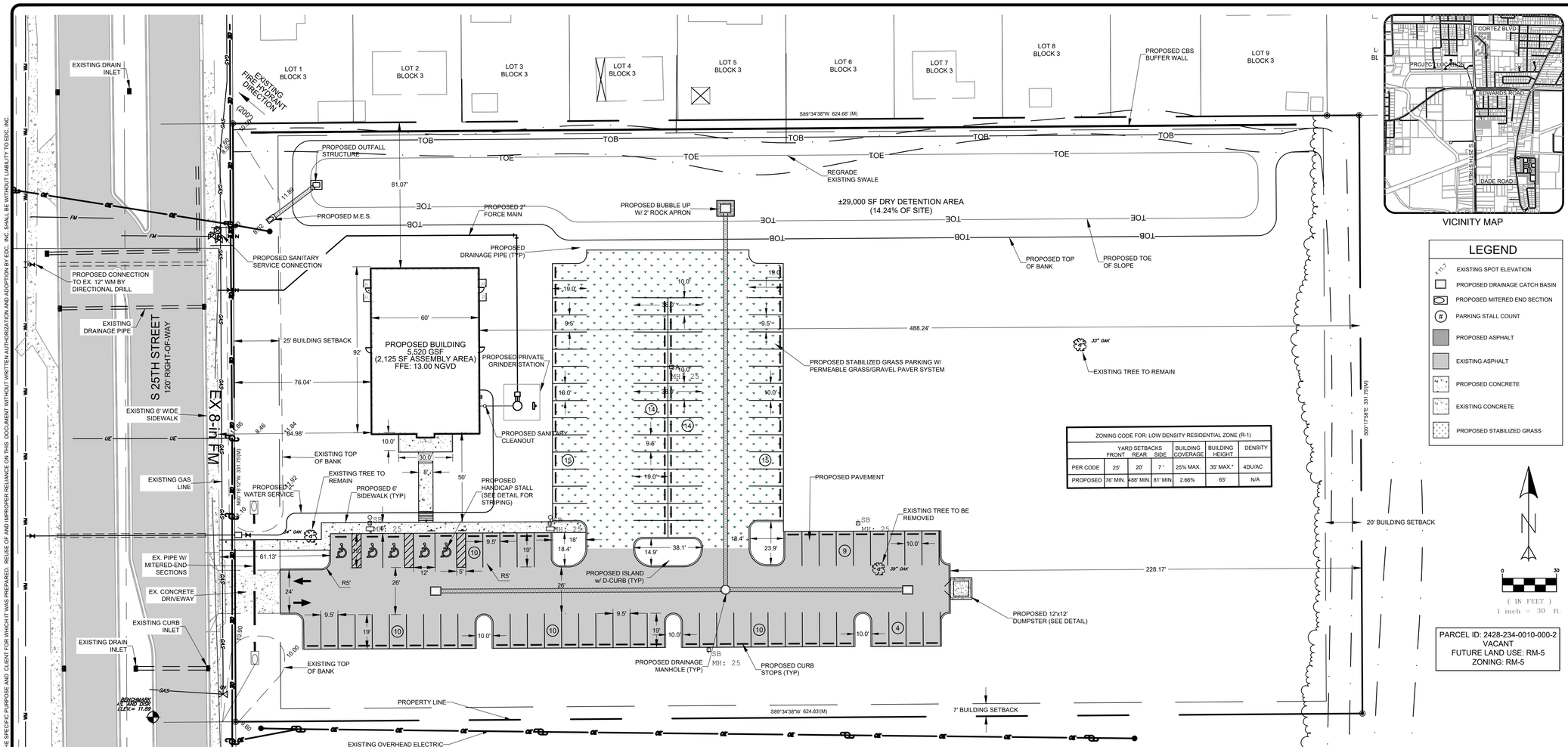


VICINITY MAP

LEGEND

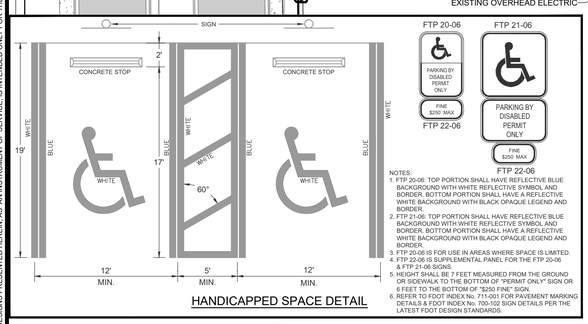
- EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE CATCH BASIN
- PROPOSED MITERED END SECTION
- PARKING STALL COUNT
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED STABILIZED GRASS

ZONING CODE FOR: LOW DENSITY RESIDENTIAL ZONE (R-1)						
	YARD SETBACKS FRONT	REAR	SIDE	BUILDING COVERAGE	BUILDING HEIGHT	DENSITY
PER CODE	25'	20'	7 '	25% MAX.	35' MAX.*	4DU/AC
PROPOSED	76' MIN.	488' MIN.	81' MIN.	2.66%	65'	N/A

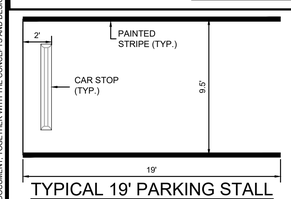
(IN FEET)
1 inch = 30 ft.

