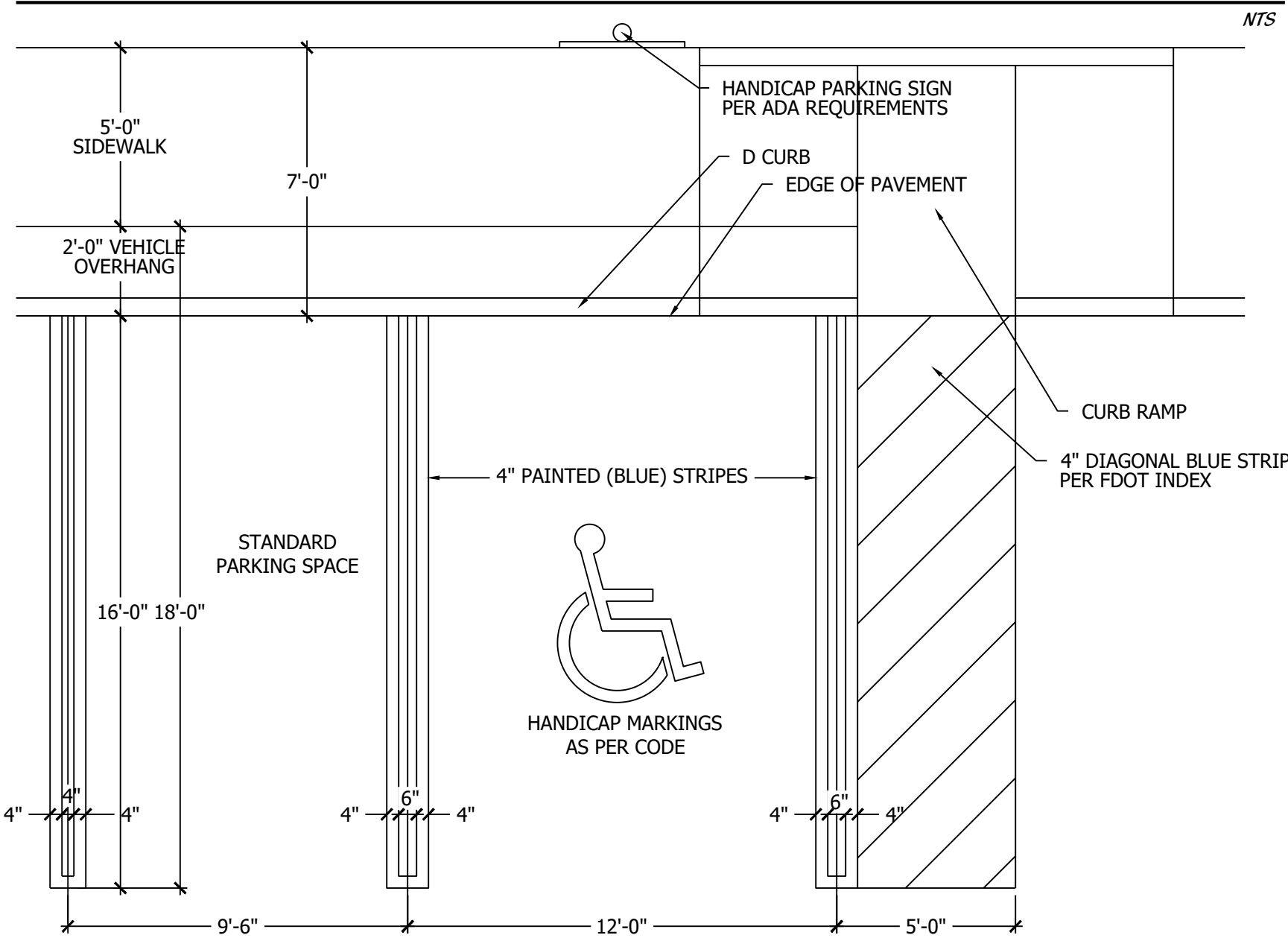
