

# Site Plan

## For

# Kings Highway Commerce Park

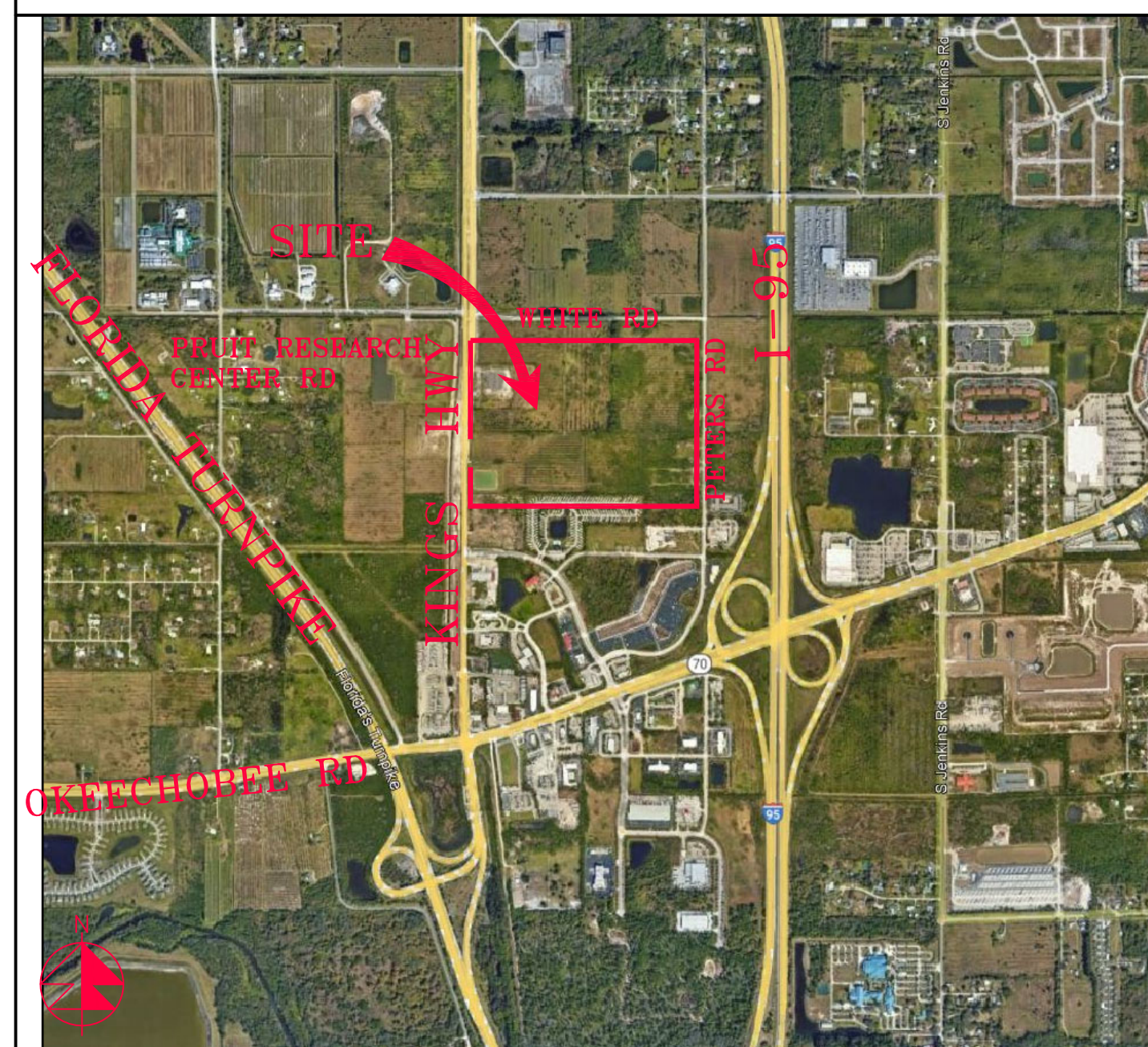
## Parcel-III

Section 24 Township 35S Range 39E  
Fort Pierce, Florida

### Developer

Scannel Properties #533, LLC  
8801 River Crossing Blvd,  
Suite 300,  
Indianapolis, Indiana 46240

### Aerial



Vicinity Map

### Drawing Index

C-1	Cover Sheet
MSP-1	Master Site Plan
SP1-SP6	Site Plan
TCP-1	Truck Circulation Plan
TCP-2	Truck Circulation Plan
TCP-3	Truck Circulation Plan

