

# Site Plan For Amazon Distribution Center

Kings Highway Commerce Park  
Parcel-III

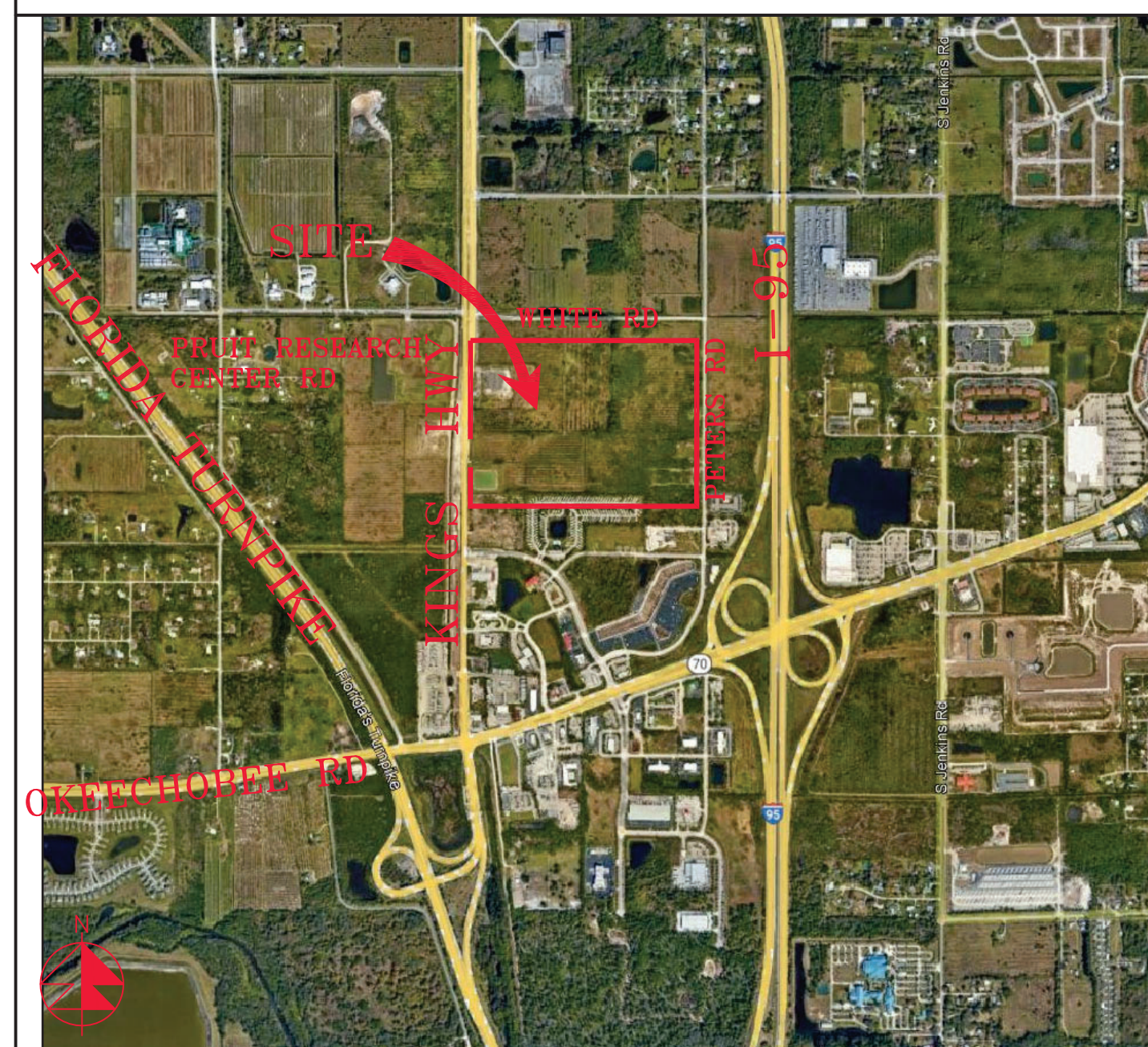
Section 24 Township 35S Range 39E  
Fort Pierce, Florida

## Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,  
Suite 300,  
Indianapolis, Indiana 46240

## Aerial



## Vicinity Map

## Drawing Index

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SP8	Details
SP9	Overall Water & Wastewater Plan
TCP1	Truck Circulation Plan
FTCP1	Firetruck Routing Plan

REVISIONS

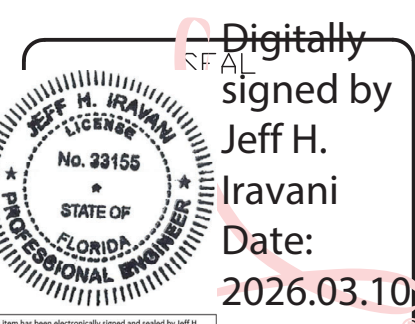


Jeff H. Iravani, Inc.  
Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jhi@hinc.com  
WEBSITE: www.hinc.com

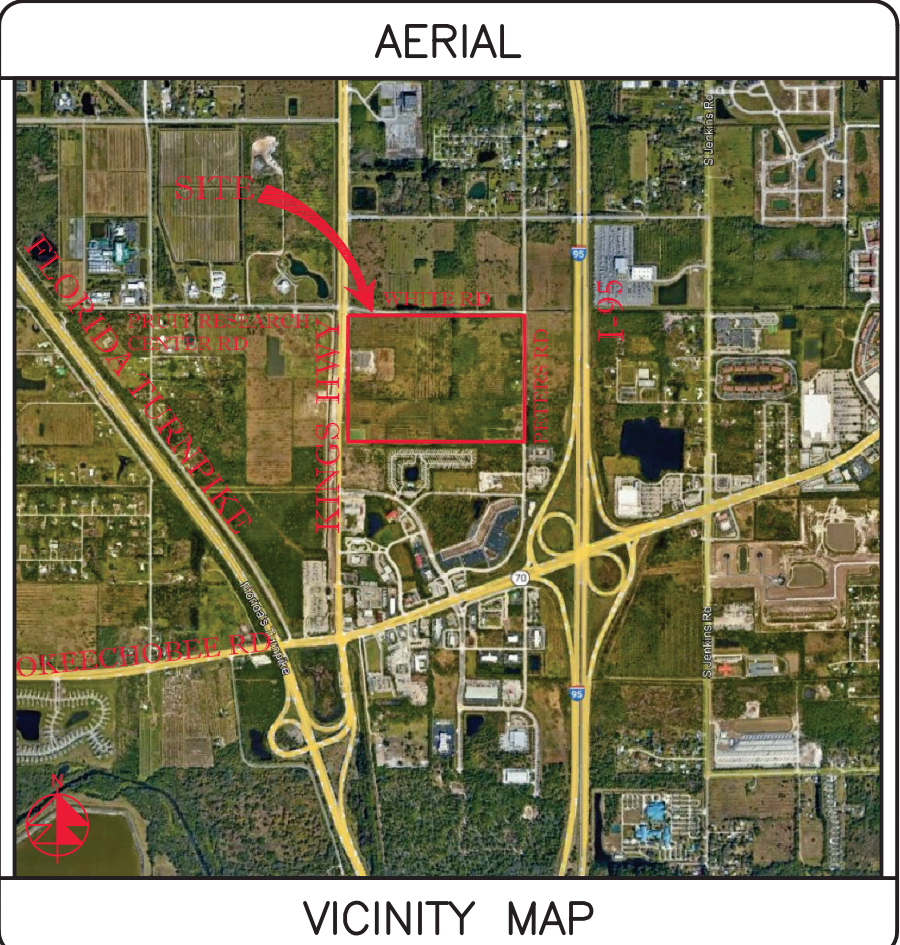
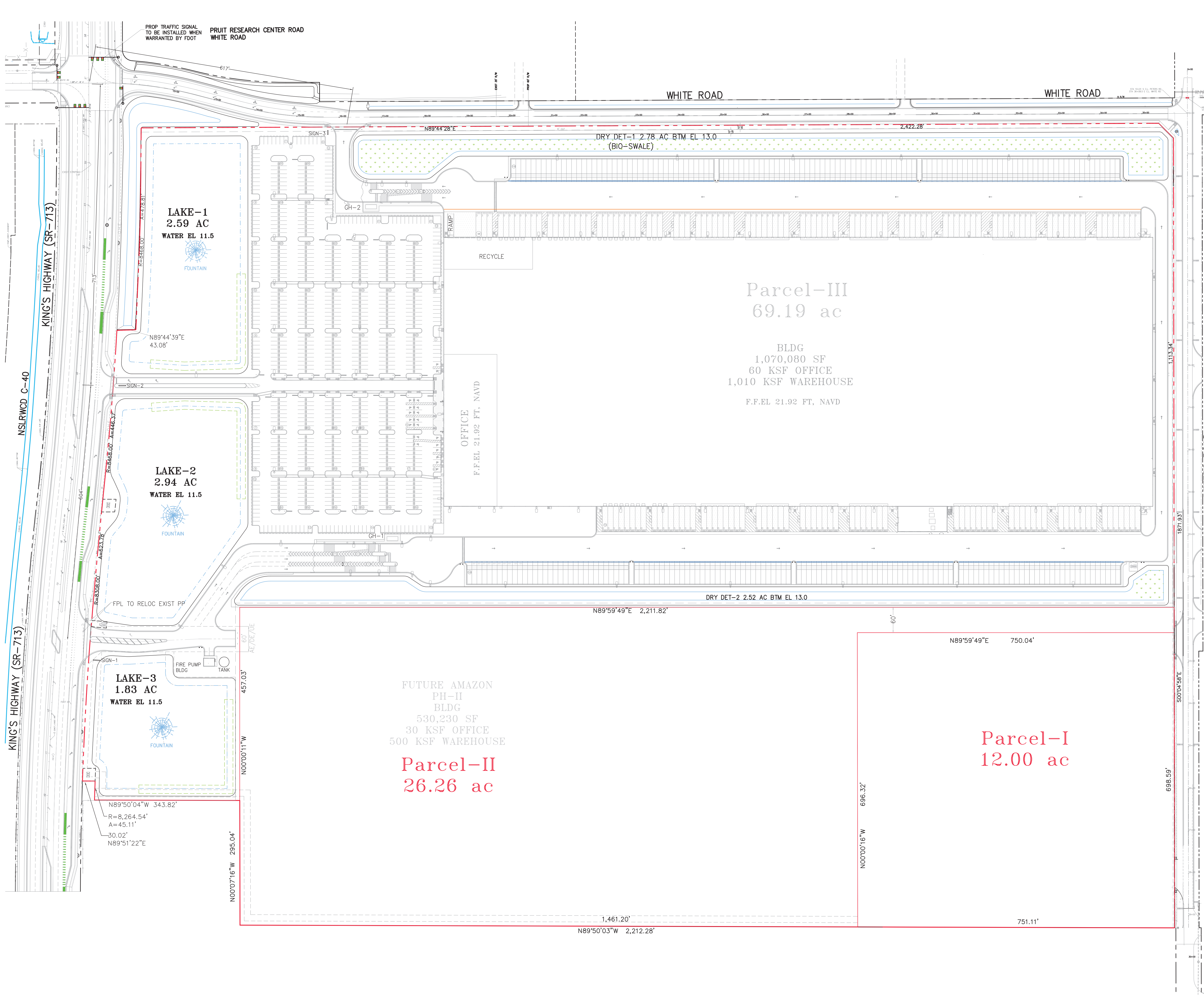
Amazon  
Distribution Center  
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

## Cover Sheet

DATE: 12/24/2025  
SCALE: NA  
DESIGNED BY: JHI  
DRAWN BY: DDI  
JOB NO.: 2509-1533

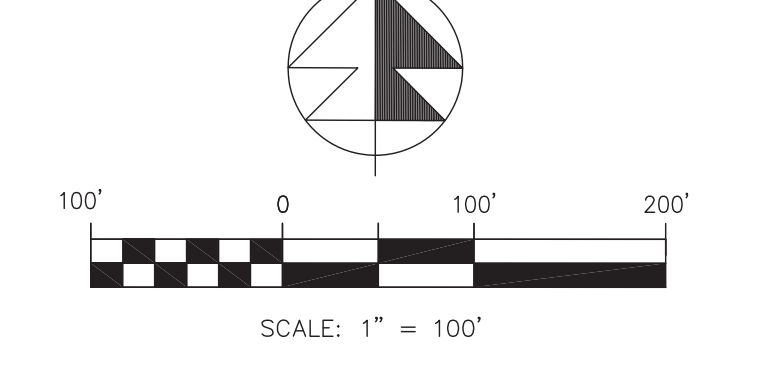


COA 604'00'  
SHEET NO.  
C1



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



REVISIONS

REV PER	FP 01/29/2026
REV PER	CITY 02/19/2026
REV PER	FD 02/24/2026
REV PER	FP 03/06/2026

**Jeff H. Iravani, Inc.**  
 Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
 JUPITER, FLORIDA 33458  
 EMAIL: JHI@jhlinc.com

TEL: (561) 575-6030  
 FAX: (561) 575-6088  
 WEBSITE: www.jhlinc.com

**SITE DATA**

PROPOSED USE	OFFICE/WAREHOUSE
FUTURE LAND USE	CG/MXD
EXISTING ZONING	CP-1
PARCEL AREA	3,013,916 SF 69.19 AC 100%
BUILDING AREA	1,074,190 SF 24.66 AC 35.6%
OFFICE	
WAREHOUSE	
FIRE PUMP HOUSING	
PARKING REQ	544 SP
OFFICE ITE RATE	60,000 SF @ 2.39/KSF 144 SP
WAREHOUSE ITE RATE	1,035,080 SF @ 0.39/KSF 400 SP
HANDICAP	11 SP
PARKING PROP	940 SP
HANDICAP PROP	19 SP
BICYCLE PKG REQ	48 SP
BICYCLE PKG PROP	48 SP
LOADING REQ	1,100 KSF @ 1/30 KSF 37 SP
LOADING PROP	171 SP
PAVT	1,052,845 SF 24.17 AC
TOTAL IMPERVIOUS	48.83 AC 70.6%
LAKE	7.42 AC
DRY DET/BIOSWALE	5.30 AC
LANDSCAPE	7.64 AC
PERVIOUS	12.94 AC 18.7%
OPEN SPACE	20.36 AC 29.4%
BLDG HEIGHT	56.5 FT 65 FT MAX
SETBACKS	REQ'D PROP
FRONT	25' 720.5'
REAR	20' 49.8'
SIDE STREET	20' 269.4'
SIDE	10' 238.8'
PCN	2324-210-0000-000-6
	2300 S KINGS HWY

