



PROJECT DATA

PROJECT NAME	US WHOLESALE PIPE & TUBE
OWNER	US WHOLESALE PIPE & TUBE, LLC 555 POYNTZ AVENUE MANHATTAN, KANSAS 66502 DEBBIE MANNIS (727) 853-1021
ENGINEER	SPRING ENGINEERING, INC. 3014 US HIGHWAY 15 HOLIDAY, FLORIDA 34651 JAY DOLCETTE (727) 938-1516

SITE DATA

PARCEL I.D. #	20-26-16-0000-02200-0010 - 4.20 AC 20-26-16-0000-02200-0000 - 2.43 AC
PROJECT AREA	6.63 AC
EXISTING USE	WAREHOUSE / VACANT
PROPOSED USE	WAREHOUSE
ZONING	C2
FUTURE LAND USE	IL
BUILDING SETBACKS	FRONT 25' SIDE 0' REAR 0'
BUFFERS	NORTH 15' TYPE 'D' SOUTH 10' TYPE 'A' EAST 15' TYPE 'D' WEST 15' TYPE 'E'
BUILDING AREA	EXISTING BLDG-1 53,866 SF EXISTING BLDG-2 4,564 SF EXISTING BLDG-3 2,666 SF PROPOSED BLDG-4 18,633 SF PROPOSED BLDG-5 36,000 SF TOTAL BLDG AREA 96,471 SF
	96,471 SF = 2.215 AC
FLOOR AREA RATIO	2.215 / 6,630 = 0.334
REQUIRED PARKING	1 SPACE PER EMPLOYEE + LOADING 30 EMPLOYEES = 30 SPACES +
PROVIDED PARKING	HANDICAP SPACES (12x20) = 2 EXIST SPACES HANDICAP SPACES (12x20) = 2 NEW SPACES STANDARD SPACES (8x20) = 30 EXIST SPACES STANDARD SPACES (8x20) = 35 NEW SPACES PROVIDED PARKING = 69 SPACES
	(2) EXISTING SEMI TRUCK LOADING ZONES (3) NEW CUSTOMER TRUCK LOADING ZONES

Preliminary
Design Documents
ISSUE DATE: 09/23/21

NO.	DATE	DESCRIPTION



USW Wholesale
PIPE & TUBE
3351 GRAND BLVD - HOLIDAY, FLORIDA 34690

CONTRACT DATE: 09/23/21



Spring Engineering
Architecture • Engineering • Land Planning
2025 E. 10TH ST., SUITE 100, HOLIDAY, FL 34690 • TEL: 727-938-1516 • FAX: 727-938-1517

SITE PLAN:

DESIGNED BY	JAY
DRAWN BY	JAY
CHECKED BY	SPR
DATE	09/23/21

SHEET NO: C2.0



SCHEMATIC SITE PLAN

SCALE: 1" = 30'



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