

Celebration Pointe Major Amendment

City of Fort Pierce, Florida

Applicant

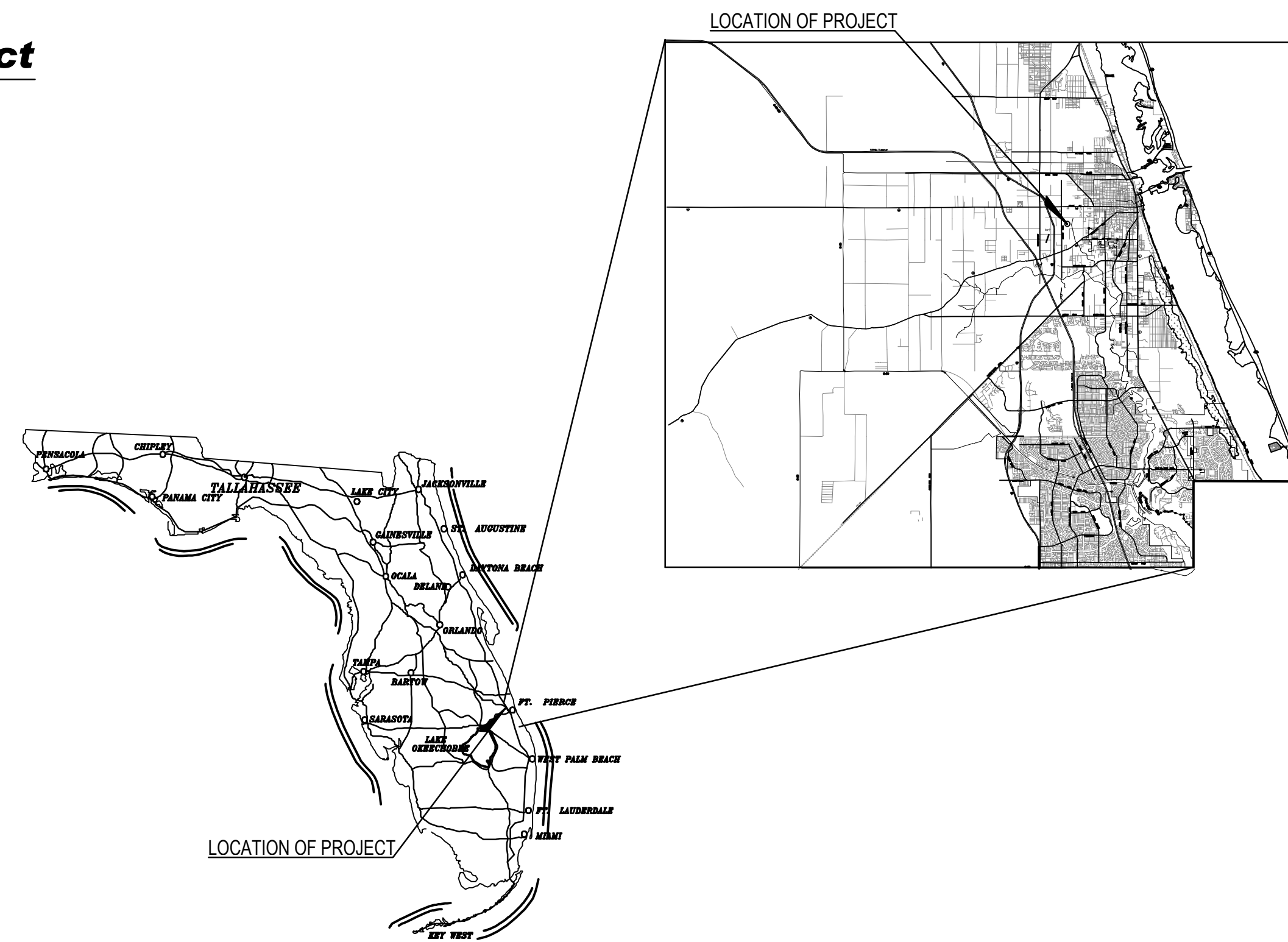
LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner/Landscape Architect

Lucido & Associates, P.A.
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Property Owner

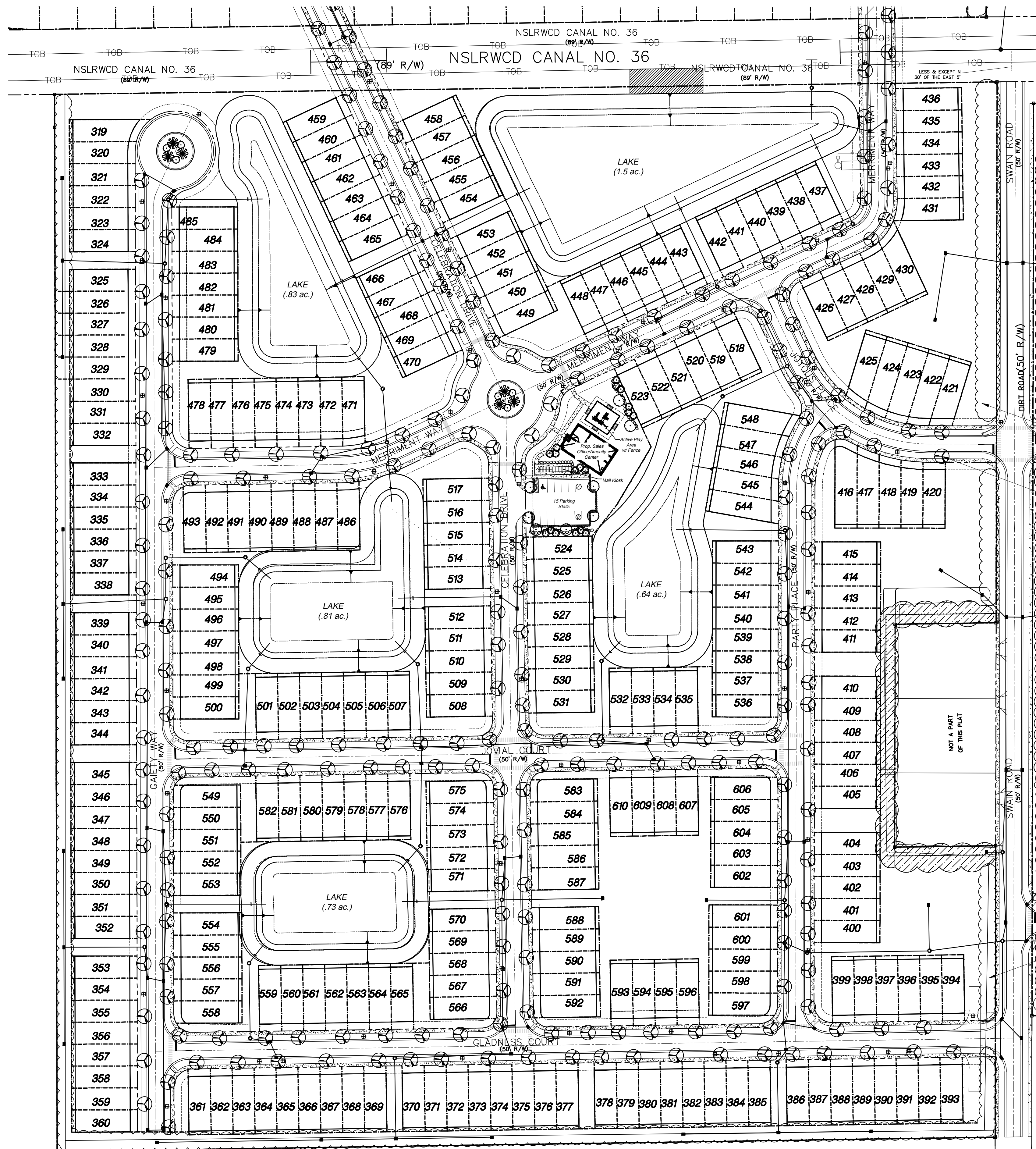
Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779



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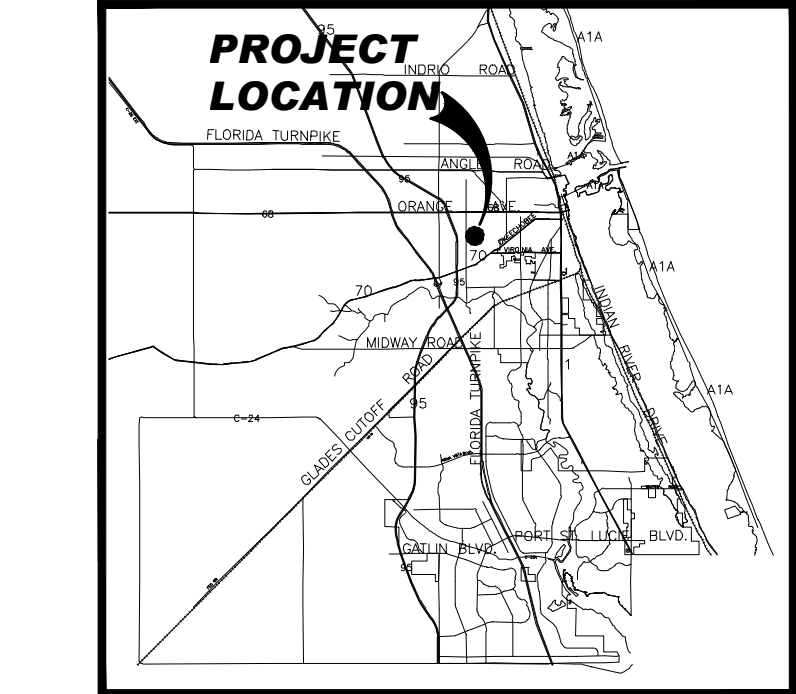
Site Data

Total Site Area: 41.65 ac. (+/-)
 Existing Use: Vacant/Semi-Improved
 Proposed Use: Residential
 Zoning: PD (Planned Development)
 Future Land Use: RM (Medium Density Residential)

Purpose of Amendment

1. Replace clubhouse with new clubhouse that serves as a sales office. Add parking lot for sales office with landscape buffers for screening.
2. Add mail kiosk
3. Revise villa footprint with a "buildable area" footprint
4. Revise setbacks for all 292 platted villa lots

Key / Location:



Project Team:

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PREVIOUSLY APPROVED BUFFER (TYP.)

