

LEGAL DESCRIPTION

BEING A PORTION OF SECTIONS 31 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38" E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 3182.28 FEET; THENCE S.46°51'22" W., DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 5454.87 FEET TO THE **POINT OF BEGINNING**.

THENCE S.01°59'59"W., A DISTANCE OF 11.08 FEET; THENCE S.02°15'08"W., A DISTANCE OF 333.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°20'53", A DISTANCE OF 387.75 FEET TO A POINT OF TANGENCY; THENCE S.31°36'01"W., A DISTANCE OF 421.67 FEET; THENCE N.58°23'59"W., A DISTANCE OF 90.00 FEET; THENCE S.31°36'01"W., A DISTANCE OF 125.00 FEET; THENCE N.58°23'59"W., A DISTANCE OF 98.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'46", A DISTANCE OF 66.04 FEET TO A POINT OF TANGENCY; THENCE N.65°16'46"W., A DISTANCE OF 73.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'36", A DISTANCE OF 194.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1250.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°15'54", A DISTANCE OF 158.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°37'56", A DISTANCE OF 280.82 FEET TO A POINT OF TANGENCY; THENCE N.40°05'40"E., A DISTANCE OF 249.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 215.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°45'14", A DISTANCE OF 152.93 FEET TO A POINT OF TANGENCY; THENCE N.80°50'54"E., A DISTANCE OF 105.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°44'52", A DISTANCE OF 121.29 FEET TO A POINT OF TANGENCY; THENCE N.46°06'02"E., A DISTANCE OF 67.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 220.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°03'45", A DISTANCE OF 138.47 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.01°44'50"E., A DISTANCE OF 25.71 FEET; THENCE S.88°15'10"E., A DISTANCE OF 137.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 634,599 SQUARE FEET OR 14.568 ACRES, MORE OR LESS.

NOTES

AT THE TIME OF FUTURE DEVELOPMENT, THE NEED FOR A DUMPSTER WILL BE RE-EVALUATED.

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES, SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G)

TRAFFIC STATEMENT

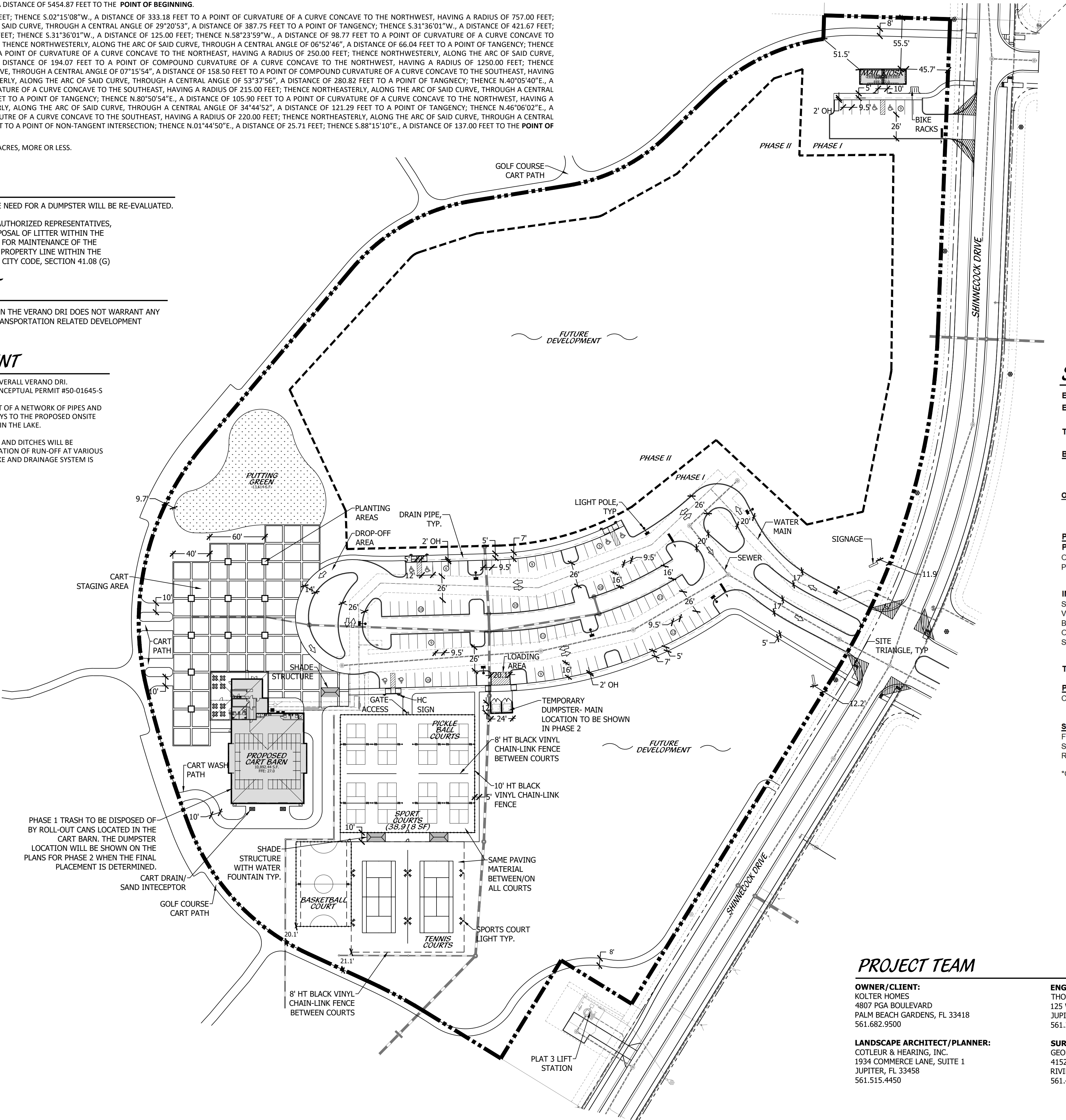
THE PROPOSED CART BARN SITE PLAN WITHIN THE VERANO RLI DOES NOT WARRANT ANY CHANGES TO THE PREVIOUSLY APPROVED TRANSPORTATION RELATED DEVELOPMENT ORDER CONDITIONS.