REVISIONS

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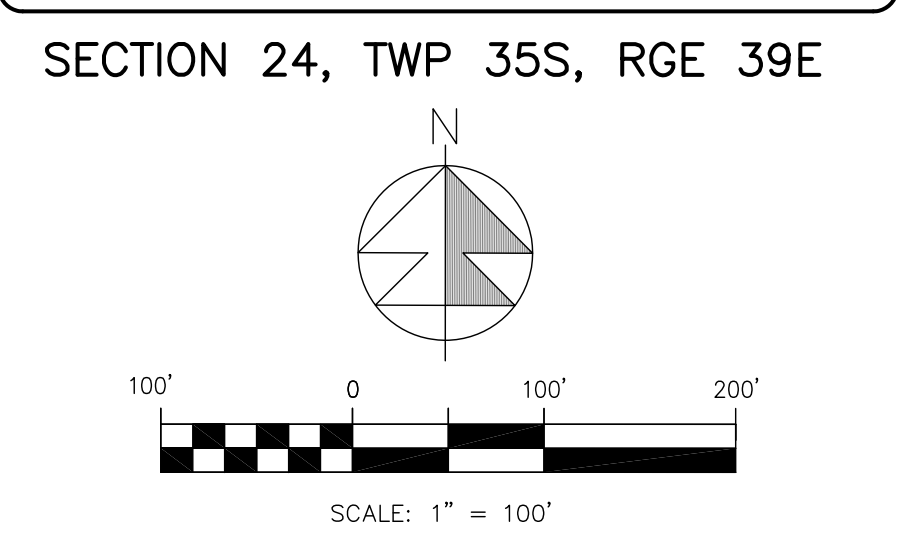
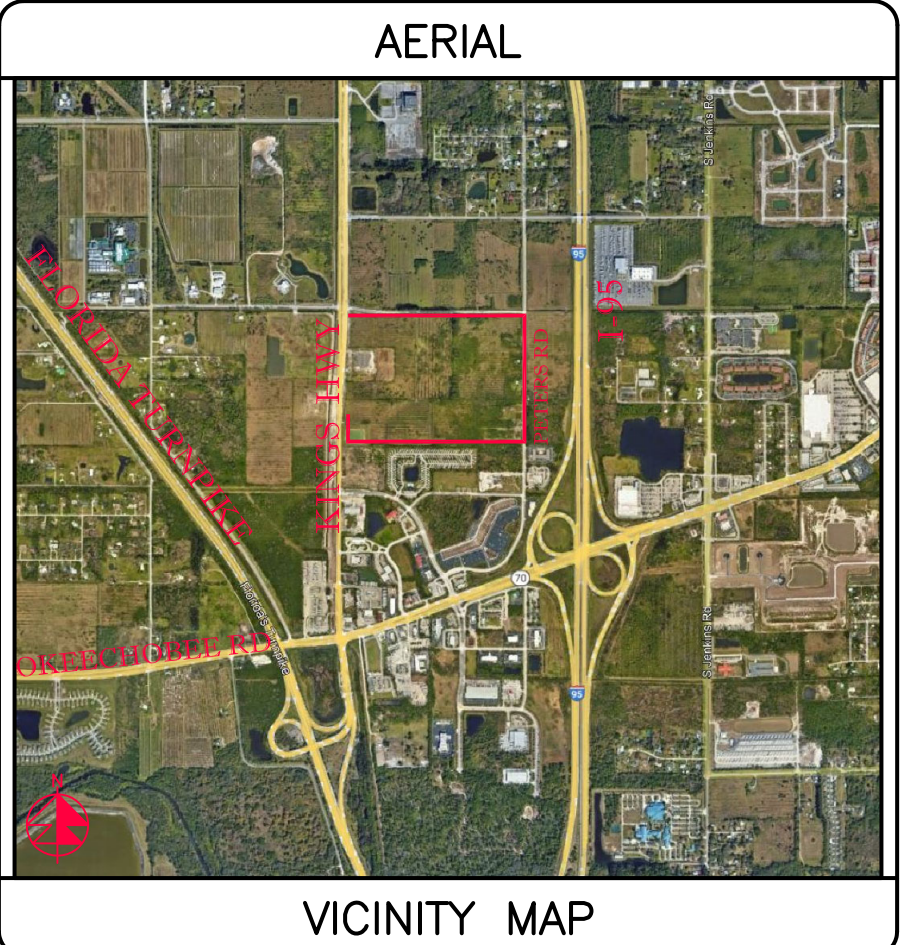
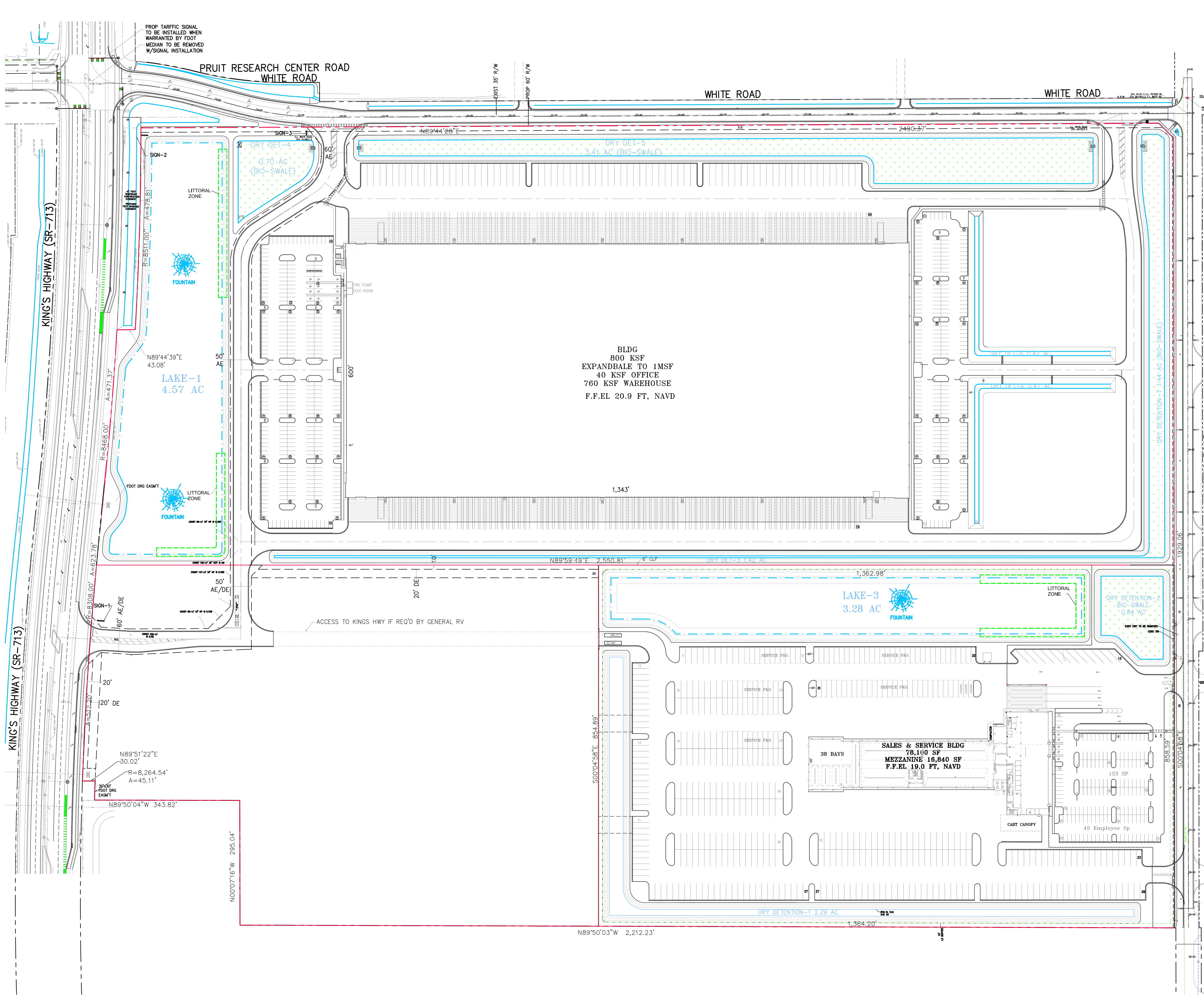
Kings Highway Commerce Park  
Fort Pierce, Florida

Cover Sheet

DATE: 01-09-25  
SCALE: NA  
DESIGNED BY: JHI  
DRAWN BY: CLJ  
JOB NO.: 2409-1493

SEAL

FR # 6986  
SHEET NO.  
**C-1**



SITE DATA	
PROPOSED USE	OFFICE/WAREHOUSE
FUTURE LAND USE	CG/MXD
EXISTING ZONING	CP-1
PARCEL AREA	2,587,975 SF 59.41 AC 100%
BUILDING AREA	800,000 SF 18.37 AC 30.9%
OFFICE	40,000 SF
WAREHOUSE	760,000 SF
PARKING REQ	40,000 SF @ 2.39/KSF 393 SP
OFFICE	ITE RATE 40,000 SF @ 0.39/KSF 96 SP
WAREHOUSE	ITE RATE 760,000 SF @ 0.39/KSF 297 SP
HANDICAP	8 SP
PARKING PROP	576 SP
HANDICAP	12 SP
BICYCLE PKG REQ	95 @ 1/10 10 SP
BICYCLE PKG PROP	10 SP
LOADING REQ	800 KSF @ 1/30 KSF 27 SP
LOADING PROP	158 SP
PAVT/SW	596,942 SF 13.70 AC 23.1%
TOTAL IMPERVIOUS	1,396,942 SF 32.07 AC 54.0%
LAKE	199,264 SF 4.58 AC 7.7%
DRY DET/BIOSWALE	303,613 SF 6.97 AC 11.7%
LANDSCAPE	688,156 SF 15.80 AC 26.6%
OPEN SPACE	1,191,033 SF 27.34 AC 46.0%
BLDG HEIGHT	65 FT MAX
SETBACKS	REQ'D PROP
FRONT	25' 485'
REAR	20' 154'
SIDE STREET	20' 484'
SIDE	10' N/A
PCN	2324-210-0000-000-6
	2300 S KINGS HWY

REVISIONS
01/07/2025 REV PER GEN RV

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 Parcel-III  
 Fort Pierce, Florida

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01/09/2025	1" = 100'	JHI	DDI	2409-1493

