

LEGAL DESCRIPTION

DESCRIPTION: VERANO SOUTH - P.U.D. 1 - POD G - PLAT 1 MODEL ROW

LOTS 1 THROUGH 4, INCLUSIVE, VERANO SOUTH - P.U.D. 1 - POD G - PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 4, VERANO SOUTH - P.U.D. 1 - POD G - PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA; THENCE S.04°00'00"E., ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N.86°00'00"W., ALONG THE SOUTH LINE OF LOTS 1 THROUGH 4 AND THE NORTH LINE OF TRACT "CA-1", ALL OF SAID PLAT, A DISTANCE OF 232.39 FEET TO THE SOUTHWEST CORNER OF LOT 1; THENCE N.04°00'00"E., ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF LORENZO WAY, AS SHOWN ON SAID PLAT, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.86°00'00"E., ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 4 AND THE SOUTH RIGHT-OF-WAY LINE OF MACELLI WAY, AS SHOWN ON SAID PLAT, A DISTANCE OF 207.39 FEET TO POINT OF BEGINNING.

CONTAINING: 27,753 SQUARE FEET OR 0.637 ACRES, MORE OR LESS.

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

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).

NOTE:
THE MINIMUM BUILDING SIDE SETBACK IS 5' PER THE VERANO PUD 1 DOCUMENT.

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.

TRAFFIC STATEMENT

THE PROPOSED MODEL ROW WITHIN THE VERANO DRI DOES NOT WARRANT ANY CHANGES TO THE PREVIOUSLY APPROVED TRANSPORTATION RELATED DEVELOPMENT ORDER CONDITIONS.

PROJECT TEAM

OWNER:
DK CENTRAL PARK LLC
105 NE 1ST STREET
DELRAY BEACH, FL 33444
561.682.9500

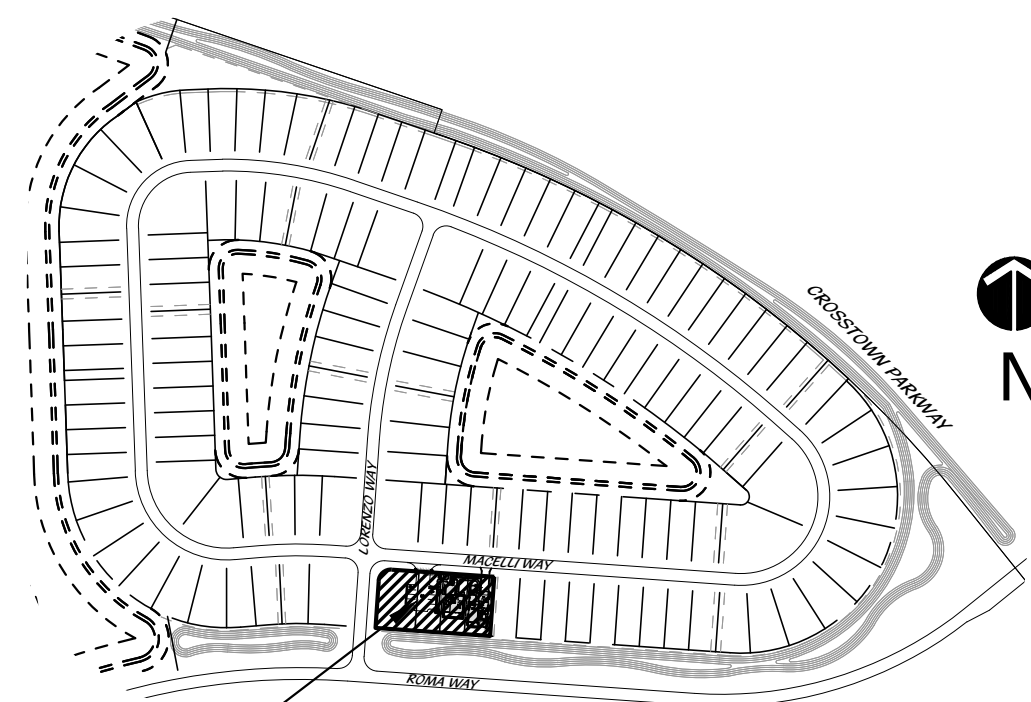
ENGINEER:
THOMAS ENGINEERING
125 W. INDIANTOWN ROAD, SUITE 206
JUPITER, FL 33458
561.203.7503