DRAINAGE STATEMENT

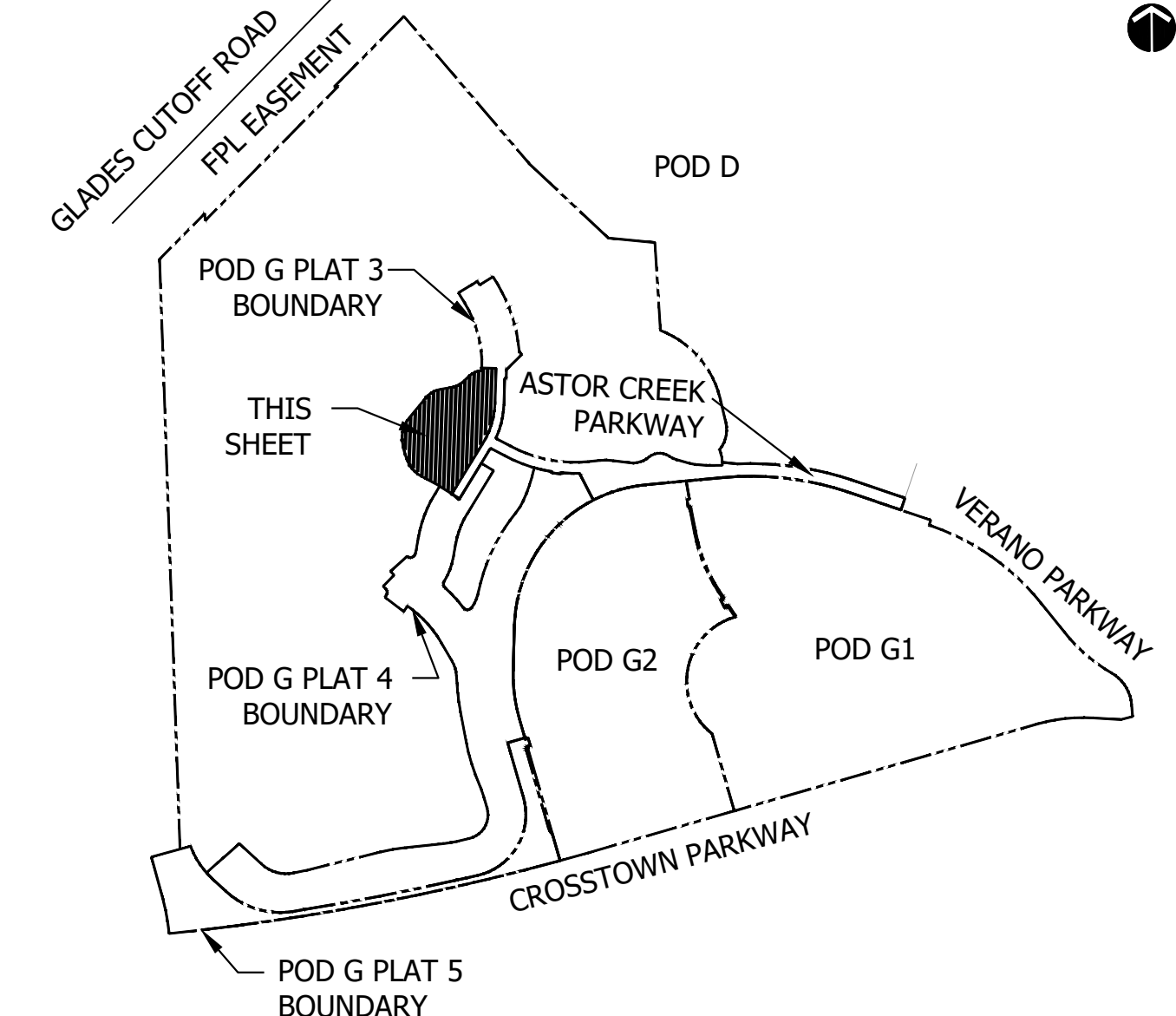
THE PROPOSED PROJECT IS A PORTION OF THE OVERALL VERANO DRI. THE PROJECT IS UNDER AN EXISTING SFWMD CONCEPTUAL PERMIT #50-01645-S

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.



KEY MAP



SITE DATA

EXISTING ZONING:	PUD		
EXISTING LAND USE:	RGC	SF	ACRES
TOTAL SITE AREA		634,599.00	14.57
BUILDING COVERAGE			
CART BARN (1 story)		10,892.44	
SUB-TOTAL		10,892.44	
OUTDOOR STRUCTURES			
MAIL KIOSK (1 story)		844.00	
SUB-TOTAL		844.00	
PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	ACRES	SQUARE FEET	PERCENT
OPEN SPACE/FUTURE DEVELOPMENT	11.58	504,412.56	79.49%
PUTTING GREEN	0.31	13,614.00	2.15%
SUB-TOTAL	11.89	518,026.56	81.63%
IMPERVIOUS			
SIDEWALKS, DRIVEWAYS, & PATIOS	0.11	4,900.00	0.77%
VEHICULAR USE AREA	1.39	60,418.00	9.52%
BUILDING COVERAGE	0.27	11,736.44	1.85%
OUTDOOR STRUCTURES	0.01	600.00	0.09%
SPORTS COURTS	0.89	38,918.00	6.13%
SUB-TOTAL	2.68	116,572.44	18.37%
TOTAL	10.70	634,599.00	100%
PARKING CALCULATIONS	REQUIRED	PROVIDED	
CART BARN (1200 REQUIRED: 10,892.44 (200+ 55))	55.00	121.00 *	
		*+ 6 HANDICAP INCLUDED IN TOTAL	

SETBACKS

FRONT SETBACK- 25' MIN.
SIDE SETBACKS- 10' MIN.
REAR SETBACK- 10' MIN.

*CARTS WILL BE LOCATED INSIDE THE CART BARN FROM DUSK UNTIL DAWN WHEN THE FACILITY IS CLOSED.

PROJECT TEAM

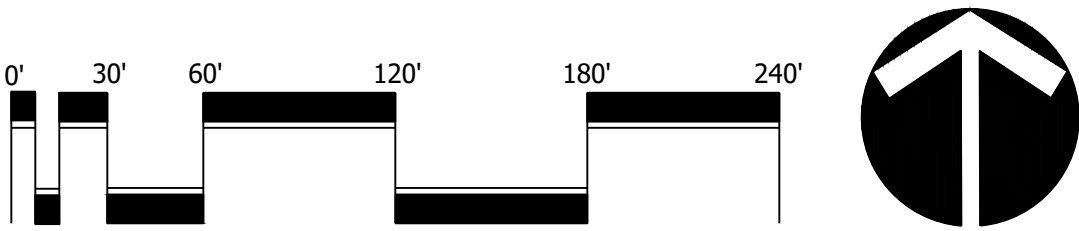
OWNER/CLIENT:
KOLTER HOMES
4807 PGA BOULEVARD
PALM BEACH GARDENS, FL 33418
561.682.9500

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

ENGINEER:
THOMAS ENGINEERING
125 W. INDIANTOWN ROAD, SUITE 206
JUPITER, FL 33458
561.203.7503

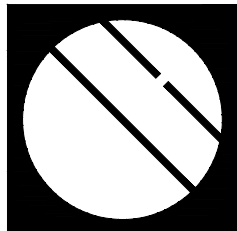
SURVEYOR:
GEOPOINT SURVEYING, INC.
4152 W BLUE HERON BLVD STE 105
RIVIERA BEACH, FL 33404
561.444.2720

PSLUSD # 11-625-36H-1
PSL PROJ# 22-045
ASTOR CREEK
CART BARN SITE PLAN



Scale: 1" = 60'-0"

North



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Landscape Architects
Land Planners
Environmental Consultants

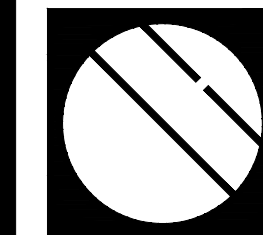
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH
Kolter Homes
Port St. Lucie, Florida

DESIGNED _____ LAH
DRAWN _____ LAH
DATE _____ 02-02-22
REVISIONS _____ 03-07-22
_____ 04-13-22

SHEET 1 OF 4

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Kolter Homes
Port St. Lucie, Florida

MATCH LINE - SEE SHEET 3

FUTURE
DEVELOPMENT

PHASE II

PHASE I

PUTTING GREEN
13,614 S.F.

