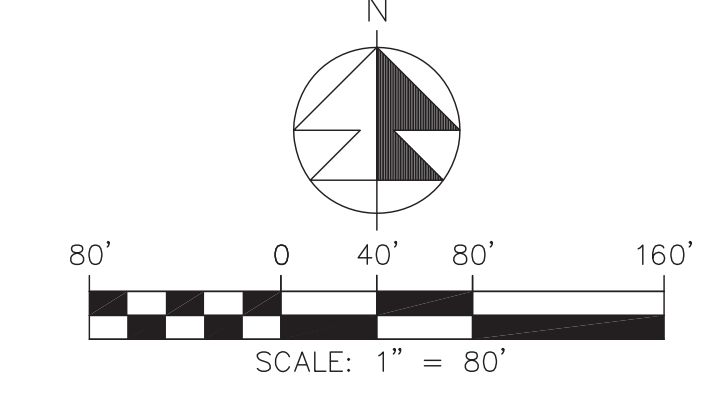


SECTION 13, TWP 35S, RGE 39E



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
WAREHOUSE ITE RATE	175,000 SF @ 0.39/KSF
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
WAREHOUSE ITE RATE	193,000 SF @ 0.39/KSF
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

REVISIONS	
09/21/22	REV SLC
07/11/23	REV CLT
10/03/23	REV SP
01/08/24	REV SP
04/12/24	REV SP

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# Kings Highway Commerce Center

Fort Pierce, Florida

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



SEAL
SHEET NO. MSP-2