

# COVERSHEET

**TREASURE COAST BIBLE ASSEMBLY  
4146 EDWARDS ROAD  
FORT PIERCE, FLORIDA  
PARCEL # 2430.114.0002.000.1  
SECTION 30, TOWNSHIP 35S, RANGE 40E**

**PLAN BY: CLEVELAND DESIGN GROUP INC.  
100 AVE. A, SUITE 2E  
FORT PIERCE, FLORIDA 34950  
772.464.2010  
VIDAND12@YAHOO.COM**

## LANDSCAPE ARCHITECT

**BOGGS**  
PLANNING + LANDSCAPE ARCHITECTURE

**GREG BOGGS**  
ASLA, FLA #901

TEL: 772.577.6473 • CELL: 772.466.5228  
EMAIL: GBOGGS@GBPLANS.COM • WEB: WWW.GBPLANS.COM  
100 AVENUE A • SUITE 2E • FT. PIERCE, FL 34980

## SURVEYOR

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 SW Biltmore Street  
Port St. Luels, Florida 34883  
Phone: (772) 340-7770  
Fax: (772) 340-2250  
LH07280

## SHEET INDEX

1. COVER
2. SURVEY
3. SITE PLAN
4. LANDSCAPE PLAN
5. PHOTO-METRICS
6. FLOOR PLAN

LAND USE; RL RESIDENTIAL, LOW-DENSITY

LAND ZONING; E-3, RESIDENTIAL SINGLE-FAMILY, THREE UNITS PER ACRE

BUILDING HEIGHT; 17'

NUMBER OF STORIES; ONE

### UTILITIES

ELECTRICAL- FPUA (SERVICE TO BE UNDERGROUND)

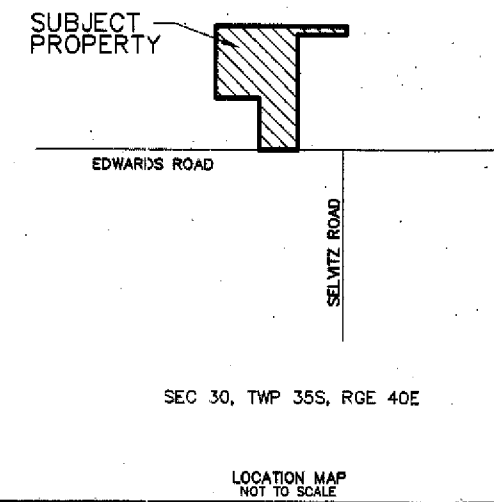
WATER- FPUA

SEWAGE- ON SITE SEPTIC ALREADY

PERMITTED;

HRS PERMIT # 56-SF-1549089

SOLID WASTE- FPUA



**LEGAL DESCRIPTION**

THE SOUTH 400 FEET OF THE EAST HALF OF THE EAST HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTH 375 FEET OF THE EAST 150 FEET OF THAT PART OF NE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF EDWARDS ROAD AND LESS AND EXCEPTING THE SOUTH 100 FEET OF THE WEST 87 FEET OF THE SOUTH 400 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE LESS SOUTH 80 FEET FOR ROAD RIGHT OF WAY, CONTAINING 54,473 SQUARE FEET AND OR 1.251 ACRES MORE OR LESS.

**SURVEY REPORT**

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 54-17.060(10)(a)-(4), FLORIDA ADMINISTRATIVE CODE.
- SURVEY BASED ON THE BOUNDARY SURVEY PERFORMED BY "DENIZIO HOPKINS & ASSOCIATES", JOB #107-0094-0, DRAWN BY: SD, DATED 10-4-07 AND SIGNED AND SEALED BY DAVID T. FLAHERTY, PSM ON 10/9/07 AND EXISTING MONUMENTATION AND OCCUPATION.
- BEARING BASIS: S01°01'40"W ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS SHOWN BY BOUNDARY SURVEY PERFORMED BY "DENIZIO HOPKINS & ASSOCIATES".
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100188 J, EFFECTIVE DATE 2-16-12.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE CONSTRUCTION OF A CHURCH BUILDING AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 54-17.061(18)(b)(11), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ELEVATIONS SHOWN ARE BASED ON NVD OF 1928 AND ARE REFERENCED TO BENCHMARK "JEFF", A ST. LUCIE COUNTY BENCHMARK, ELEVATION=20.25 FEET. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.  
PREPARED FOR: CARL KURTZIS  
TREASURE COAST BIBLE ASSEMBLY  
NEILL, GRIFFIN, TIERNY, NEILL, & MAROJIS
- © COPYRIGHT 2013 BY ALEXANDER J. PIAZZA PSM, INC.  
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.  
THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.  
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-11-13  
3/14/08  
DATE OF SURVEY: 3/19/08