**Amazon**  
 Distribution Center

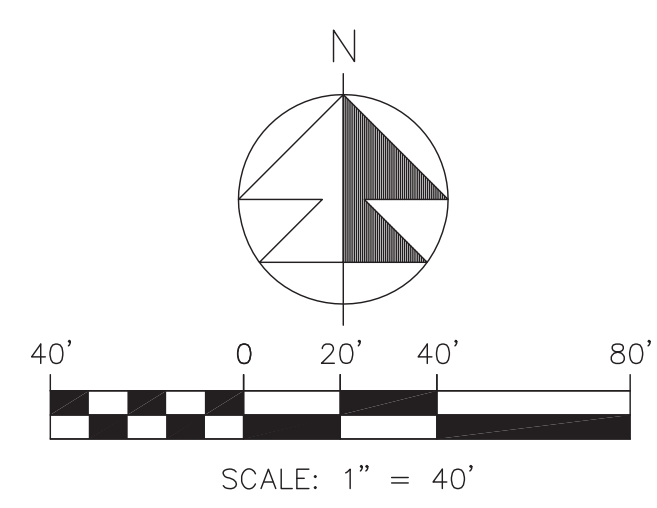
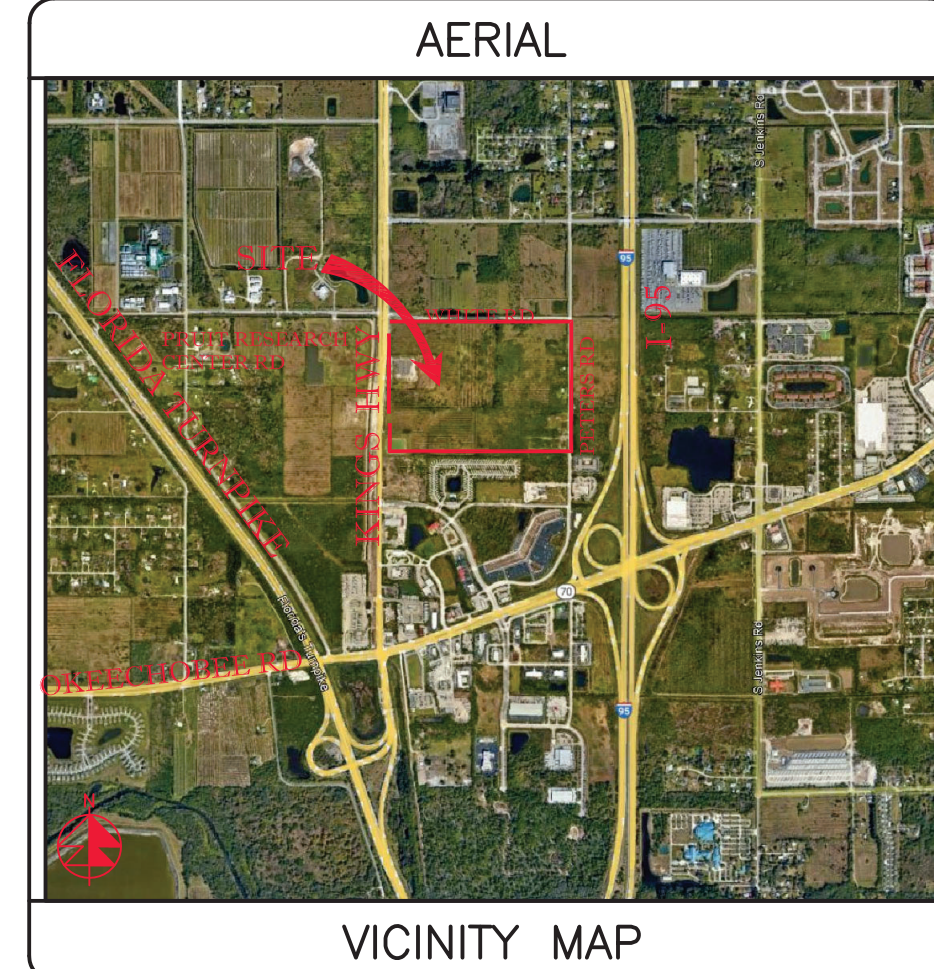
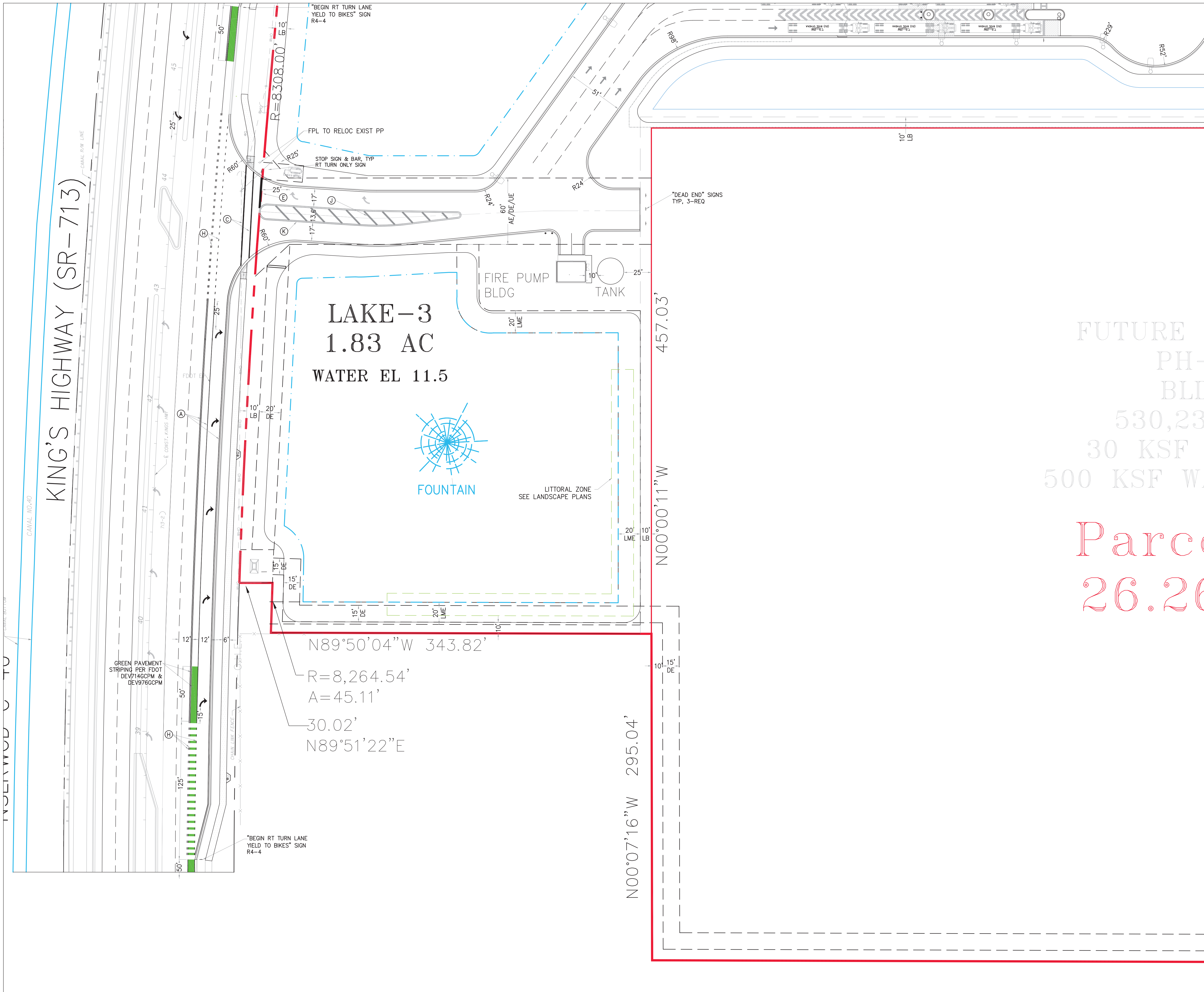
Kings Highway Commerce Park  
 Parcel-III  
 Fort Pierce, Florida

**MASTER SITE PLAN**

DATE	12/24/2025	DESIGNED BY	JHI	DRAWN BY	DDI	JOB NO.	2409-1533
SCALE	1" = 100'						

Digitally signed by  
 Jeff H. Iravani  
 Date: 2026.03.10 14:00:31 -04'00'

COA 6286  
 SHEET NO.  
 MSP-1



FUTURE PH-BLD 530,23 30 KSF 500 KSF WA

**Parcel 26.26**

**STRIPING LEGEND**

Ⓐ	6" SOLID WHITE
Ⓑ	8" SOLID WHITE
Ⓒ	12" SOLID WHITE
Ⓓ	18" SOLID WHITE
Ⓔ	24" SOLID WHITE
ⓐ	6" SKIP WHITE TYP (10'-30')
ⓑ	6" SKIP WHITE TYP (6'-10')
ⓒ	6" SKIP WHITE TYP (2'-4')
ⓓ	6" SOLID YELLOW
ⓔ	18" SOLID YELLOW
ⓕ	6" DOUBLE YELLOW
ⓖ	6" SKIP YELLOW TYP (10'-30')
ⓗ	6" SKIP YELLOW TYP (6'-10')
ⓘ	6" SKIP YELLOW TYP (2'-4')
ⓙ	PRM BI-DIRECTIONAL AMBER/AMBER
ⓚ	FDP WHITE
ⓛ	FDP YELLOW
ⓜ	RPM BI-DIRECTIONAL WHITE/RED
ⓝ	RPM BI-DIRECTIONAL RED/YELLOW

**REVISIONS**

REV PER	SP 01-29-26
---------	-------------

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Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jhi@jhisouth.net  
WEBSITE: www.jhilinc.com

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Distribution Center

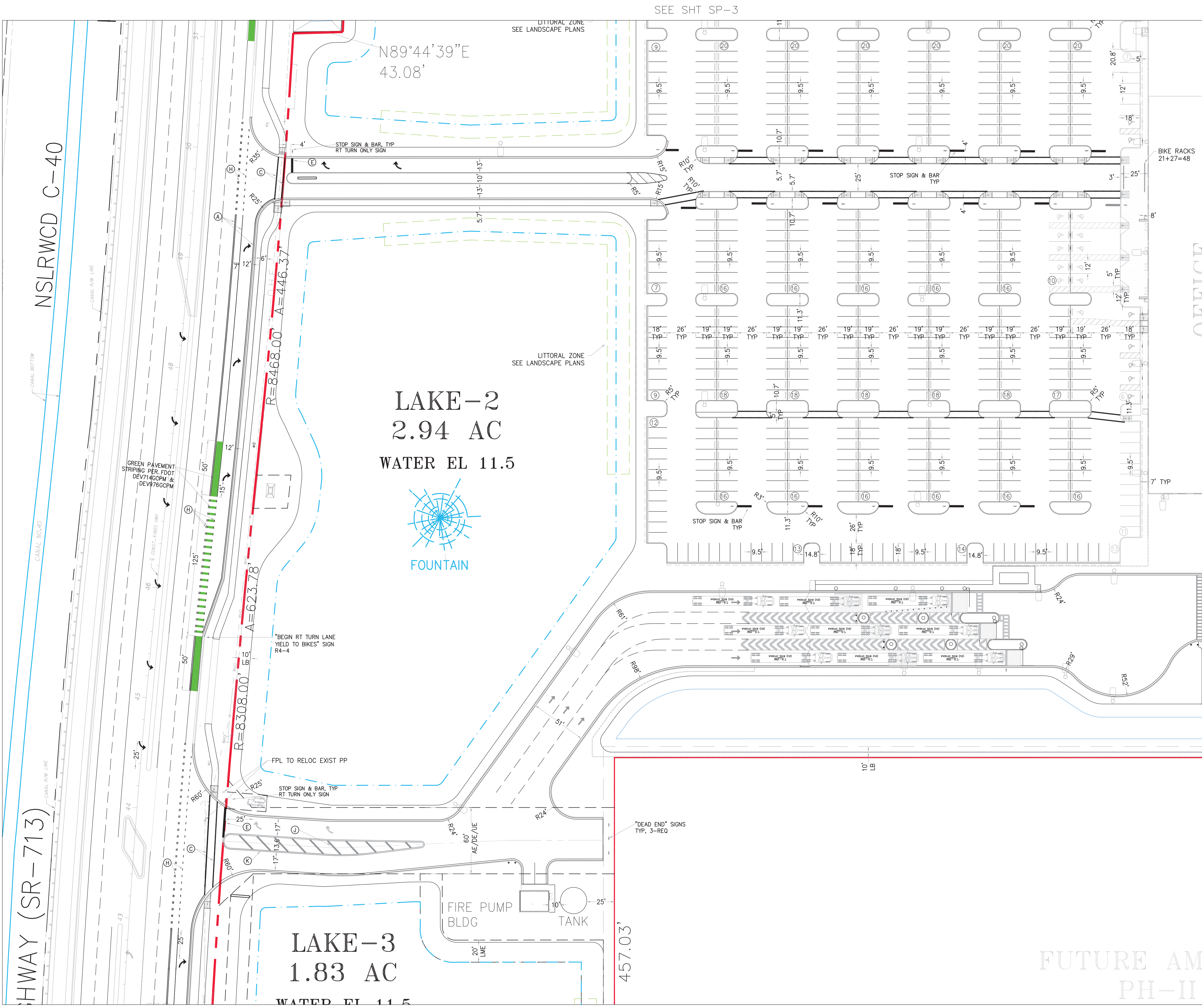
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

