

**PROJECT INFORMATION**

**SITE ADDRESS**  
5560 SOUTH US HIGHWAY 1  
FORT PIERCE, FLORIDA 34982

**OWNER**  
NICHOLAS SMITH  
7845 SW ELLIPSE WAY  
STUART, FL 34997  
PHONE (561) 818-2847

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

**ARCHITECT**  
GCP ARCHITECTURE  
601 HERITAGE DRIVE, SUITE 410  
JUPITER, FLORIDA 33458  
PHONE (561) 331-5036

**SURVEYOR**  
ALEXANDER J. PIAZZA PSM, INC.  
619 SW BILTMORE STREET  
PORT ST. LUCIE, FLORIDA 34983  
PHONE (772) 340-7770

**TAX PARCEL I.D NUMBER(S)**  
3403-502-0302-000-4

**ZONING** C-3      **LAND USE** RL      **OVERLAY DISTRICT** N/A

**LATITUDE** 27°21'49.43"N      **LONGITUDE** 80°19'30.63"W

**PROJECT DESCRIPTION**  
PROPOSED SHOWROOM AND DEALERSHIP BUILDING AND ADDITIONAL PARKING LOT WITH ASSOCIATED DRAINAGE, WATER, SEWER AND LANDSCAPING IMPROVEMENTS.

**SITE DATA**

EXISTING SITE DATA	SF	AC	%
SITE AREA	419,506 SF	9.63 AC	100%
IMPERVIOUS AREA	114,551 SF	2.63 AC	27.31%
EXISTING BUILDING	5,274 SF	0.12 AC	1.26%
EXISTING COVERED CONCRETE	755 SF	0.02 AC	0.18%
EXISTING CONCRETE	11,857 SF	0.25 AC	2.84%
EXISTING ASPHALT	47,765 SF	1.10 AC	11.39%
EXISTING ASPHALT MILLINGS	49,700 SF	1.14 AC	11.85%
PERVIOUS AREA	304,955 SF	7.00 AC	72.69%
<b>PROPOSED SITE DATA</b>			
SITE AREA	419,506 SF	9.63 AC	100%
IMPERVIOUS AREA	301,012 SF	6.91 AC	71.75%
PROPOSED BUILDING	40,791 SF	0.94 AC	9.72%
PROPOSED CONCRETE	8,829 SF	0.20 AC	2.10%
PROPOSED ASPHALT	219,624 SF	5.04 AC	52.35%
WET POND AREA	31,768 SF	0.73 AC	7.57%
PERVIOUS AREA	118,494 SF	2.72 AC	28.25%
OPEN SPACE	118,494 SF	2.72 AC	28.25%
<b>NET NEW IMPERVIOUS</b>	<b>+ 186,461 SF</b>	<b>4.28 AC</b>	

**ZONING DATA**

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	419,506	419,506 SF
LOT WIDTH	70-FT	806-FT	806-FT
LOT DEPTH	90-FT	560-FT	560-FT
BUILDING SETBACKS			
FRONT	25-FT	209-FT	144-FT
SIDE (NORTH)	15-FT	225-FT	112-FT
SIDE (SOUTH)	15-FT	476-FT	330-FT
REAR	15-FT	300-FT	275-FT
MAX. BUILDING COVERAGE	60%	1.26%	9.72%
OPEN SPACE	N/A	72.69%	28.25%
BUILDING HEIGHT	45-FT	+/- 15-FT	25-FT
FAR	N/A	0.01	0.10

**PARKING DATA**

OVERALL PARKING PROVIDED:

STANDARD:	= 480 SPACES
ADA:	= 7 SPACES
<b>TOTAL:</b>	<b>= 487 SPACES</b>

CATEGORY: RETAIL = 50,000 SF  
 REQUIRED: 1 SPACE/200 SF  
 40,791 SF / 200 SF = 204 SPACES

PROPOSED: 204 SPACES (STRIPED)

REMAINING 284 SPACES ARE CAR INVENTORY AND ARE NOT PROPOSED TO BE STRIPED

**TRAFFIC STATEMENT**

PER ITE, 11TH EDITION:

**EXISTING USE:**  
 USE 942: AUTOMOBILE CARE CENTER - 2.25 ADT PER 1,000 SF GFA  
 5.27 X 3.51 KSF = 18 PM PEAK  
 5.27 X 23.72 KSF = 125 AADT (SATURDAY)

**PROPOSED USE:**  
 USE 840: AUTOMOBILE SALES (NEW) - 27.06 ADT PER 1,000 SF GFA  
 40.79 X 2.65 KSF = 108 PM PEAK  
 40.79 X 27.84 KSF = 1,136 AADT

**INCREASE:**  
 90 PM PEAK  
 1,011 AADT

**DRAINAGE STATEMENT**  
 STORMWATER TO BE COLLECTED VIA INLETS IN PARKING LOT AND ROUTED TO A DRY POND AND THEN A WET POND, PRIOR TO DISCHARGE TO THE N.S.L.R.W.C.D. CANAL 21.

