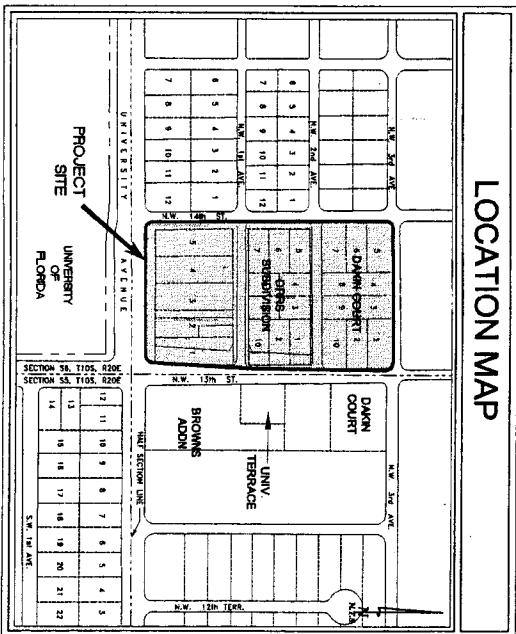


040657c

UNIVERSITY CORNERS

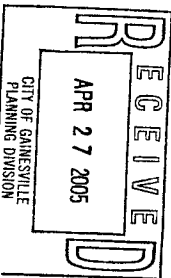
MIXED-USE DEVELOPMENT
PLANNED DEVELOPMENT
GAINESVILLE, FLORIDA

Prepared For:
UNIVERSITY CORNERS, LLC



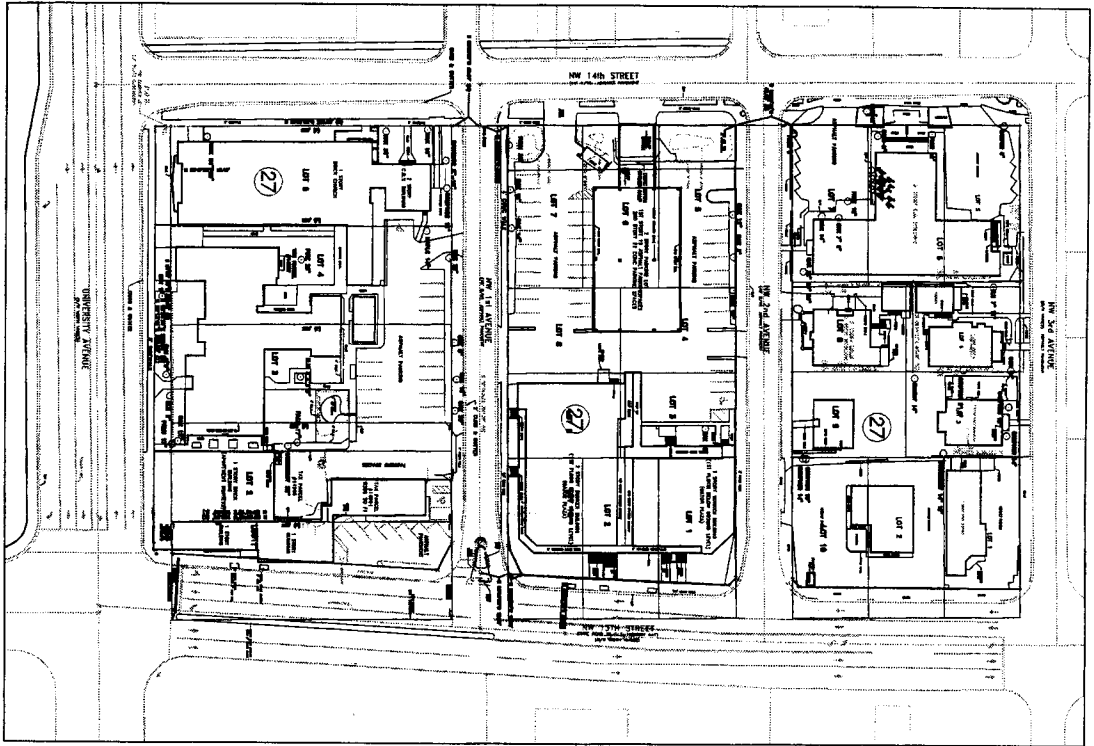
PREPARED BY
KIMLEY-HORN
and Associates, Inc.
100 N. 1st Street, Suite 200, Gainesville, FL 32601
Phone: 352-336-7700 Fax: 352-336-7701
www.kimley-horn.com

