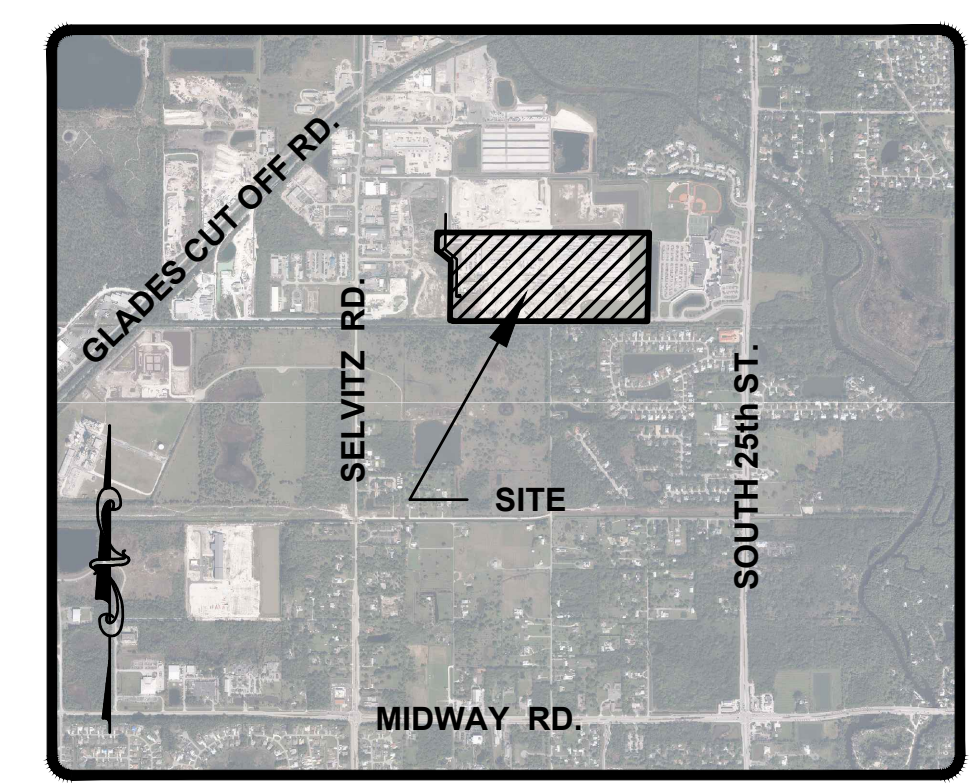


LEGAL DESCRIPTION:
 LOT 1, ACCORDING TO THE PLAT OF PRECAST SPECIALTIES, AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 75.0 ACRES, MORE OR LESS.

SURVEY NOTES:
 ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND			
	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
	EXISTING ELECTRIC BOX		EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL		EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP N.T.S.

REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
FOR PERMIT				

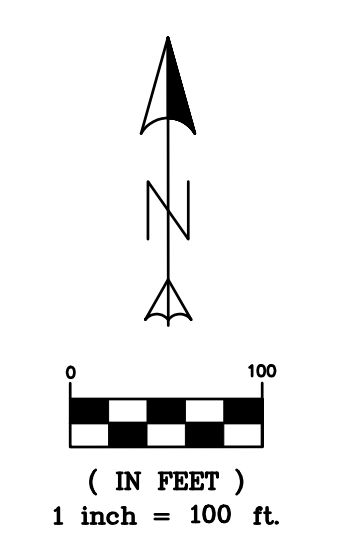
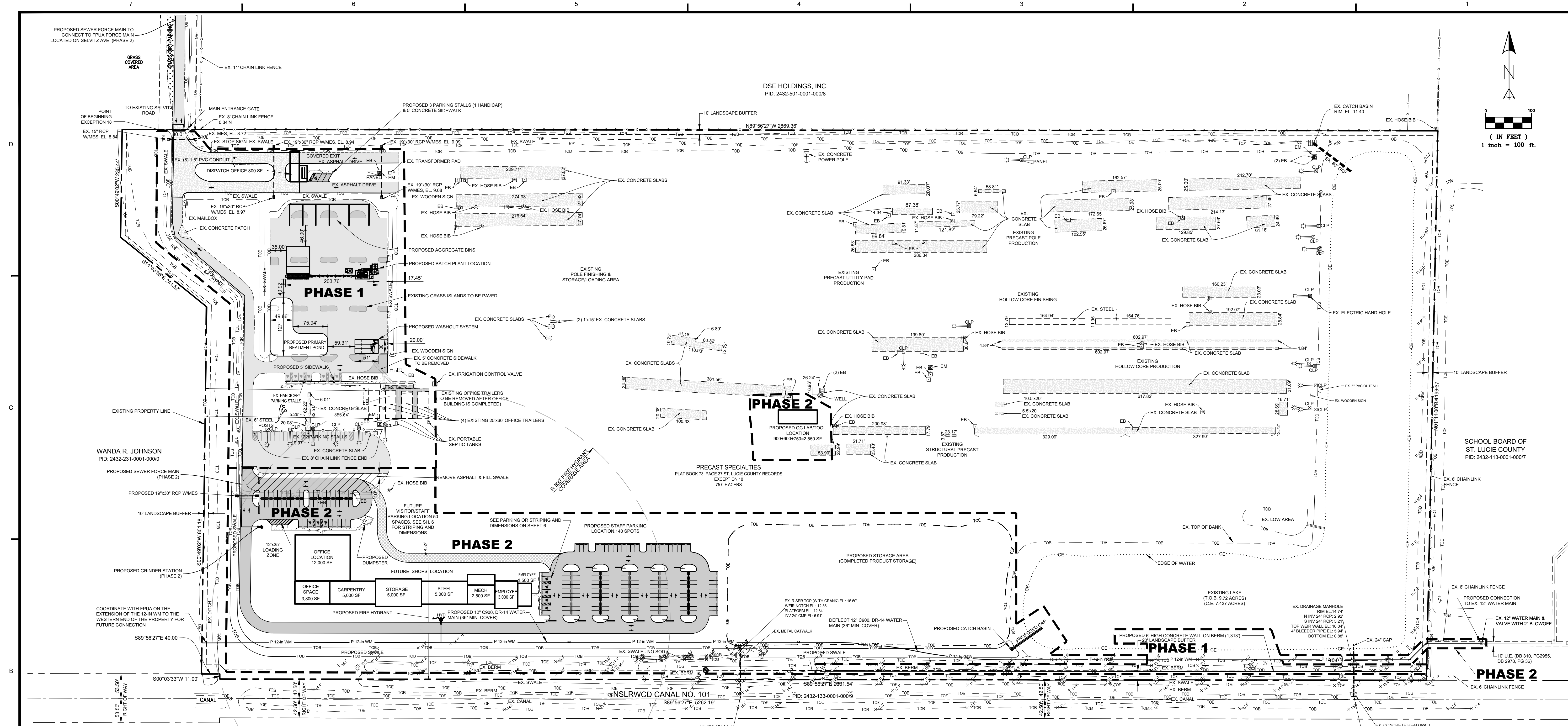
EDC A DIVISION OF **HALEY WARD, INC.**
 10250 Village Parkway, Suite 201
 Port Saint Lucie, Florida 34987
 772.462.2455
 WWW.HALEYWARD.COM

