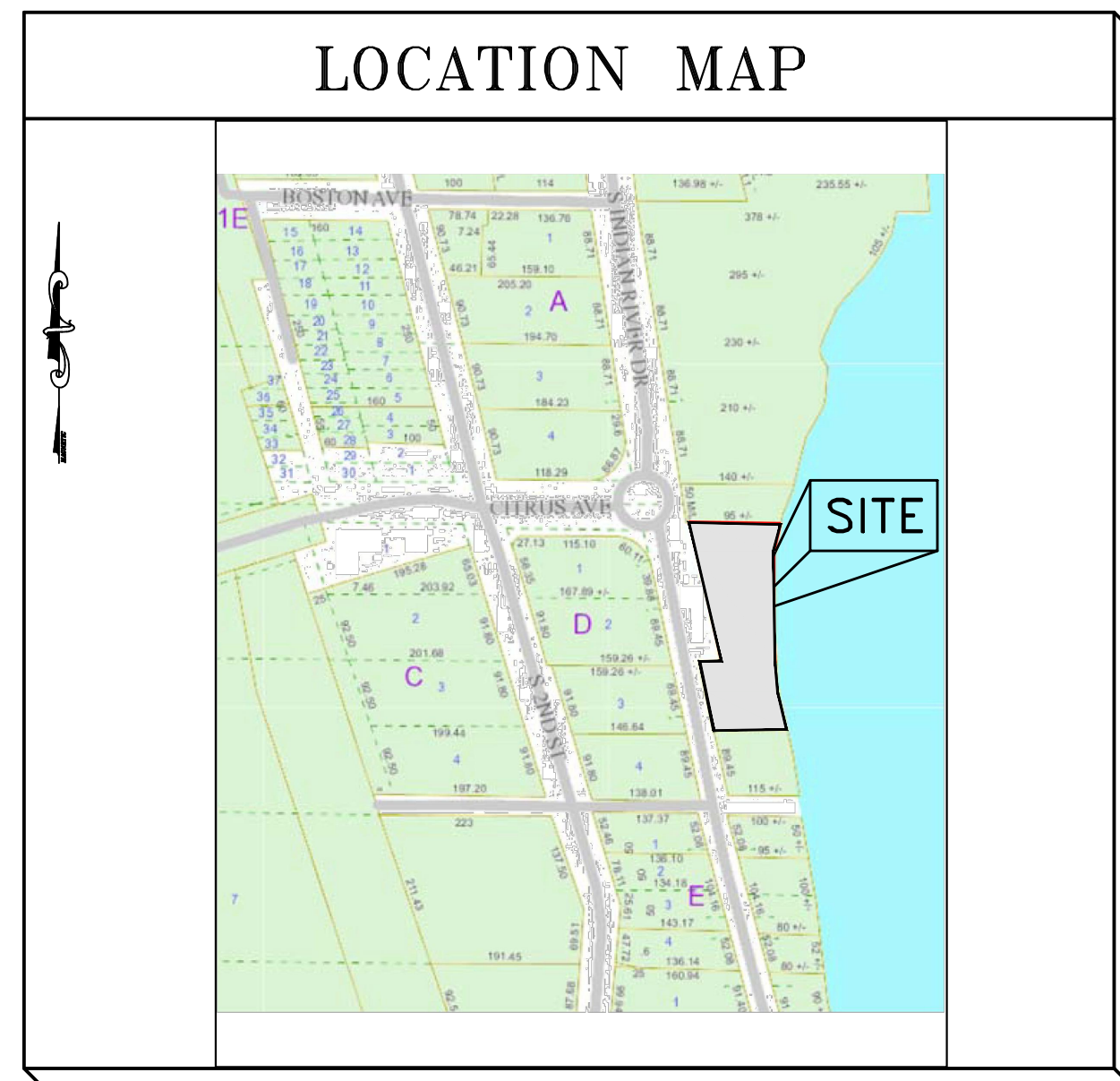


SITE PLAN

FOR

INDIAN RIVER VILLAS

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA



DRAWING INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND UTILITY PLAN
7A	LANDSCAPE PLAN
7B	IRRIGATION PLAN
8	CROSS SECTIONS
9-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45" EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA	
OWNER	TAI (RD), LLC 266 PARK DRIVE PALATKA, FL 32907-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOHN B. BITTLE, P.E. 57398 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	TWENTY THREE (23) MULTI-FAMILY UNITS
PROJECT LOCATION	SOUTHEAST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-S-808-0017-000-7
SECTION-TOWNSHIP-RANGE	SECTION 10, TOWNSHIP 35S, RANGE 40E
EXISTING LAND USE	OP (OFFICES - PROFESSIONAL AND BUSINESS SERVICES)
PROPOSED LAND USE	CB2 (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
DEVELOPMENT PARAMETERS:	EXISTING DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF 41,707 SF
MINIMUM LOT WIDTH	70 FT 262.3 FT
MINIMUM LOT DEPTH	90 FT 139.7 FT
MIN. YARD SETBACKS:	
FRONT (WEST)	25' 36.3'
SIDE (NORTH)	15' 15.0'
SIDE (SOUTH)	15' 15.2'
REAR (EAST)	15' 15.0'
MAX. LOT COVERAGE BY BLDGS	60% 40.4% (16,847 SF)
MIN. OPEN SPACE	25% 35.3%
MAX. IMPERVIOUS AREA	75% 64.7%
MAXIMUM DENSITY	30 UNITS/ACRE 24.0 UNITS/ACRE
MAX. BLDG. HEIGHT	65' 64'-8 1/2"
AREA CALCULATIONS:	
SITE AREA:	PROPOSED
EXISTING SITE AREA:	41,707 SF 0.957 AC
TOTAL DEVELOPABLE AREA:	41,707 SF 0.957 AC 100.0%
IMPERVIOUS AREA:	26,967 SF 0.619 AC 64.7%
BUILDING AREA (FIRST FLOOR)	1,761 SF 0.040 AC 4.2%
DRIVING AISLE	21,280 SF 0.489 AC 51.0%
CONCRETE SIDEWALK AREA:	2,126 SF 0.049 AC 5.1%
POOL/PATIO AREA:	1,800 SF 0.041 AC 4.3%
PERVIOUS AREA:	14,740 SF 0.338 AC 35.3%
GREEN SPACE:	14,740 SF 0.338 AC 35.3%
NATIVE VEGETATION/PRESERVATION:	
	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING
PARKING CALCULATIONS:	
REQUIRED:	1.5 SPACE PER UNIT
PROVIDED:	23 UNITS X 1.5 SPACES/UNIT = 35 SPACES 46 PARKING SPACES (2-12' HANDICAP SPACES, 12-9.0' SPACES, 32-9.5' SPACES)
AVERAGE DAILY TRIPS:	
PROPOSED USE:	PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
	23 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 179 TRIPS
CONSTRUCTION SCHEDULE:	
DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17
GENERAL NOTES:	
1.	PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY
2.	PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY
3.	GARBAGE IS HANDLED WITH CANS STORED ON-SITE, NO DUMPSTER PROPOSED.
4.	THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C & VE-8 PER FLOOD INSURANCE RATE MAP #21110C0179 J, DATED FEBRUARY 16TH, 2012.
5.	ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6.	ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7.	ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT. PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8.	EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9.	THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE IS 35 M.P.H.
10.	ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11.	THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12.	ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13.	AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14.	ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15.	RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16.	ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: - ALL POLES MUST BE BLACK OR BRONZE - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17.	ALL STOP SIGNS (R1-1) SHALL BE 30"
18.	NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.
19.	AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20.	CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21.	ALL SOLID NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS; THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'E'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22.	THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF 89°51'15"W ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23.	THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT "J 123" ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD 29 IS BY ADDING 1.499 FT.
24.	ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25.	ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFMWD REGULATIONS.
26.	ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKO BASE THERMOPLASTIC.
27.	ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17246, 2014 EDITION.
28.	ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY
29.	ALL UTILITIES MUST BE PLACED UNDERGROUND.
30.	THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31.	PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:
 □ JOSEPH W. SCHULKE, P.E. REG. No 47048
 □ JOHANN B. BITTLE, P.E. REG. No 57398
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605





