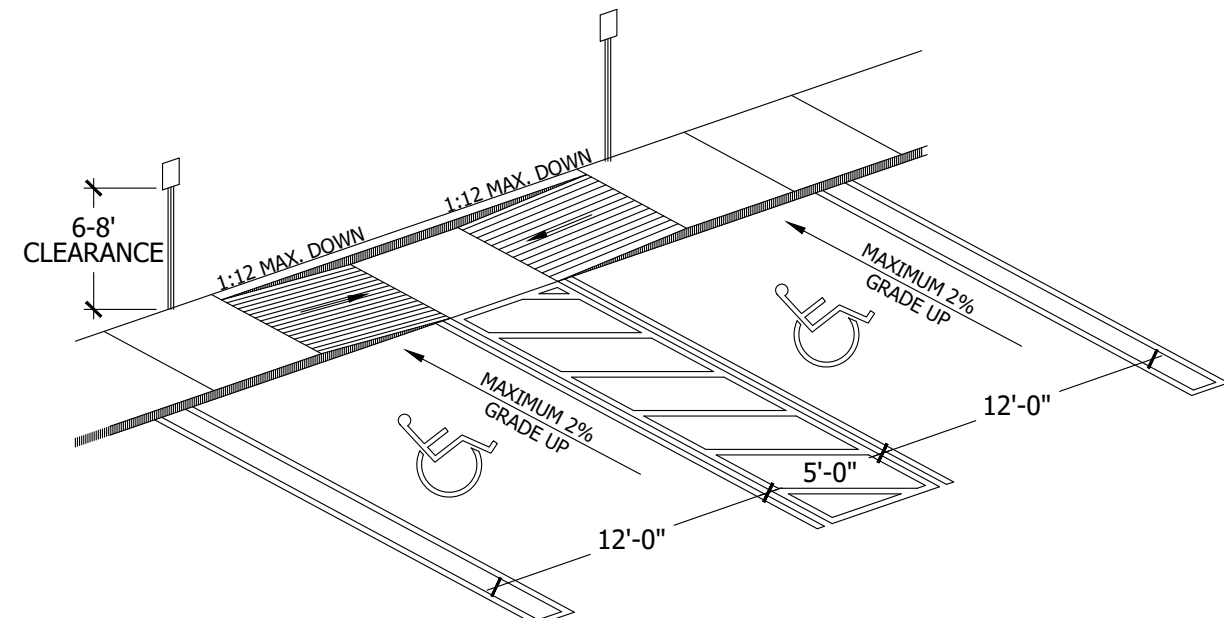


HANDICAP RAMP DETAIL

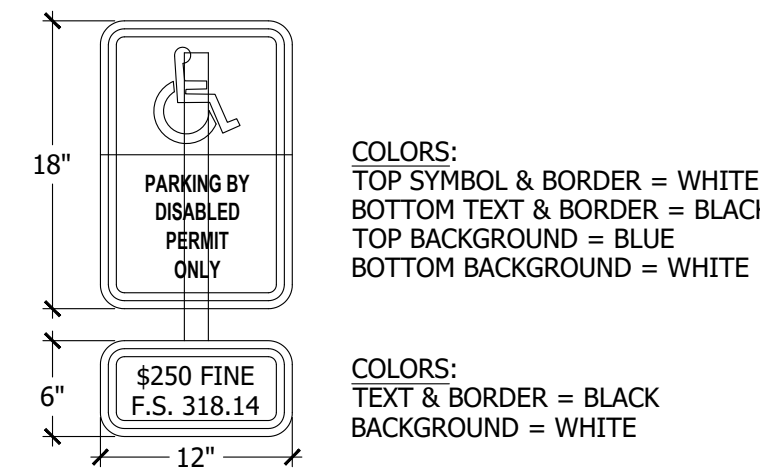
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NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES
 NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

