

LEGEND

- HEAVY DUTY CONCRETE
- REGULAR DUTY CONCRETE
- BRICK PAVERS
- PROPERTY LINE
- ACCESSIBLE PARKING SPACES
- PARKING COUNT
- CURB AND GUTTER
- LIGHT POLE DETAIL SEC. 158.221

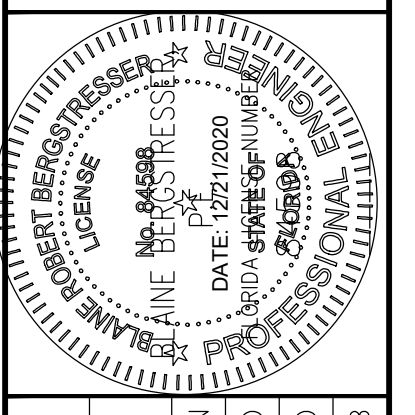
BUILDING SETBACKS

FRONT	REAR	LEFT	RIGHT
10 FT	10 FT	10 FT	10 FT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BLAINE BERGSTRESSER, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	DATE	BY
1	PER PSL COMMENTS	12-21-20	JUE

Kimley»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	147752001
DATE	09/01/2020
SCALE	AS SHOWN
DESIGNED BY	AMD
DRAWN BY	AMD
CHECKED BY	BRB

DEVELOPMENT DATA

TAX PARCEL ID NO.	4434-702-0009-000-3		
PROJECT FUTURE LAND USE	MULTI-FAMILY		
PROJECT ZONING	PUD		
ALLOWABLE DENSITY	3,230 UNITS PER 1,122 ACRES		
UNITS PROPOSED	300 UNITS		
MAX BUILDING HEIGHT	75'		
PROPOSED BUILDING HEIGHT	37.58'		

TOTAL AREA OF TRACT (MIN 10,000 SF/LOT)	889,022 SF	19.95 AC	100.00%
AREA OF PROPOSED BUILDINGS (MAX 65% PER LOT)	123,275 SF	2.83 AC	14.19%
AREA OF PROPOSED PAVEMENT	243,936 SF	5.60 AC	28.07%
AREA OF PROPOSED POND	121,968 SF	2.80 AC	14.04%
TOTAL PROPOSED IMPERVIOUS AREA (MAX 80%)	489,179 SF	11.23 AC	56.30%
TOTAL PROPOSED OPEN SPACE	379,796 SF	8.72 AC	43.70%
OPEN SPACE REQUIRED	173,805 SF	3.99 AC	20%

PARKING DATA

PARKING REQUIRED:	UNITS	SPACES
ONE-BEDROOM (1.5/UNIT)	156	234
TWO-BEDROOM (2/UNIT)	123	246
THREE-BEDROOM (2/UNIT)	21	42
TOTAL UNITS	300	522
GUEST PARKING (1/ 5 UNITS)	—	60
CLUB HOUSE PARKING (1/ 300 SF)	—	19
TOTAL REQUIRED	—	601
PARKING PROVIDED:	UNITS	SPACES
STANDARD PARKING PROVIDED	—	563
ACCESSIBLE PARKING PROVIDED	—	13
GARAGE PARKING PROVIDED	—	25
TOTAL PARKING PROVIDED	—	601
PROPOSED PARKING RATIO	601 SPACES / 300 UNITS	2.00 SPACES / UNIT

