NOTES:
WHEEL STOPS ARE PROHIBITED IN THE GRASS PARKING AREA. UPRIGHT POSTS AND CHAINS CAN BE USED TO SEPARATE THE GRASS AREA FROM PAVED AREA AND TO INDICATE EDGES OF THE PARKING AREA.

THE LIGHT SOURCE OF EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE DIRECT LIGHT SOURCE (BULB) IS NOT VISIBLE FROM ANY RESIDENTIALLY ZONED PROPERTIES.

PROPOSED 6 FT VINYL FENCE ALONG NORTH PROPERTY LINE IS REQUIRED TO HAVE A 6" GAP FROM GRADE FOR MAINTENANCE.

S88°12'17"W 1281.01'

330' OF 6 FT VINYL FENCE

LANDSCAPE BUFFER

188' OF 4 FT LANDSCAPE VEGETATIVE BUFFER. SEE LANDSCAPE PLAN FOR DETAILS.

40 LF FDOT TYPE 'D' CURB

21 LF FDOT TYPE 'D' CURB

S00°02'15"E 200.39'

INSTALL WETLAND CONSERVATION SIGN EVERY 100 LF ALONG BUFFER. SEE DETAIL, SHEET C-11. (TYP OF 6)

12' x 12' DUMPSTER ENCLOSURE WITH CONCRETE PAD. PER CITY OF WEST MELBOURNE DETAILS SHEET C-10

28 LF FDOT TYPE 'D' CURB

STABILIZED PARKING. SEE DETAIL ON SHEET C-9

STABILIZED DRIVE. SEE DETAIL ON SHEET C-9

PROPOSED LIGHTING POLE. REFER TO SITE PHOTOMETRICS PLAN

42 LF FDOT TYPE 'D' CURB

69 LF FDOT TYPE 'D' CURB

102 LF FDOT TYPE 'B' CURB

82 LF FDOT TYPE 'B' CURB

41 LF FDOT TYPE 'D' CURB

41 LF FDOT TYPE 'D' CURB

27 LF FDOT TYPE 'D' CURB

436 LF OF IMPERVIOUS BARRIER.

600 LF OF SPLIT WIRE FENCE ALONG BUFFER,REFER TO DETAIL ON SHEET C-11.

8.5' WIDE CONCRETE FLUME WITH 20 LF 3" PVC ORIFICE PIPE UNDERNEATH, SEE DETAIL, SHEET C-11.

STORMWATER MANAGEMENT TRACT WET POND 22,987SF

OAK TWIN 8" & 20"

Ø40

H/C SIGN (TYP. OF 6)

H/C RAMP PER FDOT INDEX 304 (TYP)

4" WHITE PARKING STRIPING (TYP)

WHITE DIRECTIONAL ARROW SEE SHEET C-09 FOR DETAILS, (TYP)

PROPOSED BENCH. SEE LANDSCAPE PLANS.

3.83' X 15.82' CONCRETE PAD FOR MECHANICAL EQUIPMENT

PROPOSED CHURCH BUILDING 15,700 SF (ONE STORY) F.F.E. 28.50

3.83' X 4.93' CONCRETE PAD FOR MECHANICAL EQUIPMENT

S89°46'14"W 305.87'

24" WHITE STOP BAR (4' BEHIND THE OUTSIDE OF THE CROSSWALK STRIPES) AND 36" STOP SIGN (TO BE INSTALLED IN ACCORDANCE WITH BCLD EXHIBIT 26, SHOWN ON SHEET C-12.

PROPOSED BOLLARD LIGHTING REFER TO SITE PHOTOMETRICS PLAN.

PROPOSED 15' MINTON ROAD CORRIDOR BUFFER, BUFFER SHALL BE COMPRISED OF A COMBINATION OF LANDSCAPING, WALKWAYS, BENCHES, LIGHTING AND/OR TRASH RECEPTACLES.