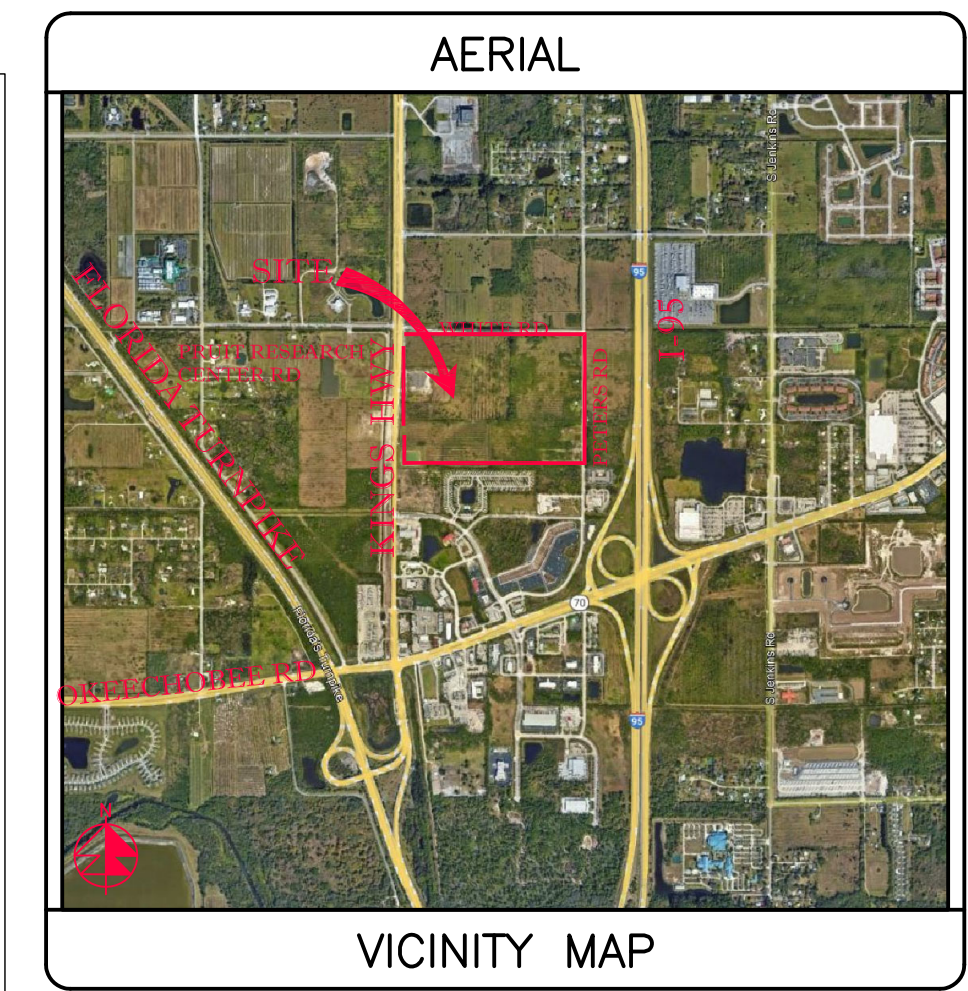
Master Site Plan

COA 6286  
 SHEET NO.  
 MSP-1





BLDG  
 800 KSF  
 EXPANDBALE TO 1MSF  
 40 KSF OFFICE  
 760 KSF WAREHOUSE  
 F.F.EL 20.9 FT, NAVD



SECTION 24, TWP 35S, RGE 39E



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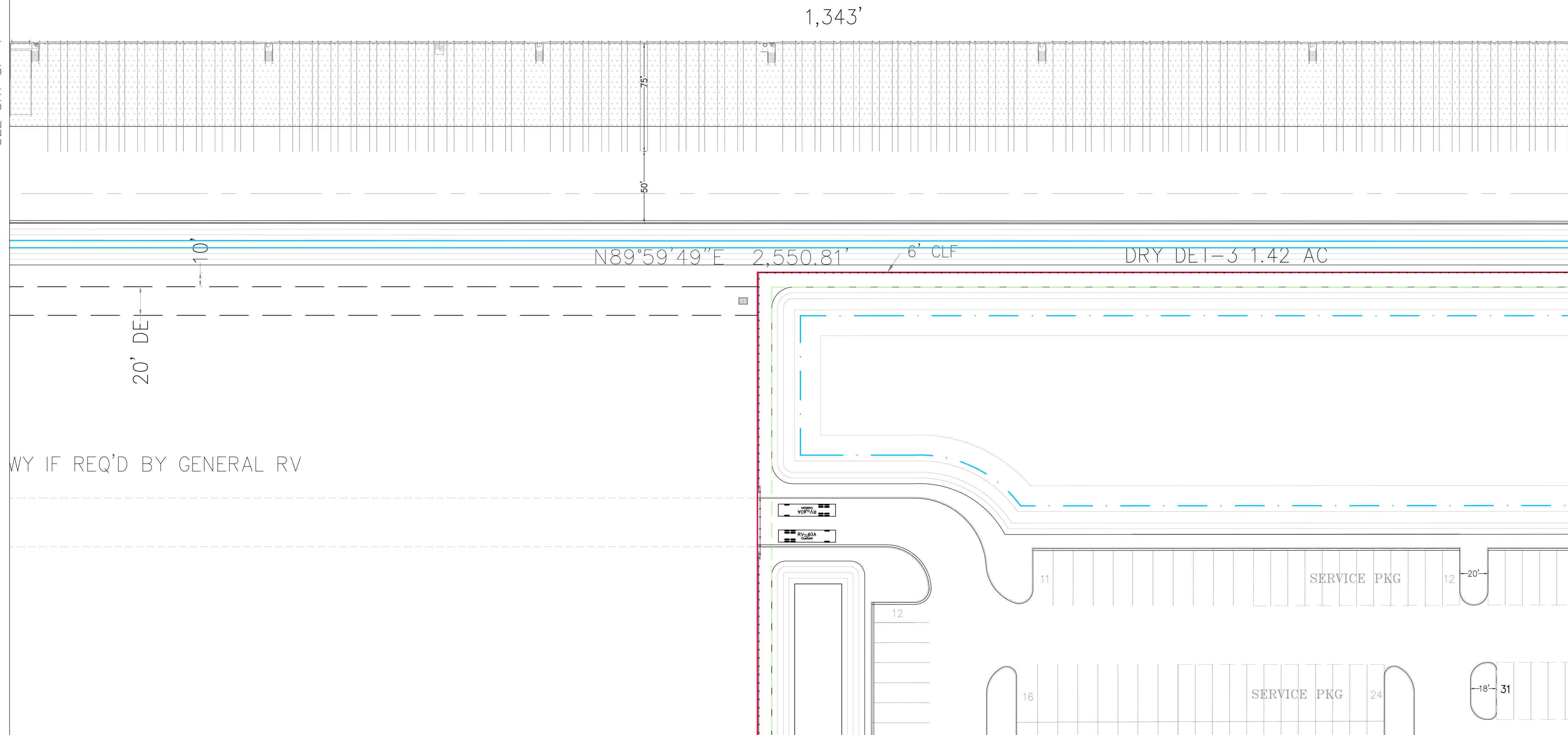
Kings Highway Commerce Park  
 Parcel-III  
 Fort Pierce, Florida

SITE PLAN		DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
		01-22-21	1"=40'	JHI	DDI	2101-1355