APPLICANT/CLIENT:
TAYLOR MORRISON, INC.
551 N CATTLEMEN RD #200
SARASOTA, FL 34232
941-371-3008

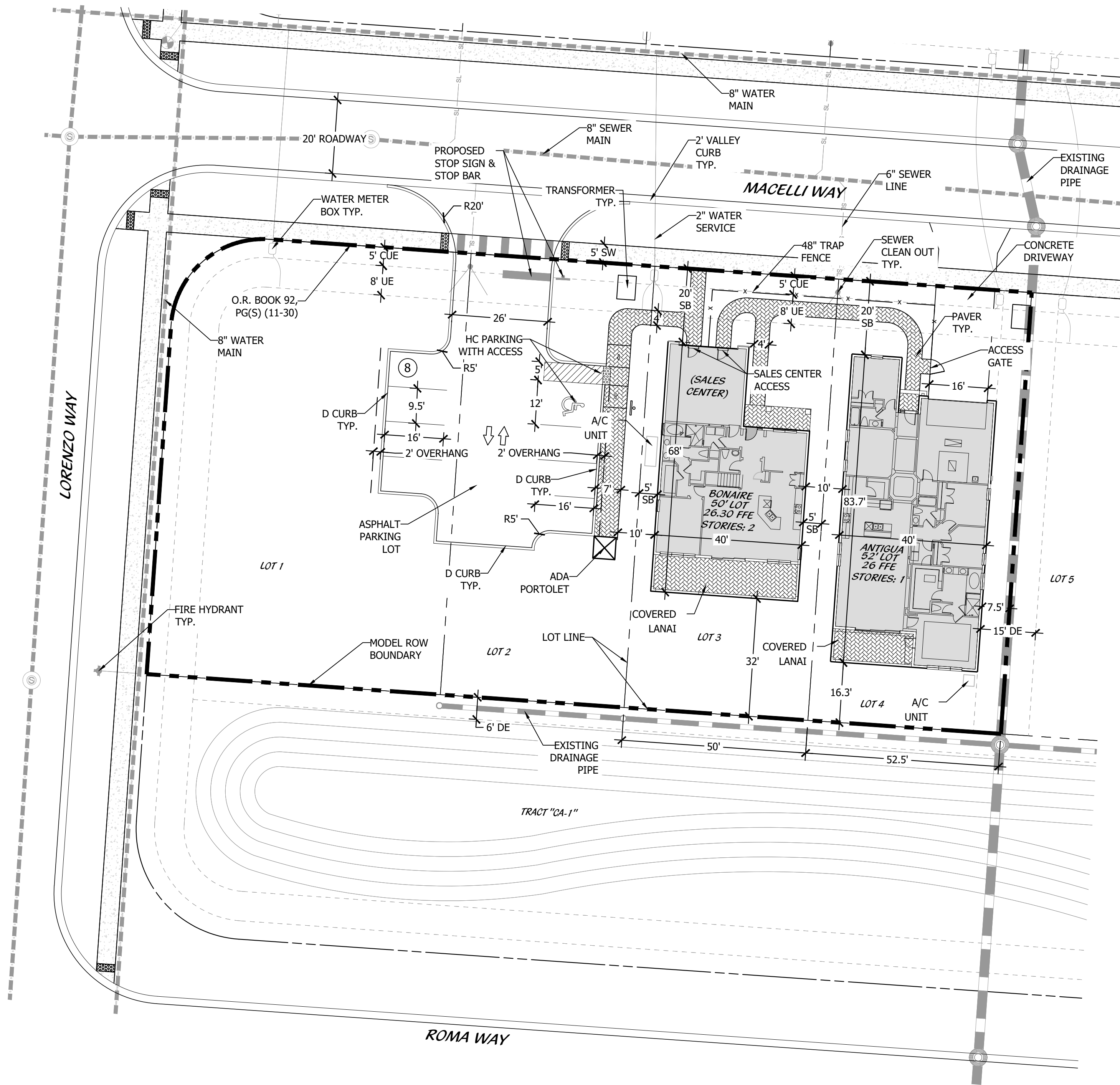
SURVEYOR:
GEOPOINT SURVEYING, INC.
4152 W BLUE HERON BLVD STE 105
RIVIERA BEACH, FL 33404
561.444.2720