ALEXANDER J. PIAZZA PSM, INC.  
*Alexander J. Piazza*  
ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5393

**BOUNDARY SURVEY**

**TOPOGRAPHIC & TREE SURVEY**  
4146 EDWARDS ROAD  
SEC 30, TWP 35S, RGE 40E  
AS PREPARED FOR  
**TREASURE COAST BIBLE ASSEMBLY**

|                                    |             |              |             |
|------------------------------------|-------------|--------------|-------------|
| CAD K:\BUILDERS\DWG2008\dwg\08-359 | FB. 33      | PG. 60       | JOB 08-0389 |
| REF K:\                            | OFF BMG/AJP | DATE 3/19/08 |             |
|                                    | OFF BMG     |              |             |
|                                    | CHK AJP     | SHEET 1 OF 1 | DWG D-0280  |

|         |                     |     |
|---------|---------------------|-----|
| 6-11-13 | ADD UPDATE SURVEY   | CJM |
| 7-21-08 | ADD ADDITIONAL TOPO | CJM |
| 7-09-08 | ADD ADDITIONAL TOPO | CJM |
| DATE:   | REVISIONS:          | BY: |

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 SW Blitmore Street  
Part St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250

- TREE SYMBOLS**
- = OAK TREE
  - △ = PALM TREE
  - \* = PINE TREE
  - = EVERGREEN
  - 1" = DENOTES TREE TRUNK SIZE

- SYMBOLS:**
- = GUY WIRE AND/OR
  - = CABLE TELEVISION BOX
  - = CATCH BASIN
  - = CLEANOUT
  - = ELECTRIC BOX
  - = SOUTHERN BELL BOX
  - = MANHOLE
  - = FIRE HYDRANT
  - = LIGHT POLE
  - = POWER POLE
  - = SPRINKLER HEAD
  - = WATER VALVE
  - = WELL
  - = WATER METER
  - = WOOD POWER POLE
  - = CHAIN LINK FENCE
  - = MAIL BOX

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
  - (C) = CIRCULATED
  - CB = CONCRETE BLOCK STRUCTURE
  - CB = COMMISSIONER'S BOUNDARY BOOK
  - CM = CONFLICT MARKER
  - CM = CONCRETE
  - CM = COLD HOT FIND
  - CM = CONCRETE
  - CM = CHAIN LINK FENCE
  - CM = DRIVEWAY EASEMENT
  - CM = DEED BOOK
  - CM = DUCTILE IRON PIPE
  - CM = FIRE HYDRANT
  - CM = FENCE
  - CM = FLORIDA POWER & LIGHT
  - CM = IRON PIPE
  - CM = INVERT
  - CM = IRON ROD WITH PLASTIC CAP
  - CM = LICENSE BUSINESS
  - CM = LICENSE SURVEY
  - CM = MEASURES
  - CM = MEAN HIGH WATER LINE
  - CM = MONUMENT
  - CM = OFFICIAL RECORD BOOK
  - CM = PLAT
  - CM = PLAT BOOK
  - CM = PAGE
  - CM = PROPERTY LINE
  - CM = POINT OF BEGINNING
  - CM = POINT OF COMMENCEMENT
  - CM = PERMANENT REFERENCE MONUMENT
  - CM = PSM
  - CM = RIGHT-OF-WAY
  - CM = RAISED CURB
  - CM = REINFORCED CONCRETE PIPE
  - CM = ROAD PLAT BOOK
  - CM = SURVEY
  - CM = STOP LIGHT POLE
  - CM = SANITARY MANHOLE
  - CM = SOUTHERN BELL TELEPHONE MANHOLE
  - CM = TOWN MANHOLE
  - CM = TRAFFIC BOX
  - CM = TRAFFIC LIGHT POLE
  - CM = TELEVISION
  - CM = UTILITY EASEMENT
  - CM = WOOD POLE

**LEGAL DESCRIPTION**

THE SOUTH 400 FEET OF THE EAST HALF OF THE EAST HALF OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPTING THE SOUTH 375 FEET OF THE EAST 150 OF THAT PART OF NE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF EDWARDS ROAD AND LESS AND EXCEPTING THE SOUTH 150 OF THE WEST 87 FEET OF THE SOUTH 400 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE LESS SOUTH 60 FEET FOR ROAD RIGHT OF WAY.

CONTAINING 54,473 SQUARE FEET AND OR 1.251 ACRES MORE OR LESS.

