MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5263484 OR BOOK 5067 PAGE 594, Recorded 11/08/2023 04:58:44 PM Doc Tax: $48930.00

This instrument was prepared by:
John H Adair III, Esq.
Doumar, Allsworth, et al
1177 Southeast Third Avenue
Fort Lauderdale, Florida 33316-1197

Parcel ID Number: 2431-505-0003-000-1, 2431-505-0009-000-3, 2431-505-0010-000-3

WARRANTY DEED

THIS INDENTURE, Made effective on November 1, 2023 A.D., **Between** BLC TRUST HOLDINGS, LLC, a Florida limited liability company whose address is 30 Harbour Isle W, Unit 204, Fort Pierce, FL 34949, **Grantor**, and RED HAWK REBAR LLC., a Florida limited liability company, whose address is 255 Alhambra Circle, Suite 500, Coral Gables, FL 33134, **Grantee.**

WITNESSETH that the Grantor, for and in consideration of the sum of TEN & NO/100 ($10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Saint Lucie, State of Florida, to wit:

Lots 3, 9, and 10, Fort Pierce Business Park, according to the plat thereof, as recorded in Plat Book 27, Page 6, all of the Public Records of Saint Lucie County, Florida.

Together with Grant of Easement recorded in Official Records Book 2678, Page 1626 with Amendment to Grant of Easement recorded in Official Records Book 2837, Page 1203, all of the Public Records of Saint Lucie County, Florida.

SUBJECT TO:

(1) Without reimposing same, comprehensive land use plans, zoning and other land use restrictions, prohibitions and requirements imposed by governmental authority;
(2) Without reimposing same, restrictions and matters appearing on the Plat or otherwise common to the subdivision;
(3) Outstanding oil, gas and mineral rights of record, if any, without right of entry;
(4) Taxes for the 2024 tax year and subsequent years.

AND the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Printed Name: ~~JOHN H. ADAIR, III~~
Witness

Printed Name: Mark Allsworth
Witness

BLC TRUST HOLDINGS, LLC, a Florida limited liability company

By: _____
Belseri Comerford, Authorized Member

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25 day of October, 2023 by Belseri Comerford, Authorized Member, of BLC TRUST HOLDINGS, LLC, a Florida limited liability company on behalf of the corporation/company. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

JOHN H. ADAIR III
Commission # HH 381005
Expires May 6, 2027

Print: ~~JOHN H. ADAIR, III~~
State of Florida at Large (Seal)
My Commission Expires:

Property Identification

Site Address: 4201 BANDY BLVD	Parcel ID: 2431-505-0010-000-3	Account #: 127250	Sec/Town/Range: 31/35S/40E
Use Type: 4000	Jurisdiction: Fort Pierce	Map ID: 24/31N	Zoning: Light Indu

Ownership

Red Hawk Rebar LLC

255 Alhambra CIR Ste 500
Coral Gables, FL 33134-7417

Legal Description

FT PIERCE BUSINESS PARK LOT 10 (2.92 AC)

Current Values

Just/Market:	$572,900	Assessed:	$572,900
Exemptions:	$0	Taxable:	$572,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$572,900	$572,900	$0	$572,900
2023	$572,900	$385,143	$0	$385,143
2022	$381,900	$350,130	$0	$350,130

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-25-2023	5067 / 0594	0205	WD	BLC Trust Holdings LLC	$6,990,000
09-11-2020	4476 / 0567	0205	WD	Cloud Nine Investments Inc	$3,600,000
07-12-1990	0699 / 2021	XX02	WD	Archie A Hendry	$100

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.92
Land Size (SF):	127,195.2
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Saint Lucie County Property Appraiser

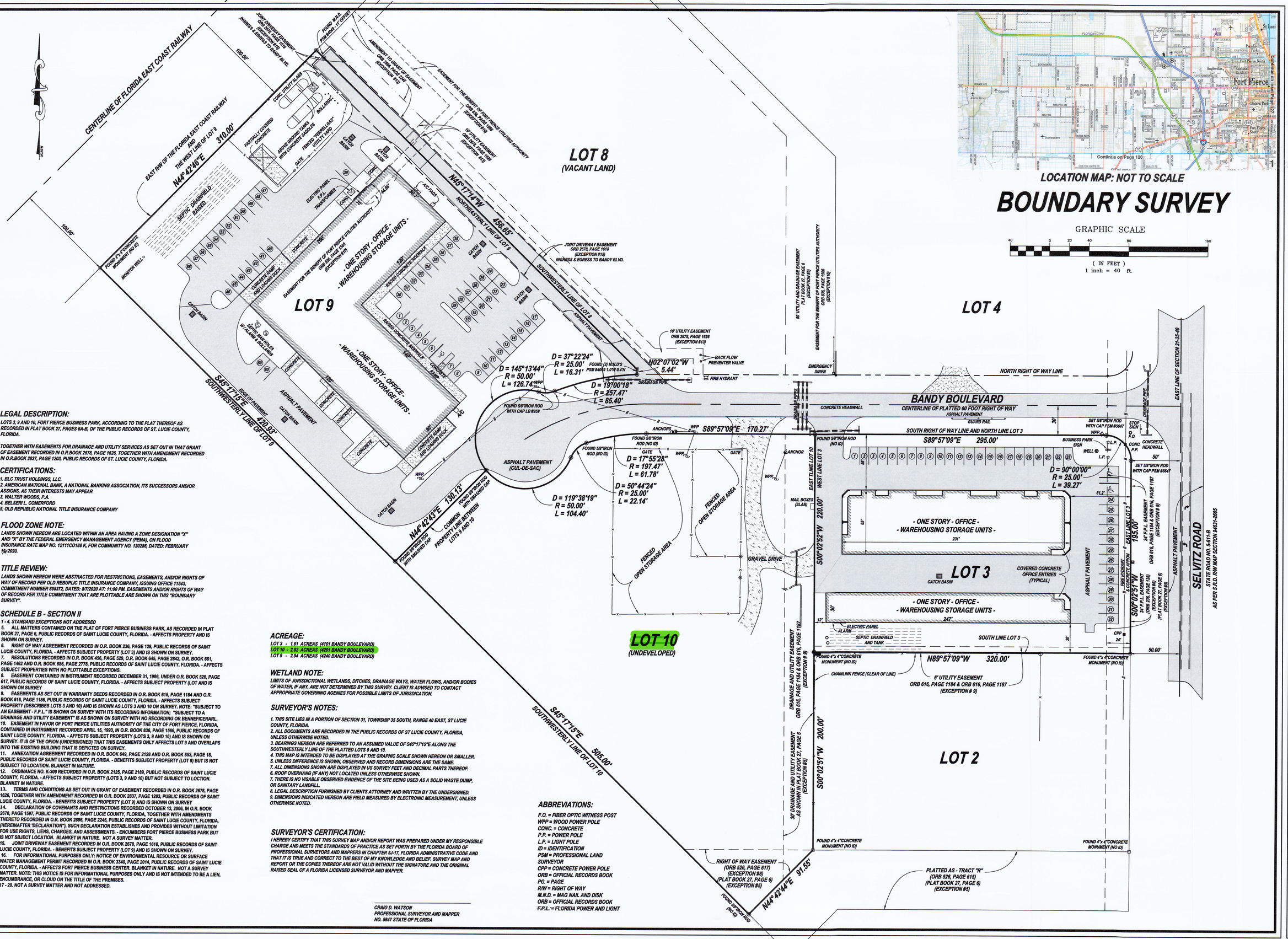
3/14/2025

Comparable Search

1:2,257

0 90 180 360 ft

0 25 50 100 m



LOCATION MAP: NOT TO SCALE

BOUNDARY SURVEY

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION:

LOTS 3, 9 AND 10, FORT PIERCE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 6A-B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS FOR DRAINAGE AND UTILITY SERVICES AS SET OUT IN THAT GRANT OF EASEMENT RECORDED IN O.R.BOOK 2678, PAGE 1626, TOGETHER WITH AMENDMENT RECORDED IN O.R.BOOK 2837, PAGE 1203, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATIONS:

1. BLC TRUST HOLDINGS, LLC.
2. AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
3. WALTER WOODS, P.A.
4. BELSERI L. COMERFORD
5. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE NOTE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0188 K, FOR COMMUNITY NO. 120286, DATED: FEBRUARY 18,2020.

TITLE REVIEW:

LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER OLD REBUPLIC TITLE INSURANCE COMPANY, ISSUING OFFICE 11543, COMMITMENT NUMBER 898372, DATED: 8/7/2020 AT: 11:00 PM. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "BOUNDARY SURVEY".

SCHEDULE B - SECTION II

1 - 4. STANDARD EXCEPTIONS NOT ADDRESED

5. ALL MATTERS CONTAINED ON THE PLAT OF FORT PIERCE BUSINESS PARK, AS RECORDED IN PLAT BOOK 27, PAGE 6, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

6. RIGHT OF WAY AGREEMENT RECORDED IN O.R. BOOK 236, PAGE 128, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTY (LOT 3) AND IS SHOWN ON SURVEY.

7. RESOLUTIONS RECORDED IN O.R. BOOK 456, PAGE 529, O.R. BOOK 645, PAGE 2842, O.R. BOOK 661, PAGE 1462 AND O.R. BOOK 686, PAGE 2778, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTIES WITH NO PLOTTABLE EXCEPTIONS.