PREVIOUSLY APPROVED STREET TREES (TYP.)

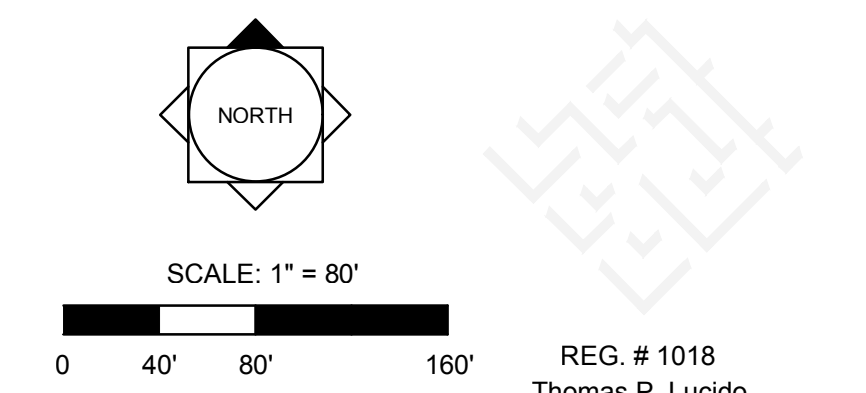
PREVIOUSLY APPROVED BUFFER (TYP.)

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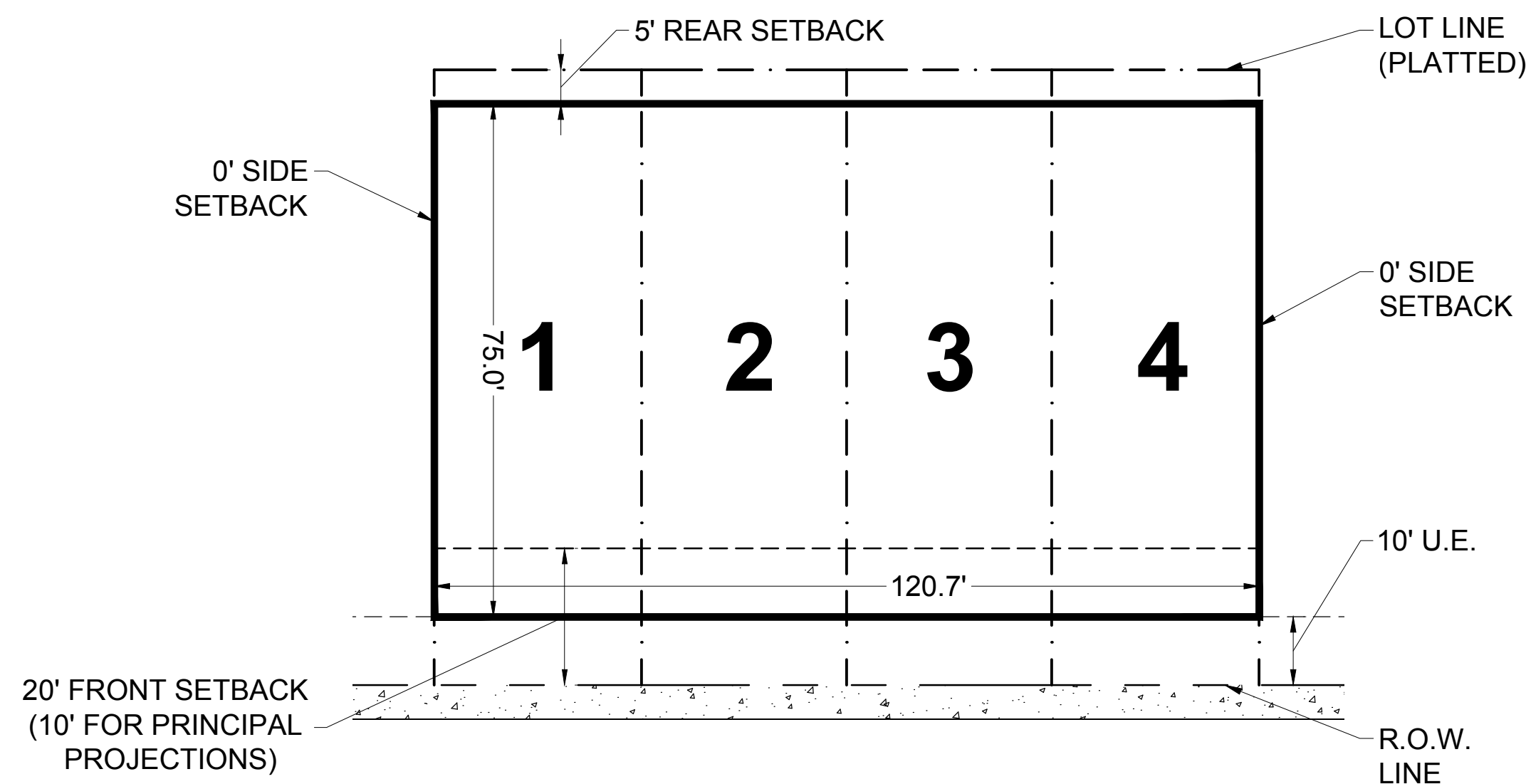
Area of Amendment Exhibit