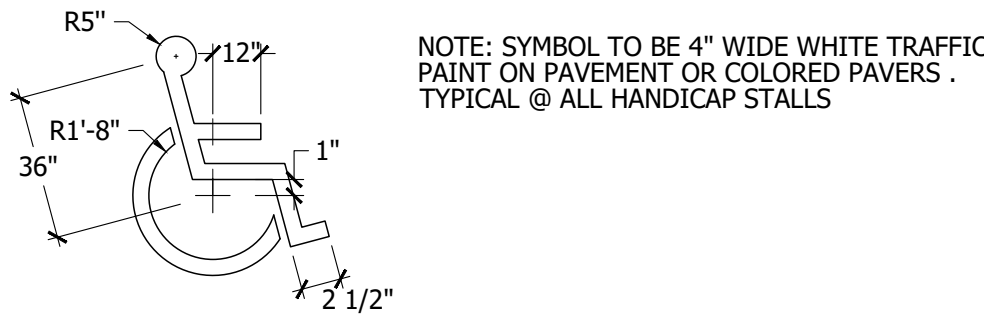
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

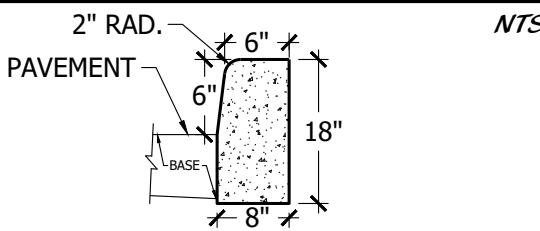
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NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS. TYPICAL @ ALL HANDICAP STALLS

