

PROJECT INFORMATION

SITE ADDRESS
 POST OFFICE ROAD
 FORT PIERCE, FLORIDA 34981

OWNER/APPLICANT
 PANELLI FORT PIERCE LLC
 6499 POWERLINE ROAD, SUITE 101
 FORT LAUDERDALE, FLORIDA 33309
 PHONE (AREA CODE) #

AGENT
 NAME
 STREET ADDRESS
 CITY, FLORIDA ZIP
 PHONE (AREA CODE) #

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

ARCHITECT
 JOHN FOSTER, AIA
 11205 RIDGE AVE.
 FORT PIERCE, FLORIDA 34982
 PHONE (772) 370-9464

SURVEYOR
 INDIAN RIVER SURVEY, INC.
 1835 20TH STREET
 VERO BEACH, FLORIDA 32960
 PHONE (772) 569-7880

TAX PARCEL I.D. NUMBER(S)
 3406-502-0009-000-9

ZONING IH **LAND USE** IND

LATITUDE 27°22'40.80" N **LONGITUDE** 80°22'39.62" W

PROJECT DESCRIPTION
 THIS PROJECT PROPOSES.....

NO.	DATE	REVISIONS
1	6/25/2020	A/B
2	APRIL 2020	
3		
4		
5		
6		
7		
8		
9		
10		

MBV ENGINEERING, INC.
 MOIA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING
 1835 20TH STREET
 VERO BEACH, FLORIDA 32960
 PHONE (772) 569-0035
 FAX (772) 569-7887

EXISTING SITE DATA

DESCRIPTION	SF	AC	%
SITE AREA	173,429 SF	3.98 AC	100%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
PERVIOUS AREA	173,429 SF	3.98 AC	100%

PROPOSED SITE DATA

DESCRIPTION	SF	AC	%
SITE AREA	173,429 SF	3.98 AC	100%
IMPERVIOUS AREA	106,668 SF	2.45 AC	61.51%
PROPOSED BUILDING	44,700 SF	1.03 AC	25.77%
PROPOSED CONCRETE	5,568 SF	0.13 AC	3.21%
PROPOSED PAVEMENT	56,400 SF	1.29 AC	32.52%
PERVIOUS AREA	66,761 SF	1.53 AC	38.49%
NET NEW IMPERVIOUS	(+) 106,668 SF	2.45 AC	

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	43,560 SF	173,429 SF	173,429 SF
LOT WIDTH	200' MIN.	242.60'	242.60'
BUILDING SETBACKS			
FRONT	50'	NA	87.84'
SIDE	30'	NA	33.3'
REAR	40'	NA	59.3'
BUILDING COVERAGE	50% MAX.	0.0%	25.77%
OPEN SPACE	XX% MIN.	100.0%	38.49%
BUILDING HEIGHT	80' MAX.	NA	35'

PARKING DATA

PARKING REQUIRED = 38 SPACES TOTAL
 3 HANDICAPPED SPACES
 35 STANDARD SPACES

TRAFFIC STATEMENT

PER ITE, 10TH EDITION:
 GENERAL LIGHT INDUSTRIAL (110)
 4.95' 1,000 SF BLDG = 4.95 X 33 (KSF) = 164 TRIPS
 WAREHOUSE (150)
 1.74' 1,000 SF BLDG = 1.74 X 15 (KSF) = 26 TRIPS
 190 DAILY TRIPS (50% IN, 50% OUT)

PERMITS REQUIRED

- ST. LUCIE COUNTY MAJOR SITE PLAN
- ST. LUCIE COUNTY VEGETATION REMOVAL
- ST. LUCIE COUNTY DRIVEWAY
- ST. LUCIE COUNTY STORMWATER
- ST. LUCIE COUNTY FIRE REVIEW
- ST. LUCIE COUNTY RIGHT-OF-WAY
- FORT PIERCE UTILITIES AUTHORITY
- NSLWMD PERMIT
- SRWMD PERMIT
- FDEP WATER DISTRIBUTION
- FDEP WASTEWATER COLLECTION
- FDEP NPDES NOTICE OF INTENT