Date	By	Description
6.28.18	JJ	Initial Submittal
7.26.18	JJ	Response to Comments

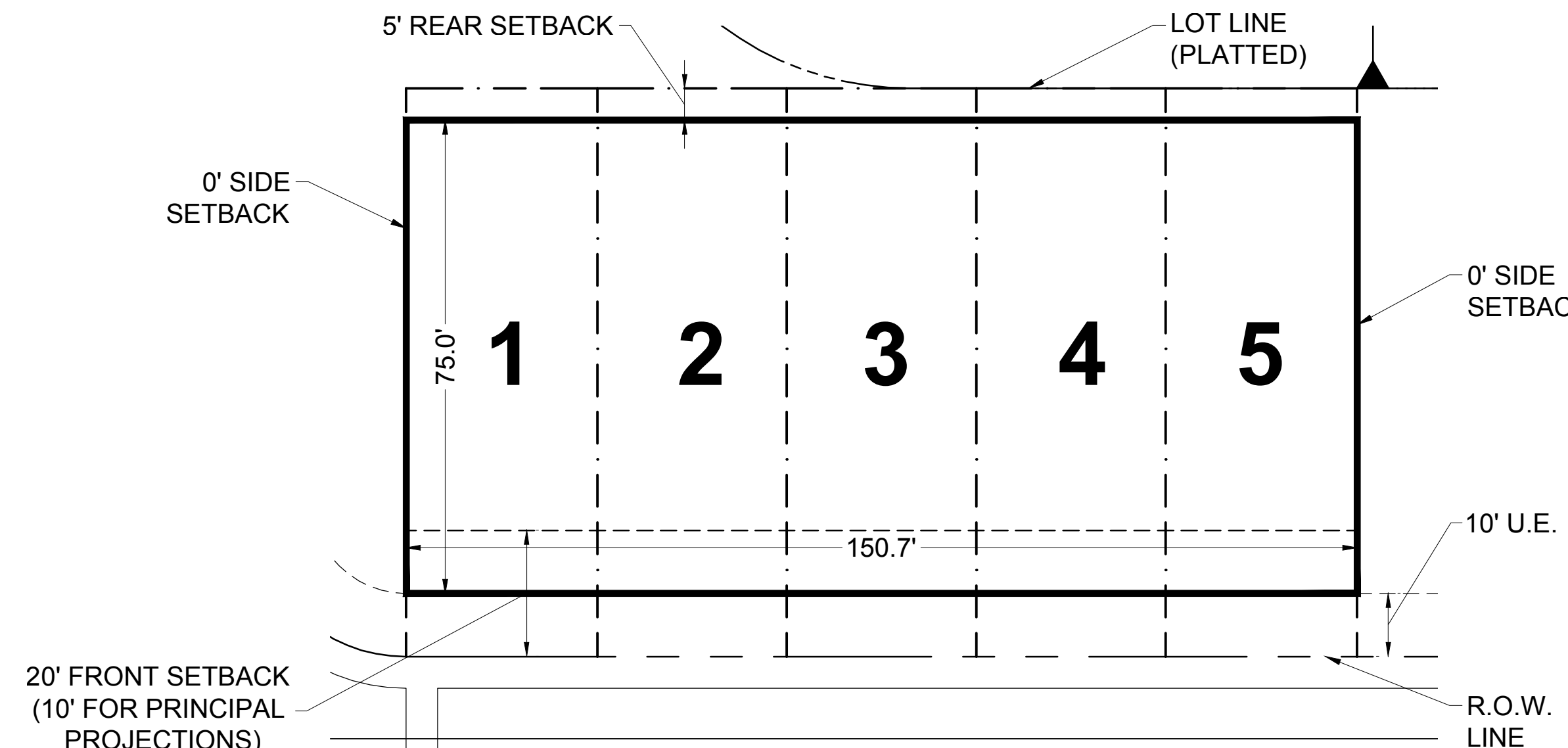


REG. # 1018
 Thomas P. Lucido

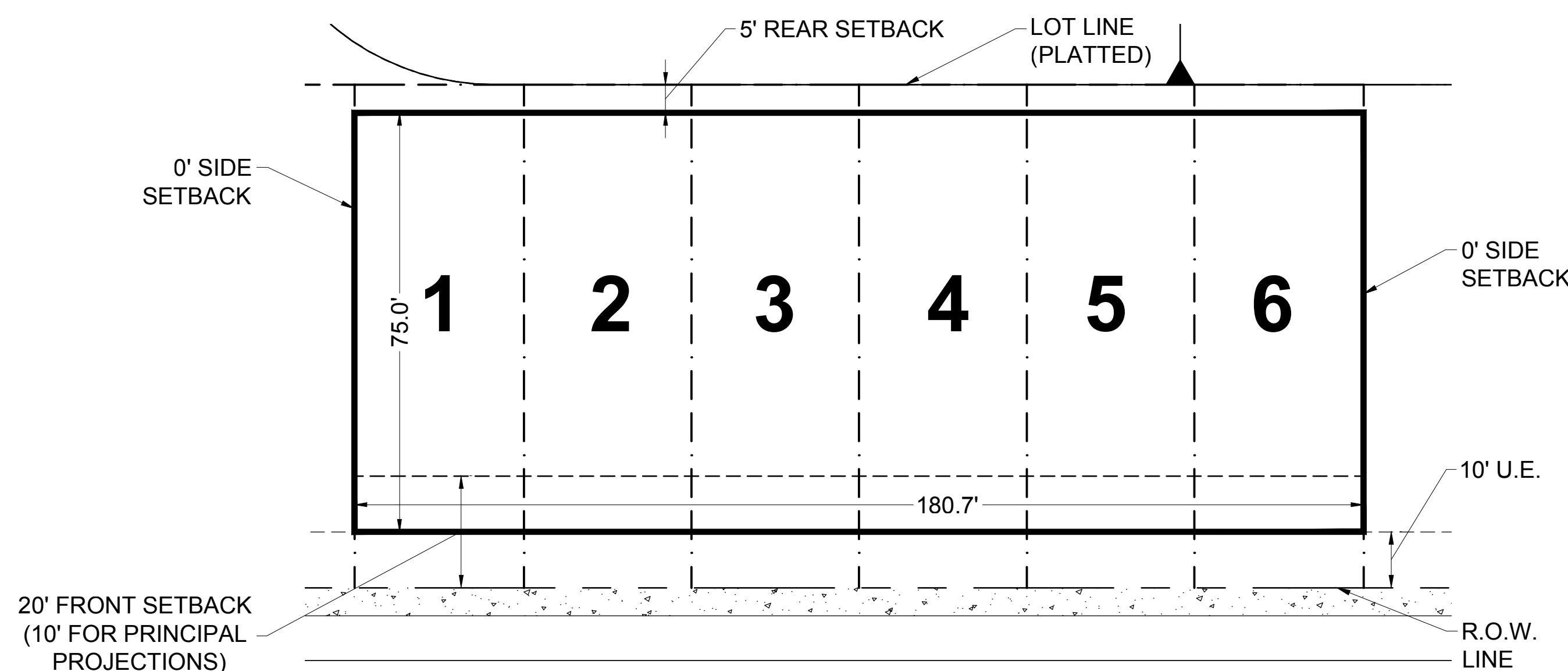
Designer: JJ
 Manager: BN
 Project Number: 18-081
 Municipal Number: ---
 Computer File: ---



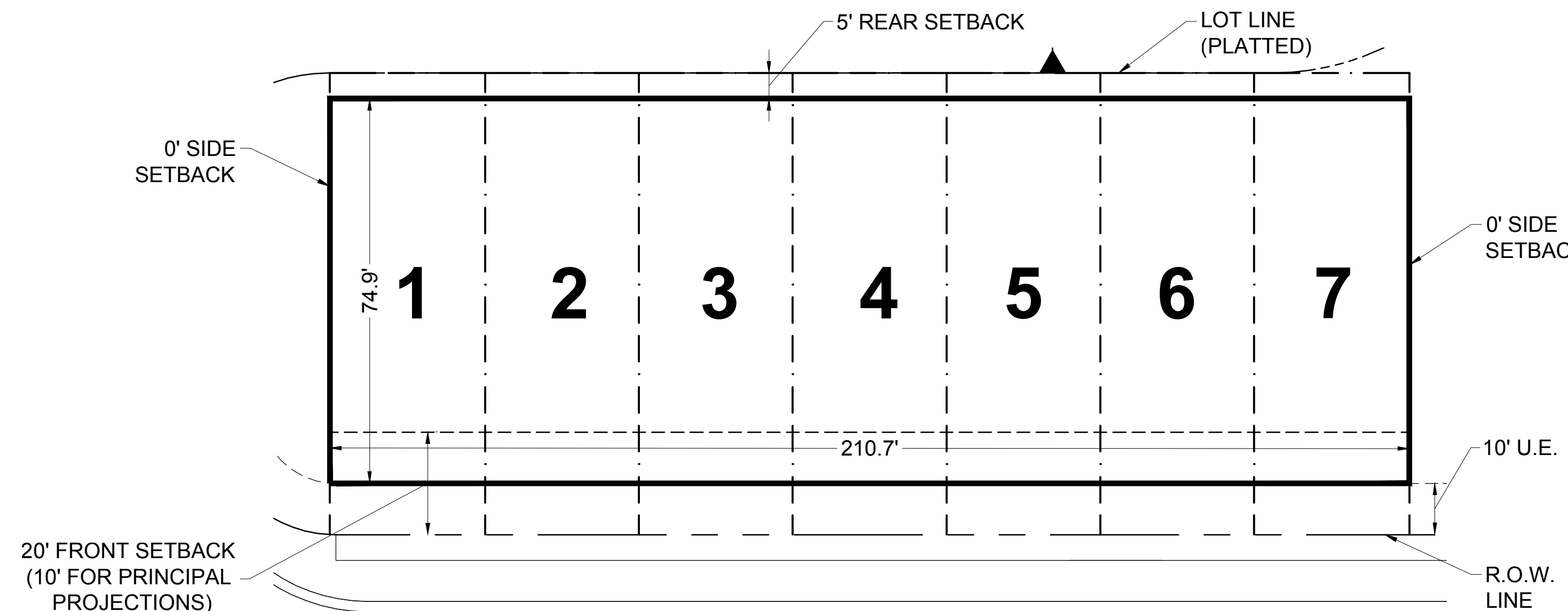
Typical Lot: Typ. Lot - 1 Story Townhome (4-Unit Building)
 Scale: 1" = 20' - 0"



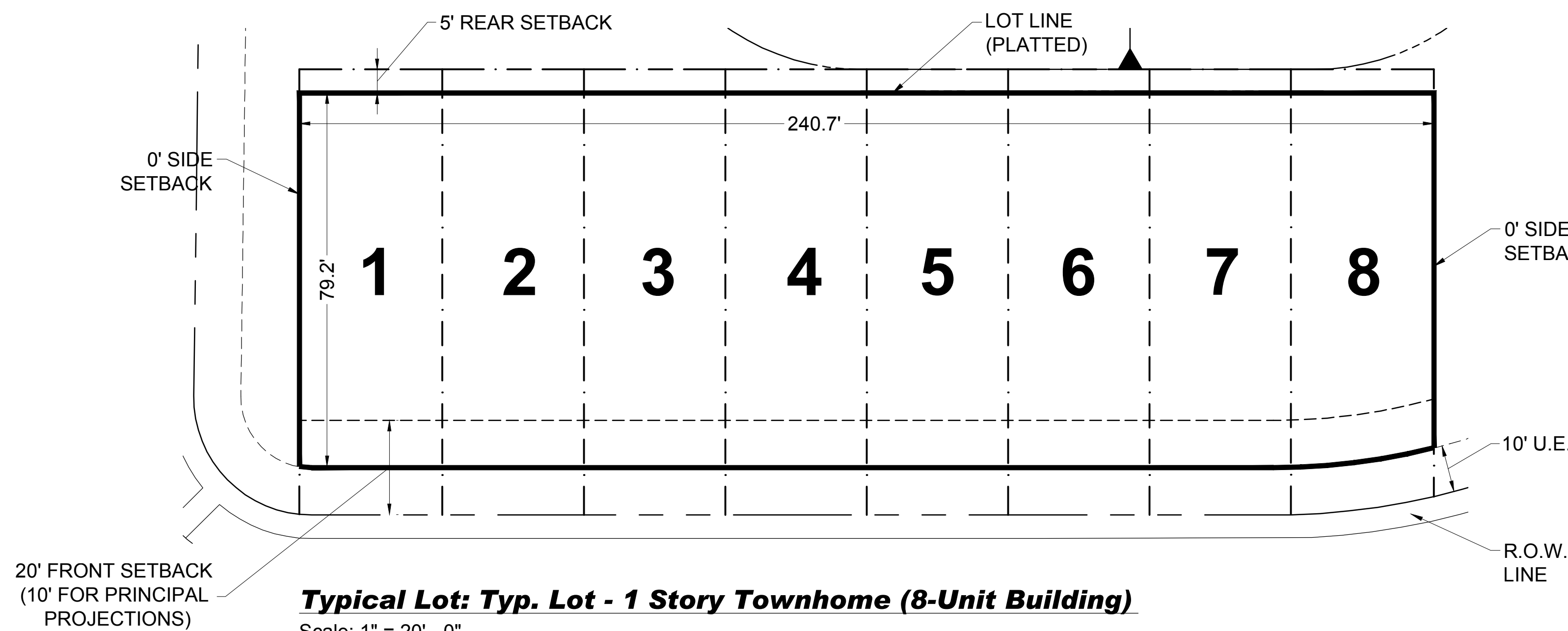
Typical Lot: Typ. Lot - 1 Story Townhome (5-Unit Building)
 Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (6-Unit Building)
 Scale: 1" = 20' - 0"