CART
STAGING
AREA

CART
PATH

PROPOSED CART BARN
10,892.44 S.F.
FFE: 27.0

CART WASH
PATH

CART DRAIN/
SAND INTERCEPTOR

DROP-OFF
AREA

DRAIN PIPE,
TYP.

LIGHT POLE,
TYP.

WATER MAIN

SEWER

SIGNAGE

SITE
TRIANGLE,
TYP.

LOADING
AREA, NO CURB

TEMPORARY
DUMPSTER- MAIN
LOCATION TO BE SHOWN
IN PHASE 2

8' HT BLACK VINYL
CHAIN-LINK FENCE
BETWEEN COURTS

10' HT BLACK
VINYL CHAIN-LINK
FENCE

FUTURE
DEVELOPMENT

PICKLE BALL
COURTS

SPORT
COURTS
(38.918 SF)

SHADE STRUCTURE WITH
WATER FOUNTAIN TYP.

SAME PAVING MATERIAL
BETWEEN/ON ALL COURTS

SPORTS COURT
LIGHT TYP.

BASKETBALL
COURT

TENNIS
COURTS

8' HT BLACK VINYL
CHAIN-LINK FENCE
BETWEEN COURTS

92'

60'

78'

20.1'

21.1'

36'

13.3'

122.6'

94.5'

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120'

8' CART PATH

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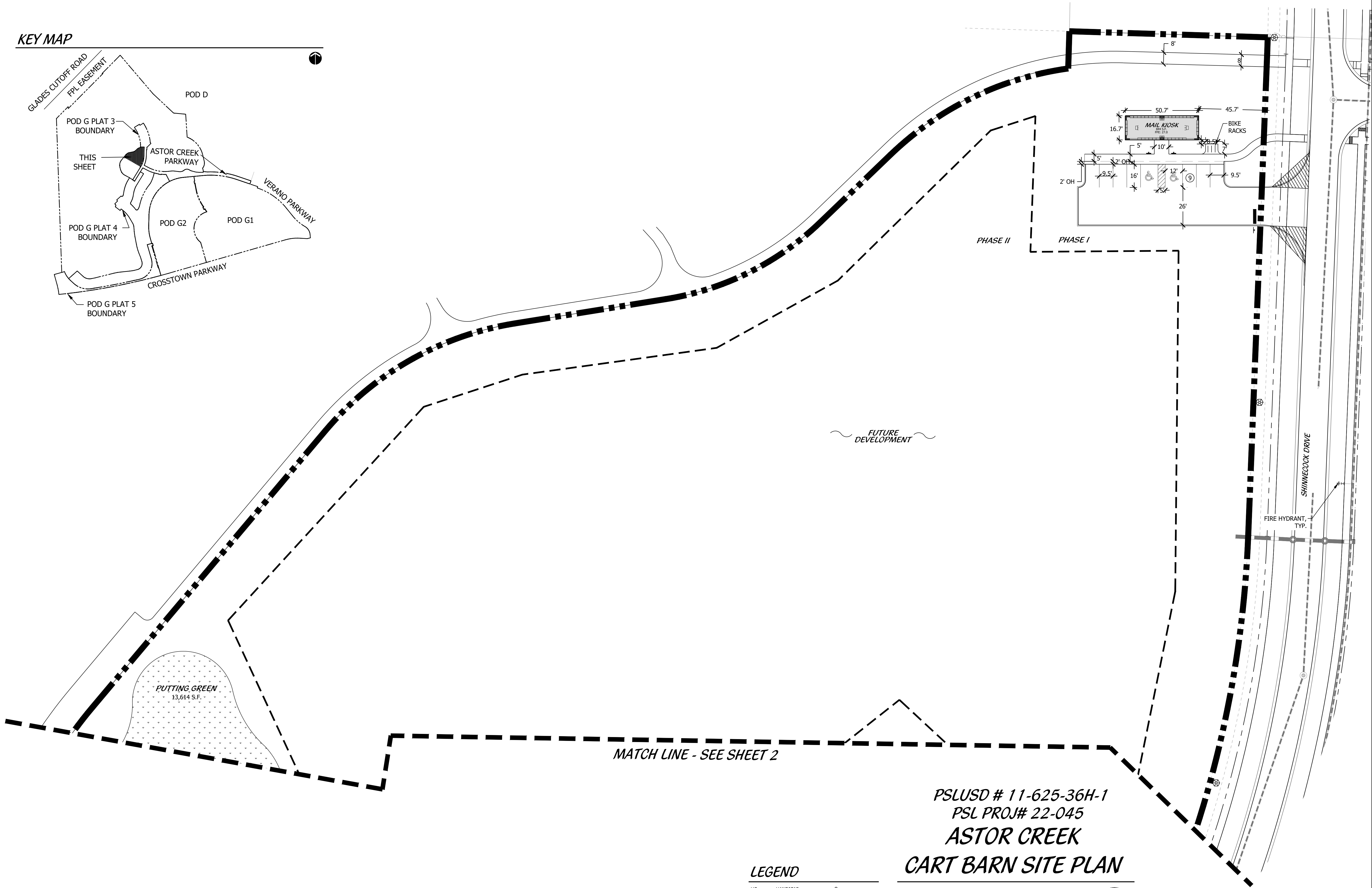
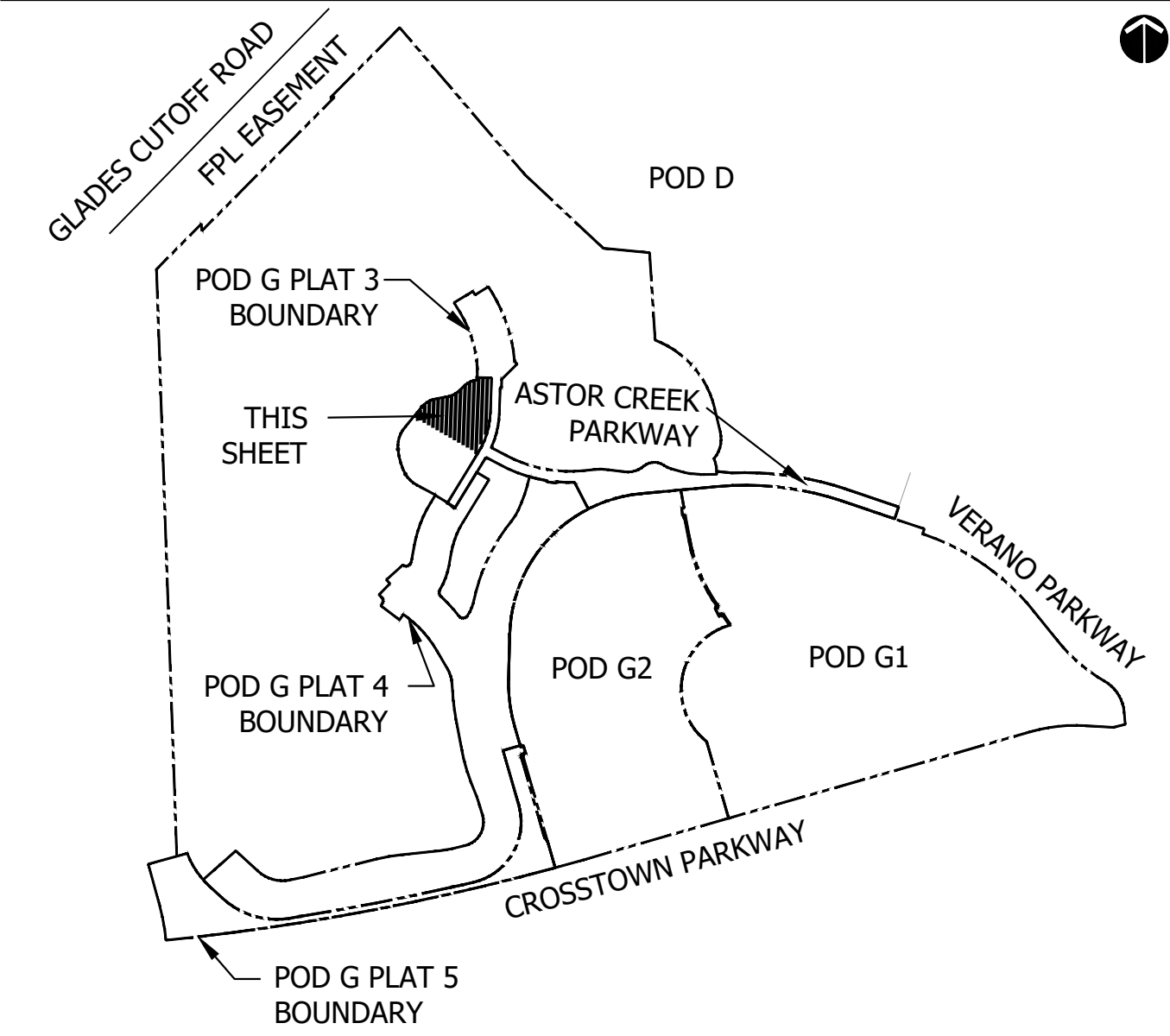
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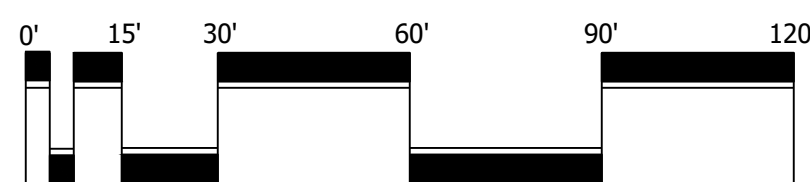
KEY MAP



