

LEGAL DESCRIPTION

ALL OF POD 3, BEING A PORTION OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 04, TOWNSHIP 37 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

CONTAINING: 685,292.124 SQUARE FEET OR 15.732 ACRES MORE OR LESS.

TRAFFIC STATEMENT

THIS TRAFFIC STATEMENT WAS PREPARED FOR THE POD G1, CASITA SITE PLAN. POD G1 PROPOSES 158 SINGLE FAMILY DWELLING UNITS. THE DWELLING UNITS ARE DETACHED 2-BEDROOM AND 3-BEDROOM HOMES AND ATTACHED 1-BEDROOM HOMES. POD G INCLUDES UP TO 3,019 HOMES AND IS APPROVED AS PART OF THE VERANO DRI DEVELOPMENT ORDER. THE TRAFFIC IMPACTS OF THIS DEVELOPMENT WERE FULLY ANALYZED IN THE APPLICATION FOR DEVELOPMENT APPROVAL (ADA) FOR THE DRI. THE RESULTS OF THAT ANALYSIS WERE USED AS THE BASIS FOR THE TRAFFIC CONDITIONS INCLUDED IN THE FINAL DEVELOPMENT ORDER FOR VERANO.

CASITA IS PROJECTED TO GENERATE 1,584 DAILY, 117 AM (29 IN / 88 OUT) PEAK HOUR AND 158 PM (100 IN / 58 OUT) PEAK HOUR TRIPS.

DRAINAGE STATEMENT

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

THE PROJECT IS UNDER AN EXISTING SFWMD APPLICATION #201016-4498. BASIN ASSUMPTIONS WILL FOLLOW THE CRITERIA SET IN THE PERMIT. THE PROPOSED DRAINAGE SYSTEM THROUGHOUT THE PROPOSED PUD'S WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. THE NEIGHBORHOODS WILL ALSO PROVIDE FOR THE REQUIRED LAKE INTERCONNECT PIPES WHICH WILL BE CONSISTENT WITH THE SFWMD PERMIT. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

THE PROPOSED PHASE HAS BEEN DESIGNED TO COMPLY WITH SFWMD AND CITY OF PORT ST. LUCIE REQUIREMENTS.

ENVIRONMENTAL STATEMENT

ENVIRONMENTAL ASSESSMENT HAS BEEN ADDRESSED UNDER THE OVERALL DRI THEREFORE NO ADDITIONAL ENVIRONMENTAL REPORT IS REQUIRED.

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	NO	N/A	N/A	N/A
Rare Habitat	NO	N/A	N/A	N/A
Threatened Species	NO	N/A	N/A	N/A
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

NOTES

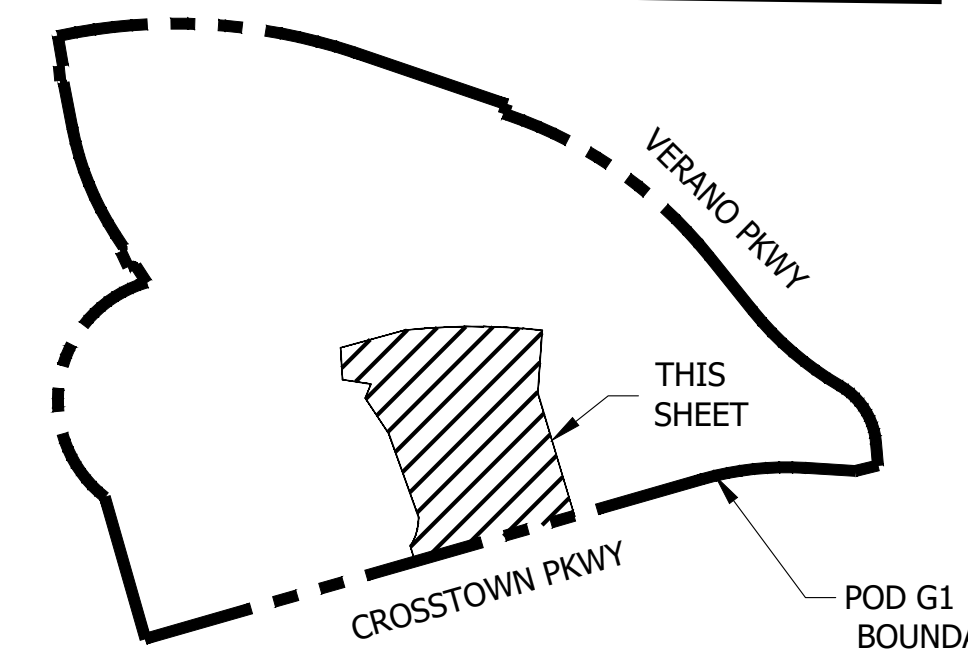
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY CODE, SECTION 41.08 (G).

LANDSCAPE ISLANDS ARE 10' MIN. FROM BACK TO BACK OD INTERIOR CURB UNLESS OTHERWISE NOTED AS 15'.

LEGEND

- HC HANDICAP
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- FH FIRE HYDRANT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- HC SIGN
- STOP SIGN
- PEDESTRIAN CROSSING
- PARKING LIGHT
- PEDESTRIAN LIGHT

