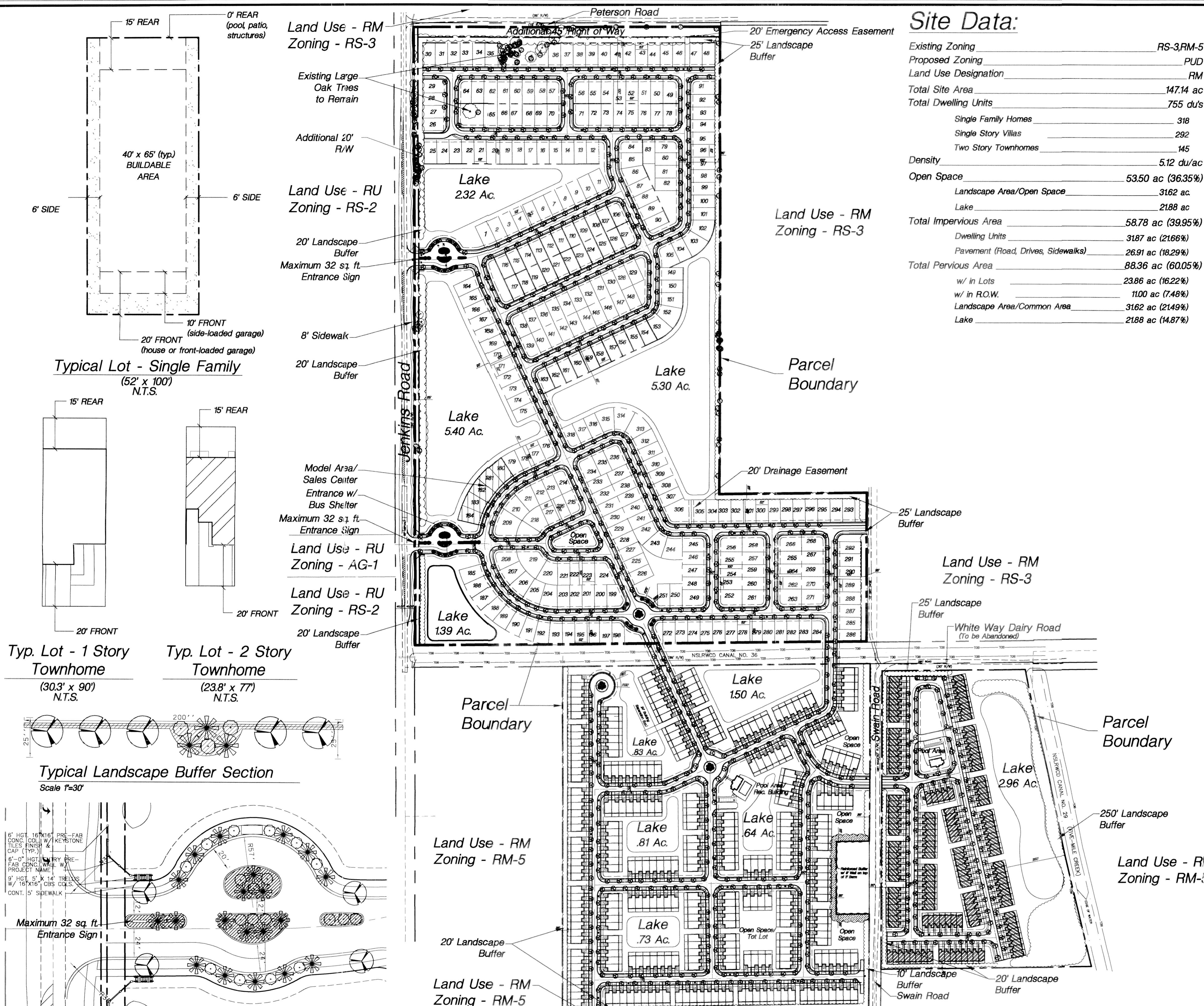
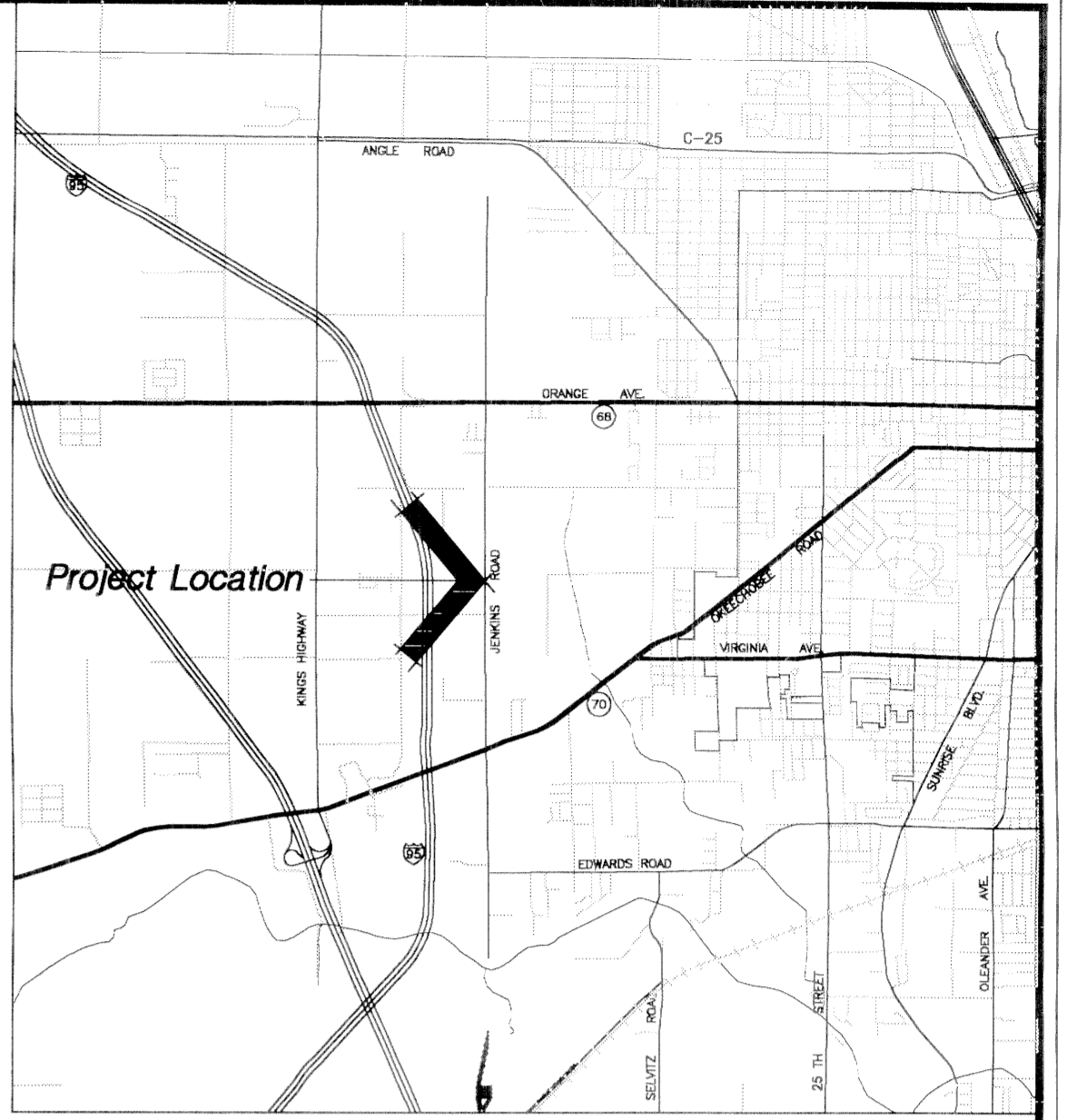


Drawing Name: P:\Projects\B780\ Jan 14, 2005 - 2:30pm B-780-site.dwg



**Site Data:**

Existing Zoning	RS-3, RM-5
Proposed Zoning	PUD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	755 du's
Single Family Homes	318
Single Story Villas	292
Two Story Townhomes	145
Density	5.12 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	3162 ac
Lake	2188 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	3187 ac (21.66%)
Pavement (Road, Drives, Sidewalks)	26.91 ac (18.29%)
Total Pervious Area	88.36 ac (60.05%)
w/ in Lots	23.86 ac (16.22%)
w/ in R.O.W.	11.00 ac (7.48%)
Landscape Area/Common Area	3162 ac (21.49%)
Lake	2188 ac (14.87%)



