

VERANO SOUTH POD G MULTIFAMILY

Table with 3 columns: Future Land Use Designation, Zoning Designation, and Site Plan. Includes metrics for Total Site Area, MF Site Proposed Uses, Residential Building Data, and Density of the Site.

VERANO SOUTH POD G MULTIFAMILY

Table with 3 columns: Land Use Allocation, Pervious Area, Impervious Area, and MF Site Parking Calculation. Includes metrics for Acres, Square Feet, and Percentages.

VERANO SOUTH POD G MULTIFAMILY UNIT MIX

Table with 5 columns: Unit Designation, Area, Type 1, Type 1A, Type 1B, Type 2, Type 3, Type 4, Type 5, Type 6, Type 7, Type 8, Type 9, Type 10, Type 11, Type 12, Type 13, Type 14, Type 15, Type 16, Type 17, Type 18, Type 19, Type 20. Includes metrics for # of Units.

*PARKING VARIANCE APPROVED PER PLANNING & ZONING BOARD ORDER NO. 21-

NOTE: GARAGES SHALL BE USED TO PROVIDE PARKING FOR ONE VEHICLE PER BAY AND MAY NOT BE USED FOR STORAGE ONLY.

Table with 3 columns: City Code, Use, Required, Provided. Includes metrics for TH - 42 UNITS @ 2 EXTERIOR, APTS. - 1 BDRM (52 UNITS @ 1.5), APTS. - 2 & 3 BDRM (224 UNITS @ 2), etc.

DRAINAGE STATEMENT

THE PROPOSED PROJECT IS A PORTION OF THE OVERALL VERANO DR. SPECIFICALLY PART OF THE APPROVED POD G DEVELOPMENT. THE PROPOSED PHASE IS JUST NORTH OF THE INTERSECTION OF CROSSTOWN PARKWAY AND SW FAIRGREEN ROAD.

ENVIRONMENTAL STATEMENT

Table with 5 columns: Description, Found (Yes/No), Agency Contact Information, Management Plan (Yes/No), Relocation Plan (Yes/No). Includes rows for Wetlands, Rare Habitat, Threatened Species, etc.

TRAFFIC STATEMENT

THIS TRAFFIC STATEMENT WAS PREPARED FOR THE POD G, KOLTER URBAN SITE PLAN. POD G PROPOSES 318 MULTI-FAMILY (LOW-RISE) DWELLING UNITS. POD G INCLUDES UP TO 3,019 HOMES AND IS APPROVED AS PART OF THE VERANO DR DEVELOPMENT ORDER.