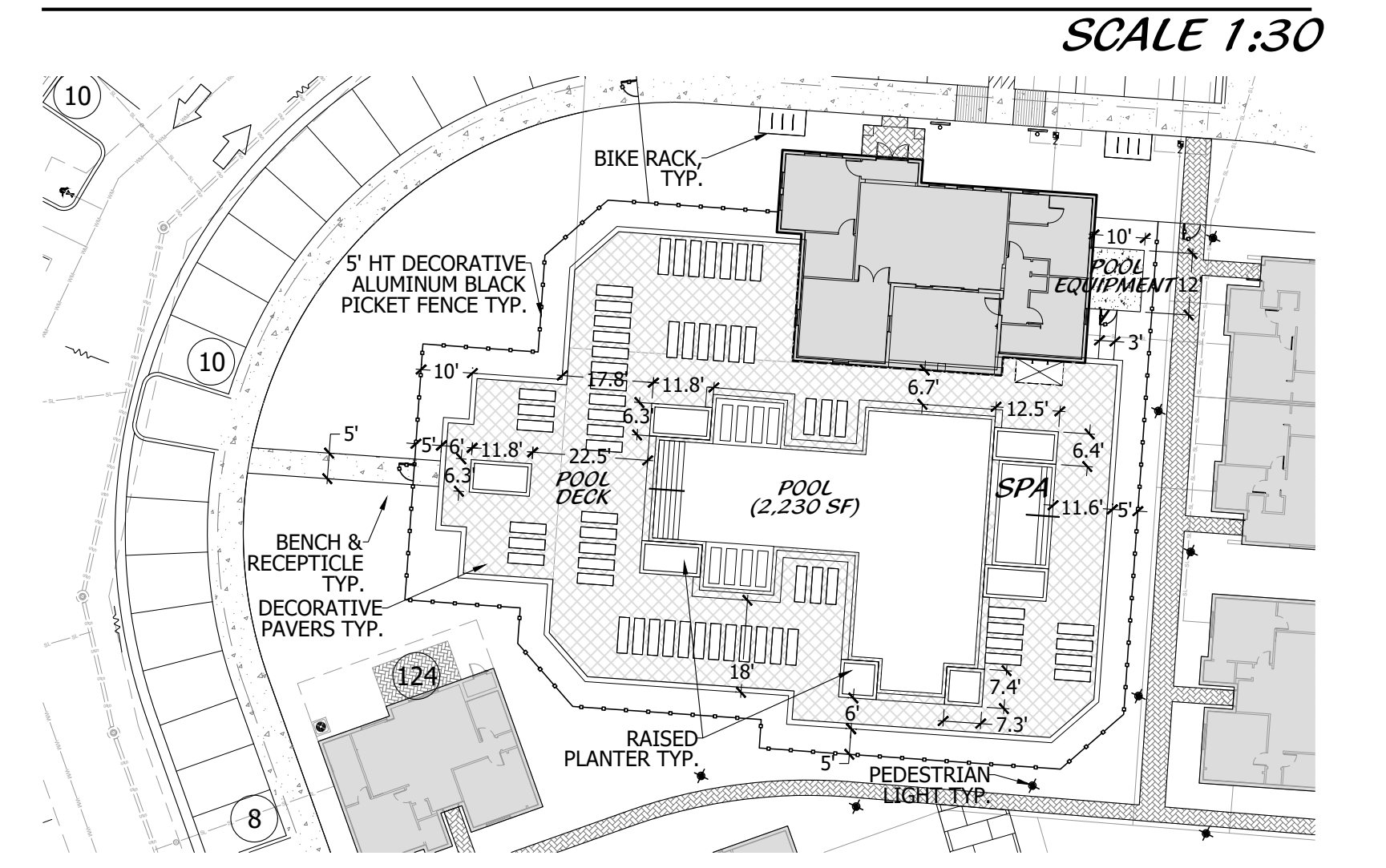
KEY MAP



PROJECT TEAM

- OWNER:**
DK Central Park LLC
105 151ST ST
Delray Beach, FL 33444
(561) 682-9500
- LANDSCAPE ARCHITECT/PLANNER:**
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450
- ENGINEER:**
THOMAS ENGINEERING
125 W. INDIANTOWN ROAD, SUITE 206
JUPITER, FL 33458
561.203.7503
- ARCHITECT:**
PASCUAL, PEREZ, KILIDJIAN & ASSOCIATES
1330 NW 84TH AVE,
DORAL, FL 33126
305.592.1363
- APPLICANT/CLIENT:**
STELLAR COMMUNITIES
2860 WEST STATE ROAD 84, SUITE 118
FT LAUDERDALE, FL 33312
954.671.1400
- SURVEYOR:**
GEOPOINT SURVEYING, INC.
4152 W BLUE HERON BLVD STE 105
RIVIERA BEACH, FL 33404
561.444.2720
- TRAFFIC:**
MACKENZIE ENGINEERING & PLANNING INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
772.286.8030

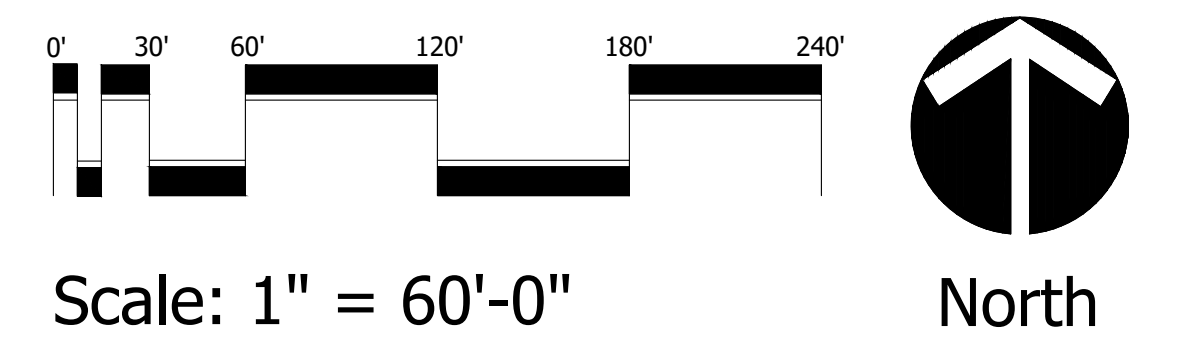
POOL ENLARGEMENT



SITE DATA

EXISTING ZONING:	PUD	MAJOR SITE PLAN	ACRES
EXISTING LAND USE:	RGC		
SITE PLAN:			
TOTAL SITE AREA	685,292.12		15.73
REQUIRED			PROVIDED
MAXIMUM BUILDING HEIGHT	75'-0"		16'-6"
1-BEDROOM UNITS (2 PER BUILDING): 46	2.92 UPA		
2-BEDROOM UNITS: 87	5.53 UPA		
3-BEDROOM UNITS: 25	1.58 UPA		
TOTAL UNITS: 158	TOTAL: 10.03 UPA		
BUILDING COVERAGE			
AMENITY CENTER (2,000 SF) (1 story 15'-4")	2,000		0.05
1-BEDROOM UNITS (23, 2 UNITS EACH) (1,400 SF) (1 story 15'-4")	35,075		0.81
2-BEDROOM UNITS (87) (1,395 SF) (1 story 15'-4")	88,218		2.03
3-BEDROOM UNITS (25) (1,385 SF) (1 story 15'-4")	31,050		0.71
GARAGE BUILDINGS TYPE 1 (2) (1,414 SF) (1 story 15'-4")	2,828		0.06
GARAGE BUILDINGS TYPE 2 (4) (1,200 SF) (1 story 14'-10")	4,800		0.11
MAINTENANCE BUILDING (725 SF) (1 story 15'-4")	725		0.02
SUB-TOTAL	164,696		3.78
TOTAL	164,696		3.78
PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS		ACRES	SQUARE FEET
OPEN SPACE	6.22	271,086.51	39.56%
SUB-TOTAL	6.22	271,086.51	39.56%
IMPERVIOUS			
SIDEWALKS, DRIVEWAYS, POOLS, & PATIOS	2.93	127,769.59	18.64%
VEHICULAR USE AREA	1.28	55,787.91	8.14%
BUILDING COVERAGE	3.78	164,696.00	24.03%
ROADWAY	1.51	65,952.11	9.62%
SUB-TOTAL	9.51	414,205.61	60.44%
TOTAL	15.73	685,292.12	100%
PARKING CALCULATIONS		REQUIRED	PROVIDED
AMENITY CENTER (1 PER 200 SF REQUIRED: 2,000/200= 10)	10	10	SPACES
1-BEDROOM UNITS (1.5 PER 1 UNIT REQUIRED: 1.5 X46= 69)	69	69	SPACES
2/3-BEDROOM UNITS (2 PER 1 UNIT REQUIRED: 2 X 112=224)	224	224	SPACES
GUEST SPACES (1 PER 5 UNITS REQUIRED: 158 UNITS /5 = 32)	32	32	SPACES
GARAGE COVER PARKING (30% MAX)		28	SPACES
TOTAL	335	363	
			15 HANDICAP INCLUDED IN TOTAL
SETBACKS		REQUIRED	PROVIDED
FRONT(NORTH)	15'	33'	
REAR(SOUTH)	10'	30'	
SIDE(EAST)	10'	25'	
SIDE (WEST)	10'	10'	

PSL PROJ# P21-107
PSLUSD PROJ# 11-652-36D
POD G1
CASITA SITE PLAN

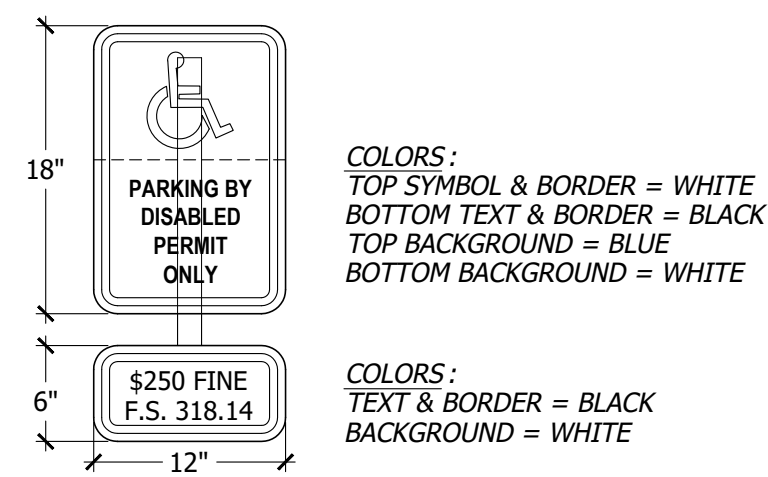


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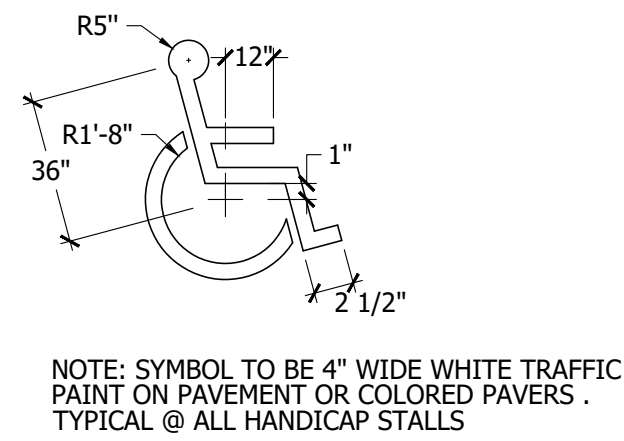
VERANO POD G CASITAS
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0204
DATE	05-05-21
REVISIONS	06-10-21

