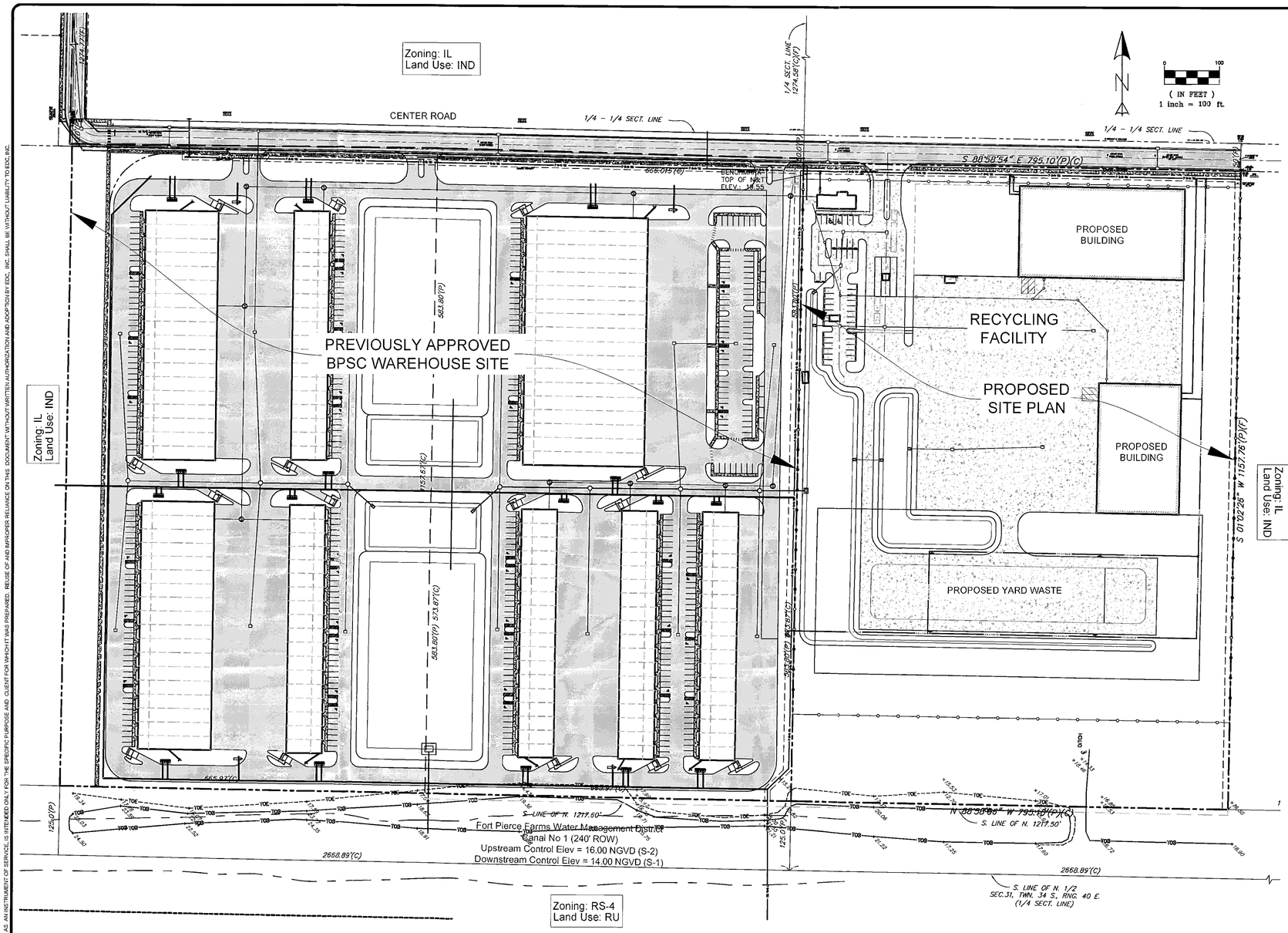
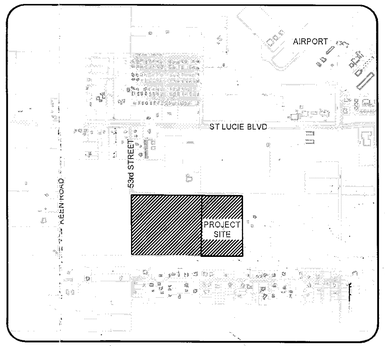




