

## LEGAL DESCRIPTION

**DESCRIPTION**  
ALL OF THE PLAT OF VERANO SOUTH P.U.D. 1 - POD A - PLAT NO. 7 AS RECORDED IN PLAT BOOK 89, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.  
**CONTAINING:** 705, 074 SQUARE FEET OR 16.186 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

THIS TRAFFIC STATEMENT WAS PREPARED FOR THE RECREATION CENTER, VERANO C-24 SOUTH, WITHIN THE APPROVED VERANO DEVELOPMENT OF REGIONAL IMPACT (DRI) AND CONSTITUTES A PORTION OF THE LDR'S SECOND PHASE (PHASE II).

THE TRAFFIC IMPACTS OF THIS DEVELOPMENT WERE FULLY ANALYZED IN THE ANALYSIS INCLUDED IN THE APPLICATION FOR DEVELOPMENT APPROVAL (ADA) FOR THE LDR. THE RESULTS OF THAT ANALYSIS WERE USED AS THE BASIS FOR THE TRAFFIC CONDITIONS INCLUDED IN THE FINAL DEVELOPMENT ORDER FOR THE VERANO DRI.

THE PROPOSED RECREATION CENTER WITHIN THE VERANO DRI 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 #50-01645-5

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.

## SITE DATA

EXISTING ZONING: PUD  
EXISTING LAND USE: RGC

	SF	ACRES
<b>TOTAL SITE AREA</b>	<b>705,236.40</b>	<b>16.19</b>

### BUILDING CALCULATIONS

SALES CENTER	AC SF	TOTAL SF
LOT 18 - MODEL CENTER (1 story, 11'-4")	3,352	4,833
<b>SUB-TOTAL</b>	<b>3,352</b>	<b>4,833</b>

MODELS	AC SF	TOTAL SF
LOT 1- DESIGN CENTER (1 story 11'-4")	2,770	4,141
LOT 2- ALLISON (1 1/2 story 21'-0")	1,319	1,923
LOT 3- BEVERLY (1 1/2 story 21'-0")	1,549	2,299
LOT 4- CAROLINE (1 1/2 story 21'-0")	1,723	2,512
LOT 5- GRACE (1 1/2 story 21'-0")	1,826	2,560
LOT 6- JULIA (1 1/2 story 21'-0")	1,935	2,817
LOT 7- LILA (1 1/2 story 21'-0")	2,103	3,069
LOT 8- MADISON (1 1/2 story 21'-0")	2,279	3,101
LOT 9- NICOLE (1 1/2 story 21'-0")	2,293	3,222
LOT 10- GARDENIA (1 story 12'-0")	1,258	1,753
LOT 11- LEMONGRASS (1 story 12'-0")	1,505	2,022
LOT 12- PAIGE (1 1/2 story 21'-0")	2,446	3,707
LOT 13- RILEY (1 1/2 story 21'-0")	2,581	3,379
LOT 14- SYDNEY (1 1/2 story 21'-0")	2,774	4,104
LOT 15- TAYLOR (1 1/2 story 21'-0")	2,876	3,969
LOT 16- VALERIE (1 1/2 story 21'-0")	3,222	4,884
LOT 17- WHITNEY (1 1/2 story 21'-0")	3,264	4,833
<b>SUB-TOTAL</b>	<b>41,075</b>	<b>54,295</b>

REC CENTER	AC SF	TOTAL SF
PICKLEBALL REC CENTER (1 story 14'-4")	2,000	2,422
<b>SUB-TOTAL</b>	<b>2,000</b>	<b>2,422</b>

FITNESS CENTER	AC SF	TOTAL SF
FITNESS CENTER (1 story 16'-0")	4,771	4,899
<b>SUB-TOTAL</b>	<b>4,771</b>	<b>4,899</b>

TOTAL	AC SF	TOTAL SF
	<b>51,198</b>	<b>66,449</b>

\*PUBLIC RESTROOMS LOCATED AT LOTS 1, 9, & 18

### PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	SQUARE FEET	PERCENT
RES LOTS OPEN SPACE (30% MIN.)	10.98	478,155.6	67.79%
<b>SUB-TOTAL</b>	<b>10.97</b>	<b>478,155.6</b>	<b>67.79%</b>

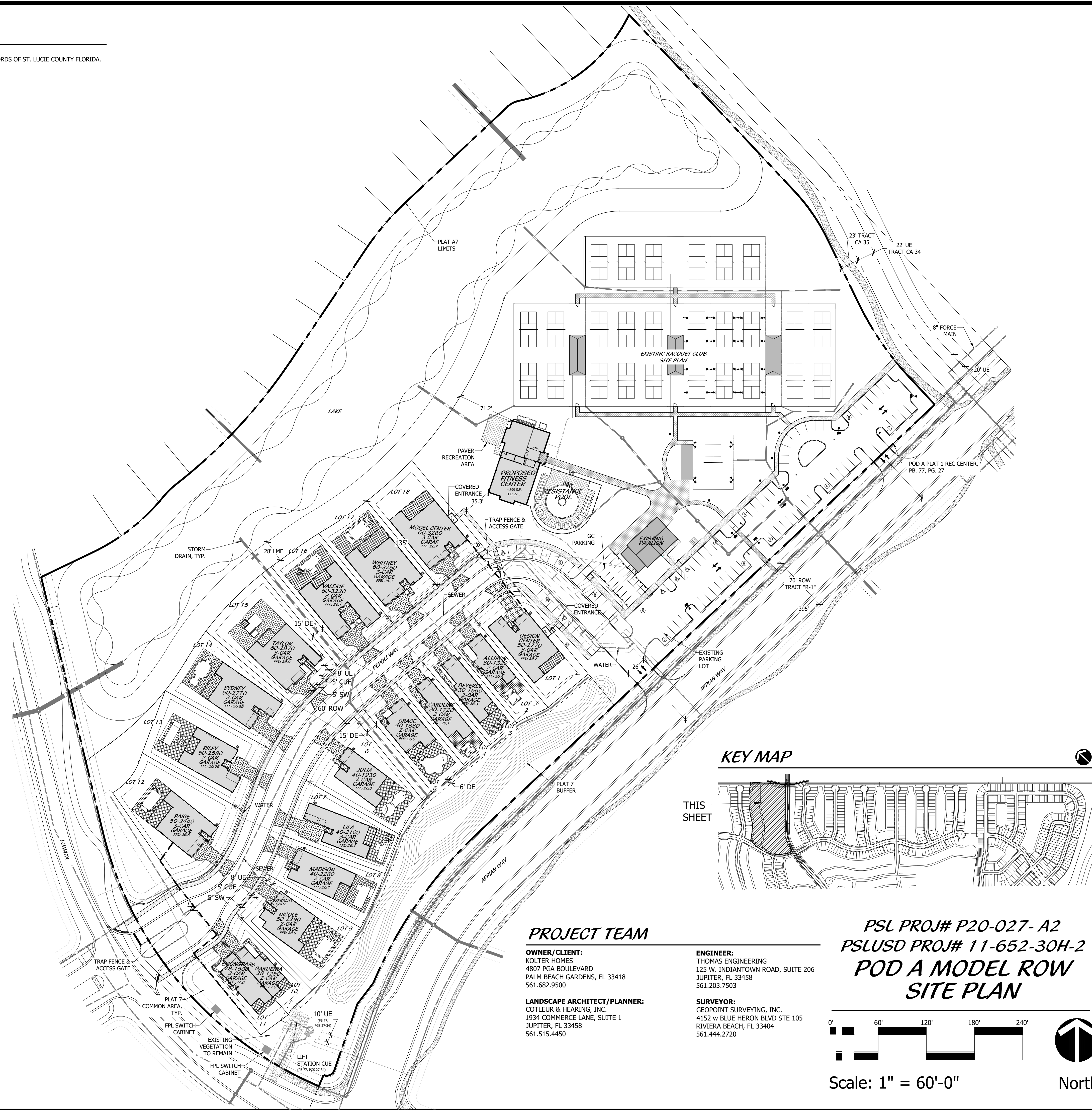
IMPERVIOUS	ACRES	SQUARE FEET	PERCENT
SIDEWALKS, DRIVEWAYS, POOLS, & PATIOS	1.52	66,106.6	9.39%
VEHICULAR USE AREA	1.24	54,014.4	7.66%
BUILDING COVERAGE	1.53	66,449.0	9.42%
SPORTS COURTS	0.93	40,510.8	5.74%
<b>SUB-TOTAL</b>	<b>5.22</b>	<b>227,080.8</b>	<b>32.21%</b>

