

HANDICAP & STANDARD PARKING DETAIL

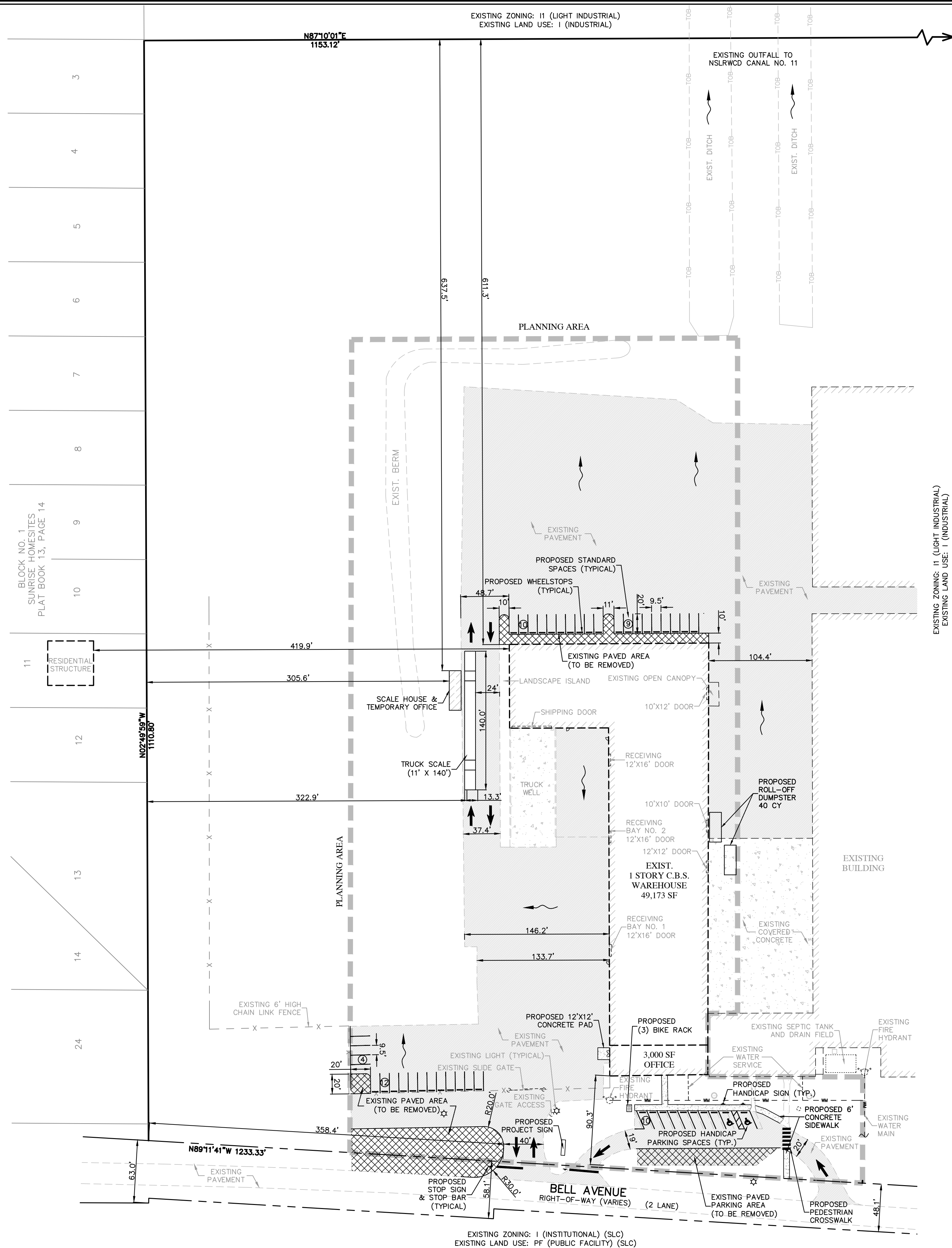
N.T.S.