PROJECT NO. 0424-800000
DATE: APRIL 26, 2005



SHEET INDEX FOR UNIVERSITY CORNERS	
SHEETS	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING SURVEY AND SOILS MAP
3	EXISTING CONDITIONS MAP
4	PD LAYOUT PLAN
5	PUBLIC FACILITIES MAP

EXHIBIT "C"



SCALE: 1"=40'



NORTH

TOPOGRAPHY

BLOCK 1 (SOUTH BLOCK):

THE MAXIMUM CHANGE IN GRADE IS 3.39 FEET FROM ELEVATION 189.6 AT THE NW CORNER TO ELEVATION 192.21 AT THE SE CORNER.

BLOCK 2 (CENTRAL BLOCK):

THE MAXIMUM CHANGE IN GRADE IS 2.29 FEET FROM ELEVATION 170.5 AT THE NW CORNER TO ELEVATION 168.21 AT THE SE CORNER.

BLOCK 3 (NORTH BLOCK):

THE MAXIMUM CHANGE IN GRADE IS 1.44 FEET FROM ELEVATION 171.4 AT THE NW CORNER TO ELEVATION 169.96 AT THE SE CORNER.

VEGETATION

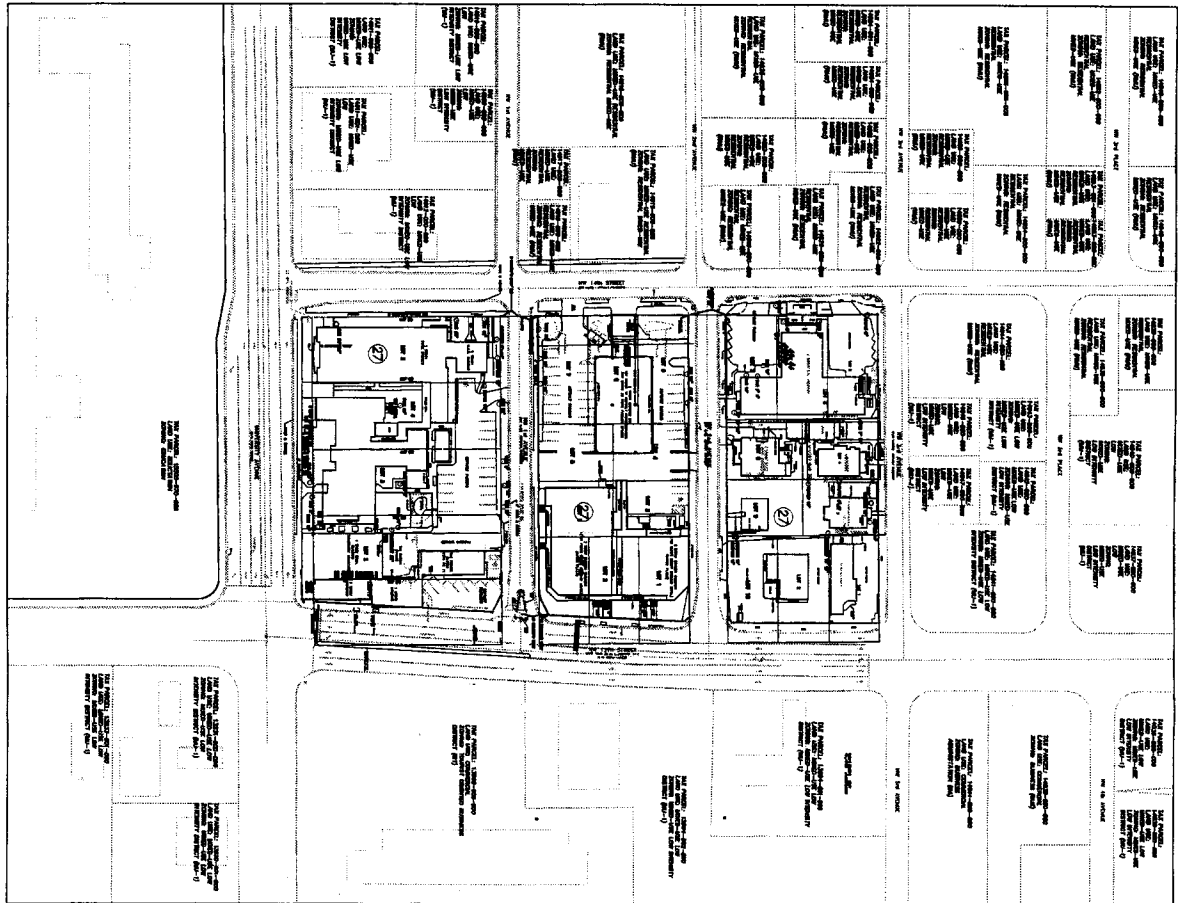
○ 6" dia. EXISTING TREE (AS INDICATED)

