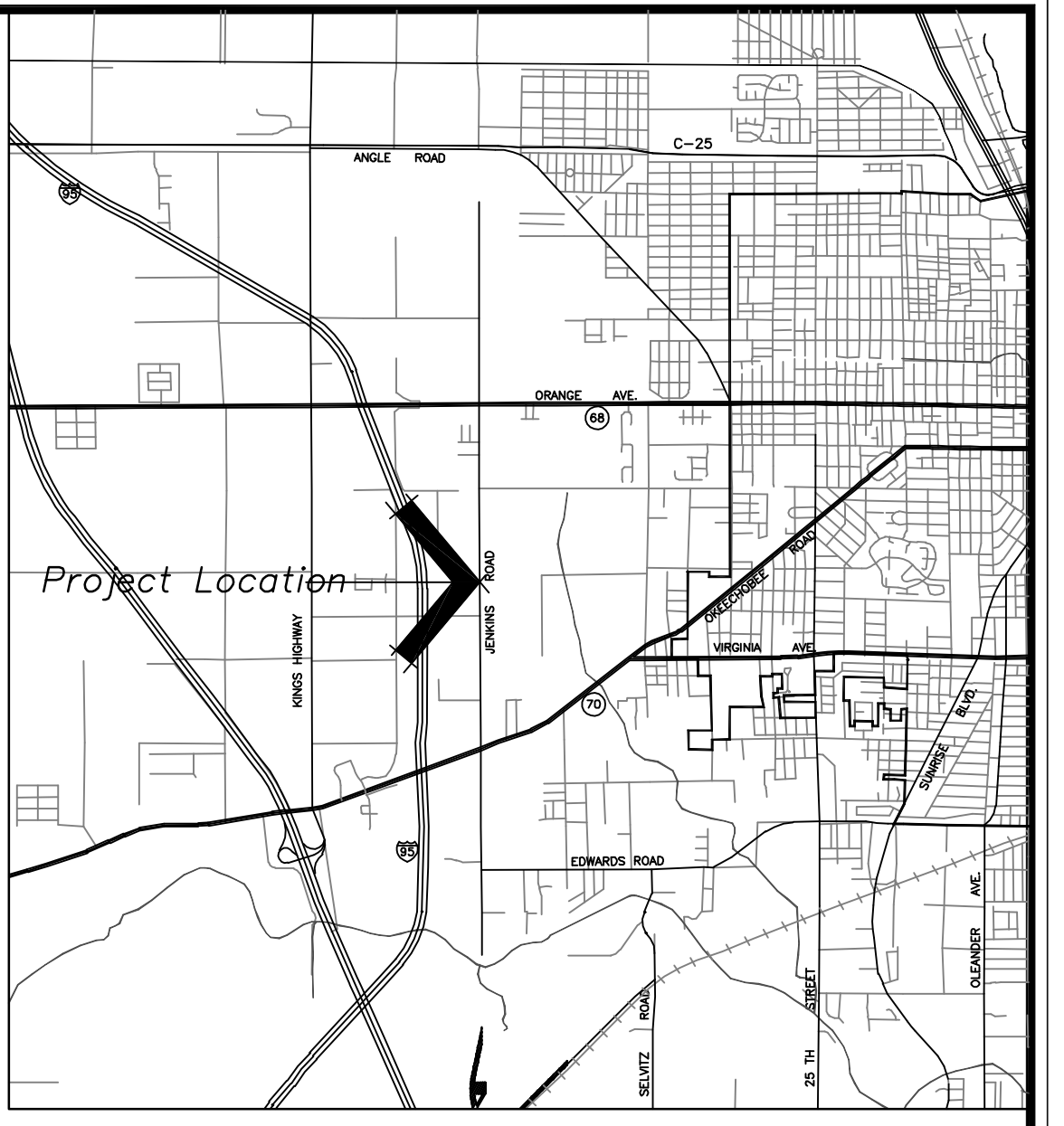


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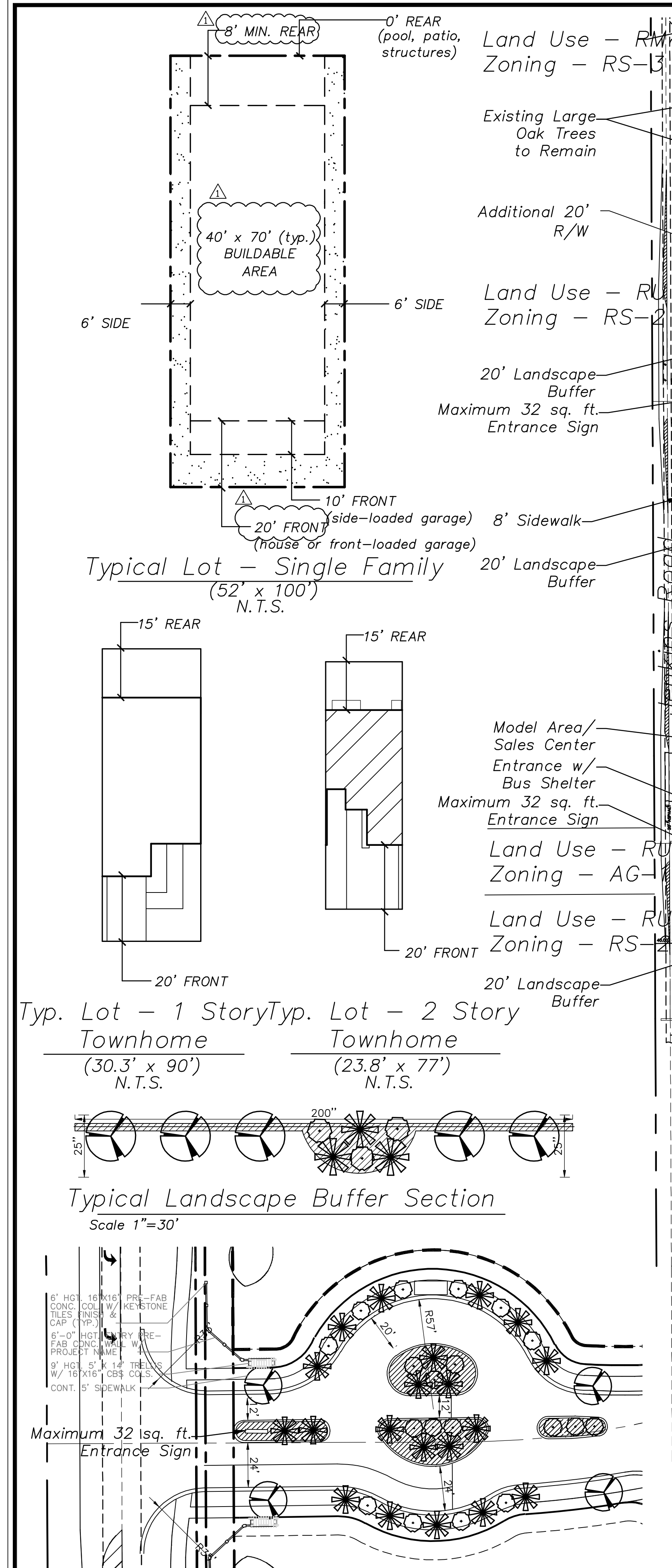
Existing Zoning	PD
Land Use Designation	RM
Total Site Area	147.14 ac
Total Dwelling Units	910 du's
Multi-Family (Apartments)	240
Single Family Homes	232
Single Story Villas	292
Two Story Townhomes	145
Density	6.68 du/ac
Open Space	53.50 ac (36.35%)
Landscape Area/Open Space	31.62 ac
Lake	21.88 ac
Total Impervious Area	58.78 ac (39.95%)
Dwelling Units	31.87 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	31.62 ac (21.49%)
Lake	21.88 ac (14.87%)

