

**GENERAL NOTES**

**PROJECT NAME** LAS PALMAS TOWN HOMES  
**OWNER** AZZI PLUS, LLC  
 171 ANDOVER DR.  
 PORT ST LUCIE, FL 34953  
 XXX PORT ST. LUCIE BLVD

**LOCATION**  
**LAND USE** LMD  
**LAND ZONING** CG  
**LEGAL DESCRIPTION** BEING ALL OF LOTS 1, 2, 25, & 26 BLOCK 2283 OF PORT ST. LUCIE 33 AS RECORDED IN PLAT BOOK 15, PAGE 1, A THRU J OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.05 ACRES, MORE OR LESS.

**PIN** 3420-660-2586-0002  
**BUILDING HEIGHT** 30.00 FEET  
**NUMBER OF STORIES** TWO

**UTILITIES:**  
 ELECTRICAL FPL  
 WATER & SEWER CITY OF PSL  
 ATT  
 TELEPHONE  
 SOLID WASTE AUTHORIZED SOLID WASTE CO. CURB SIDE PICK UP CONTAINERS WILL BE PROVIDED TO COLLECT SOLID WASTE AND RECYCLE MATERIALS

**AREA TABULATION:**

| SITE COVERAGE         | ACREAGE | SF    | % OF SITE |
|-----------------------|---------|-------|-----------|
| BUILDING AREAS        | 0.2178  | 9225  | 20.24     |
| BUILDING TOTAL        | 0.2178  | 9225  | 20.24     |
| PROP. PAVED AREA      | 0.3008  | 13105 | 28.75     |
| PROP. SIDEWALKS/PADS  | 0.0796  | 3469  | 7.61      |
| TOTAL                 | 0.2943  | 16574 | 36.36     |
| TOTAL IMPERVIOUS      | 0.5921  | 25799 | 56.60     |
| GREEN AREA/OPEN SPACE | 0.4542  | 19790 | 43.40     |
| TOTAL                 | 1.0463  | 45579 | 100.00    |

**PARKING CALCULATIONS:**  
 PARKING SPACES REQUIRED : 2 PKG SPACE/UNIT x 11 = 22 PKG SPACES  
 1 PKG SPACE/5 UNIT = 2 PKG SPACES  
 GUEST PARKING : TOTAL REQUIRED = 24 PKG SPACES

PARKING PROVIDED : 24 REGULAR PKG & 1 H.C. = 25 PKG SPACES

**BUILDING SETBACKS:** FRONT : 25.00 FT  
 REAR : 50.00 FT  
 LEFT SIDE : 25.00 FT  
 RIGHT SIDE : 35.33 FT

**FLOOD ZONE MAP:** PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0405J (2-16-2012)

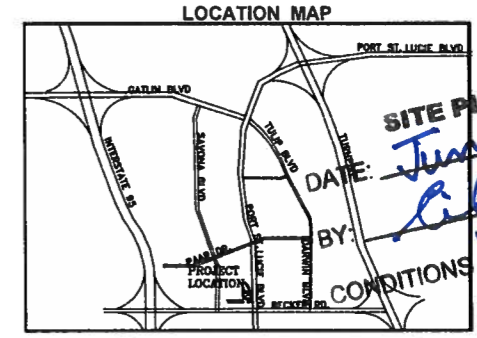
**DRAINAGE STATEMENT:** DRAINAGE SHALL BE PROVIDED VIA AN OUTFALL TO THE EXISTING MASTER DRAINAGE SYSTEM. ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF PSL AND SFWMD.

**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 : 4.21 TRIPS/UNIT x 11 = 46 TRIPS/DAY  
 PEAK HOUR TRIPS (PM) : 0.59 TRIPS/UNIT x 11 = 7 TRIPS/HR  
 FRODING (INSTITUTE OF TRANSPORTATION ENGINEERS)  
 RESIDENTIAL TOWNHOUSE CODE 230, ITE MANUAL 9<sup>th</sup> Edition



**SITE PLAN APPROVED**  
 DATE: June 25, 2018  
 BY: City Council  
 CONDITIONS ATTACHED: YES  NO

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

**SCALE 1"=20'**

**PROJECT PHASES:**  
 -PHASE I: 6-UNIT BUILDING WILL BE BUILT WITH ALL SITE WORK, SIDEWALKS, PERIMETER WALLS & INFRASTRUCTURES.  
 -PHASE II: WILL START CONSTRUCTION OF 5-UNIT BUILDING.

