REVISED PRELIMINARY DEVELOPMENT PLANS
CELEBRATION POINTE
ALACHUA COUNTY, FLORIDA

CELEBRATION POINTE

A. PROJECT INFORMATION

1. PROJECT NAME: CELEBRATION POINTE

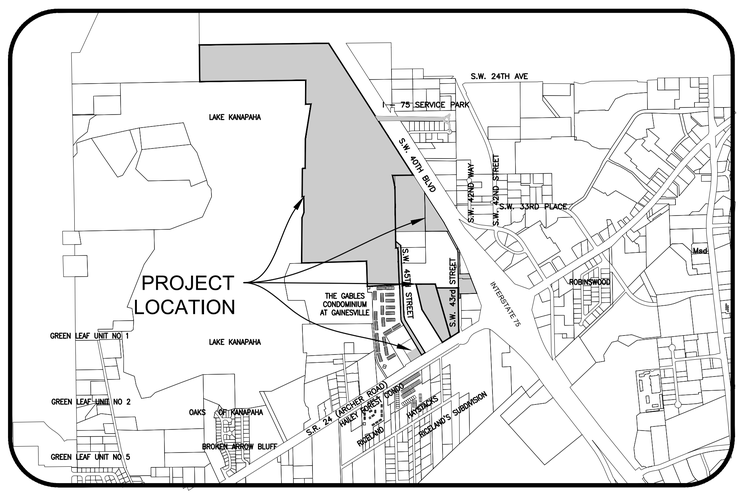
2. PROJECT DESCRIPTION: CELEBRATION POINTE IS A TRANSIT ORIENTED DEVELOPMENT (TOD) CONSISTING OF RESIDENTIAL AND NON-RESIDENTIAL USES DESIGNED AROUND A CENTRALLY LOCATED TRANSIT HUB. THE "PROPOSED RESIDENTIAL UNITS & NON-RESIDENTIAL USES" TABLE PROVIDED UNDER SECTION "E" OF SHEET SP0.00 LISTS THE PROPOSED NUMBER OF RESIDENTIAL UNITS AND SQUARE FOOTAGE OF NON-RESIDENTIAL USES FOR THE INDIVIDUAL PHASES AND AT BUILD OUT OF THE DEVELOPMENT.

3. PROJECT ADDRESS: 3510 S.W. 45TH STREET
GAINESVILLE, FL. 32608

4. SECTION-TOWNSHIP-RANGE: 15-10-19

TAX PARCEL #	PROPERTY OWNER	ZONING	FUTURE LAND USE
06028-005-000	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06684-000-000	CELEBRATION POINTE HOLDINGS	R-1AA/R-1A	Recreation/Mixed Use
06800-006-003	43RD STREET HOTEL PARTNERS LLC	BR-1	Mixed Use
06800-006-005	43RD STREET HOTEL PARTNERS LLC	BR-1	Mixed Use
06817-003-000	CELEBRATION POINTE HOLDINGS LLC	R-2	Mixed Use
06817-003-001	CELEBRATION POINTE HOLDINGS	R-2	Mixed Use
06818-000-000	CELEBRATION POINTE HOLDINGS LLC	R-2	Mixed Use
06818-001-000	THE COMMONS GUYS LLC	R-2	Mixed Use
06818-002-000	THE COMMONS GUYS LLC	R-2	Mixed Use
06820-000-000	CELEBRATION POINTE HOLDINGS LLC	R-2/R-1AA	Mixed Use
06820-002-000	CELEBRATION POINTE HOLDINGS LLC	R-2/R-1AA	Recreation/Medium Density (4-8 du/acre)/Mixed Use
06820-002-001	CELEBRATION POINTE COMMUNITY	R-1AA/R-2	Mixed Use
06820-002-002	SDPS REAL ESTATE INVESTMENTS III LLC	R-1AA	Mixed Use
06820-002-003	PHG GAINESVILLE CP LLC	R-1AA	Mixed Use
06820-002-004	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-005	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-007	CELEBRATION POINTE HOLDINGS II LLC	R-1AA	Mixed Use
06820-002-008	CELEBRATION POINTE HOLDINGS II LLC	R-1AA	Mixed Use
06820-002-010	CELEBRATION POINTE HOLDINGS II LLC	R-2/R-1AA	Medium Density (4-8 du/acre)/Mixed Use
06820-002-011	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-012	SDPS REAL ESTATE INVESTMENTS V LLC	R-1AA	Mixed Use
06820-002-013	SDPS REAL ESTATE INVESTMENTS V LLC	R-1AA	Mixed Use
06820-002-014	SDPS REAL ESTATE INVESTMENTS V LLC	R-1AA	Mixed Use
06820-002-015	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-016	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-017	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-018	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-002-019	THE SHOPS AT CELEBRATION POINTE LLC	R-1AA	Mixed Use
06820-002-020	THE SHOPS AT CELEBRATION POINTE LLC	R-1AA	Mixed Use
06820-002-021	THE SHOPS AT CELEBRATION POINTE LLC	R-1AA	Mixed Use
06820-002-022	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06820-003-000	CELEBRATION POINTE HOLDINGS II LLC	R-2	Mixed Use
06826-001-000	CELEBRATION POINTE HOLDINGS LLC	R-2	Mixed Use
06826-002-006	SDPS REAL ESTATE INVESTMENTS IV LLC	R-2/R-1AA	Mixed Use
06827-001-000	CELEBRATION POINTE HOLDINGS LLC	R-2	Mixed Use
06828-000-000	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06828-001-000	SDPS REAL ESTATE INVESTMENTS LLC	R-1AA	Mixed Use
06828-002-000	MCROCK LLC	R-1AA	Mixed Use
06828-004-001	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06828-006-000	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06828-007-000	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06828-040-051	NEXTRAN CORPORATION	R-1AA	Mixed Use
06829-001-000	CELEBRATION POINTE HOLDINGS LLC	R-1AA	Mixed Use
06830-000-000	CELEBRATION POINTE HOLDINGS	R-1AA	Mixed Use
06832-000-000	CELEBRATION POINTE HOLDINGS	R-1AA	Mixed Use
06937-004-000	CELEBRATION POINTE HOLDINGS	R-2	Mixed Use

