigation.



Revised Mitigation Plan

M1

Wetland

Enhancement

0.52 acres

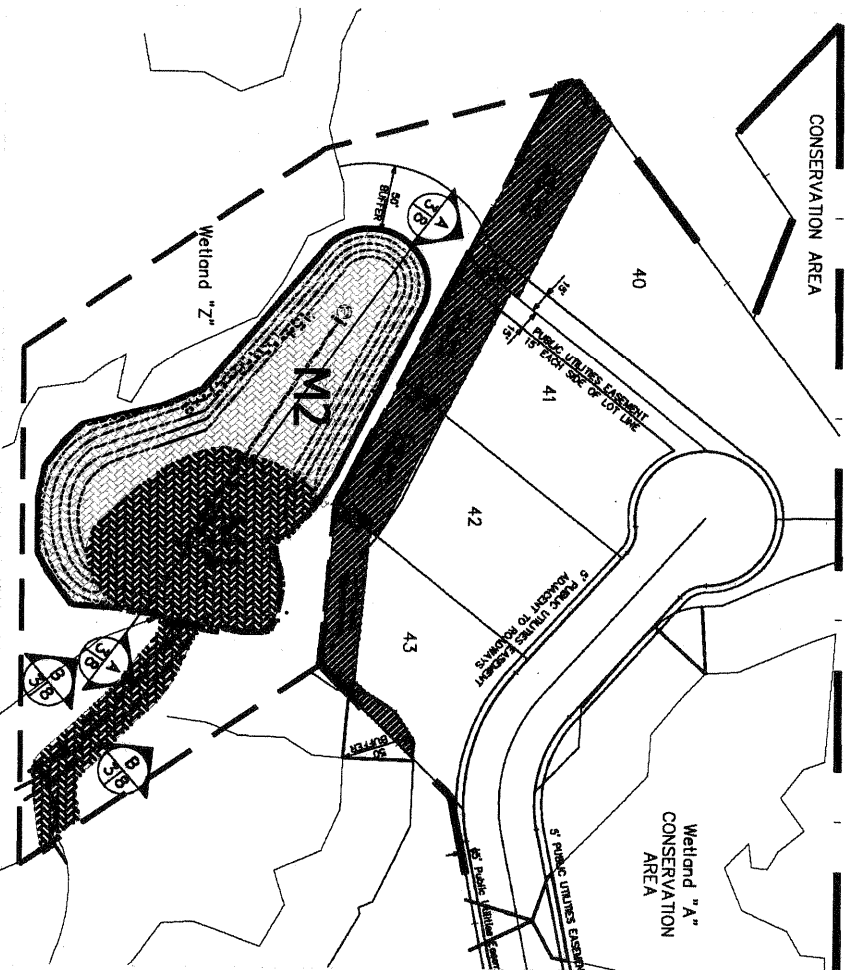
M2

Wetland Creation

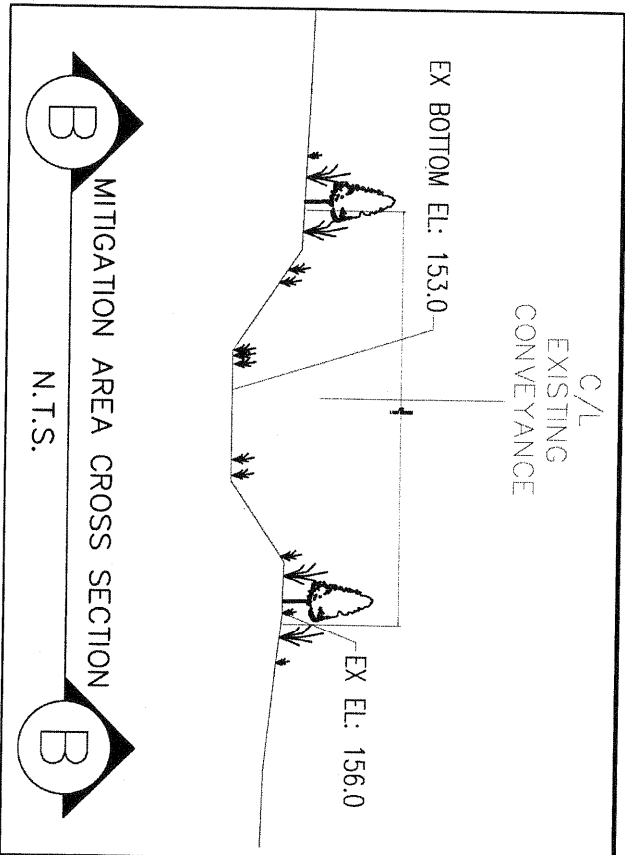
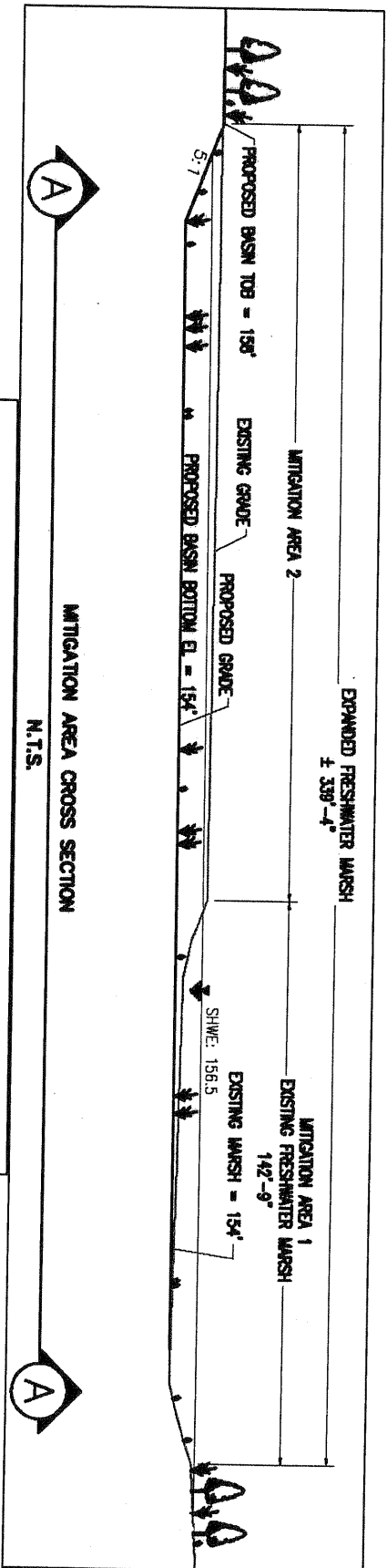
1.22 acres

Total

1.74 acres



Mitigation Cross Sections



Drainage Easement

FILED
SEP 8 AM 10 25
CLERK OF DISTRICT COURT
SANTA FE COUNTY, N.M.

EASEMENT
JIM M. WILSON, ATTORNEY
SANTA FE, NEW MEXICO

THIS EASEMENT, made this 7th day of August, 1981, by DENNIS S. CREEK, LTD., a Florida limited partnership, as Party of the First Part and SAN FELASCO VILLAS VENTURE and RAINBOW DEVELOPMENT CORPORATION, as Parties of the Second Part.

WITNESSETH:

That the said Party of the First Part and in consideration of the sum of one dollar (\$1.00) and other valuable consideration, paid each to the other, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the Party of the Second Part, its successors and assigns, a perpetual easement over and across the following described property located in Alachua County, Florida, to-wit:


See legal description attached hereto and made a part hereof as Exhibit "A".

for the purpose of construction, repairing and maintaining a drainage system over, across, upon and beneath the surface of said land.

TO HAVE AND TO HOLD the same under the said Party of the Second Part, its successors and assigns forever, it being the intent of the parties hereto that the right of the Party of the Second Part may be assigned either exclusively or nonexclusively to any other Party.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be executed the day and year aforesaid.