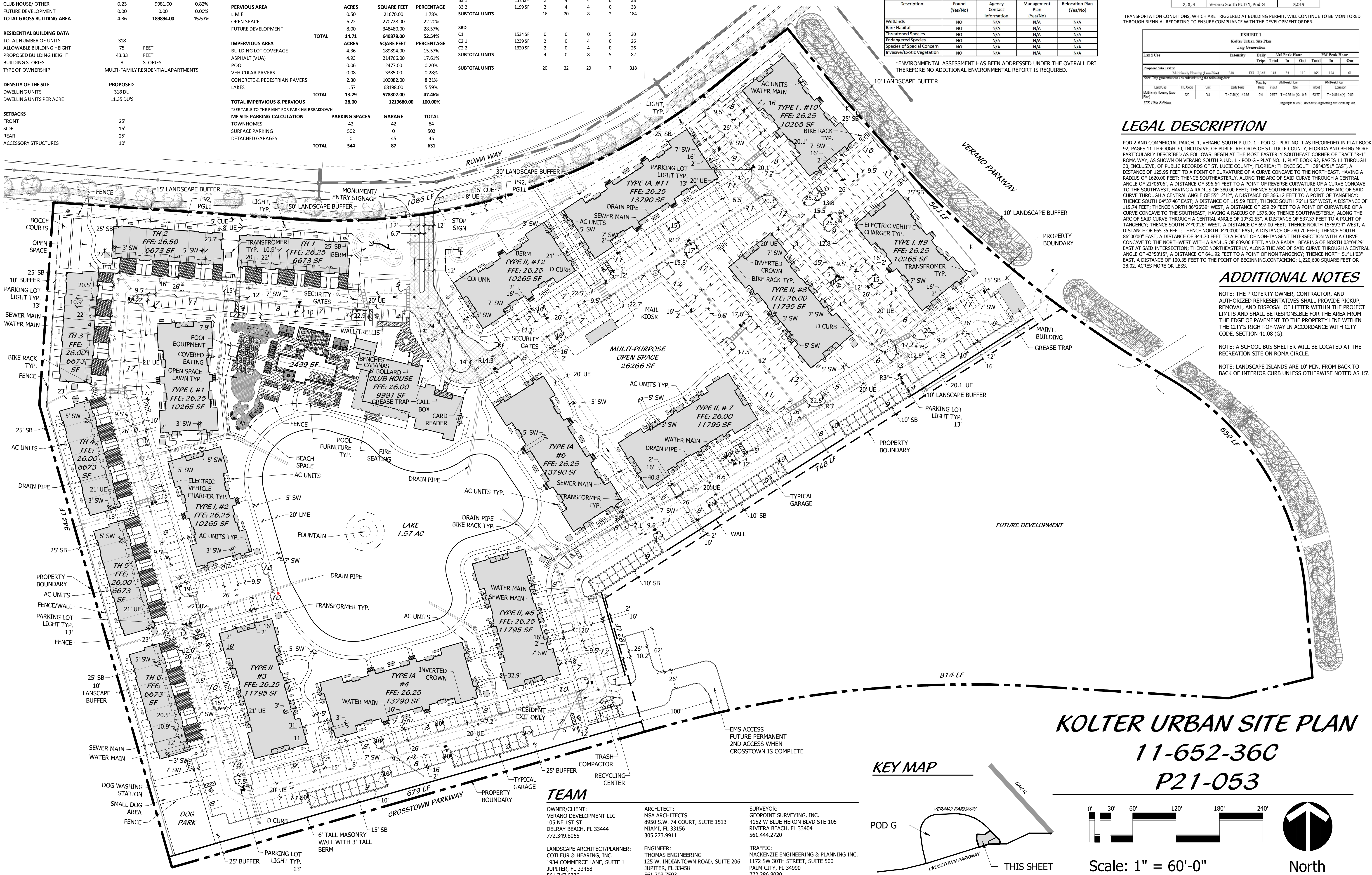
Table with 3 columns: Verano Phase, Development Area, Dwelling Units. Includes a sub-table for Trip Generation with columns for Trip Type, AM Peak Hour, PM Peak Hour, etc.

LEGAL DESCRIPTION

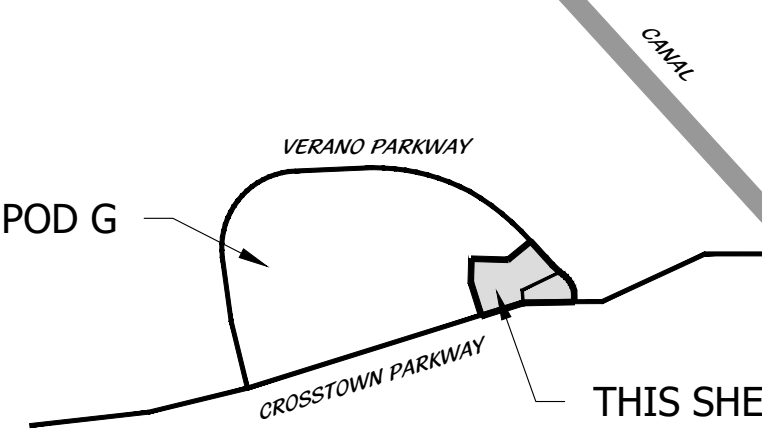
POD 2 AND COMMERCIAL PARCEL 1, VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA...

ADDITIONAL NOTES

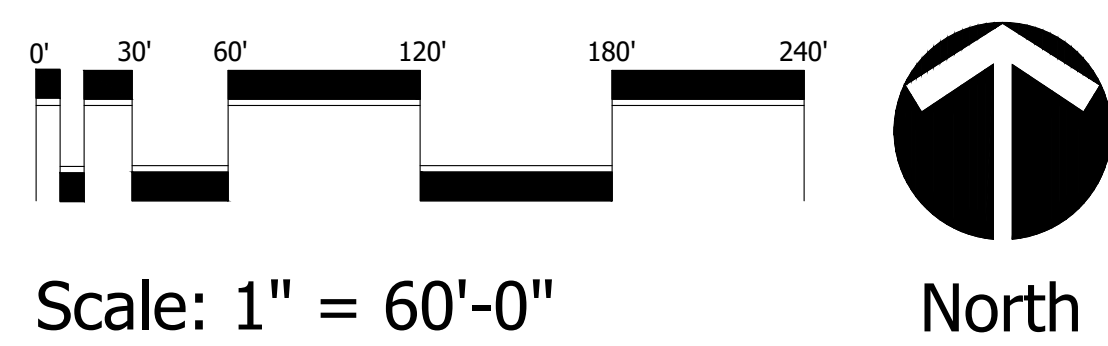
NOTE: THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY...



