

SITE DATA TABLE

Applicant:
Rocla Concrete Tie, Inc.
1819 Denver West Drive, Suite 450
Lakewood, CO 80401
Phone: (303) 296-3500
www.rcsite.com

Engineer / Surveyor:
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2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-9497
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Architect:
Edlund Dribbenas Binkley
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65 Royal Palm Point, Suite D
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Owner's Representatives:
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Landscape Architect:
Boggs Planning & Landscape Architecture
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Environmental:
Hobe Sound Environmental
9512 S.E. Duncan St.
Hobe Sound, FL 33455
Phone: (772) 545-3676

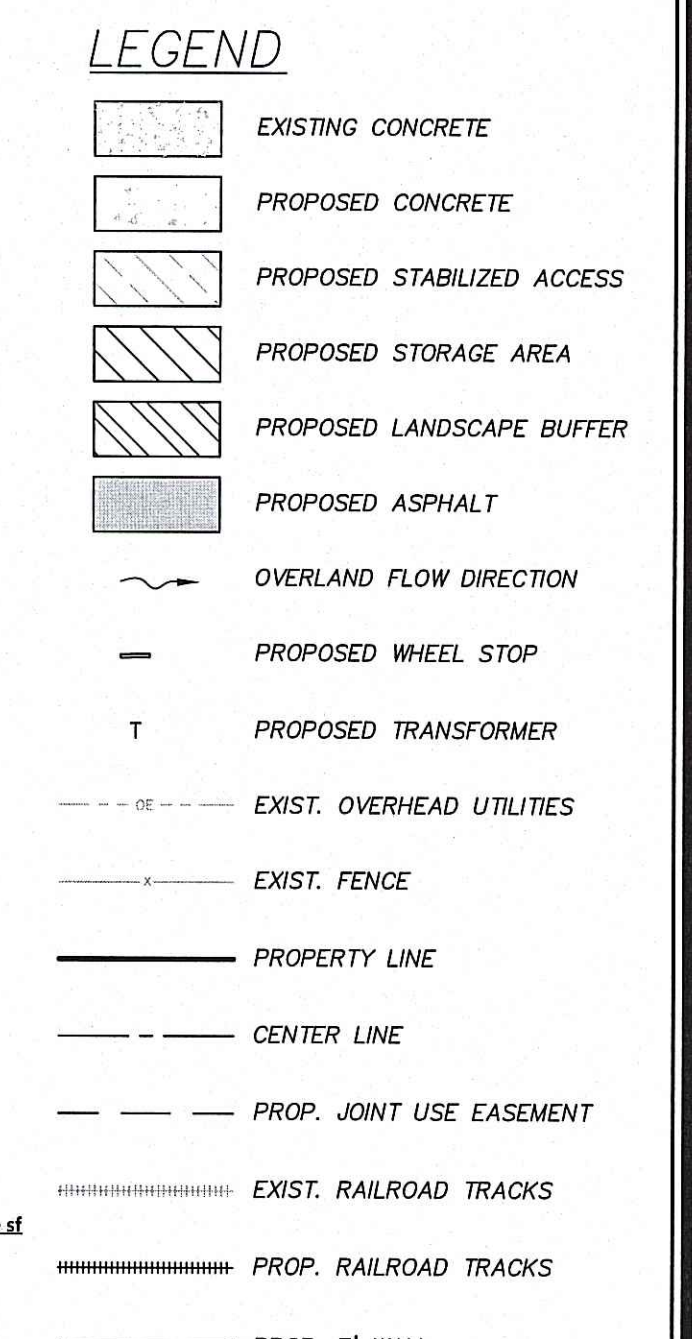
1) Project Name: Rocla Crosstie Facility	2) Location: 600 S. 3rd St. Fort Pierce, FL 34950	3) Project Description: Industrial facility for manufacturing of concrete crossties	4) Sec/Town/Range: Section 10/ Range 35/ Township 40E	5) Main ID: 24/106	6) Parcel ID Numbers: 2410-805-0005-000-1 2410-811-0001-030-1 2410-811-0001-030-1	7) Gross Site Area: 7.18 acres (all above MHW) 312,686 sq feet (approximate)	8) Zoning: LI - Light Industrial 7.18 ac	9) Land Use: I - Industrial 7.18 ac	10) Development Schedule: Start: 3rd Qtr 2015 Complete: 2nd Qtr 2016	11) Flood Zone: The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0179I dated February 16, 2012.
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12) Site Coverages:	acreage	sq feet	% of site
Buildings	0.45	19,475	6%
Roadways/Parking	1.21	52,810	17%
Other	1.04	45,116	15%
Lay down storage	2.89	125,583	40%
Open Space	1.07	46,735	15%
Dry Detention (open space)	0.43	18,818	6%
Dry Detention	0.09	3,749	1%
Totals	7.18	312,686	100%