Signed, sealed and delivered
in our presence as witnesses:


DENNIS S. CREEK, LTD.
Florida limited partnership
relatively to ALACHUA
COUNTY

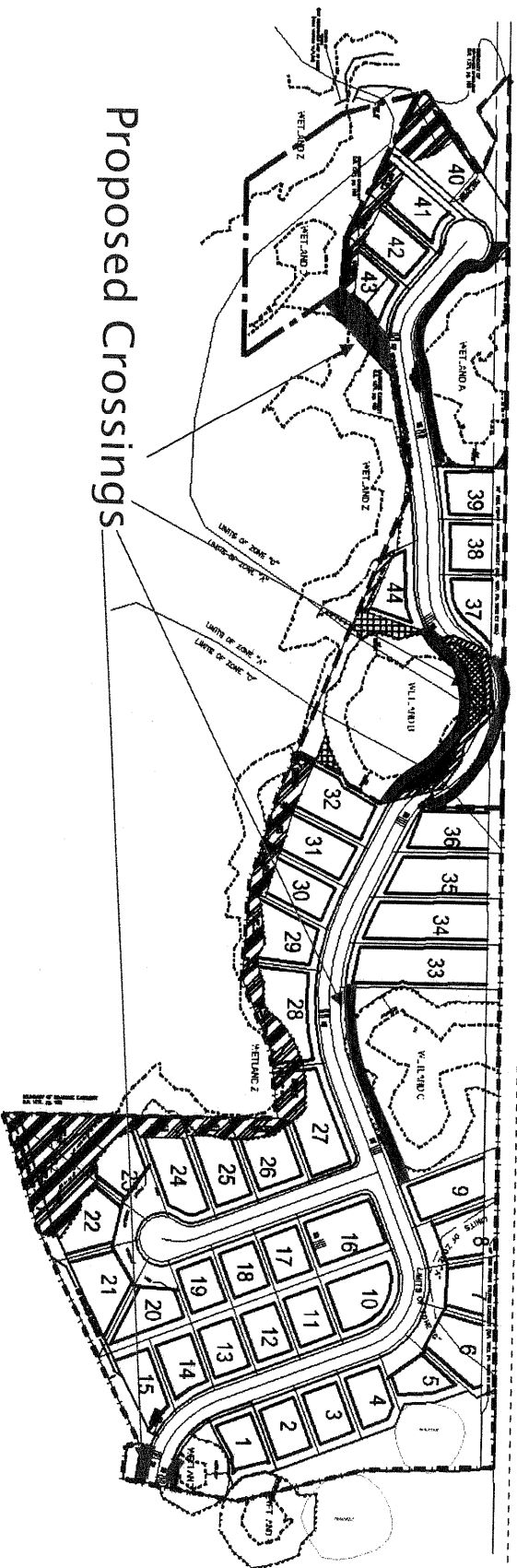

Carl E. McKinley
partner

564754

Ms. 137 June 160

- ▶ August 7, 1981
- ▶ “for the purpose of construction, repairing and maintaining a drainage system over, across, upon and beneath the surface of said land”

Secondary Impact Mitigation

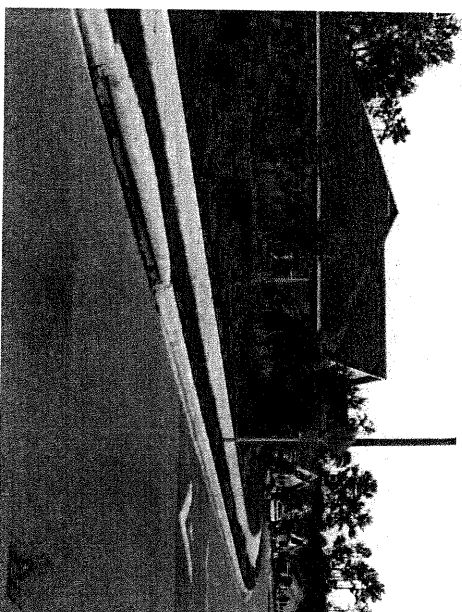


Compensation for Secondary Impacts provided for loss of wetland buffer on impacted wetlands by:

- ▶ Speed deterrents in the roadways,
- ▶ Wildlife crossing signs, and
- ▶ Vegetation planted densely along portions of roadways adjacent to wetlands, as well as at the locations shown on Permit Drawings.