KEY MAP



KOLTER URBAN SITE PLAN 11-652-36C P21-053



TEAM OWNER/CLIENT: VERANO DEVELOPMENT LLC ARCHITECT: MSA ARCHITECTS SURVEYOR: GEOPPOINT SURVEYING, INC. LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. ENGINEER: THOMAS ENGINEERING TRAFFIC: MACKENZIE ENGINEERING & PLANNING INC.

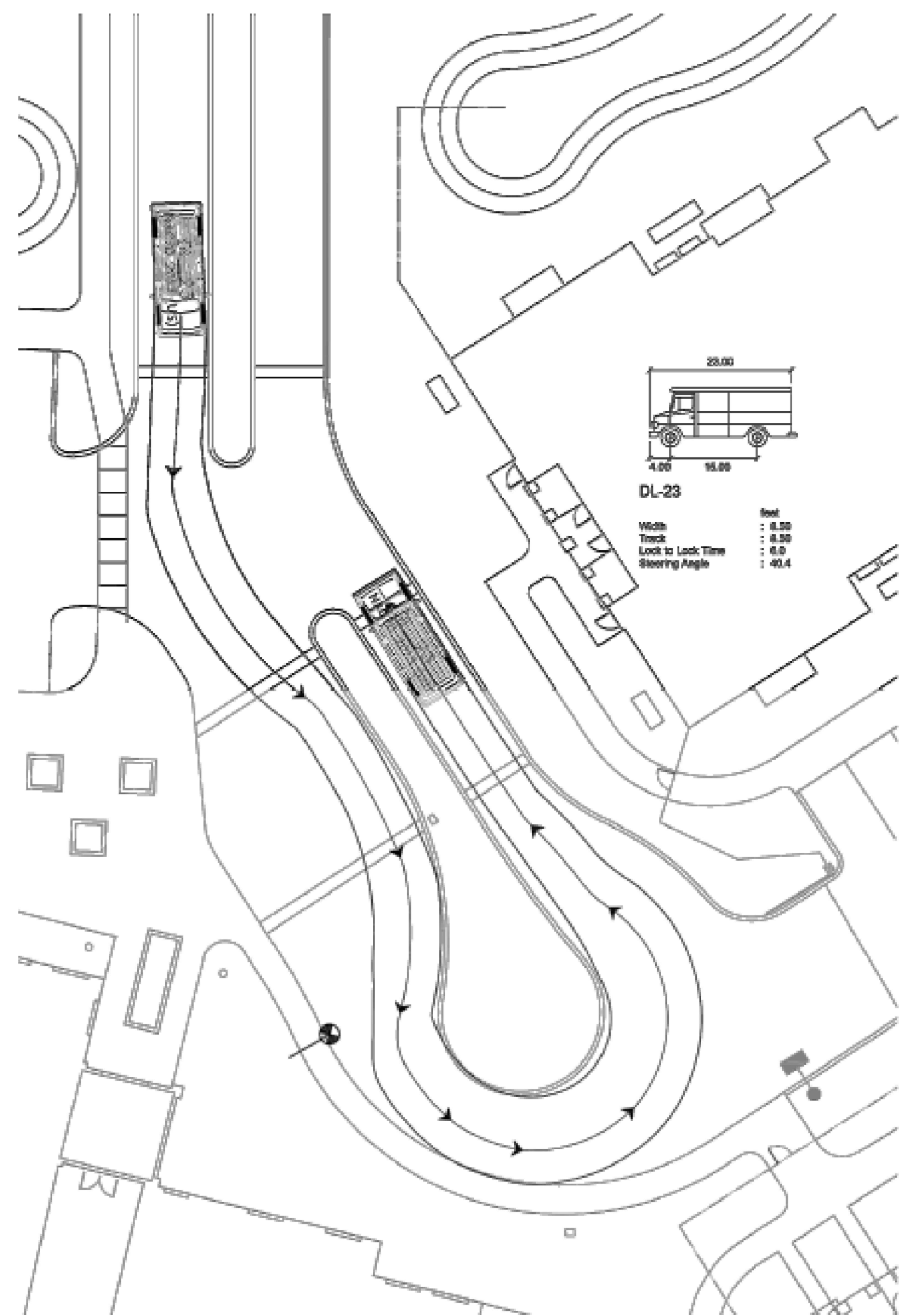
Cotleur & Hearing logo and contact information: 1934 Commerce Lane Suite 1 Jupiter, Florida 33458 561.747.6336 Fax 747.1377 www.cotleurhearing.com Lic# LC-C000239