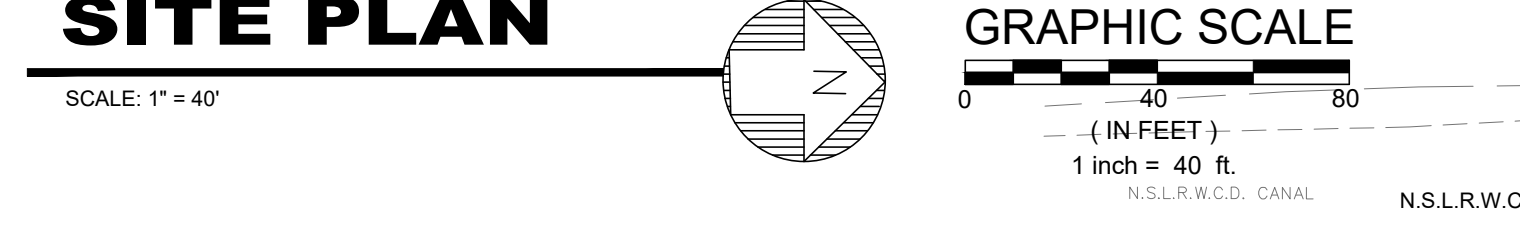
**PERMITS REQUIRED**  
 CoFP DEVELOPMENT REVIEW APPLICATION  
 CoFP DESIGN REVIEW APPLICATION  
 CoFP CONCURRENCY CAPACITY ANALYSIS FORM  
 CoFP EROSION AND SEDIMENT CONTROL  
 CoFP DRIVEWAY, SIDEWALK & DRAINAGE PERMIT  
 SLC FIRE REVIEW  
 FORT PIERCE UTILITIES AUTHORITY (FPUA)  
 NSLRWMD PERMIT  
 SFWMD ENVIRONMENTAL RESOURCES PERMIT  
 FDEP WATER DISTRIBUTION PERMIT  
 FDEP WASTEWATER COLLECTION PERMIT  
 FDEP NPDES NOI PERMIT  
 FDOT DRIVEWAY PERMIT  
 FDOT DRAINAGE PERMIT  
 FDOT UTILITIES PERMIT

**FLOOD ZONE**  
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #1211102277K, DATED FEB 19, 2020.

**WASTEWATER SOURCE**  
 FPUA

**POTABLE WATER SOURCE**  
 FPUA

**CONSTRUCTION SCHEDULE**  
 START: JULY 2025  
 FINISH: JULY 2026



**SIGNAGE & PAVEMENT MARKING SCHEDULE**

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	R1-1 "STOP" SIGN
②	12"	SOLID WHITE STRIPE
③	24"	SOLID WHITE STOP BAR
④	6"	25 LF THERMOPLASTIC DOUBLE YELLOW STRIPING
⑤		PAVEMENT MARKINGS PER FDOT INDEX #711-001
⑥	12"	FTP-20-06 HC PARKING SIGN, SEE DETAIL SHEET C11
⑦	2" WIDE	CAST-IN-PLACE DETECTABLE WARNING MAT, BRICK RED IN COLOR, PER FDOT INDEX #522-002, CR-C & CR-G
⑧	30"x36"	R3-SR "RIGHT TURN ONLY" SIGN
⑨	24"x36"	K-2284 "TRUCK TRAFFIC ONLY" SIGN WITH BLACK LETTERING