Secondary Impact Mitigation

- ▶ These measures will assist wildlife movement between undeveloped areas, the 90-acre drainage easement, conservation areas and the preserved wetlands.
- ▶ Providing this type of compensation for secondary impacts is in accordance with the SRWMD Applicant's Handbook, Chapter 12.2.7 and 12.3.1.5, and 62-345.100(5) F.A.C.
- ▶ Mitigation Areas for Secondary Impacts total 0.91 acres.



Proposed Mitigation Success Criteria

- ▶ 85% Coverage by desirable vegetation within the wetland and buffer.
 - ▶ Exotic and invasive vegetation has been maintained under 5% for one year with no maintenance activities required.
 - ▶ 85% survivorship for planted vegetation through the end of year three and continue through year five if further monitoring is necessary.
 - ▶ Hydrological improvements result in water levels within the wetland enhancement area maintaining the desired SHWE or monitoring results reflect that an appropriate hydroperiod has been established and maintained to provide the expected wetland function.
 - ▶ Monitoring for 3 to 5 years as required by the SRWMD Permit.
-

Impact and Mitigation Summary

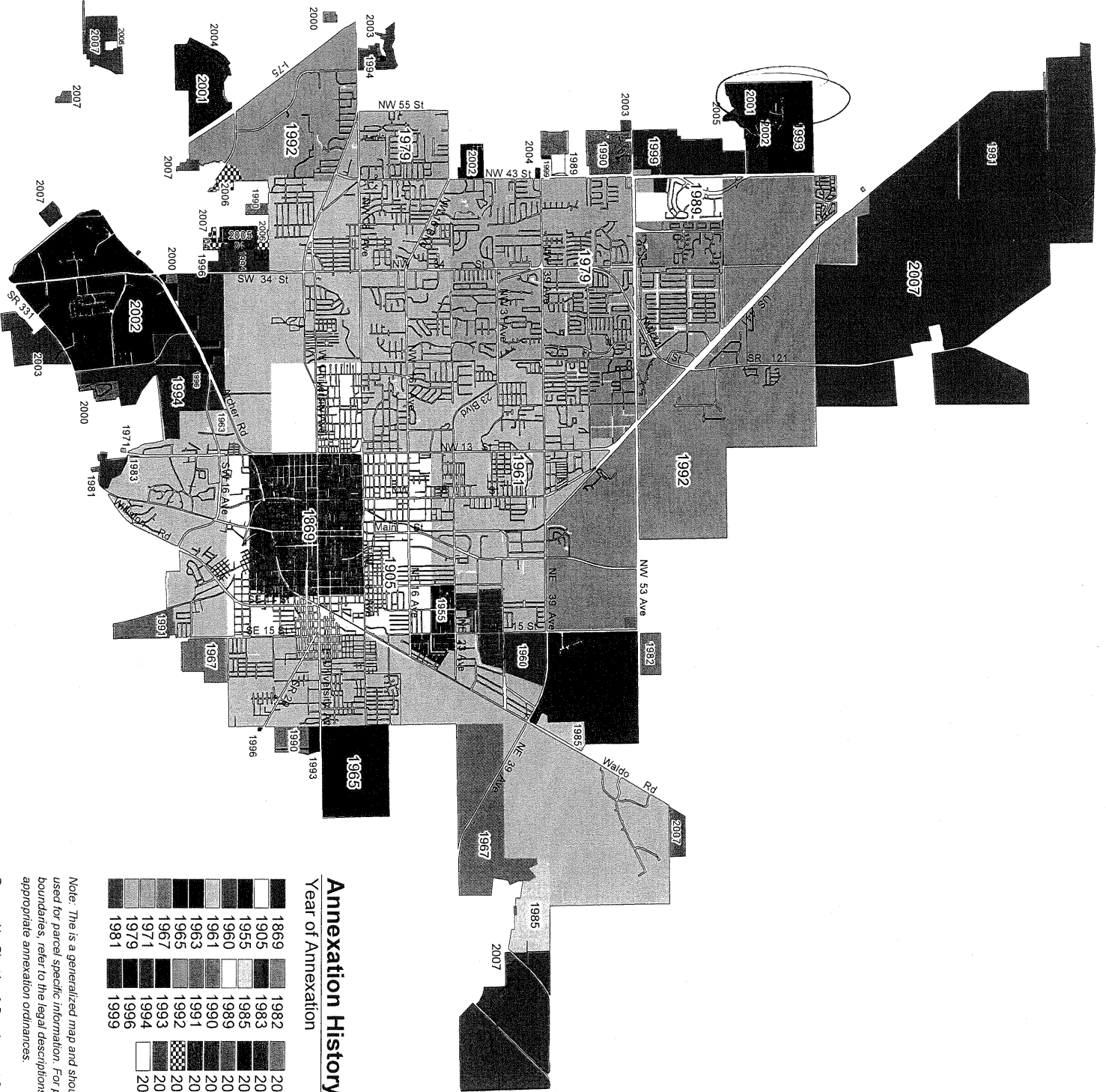
Total wetland impacts	0.0294 acres
Permitted Wetland Impacts by SRWMD	0.39 acres
Required Mitigation by SRWMD	0.56 acres
Required Mitigation after revised UMAM for City	1.10 acres
Provided Mitigation	1.74 acres
Provided Mitigation for Secondary Impacts	0.91 acres
Total Mitigation	2.65 acres