LEGAL DESCRIPTION:

A PORTION OF:
BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING A PORTION OF THE FOLLOWING DESCRIBED LANDS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH 0°04'31" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 33.00 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING CONTINUE NORTH 0°04'31" WEST, ALONG AFORESAID WEST LINE OF THE SOUTHEAST QUARTER AND ALSO THE EAST LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND MARAVILLA HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, 2539.68 FEET; THENCE RUN SOUTH 87°52'40" EAST, A DISTANCE OF 1195.19 FEET; THENCE RUN SOUTH 02°31'30" WEST, A DISTANCE OF 1109.50 FEET; THENCE RUN SOUTH 02°31'30" EAST, A DISTANCE OF 1464.06 FEET; TO THE NORTH RIGHT-OF-WAY OF BELL AVENUE, AS RECORDED IN DEED BOOK 215, PAGE 421, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 89°26'45" WEST, ALONG SAID RIGHT-OF-WAY, 1233.03 FEET TO THE POINT OF BEGINNING.
SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28, THENCE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE CONTINUE NORTH 02°49'59" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 28 AND THE EASTERLY LINE OF SUNRISE HOMESITES SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 14 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1110.80 FEET; THENCE DEPARTING SAID LINE, NORTH 87°10'01" EAST, A DISTANCE OF 1153.