* Proposed Pool Area/ Rec Building subject to development review



- 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. Off-street parking and loading, should be striped to the specification as set forth in City Code 22-60.
 - 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 8.1.2.2, 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.

- Legend:**
- Limits of Multi Family
 - ☒ Streetlight, 12' Mounting Height
- 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



Scale: 1"=200'

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CADD No.:	4.27.18
Date:	02.22.18

No.	Date	Description of Revision
1	4.27.18	Setback Modification

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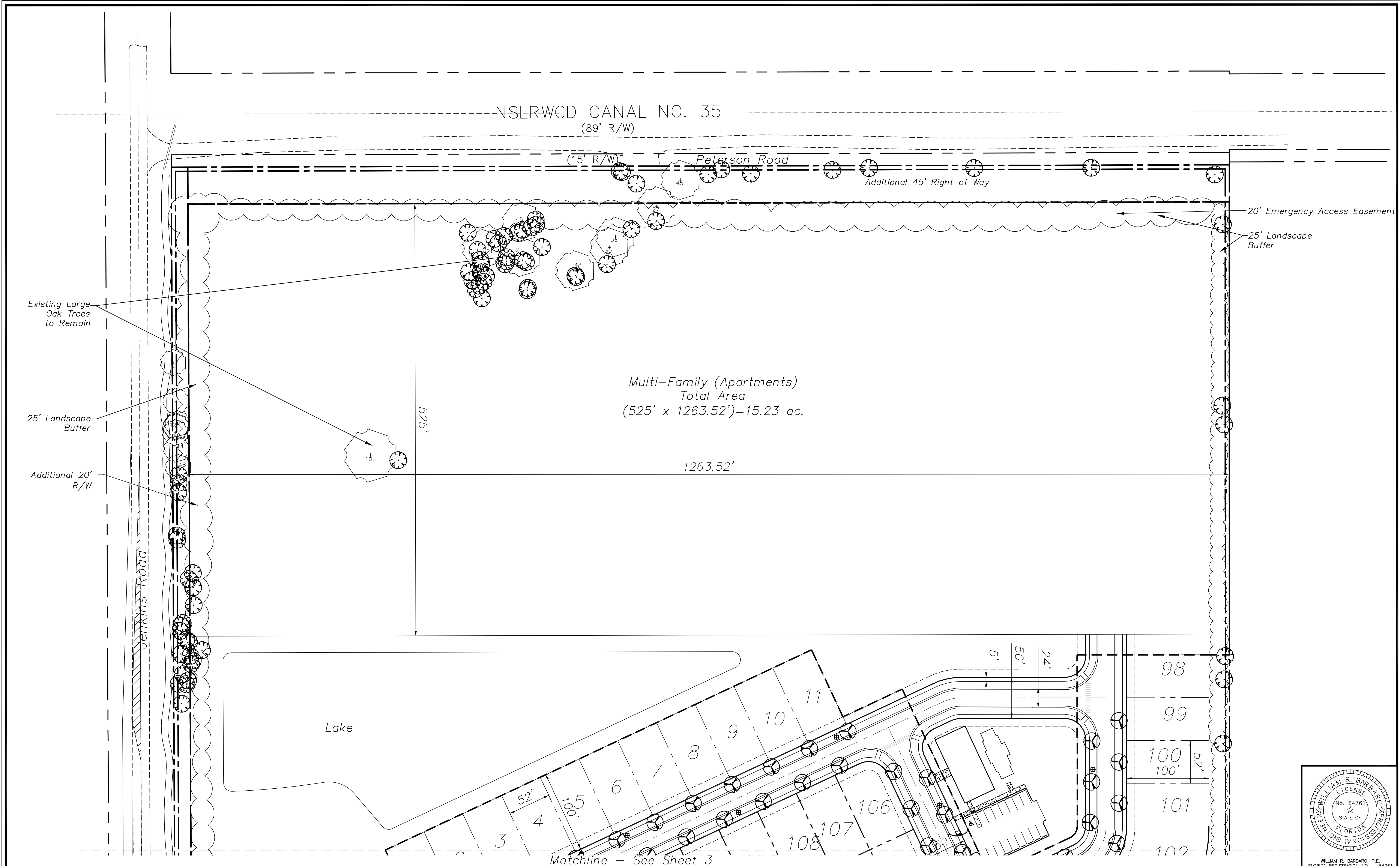
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 St. Lucie County, Florida
 Final Development Plan - Overall Site

