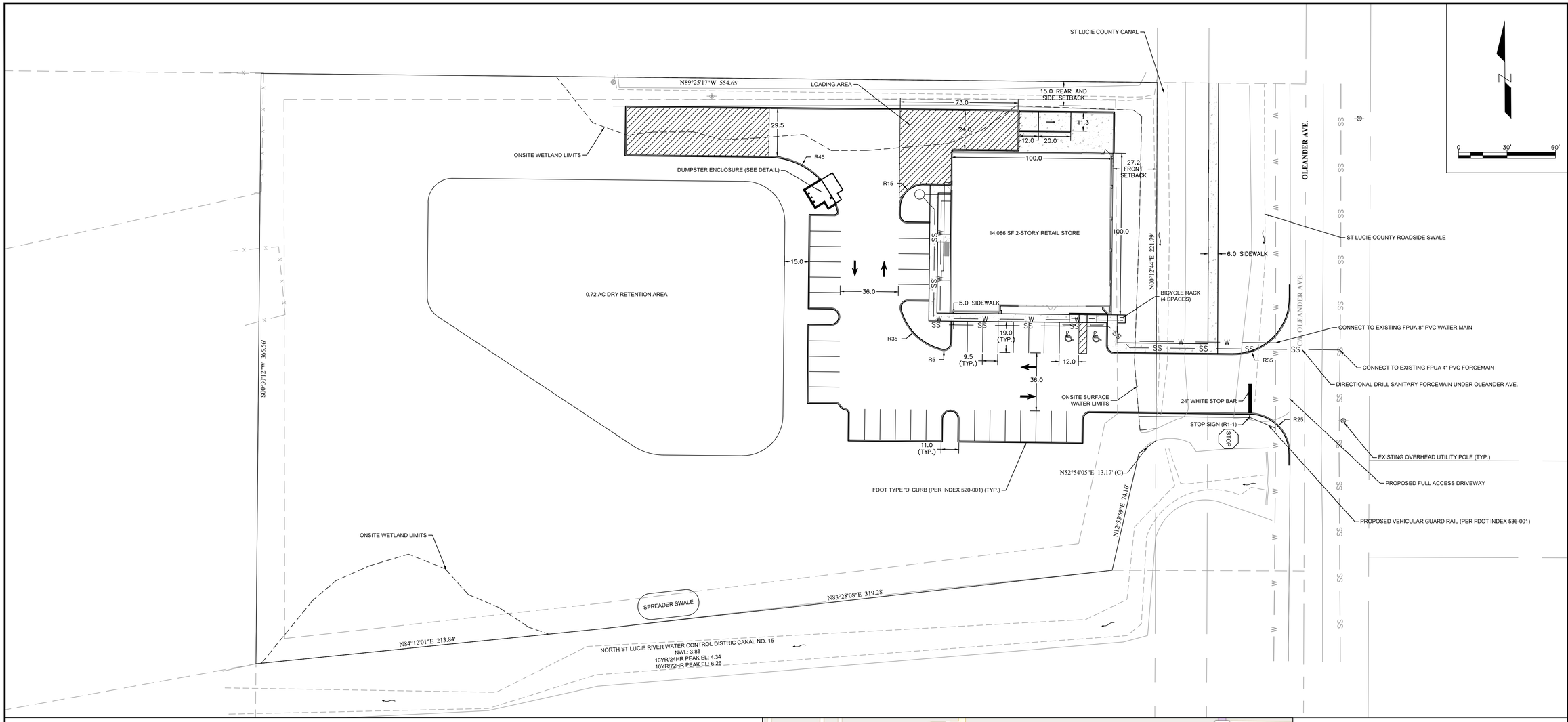
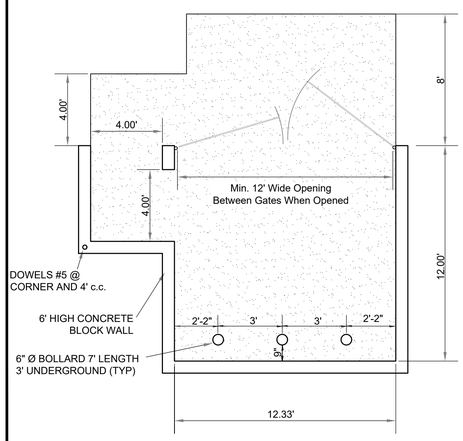
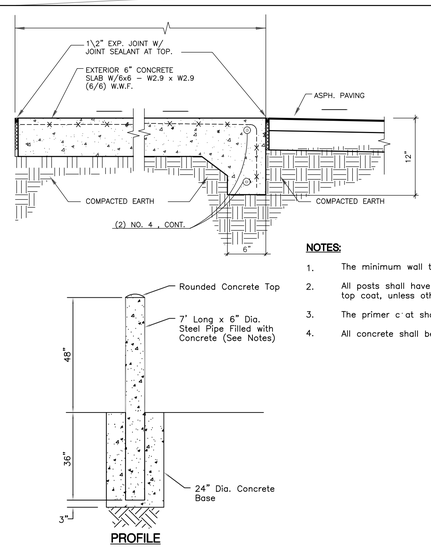