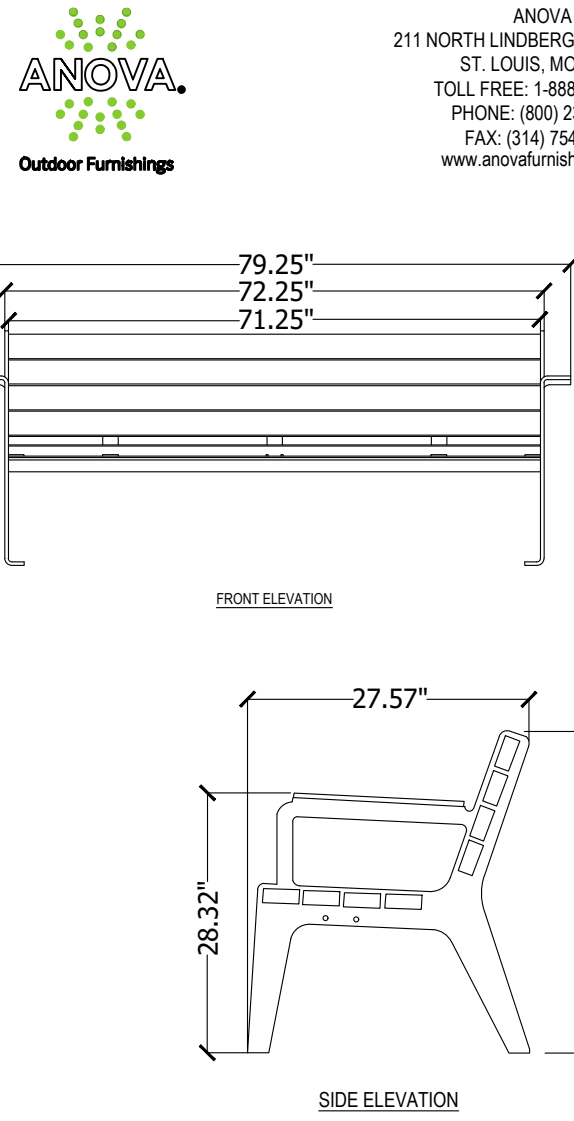
HANDICAP SIGN DETAIL NTS



HANDICAP SYMBOL DETAIL NTS

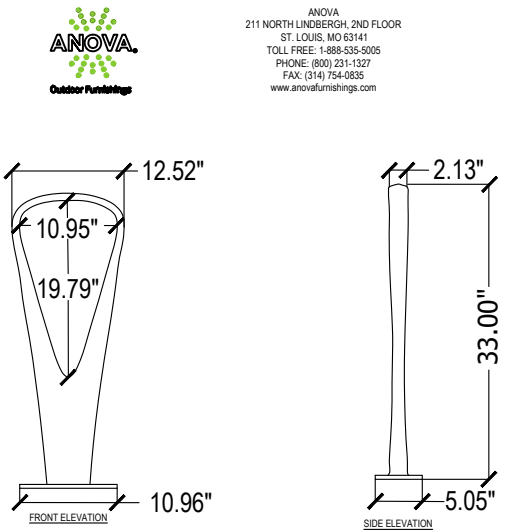


BENCH DETAIL NTS



MADISON COLLECTION
THAMES - MADISON & THERMORY CONTOUR BENCH

BIKE RACK DETAIL NTS



*Surface mounting is required.
Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Fade-resistant, powder coated aluminum features a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 3% in testing by independent sources.
Material: Made of corrosion-resistant cast aluminum that is 100% recyclable.
Capacity: 2-bikes, one on each side.
Unit Weight: 14 lbs.
Assembly: The bike racks ship fully assembled and ready for use. Surface mounting will require some assembly.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship.
7-year warranty against fading.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/INFO AND ENTER REFERENCE NUMBER 21-0204.

PARKING LOT LIGHT DETAIL NTS

AOK LED LIGHT CO., LED AREA/SHOE BOX/STREET LIGHT

LED AREA/SHOE BOX/STREET LIGHT

OPTICAL SYSTEM

- Precision engineered lens made of optical grade Mitsubishi polycarbonate for maximum light intensity.
- Type III, Type IV, Type V light patterns are available, right distribution for right project.
- Designed to provide the right amount of light on any small or medium lot, no matter the shape.
- Delivers improved visual comfort by lower glare and providing a wider smoother and more uniform light output.
- Available in 3000K, 4000K, 5000K, 5700K, 6500K CCT.
- Efficacy 140lm/W and 170lm/W optional, higher lumen output, precision light pattern ensure more energy saved.
- Cutoff classification: Cut-off, no uplight pollution.
- Minimum CRI of 70, 80, and 90 optional.

ELECTRICAL

- Standard universal voltage (100-240/277VAC) input, 50/60Hz, 347/480V option.
- L90 calculated life: 50,000+ hours.
- 0-10V/ PWM/ Timer dimming, 3-Timer Modes, Dim-to-Off with Standby Power < 0.5W.
- Constant current driver, 100-277VAC, 50-60Hz, 347/480V.
- High efficiency driver: up to 93.5% minimum efficiency 87.5%.
- Input Surge Protection: 6kV (Surge, 10kV line-earth).
- PhotoCell, PIR sensor, 20KV SPD available.
- Operating temperature rating of -40°F to 122°F (-40°C to 50°C).

FIXTURE DIMENSIONS

A	B	C	D	E	F
Dimensions of 79W, 115W and 140W models					
56mm/ 2.2"	270mm/ 10.6"	77mm/ 3.0"	165mm/ 6.49"	585mm/ 23"	150mm/ 5.9"
Dimensions of 180W, 200W, 230W and 250W models					
56mm/ 2.2"	350mm/ 13.7"	77mm/ 3"	165mm/ 6.49"	675mm/ 26.7"	150mm/ 5.9"
Dimensions of 300W, 420W models					
75mm/ 3"	360mm/ 14"	77mm/ 3.0"	165mm/ 6.49"	750mm/ 30"	150mm/ 5.9"

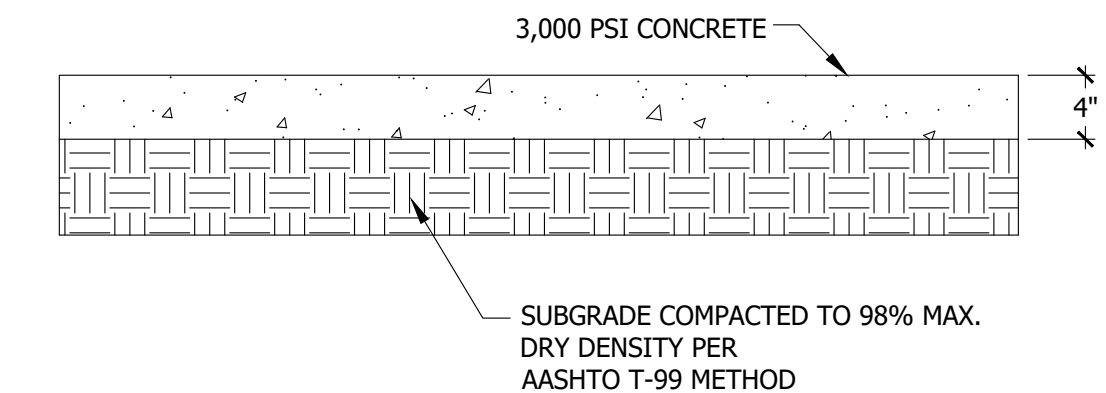
ORDERING INFORMATION

WARRANTY: 3-Year (5-Year available)
 VOLTAGE: 100-277V (120-277V)
 LED CHIPS: 3000-3000K (3000K)
 TYPE OF SENSOR: 30-Without sensor (3000-3000K, 70CRI)
 CCT & CRI: 3000-3000K (70CRI)
 PHOTOCELL: 4000-4000K (70CRI)
 DIMMABLE: 5770-5700K (70CRI)
 3000W: 3080-3000K (80CRI)
 2300W: 4080-4000K (80CRI)
 2000W: 5080-5000K (80CRI)
 3000W: 5780-5700K (80CRI)
 4200W: 5780-5700K (80CRI)

