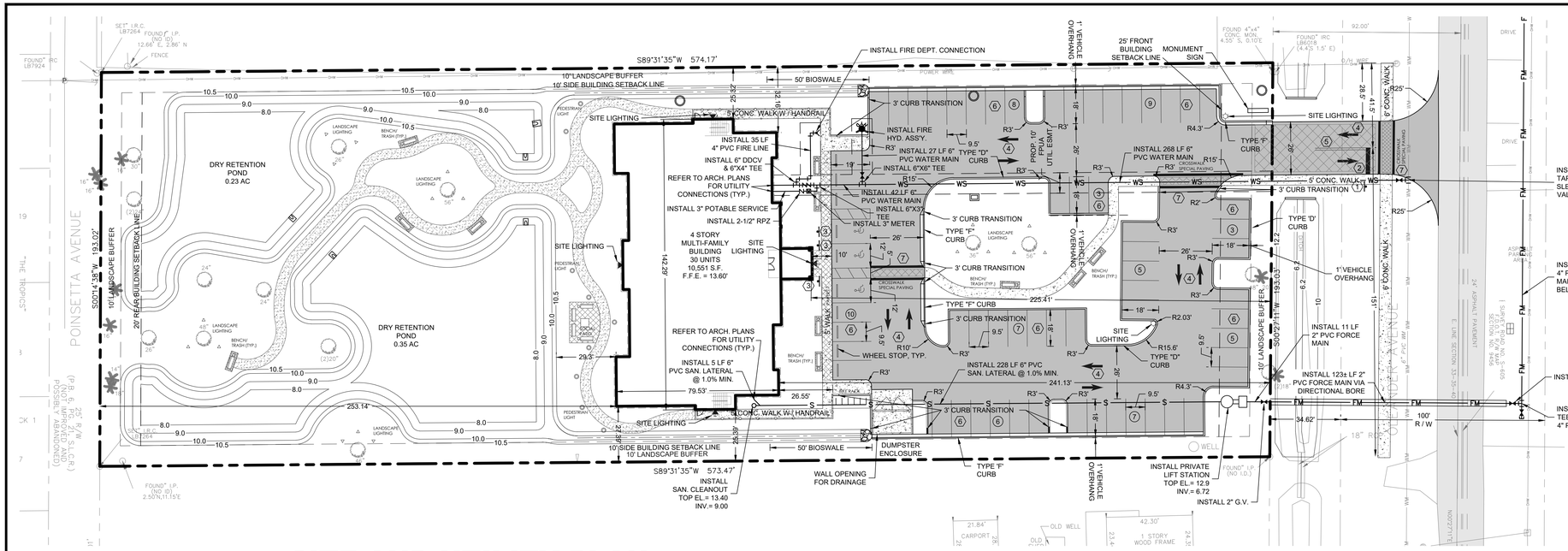


SITE AND UTILITY PLAN

SCALE: 1" = 30'

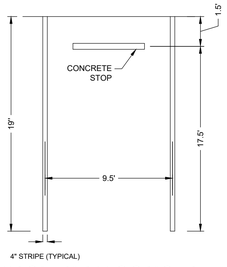
GRAPHIC SCALE
0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

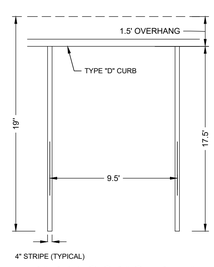
- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

SITE, SIGNAGE & PAVEMENT MARKING SCHEDULE

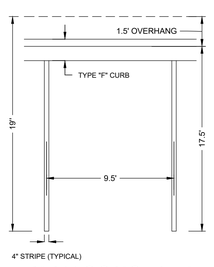
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	24"	SOLID WHITE STOP BAR- THERMOPLASTIC
③	12"	FTP-20-06 HC PARKING SIGN
④		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑤	6"	25 LF DOUBLE YELLOW STRIPE - THERMOPLASTIC
⑥	4"	PAINTED WHITE STRIPE
⑦		6' CROSS WALK WITH 12" SOLID WHITE STRIPES



TYPICAL PARKING SPACE DETAIL
N.T.S.



PARKING SPACE DETAIL
WITH "D" CURB AND OVERHANG
N.T.S.



PARKING SPACE DETAIL
WITH "F" CURB AND OVERHANG
N.T.S.

NOTE:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.

