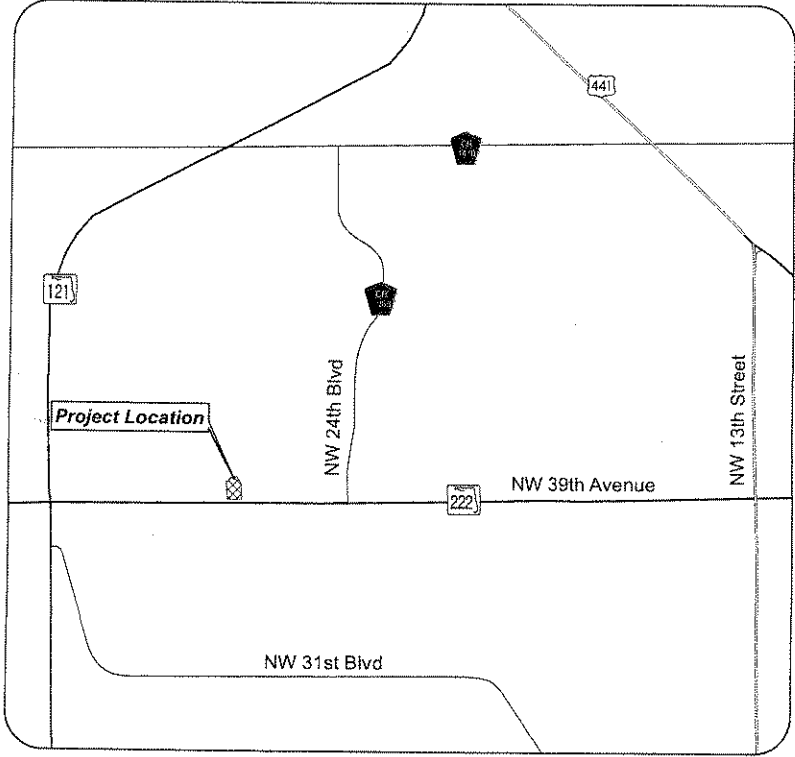


PLANNED DEVELOPMENT LAYOUT PLAN MAP FOR

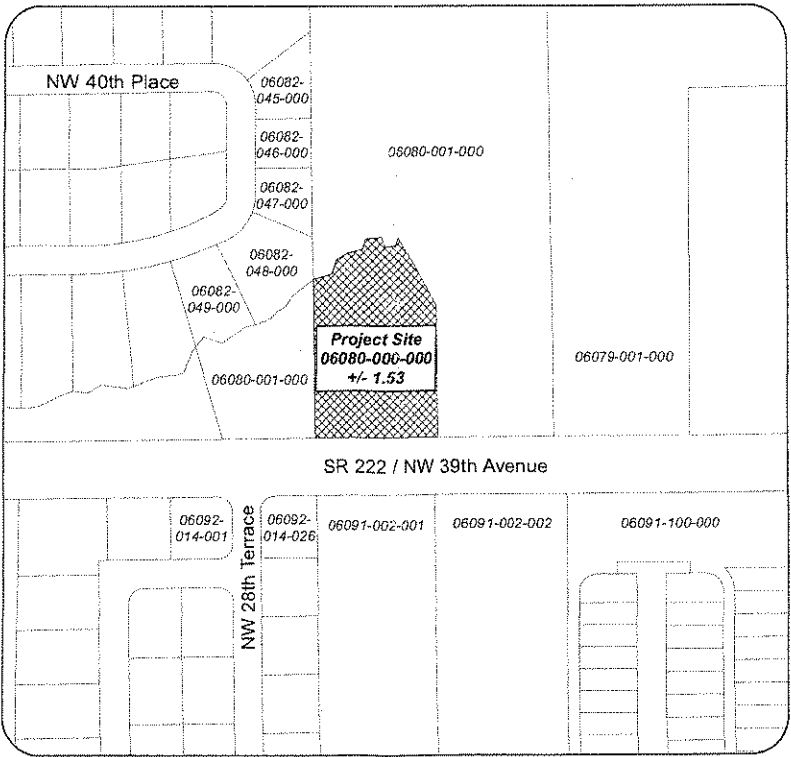
080565

ALACHUA HEALTH SERVICES AT STILLPOINT

LOCATED IN SECTION 24
TOWNSHIP 9 SOUTH
RANGE 19 EAST
CITY OF GAINESVILLE, FLORIDA



CONTEXT MAP



LOCATION MAP

CONTENTS OF SET	
SHEET NO.	TITLE
1 OF 5	COVER SHEET AND CONTENTS OF SET
2 OF 5	EXISTING CONDITIONS MAP
3 OF 5	VEGETATION MAP
4 OF 5	SURVEY MAP
5 OF 5	PLANNED DEVELOPMENT LAYOUT PLAN MAP

SITE DATA

1. PARCEL IDENTIFICATION NUMBERS = 06080-000-000
2. TOTAL SITE ACREAGE = +/- 1.53 ACRES
3. FUTURE LAND USE DESIGNATION = PLANNED USE DISTRICT
4. ZONING DISTRICT = PLANNED DEVELOPMENT

OWNER / DEVELOPER

THREE LAKES CREEK, LLC
ATTN: WILLIAM S. BARNETT
2730 NW 39TH AVENUE
GAINESVILLE, FL 32605

PLANNER OF RECORD

CAUSSEAU, HEWETT, & WALPOLE, INC.
ATTN: GERRY DEDENBACH, AICP
6011 NW 1ST PLACE
GAINESVILLE, FL 32607

CAUSSEAU, HEWETT, and Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1576 • Fax: (352) 331-3476 • www.chw-inc.com
EPA/B-5075

DATE: 08-15-08
SUBMITAL 08-15-08

THREE LAKES CREEK, LLC	PROJECT	THREE LAKES CREEK, LLC
ALACHUA HEALTH SERVICES	PROJECT	ALACHUA HEALTH SERVICES
AT STILLPOINT	PROJECT	AT STILLPOINT
PLANNED DEVELOPMENT	PROJECT	PLANNED DEVELOPMENT
COVER SHEET AND CONTENTS OF SET	PROJECT	COVER SHEET AND CONTENTS OF SET

08-037

NO. 1 OF 5

115PDA-08PB

080565

DESCRIPTION: (AS FURNISHED)

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, Alachua County, Florida being more particularly described as follows:

Commence at a set nail and cap (H3524), marking the Southwest corner of the Southeast Quarter (SE 1/4) of Section 24, Township 9 South, Range 19 East, and a point on the centerline of NW 39th Avenue, thence North 01 degrees, 20 minutes, 40 seconds West a distance of 50.04 feet to a found degree monument marking the intersection with the North right of way concrete monument marking the intersection with a centerline of a creek, thence North 00 degrees, 59 minutes, 12 seconds West a distance of 276.45 feet to a set iron pin (H3524), marking the intersection with a centerline of a creek, thence along the centerline of said creek the following courses and distances: North 74 degrees, 49 minutes, 40 seconds East a distance of 34.39 feet to a set iron pin (H3524), thence run North 16 degrees, 39 minutes, 13 seconds East a distance of 25.24 feet to a set iron pin (H3524), thence North 61 degrees, 47 minutes, 19 seconds East a distance of 22.18 feet to a set iron pin (H3524), thence North 74 degrees, 40 minutes, 35 seconds East a distance of 28.65 feet to a set iron pin (H3524), thence North 13 degrees, 30 minutes, 16 seconds East a distance of 18.85 feet to a set iron pin (H3524), thence North 84 degrees, 57 minutes, 35 seconds East a distance of 28.64 feet to a set iron pin (H3524), thence South 19 degrees, 40 minutes, 41 seconds East a distance of 18.31 feet to a set iron pin (H3524), thence North 81 degrees, 00 minutes, 40 seconds East a distance of 17.31 feet to a set iron pin (H3524), thence South 23 degrees, 27 minutes, 46 seconds East a distance of 14.29 feet to a set iron pin (H3524), thence South 00 degrees, 59 minutes, 12 seconds East a distance of 230 feet to a set iron pin (H3524), marking the intersection with the North right of way line of N.W. 39th Avenue, thence along said North right of way line South 88 degrees, 36 minutes, 41 seconds West a distance of 217.74 feet to the Point of Beginning.