TOTAL	ACRES	SQUARE FEET	PERCENT
	<b>16.19</b>	<b>705,236.40</b>	<b>100%</b>

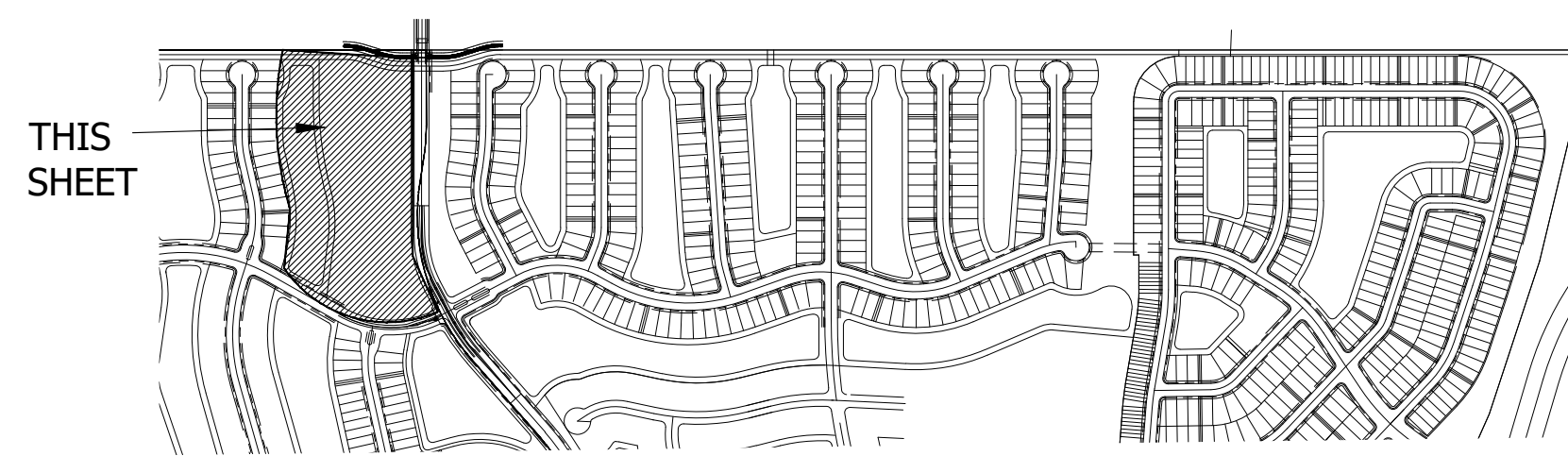
### PARKING CALCULATIONS

	REQUIRED	PROVIDED
SALES OFFICE (1:200 REQUIRED)	2	25
RECREATION CENTER (1:200 REQUIRED)	12	37
FITNESS CENTER (1:200 REQUIRED)	24	24

\* 4 5 HANDICAP INCLUDED IN TOTAL



### KEY MAP



### PROJECT TEAM

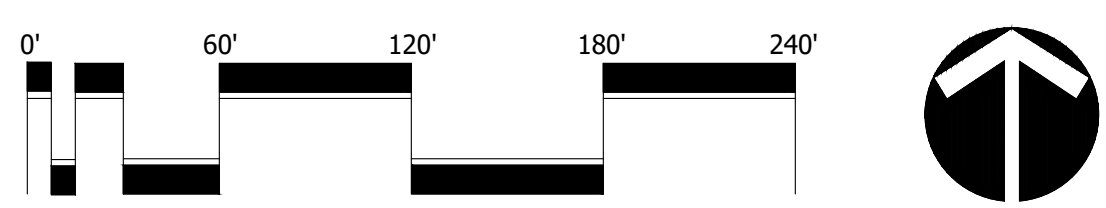
**OWNER/CLIENT:**  
KOLTER HOMES  
4807 PGA BOULEVARD  
PALM BEACH GARDENS, FL 33418  
561.682.9500

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

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

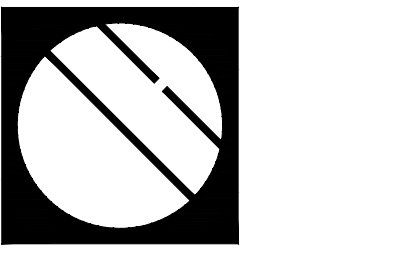
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GEOPOINT SURVEYING, INC.  
4152 W BLUE HERON BLVD STE 105  
RIVIERA BEACH, FL 33404  
561.444.2720

**PSL PROJ# P20-027- A2**  
**PSLUSD PROJ# 11-652-30H-2**  
**POD A MODEL ROW**  
**SITE PLAN**



Scale: 1" = 60'-0"

North



**Cotleur & Hearing**

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
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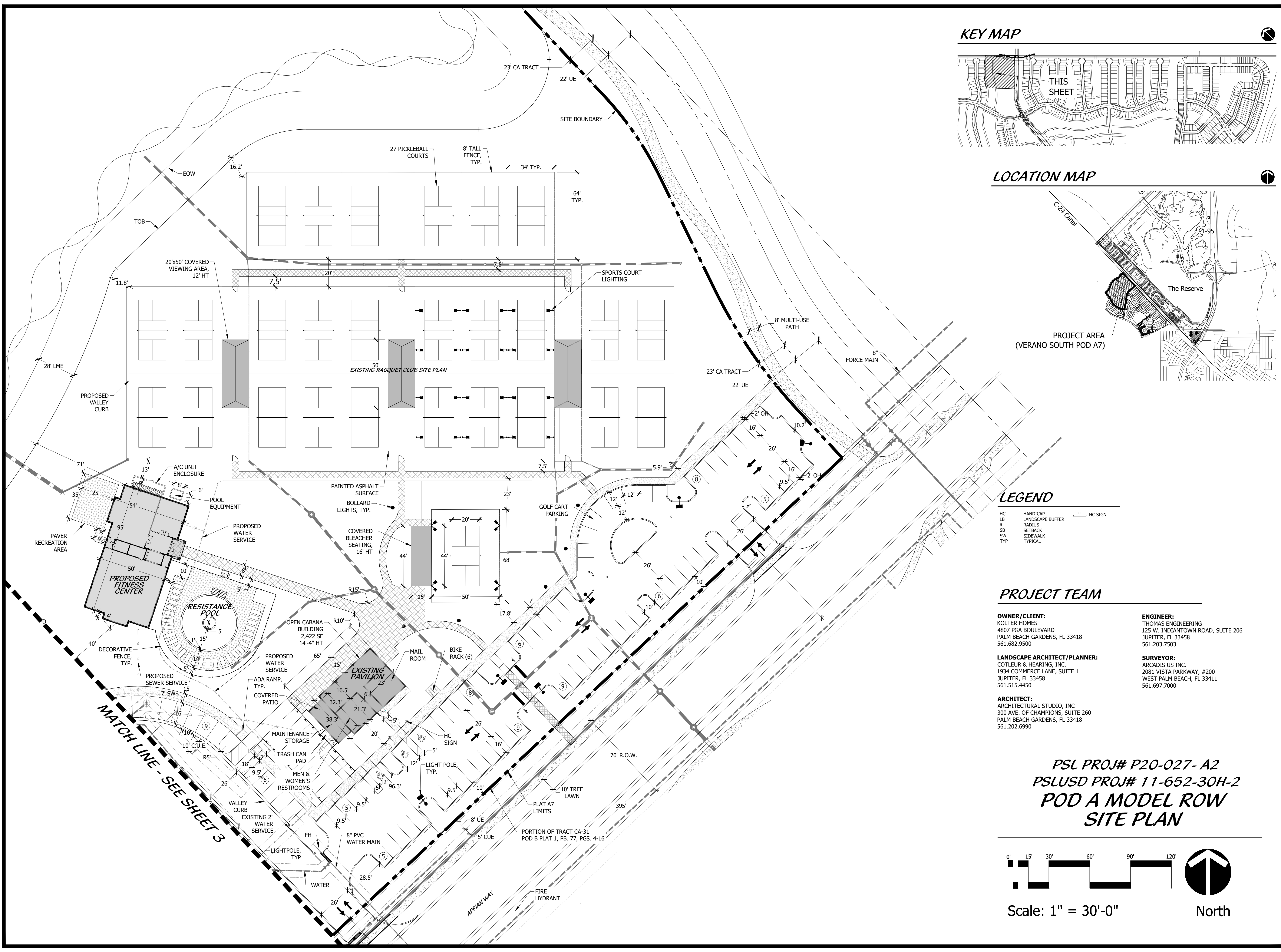
**VERANO SOUTH**  
Kolter Homes  
Port Saint Lucie, Florida

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DRAWN	LAH
APPROVED	DTS
JOB NUMBER	17-0201
DATE	10-01-20
REVISIONS	11-03-20