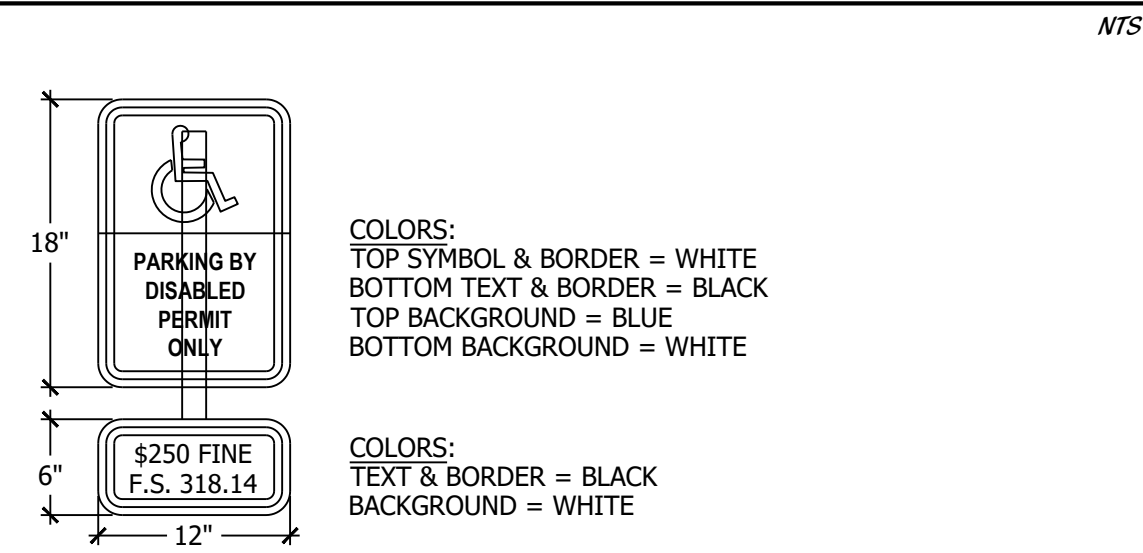