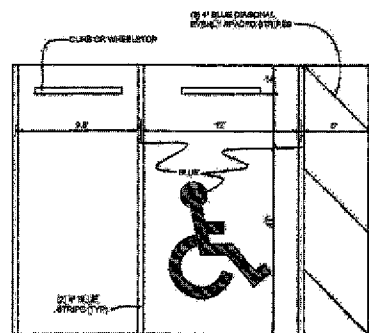
ZONING: E3, RESIDENTIAL SINGLE FAMILY  
LAND USE: RL, RESIDENTIAL, LOW DENSITY

TOTAL SITE AREA: 1.251 AC  
DEVELOPABLE AREA: 1.251 AC  
IMPERVIOUS AREA: 0.241 AC (10,472.55 SF)  
BUILDINGS: 1,638 SF (ASSEMBLY AREA = 525 SF)  
ASPHALT VEHICULAR USE AREA: 7,594.3 SF  
SIDEWALKS AND PEDESTRIAN AREA: 1,221.5 SF

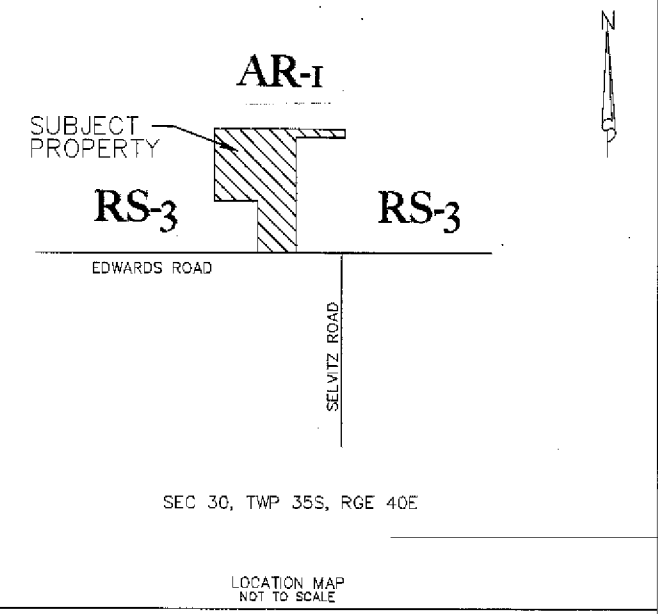
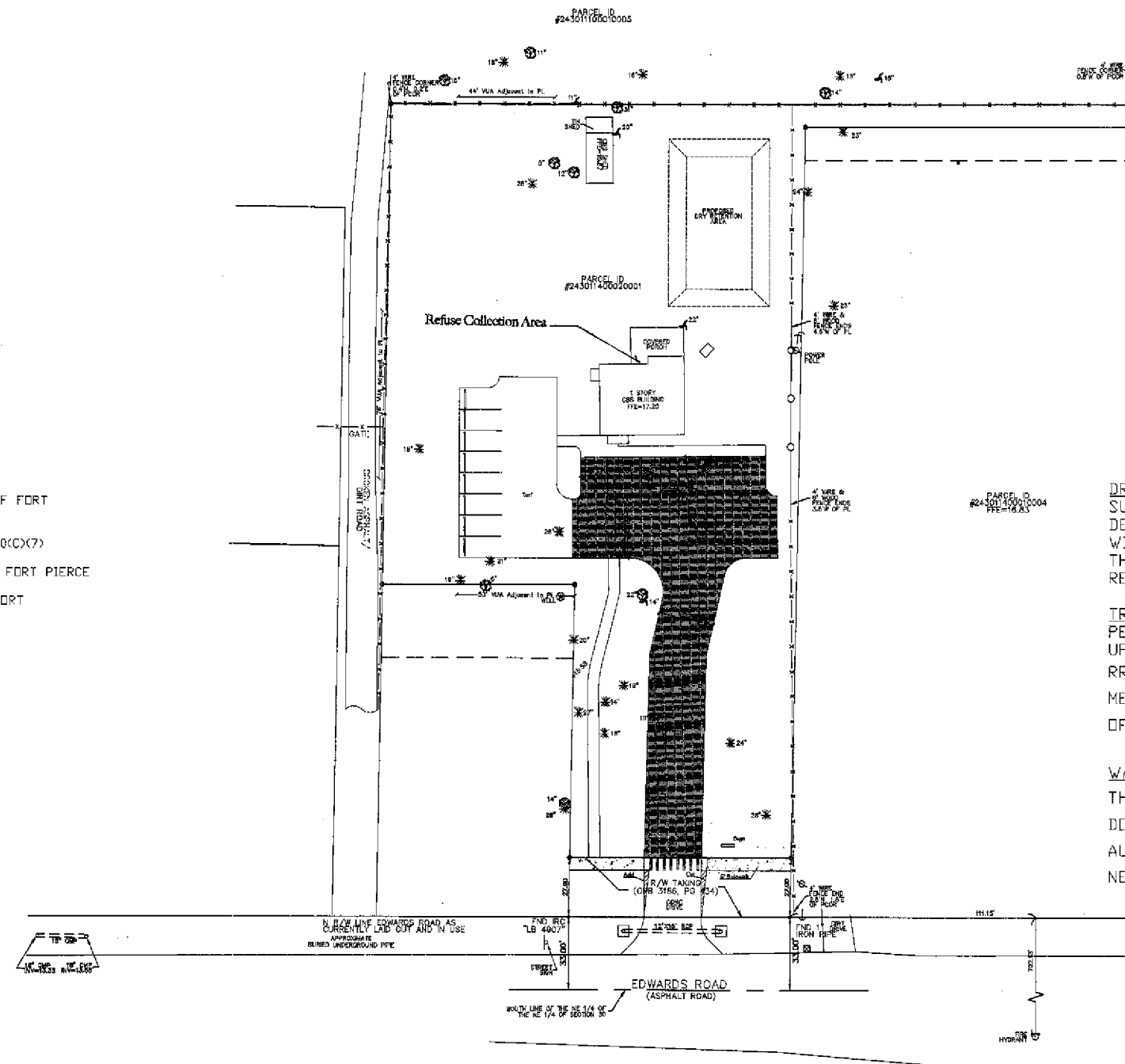
PERVIOUS AREA: 1.010 AC (44,021.00)  
LANDSCAPE AREA: 2,127.1+ SF  
PERVIOUS VEHICULAR USE AREA: 3,677 SF  
DRY RETENTION AREA (ESTIMATE)  
TOP AREA: 2,980 SF  
BOTTOM AREA: 1,865 SF