Blues Creek Unit 5 Phases 2 and 3

Eng, Denman and Associates, Inc.
Environmental Consulting & Design, Inc.
Morris-Depew Associates, Inc.
Patrice Boyes, P.A.
Blues Creek Development

February 14, 2008

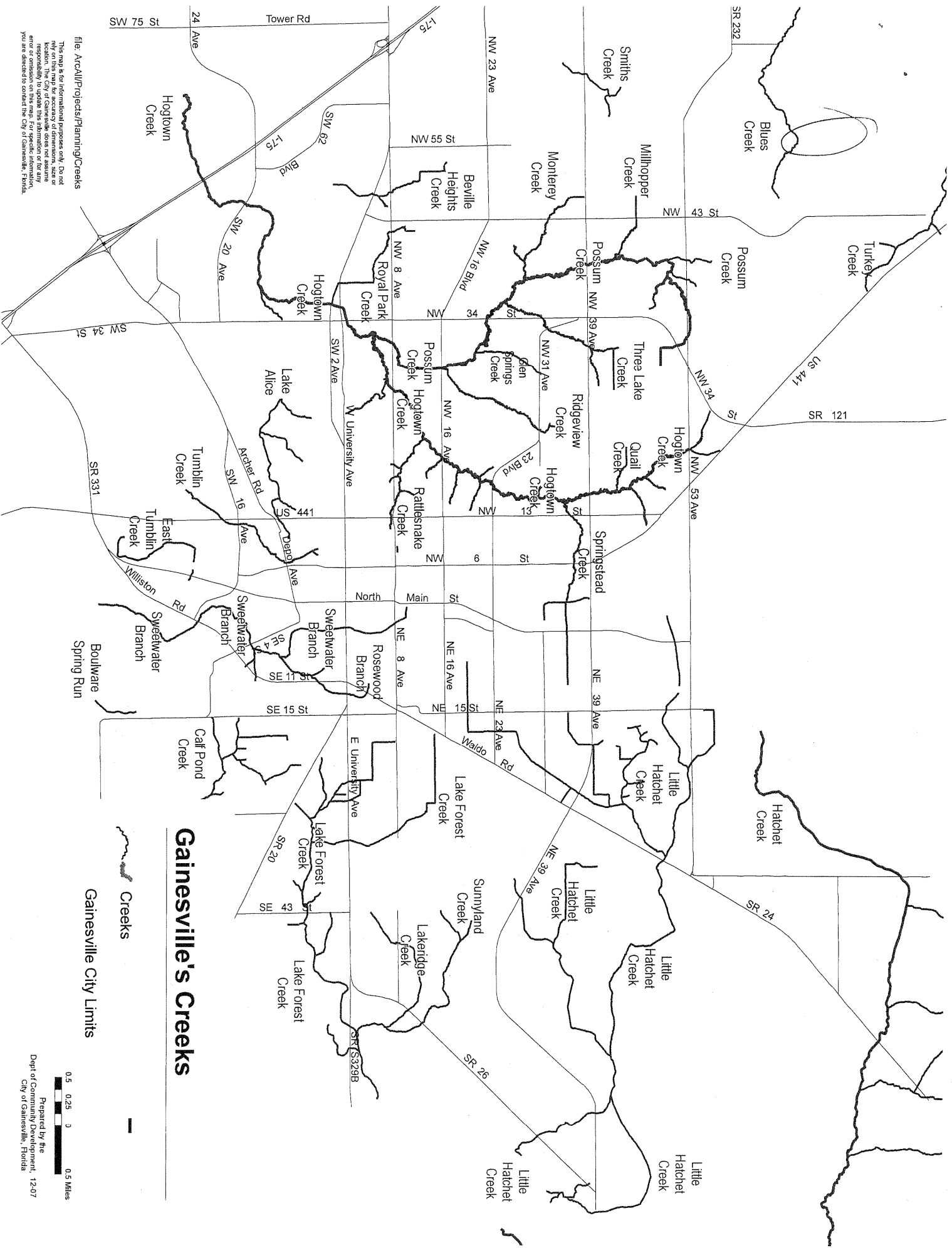


Annexation History

Year of Annexation

1869	1982	2000
1905	1983	2001
1955	1985	2002
1960	1989	2003
1961	1990	2004
1963	1991	2005
1965	1992	2006
1967	1993	2007
1971	1994	2008
1979	1996	
1981	1999	

Note: This is a generalized map and should not be used for parcel specific information. For precise boundaries, refer to the legal descriptions in the appropriate annexation ordinances.