SOILS

27 URBAN LAND
 IN LARGE PORTION AS URBAN LAND, OR SUBJECT OR MORE OF THE SURFACE IS COVERED WITH SHOPPING CENTERS, PARKING LOTS, BUILDINGS, ETC. IN SUCH AREAS THE NATURAL SOIL CANNOT BE OBSERVED. MANY AREAS HAVE BEEN ALTERED BY CUTTING AND SHAPING OR BY HAVING THE MATERIAL SPREAD ON THE SURFACE. SLOPES RANGE FROM 0 TO 2 PERCENT.

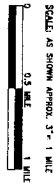
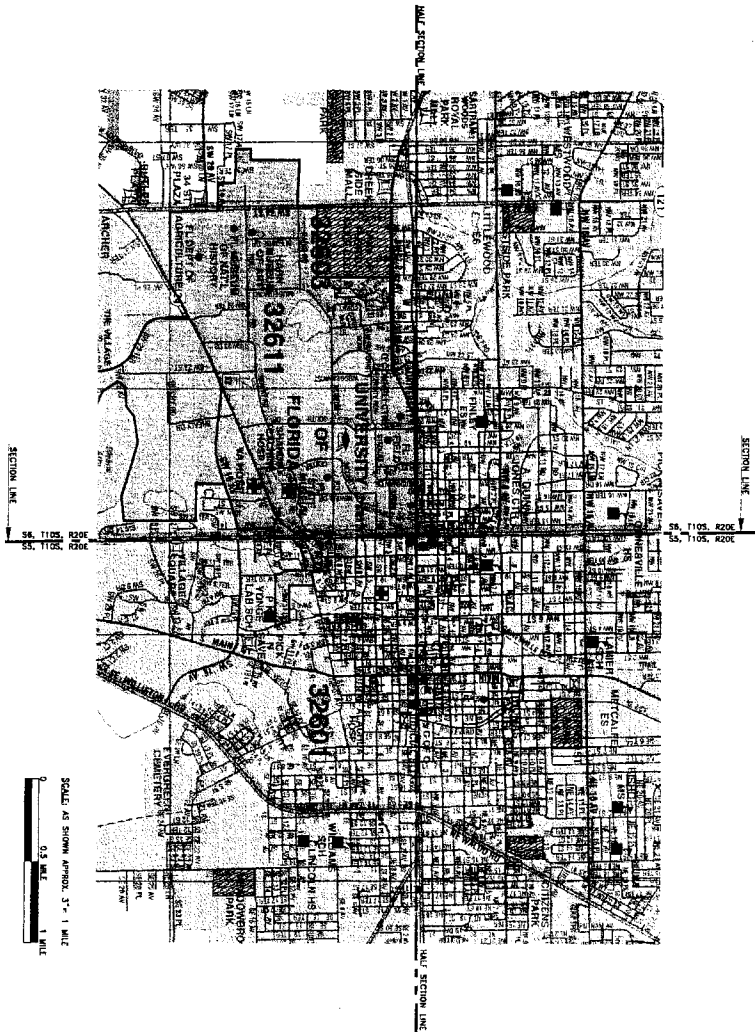
DATE: 11/28/06 DRAWN BY: JACOB CHECKED BY: JACOB SHEET NUMBER: 2	UNIVERSITY CORNERS, LLC FLORIDA	EXISTING SURVEY & SOILS MAP	SCALE: AS NOTED DRAWN BY: JACOB CHECKED BY: JACOB DATE: 08/06	DESIGNER: JASON E. GRABLEY, P.E. FLORIDA REGISTERED ENGINEER 56784	KINLEY-HORN AND ASSOCIATES, INC. 1301 S.W. 30TH AVE., SUITE 101, DOWNS, FL 33429 PHONE: 407-291-4444 FAX: 407-291-4444 WWW.KINLEY-HORN.COM OR GOOGLE	CITY CORNERS REVISIONS DATE BY
			PROJECT NO.: 18144-001-P0	SHEET NO.: 2		