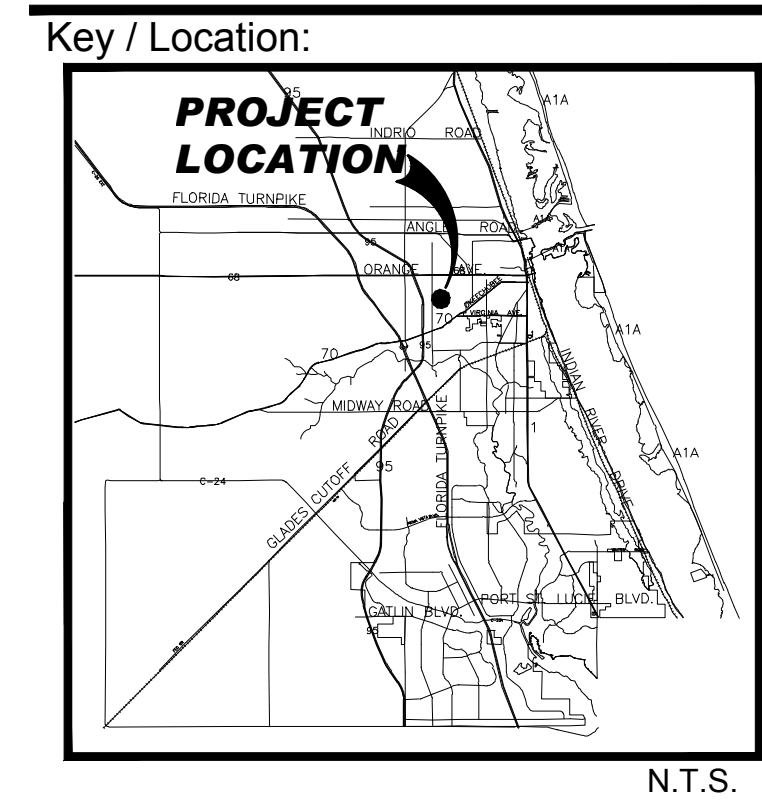
Typical Lot: Typ. Lot - 1 Story Townhome (7-Unit Building)
 Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (8-Unit Building)
 Scale: 1" = 20' - 0"

Setback Data Table

Front:	20' from Garage/10' from Principal Projection
Side:	0'
Side to Corner:	0'
Rear:	5' from Principal Projection/ 0' for Porches, Patios, and Balconies



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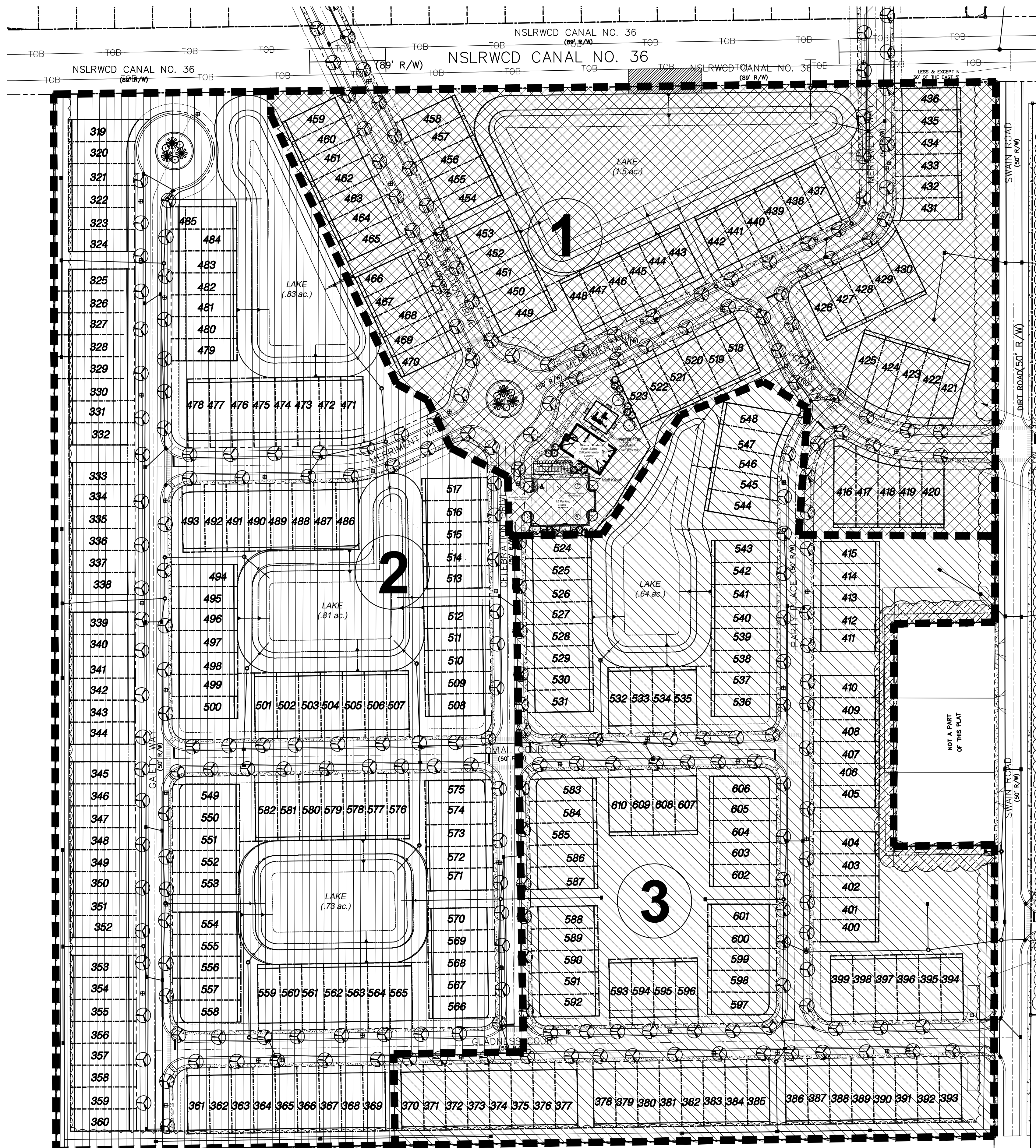
Typical Lot Exhibit

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SCALE: 1" = n.t.s.

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	BN	3 of 7
Project Number	18-081	
Municipal Number	---	
Computer File		

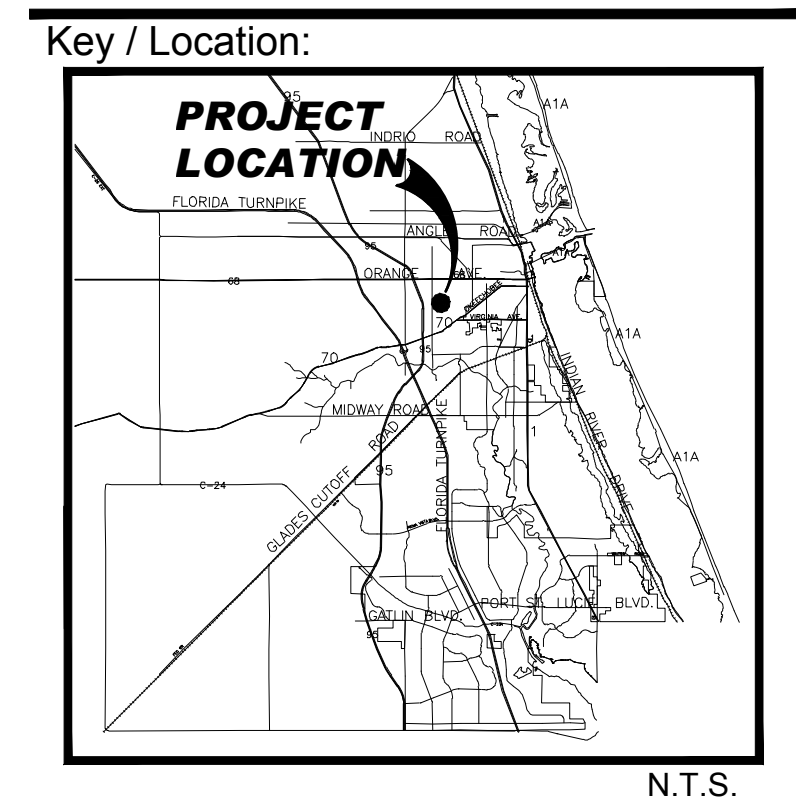


- * Phase Description:**
- Phase I
 - 61 Lots
 - Amenity Center (Sales Office and Active Play Area w/Fence)
 - Amenity Center Parking Lot and Parking Lot Landscape
 - Mail Kiosk
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - Phase II
 - 132 Lots
 - Sidewalks
 - Street Trees
 - Buffer Landscape
 - Phase III
 - 99 Lots
 - Sidewalks
 - Street Trees
 - Buffer Landscape

- *Approximate Dates of Construction:**
- Phase I
 - Start: March 2019
 - End: August 2019
 - Phase II
 - Start: September 2019
 - End: August 2020
 - Phase III
 - Start: September 2020
 - End: August 2021

Phase Notes:
 As determined appropriate by the Developer, the following conditions shall apply to the Phase Description and Approximate Dates of Construction:

- 1.) The Phasing start dates and end dates are estimates only. The actual start dates and end dates for the Phases will be determined by market conditions.
- 2.) Developer reserves the right to construct multiple phases at the same time.