**General Notes:**

- All existing public or private roadways within 150' of the project's access points are shown on plan.
- Irrigation will conform to Local and State Regulations regarding water conservation.
- All utilities will be placed underground.
- Pool and patio structures allowed 6' side setbacks on interior lots, 10' setback on corner lots, 0' rear setback for single family residences.
- Site clearing is proposed to commence November 2004, with the infrastructure completed by the beginning of 2006.
- Proposed residences will be two and three bedroom dwelling units.
- Refer to Engineering Drawings for the following information:  
 Identification of maximum residential buildable area  
 Existing and proposed utility and drainage easements  
 boundary/topographic/tree survey  
 conceptual water and sewer
- All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
- See architectural concepts for information on typical single-family units. No two adjoining homes shall have the same street elevation.
- Utilities will be provided by Fort Pierce Utility Authority.
- Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways.
- All requirements of Section 6.02.03 and Section 6.00.05.C. with regards to wetland and tree protection are to be met.
- Per St. Lucie County Conservation Policy 8.12.2, a vegetated and functional littoral zone will be established as part of the surface water management system for all upland water bodies occurring on the site.

**Landscape Legend:**

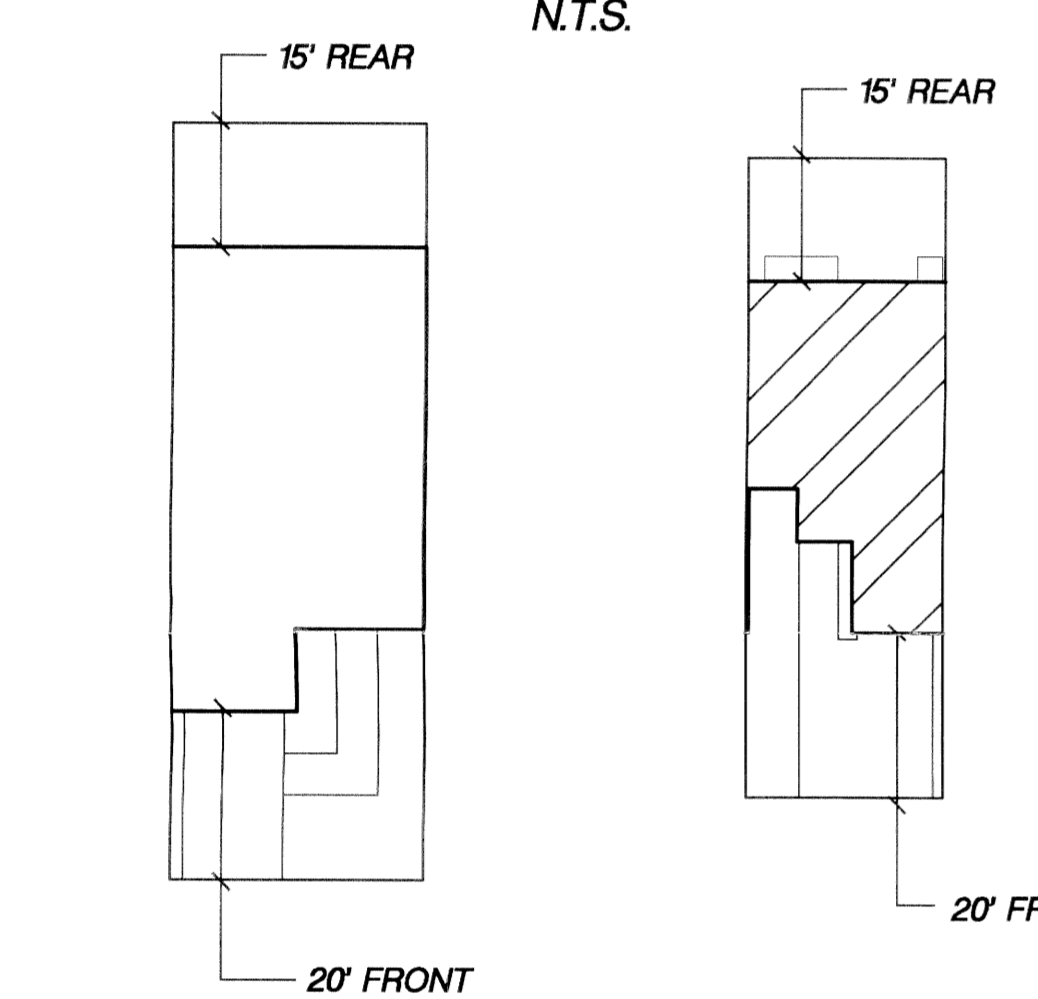
- 774 Shade Tree:  
Live Oak  
Laurel Oak  
East Palatka Holly  
Slash Pine
- 29 Flowering Tree:  
Crepe Myrtle  
Magnolia  
Tree Ligustrum
- 49 Palm Tree:  
Cabbage Palm  
Mexican Fan Palm  
Medjool
- TBD Shrubs & Groundcover:  
Wax Myrtle  
Firebush  
Thryallis  
Pittosporum  
Azalea  
Liriope  
Pentas  
Juniper  
Bluebell

**Lighting Legend:**

- Streetlight, 12' Mounting Height

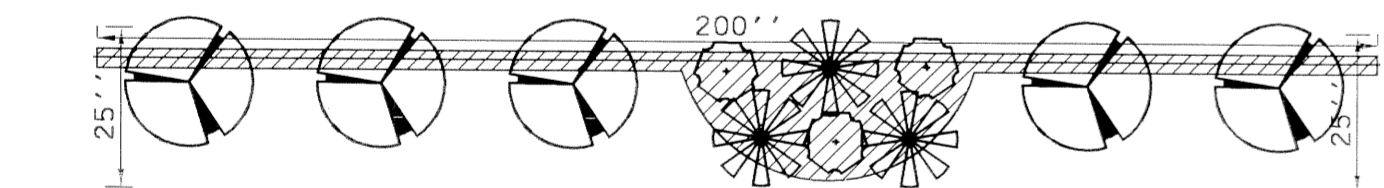
Res 05-008  
 PRELIMINARY AND FINAL  
 PLANNED UNIT DEVELOPMENT  
 APPROVED  
 DATE: 01/18/05  
 BOARD OF COUNTY COMMISSION  
 Chairman

