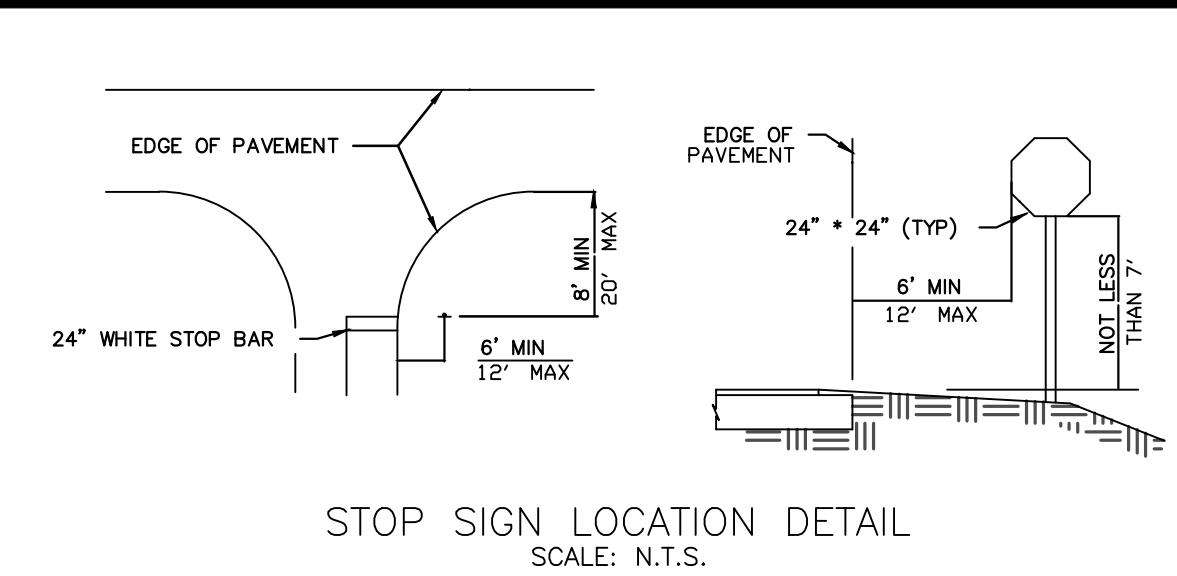


SITE DATA	
OWNER:	TEG MARINER COVE LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS:	5315 EDWARDS RD & 5496 ALTMAN RD
PARCEL ID:	2430-231-0001-000-4 & 2430-234-0001-000-3
LEGAL DESCRIPTION:	30 35 40 N 1/2 OF SW 1/4 OF NW 1/4-LESS N 33 FT AND LESS W 40 FT FOR ROADS AND LESS E 75 FT FOR DITCH- (47) (17.76 AC) 30 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 30 MIN W ALG. TH 1/4 1/4 SEC U 653.16 FT FOR POB, TH CONT S 0 DEG 30 MIN W 88.12 FT TO PT ON TOP OF BLUFF OF TEN MILE CREEK, TH S 54 DEG 51 MIN 30 SEC W ALG SD CREEK 413.7 FT, TH N 1 DEG 32 MIN E 318.28 FT, TH N 88 DEG 36 MIN E 330.67 FT TO POB (21.05 AC) (CASE #89-14123)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/40E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	39.01 AC.