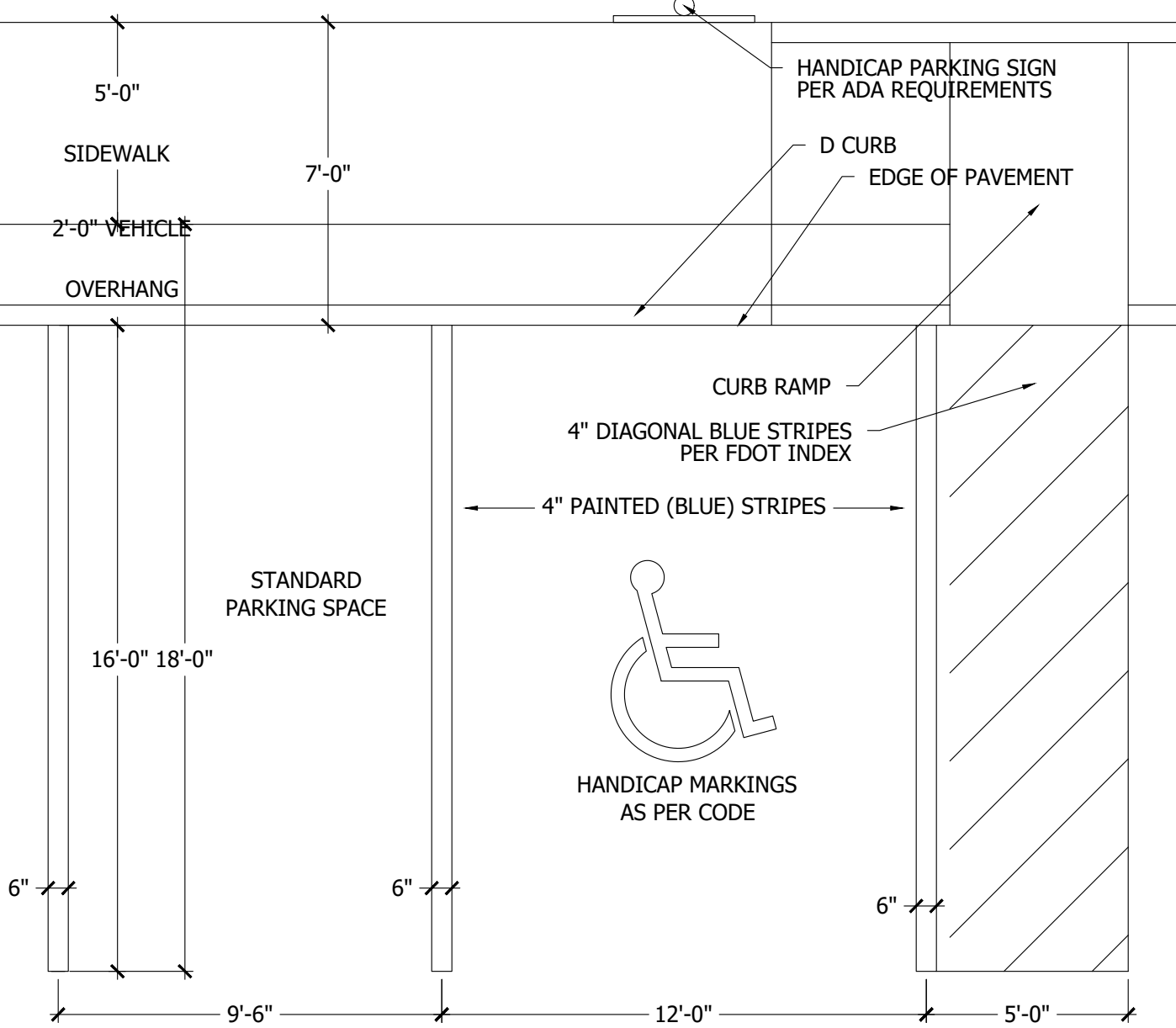
D CURB DETAIL

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STANDARD AND HANDICAP PARKING DETAIL

