

SCALE 1"=20'

**GENERAL NOTES**

PROJECT NAME : A GREAT HOME  
 OWNER : A GREAT HOME LLC  
 751 NW ENTERPRISE DR.  
 PORT ST LUCIE, FL 34986  
 LOCATION : XXX NW ENTERPRISE DRIVE  
 LAND USE : LI  
 LAND ZONING : WI  
 LEGAL DESCRIPTION : LOT 13, BLOCK 6, ACCORDING TO ST. LUCIE WEST INDUSTRIAL PARK PLAT NO. 133 AS RECORDED IN PLAT BOOK 39, PAGE 40, 40A THROUGH 40B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.67 ACRES, MORE OR LESS.  
 PIN : 3323-947-0018-000-8  
 BUILDING HEIGHT : 30.00 FEET  
 NUMBER OF STORIES : ONE  
 UTILITIES :  
 ELECTRICAL : FPL  
 WATER & SEWER : SLW DISTRICT UT.  
 TELEPHONE : BELL SOUTH  
 SOLID WASTE : AUTHORIZED SOLID WASTE CO.

**AREA TABULATION:**

SITE COVERAGE	ACREAGE	SF	% OF SITE
OFFICE AREAS	0.0803	3500	4.80
WAREHOUSE AREAS	0.5009	21820	29.95
BUILDING TOTAL	0.5812	25320	34.75
PROP. PAVED AREA	0.7120	31015	42.57
PROP. SIDEWALKS/PADS	0.0389	1693	2.33
TOTAL IMPERVIOUS	1.3321	58028	79.65
PERVIOUS AREAS	0.3402	14817	20.35
TOTAL	1.6723	72845	100.00

**PARKING CALCULATIONS:**

PARKING SPACES REQUIRED :  
 OFFICE AREAS : 3200SFx1 PKG SPACE/200 SF = 16 PKG SPACES  
 WAREHOUSE AREAS : 22120SFx1 PKG SPACE/500 SF = 44 PKG SPACES  
 TOTAL REQUIRED = 60 PKG SPACES  
 PARKING PROVIDED : 57 REGULAR PKG & 3 H.C. = 60 PKG SPACES

**BUILDING SETBACKS:**

FRONT : 82.68 FT  
 REAR : 66.00 FT  
 RIGHT SIDE : 25.00 FT  
 LEFT SIDE : 35.62 FT

**FLOOD ZONE MAP:**

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 120285-0275F (8-19-1991)

**DRAINAGE STATEMENT:**

PROPOSED STORMWATER DRAINAGE SYSTEM WILL COMPLY WITH SFWMD PERMIT# 56-00573-S. IT WILL CONSIST OF EXFILTRATION TREATMENT ON SITE FOR 1/2" RUNOFF. THE REMAINING WATER QUALITY AND QUANTITY IS PROVIDED BY MASTER DRAINAGE SYSTEM.

**HAZARDOUS WASTE STATEMENT:**

ANY & ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS

**ENVIRONMENTAL STATEMENT:**

PROJECT WILL MEET AND COMPLY WITH STATE AND LOCAL REQUIREMENTS & REGULATIONS REGARDING NATIVE HABITATS & VEGETATION.

**APPLICATION FEE STATEMENT:**

THE APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES & ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS.

**TRAFFIC STATEMENT:**

AVERAGE TRIPS PER DAY : 86 TRIPS/DAY  
 AM PEAK HOUR TRIPS, 65% Entering 35% Exiting : 33 TRIPS/HR  
 PM PEAK HOUR TRIPS, 24% Entering 76% Exiting : 26 TRIPS/HR  
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)  
 GENERAL LIGHT INDUSTRIAL CODE 110, ITE MANUAL 10<sup>th</sup> Edition  
 SEE TRAFFIC STATEMENT REPORT FOR ADDITIONAL INFORMATION