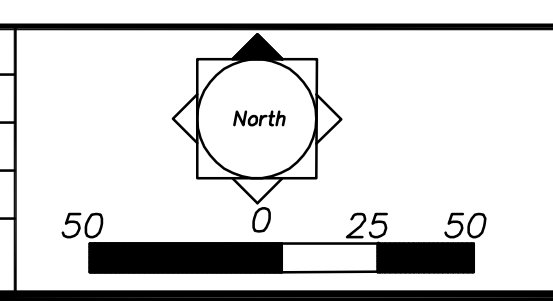
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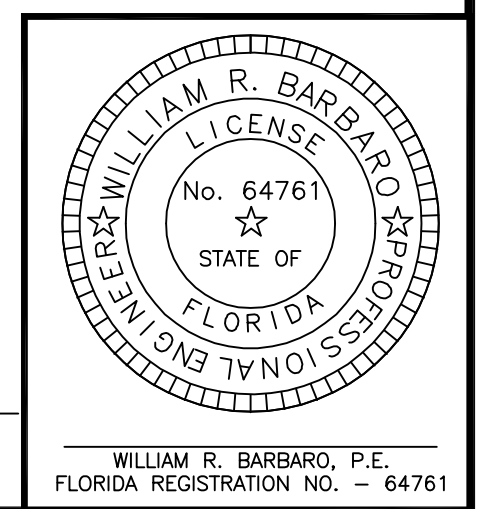
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 St. Lucie County, Florida
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Drawing Name: C:\Users\lbarbaro\OneDrive\Documents\Projects\Celebration Pointe\Drawings\2020\Apr 21 2018 - 4:10pm\CONTRD SITEPLAN - R31.dwg

Matchline - See Sheet 2

Maximum 32 sq. ft.
Entrance Sign

Jenkins Road

(80' R/W)

20' Lake Maintenance Easement

20' Lake Maintenance Easement

25' Landscape Buffer

25'

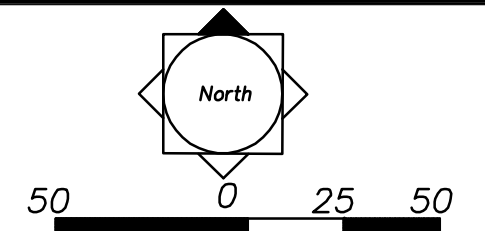
5' Sidewalk (typ.)

Streetlight (typ.)

10' Utility Easement (typ.)

Matchline - See Sheet 4

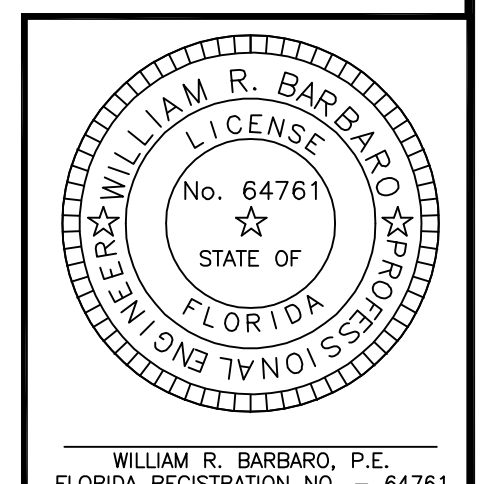
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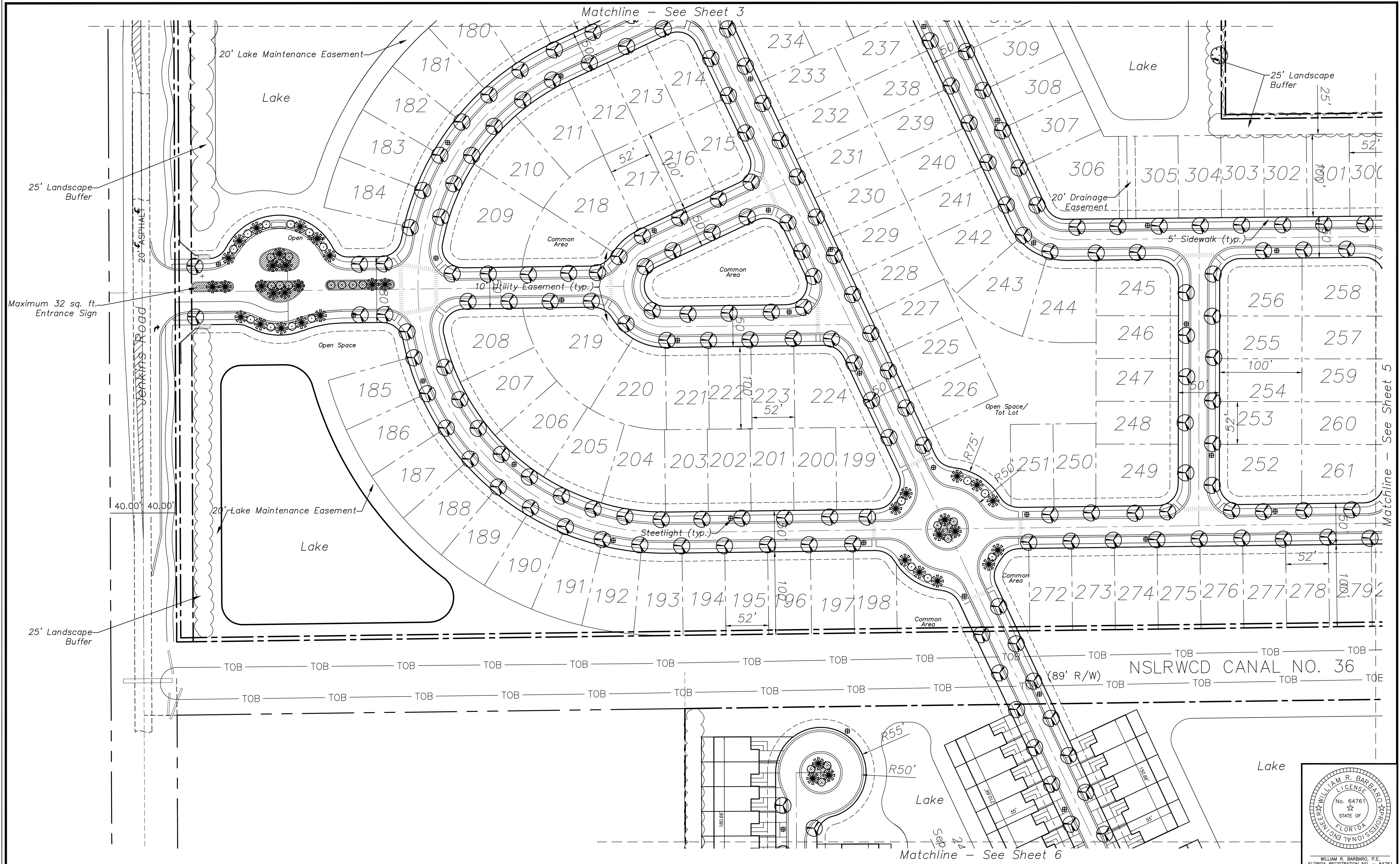
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Final Development Plan