Project Team:

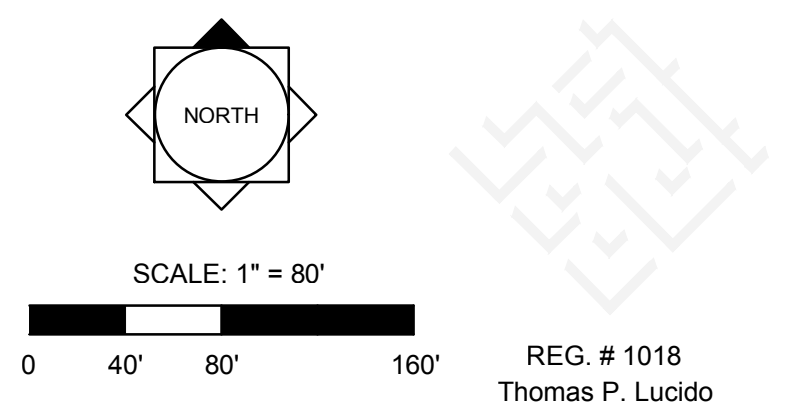
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Phase Plan

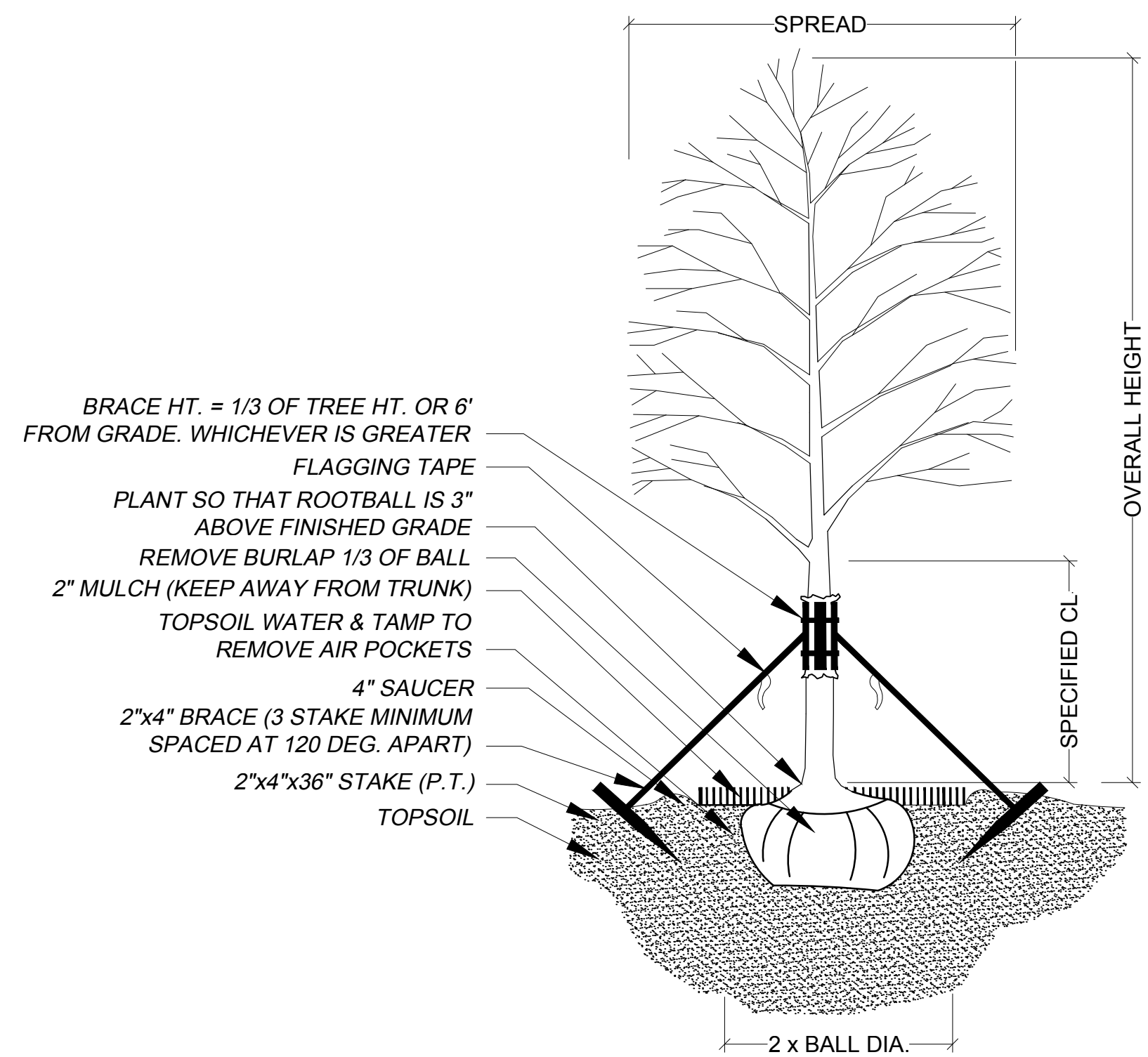
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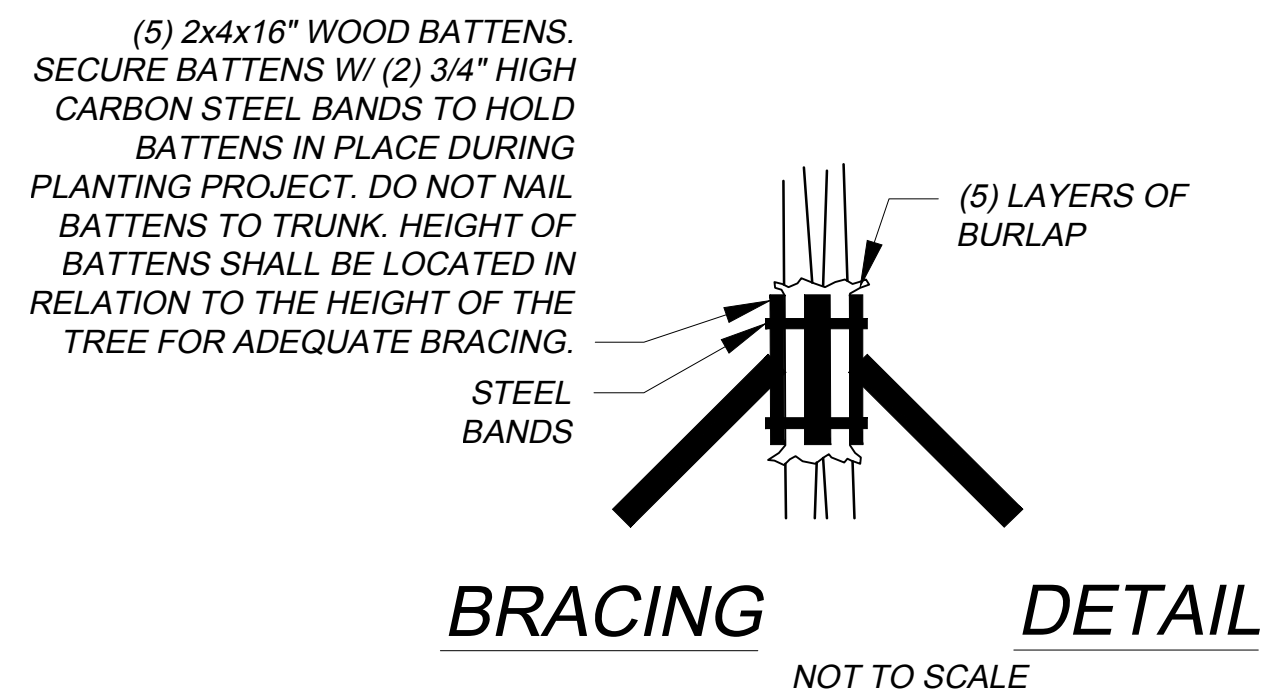
REG. # 1018
Thomas P. Lucido