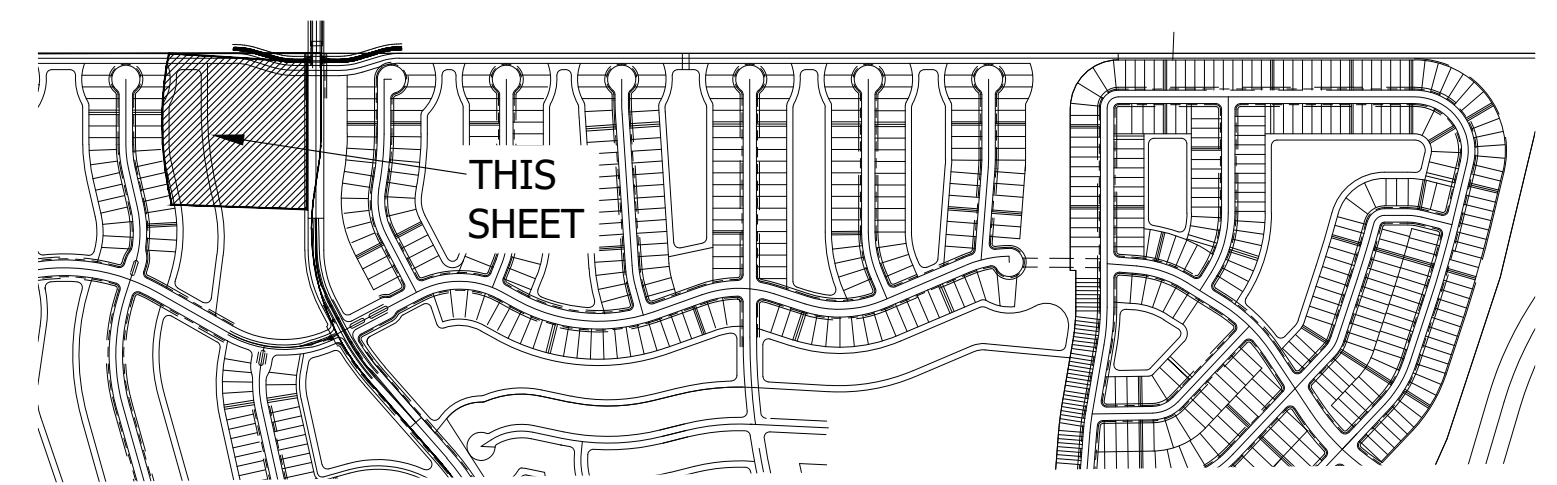
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SHEET 1 OF 4

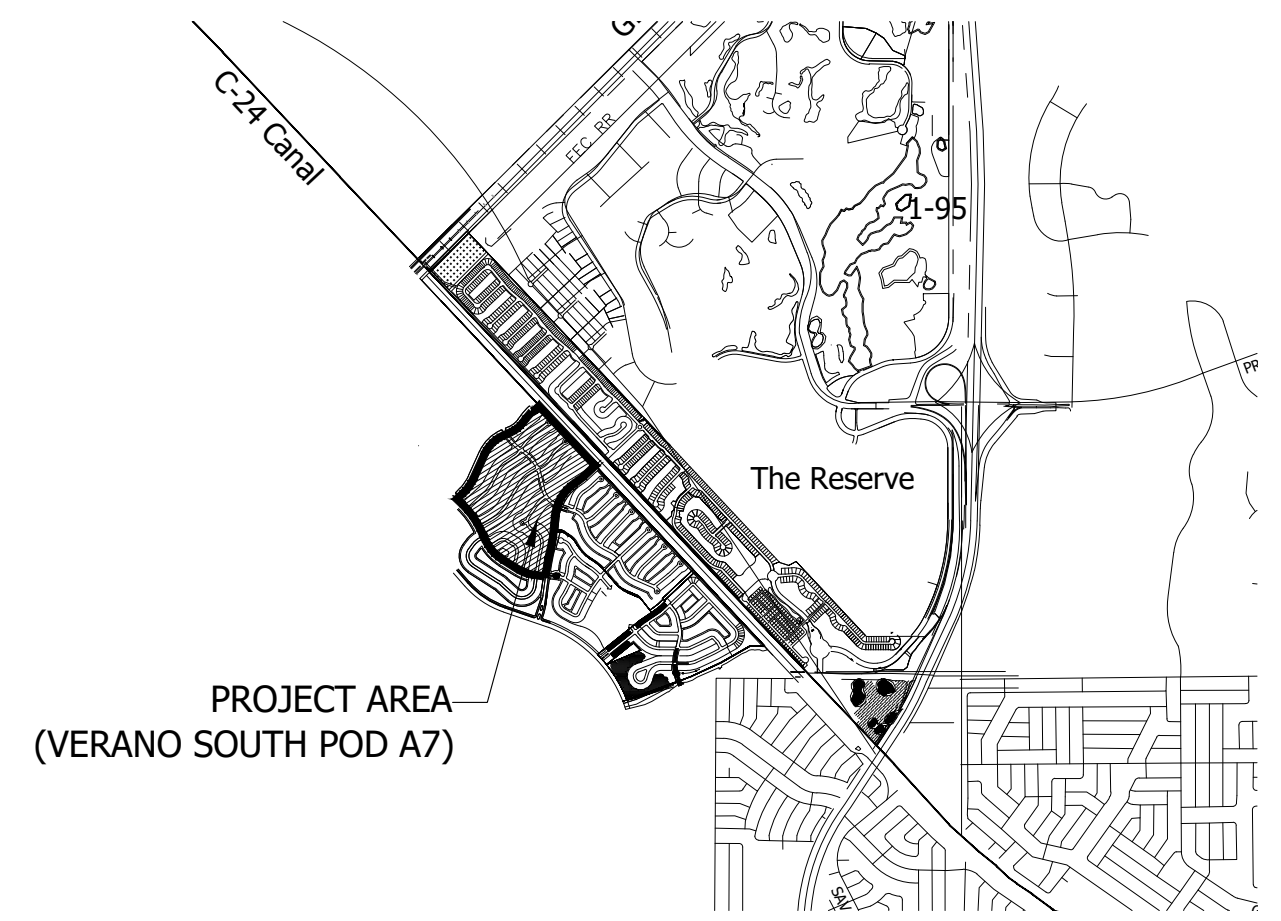
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**KEY MAP**



**LOCATION MAP**



**LEGEND**

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

**PROJECT TEAM**

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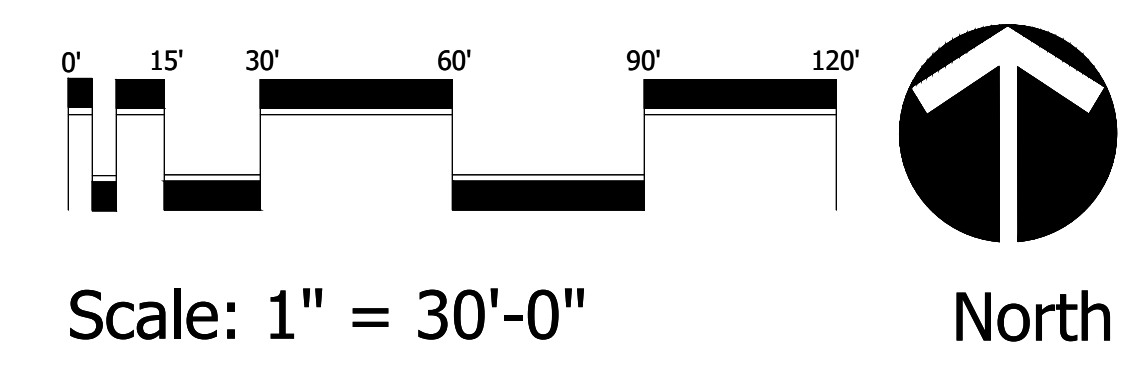
**ENGINEER:**  
 THOMAS ENGINEERING  
 125 W. INDIANTOWN ROAD, SUITE 206  
 JUPITER, FL 33458  
 561.203.7503

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

**ARCHITECT:**  
 ARCHITECTURAL STUDIO, INC.  
 300 AVE. OF CHAMPIONS, SUITE 260  
 PALM BEACH GARDENS, FL 33418  
 561.202.6990