This document, together with the concepts and designs presented herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. No part of this document shall be reproduced or transmitted in any form or by any means, without the prior written consent of Kimley-Horn and Associates, Inc. and the client. Kimley-Horn and Associates, Inc. shall be held liable for the design and construction of the project.



SCALE: 1"=60'
N

SHEET NUMBER 3	DATE 04/22/08	UNIVERSITY CORNERS, LLC	ALACHUA	FLORIDA	EXISTING CONDITIONS PLAN	SCALE AS NOTED	DESIGNER JASON E. BRADLEY, P.E.	Kimley-Horn and Associates, Inc. 6000 W. STATE ROAD 301, SUITE 100, BOYDTON, FL 32009 PHONE: (904) 871-4000 FAX: (904) 871-4001 WWW.KIMLEY-HORN.COM	CITY COMMENTS	DATE	BY
						DRAWN BY CMC	CHECKED BY JEB		REVISIONS	DATE	BY



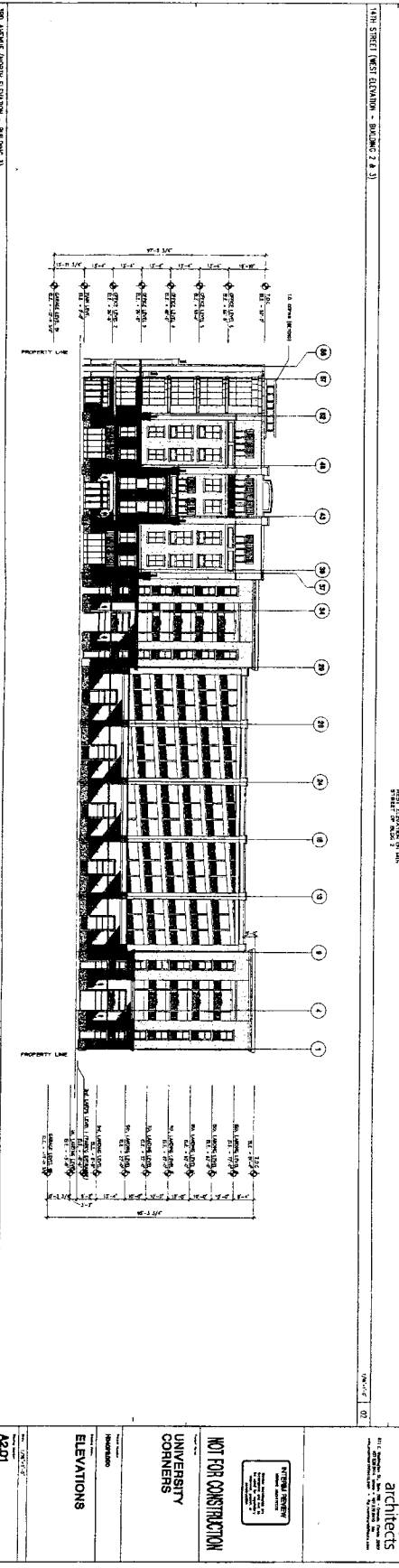
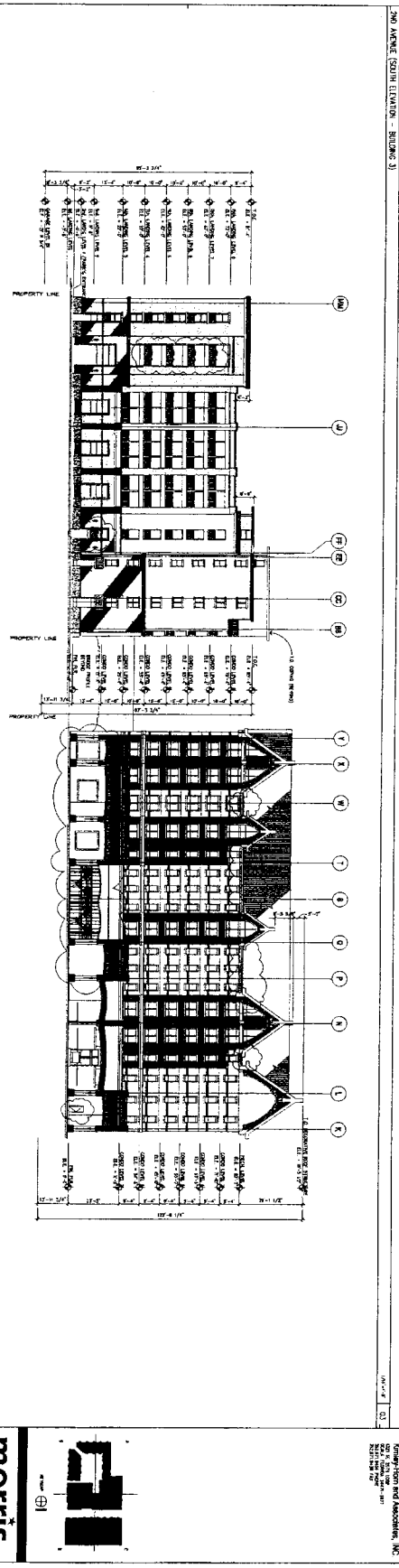
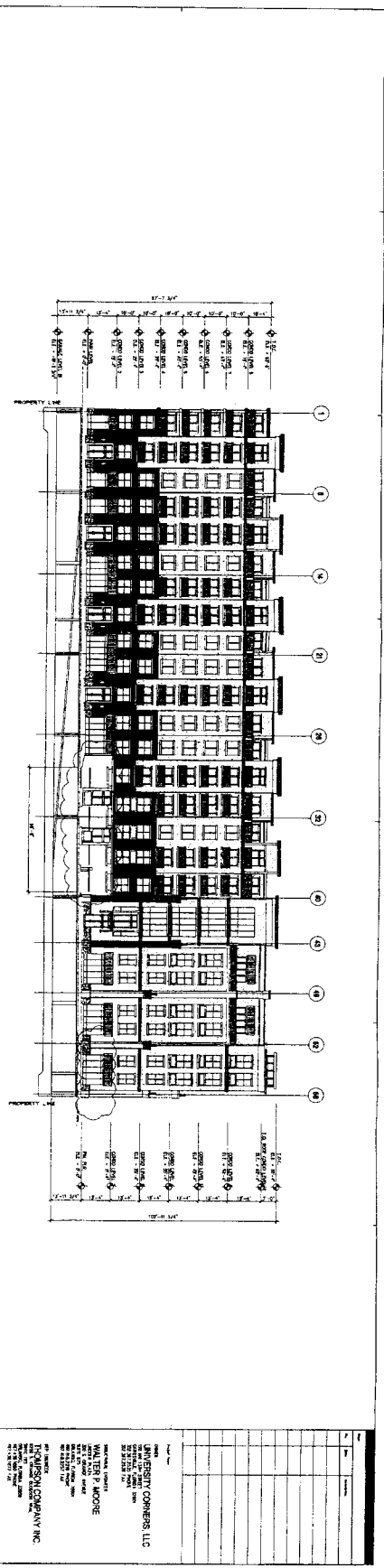
SYMBOL LEGEND

- PROJECT SITE
- PARK
- SCHOOL
- COMMUNITY COLLEGE
- UNIVERSITY OF FLORIDA
- SHOPPING CENTER
- FIRE STATION
- HOSPITAL
- POST OFFICE
- GOVERNMENT FACILITY
- GOLF COURSE
- UNIVERSITY OF FLORIDA APPOX. BOUNDARY
- TRANSIT STOP
- SECTION LINE