**MAINTENANCE AND CLEANING STATEMENT:**

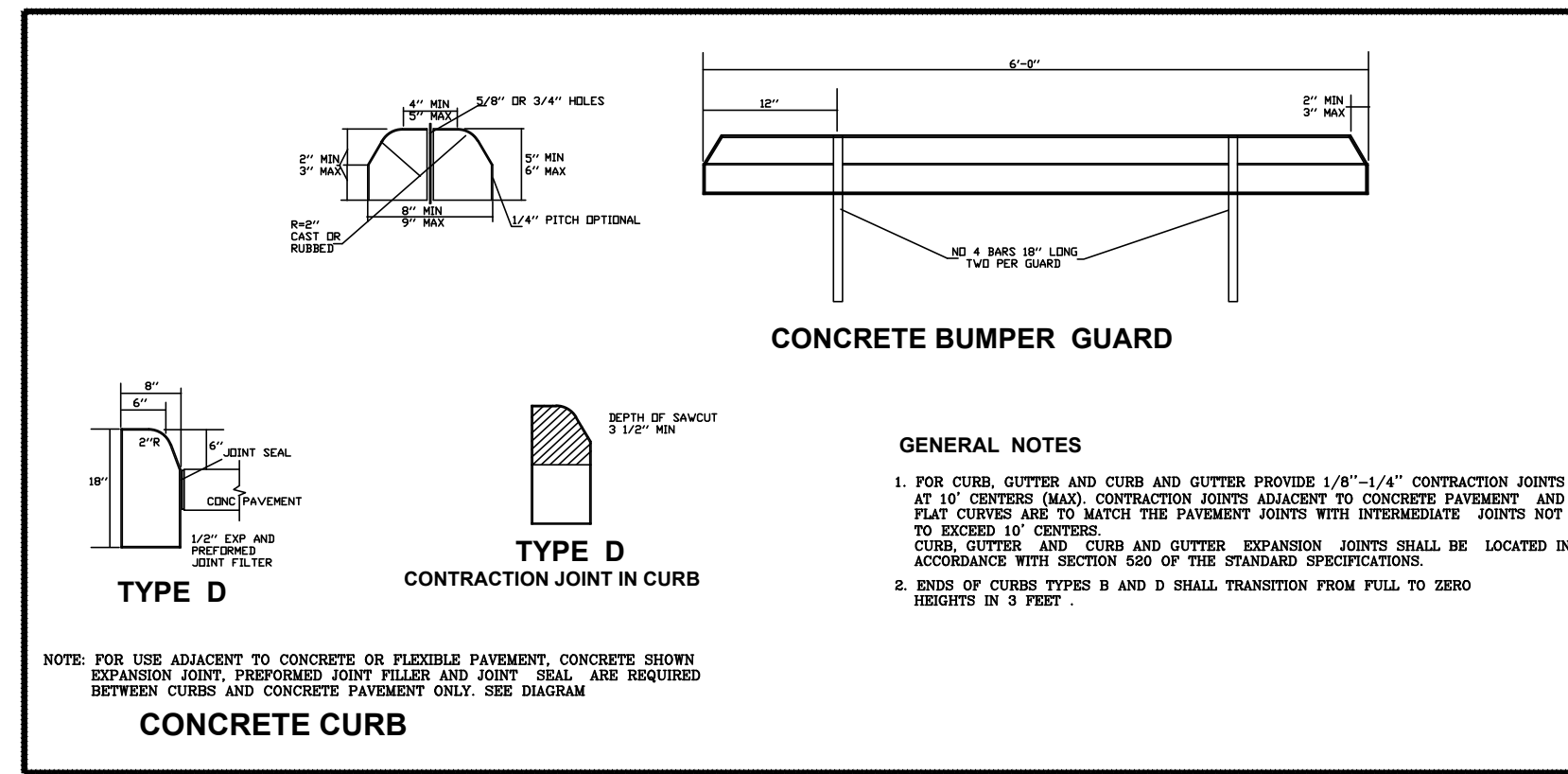
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION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

48 HOURS BEFORE DIGGING  
 CALL TOLL-FREE  
**1-800-432-4770**  
 SUNSHINE STATE ONE CALL  
 OF FLORIDA, INC  
 UNDERGROUND UTILITIES NOTIFICATION CENTER

