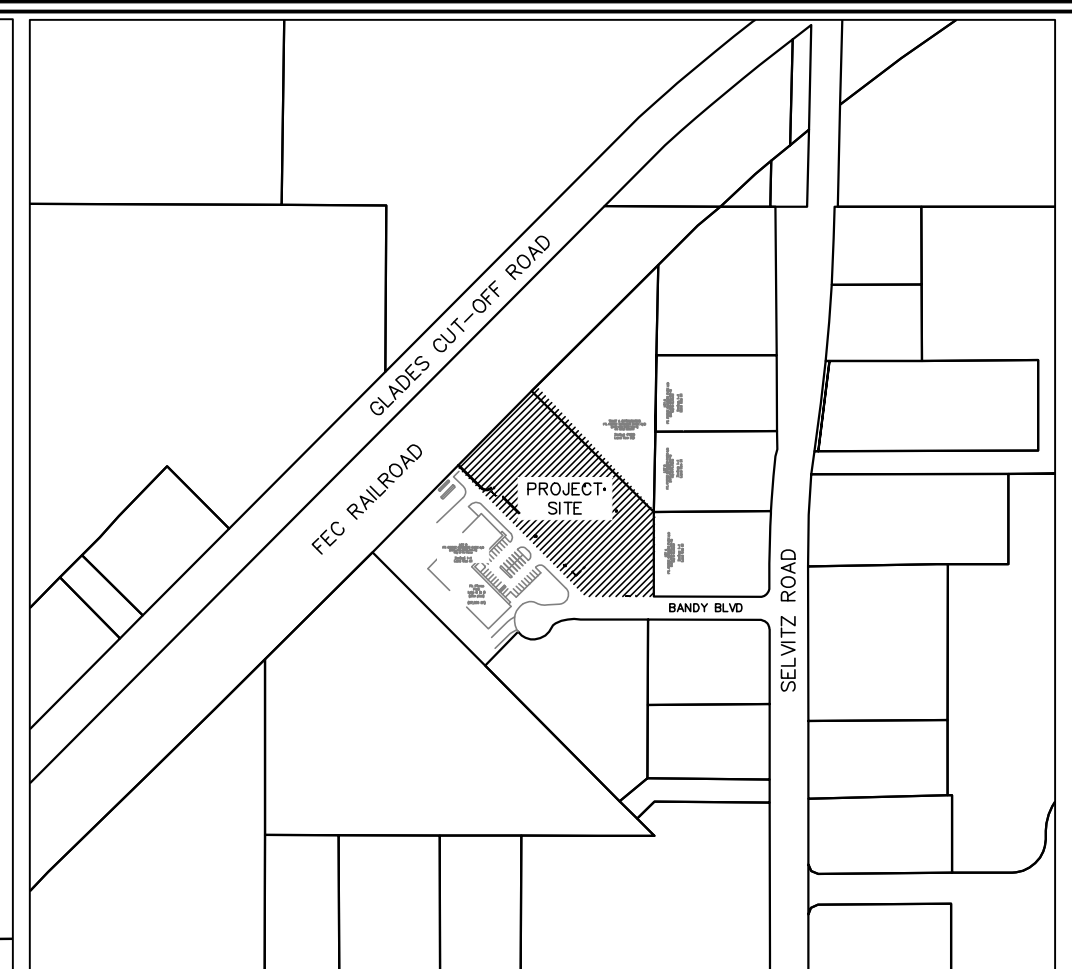
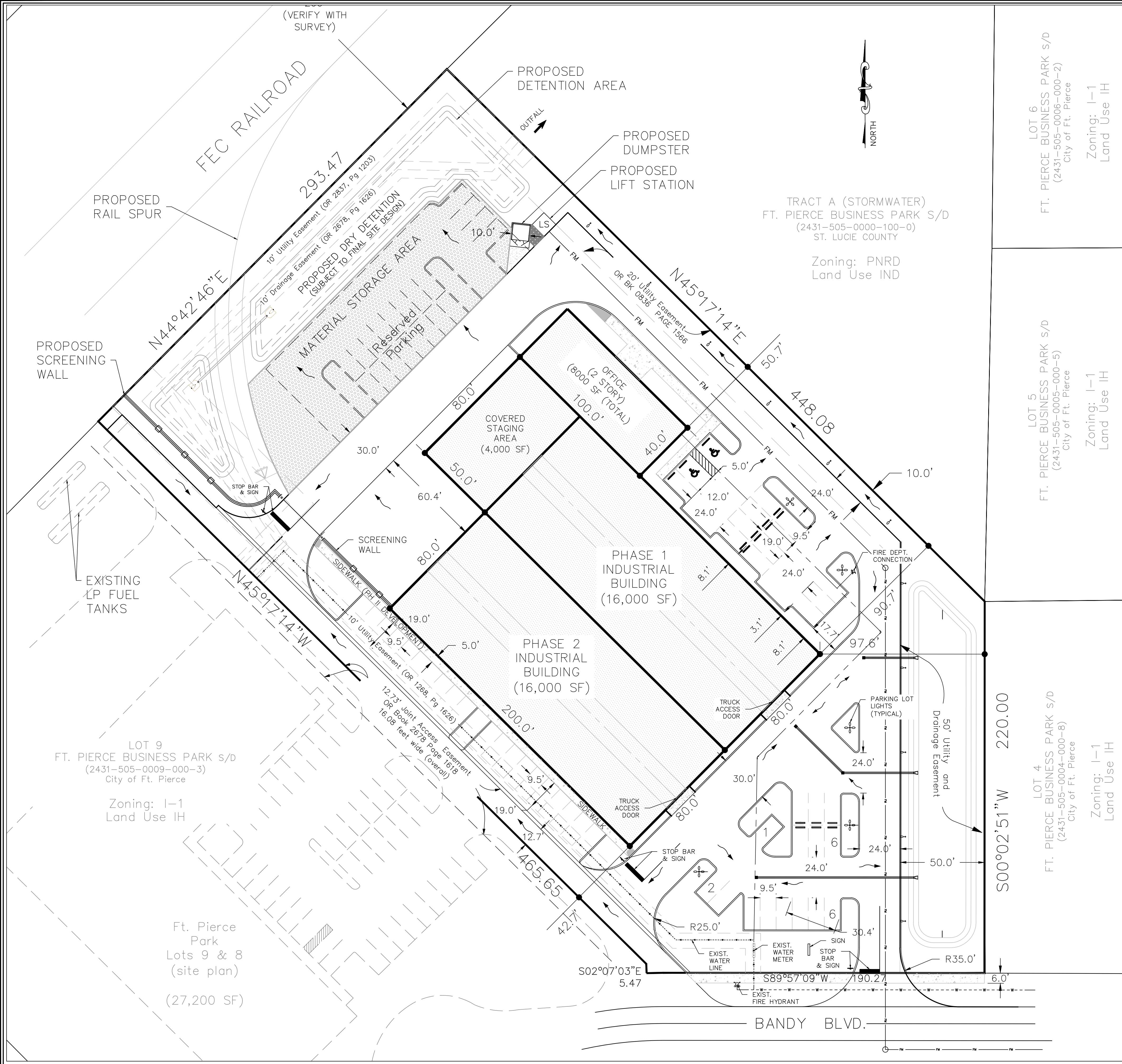


