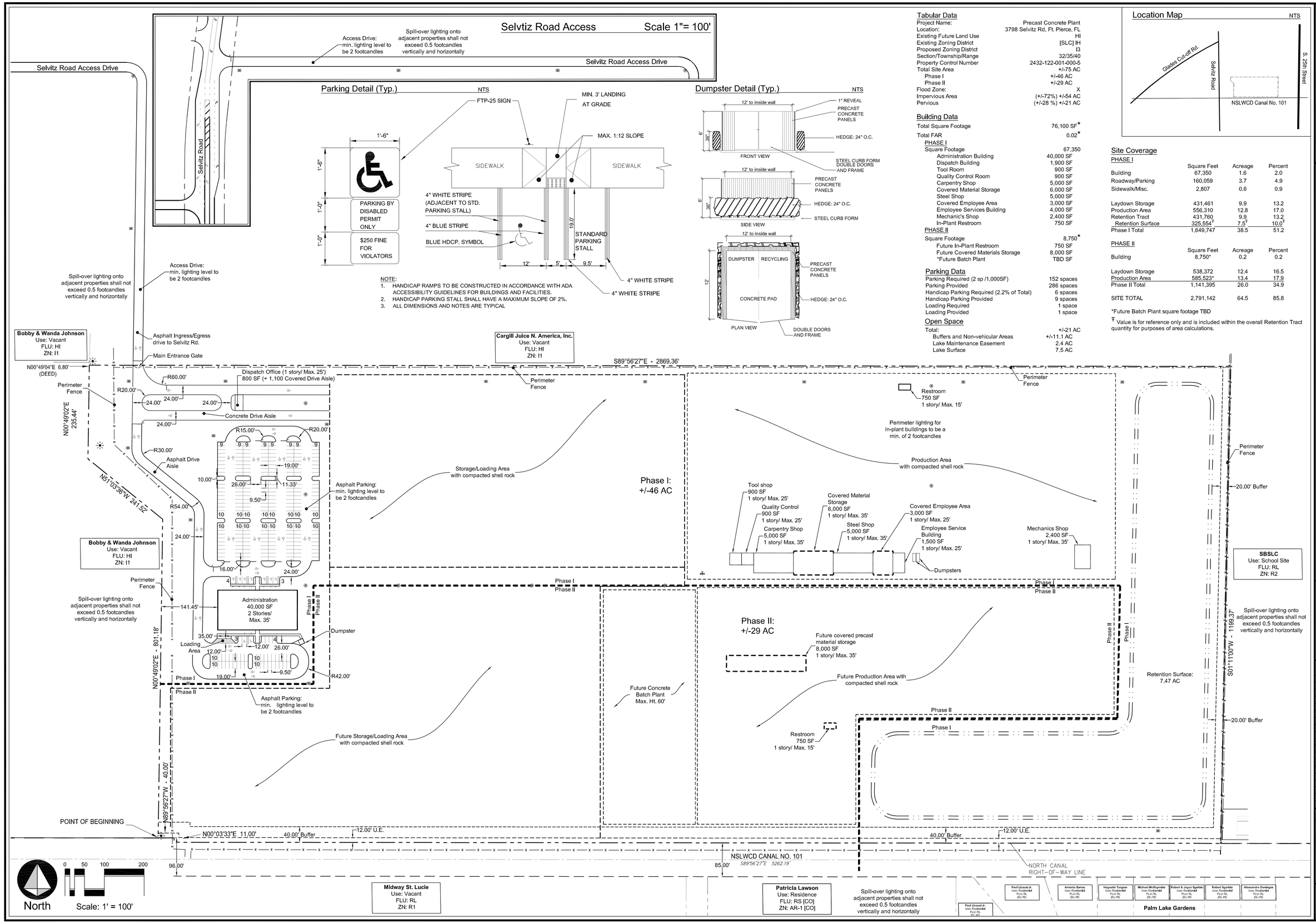

Tabular Data

Project Name:	Precast Concrete Plant
Location:	3798 Selvitz Rd, Ft. Pierce, FL
Existing Future Land Use	HI
Existing Zoning District	[SLC] IH
Proposed Zoning District	I3
Section/Township/Range	32/35/40
Property Control Number	2432-122-001-000-5
Total Site Area	+/-75 AC
Phase I	+/-46 AC
Phase II	+/-29 AC
Flood Zone:	X
Impervious Area	(+/-72%) +/-54 AC
Pervious	(+/-28 %) +/-21 AC

Building Data

Total Square Footage	76,100 SF*
Total FAR	0.02*
PHASE I	
Square Footage	67,350
Administration Building	40,000 SF
Dispatch Building	1,900 SF
Tool Room	900 SF
Quality Control Room	900 SF
Carpentry Shop	5,000 SF
Covered Material Storage	6,000 SF
Steel Shop	5,000 SF
Covered Employee Area	3,000 SF
Employee Services Building	4,000 SF
Mechanic's Shop	2,400 SF
In-Plant Restroom	750 SF
PHASE II	
Square Footage	8,750*
Future In-Plant Restroom	750 SF
Future Covered Materials Storage	8,000 SF
*Future Batch Plant	TBD SF

Parking Data

Parking Required (2 sp /1,000SF)	152 spaces
Parking Provided	286 spaces
Handicap Parking Required (2.2% of Total)	6 spaces
Handicap Parking Provided	9 spaces
Loading Required	1 space
Loading Provided	1 space

Open Space

Total:	+/-21 AC
Buffers and Non-vehicular Areas	+/-11.1 AC
Lake Maintenance Easement	2.4 AC
Lake Surface	7.5 AC

Location Map

NTS

Glades Cut-off Rd.
Selvitz Road
S. 25th Street
NSLWCD Canal No. 101

Site Coverage

PHASE I

	Square Feet	Acreage	Percent
Building	67,350	1.6	2.0
Roadway/Parking	160,059	3.7	4.9
Sidewalk/Misc.	2,807	0.6	0.9
Laydown Storage	431,461	9.9	13.2
Production Area	556,310	12.8	17.0
Retention Tract	431,760	9.9	13.2
Retention Surface	325,554‡	7.5‡	10.0‡
Phase I Total	1,649,747	38.5	51.2

PHASE II

	Square Feet	Acreage	Percent
Building	8,750*	0.2	0.2
Laydown Storage	538,372	12.4	16.5
Production Area	585,523*	13.4	17.9
Phase II Total	1,141,395	26.0	34.9
SITE TOTAL	2,791,142	64.5	85.8

*Future Batch Plant square footage TBD

‡ Value is for reference only and is included within the overall Retention Tract quantity for purposes of area calculations.

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

Precast Concrete Plant

Prepared for Precast Specialties, LLC

Ft. Pierce, Florida

REVISIONS

Site Plan

SCALE |	AS SHOWN
DRAWN |	SDP
CHECKED BY |	SDP
FILE |	145.01-Ft. Pierce 75AC - FSP ReSub
DATE |	2016-09-23

Sheet: 1 of 1