Designer JJ Sheet
 Manager BN
 Project Number 18-081
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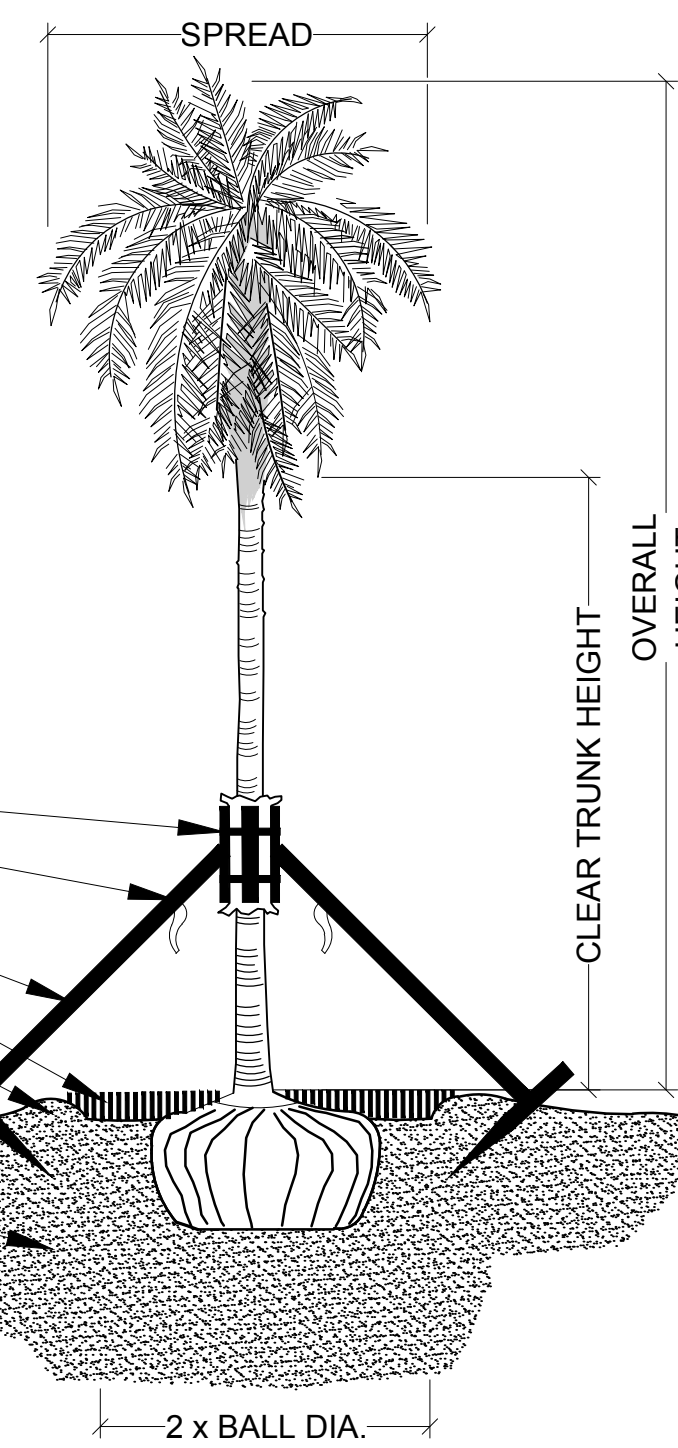
TREE PLANTING & STAKING
 NOT TO SCALE



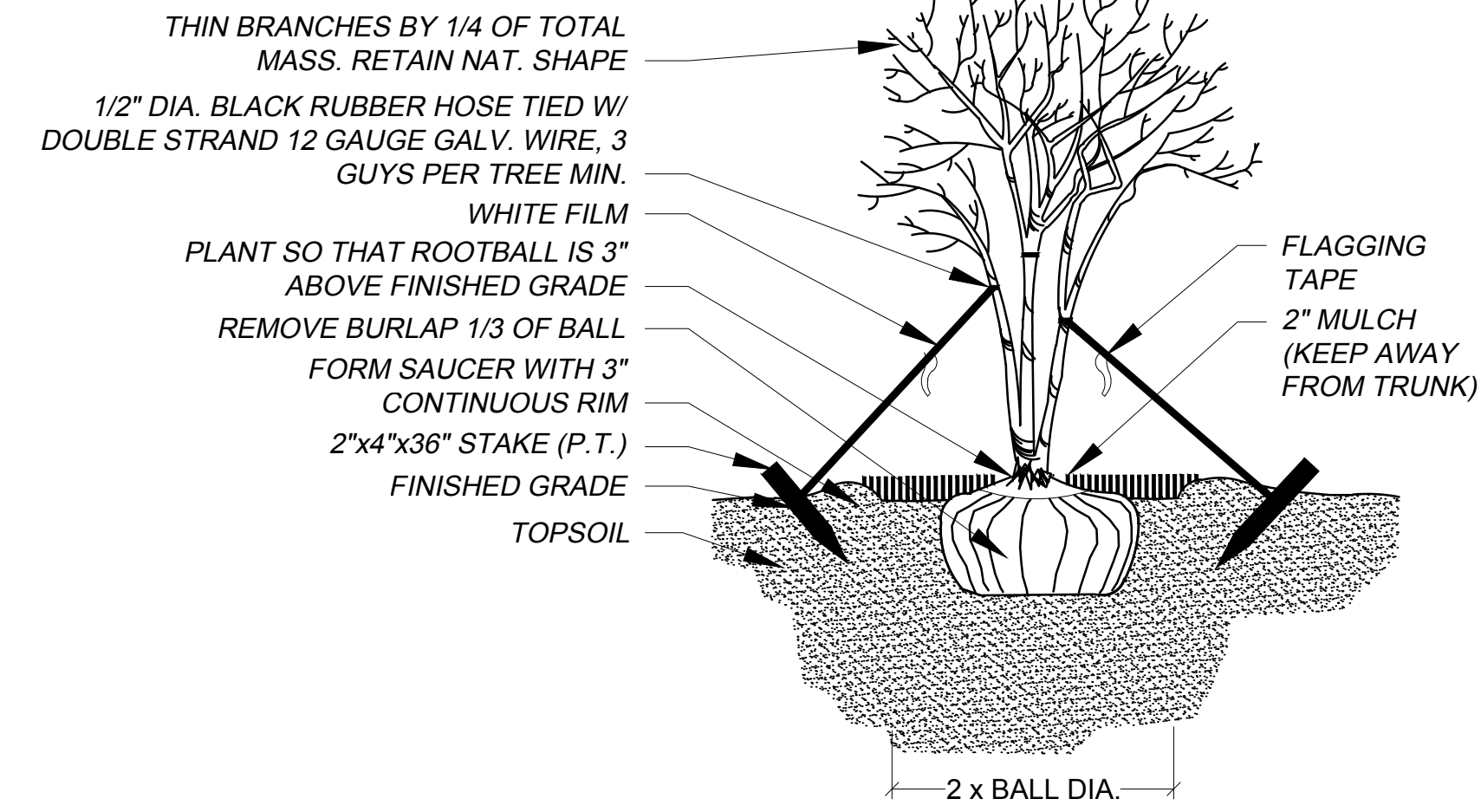
BRACING DETAIL
 NOT TO SCALE

WRAP TRUNK IN BURLAP & SECURE BATTENS W/ 3/4" HIGH CARBON STEEL BANDS
 FLAGGING TAPE
 2"x4" BRACE (3 STAKE MINIMUM SPACED AT 120 DEG. APART)
 2" MULCH (KEEP AWAY FROM TRUNK)
 FORM SAUCER WITH 4" CONTINUOUS RIM