file: ArcAll/Projects/Planning/Creeks

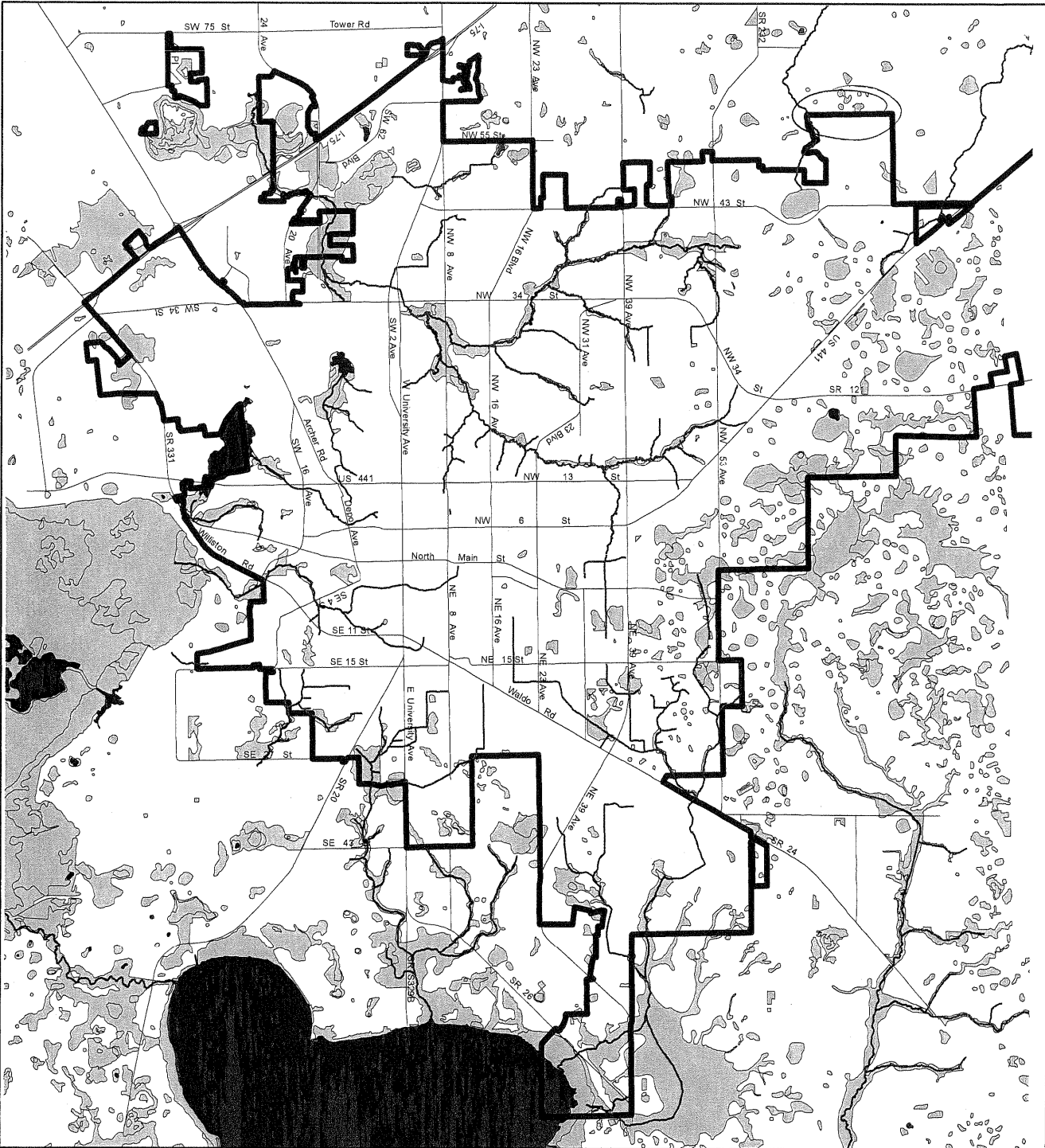
This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location of features. The City of Gainesville assumes no responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

Gainesville's Creeks

Creeks

Gainesville City Limits





0.5 0.25 0 0.5 Miles
 Prepared by the
 Dept of Community Development, 1207
 City of Gainesville, Florida



Surface Waters & Wetlands District

Gainesville, Florida

Regulated Creeks, Lakes & Wetlands*

-  Creeks
-  Lakes
-  Wetlands
-  Gainesville City Limits

*The creeks, lakes and wetlands on this map represent the best available GIS data. Comprehensive regulations are specified in Section 30-301 to 304 of the City of Gainesville Land Development Code. Regulated creeks and lakes shall also include all other creeks and lakes that are "waters in the state" as defined in Section 373.019 (17), Florida Statutes. Regulated wetlands shall include all wetlands, as delineated pursuant to Rule 52-340.300, Florida Administrative Code.

Map Source: Wetlands & Lakes: S:RWMWD digital files (s/j/95.sfp, wetlands=6000-6999, lakes=5200)
 Creeks: City of Gainesville, Public Works Department, March 2004

**City of Gainesville
 Gainesville, Florida**
 Prepared by the
 Dept of Community Development
 December 2007



ENVIRONMENTALLY SIGNIFICANT LAND & RESOURCES
 Creeks, Lakes, and Wetlands

Legend

- Regulated Creeks
- Wetlands
- Lakes
- Gainesville City Limits

Sources: Wetlands and Lakes: SUTcliffe Right file
 Regulated Creeks: City of Gainesville
 Land Development Regulations

**City of Gainesville
 Gainesville, Florida**
 Prepared by the
 Department of Community Development
 November 2000

0 4000 8000 12000
 Feet