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE WATER CONTROL DISTRICT CANAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 212 AT PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 06°34'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1191.60 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE; THENCE NORTH 89°11'41" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BELL AVENUE, A DISTANCE OF 1233.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 31.43 ACRES, MORE OR LESS.

LEGEND

- EXISTING CONCRETE
- EXISTING PAVEMENT
- AREA TO BE REMOVED
- OVERLAND FLOW DIRECTION
- EXIST. FENCE
- EXIST. FIRE HYDRANT
- PROPOSED WHEELSTOP
- PROPERTY LINE
- PLANNING AREA PROJECT LIMIT
- EXIST. EXISTING
- PROP. PROPOSED
- TOP TOP OF BANK
- TYP. TYPICAL



SITE DATA

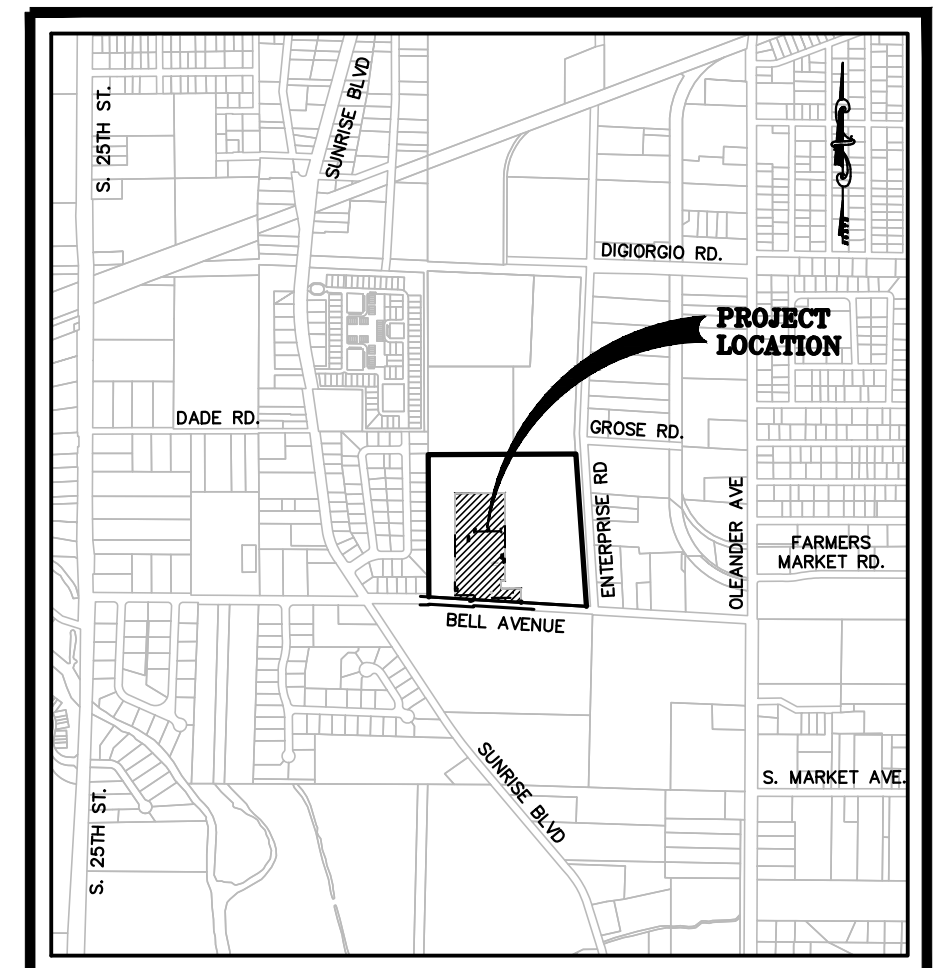
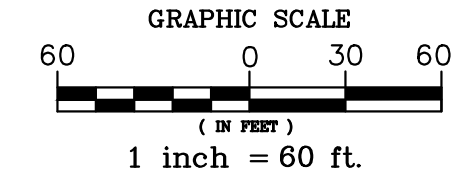
1. **PROJECT NAME:**
TROPICAL RECYCLING
2. **LOCATION:**
1450 BELL AVENUE
FORT PIERCE, FL
3. **PROJECT DESCRIPTION:**
RECYCLING FACILITY
4. **PARCEL ID NUMBER:**
A PORTION OF: 2428-431-0001-000-1
5. **PLANNING AREA:**
7.73 ACRES
336,731.13 SQ FT
6. **ZONING:**
I1 (LIGHT INDUSTRIAL)
7. **LAND USE:**
I (INDUSTRIAL)
8. **DEVELOPMENT SCHEDULE:**
START: SEPTEMBER 2015
COMPLETE: NOVEMBER 2015
9. **FLOOD ZONE:**
THE PROJECT IS LOCATED IN FLOOD ZONE X
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0189J
10. **SITE COVERAGE (PLANNING AREA)**