**Site Plan**

DATE	12/24/2025
SCALE	1"=40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

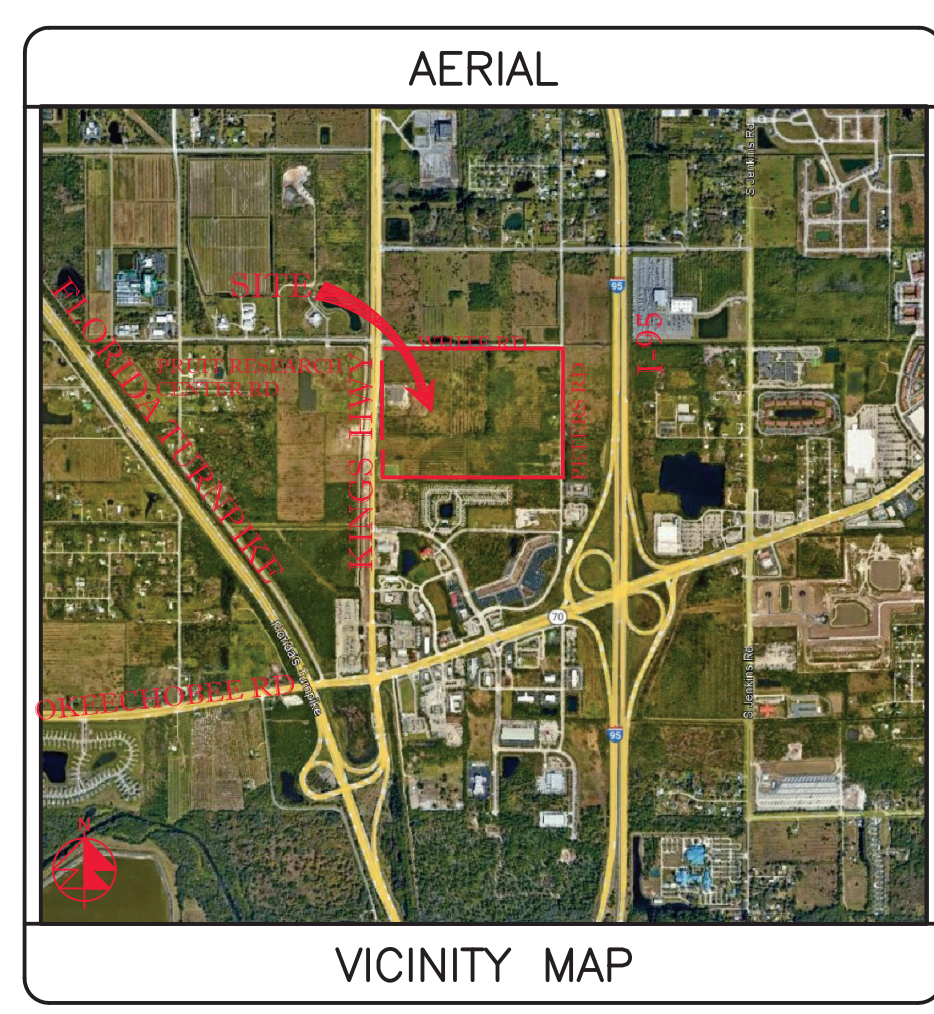
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COA 6886  
SHEET NO.  
SP-1

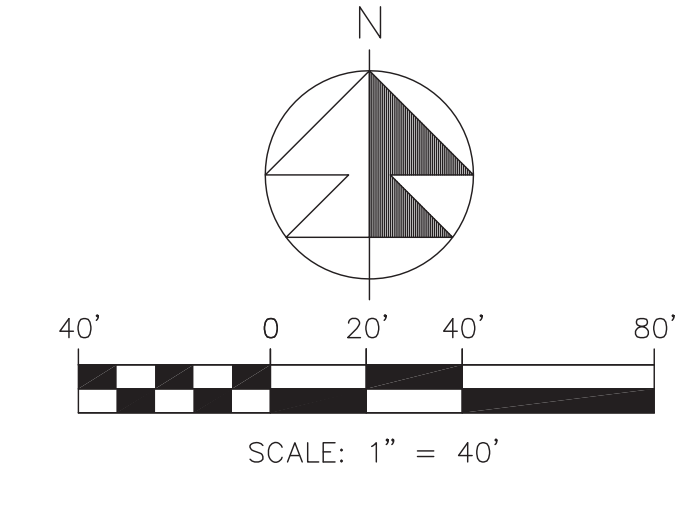


SEE SHT SP-3

SEE SHT SP-1



SECTION 24, TWP 35S, RGE 39E



SEE SHT SP-4

OFFICE

REVISIONS	
REV PER	SP 01-29-26

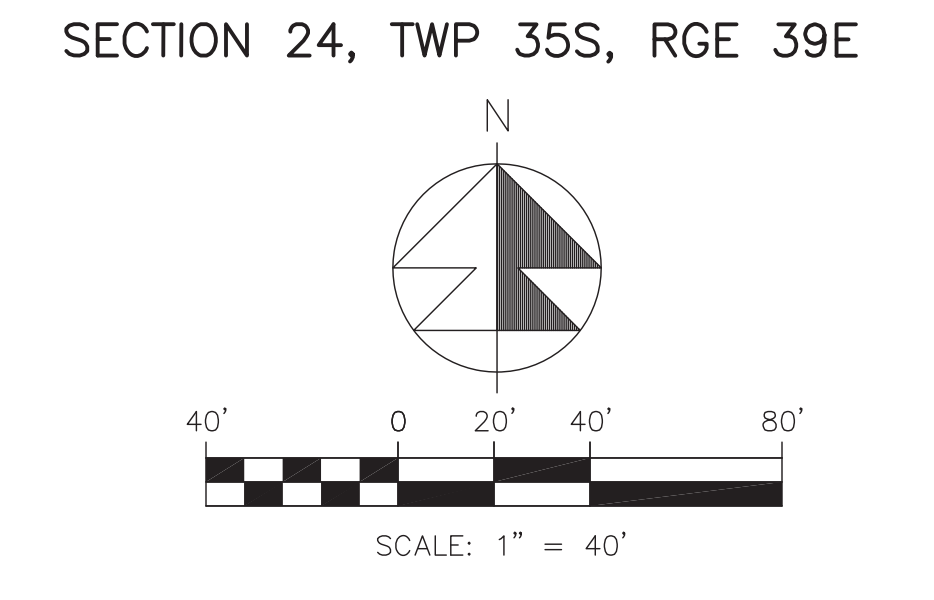
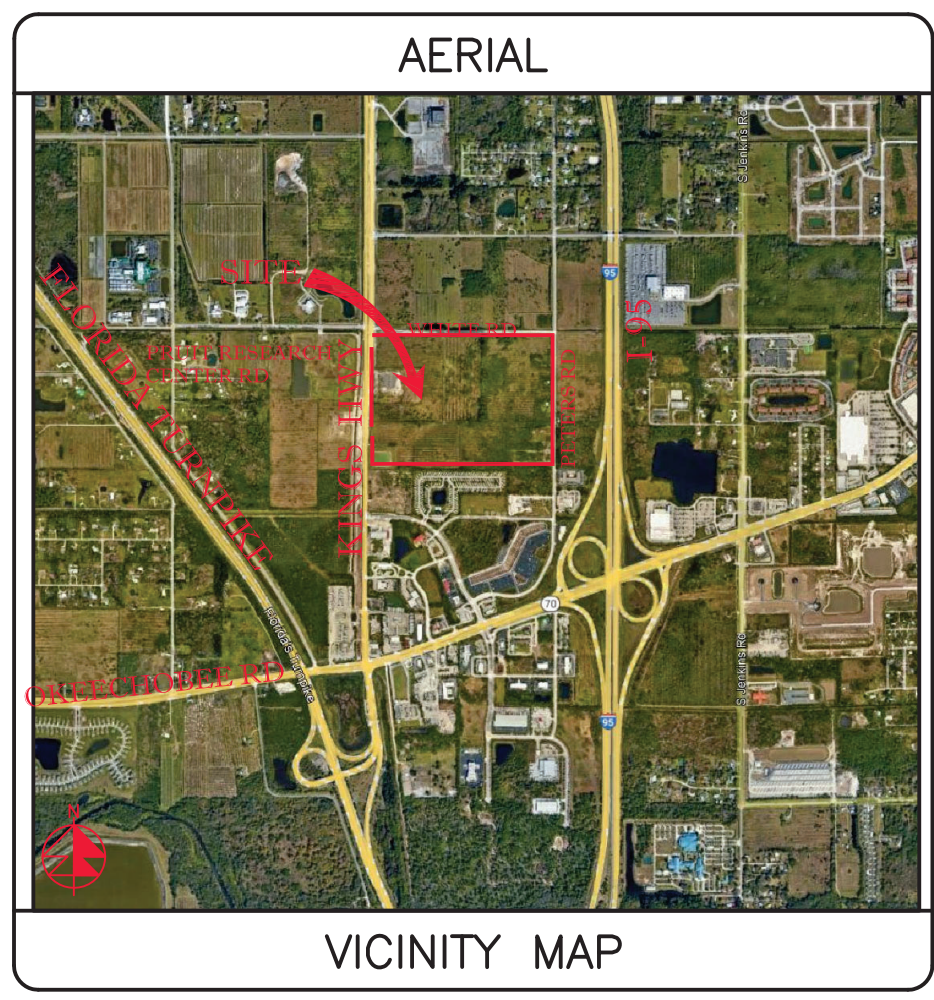
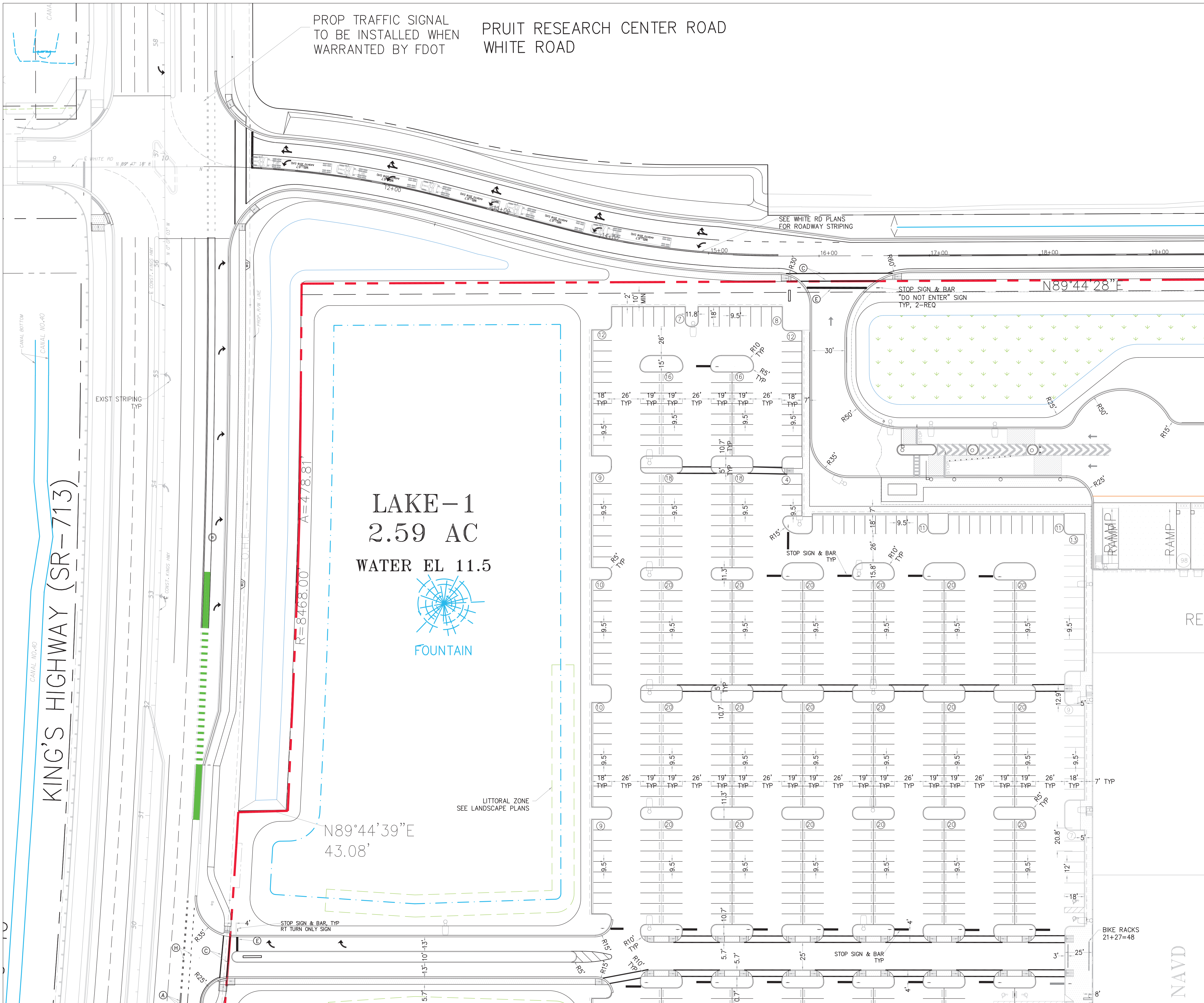
**Jeff H. Irvani, Inc.**  
 Consulting Engineers  
 1934 COMMERCE LANE, SUITE 5  
 JUPITER, FLORIDA 33458  
 TEL: (561) 575-6030  
 FAX: (561) 575-6088  
 EMAIL: jh@jhinc.com  
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**Amazon**  
 Distribution Center  
 Kings Highway Commerce Park  
 Parcel-III  
 Fort Pierce, Florida

Site Plan	
DATE	12/24/2025
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

STRIPING LEGEND	
⊖	6" SOLID WHITE
⊗	8" SOLID WHITE
⊙	12" SOLID WHITE
⊚	18" SOLID WHITE
⊛	24" SOLID WHITE
⊜	6" SKIP WHITE TYP (10'-30')
⊝	6" SKIP WHITE TYP (6'-10')
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⊟	6" SOLID YELLOW
⊠	18" SOLID YELLOW
⊡	6" DOUBLE YELLOW
⊢	6" SKIP YELLOW (10'-30')
⊣	6" SKIP YELLOW TYP (6'-10')
⊤	6" SKIP YELLOW TYP (2'-4')
⊥	PRM BI-DIRECTIONAL AMBER/AMBER
⊦	FDP WHITE
⊧	FDP YELLOW
⊨	RPM BI-DIRECTIONAL WHITE/RED
⊩	RPM BI-DIRECTIONAL RED/YELLOW

Digitally signed by  
 Jeff H. Irvani  
 Date: 2026.03.10 14:00:50  
 SHEET NO. SP-2