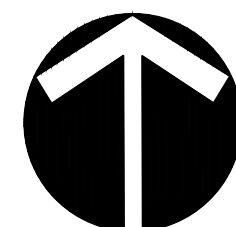
LEGEND

HC	HANDICAP	HC SIGN
LB	LANDSCAPE BUFFER	
R	RADIUS	
SB	SETBACK	
SW	SIDEWALK	
TYP	TYPICAL	

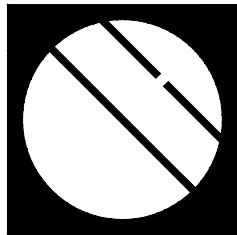
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ASTOR CREEK
CART BARN SITE PLAN



Scale: 1" = 30'-0"



North



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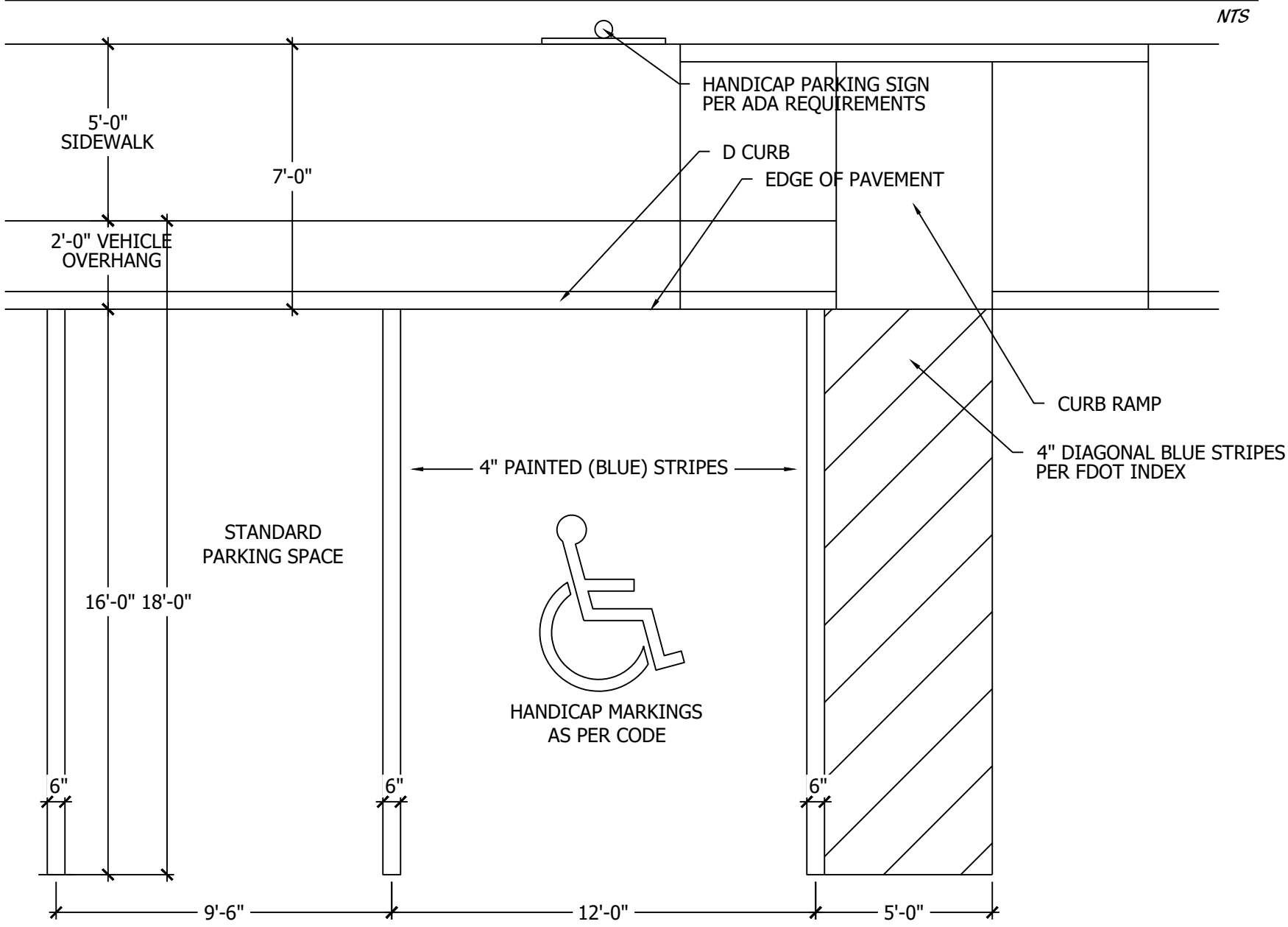
VERANO SOUTH
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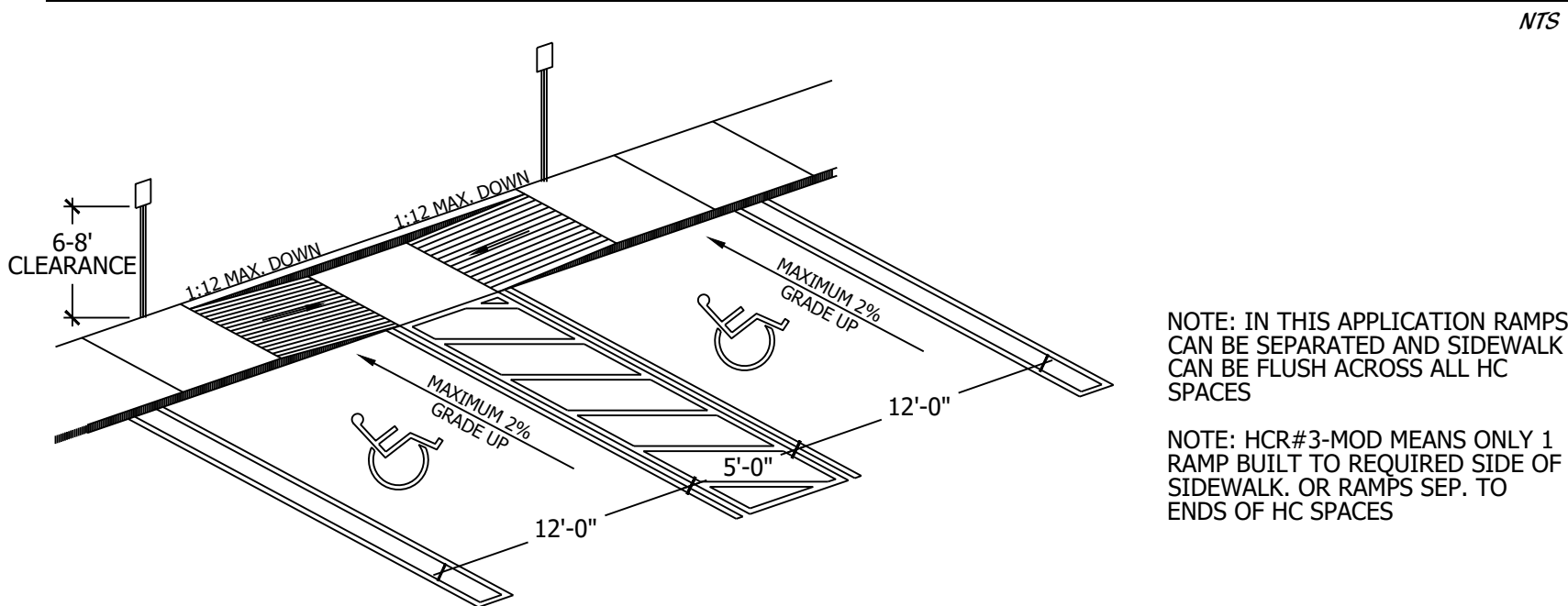
SHEET 3 OF 4

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STANDARD AND HANDICAP PARKING DETAIL



HANDICAP RAMP DETAIL



SPORTS COURT LIGHT DETAIL

LED COURTBLADE (XARL)

US patent D735,547; 7,875,455; 7,892,451; 8,177,316; 9,464,165; 9,247,365 and US 4 tent. patent pending.

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperature exceeds rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others.

EXPECTED LIFE - Minimum 50,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - High performance, multi-faceted, reflector provides uniform forward throw (F.T.) distribution with sharp backlight cutoff. Photometric data is tested in accordance with IESNA guidelines.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver in a gasketed, weather-resistant wiring compartment. Hinged wiring access door (with safety interlock) located underneath. Fixture is IP65 rated.