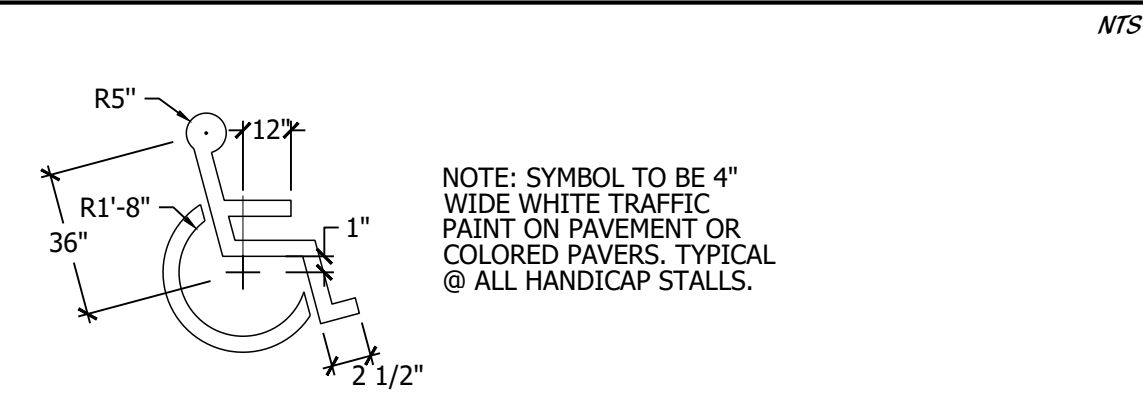
STANDARD AND HANDICAP PARKING DETAIL



HANDICAP SIGN DETAIL



HANDICAP SYMBOL DETAIL



LEGAL STATEMENT

BEING ALL OF TRACT "CA-30" AND A PORTION OF TRACT "CA-31", VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTIONS 29 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF TRACT "CA-30" VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 19 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, OF THE SAID PLAT, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 822.44 FEET AND A RADIAL BEARING OF S.01°40'55"E, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, THROUGH A CENTRAL ANGLE OF 10°30'16", A DISTANCE OF 150.78 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.10°42'47"W., DEPARTING SAID NORTHERLY BOUNDARY LINE OF VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5, AND ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF A CITY UTILITY EASEMENT, OF THE SAID PLAT, A DISTANCE OF 48.83 FEET, THENCE S.79°15'49"E., DEPARTING SAID WESTERLY LINE OF A CITY UTILITY EASEMENT, AND ALONG THE SOUTHERLY LINE OF A CITY UTILITY EASEMENT, OF THE SAID PLAT, A DISTANCE OF 58.54 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "CA-31", OF THE SAID PLAT; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY LINE OF TRACT "CA-31", OF THE SAID PLAT; 1) THENCE S.10°44'19"W., A DISTANCE OF 24.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 39.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°10'48", A DISTANCE OF 15.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 335.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°49'02", A DISTANCE OF 45.71 FEET TO A POINT OF TANGENCY; 4) THENCE S.41°44'09"W., A DISTANCE OF 29.16 FEET; 5) THENCE S.48°15'51"E., A DISTANCE OF 5.00 FEET; 6) THENCE S.41°44'09"E., A DISTANCE OF 79.28 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 58.00 FEET AND A RADIAL BEARING OF N.48°15'51"W., AT SAID INTERSECTION, SAID INTERSECTION ALSO BEING A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT TRACT 1, OF THE SAID PLAT, THENCE BY THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHERLY LINE OF WATER MANAGEMENT TRACT 1; 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, DEPARTING SAID EASTERLY LINE OF TRACT "CA-31", THROUGH A CENTRAL ANGLE OF 129°31'59", A DISTANCE OF 131.13 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 692.44 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°53'06", A DISTANCE OF 46.95 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.01°40'55"W., DEPARTING SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT 1 AND ALONG THE WESTERLY LINE OF TRACT "CA-30", A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 24,723 SQUARE FEET OR 0.567 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 PLSUSD WATER METER OR CLEANOUT.
 *NO TREE SHALL BE PLACED WITHIN 10' OF ANY PLSUSD 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).

DRAINAGE STATEMENT

THE PROPOSED PROJECT IS A PORTION OF THE OVERALL VERANO DRI. THE PROJECT IS UNDER AN EXISTING SWMD CONCEPTUAL PERMIT #50-01645-5. 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.

TRAFFIC STATEMENT

THIS TRAFFIC STATEMENT WAS PREPARED FOR THE MAIL KIOSK, VERANO D-5, WITHIN THE APPROVED VERANO DEVELOPMENT OF REGIONAL IMPACT (DRI) AND CONSTITUTES A PORTION OF THE LDR'S SECOND PHASE (PHASE II). THE PROPOSED MODEL ROW WITHIN THE VERANO DRI DOES NOT WARRANT ANY CHANGES TO THE PREVIOUSLY APPROVED TRANSPORTATION RELATED DEVELOPMENT ORDER CONDITIONS.