REVISIONS	
REV	PER SP 01-29-26

**Jeff H. Iravani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jh@jhinc.com  
WEBSITE: www.jhinc.com

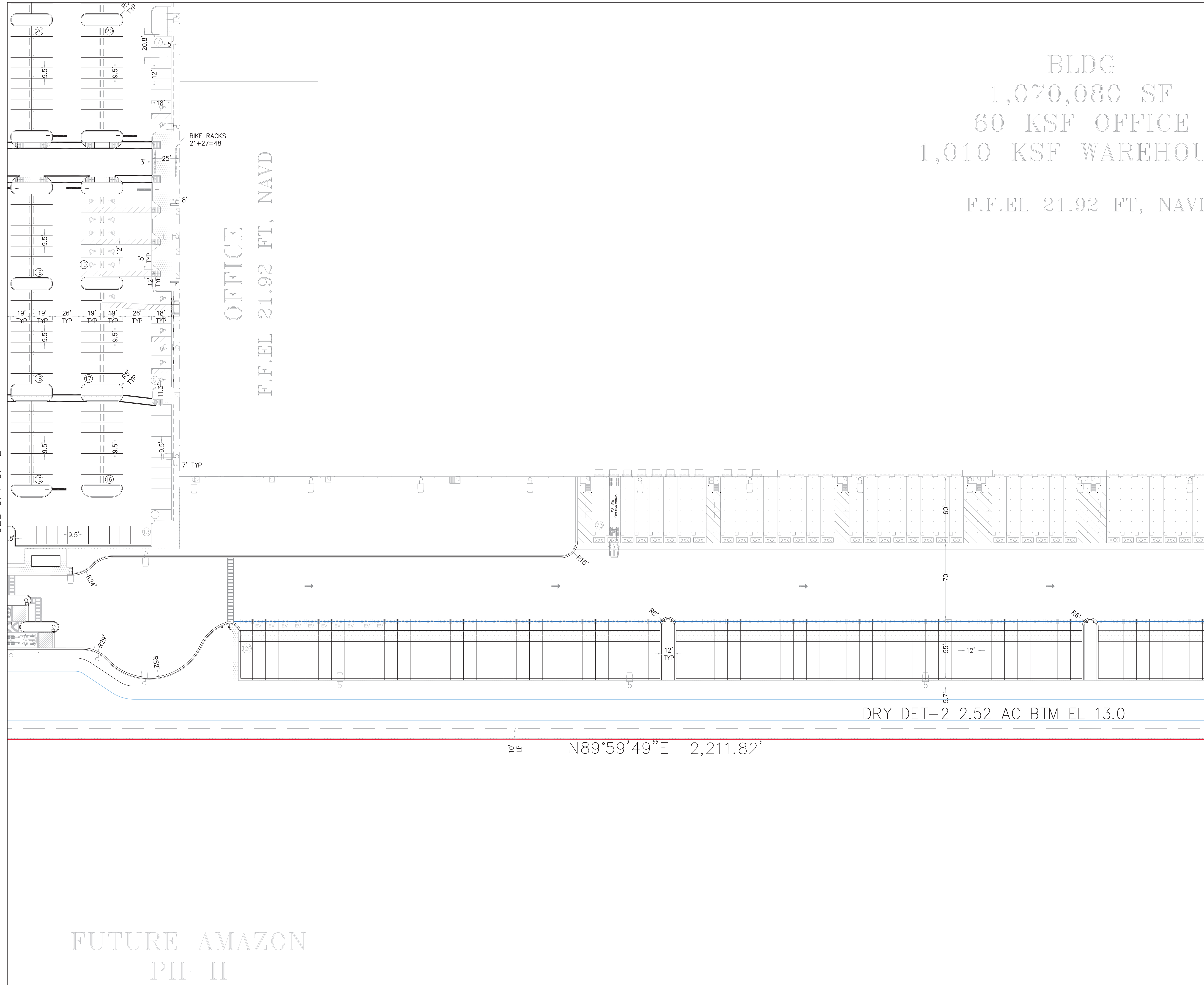
**Amazon**  
Distribution Center

Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

Site Plan	
DATE	12/24/2025
SCALE	1" = 40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

STRIPING LEGEND	
⊖	6" SOLID WHITE
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⊨	RPM BI-DIRECTIONAL WHITE/RED
⊩	RPM BI-DIRECTIONAL RED/YELLOW

Digitally signed by  
**Jeff H. Iravani**  
Date: 2026.03.10 14:01:00 -04'00'  
SHEET NO. SP-3

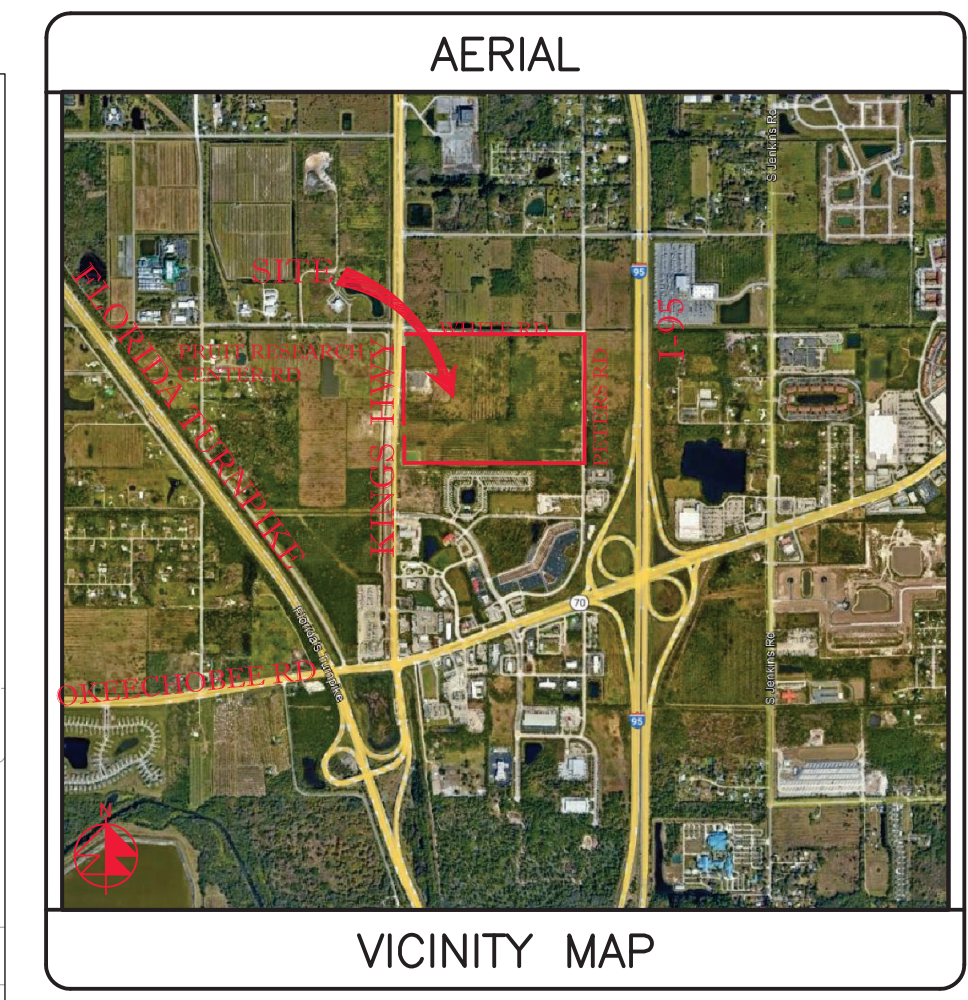


BLDG  
1,070,080 SF  
60 KSF OFFICE  
1,010 KSF WAREHOUSE  
F.F.EL 21.92 FT, NAVD

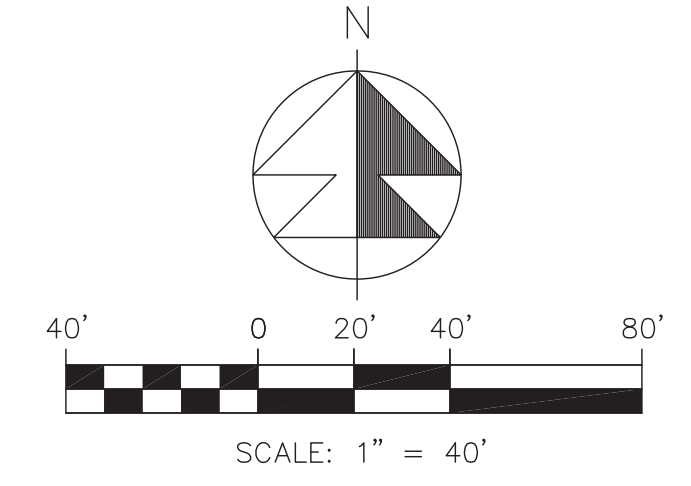
OFFICE  
F.F.EL 21.92 FT, NAVD

DRY DET-2 2.52 AC BTM EL 13.0

N89°59'49"E 2,211.82'



SECTION 24, TWP 35S, RGE 39E



REVISIONS	
REV	PER SP 01-29-26

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Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: [eh@jhinc.com](mailto:eh@jhinc.com)  
WEBSITE: [www.jhinc.com](http://www.jhinc.com)

**Amazon**  
Distribution Center

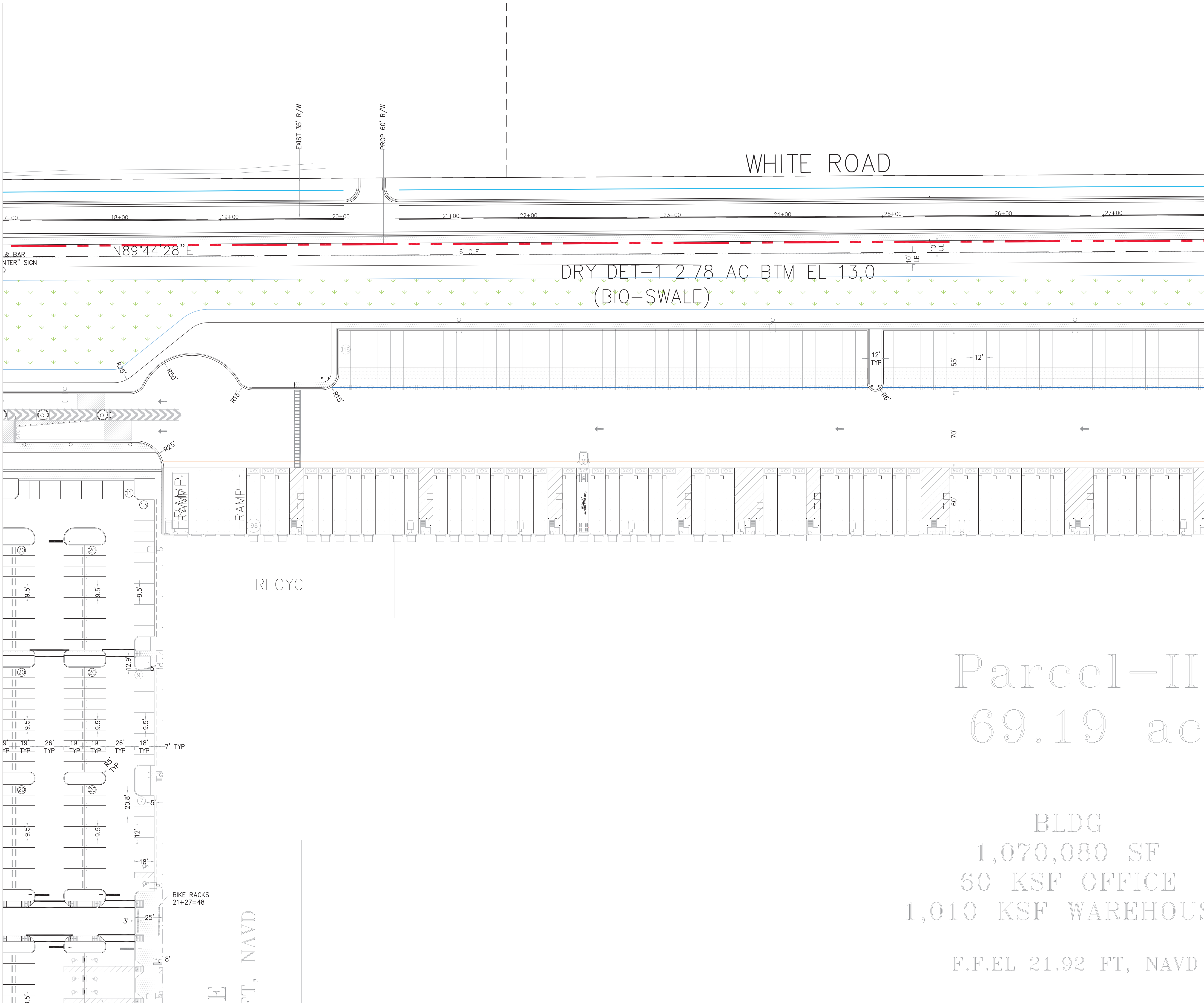
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

Site Plan	
DATE	12/24/2025
SCALE	1" = 40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

STRIPING LEGEND	
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⊧	FDP YELLOW
⊨	RPM BI-DIRECTIONAL WHITE/RED
⊩	RPM BI-DIRECTIONAL RED/YELLOW

FUTURE AMAZON  
PH-II

Digitally  
Signed by  
Jeff H.  
Iravani  
Date:  
2026.03.10  
14:01:11  
-04'00"  
SHEET NO.  
SP-4



WHITE ROAD

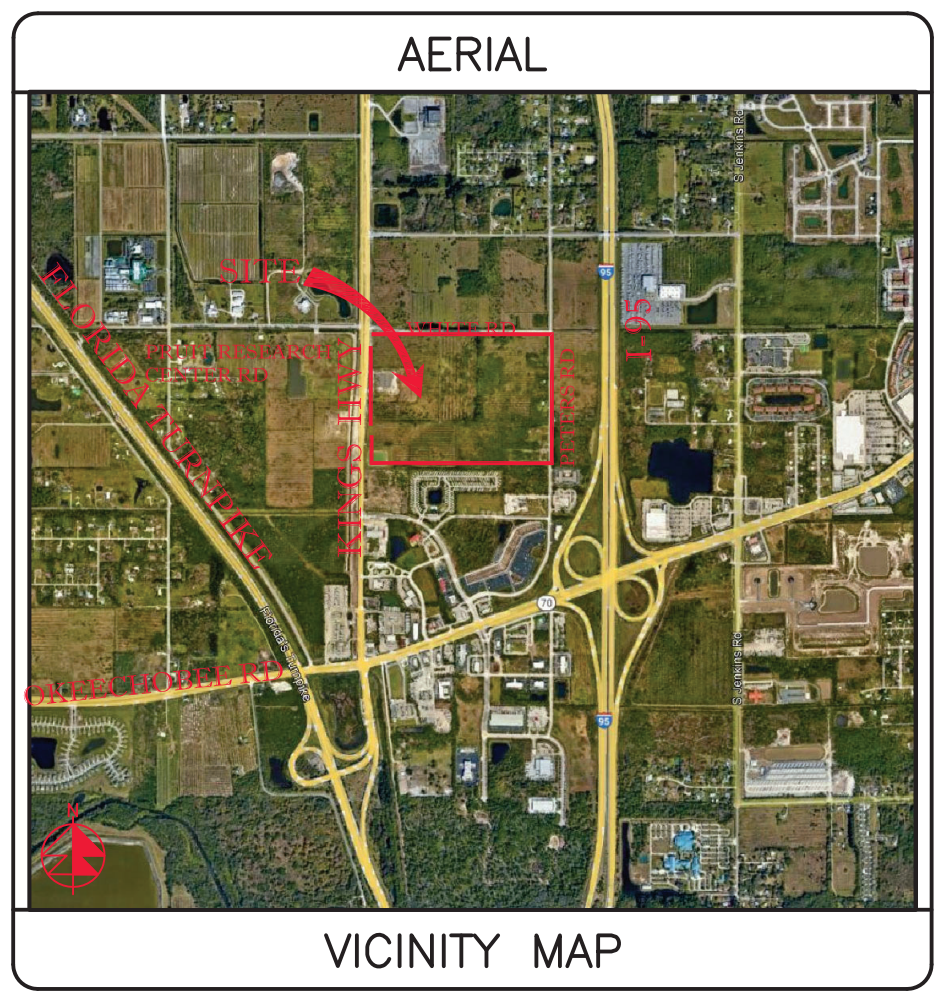
DRY DET-1 2.78 AC BTM EL 13.0  
(BIO-SWALE)