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens permanently sealed to weather-tight aluminum optic frame (includes pressure-stabilizing breather).

MOUNTING - The fixture is furnished with installed stainless steel, threaded mounting studs protruding from the rear of the housing. Stainless steel nuts and washers used to secure the fixture to the bracket are also included.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEC62361-2-2002, Location Category C. Available with universal on-board power supply (120-277VAC) (0-600W input) and 340-400 WAC.

DRIVER - Available in HO (High Output) drive current. Components are fully enclosed in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can be easily accessed.

OPERATING TEMPERATURE - -40°C to +60°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.landscapeforms.com for detailed photometric data.

SHIPPING WEIGHT (incartons) - 55 lbs./24.9kg

LISTING - UL, listed to US and international safety standards. Suitable for wet locations.

NOTE: MAX. HT. OF OVERALL FIXTURE IS 20'-0"

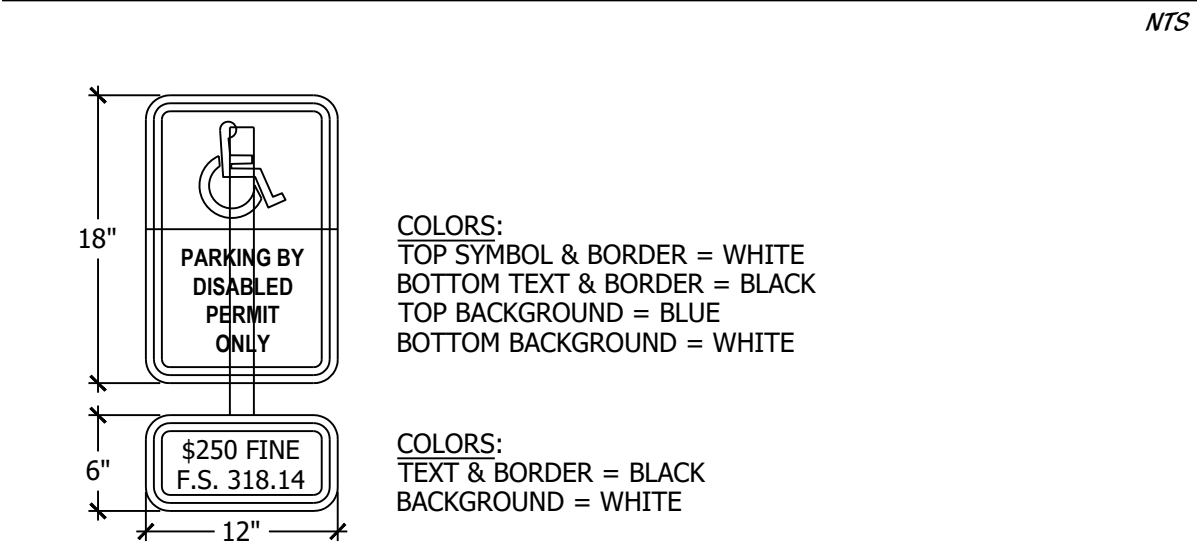
LIGHT OUTPUT - XARL			
	Longer (Bymm)	Width (Bymm)	Wattage
LED Type	80	682/71	528
LED Type	80	682/67	528