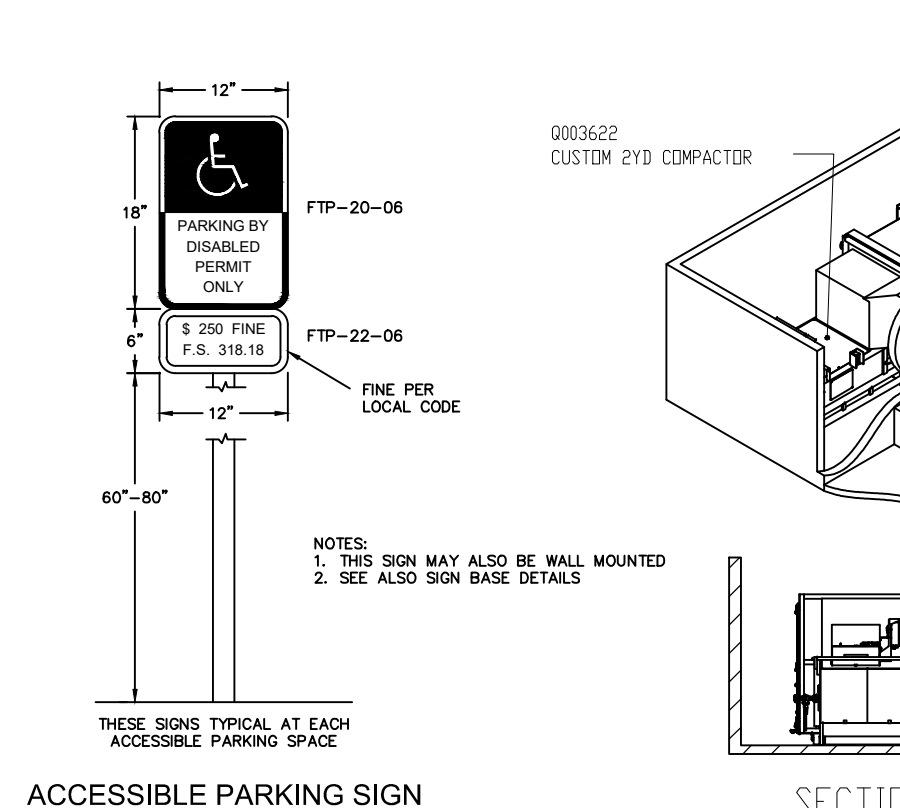
- GENERAL NOTES:**
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
 - ALL LANDSCAPE AREAS ADJACENT TO VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
 - ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
 - SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
 - NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18' BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
 - NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
 - THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
 - SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
 - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, 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)
 - FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
 - UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT #56-00332-S-77 AND SHALL ADHERE TO THE CONDITIONS OF FOREMENTIONED PERMIT. CURRENTLY THE CONCEPTUAL PERMIT IS BEING MODIFIED TO INCLUDE A SWALE THAT WILL RUN SOUTH TO A PROPOSED OUTFALL PIPE INTO THE C-23 CANAL. THE SITE PROPOSES TWO ONSITE WET DETENTION PONDS ARE PROPOSED IN ORDER TO PROVIDE TREATMENT AND ATTENUATION AND WILL DISCHARGE INTO THE PROPOSED SWALE TO THE SOUTH.

ENVIRONMENTAL STATEMENT

THE PROPOSED DEVELOPMENT SITE WAS ASSESSED FOR POTENTIAL ENVIRONMENTAL CONCERNS IN NOVEMBER 2019 BY EW CONSULTANTS, INC. UPON CONDUCTING THE ASSESSMENT IT WAS FOUND THAT NO WETLANDS EXIST ON THE PROPERTY. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY. IT IS PROJECTED THAT APPROXIMATELY TEN (10) GOPHER TORTOISES RESIDE ON THE VERANDA PARCEL 7 PROPERTY. NO OTHER RESIDENT OR NESTING PROTECTED SPECIES WERE IDENTIFIED ON THE SITE. THE WETLAND PERMITTING FOR THE VERANDA PUD HAS BEEN COMPLETED AND ALL REQUIRED MITIGATION PROVIDED IN ACCORDANCE WITH FEDERAL AND STATE PERMIT REQUIREMENTS. AS SUCH, THERE ARE NO WETLAND PERMITTING REQUIREMENTS FOR THE SUBJECT PROPERTY.



TRAFFIC STATEMENT

THE VERANDA PUD BUILDOUT TRIPS ARE PROJECTED AT 1,650 BASED ON:

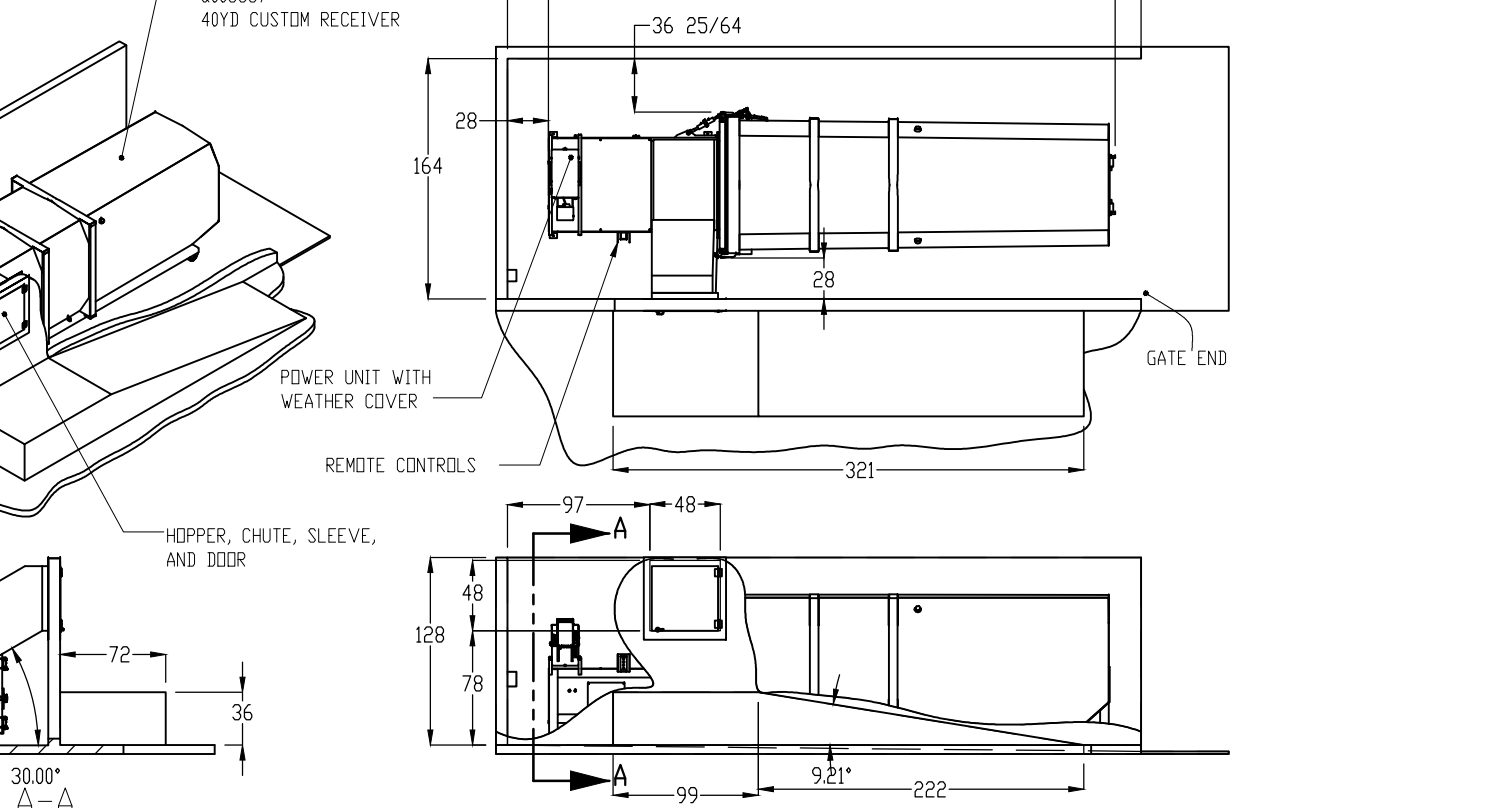
VERANDA OAKS	273 SINGLE FAMILY (PROPOSED)
WATER MAN ESSTATES	233 FAMILY (PROPOSED)
VERANDA GARDENS	352 SINGLE FAMILY (BUILT/PLATTED)
VERANDA GARDENS	300 MULTIFAMILY (ENTITLEMENT - FUTURE)
VERANDA PRESERVE	799 SINGLE FAMILY (UNDER CONSTRUCTION)

SHIELDING OF LIGHTING STATEMENT

WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO THAT NO SOURCE OF THE LIGHTING WILL BE A VISIBLE NUISANCE TO ADJOINING PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BE DESIGNED AND ARRANGED SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 50.