EX. BLDG	ACREAGE	SQ FEET	% OF SITE
EX. PAVEMENT	1.20	52,173	15.50%
PROP. BUILDING	0.01	480	0.14%
EX. PAVEMENT	3.49	151,861	45.10%
PROP. CONC./SIDEWALK	0.93	1,358	0.40%
TOTAL IMPERVIOUS	4.73	205,872	61.14%
TOTAL PERVIOUS	3.00	130,859	38.86%
TOTAL	7.73	336,731	100%
11. **BUILDING HEIGHT:**
MAXIMUM BUILDING HEIGHT: 25'
12. **BUILDING SETBACK**

SETBACKS (FEET)	REQUIRED	PROPOSED
FRONT	15'	PROVIDED MORE THAN 90'
REAR	15'	PROVIDED MORE THAN 611'
SIDE	15'	PROVIDED MORE THAN 366'
13. **UTILITY SERVICES:**

SERVICE	FPL	FPL	FPL
WATER SERVICE:	FPUA*	ELECTRIC SERVICE:	FPL
SEWAGE SERVICE:	FPUA*	SOLID WASTE:	FPUA
CABLE SERVICE:	COMCAST		

*EXISTING SEPTIC PROPOSED FPUA
14. **REFUSE COLLECTION:**
TRASH AND SOLID WASTE IS COLLECTED AT CENTRAL PICK-UP LOCATION.
15. **PARKING REQUIRED:**
CITY CODE SECTION 22-60 DOES NOT PROVIDE A PARKING RATIO FOR A RECYCLING FACILITY. SIMILAR FACILITIES WITHIN THE REGION PROVIDE AN AVERAGE RATION OF 1.5 TIMES THE NUMBER OF FULL TIME EMPLOYEES.
REQUIRED: 45 SPACES
PROVIDED: 45 SPACES
1.5 SPACE / EMPLOYEE: 45 SPACES
INCLUDED 2 HANDICAP SPACES
16. **SITE DRAINAGE:**
EXISTING SITE DRAINAGE OUTFALL TO THE NORTH TO NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 11 VIA SHEET FLOW FROM THE PARKING LOT AND OPEN SPACE. NO SITE RELATED CHANGES ARE PROPOSED.
17. **WATER AND WASTEWATER STATEMENT:**
WATER MAINS ARE AVAILABLE ON BELL AVENUE. THE PROPERTY PRESENTLY RECEIVED SANITARY SERVICE WITH AN ON-SITE WASTE DISPOSAL SYSTEM (SEPTIC DRAINFIELD). THE SITE IS CURRENTLY OCCUPIED BY TENANTS AND THE EXISTING SEPTIC SYSTEM SYSTEM CAPACITY WILL BE REVIEWED. IF AN INCREASE IN CAPACITY IS NEEDED A SANITARY GRINDER STATION WILL BE INSTALLED TO CONNECT TO THE FORCE MAIN.
18. **IRRIGATION STATEMENT:**
IRRIGATION IS SUPPLIED BY AN ON-SITE WELL CONNECTED TO THE SURFICIAL AQUIFER.
19. **TRAFFIC STATEMENT:**
ITE CODE: 110 (GENERAL LIGHT INDUSTRIAL) 9TH EDITION
DAILY TRIPS: 3.02 / EMPLOYEE (3.02 X 30) = 91 VPD
AM PEAK HR: 0.44 / EMPLOYEE (0.44 X 30) = 13 VPH
PM PEAK HR: 0.42 / EMPLOYEE (0.42 X 30) = 13 VPH
20. **HOURS OF OPERATION:**
MONDAY THROUGH SATURDAY 7:00 AM - 5:00 PM
21. **GENERAL NOTE:**
ADEQUATE SITE LIGHTING FOR PEDESTRIAN AND PARKING AREAS REQUIRED. PHOTOMETRIC LIGHTING PLAN TO BE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL.
22. **RIGHT-OF-WAY DEDICATION ON BELL AVENUE TO BE DETERMINED.**



PROJECT LOCATION MAP

DEVELOPMENT TEAM

1. **OWNER:**
RAILSIDE LLC
1307 NE SUNVIEW TERRACE
JENSEN BEACH, FL 34957
PHONE: (917) 575-2919
EMAIL: JK@RAILSIDE.COM
2. **PETITIONER:**
TROPICAL EXCHANGE CORP.
DBA: TROPICAL RECYCLING
2625 ELECTRONIC WAY
WEST PALM BEACH, FL
PHONE: (561) 832-7477
EMAIL: BRIAN@TROPICALRECYCLING.COM
3. **OWNER'S REPRESENTATIVES / ENGINEER:**
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
PHONE: (772) 464-3537
FAX: (772) 464-9497
SMATTHE@C&T-ENG.COM
4. **ARCHITECT:**
JAMES B. GILGENBACH
ARCHITECTURE & PLANNING
NEWPORT COMMERCE CENTER
1239 E NEWPORT CENTER DR., SUITE 107
DEERFIELD BEACH, FL 33442
PHONE: (954) 426-1652
5. **LANDSCAPE ARCHITECT:**
BOGGS PLANNING & LANDSCAPE ARCHITECTURE
100 AVENUE A, SUITE 2E
FORT PIERCE, FL 34995
PHONE: (772) 486-5228
WWW.GBLANS.COM
6. **CONSTRUCTION MANAGER:**
REALTIME PROPERTY DEVELOPMENT SERVICE
101 S. OCEAN DRIVE
FORT PIERCE, FL 34950
PHONE: (772) 344-7100
REALTIMEFLA@AOL.COM
7. **PROJECT SURVEYOR:**
ALEXANDER J. PIAZZA, PSM
619 SW BILTMORE AVE
PORT ST. LUCIE, FL 34983
PHONE: (772) 340-7770