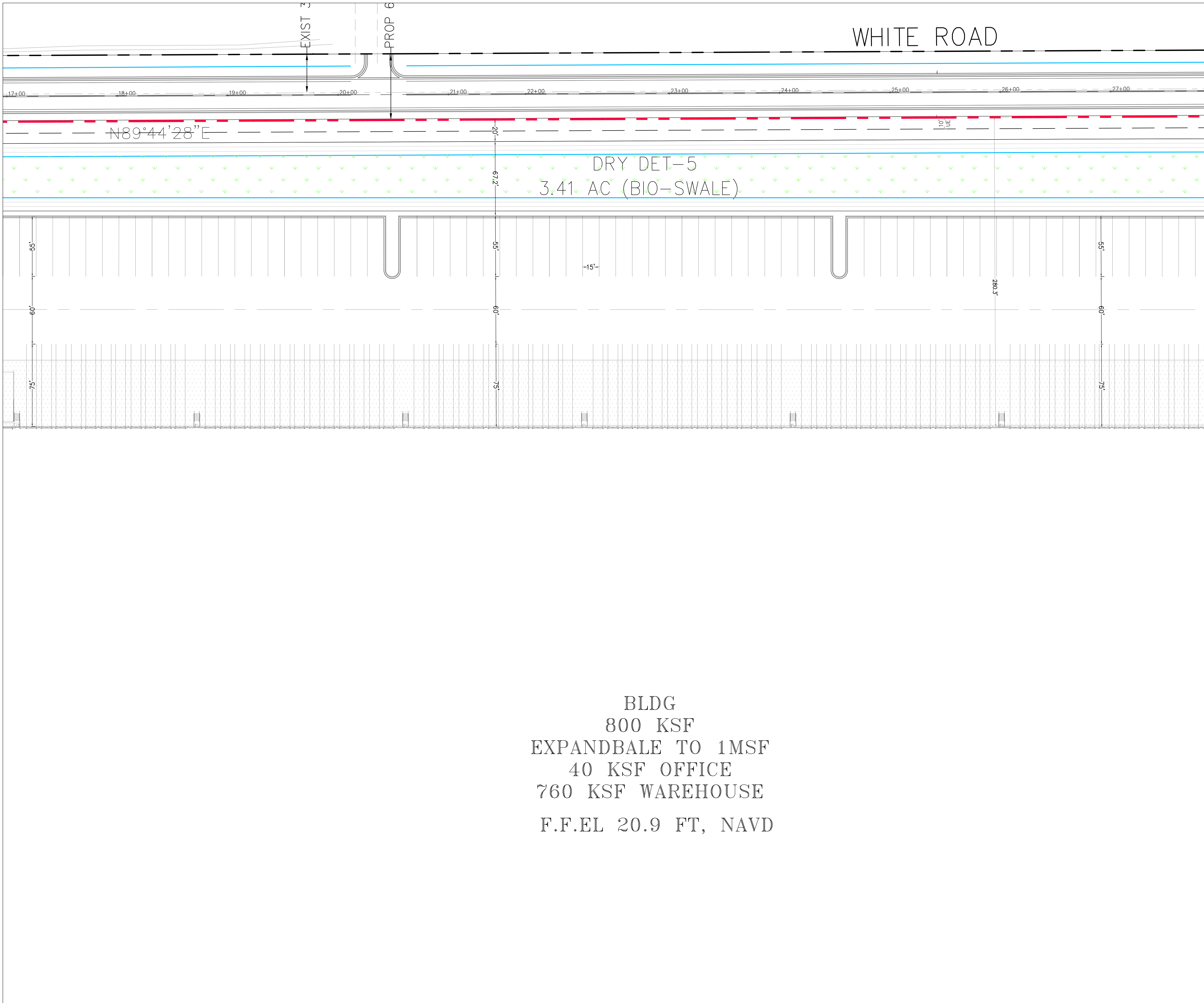
SEAL
COA 6986 SHEET NO. <b>SP-3</b>

SEE SHT SP-1

SEE SHT SP-5

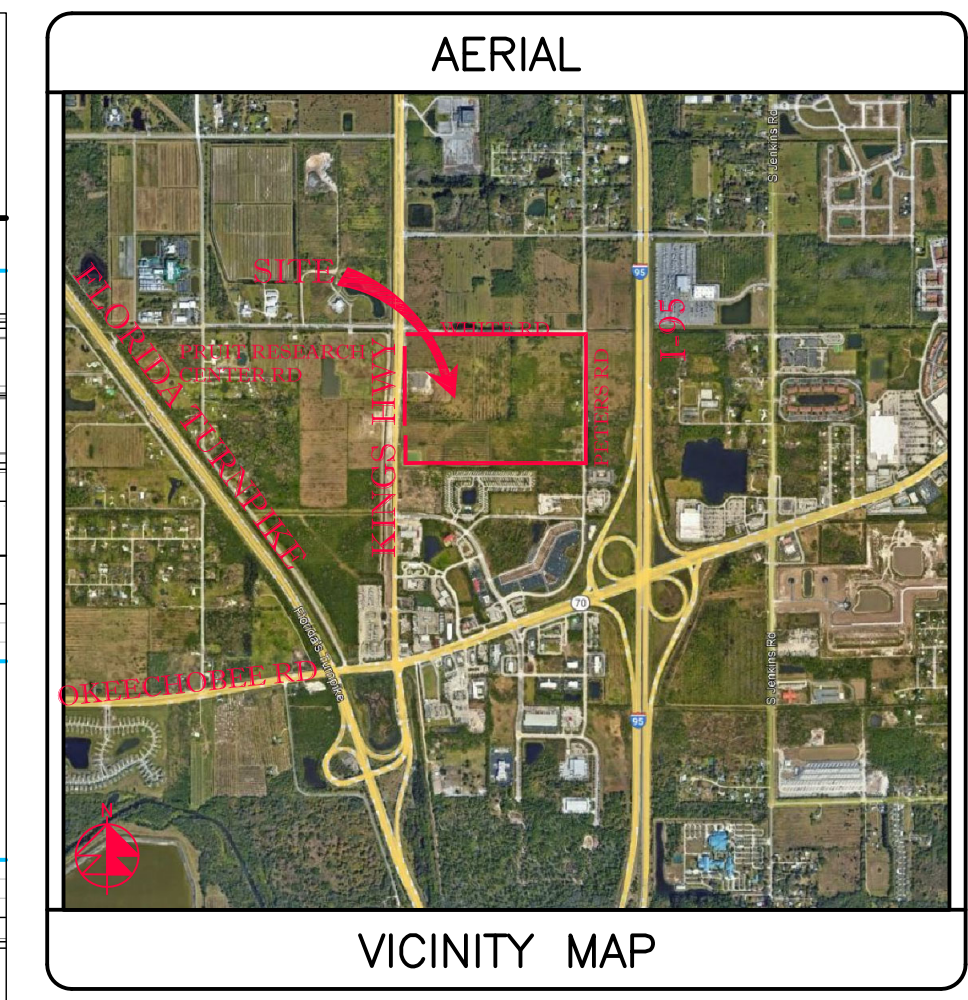


WY IF REQ'D BY GENERAL RV

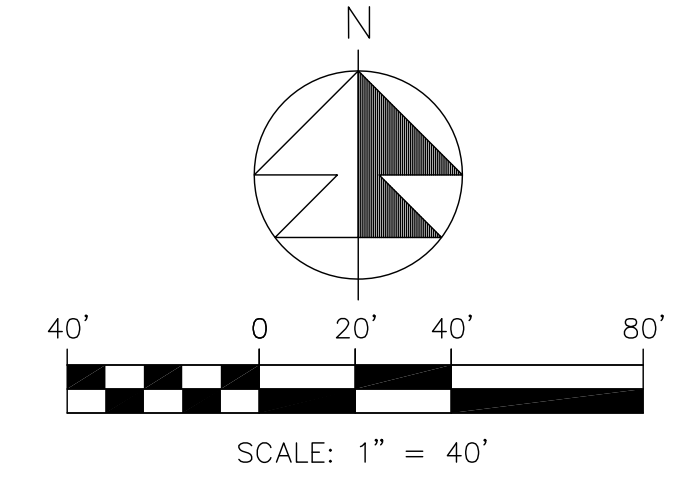


BLDG  
 800 KSF  
 EXPANDBALE TO 1MSF  
 40 KSF OFFICE  
 760 KSF WAREHOUSE  