**SURVEYOR:**  
 ARCADIS US INC.  
 2081 VISTA PARKWAY, #200  
 WEST PALM BEACH, FL 33411  
 561.697.7000

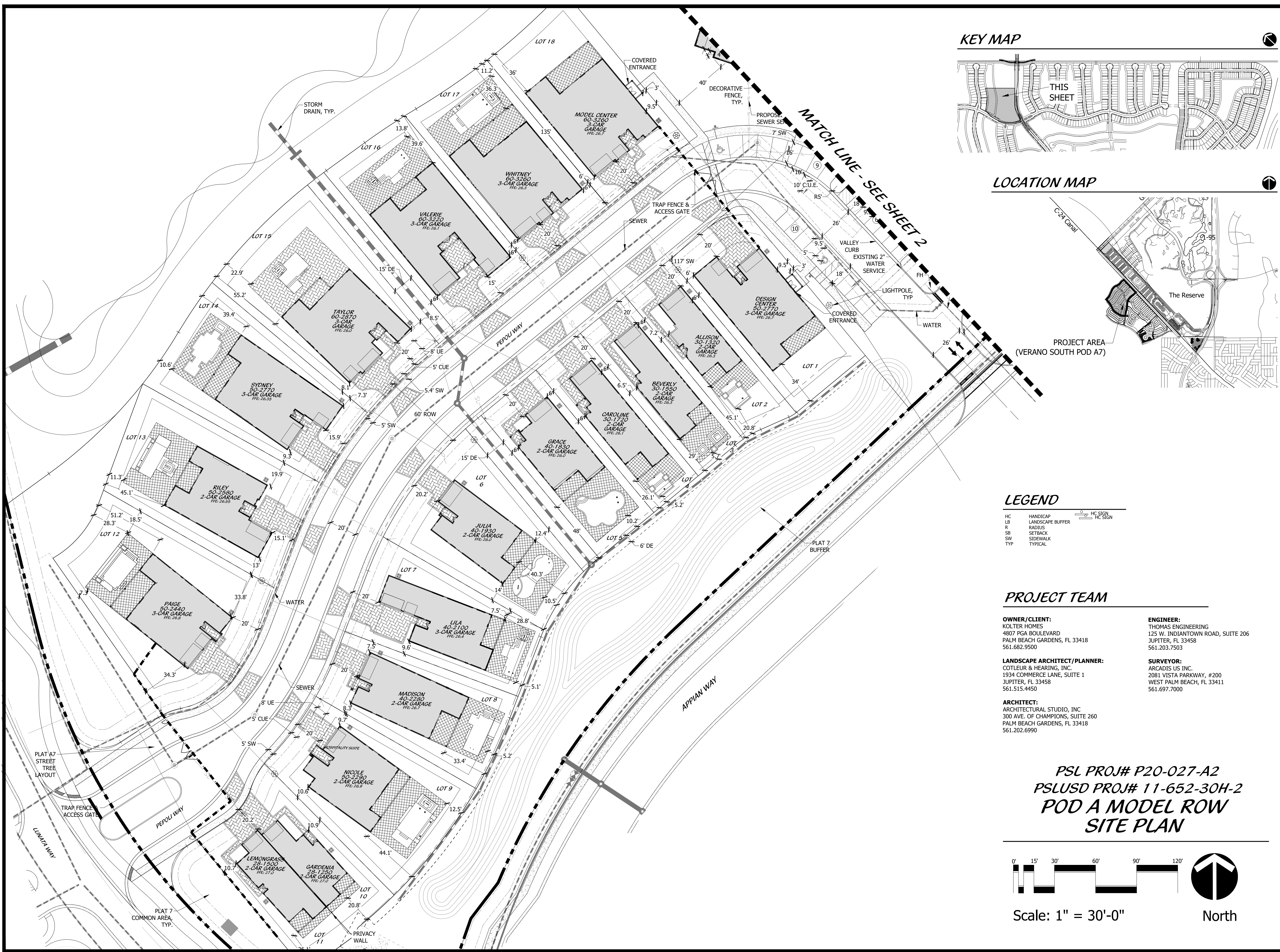
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**PSLUSD PROJ# 11-652-30H-2**  
**POD A MODEL ROW**  
**SITE PLAN**



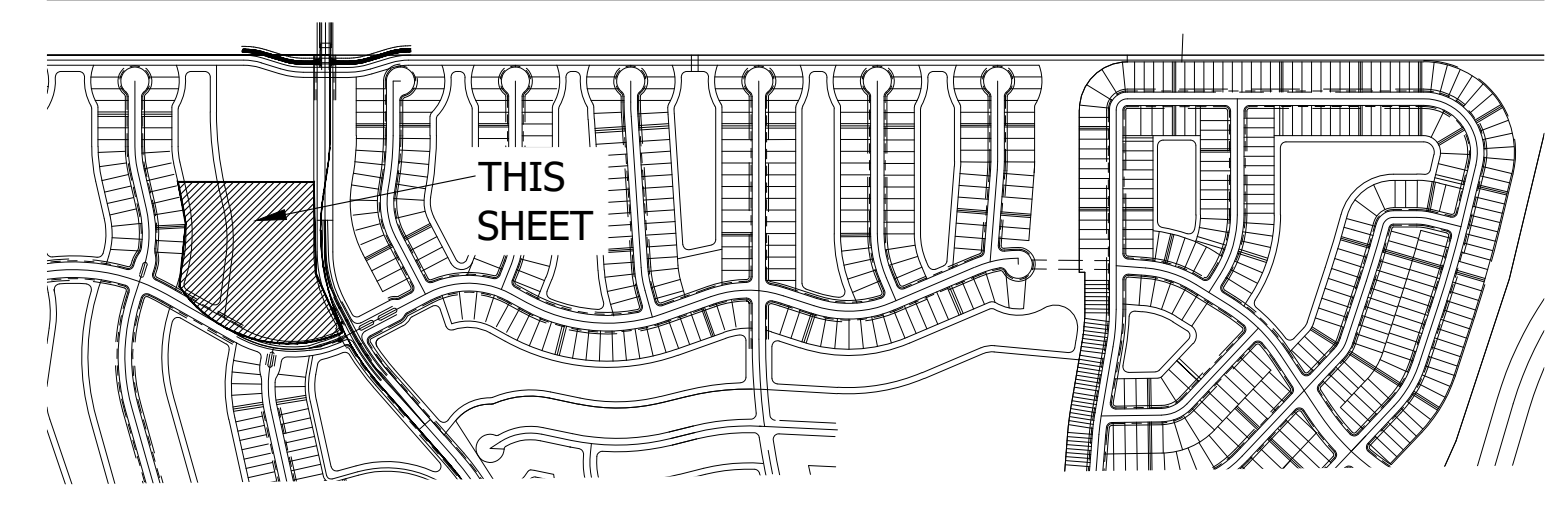
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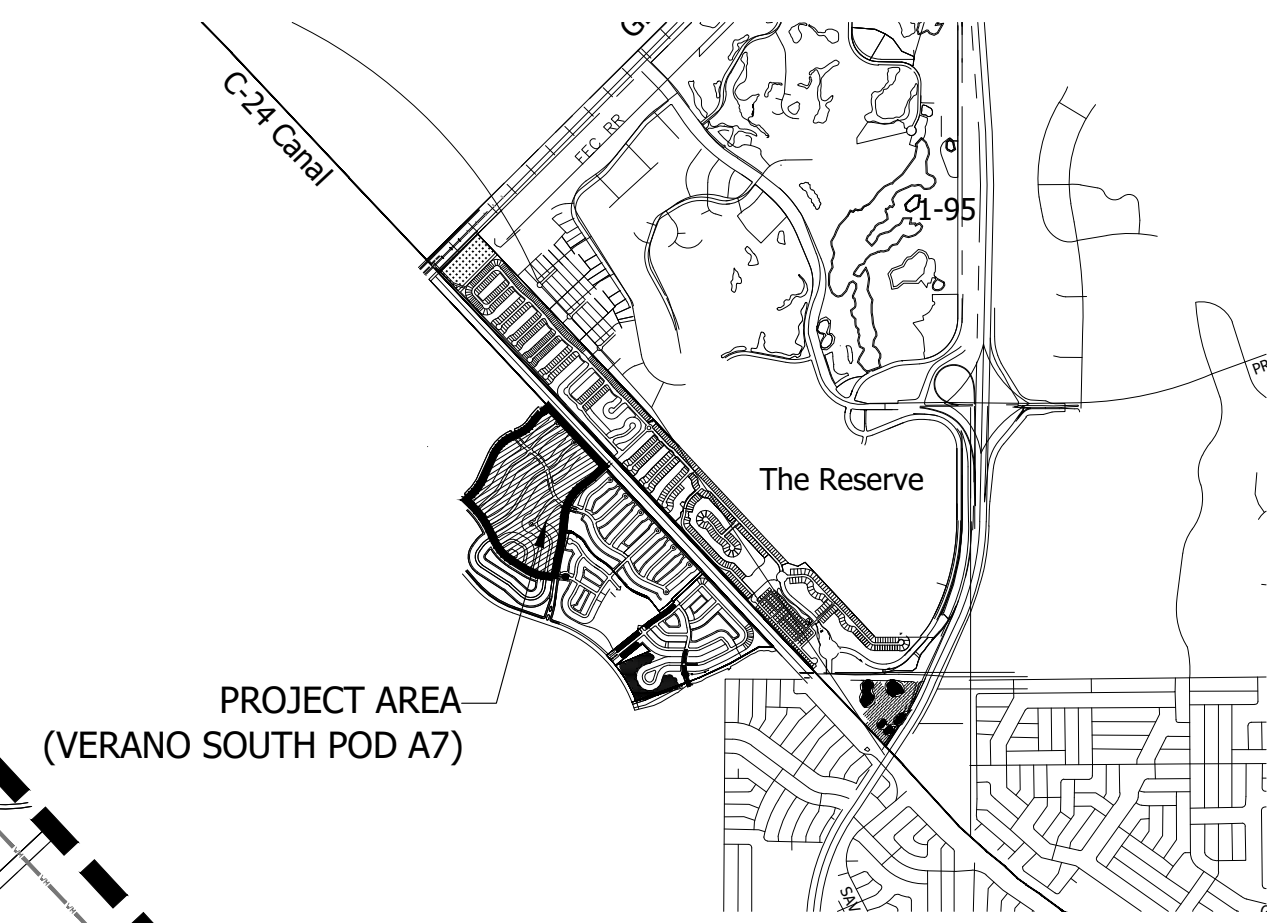
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REVISIONS	