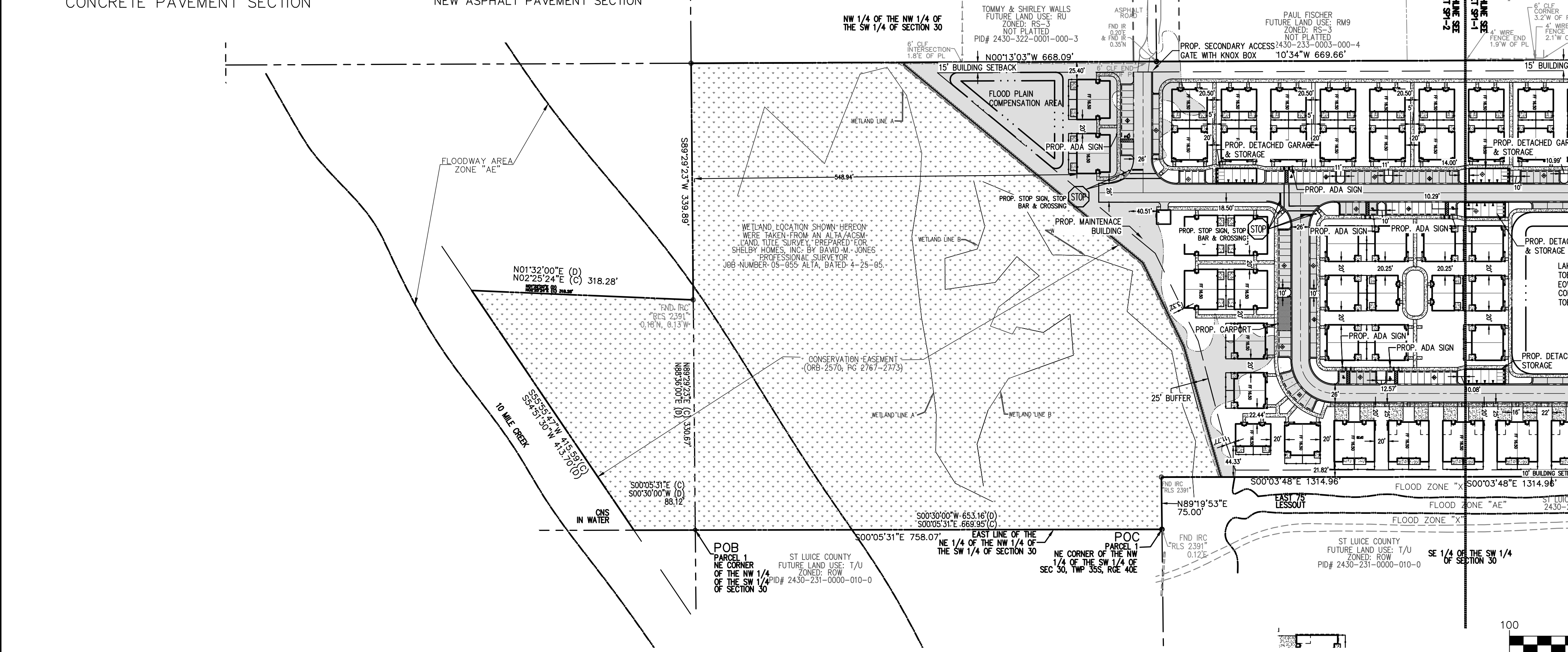
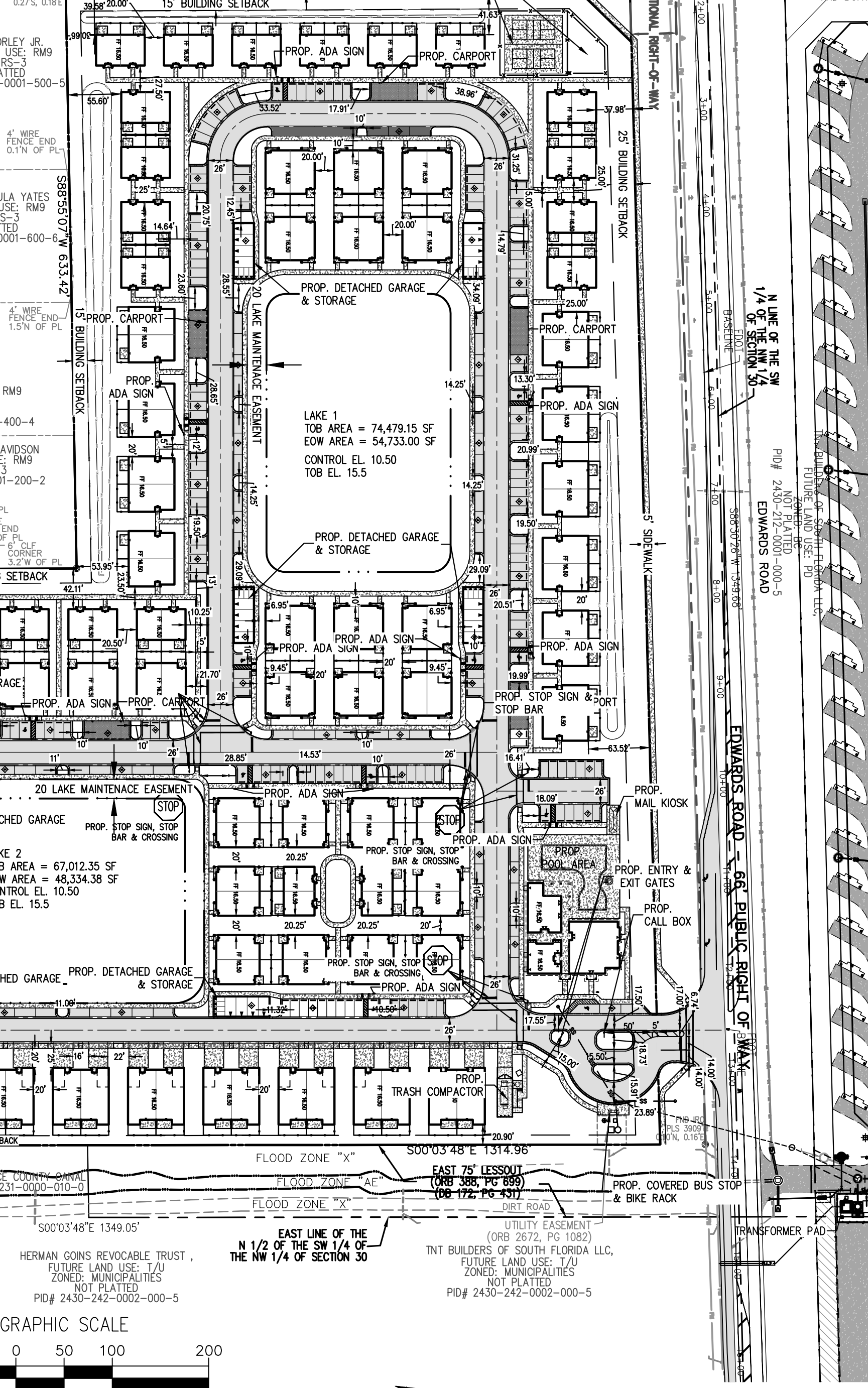
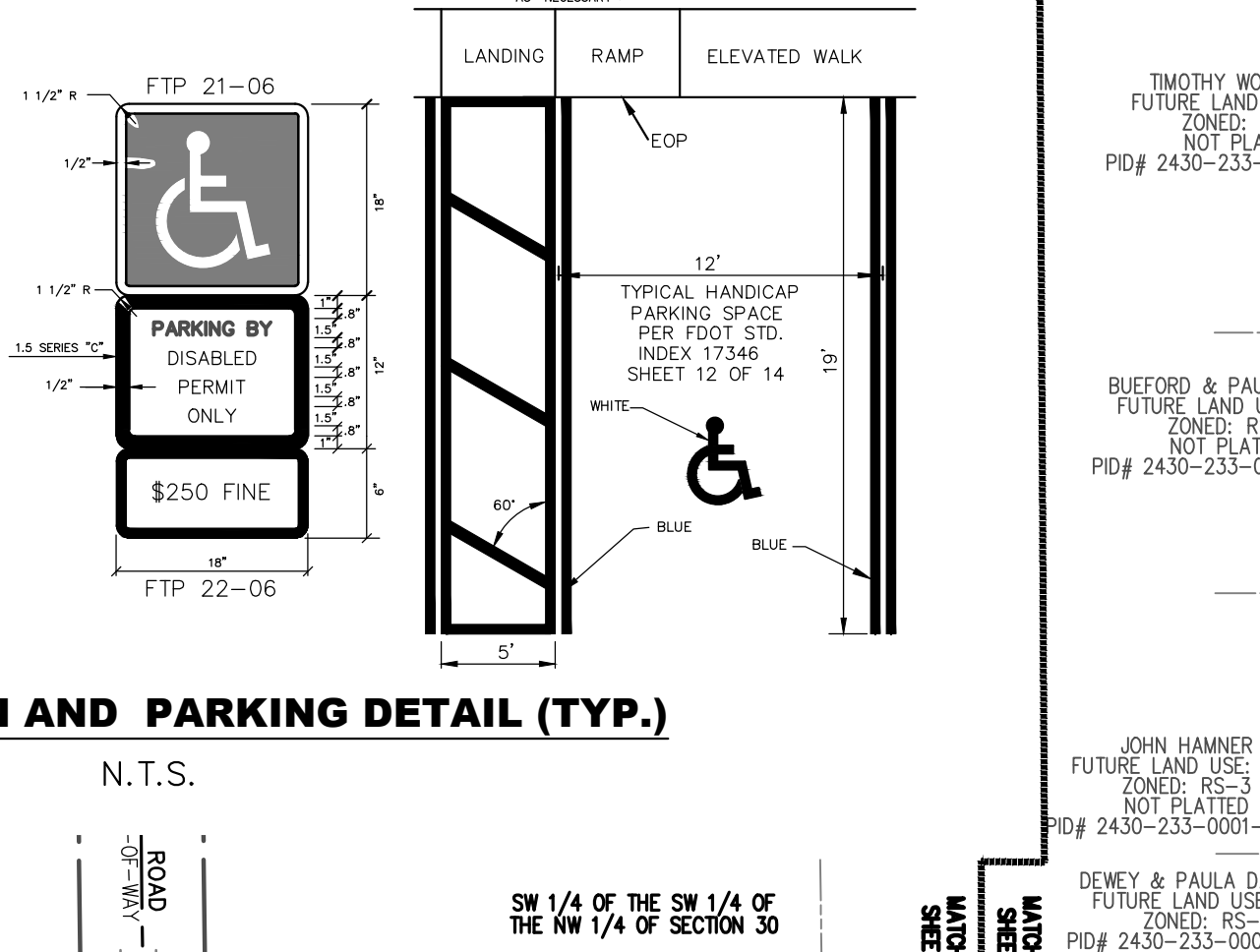
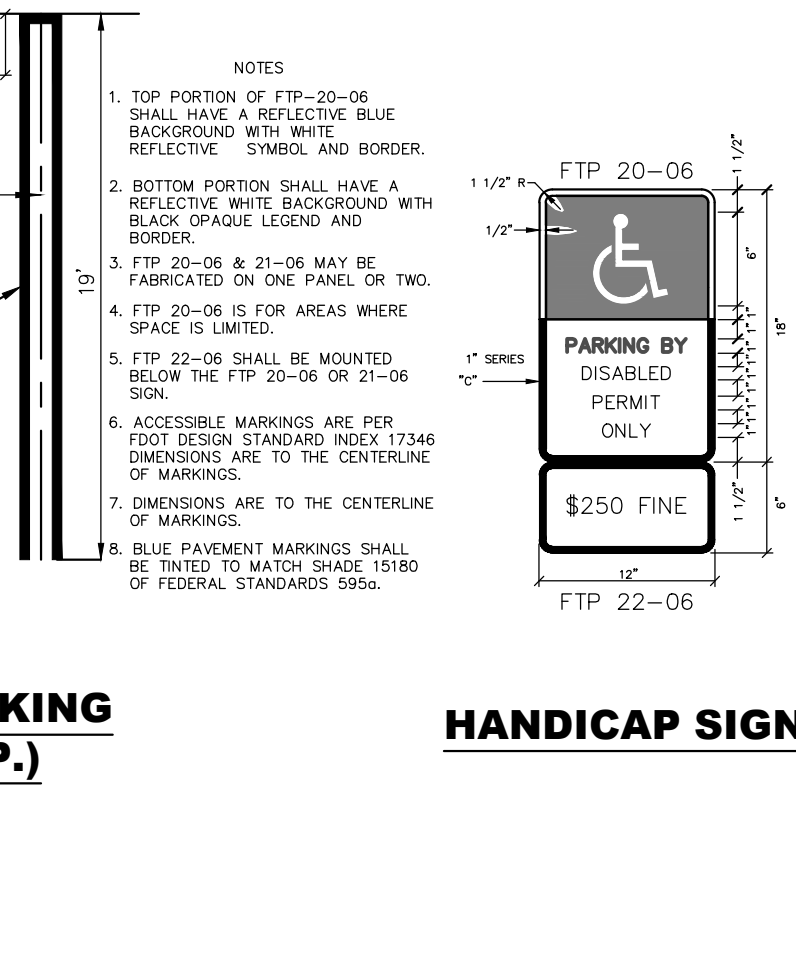
