



SCALE 1"=20'

**GROSS BUILDING COVERAGE**

(LIVING AREA + GARAGE + PATIO)	
8-UNIT	
LIVING AREAS (1st Floor) 507x8	: 4,056 SF
LIVING AREAS (2nd Floor) 685x8	: 5,480 SF
GARAGE 213x8	: 1,704 SF
<b>TOTAL</b>	<b>11,240 SF</b>
5-UNIT	
LIVING AREAS (1st Floor) 1,292x5	: 6,460 SF
GARAGE 213x5	: 1,065 SF
<b>TOTAL</b>	<b>7,525 SF</b>
<b>TOTAL (7 Unit+6 Unit) = 18,765 SF</b>	

**BUILDING COVERAGE BREAKDOWN (1st Floor)**

(LIVING AREA + GARAGE + PATIO)	
8-UNIT	
LIVING AREAS (1st Floor) 507x8	: 4,076 SF
LIVING AREAS (2nd Floor) 685x8	: 5,480 SF
GARAGE 213x8	: 1,724 SF
<b>TOTAL</b>	<b>11,280 SF</b>
5-UNIT	
LIVING AREAS (1st Floor) 1,292x5	: 6,460 SF
GARAGE 213x5	: 1,065 SF
<b>TOTAL</b>	<b>7,525 SF</b>
<b>TOTAL (8 Unit+5 Unit) = 13,325 SF</b>	

**LEGEND**

- RUNOFF FLOW DIRECTION
- EXIST. WATER MAIN
- EXIST. FORCE MAIN
- BACKFLOW PREVENTER
- WATER METER BOX
- FIRE HYDRANT
- FDDT MITERED END SECTION
- CATCH BASIN
- UTILITY POLE
- PROPOSED PAVEMENT

**GENERAL NOTES**

PROJECT NAME : **GLOBE TOWNHOMES**

OWNER : **GLOBE PROPERTIES LLC**  
9180 Equus Cir  
Boynton Beach, FL 33472

LOCATION : **913 SW S. GLOBE AVE**

LAND USE : **LMD**

LAND ZONING : **CG**

LEGAL DESCRIPTION : **BEING ALL OF LOTS 8, 9, 10, 11 & 12 BLOCK 1449 OF PORT ST. LUCIE SECTION 15 AS RECORDED IN PLAT BOOK 13, PAGES 6, 6A THRU 6E OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.17 ACRES, MORE OR LESS.**

PIN : 3420-570-0276-0006

BUILDING HEIGHT : 30.00 FEET

NUMBER OF STORIES : TWO

DWELLING UNITS PER ACRE : 11 DPUA, APPROVED 11 DPUA, ALLOWED

**UTILITIES:**

ELECTRICAL : FPL

WATER & SEWER : CITY OF PSL

TELEPHONE : ATT

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	MAX % OF SITE
BUILDING AREAS 5-UNIT	0.1331	5,800	11.38	-
BUILDING AREAS 8-UNIT	0.1727	7,525	14.76	-
<b>BUILDING TOTAL</b>	<b>0.3059</b>	<b>13,325</b>	<b>26.14</b>	<b>40%</b>
PROP. PAVED AREA	0.3123	13,606	26.68	-
PROP. SIDEWALKS/ A/C PADS	0.0534	2,325	4.56	-
<b>TOTAL</b>	<b>0.3657</b>	<b>15,931</b>	<b>31.24</b>	-
TOTAL IMPERVIOUS	0.6716	29,256	57.38	80%
GREEN AREA/OPEN SPACE	0.4988	21,725	42.62	-
<b>TOTAL</b>	<b>1.1704</b>	<b>50,981</b>	<b>100.00</b>	-

**PARKING CALCULATIONS:**

PARKING SPACES REQUIRED :

2 SPACES/UNIT : 2 PKG SPACE/UNIT x 13 = 26 PKG SPACES

GUEST PARKING : 1 PKG SPACE/5 UNIT = 3 PKG SPACES

**TOTAL REQUIRED = 29 PKG SPACES**

PARKING PROVIDED : 30 REGULAR PKG & 2 H.C. = 32 PKG SPACES

**BUILDING SETBACKS:**

	REQUIRED	PROVIDED 5-UNIT BLDG	PROVIDED 8-UNIT BLDG
FRONT	25.50 FT	137.00 FT	140.00 FT
REAR	25.50 FT	25.00 FT	25.00 FT
LEFT SIDE	15 FT	57.00 FT	86.00 FT
RIGHT SIDE	15 FT	18.00 FT	19.00 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.

**PUBLIC ART FEE STATEMENT:**  
REQUIRED FEE WILL BE PAID IN LIEU OF CONSTRUCTING PUBLIC ART STRUCTURES.

**TRAFFIC STATEMENT:**  
AVERAGE TRIPS PER DAY : 46 TRIPS/DAY  
PEAK HOUR TRIPS (AM) : 7 TRIPS/HR  
PEAK HOUR TRIPS (PM) : 9 TRIPS/HR  
FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)  
RESIDENTIAL TOWNHOMES CODE 220, ITE MANUAL 11<sup>th</sup> Edition

**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

**ABRAHAM CHABAB, Inc.**  
FL. BOARD OF PROF. ENG. AUTH.#26790

5019 NW Rugby Dr  
PORT ST. LUCIE FL. 34983  
Email agchabab1@msn.com  
Ph: 772-475-6630

**GLOBE TOWNHOMES**

**CONCEPTUAL SITE PLAN**

DESIGNED BY	AC	REVISIONS	DATE
DRAWN BY	AC		
DATE	May 5/2024		
SHEET	1 OF 1		

**CITY OF PORT ST. LUCIE**  
PROJECT NO. P24-117  
PSL UT PROJ. NO. 5424