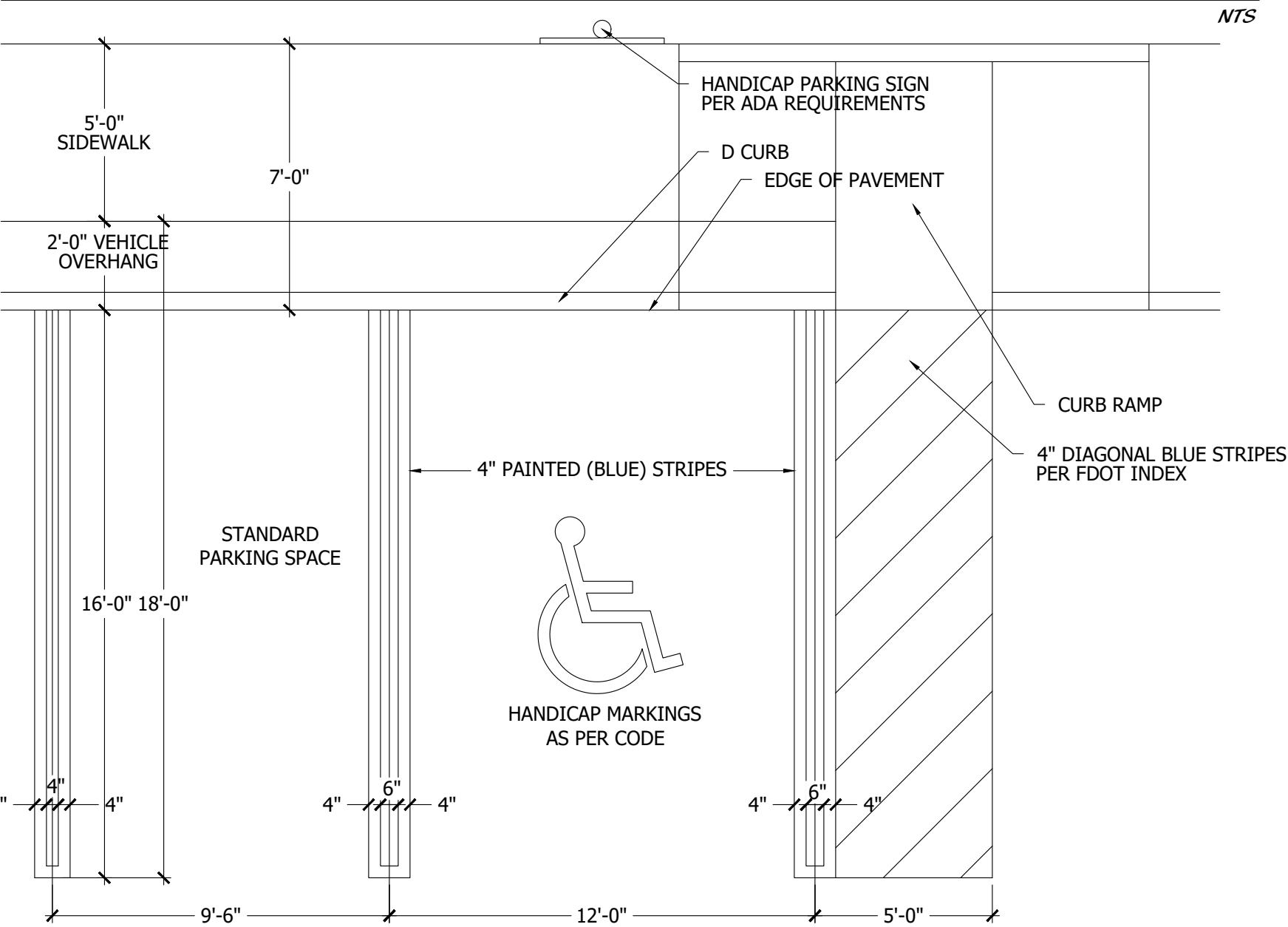