SITE DATA

EXISTING ZONING:	PUD		
EXISTING LAND USE:	RGC		
TOTAL SITE AREA	SF	AC	
	24,726	0.57	

BUILDING CALCULATIONS

MAIL KIOSK CENTER	HEIGHT	SF	
MAIL KIOSK STRUCTURE	9' 8"	507.00	

SITE CALCULATIONS

PERVIOUS	SF	AC	%
OPEN SPACE	19,489.00	0.46	78.82%
SUB-TOTAL	19,489.00	0.46	78.82%

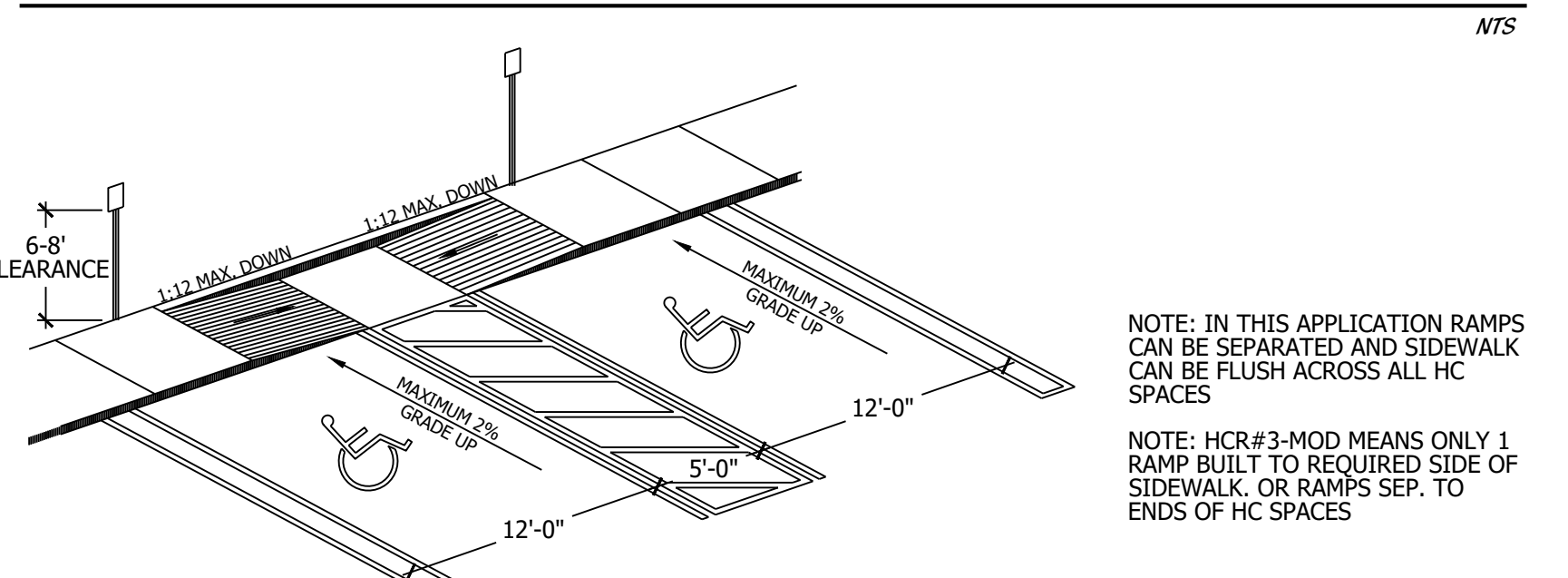
IMPERVIOUS			
SIDEWALKS & DRIVEWAYS	4,730.00	0.10	19.13%
BUILDING COVERAGE	507.00	0.01	2.05%
SUB-TOTAL	5,237.00	0.11	21.18%

TOTAL	24,726.00	0.57	100%
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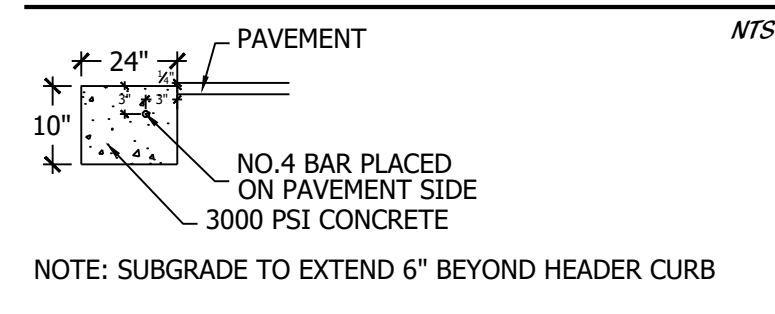
PARKING CALCULATIONS

MAIL KIOSK	REQUIRED	PROVIDED
	7	* +1 HC (INCLUDED IN TOTAL)