PROJECT: **PRECAST SPECIALTIES, LLC**
 CITY OF FORT PIERCE, FLORIDA

TITLE: **SITE PLAN**
EXISTING CONDITIONS

DATE	SCALE
7 OCT 2025	AS NOTED
DRAWN BY: RAH	DESIGNED BY: MDL
CHECKED BY: MDL	
PROJECT No. 24-226 SITE PLAN.DWG	
1 OF 6	





SITE DATA LEGAL DESCRIPTION

PRECAST SPECIALTIES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA.

CONTAINING 75.0 ACRES, MORE OR LESS.

PARCEL ID #: 2432-500-0001-000-5
 PROJECT NAME: PRECAST SPECIALTIES, LLC
 OWNER: PRECAST SPECIALTIES, LLC

FUTURE LAND USE: HEAVY INDUSTRIAL
ZONING: I-3
LAND SIZE: 3,267,016 S.F. (75 AC)

BUILDING DATA

PHASE 1 GROSS SQUARE FOOTAGE: 7,000 S.F. (0.160 AC)
 EXISTING OFFICE (TRAILERS) 6,200 S.F. (0.142 AC)
 PROPOSED DISPATCH OFFICE 800 S.F. (0.018 AC)

PHASE 2 GROSS SQUARE FOOTAGE: 41,100 S.F. (0.943 AC)
 RESTROOM 750 S.F. (0.017 AC)
 LAB/TOOL 2,550 S.F. (0.058 AC)
 OFFICE 15,800 S.F. (0.363 AC)
 CARPENTRY 5,000 S.F. (0.115 AC)
 STORAGE 5,000 S.F. (0.115 AC)
 STORAGE METAL 5,000 S.F. (0.115 AC)
 MECHANICAL 2,500 S.F. (0.057 AC)
 EMPLOYEE 4,500 S.F. (0.103 AC)
 REMOVAL OF EXISTING OFFICE -6,200 S.F. (0.142 AC)

PHASE 1 & 2 GROSS SQUARE FOOTAGE: 41,900 S.F. (0.962 AC)
 PHASE 1 800 S.F. (0.018 AC)
 REMOVAL OF EXISTING OFFICE -6,200 S.F. (0.142 AC)
 PHASE 2 41,100 S.F. (0.943 AC)

ADDITIONALLY, THE CODE CALL OUT THE REQUIRED PARKING AS:
 1 SPACE PER 500 S.F. PER SECTION 125-205 CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

PARKING CALCULATIONS:
 PHASE 1 PARKING REQUIRED:
 PARKING REQUIRED 7,000 / 500 = 14 SPACES (1 HC)
 PARKING PROVIDED = 32 SPACES (8 HC)

PHASE 1 & 2 PARKING REQUIRED:
 PARKING REQUIRED 41,900 / 500 = 84 SPACES (4 HC)
 PARKING PROVIDED = 215 SPACES (9 HC)

ZONING CODE FOR: HEAVY INDUSTRIAL					
	WIDTH	MIN. LOT	DEPTH	BUILDING	OPEN SPACE (LANDSCAPING)
PER CODE	100'	100'		N/A	0.50% MIN.
PROPOSED	2,869.36	1,199.37		N/A	1.64%

USEABLE OPEN SPACE AREA:
 REQUIRED = 3,267,016 S.F. @ 0.5% = 16,335 S.F.
 PROPOSED 20' LANDSCAPE BUFFER = 53,492 S.F.

PROVIDER OF UTILITIES:
 WATER: FPUA
 WASTEWATER: FPUA
 IRRIGATION: FPUA

IMPERVIOUS/PERVIOUS PROJECT DATA

PROJECT TOTAL AREA:	3,267,016 S.F.	75,000 AC	100%
IMPERVIOUS:	787,914 S.F.	18,088 AC	24.117%
ASPHALT:	254,521 S.F.	5,853 AC	7.791%
CONCRETE:	167,555 S.F.	3,847 AC	5.129%
BUILDING:	41,900 S.F.	0.962 AC	0.962%
LAKE E.O.W.:	323,938 S.F.	7.437 AC	9.915%
PERVIOUS:	2,479,102 S.F.	56,912 AC	75.883%

F.I.R.M. PANEL:
 12111C0198K
 CITY OF FORT PIERCE
 UNINCORPORATED AREA
 120286
 ZONE X

STORMWATER DRAINAGE:
 THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY TO AN ONSITE SWALE PRIOR TO DISCHARGING INTO THE EXISTING LAKE. AN EXISTING CONTROL STRUCTURE LOCATED IN THE LAKE PROVIDES WATER QUALITY AND ATTENUATION PRIOR TO DISCHARGING TO THE NSLRWCD CANAL 101

SOLID WASTE:
 BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
 REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

