

**SITE DATA TABLE**

**Owner/Applicant:**  
Red Hawk Rebar Holdings LLC  
2347 Biscayne Blvd  
Unit R4-LJ  
Miami, FL 33137  
Phone: 786-879-0311  
www.rh-rebar.com

**Architect:**  
David Trautman  
Trautman Architecture  
(305) 668-5160 - Work  
(305) 898-9098 - Mobile  
dtraut@trautman.com

**Landscape Architect:**  
Jeffrey W. Smith  
Conceptual Design Group, Inc.  
900 East Ocean Boulevard, Suite 313  
Stuart, Florida 34994  
(561) 371-1644 Mobile  
jws@cdgdesign.com

**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

**Environmental Services:**  
TBD

- Project Name:** Red Hawk Rebar Manufacturing Plant
- Location:** The project site is located at 4201 Bandy Boulevard, Ft. Pierce, Florida
- Project Description:** 24,534 sq feet of Rebar Manufacturing / Storage & Distribution Facility
- Site/Town/Range:** Section 31, Township 35 South, Range 40 East
- Parcel ID Numbers:** 2431-505-0010-00-3
- Gross Site Area:** 2.92 acres (127,195 sq feet)
- Zoning:** IL (Light Industrial) 2.92 acres
- Land Use:** HI (Heavy Industrial) 2.92 acres
- Site Density/Intensity:** N/A
- Development Schedule:** Start: Spring 2026, Complete: Spring 2027
- Flood Zone:** The project site is located in Flood Zone 1 (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0188K, February 2, 2020.

**Site Coverage:**

Category	Area (acres)	% of Site	FAR
Buildings (all types)	0.56	19.3	0.231
Roadway/Parking	1.05	36.1	N/A
Conc. Paving	0.07	2.3	N/A
<b>Total Impervious</b>	<b>1.69</b>	<b>57.7</b>	
Material Storage Area	0.21	7.1	N/A
Open Space/Landscape/Future Dev.	0.86	29.3	N/A
Retention (dry)	0.17	5.9	N/A
<b>Total Site Area</b>	<b>2.92</b>	<b>100</b>	

**Notes:**  
1.) All areas are approximate and subject to change as part of final construction plans.  
2.) Existing Site Facilities (2023) represent existing site conditions & Proposed Site Addition represents site area approved (but not yet constructed) per Colonial Engineering Site Plan Minor Corrections.  
3.) FAR coverage based on total bldg sq ft/ gross lot area.

**14) Parking Expansion Area**

Area	Total Required	Spaces Provided	Typical/ADA
Manufacturing	24,534 SF (1.66/1000)	41	2
Future reserved parking		15	

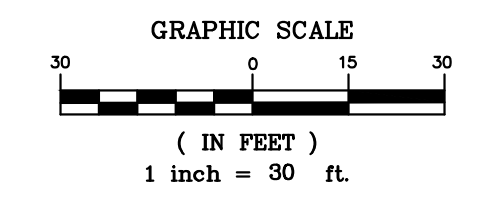
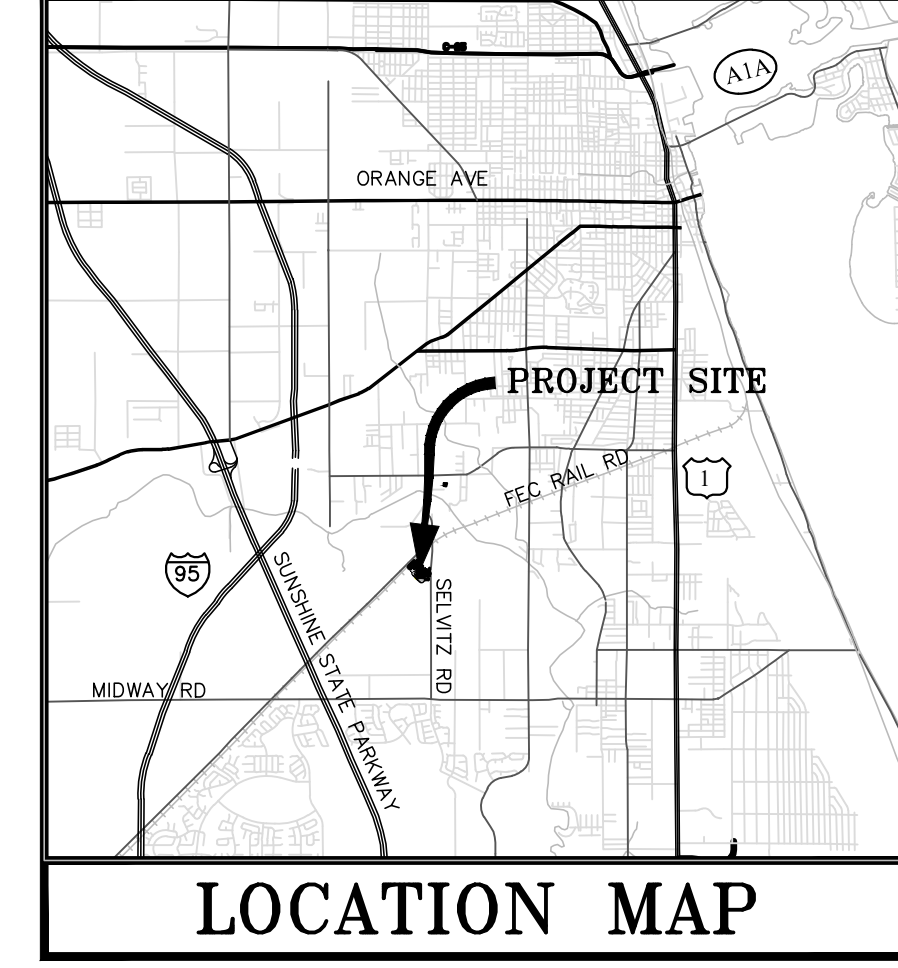
Per Fort Pierce zoning code sec 125-315: Off-street parking and loading

