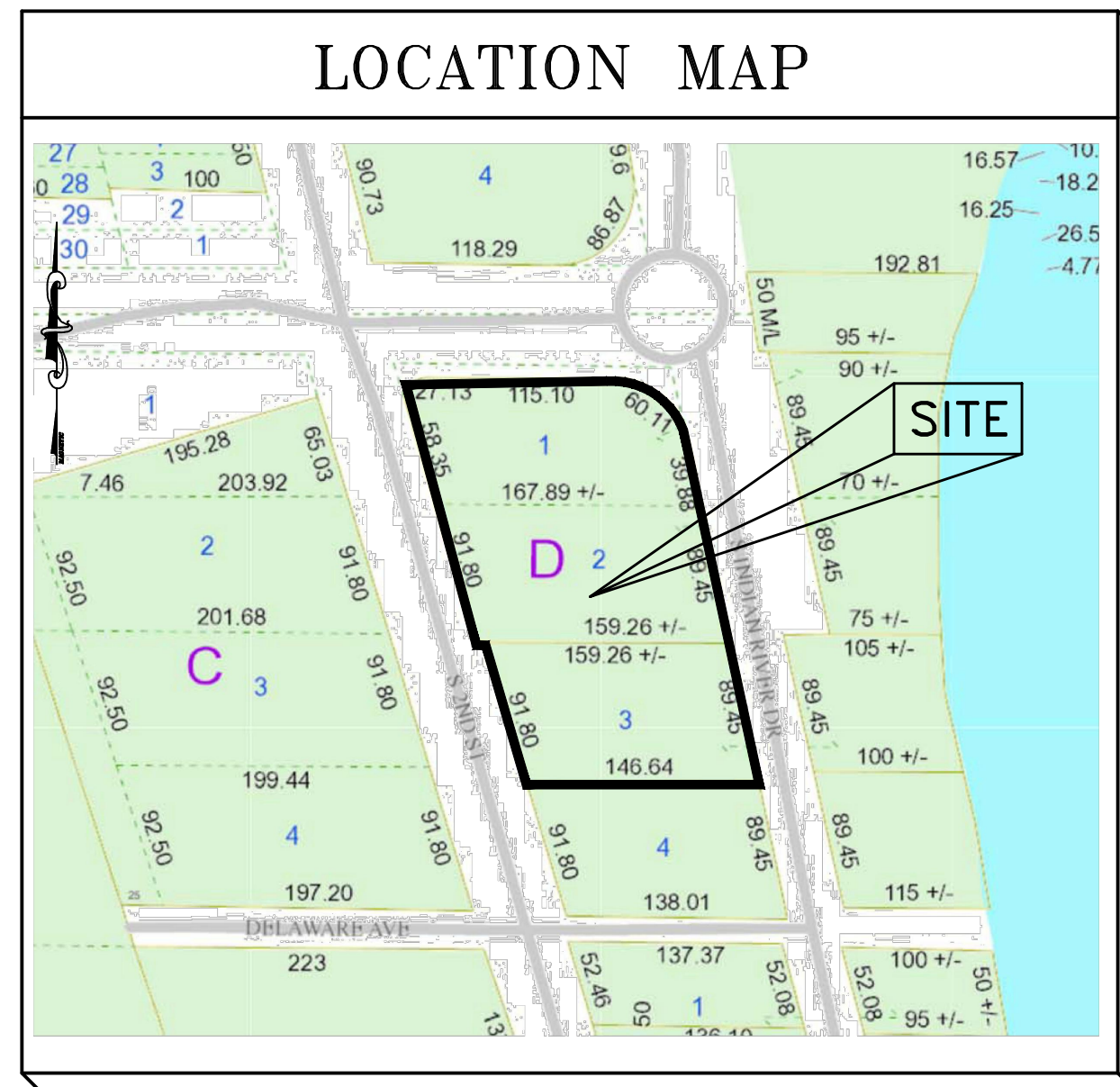


# PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

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
5-6	SITE PLAN
7-8	PAVING, GRADING AND UTILITY PLAN
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	CROSS SECTIONS
12-14	MISCELLANEOUS DETAILS
15	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 81.38 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	
<b>OWNER</b>	TAI (RD), LLC & TMH, LLC 268 PARK DRIVE PALATKA, IL 60067-0000
<b>DEVELOPER</b>	FDJLA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
<b>ENGINEER</b>	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
<b>SURVEYOR</b>	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
<b>EXISTING USE</b>	UNDEVELOPED
<b>PROPOSED USE</b>	PLANNED DEVELOPMENT
<b>PROJECT LOCATION</b>	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE 401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1
<b>SITE ADDRESS</b>	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
<b>PARCEL I.D. NUMBER</b>	2410-808-0017-000-7 & 2410-808-0019-000-1
<b>EXISTING LAND USE</b>	CB0 (CENTRAL BUSINESS DISTRICT)
<b>EXISTING ZONING</b>	C-1 (OFFICE COMMERCIAL)
<b>PROPOSED USE:</b>	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS
<b>DEVELOPMENT PARAMETERS:</b>	EXISTING C-1 ZONING PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF 39,999 SF
MINIMUM LOT WIDTH:	70 FT 257 FT
MINIMUM LOT DEPTH:	90 FT 143 FT
MIN. YARD SETBACKS:	
FRONT (EAST):	25' 10.0'
FRONT (NORTH):	25' 10.0'
SIDE (SOUTH):	15' 15.0'
REAR (WEST):	15' 15.0'
MAX. LOT COVERAGE BY BLDGS:	60% 41.6% *3RD FLOOR AREA W/BALCONIES
MIN. OPEN SPACE:	25% 25.1%
MAX. IMPERVIOUS AREA:	75% 74.9%
MAXIMUM DENSITY:	30 UNITS/ACRE 12 UNITS/ACRE
MAX. BLDG. HEIGHT:	65' 65'
<b>AREA CALCULATIONS:</b>	
SITE AREA:	EXISTING PROPOSED
EXISTING TOTAL AREA:	39,361 SF 0.904 AC
PLUS R-O-W ABANDONMENT AREA:	637 SF 0.014 AC
DEVELOPABLE AREA:	39,998 SF 0.916 AC 100.0%
IMPERVIOUS AREA:	29,970 SF 0.688 AC 74.9%
BUILDING AREA (FIRST FLOOR):	8,713 SF 0.200 AC 21.8%
PAVEMENT AREA:	16,798 SF 0.386 AC 42.0%
CONCRETE/SIDEWALK AREA:	4,459 SF 0.102 AC 11.1%
PERVIOUS AREA:	10,028 SF 0.230 AC 25.1%
GREEN SPACE:	10,028 SF 0.230 AC 25.1%
<b>NATIVE VEGETATION/PRESERVATION:</b>	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING
<b>PARKING CALCULATIONS:</b>	
REQUIRED: RESIDENTIAL:	1.5 SPACE PER UNIT 11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES
OFFICE:	1 SPACE PER 300 SF 12,996 X 1 SPACES / 300 SF = 43.3 SPACES
RETAIL:	1 SPACE PER 200 SF 7,354 X 1 SPACES / 200 SF = 36.7 SPACES
TOTAL REQUIRED:	96.5 OR 97 SPACES
PROVIDED:	82 PARKING SPACES (4-12' HANDICAP SPACES, 78-9.5' SPACES)
THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.	
<b>CONSTRUCTION SCHEDULE:</b>	
DATE OF COMMENCEMENT:	DATE OF COMPLETION
4/16	4/17