VICINITY MAP

Open Space / Preserve Calculation

Total Site
Post ROW Dedication: 20.95 ACRES

Open Space
Required (35%): 7.33 AC

Open Space
Provided: 7.33 AC

Existing Zoning : IL
Proposed Zoning : PNRD
Land Use : IND
Building Set Backs:
Front Setback => 25'
Side Setback => 10'
Rear Setback => 20'

Building Data:

Office =	74,020 sf
Opiational Bldgs =	84,894 sf
Warehouse =	202,950 sf
Lt. Manuf. =	91,000 sf
Mezzanine =	9,000 sf
Total Sq. Ft. =	461,864

Parking Req.:
259 spaces (3.5 / 1,000 sf.)
26 spaces (0.5/1000 & .01/1000)
27 spaces (0.5/1,000 & .01/1,000)
109 spaces (1.2 / 1,000 sf.)
9 spaces (1 / 1,000 sf.)
430 Spaces

144 Total Bays
374,950 Total Sq. Ft.
Parking Req; 430 Spaces
H.C. Parking Spaces Req: 9
Parking Provided: 402 Standard/41 H.C.
Total Parking Provided: 443 Spaces

Total Site Area (Pre-ROW Dedication)	56.53 ac
Total Site Area (Post-ROW Dedication)	54.15 ac
Existing Zoning	IL
Existing Overlay Zoning	Airport Overlay Zone
Land Use Designation	IND
Permitted Uses	Office, Warehouse, Light Manufacturing
ROW Dedication Area	103,763.29 sf.
Impervious Area:	
Buildings	452,864 s.f./10.40 ac (19.21%)
Sidewalks	29,859 s.f./0.69 ac (1.27%)
Roads/parking	843,952 s.f./19.37 ac (35.77%)
Total Impervious Area	1,326,675 s.f./30.46 ac (56.24%)
Pervious Area	
Lake	173,054 s.f./3.97 ac (7.33%)
Dry Detention	119,623 s.f./2.75 ac (5.08%)
Green Space	739,499 s.f./16.98 ac (31.36%)
Total Pervious Area	1,032,176 s.f./23.70 ac (43.77%)
Open Space	825,571 s.f./18.95 ac (35.00%)

Legal Description: 31 34 40 W 795.1 ft of S 1167.5 ft of n 1217.5 ft of SW 1/4 of NE 1/4 and SE 1/4 of NW 1/4-less roads and canals- (56.62 ac) (or 2499-1204; 2526-487), public records of St. Lucie County, Florida.

Site Plan Amendment Area: Total site 56.53 acres. Area of this site plan amendment equals 20.95 acres (post 10' row donation along Center Road ROW)

Flood Zone: This site lies in flood zone 'X' as scaled and interpolated from FEMA map panel no. 120285-0175-f, dated: August 19, 1991.

Project Statement: This project proposes a baling facility development located on Center Road in St Lucie County.

Drainage Statement: The stormwater management system will consist of detention areas collecting on-site runoff. the stormwater shall be collected and treated prior to a controlled single discharge to the Fort Pierce Farms Control District Canal # 1.

Utility Statement: Water and sewer shall be provided by the Fort Pierce Utilities Authority. An existing 12" water main & 6" force main resides on St Lucie blvd. Wet taps and extensions along Center Road shall be required. The project shall propose a 4" force main and a 8" water main as part of this project. The 8" water main is proposed to be directionally drilled under the FPRWMD canal and connected to the harmony heights MSBU water main scheduled to start construction within one year of approval. Internal fire hydrants have bee proposed. An FPUA owned lift station has been proposed.