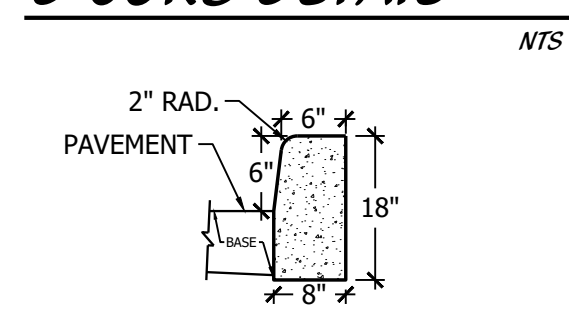
HANDICAP RAMP DETAIL



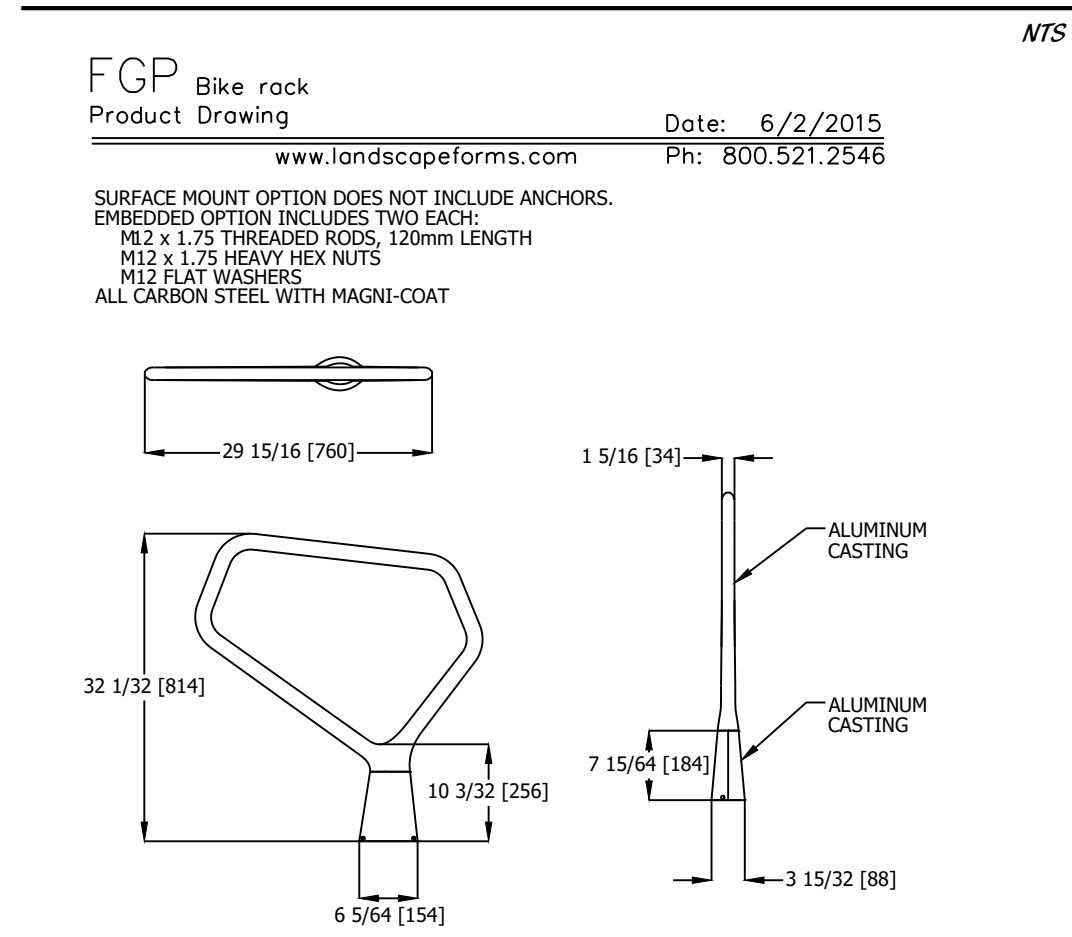