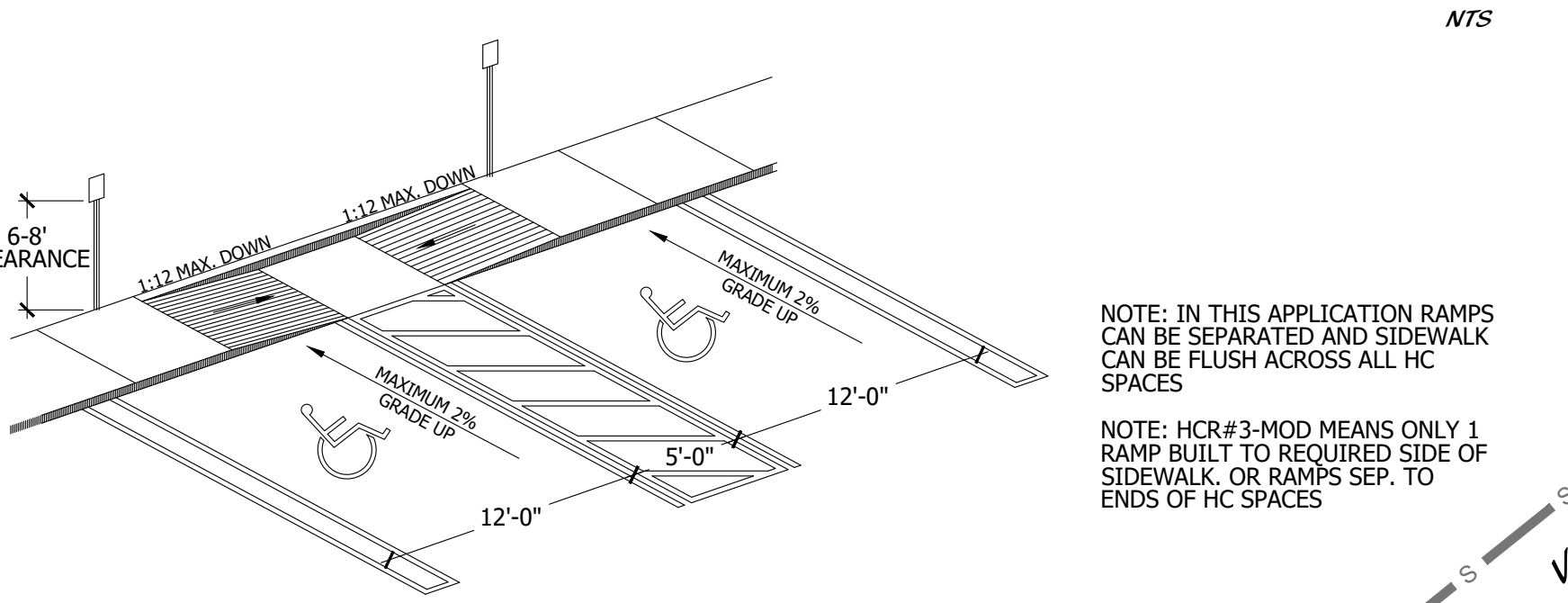