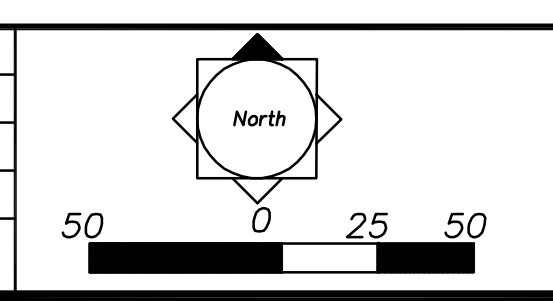
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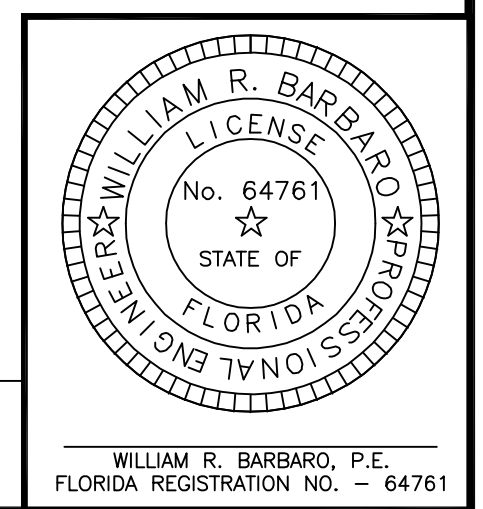
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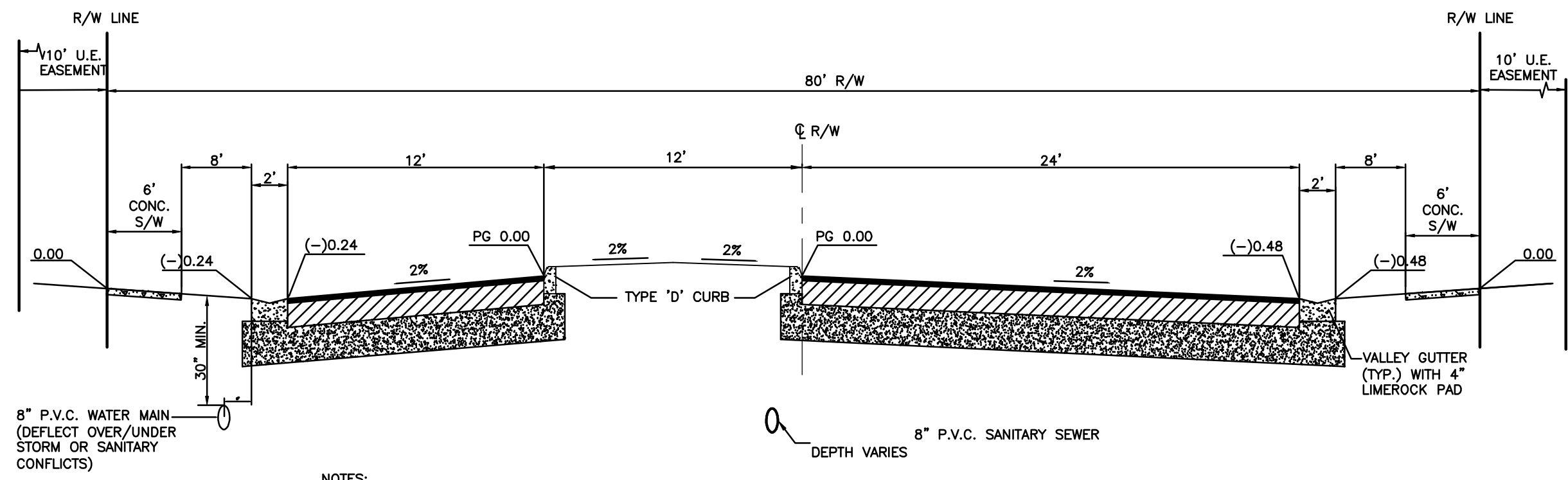
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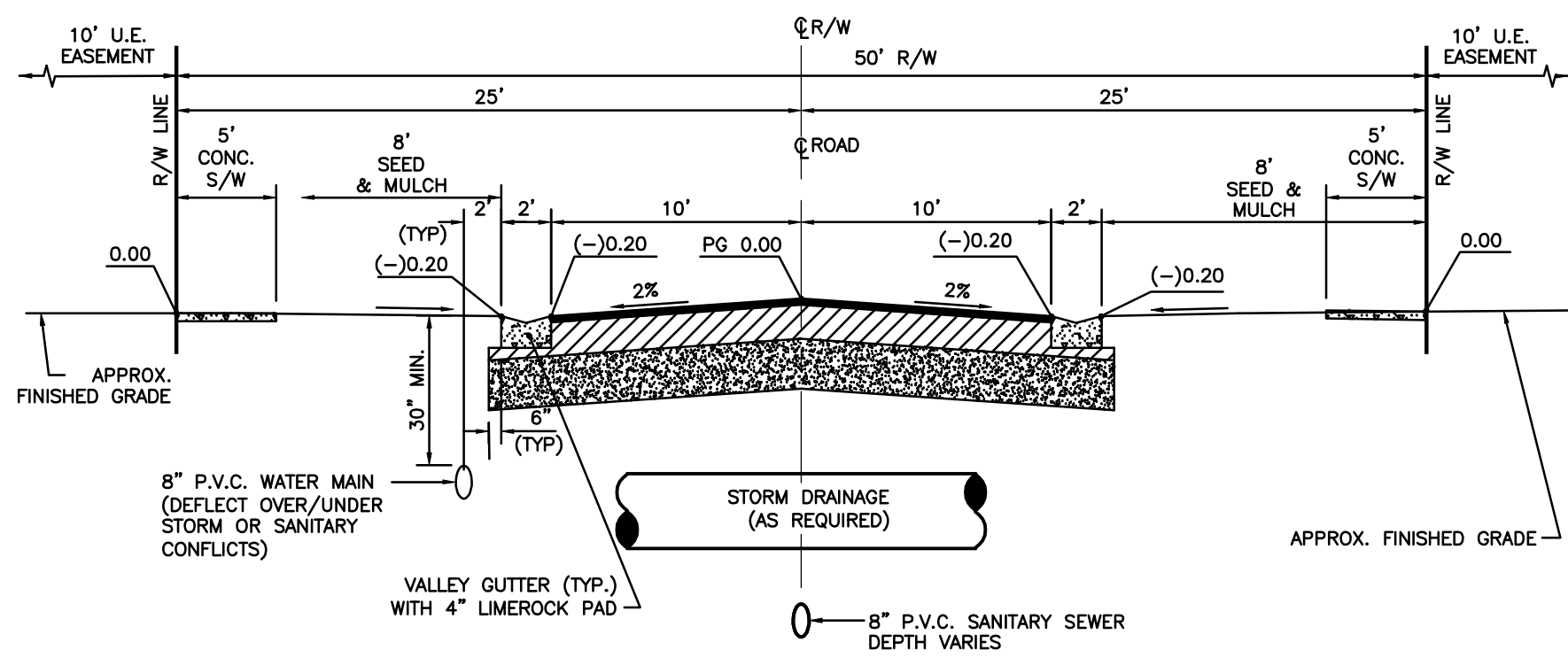