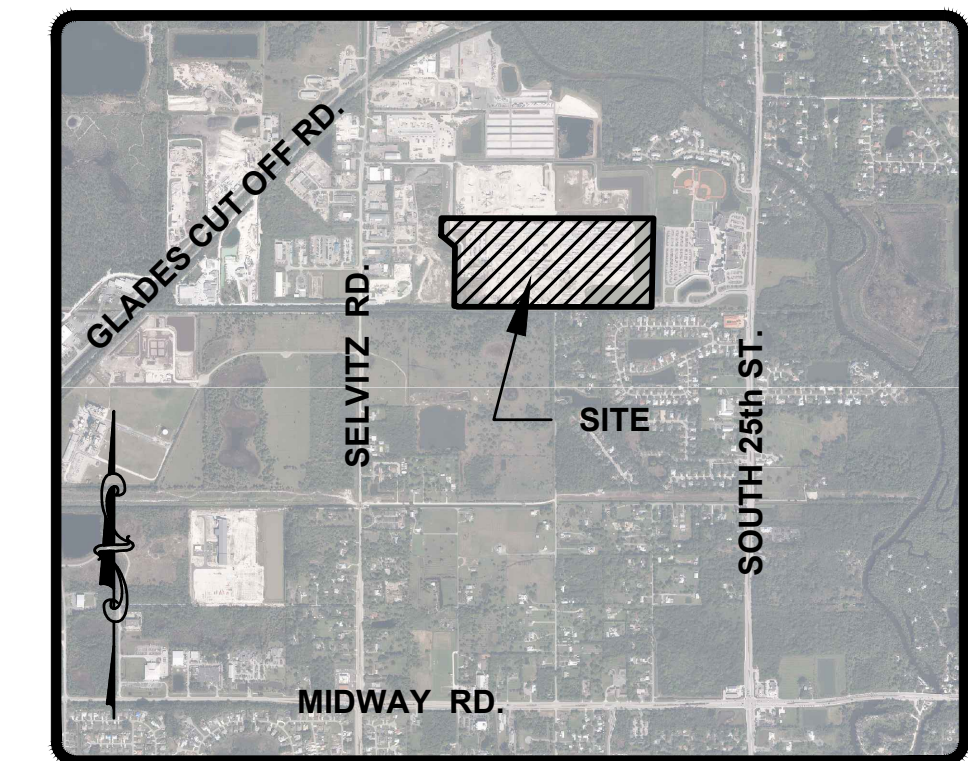
TRAFFIC STATEMENT:
 THE TOTAL NUMBER OF TRIPS WILL BE REDUCED DUE TO THE CONSTRUCTION OF THE BATCH PLANT. THE CURRENT OPERATION REQUIRES TRUCKS TO DELIVER RAW MATERIALS. THIS PROCESS WILL BE ELIMINATED WHEN THE BATCH PLANT IS OPERATIONAL.

ADDITIONAL TRAFFIC STATEMENT:
 THE TOTAL NUMBER OF CONCRETE TRUCKS THAT VISIT THE SITE EACH DAY RANGES FROM 32-38 TRUCKS. ONCE THE BATCH PLANT IS OPERATIONAL, THE TOTAL NUMBER OF TRUCKS THAT WILL VISIT THE SITE EACH DATE WILL RANGE FROM 3-6 TRUCKS.

PHASING:
 PHASE 1 TO START IN 2026
 ITEMS TO BE COMPLETED UNDER PHASE 1:
 1. BATCH PLANT
 2. AGGREGATE BINS AND WASH OUT
 3. TREATMENT POND
 4. DISPATCH OFFICE AND 3 PARKING SPACES
 5. LANDSCAPING AND CONCRETE WALL
 EXISTING TEMPORARY TRAILERS TO REMAIN UNDER PHASE 1 OPERATION UNTIL PHASE 2 IS COMPLETED

PHASE 2 TO START IN 2028
 ITEMS TO BE COMPLETED UNDER PHASE 2:
 1. OFFICE AND WORKS SHOPS
 2. PARKING AREAS AND LIGHTING
 3. DRAINAGE INFRASTRUCTURE
 4. WATER MAIN EXTENSION AND FIRE HYDRANT
 5. GRINDER STATION AND FORCE MAIN CONNECTION FOR SANITARY SEWER
 6. REMOVAL OF TEMPORARY TRAILERS

FIRE PROTECTION:
 FIRE PROTECTION TO BE IN PHASE 2 WITH DRY HYDRANT AND/OR CHEMICAL SUPPRESSION.



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP N.T.S.

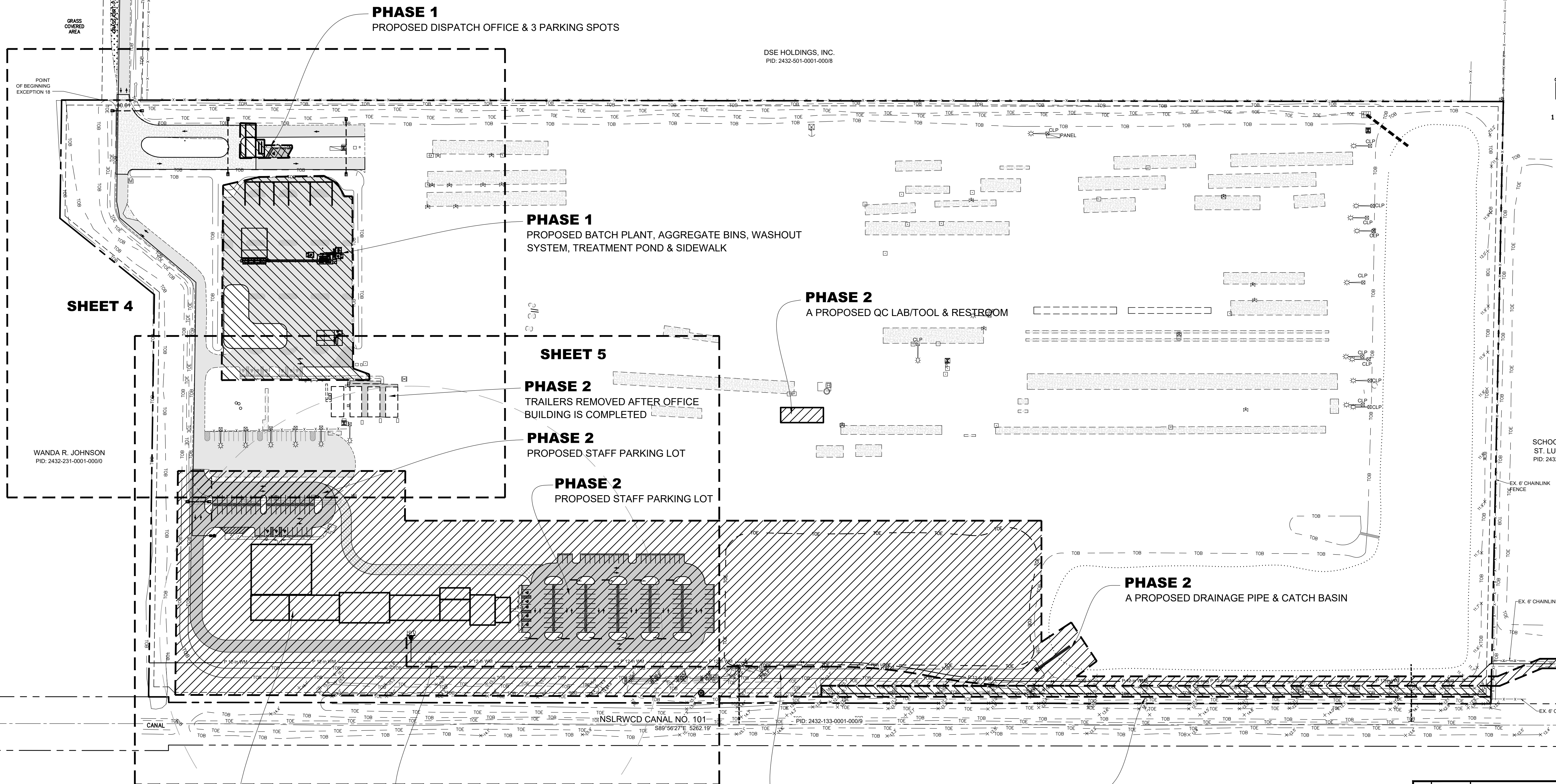
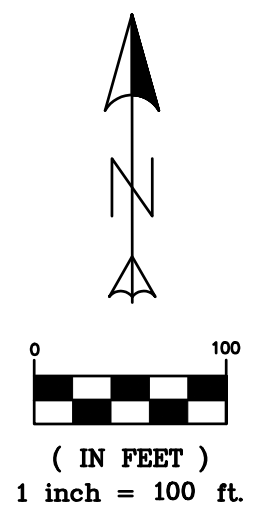
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[Symbol]	EXISTING ELECTRIC BOX	[Symbol]	EXISTING ELECTRIC METER
[Symbol]	HANDICAP PARKING SYMBOL	[Symbol]	EX. CONCRETE LIGHT POLE
[Symbol]	EXISTING CONCRETE	[Symbol]	EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
[Symbol]	EXISTING PAVEMENT	[Symbol]	EXISTING UTILITY POLE
[Symbol]	PROPOSED PAVEMENT	[Symbol]	DRAINAGE FLOW ARROW
[Symbol]	PROPOSED CONCRETE	[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED TURF BLOCK	[Symbol]	PARKING STALL COUNT

REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
FOR PERMIT				
		A DIVISION OF HALEY WARD, INC. 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455 WWW.HALEYWARD.COM		
		PROJECT: PRECAST SPECIALTIES, LLC CITY OF FORT PIERCE, FLORIDA		
TITLE: MAJOR ADJUSTMENT TO A SITE PLAN				
DATE	7 OCT 2025	SCALE	AS NOTED	
DRAWN BY	RAH	DESIGNED BY	MDL	CHECKED BY
PROJECT NO.	24-226 SITE PLAN.DWG			
DRAWING NO.	2 OF 6			



FILE LOCATION: Z:\EDC\2024\24-226 - PRECAST SPECIALTIES - SELVITZ ROAD ENGINEERING\AUTOCAD\DWG\24-226 SITE PLAN REV.DWG_2025.10.07_8.11.AM

7 6 5 4 3 2 1



SHEET 4

SHEET 5

PHASE 1
PROPOSED DISPATCH OFFICE & 3 PARKING SPOTS

PHASE 1
PROPOSED BATCH PLANT, AGGREGATE BINS, WASHOUT SYSTEM, TREATMENT POND & SIDEWALK

PHASE 2
A PROPOSED QC LAB/TOOL & RESTROOM

PHASE 2
TRAILERS REMOVED AFTER OFFICE BUILDING IS COMPLETED

PHASE 2
PROPOSED STAFF PARKING LOT

PHASE 2
PROPOSED STAFF PARKING LOT

PHASE 2
A PROPOSED DRAINAGE PIPE & CATCH BASIN

PHASE 2
PROPOSED 12" WATER MAIN EXTENSION & FIRE HYDRANT

PHASE 2
A PROPOSED SWALE

PHASE 1
A PROPOSED 6' HIGH CONCRETE WALL ON BERM (1,313')

PHASE 2
PROPOSED OFFICE AND STORAGE BUILDINGS

WANDA R. JOHNSON
PID: 2432-231-0001-00010

DSE HOLDINGS, INC.
PID: 2432-501-0001-00018

SCHOOL BOARD OF
ST. LUCIE COUNTY
PID: 2432-113-0001-00017

CANAL
NSLRWCD CANAL NO. 101
S89°56'27"E 5262.19'

PID: 2432-133-0001-00019

LEGEND			
	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
	EXISTING ELECTRIC BOX		EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL		EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		EXISTING UTILITY POLE
	PROPOSED PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED SIGN
	PROPOSED TURF BLOCK		PARKING STALL COUNT

REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
FOR PERMIT				

PROJECT
PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

TITLE
KEY SHEET FOR SITE PLAN

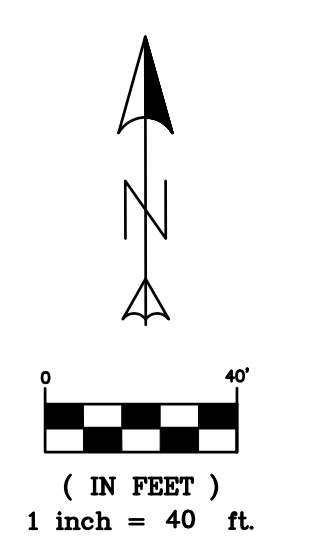
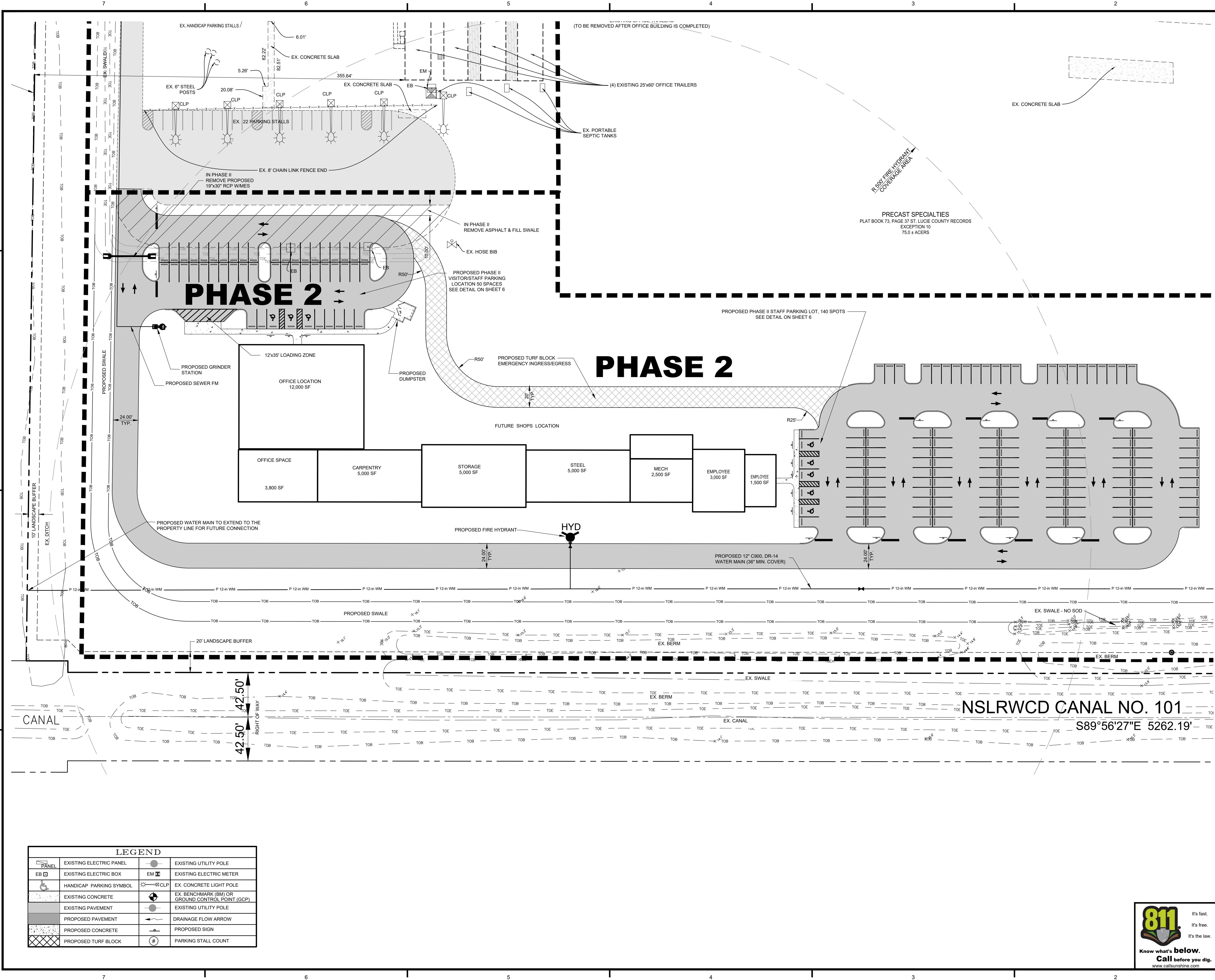
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7 OCT 2025	AS NOTED
DRAWN BY RAH	DESIGNED BY MDL
CHECKED BY MDL	
PROJECT No. 24-226 SITE PLAN.DWG	
DRAWING No.	REV.
3 OF 6	



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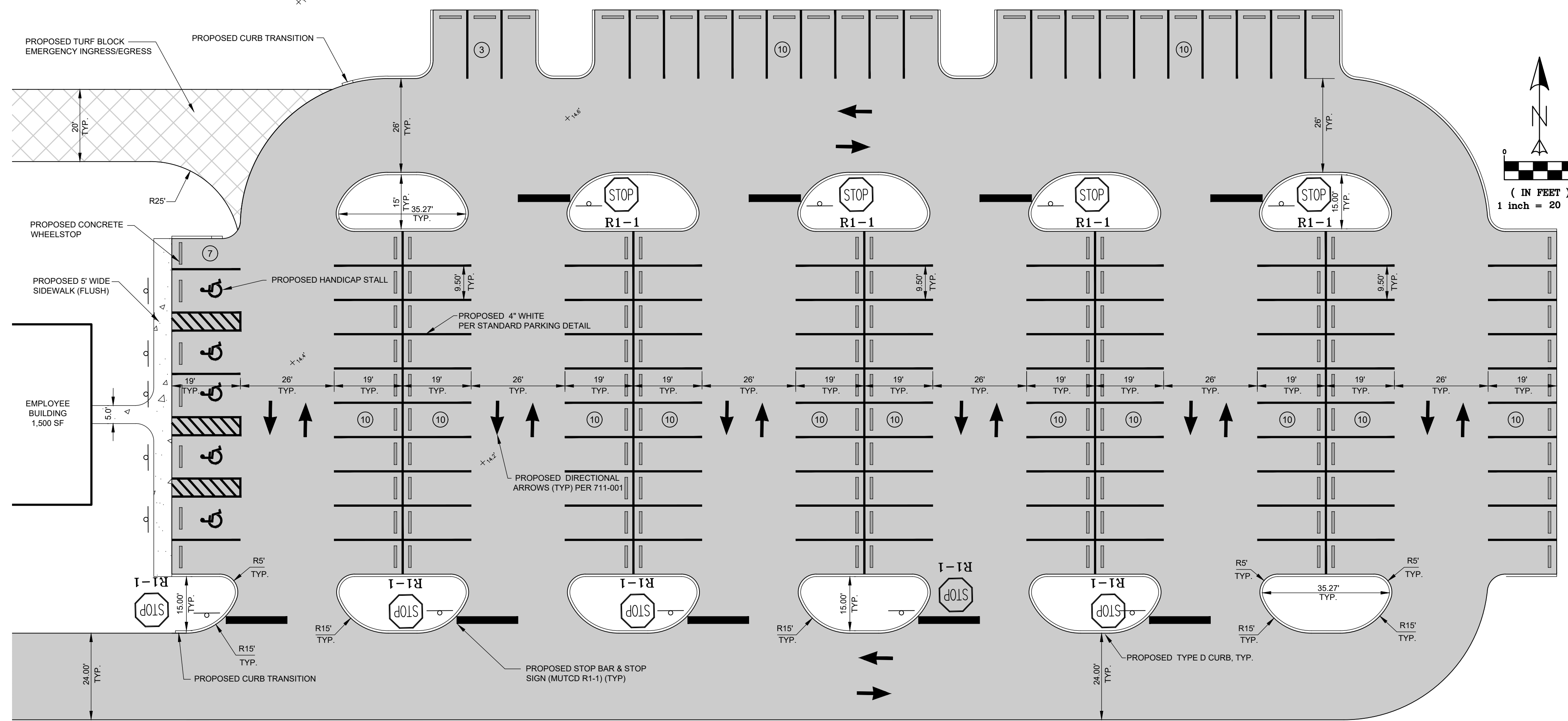