- Building Hgt.:** Maximum Building Hgt. 80' Proposed Building Hgt. (max) 35'6"
  - Building Setbacks/Spacing (Min. Industrial):** Front (as measured from Post Office Road) 50.0 ft (89.5 ft), South side 30.0 ft (59.3 ft), West side 30.0 ft (48.1 ft), Rear (as measured from west property line) 40.0 ft (214 ft)
  - Utility Services:** Water Service (Utility) FPUA, Sewage Service (Utility) FPUA, Re-Use Water (Utility) N/A, Electric Service, Telecom Service (backbone), Cable Service (primary), FFL, ATT, Comcast
- All utility services will be placed underground.

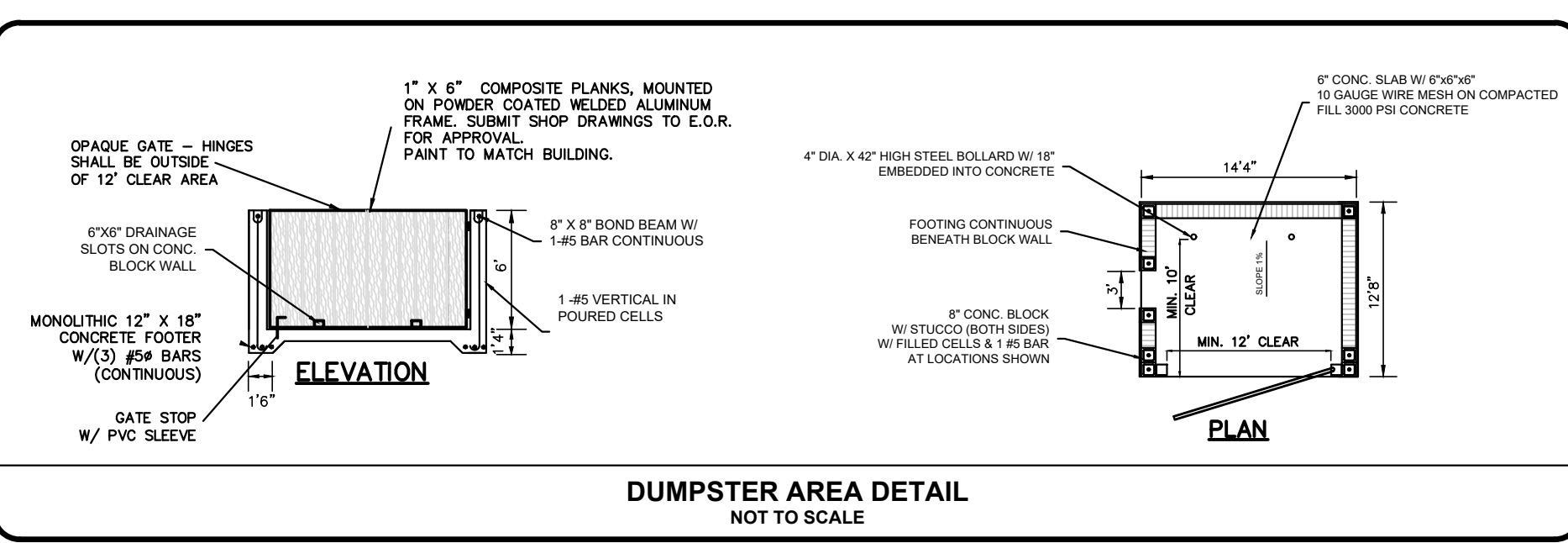
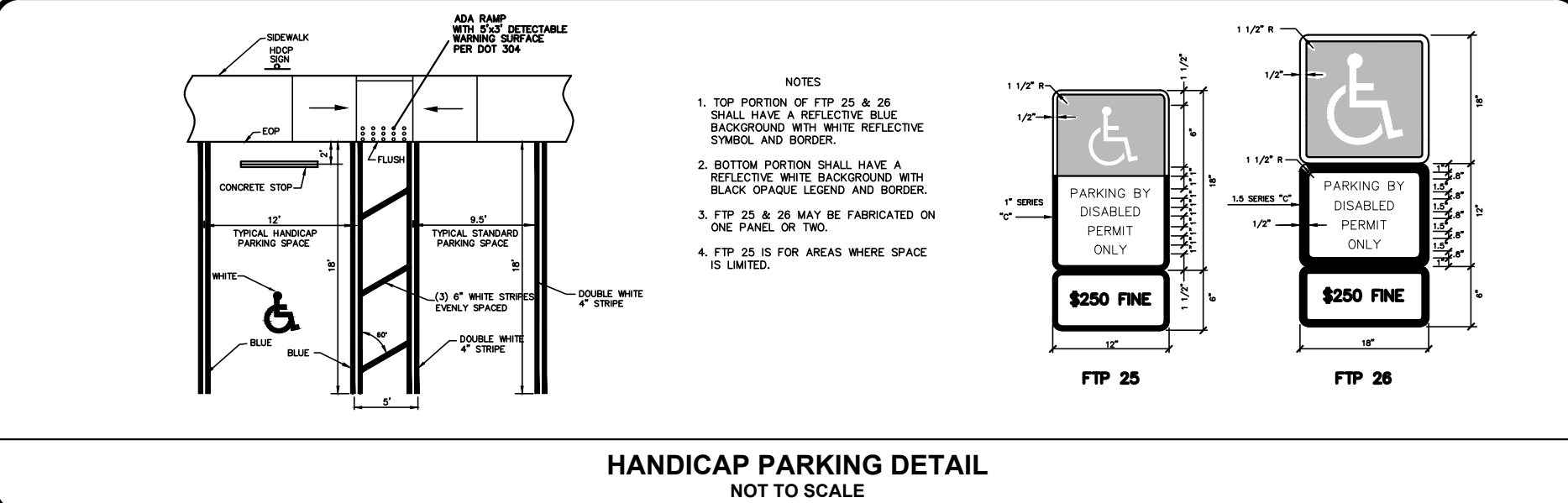
- Refuse Collection:** Solid waste collectors will be through the use of on-site trash compactors and approved St. Lucie County Commercial Waste Haulers.
- Site Lighting:** Site lighting of the parking and site storage areas will be provided through a combination of wall-mounted fixtures on the side 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 of Fort Pierce 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.
- Traffic Statement:** Trip Generation based upon Institute of Transportation Engineers (ITE) Code 140 (11th Edition)

