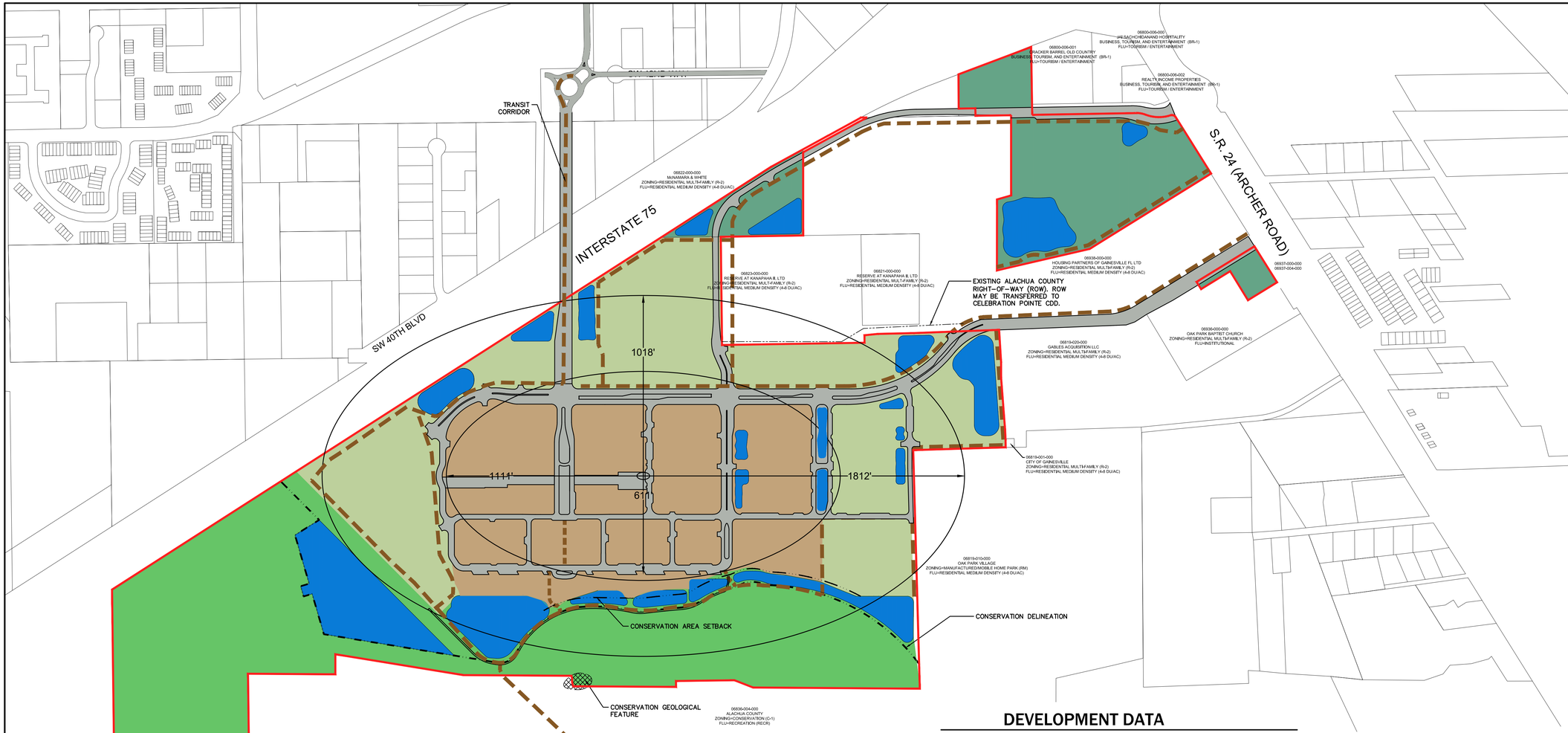

DEVELOPMENT DATA

ROADWAYS:	ANY PUBLIC ROADWAYS THAT WILL BE DEDICATED TO ALACHUA COUNTY WILL BE DETERMINED DURING FINAL REVIEW FOR EACH PHASE OF THE DEVELOPMENT.
MULTI-USE PATH/TRAILS:	THE MULTI-USE PATH/TRAILS WILL BE CONSTRUCTED WITHIN THE PROVIDED OPEN SPACE AND/OR WITHIN THE ROADWAY RIGHT-OF-WAY
UTILITIES:	UTILITIES WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.
UTILITY PROVIDERS:	GRU: ELECTRIC, SANITARY SEWER, POTABLE WATER, FIRE WATER AND NATURAL GAS. COX: CABLE AND HIGH SPEED INTERNET. AT&T: TELEPHONE GRUCOM: HIGH SPEED INTERNET

NOTES:

1. THE TRANSIT STATION AND PARK AND RIDE WILL BE ACCESSED VIA SW 32ND ROAD.
2. THE CONSERVATION MANAGEMENT AREA HAS BEEN RECORDED.
3. THE "CENTRAL POINT" OF THE DEVELOPMENT SHALL COMPLY WITH SECTION 407.63(a) OF THE UNIFIED LAND DEVELOPMENT CODE.
4. AREA WEST OF CONSERVATION DEDICATION LINE HAS BEEN DEEDED TO COUNTY AS PART OF THE CONSERVATION MANAGEMENT AREA PLAN.
5. CONSERVATION AREA SETBACK LINE PROVIDES TRANSITION AREA TO CONSERVATION MANAGEMENT AREA.
6. OUTDOOR STORAGEAND/OR INVENTORY OF VEHICLES CONSISTENT WITH DESIGN STANDARDS OF ULDC IS ALLOWED ON PARCEL 06822-000-000. BUILDINGS MAY BE PHASED.

DEVELOPMENT DATA