**Typical Lot - Single Family**  
(52' x 100')  
N.T.S.

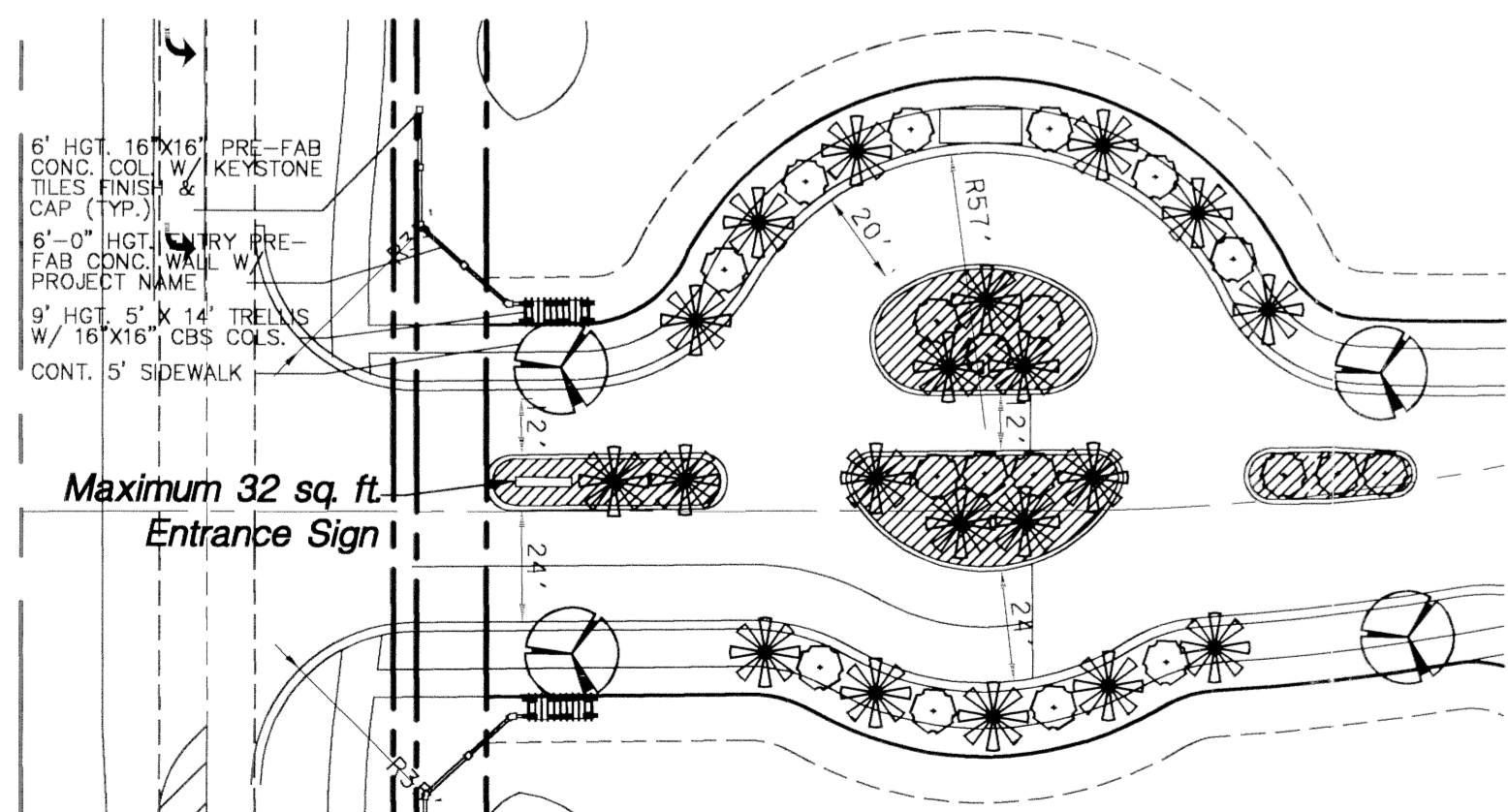


**Typ. Lot - 1 Story Townhome**  
(30.3' x 90')  
N.T.S.

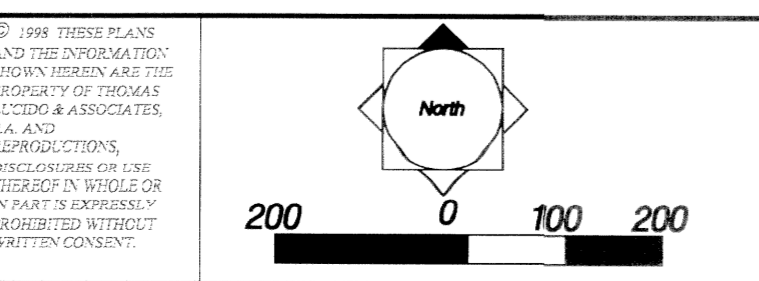
**Typ. Lot - 2 Story Townhome**  
(23.8' x 77')  
N.T.S.



**Typical Landscape Buffer Section**  
Scale 1"=30'



Scale:	1"=200'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	8.31.04	per DRC Comments 8.20.04
Checked by:	GB	3	1.11.05	prints for BOCC
CADD No.:	B780	4	1.14.05	revise Swain Road
Date:	4.21.04	No.	Date	Description of Revision



**Development Team:**  
 Developer:  
 United Homes  
 7075 NW 54th Street, Suite #402, Miami Lakes, FL 33006  
 Landscape Architect:  
 Thomas Lucido & Associates, P.A.  
 800 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Signer:  
 Lindt, Browning Farnell & Hollerum, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34960

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan - Overall Site

Sheet  
 1  
 of  
 10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 8:00am B-780-01.dwg

NSLRWCD CANAL NO. 35  
(89' R/W)

Peterson Road  
(15' R/W)

Additional 45' Right of Way

20' Emergency Access Easement

25' Landscape Buffer

Existing Large Oak Trees to Remain

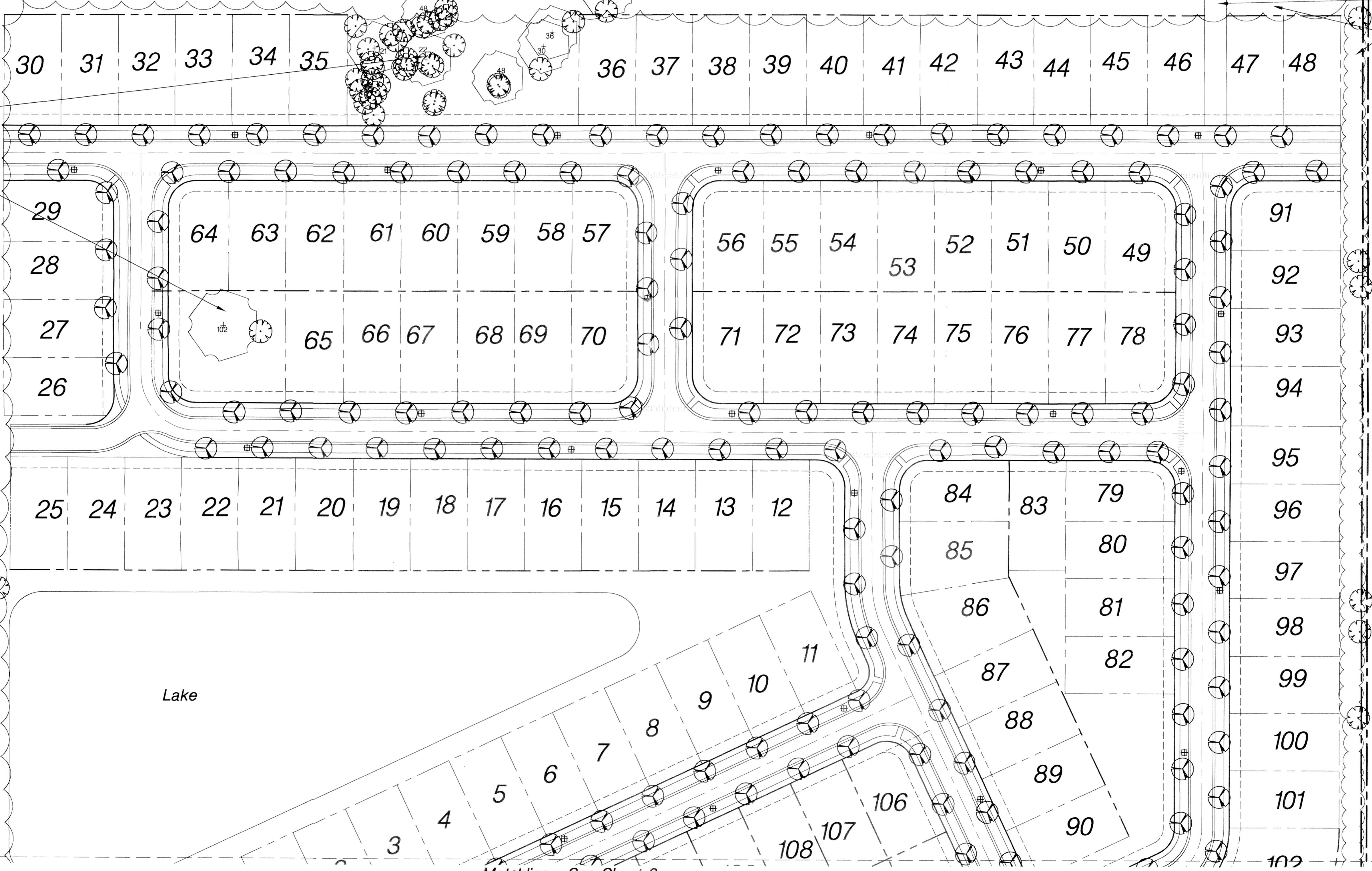
25' Landscape Buffer

Additional 20' R/W

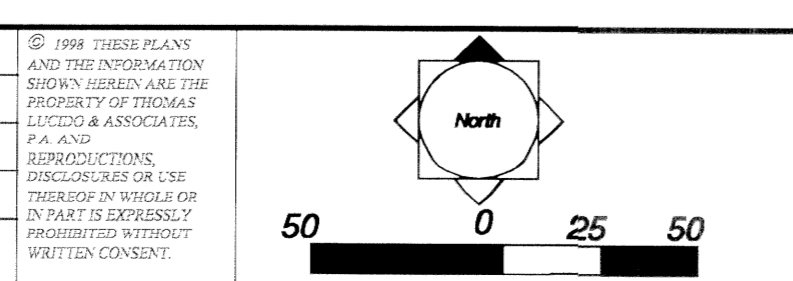
Jenkins Road

Lake

Matchline - See Sheet 3



Scale: 1"=50'	1	7.28.04	per DRC Comments
Drawn by: EW	2	11.10.05	prints for BOCC
Checked by: GB			
CADD No: B780			
Date: 4.21.04	No.	Date	Description of Revision