 F.F.EL 20.9 FT, NAVD

SEE SHT SP-6



SECTION 24, TWP 35S, RGE 39E



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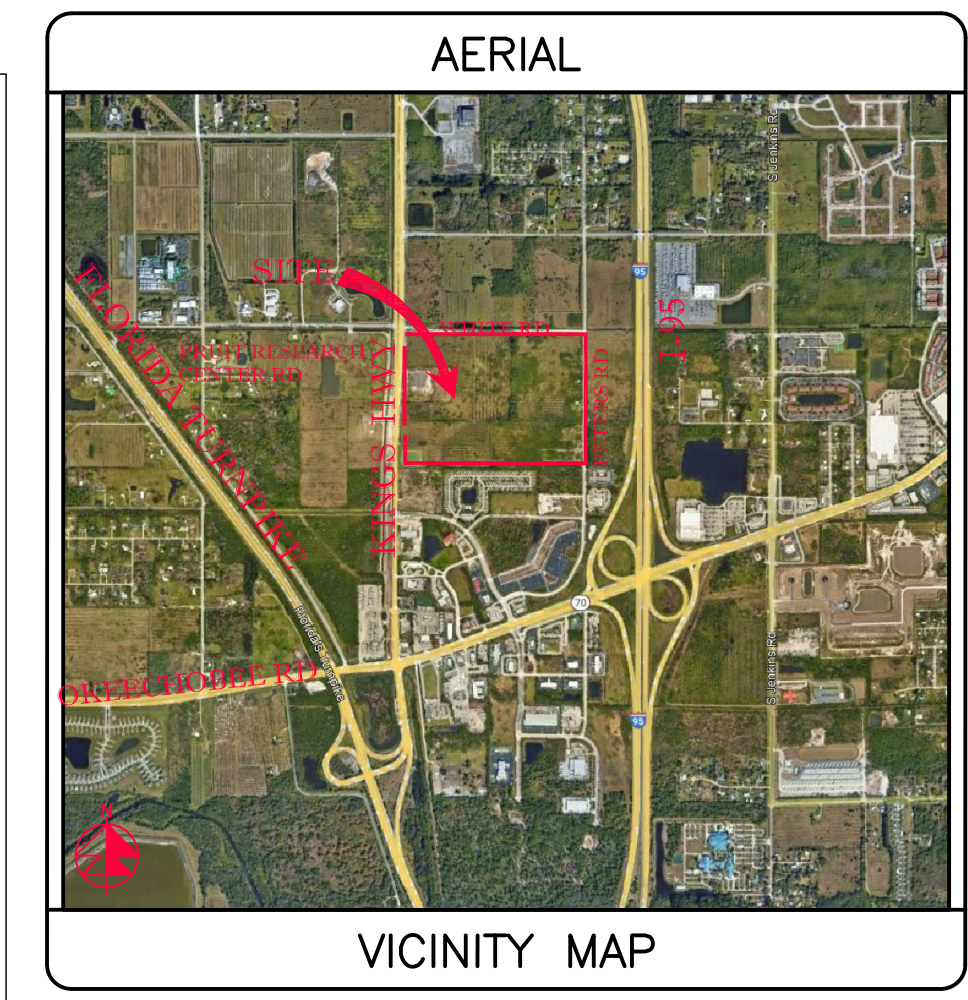
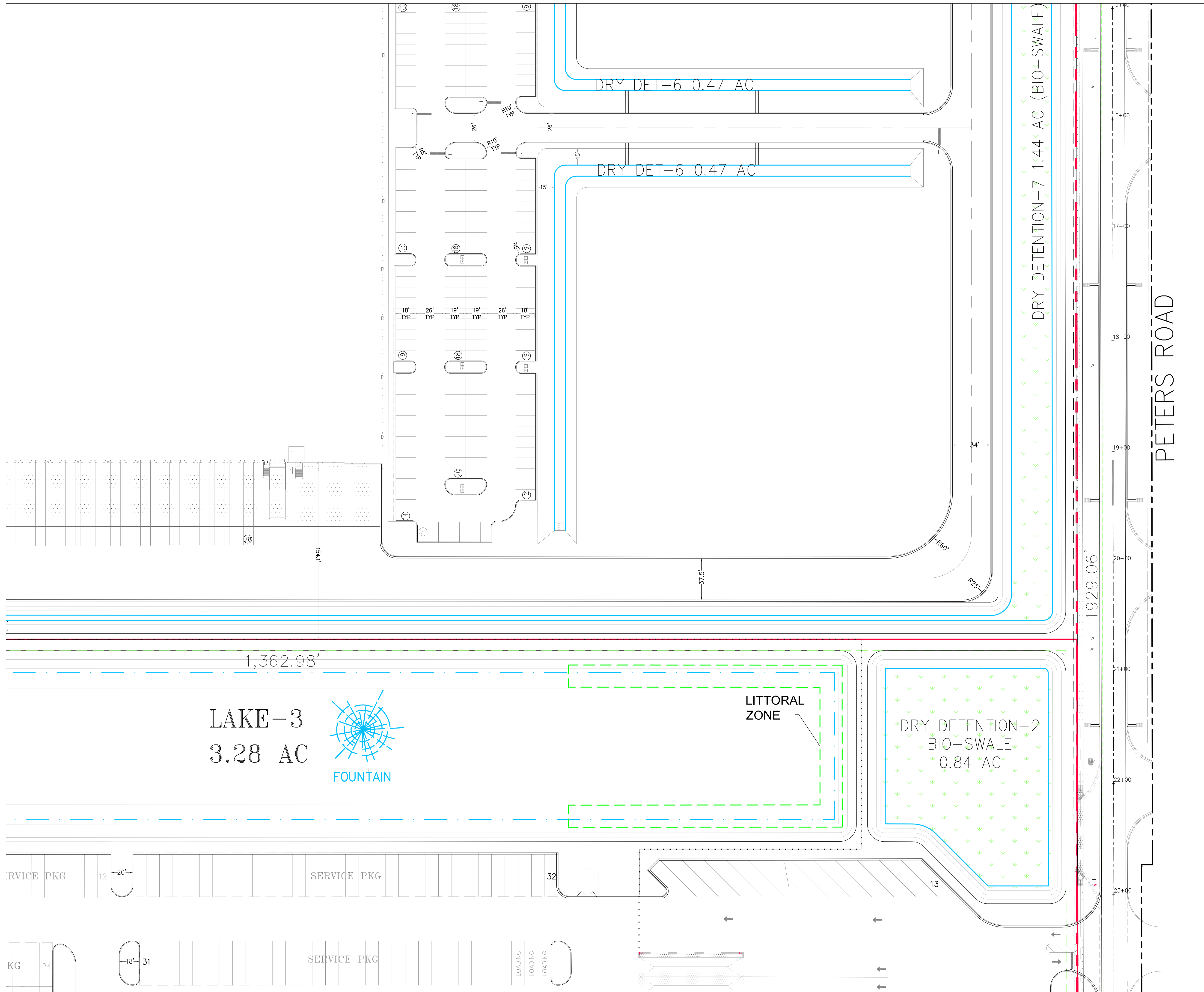
COA 6886  
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**SP-4**