CONSTRUCT/ RESTORE APPROX 32 LF OF 5' SIDEWALK TO THE NEAREST FULL JOINT PER PER ADA COMPLIANCE AND BREVARD COUNTY STANDARDS (EXHIBIT 13, 14, AND 15)

DO NOT DISTURB STORMWATER MANHOLE WHEN CONSTRUCTING/RESTORING EXISTING SIDEWALK

CONSTRUCT/RESTORE APPROX 12 LF OF 5' SIDEWALK TO THE NEAREST FULL JOINT PER PER ADA COMPLIANCE AND BREVARD COUNTY STANDARDS (EXHIBIT 13, 14, AND 15)

SIDEWALK RAMPS PER ADA COMPLIANCE AND BREVARD COUNTY STANDARDS (EXHIBIT 15) WITH DETECTABLE WARNINGS. SEE DETAIL SHEET C-10.

6' WIDE (INSIDE) CROSSWALK W/ 12" WHITE THERMOPLASTIC STRIPING

MINTON ROAD

PROPOSED CHURCH SIGN. SEE LANDSCAPE PLANS FOR DETAILS.

911 TRAFFIC SIGN

ONE WAY

R6-1R

104 LF OF 3 FT CONCRETE VALLEY GUTTER. SEE DETAIL.

104 LF OF 6 INCH WHITE EDGE LINE TO BE REMOVED. BLACKING OUT OF THIS LINE IS NOT ACCEPTABLE AND SHALL BE MECHANICALLY REMOVED OR WATER BLASTED

EXISTING STRIPING

25' WIDE CONCRETE FLUME, SEE DETAIL, SHEET C-11.

3.83' x 4.93' CONCRETE PAD FOR MECHANICAL EQUIPMENT

STORMWATER MANAGEMENT TRACT (DRY RETENTION) 29,218 SF

S00°02'15"E 144.00'

976.64'

SHED

SHED 0.6' ON

SHED

OAK 26"

CITY COUNCIL APPROVED: JANUARY 17, 2017

CONDITIONS OF APPROVAL:

1. THE CHURCH SHALL STATE ON ITS PLANS ITS COMMITMENT TO PRESERVING LARGE SHADE TREES AND WILL SHOW THE SHARED WETLAND THAT IS PART OF THE ADJACENT WESLEY GROVES RESIDENTIAL SUBDIVISION.
2. IN THE SPIRIT OF CIVIC COMMITMENT, PLACE EITHER STREET FURNITURE, ART OR OTHER FACILITIES ALONG ITS MINTON ROAD FRONTAGE, AND INSTALL REASONABLE LIGHTING ALONG ITS MINTON ROAD FRONTAGE. AS SHOWN, NO IMPROVEMENTS SHALL BE MADE ALONG MINTON ROAD ROW.
3. THE CHURCH SHALL EXTEND THE WATER AND SEWER LINES TO THE SHARED PROPERTY LINE WITH THE PROPERTY THAT HAS THE ADDRESS OF 2860 MINTON ROAD (THE SMALL LOT TO THE SOUTH).

PLANNING AND ZONING BOARD MEETING DECEMBER 13, 2016.

SITE INFORMATION

GENERAL STATEMENT

SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A ONE STORY 15,700 SF CHURCH (398 SEATS) WITH A FUTURE EXPANSION OF 6,225 SF AS PHASE 2, WITH RELATED PARKING AND OTHER NECESSARY SITE IMPROVEMENTS, INCLUDING PAVING, STORMWATER, UTILITIES AND LANDSCAPING.