**Development Team:**  
**Design:**  
 7875 NW 54th Street, Suite #400, Miami Lakes, FL 33066  
**Landscaping/Architect/Planner:**  
 Thomas Lucido & Associates  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
**Engineer/Surveyor:**  
 Lynch, Browning, Ferrari & Hellestrom, Inc.  
 2222 Colonial Pk, Suite 201, Fort Pierce, FL 34950

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet  
2  
of  
10

Drawing Name: P:\Projects\B780\ Jan 11, 2005 - 5:00pm B-780-01.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft.  
Entrance Sign

Jenkins Road

25' Landscape  
Buffer

20' Lake Maintenance Easement

20' Lake Maintenance Easement

Lake

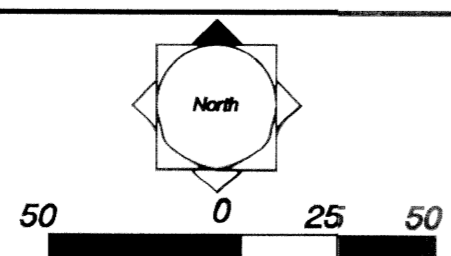
Lake

5' Sidewalk (typ.)  
Streetlight (typ.)  
10' Utility Easement (typ.)

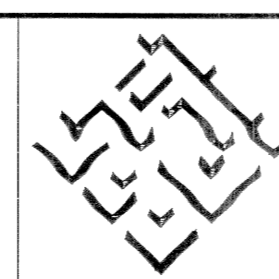
Matchline - See Sheet 4

Scale:	1"=50'	1	728.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

USE THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. (T&A). REPRODUCTIONS OR USE IN ANY MANNER WITHOUT WRITTEN CONSENT.



**Development Team:**  
 Developer:  
 United Homes  
 7975 NW 85th Street, Suite #401, Miami Lakes, FL 33098  
 Landscape Architect/Planner:  
 Thomas Lucido & Associates  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Designer:  
 Lindell Browning Ferrarri & Halstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950



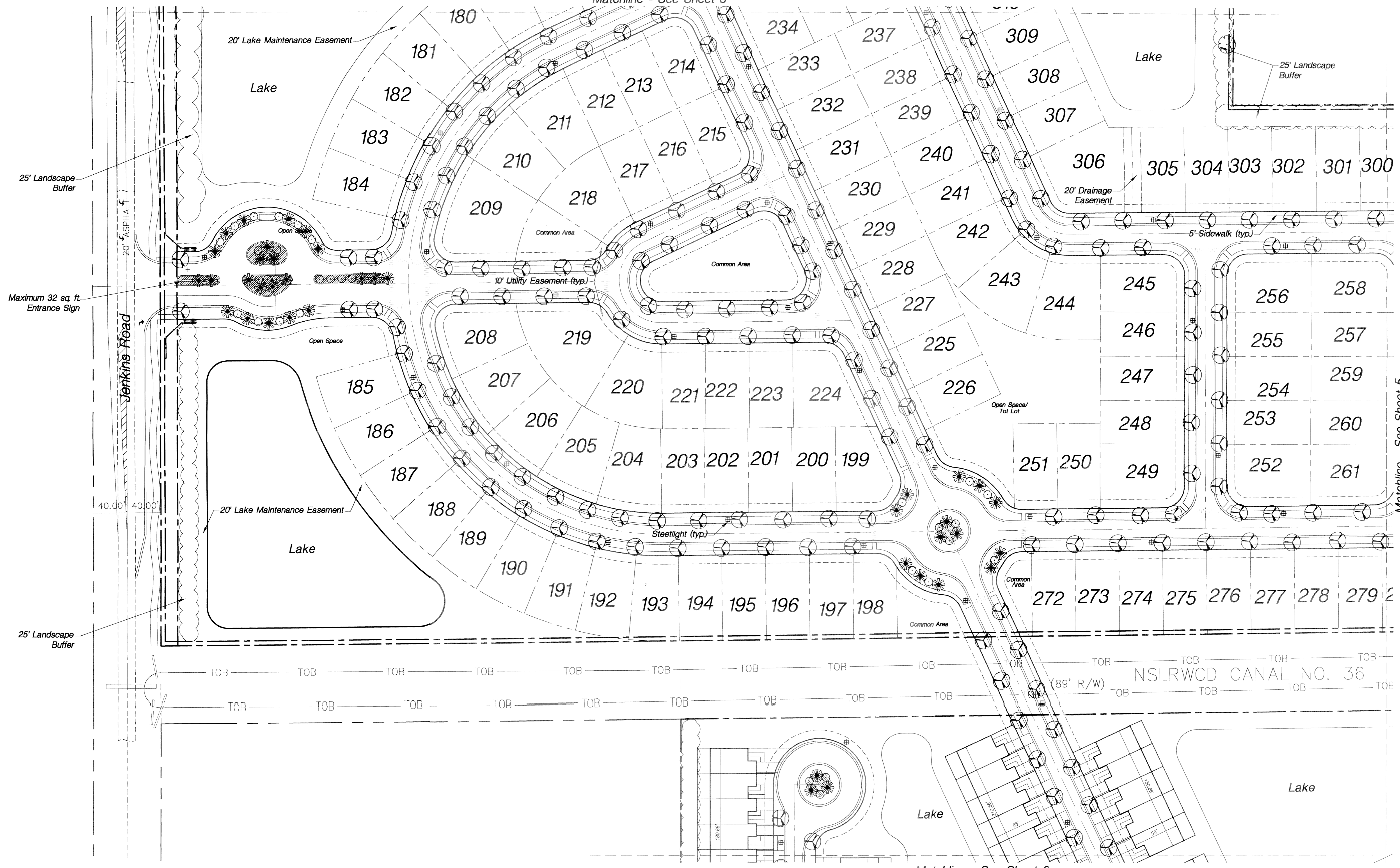
**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet  
3  
of  
10