B. VICINITY MAP



C. CONTACT INFORMATION

1. DEVELOPER:

CELEBRATION POINTE HOLDINGS, LLC
SVEIN DYRKOLBOTN
2579 S.W. 87TH DRIVE
GAINESVILLE, FL 32608
PH: 352.333.9333
FAX: 352.333.9533
EMAIL: svein@celebrationpointe.com

2. CONSULTANT ENGINEER:

eda, enginners, surveyors, planners
SERGIO REYES, P.E.
2404 NW 43RD STREET
GAINESVILLE, FL 32606
PH: 352.373.3541
FAX: 352.373.7249
EMAIL: sreyes@edafl.com

3. TRAFFIC/PLANNER:

NUE URBAN CONCEPTS, LLC
JONATHAN B. PAUL, AICP
2579 S.W. 87TH DRIVE
GAINESVILLE, FL 32608
PH: 352.363.0614
EMAIL: nueurbanconcepts@gmail.com

4. SURVEYOR:

eda engineers, planners, & surveyors
ROBERT GRAVER
2404 N.W. 43rd STREET
GAINESVILLE, FL 32606
PH: 352.373.3541
EMAIL: rgraver@edafl.com

5. ECOLOGIST:

ECOSYSTEM RESEARCH CORP
PETER M. WALLACE
2906 N.W. 142nd AVENUE
GAINESVILLE, FL 32609
PH: 386.462.5005
EMAIL: pete@ecosysfl.com

D. LIST OF ADJACENT LANDOWNERS

1. 06938-000-000
HOUSING PARTNER OF GAINESVILLE
ZONING=RESIDENTIAL MULTI-FAMILY (R-2)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC)

2. 06800-006-002
REALTY INCOME PROPERTIES
ZONING=TOURIST/ENTERTAINMENT
FLU=BUSINESS, TOURISM/ENTERTAINMENT (BR-1)

3. 06800-006-001
CRACKER BARREL OLD COUNTRY STORE
ZONING=TOURIST/ENTERTAINMENT
FLU=BUSINESS, TOURISM/ENTERTAINMENT (BR-1)

4. 06800-006-004
I-75 AND ARCHER RD NW QUADRANT OWNERS ASSOCIATION INC.
ZONING=TOURIST/ENTERTAINMENT
FLU=BUSINESS, TOURISM/ENTERTAINMENT (BR-1)

5. 06823-000-000
06821-000-000
RESERVE AT KANAPAHA LTD
ZONING=RESIDENTIAL MULTI-FAMILY (R-2)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC)

6. 06677-001-000
CITY OF GAINESVILLE
ZONING=CONSERVATION
FLU=CON

7. 06836-004-000
ALACHUA COUNTY
ZONING=RECREATION
FLU=RECREATION (C-1)

8. 06819-010-000
OAK PARK VILLAGE LLC
ZONING=MANUFACTURED/MOBILE HOME PARK (RM)
FLU=RESIDENTIAL MEDIUM DENSITY (4-8 DU/AC)

9. 06800-006-002
REALTY INCOME PROPERTIES
BUSINESS, TOURISM, AND ENTERTAINMENT (BR-1)
FLU=TOURISM / ENTERTAINMENT

10. 06936-000-000
06937-001-000
06937-002-000
06937-003-000
OAK PARK BAPTIST CHURCH
ZONING=RESIDENTIAL MEDIUM DENSITY (R-2)
FLU=INSTITUTIONAL (INST)

11. 06828-003-000
GRU LIFT STATION
CITY OF GAINESVILLE
FLU=RESIDENTIAL LOW DENSITY
ZONING=R-1AA

DRAWING INDEX

SHEET NO.	
C0.00	COVER SHEET
SP0.00	MASTER PLAN DEVELOPMENT NOTES
SP0.10	LEGAL DESCRIPTIONS
SP1.00	MASTER PLAN
SP1.10	PHASING PLAN
SP2.00	PRELIMINARY OPEN SPACE PLAN
SP3.00	PRELIMINARY TRANSPORTATION NETWORK & UTILITY PLAN
SP4.00	PRELIMINARY STORMWATER MANAGEMENT PLAN
SP5.00	EXISTING FLOOD ZONE MAP
V-001	BOUNDARY SURVEY

No.	Date	Comment

NORTH

SCALE:
AS SHOWN

eda
engineers, planners & surveyors
EB 2289
2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6600
TP-2541 FAX: (352) 373-7249

Project: CELEBRATION POINTE
ALACHUA COUNTY, FLORIDA

Sheet title: COVER SHEET

Project phase: REVISED PRELIMINARY DEVELOPMENT PLAN

Designed: NO. 43 SERGIO A. REYES STATE OF FLORIDA PROFESSIONAL ENGINEER

Project No. 08/29/19

Professional Engineer of Record:
Sergio A. Reyes, P.E.
Engineer No. 73311
Certificate No.

Sheet No.:
C0.00

\engprojects\Celebration Pointe - Preliminary Dev Plan\Plans\Current DWG\C1223SP18.DWG, COVER - C0.00, 8/29/2019 2:28:33 PM