

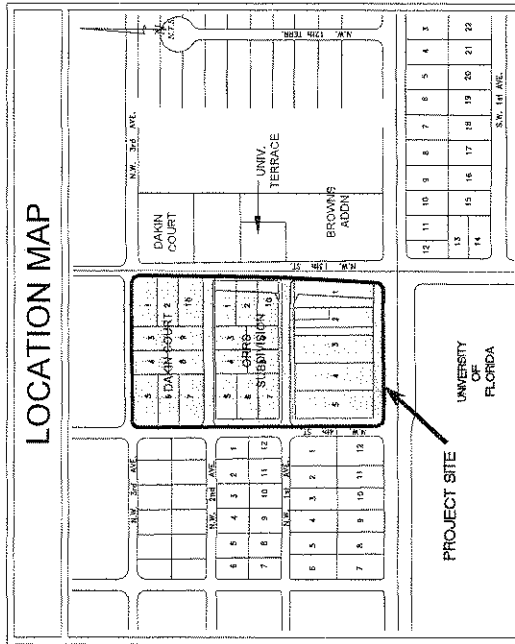
**LEGISLATIVE #**

**120615E**

# UNIVERSITY CORNERS

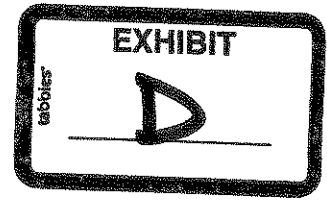
AMENDMENT TO  
PLANNED DEVELOPMENT  
GAINESVILLE, FLORIDA

Prepared For:  
**UNIVERSITY CORNERS, LLC**



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 AND MASTER PLAN
5	PUBLIC FACILITIES MAP

120615E



PREPARED BY  
**Kimley-Horn  
and Associates, Inc.**  
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6025 Kipling Road, Suite 300, Gainesville, FL 32608  
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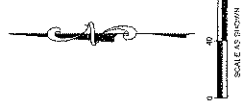
PROJECT NO. 044891000  
DATE: NOV. 6, 2012

UNIVERSITY CORNERS  
PREPARED FOR  
UNIVERSITY CORNERS, LLC  
FLORIDA

EXISTING SURVEY &  
SOILS MAP

DATE: NOV. 6, 2012  
SCALE: AS SHOWN  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
PROJECT NO.: 044591000.3  
REGISTERED PROFESSIONAL ENGINEER  
MULLEN T. SOULS, JR.  
P.E.  
15600 WINTER WOODS  
53347  
KIMLEY-HORN AND ASSOCIATES, INC.  
2012 GOLDEN GATE AVENUE, SUITE 200  
RANCHO SANTA FE ANTELOPE, CA 95008  
WWW.KIMLEY-HORN.COM CA 0000595