**GENERAL NOTES:**

1. PARKING SPACE STRIPING SHALL CONFORM TO SECTION 22-60(c)(8) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
2. A FENCE SHALL BE PLACED AROUND ALL BACK FLOW PREVENTION DEVICES IN ACCORDANCE WITH SECTION 22-7(c) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
3. ALL INTERIOR SIDEWALKS TO BE 5' WIDE MINIMUM.
4. PARKING SPACE BUMPER RAILS SHALL COMPLY WITH SECTION 22-60(c)(7) OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.
5. CHAPTERS 17 AND 22, AS WELL AS ARTICLE XII, OF THE CITY OF FORT PIERCE CODES AND ORDINANCES SHALL BE ADHERED TO.
6. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 15 OF THE CITY OF FORT PIERCE CODES AND ORDINANCES.



**Standard & Handicap Parking Space Detail**  
Not to Scale



**PARKING CALCULATIONS:**  
REQUIRED PARKING = 1 SPACE PER 40 SF OF ASSEMBLY AREA + 15% FOR ACCESSORY USES.  
525 SF / 40 = 13 + 2.09  
= 16 REQUIRED

PARKING PROVIDED = 8 PAVED SPACES (INCL. 1 HC)  
+ 8 STABILIZED TURF SPACES (50%)

TOTAL PARKING SPACES REQUIRED BY ORDINANCE: 18  
PARKING PROVIDED: 18

**DRAINAGE STATEMENT**  
SURFACE WATER MANAGEMENT FOR THE PROPOSED SITE DEVELOPMENT WILL CONSIST OF A DRY RETENTION BASIN WITH SITE GRADING TO FLOW RUNOFF INTO THIS AREA. THIS WILL PROVIDE WATER QUALITY AND QUANTITY REDUCTION PER FT; PIERCE REQUIREMENTS.

**TRAFFIC STATEMENT**  
PER ITE CODE 560 (CHURCH) THE PROJECT WILL GENERATE UP TO 21 ADT (10 IN AND 11 OUT). PM PEAK TRAFFIC IS PREDICTED TO BE 3 TRIPS (1 IN AND 2 OUT). THE PROJECT MEETS THE DE MINIMIS IMPACT THRESHOLDS OF SECTION 22-281 OF THE CODE.

**WATER AND SEWER STATEMENT**  
THE EXISTING ON SITE WELL WILL BE USED FOR IRRIGATION. DOMESTIC WATER SUPPLY WILL BE FROM THE FORT PIERCE UTILITY AUTHORITY. WASTE WATER TREATMENT WILL BE PROVIDED BY A NEW ONSITE SEPTIC SYSTEM.



| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
|                    |               |

PLAN PREPARED BY:  
**CLEVELAND DESIGN GROUP INC.**  
100 AVENUE A, SUITE 2E  
FORT PIERCE FLORIDA 34950

| - REVISIONS - |  | BY | DATE |
|---------------|--|----|------|
|               |  |    |      |

| DRAWN | BY | DATE |
|-------|----|------|
|       |    |      |

**TREASURE COAST BIBLE ASSEMBLY**

**SITE PLAN**

|                      |
|----------------------|
| DATE: 04-07-14       |
| HORIZ. SCALE: 1"=30' |
| VERT. SCALE: N/A     |
| JOB No.              |
| SHEET 1 of 1         |