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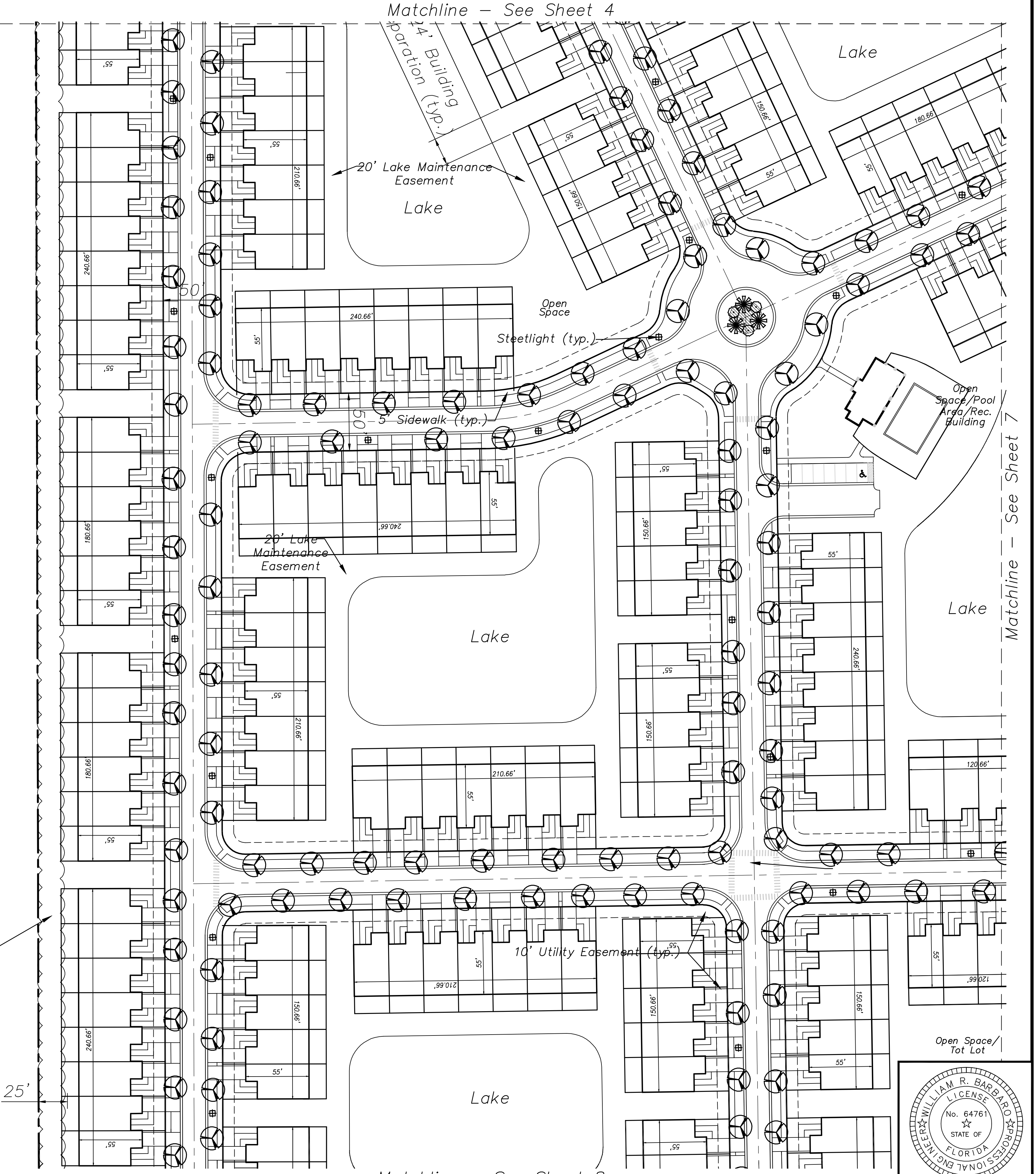
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1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE (2 LIFTS)
 2. 8" LIMEROCK/COQUINA BASE COURSE (2 LIFTS)
 3. 12" STABILIZED SUBGRADE