DISTANCES FROM PROJECT SITE

- 0.5 MILES NEAREST HOSPITAL (ALACHUA COUNTY HOSPITAL)
- 0.25 MILES NEAREST ELEMENTARY SCHOOL (J.J. FINLEY ELEMENTARY SCHOOL)
- 2.75 MILES NEAREST MIDDLE SCHOOL (WESTWOOD MIDDLE SCHOOL)
- 1.25 MILES NEAREST HIGH SCHOOL (GAINESVILLE HIGH SCHOOL)
- 1.0 MILES NEAREST LAB SCHOOL (P.K. YONGE LABORATORY SCHOOL)
- 1.5 MILES NEAREST COMMUNITY COLLEGE (SMITH FE COMMUNITY COLLEGE DOWNTOWN CAMPUS)
- 2.0 MILES NEAREST PARK (NORTHEAST PARK)
- 2.5 MILES NEAREST FIRE STATION (S.E. 4TH AVE. & MAIN STREET)
- 0.0 MILES NEAREST UNIVERSITY OF FLORIDA (ACROSS UNIVERSITY AVENUE)
- 0.0 MILES NEAREST TRANSIT STOP (AT PROJECT SITE)

DATE: 04/26/05 PROJECT NO: 0124-3000 SHEET NUMBER: 5	UNIVERSITY CORNERS, LLC ALACHUA FLORIDA	PUBLIC FACILITIES/ SERVICE MAP	SCALE: AS NOTED DESIGNED BY: JEC DRAWN BY: DDC CHECKED BY: JEC	DESIGN ENGINEER: JASON E. BRANLEY, P.E. FLORIDA PROFESSIONAL REGISTER: 56764	Kimley-Horn and Associates, Inc. 3002 KIMLEY-HORN AND ASSOCIATES, INC. 1200 S.W. 35TH STREET, SUITE 100, OCKLAWA, FL 32067 PHONE (904) 871-9401 FAX (904) 871-9439 WWW.KIMLEY-HORN.COM CA 00000888	CITY COMMENTS: 02/23/05 DDC REVISIONS:
			DATE: 02/23/05 BY:			



<p>UNIVERSITY CORNERS, LLC 1000 UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106-1000 TEL: 734.763.1000 FAX: 734.763.1001 WWW.UMICH.EDU/UNIVERSITYCORNERS</p>		<p>WALTER S. MOORE ARCHITECT 1000 UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106-1000 TEL: 734.763.1000 FAX: 734.763.1001 WWW.UMICH.EDU/UNIVERSITYCORNERS</p>		<p>TRAVIS COMPANY INC. 1000 UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106-1000 TEL: 734.763.1000 FAX: 734.763.1001 WWW.UMICH.EDU/UNIVERSITYCORNERS</p>	
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**ADVERTISEMENT
NOTICE OF PROPOSED
ENACTMENT OF ORDINANCE BY CITY COMMISSION, GAINESVILLE, FLORIDA**

Notice is hereby given that the proposed ordinance, whose title appears below will be considered for First Reading on the 9th day of May, 2005, at the City Commission meeting and if then adopted on First Reading will be considered for Second and Final Reading and adoption on the 23rd day of May, 2005, at the City Commission meeting. The meetings begin at 6:00 p.m. and the ordinances will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the First Floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance may be inspected by any member of the public at the office of the Clerk of the Commission on the First Floor of City Hall during regular business hours located at 200 East University Avenue, Gainesville, Florida, and at the Public Library, Main Branch, located at 401 East University Avenue. On the dates mentioned above all interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Persons with disabilities, who require assistance to participate in the meetings, are requested to notify the Equal Opportunity Office at 334-5051 or call the TDD phone line at least 2 business days in advance.

**ORDINANCE TITLE
Ordinance 040657
0-05-34**

Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City and amending the Zoning Map Atlas from "MU-1: 8-30 units/acre mixed use low intensity" and "RMU: Up to 75 units/acre residential mixed use district"; to "Planned Development District"; located between West University Avenue on the South, Northwest 3rd Avenue on the North, Northwest 13th Street (US 441) on the East and Northwest 14th Street on the West; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement; providing a severability clause; and providing an effective date.

Note: "All persons are advised that, if any person decides to appeal any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

April 29, 2005
Publish Date

Clerk of the Commission
27508, 4/29/05