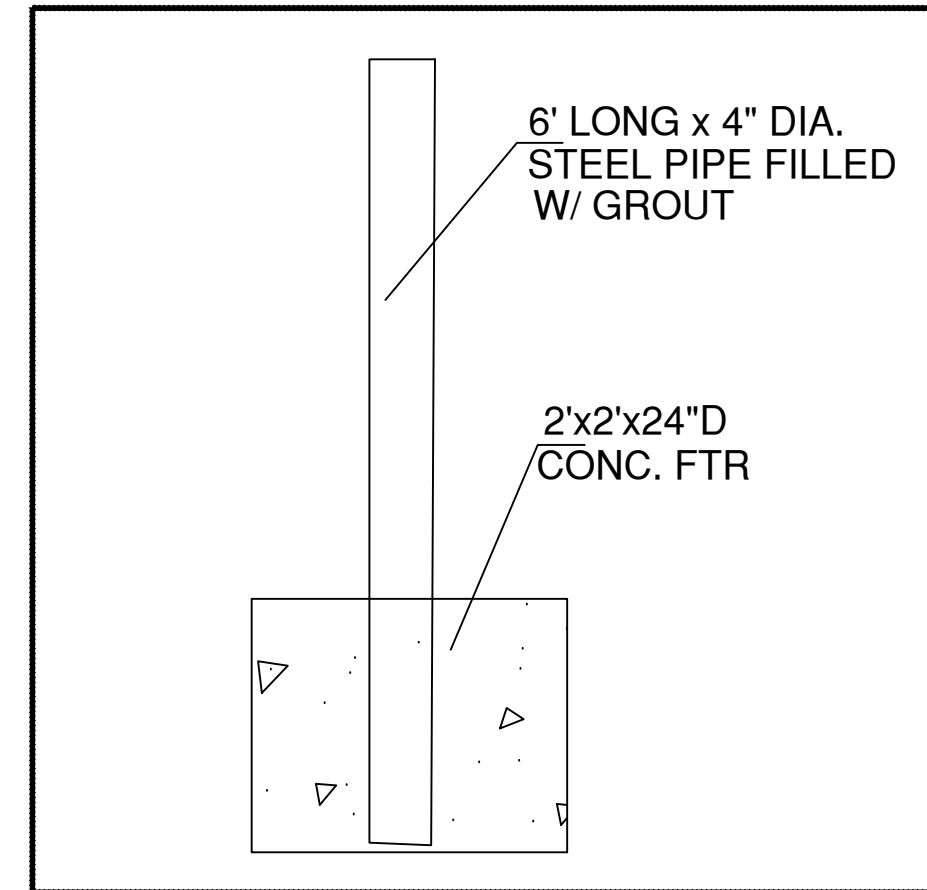
CITY OF PORT ST. LUCIE  
 PROJECT NO. P20-199

 <b>ABRAHAM CHABAB, Inc.</b> FL. BOARD OF PROF. ENG. AUTH.#26790	<b>A GREAT HOME</b>	DESIGNED BY	AC	REVISIONS	DATE
		DRAWN BY	AC		
5428 NW EDGEWATER AVE PORT ST. LUCIE FL. 34983 Email agchabab1@msn.com 772 878-5079/475-6630 Fax 772 785-8291	<b>SITE PLAN</b>	DATE	Aug. 5/2020		
		SHEET	1 OF 2		