NO.	REVISIONS	DATE	BY



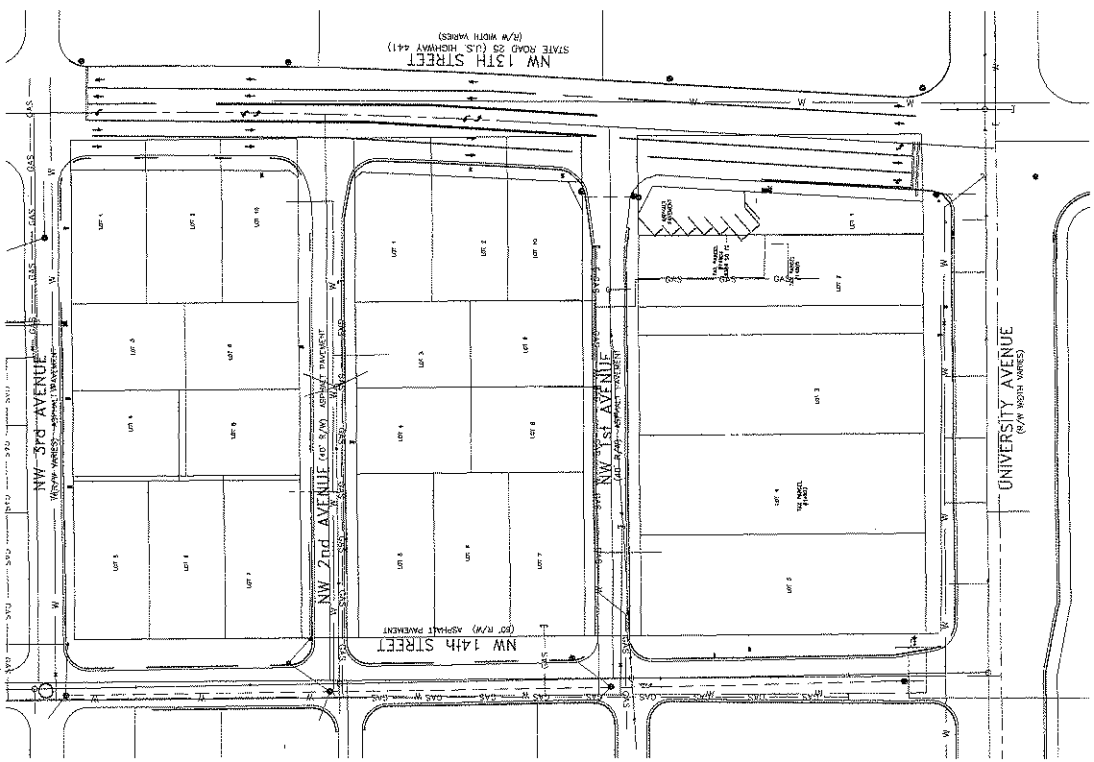
**TOPOGRAPHY**  
**BLOCK 1 (SOUTH BLOCK):**  
THE MAXIMUM CHANGE IN GRADE IS 3.98 FEET FROM ELEVATION 198.6 AT THE NW CORNER TO ELEVATION 166.21 AT THE SE CORNER.  
**BLOCK 2 (MIDDLE BLOCK):**  
THE MAXIMUM CHANGE IN GRADE IS 2.29 FEET FROM ELEVATION 170.5 AT THE NW CORNER TO ELEVATION 168.21 AT THE 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.

**SOILS**  
27 URBAN LAND  
IN AREAS MARKED AS URBAN LAND, 45 PERCENT OR MORE OF THE SURFACE IS COVERED BY BUILDINGS, DRIVEWAYS, PARKING AREAS, DRIVEWAYS, SIDEWALKS AND RECREATION AREAS. THE NATURAL SOILS HAVE BEEN OBSERVED. MANY AREAS HAVE BEEN ALTERED BY CUTTING AND SHARPING OR BY HAVING FULL MATERIAL SPREAD ON THE SURFACE. SLOPES RANGE FROM 0 TO 2 PERCENT.

**LEGAL DESCRIPTION**  
BLOCKS 1, 2, & 3 OF LT. ROXAN STEVENSON A SUBDIVISION AS DEP. BY THE DEED, RECORDED IN PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 40 FOOT WIDE STREET LYING BETWEEN AND ADJACENT TOGETHER WITH A 40 FOOT WIDE STREET LYING BETWEEN AND ADJACENT TO BLOCKS 2 AND 3 ARE SOUTH 51/8 FEET OF SAID LOT 5, ALSO LESS AND MORE TO THE EAST LINE OF THE EAST HALF OF THE BLOCK 3 RETAINING THE EAST HALF OF THE AVENUE AND FOR NW 1/4 13th STREET (U.S. HIGHWAY 441).