**21) Trip Generation**

Category	Average Rate
Weekday AM peak	20
Weekday PM peak	20



- LEGEND**
- PROJECT BOUNDARY
  - SECTION LINE
  - LOT LINE
  - SETBACK
  - BASIN LINE
  - EXISTING CONCRETE
  - EXISTING CULVERT
  - FZ FLOOD ZONE LIMITS
  - EXISTING FENCE
  - EXISTING EASEMENT
  - EXISTING CONTOURS
  - EXISTING ELEVATION
  - EXISTING PATHWAYS
  - EXISTING TOP OF BANK
  - EXISTING OVERHEAD UTILITY LINE
  - EXISTING UTILITY POLE (WOOD)
  - EXISTING BUILDING
  - PROPOSED MAJOR CONTOURS
  - PROPOSED MINOR CONTOURS
  - EXISTING GAS LINE
  - ACCESS EASEMENT
  - CURB
  - BOUNDARY OF REMOVAL
  - PROPOSED HEAVY DUTY ASPHALT
  - EXISTING FIRE HYDRANT
  - EXISTING CONCRETE
  - EXISTING CATCH BASIN



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COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

TRC REVIEW COMMENTS REVISIONS	BY	DATE
	AW	9/10/25

DESIGNED	BY	DATE
####	####	####
CALCS.	####	2/6/25
DRAWN	AW	2/6/25
DETAILED	AW	TBD3
CHECKED	####	TBD2
APPROVED	####	TBD1

**REDHAWK II REBAR FACILITY**

**SITE PLAN**

DATE: 2/6/25  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: N/A  
JOB No. 23-041.001  
SHEET 1 of 1