APPLICANT

AARON OLINSKI
GRACE CHURCH MELBOURNE, INC
129 W HIBISCUS BLVD - SUITE K
MELBOURNE, FL 32901
(321) 525-0012

OWNER

GRACE CHURCH MELBOURNE, INC
702 E NEW HAVEN AVE - SUITE 122
MELBOURNE, FL 32901
(321) 525-0012

SURVEYOR

AAL LAND SURVEYING SERVICE, INC.
3970 MINTON ROAD
WEST MELBOURNE, FL 32904
PHONE: (321)768-8110
FAX: (321)952-9771

ENGINEER

MBV ENGINEERING, INC
1250 EAU GALLIE BLVD - UNIT L
MELBOURNE, FL 32935
(321) 253-1510

LAND USE

INSTITUTIONAL

ZONING

P-1

TAX PARCEL I.D. NUMBER(S)

28-36-12-00-00767.0-0000.00

TAX ACCOUNT NO.

2802135

SITE DATA

SITE AREA	387,197 SF	8.89 AC	100.00 %
PROPOSED BUILDING - PHASE 1	15,700 SF	0.36 AC	4.05 %
PROPOSED BUILDING - PHASE 2	6,225 SF	0.14 AC	1.57 %
PROPOSED ASPHALT - PHASE 1	28,668 SF	0.66 AC	7.42 %
PROPOSED ASPHALT - PHASE 2	4,008 SF	0.10 AC	1.13 %
PROPOSED GRASS AREA - PHASE 1	22,771 SF	0.52 AC	5.85 %
PROPOSED GRASS AREA - PHASE 2	3,983 SF	0.09 AC	1.01 %
PROPOSED CONCRETE	7,862 SF	0.18 AC	2.02 %
TOTAL IMPERVIOUS - PHASE 1	75,129 SF	1.72 AC	19.35 %
TOTAL IMPERVIOUS - PHASE 2	14,216 SF	0.33 AC	3.71 %
TOTAL PERVIOUS	297,852 SF	6.84 AC	76.94 %

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12009C 0680 G DATED MARCH 17, 2014

SETBACKS

	REQUIRED	PROVIDED
FRONT:	10'	99'
REAR:	10'	706'
SIDE, INTERIOR:	NONE	71'
SIDE, CORNER:	10'	N/A
MAX BUILDING HEIGHT	40'	31'

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- GRASS PARKING
- FUTURE BUILDING - PHASE 2
- PHASE 2 PARKING

PARKING

PARKING REQUIRED: CHURCH = 1 SPACES/ 4 SEATS
= [398 (PHASE 1) SEATS + 220 (PHASE 2)] x 1 SPACES/4 SEATS
TOTAL REQ. = 105 (PHASE 1) + 50 (PHASE 2) = 155 SPACES

PARKING PROVIDED: = 155 SPACES (77 PAVED REGULAR, 72 UNPAVED SPACES, 6 PAVED H/C SPACES) (105 PHASE 1 + 50 PHASE 2) = 155 SPACES
ALL H/C SPACES ARE PART OF PHASE 1
PHASE 1 - 53 PAVED AND 52 UNPAVED SPACES
PHASE 2 - 30 PAVED AND 20 UNPAVED

REQUIRED APPROVALS

CITY OF WEST MELBOURNE SITE PLAN
SJRWMD ERP
FDEP SEWER PERMIT
FDEP WATER PERMIT
BREVARD COUNTY ROW

SANITARY SEWER SOURCE

EXISTING CITY OF WEST MELBOURNE FORCE MAIN

POTABLE WATER SOURCE

EXISTING CITY OF WEST MELBOURNE WATER MAIN

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA LESS AND EXCEPTING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY HAVING AN EAST BOUNDARY 136 FEET LONG NORTH AND SOUTH RUNNING ALONG MINTON ROAD, HAVING A NORTH BOUNDARY 306 FEET LONG, HAVING A WEST BOUNDARY 144 FEET LONG PARALLEL WITH MINTON ROAD, AND A SOUTH BOUNDARY 306 FEET LONG RUNNING ALONG THE SOUTH LINE OF THE AFORESAID NORTH 1/2 OF THE SOUTH 1/2 OF THEN NORTHEAST 1/4 OF THE SOUTHEAST 1/4, INCLUDING AN EASEMENT FOR THE USE OF AN ARTESIAN WELL LOCATED ON OR NEAR THE NORTH BOUNDARY OF SAID PARCEL.