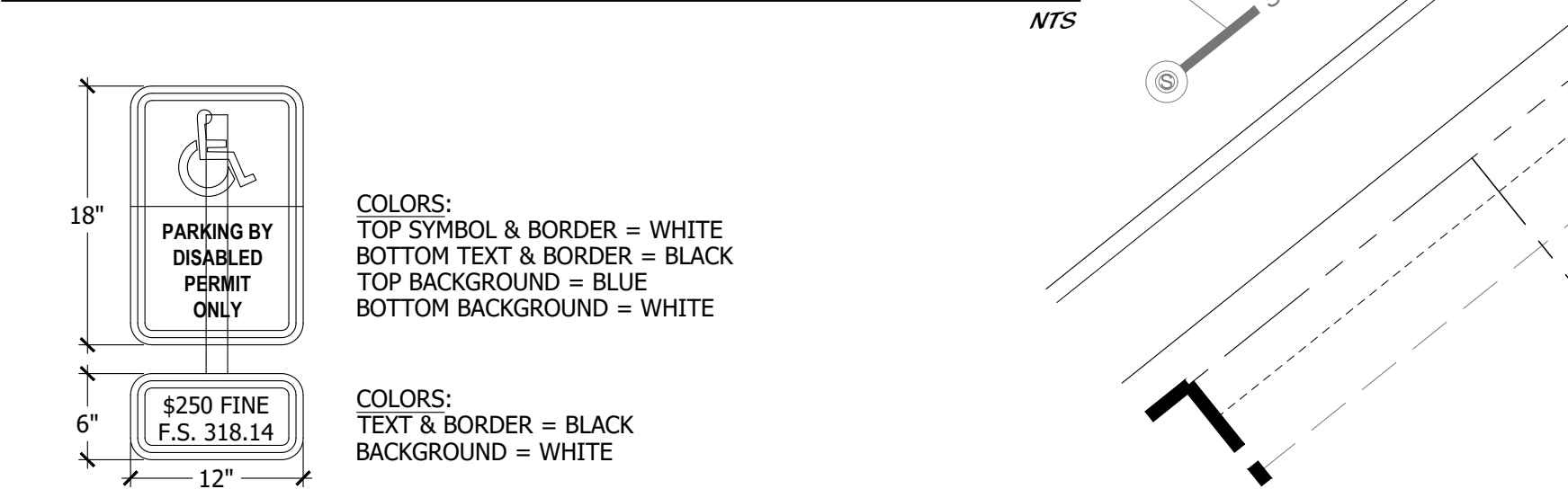
STANDARD AND HANDICAP PARKING DETAIL



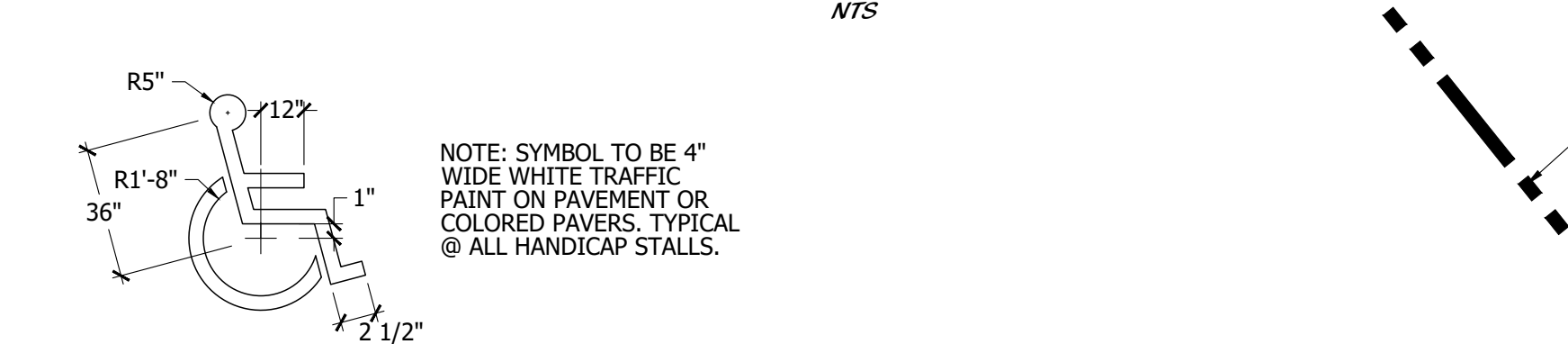
HANDICAP RAMP DETAIL



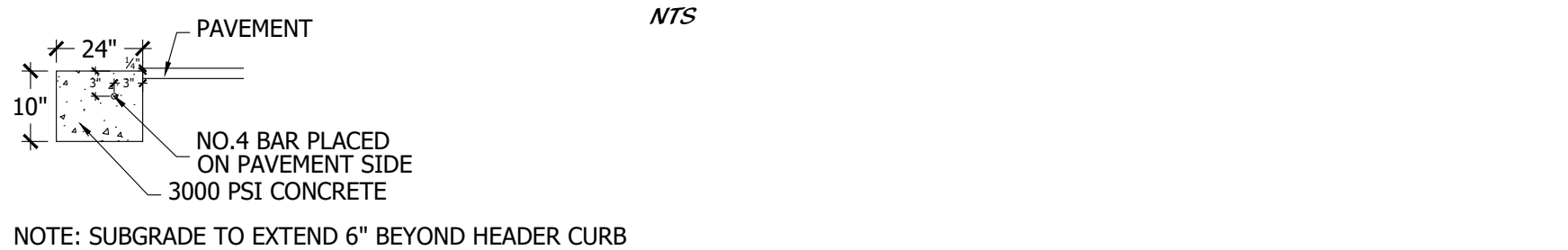
HANDICAP SIGN DETAIL



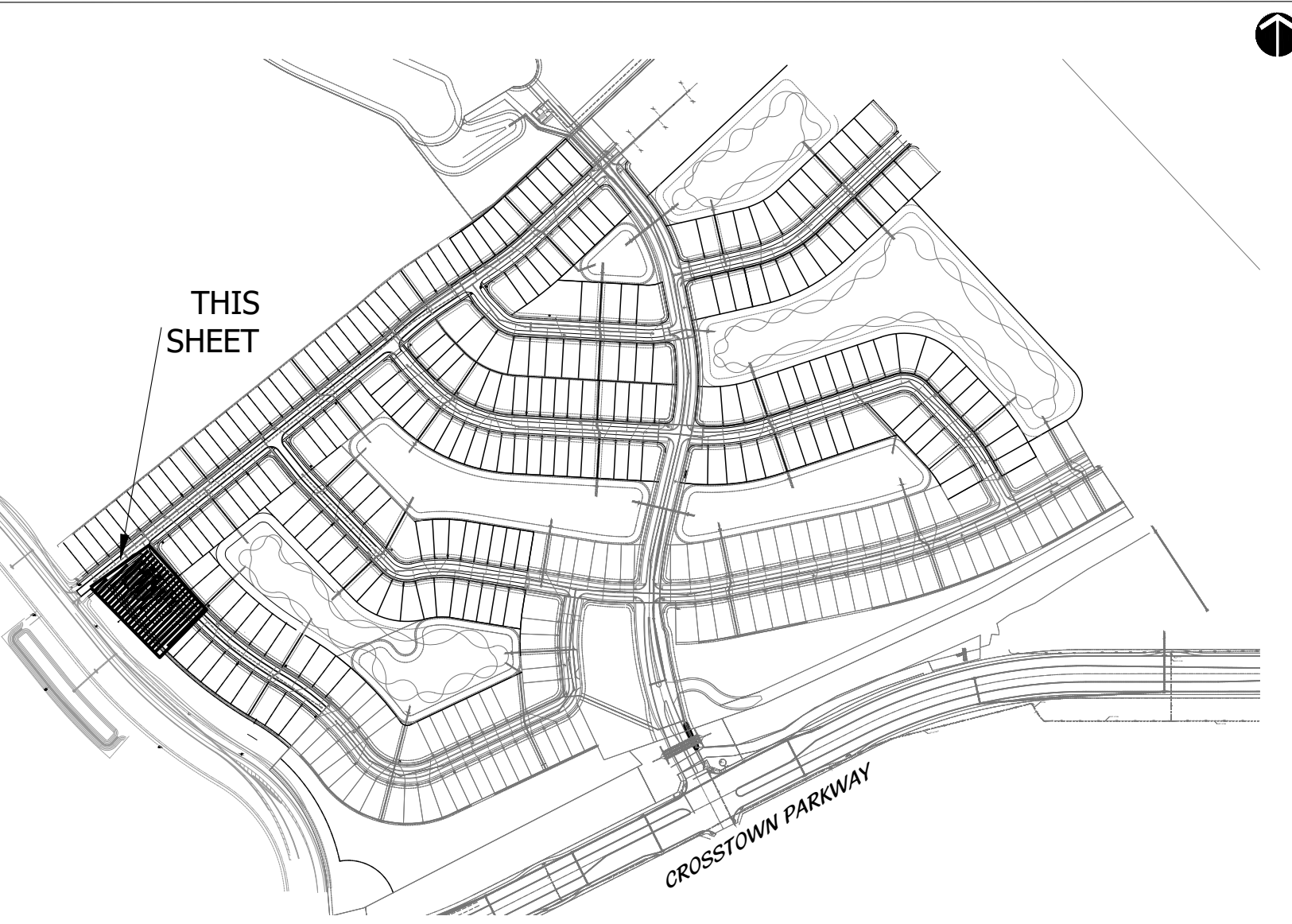
HANDICAP SYMBOL DETAIL



HEADER CURB DETAIL



KEY MAP



SITE DATA

EXISTING ZONING:	PUD		
EXISTING LAND USE:	RG		
	SF	AC	
TOTAL SITE AREA	26,666	0.61	
BUILDING CALCULATIONS			
MODELS	AC SF	TOTAL SF	
LOT 221 - WINDERMERE (2 STORY- 19'-4")	2,370	3,264	
LOT 220 - PANAMA (1-STORY- 9'-4")	2,386	3,168	
PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	ACRES	PERCENT	SF
OPEN SPACE (ESTIMATED)	0.36	58.00%	15,465.0
SUB-TOTAL	0.36	58.00%	15,465.0
IMPERVIOUS			