Drawing Name: P:\Projects\B780 Jan 11, 2005 - 8:11am B-780-01.dwg

Matchline - See Sheet 3

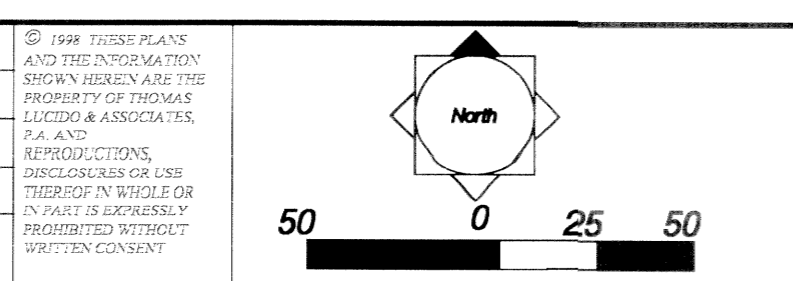


Jenkins Road

Matchline - See Sheet 5

Matchline - See Sheet 6

Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision



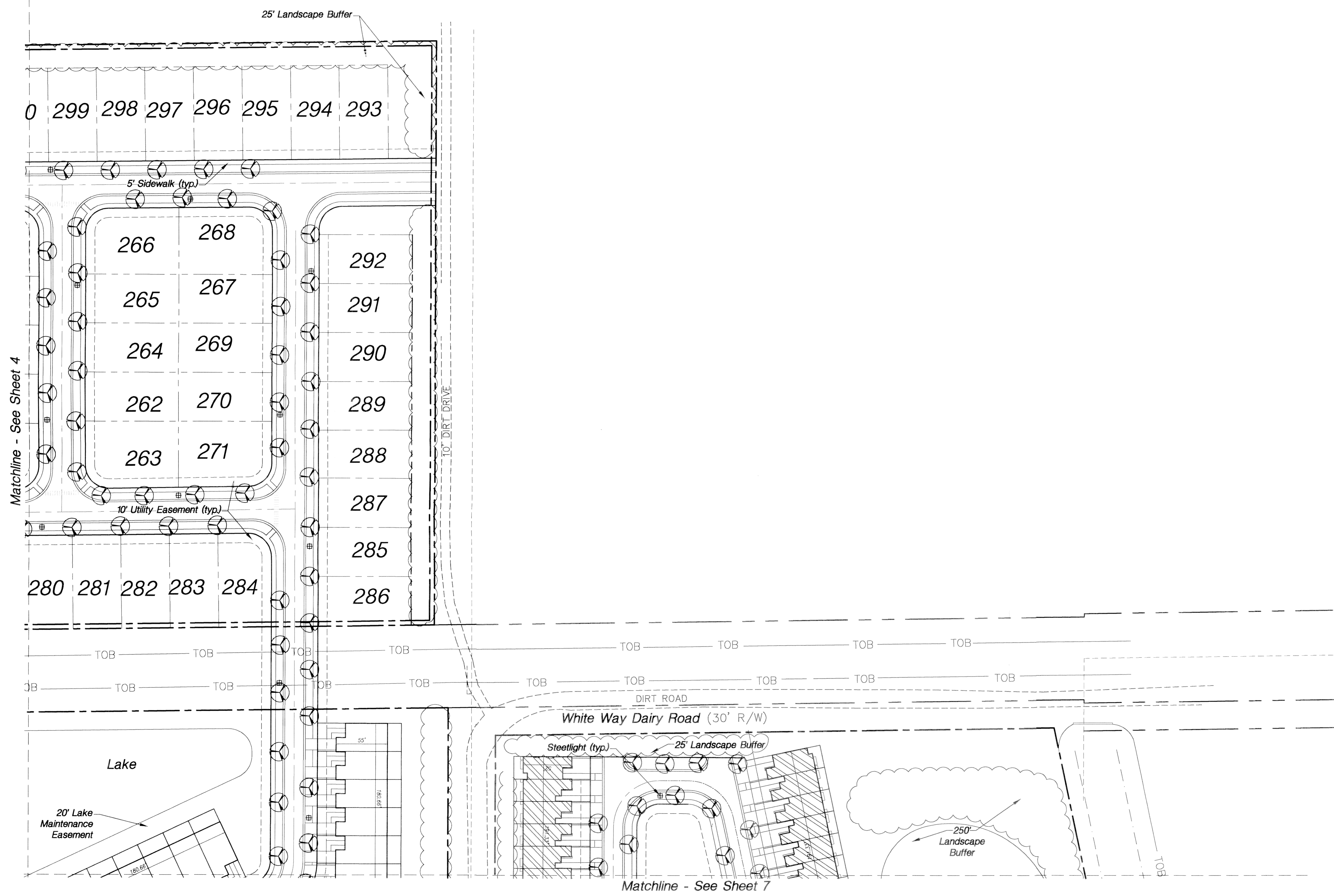
**Development Team:**  
 Director:  
 7975 NW 84th Street, Suite #401, Miami Lakes, FL 33016  
 Landscape Architect/Designer:  
 Thomas Lucido & Associates,  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Designer:  
 Lindell, Browning Ferrari & Holstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

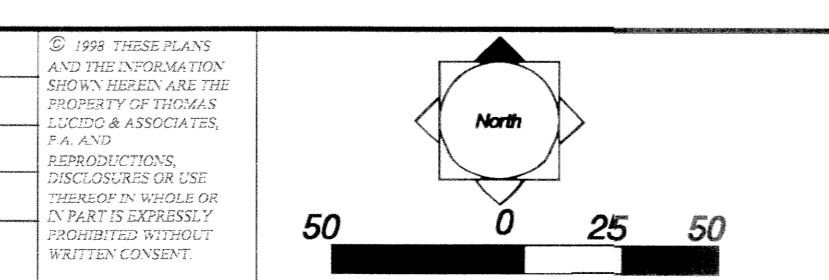
**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet 4 of 10

Drawing Name: P:\Projects\B780 Jan 11, 2005 - 8:15am B-780-04.dwg



Scale:	T=50'	1	728.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision



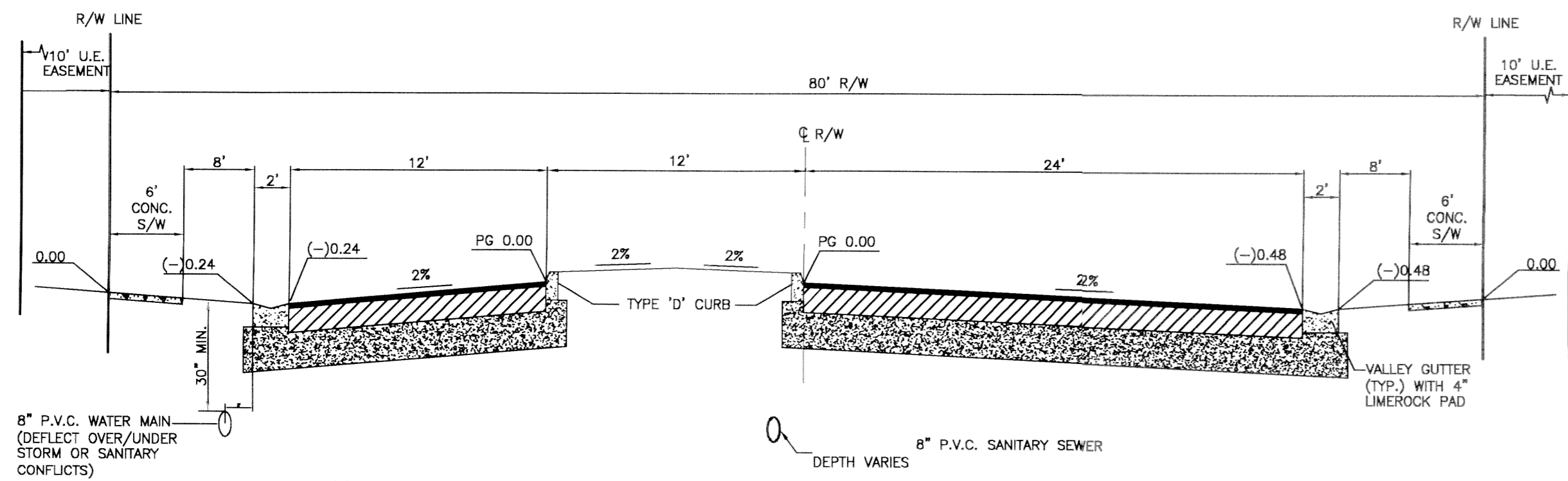
**Development Team:**  
 Developer:  
 United Homes  
 7975 NW 54th Street, Suite #400, Miami Lakes, FL 33078  
 Landscape Architect/Engineer:  
 Thomas Lucido & Associates, P.A.  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34960  
 Engineer/Supervisor:  
 Linda, Browning Ferreri & Helstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34960