SEE SHT SP-3

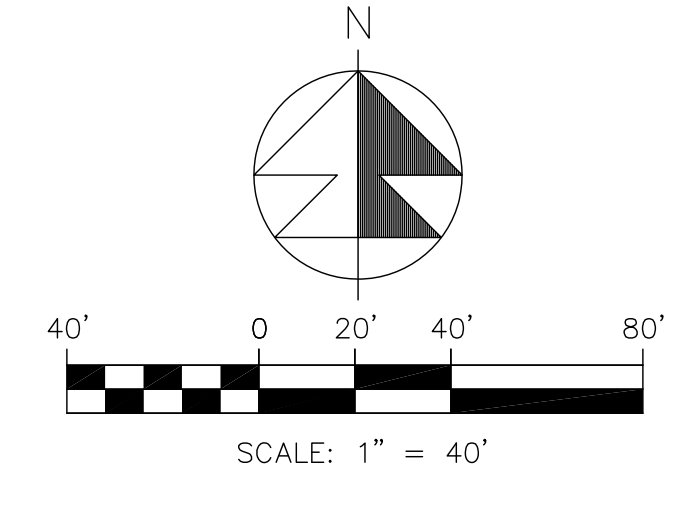
SEE SHT SP-2

SEE SHT SP-6

SEE SHT SP-3



SECTION 24, TWP 35S, RGE 39E



REVISIONS

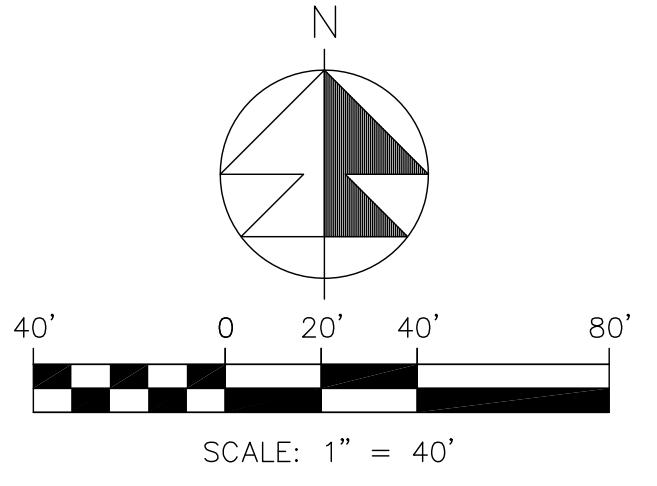
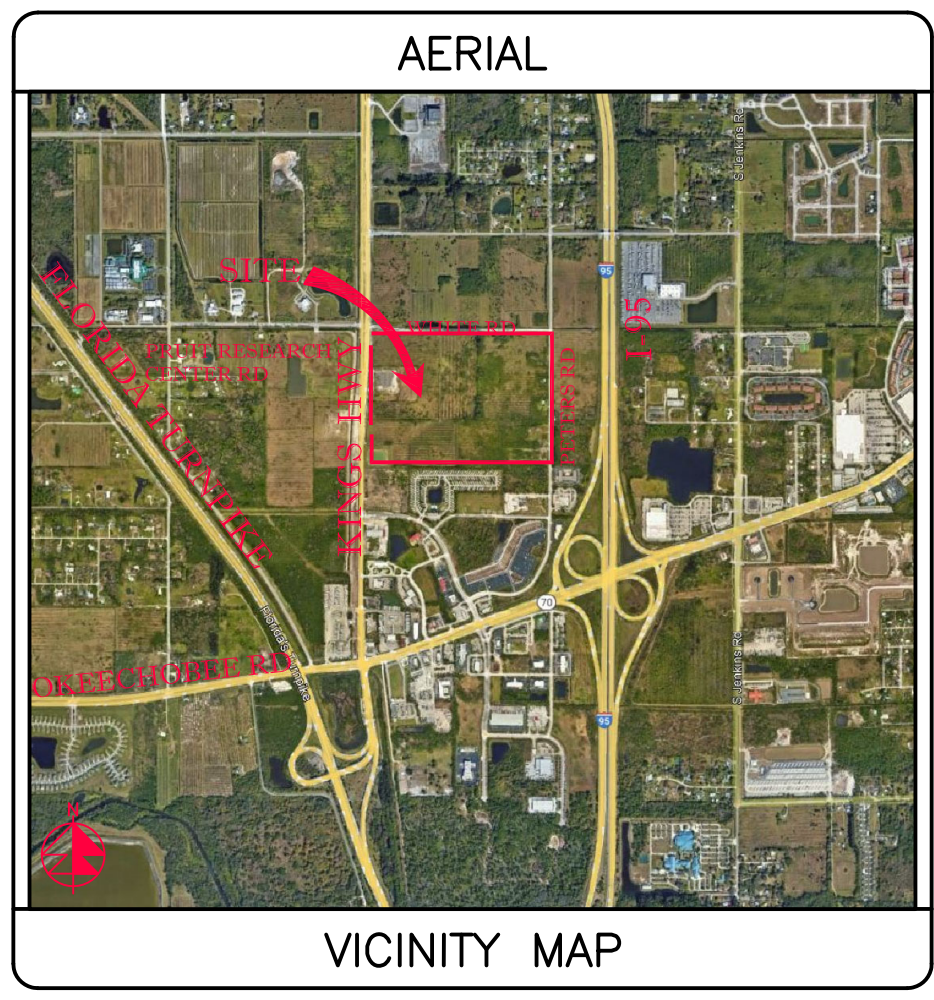
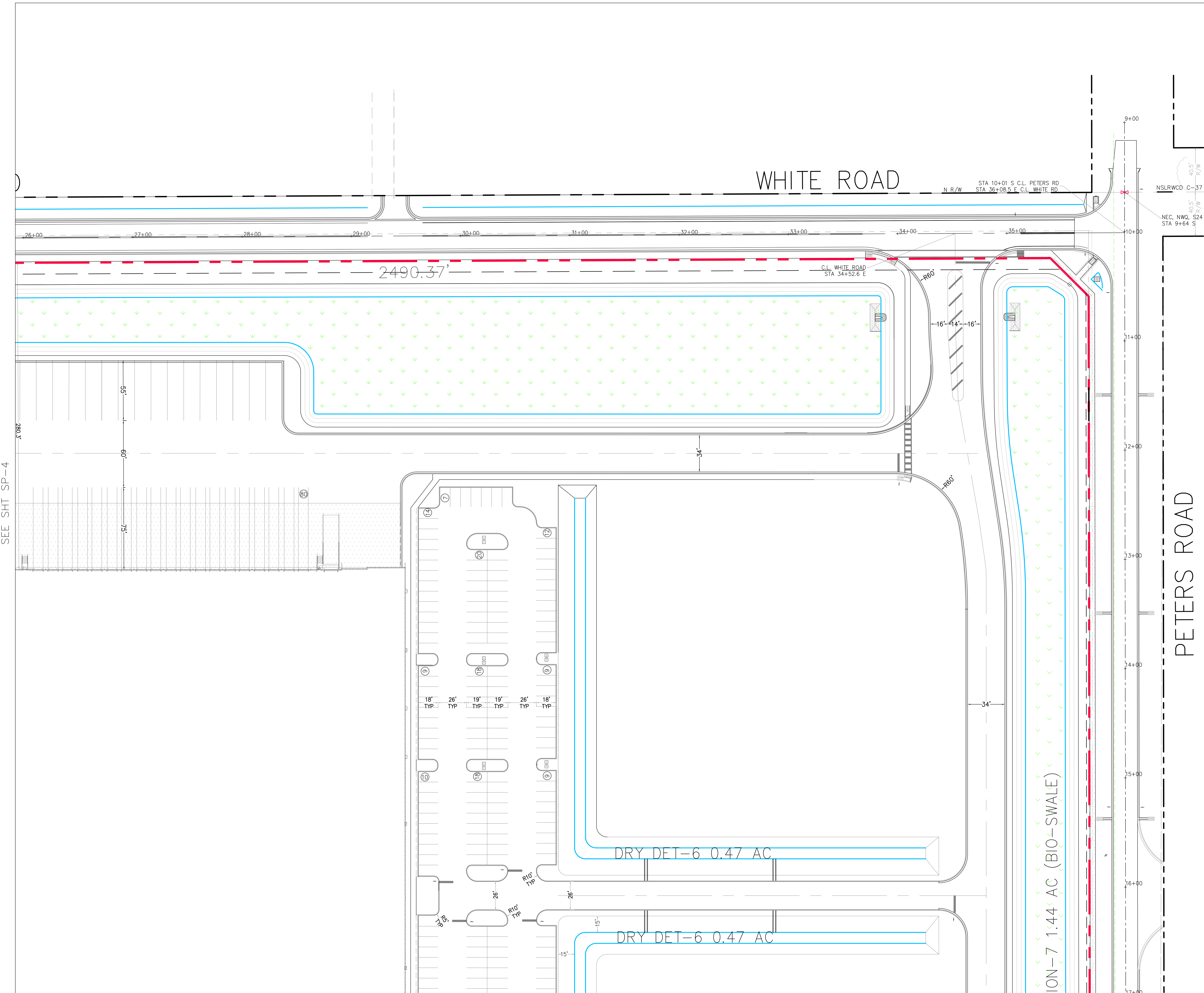
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01-22-21	1" = 40'	JHI	DDI	2101-1355