HEADER CURB DETAIL



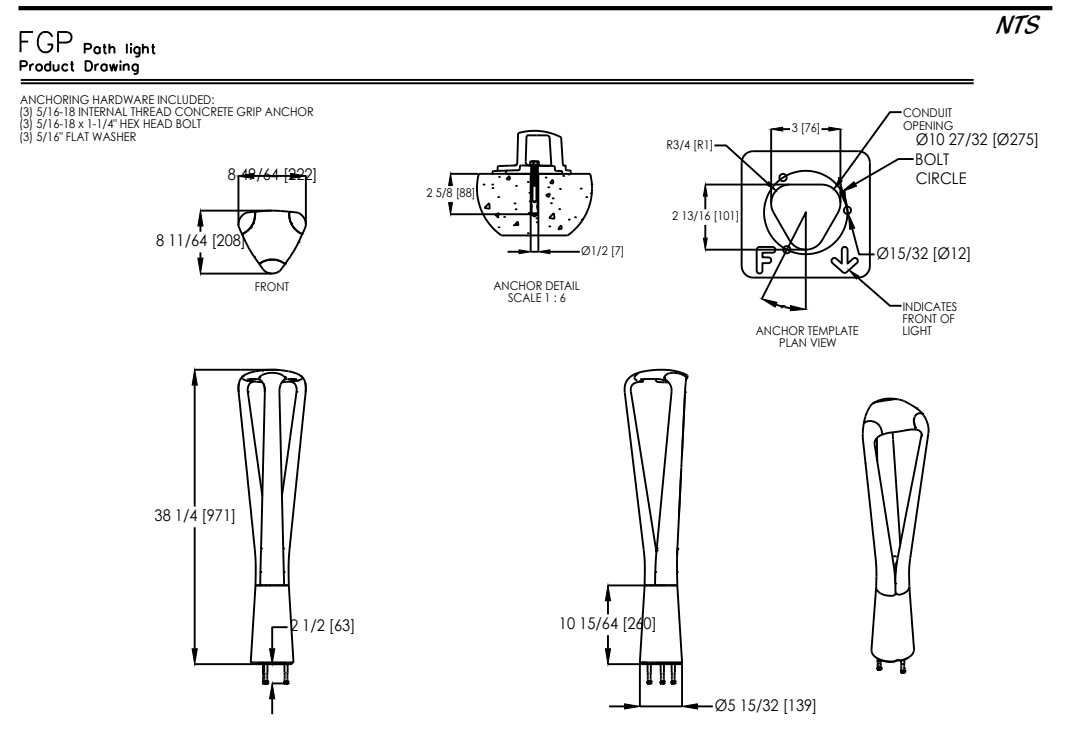
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