LEGEND			
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	EXISTING ELECTRIC BOX		EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL		EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		EXISTING UTILITY POLE
	PROPOSED PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED SIGN
	PROPOSED TURF BLOCK		PARKING STALL COUNT

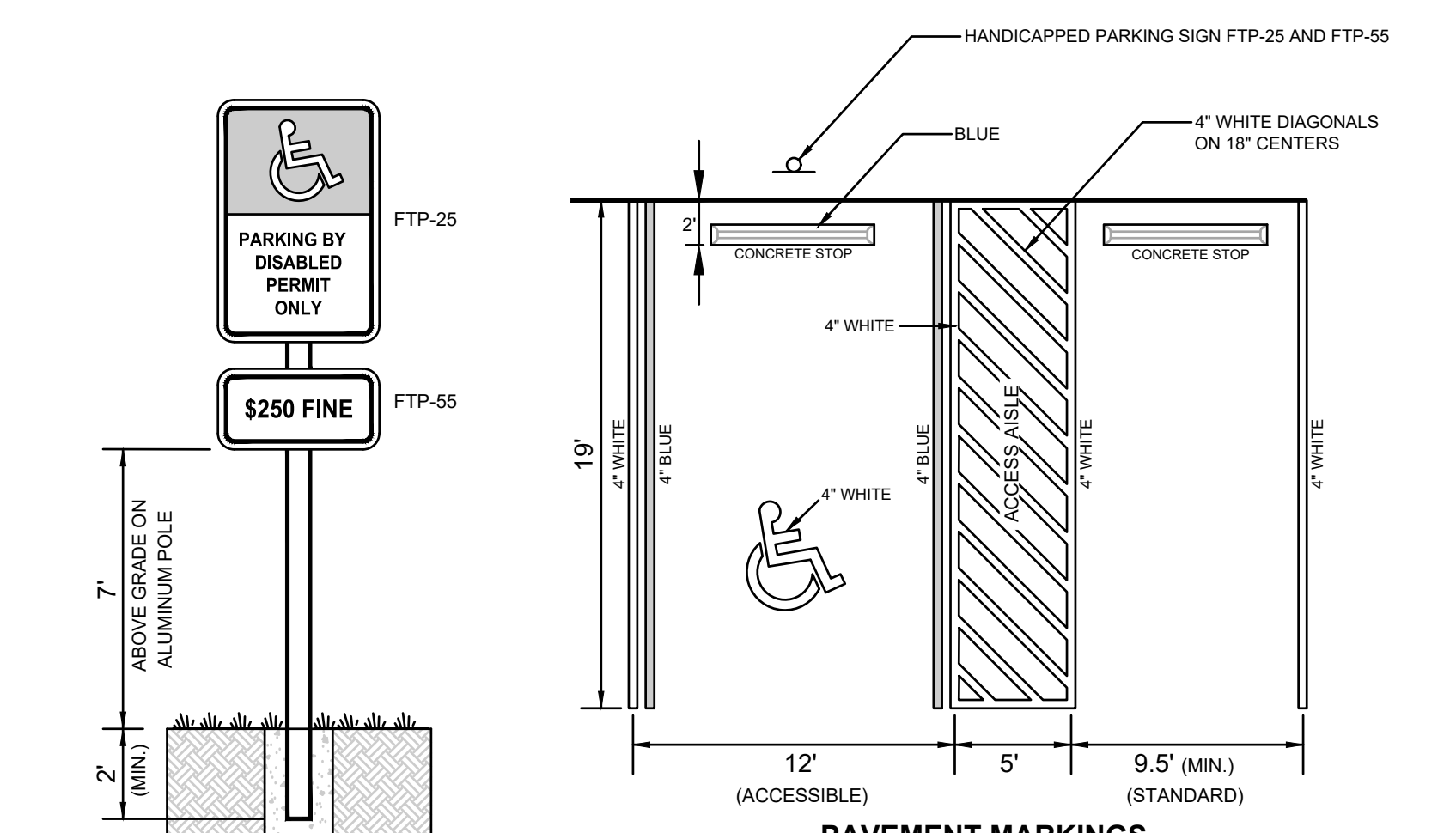
NSLRWCD CANAL NO. 101
S89°56'27"E 5262.19'

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FOR PERMIT				
A DIVISION OF HALEY WARD, INC. 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455 WWW.HALEYWARD.COM				
PROJECT				
PRECAST SPECIALTIES, LLC CITY OF FORT PIERCE, FLORIDA				
TITLE				
MAJOR ADJUSTMENT TO A SITE PLAN				
DATE		SCALE		
7 OCT 2025		AS NOTED		
DRAWN BY	DESIGNED BY	CHECKED BY		
RAH	MDL	MDL		
PROJECT No.				
24-226 SITE PLAN.DWG				
DRAWING No.				
5 OF 6				