**BUILDING COVERAGE BREAKDOWN**

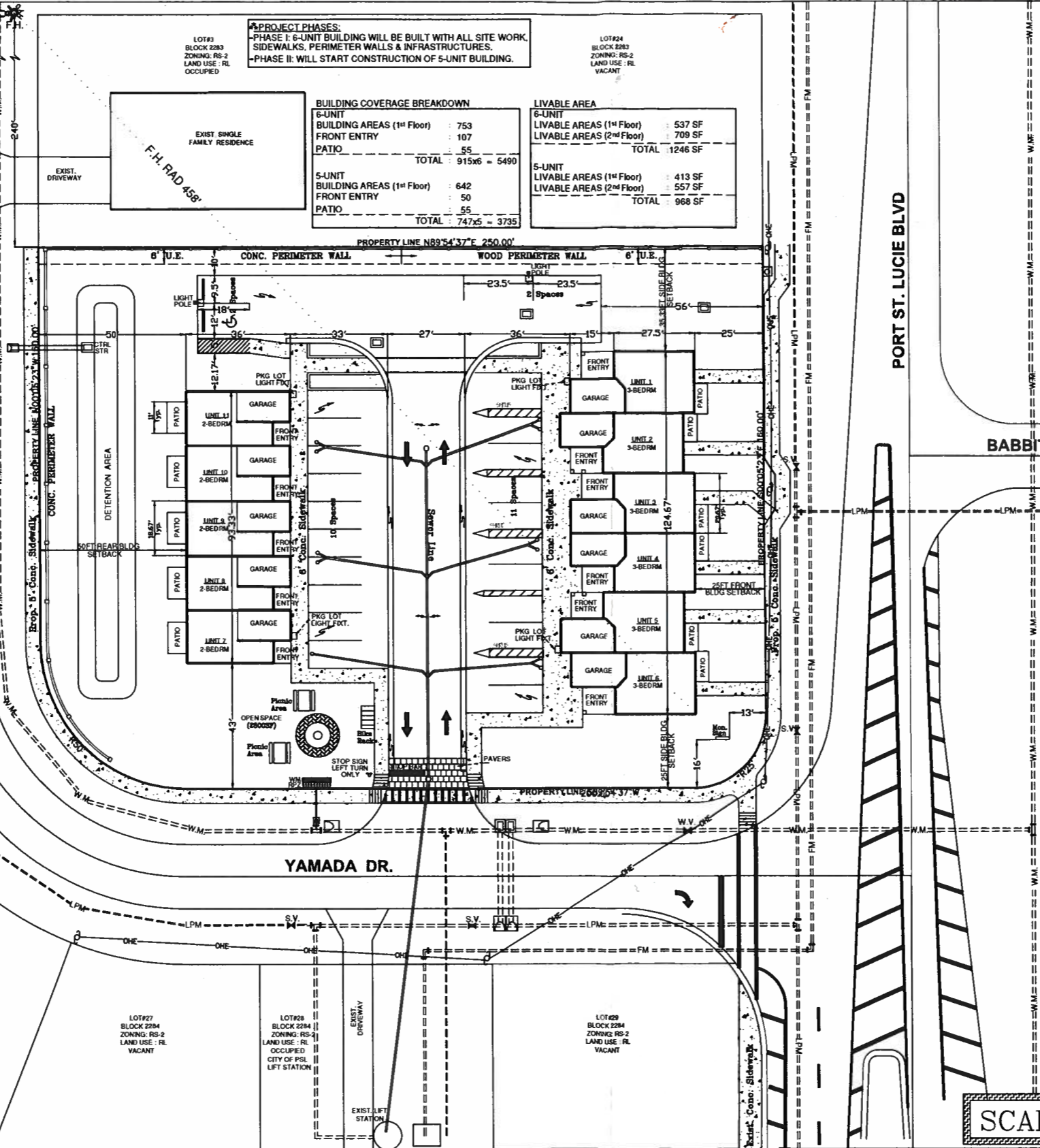
|   |                     |
|---|---------------------|
| 6-UNIT BUILDING AREAS (1 <sup>st</sup> Floor) | 753                 |
| FRONT ENTRY                                   | 107                 |
| PATIO   | 55                  |
| <b>TOTAL</b>                                  | <b>915x6 = 5490</b> |

**LIVABLE AREA**

|  |                |
|--|----------------|
| 6-UNIT LIVABLE AREAS (1 <sup>st</sup> Floor) | 537 SF         |
| LIVABLE AREAS (2 <sup>nd</sup> Floor)        | 709 SF         |
| <b>TOTAL</b>                                 | <b>1246 SF</b> |

**5-UNIT BUILDING AREAS (1<sup>st</sup> Floor)** 642  
**FRONT ENTRY** 50  
**PATIO** 55  
**TOTAL** 747x5 = 3735

**5-UNIT LIVABLE AREAS (1<sup>st</sup> Floor)** 413 SF  
**LIVABLE AREAS (2<sup>nd</sup> Floor)** 557 SF  
**TOTAL** 968 SF



LOT#22  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 OCCUPIED

LOT#23  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 OCCUPIED

LOT#24  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 VACANT

LOT#25  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 VACANT

LOT#26  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 VACANT

LOT#27  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 VACANT

LOT#28  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 OCCUPIED  
 CITY OF PSL  
 LIFT STATION

LOT#29  
 BLOCK 2284  
 ZONING: RS-2  
 LAND USE: RL  
 VACANT

**ABRAHAM CHABAB, Inc.**

FL. BOARD OF PROF. ENG. AUTH. #26790

5428 NW EDGEWATER AVE  
 PORT ST. LUCIE FL 34983  
 Email agchababi@msn.com  
 772 878-5079/475-8630  
 Fax 772 765-8291

**LAS PALMAS TOWN HOMES**

**SITE PLAN**

DESIGNED BY AC

DRAWN BY AC

DATE Dec. 5/2017

SHEET 1 OF 2

CITY OF PORT ST. LUCIE  
 PROJECT NO. P17-242

| REVISIONS  | DATE    |
|------------|---------|
| Staff Cmts | 1.10.18 |
|            |         |
|            |         |
|            |         |
|            |         |