KEY MAP



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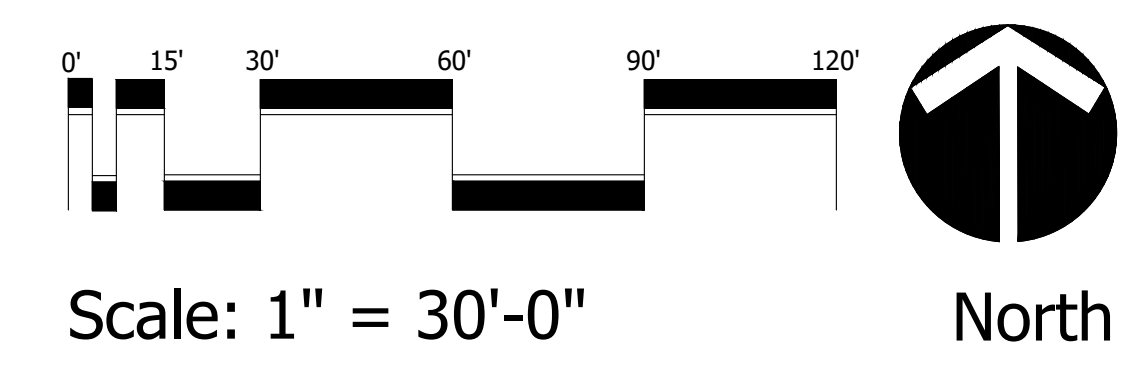
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Scale: 1" = 30'-0"

North

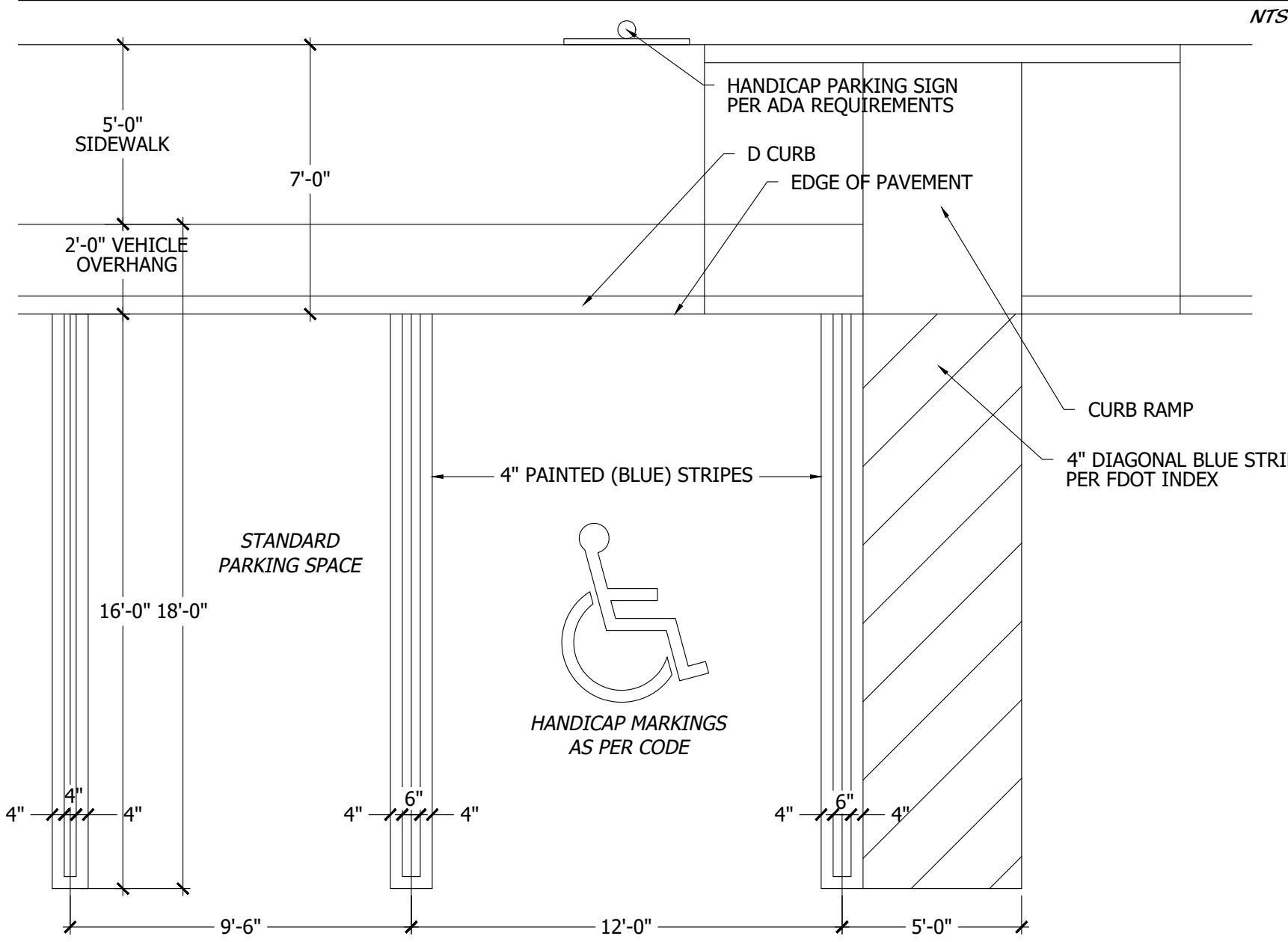
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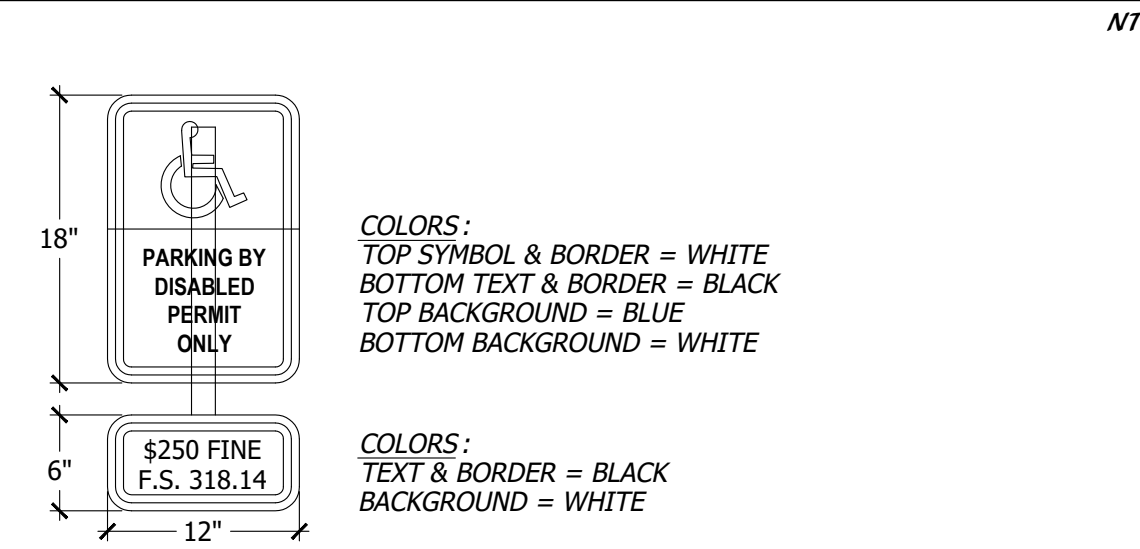
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APPROVED	DTS
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DATE	10-01-20
REVISIONS	

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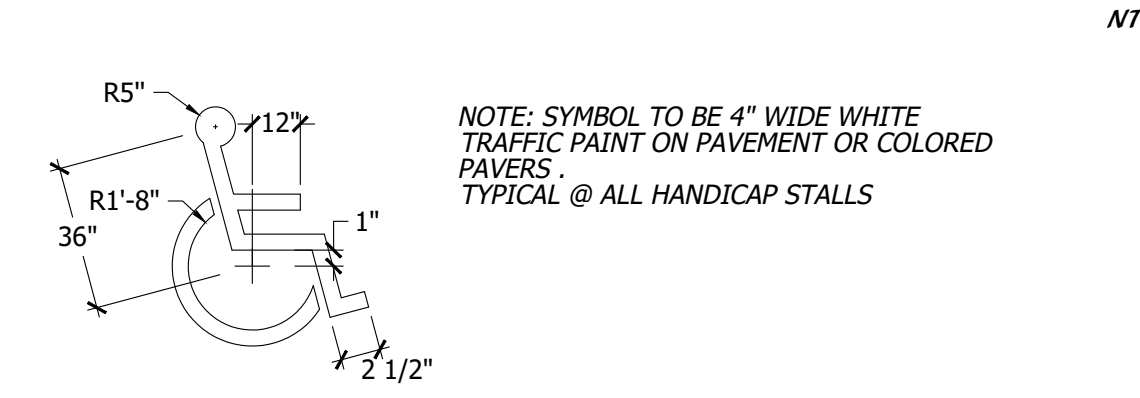
**STANDARD AND HANDICAP PARKING DETAIL**



