

446.92'(D)(C) S.0°17'59"E.(C)

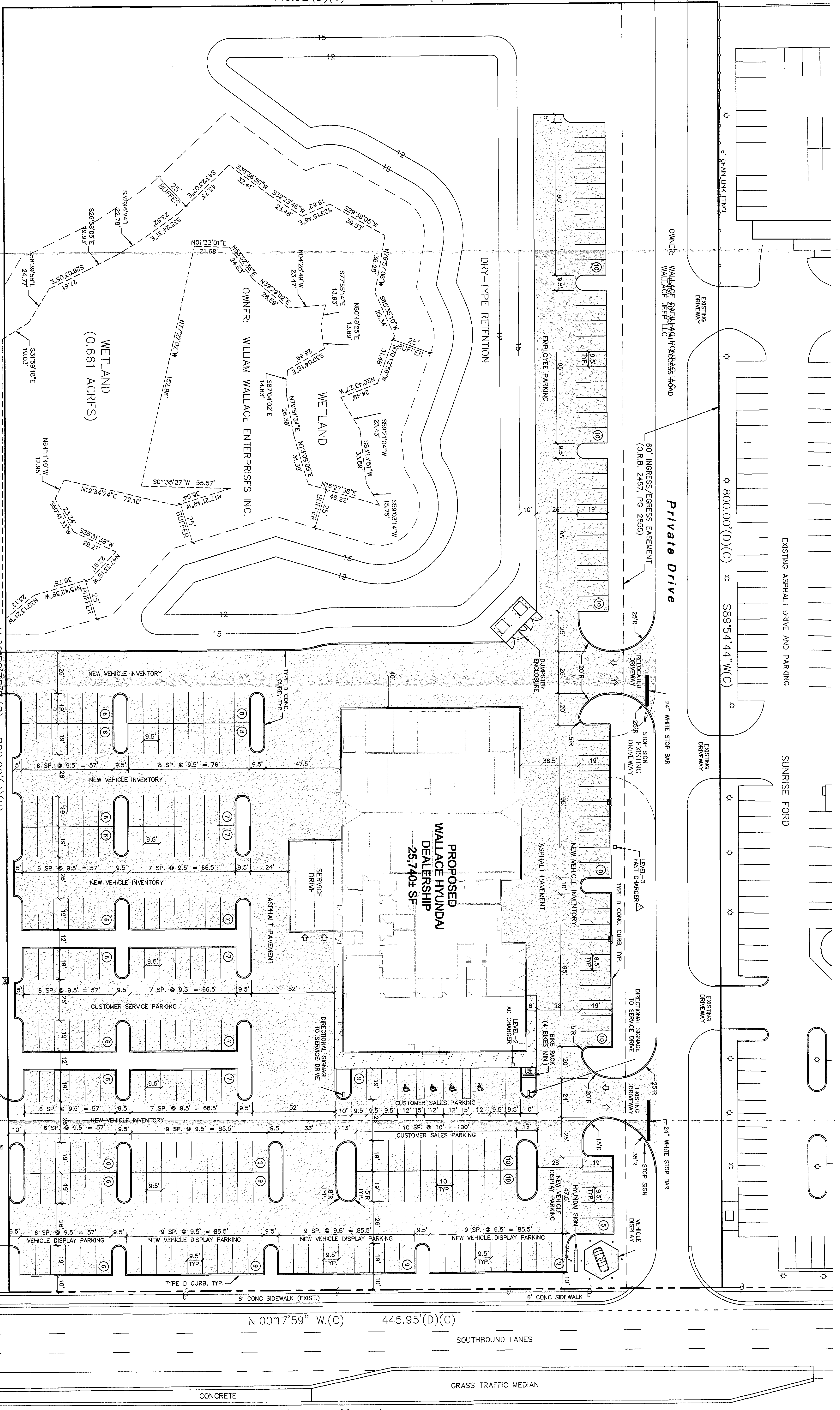
SITE DATA

Project Name: Wallace Hyundai
 Location: 5553 South U.S. Hwy. 1
 Parcel No. 34-10-21-0003-000-7
 Zoning: C-3
 Land Use: GC

Existing Use: Auto Sales / Service
 Proposed Use: Auto Sales / Service

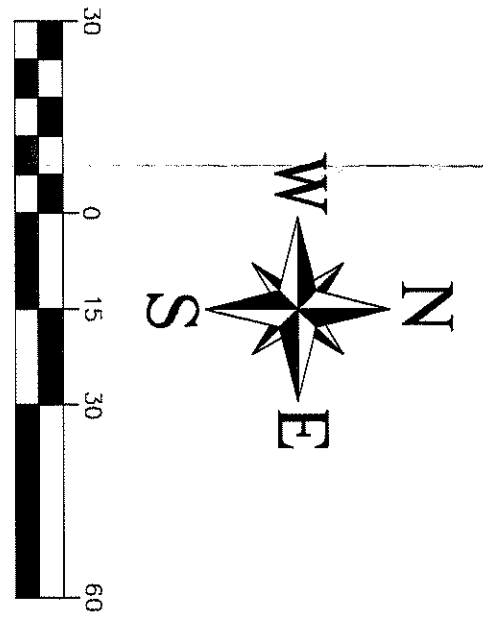
Parcel Area: 357,146 s.f. 8.20 ac. 100 %
 Impervious Area: 170,628 s.f. 3.92 ac. 47.8 %
 Building Coverage: 25,740 s.f. 0.59 ac. 7.2 %
 Vehicular Pavement: 143,041 s.f. 3.28 ac. 40.1 %
 Sidewalks: 1,947 s.f. 0.04 ac. 0.5 %
 Open Space: 186,518 s.f. 4.28 ac. 52.2 %
 Stormwater "Dry" Detention: 35,573 s.f. 0.82 ac. 10.0 %
 Wetland Area: 28,781 s.f. 0.66 ac. 8.1 %
 Other Open Space: 122,164 s.f. 2.80 ac. 34.2 %

PARKING
 Spaces Required: 1 Space Per 200 SF (G.F.A.) = 129
 Spaces Provided: 253



WALLACE LINCOLN
 OWNER: WILLIAM WALLACE ENTERPRISES, INC.

CITY OF FT. PIERCE
 Planning & Zoning Dept.
 APPROVED
 11/19/25



NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119, 123 AND 125

PROJECT NO. C2.0
 SHEET 11 OF 11

SITE RE-DEVELOPMENT PLANS FOR WALLACE HYUNDAI OF FT. PIERCE
 5553 S. US HIGHWAY 1, FT. PIERCE, FLORIDA 34982

SITE PLAN • HORIZONTAL CONTROL PLAN

2	SHIFT HYU. BLDG. NORTH 4'	09.22.22
1	ADD FAST CHARGER	08.26.22
NO	REVISION	DATE
DESIGNED BY:	DATE:	06.17.22
DRAWN BY:	SCALE:	1"=30'
3	REV. PER COFF COMMENTS	10.20.22

C CALVERT MONTGOMERY & ASSOCIATES, INC.
 Engineers-Surveyors (LB & C.A. 0000160)
 P.O. BOX 92...959 S. FEDERAL HWY...STUART, FLORIDA 34995
 TEL. (772) 287-3636 FAX (772) 220-0580