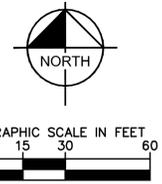
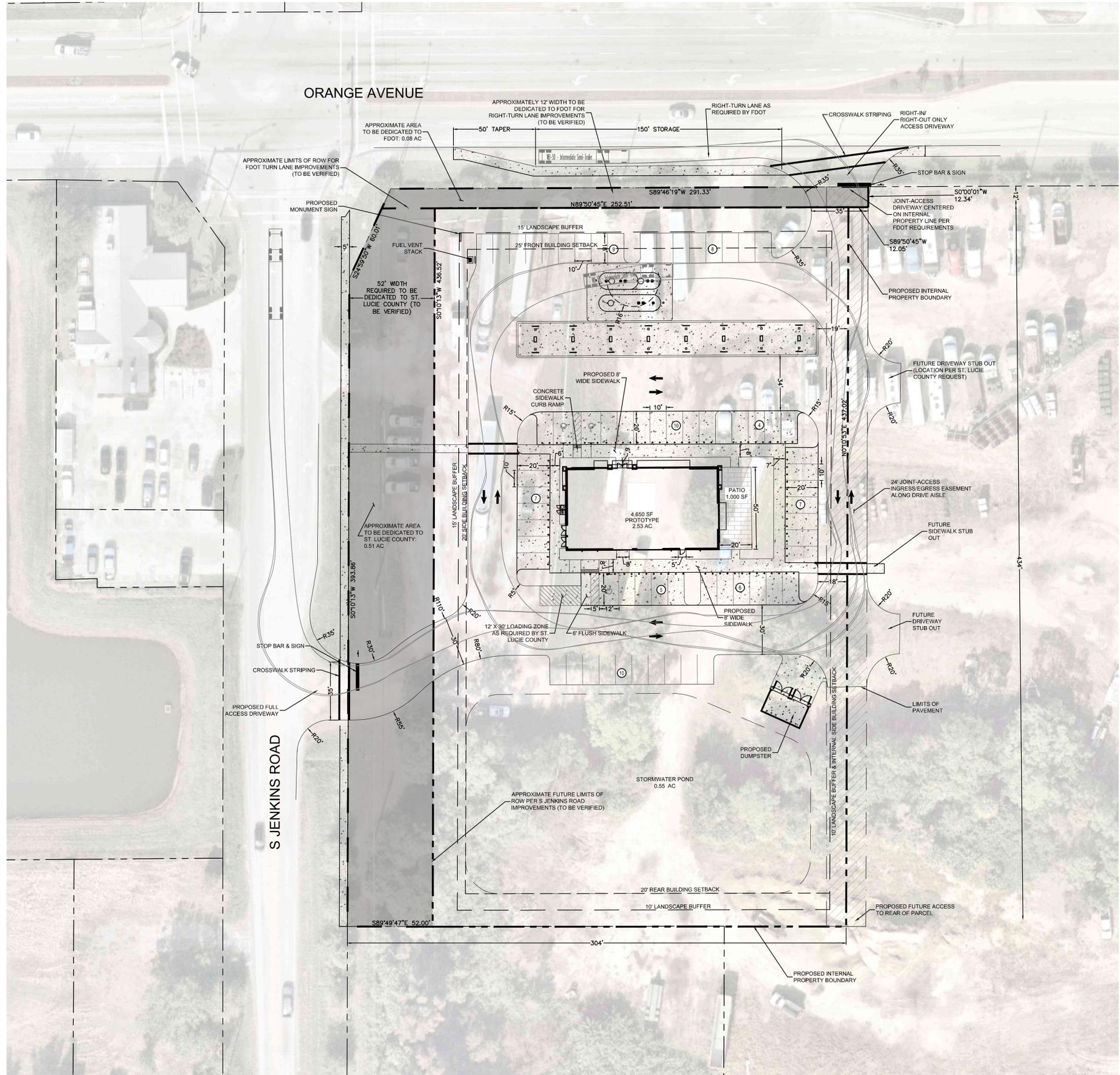


This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

PROPERTY SUMMARY

PARCEL ID NUMBER: A PORTION OF 2407-321-0001-000-8
 JURISDICTION: ST. LUCIE COUNTY (UNINCORPORATED)
 ADDRESS: SE CORNER OF INTERSECTION BETWEEN ORANGE AVE & S JENKINS ROAD, 5501 ORANGE AVENUE, FORT PIERCE, FL 34947

AREA BREAKDOWN

TOTAL SITE AREA: ±2.82 AC TOTAL
 ROW TO BE DEDICATED (FDOT): ±0.08 AC
 (ST. LUCIE COUNTY): ±0.51 AC
 PROJECT AREA*: ±2.53 AC
 *DOES NOT INCLUDE EAST HALF OF SHARED DRIVEWAY OR FUTURE DRIVEWAY STUB-OUTS

BUILDING AREA: 4,650 SF

PARKING

PARKING REQUIRED (ITE PARKING GENERATION LAND USE 960 - SUPER CONVENIENCE MARKET WITH GAS STATION): 13 SPACES PER 1,000 SF GFA

TOTAL REQUIRED PARKING SPACES: 4,650 SF X 13 SPACES/1,000 SF = 61 SPACES

PARKING PROVIDED: 63 STANDARD
 3 H-CAP
 66 TOTAL PROVIDED

NOTE: THIS IS A PRELIMINARY TEST FIT PLAN AND IS SUBJECT TO LOCAL JURISDICTIONAL REGULATIONS, REGULATORY REVIEW, AND PERMIT CONSIDERATION. PROPERTY INFORMATION SHOWN HAS BEEN TAKEN FROM INFORMATION PROVIDED BY THE CLIENT AND/OR THE LOCAL COUNTY PROPERTY APPRAISER MAPPING RECORDS. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN MODIFICATIONS MAY BE REQUIRED FOR THE PREPARATION OF THE FINAL PLAN THAT MEETS LOCAL JURISDICTIONAL CODES. NOT FOR CONSTRUCTION.

NOTE: THIS PRELIMINARY TEST FIT PLAN SHOWS IMPROVEMENTS ALONG S JENKINS ROAD. THIS DESIGN IS TO BE CONSIDERED INTERIM UNTIL THE ROADWAY IS WIDENED, AT WHICH POINT THE WESTERN DRIVEWAY CONNECTION WILL BE MODIFIED

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	NOT FOR CONSTRUCTION
KHA PROJECT 049623000	DATE 2021/01/04
SCALE AS SHOWN	DESIGNED BY ARP
DRAWN BY ARP	CHECKED BY MISC
	DATE:

CONCEPTUAL SITE PLAN

ORANGE AVENUE & S JENKINS ROAD FORT PIERCE, FL
 ST. LUCIE COUNTY (UNINCORPORATED)
 FLORIDA