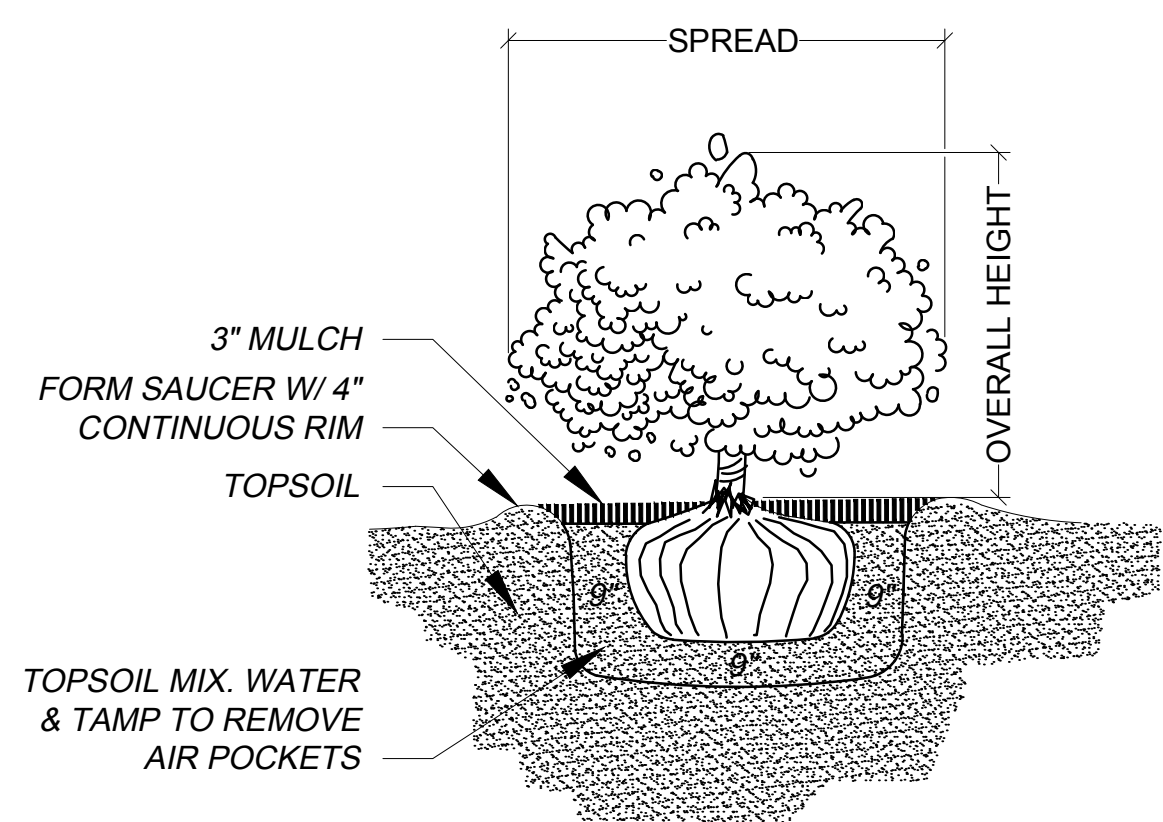
2x4x36" STAKE (P.T.)
 TOPSOIL



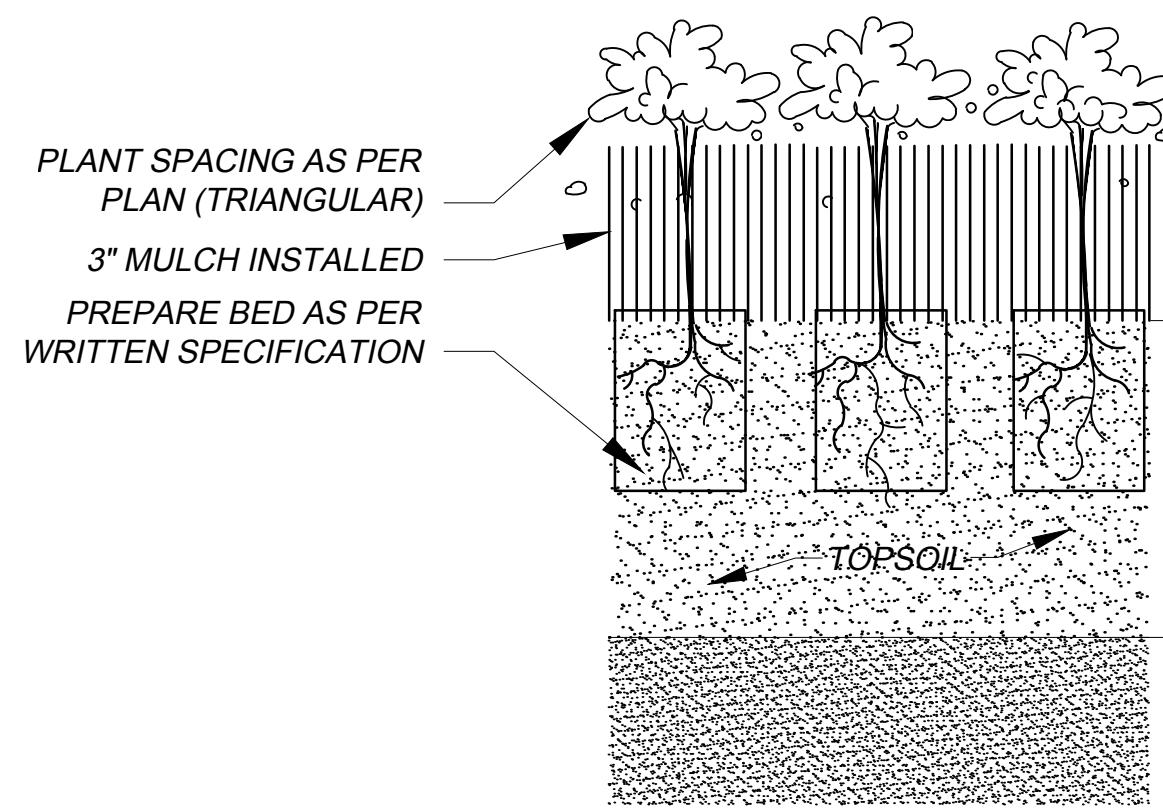
PALM PLANTING - ANGLE STAKE
 NOT TO SCALE



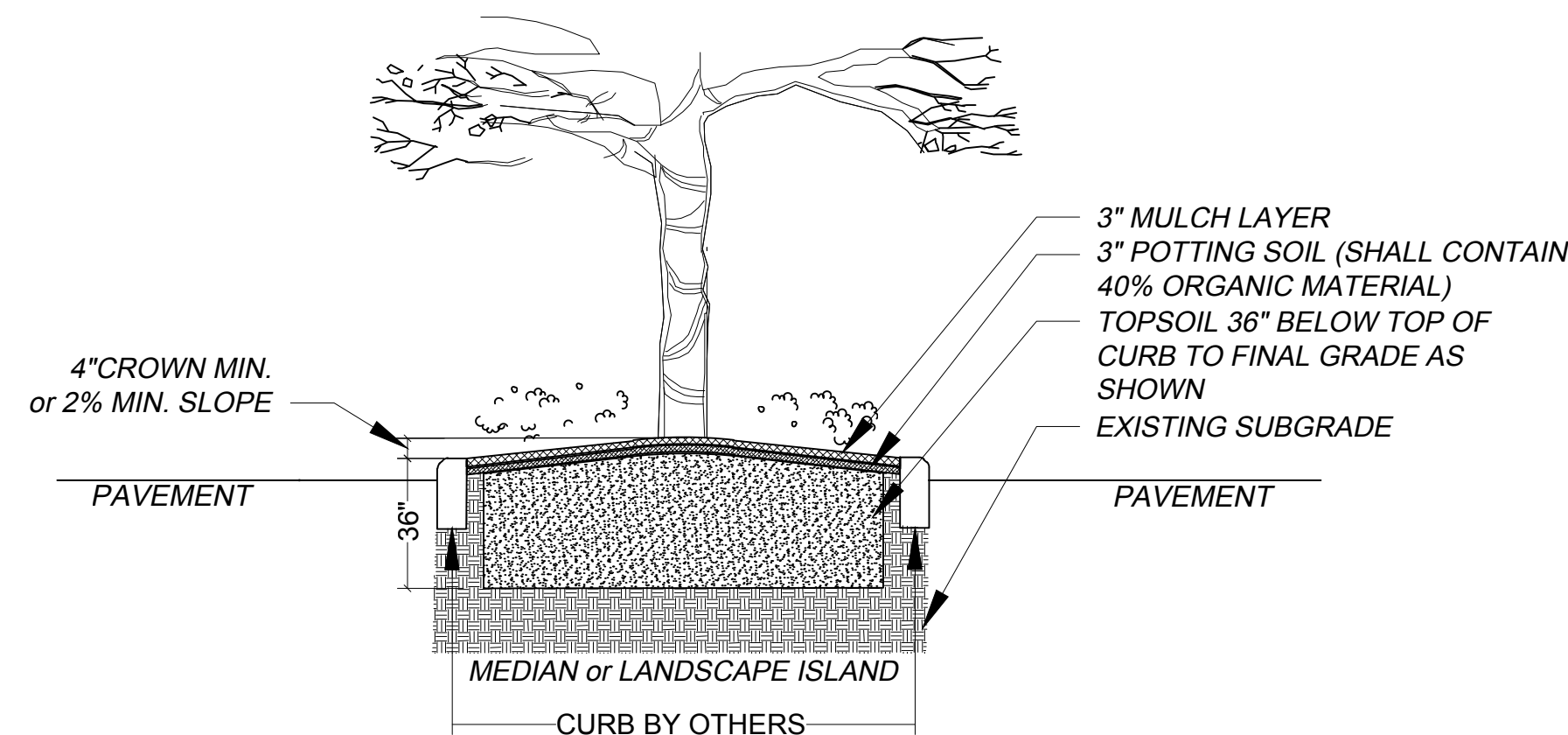
MULTI-TRUNK PLANTING & GUYING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE

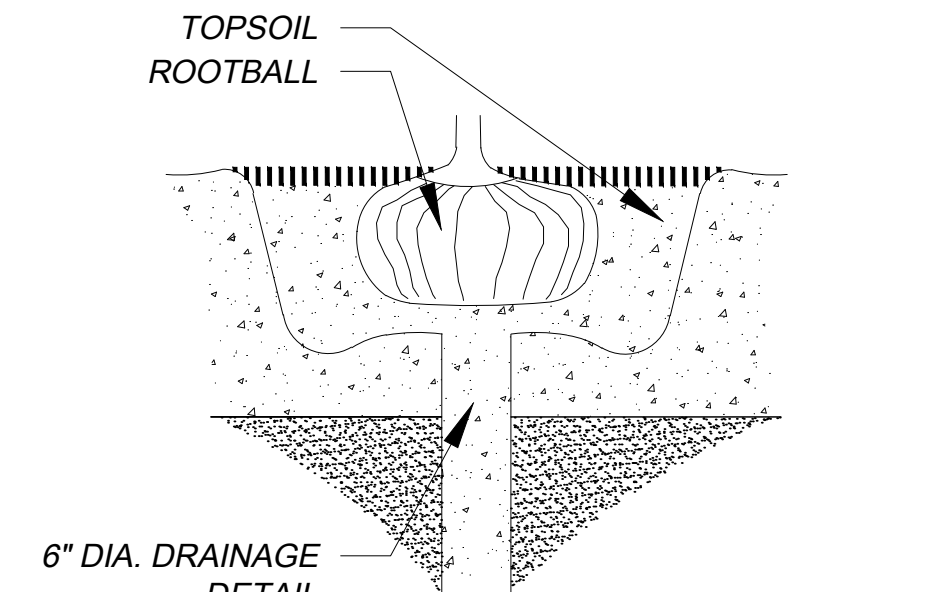


GROUNDCOVER PLANTING DETAIL
 NOT TO SCALE

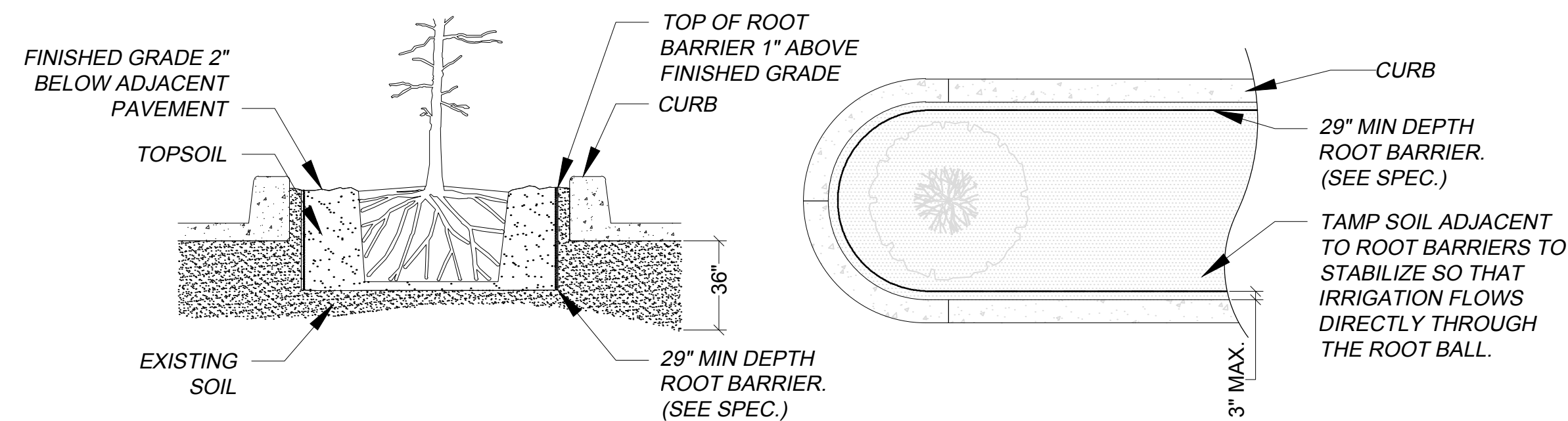


LANDSCAPE AREA PREPARATION DETAIL
 NOT TO SCALE

- * TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- * TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- * TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- * TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- * LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING

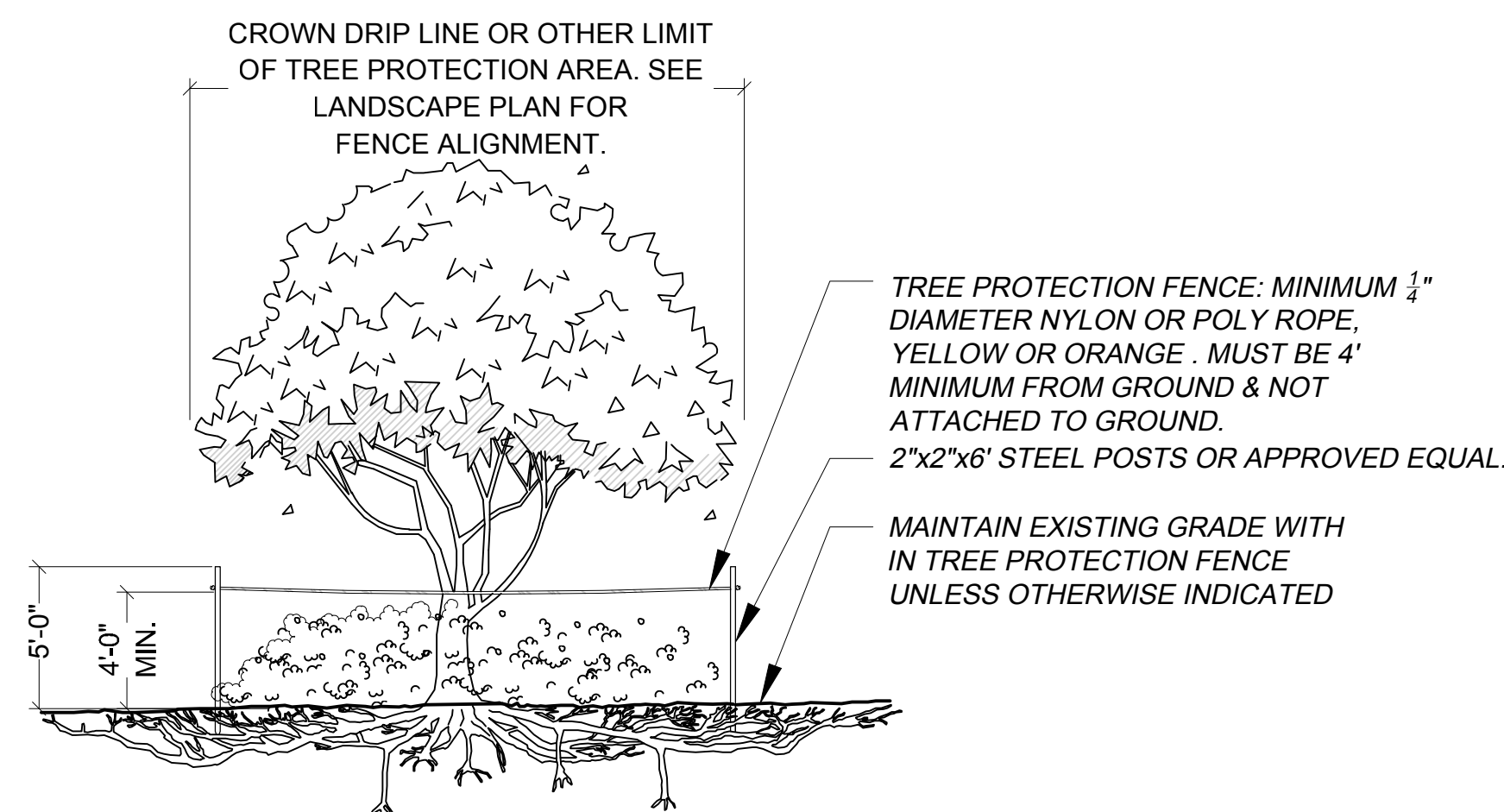


DRAINAGE TESTING DETAIL
 NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
 NOT TO SCALE

- NOTES:
- 1- ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND/OR CURB.
 - 2- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 - 3- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
 NOT TO SCALE

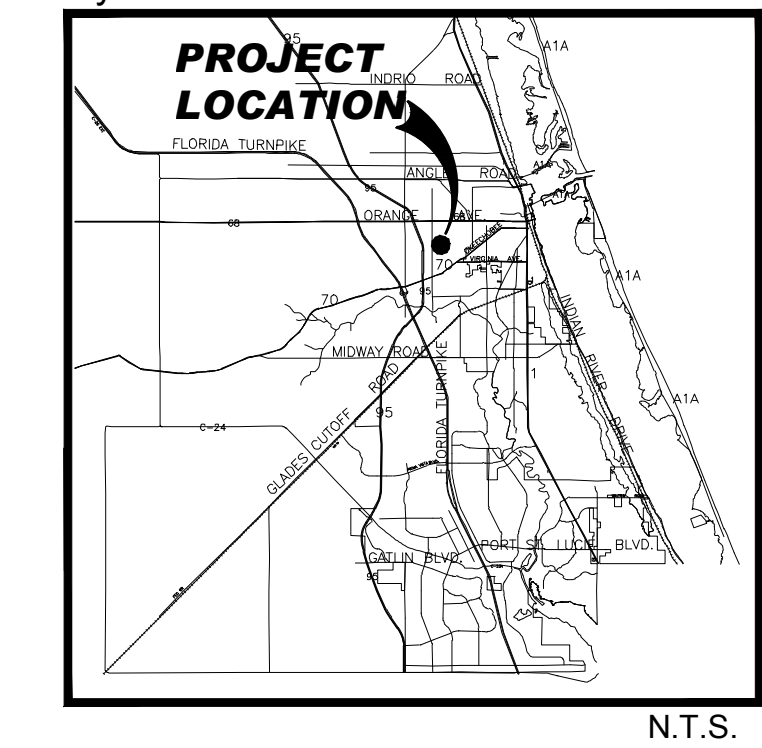
- NOTES:
- 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 - 2- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - 3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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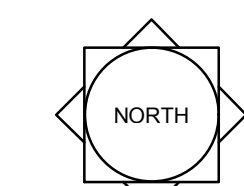
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Landscape Details
 (Sales Parking and Amenity Buffers)

Date	By	Description
6.28.18	JJ	Initial Submittal
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SCALE: 1" = n.t.s.
 0' 0' 0'

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