



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)	SF
5-UNIT LIVING AREAS (1st Floor) 507x5	2,535 SF
LIVING AREAS (2nd Floor) 685x5	3,425 SF
GARAGE 213x5	1,065 SF
TOTAL	7,025 SF

(LIVING AREA + GARAGE)	SF
6-UNIT LIVING AREAS (1st Floor) 507x6	3,042 SF
LIVING AREAS (2nd Floor) 685x6	4,110 SF
GARAGE 213x6	1,278 SF
TOTAL	8,430 SF

TOTAL (5 Unit+6 Unit) = 15,455 SF

BUILDING COVERAGE BREAKDOWN (1st Floor)

(LIVING AREA + GARAGE)	SF
5-UNIT LIVING AREAS (1st Floor) 507x5	2,535 SF
GARAGE 213x5	1,065 SF
TOTAL	3,600 SF

(LIVING AREA + GARAGE)	SF
6-UNIT LIVING AREAS (1st Floor) 507x6	3,042 SF
GARAGE 213x6	1,278 SF
TOTAL	4,320 SF

TOTAL (5 Unit+6 Unit) = 7,920 SF

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	6-UNIT BLDG
FRONT	50.00 FT	85.00 FT	80.00 FT	80.00 FT
REAR	25.00 FT	30.00 FT	30.00 FT	30.00 FT
LEFT SIDE	15.00 FT	16.00 FT	144.00 FT	144.00 FT
RIGHT SIDE	15.00 FT	126.00 FT	16.00 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" 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'

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	HASS TOWNHOMES CONCEPTUAL SITE PLAN	DESIGNED BY AC	REVISIONS	DATE
		DRAWN BY AC	City Staff Cmts	9.2.24
		DATE May 5/2024		
		SHEET 1 OF 2		