STEFAN K. MATTHES P.E. FL. REG. NO. 38723

COMPUTER FILE REF.	FIELD BK./PG.
15-126 SitePlan.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE: 772-464-3537 • FAX: 772-464-9497 • WWW.CT-ENG.COM
151 SW FLAGLER AVENUE • ST. LUCIE, FLORIDA 34994
PHONE: 772-220-3376 • FAX: 772-464-9497 • WWW.CT-ENG.COM
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE
REVISED PARKING/BIKE RACK/SIDEWALK/SITE DATA PER TRC COMMENTS	RN	08/25/15	

DESIGNED	BY	DATE
SKM	SKM	08/04/15
CALCS.		
DRAWN	DRP	08/04/15
DETAILED	RN	08/25/15
CHECKED	JPT	08/25/15
APPROVED	SKM	08/25/15

TROPICAL RECYCLING

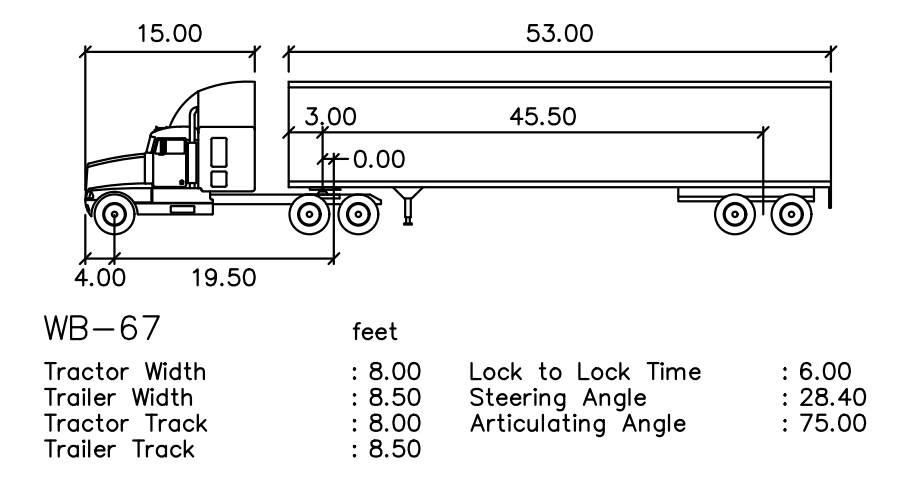
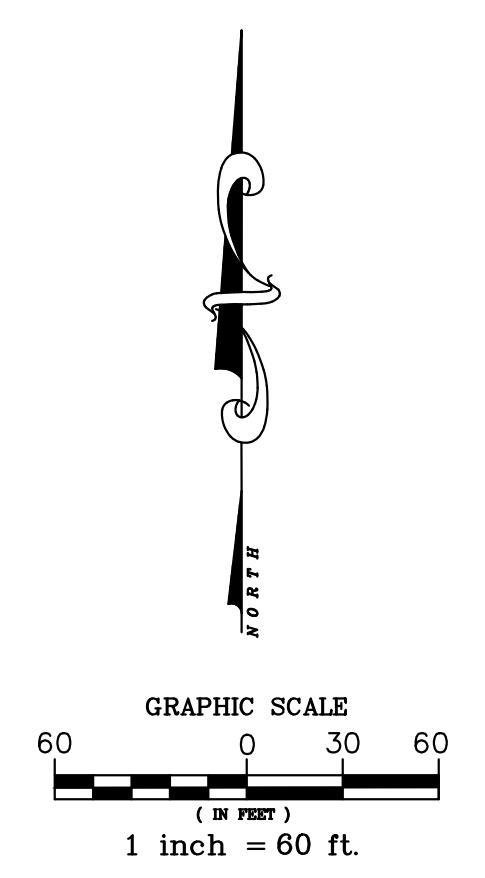