VERANO SOUTH POD G Kolter Homes Port St. Lucie, Florida

Table with 2 columns: Action and Date. Includes rows for DESIGNED, DRAWN, APPROVED, JOB NUMBER, DATE, REVISIONS.

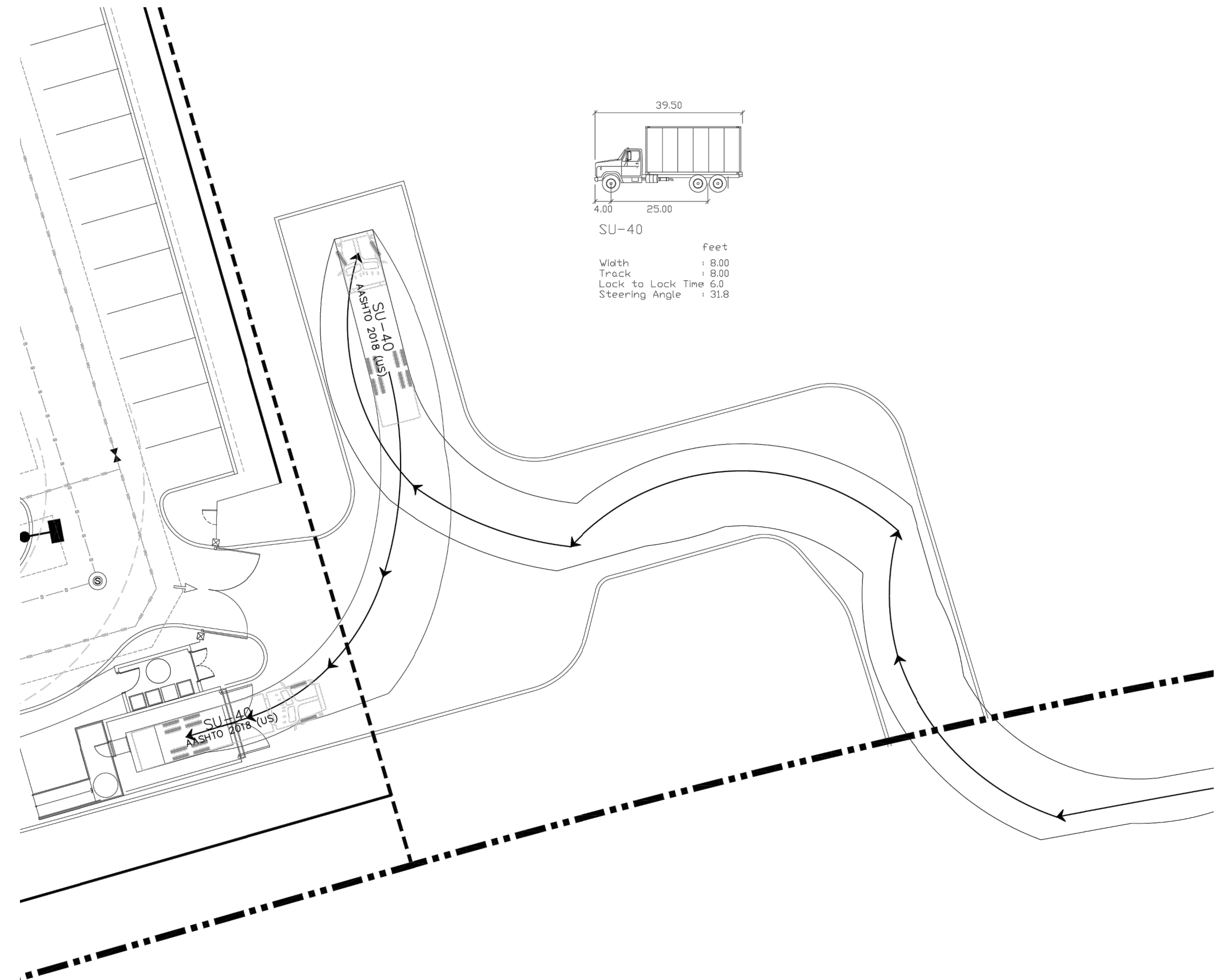
AUTOTURN EXHIBIT - ROMA WAY ENTRANCE

NTS



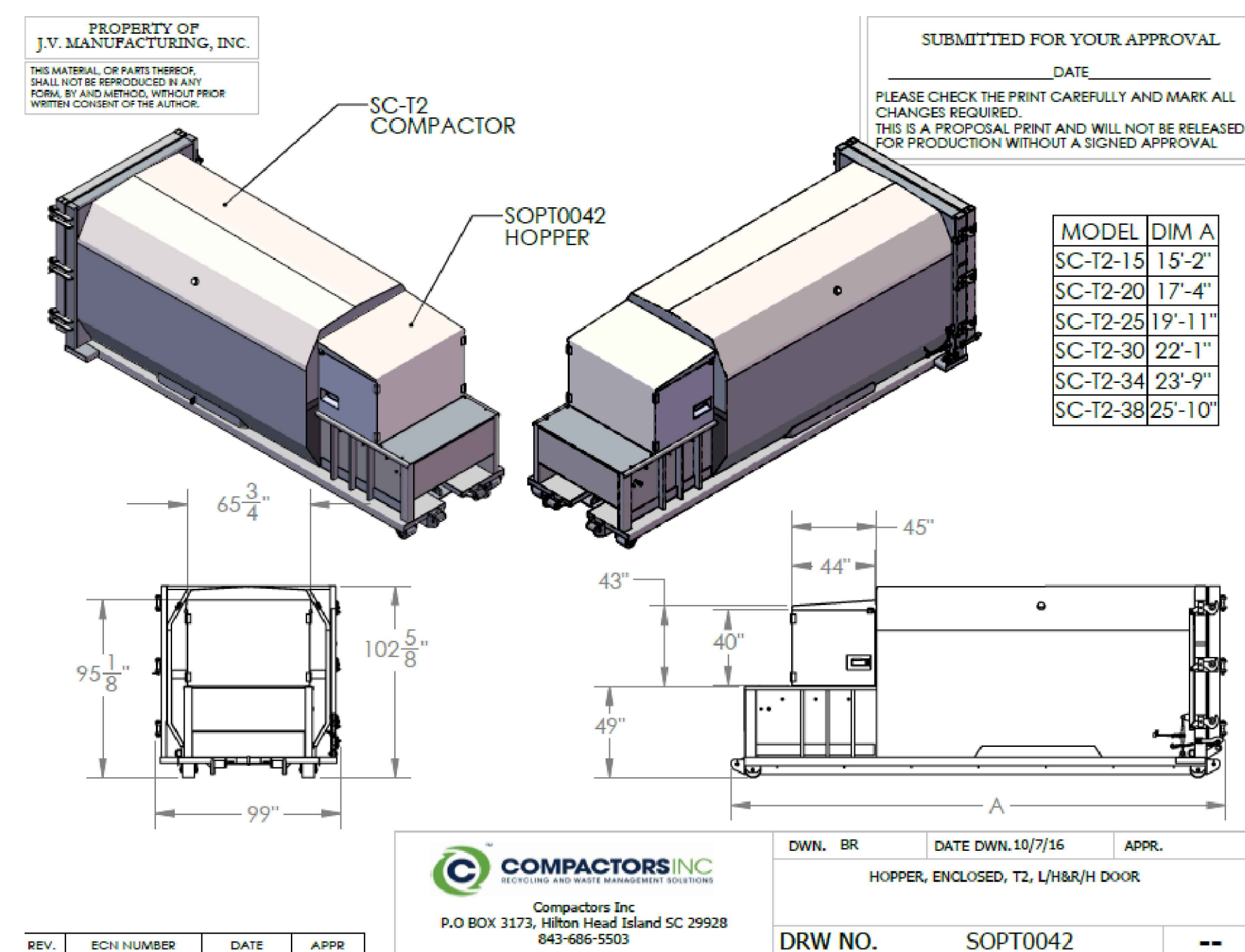
AUTOTURN EXHIBIT - CROSTOWN ENTRANCE & TRASH COMPACTOR