SEAL

COA 6886  
 SHEET NO.  
**SP-5**



REVISIONS

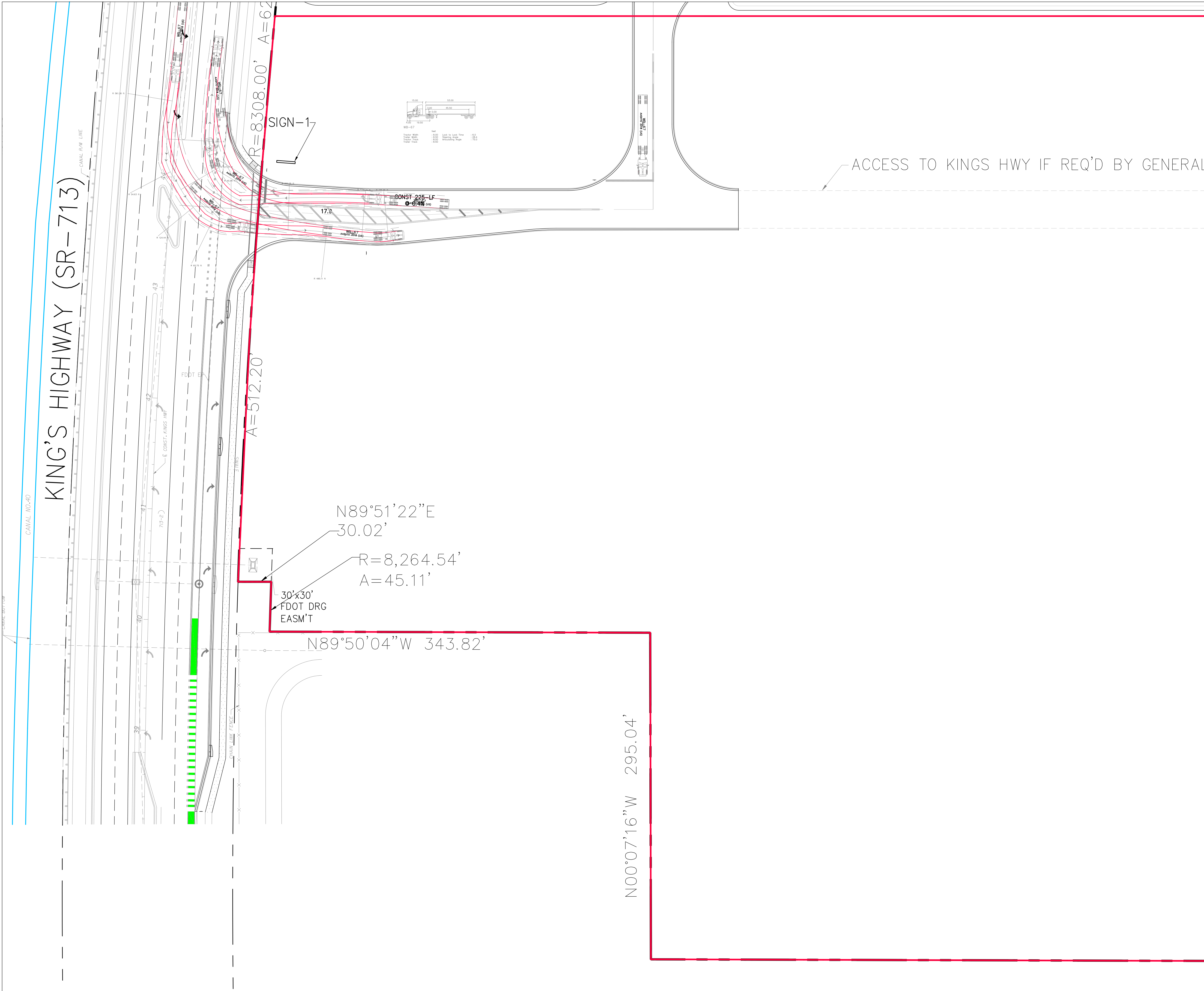
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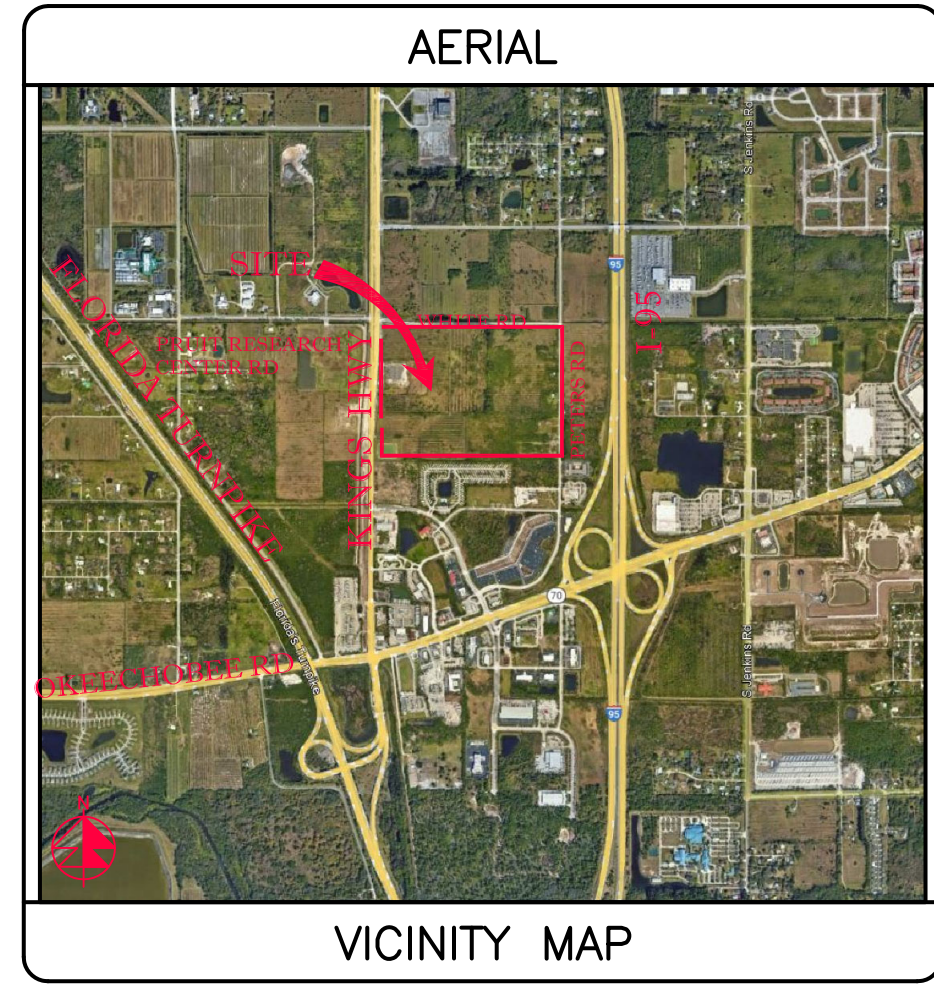
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