**LEGEND**

- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS MAIN



NOTE:  
ALL EXISTING BUILDINGS HAVE BEEN REMOVED

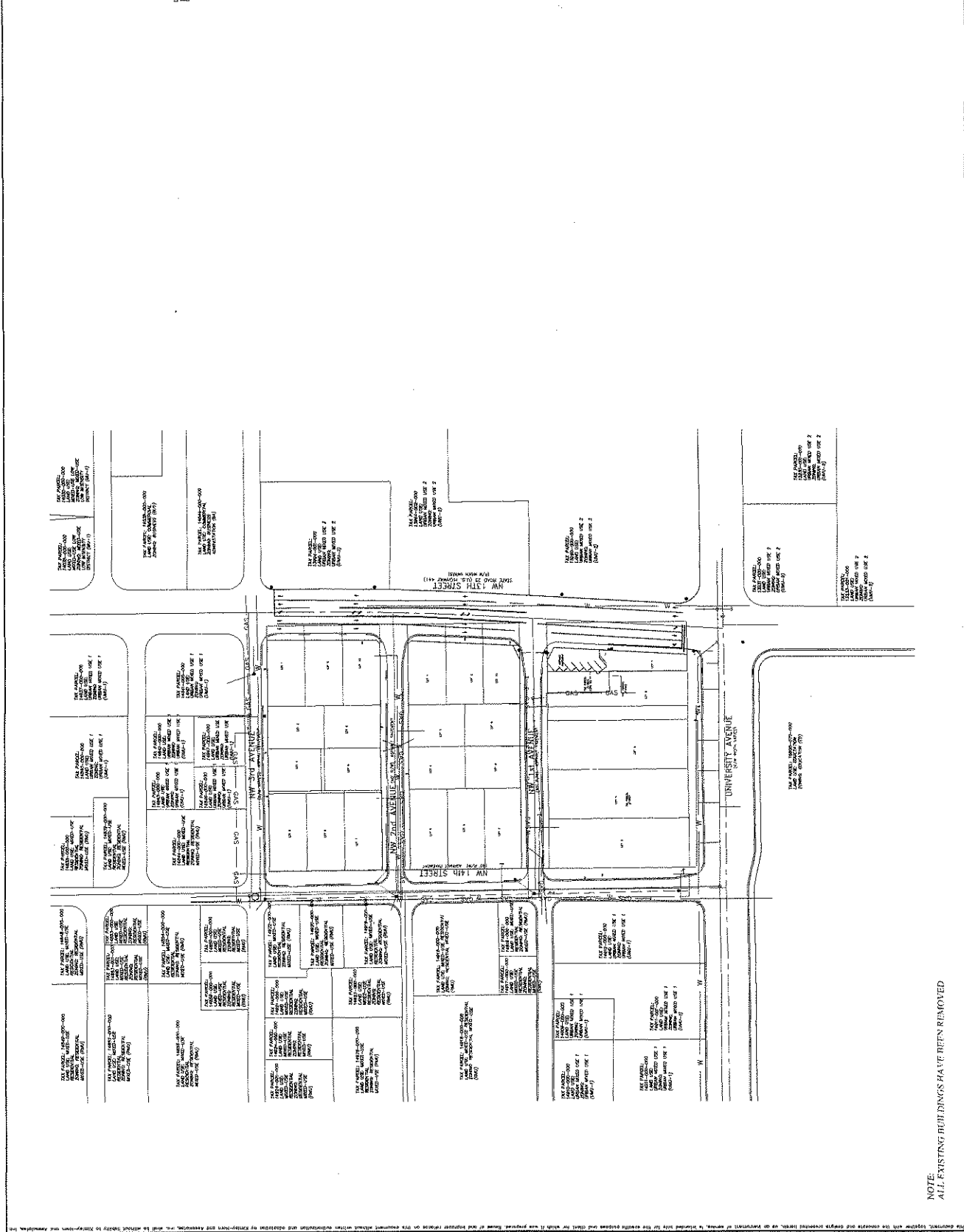
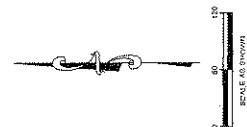
UNIVERSITY CORNERS  
PREPARED FOR  
UNIVERSITY CORNERS, LLC  
FLORIDA

EXISTING  
CONDITIONS PLAN

MSA PROJECT  
04-49000.2  
DATE  
NOV. 6, 2012  
SCALE AS SHOWN  
DESIGNED BY  
WILLIAM J. SCHLING, JR.  
LICENSED PROFESSIONAL  
CIVIL ENGINEER NUMBER  
033947

**Kimley-Horn**  
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PHONE: 904-320-3100 FAX: 904-320-1522  
WWW.KIMLEY-HORN.COM CA 00000508