1. TOTAL PROJECT AREA:	244.70 ACRES
2. VILLAGE CENTER AREA (VC):	41.23 ACRES
3. TRANSIT SUPPORT AREA (TSA):	43.97 ACRES
4. OUTSIDE TSA:	21.93 ACRES
5. RIGHT-OF-WAY: (WITHIN THE PROPERTY BOUNDARIES)	18.30 ACRES
6. CONSERVATION MANAGEMENT AREA: (PRIMARY OPEN SPACE)	88.23 ACRES
7. CONSERVATION GEOLOGICAL FEATURES:	0.23 ACRES
8. STORMWATER MANAGEMENT AREA:	28.23 ACRES
9. MULTI-USE PATH/TRAIL	
10. CONSERVATION AREA SETBACK	
11. CONSERVATION DELINEATION	
12. PRELIMINARY DEVELOPMENT PLAN (PDP) LIMITS	

No.	Date	Comment

NORTH

SCALE: 1" = 300'

0 150 300 600

GRAPHIC SCALE

edsa
engineers, planners & surveyors
EB #389
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6603
TEL: (352) 373-3541 FAX: (352) 373-7249
E-MAIL: edsa@edsafl.com

Project: CELEBRATION POINTE
ALACHUA COUNTY, FLORIDA

Sheet title: MASTER PLAN

Project phase: REVISED PERLIMINARY DEVELOPMENT PLAN

Designed: NO. 25 DRAWN: NO. 25 CHECKED: NO. 25 DATE: 08/29/19

Project No.: 2-25 PROJECT NO. 2-25

Professional Engineer of Record:

STATE OF FLORIDA PROFESSIONAL ENGINEER SERGIO J. RUBIO

Sergio J. Rubio, P.E. Engineer License No. 67311

Sheet No.: SP1.00

\engprojects\Celebration Pointe - Preliminary Dev Plan\Plans\Current DWG\C1225SP1B.DWG, PDP - MAST - SP1.00, 8/29/2019 2:28:42 PM