8. EASEMENT CONTAINED IN INSTRUMENT RECORDED DECEMBER 31, 1986, UNDER O.R. BOOK 526, PAGE 617, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTY (LOT AND IS SHOWN ON SURVEY

9. EASEMENTS AS SET OUT IN WARRANTY DEEDS RECORDED IN O.R. BOOK 616, PAGE 1184 AND O.R. BOOK 616, PAGE 1186, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTY (DESCRIBES LOTS 3 AND 10) AND IS SHOWN AS LOTS 3 AND 10 ON SURVEY. NOTE: "SUBJECT TO AN EASEMENT - F.P.L." IS SHOWN ON SURVEY WITH ITS RECORDING INFORMATION; "SUBJECT TO A DRAINAGE AND UTILITY EASEMENT" IS AS SHOWN ON SURVEY WITH NO RECORDING OR BENNEFICERARL.

10. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED APRIL 15, 1993, IN O.R. BOOK 836, PAGE 1566, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTY (LOTS 3, 9 AND 10) AND IS SHOWN ON SURVEY. IT IS OF THE OPION (UNDERSIGNED) THAT THIS EASEMENTS ONLY AFFECTS LOT 9 AND OVERLAPS INTO THE EXISTING BUILDING THAT IS DEPICTED ON SURVEY.

11. ANNEXATION AGREEMENT RECORDED IN O.R. BOOK 649, PAGE 2128 AND O.R. BOOK 853, PAGE 18, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - BENEFITS SUBJECT PROPERTY (LOT 9) BUT IS NOT SUBJECT TO LOCATION. BLANKET IN NATURE.

12. ORDINANCE NO. K-309 RECORDED IN O.R. BOOK 2125, PAGE 2189, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS SUBJECT PROPERTY (LOTS 3, 9 AND 10) BUT NOT SUBJECT TO LOCTION. BLANKET IN NATURE.

13. TERMS AND CONDITIONS AS SET OUT IN GRANT OF EASEMENT RECORDED IN O.R. BOOK 2878, PAGE 1626, TOGETHER WITH AMENDMENT RECORDED IN O.R. BOOK 2837, PAGE 1203, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - BENEFITS SUBJECT PROPERTY (LOT 9) AND IS SHOWN ON SURVEY

14. DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED OCTOBER 13, 2006, IN O.R. BOOK 2678, PAGE 1597, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, TOGETHER WITH AMENDMENTS THERETO RECORDED IN O.R. BOOK 2896, PAGE 2245, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, (HEREINAFTER "DECLARATION"), SUCH DECLARATION ESTABLISHES AND PROVIDES WITHOUT LIMITATION FOR USE RIGHTS, LIENS, CHARGES, AND ASSESSMENTS. - ENCUMBERS FORT PIERCE BUSINESS PARK BUT IS NOT SBJECT LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.

15. JOINT DRIVEWAY EASEMENT RECORDED IN O.R. BOOK 2678, PAGE 1618, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - BENEFITS SUBJECT PROPERTY (LOT 9) AND IS SHOWN ON SURVEY.

16. FOR INFORMATIONAL PURPOSES ONLY: NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3340, PAGE 2014, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. - AFFECTS FORT PIERCE BUSINESS CENTER. BLANKET IN NATURE. NOT A SURVEY MATTER. NOTE: THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE A LIEN, ENCUMBRANCE, OR CLOUD ON THE TITLE OF THE PREMISES.

17 - 20. NOT A SURVEY MATTER AND NOT ADDRESSED.

ACREAGE:

LOT 3 - 1.61 ACREAS (4101 BANDY BOULEVARD)
LOT 10 - 2.92 ACREAS (4201 BANDY BOULEVARD)
LOT 9 - 2.84 ACREAS (4240 BANDY BOULEVARD)

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENIES FOR POSSIBLE LIMITS OF JURISDICATION.

SURVEYOR'S NOTES:

1. THIS SITE LIES IN A PORTION OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA.
2. ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
3. BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S45°17'15"E ALONG THE SOUTHWESTERLY LINE OF THE PLATTED LOTS 9 AND 10.
4. THIS MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC SCALE SHOWN HEREON OR SMALLER.
5. UNLESS DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME.
7. ALL DIMENSIONS SHOWN ARE DISPLAYED IN US SURVEY FEET AND DECIMAL PARTS THEREOF.
6. ROOF OVERHANG (IF ANY) NOT LOCATED UNLESS OTHERWISE SHOWN.
7. THERE IS NO VISABLE OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
8. LEGAL DESCRIPTION FURNISHED BY CLIENTS ATTORNEY AND WRITTEN BY THE UNDERSIGNED.
9. DIMENSIONS INDICATED HEREON ARE FIELD MEASURED BY ELECTRONIC MEASUREMENT, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5647 STATE OF FLORIDA

ABBREVIATIONS:

F.O. = FIBER OPTIC WITNESS POST
WPP = WOOD POWER POLE
CONC. = CONCRETE
P.P. = POWER POLE
L.P. = LIGHT POLE
ID = IDENTIFICATION
PSM = PROFESSIONAL LAND SURVEYOR
CPP = CONCRETE POWER POLE
ORB = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
M.N.D. = MAG NAIL AND DISK
ORB = OFFICIAL RECORDS BOOK
~~F.P.L.~~ = FLORIDA POWER AND LIGHT

DATE	REVISIONS

PREPARED FOR:
BLC TRUST HOLDINGS, LLC

BEING A PORTION OF SECTION 31, TOWNSHIP 35 SOUTH RANGE 40 EAST, ST LUCIE COUNTY, FL.

Craig D Watson
PROFESSIONAL SURVEYING & MAPPING

2240 NE DIXIE HIGHWAY
JENSEN BEACH, FL 34957
CDW-SURVEYING.COM
PHONE 772-334-0868

DATE: 8-10-2020
SCALE: 1"= 40
DWNG. BY C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 20320

SHEET NUMBER
1 OF 1

Mar 14, 2025 2:58:48 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

ENTRANCE
4240
4272
TOW-AWAY ZONE
TRI-COUNTY
(772) 485-5404
New Construction
Residential
Commercial
Reroofs
Metal
Tile
Shingles
Mar 14, 2025 2:58:50 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 2:59:47 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 2:58:53 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 2:59:50 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 3:00:40 PM
4115 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 3:00:37 PM
4115 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 2:59:45 PM
4280 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Mar 14, 2025 3:00:34 PM
4115 Bandy Boulevard
Fort Pierce
St. Lucie County
Florida
Redhawk Rebar II

Redhawk Rebar II
Site Plan Submission

Project Narrative

The Red Hawk II project is a proposed 29,000 (+/-) square foot, industrial building that will be located at 4201 Bandy Boulevard, just off of Selvitz Road. This project, Red Hawk Rebar II, is the phased expansion of the existing Red Hawk Rebar manufacturing project previously approved by the Ft. Pierce City Commission in 2023. (Ord 22-043).

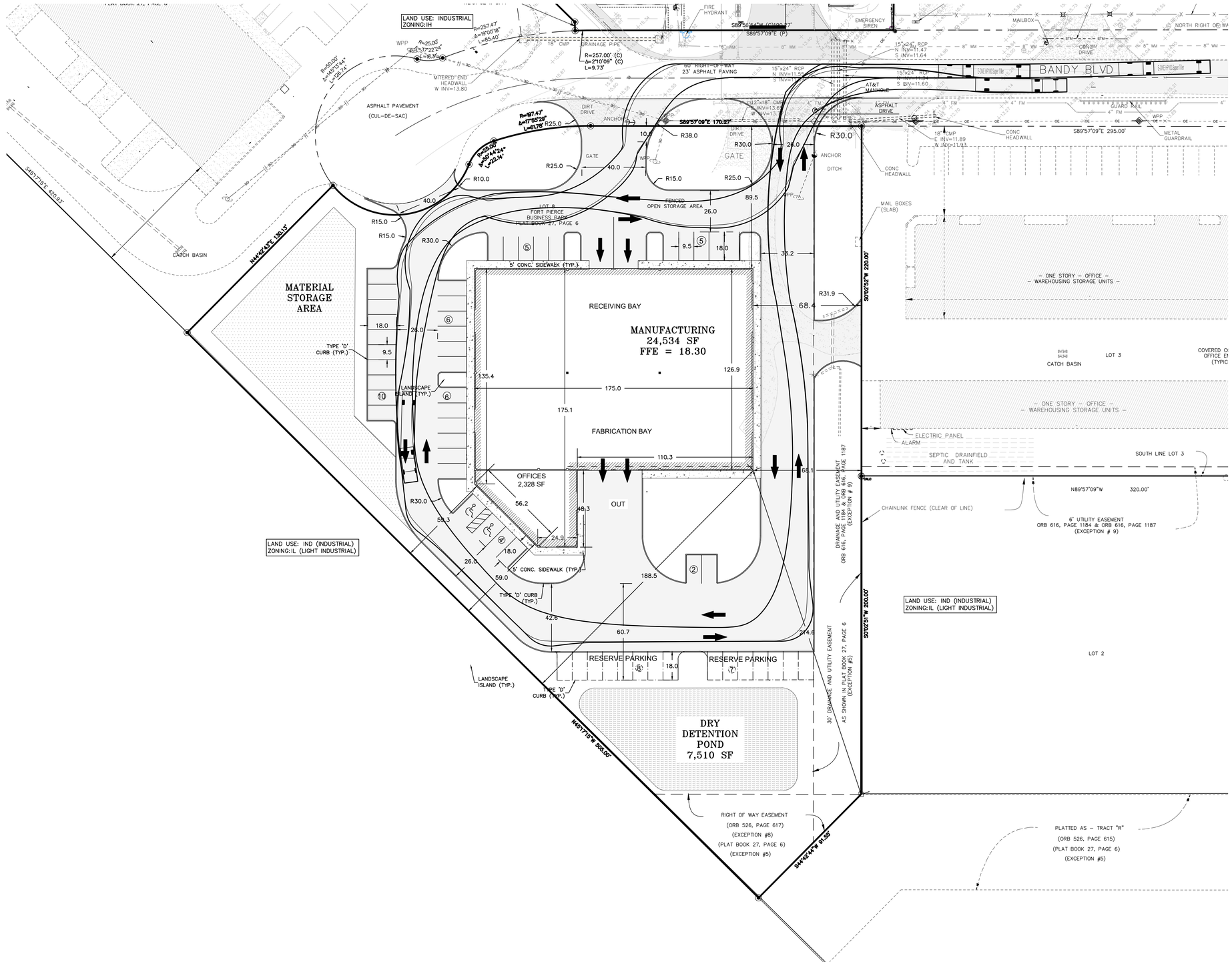
As with the first Red Hawk project, the Red hawk rebar II project will also be a metal fabrication facility/use that will receive raw rebar materials, then reshape and fabricate them into specific fixtures and features to be used for site and building and construction purposes throughout the region.