FLOOD ZONE

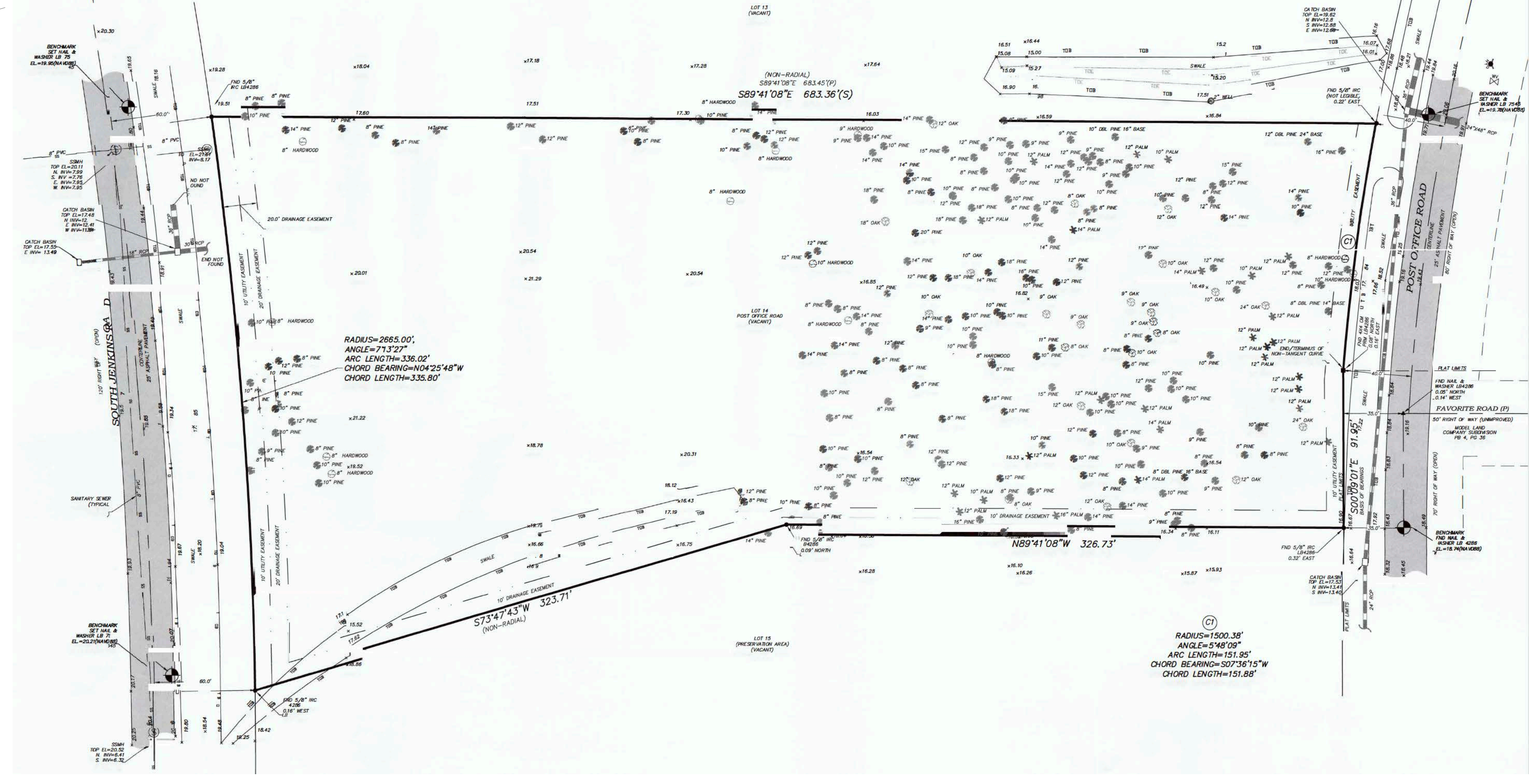
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP #2111C0169-4, DATED FEB. 16, 2012.