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

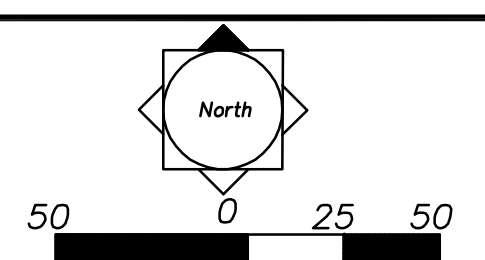
Typical Section for 50' R/W
N.T.S.



Matchline - See Sheet 7

Matchline - See Sheet 8

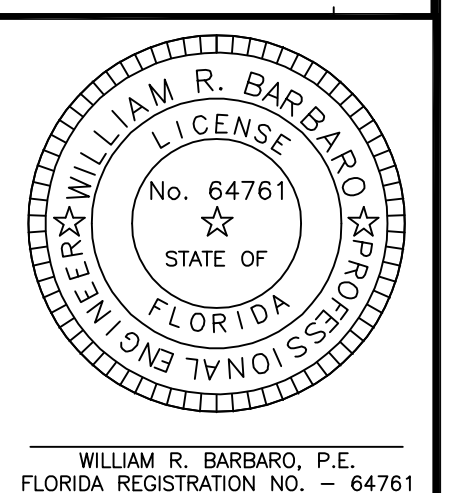
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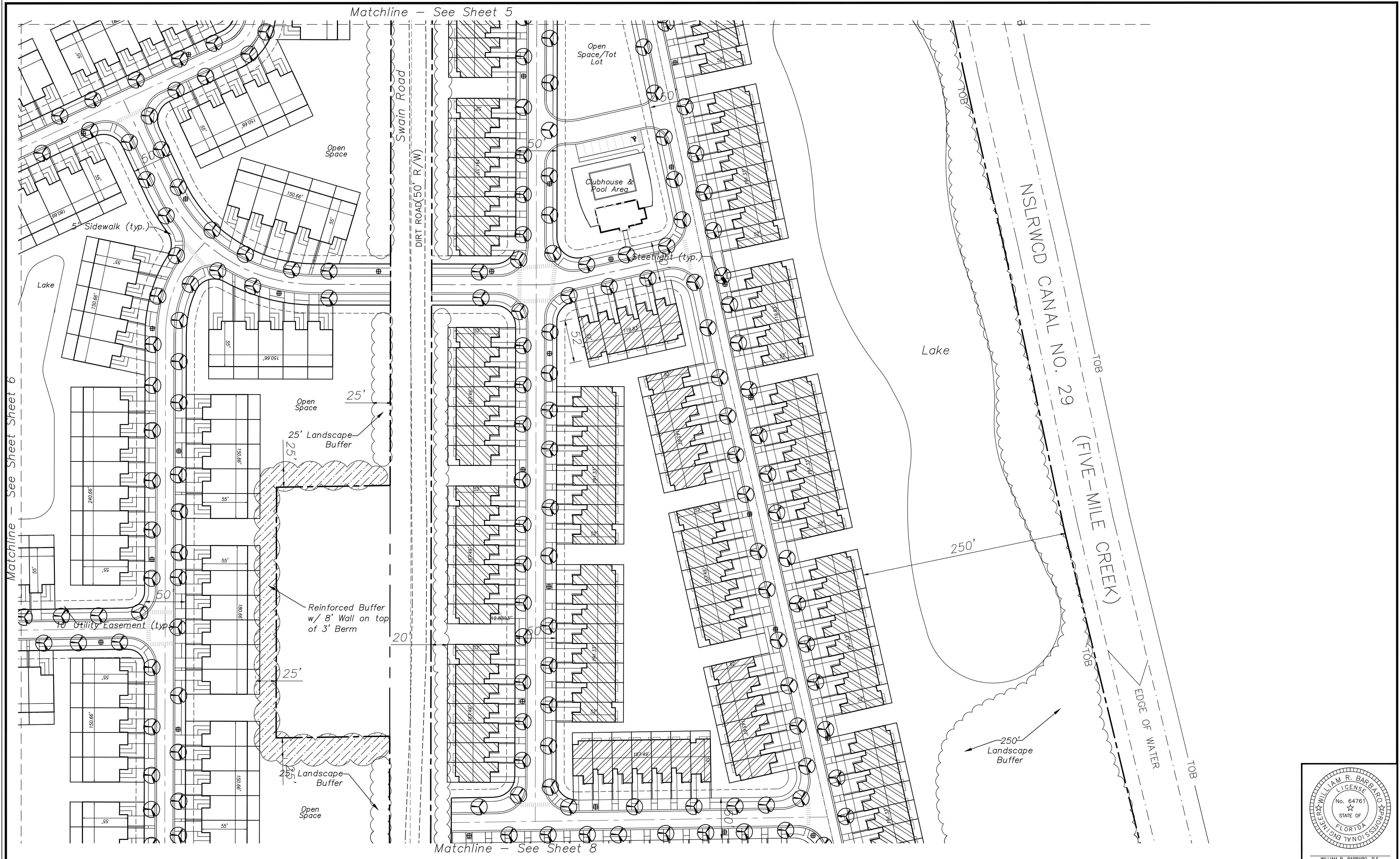
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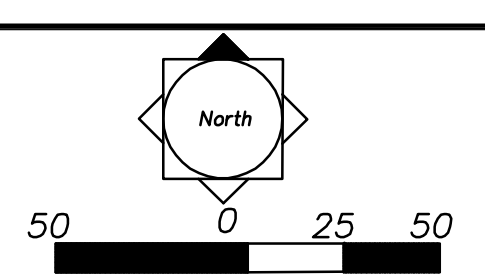