Survey: Survey provided herein was provided by Earle R. Starkey.

Finished Floor: Approximate finished floor elevation is ±21.50.

Traffic Impact: A traffic report is being prepared and will be submitted at a later date.

Fire Protection: Fire protection shall be supplied by the fort pierce utility authority. Fire hydrants will be placed inside the proposed project in accordance with the St. Lucie County Fire District fire prevention code. Emergency access for fire district vehicles will be provided. Fire hydrants shall be constructed along Center Road in accordance with SLC standards.

General Notes:
1. All existing public or private roadways within 600' of the projects access points are shown on Aerial Map sheet 8 of 8.
2. Irrigation will conform to Local and State Regulations regarding water conservation and satisfy Section 7.09.03 C.
3. All utilities will be placed underground.
4. Water will be provided by Fort Pierce Utilities, sewer by St. Lucie County utilities.
5. Refer to Engineering Drawings for the following information:
   Existing and proposed utility and drainage easements
   conceptual water, sewer, paving and drainage.
7. This Site Has Been Designated as a "Brownfield" Site By SLCBOCC.
8. All exterior signage shall require a building permit where applicable and also shall be in accordance with Chapter 9 of the SLCLDC where applicable.
9. Construction to commence upon issuance of all necessary permits.
10. The two proposed bailing facility buildings shall have heights not to exceed 35'.
11. Proposed wall shall require building permit and comply with Sec. 7.09.04(D), LDC - Visibility Adjacent to Public Rights-of-Way and Points of Access.

Development Team:

Applicant	B.P.S.C. Industries L.L.C. 1729 NW River Trail Stuart, Florida 34994
Owner	B.P.S.C. Industries L.L.C. 1729 NW River Trail Stuart, Florida 34994
Engineer	Engineering Design & Construction, Inc. 1934 Tucker Court Fort Pierce, Florida 34950
Landscape Architect	Land Design South 400 Columbia Drive, Suite 110 West Palm Beach, FL 33409

IL Zoning Data and Lot Size & Dimensional Requirements:

Min. Lot Area	20,000 sf.
Min. Lot Width	100'
Min. Road Frontage	60'
Front	25'
Rear	20'
Side	10'
Side @ Corner	20'
Max. Height	50'
Max. lot Coverage by Bldg.	50%

E D C ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE OF AUTHORIZATION NUMBER 6935

RJK	DESIGNED BY
JRH	DRAWN BY
10-240 site plan.dwg	FILENAME
site plan sheet 1 of 3	LAYOUT
AS SHOWN	SCALE
22JUN11	DATE