PARCEL ID: 2428-234-0010-000-2
VACANT
FUTURE LAND USE: RM-5
ZONING: RM-5

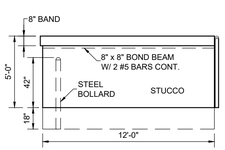
PARCEL ID: 2428-232-0002-000-7
VACANT
FUTURE LAND USE: RF
ZONING: RF



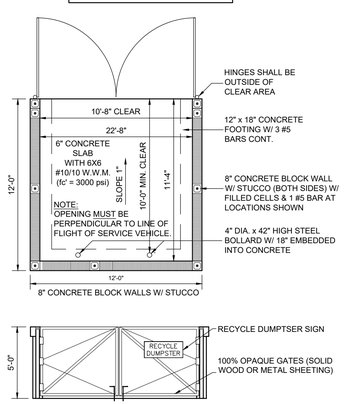
HANDICAPPED SPACE DETAIL



TYPICAL 19' PARKING STALL
N.T.S.



12' x 12' DUMPSTER DETAIL



WATER AND SEWER:
PROPOSED WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO A PROPOSED DRY DETENTION AREA.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A PROPOSED DUMPSTER AREA FOR SOLID WASTE.

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
NEAREST FIRE HYDRANT IS APPROXIMATELY 200' NORTHWEST FROM NORTHWEST CORNER OF PROPERTY LINE ACROSS S 25TH STREET.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN FOR LIGHTING BY OTHERS.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

DEVELOPER:
IGLESIA BIBLICA DE FT. PIERCE, INC.
3240 SOUTH 25TH STREET
FORT PIERCE, FL 34982

Building Set Backs:
Front Setback => 25'
Side Setback => 7'
Rear Setback => 20'

SITE DATA

PARCEL ID:	2428-232-0001-000-0
SECTION:	28
TOWNSHIP:	35S
RANGE	40E
ZONING:	R-1
LAND USE:	RL
EXISTING USE:	VACANT
PROPOSED USE:	CHURCH
PROPOSED MAX. ROOF HEIGHT:	40'

DATUM:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
TO CONVERT TO NAVD 1988 SUBTRACT 1.475' FROM NGVD.

LEGAL DESCRIPTION
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF.

Total Site Area => 4.76 Acre => 100 %

PARCEL SIZE	207,282 S.F.	4.76 AC.	100.00%
BUILDING AREA	5,520 S.F.	0.13 AC.	2.66%
PAVED AREA	20,353 S.F.	0.47 AC.	9.82%
CONCRETE AREA	1,939 S.F.	0.04 AC.	0.94%
TOTAL IMPERVIOUS	27,812 S.F.	0.64 AC.	13.42%
DRY DETENTION	29,513 S.F.	0.68 AC.	14.24%
STABILIZED GRASS	20,117 S.F.	0.46 AC.	9.71%
OPEN SPACE	129,840 S.F.	2.98 AC.	62.64%
TOTAL PERVIOUS	179,470 S.F.	4.12 AC.	86.58%

PARKING INFORMATION

(1 SPACE PER 3 SEATS IN FIXED SEATING FACILITY)		
168 SEATS @ 1 SPACE PER 3 SEATS	=>	56 Stalls
(1 SPACE PER 40 S.F. OF ASSEMBLY AREA)		
2,125 S.F. OF ASSEMBLY AREA @ 1 SPACE PER 40 S.F.	=>	54 Stalls
TOTAL PARKING REQUIRED	=>	110 Stalls
TOTAL PARKING PROVIDED	=>	111 Stalls
Required Handicapped	=>	5 Stalls
Provided Handicapped	=>	5 Stalls

TRAFFIC STATEMENT

CHURCH:

LAND USE CODE 560	
TOTAL WEEKDAY TRIPS:	42
WEEKDAY PEAK HOUR:	4
SATURDAY:	27
SATURDAY PEAK HOUR:	15
SUNDAY:	174
SUNDAY PEAK HOUR:	57

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JRH DESIGNED BY
JLW DRAWN BY
13-246 site plan (2022rev) 7-20-22.dwg FILENAME
Site Plan LAYOUT
AS SHOWN SCALE
07.01.22 DATE

REVISION COMMENTS
DATE

IGLESIA BIBLICA CHURCH
SITE PLAN
ST. LUCIE COUNTY FLORIDA

J.R. HARRISON, P.E. (DATE)
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

13-246

1 OF 1

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Z:\EDC-Ft-Pierce\13-projects\13-246SalvadorMerino-25thStreetParcel\Drawings\13-246 Site Plan (2022REV) 7-20-22.dwg, Site Plan, 7/27/2022 9:22:58 AM, Tanner, EDC, Inc., EDC, Inc.