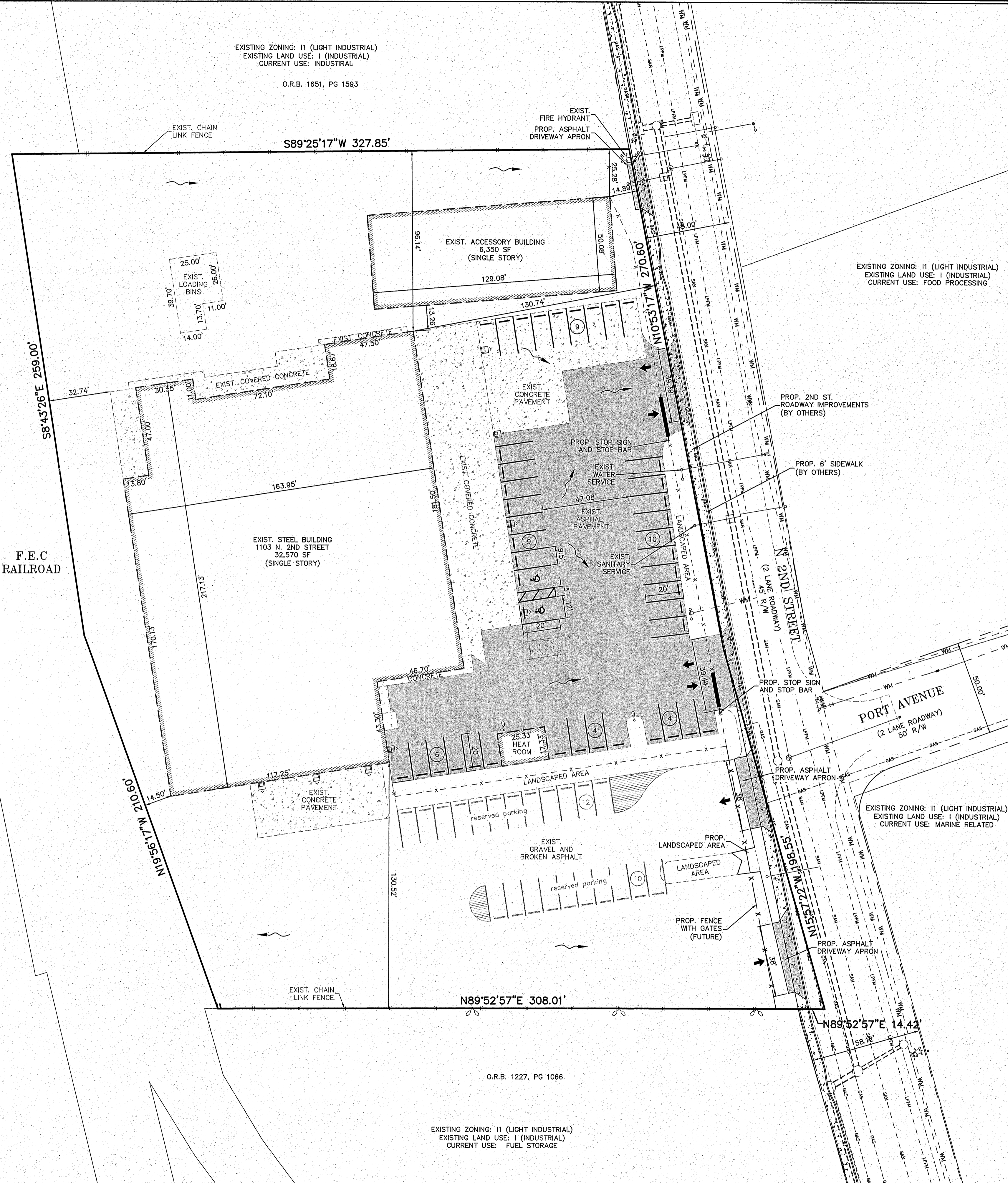


HANDICAP & STANDARD PARKING DETAIL
N.T.S.

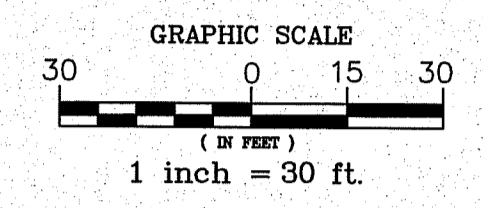
LEGAL DESCRIPTION:
THAT PART OF LOT 6, OF THE ASSESSOR'S MAP OF THE NORTH PART OF FORT PIERCE, FLORIDA WHICH LIES BETWEEN NORTH SECOND STREET AND THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD AND THAT PART OF THE SOUTH 150 FEET OF THE EAST 225 FEET OF LOT 6, BLOCK A, ASSESSOR'S MAP OF FORT PIERCE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF SECOND STREET.