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

LOCATION MAP



SITE LOCATION



SITE DATA

EXISTING ZONING: PUD
EXISTING LAND USE: RGC

	SF	AC
TOTAL SITE AREA	27,753	0.64

PARCEL ID NUMBERS

LOT 1: 3332-700-0033-000-8
LOT 2: 3332-700-0034-000-5
LOT 3: 3332-700-0035-000-2
LOT 4: 3332-700-0036-000-9

BUILDING CALCULATIONS

MODELS	AC SF	TOTAL SF
LOT 3 - BONAIRE (2 STORY: 20')	2,600	3,585
LOT 4 - ANTIGUA (1-STORY: 9'-4")	2,399	3,168
SALES CENTER		
LOT 3 - BONAIRE	477	477

BUILDING SETBACKS

MODELS	REQUIRED	PROVIDED
BONAIRE		
FRONT	20'	20'
LEFT SIDE	5'	5'
RIGHT SIDE	5'	5'
REAR	10'	32'
ANTIGUA		
FRONT	20'	20'
LEFT SIDE	5'	5'
RIGHT SIDE	5'	7.5'
REAR	10'	16.3'

PERVIOUS/IMPERVIOUS CALCULATIONS

PERVIOUS	ACRES	PERCENT	SF
OPEN SPACE (ESTIMATED)	0.41	63.58%	17,644.3
SUB-TOTAL	0.41	63.58%	17,644.3

IMPERVIOUS

SIDEWALKS & DRIVEWAYS & PATIO & VJA	PERCENT	SF
BUILDING COVERAGE	18.21%	5,606.0
SUB-TOTAL	36.42%	10,661.7

TOTAL	PERCENT	SF
0.64	100%	

PARKING CALCULATIONS

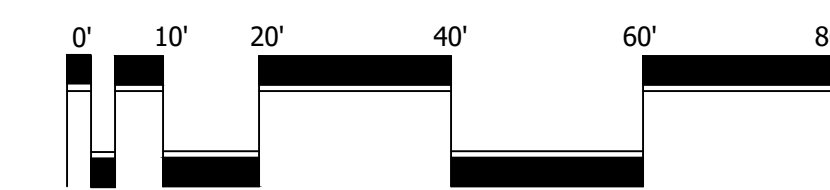
SALES CENTER	SF	AC
LOT 3 - BONAIRE	447	0.01
REQUIRED	3	8
SALES OFFICE (1:200 REQUIRED)		*+1 HC (INCLUDED IN TOTAL)

LEGEND

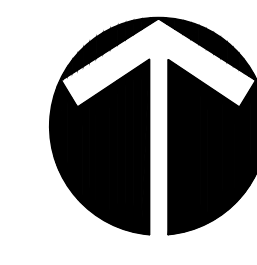
HC HANDICAP (PROPOSED) HC SIGN (PROPOSED)
SB SETBACK (PROPOSED) STOP SIGN (PROPOSED)
SW SIDEWALK (PROPOSED)
TYP TYPICAL (PROPOSED)
UE UTILITY EASEMENT (EXISTING)
CUE CITY UTILITY EASEMENT (EXISTING)
DE DRAINAGE EASEMENT (EXISTING)

PSL PROJ # P21-219
PSLUSD PROJ# 11-652-36-1
**POD G PLAT 1
MODEL ROW
SITE PLAN**

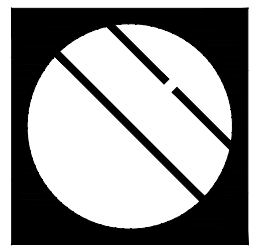
APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES NO
DATE: 12/13/21



Scale: 1" = 20'



North



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

**VERANO POD G PLAT 1 MODEL ROW
TAYLOR MORRISON HOMES**
Port St. Lucie, Florida

DESIGNED: CTB
DRAWN: CTB
APPROVED: DTS
JOB NUMBER: 21-0803
DATE: 11-05-21
REVISIONS:

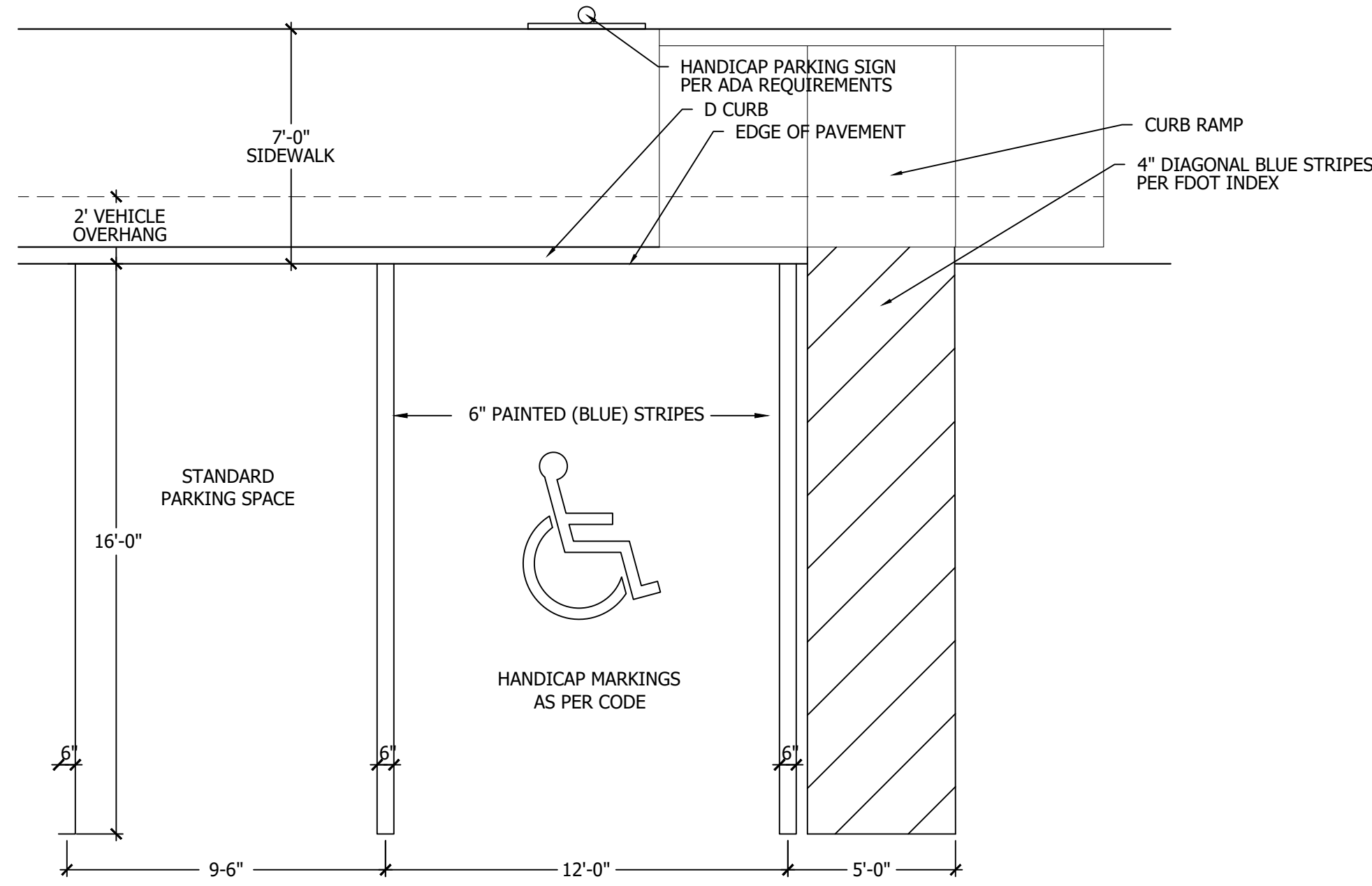
November 05, 2021
Drawing: 21-0803_SP_08-26-21.DWG

SHEET 1 OF 2

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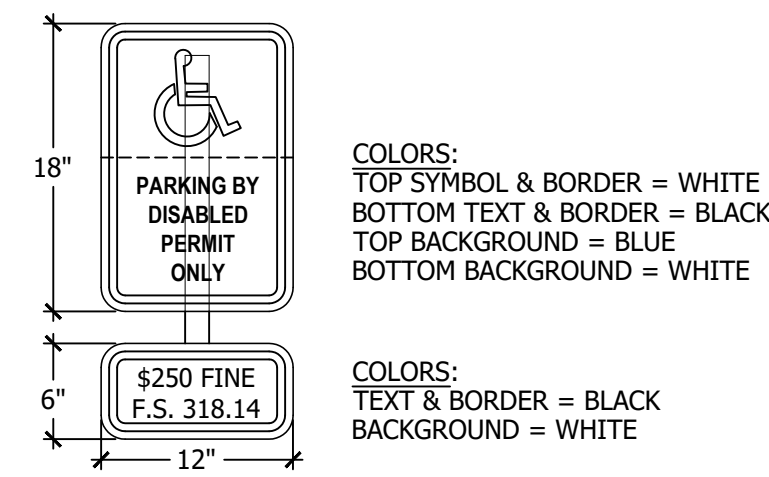
STANDARD AND HANDICAP PARKING DETAIL