SIDEWALKS & DRIVEWAYS & PATIO & VUA	0.14	23.05%	6,148.0
BUILDING COVERAGE	0.12	18.95%	4,300.0
SUB-TOTAL	0.26	42.00%	10,448.0
TOTAL	0.61	100%	
PARKING CALCULATIONS			
SALES CENTER	SF	AC	
LOT 221 - WINDERMERE	440	0.01	
SALES OFFICE (1,200 REQUIRED)	REQUIRED 3	PROVIDED 13	
		* +1 HC (INCLUDED IN TOTAL)	

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.

NOTE:  
THE MINIMUM BUILDING SIDE SETBACK IS 6' PER THE VERANO PUD 1 DOCUMENT.

DRAINAGE STATEMENT

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

THE PROJECT IS UNDER AN EXISTING SFWMD APPLICATION #171120-10. 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 SALES CENTER HAS BEEN DESIGN TO COMPLY WITH THE SFWMD AND CITY OF PORT ST LUCIE REQUIREMENTS.

LEGAL DESCRIPTION

LOT 220 THROUGH 223, "VERANO SOUTH P.U.D. 1 - POD C - PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN CITY OF PORT ST LUCIE, ST. LUCIE COUNTY, FLORIDA.

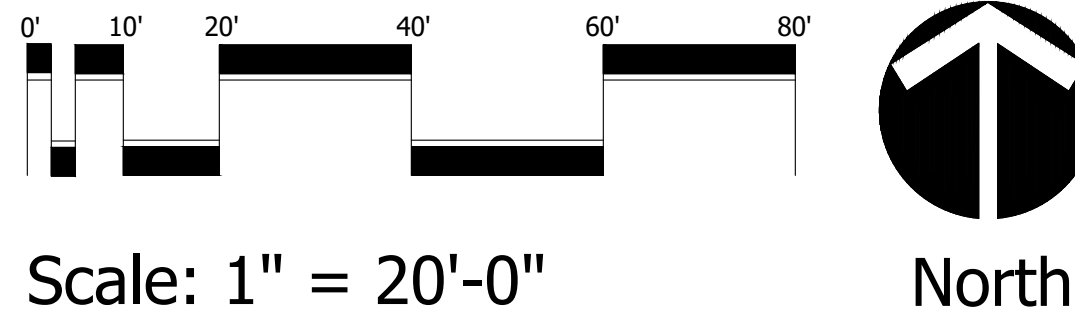
CONTAINING 26,664 SQUARE FEET OR 0.6121 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

TRAFFIC STATEMENT

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

PSLUD # 11-652-32 D-1  
PSL PROJ #: P21-054  
NVR MODEL PARK  
SITE PLAN



Site Plan Approved  
Date: May 24, 2021  
By: City Council IC  
Conditions: Yes No

**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
www.cotleurhearing.com  
Lic# LC-C000239

VERANO SOUTH  
Port Saint Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	21-0109
DATE	03-03-21
REVISIONS	03-29-21
	04-28-21