As with Red Hawk Rebar I, raw material delivery will be ls to the site will via truck. There is no rail service to this proposed site. This facility will not produce the 'raw 'rebar used the fabrication process. There are no foundry operations at this location. All we are doing here is reshaping the raw metal into client requested shapes, and then that fabricated material will be shipped to the client's site of choice, via truck or by the future rail connection.```

The proposed buildings will be similar to that of the Red Hawk I building site. In general business operations will be that the raw material is brought into one side of the new building on flatbed trucks. The raw product material is off-loaded and then put into the manufacturing/fabrication process. This fabrication process is principally a cold metal bending process. There are no foundry or hot metal operations in this facility. Once the finished product is ready for shipping, it is loaded back onto the trucks and shipped out to the end user.

Attached to this submission are architectural elevations of the proposed building, along with floor plans of the business operations. While the buildings will be just over 30 feet in height, this is essentially a one (1) story building. The taller ceiling height allows for overhead materials movements. On the 2nd floor is a a small area of offices that support the fabrication operations taking place here.

March 2025



SITE DATA TABLE

Owner/Applicant:
Red Hawk Rebar Holdings LLC
2347, Biscayne Blvd
Unit R4-U
Miami, FL 33147
Phone: 786-879-0311

Architect:
David Trautman
Trautman Architecture
(305) 669-5160 :Work
(305) 898-9098 :Mobile
david@balltrautman.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

Landscape Architect:
Jeffrey W. Smith
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 13
Stuart, Flordia 34994
(561) 371-1644 :Mobile
jscdginc@bellsouth.net

1.) Project Name:
Red Hawk Rebar Manufacturing Plant

2.) Location:
The project site is located at 4201 Bandy Boulevard, Ft. Pierce, Florida

3.) Project Description:
25,069 sq feet of Rebar Manufacturing / Storage & Distribution Facility

4.) Sec/Town/Range: Section 31, Township 35 South, Range 40 East

5.) Tax Map ID: 24/31N

6.) Parcel ID Numbers: 2431-505-0010-000-3

7.) Gross Site Area:

2.92	acres		127,195	sq feet
2.92	acres	land above MHW	127,195	sq feet
0	acres	land below MHW	-	sq feet

8.) Zoning:

IL	Light Industrial	2.92	acres

9.) Land Use:

IND	Industrial	2.92	acres

10.) Site Density/Intensity:
N/A

11.) Development Schedule:
Start: Spring 2025
Complete: Spring 2026

12.) Flood Zone:
The project site is located in Flood Zone X (Area With Reduced Flood Risk), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0169J, February 16, 2012.

13.) Site Coverage[1]:

	acreage	sq feet	% of site	FAR[3]
Buildings (all types)	0.56	24,534	19.3	0.231
Roadways/Parking	1.05	45,901	36.1	N/A
Conc. Paving	0.07	2,984	2.3	N/A
Total Impervious	1.69	73,419	57.7	
Material Storage Area	0.21	9,017	7.1	
Open Space/ Landscape/ Future Dev.	0.86	37,249	29.3	N/A
Retention (dry)	0.17	7,510	5.9	N/A
Total Site Area	2.92	127,195	100	

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	(1.18/1000)	29	38 (Plus 15 Future Reserve Parking)	2

15.) Building Hgt.:
Maximum Building Hgt. 80' Proposed Building Hgt. (max) 35'-6"

16.) Building Setbacks/Spacing (Min. Industrial):

	Required	Provided
Front (as measured from Post Office Road)	50.0 ft	89.5 ft
South side	30.0 ft	59.3
West Side	30.0 ft	68.1
Rear (as measured from west property line)	40.0 ft	214 ft

17.) Utility Service:

Water Service (Utility)	FPUA	Electric Service	FPL
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	N/A	Cable Service (primary)	Comcast

All utility services will be placed underground.

18.) Refuse Collection:
Solid waste collectors will be through the use of on-site trash compactors and approved St. Lucie County Commercial Waste Haulers.

19.) Site Lighting:
Site lighting in the parking and trailer access areas will be provided through a combination of wall mounted fixtures on the side of the building and the placement of several independent poles in the parking lot areas.

20.) Site Drainage (preliminary):
The stormwater management system will consist of sheet flow to detention pond via swale with out fall to N.S.L.R.W.C.D. Canal No. 102

21.) Traffic Statement:
Trip Generation based upon Institute of Transportation Engineers (ITE) Code 140 (11th Edition
Weekly Average Daily Trips: 296
Entry: 148

22.) Environment Statement:
The project is prepared lot known as Lot 10 within the Fort Pierce Business Park.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

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

REDHAWK II REBAR FACILITY

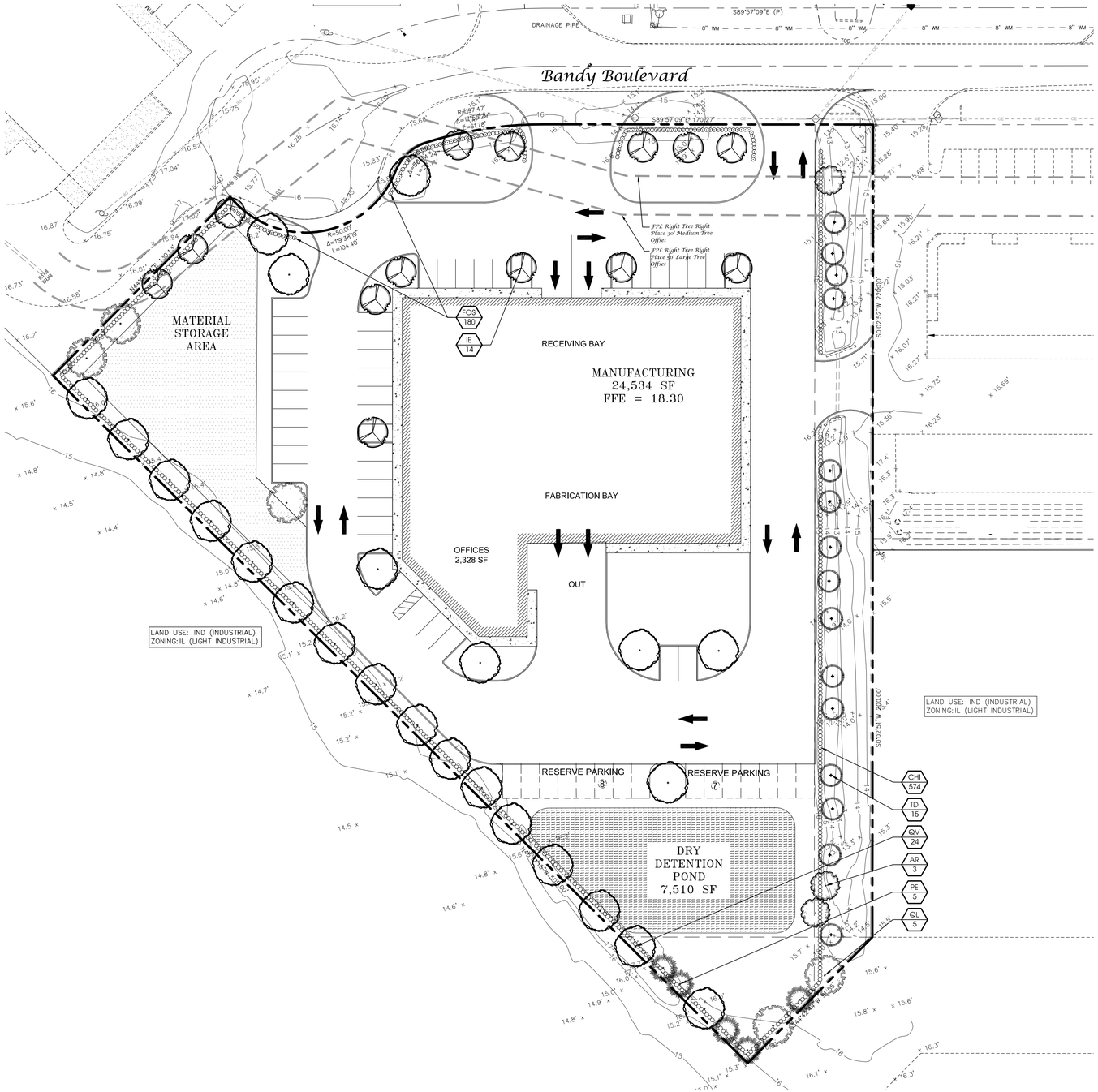
SITE PLAN

DATE: 2/6/25
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=30'
JOB No. 24-041.001
SHEET 1 of 1

