

LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED STABILIZED ACCESS
- PROPOSED STORAGE AREA
- PROPOSED LANDSCAPE BUFFER
- PROPOSED ASPHALT
- OVERLAND FLOW DIRECTION
- PROPOSED WHEEL STOP
- PROPOSED TRANSFORMER
- EXIST. OVERHEAD UTILITIES
- EXIST. FENCE
- PROPERTY LINE
- CENTER LINE
- PROP. JOINT USE EASEMENT
- EXIST. RAILROAD TRACKS
- PROP. RAILROAD TRACKS
- PROP. 7' WALL

SITE DATA TABLE

Owner/Applicant:
Rocla Concrete Tie, Inc.
1819 Deer West Drive, Suite 450
Lakewood, CO 80401
Phone: (303) 296-3500
www.roclatie.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

Architect:
Edmund Dikens Binkley
Architects and Associates, P.A.
65 Royal Palm Point, Suite D
Vero Beach, FL 32960
Phone: (772) 569-4320

Owner's Representatives:
Culpepper & Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
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Landscape Architect:
Boggs Planning & Landscape Architecture
100 Avenue A, Suite 2E
Fort Pierce, FL 34995
P: (772) 466-9229
www.obplans.com

Environmental:
Hobe Sound Environmental
9512 S.E. Duncan St.
Hobe Sound, FL 33455
Phone: (772) 545-3676

- Project Name:** Rocla Crosstie Facility
- Location:** 600 S. 3rd St. Fort Pierce, FL 34950
- Project Description:** Industrial Facility for manufacturing of concrete crossties
- Sec/Town/Range:** Section 10/ Range 35S/ Township 40E
- Map ID:** 24/106
- Parcel ID Numbers:** 2410-805-0005-000-1
2410-811-0001-030-1
- Gross Site Area:** 7.18 acres (all above MHW)
312,686 sq feet (approximate)
- Zoning:** L1 - Light Industrial 7.18 ac
- Land Use:** 1 - Industrial 7.18 ac
- Development Schedule:**
Start 1st Qtr 2015
Complete 4th Qtr 2015

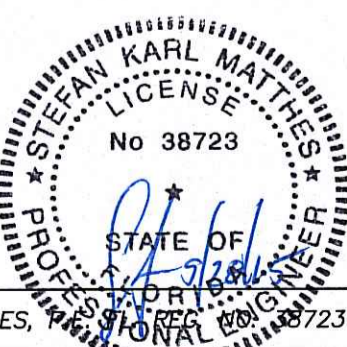
- Flood Zone:** The project site is located in Flood Zone X. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0179J dated February 16, 2012.
- Site Coverage:**

	acreage	sq. feet	% of site
Buildings	0.45	19,475	6%
Roadways/Parking	1.22	53,175	17%
Other	0.37	16,226	5%
Open Space	1.47	63,951	20%
Laydown storage	2.95	128,587	41%
Dry Detention	0.72	31,272	10%
Totals	7.18	312,686	100%
- Building Hgt.:** Maximum Bldg. Hgt. 38'
Storage Bin Hgt. 45'-7"
- Building Setback:** Required: 15' (For portions of property abutting public ROW or non-industrial district.)
Provided: 15'
- Utility Service:**

	FL Pierce	Electric Service	FPL
Water Service	FL Pierce	Cable Service	Comcast
Sewage Service	n/a		
Re-Use Water			
- Refuse Collection:** Trash and solid waste is collected at central pick-up location.

- 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	Parking Provided:
37	full size 34
	motorcycle 1
	handicap 2
- 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.
- Traffic Statement:** Please refer to the traffic report for the analysis of possible impact from the operation of the manufacturing facility. A summary of the result of the analysis are listed below.
ADT = 112 trips/day
Peak Hour of Operation = 24 trips
- 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.
- Noise Level:** Noise level at the property line will be 70 dB or less.
- CITY OF FORT PIERCE NOTES:**
A. Project must comply with Chapter 17 & Chapter 22 & Article XII 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.	FIELD BK./PG.
14-189 base.dwg	

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STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -

REVISED PER	BY	DATE
CFP TRC COMMENTS	JK	05-18-15

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

SITE PLAN
ROCLA CROSSTIE FACILITY

DATE: 05-28-2015
HORIZ. SCALE: 1"=40'
VERT. SCALE: N/A
JOB No. 14-189
SHEET 1 OF 1