LEGAL DESCRIPTION

LOT 14, MIDWAY INDUSTRIAL PARK - PHASE III - SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 40 THROUGH 41, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

WASTEWATER SOURCE
 FORT PIERCE UTILITIES AUTHORITY

POTABLE WATER SOURCE
 FORT PIERCE UTILITIES AUTHORITY



CONCEPTUAL SITE PLAN

WOLFLUBE WAREHOUSE

FLORIDA

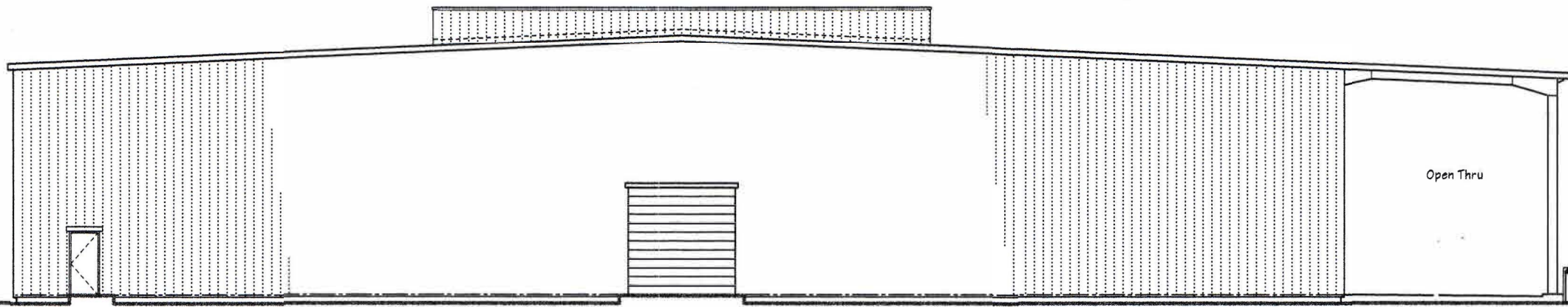
ST. LUCIE COUNTY

SHEET

CSP5

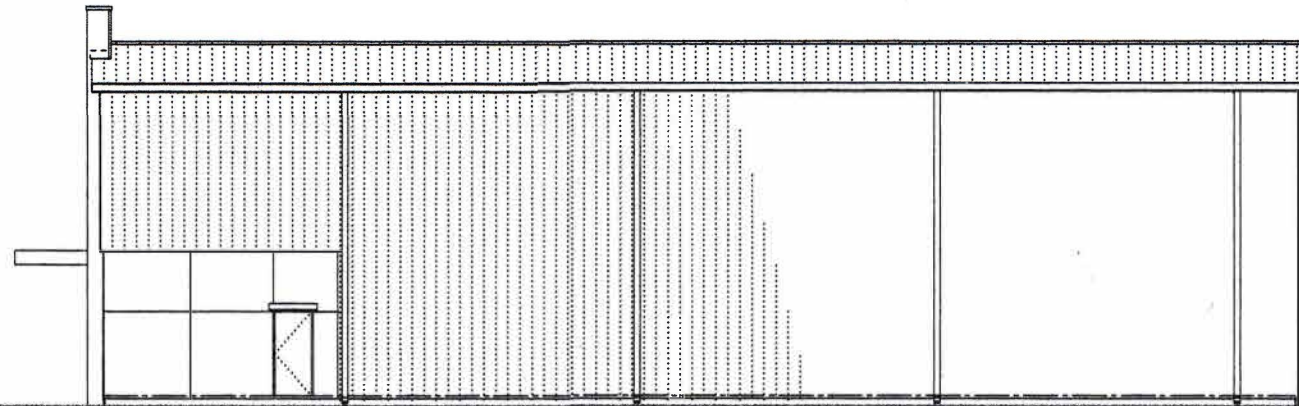
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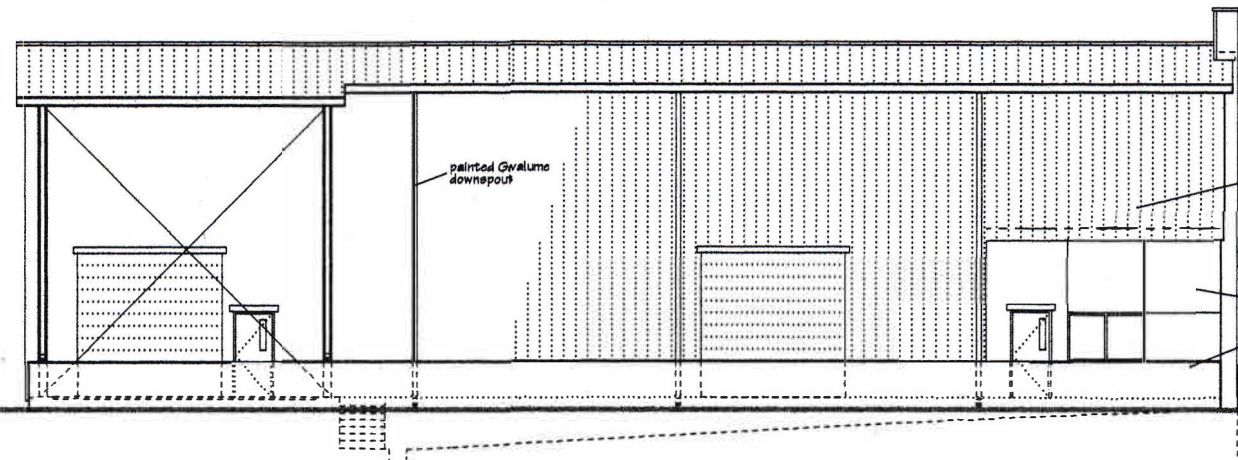
West Elevation