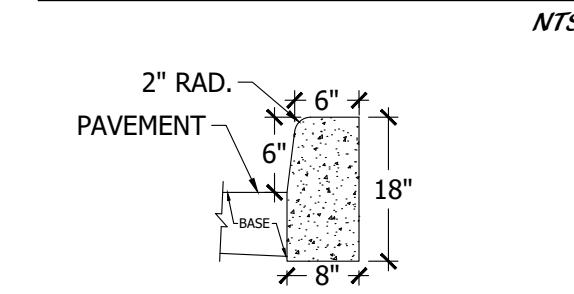
**HANDICAP SIGN DETAIL**



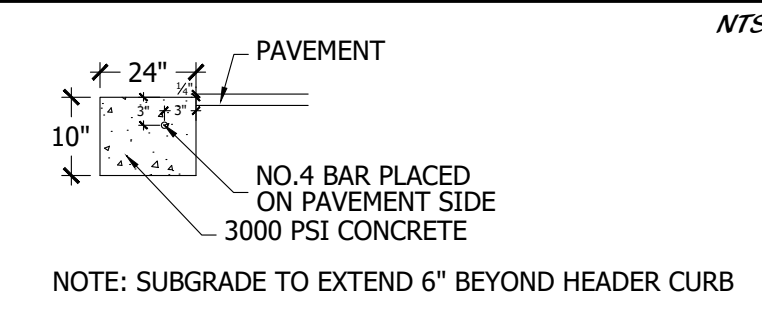
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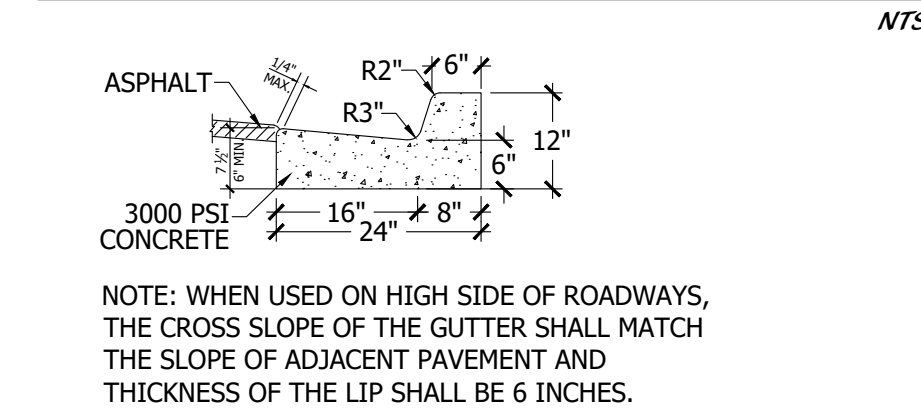
**D CURB DETAIL**



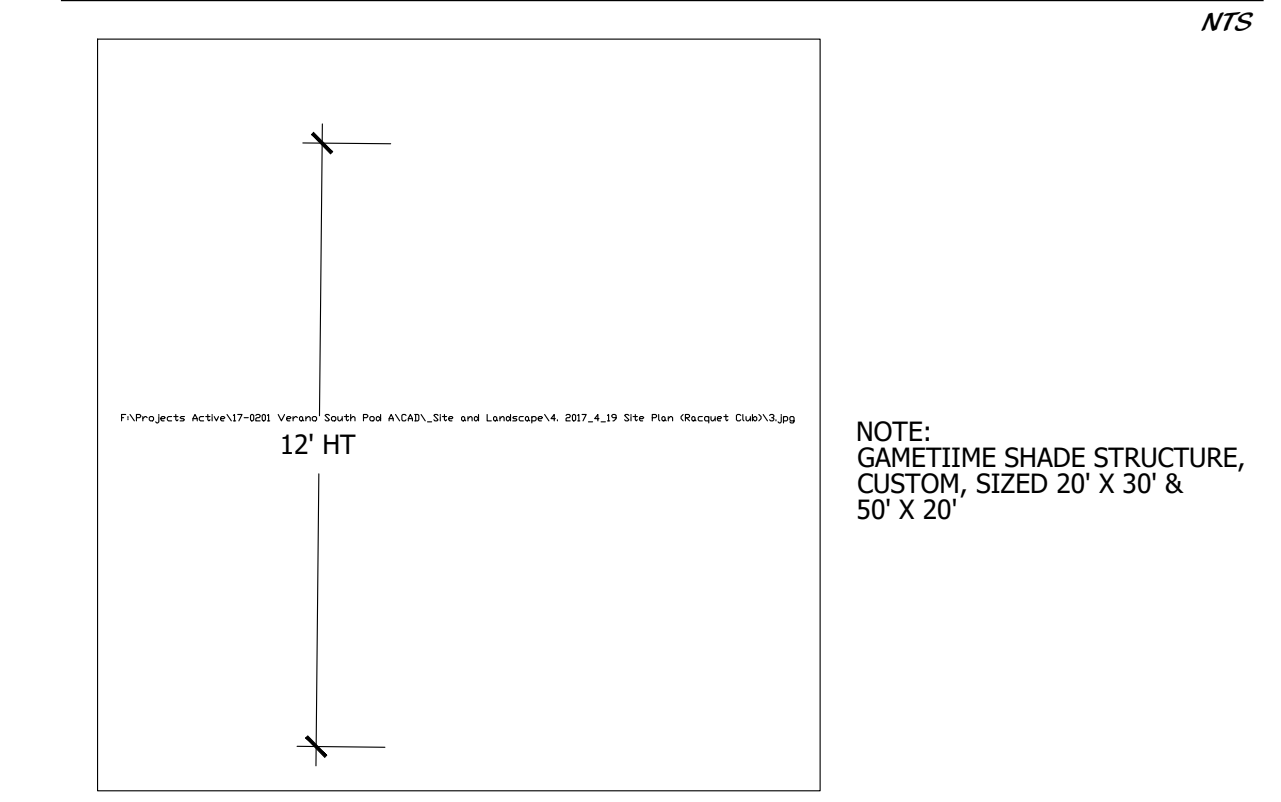
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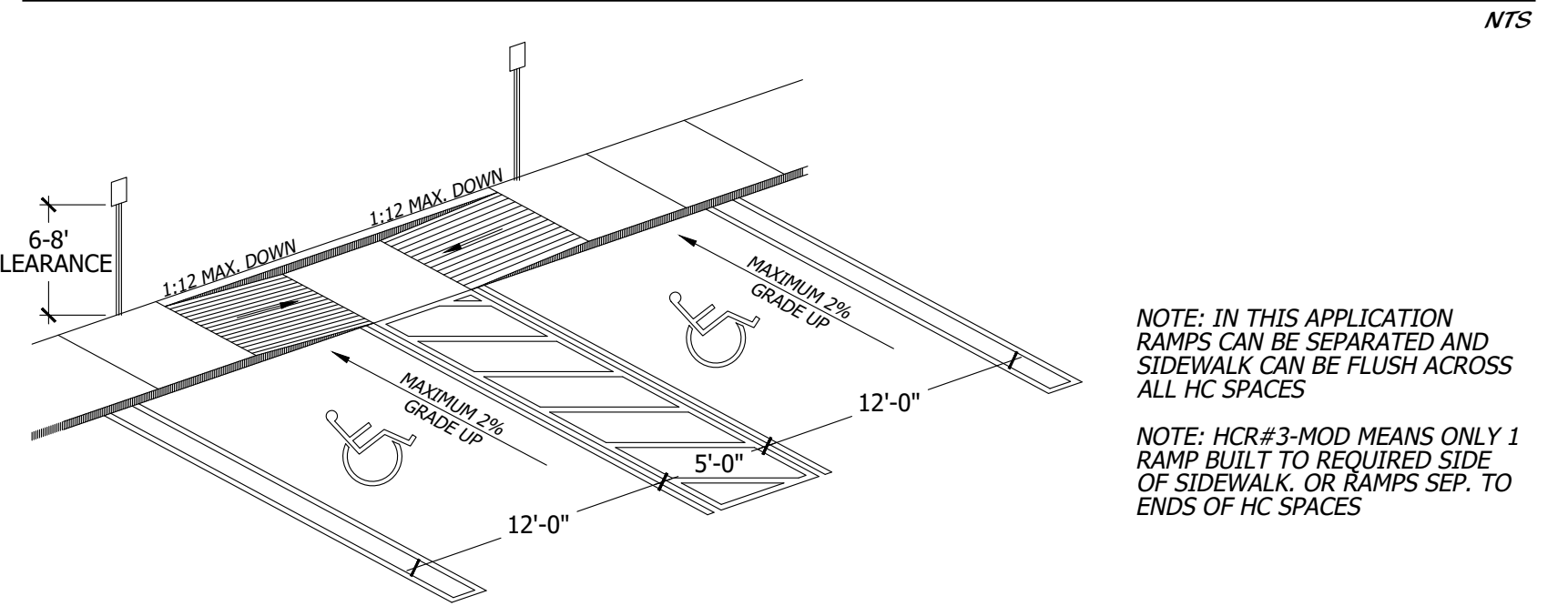
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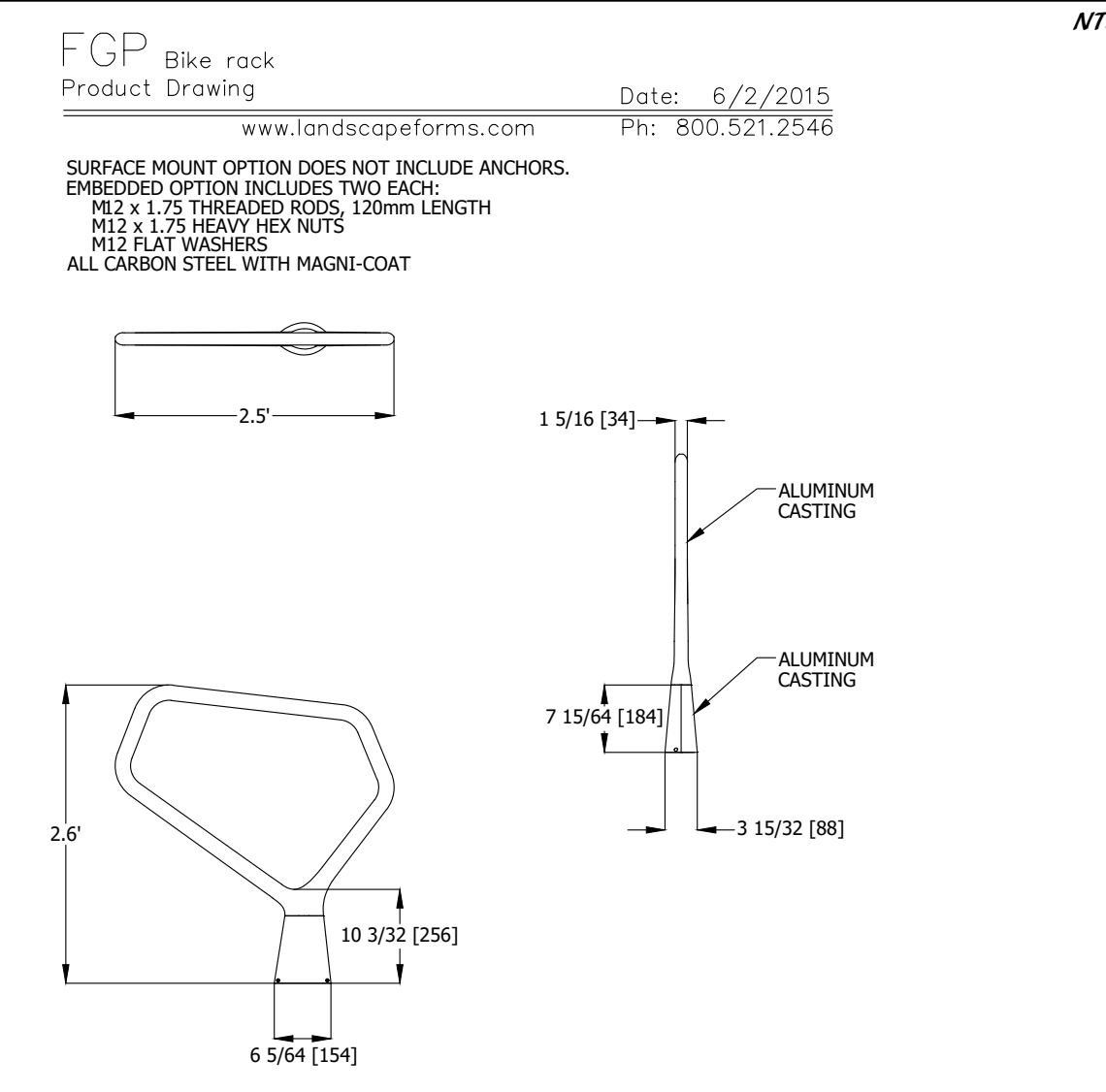
**COVERED VIEWING AREA DETAIL**