RECYCLE

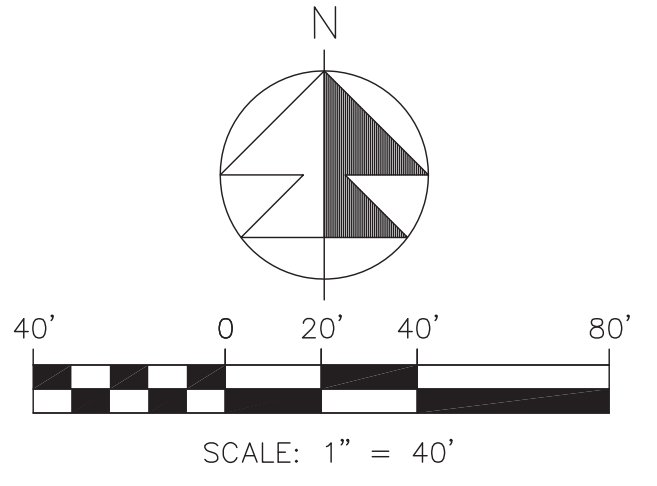
Parcel-II  
69.19 ac

BLDG  
1,070,080 SF  
60 KSF OFFICE  
1,010 KSF WAREHOUSE

F.F.EL 21.92 FT, NAVD



SECTION 24, TWP 35S, RGE 39E



SEE SHS-SP-1 C-5

**STRIPING LEGEND**

- Ⓐ 6" SOLID WHITE
- Ⓑ 8" SOLID WHITE
- Ⓒ 12" SOLID WHITE
- Ⓓ 18" SOLID WHITE
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- Ⓡ FDP WHITE
- Ⓢ FDP YELLOW
- Ⓣ RPM BI-DIRECTIONAL WHITE/RED
- Ⓤ RPM BI-DIRECTIONAL RED/YELLOW

REVISIONS

REV	PER	SP	01-29-26
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Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
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**Amazon**  
Distribution Center

Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1" = 40'	JHI	DDI	2409-1533

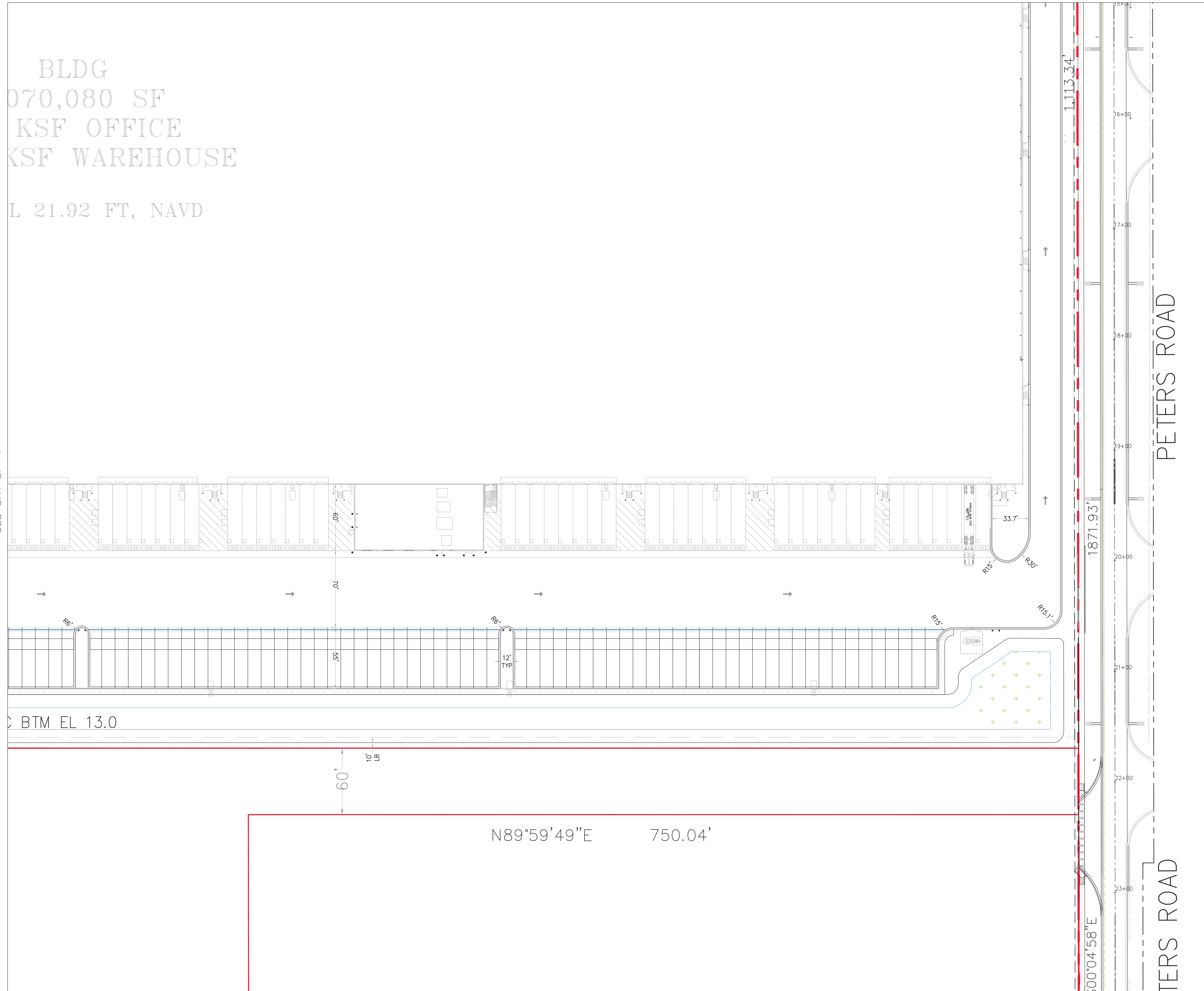
Digitally signed by  
Jeff H. Iravani  
Date: 2026.03.10 14:01:24 -0400

COA 6886  
SHEET NO.  
SP-5

SEE SHT SP-4

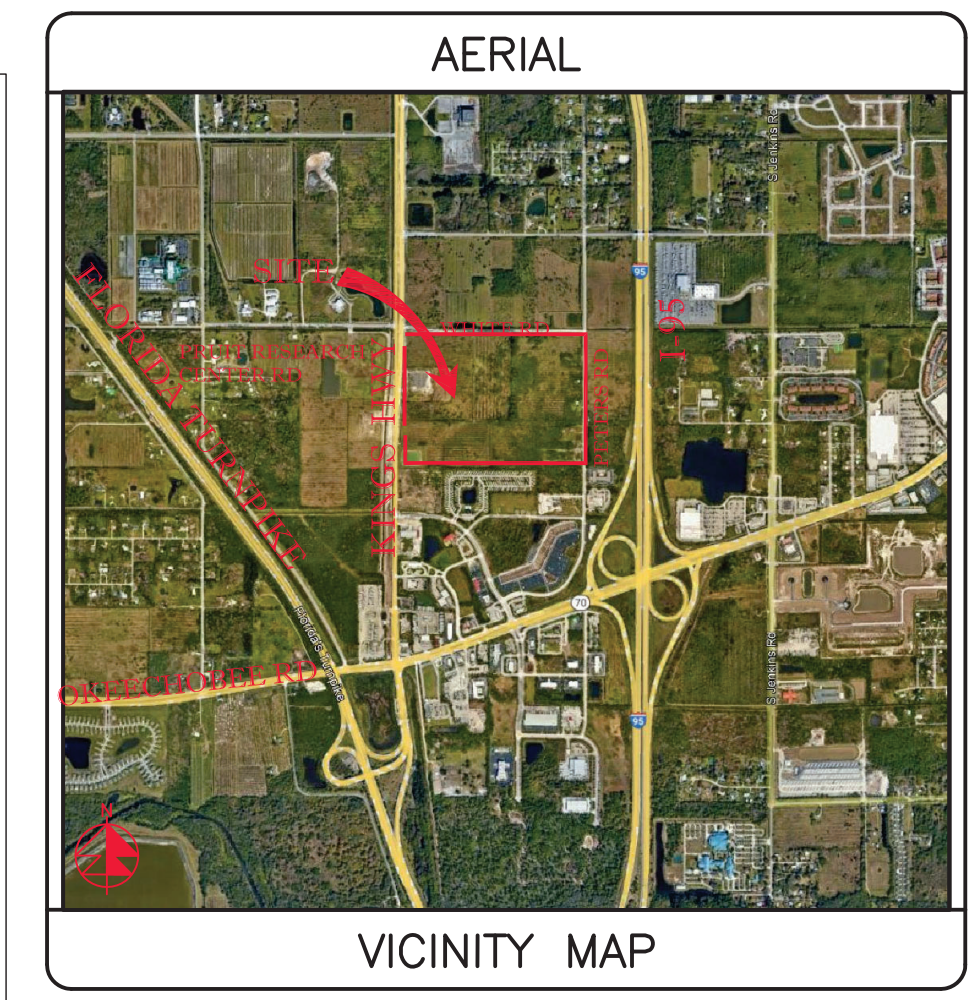
BLDG  
070,080 SF  
KSF OFFICE  
KSF WAREHOUSE  
L 21.92 FT, NAVD

SEE SHT SP-4

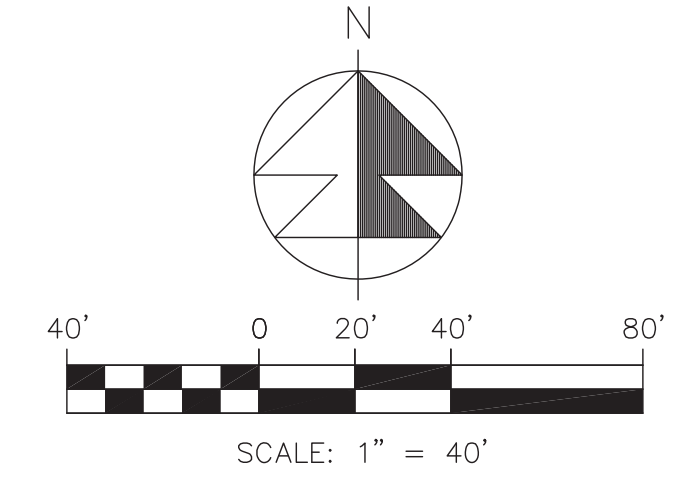


**STRIPING LEGEND**

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- ⊖ FDP YELLOW
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- ⊖ RPM BI-DIRECTIONAL RED/YELLOW



SECTION 24, TWP 35S, RGE 39E



**REVISIONS**

REV	PER	SP	DATE
01-29-26			

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**Amazon**  
Distribution Center