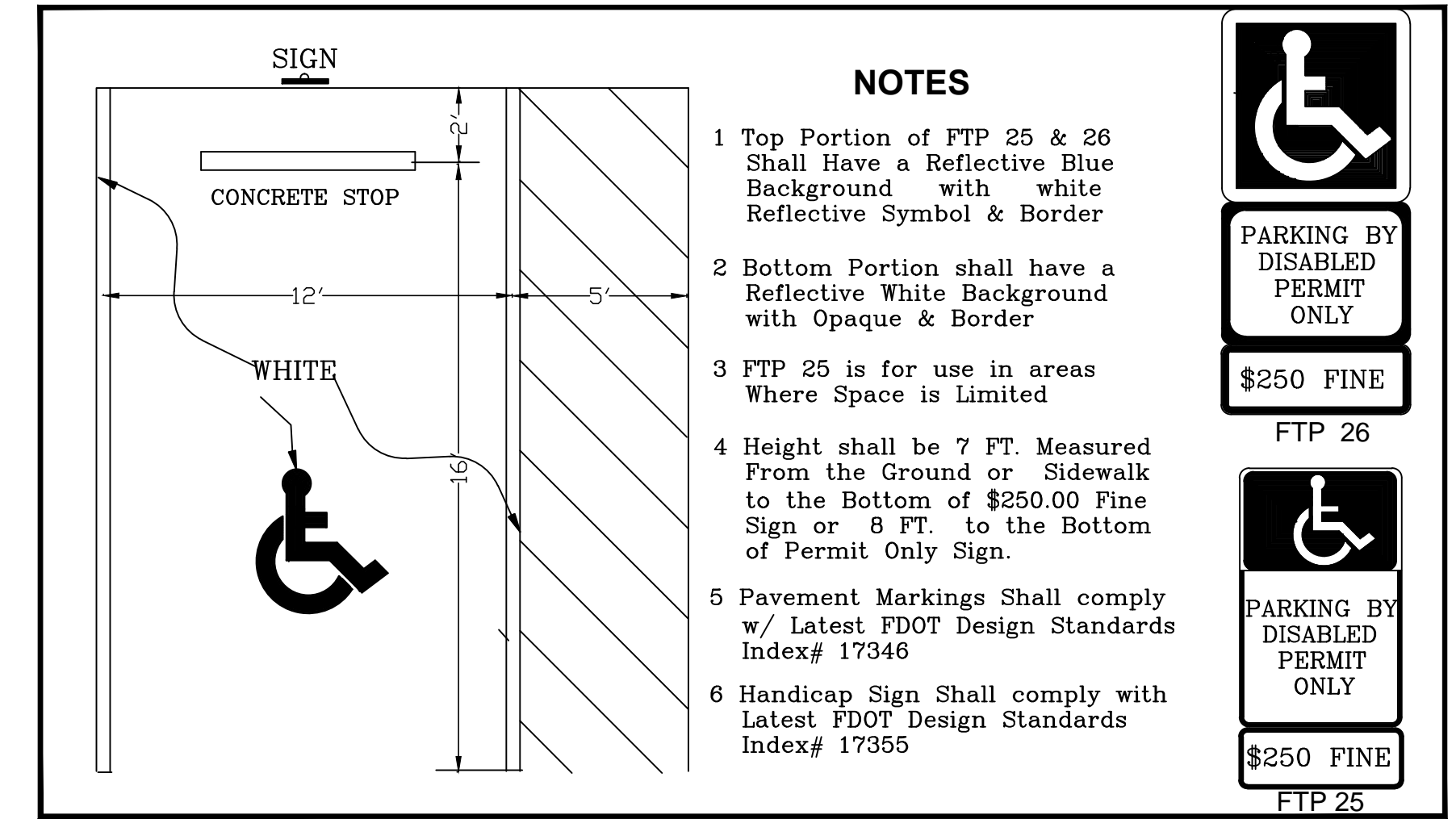
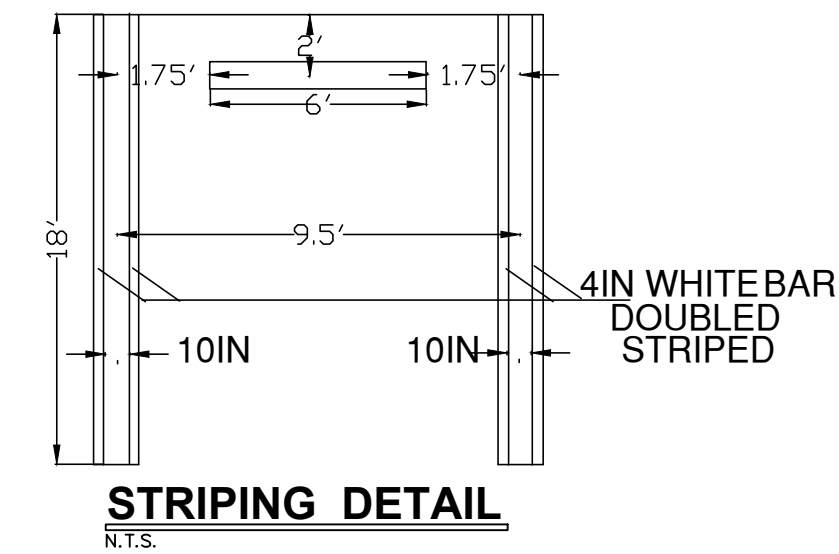
**NOTE :**  
Proposed Sidewalks & Ramps  
Must Comply W/ADA Standards