Site Plan Submission

Design Narrative

Refer to overall project narrative



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA: 0001635

Redhawk Rebar Facility

4201 Bandy Boulevard
Fort Pierce, St. Lucie County, Florida

County Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-1103
Drawn By JWS
Submittal Dates 3-6-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-6-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting and sod areas (Except Bahia Sod) to be irrigated to provide 100% coverage with an automatic irrigation system. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by County and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid, If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions, Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the St. Lucie County fertilizer ordinance.

Landscape Data

7.09.04.A.1 - Perimeter Landscaping Adjacent to Bandy Boulevard Right-of-way (North Buffer)
Total Length = 359'
Trees
Required - (1 Tree/30 l.f.)- 359 l.f./30 = 12 Trees
Provided - 12 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 180 Shrubs
Provided - 180 Shrubs

7.09.04.B - Perimeter Landscaping Abutting Adjacent Property (Southwest Buffer)
Total Length = 505'
Trees
Required - (1 Tree/30 l.f.)- 505 l.f./30 = 17 Trees
Provided - 17 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 253 Shrubs
Provided - 253 Shrubs

7.09.04.B - Perimeter Landscaping Abutting Adjacent Property (Northwest Buffer)
Total Length = 130'
Trees
Required - (1 Tree/30 l.f.)- 130 l.f./30 = 5 Trees
Provided - 5 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 65 Shrubs
Provided - 65 Shrubs

7.09.04.B - Perimeter Landscaping Abutting Adjacent Property (East Buffer)
Total Length = 512'
Trees
Required - (1 Tree/30 l.f.)- 512 l.f./30 = 17 Trees
Provided - 17 Trees

Shrubs
Required - Continuous Hedge 2' O.C. = 256 Shrubs
Provided - 256 Shrubs

7.09.03.E.2.I - Planting Under Utility Lines
Note: Small trees are being utilized to meet code section 7.09.03.E.2.I.

No tree shall be planted where it could, at mature height, conflict with overhead power lines. Larger trees (trees with a mature height of thirty (30) feet or more) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium trees (trees with a mature height between twenty (20)—thirty (30) feet) shall be off-set at least twenty (20) feet horizontally from the nearest overhead power line. Small trees (trees with a mature height of less than twenty (20) feet) shall not be required to meet a minimum off-set, except that no tree, regardless of size shall be planted within five (5) feet of any existing or proposed utility pole, guy wire, pad mounted electrical transformer or other utility transmission/ collection structure or equipment.

7.09.04.C.3 - Terminal & Interior Island Trees
Trees
Required - 12
Provided - 12

7.09.03.E.2.h - Required Tree Species Mix
Trees
Required - 41+ = 5 Species Mix
Provided - 6 Tree Species

7.09.04.C - Interior Vehicular Use Area
I.V.U.A. = 45,901 s.f.
45,901 s.f. / 18 s.f. = 2,550 s.f. / 180 s.f. = 14 Trees
Trees
Required - 14 / 2,550 s.f.
Provided - 14 / 2,750 s.f.

Total Trees Required
Required - 65
Provided - 65

Total Shrubs Required
Required - 754
Provided - 754

Note:
100% of proposed plantings are native.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
3	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
14	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
5	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
5	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
24	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
15	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS / GROUNDCOVERS / VINES / SOD							
574	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	4' x 2'	2' O.C.	FULL & THICK	HIGH
180	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK	HIGH
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS	HIGH

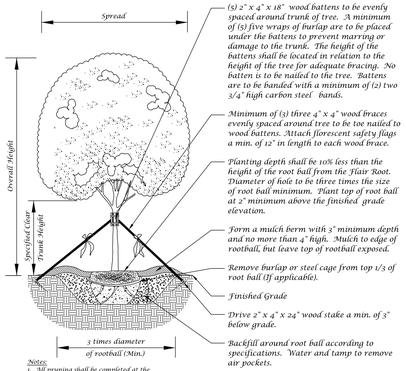
* = Florida Native

NOTES: 1. D.B.H. IS MEASURED 4.5' ABOVE GRADE
2. ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

General Notes

1. No plant substitutions can be made without St. Lucie County's approval.
2. All required landscape improvements must be inspected and approved by St. Lucie County prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

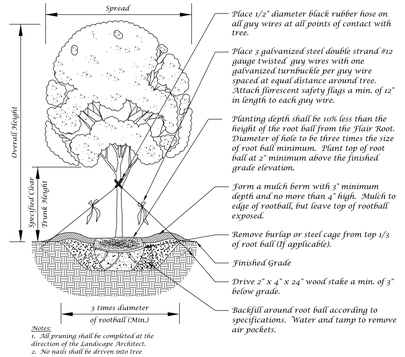
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Notes:
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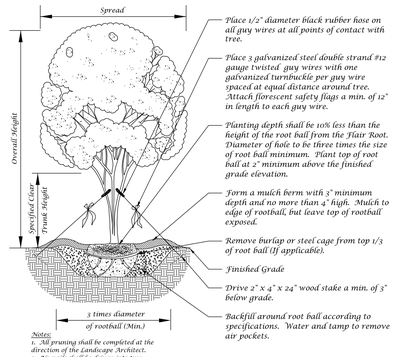
2. No nails shall be driven into tree

Tree Planting Detail

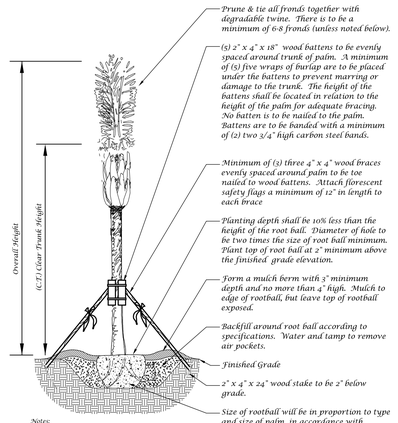
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

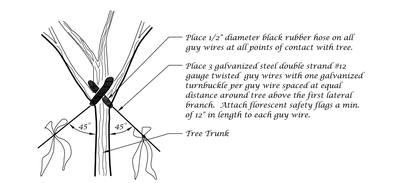
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted on plant list.
3. Palms with burned or marred trunks will not be accepted.

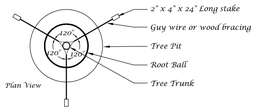
Palm Planting Detail

Not to Scale



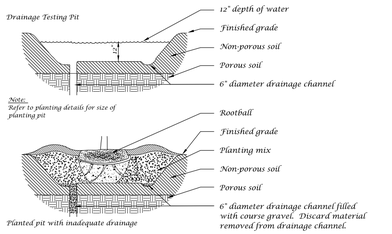
Guy Wire Attachment Detail

Not to Scale



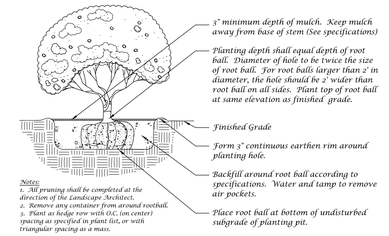
Staking Detail

Not to Scale



Drainage Testing Detail

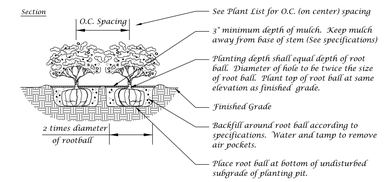
Not to Scale

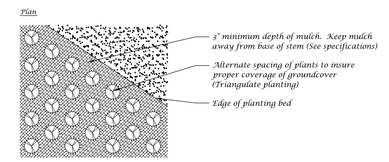


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LA: 0001635

Redhawk Rebar Facility
4201 Bandy Boulevard
Fort Pierce, St. Lucie County, Florida