1 - See Notes for Report
2 - See Notes for Report
3 - See Notes for Report

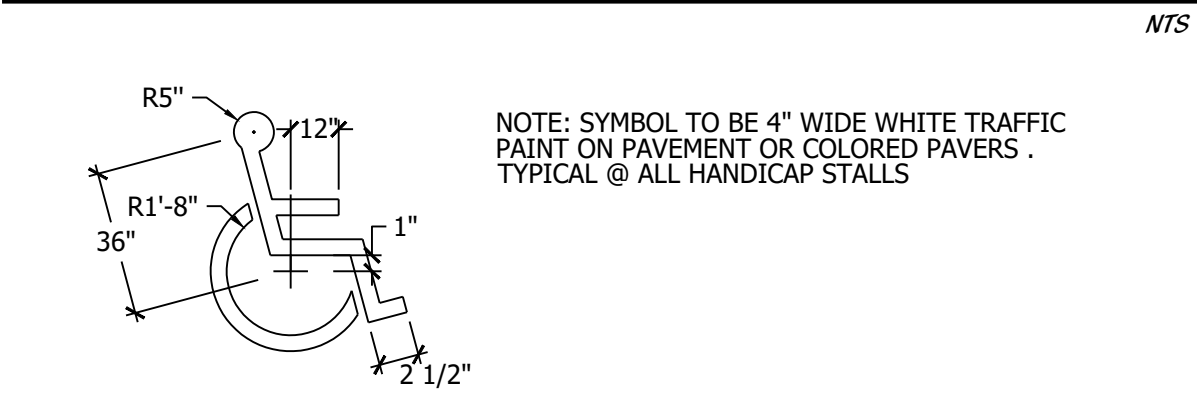
ARRA
ENERGY STAR
UL
FCC
CE
RoHS

Project Name: _____ Fixture Type: _____ Drawing No: _____
Drawing No: _____ Drawing No: _____ Drawing No: _____