PROJECT INFORMATION

SITE ADDRESS
4101 OLEANDER AVENUE
FORT PIERCE, FL 34982

OWNER
4101 OLEANDER GROUP, LLC
17555 COLLINS AVENUE, APT. 2006
SUNNY ISLES, FLORIDA 33160
PHONE (305) 337-0183

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

APPLICANT
MR. GEZA SZINI-SEBO
ABANDEL GROUP, LTD.
51 WIGTON PLACE
THORNHILL, ON, CANADA L4J8C6
PHONE (305) 337-0183

ARCHITECT
STAFFAN H. LUNDBERG
1341 SEA HAWK LANE
VERO BEACH, FLORIDA
PHONE (772) 538-5130

SURVEYOR
PERIMETER SURVEYING & MAPPING
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA
PHONE (561) 241-9988

TAX PARCEL I.D NUMBER(S)
2433-414-0001-000-4

ZONING
R-4

LAND USE
RM

LATITUDE
27°23'12.02" N

LONGITUDE
80°20'05.75" W

PROJECT DESCRIPTION
THIS PROJECT PROPOSES A 30 UNIT MULTI FAMILY RESIDENTIAL BUILDING WITH RELATED STORMWATER IMPROVEMENTS, PARKING AND LANDSCAPING. THE SITE SEEKS TO PRESERVE TREES WHERE POSSIBLE AND HAS CONFIGURED THE PARKING AND STORWATER TO TRY TO PRESERVE THE TREE CANOPY.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
SITE AREA	110,747 SF	2.54 AC	100%
AREA OF DEVELOPMENT	110,747 SF	2.54 AC	100.00%
IMPERVIOUS AREA	4,954 SF	0.11 AC	4.47%
EXISTING BUILDING	3,136 SF	0.07 AC	2.83%
EXISTING CONCRETE	1,818 SF	0.04 AC	1.64%
EXISTING PAVEMENT	0 SF	0.00 AC	0.00%
PERVIOUS AREA	105,793 SF	2.43 AC	95.53%

PROPOSED SITE DATA

SITE AREA	110,747 SF	2.54 AC	100%
IMPERVIOUS AREA	43,026 SF	0.99 AC	38.85%
PROPOSED BUILDING	10,551 SF	0.24 AC	9.53%
PROPOSED CONCRETE	2,985 SF	0.07 AC	2.70%
PROPOSED ASPHALT	24,592 SF	0.56 AC	22.21%
WET POND AREA	4,898 SF	0.11 AC	4.42%
PERVIOUS AREA	67,721 SF	1.55 AC	61.15%
OPEN SPACE	67,721 SF	1.55 AC	61.15%
NET NEW IMPERVIOUS	+ 38,072 SF	0.87 AC	

ZONING DATA

	R-4 ZONING	EXISTING	PROPOSED
LOT SIZE	20,000 SF	110,747 SF	110,747 SF
MIN. LOT WIDTH	75-FT	193-FT	193-FT
BUILDING SETBACKS			
FRONT	25-FT	59-FT	225-FT
SIDE	10-FT	110-FT	25-FT
CORNER SIDE	15-FT	10-FT	25-FT
REAR	20-FT	378-FT	253-FT
BUILDING COVERAGE	50%	2.83%	9.53%
OPEN SPACE	10%	95.53%	61.15%
BUILDING HEIGHT	45-FT	--	45-FT

PARKING DATA
MULTIFAMILY HOUSING DEVELOPMENTS

2 SP/	1 UNIT	30 UNITS	=	60	SPACES REQUIRED
				63	SPACES PROVIDED
				3	ADA SPACES
				60	STANDARD SPACES

TRAFFIC STATEMENT
PER ITE, 11TH EDITION:
USE 1: (MULTIFAMILY HOUSING (MID-RISE)) = 2.93 ADT PER DWELLING UNIT
2.93 X 30.0 DU = 88 ADDT

DRAINAGE STATEMENT
STORMWATER IS TO BE COLLECTED IN THE BIO SWALE AND DRY RETENTION POND LOCATED TO THE REAR OF THE PROPERTY. THE SITE INCORPORATES LOW IMPACT DESIGN (L / D) BY UTILIZING A BIO SWALE OFFERING AN AESTHETIC AMENITY, IN ADDITION TO THE DRY POND'S RETENTION AND ATTENUATION FOR NUTRIENT REDUCTION.

PERMITS REQUIRED
CoFP DEVELOPMENT REVIEW APPLICATION
CoFP DESIGN REVIEW APPLICATION
CoFP CONCURRENCY CAPACITY ANALYSIS FORM
CoFP DPCR
SLC FIRE REVIEW
FORT PIERCE UTILITIES AUTHORITY (FPUA)
NSLWCD CONNECTION PERMIT
SFWMD/FDEP 10-2 CERTIFICATION
FDEP WATER DISTRIBUTION PERMIT
FDEP WASTEWATER COLLECTION PERMIT
FDEP NPDES NOI PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0189K, DATED FEB 19, 2020.

LEGAL DESCRIPTION
THE NORTH 193 FEET OF THE SOUTH 630 FEET OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS CANAL AND ROAD RIGHTS OF WAY. SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA AND CONTAIN 2.542 ACRES, MORE OR LESS.

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: JANUARY 2025
FINISH: DECEMBER 2026

DATE	REVISIONS
9/20/24	1 PER CITY COMMENTS
-	2 -
-	3 -
-	4 -
-	5 -
-	6 -
-	7 -
-	8 -

JOB NO.	23-0060
DESIGNED	GWR
DRAWN	GWR
DATE	JANUARY 2024
CHECKED	AJB
DATE ISSUED	2/4/2025

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 20TH STREET
VERO BEACH, FL 32960
TEL. (772) 569-0035
FAX. (772) 778-7617
MELBOURNE, FL - PH (321) 253-4100
FT.PIERCE, FL - PH (772) 468-9055

SITE AND UTILITY PLAN

MARGARETA VILLAS
MULTI-FAMILY

CITY OF FORT PIERCE FLORIDA

ANGELENA N. VITTER
LICENSE
No. 62950
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ANGELENA N. VITTER
F.L. P.E. #62950
2/18/2025

SHEET
C4

23-0060

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

C:\CIVIL 3D\HABS DRIVE\2023\23-0060 4101 Oleander multi family\DWG\23-0060 C4 SITE UTIL PLAN.dwg 2/4/2025 4:24 PM