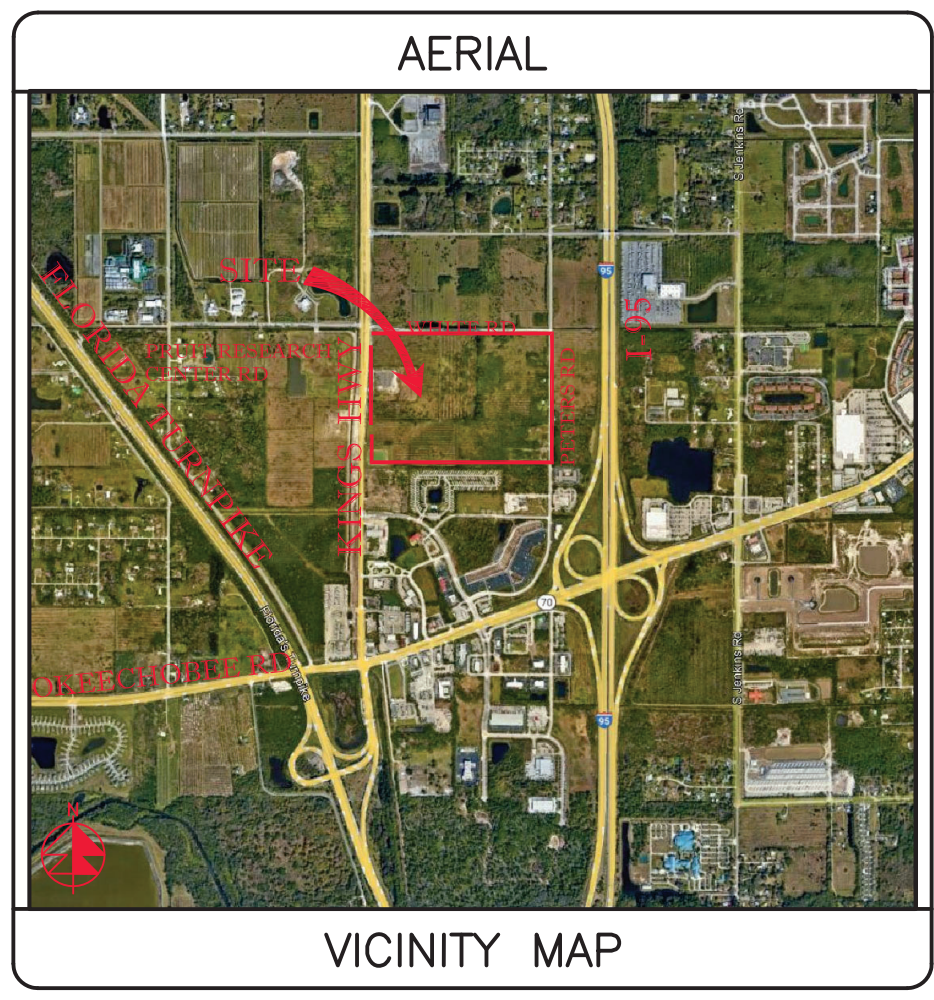
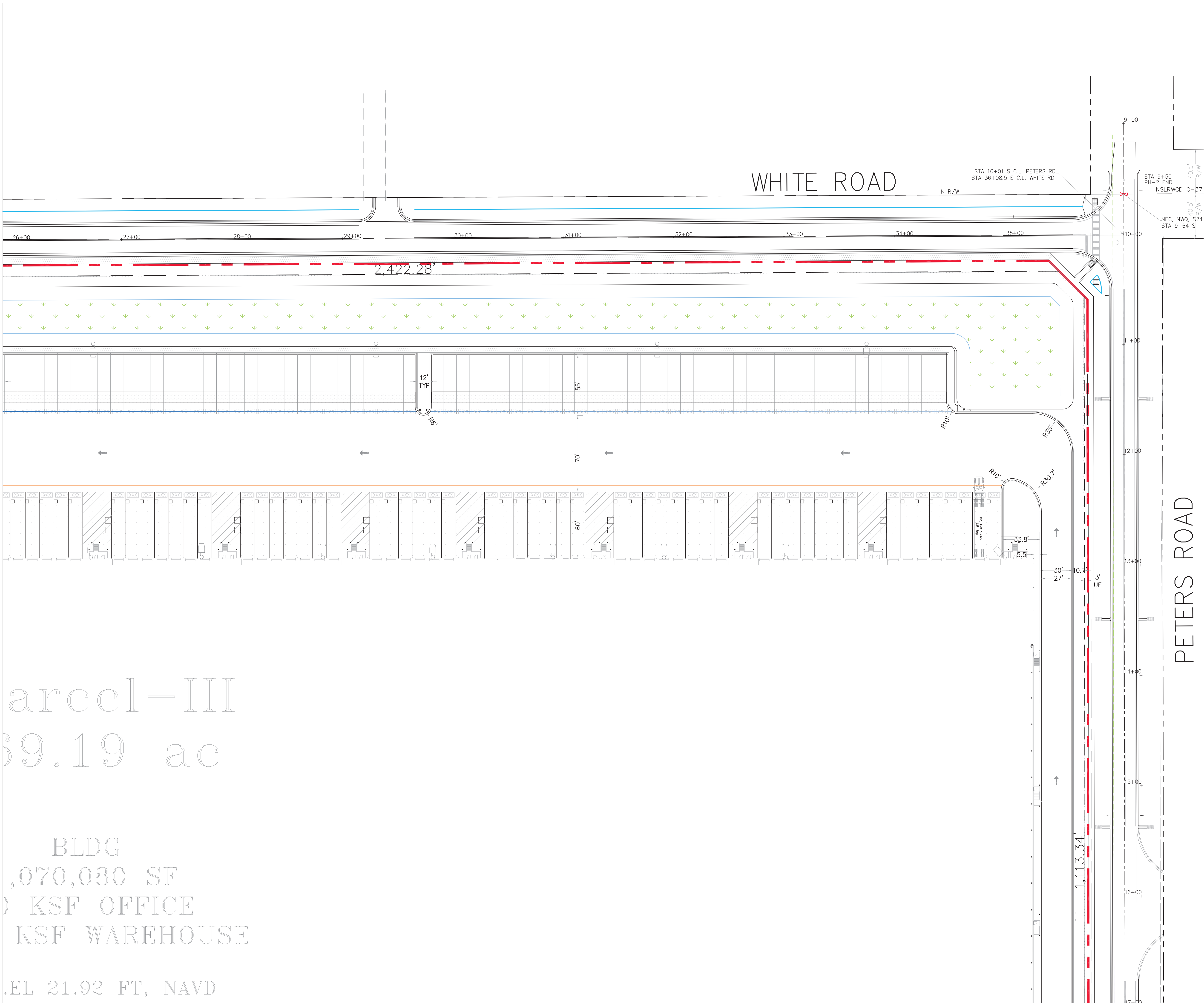
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

**Site Plan**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1" = 40'	JHI	DDI	2409-1533

Digitally signed by  
**Jeff H. Iravani**  
Date: 2026.03.10 14:01:37 -04'00'

COA 6886  
SHEET NO.  
SP-6



SECTION 24, TWP 35S, RGE 39E

SCALE: 1" = 40'

REVISIONS

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Parcel-III  
Fort Pierce, Florida

Site Plan	
DATE	12/24/2025
SCALE	1" = 40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2409-1533

STRIPING LEGEND	
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Ⓣ	FDP YELLOW
Ⓤ	RPM BI-DIRECTIONAL WHITE/RED
Ⓡ	RPM BI-DIRECTIONAL RED/YELLOW

Parcel-III  
59.19 ac

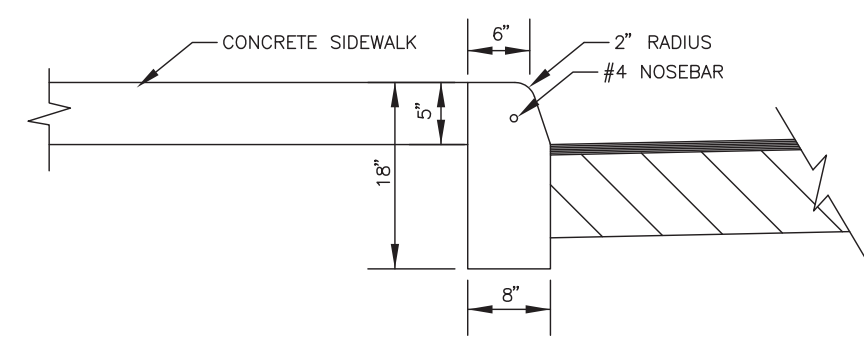
BLDG  
1,070,080 SF  
KSF OFFICE  
KSF WAREHOUSE

ELEV 21.92 FT, NAVD

Digitally signed by Jeff H. Iravani  
Date: 2026.03.10 14:01:51 -04'00'

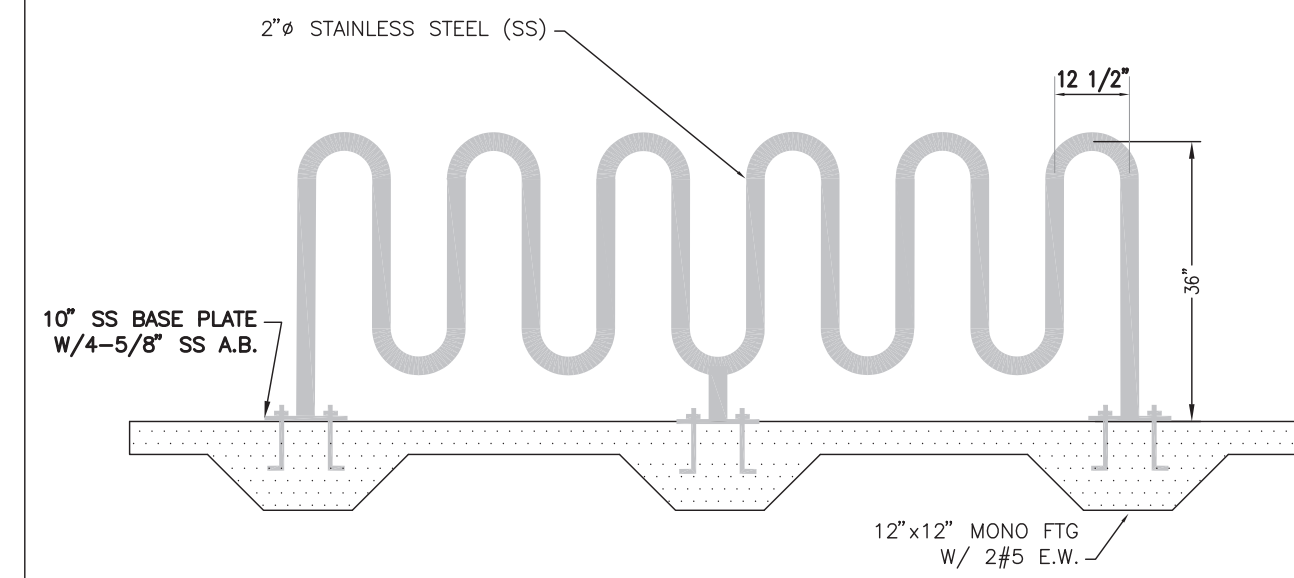
COA 6886  
SHEET NO.  
SP-7

SEE SHT SP-6



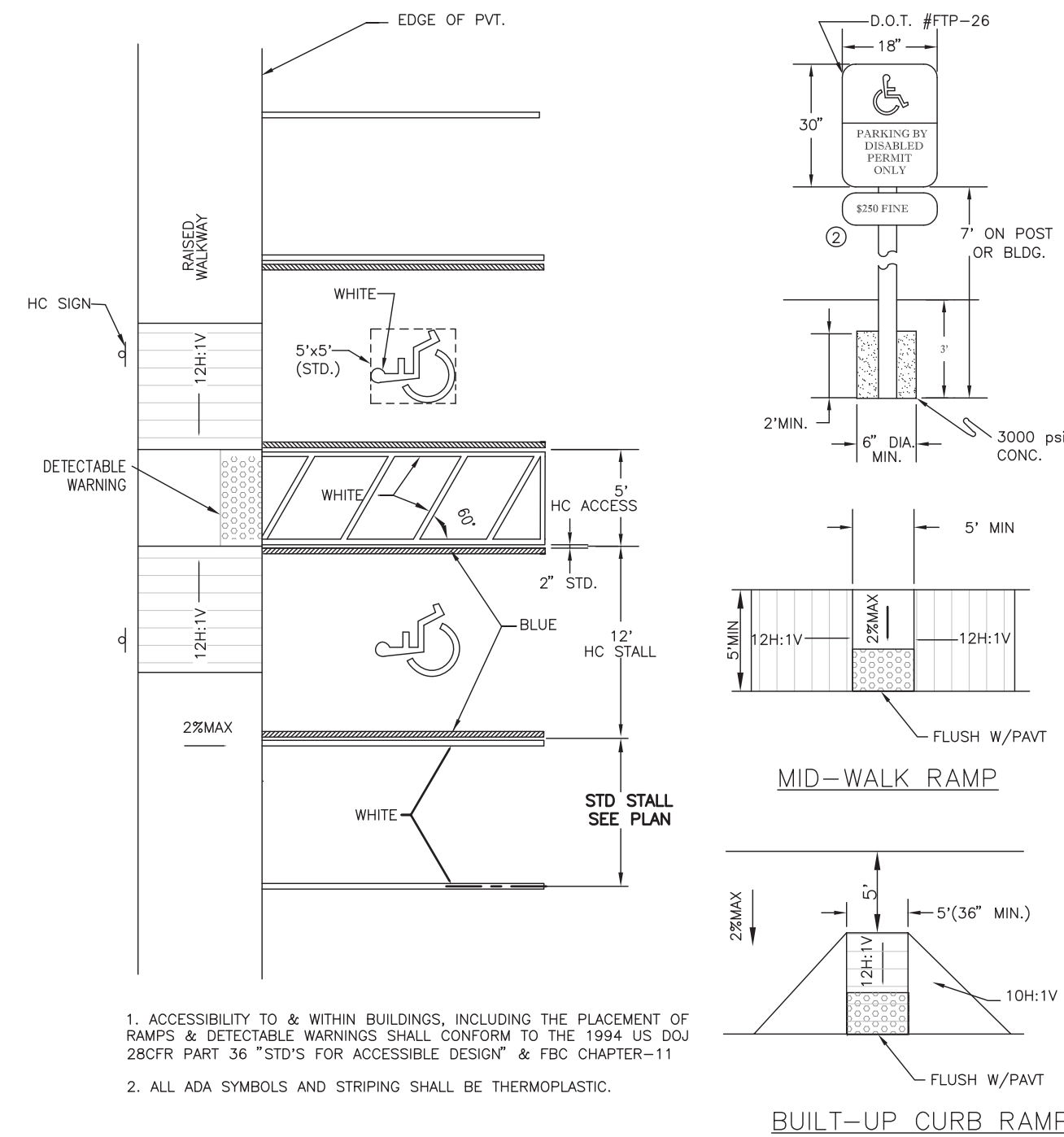
- NOTES:
- SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
  - CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
  - SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.
  - SIDEWALK TO BE POURED AFTER CURB CONSTRUCTION
  - SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

### RAISED SIDEWALK W/ CURB

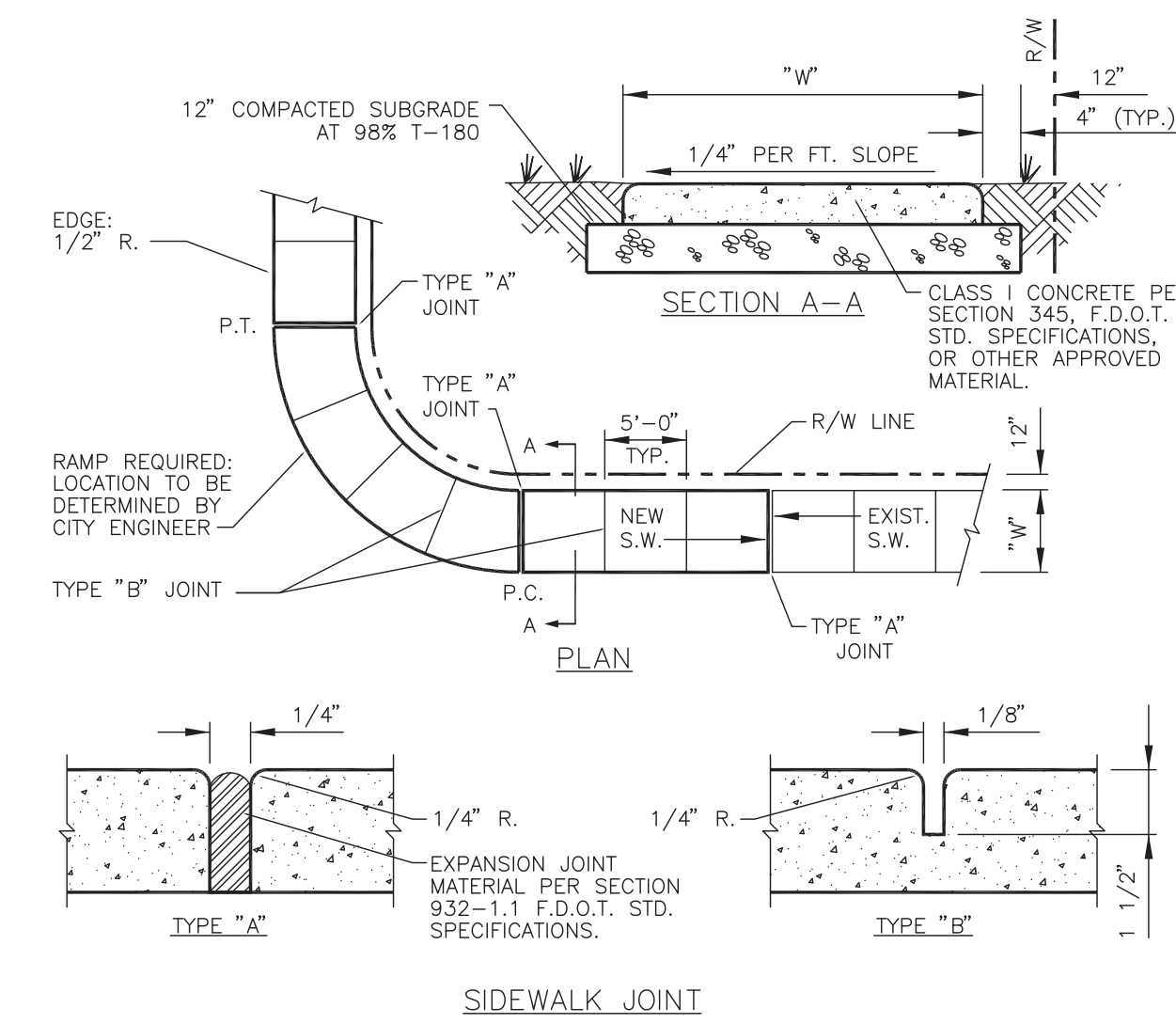


### BIKE RACK DETAIL

13 BIKE  
CONTRACTOR TO PROVIDE SHOP DWG



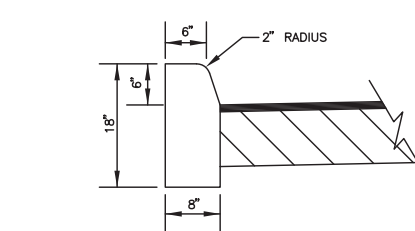
### PARKING STALLS DETAILS



LOCATION	THICKNESS
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
EXCLUDING CURB	5"
INCLUDING CURB	7"

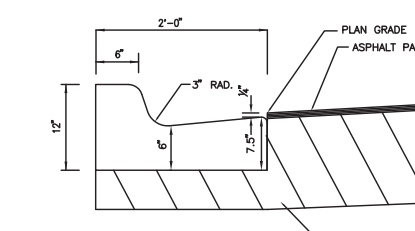
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

\* MINIMUM.