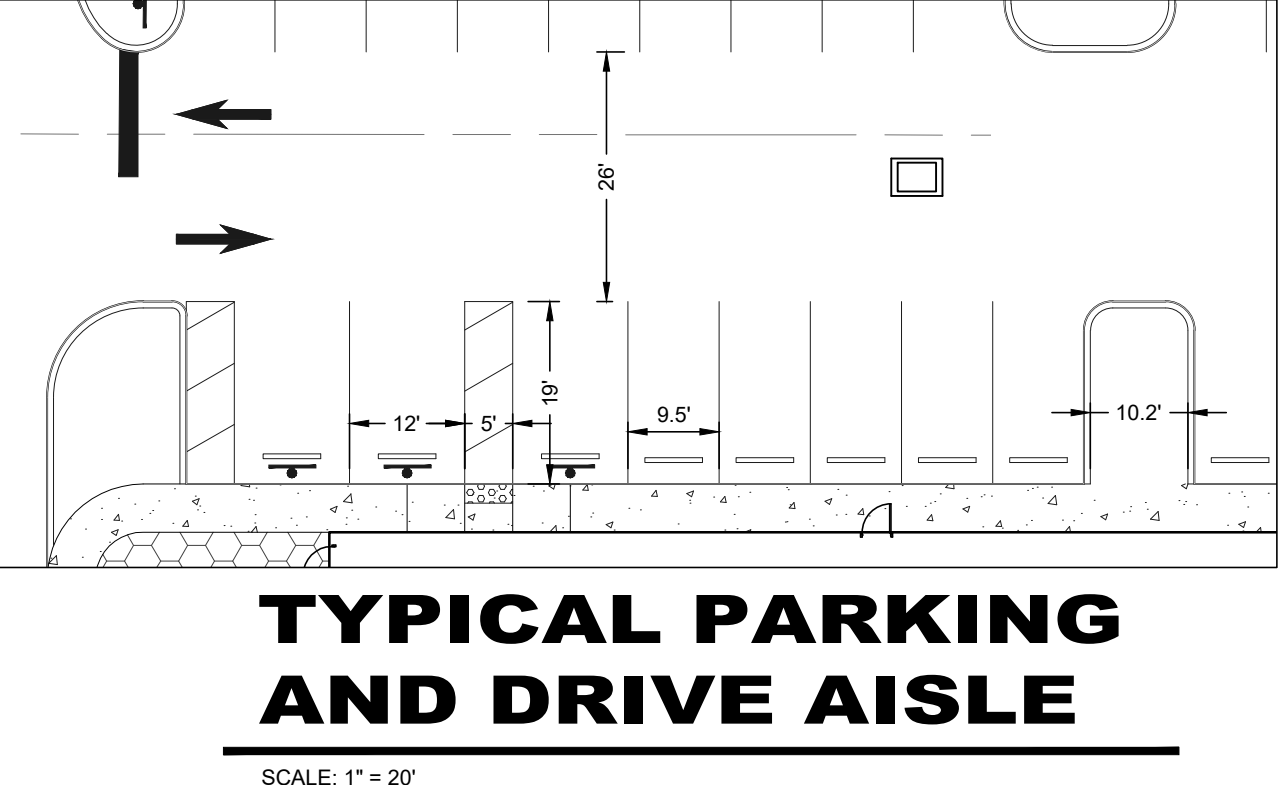


**LEGEND**

[Pattern]	EXISTING ASPHALT	[Symbol]	SITE TRIANGLE CLEAR AREA
[Pattern]	EXISTING CONCRETE	[Symbol]	PROPOSED STREET LIGHT
[Pattern]	PROPOSED REGULAR DUTY ASPHALT (SEE DETAIL SHEET C12)		
[Pattern]	PROPOSED HEAVY DUTY ASPHALT (SEE DETAIL SHEET C12)		
[Pattern]	PROPOSED REGULAR DUTY CONCRETE (SEE DETAIL SHEET C12)		
[Pattern]	PROPOSED HEAVY DUTY CONCRETE (SEE DETAIL SHEET C12)		
[Pattern]	PROPOSED GRASS PAVERS (SEE DETAIL SHEET C12)		

**SITE NOTES:**

- ALL STRIPING WITHIN 25 LF OF FDOT RIGHTS-OF-WAY AT ENTRANCES MUST BE THERMOPLASTIC. ALL OTHER STRIPING TO BE PAINTED.
- TRUCK TRAFFIC ONLY SIGN (PART #K-2284, SPN# IPTY)

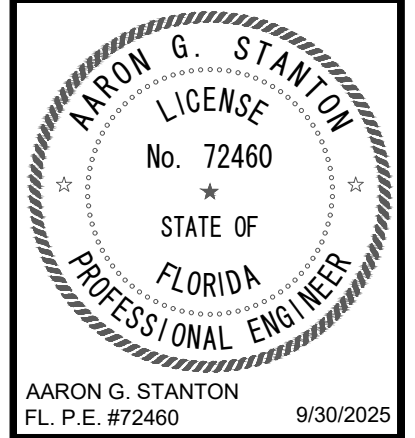


JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED
24-0465	AS	GWR	JANUARY 2025	AS	9/30/2025

**MBV ENGINEERING, INC.**  
 MOA, BOWLES VILLAMIZAR & ASSOCIATES  
 CONSULTING ENGINEERING CA #3728  
 1835 20TH STREET  
 VERO BEACH, FLORIDA 32960  
 PH: (772) 569-0035  
 FX: (772) 788-8147  
 HELD FOR THE STATE OF FLORIDA  
 LICENSE #17446

**SITE PLAN**

**BEV SMITH KIA  
 NEW DEALERSHIP**



ARON G. STANTON  
 P.E. #72460  
 9/30/2025  
 SHEET  
**C6**  
 24-0465