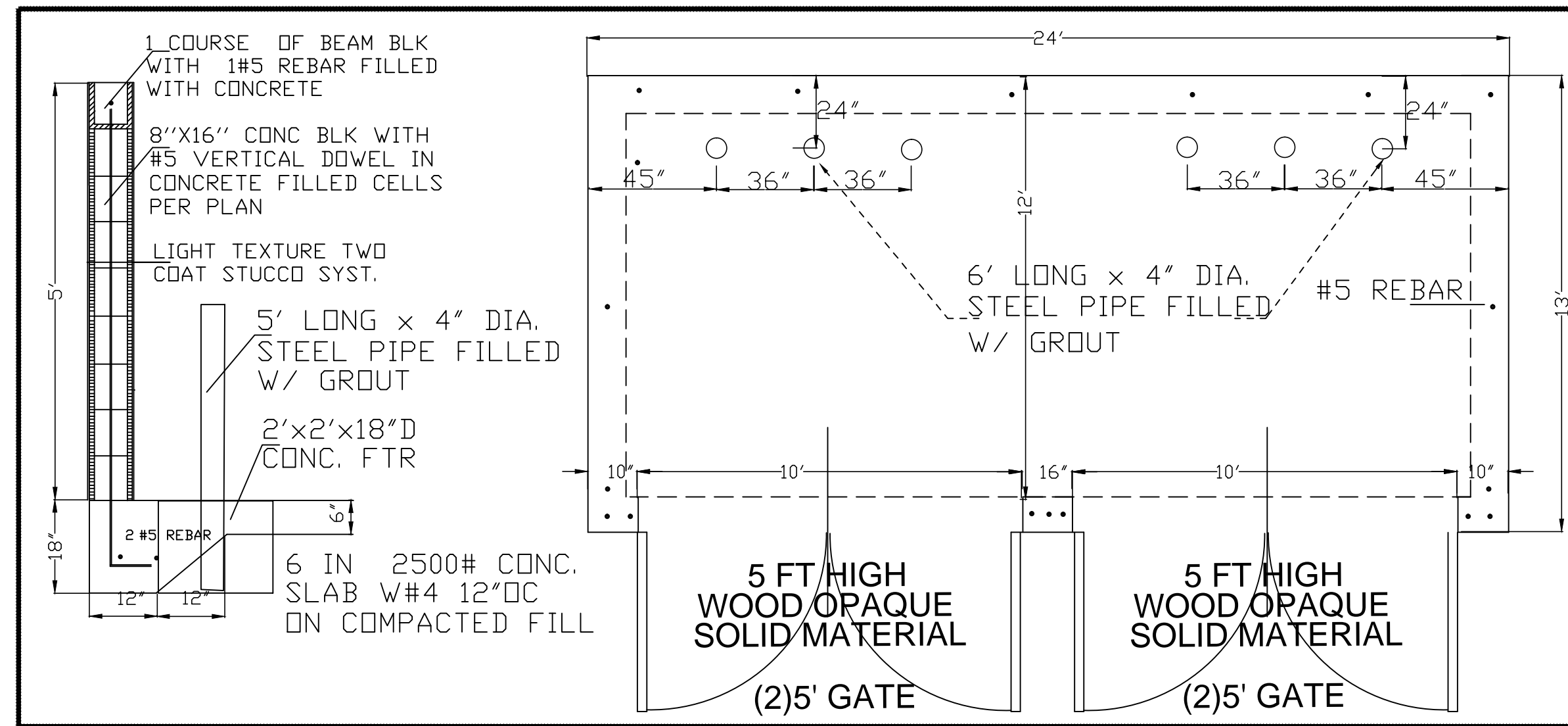
**CURB DETAIL**  
N.T.S.