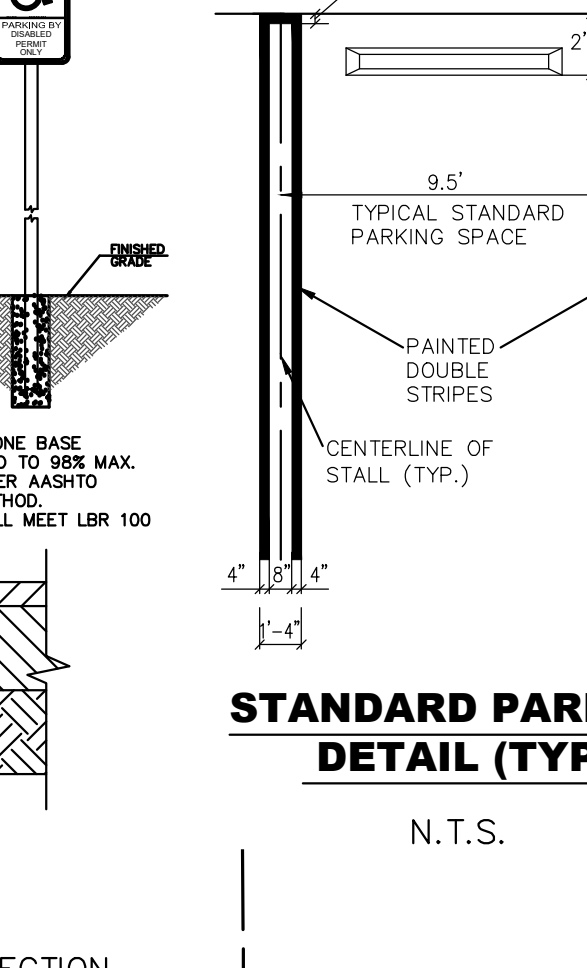
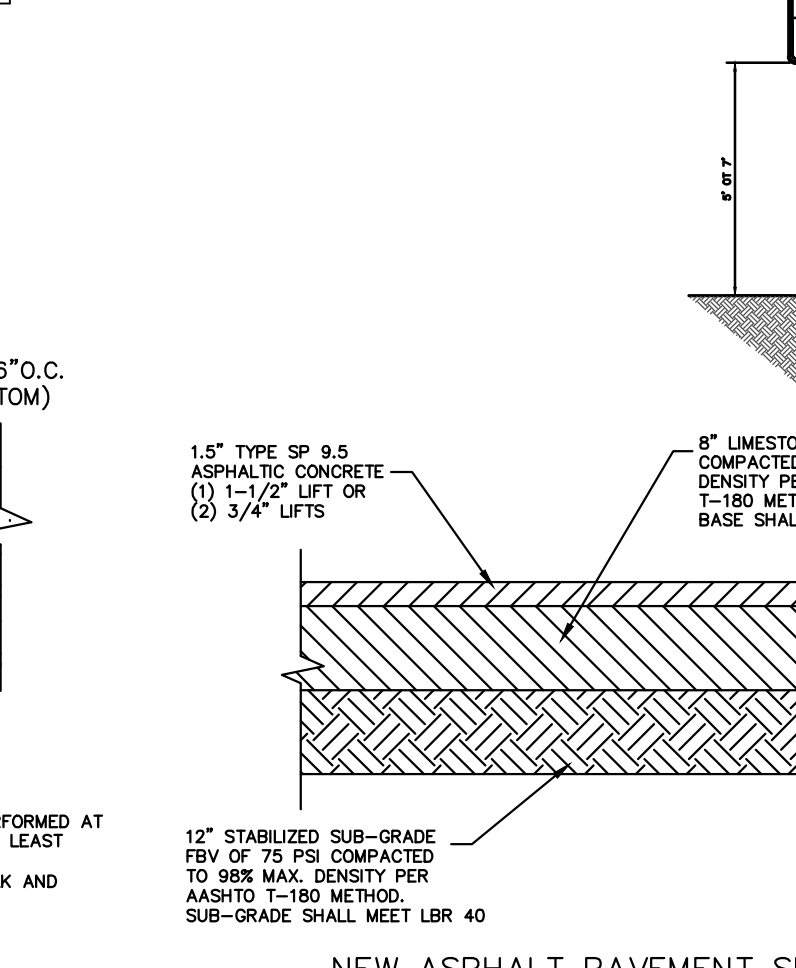
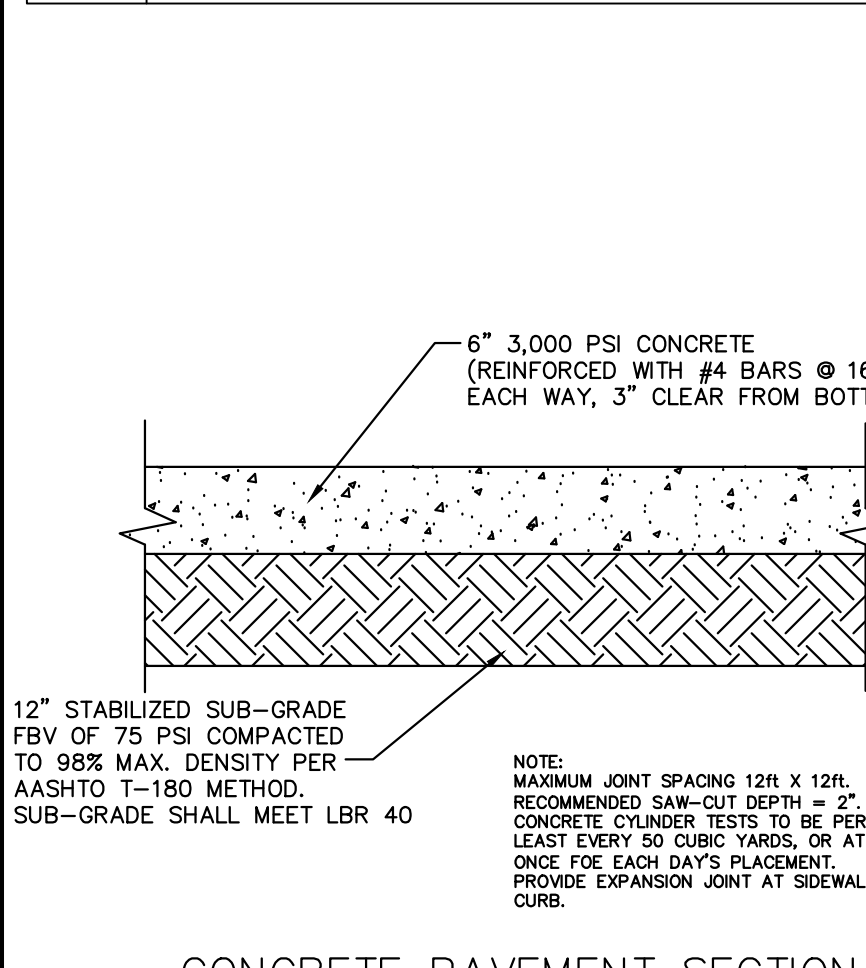
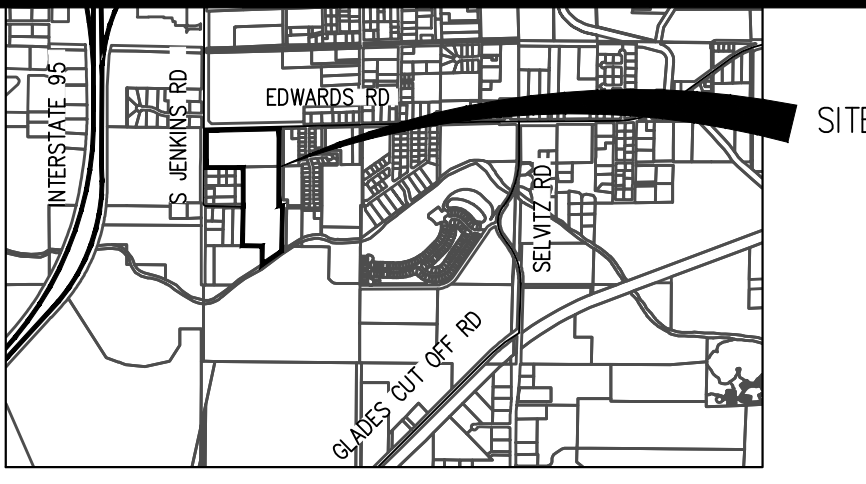
LAND USE DATA			
USE	AREA SF	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56	37.21	100%
IMPERVIOUS			
BUILDING	241,829.76	5.55	14.92%
ASPHALT	185,953.56	4.27	11.47%
CONCRETE	234,671.86	5.38	14.45%
LAKE	103,067.38	2.37	6.36%
TOTAL IMPERVIOUS	765,522.56	17.58	47.24%
PERVIOUS			
OPEN SPACE	855,032.27	19.63	52.76%
TOTAL PERVIOUS	855,032.27	19.63	52.76%

