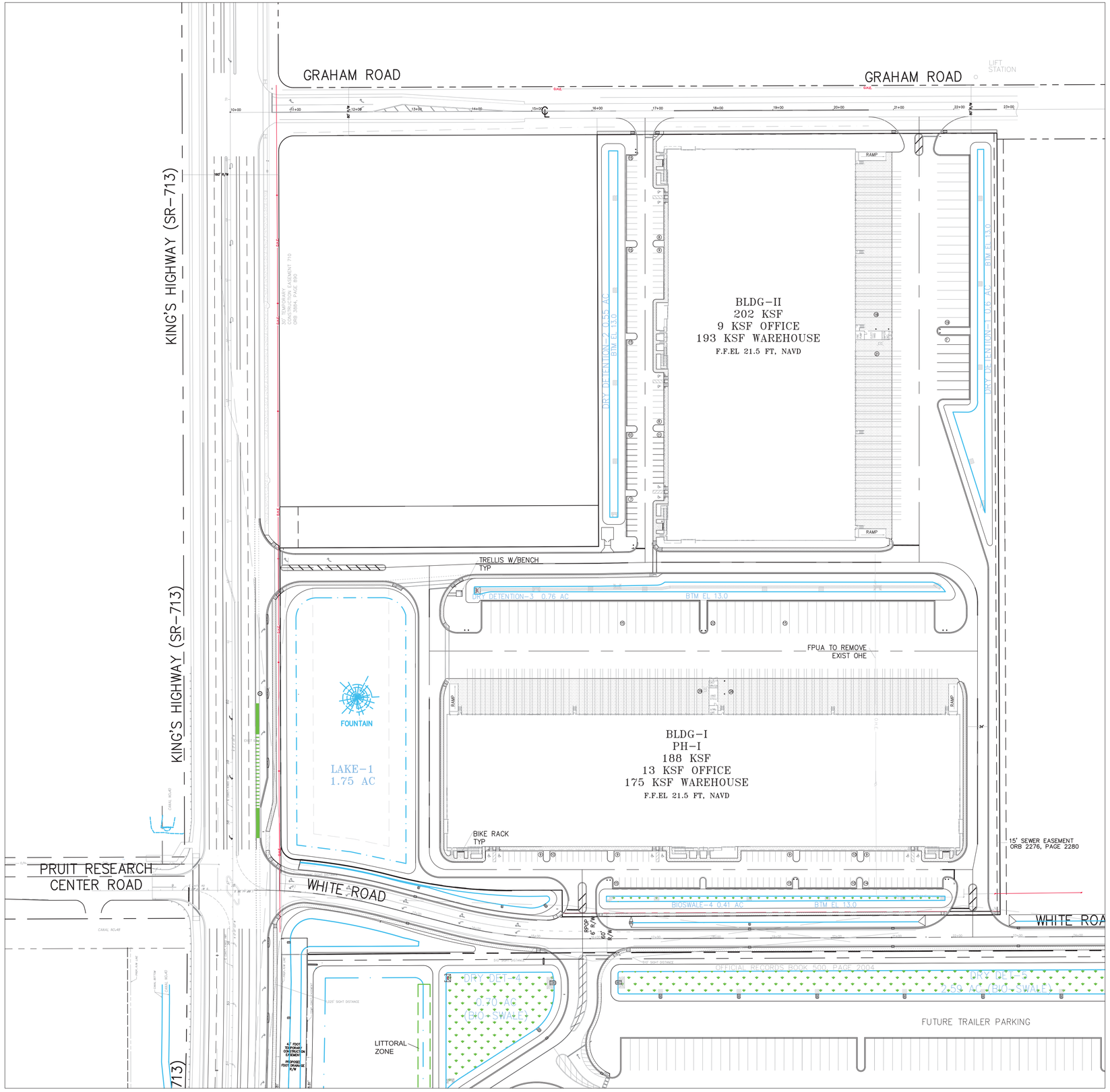
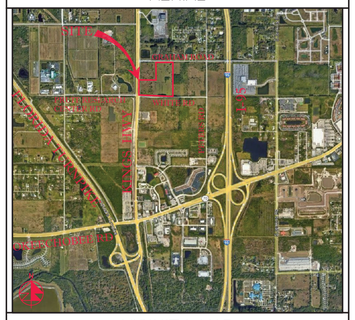


AERIAL



VICINITY MAP

SECTION 13, TWP 35S, RGE 39E

N

80' 0 40' 80' 160'

SCALE: 1" = 80'

SITE DATA

PROPOSED USE	OFFICE/WAREHOUSE/DISTRIBUTION			
FUTURE LAND USE	GC			
PROPOSED ZONING	CP-1			
PARCEL AREA	1,155,298 SF	26.52 AC	100%	
BUILDOUT				
BUILDING AREA	390,000 SF		34.2%	
OFFICE	22,000 SF			
WAREHOUSE	368,000 SF			
PHASE-I				
BUILDING AREA	188,000 SF			
OFFICE	13,000 SF			
WAREHOUSE	175,000 SF			
PHASE-II				
BUILDING AREA	202,000 SF			
OFFICE	9,000 SF			
WAREHOUSE	193,000 SF			
PARKING REQ PH-I				101 SP
OFFICE ITE RATE	13,000 SF @ 2.39/KSF			32 SP
WAREHOUSE ITE RATE	175,000 SF @ 0.39/KSF			69 SP
HANDICAP				5 SP
BICYCLE				6 SP
PARKING PROP				130 SP
HANDICAP				6 SP
BICYCLE				8 SP
LOADING REQ				8 SP
LOADING PROP				55 SP
PARKING REQ PH-II				98 SP
OFFICE ITE RATE	9,000 SF @ 2.39/KSF			22 SP
WAREHOUSE ITE RATE	193,000 SF @ 0.39/KSF			76 SP
HANDICAP				5 SP
BICYCLE				6 SP
PARKING PROP				98 SP
HANDICAP				6 SP
BICYCLE				8 SP
LOADING REQ				8 SP
LOADING PROP				39 SP
PAVT/SW	470,515 SF	10.80 AC		
TOTAL IMPERVIOUS	860,515 SF	19.75 AC	74%	
LAKE	76.421 SF	1.75 AC		
PERVIOUS	218,362 SF	5.02 AC		
OPEN SPACE	294,783 SF	6.77 AC	26%	
BLDG HEIGHT	65 FT MAX			

SETBACKS	REQ'D	PROP
FRONT	25'	273'
REAR	20'	60.6'
SIDE STREET	20'	187.3'
SIDE	10'	NA

PCN 2313-333-0001-000-7
2313-331-0000-000-4

LEGACY
DEVELOPMENT PARTNERS

REVISIONS

09/21/22 REV SLC
07/11/23 REV CLT
10/03/23 REV SP
01/08/24 REV SP

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Kings Highway Commerce Center

Fort Pierce, Florida

Master Site Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2205-1402	DDI	JHI	1"=80'	07-07-22

SEAL

SHEET NO.
MSP-2