



LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-030-5; LEGAL DESCRIPTION:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 691.85 FEET; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 240.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 50.35 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'54" EAST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET; THENCE RUN NORTH 00°22'54" WEST ALONG A LINE THAT IS PARALLEL WITH U.S. HIGHWAY NO. 1 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 90°00'00" EAST ALONG A LINE THAT IS PARALLEL WITH THE SAID NORTH LINE OF THE NORTH-EAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) FOR A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 2415-312-0001-010-8:
THE EAST 145.51 FEET OF THE WEST 495.51 FEET OF THE NORTH 380.01 FEET OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL IDENTIFICATION NUMBER: 2415-311-0003-000-6:
BEING A PART OF THE NORTH 380 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY NO. 1, BEING MORE FULLY DESCRIBED AS FOLLOWS: THE WEST 192.35 FEET OF THE EAST 417.35 FEET (AS MEASURED FROM THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1) OF THE NORTH 380 FEET LESS AND EXCEPT THE SOUTH 140 FEET THEREFROM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEVELOPER:
Yo No Se LLC
2701 INDUSTRIAL AVENUE 3
FORT PIERCE, FL 34946
PH: 407-921-6991

SITE ADDRESS:
OHIO AVENUE
FORT PIERCE, FL

PARCEL IDENTIFICATION NUMBERS:
2415-312-0001-010/8
2415-311-0003-000/6
2415-311-0003-030/5

PROPERTY CLASSIFICATIONS:

PARCEL ID: 2415-311-0003-000/6 & 2415-311-0003-030/5
CURRENT ZONING: C3 - GENERAL COMMERCIAL
FUTURE LAND USE: GC - COMMERCIAL GENERAL

PARCEL ID: 2415-312-0001-010/8
CURRENT ZONING: R4 - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: RM - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:

FRONT:	25 FEET
REAR/SIDE:	10 FEET
REAR/SIDE:	15 FEET

(ABUTTING RESIDENTIAL DISTRICT)

PARKING CALCULATIONS:
NO PARKING REQUIRED

DRAINAGE STATEMENT:
THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT DIRECTS STORM WATER TO THE DRY DETENTION AREA ALONG THE SOUTH SIDE OF THE SITE PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING STORM INLET LOCATED JUST WEST OF THE PROJECT ON THE SOUTH SIDE OF OHIO AVENUE. CITY OF FT. PIERCE AND SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER	= N/A - NONE PROPOSED
WASTEWATER	= N/A - NONE PROPOSED
IRRIGATION	= WELL

CONSTRUCTION SCHEDULE:
CONSTRUCTION START: MARCH 2019
CONSTRUCTION COMPLETION: 180 DAYS

PROJECT NOTES:

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THIS PROJECT WILL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES, CHAPTER 17 AND CHAPTER 22.

PROP. SITE DATA:

TOTAL PROJECT AREA	115,948 S.F.	2.661 AC	100.00%
TOTAL IMPERVIOUS AREA	37,200 S.F.	0.854 AC	32.09%
PROP. BUILDINGS	40,014 S.F.	0.919 AC	34.54%
EX. PAVT. / WALKS (TO REMAIN)	6,459 S.F.	0.148 AC	5.59%
TOTAL IMPERVIOUS	83,673 S.F.	1.921 AC	72.19%
TOTAL PERVIOUS	32,275 S.F.	0.740 AC	27.81%

VELCON ENGINEERING & SURVEYING LLC
590 NW PEACOCK BLVD, SUITE #8
FORT ST. LUCIE, FL 34986
PHONE: (772) 878-0477
FBPE C.O.A. # 32222

ENGINEER'S APPROVAL
SEAL

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

FORT PIERCE SELF STORAGE
CITY OF FORT PIERCE, FLORIDA

SHEET NO. 1

OF : 1

JOB No. : 18-1030-ENG