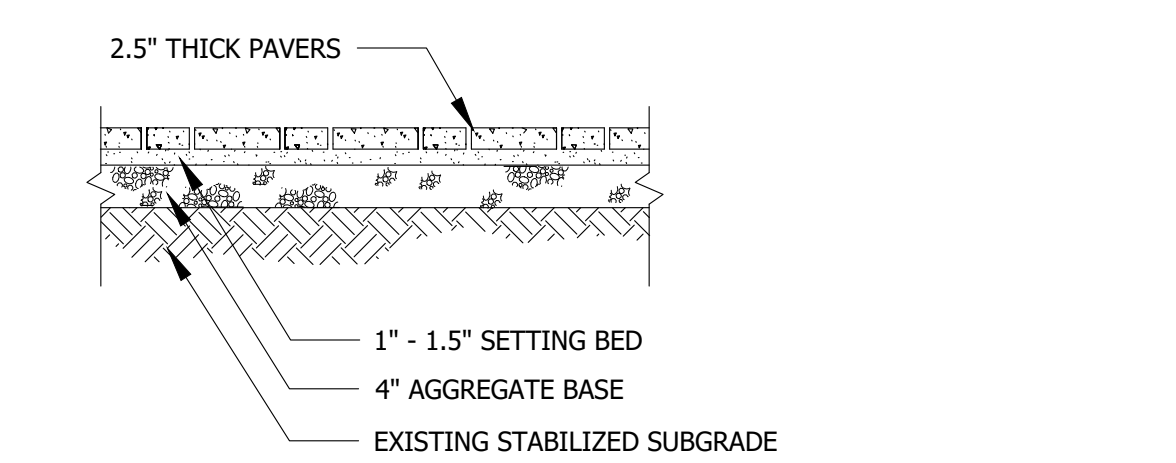


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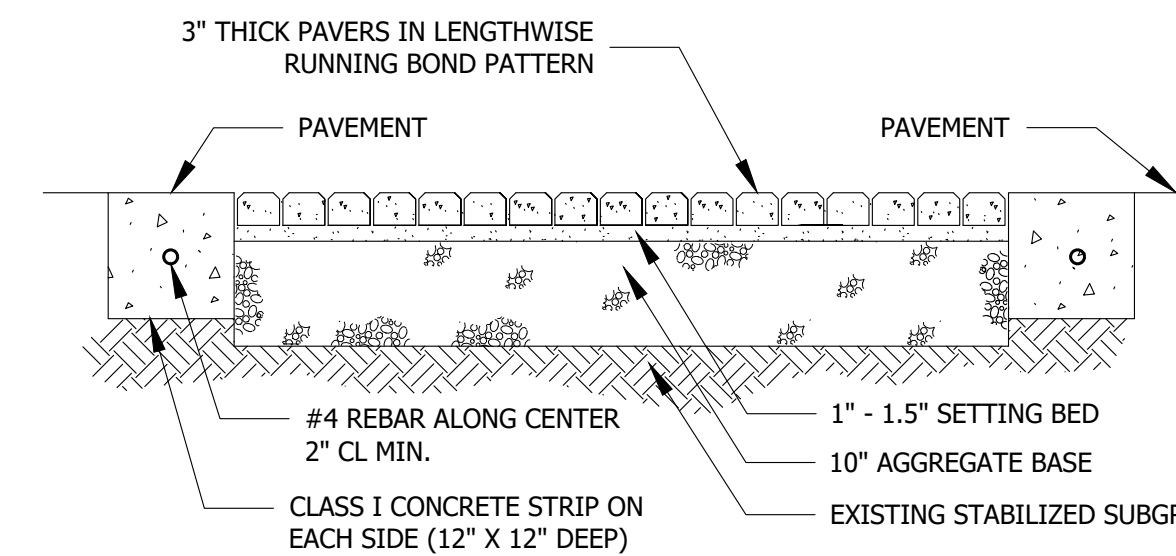
SIDEWALK DETAIL NTS