DATE	REVISION COMMENTS
10-5-11	REVISED PER COMMENTS FROM ST. LUCIE COUNTY

BPSC
RECYCLING FACILITY
PRELIMINARY/FINAL PNRD
SITE PLAN
ST. LUCIE COUNTY FLORIDA

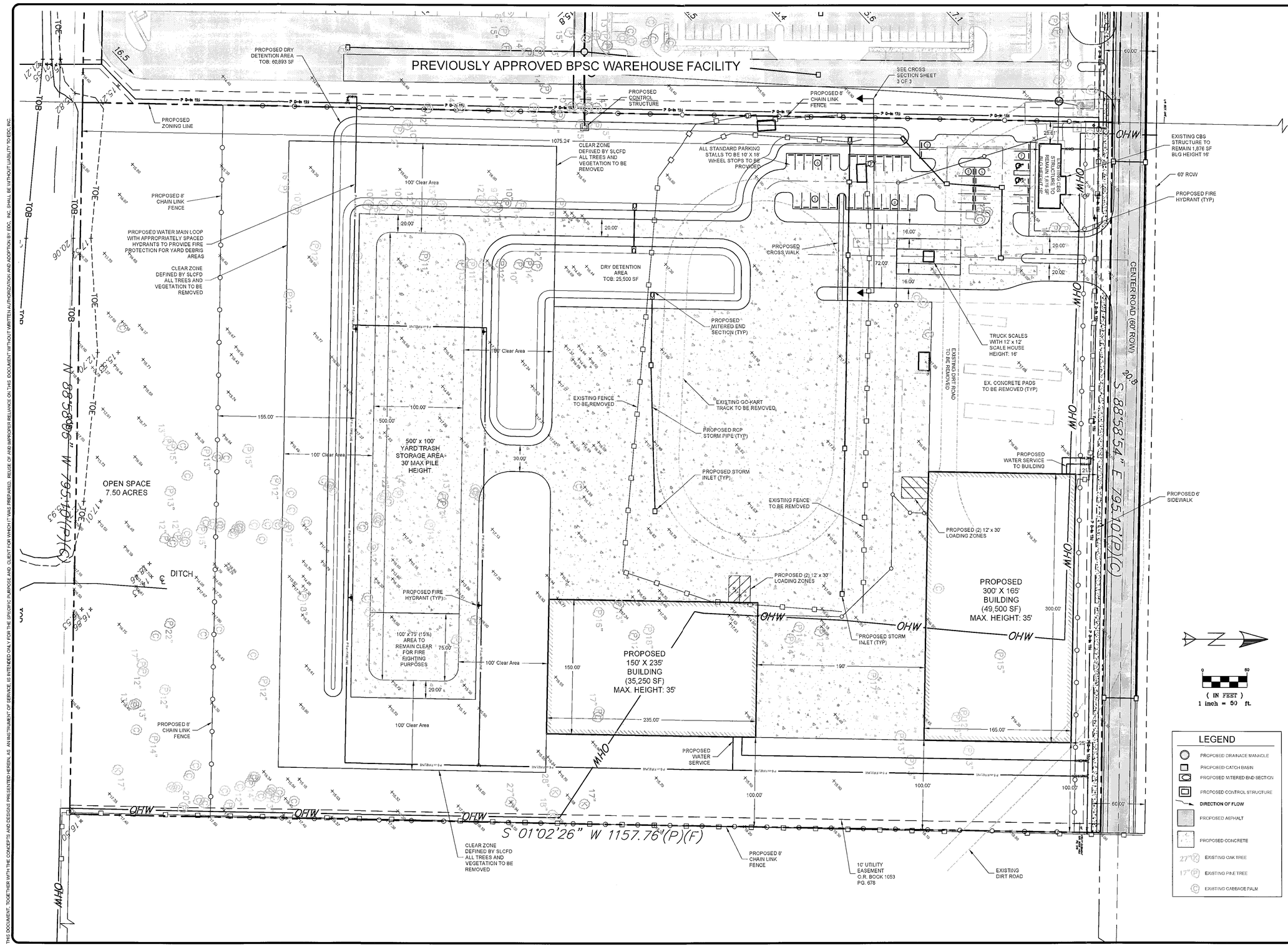
KENNEDY LICENSE No. 56218 STATE OF FLORIDA PROFESSIONAL ENGINEER
R. J. KENNEDY, P.E. #56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
[DATE]

10-240

1 OF 3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\0-projects\10-240\BPSC\Drawings\10-240 Site Plan.dwg, site plan sheet 1 of 3, 10/14/2011 2:42:09 PM, Jayson, EDC, Inc.



E D C ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE OF AUTHORIZATION NUMBER 9935

RJK	DESIGNED BY
JRH	DRAWN BY
10-240 site plan-final	FILENAME
site plan sheet 2 of 3	LAYOUT
AS SHOWN	SCALE
22JUN11	DATE

DATE	REVISION COMMENTS
15-3-11	REVISED PER COMMENTS FROM ST. LUCIE COUNTY

BPSC
RECYCLING FACILITY
PRELIMINARY/FINAL PNRD SITE PLAN

ST. LUCIE COUNTY FLORIDA

KENNEDY, R. LICENSE No. 56218 STATE OF FLORIDA PROFESSIONAL ENGINEER (DATE)