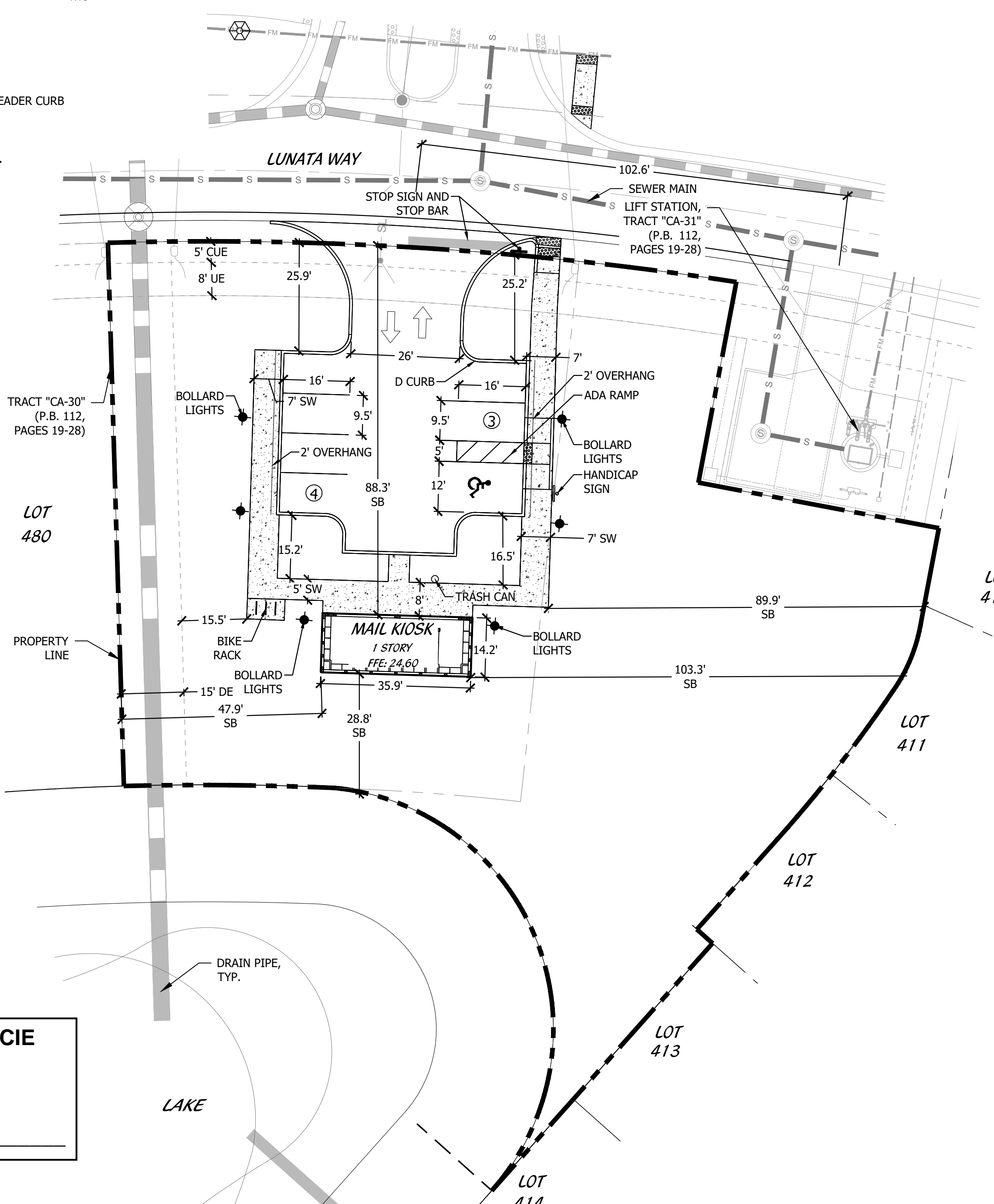
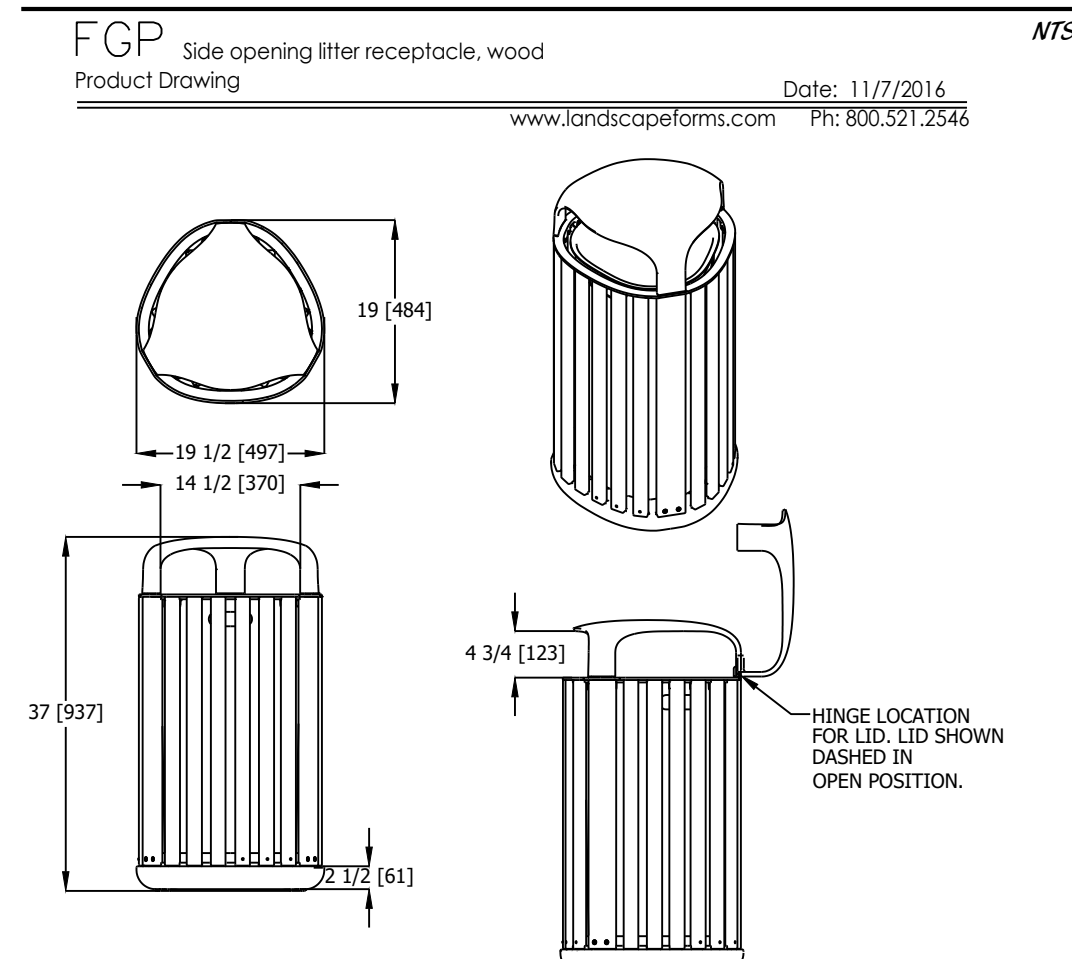
BIKE RACK DETAIL