<b>GENERAL NOTES</b>	<ol style="list-style-type: none"> <li>PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY</li> <li>PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY</li> <li>GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.</li> <li>THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C &amp; VE-8 PER FLOOD INSURANCE RATE MAP #1211C0179 J, DATED FEBRUARY 16TH, 2012.</li> <li>ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.</li> <li>ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.</li> <li>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.</li> <li>EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.</li> <li>THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.</li> <li>ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.</li> <li>THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.</li> <li>ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.</li> <li>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.</li> <li>ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.</li> <li>RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.</li> <li>ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> <li>ALL POLES MUST BE BLACK OR BRONZE</li> <li>ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF</li> <li>LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.</li> </ul> </li> <li>ALL STOP SIGNS (R1-1) SHALL BE 30"</li> <li>NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.</li> <li>AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.</li> <li>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.</li> <li>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 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.</li> <li>THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W, ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.</li> <li>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 NAVD29 IS BY ADDING 1.499 FT.</li> <li>ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.</li> <li>ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SPMD REGULATIONS.</li> <li>ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.</li> <li>ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 1246, 2014 EDITION.</li> <li>ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY</li> <li>ALL UTILITIES MUST BE PLACED UNDERGROUND.</li> <li>THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.</li> <li>PROPANE TANKS TO BE UNDERGROUND.</li> </ol>

## 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  
 □ JODAH B. BITTLE, P.E. REG. NO. 57396  
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. NO. 57605



INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
411 S INDIAN RIVER DRIVE  
FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A106**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A108**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A107**



REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A109**



INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
 411 S INDIAN RIVER DRIVE  
 FT. PIERCE, FL

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A110**



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

INDIAN RIVER COMMERCE MIXED USE DEVELOPMENT  
 411 S INDIAN RIVER DRIVE  
 FT. PIERCE, FL



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

REVISION/ISSUE	REV. DATE
SCHEMATIC DESIGN	11-02-2015
PRELIMINARY P&Z	12-15-2015

DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER

**A104**

REVISION/ISSUE	REV. DATE
PRELIMINARY P&Z	12-15-2015

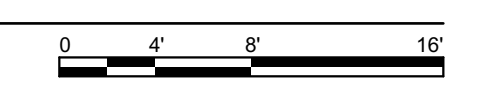
DATE: 12-15-2015

JOB NO. 1519

SHEET NUMBER  
**A105**



**2** WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



**1** SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