ESTIMATED BUILDOUT TRIPS

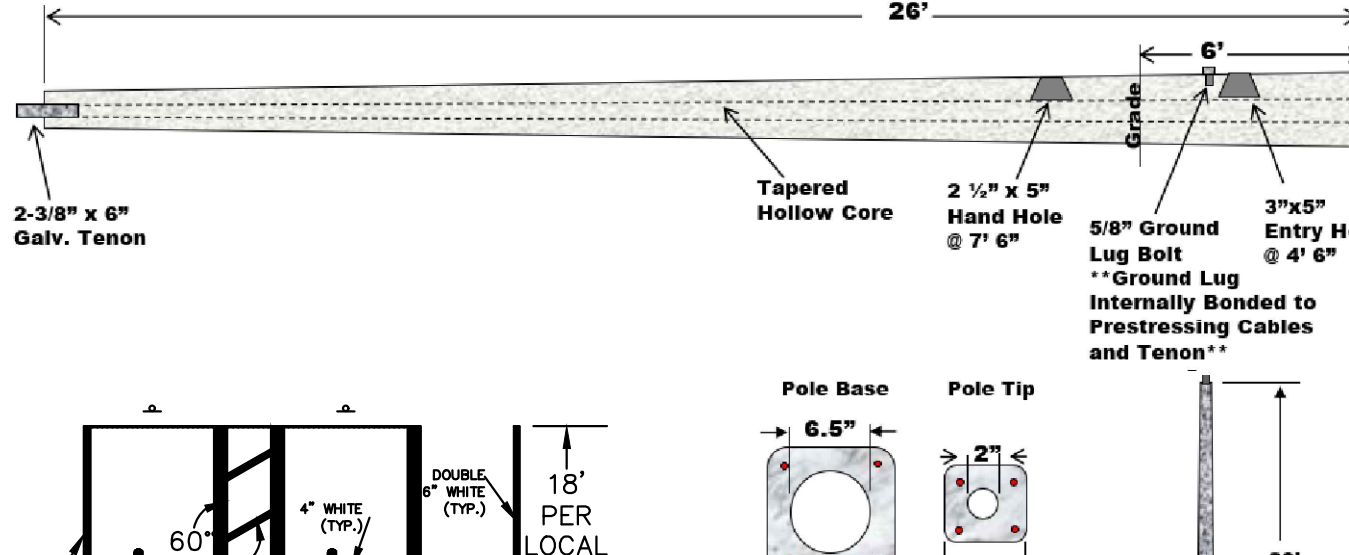
PARCEL	LAND USE	INTENSITY	PM PEAK HOUR TOTAL
VERANDA (STUART HOLDINGS)	SINGLE FAMILY DETACHED MULTIFAMILY HOUSING (MD-RISE)	2,035 - DU	1,584
		300 - DU	66
			TOTAL: 1,650

ENVIRONMENTAL SITE ASSESSMENT

DESCRIPTION	FOUND (Y/N)	AGENCY CONTACT	MANAGEMENT PLAN (Y/N)	RELOCATION PLAN (Y/N)
WETLANDS	NO	N/A	N/A	N/A
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	YES	FWC (850) 488-4675	NO	YES
ENDANGERED SPECIES	NO	N/A	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	N/A	N/A
INVASIVE EXOTIC VEGETATION	NO	N/A	N/A	N/A

UNIT DATA

UNIT BREAKDOWN:	# OF UNITS	PROVIDED SF	MIN. SF PER PUD
ONE-BEDROOM	156	750 SF	700 SF
TWO-BEDROOM	123	990 SF	800 SF
THREE-BEDROOM	21	1,396 SF	900 SF
TOTAL	300 UNITS		



ACCESSIBLE PARKING-STRIPING DETAIL

2% MAXIMUM SLOPE ANY DIRECTION IN THIS AREA

(3) 6" CHEVRONS EQUALLY SPACED PER AISLE

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PSLUSD PROJECT # **11-824-12**
 CITY OF PORT ST. LUCIE PROJECT # **P20 - 173**

SHEET NUMBER **C-100**

SITE PLAN

VOLARIS PORT ST LUCIE
 PREPARED FOR
WAYPOINTE RESIDENTIAL

PORT ST LUCIE, FLORIDA