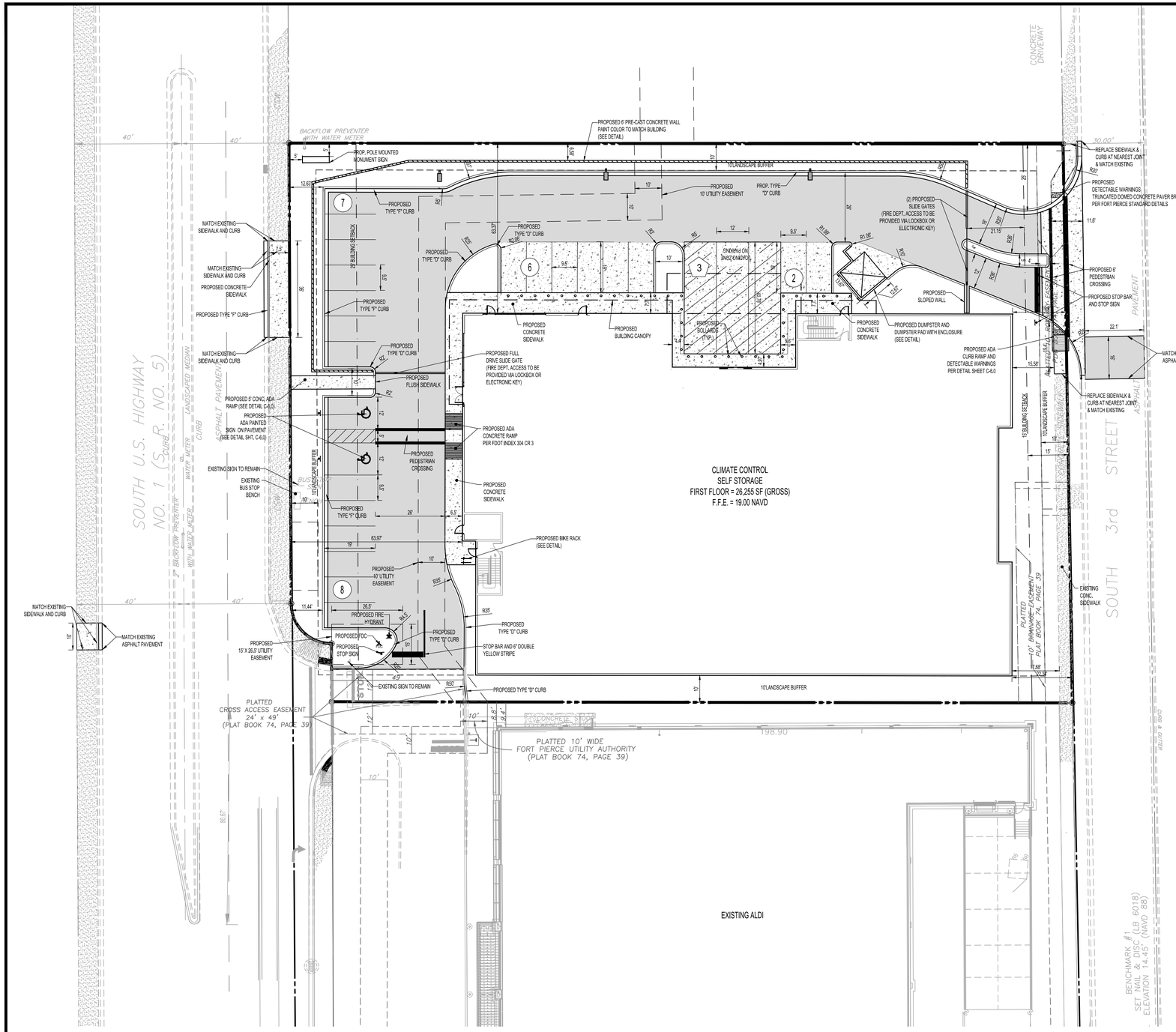

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- (2) PROPOSED REGULAR PARKING SPACE COUNT
- (3) PROPOSED LOADING SPACE PARKING COUNT
- PROPOSED ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED LIGHT (REFER TO PHOTOMETRIC PLAN)

DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: TPAD FORT PIERCE LLC
14011 SW 20TH STREET
MIAMI, FL 33175

PARCEL NO. 2415-602-0002-000-2

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120286-0187-J, DATED FEB. 16, 2012
ZONE AH (16)

LAND USE INFORMATION:

CURRENT USE:	VACANT
PROPOSED USE:	RETAIL
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	C3 - GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:

	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	10,000	60,039
MIN. LOT FRONTAGE (FEET):	50	208.35
MIN. LOT DEPTH (FEET):	90	288.66
MIN. SET BACKS:		
FRONT - WEST (FEET):	25	63.97'
SIDE - NORTH (FEET):	0	63.37'
SIDE - SOUTH (FEET):	0	10'
REAR - EAST (FEET):	15	19.90'
MIN. LANDSCAPE BUFFER:		
FRONT - WEST (FEET):	10	11.6'
SIDE - NORTH (FEET):	10	10'
SIDE - SOUTH (FEET):	10	10'
REAR - EAST (FEET):	10	15.21'
MAX. HEIGHT (FEET):	65'	50'
MAX. LOT COVERAGE:	0.60	0.44
MIN. PERVIOUS AREA (%)	20	20
MIN. OPEN SPACE (RATIO):	25	25.5

PARKING DATA:

REQUIRED PER CODE:

USE	AREA	RATIO	AMOUNT
SELF STORAGE	106,860 S.F.	1 SPACE / 600 S.F.	178 SPACES

PROVIDED:	SPACES
STANDARD SPACES (MIN. 9.5' X 19')	21
ACCESSIBLE SPACES (MIN. 12' X 19')	2
TOTAL SPACES	23

SEE PARKING STUDY: MAXIMUM REQUIRED PER PARKING STUDY = 22 SPACES

LOADING ZONE:

REQUIRED:
GROSS FLOOR AREA 106,830 S.F. - 3 REQUIRED
PROVIDED: 3 SPACES

BICYCLE PARKING:

REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM - 2 REQUIRED
PROVIDED: 2 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DETECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT STANDARD PLANS.
3. 2 EMPLOYEES MAX PER SHIFT AT SELF STORAGE FACILITY

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF 'X' AND 'AH' BASE EL. 16.0' BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0187K, DATED FEBRUARY 19, 2020 AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988

DATUM INFORMATION:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD' 88)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE, FT. LAUDERDALE, FL 33309 P: 954-202-7000
1502 W. FLETCHER AVE, UNIT NO., 101 TAMPA, FL 33612 P: 813-379-4100
840 SE OSCEOLA STREET STUART, FL 33994 P: 772-488-5138
THE INFORMATION, DESIGN, AND CONCEPT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION

REVISIONS

REV.	DATE	COMMENT	BY
1	02-10-22	REV - CITY COMMENTS	JMB
2	28/10/22	BUILDING PERMIT SUBMITTAL	HR
3	11/09/22	ISSUED FOR CONSTRUCTION	HR
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PERMIT SET

PROJECT No.:	FT240064
DRAWN BY:	HR
CHECKED BY:	EMM
DATE:	08/10/2021
SCALE:	AS NOTED
CAD I.D.:	FT240064-C-5.0 SP

PROJECT:

FORT PIERCE STORAGE FACILITY FORT PIERCE, FL

FOR

TPAD FORT PIERCE LLC

SAINT LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
December 6, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0
OF