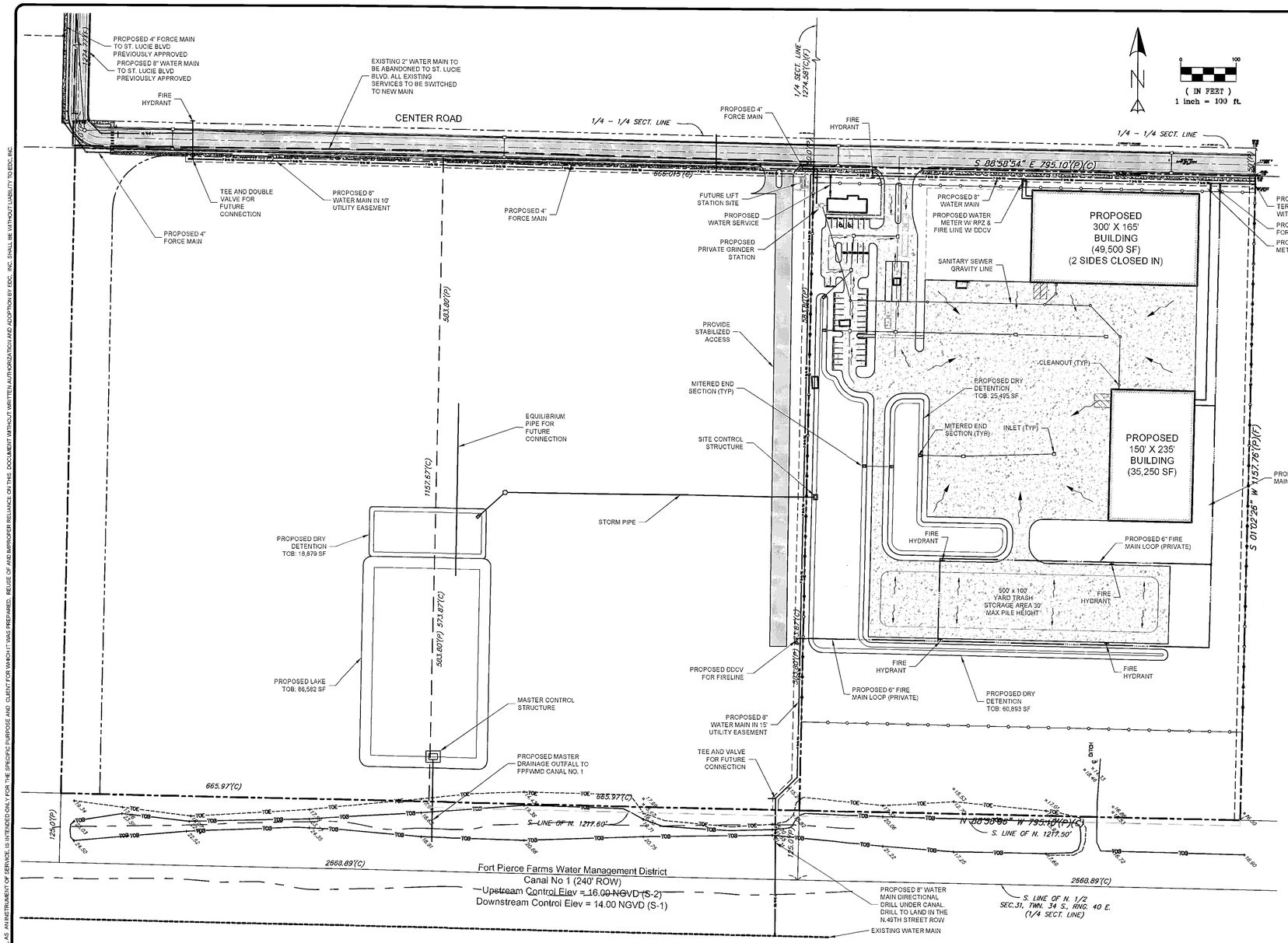
R. J. KENNEDY, CPE
#56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