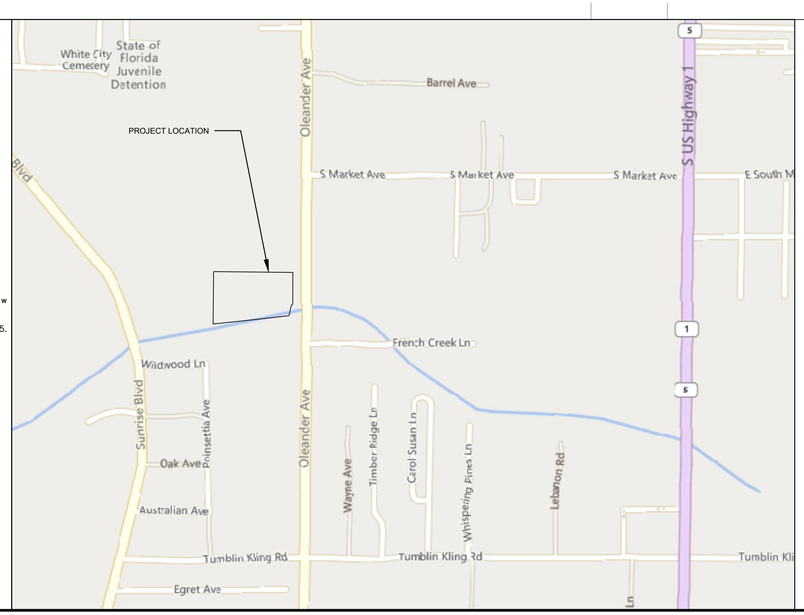




NOTES:

1. The minimum wall thickness of the pipe shall be 0.188".
2. All posts shall have 2 coats of primer and 2 coats of Yell w top coat, unless otherwise noted.
3. The primer c at shall meet the requirements of FDOT 971–5.
4. All concrete shall be FD T class 1.

DUMPSTER ENCLOSURE DETAIL



SITE DATA

PROJECT NAME:	NAPA - OLEANDER AVE.
OWNER:	PERFORMANCE NAPA, LLC
CONSULTANT:	DEPREE ENGINEERING, LLC
SITE ADDRESS :	4001 OLEANDER AVE. FORT PIERCE, FL
LOT SIZE:	4.22 ACRES
EXISTING ZONING:	C-3 - GENERAL COMMERCIAL
PROPOSED ZONING:	C-3 - GENERAL COMMERCIAL
EXISTING FUTURE LAND USE:	GC - GENERAL COMMERCIAL
PROPOSED FUTURE LAND USE:	GC - GENERAL COMMERCIAL
PROJECT USE:	RETAIL
BUILDING FOOTPRINT:	10,000 SF (5.4% LOT COVERAGE)
GROSS FLOOR AREA:	14,086 SF
RETAIL FLOOR AREA:	3,837 SF
WAREHOUSE FLOOR AREA:	10,249 SF
PARKING SPACES PROVIDED:	39 SPACES
PARKING REQUIRED (PER SEC 125-315):	38 SPACES
RETAIL<50,000 SF:	1 SPACE / 200 SF GFA 3,837 SF RETAIL/200 SF = 20 SPACES
WAREHOUSE:	1 SPACE / 600 SF GFA 10,249 SF WAREHOUSE/600 SF = 18 SPACES
MAX BUILDING HEIGHT:	35'

LEGAL DESCRIPTION:

(O.R.B. 471, PG. 920)

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY OF SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH, LESS AND EXCEPTING THEREFROM ALL RIGHT OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

THE LEGAL DESCRIPTION OF THE WETLAND AREA CONTAINED WITHIN THIS PARCEL IS ON SHEET 2 OF 2.

All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 107, 119, and 125.

DEPREE ENGINEERING

DEPREE ENGINEERING, LLC
1613 CLOVERLAWN AVE.
ORLANDO, FL 32806
PH: (941)932-0166
LIC. NO. 35576

REVISIONS:

BY:	DATE:	COMMENTS:

DATE : 03/15/2023

MICHAEL DEPREE, PE
FL PE NO 86863

SITE PLAN

NAPA - OLEANDER AVE.

SHEET NO.

C4.0