P:\Proj-2018\18-110 pvt - Redhawk Rebar Planning (site plan)\18-110-site plan (acad)\18-110-BASE SITE PLAN (D.M).dwg Plotted: 6/18/2018 1:25 PM BY: [redacted]



**SITE DATA TABLE**

**Owner/Applicant:**  
Transamerica Construction Co  
234 NE 34th Street  
Miami, FL 33137  
Phone: (305) 572-9551  
Fax: (305) 572-9552

**Engineer / Surveyor:**  
Culpepper & Terpening, Inc.  
2980 South 25th Street  
Fort Pierce, FL 34981  
Phone: (772) 464-3537  
Fax: (772) 464-9497  
[www.ct-eng.com](http://www.ct-eng.com)

**Architect:**  
Balli-Trautman Architects LLC  
1533 Sunset Drive Suite 101  
Coral Gables, FL 33143  
Phone: (305) 669-5160  
Fax: (305) 898-9098

**Landscape Architect:**

**Environmental:**

- Project Name:** Redhawk Rebar Fabrication Plant (Ft. Pierce)
- Location:** (T/B/D)
- Project Description:** Metal
- Sec/Town/Range:** Section 27/ Range 35S/ Township 40E
- Tax Map:** 24-31n
- Parcel ID Numbers:** 2431-505-0008-000-6
- Gross Site Area:** 3.52 Automobile Dealership Parcel 153,331 sq feet
- Zoning:** I-1 (Industrial Light) 3.52 acres
- Land Use:** IH (Industrial Heavy) 3.52 acres
- Site Density/Intensity:** Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (60%))
- Development Schedule:**  
Start: Fall 2018  
Complete: Summer 2019
- Flood Zone:**  
The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C01881, Feb 16, 2012.
- Site Coverage:**

	acreage	sq feet	% of site	FAR <sup>2</sup>
Buildings (all types)	0.9	40,000	26%	0.26
Roadways/Parking	1.7	74,500	49%	n/a
Other Impervious	0.2	10,670	7%	n/a
Open Space/Landscape	0.6	28,161	18%	n/a
Lakes	0.0	0	0%	n/a
<b>Totals</b>	<b>3.5</b>	<b>153,331</b>	<b>100%</b>	

Notes:  
1.) All areas are approximate and subject to change as part of final construction plans.  
2.) FAR coverage based on total bldg sq ft (40,000)/ gross lot area.
- Parking:**  
required parking - 1.18 space/ 1000 sq feet building area  

Building Area (000's)	SP/1,000 sf	=	req'd	provided
41	1.18		48.38	49

handicapped parking required (based on Code required parking)

code req'd pkg	HC pkg req'd	HC Pkg
49	2 (public)	2
- Building Hgt.:**  
Maxim 65 feet
- Utility Service:**  

Utility Service	FPUA	Electric Service	FPUA
Water Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Sewage Service (Utility)	FPUA	Cable Service (primary)	Comcast
Re-Use Water (Utility)	n/a		

All utility services will be placed underground.
- Refuse:**  
Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.
- Site Lighting:**  
Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side of the buildings or through the placement of several independent poles located along the perimeter of the travel way and site storage area. All on-site lighting will comply with the City footcandle requirement.
- Site Drainage (preliminary):**  
The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.
- City of Ft. Pierce General Notes:**  
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.  
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

City Ft. Pierce Project Number:  
**18-00000000**

COMPUTER FILE REF.	FIELD BK./PG.

**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](http://www.ct-eng.com)  
STATE OF FLORIDA CERTIFICATION No. LB-626

- REVISIONS -

BY	DATE

DESIGNED	BY	DATE

**REDHAWK REBAR**

**SITE PLAN**

DATE: 06/01/18  
HORIZ. SCALE: 1:30  
VERT. SCALE: ####  
JOB No. 18-110  
SHEET 1 of 2