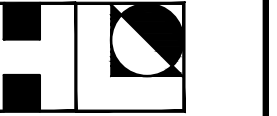


1 LEFT (NORTH) ELEVATION
3/8" = 1'-0"



2 RIGHT (SOUTH) ELEVATION
3/8" = 1'-0"

Hal Lambert



architecture
& construction

2635 20th St., Vero Beach, FL 32960
tel. 772-469-3101 fax. 772-778-8692
email: Hal@regency-windsor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010952

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INDIAN RIVER VILLAS
A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

LEFT &
RIGHT
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

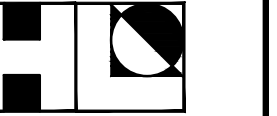
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SHEET

A7 OF **7**



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**FRONT &
REAR
ELEVATIONS**

REVISIONS:

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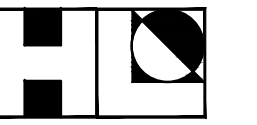
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1 FRONT (WEST) ELEVATION
1/8" = 1'-0"



2 REAR (EAST) ELEVATION
1/8" = 1'-0"



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ROOF PLAN

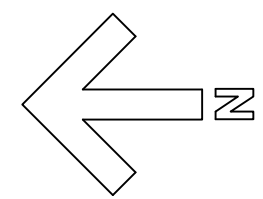
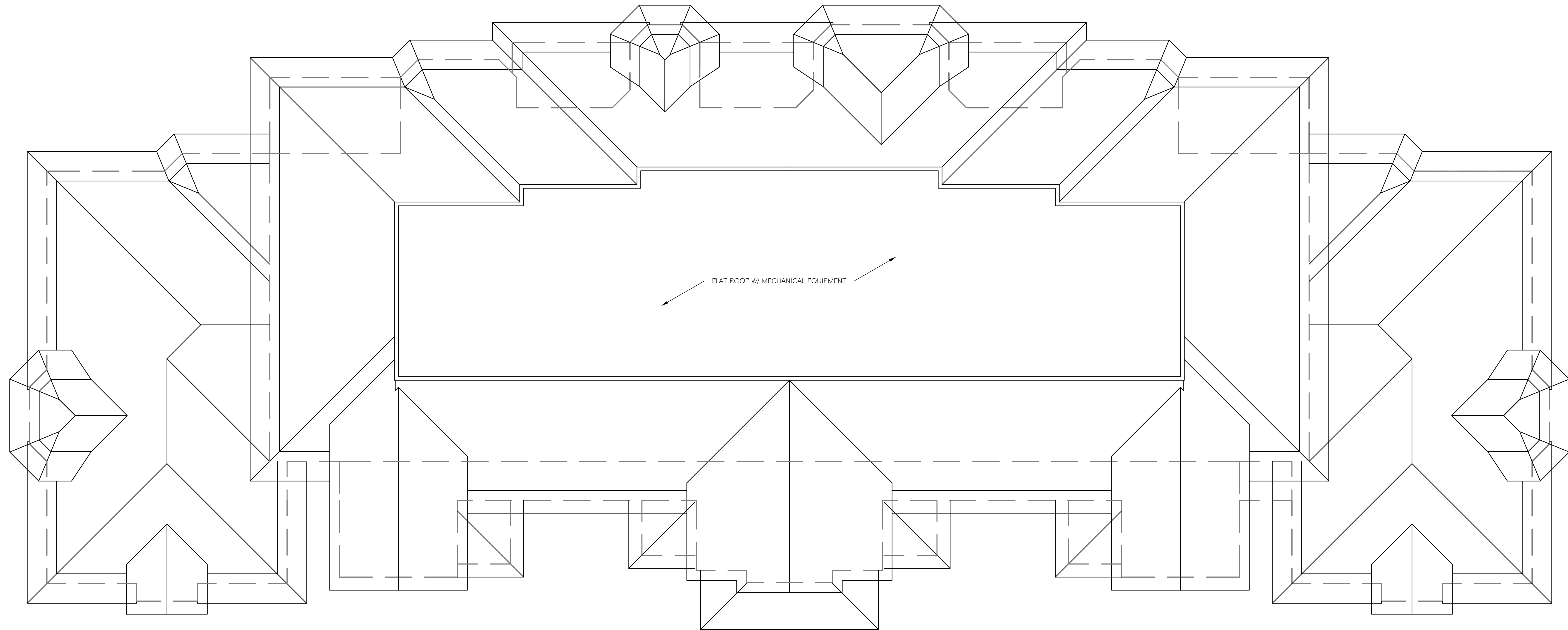
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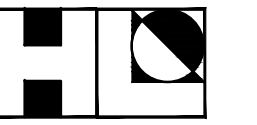
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A5 OF **7**