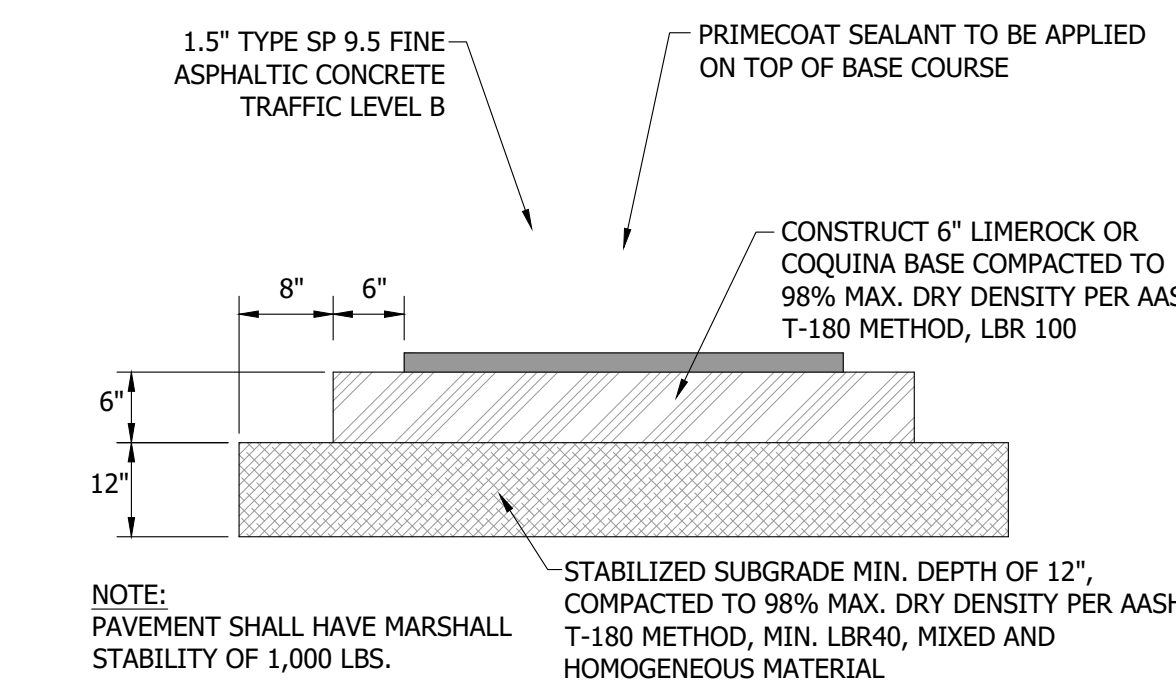
PEDESTRIAN PAVER DETAIL NTS



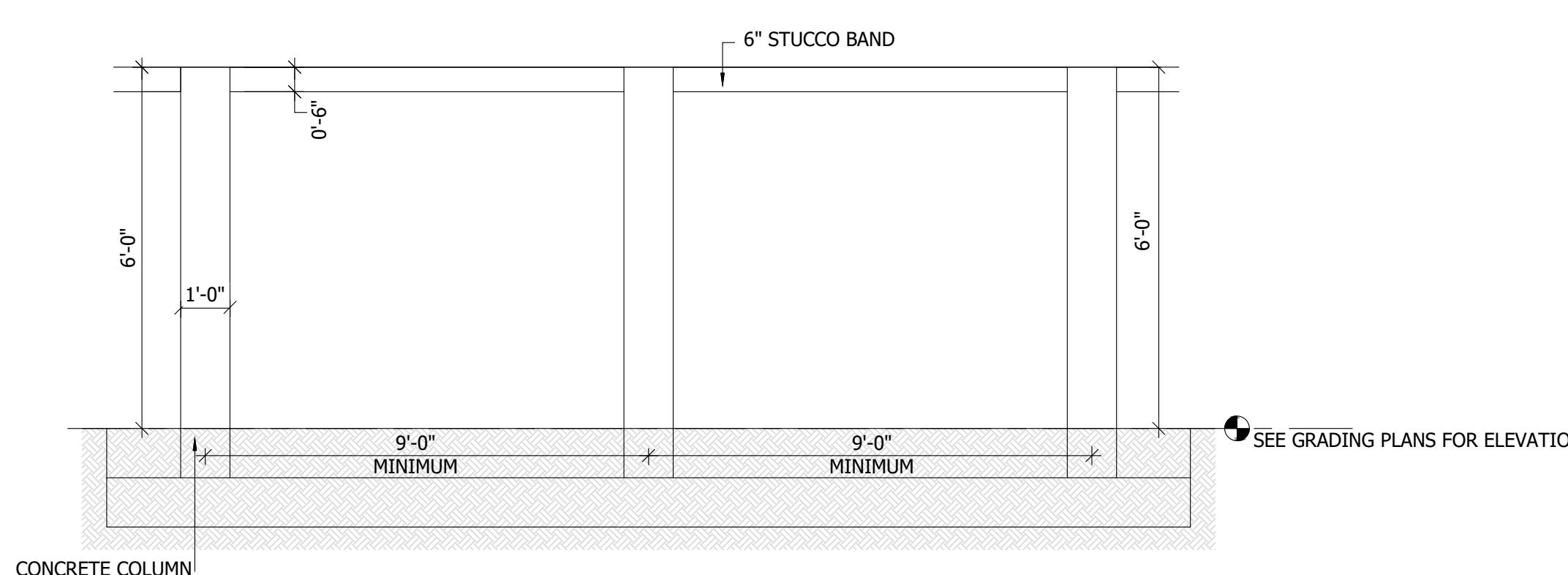
VEHICULAR PAVER DETAIL NTS



VEHICULAR PAVEMENT DETAIL NTS

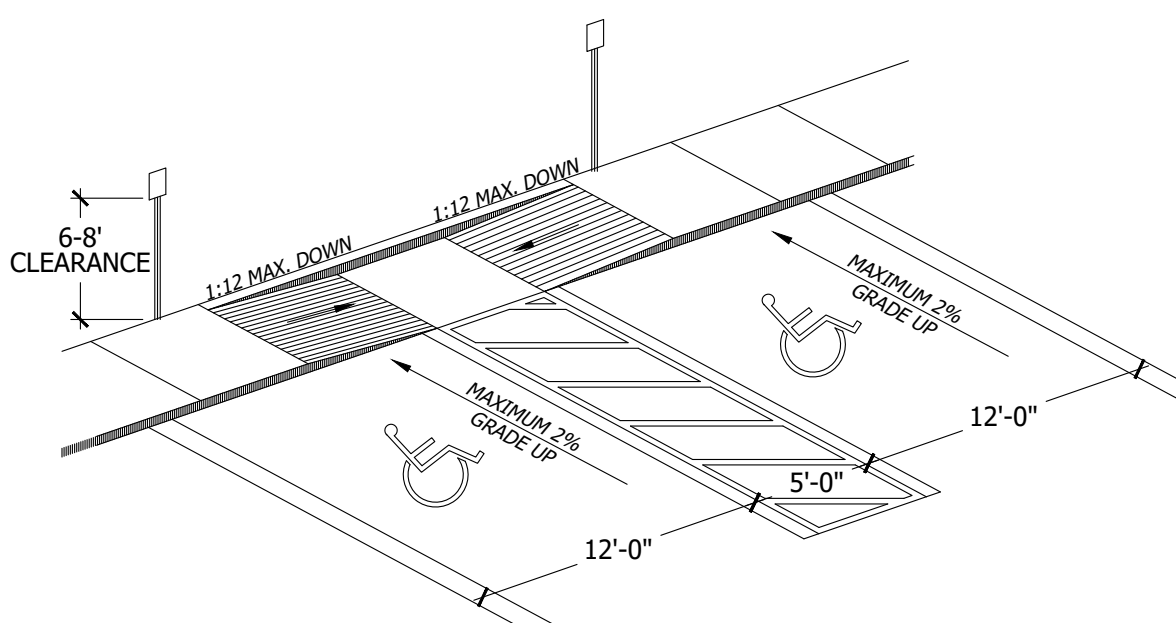


TYPICAL WALL DETAIL



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

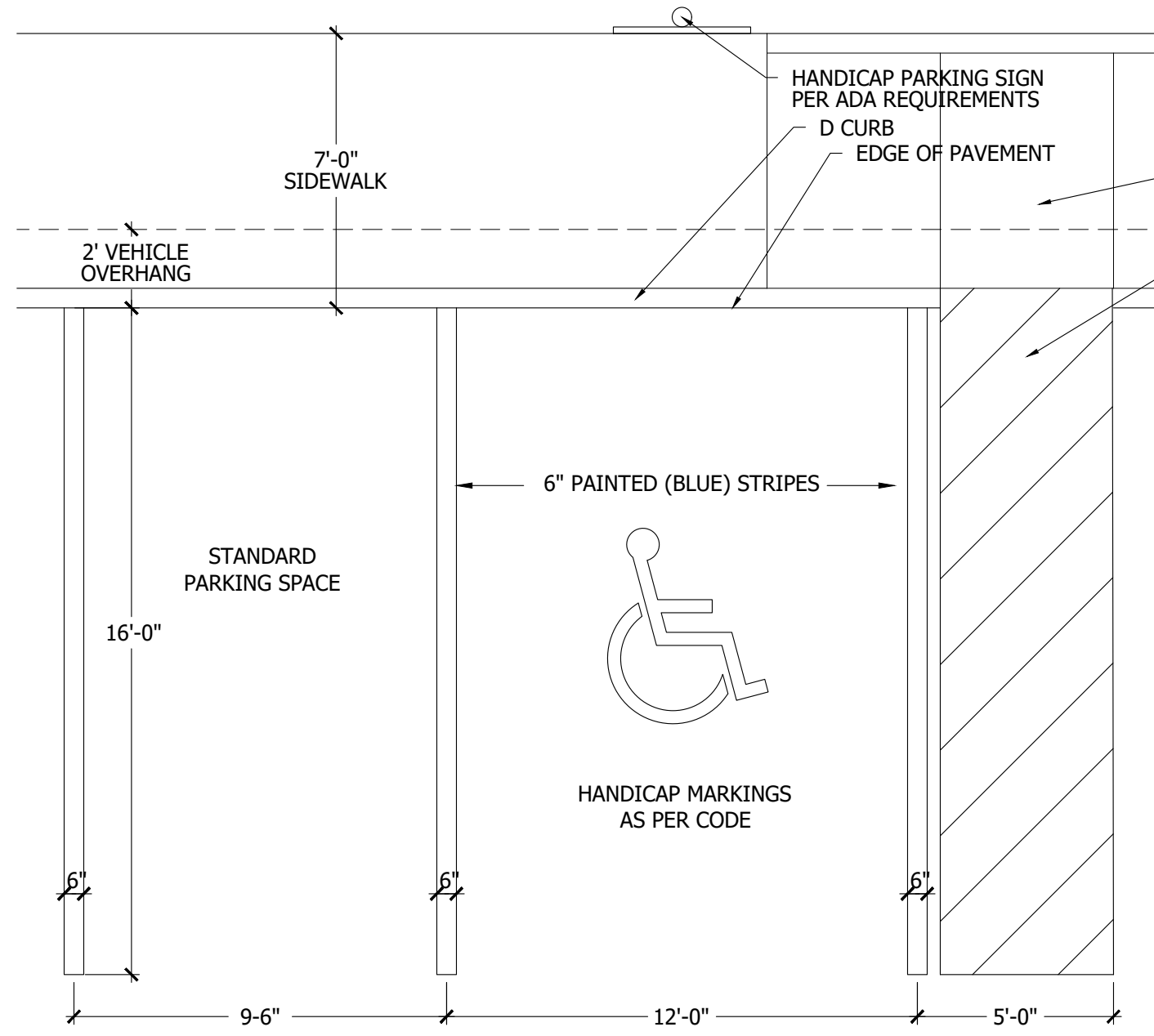
HANDICAP RAMP DETAIL NTS



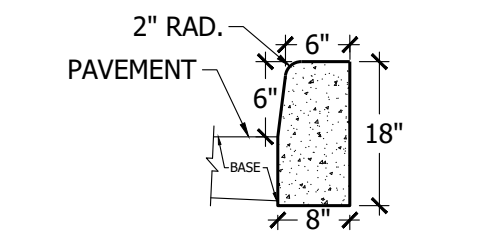
NOTE: IN THIS APPLICATION RAMP CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