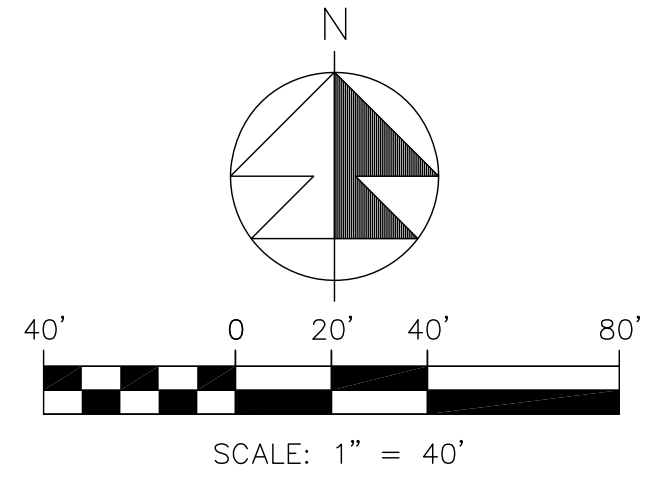
COA 6886  
 SHEET NO.  
**SP-6**



ACCESS TO KINGS HWY IF REQ'D BY GENERAL



SECTION 24, TWP 35S, RGE 39E



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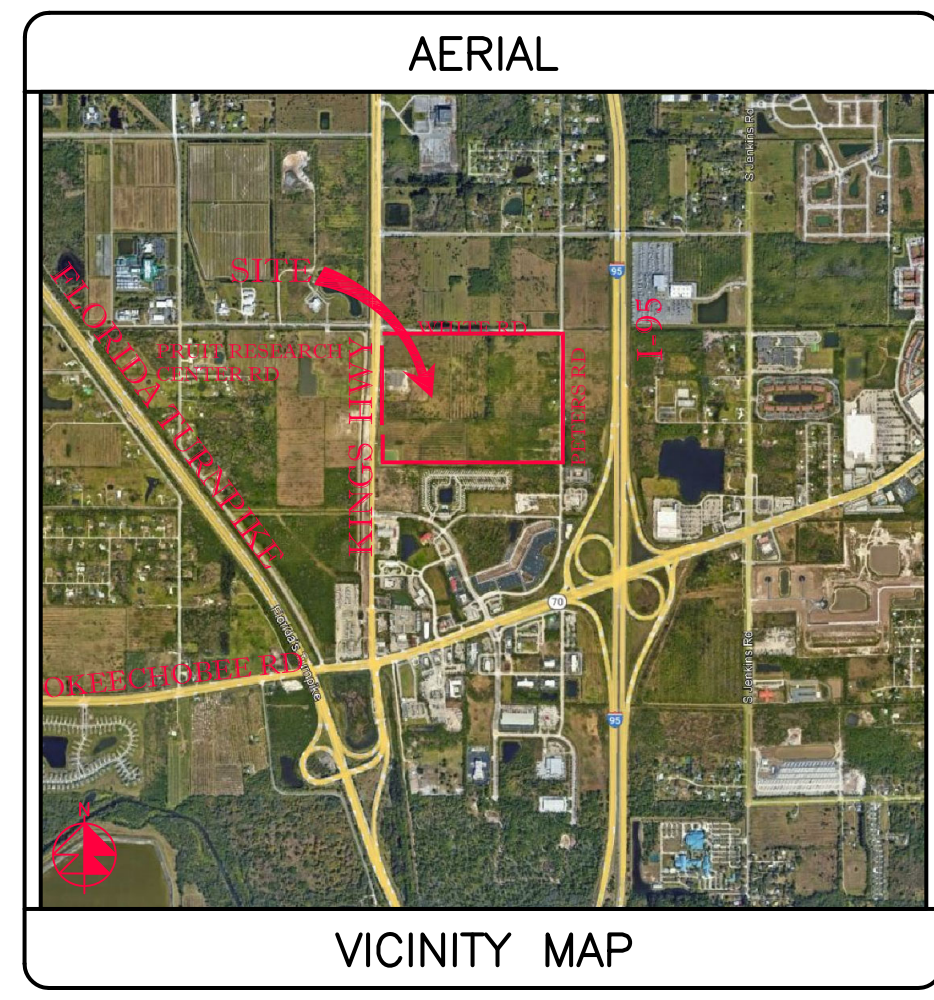
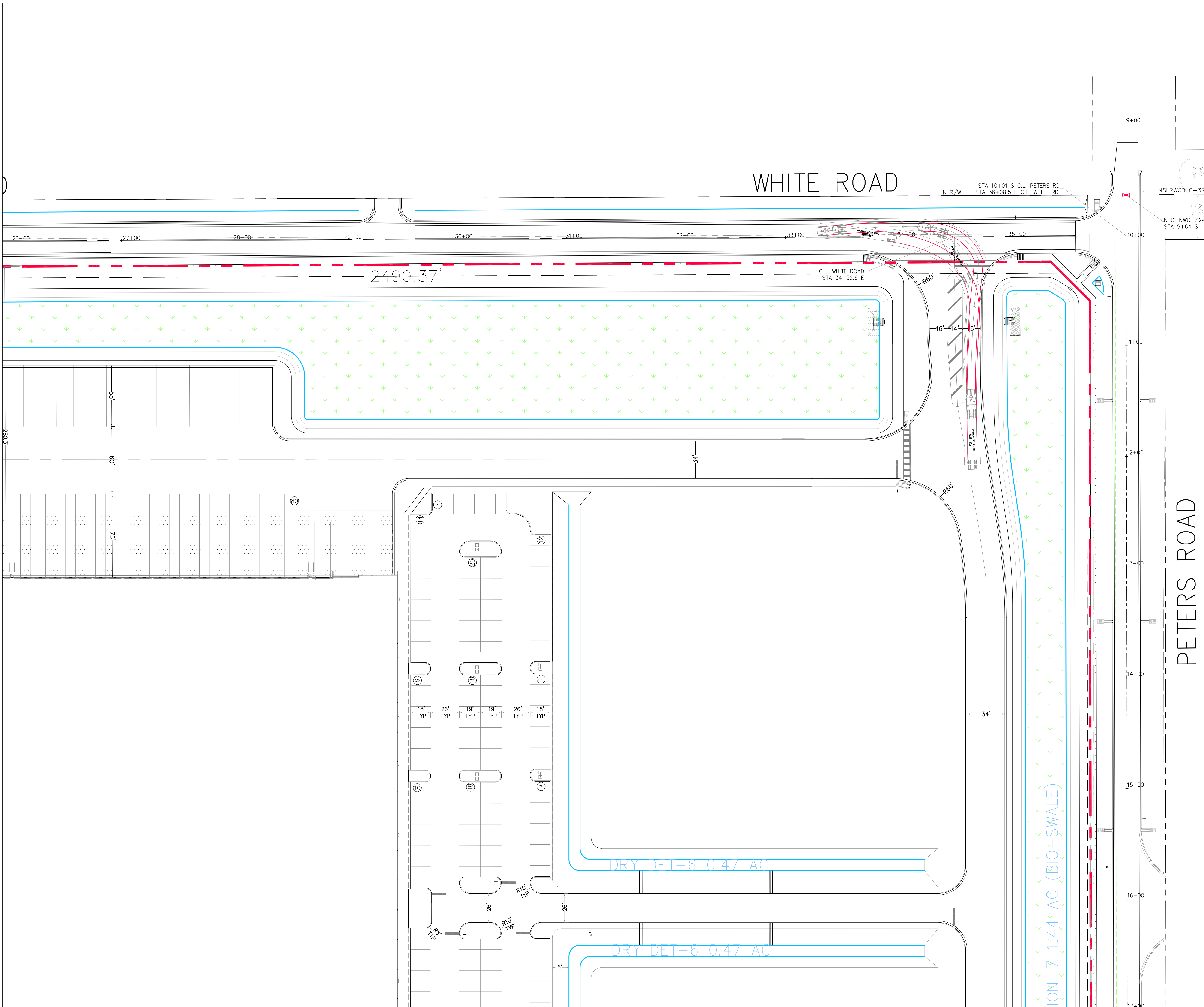
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TRUCK CIRCULATION PLAN			
DATE	SCALE	DESIGNED BY	DRAWN BY
01-22-21	1"=40'	JHI	DDI
JOB NO.			2101-1355

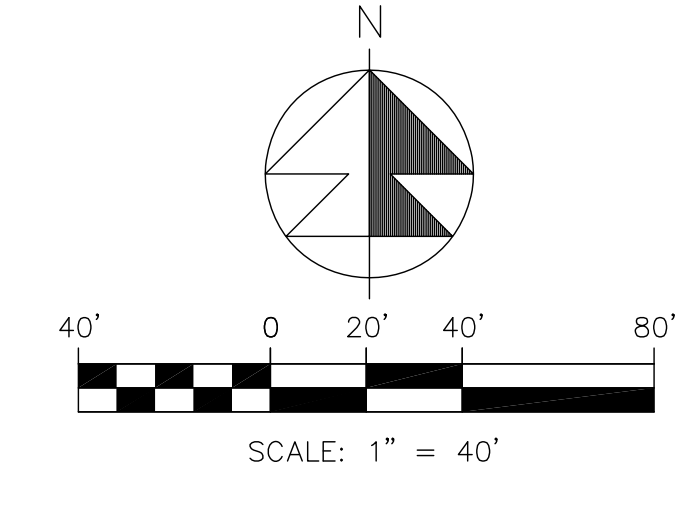
SEAL

COA 6986  
 SHEET NO.  
 TCP-1





SECTION 24, TWP 35S, RGE 39E



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SEAL

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 TCP-3