LEGEND

- EXIST. CONCRETE PAVEMENT
- EXIST. ASPHALT PAVEMENT
- OVERLAND FLOW DIRECTION
- EXIST. FENCE
- PROP. FENCE
- EXIST. FIRE HYDRANT
- PROPOSED WHEELSTOP
- EXIST. WALL MOUNTED LIGHT
- EXIST. SINGLE LIGHT POLE
- EXIST. DOUBLE LIGHT POLE
- PROPERTY LINE
- EXIST. EXISTING
- PROP. PROPOSED
- TYP. TYPICAL



SITE DATA



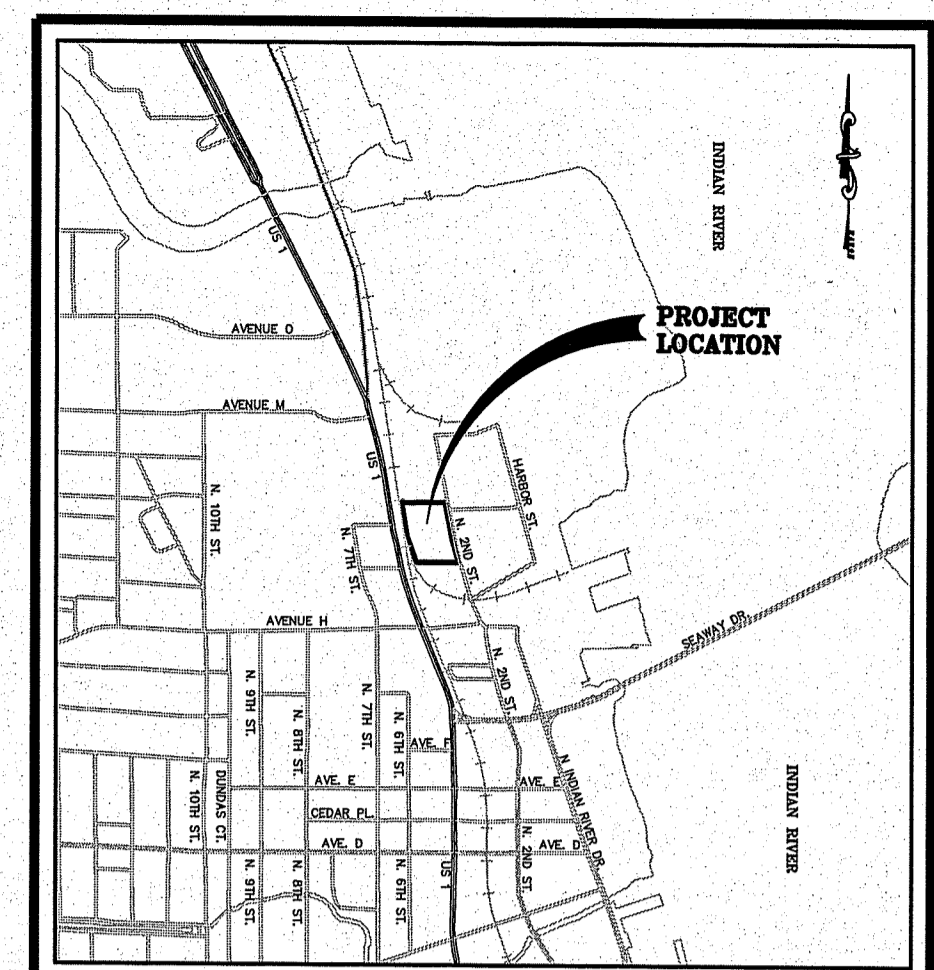
1. **PROJECT NAME:**
INDIAN RIVER BIODIESEL FORT PIERCE FACILITY
2. **LOCATION:**
1103 N. 2ND STREET
FORT PIERCE, FL
3. **PROJECT DESCRIPTION:**
BIODIESEL PRODUCTION FACILITY
4. **PARCEL ID NUMBER:**
2403-705-0006-000-9
5. **PLANNING AREA:**
3.47 ACRES
151,179 SQ FT
6. **ZONING:**
I1 (LIGHT INDUSTRIAL)
7. **LAND USE:**
I (INDUSTRIAL)
8. **DEVELOPMENT SCHEDULE:**
START: APRIL 1, 2016
COMPLETE: AUGUST 1, 2016
9. **FLOOD ZONE:**
THE PROJECT IS LOCATED IN FLOOD ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0179J, PANEL 179 OF 420, DATED FEBRUARY 16, 2012.
10. **SITE COVERAGE (PLANNING AREA)**

