



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
TOTAL	11,240 SF
5-UNIT	
LIVING AREAS (1st Floor) 1,292x5	: 6,460 SF
GARAGE 213x5	: 1,065 SF
TOTAL	7,525 SF
TOTAL (7 Unit+6 Unit) = 18,765 SF	

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
TOTAL	11,280 SF
5-UNIT	
LIVING AREAS (1st Floor) 1,292x5	: 6,460 SF
GARAGE 213x5	: 1,065 SF
TOTAL	7,525 SF
TOTAL (8 Unit+5 Unit) = 13,325 SF	

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

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).

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	-
BUILDING TOTAL	0.3059	13,325	26.14	40%
PROP. PAVED AREA	0.3123	13,606	26.68	-
PROP. SIDEWALKS/ A/C PADS	0.0534	2,325	4.56	-
TOTAL	0.3657	15,931	31.24	-
TOTAL IMPERVIOUS	0.6716	29,256	57.38	80%
GREEN AREA/OPEN SPACE	0.4988	21,725	42.62	-
TOTAL	1.1704	50,981	100.00	-

PARKING CALCULATIONS:
 PARKING SPACES REQUIRED :
 2 SPACES/UNIT : 26 PKG SPACE/UNIT x 13 = 26 PKG SPACES
 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 11th Edition

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. P24-117
PSL UT PROJ. NO. 5424

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