NTS

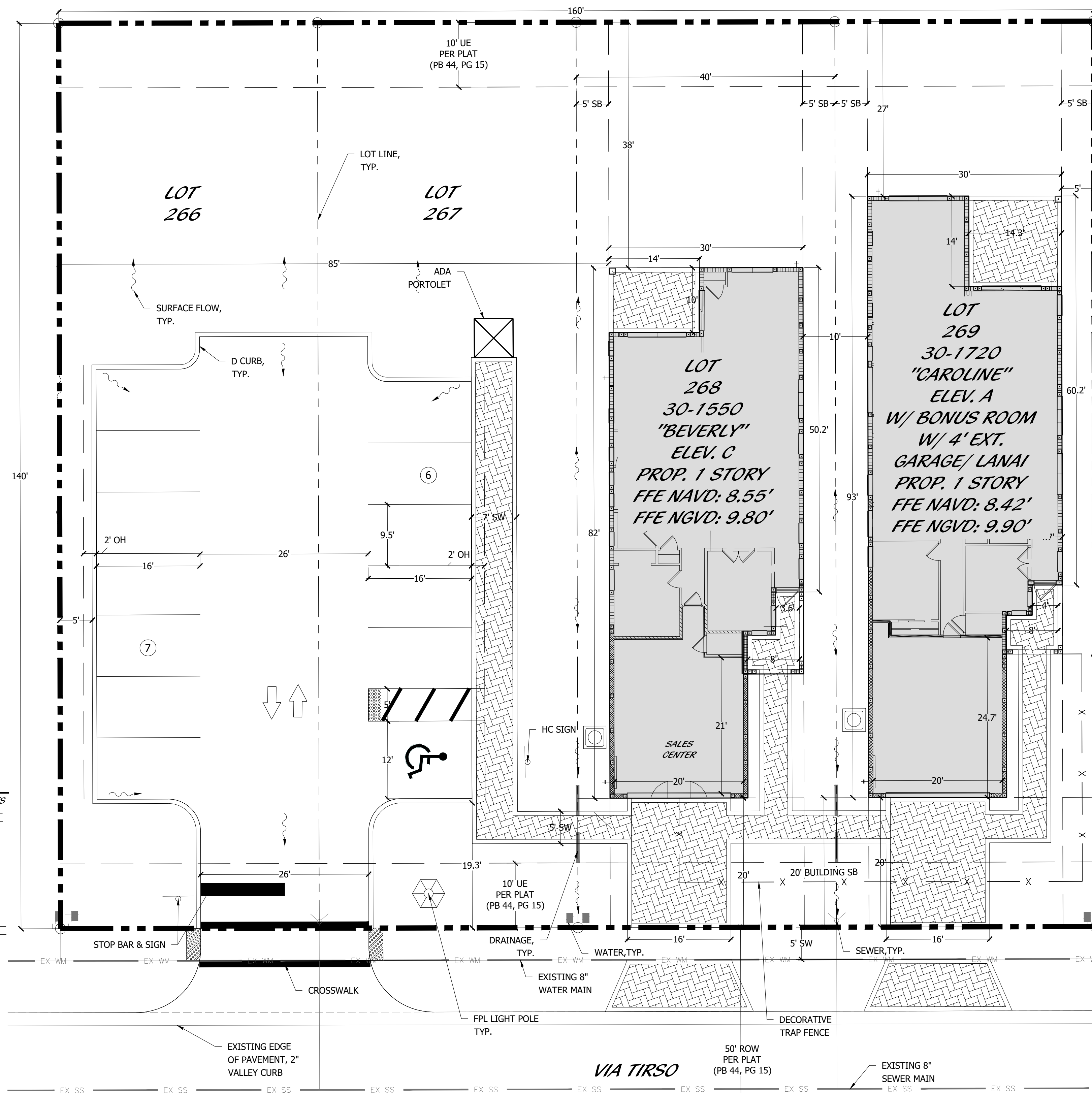


GENERAL NOTES

THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIALTY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

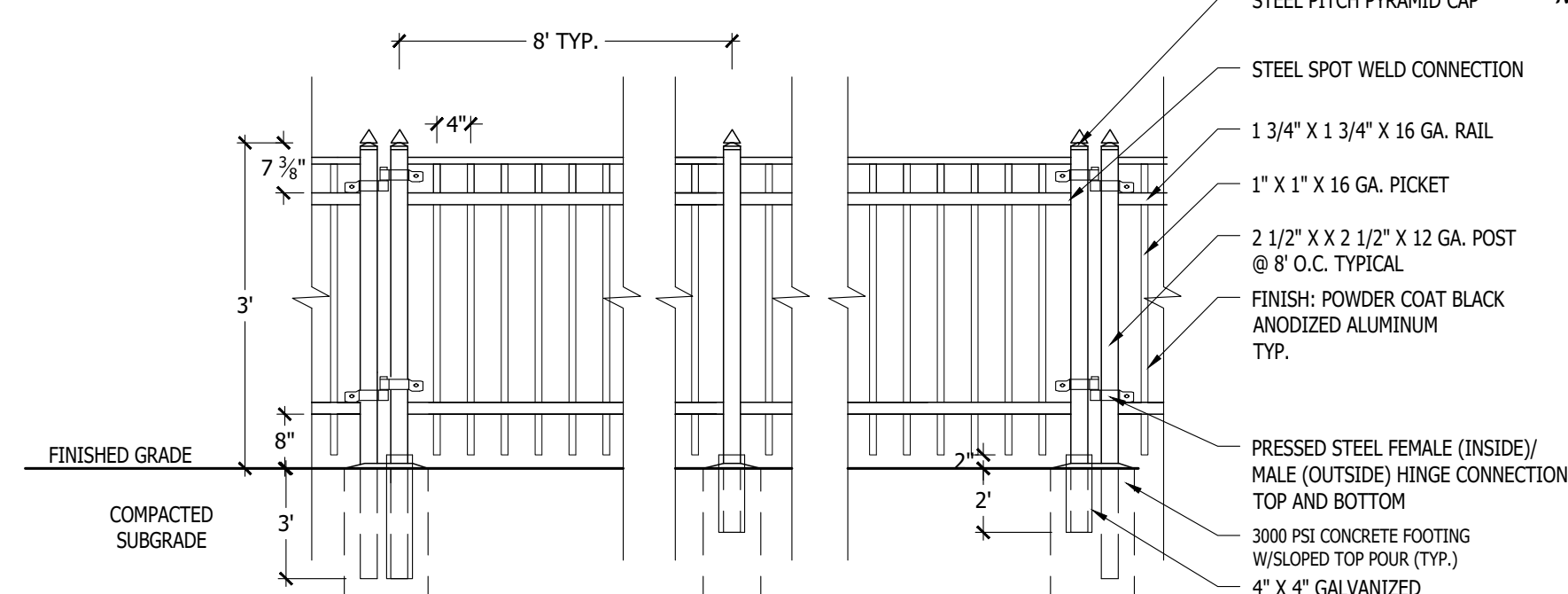
NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE PLACED WITHIN 5' OF ANY PSLUSD WATER METER OR CLEANOUT.