PROPOSED PHASE II STAFF PARKING LOT PLAN VIEW, 140 SPOTS



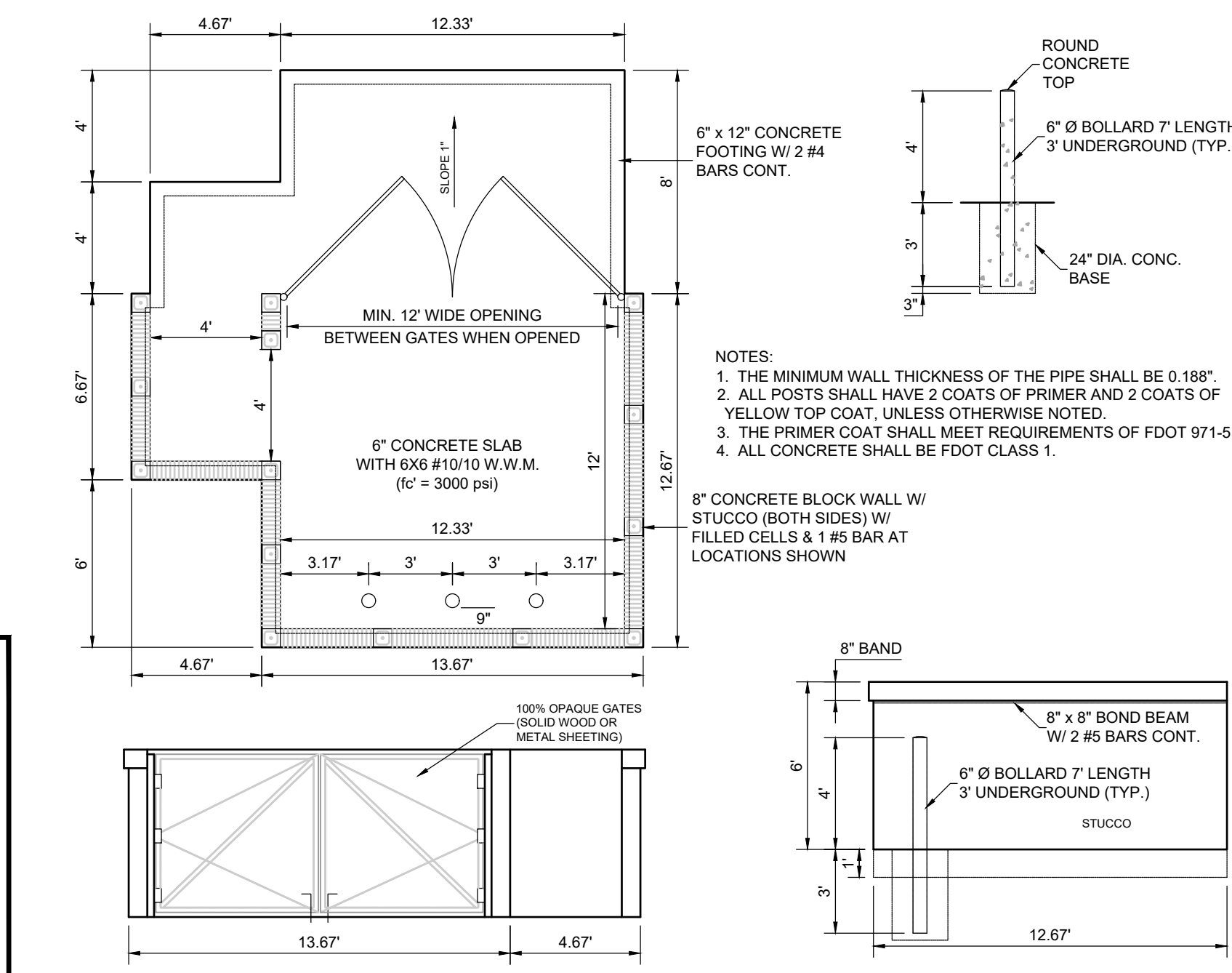
HANDICAPPED PARKING SIGN

PAVEMENT MARKINGS

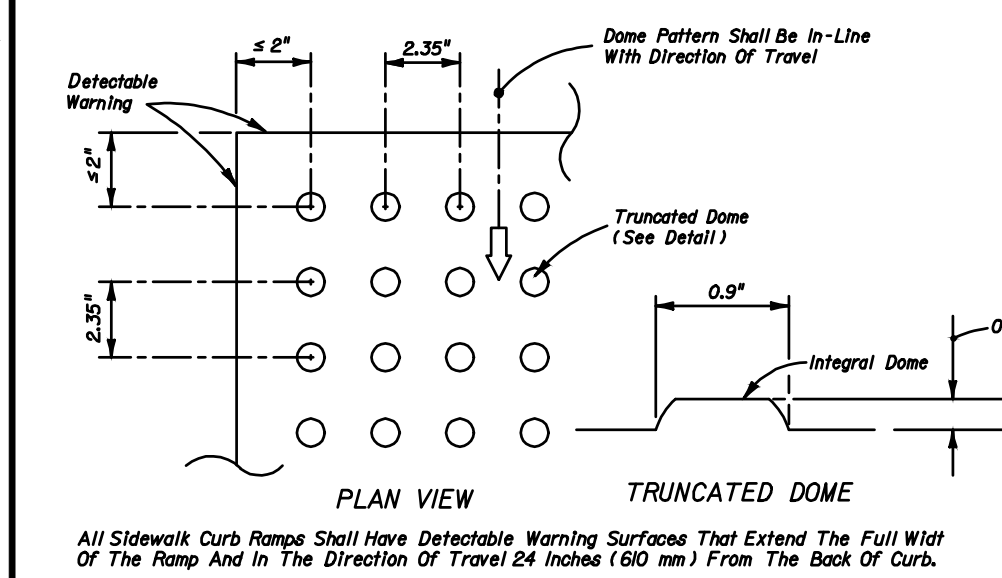
GENERAL NOTES

- FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.
- BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
- THE FTP-55 PANEL SHALL BE MOUNTED BELOW THE FTP-25 SIGN.

HANDICAPPED AND STANDARD PARKING DETAIL



FORT PIERCE DUMPSTER DETAIL



CURB RAMP DETECTABLE WARNING

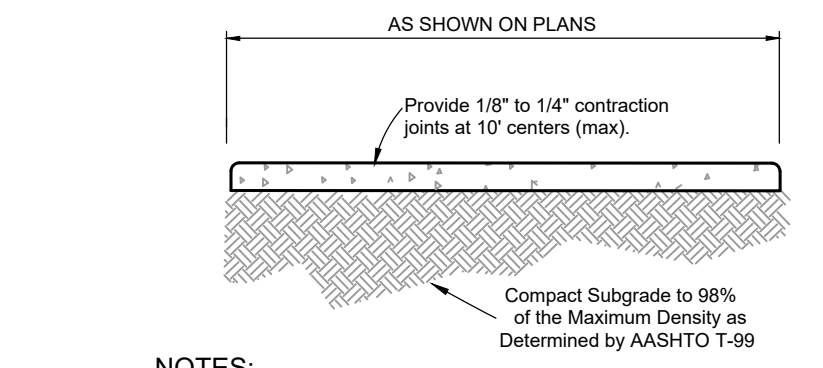
N.T.S.