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

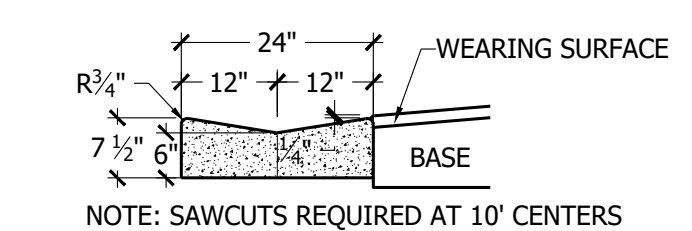
STANDARD AND HANDICAP PARKING DETAIL NTS



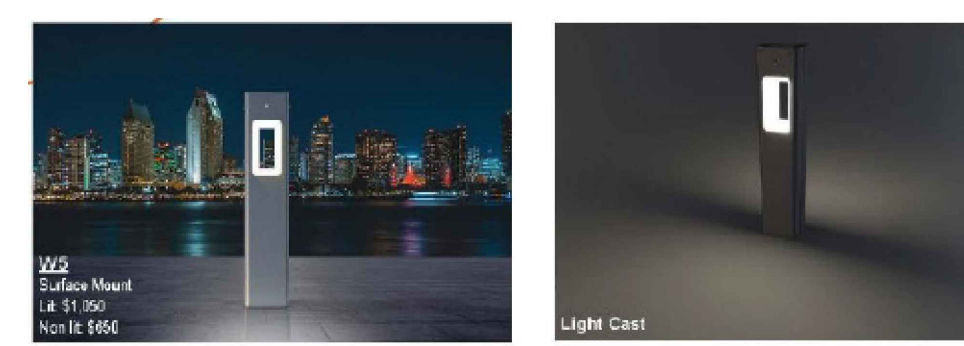
D CURB DETAIL



VALLEY CURB DETAIL NTS



BOLLARD DETAIL NTS



BOLLARDS
Solar/Wired | Motion Detection

Anova's new high-tech high-design security bollards offer these sought-after features:

- Hardwired, wired-hybrid or 100% solar powered
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- Motion-activated lighting
- Surface, inground or removable mounting options
- Dark Sky compliant option available



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Lic# LC-C000239

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PSL PROJ# P21-107
PSLUSD PROJ# 11-652-36D
POD G1
CASITA SITE DETAILS

TRASH COMPACTOR DETAIL

NTS

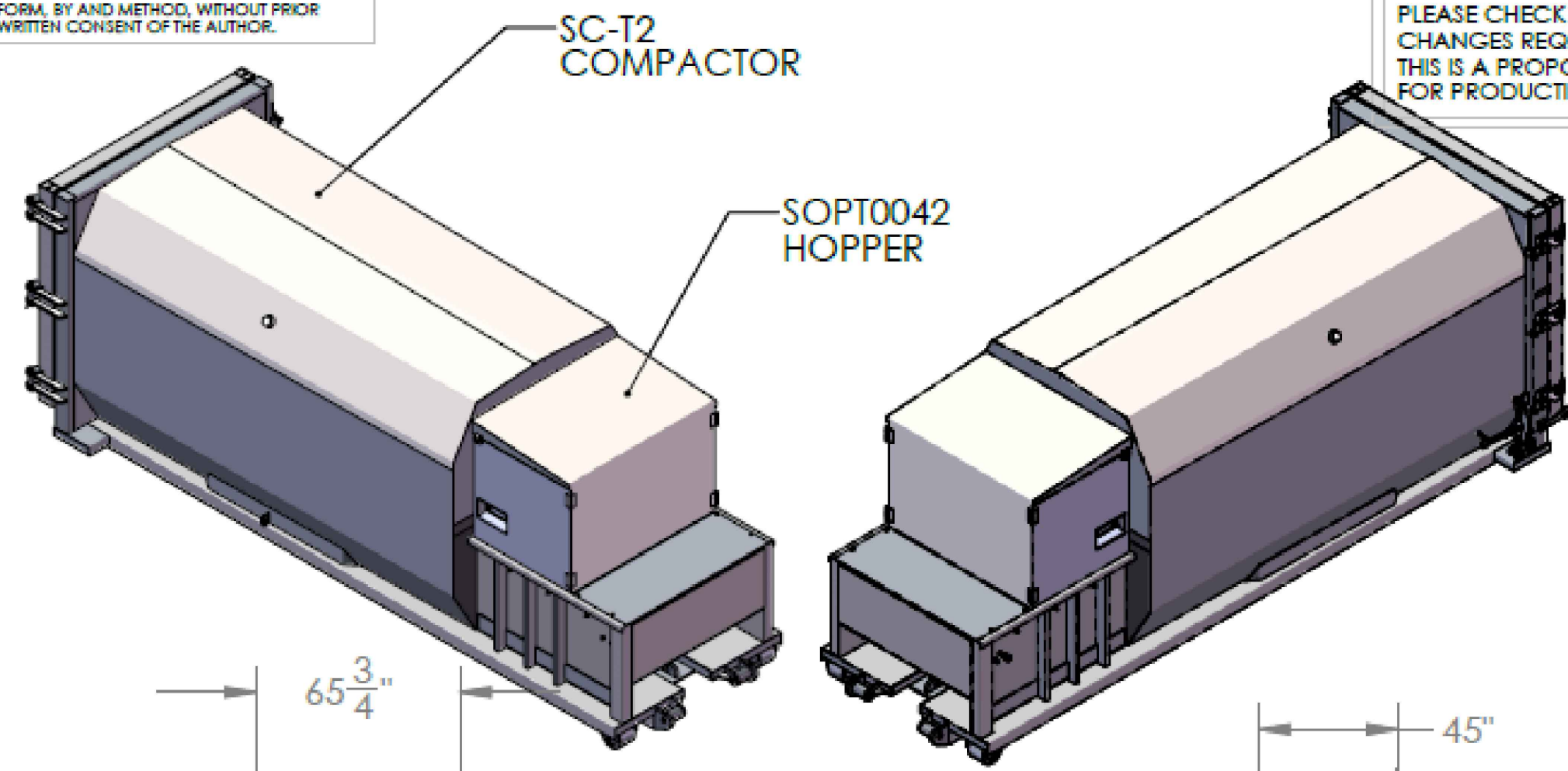
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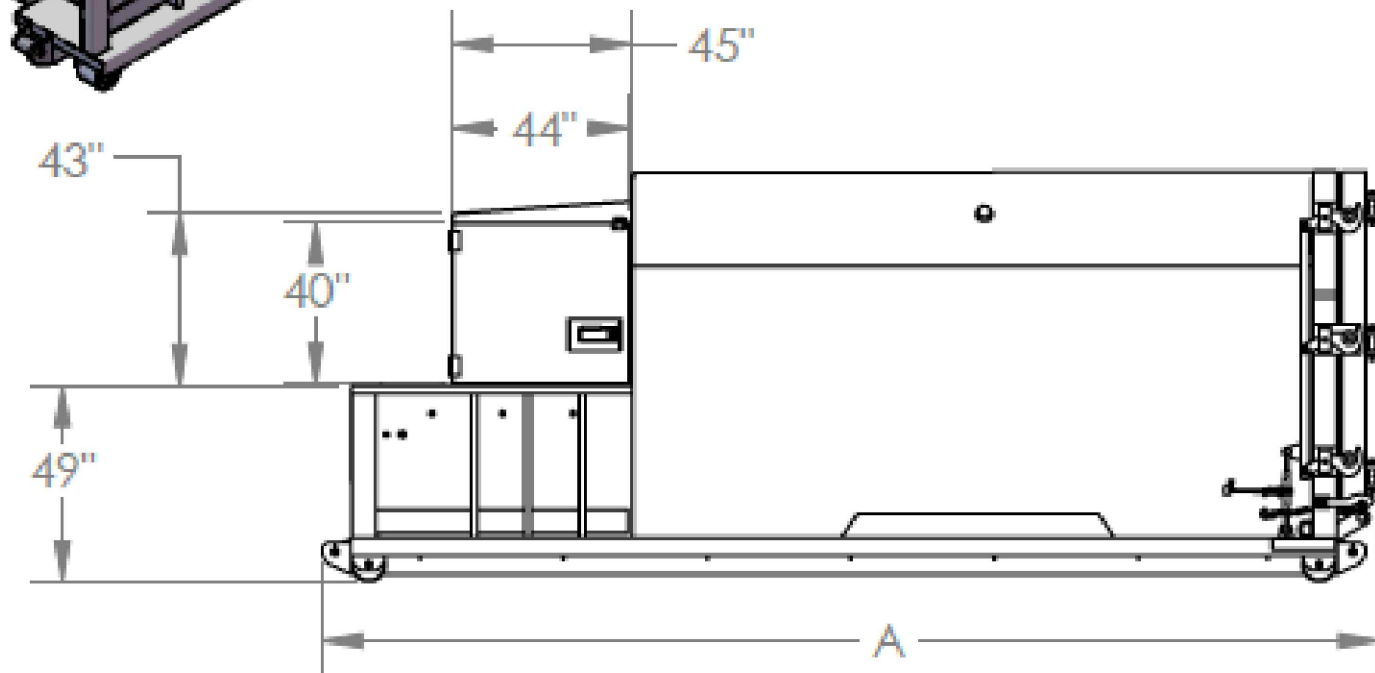
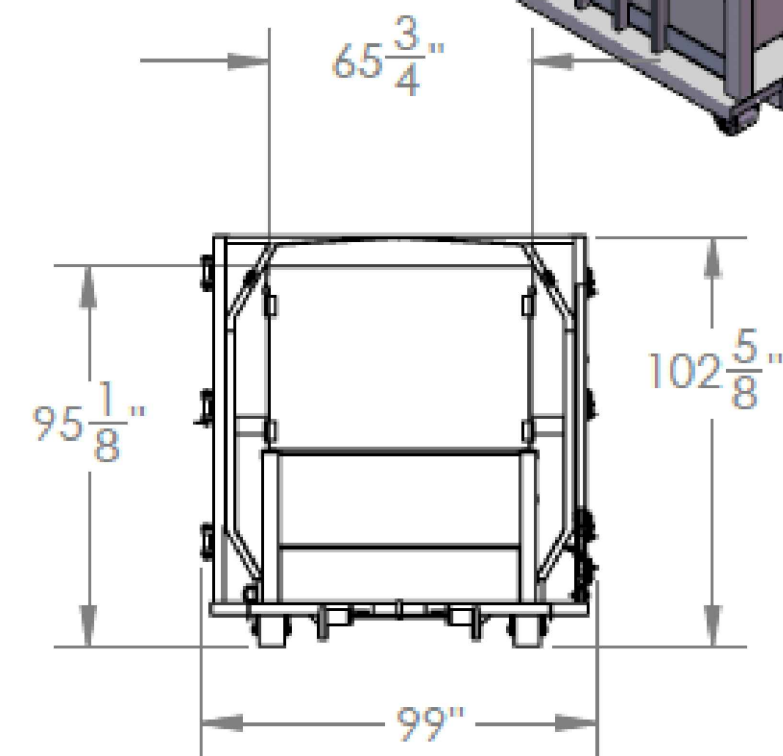
SUBMITTED FOR YOUR APPROVAL