Scale - 1/8" = 1' 0"



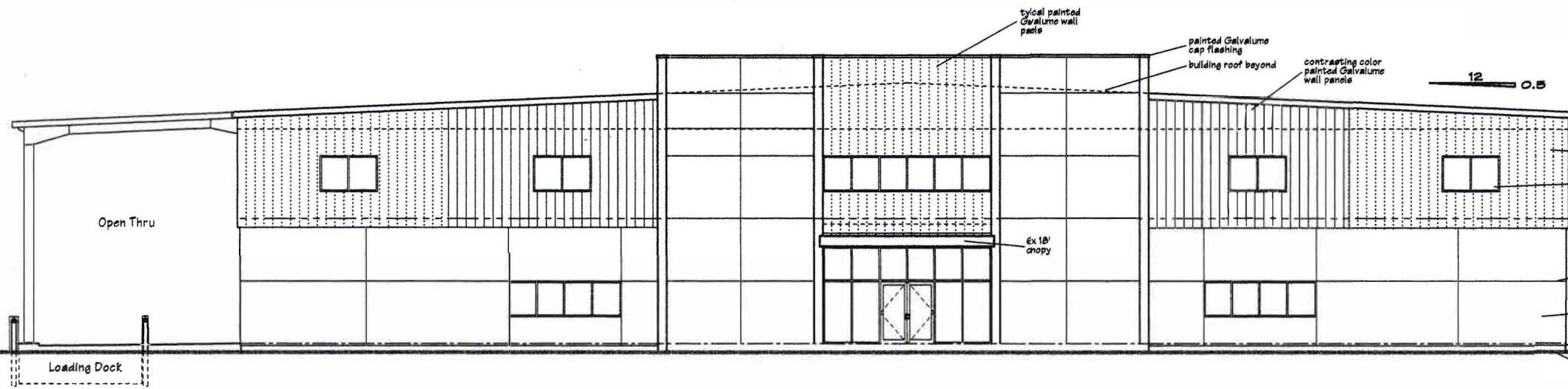
North Elevation

Scale - 1/8" = 1' 0"



South Elevation

Scale - 1/8" = 1' 0"

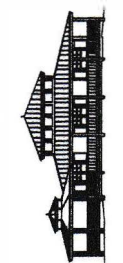


East Elevation

Scale - 1/8" = 1' 0"

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Date	By	Description
05/21/20	JMF	Issued for Review



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 Member - American Institute of Architects
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Warehouse & Office Building for:
Worflube Equipment LLC
 St. Lucie County, Florida

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