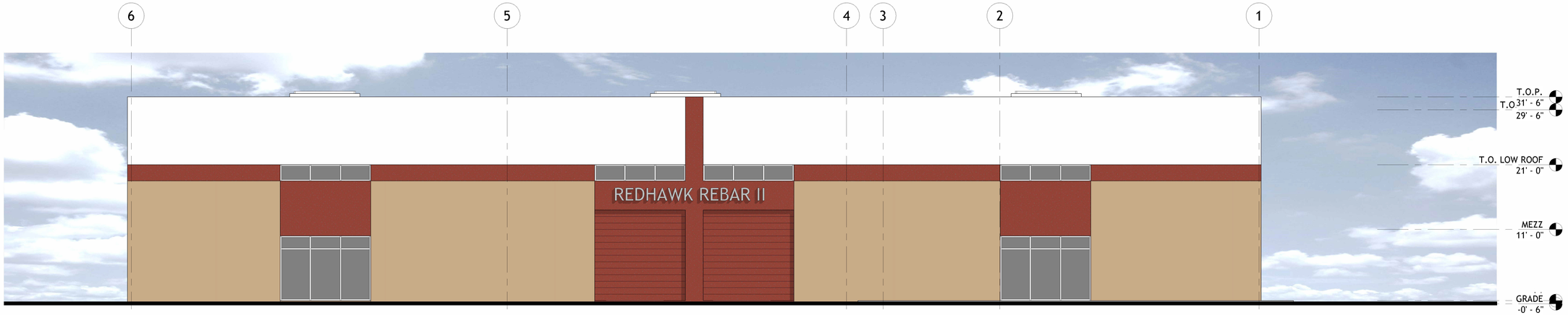
County Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

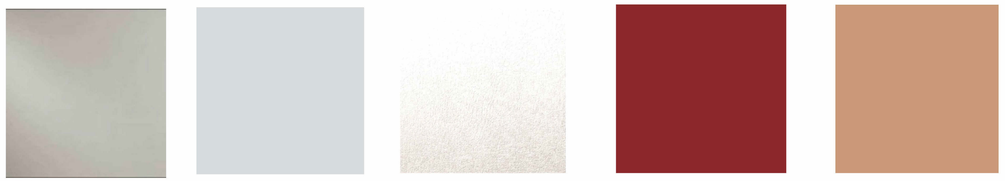
Job No. 23-1103
Drawn By JWS
Submittal Dates 3-6-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



1 NORTH ELEVATION
1/8" = 1'-0"



1. GREY GLASS

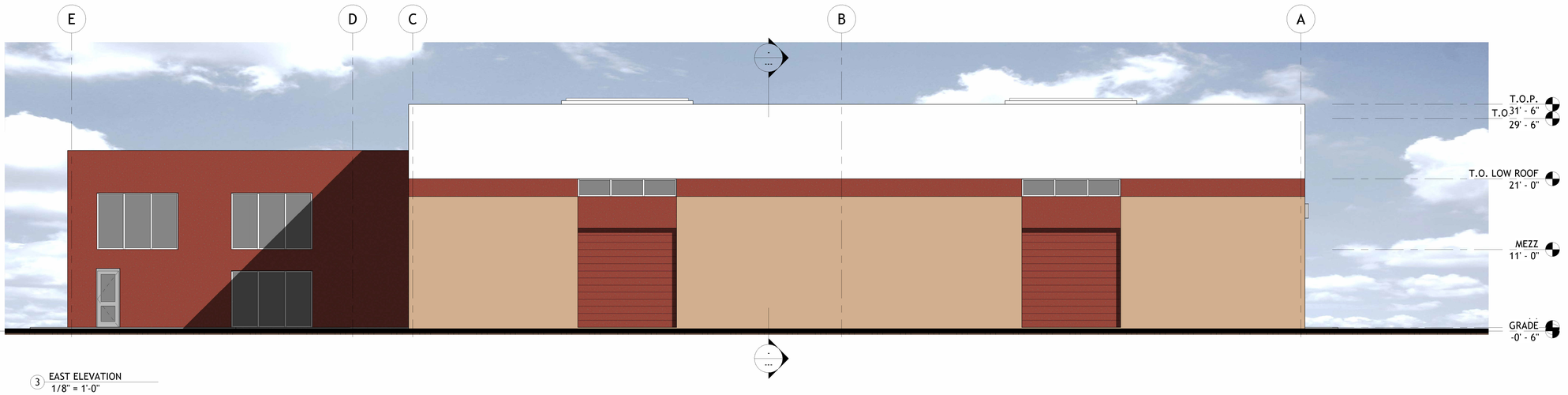
2. ALUMINUM FRAMES

3. STUCCO PAINTED
BM CLOUD WHITE 967

4. STUCCO PAINTED
BM CALIENTE AF-290

5. STUCCO PAINTED
BM ATALIANATE AF-215

2 SOUTHWEST PARTIAL ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

GALIA T ARCHITECTURE LLC
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AR 16045
6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
GALIA T ARCHITECTURE LLC
305.586-5593
galia@galiatarchitecturellc.com

PROJECT:
RED HAWK REBAR 2
4201 BANDY BOULEVARD,
FT. PIERCE,FL

REVISIONS

NO.	DESC	DATE

DRAWING:

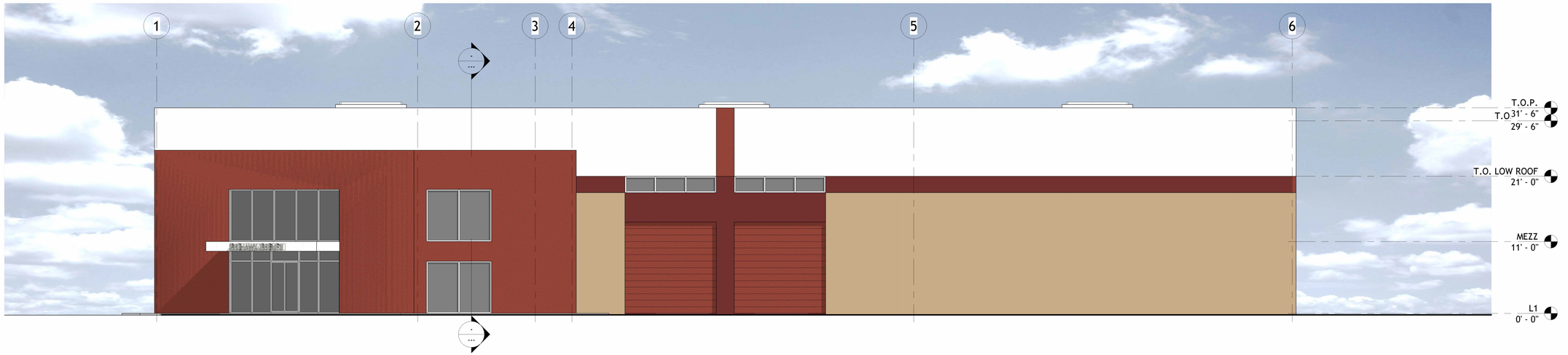
BUILDING ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN REGISTERED ARCHITECT AR16045

A104



1 SOUTH ELEVATION
1/8" = 1'-0"

1. GREY GLASS

2. ALUMINUM FRAMES

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BM CLOUD WHITE 967

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BM ATALIANATE AF-215

2 WEST ELEVATION
1/8" = 1'-0"

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DAVID SCOTT TRAUTMAN ARCHITECT AR16045

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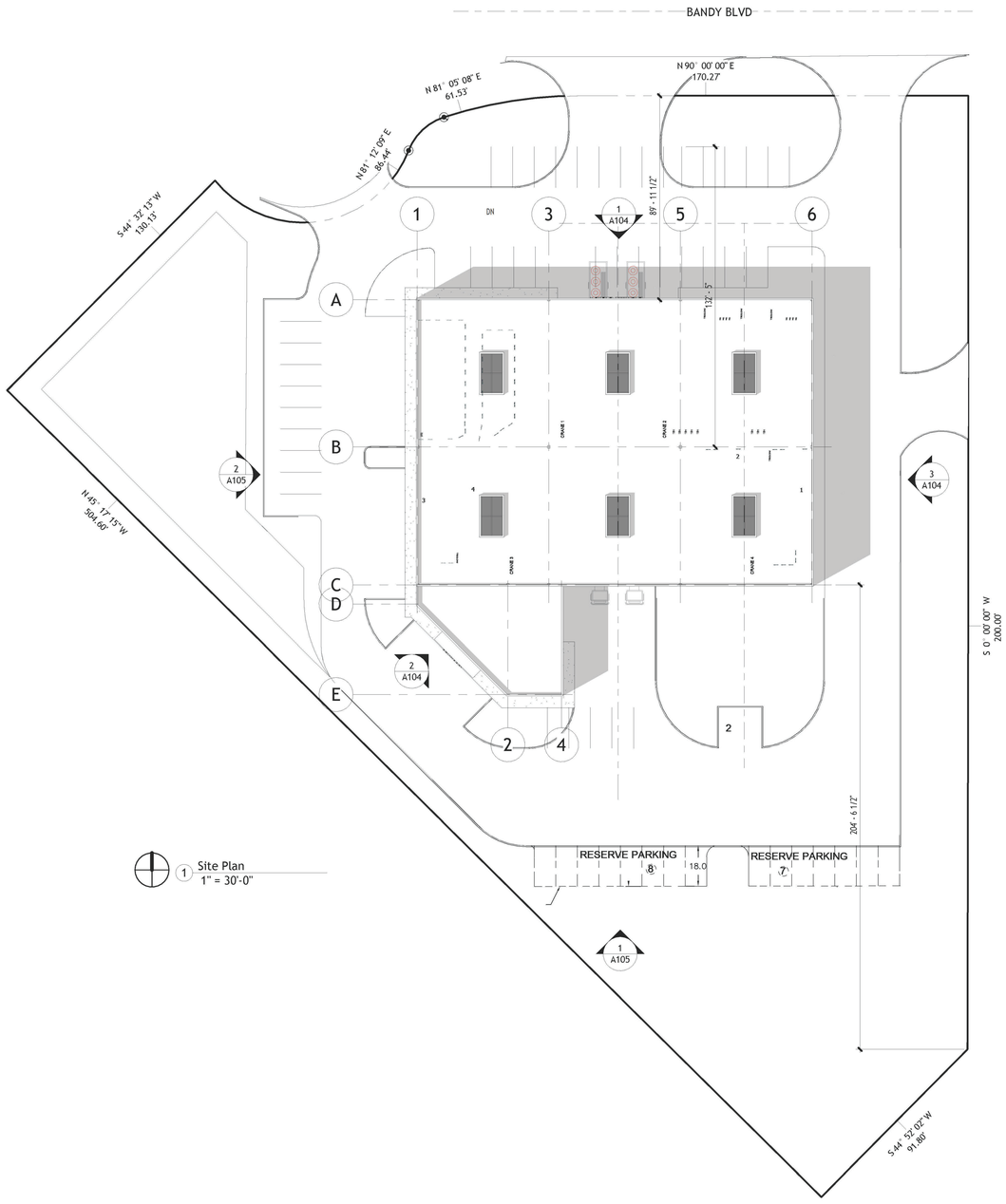