NO TREE SHALL BE PLACED WITHIN 10' OF ANY PSLUSD FACILITY.



DECORATIVE FENCE DETAIL

NTS



LEGAL DESCRIPTION

TESORO PRESERVE PLAT NO. 2 (PB 44-15) LOTS 266-269 (OR 3848-1087)

TRAFFIC STATEMENT

THE PROPOSED SALES CENTER IS DESIGNED TO INCLUDE 13 TEMPORARY PARKING SPACES TO ACCOMMODATE MORE THAN THE MAXIMUM NUMBER OF PATRONS THAT HAVE BEEN SEEN DURING PEAK HOURS AT SIMILAR SITES. THE ENTRANCE TO THE PARKING LOT IS INTERNAL TO THE SITE TO AVOID STACKING INTO PUBLIC RIGHT-OF-WAY.

DRAINAGE STATEMENT

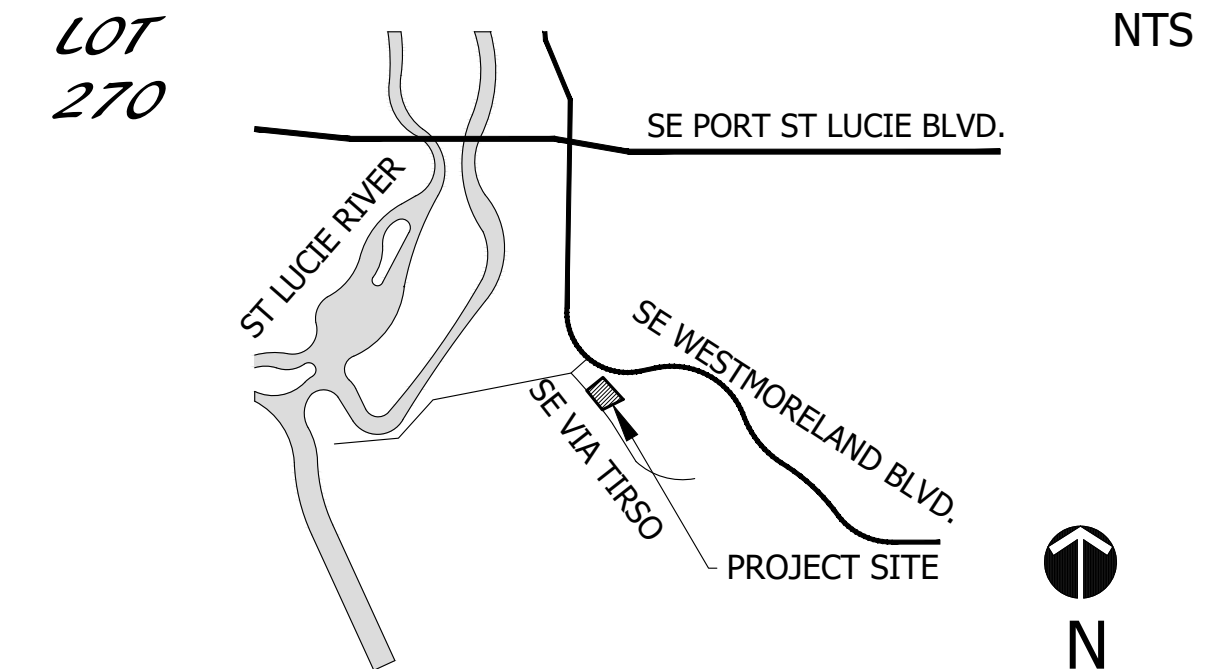
THE .51 AC. RIVELLA MODEL CENTER CONSISTS OF LOTS 266-269 WITHIN THE TESORO PRESERVE PLAT NO. 2. THE PROPOSED PROJECT IS WITHIN THE SOUTH FLORIDA WATER MANAGERMENTS (SFWMD) NORTH ST. LUCIE BASIN AND APPROVED WITH THE SFWMD ENVIRONMENTAL RESOURCE PERMIT NUMBER 56-01506-P FOR THE ENTIRE 201.03 AC. TESORO PRESERVE PARCEL A, B, D, E, & F. THE PROPOSED PROJECT IS CONSISTENT WITH THE LAND USE AND SITE GRADING ASSUMPTIONS FOR THE MASTER SURFACE WATER MANAGEMENT SYSTEM AND HENCE HAS NOT BEEN DESIGNED TO LIMIT DISCHARGE TO THE MASTER SYSTEM TO A SPECIFIC RATE.