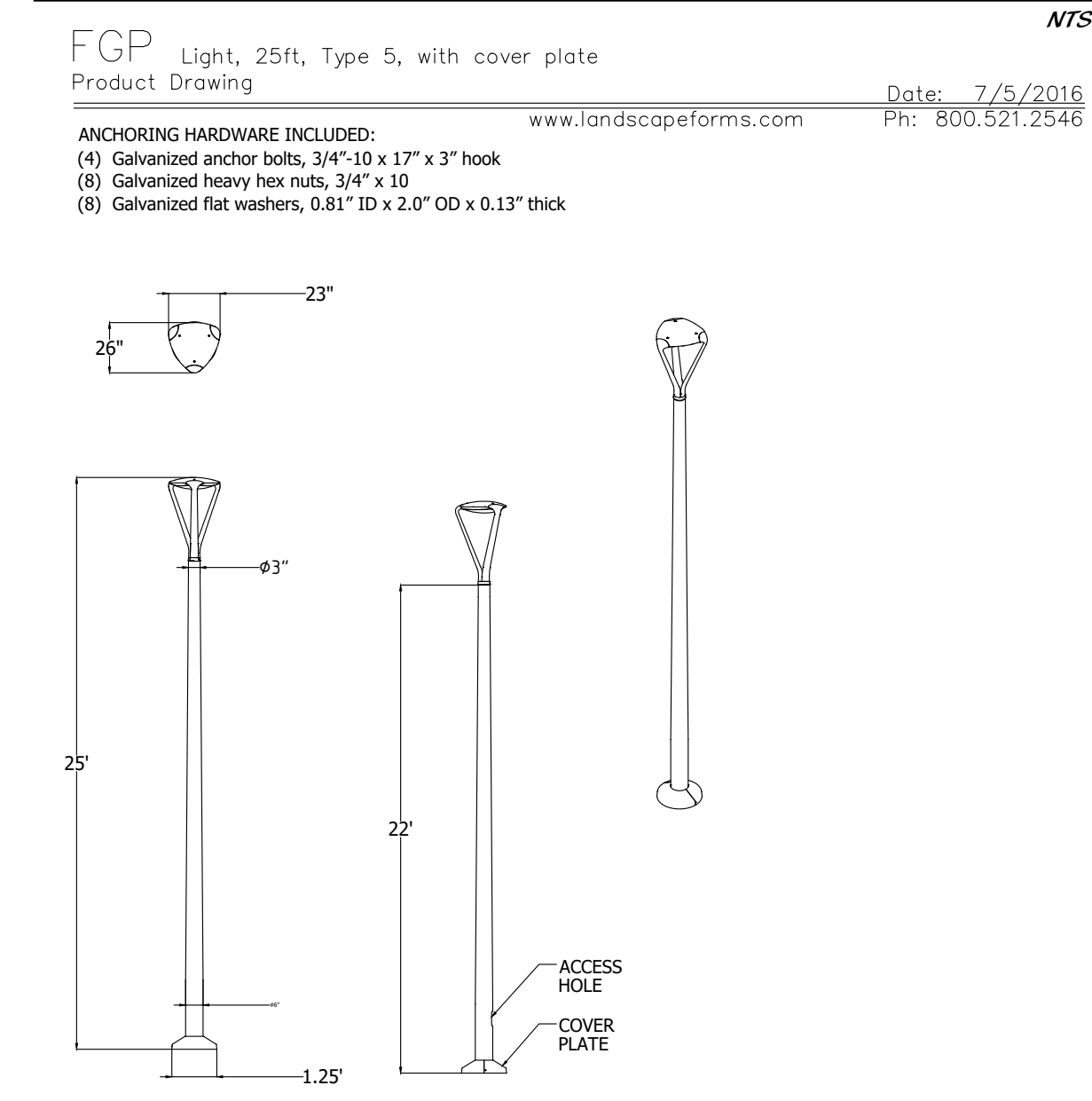
**HANDICAP RAMP DETAIL**



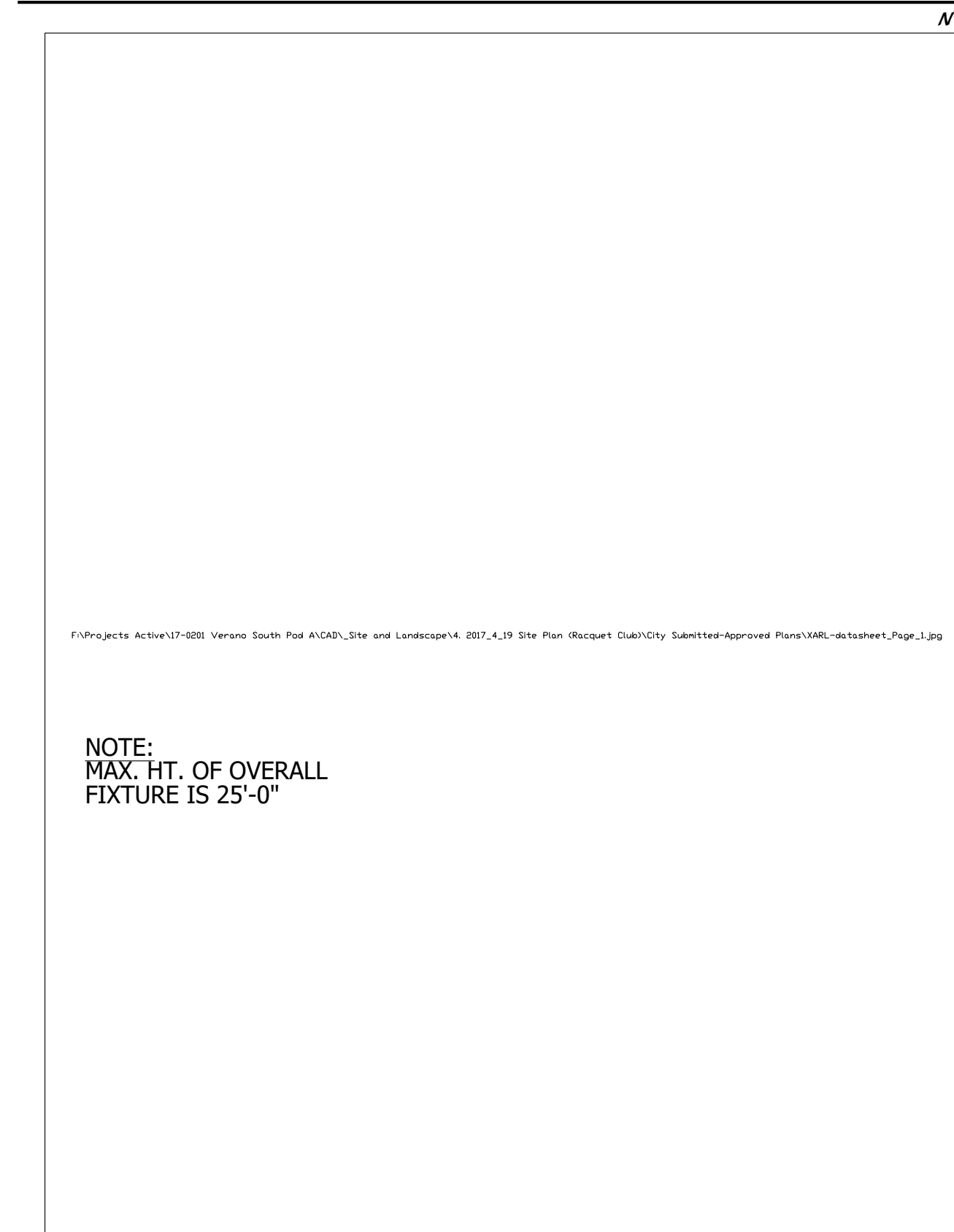
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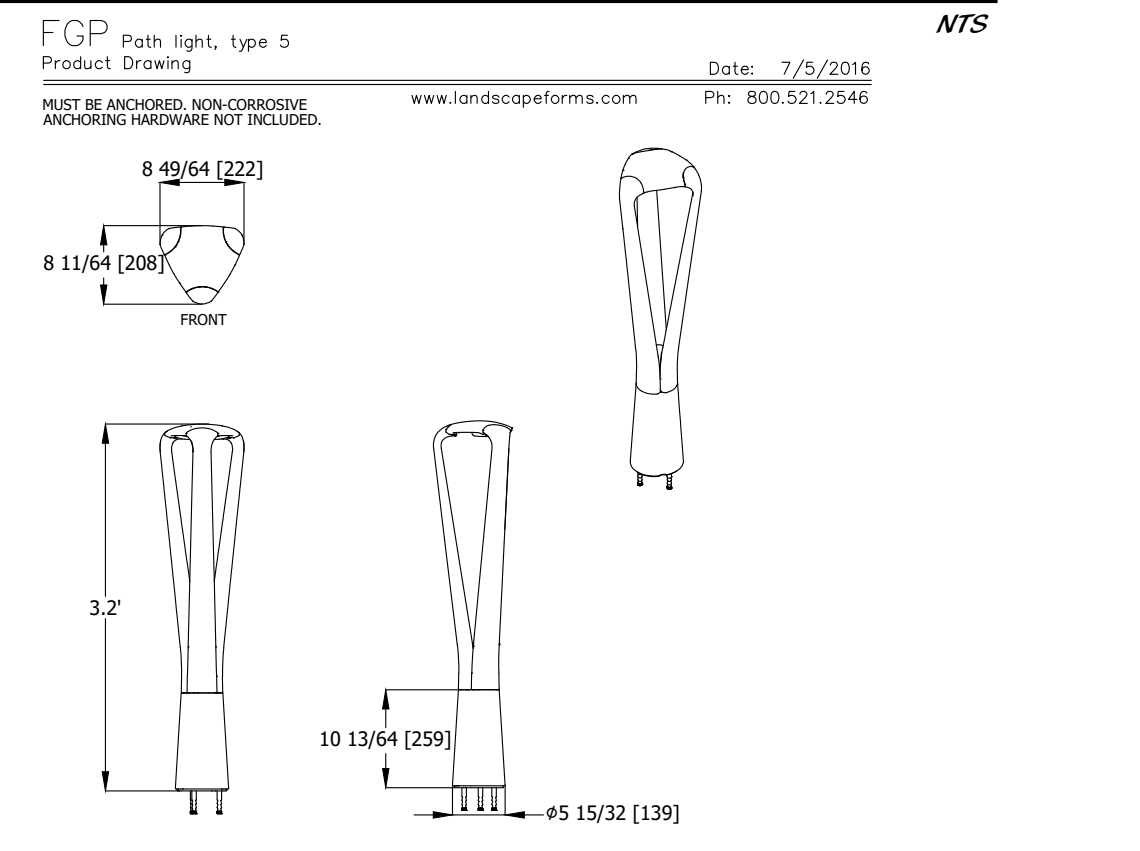
**LIGHTING DETAIL**



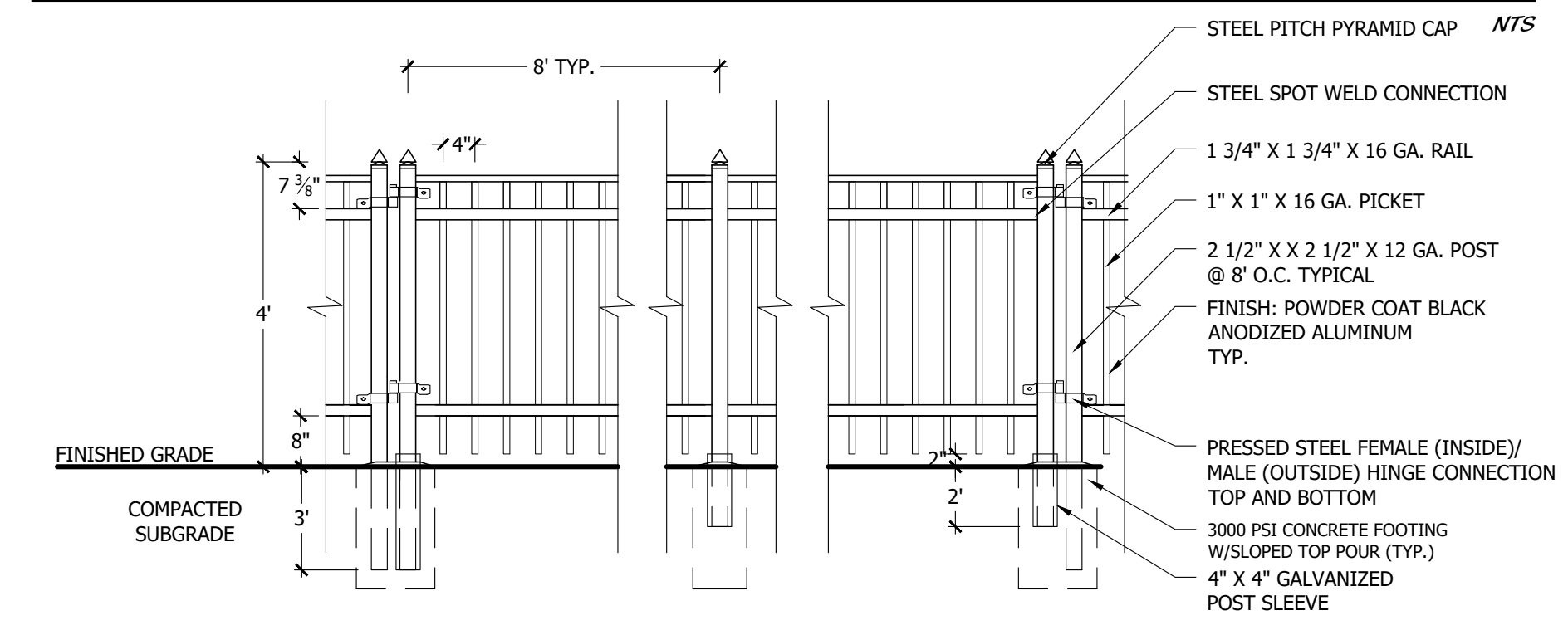
**SPORTS COURT LIGHT DETAIL**



**BOLLARD DETAIL**



**DECORATIVE FENCE DETAIL**



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 PSLUSD PROJ# 11-652-30H-2  
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