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:	2	
1 BEDROOM UNIT:	60	
2 BEDROOM UNIT:	92	
3 BEDROOM UNIT:	54	
TOTAL UNIT:	206	
BUILDING SETBACKS REQUIRED		
REQUIRED	PROVIDED	
FRONT:	25'	37.98'
FRONT (JENKINS RD.):	25'	39.94'
E SIDE:	10'	20.90'
W SIDE:	15'	25.40'
REAR (WETLAND BUFFER):	25'	3.32'

PARKING SPACE REQUIRED	
UNITS:	206
SPACES PER DWELLING UNIT:	2
TOTAL SPACES REQUIRED:	412
ADA REQUIRED BY REG. STATES:	9
PARKING SPACES PROVIDED	
9' - 6" X 19' 90 & 24 DEG PARKING SPACES:	271
DRIVEWAY PARKING SPACES:	44
12' X 19' 90 DEG ADA PARKING SPACES:	17
9' - 6" X 22' PARALLEL PARKING:	81
DETACHED GARAGE:	36
TOTAL SPACES PROVIDED:	459



LEGEND	
[Symbol]	PROP. CONCRETE
[Symbol]	PROP. ASPHALT
[Symbol]	PROP. ASPHALT (CARPORT)



**STEPHEN COOPER, P.E. & ASSOCIATES, INC.**  
-CONSULTING ENGINEER-

CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

**SCOPE**

**VIVA AT TREASURE COAST EAST**

FINAL SITE PLAN OVERALL VIEW

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORIZ. SCALE:	1"=100'
VERT. SCALE:	NA
DRAWING NO.	SP1-0
JOB NO.	2018-121