DATE _____

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MODEL	DIM A
SC-T2-15	15'-2"
SC-T2-20	17'-4"
SC-T2-25	19'-11"
SC-T2-30	22'-1"
SC-T2-34	23'-9"
SC-T2-38	25'-10"



TRASH RECEPTACLE DETAIL

NTS



ANOVA
211 NORTH LINDBERGH, 2ND FLOOR
ST. LOUIS, MO 63141
TOLL FREE: 1-888-536-5005
PHONE: (800) 231-1327
FAX: (314) 734-0835
www.anovafurniture.com

Colors and/or Options: Please see manufacturer website at
www.anovafurniture.com.

Finish: Planks: Thermory is a lustrous chocolate brown color when
new and will naturally age to uniform silverygray over time. Regular
use of a standard deck oil will maintain the original plank color.

Top/Sides: Face-resistant, powder coated steel components
feature a state-of-the-art primer proven to prevent rusting. Treated
components exceed the industry standard by 34% in testing by
independent sources.

Material: Receptacle is composed of 5' x 2.5' Thermory slats
attached to three inner steel bands and 12-gauge steel side panels.
Top is made of 16-gauge galvanized steel and the reusable
plastic liner is high-density polyethylene.

Capacity: 35-gallon.

Unit Weight: 50 lbs.

Assembly: Ships fully assembled and ready for use.

Structural Warranty: Limited 10-year warranty.

Finish Warranty: Planks: 10-year warranty. Powder Coat: 3-year
warranty against rusting, peeling, chipping, cracking, mold, mildew
and defects in materials and/or workmanship; 7-year warranty
against fading.

NOTES:

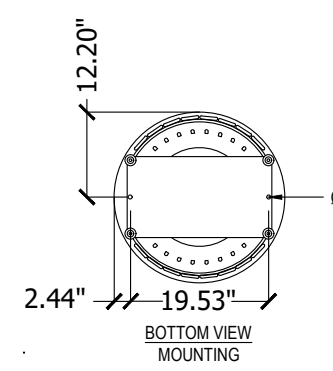
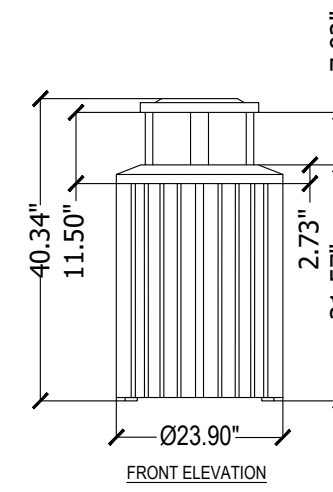
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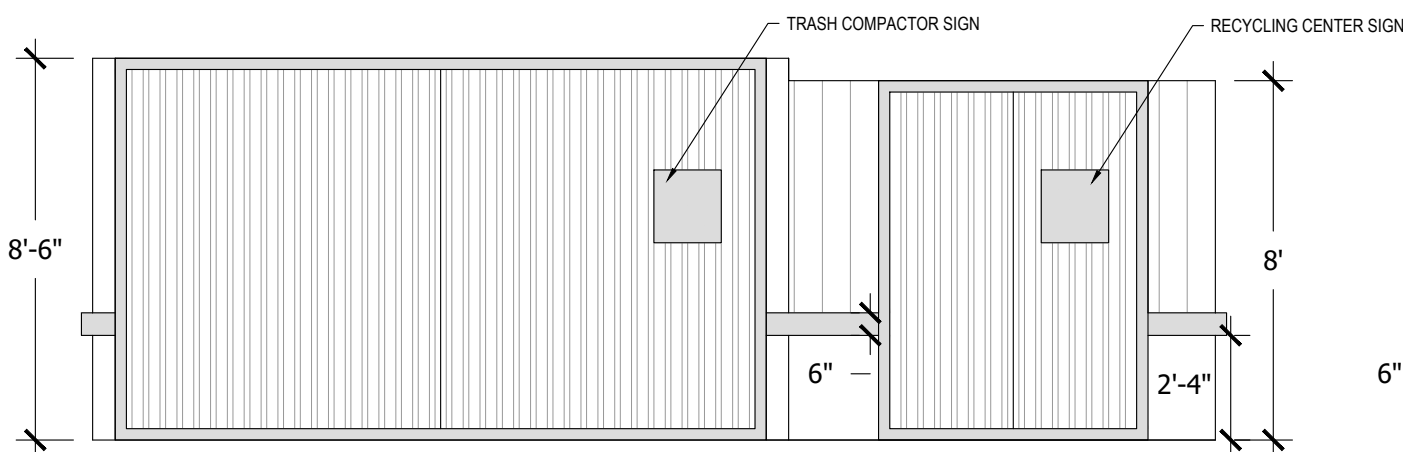
MADISON COLLECTION
11381 - MADISON 35 GAL THERMORY TRASH RECEPTACLE BONNET TOP