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

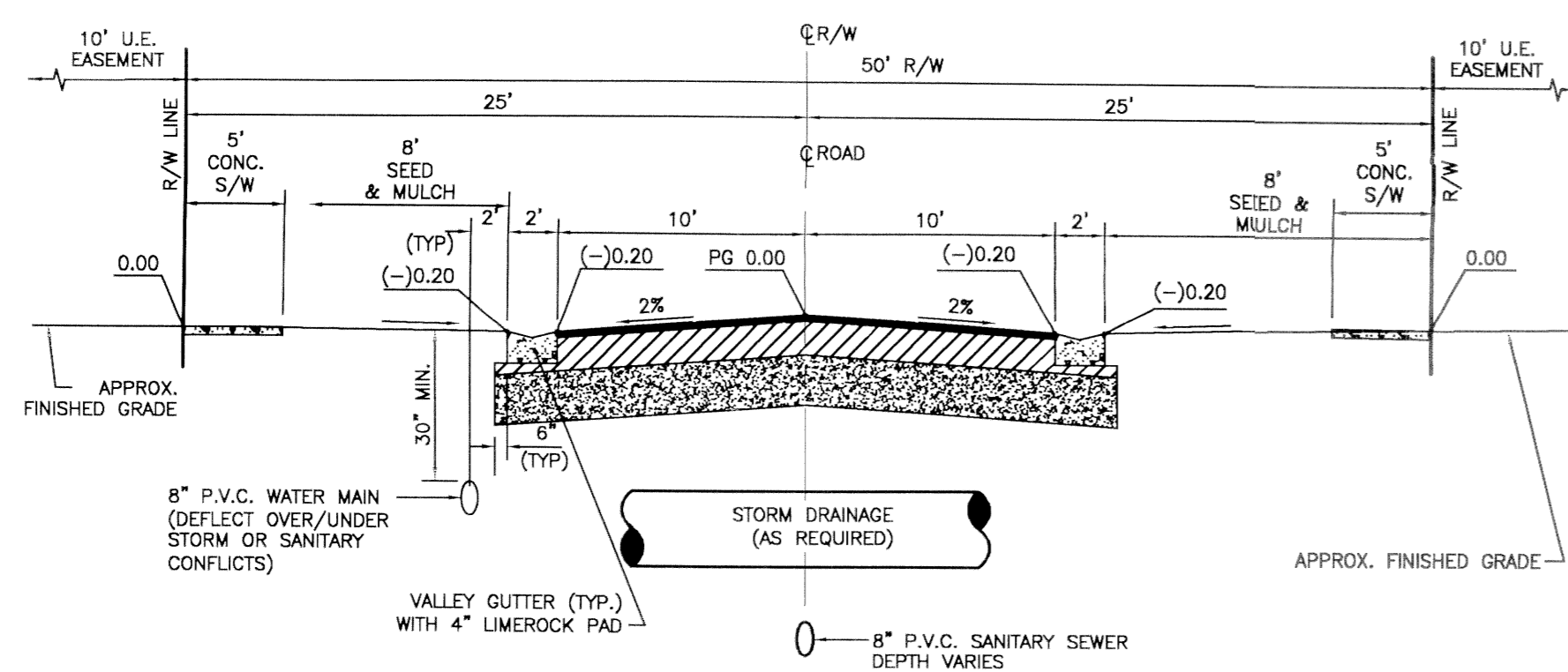
Sheet  
 5  
 of  
 10

Drawing Name: C:\Projects\B780\_1.dwg, Jan 11, 2005 - 8:14am B-780-std.dwg



- NOTES:  
 1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)  
 2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)  
 3. 12" STABILIZED SUBGRADE

**Typical Section for 80' R/W**  
N.T.S.



- NOTES:  
 1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)  
 2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)  
 3. 12" STABILIZED SUBGRADE

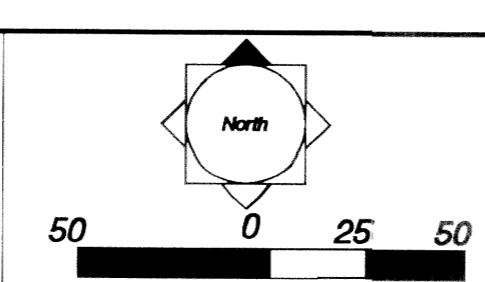
**Typical Section for 50' R/W**  
N.T.S.

25' Landscape Buffer



Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	11.10.05	prints for BOCC
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

© 1998 THESE PLANS AND THE INFORMATION SHOWN HEREON ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND REPRODUCTIONS, IN WHOLE OR IN PART, BY ANY MEANS, WITHOUT CONSENT, IS PROHIBITED.



**Development Team:**  
 Developer: United Homes  
 7975 NW 154th Street, Suite #400, Miami Lakes, FL 33016  
 Landscape Architect/Planner: Thomas Lucido & Associates  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Surveyor: Landfill, Growing Ferner & Hallstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-487-1301, Fax 772-487-1503

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet  
6  
of  
10

Drawing Name: P:\Projects\17201 Jan 11, 2005 - 8:16am B-780-1616.dwg

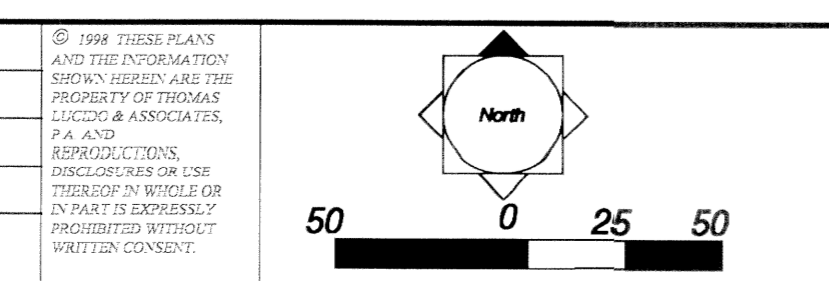


Matchline - See Sheet 6

Matchline - See Sheet 5

Matchline - See Sheet 8

Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	11.05	prints for BOCC
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision



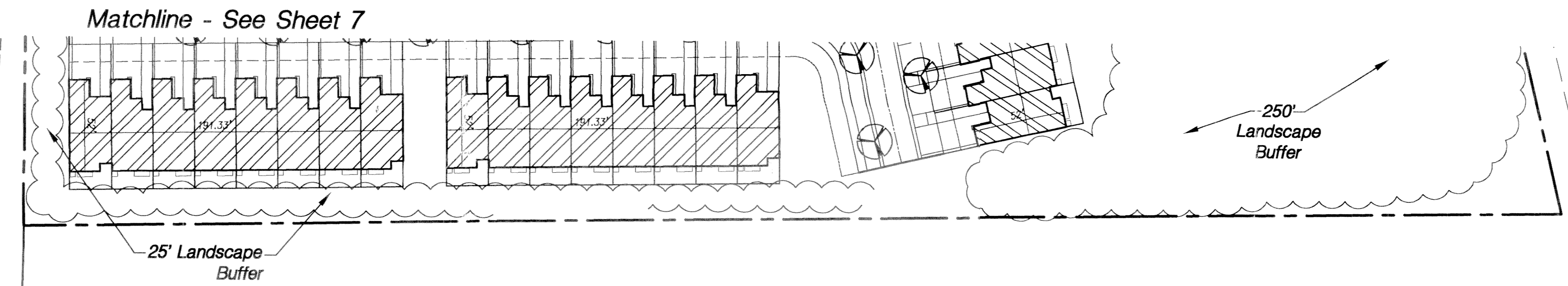
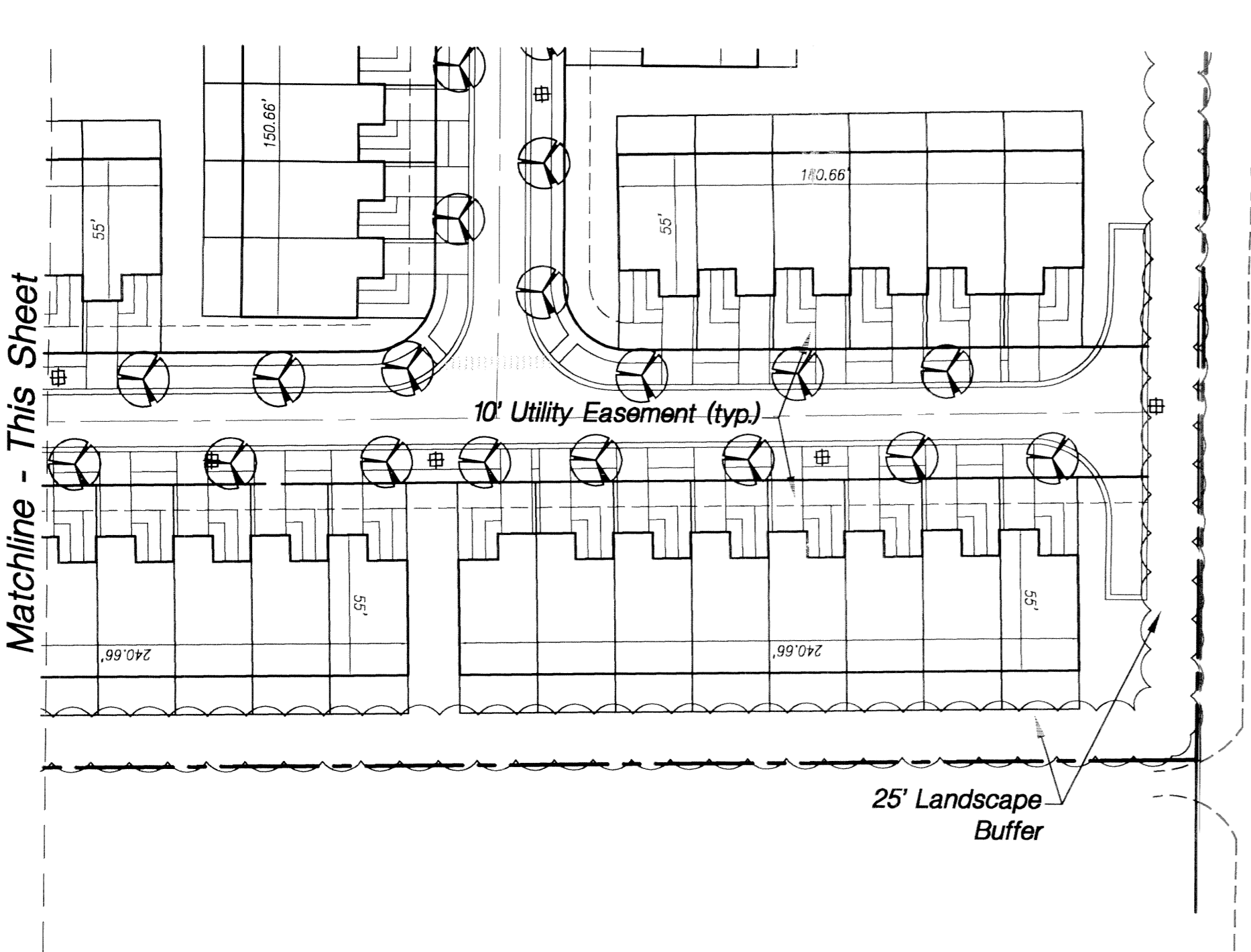
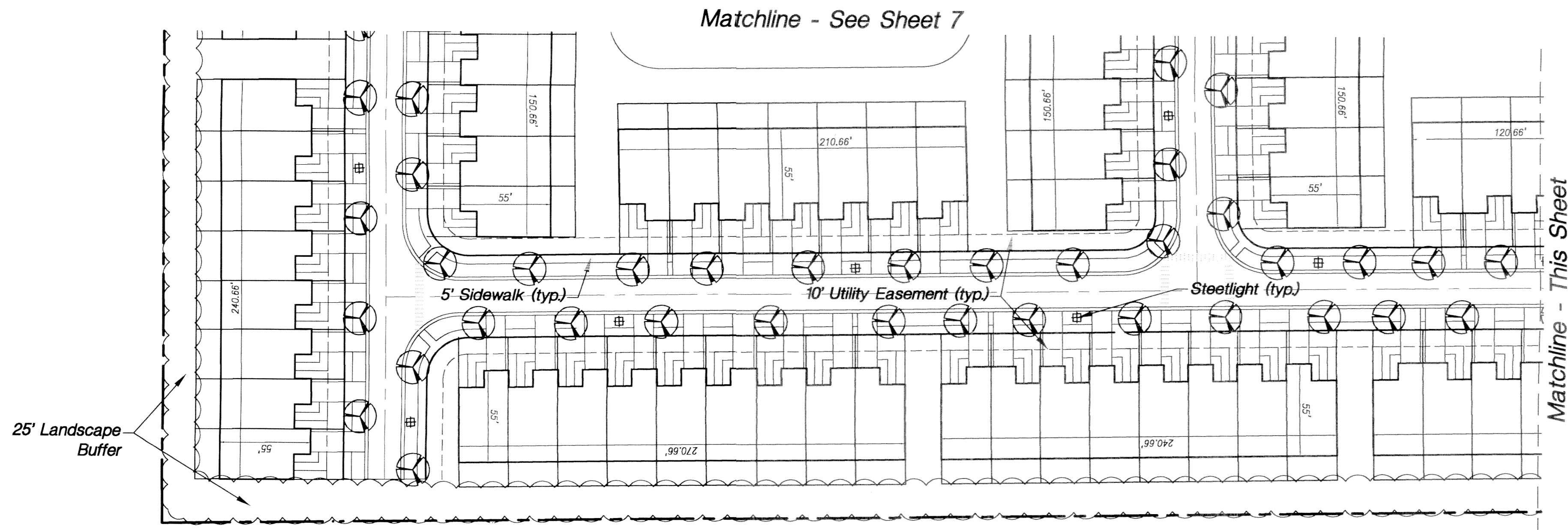
**Development Team:**  
 Developer: United Homes  
 7975 NW 154th Street, Suite #400, Miami Lakes, FL 33076  
 Land Planner/Architect: Thomas Lucido & Associates, P.A.  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Designer: Lindell, Browning Ferreri & Hebertson, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet  
7  
of  
10

Drawing Name: P:\projects\B780\ Jan 11, 2005 - 8:16am B-780-std.dwg



Matchline - See Sheet 7

Matchline - This Sheet

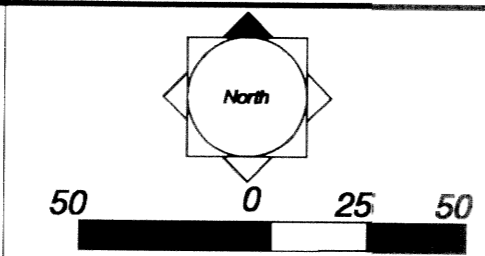
Matchline - See Sheet 7

Matchline - This Sheet

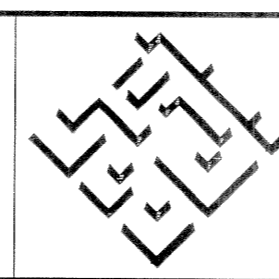
Swain Road

Scale:	1"=50'	1	7.28.04	per DRC Comments
Drawn by:	EW	2	1.11.05	prints for BOCC
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

© 1998 THESE PLANS AND THE INFORMATION SHOWN HEREON ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND ANY REPRODUCTION, DISSEMINATION OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.



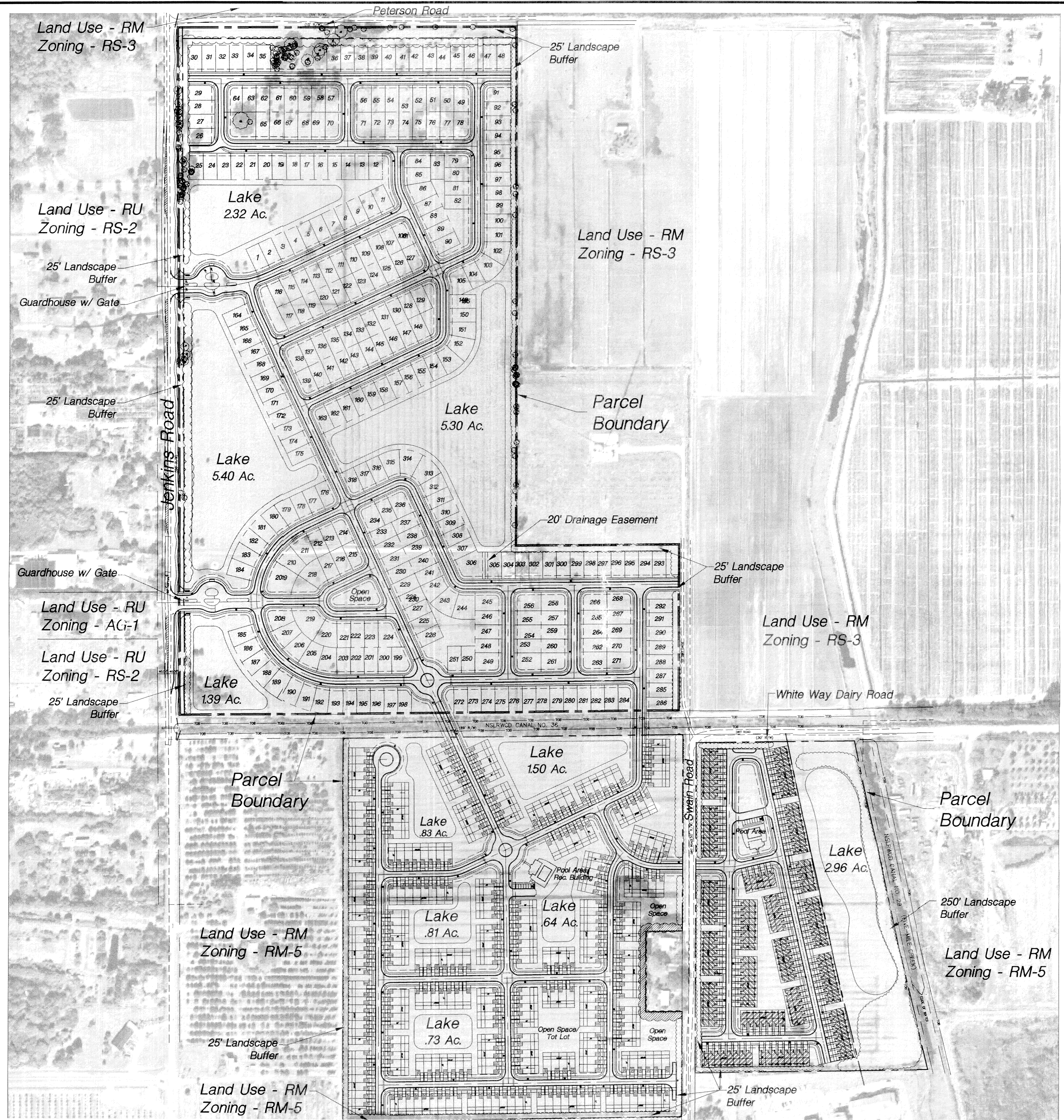
**Development Team:**  
 Director: United Home  
 7975 NW 154th Street, Suite #401, Miami Lakes, FL 33016  
 Landscape Architect: Thomas Lucido & Associates  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34950  
 Engineer/Designer: Linda M. Browning Ferrari & Hallstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34950