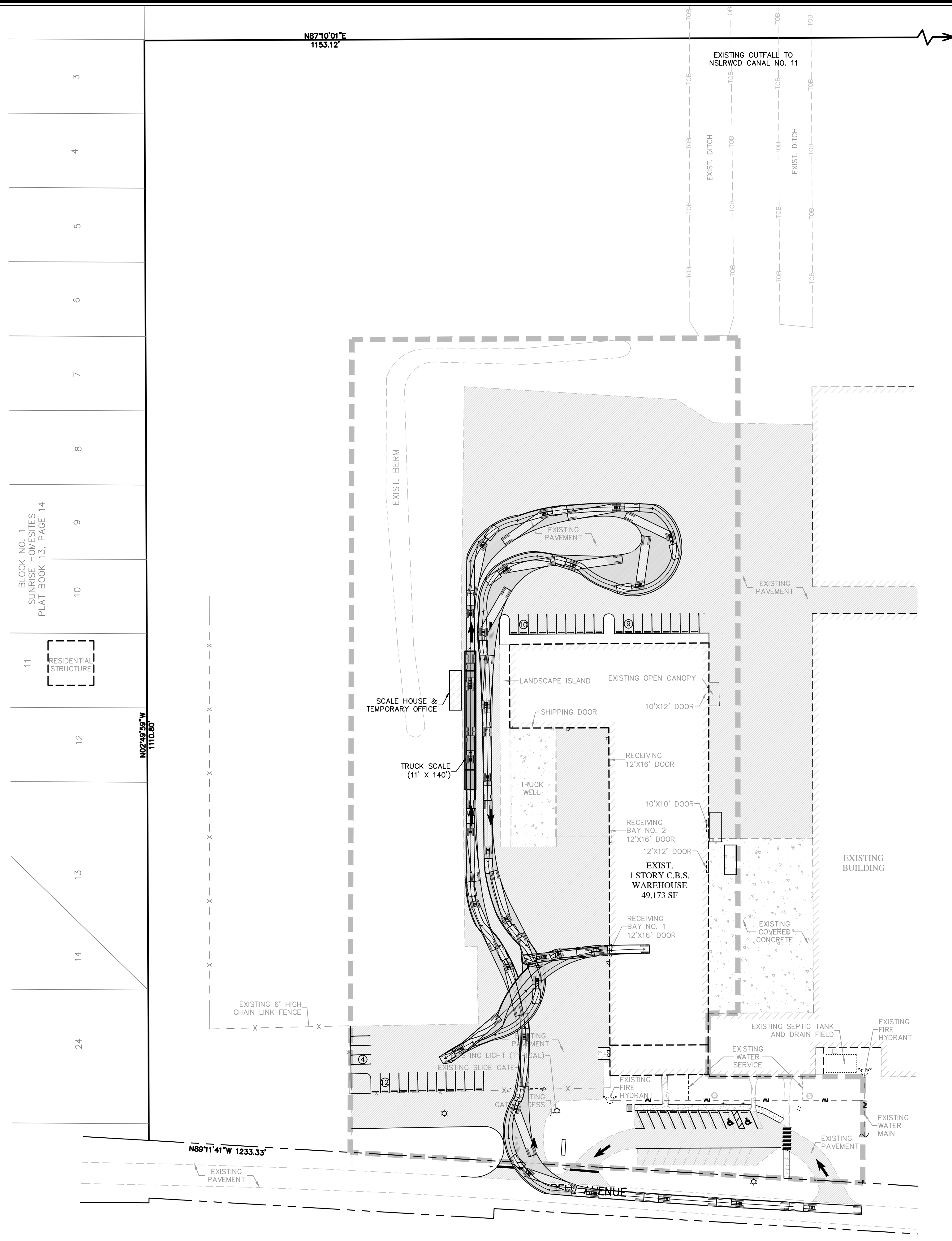
SITE PLAN

DATE: 08/25/2015
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A

JOB No. 15-126

SHEET 1 of 2

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STEFAN K. MATTHES P.E. FL. REG. NO. 38723

COMPUTER FILE REF.	FIELD BK./PG.
15-126 SitePlan.dwg	

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- REVISIONS -		
	BY	DATE

	BY	DATE
DESIGNED	SKM	08/04/15
CALCS.	-	-
DRAWN	DRP	08/04/15
DETAILED	-	-
CHECKED	JPT	08/07/15
APPROVED	SKM	08/07/15

TROPICAL RECYCLING

WB-67 AUTOTURN EXHIBIT

DATE: 08/07/2015
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 15-126
SHEET 2 of 2