1 ROOF PLAN
1/8" = 1'-0"



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FOURTH FLOOR PLAN

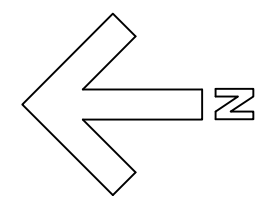
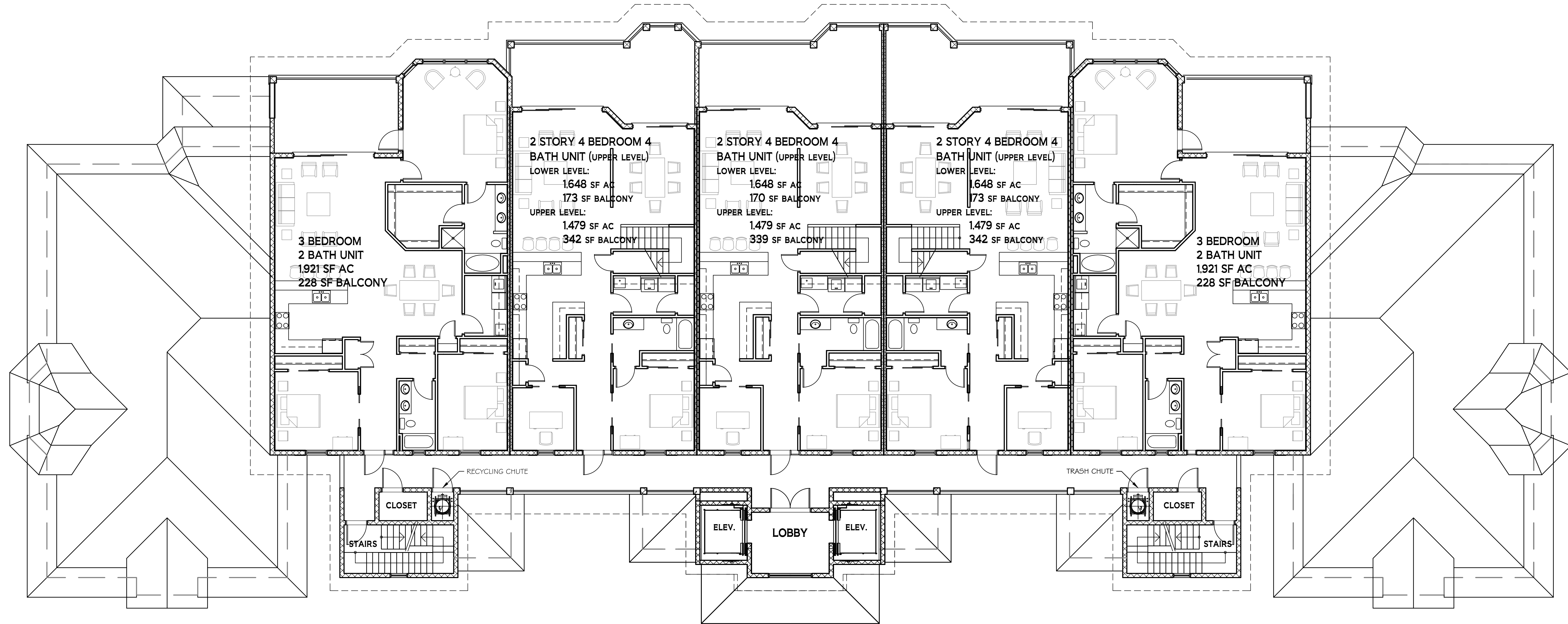
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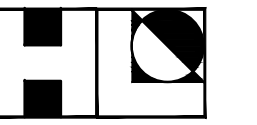
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A4 OF **7**



