



**LEGAL DESCRIPTION**  
 LOTS 2, RIVER PLACE ON THE ST.LUCIE NO.11  
 IN PLAT BOOK 57 AT PAGE 3, PARCEL#3418-767-0003-000-3  
 OF THE PUBLIC RECORDS  
 OF PORT ST. LUCIE COUNTY, FLORIDA  
 BASE FLOOD ELEVATION = ZONE "X"

**SITE DATA:**

<b>TOTAL SITE AREA:</b>	113,256 SF.	(2.60 AC.)
<b>Impervious Area:</b>	36,318 sf.	(0.83 Ac.) (32%)
<b>Buildings:</b>	4,000 sf.	(0.09 Ac.)
<b>Vehicular Use Area:</b>	28,938 sf.	(0.66 Ac.)
<b>Sidewalk Areas:</b>	3,380 sf.	(0.08 Ac.)
<b>Pervious Area:</b>	76,938 sf.	(1.75 Ac.) (68%)
<b>New Landscape Area:</b>	61,594 sf.	(1.41 Ac.)
<b>Existing Landscape Area:</b>	10,894 sf.	(0.24 Ac.)
<b>Sodded Retention Area:</b>	4,450 sf.	(0.10 Ac.)
<b>Existing Zoning:</b>	MPUD	
<b>Future Land Use Designation:</b>	NCD	
<b>Existing Use:</b>	Vacant	
<b>BUILDING DATA</b>		
<b>Gross Floor Area:</b>		4,000 sf
<b>Maximum Height:</b>		50' (4 Stories)
<b>Proposed Height:</b>		22' - 1 Story
<b>Building Coverage: (4,450 sf / 113,256 sf)</b>		4 %
<b>Open Space: (76,938 sf / 113,256 sf)</b>		68%
<b>BUILDING SETBACK REQUIREMENTS</b>		
	Required	Provided
<b>Rear</b>	25'	34'
<b>Front</b>	25'	108'
<b>Side</b>	10'	103'
<b>Side</b>	10'	125'

- NOTES:**
1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' C/C MINIMUM DEPTH 1/2"
  2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' C/C TO RUN FULL DEPTH OF SLAB.
  3. PROVIDE 6" THICKNESS FOR ALL DRIVEWAYS. ONLY THE PORTION OF THE SIDEWALK ACROSS DRIVEWAYS SHALL BE REINFORCED WITH 6/6 10:10 WELDED MESH.
  4. CONCRETE TO BE 2500 PSI IN 28 DAYS.
  5. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
  6. A THICKEN EDGE IS REQUIRED WHEN THE EDGE OF WALK IS WITHIN 5' OF PAVEMENT.

**PARKING**

REVISION		
NO.	DATE	DESCRIPTION

**GENERAL CONTRACTOR NOTES**  
 THESE DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENT. PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER. COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



**ARCON ENGINEERING GROUP, INC.**  
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 NEW CONSTRUCTION, REMODELING,  
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**GRACE MARANATHA TABERNACLE, INC**  
 NEW CHURCH BUILDING  
 643 NE HAMMOCK TRAIL  
 PORT ST. LUCIE, FL 34983  
 PASTOR: PIERRE JEAN BAPTISTE  
 (772) 618-3190

DATE 04/12/2024  
 DESIGN/DRAWN BY: JIM3CAD  
 PROJECT NO.2024-021  
 CHECKED BY: ARCON ENGINEERING  
 SHEET NO. **C-2**  
 ENGINEER OF RECORD

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