REV	DATE	DESCRIPTION	BY	CHK.
FOR PERMIT				
EDC A DIVISION OF HALEY WARD, INC.				
10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455				
WWW.HALEYWARD.COM				

PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

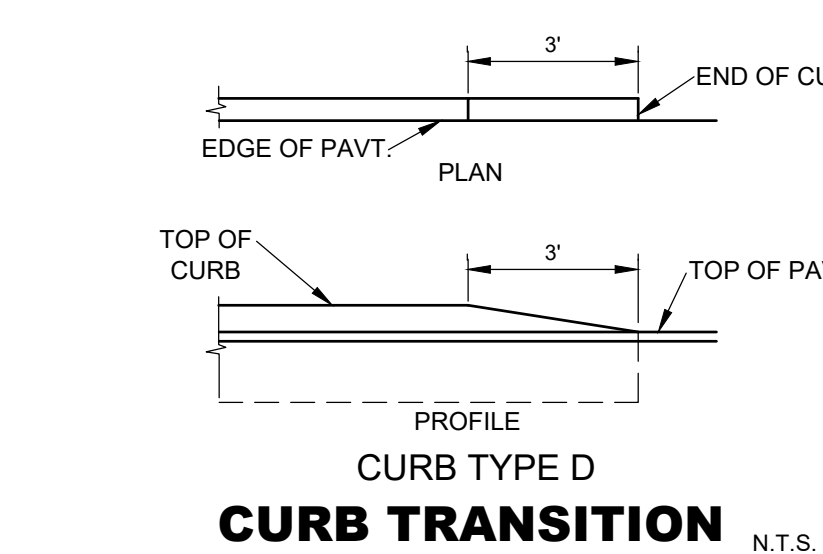
SITE PLAN DETAILS SHEET

DATE	SCALE	
7 OCT 2025	AS NOTED	
DRAWN BY	DESIGNED BY	CHECKED BY
RAH	MDL	MDL
PROJECT No.	24-226 SITE PLAN.DWG	
DRAWING No.	6 OF 6	



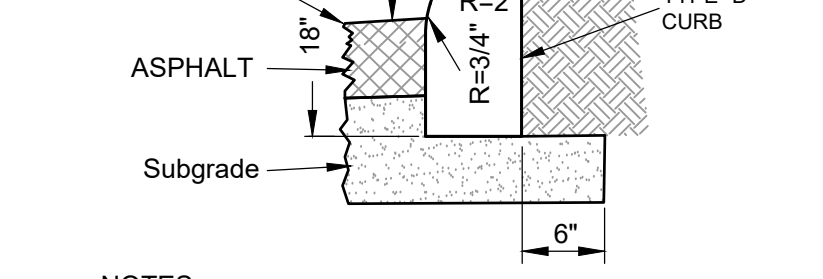
4" THICK SIDEWALK DETAIL

N.T.S.



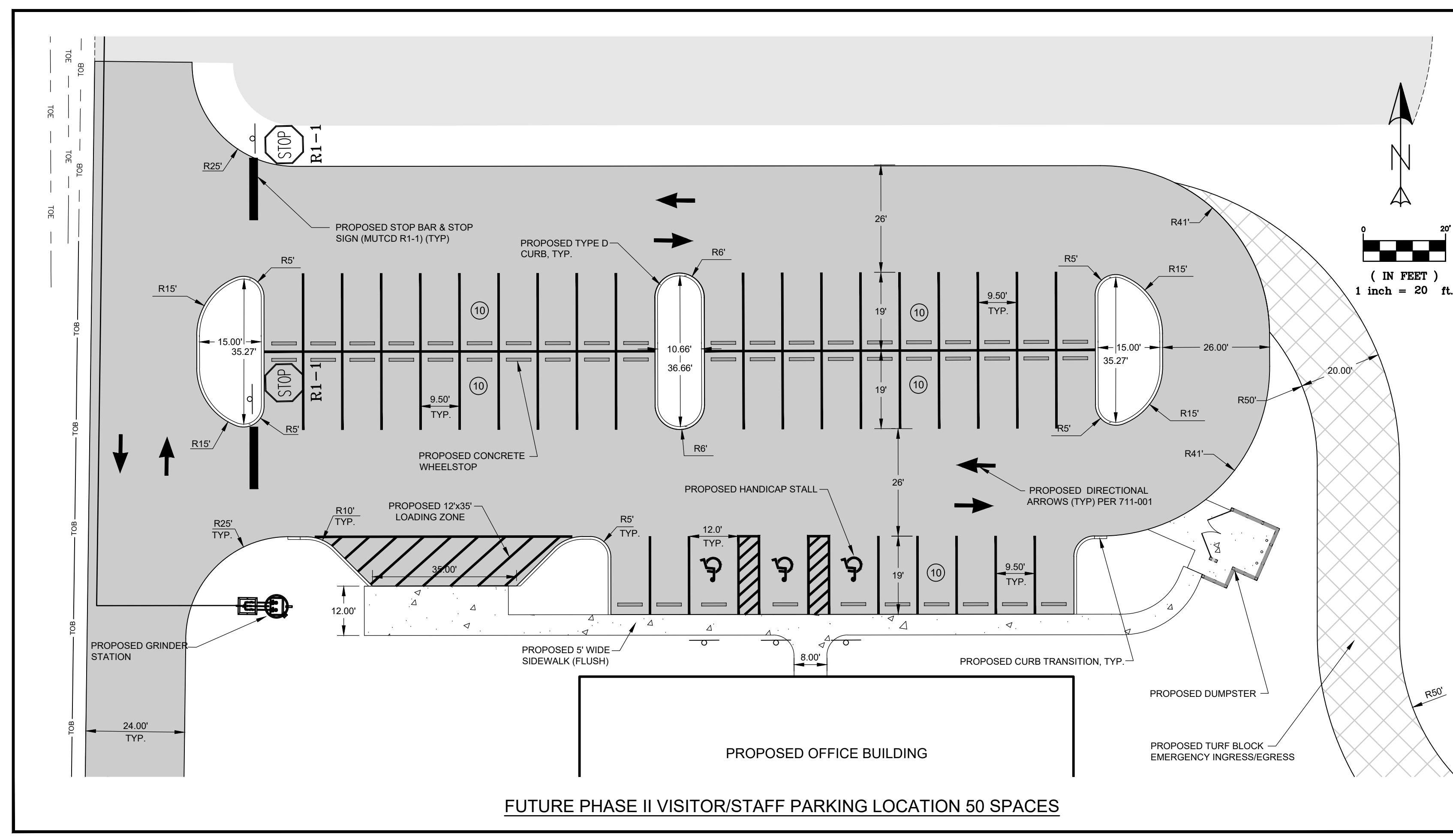
CURB TYPE D CURB TRANSITION

N.T.S.



TYPE "D" CURB

N.T.S.



FUTURE PHASE II VISITOR/STAFF PARKING LOCATION 50 SPACES

FILE LOCATION: Z:\DC\2024\24-226- PRECAST SPECIALTIES - BELVITE\ROAD\ENGINEERING\AUTOCAD\DWG\24-226 SITE PLAN REV.DWG. 2025.10.07. 8:11 AM