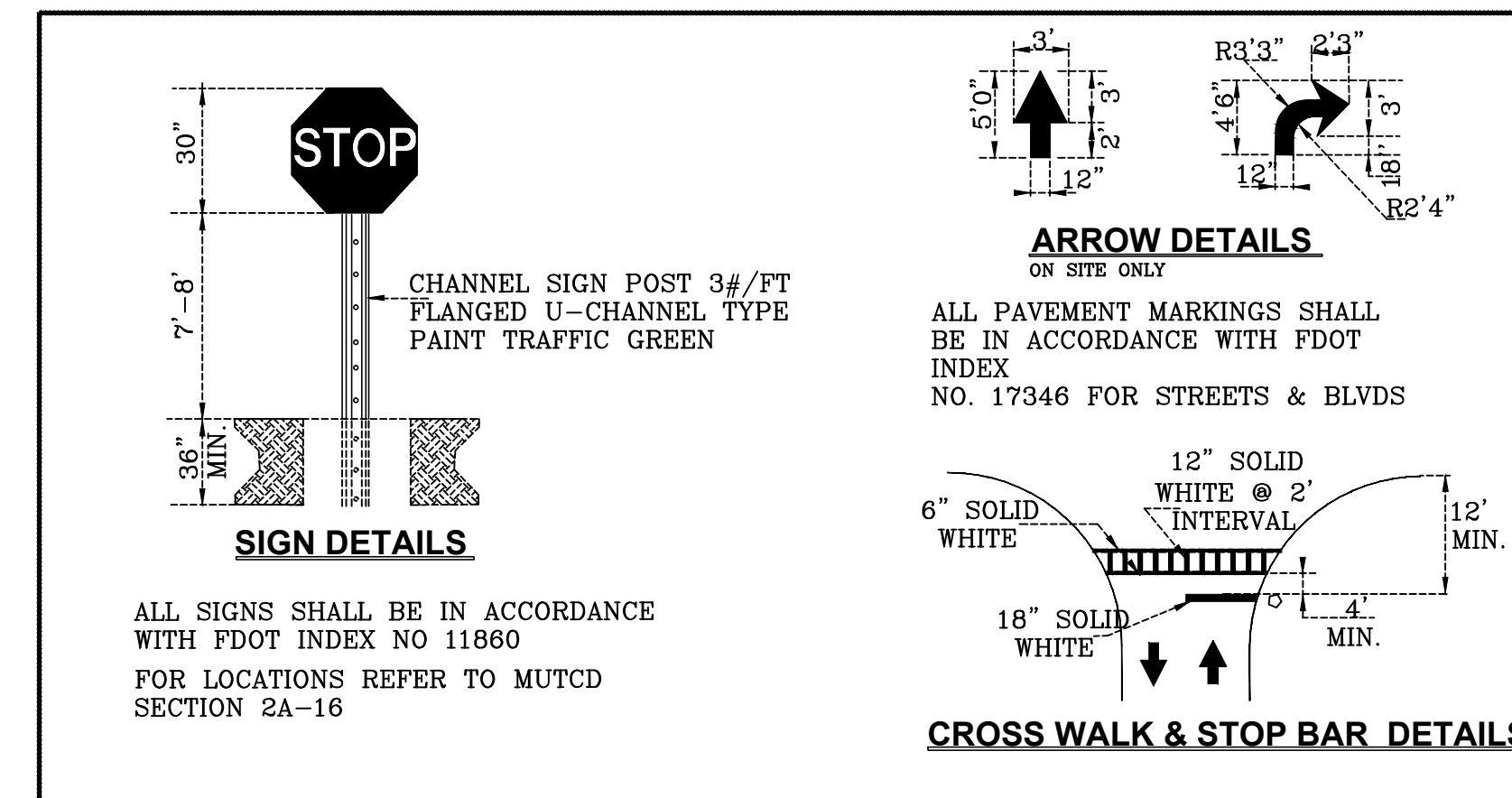
**BOLLARD DETAIL**  
N.T.S.



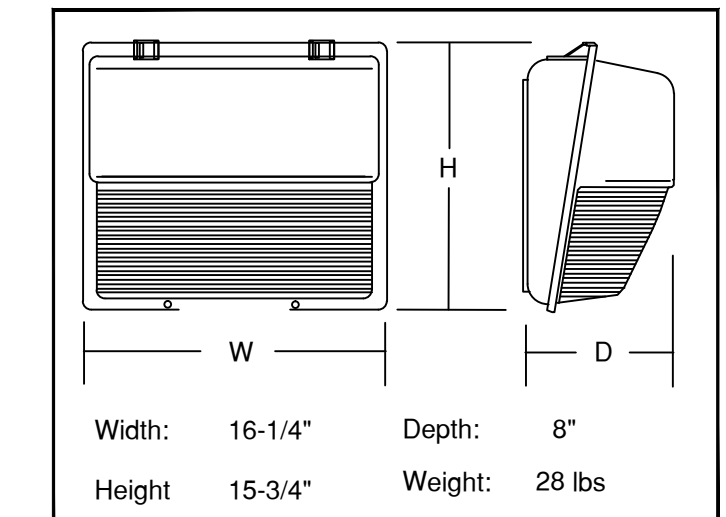
**H.C. PAVEMENT MARKING DETAIL**  
N.T.S.



**DUMPSTER DETAIL**  
N.T.S.



**SIGN & PAVEMENT MARKING DETAILS**  
N.T.S.



**WALL PACK DETAILS**

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<p>5428 NW EDGEWATER AVE PORT ST. LUCIE FL. 34983 Email agchabab1@msn.com 772 878-5079/475-6630 Fax 772 785-8291</p>	<p><b>SITE PLAN</b> <b>DETAILS</b></p>	DATE Aug. 10/2020		
		SHEET 2 OF 2		