1 FOURTH FLOOR PLAN
1/8" = 1'-0"



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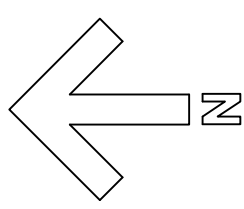
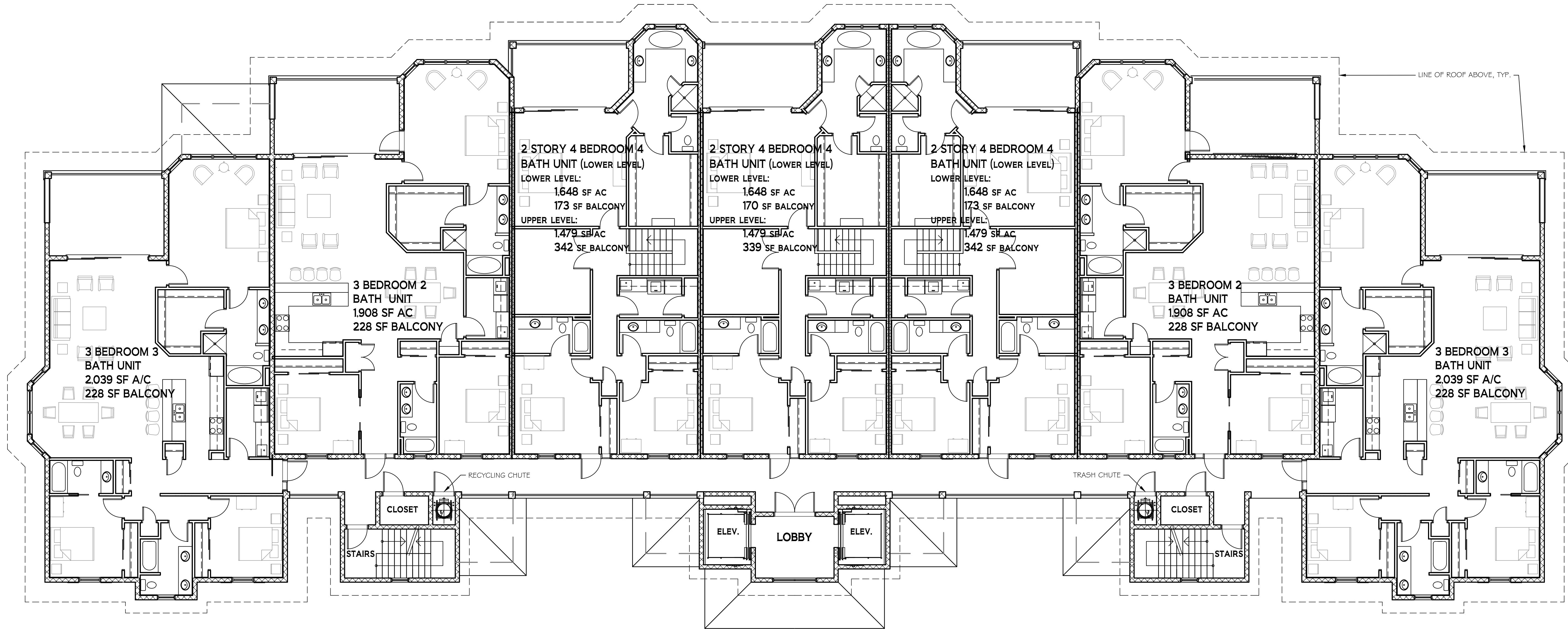
THIRD FLOOR PLAN