NTS



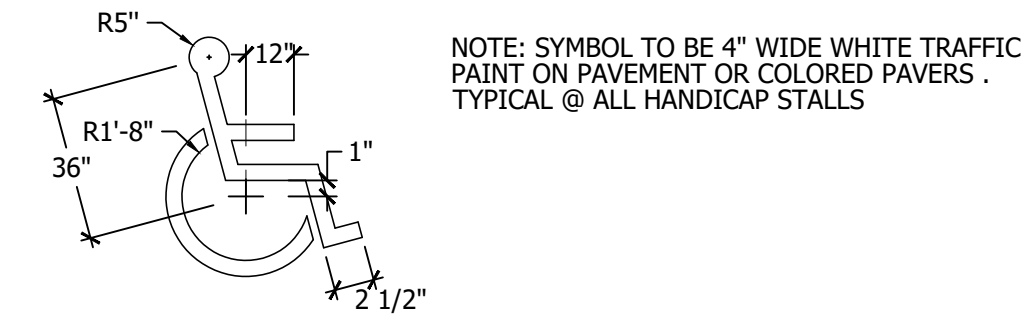
HANDICAP SIGN DETAIL

NTS



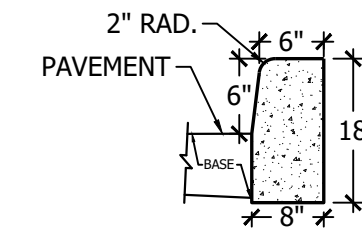
HANDICAP SYMBOL DETAIL

NTS



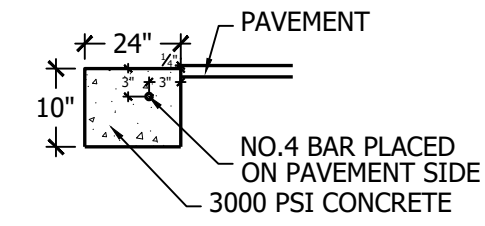
D CURB DETAIL

NTS



HEADER CURB DETAIL

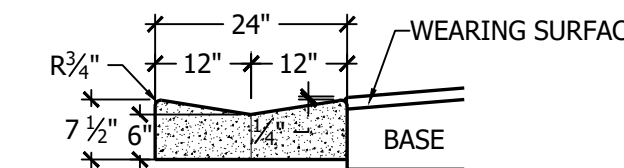
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NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

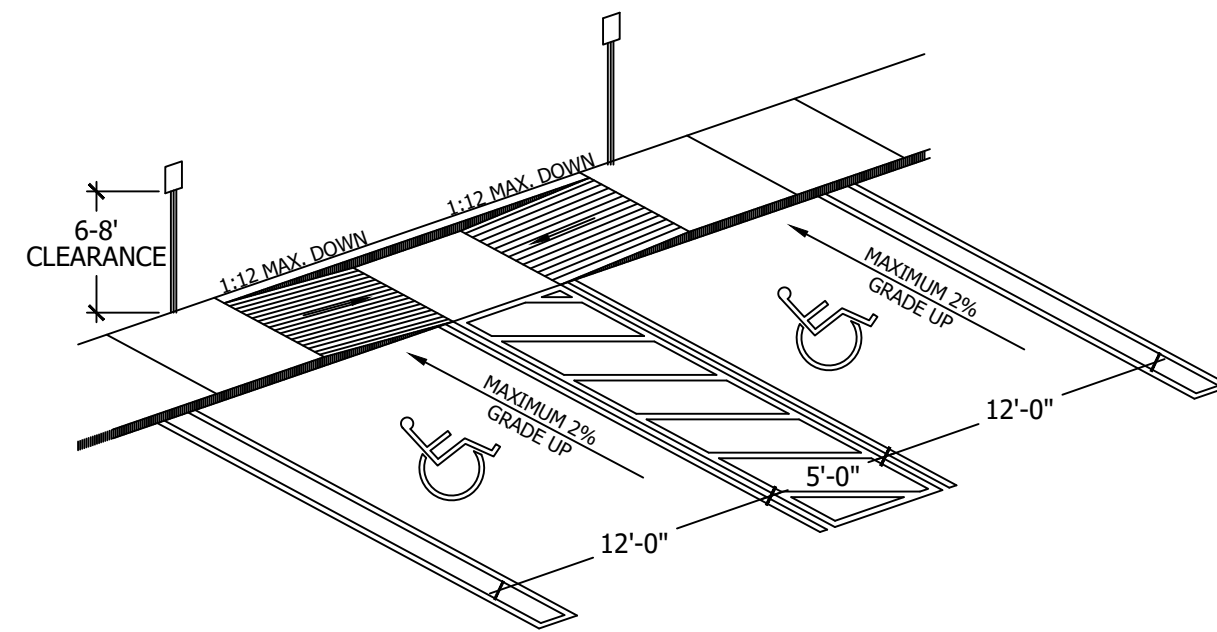
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NOTE: SAWCUTS REQUIRED AT 10' CENTERS