SITE DATA

EXISTING ZONING:	PUD		
EXISTING LAND USE:	RL		
MAX BUILDING HEIGHT:	30'		
TOTAL SITE AREA	22,400	SF	AC
			0.51
BUILDING SETBACKS			
FRONT SETBACK	20'		
SIDE SETBACKS	5'		
REAR SETBACK	10'		
BUILDING CALCULATIONS			
SALES CENTER	AC	SF	TOTAL SF
LOT 268 - BEVERLY	420	420	
MODELS	AC	SF	TOTAL SF
LOT 268 - BEVERLY	1,549	2,295	
LOT 269 - CAROLINE	1,723	2,598	
PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	ACRES	PERCENT	SF
OPEN SPACE (ESTIMATED)	0.27	51.81%	11,605.0
SUB-TOTAL	0.27	51.81%	11,605.0
IMPERVIOUS			
SIDEWALKS & DRIVEWAYS & PATIO & VUA	0.14	26.35%	5,902.0
BUILDING COVERAGE	0.11	21.84%	4,893.0
SUB-TOTAL	0.25	48.19%	10,795.0
TOTAL	0.51	100%	22,400
PARKING CALCULATIONS			
SALES OFFICE (1:200 REQUIRED)	REQUIRED	PROVIDED	
	3	13	
		* +1 HC	
		(INCLUDED IN TOTAL)	

LOCATION MAP

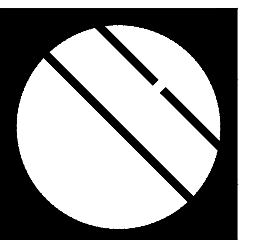
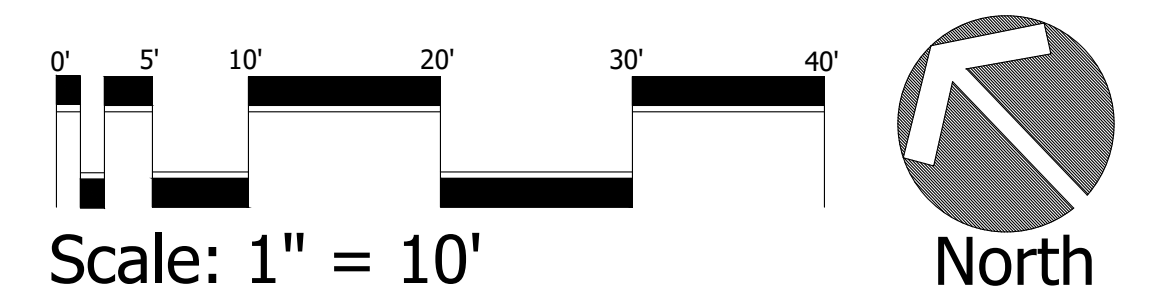
NTS



PROJECT TEAM

OWNER/CLIENT: KOLTER HOMES 4807 PGA BOULEVARD PALM BEACH GARDENS, FL 33418 561.682.9500	ENGINEER: CAULFIELD & WHEELER, INC. 410 SE PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34984 772.408.1920
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.515.4450	SURVEYOR: CAULFIELD & WHEELER, INC. 410 SE PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34984 772.408.1920

PSLUSD #: 11-098-0005A
 PSL PROJECT #: 21-093
SITE PLAN



Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants
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 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

RIVELLA MODEL CENTER

Port Saint Lucie, Florida

DESIGNED	LAH
DRAWN	DTS
APPROVED	
JOB NUMBER	21-0404
DATE	04-19-21
REVISIONS	05-24-21
	07-06-21

SHEET 1 OF 1

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