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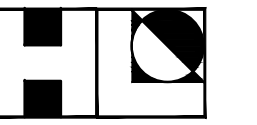
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1 THIRD FLOOR PLAN
1/8" = 1'-0"



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**FIRST &
SECOND
FLOOR PLAN**

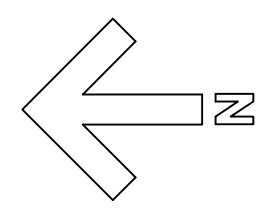
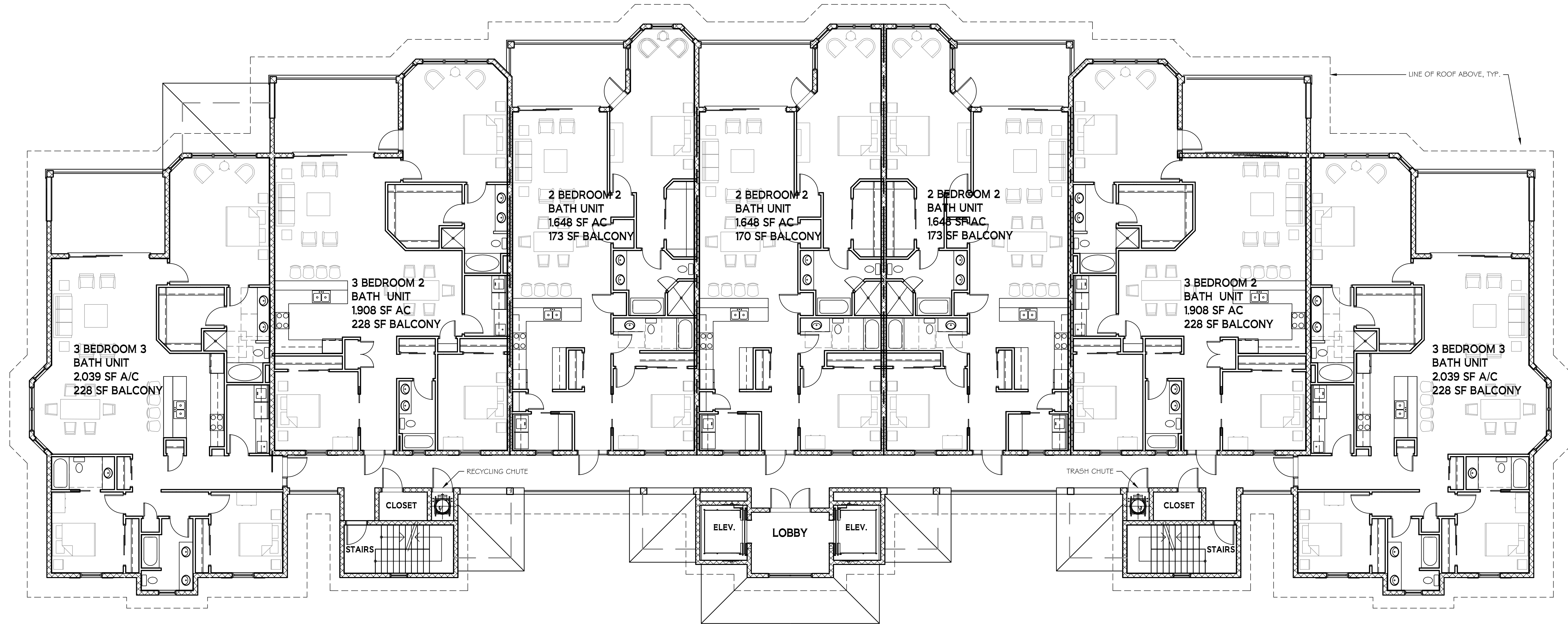
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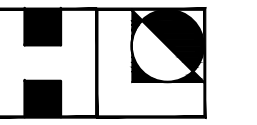
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SHEET