FLOOD ZONE NOTE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER F.I.R.M. #12009C0583 & 595 G, DATED MARCH 17, 2014

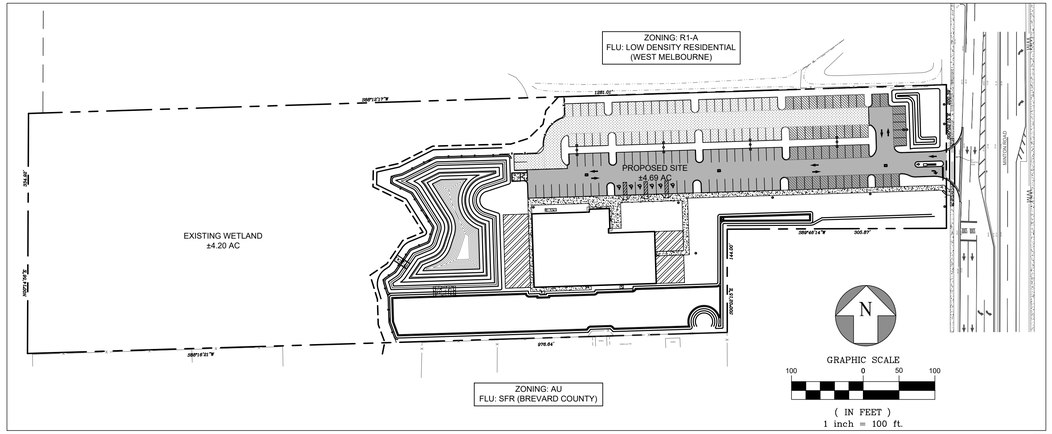
GENERAL SITE NOTES

1. ALL REQUIRED RIGHT OF WAYS AND/OR EASEMENT VACATIONS SHALL BE EXECUTED PRIOR TO FINAL SITE PLAN APPROVAL.
2. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN BREVARD COUNTY RIGHT OF WAY WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN EXHIBIT 26.
3. ALL ELECTRICAL AND UTILITY LINES TO BE INSTALLED UNDERGROUND PER CITY CODE.
4. CONTRACTOR SHALL UTILIZE DITCHES, PIPES, AND/OR PUMPS AS NECESSARY TO MAINTAIN THE EXISTING DRAINAGE DURING ALL PHASES OF CONSTRUCTION.

CONSTRUCTION SCHEDULE

START CONSTRUCTION: JUNE 2020
COMPLETE CONSTRUCTION: FEBRUARY 2021

ZONING: AU
FLU: SFR (BREVARD COUNTY)



OVERALL SITE PLAN

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

8	05/12/2020	REV PER CITY AND COUNTY COMMENTS	
7	12/12/2019	REV PER CITY COMMENTS	
6	08/02/2019	REV FOR WATER EXTENSION	
5	11/08/2018	REV PER CITY & COUNTY COMMENTS	
4	9/25/2018	REV PER SJRWMD COMMENTS	
3	8/17/2018	REV PER CITY, SJRWMD & COUNTY COMMENTS	
2	XX-XX-XXXX	COMMENTS	
1	DATE	REVISIONS	

JOB NO.	16-1060
DESIGNED	TAC
DRAWN	AFR
DATE	01-05-2018
CHECKED	BAM
DATE ISSUED	7/16/2020

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMEZA & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD, SITE H
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F:321-253-0911
AL-30 WITH FDP/EB #7
VERO: 772-569-0924, FT PIERCE: 772-468-9055
CA#27278

SITE PLAN

GRACE CHURCH
CITY OF WEST MELBOURNE FLORIDA

BRUCE A MOIA LICENSE No. 47529 STATE OF FLORIDA PROFESSIONAL ENGINEER

BRUCE A. MOIA FL. P.E. #47529 DATE: 7/16/2020

SHEET
C-5

16-1060