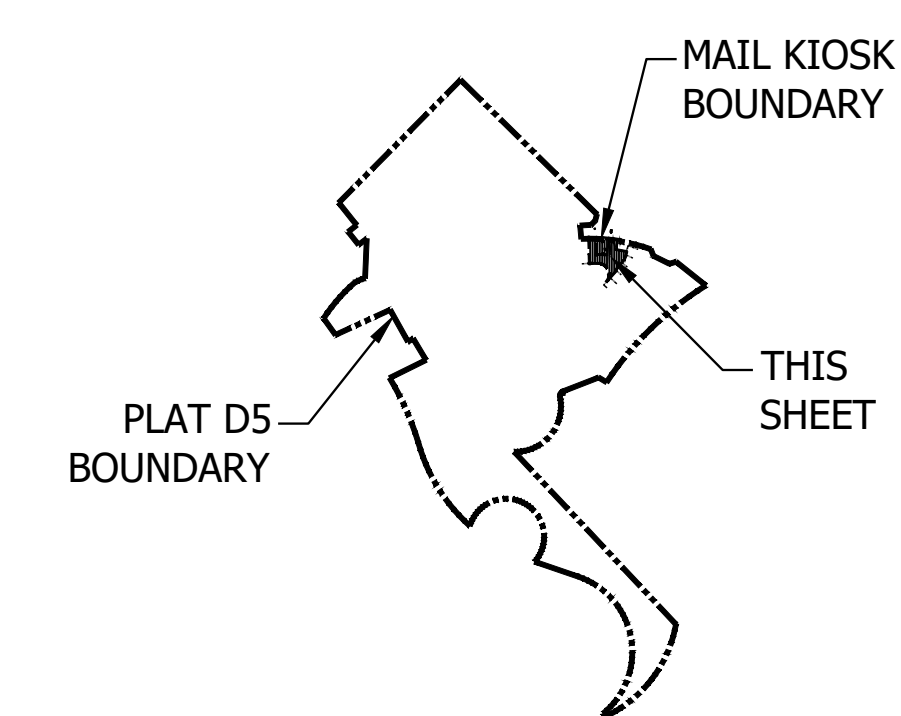
BOLLARD LIGHT DETAIL



RECEPTACLE DETAIL

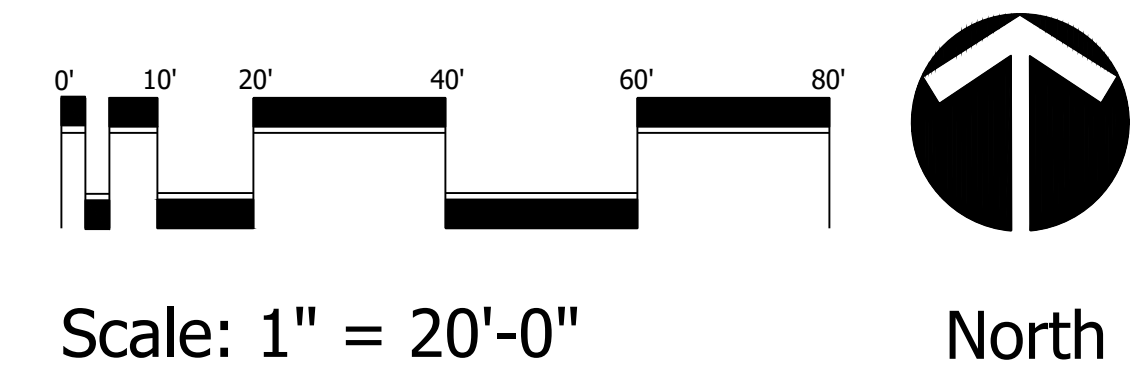


KEY MAP



PSLUSD PROJ# 11-652-33D
 PSL PROJ# P23-034
 POD D PLAT 5
 MAIL KIOSK
 SITE PLAN

APPROVED BY CITY OF PORT ST. LUCIE
 SITE PLAN REVIEW COMMITTEE
 CONDITIONS: YES NO
 DATE: April 12, 2023



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 Land Planners
 Environmental Consultants
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 Jupiter, Florida 33458
 www.cotleurhearing.com
 Lic# LC-C000239

VERANO SOUTH
 Port Saint Lucie, Florida

DESIGNED	TJB
DRAWN	TJB
APPROVED	LAH / DTS
JOB NUMBER	18-0905
DATE	02-08-23
REVISIONS	4-24-23