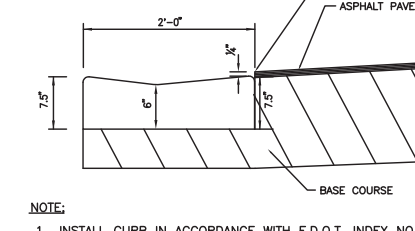
- NOTES:
- SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
  - CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
  - SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

### TYPE "D" CURB



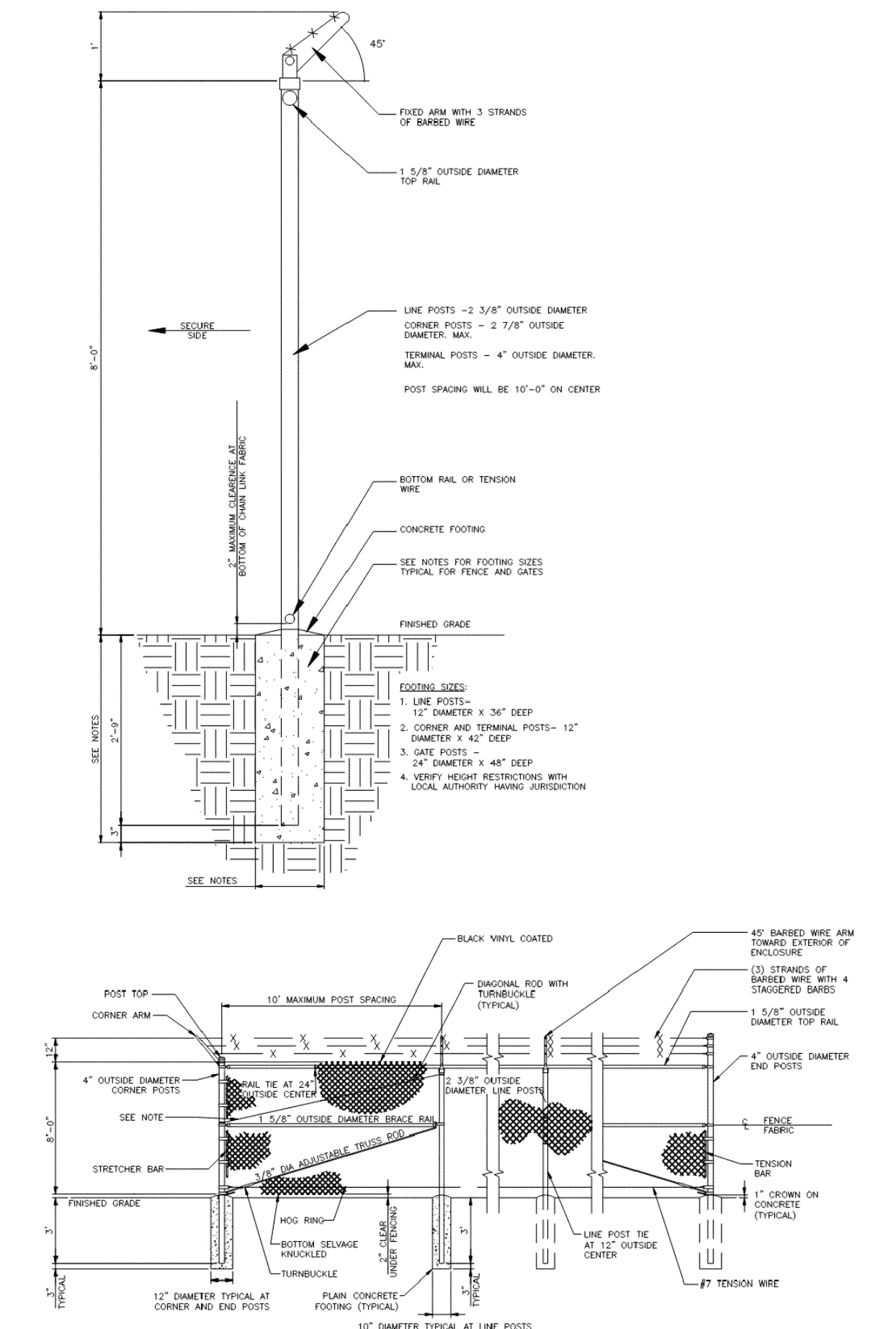
- NOTES:
- INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001
  - CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

### TYPE "F" CURB

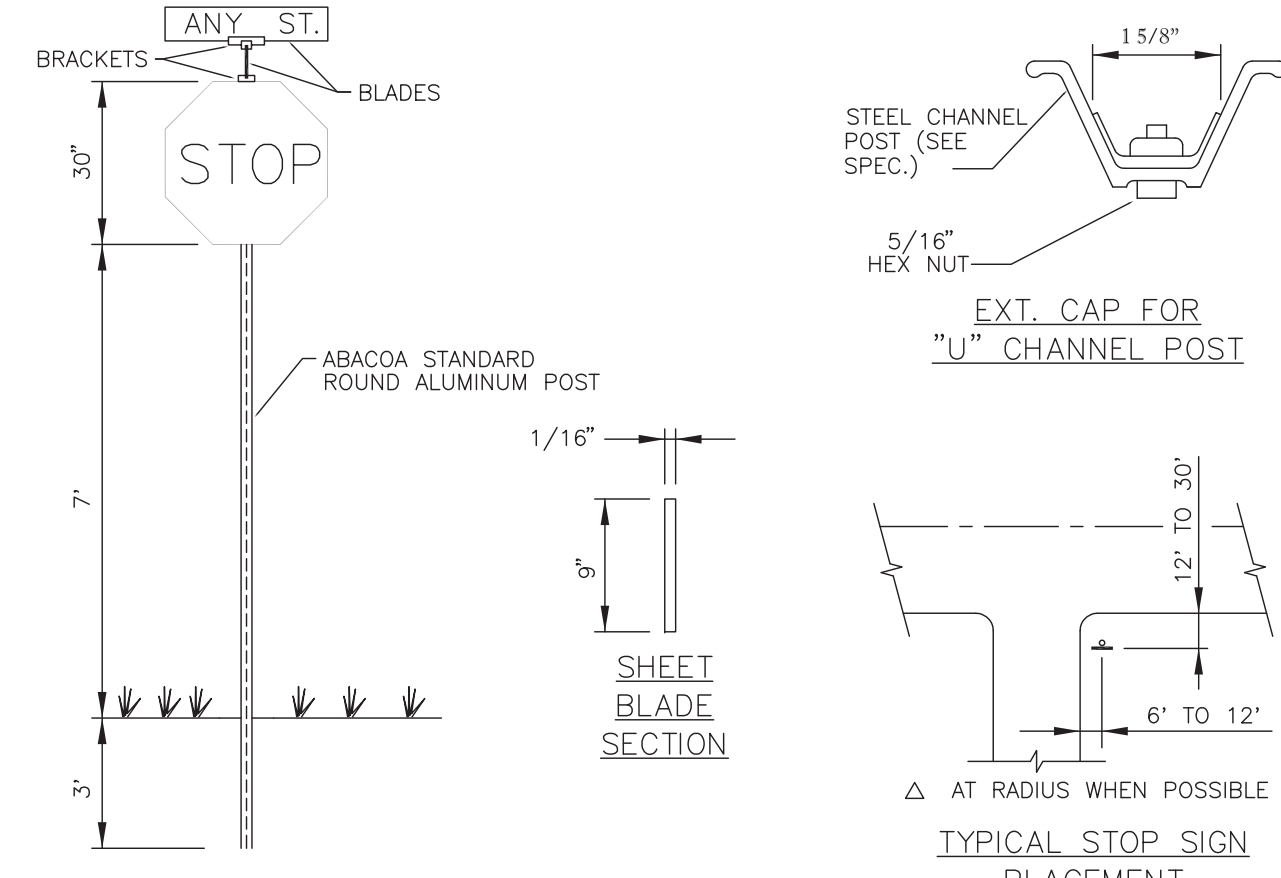


- NOTES:
- INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001
  - CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

### DROP CURB



### 8' CHAIN LINK FENCE DETAIL



GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS - 9" & 12" MIN H., 24", 30" OR 36" L. LETTER: NAME - 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE

BRACKETS: SEE DETAILS

POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYO FINISH PER A.S.T.M. - A - 123 WITHOUT ANCHOR PLATES.

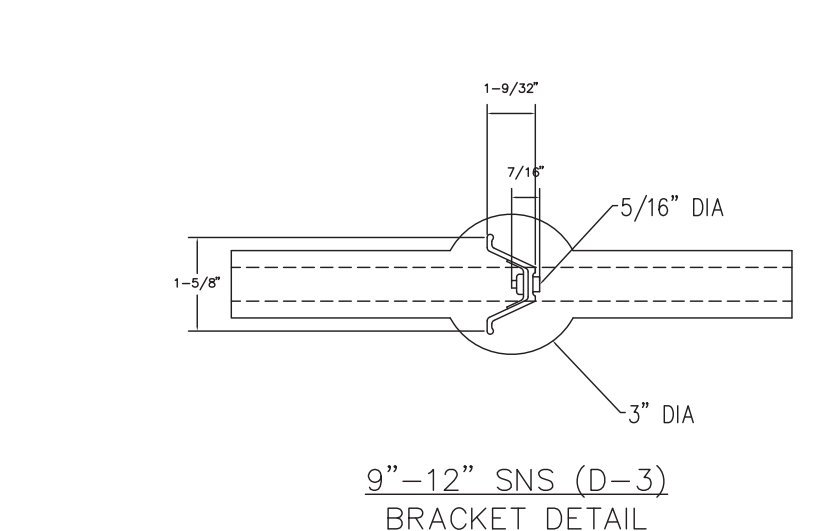
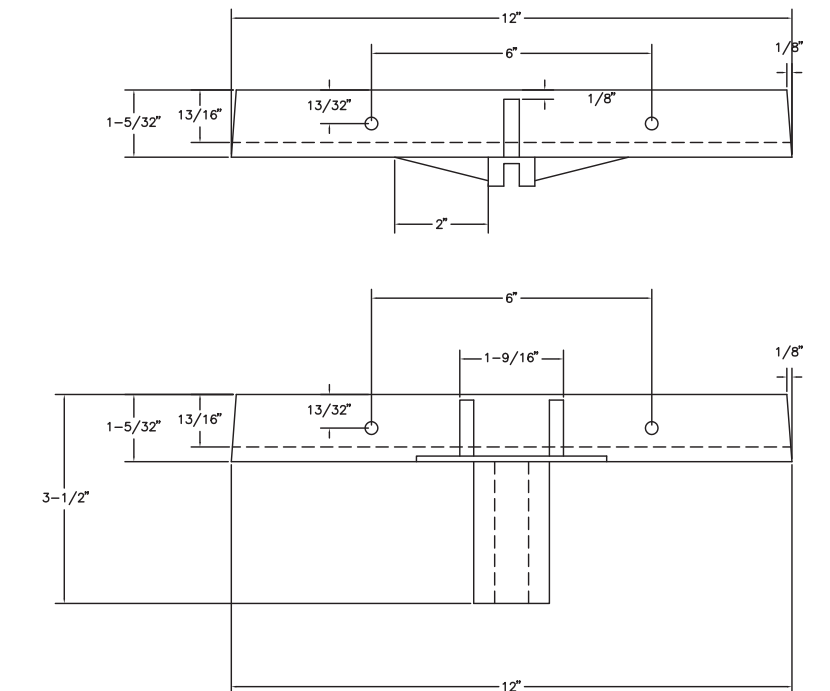
STOP SIGN: R1-1 MUTCD - 30"x30" (HIGH INTENSITY) 36"x36" (FOOT DRIVEWAYS)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" LETTERS: - THROUGHFARE ROADS FOUR LANES OR WIDER - TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

### STREET SIGN/STOP SIGN DETAIL



9"-12" SNS (D-3) BRACKET DETAIL

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

B- MATERIALS: ALUMINUM HIGH STRENGTH ALLOY 380 ASTM B95-60T. HARDWARE SHALL BE SMOOTHLY FINISHED AND PRECISION MACHINED TO FIT STANDARD FLAT BLADE SECTION, ALLOWING CLEARANCE FOR REFLECTIVE FACING ACCORDING TO REQUIREMENTS

C- POST TO SIGN BRACKET: THEY SHALL BE ATTACHED FIRMLY ON STANDARD ROUND TUBING OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD SCREWS

D- SIGN TO SIGN BRACKET: THEY SHALL BE 90 OR 45 DEGREE TYPE WITH MINIMUM REQUIREMENTS EQUAL TO THE POST TO SIGN BRACKET

REVISIONS  
02/24/2026 REV PER CITY

Jeff H. Iravani, Inc.  
Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.jhinc.com  
EMAIL: jhi@jhinc.com