Matchline - See Sheet 6

Matchline - See Sheet 5

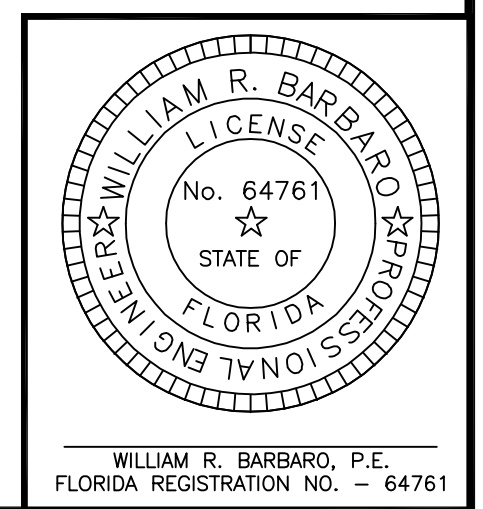
Matchline - See Sheet 8

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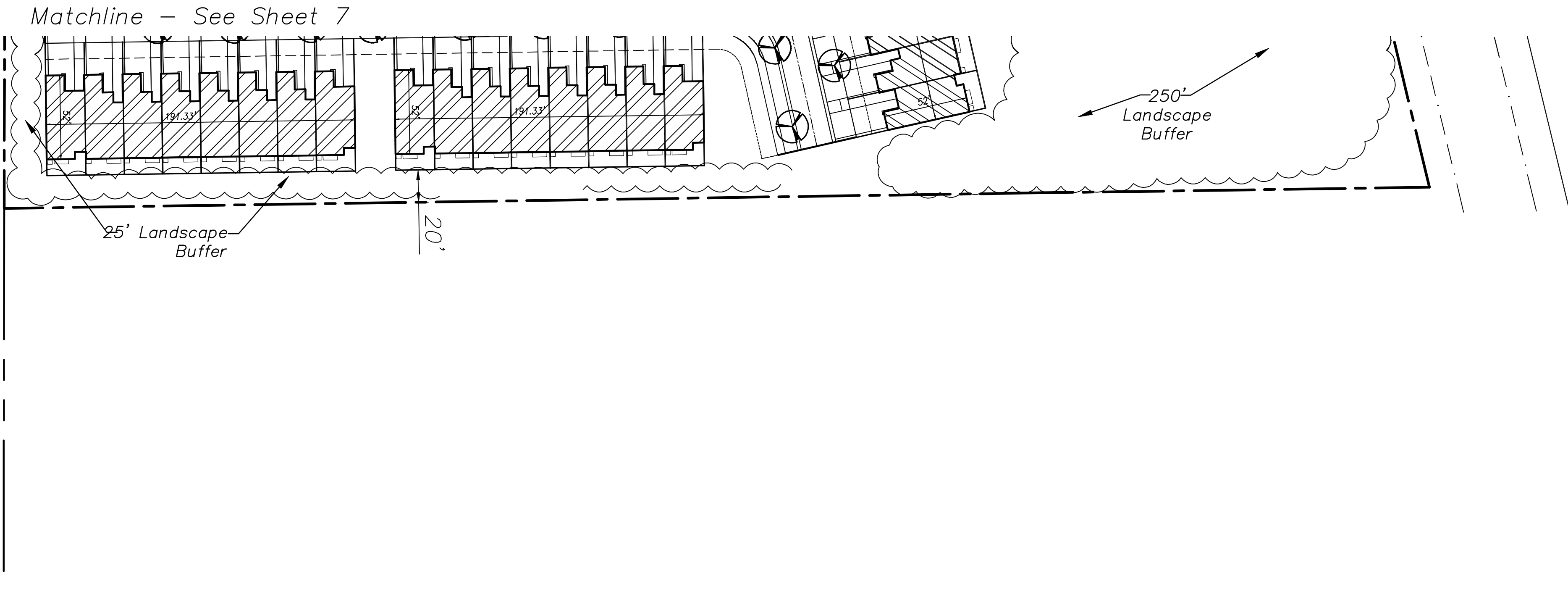
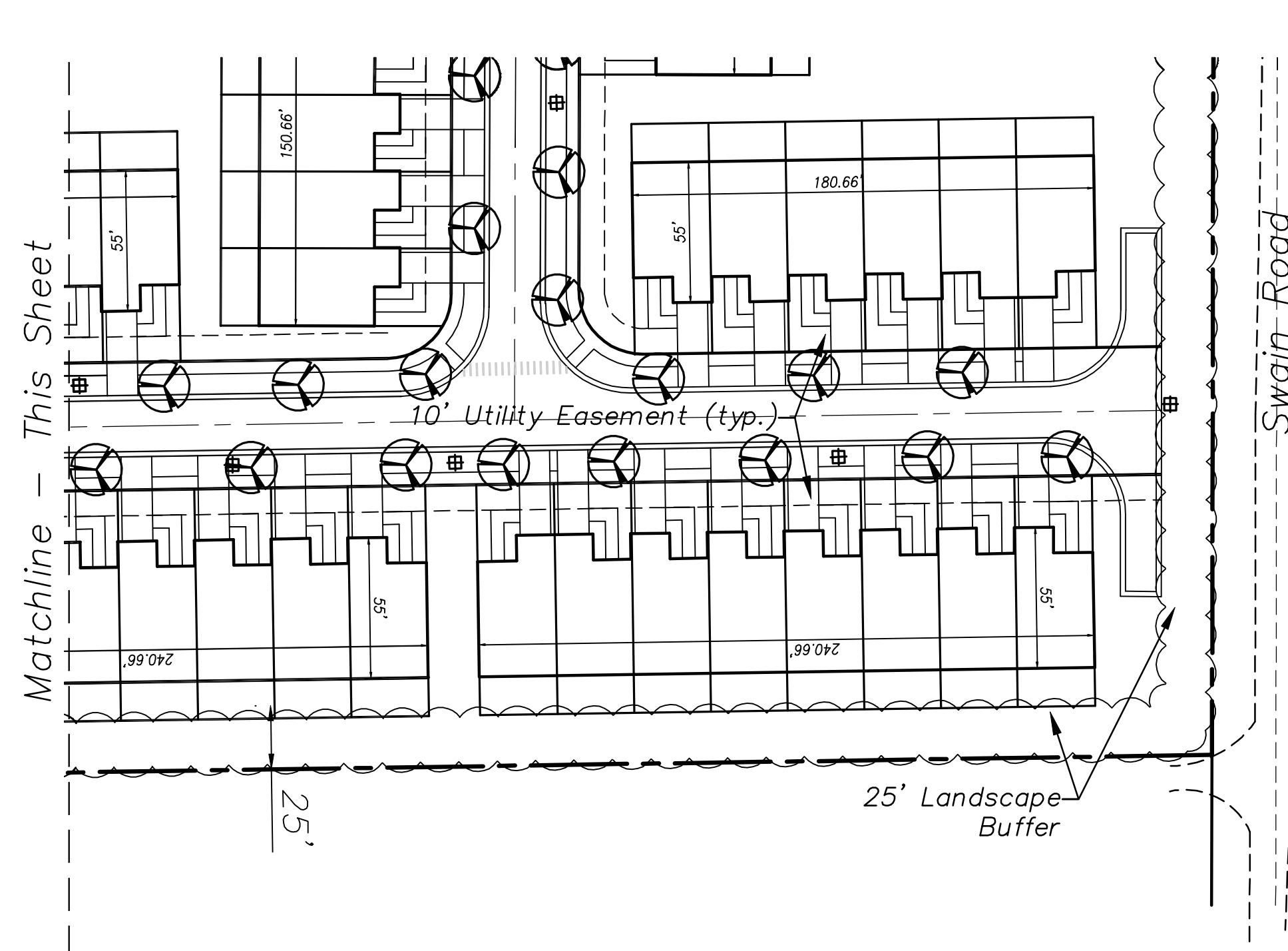