HANDICAP RAMP DETAIL

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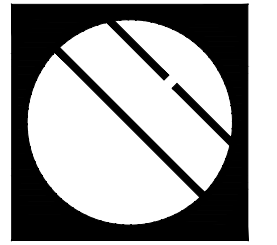
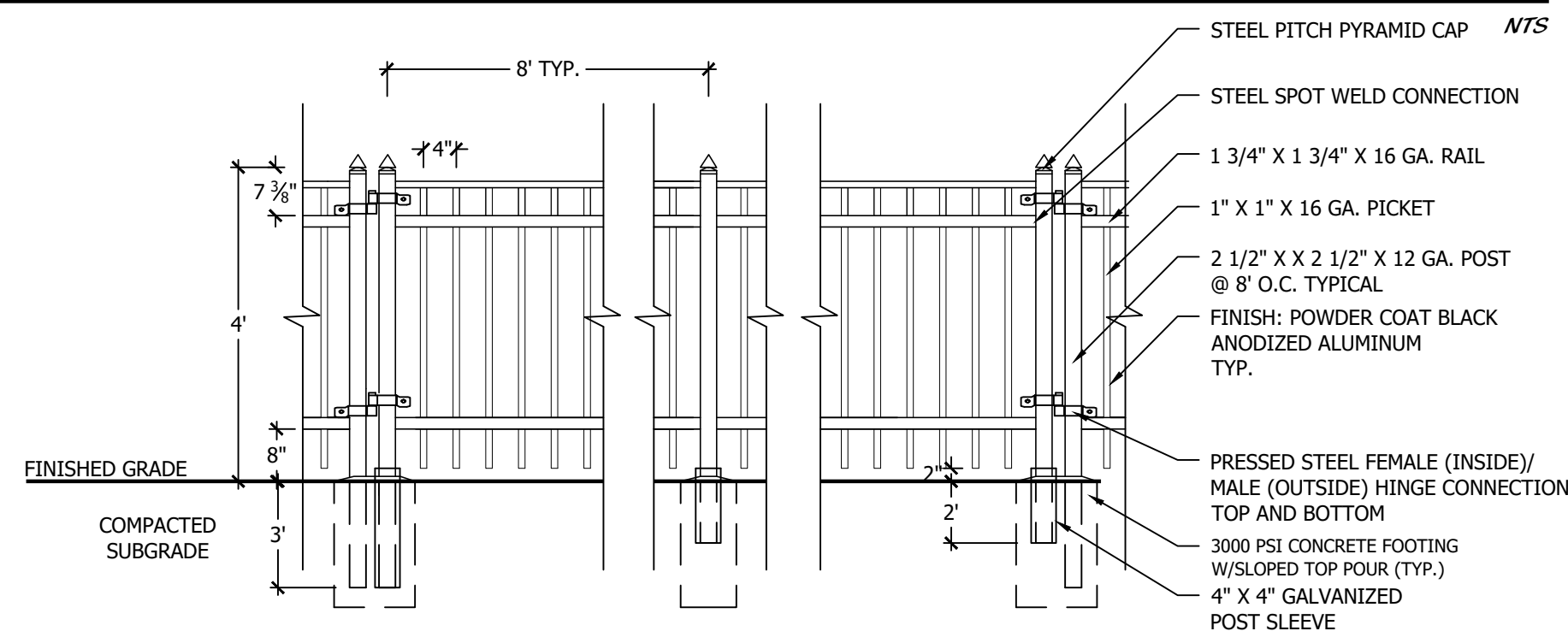


NOTE: IN THIS APPLICATION RAMP CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HGR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMP SEP. TO ENDS OF HC SPACES

DECORATIVE TRAP FENCE DETAIL

NTS



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SHEET 2 OF 2

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