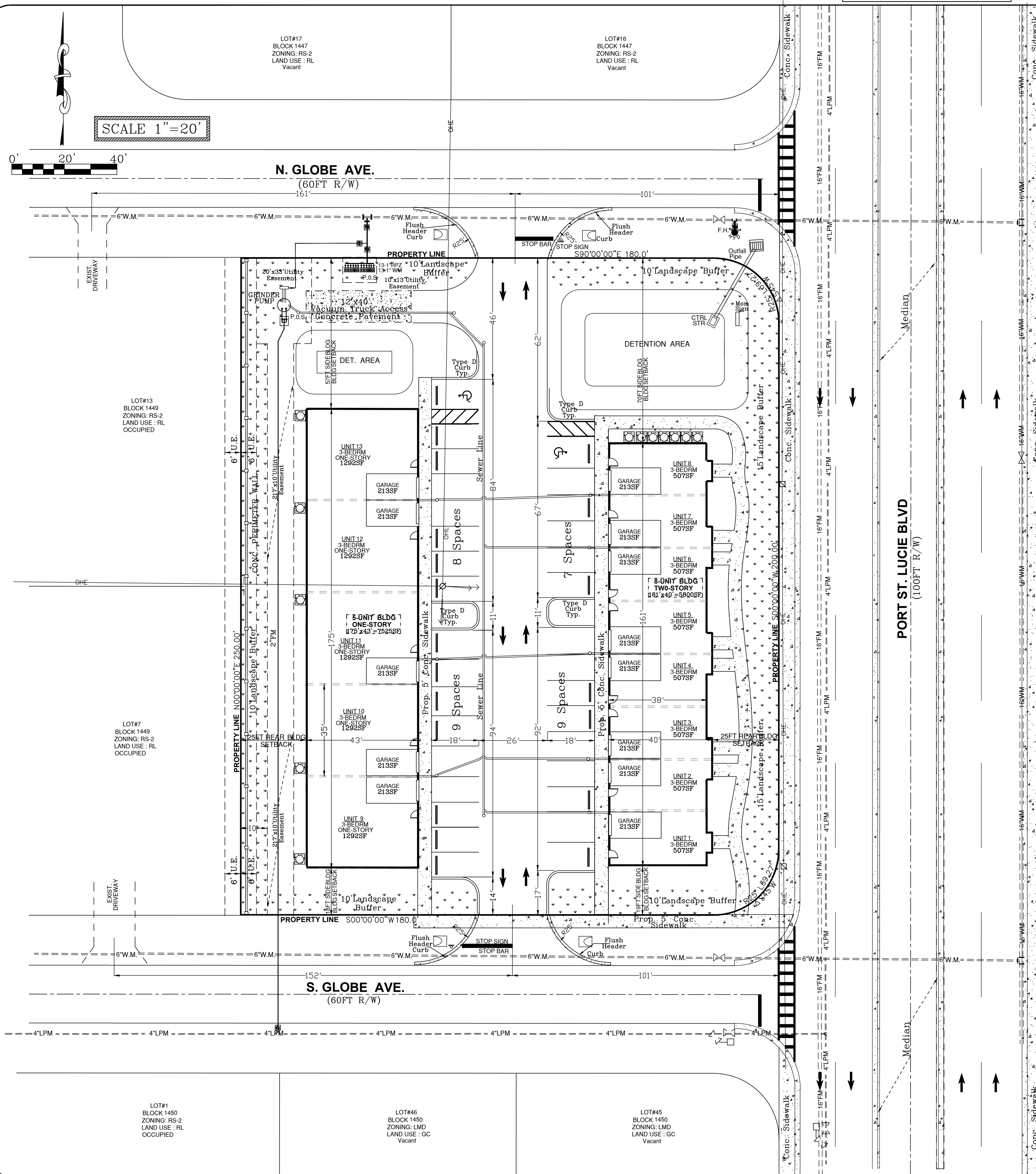


Exhibit A



GROSS BUILDING COVERAGE		
(LIVING AREA + GARAGE + PATIO)		
8-UNIT		
LIVING AREAS (1 st Floor)	507x8	:4,056 SF
LIVING AREAS (2 nd Floor)	685x8	:5,480 SF
GARAGE	213x8	:1,704 SF
TOTAL		:11,240 SF
5-UNIT		
LIVING AREAS (1 st 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 (1 st Floor)		
(LIVING AREA + GARAGE + PATIO)		
8-UNIT		
LIVING AREAS (1 st Floor)	507x8	:4,076 SF
GARAGE	213x8	:1,724 SF
TOTAL		:5,800 SF
5-UNIT		
LIVING AREAS (1 st 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
	W.M. = EXIST. WATER MAIN
	F.M. = 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	14.79	-
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	: 2 PKG SPACE/UNITx13 = 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 SFWM.

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

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

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

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