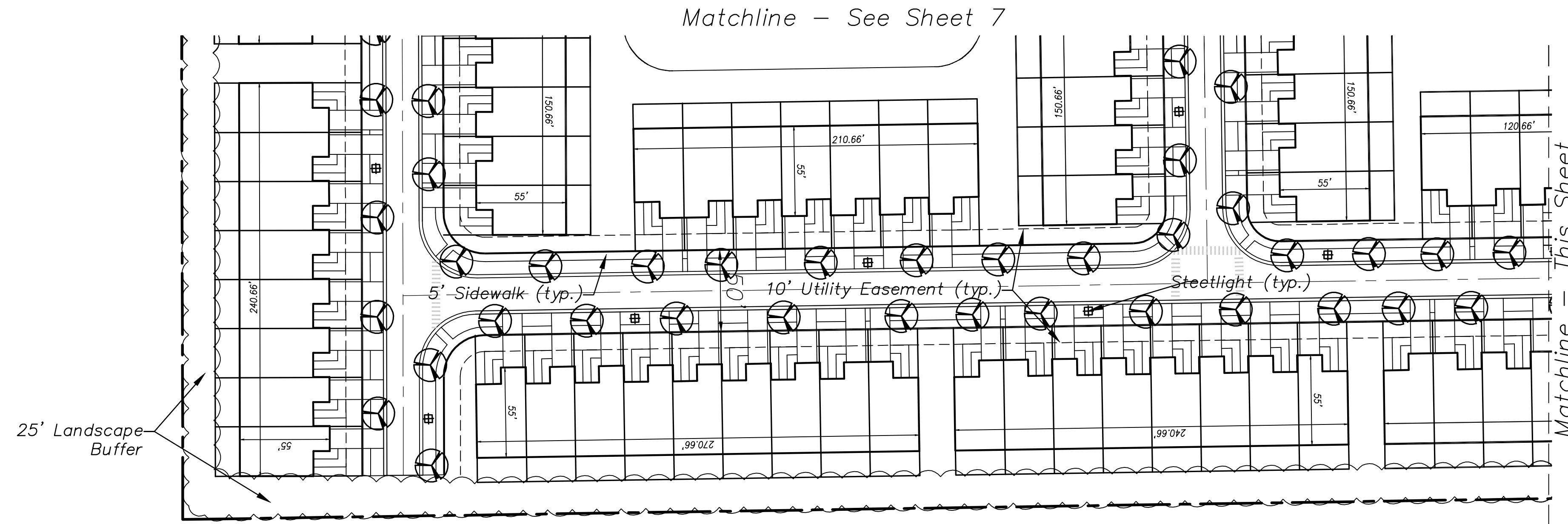
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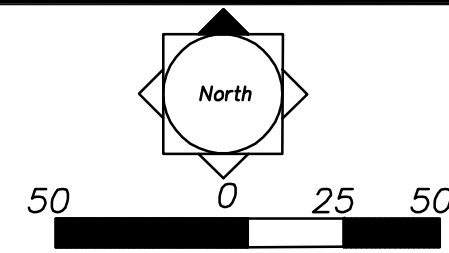


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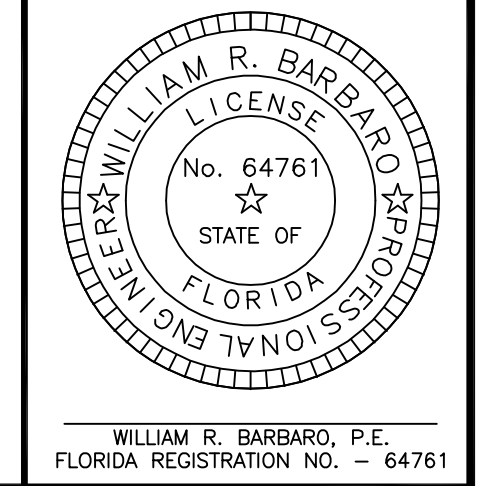


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