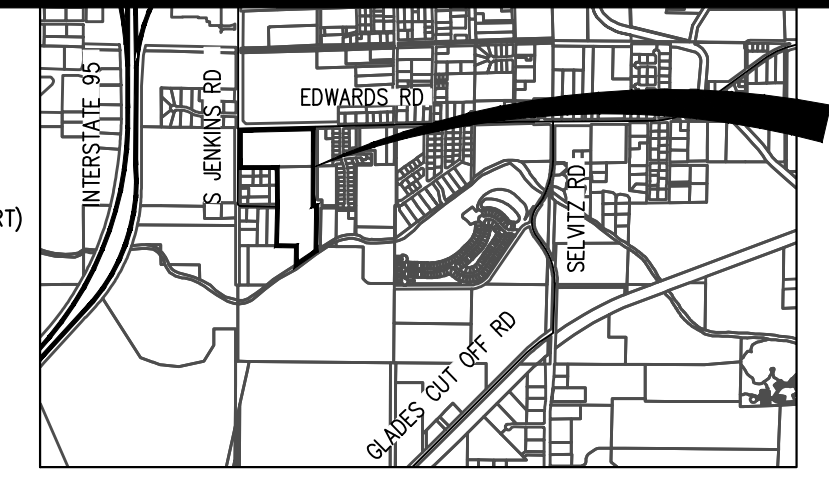
Stephen Cooper, P.E. #46557

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- LEGEND**
- PROP. CONCRETE
  - PROP. ASPHALT
  - PROP. ASPHALT (CARPORT)