	ACREAGE	SQ FEET	% OF SITE
EX. BLDG	0.90	39,359	26%
EX. PAVEMENT	0.83	36,345	24%
TOTAL IMPERVIOUS	1.74	75,704	50%
TOTAL PERVIOUS	1.73	75,475	50%
TOTAL	3.47	151,179	100%
11. **BUILDING HEIGHT:**
MAXIMUM BUILDING HEIGHT: NA
12. **BUILDING SETBACK**

SETBACKS (FEET)	REQUIRED	PROVIDED
FRONT	15'	130'
REAR	15'	14.5'
SIDE	15'	86'
13. **UTILITY SERVICES:**

	FPUA	ELECTRIC SERVICE:	FPUA
WATER SERVICE:	FPUA	SOLID WASTE:	FPUA
SEWAGE SERVICE:	FPUA		
CABLE SERVICE:	FPUA	COMCAST	FPUA
14. **REFUSE COLLECTION:**
TRASH AND SOLID WASTE IS COLLECTED AT CENTRAL PICK-UP LOCATION, TO BE LOCATED ON SITE BASED ON PRODUCTION FLOW/PROCESS.
15. **PARKING REQUIRED:**

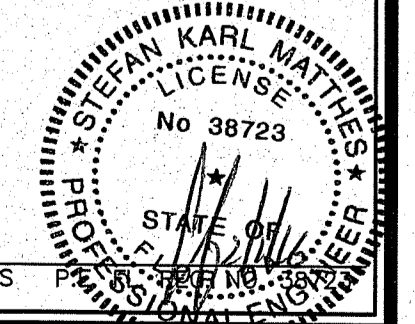
	REQUIRED	PROVIDED
1 SPACE / 600 SF OF ENCLOSED BUILDING :	66 SPACES	42 SPACES (MARKED)
INCLUDED 2 HANDICAP SPACES		24 SPACES (RESERVED)
16. **SITE DRAINAGE:**
THE EXISTING SITE DRAINS VIA SHEET FLOW TO N. 2ND ST. NO MODIFICATIONS TO THE EXISTING SITE DRAINAGE ARE PROPOSED.
17. **WATER AND WASTEWATER STATEMENT:**
THE EXISTING WATER AND WASTEWATER SERVICE IS PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA).
18. **TRAFFIC STATEMENT:**
ITE CODE: 140 (MANUFACTURING) 9TH EDITION
DAILY TRIPS: 2.13 / EMPLOYEE (2.13 X 40) = 85 VPD
AM PEAK HR: 0.39 / EMPLOYEE (0.39 X 40) = 16 VPH
PM PEAK HR: 0.40 / EMPLOYEE (0.40 X 40) = 16 VPH
19. **GENERAL NOTE:**
THE SITE LIGHTING IS EXISTING AS SHOWN ON THE SITE PLAN AND NO NEW LIGHTING IS PROPOSED.



PROJECT LOCATION MAP
NTS
SECTION 03, TOWNSHIP 35S, RANGE 40E

DEVELOPMENT TEAM

1. **OWNER:**
EGAN PACKING, LLC
1900 OLD DIXIE HWY
FORT PIERCE, FL 34946
2. **PETITIONER:**
INDIAN RIVER BIODIESEL, INC.
1810 OLD CKECHOBEE ROAD, SUITE A
WEST PALM BEACH, FL 33409
PHONE: (772) 464-3537
FAX: (772) 464-9497
EMAIL: SMATTIES@CT-ENG.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
EMAIL: SMATTIES@CT-ENG.COM
4. **ARCHITECT:**
DONADIO & ASSOCIATES, ARCHITECTS, P.A.
609 17TH STREET
VERO BEACH, FL 34960
PHONE: (772) 794-2929
FAX: (772) 582-8500
EMAIL: ANTHONY@DONADIO-ARCH.COM
5. **LANDSCAPE ARCHITECT:**
LANDSCAPE ARCHITECT CONSULTANTS, INC.
5215 W. BROWARD BOULEVARD
PLANTATION, FL 33317
PHONE: (954) 581-1110
EMAIL: TOM@LACFL.COM
6. **PROJECT SURVEYOR:**
MASTELLER, MOLER & TAYLOR, INC.
1655 27TH STREET, SUITE 2
VERO BEACH, FL 32960
PHONE: (772) 564-8050
FAX: (772) 794-0647
EMAIL: DTS243@BELLSOUTH.NET



STEFAN K. MATTHES

811
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COMPUTER FILE REF.	FIELD BK./PG.
16-005 BASE.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4285

- REVISIONS -

BY	DATE

BY	DATE
DESIGNED SKM	01/27/16
CALCS. DM	01/29/16
DRAWN JK	01/27/16
DETAILED JK	01/27/16
CHECKED	
APPROVED SKM	02/01/16

INDIAN RIVER BIODIESEL FORT PIERCE FACILITY

SITE PLAN

DATE: 02/01/16
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
JOB No. 16-005
SHEET 1 of 1