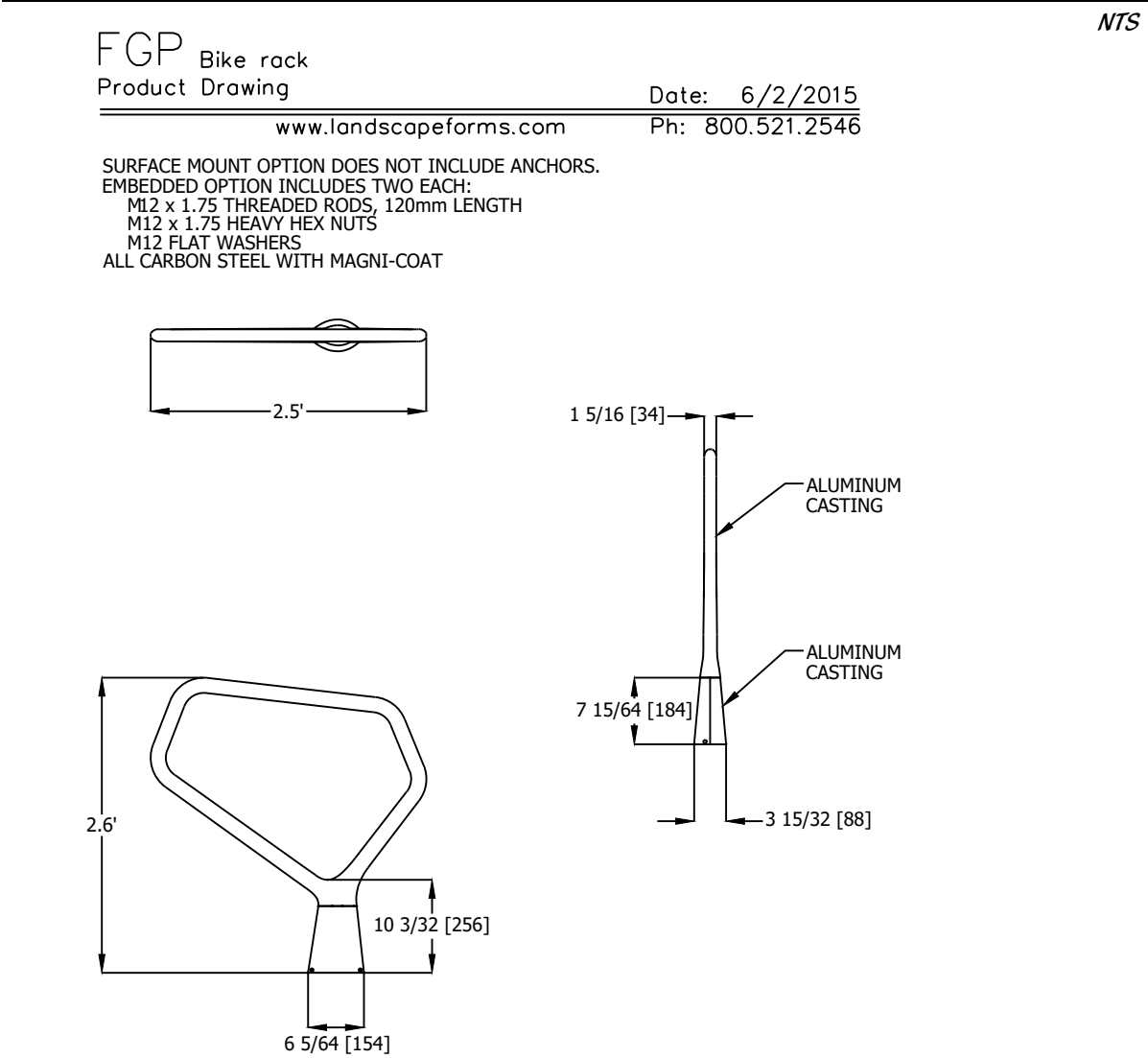
HANDICAP SIGN DETAIL



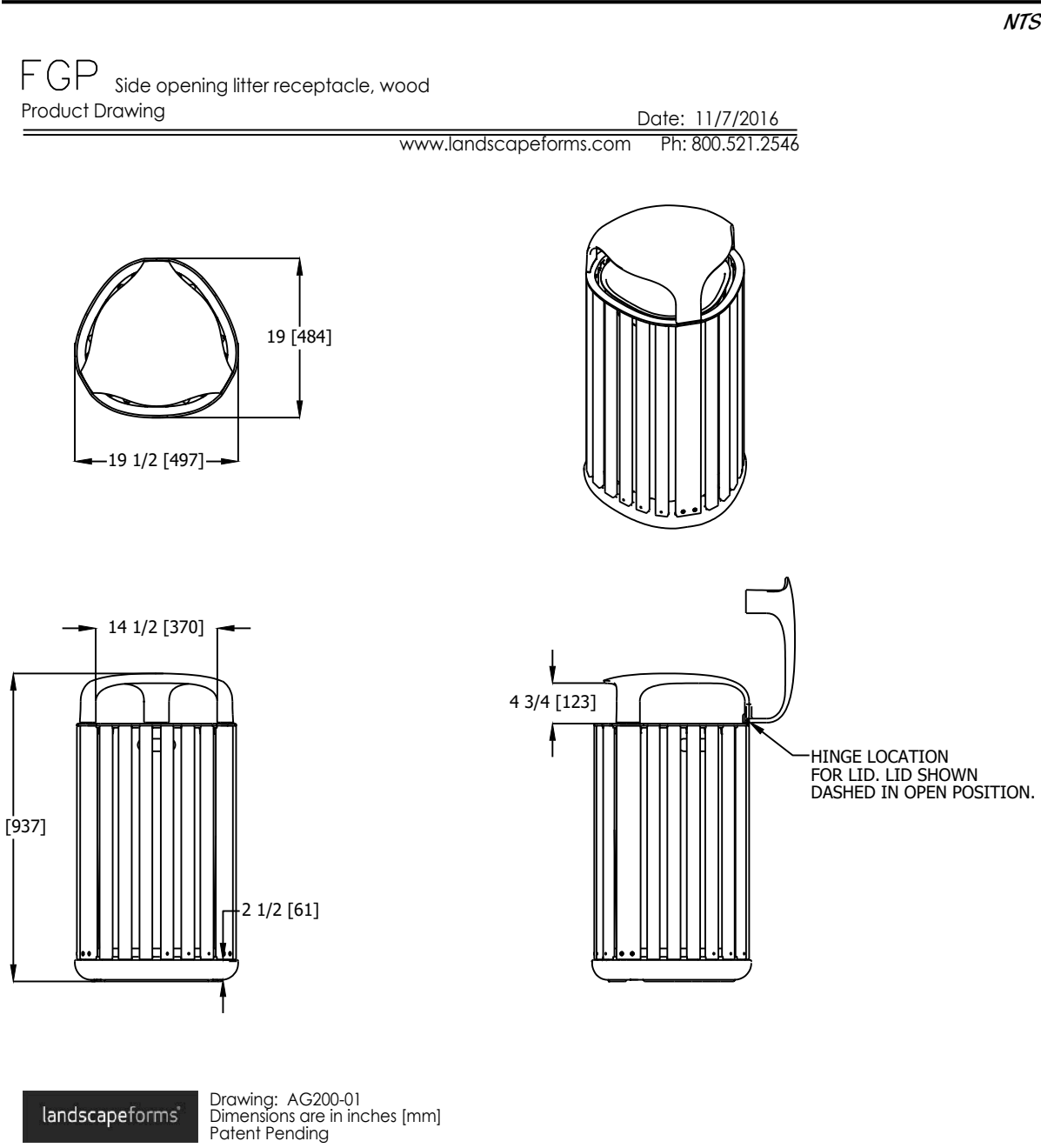
HANDICAP SYMBOL DETAIL



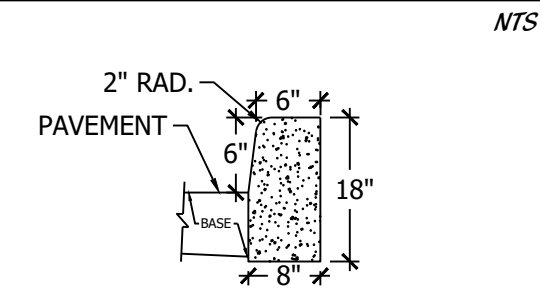
BIKE RACK DETAIL



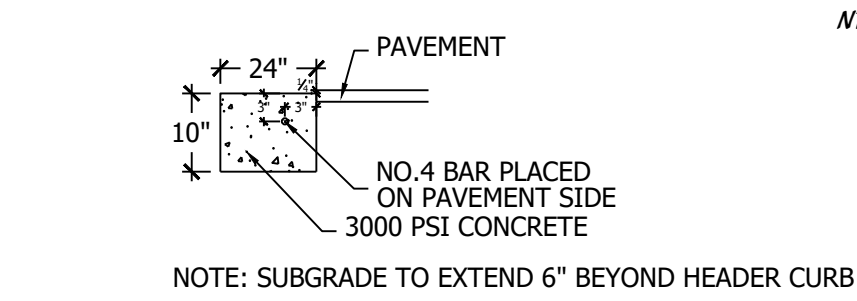
RECEPTACLE DETAIL



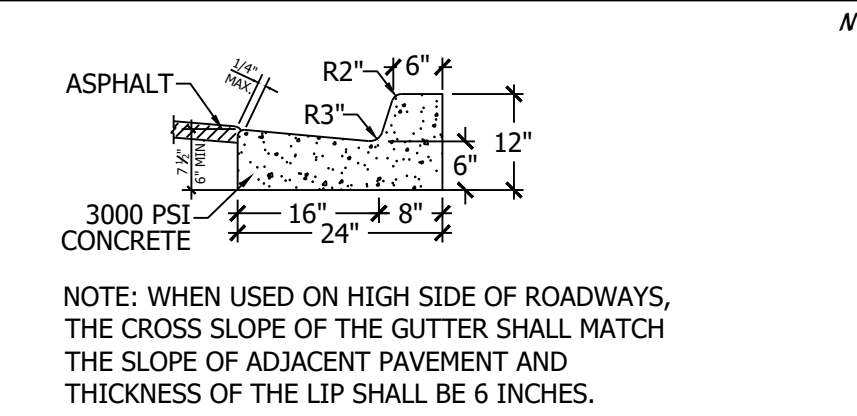
D CURB DETAIL



HEADER CURB DETAIL



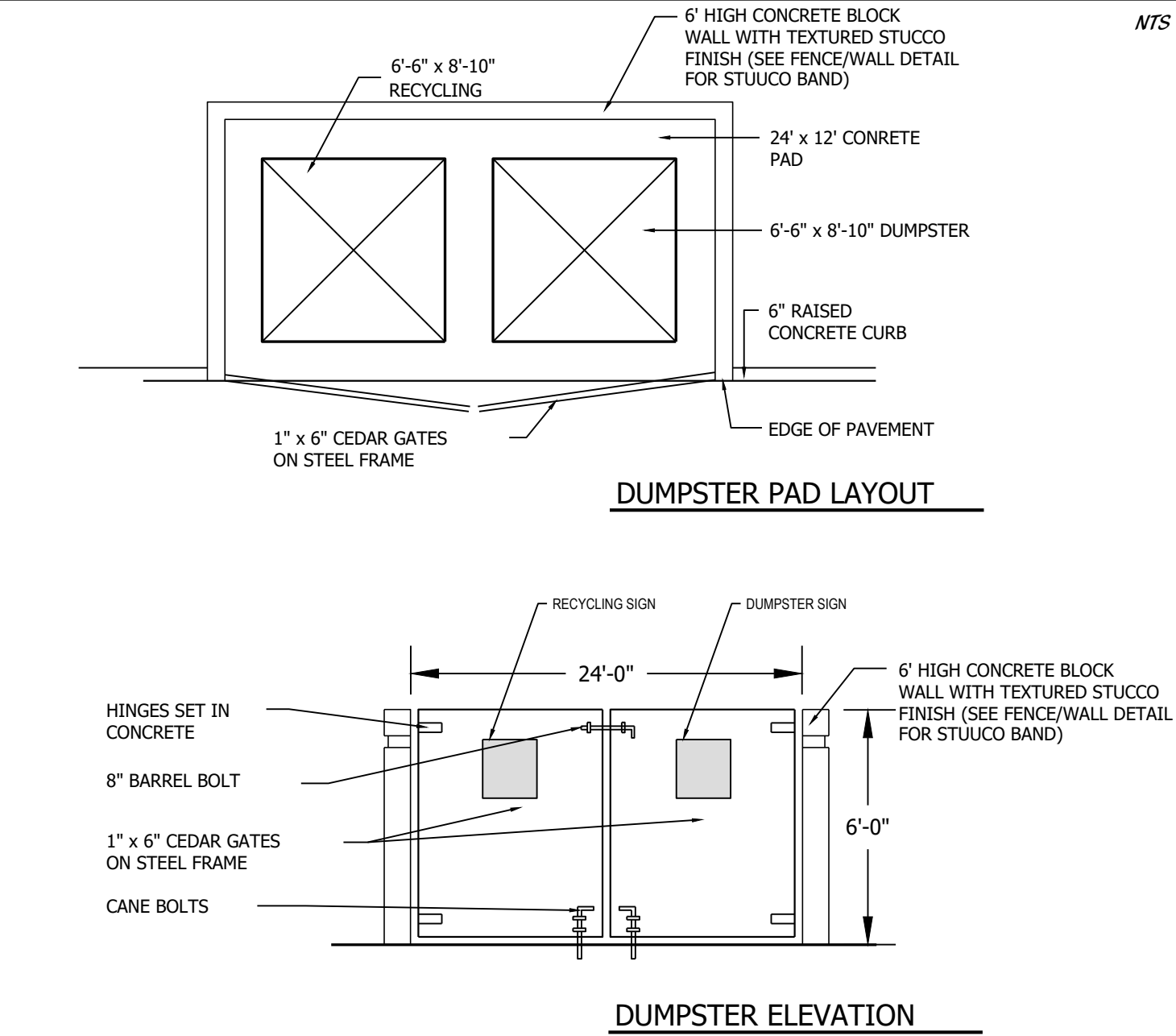
F CURB DETAIL