NO.	REVISION	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

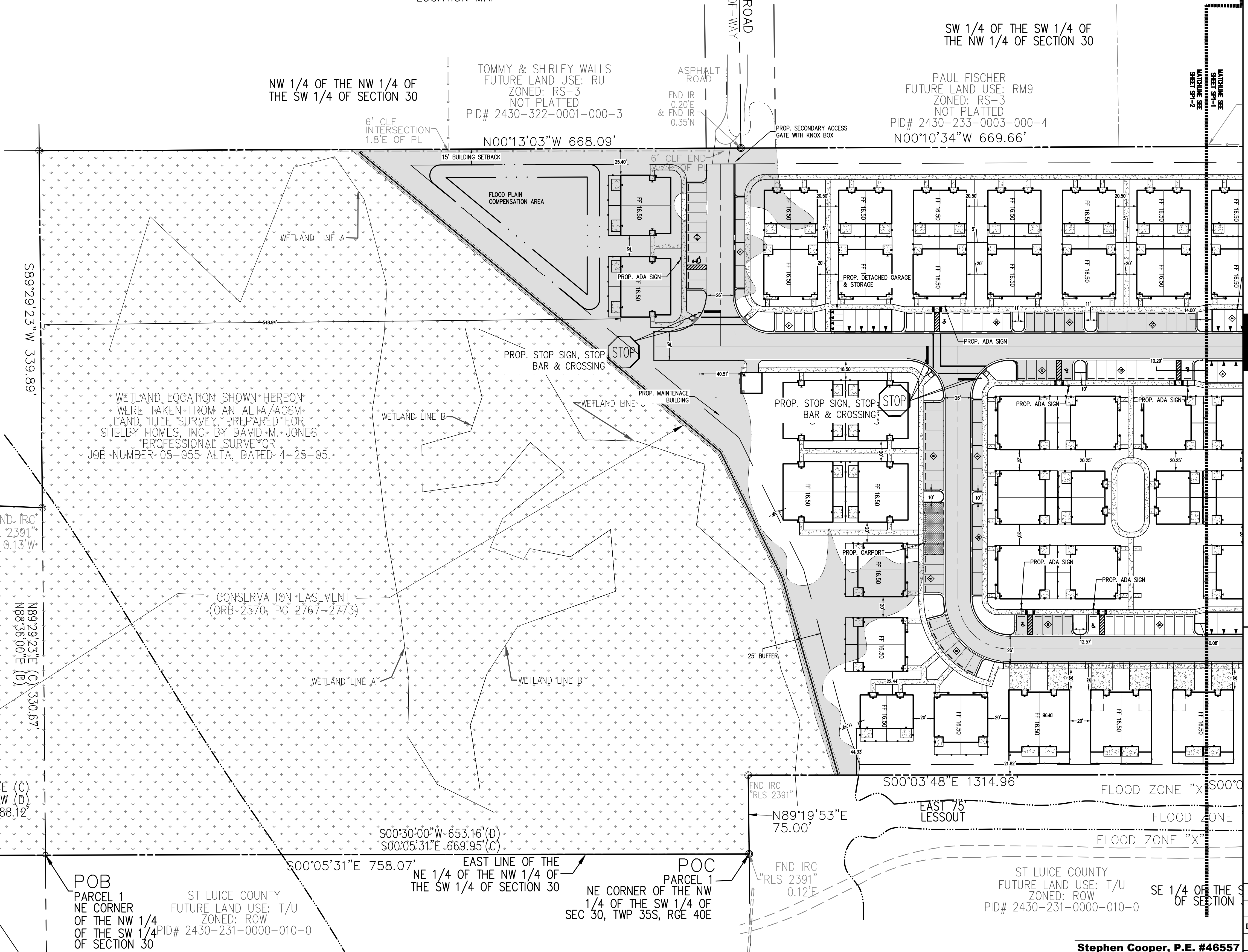
LOCATION MAP

SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30

NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30

TOMMY & SHIRLEY WALLS  
FUTURE LAND USE: RU  
ZONED: RS-3  
NOT PLATTED  
PID# 2430-322-0001-000-3

PAUL FISCHER  
FUTURE LAND USE: RM9  
ZONED: RS-3  
NOT PLATTED  
PID# 2430-233-0003-000-4



N01°32'00"E (D)  
N02°25'24"E (C) 318.28'

FIND IRC  
"RLS 2391"  
0.18°N, 0.13°W

WETLAND LOCATION SHOWN HEREON  
WERE TAKEN FROM AN ALTA/ACSM  
LAND TITLE SURVEY, PREPARED FOR  
SHELBY HOMES, INC. BY DAVID M. JONES  
PROFESSIONAL SURVEYOR  
JOB NUMBER 05-055 ALTA, DATED 4-25-05.

CONSERVATION EASEMENT  
(ORB-2570; PG 2767-2773)

S55°55'47"W 415.59'(C)  
S54°51'50"W 415.70'(C)  
10 MILE CREEK

N89°29'23"E (C) 330.67'  
N88°36'00"E (D)

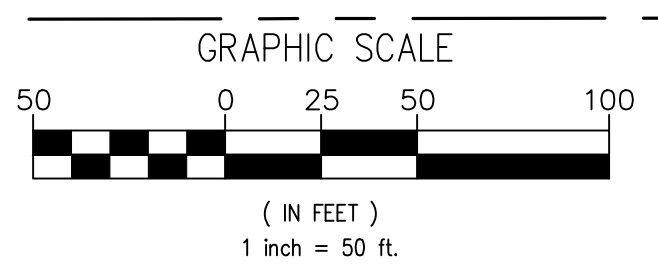
S00°05'31"E (C)  
S00°30'00"W (D) 88.12'

S00°30'00"W 653.16'(D)  
S00°05'31"E 669.95'(C)

S00°03'48"E 1314.96'

N89°19'53"E 75.00'

FIND IRC  
"RLS 2391"  
0.12°E



POB  
PARCEL 1  
NE CORNER  
OF THE NW 1/4  
OF THE SW 1/4  
OF SECTION 30

ST LUISE COUNTY  
FUTURE LAND USE: T/U  
ZONED: ROW  
PID# 2430-231-0000-010-0

EAST LINE OF THE  
NE 1/4 OF THE NW 1/4 OF  
THE SW 1/4 OF SECTION 30

POC  
PARCEL 1  
NE CORNER OF THE NW  
1/4 OF THE SW 1/4 OF  
SEC 30, TWP 35S, RGE 40E

ST LUISE COUNTY  
FUTURE LAND USE: T/U  
ZONED: ROW  
PID# 2430-231-0000-010-0

SE 1/4 OF THE SW 1/4 OF SECTION 30

**STEPHEN COOPER, P.E.**  
**& ASSOCIATES, INC.**  
-CONSULTING ENGINEER-

**SCPE**

**FINAL SITE PLAN**  
**CONT.**

**VIVA AT TREASURE**  
**COAST EAST**

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA
DRAWING NO.	<b>SP1-2</b>
JOB NO.	2018-121

**Stephen Cooper, P.E. #46557**

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