NO.	REVISIONS	DATE	BY



NOTE:  
ALL EXISTING BUILDINGS HAVE BEEN REMOVED

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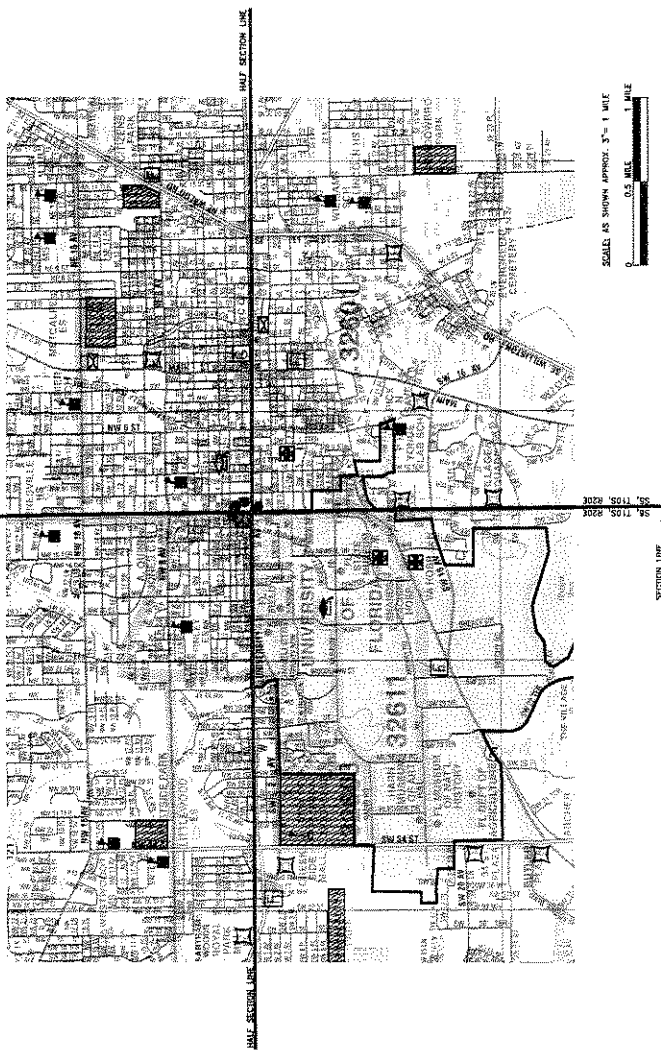
NO.	REVISIONS	DATE	BY


**Kimley-Horn and Associates, Inc.**  
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





LICENSED PROFESSIONAL  
 M. J. SCHEIDT, P.E.  
 53347  
 DESIGN BY  
 CHECKED BY  
 DATE  
 NOV. 9, 2012  
 SCALE AS SHOWN  
 PROJECT NO. 10081001.0

**PUBLIC FACILITIES -**  
**SERVICE MAP**

UNIVERSITY  
 CORNERS  
 PREPARED FOR  
 UNIVERSITY CORNERS, LLC  
 GAINESVILLE  
 FLORIDA



**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 APPROX. BOUNDARY
-  TRANSIT STOP
-  SECTION LINE
-  56', 1105', 2026'

**DISTANCES FROM PROJECT SITE**

- 0.5 MILES NEAREST HOSPITAL (ALACHUA COUNTY HOSPITAL)
- 0.85 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. YOUNG LABORATORY SCHOOL)
- 1.5 MILES NEAREST COMMUNITY COLLEGE (SARVA FE COMMUNITY COLLEGE DOWNTOWN CAMPUS)
- 2.0 MILES NEAREST PARK (NORHEAST PARK)
- 0.0 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)

THESE DISTANCES WERE DETERMINED BY MEASURING THE DISTANCE FROM THE PROJECT SITE TO THE NEAREST FACILITY. DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LEGAL PURPOSES. THE DISTANCES WERE DETERMINED BY MEASURING THE DISTANCE FROM THE PROJECT SITE TO THE NEAREST FACILITY. DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LEGAL PURPOSES. THE DISTANCES WERE DETERMINED BY MEASURING THE DISTANCE FROM THE PROJECT SITE TO THE NEAREST FACILITY. DISTANCES ARE APPROXIMATE AND SHOULD NOT BE USED FOR LEGAL PURPOSES.