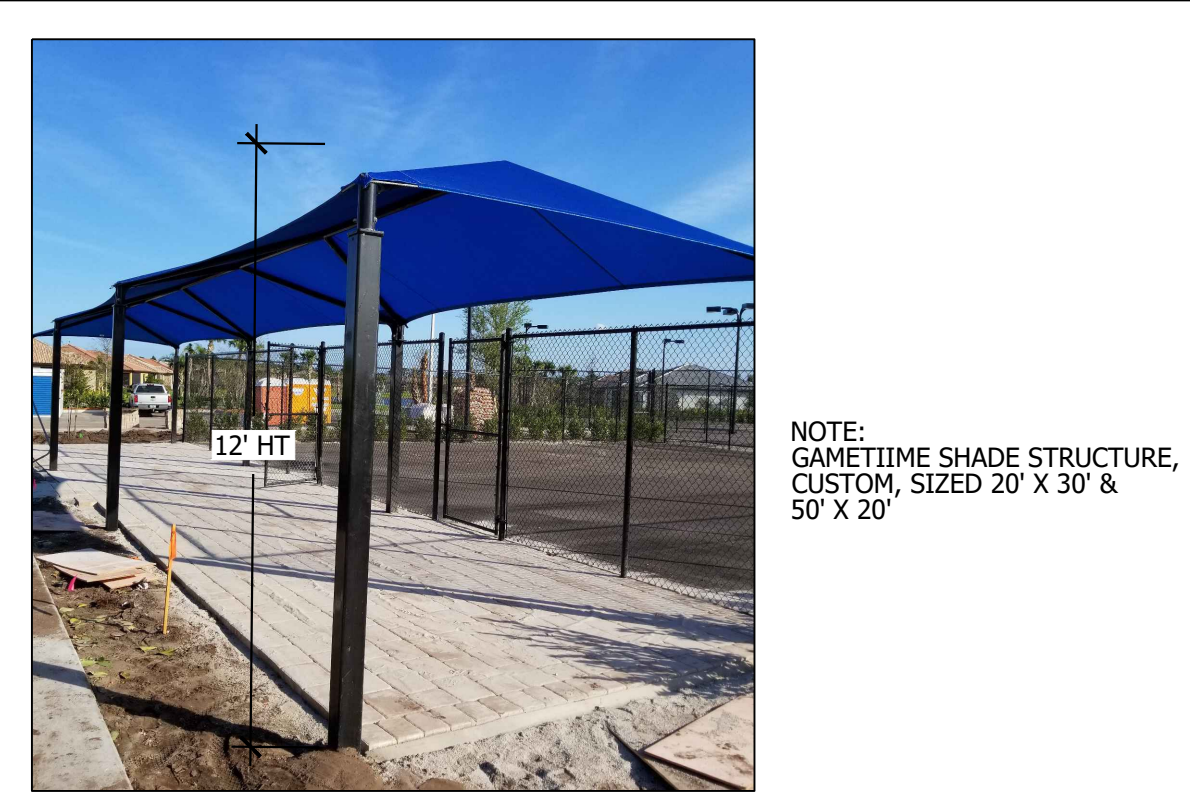
LIGHTING DETAIL



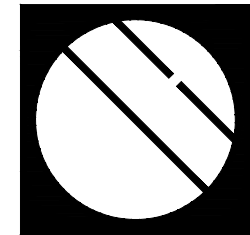
DUMPSTER DETAIL



COVERED VIEWING AREA DETAIL



CHAIN-LINK FENCE FENCE DETAIL



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DESIGNED _____ LAH
DRAWN _____ LAH
DATE _____ 02-02-22
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SHEET 4 OF 4
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