**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-487-1301, Fax 772-487-1303

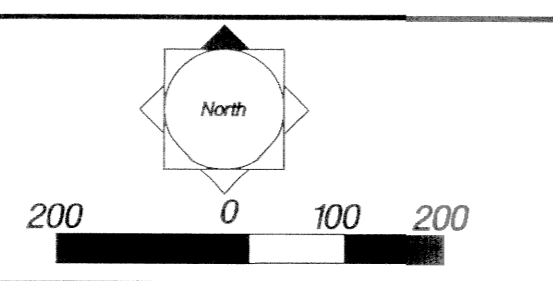
**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan

Sheet  
8  
of  
10



Scale:	1"=200'	1	7.28.04	per DRC Comments
Drawn by:	EW			
Checked by:	GB			
CADD No.:	B780			
Date:	4.21.04	No.	Date	Description of Revision

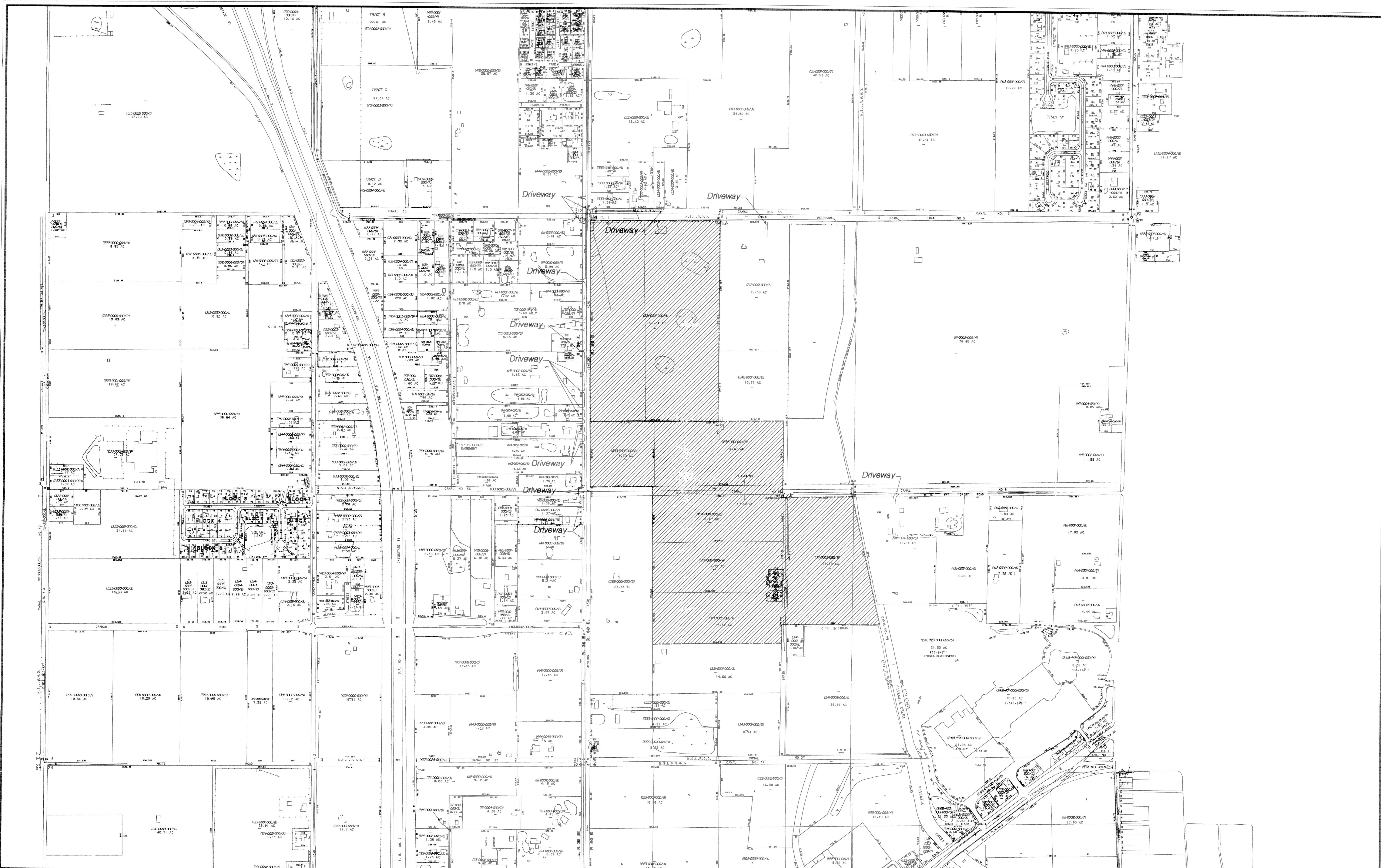
© 1998 THESE PLANS AND THE INFORMATION SHOWN HEREON ARE THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND ITS SUCCESSORS. DISSEMINATION OR USE THEREOF BY WHOMEVER IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.



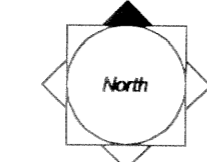
**Development Team:**  
 Developer:  
 United Home  
 7875 NW 154th Street, Suite #400, Miami Lakes, FL 33016  
 Landscape Architect/Engineer:  
 Thomas Lucido & Associates  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34980  
 Engineer/Architect:  
 Lindsay Browning Fortatt & Heblstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34980

**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 772-467-1301, Fax 772-467-1303


**Celebration Pointe**  
 St. Lucie County, Florida  
 Final Development Plan with Aerial Photograph



Scale: 1"=400'	1	728.04	per DRC Comments
Drawn by: SLM			
Checked by: GB			
CADD No: B780-TaxMap.dwg			
Date: 4.21.04	No.	Date	Description of Revision


  
 400 0 200 400

**Development Team:**  
 United Homes  
 7975 NW 54th St, Miami Lakes, FL 33016  
 Landscape Architect/Planner:  
 Thomas Lucido & Associates,  
 100 Avenue A, Suite 2A, Fort Pierce, FL 34850  
 Engineer/Checker:  
 Linda N. Browning Ferrari & Hallstrom, Inc.  
 2222 Colonial Rd, Suite 201, Fort Pierce, FL 34850


**Thomas Lucido & Associates, P.A.**  
 Land Planning/Landscape Architecture  
 Lic. #LC-0000335  
 100 Avenue A, Suite 2A, Ft. Pierce, FL 34850 772-467-1301, Fax 772-467-1303

**Celebration Pointe**  
 St. Lucie County  
**Tax Map w/ Driveway Locations**

Sheet  
 of  
 10