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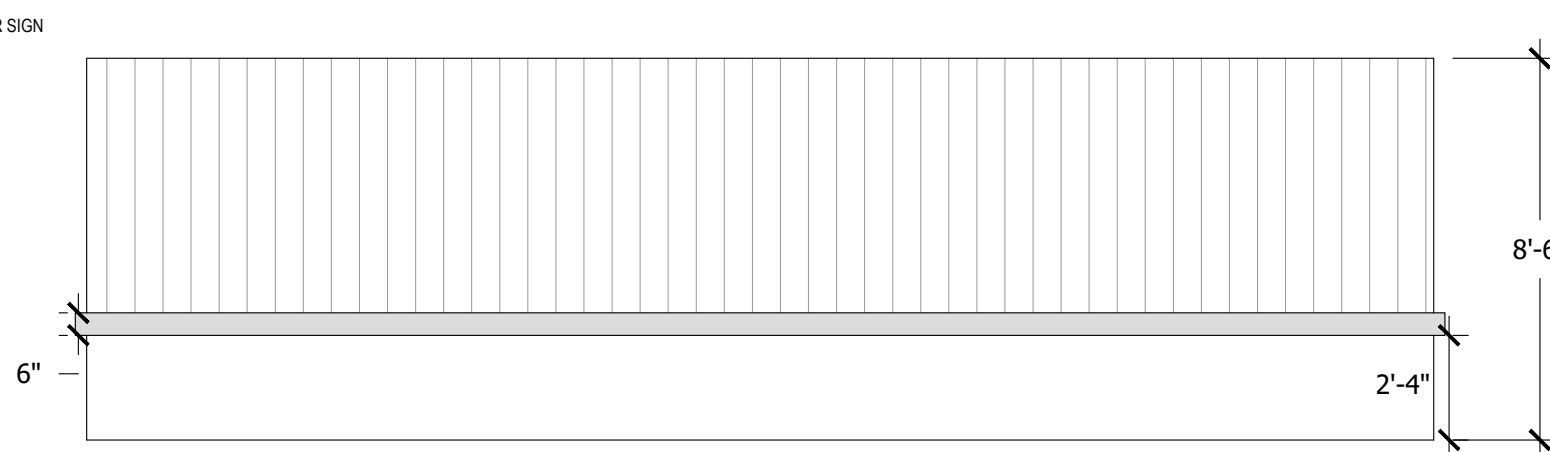
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TRASH AND RECYCLING ENCLOSURE DETAIL

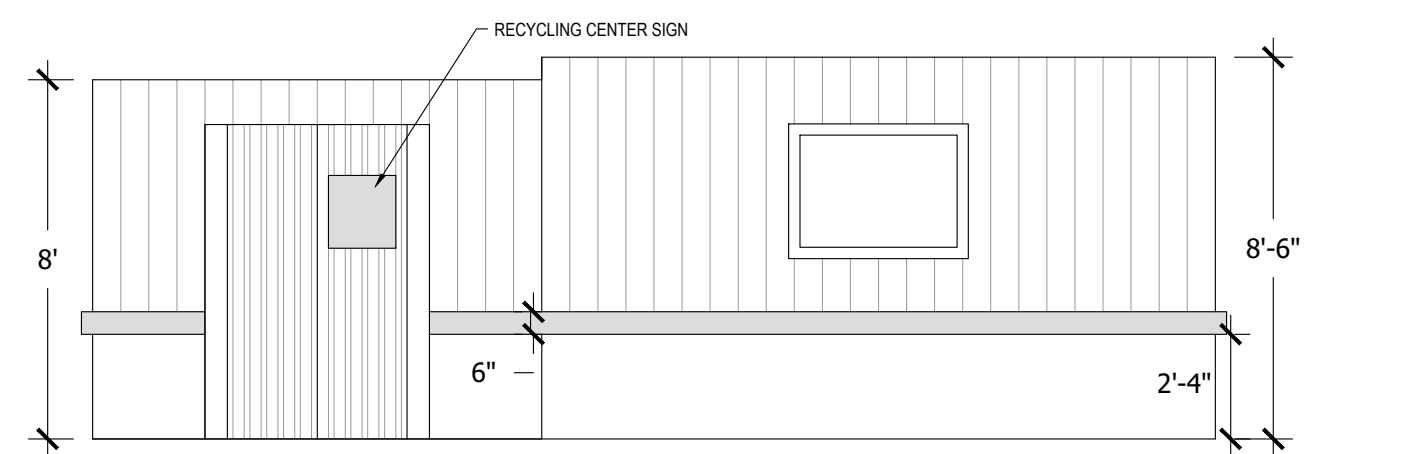
NTS



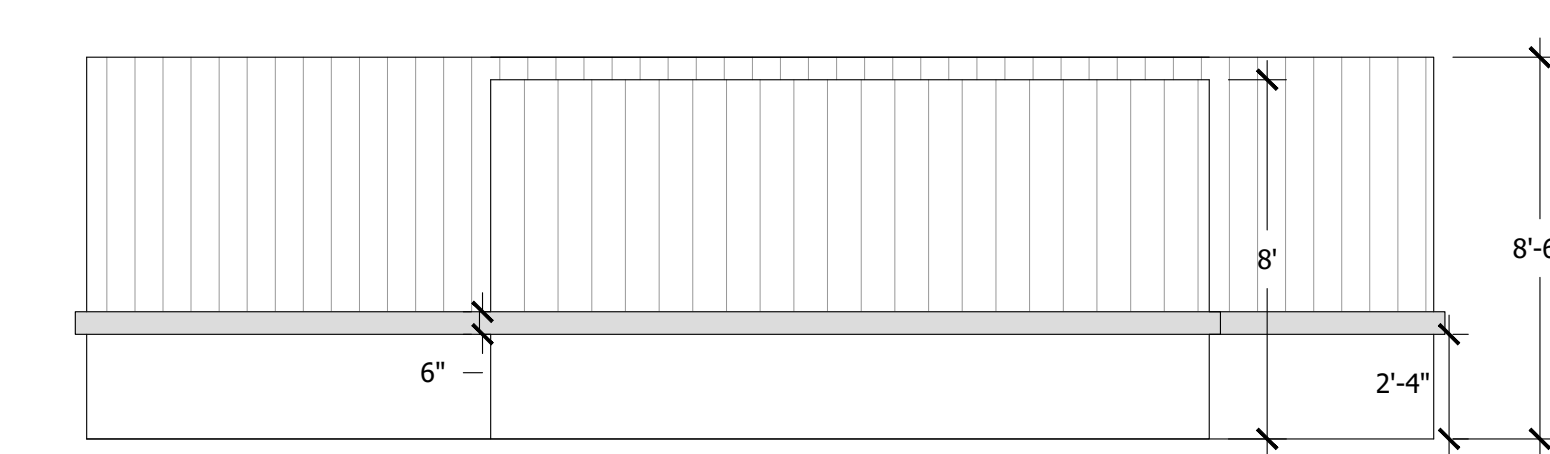
LEFT SIDE ELEVATION



FRONT SIDE ELEVATION



RIGHT SIDE ELEVATION



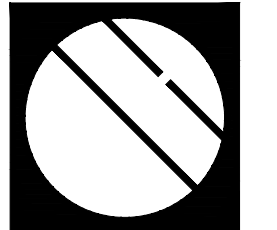
REAR SIDE ELEVATION

RECYCLING ROLL-OUT BIN DETAIL

NTS



*WASTE MANAGEMENT RECEPTACLE OR EQUIVALENT ROLL-OUT BIN
*RECEPTACLE TO BE MARKED AS RECYCLING ONLY



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PSLUSD PROJ# 11-652-36D
POD G1
CASITA SITE DETAILS

SHEET 3 OF 3

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