Schools - The proposed use will not impact public schools.

Parks/Greenways - The site is located adjacent to Springtree Park.

Fire Stations - Fire service is provided by the City of Gainesville Fire Department.

Transit Stops - Bus Transit Route #8 operates along the site's southern boundary, NW 39th Avenue.

Legend

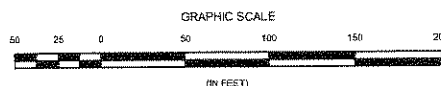
- Planned Development Boundary
- 300 foot Distance
- Alachua County Tax Parcels
- Section Lines
- LIDAR 1 foot Contours
- Three Lakes Creek Centerline
- FEMA 100 Year Floodplain

Type of Structure by Use

- Non-Residential Use
- Residential Use

GRU Utilities

- Potable Water
- Sanitary Sewer
- Electric
- Fiber Optic
- Fire Hydrant



Structural locations and dimensions depicted herein have been estimated based on the 2005 Alachua County Property Appraiser website aerial photography

Causseaux, Hewett, and Walpole, Inc.

Engineering - Surveying - Planning
601 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-9776 • Fax: (352) 331-3476 • www.chw-inc.com
EIR-0505



THREE LAKES CREEK, LLC
ALACHUA HEALTH SERVICES
AT STELLION
PLANNED DEVELOPMENT
SHEET TITLE
EXISTING CONDITIONS MAP
08-0137

TECHNICAL
DESIGNER
B. KLOSTERMAN
CHECKER
A. KLOSTERMAN
QUANTITY
G. DEGENBACH
DATE
08-0137

08-0137

08-0137

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080565



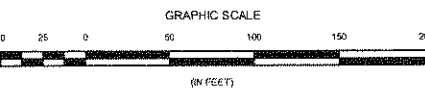
DESCRIPTION: (AS FURNISHED)

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Legend

- Planned Development Boundary
- 300 foot Distance



Causseaux, Hewett, and Walpole, Inc.

Engineering • Surveying • Planning

6011 NW 1st Place, Gainesville, Florida 32607

Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com

EBLJB-5075

CHW

CAUSSEAU, HEWETT & WALPOLE, INC.

ENGINEERING • SURVEYING • PLANNING

DATE: 08-13-08

PROJECT: THREE LAKES CREEK, LLC

CLIENT: ALACHUA HEALTH SERVICES

PROJECT: PLANNED DEVELOPMENT

VEGETATION MAP

DATE: 08-13-08

BY: B. KLOSTERMAN

CHECKED: B. KLOSTERMAN

DESIGNED: G. DEGENBACH

FOR NOISE: DB-0137

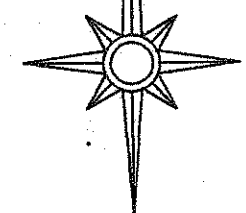
N

SHEET NO: 3 OF 5

080565

MAP OF SURVEY

NORTH



MERIDIAN PER DEED BEARING ON THE
THE WEST LINE OF THE SOUTHEAST QUARTER
(THE WEST LOT LINE) N 00°59' 12"W

- LEGEND
- T.B.M. = TEMPORARY BENCHMARK
 - I.D.B. = IDENTIFICATION NUMBER
 - F. = FOUND
 - S. = SET
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - C.M. = CONCRETE MONUMENT
 - C.I.P. = CAP & IRON PIPE
 - C.I.R. = CAP & IRON ROD
 - N & D = NAIL & DISK
 - P.K.N. = P.K. NAIL
 - R.R.S. = RAILROAD SPIKE
 - (D) = DEED DIMENSION
 - (P) = PLAT DIMENSION
 - (F) = FIELD DIMENSION
 - (C) = CALCULATED DIMENSION
 - C/L = CHAIN LINK
 - R/W = RIGHT OF WAY
 - CONC. = CONCRETE
 - OW = OVERHEAD WIRE (POWER)
 - FENCE = FENCE