Amazon  
Distribution Center  
Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

DETAILS

JOB NO.	2509-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	NA
DATE	12/24/2025

Digitally signed by Jeff H. Iravani  
Date: 2026.03.10 14:02:02 -0400  
SHEET NO. SP-8

PRUIT RESEARCH CENTER ROAD  
WHITE ROAD

WHITE ROAD

WHITE ROAD

DRY DET-1 2.78 AC BTM EL 13.0  
(BIO-SWALE)

LAKE-1  
2.59 AC  
WATER EL 11.5



RECYCLE

Parcel-III  
69.19 ac

BLDG  
1,070,080 SF  
60 KSF OFFICE  
1,010 KSF WAREHOUSE  
F.F.EL 21.92 FT, NAVD

OFFICE  
F.F.EL 21.92 FT, NAVD

LAKE-2  
2.94 AC  
WATER EL 11.5



DRY DET-2 2.52 AC BTM EL 13.0

FUTURE AMAZON  
PH-II  
BLDG  
530,230 SF  
30 KSF OFFICE  
500 KSF WAREHOUSE

Parcel-II  
26.26 ac

Parcel-I  
12.00 ac

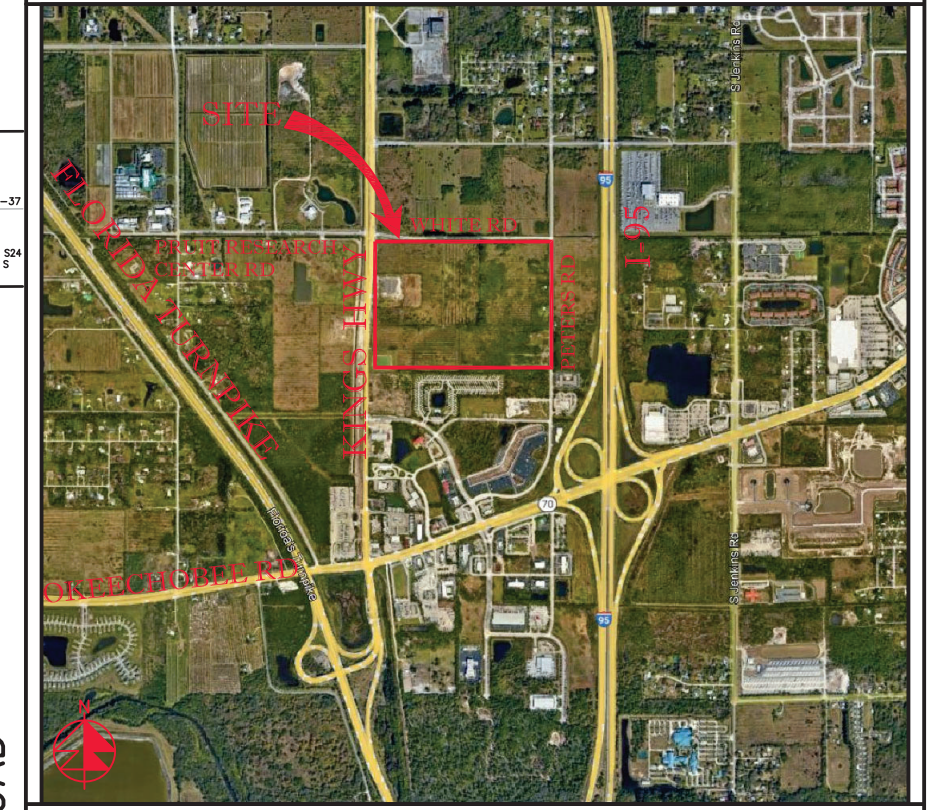
LAKE-3  
1.83 AC  
WATER EL 11.5



FIRE PUMP  
BLDG  
TANK

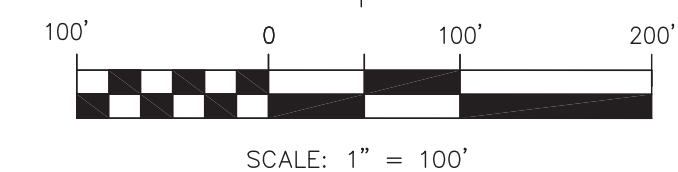
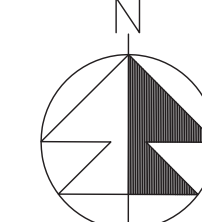
60  
AE/DE/VE

AERIAL



VICINITY MAP

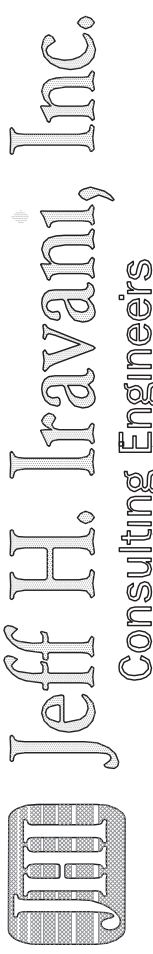
SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 100'

REVISIONS

REV PER FP 01/29/2026  
REV PER CITY 02/19/2026  
REV PER FD 02/24/2026  
REV PER FP 03/06/2026



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Amazon  
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Kings Highway Commerce Park  
Parcel-III  
Fort Pierce, Florida

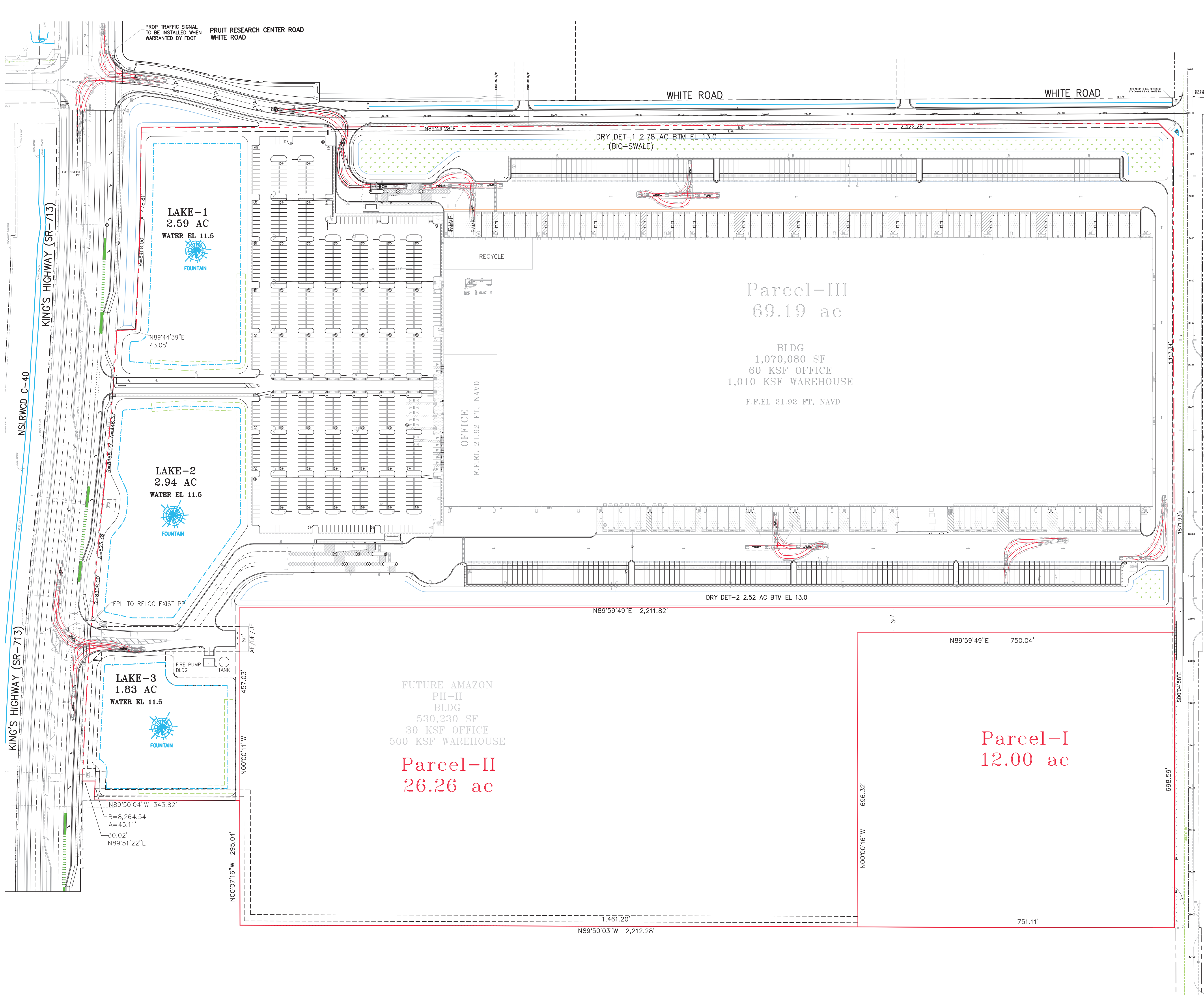
Overall Water & Wastewater  
Plan

DATE 12/24/2025  
DESIGNED BY JHI  
DRAWN BY DDI  
JOB NO. 2409-1533

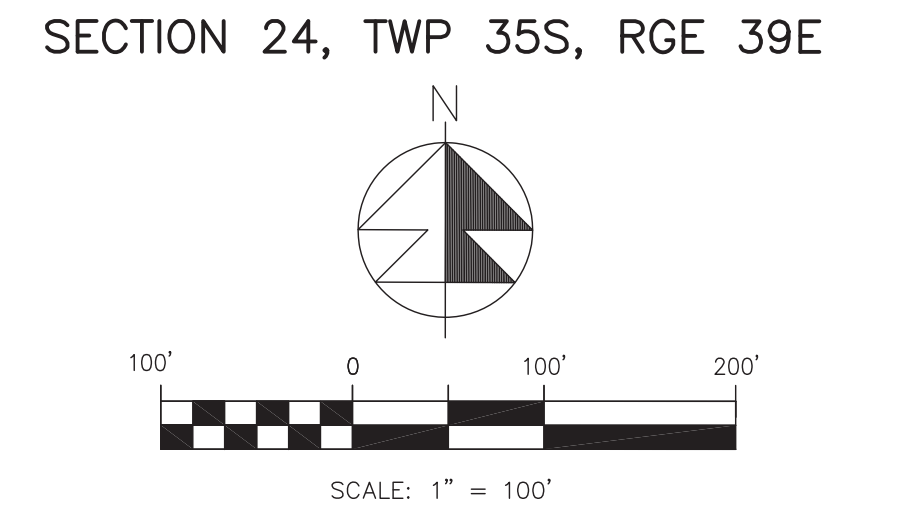
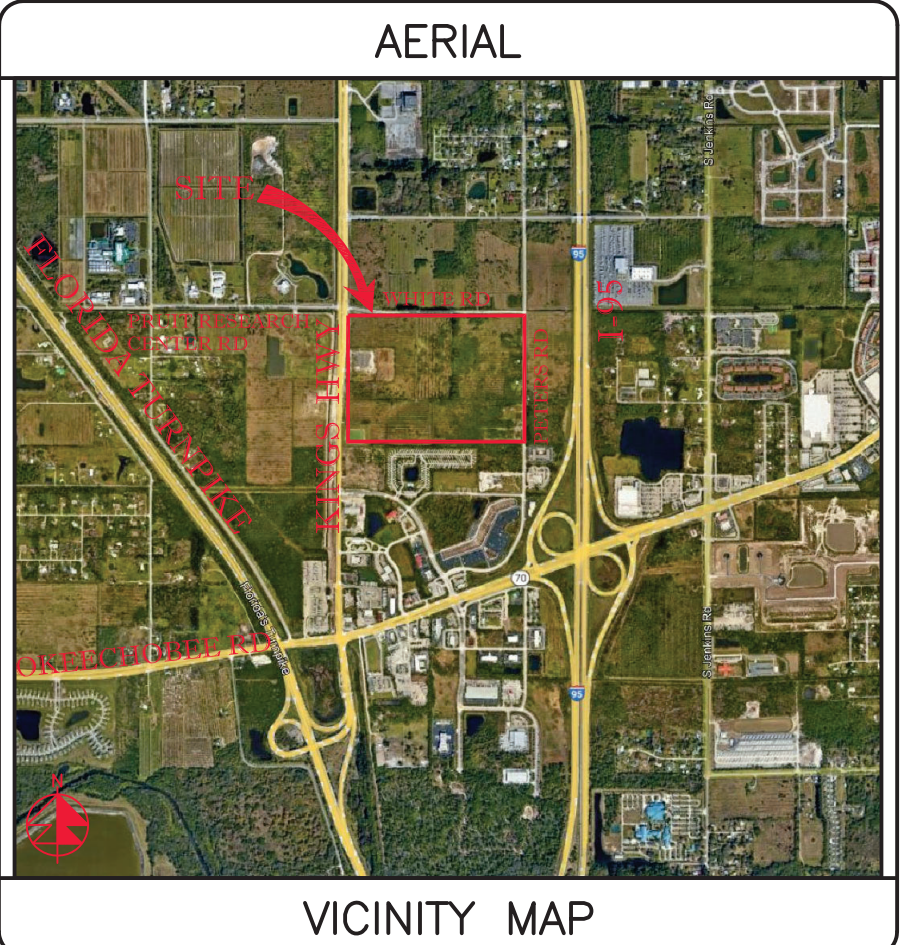
48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811  
CALL SUNSHINE  
NOTIFICATION CENTER

LEGEND	
19.7	PROP PAVT EL
✱	EXIST EL CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
FD	FIRE HYDRANT
GV	GATE VALVE
CV	CHECK VALVE
SC	SIAMENSE CONN.
DD	DOUBLE DETECTOR
CC	CHECK VALVE
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VALVE
CO	CLEANOUT
B	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

Digitally signed by Jeff H. Iravani  
Date: 2026.03.10 14:02:14 -04'00'  
COA 6286  
SHEET NO.  
SP-9



PROP TRAFFIC SIGNAL TO BE INSTALLED WHEN WARRANTED BY FDOT  
 PRUIT RESEARCH CENTER ROAD WHITE ROAD



REVISIONS

REV PER	FP	01/29/2026
REV PER	CITY	02/19/2026
REV PER	FD	02/24/2026
REV PER	FP	03/06/2026

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**Amazon**  
 Distribution Center  
 Kings Highway Commerce Park  
 Parcel-III  
 Fort Pierce, Florida

TRUCK CIRCULATION PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1" = 100'	JHI	DDI	2409-1533

Digitally signed by  
 Jeff H. Iravani  
 Date: 2026.03.10 14:02:50  
 SHEET NO. TCP-1