NTS



TRASH COMPACTOR DETAIL

NTS

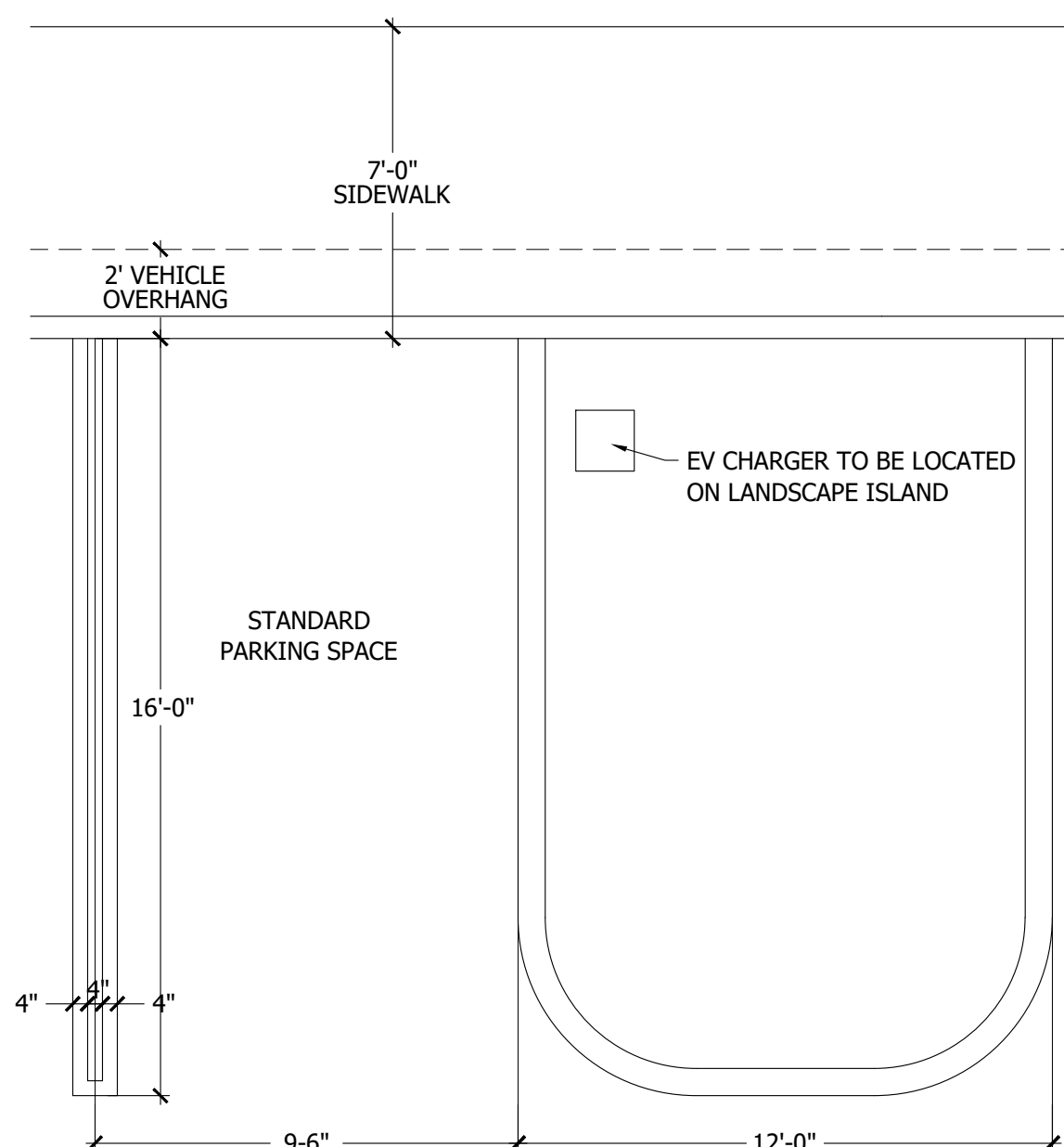


ELECTRIC VEHICLE STATION DETAIL

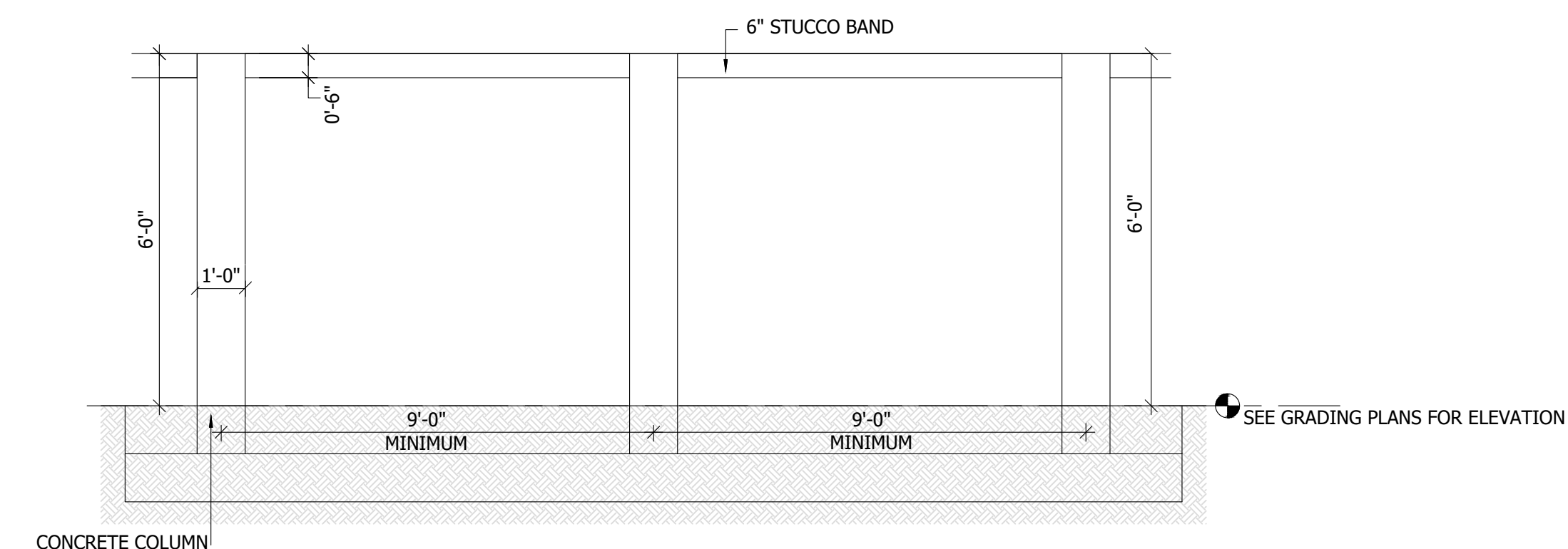
NTS

NOTE: THIS DETAIL IS TO INDICATE THAT CONDUIT PROVISIONS ARE BEING MADE FOR THE FUTURE INSTALLATION OF STANDARD ZEPHET SERIES CHARGERS OR PRODUCT WITH SIMILAR SPECIFICATIONS.

DIMENSIONS RANGE
 SINGLE PORT PEDESTAL: 1-2' d X 3-5' h X 1-2' w
 DUAL PORT PEDESTAL: 1-2' d X 3-5' h X 1.5-3' w
 CHARGER CABLE LENGTH: 20' - 30'

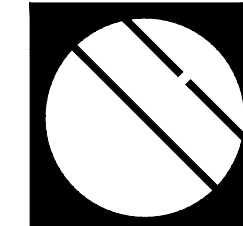


TYPICAL WALL DETAIL



*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING.

KOLTER URBAN SITE DETAILS
 11-652-36C
 P21-053



Cotleur & Hearing

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 Land Planners
 Environmental Consultants
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VERANO SOUTH POD G
 Kolter Homes
 Port St. Lucie, Florida

DESIGNED DTS/ACE
 DRAWN ACE
 APPROVED DTS
 JOB NUMBER 20-0815
 DATE 03-10-21
 REVISIONS 05-12-21
 06-02-21
 06-25-21

October 01, 2020 2:51:02 p.m.
 Drawing: 18-1003_PLAT 1_09-29-20.DWG

SHEET 3 OF 3
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