A2 OF **7**



1 FIRST & SECOND FLOOR PLAN
1/8" = 1'-0"



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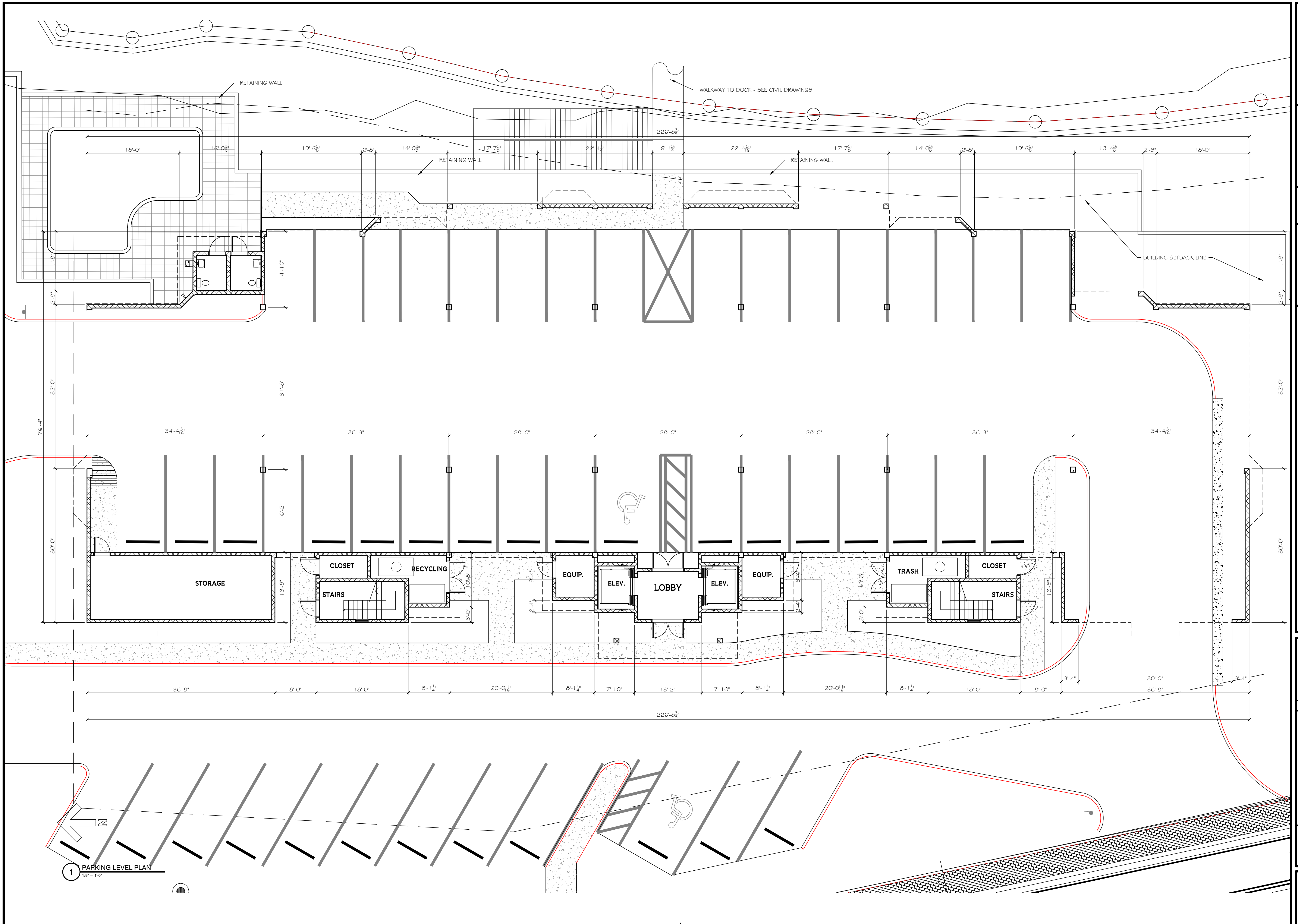
PARKING LEVEL

REVISIONS:

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SHEET



1 PARKING LEVEL PLAN
1/8" = 1'-0"