1 Site Plan
1" = 30'-0"

GALIA T ARCHITECTURE LLC

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PROJECT:

RED HAWK REBAR 2

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FT. PIERCE,FL

REVISIONS

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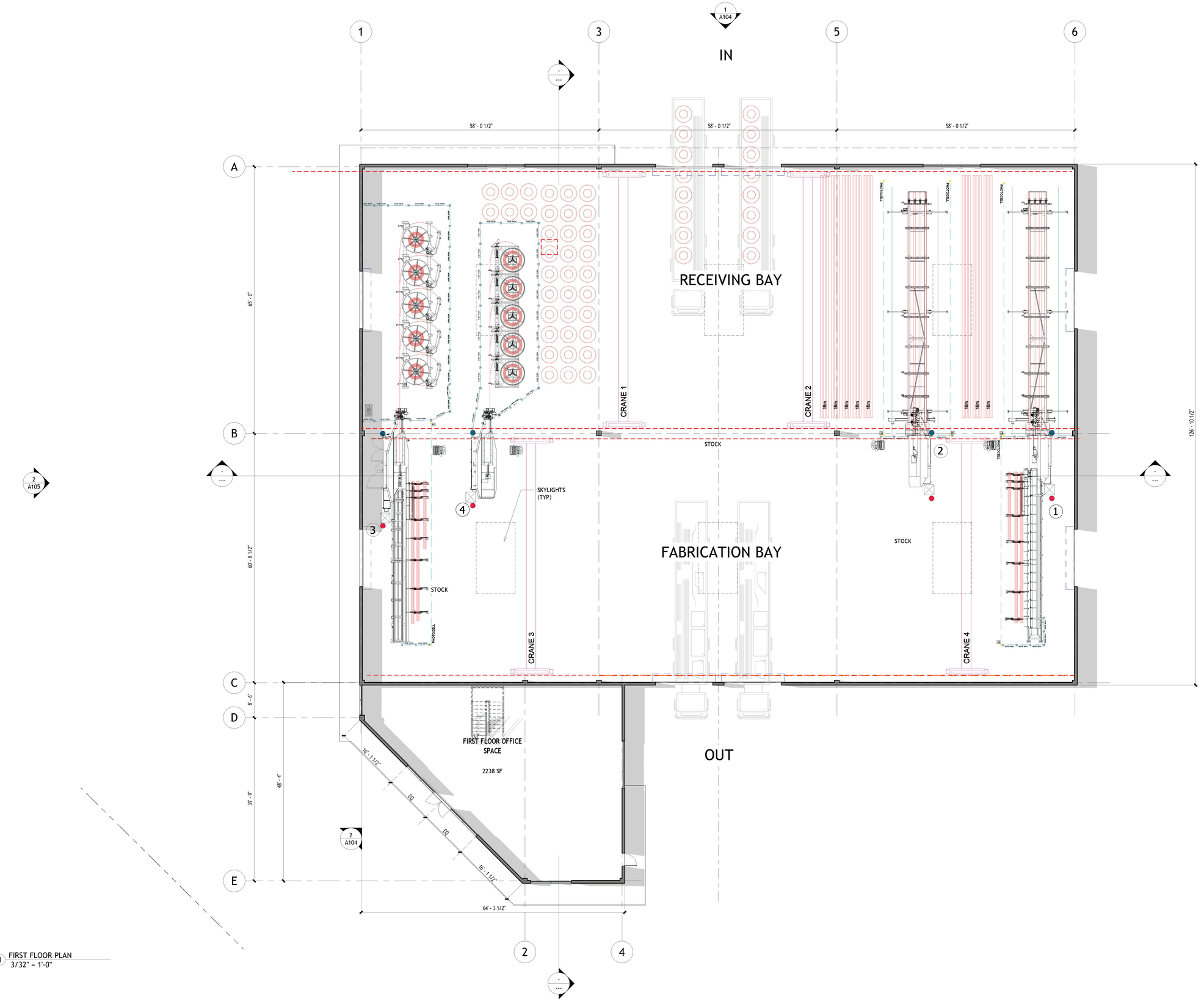
SITE PLAN/ ROOF PLAN

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR16045

A101



1 FIRST FLOOR PLAN
3/32" = 1'-0"

GALIA T ARCHITECTURE LLC

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PROJECT:
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REVISIONS

NO.	DESC	DATE

DRAWING:

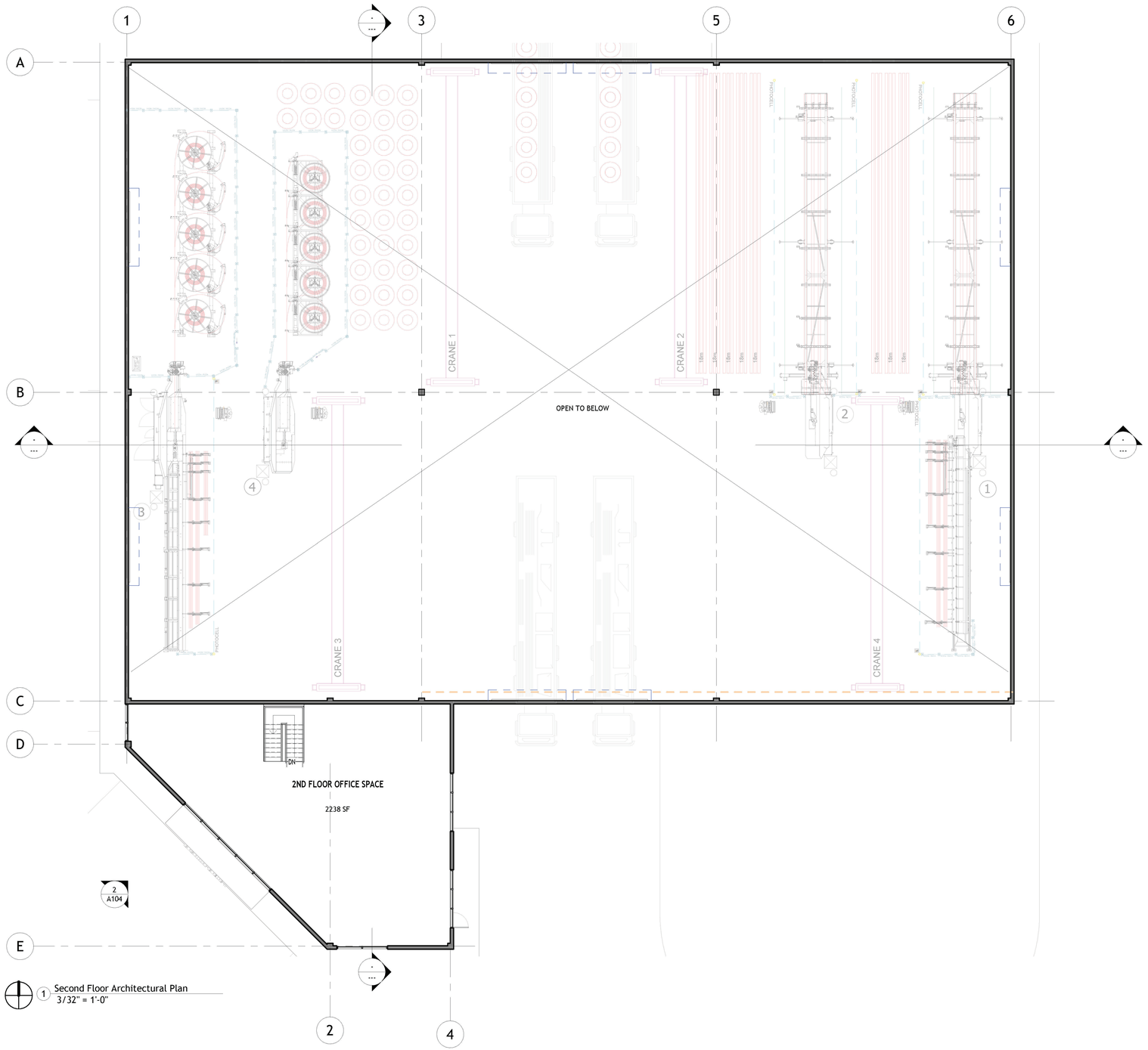
FIRST FLOOR PLAN

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN
REGISTERED ARCHITECT
AR16045