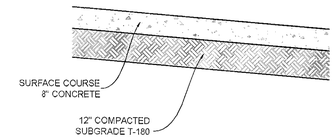
10-240

2 OF 3

THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\10-projects\10-240\BPSC\Drawings\10-240 Site Plan.dwg, site plan sheet 2 of 3, 12/14/2011 2:46:50 PM, ayoon, EDC, Inc

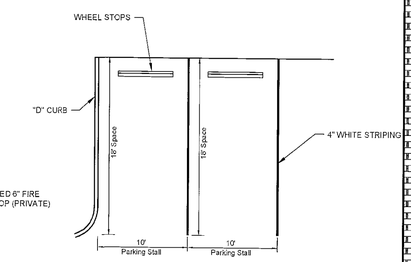




NOTES:

1. Surface course: 8" concrete pavement, 4000 PSI concrete with 10' x 10' construction joints and fibermesh as specified by the manufacturer or 6x6x10 wire reinforcement.
2. Subgrade: 12" thick slab. Subgrade (FBV 75) density shall be 98% of maximum as determined by aashto T-180 method.
3. Saw cut contraction joints on 10' centers max. within 48 hours after pouring.

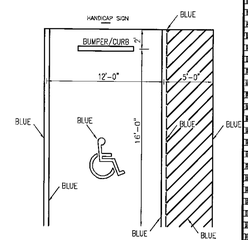
TYPICAL CONCRETE DRIVE AISLE SECTION



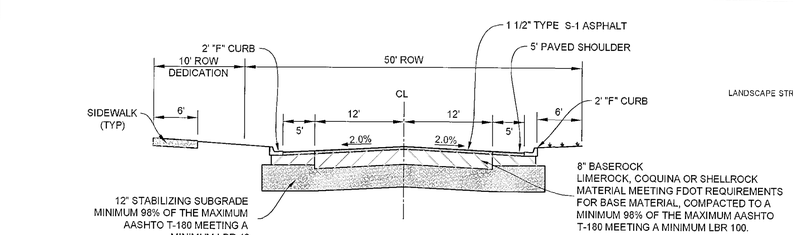
PARKING AREA DETAILS (TYPICAL)

NOTES:

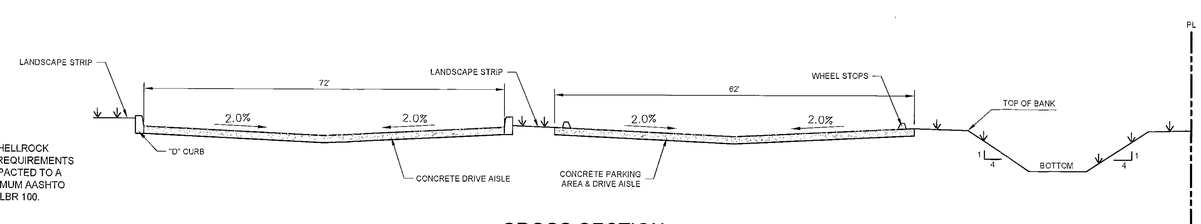
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



HANDICAP SPACE DETAIL



CENTER ROAD CROSS SECTION



CROSS SECTION

E D C ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE OF AUTHORIZATION NUMBER 9835

RJK	DESIGNED BY
JRH	DRAWN BY
10-240 site plan.dwg	FILENAME
Site plan sheet 3 of 3	LAYOUT
AS SHOWN	SCALE
22JUN11	DATE

DATE	REVISION COMMENTS
16-3-11	REVISED PER COMMENTS FROM ST. LUCIE COUNTY

BPSC
RECYCLING FACILITY PRELIMINARY/FINAL PNRD INFRASTRUCTURE PHASING PLAN
ST. LUCIE COUNTY FLORIDA

R.J. KENNEDY
#56218
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

10-240

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\10_projects\10-240\DPS\Drawings\10-240 Site Plan.dwg, site plan sheet 3 of 3, 12/14/2011 2:49:10 PM, Jayson, EDC, Inc