FHA (Flood Hazard Area)

"This is to certify that I have consulted the
Federal Insurance Administration Flood Hazard
boundary map, Community No. 125107, Panel
No. 0005C, effective date 02-17-82, and
estimate that the above described property is
in Zone X. This Zone is not located in a
special flood hazard area to the best of my
knowledge and belief."

SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT THE SURVEY OF THE HEREOF DESCRIBED
PROPERTY WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT
SAID SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS
IN CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027 FLORIDA STATUTES.

Kris Ann Gath
KRIS ANN GATH
PROFESSIONAL SURVEYOR AND MAPPER
FLA. CERTIFICATION NO. 5359

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."



DESCRIPTION: (AS FURNISHED)

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Certifying Land Surveyor accepts no responsibility
for rights-of-way, easements, restrictions, or
other matters affecting title to lands surveyed
other than those recited in current deed and/or
other instruments of record furnished by client.

Note: This survey was performed without
the benefit of a "TITLE ABSTRACT."

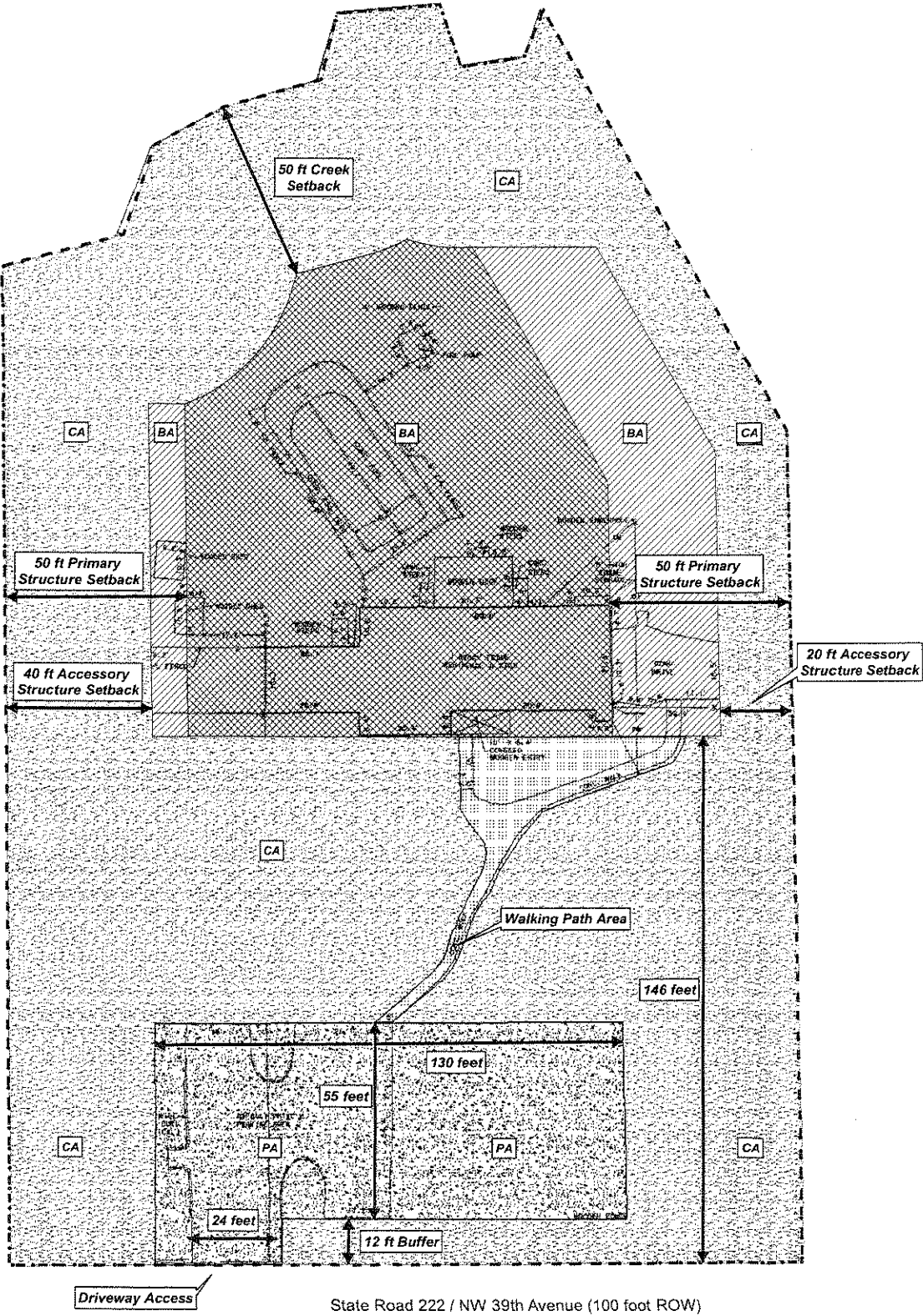
CERTIFIED TO:

THREE LAKES CREEK, LLC
JAMES F. GRAY, P.A.
ATTORNEYS' TITLE INSURANCE FUND, INC.
BANK OF AMERICA, N.A.

NOTE:
NO UNDERGROUND FOUNDATIONS AND/OR
UNDERGROUND UTILITIES HAVE BEEN LOCATED.
DECLARATION IS MADE SOLELY TO THOSE THAT THIS SURVEY
IS CERTIFIED TO AND IS NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BOUNDARY SURVEY 08-30-05

CLIENT:	THREE LAKES CREEK, LLC	KRIS ANN GATH LAND SURVEYING & MAPPING, INC. Professional Land Surveying and Mapping Services 2341 N.W. 41st STREET, SUITE C GAINESVILLE, FLORIDA 32608 Fla. Certification No. LB 6578 (352) 336-3363 Kris Ann Gath, President Professional Surveyor and Mapper	
SCALE:	1" = 30' NOT TO SCALE		
DRAWN BY:	NH		DATE: 08-31-05
CHECKED BY:	KAG		DATE: 08-31-05



Land Use	Permitted Use
Buildable Area (BA)	Primary and accessory structures and uses defined within the Planned Development Report and adopted Ordinance.
Parking Area (PA)	Up to thirteen (13) paved spaces shall be permitted. A minimum of six (6) spaces shall be paved with remaining area designed to accommodate seven (7) mulched parking spaces and signage.
Common Area (CA)	Walking paths, trails, sitting areas/platforms, and stormwater management facilities.

Uses permitted in the Common Area are permitted in any land use area.

2) The existing driveway access will be utilized to access the facility. This area shall consist of a 12' by 24' area. The area dedicated for parking shall be limited to an area measuring 55' by 130' as depicted herein. Internal pedestrian circulation, trails, and concrete pathways may be placed in the parking area.

Building Type	Height
Primary Structure	35'
Accessory Structure	25'

Primary and accessory structures shall be limited to the BA land use depicted herein.

4) Common area is depicted herein. Internal pedestrian circulation, trails, and concrete pathways are permitted in the common areas.

5) The site is a privately owned and operated business. No land use areas depicted herein have been designated for public or semipublic uses.

6) Existing architecture has been established. If expansion, as permitted by the adopting ordinance is proposed, the expansion will be consistent with the established structure.

Legend

Planned Development Boundary

Land Use Areas

Buildable Area (BA)

Primary and Accessory Area

Accessory Area

Parking Area (PA)

Parking Area

Common Area (CA)

Setback / Buffer

Walking Path Area