A102



1 Second Floor Architectural Plan
3/32" = 1'-0"

GALIA T ARCHITECTURE LLC

DAVID SCOTT TRAUTMAN
AR 16045

6431 SW 62 TERRACE
MIAMI, FLORIDA 33143
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PROJECT:
RED HAWK REBAR 2
4201 BANDY BOULEVARD,
FT. PIERCE,FL

REVISIONS

NO.	DESC	DATE

DRAWING:

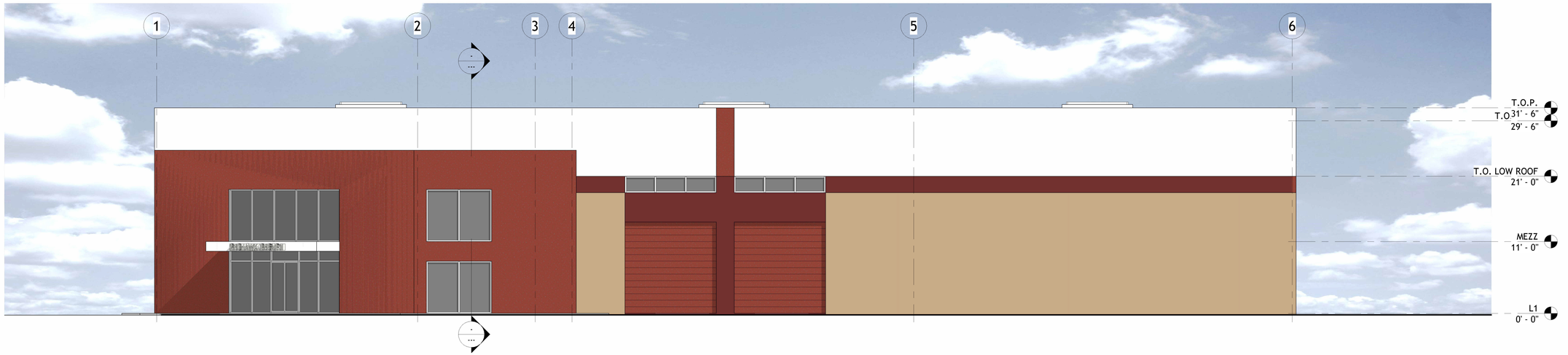
SECOND FLOOR PLAN

DATE	JOB NUMBER	DRAWN BY
		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR16045

A103



1 SOUTH ELEVATION
1/8" = 1'-0"

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5. STUCCO PAINTED
BM ATALIANATE AF-215

2 WEST ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

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		CHECK BY

STAMP/SEAL

DAVID SCOTT TRAUTMAN ARCHITECT AR16045

A105

Redhawk Rebar II
Site Plan Submission

SIGNS

Refer to the PROJECT Architect Elevations

March 2025

Site Plan Submission

CONCEPTUAL LIGHTING PLAN

See project site plan

Redhawk Rebar II
Site Plan Submission

Justification Statement

Refer to the project narrative

March 2025

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Industrial (Red Hawk I)	HI (Heavy Industrial)	PD (Planned Development)
South	Vacant	IND (Industrial) (SLC)	Various
East	Multi-bay Industrial Bldg.	HI (Heavy Industrial) (FtP) IND (Industrial) (SLC)	I-1 (Light Industrial) (FtP) IH (Industrial Heacy) (SLC)
West	Multi-bay Industrial	HI (Heavy Industrial)	I-1 (Light Industrial)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HI	I-1	29,200 sf	2.92	X
****Proposed**	HI	I-1	29,200 sf	2.92	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot industrial use - 29200 sf
Demand Analysis	Maximum (based on FLU/Zoning Assumption)
Current Zoning/FLU	Total gallons per day 3650 gpd (max potential)
**Proposed Zoning/FLU	Total gallons per day 3650 gpd (max potential)
**Change in Demand	Total gallons per day 0 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot industrial use - 29200 sf
Demand Analysis	Maximum (based on FLU/Zoning Assumption)
Current Zoning/FLU	Total gallons per day 2920 gpd (max potential)
**Proposed Zoning/FLU	Total gallons per day 2920 gpd (max potential)
**Change in Demand	Total gallons per day 0 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	0	none
Urban District	5 acres per 1,000 people	0	0	none
Community	2.5 acres per 1,000 people	0	0	none
Neighborhood	1.36 acres per 1,000 people	0	0	none

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	n/a	n/a
City	n/a	n/a
Distance	n/a	n/a
Current Zoning/FLU Enrollment Demand	n/a	n/a
****Proposed Zoning/FLU Enrollment Demand**	n/a	n/a
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	Heavy Industrial
****Proposed Zoning/FLU**	n/c - no change
***Change in Demand**	0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No change in projected discharge rates. Project site is part of previously permitted master drainage system.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	142	50 (am)/ 23 (pm)
****Proposed Zoning/FLU**	178	50 am (23 pm)
***Change in Demand**	Trips -36 trips	Trips 0 trips
Impact to Capacity	-36 (existing v proposed), subject to local plan review	

IV. Project Description

PHASING			
Is this project (phase) part of a larger project? ☐ Yes ☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.			
Total Project: Residential Units:	Single Family:	Multifamily:	
Non-residential (square footage):			
Mixed-use (describe use):			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	n/a	n/a	n/a	n/a	n/a
Single-family, attached	n/a	n/a	n/a	n/a	n/a
Multi-family	n/a	n/a	n/a	n/a	n/a
Other (specify)	n/a	n/a	n/a	n/a	n/a

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
29,200 Sq Ft Industrial Bldg.	1	29.2k	2.92	summer 2025	summer 2026

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested: none.

** Complete section if requesting a change in zoning, future land use, or expanding

General Light Industrial
(110)

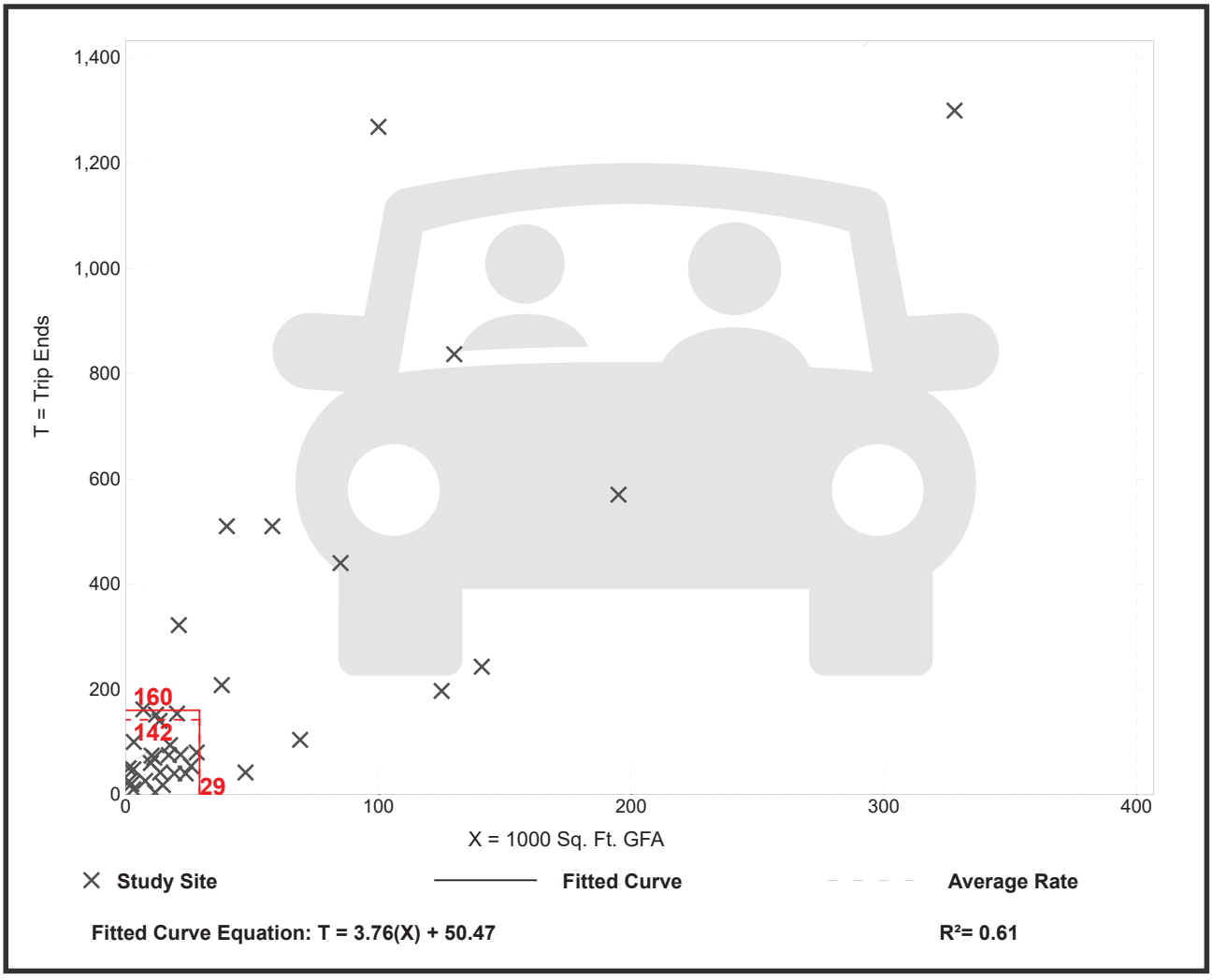
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



