



**GENERAL NOTES**  
 PROJECT NAME : HASS TOWN HOMES  
 OWNER : HASS PROPERTIES LLC  
 9180 Equus Cir  
 Boynton Beach , FL 33472

LOCATION : 810 SW Haas Ave  
 LAND USE : LMD  
 LAND ZONING : CG  
 LEGAL DESCRIPTION : BEING ALL OF LOTS 11, 12, 13, & 14 BLOCK 2299 OF PORT ST. LUCIE SECTION 33 AS RECORDED IN PLAT BOOK 15, PAGE 1, 1A THRU 1V OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 1.05 ACRES, MORE OR LESS.

PIN : 3420-660-2972-0005  
 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            | 0.1818  | 7,920  | 17.90     | 40%           |
| BUILDING TOTAL            | 0.1818  | 7,920  | 17.90     | 40%           |
| PROP. PAVED AREA          | 0.2700  | 11,764 | 26.58     | -             |
| PROP. SIDEWALKS/ A/C PADS | 0.0545  | 2,376  | 5.37      | -             |
| TOTAL                     | 0.3245  | 14,140 | 31.95     | -             |
| TOTAL IMPERVIOUS          | 0.4995  | 22,060 | 49.85     | 80%           |
| GREEN AREA/OPEN SPACE     | 0.5163  | 22,190 | 50.15     | -             |
| TOTAL                     | 1.0158  | 44,250 | 100.00    | -             |

**GROSS BUILDING COVERAGE**

|  |                 |
|--|-----------------|
| (LIVING AREA + GARAGE)                   |                 |
| 5-UNIT LIVING AREAS (1st Floor) 507x5    | 2,535 SF        |
| LIVING AREAS (2nd Floor) 685x5           | 3,425 SF        |
| GARAGE 213x5                             | 1,065 SF        |
| <b>TOTAL</b>                             | <b>7,025 SF</b> |
| 6-UNIT LIVING AREAS (1st Floor) 507x6    | 3,042 SF        |
| LIVING AREAS (2nd Floor) 685x6           | 4,110 SF        |
| GARAGE 213x6                             | 1,278 SF        |
| <b>TOTAL</b>                             | <b>8,430 SF</b> |
| <b>TOTAL (5 Unit+6 Unit) = 15,455 SF</b> |                 |

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

|   |                 |
|---|-----------------|
| (LIVING AREA + GARAGE)                  |                 |
| 5-UNIT LIVING AREAS (1st Floor) 507x5   | 2,535 SF        |
| GARAGE 213x5                            | 1,065 SF        |
| <b>TOTAL</b>                            | <b>3,600 SF</b> |
| 6-UNIT LIVING AREAS (1st Floor) 507x6   | 3,042 SF        |
| GARAGE 213x6                            | 1,278 SF        |
| <b>TOTAL</b>                            | <b>4,320 SF</b> |
| <b>TOTAL (5 Unit+6 Unit) = 7,920 SF</b> |                 |

**PARKING CALCULATIONS:**  
 PARKING SPACES REQUIRED : 2 PKG SPACE/UNITx11 = 22 PKG SPACES  
 1 PKG SPACE/5 UNIT = 2 PKG SPACES  
 TOTAL REQUIRED = 24 PKG SPACES

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

**BUILDING SETBACKS:**

|            | REQUIRED | PROVIDED 5-UNIT BLDG | PROVIDED 6-UNIT BLDG |
|------------|----------|----------------------|----------------------|
| FRONT      | 50.00 FT | 85.00 FT             | 80.00 FT             |
| REAR       | 25.00 FT | 30.00 FT             | 30.00 FT             |
| LEFT SIDE  | 15.00 FT | 16.00 FT             | 144.00 FT            |
| RIGHT SIDE | 15.00 FT | 126.00 FT            | 16.00 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 : 39 TRIPS/DAY  
 PEAK HOUR TRIPS (AM) : 6 TRIPS/HR  
 PEAK HOUR TRIPS (PM) : 8 TRIPS/HR  
 FROM ITE (INSTITUTE OF TRANSPORTATION ENGINEERS)  
 RESIDENTIAL TOWNHOUSE CODE 230 , 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).

**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

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'

|   |  |                 |                 |        |
|---|--|-----------------|-----------------|--------|
| <b>ABRAHAM CHABAB, Inc.</b><br>FL. BOARD OF PROF. ENG. AUTH.#26790<br>5019 NW Rugby Dr<br>PORT ST. LUCIE FL. 34983<br>Email agchabab1@msn.com<br>Ph: 772-475-6630 | <b>HASS TOWNHOMES</b><br><br><b>CONCEPTUAL SITE PLAN</b> | DESIGNED BY AC  | REVISIONS       | DATE   |
|   |  | DRAWN BY AC     | City Staff Cmts | 9.2.24 |
|   |  | DATE May 5/2024 |                 |        |
|   |  | SHEET 1 OF 2    |                 |        |

**CITY OF PORT ST. LUCIE**  
**PROJECT NO. P24-116**  
**PSL UT PROJ. NO. 5424**