(all areas are approximate and are subject to change as part of final construction designs.)

13) Required Open Space:	Provided Open Space:	Percent of Site:
In all Planned Developments at least twenty (20%) per cent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any above-ground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; storm water detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).	7.18 acres (0.20) = 1.44 acres Allowable Detention Area credit: (1.44 acres (0.13) = 0.43 acres 1.30 acres	(1.50)/(7.18) (100%) = 21%
14) Building Hgt: Maximum Bldg. Hgt. Storage Bin Hgt.	38' 45'-7"	
15) Building Setback: Required: Provided:	15' (For portions of property abutting public ROW or non-industrial district). 15'	

- 16) **Utility Service:**
Water Service: Ft. Pierce
Sewer Service: Ft. Pierce
Re-Use Water: n/s
Electric Service: Cable Service
FPL Comcast
- 17) **Refuse Collection:**
Trash and solid waste is collected at central pick-up location.
- 18) **Parking Required:**
16,950 sf @ 1 space per 600 gross sf = 28 spaces
2,625 SF @ 1 space per 300 sf = 9 spaces
Parking Required: 37
Parking Provided:
full size: 35
motorcycle: 1
handicap: 2
- 19) **Site Drainage (preliminary):**
The stormwater management system will consist of overland flow discharging into an on-site retention system where both water quality and storm attenuation will be provided. The 100 year storm event will be retained on-site and there will be no off-site discharge from the property to the City's drainage system. Pavement elevations will be set in accordance with S.F.W.M.D. criteria, the 10 year, 1 day storm event.
- 20) **Traffic Statement:**
Please refer to the traffic report for the analysis of possible impact from the operation of the manufacturing facility. As summary of the result of the analysis are listed below.
ADT = 124 trips/day
Peak Hour of Operation = 24 trips
- 21) **Hours of Operation:**
The manufacturing plant will be run on two (2) shifts, with the first shift running from 7am - 4pm and the second shift running from 7pm - 3am.
- 22) **Noise Level:**
Noise level at the property line will be 65 dB or less at abutting commercial zoned land and 70 dB or less abutting industrial zone land.
- 23) **CITY OF FORT PIERCE NOTES**
A. Project must comply with Chapter 17 & Chapter 22 & Article XI per City of Ft. Pierce Code.
B. Parking space striping shall conform to Sections 22-60(C)(8) of the Ft. Pierce Code.



NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF. 14-189 base.dwg	FIELD BK./PG.
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STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE
REVISED PER CFP TRC COMMENTS		JK	05-18-15
REVISED EASTERN DETENTION AREA AND OPEN SPACE CALCS.		JK	06-02-15

FIELD CALCS.	JK	12-15-14
DRAWN	JK	12-15-14
DETAILED	SKM	05-18-15
CHECKED	SKM	05-18-15
APPROVED		

SITE PLAN
ROCLA CROSSTIE FACILITY

DATE: 05-18-2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 14-189
SHEET 1 OF 1