Fitted Curve Equation: T = 3.76(X) + 50.47

R^2= 0.61

General Light Industrial
(110)

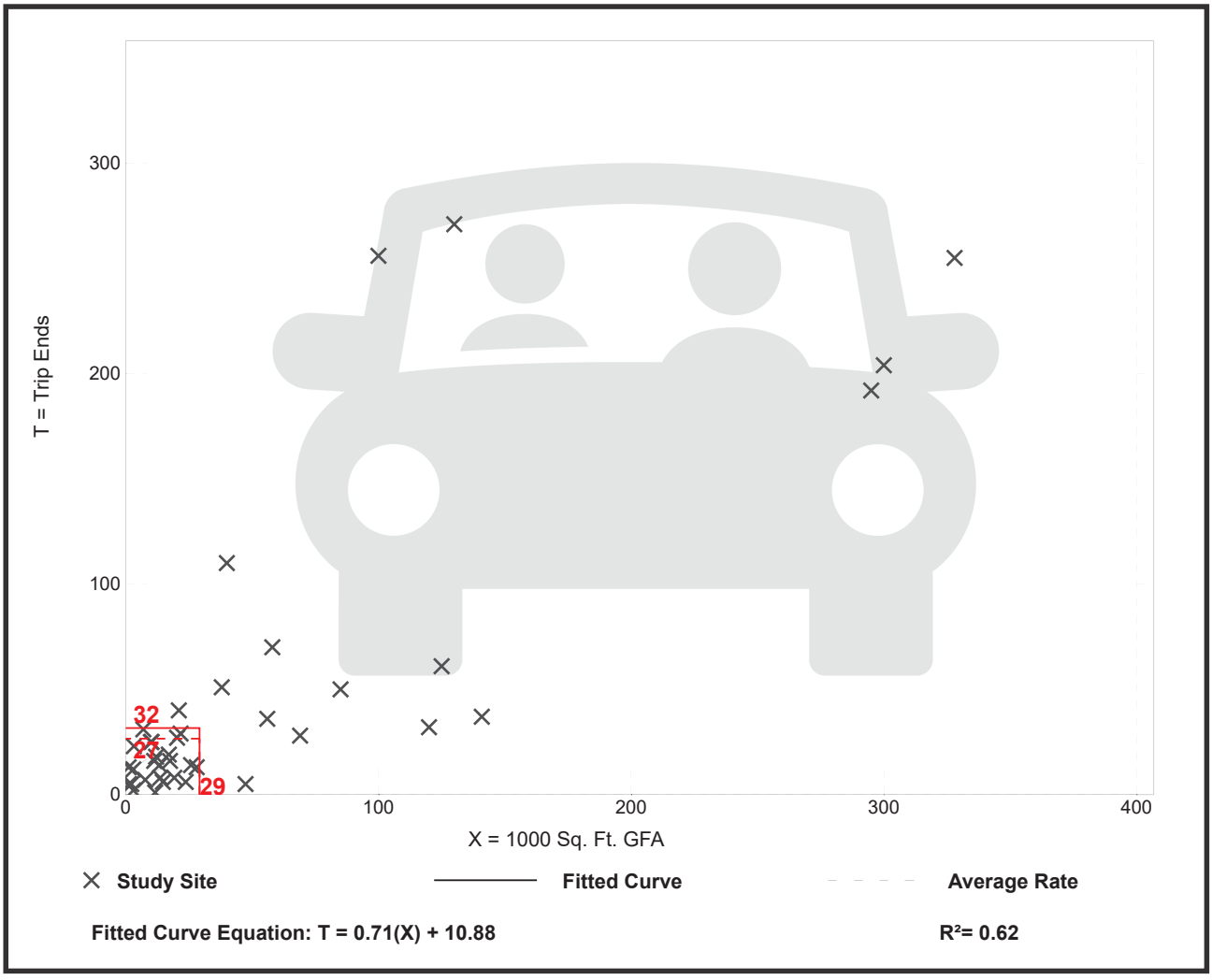
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 40
Avg. 1000 Sq. Ft. GFA: 56
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.91	0.09 - 11.40	0.78

Data Plot and Equation



General Light Industrial
(110)

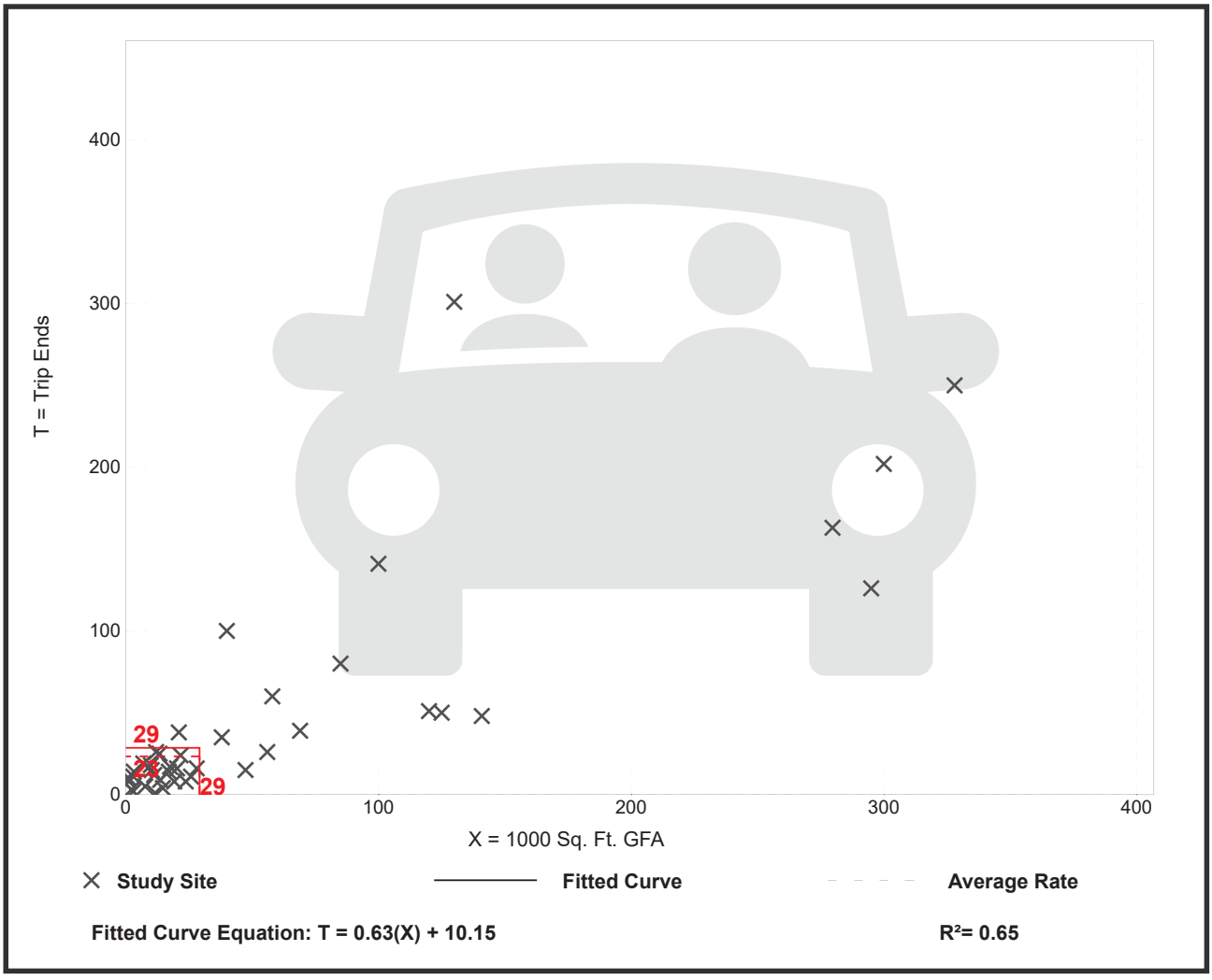
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 62
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.80	0.09 - 8.77	0.61

Data Plot and Equation



Site Plan Submission

CONCEPTUAL DRAINAGE PLAN

See project site plan

Site Plan Submission

Environmental Impact Assessment

Not required. Project site is already impacted. No native vegetation or wildlife