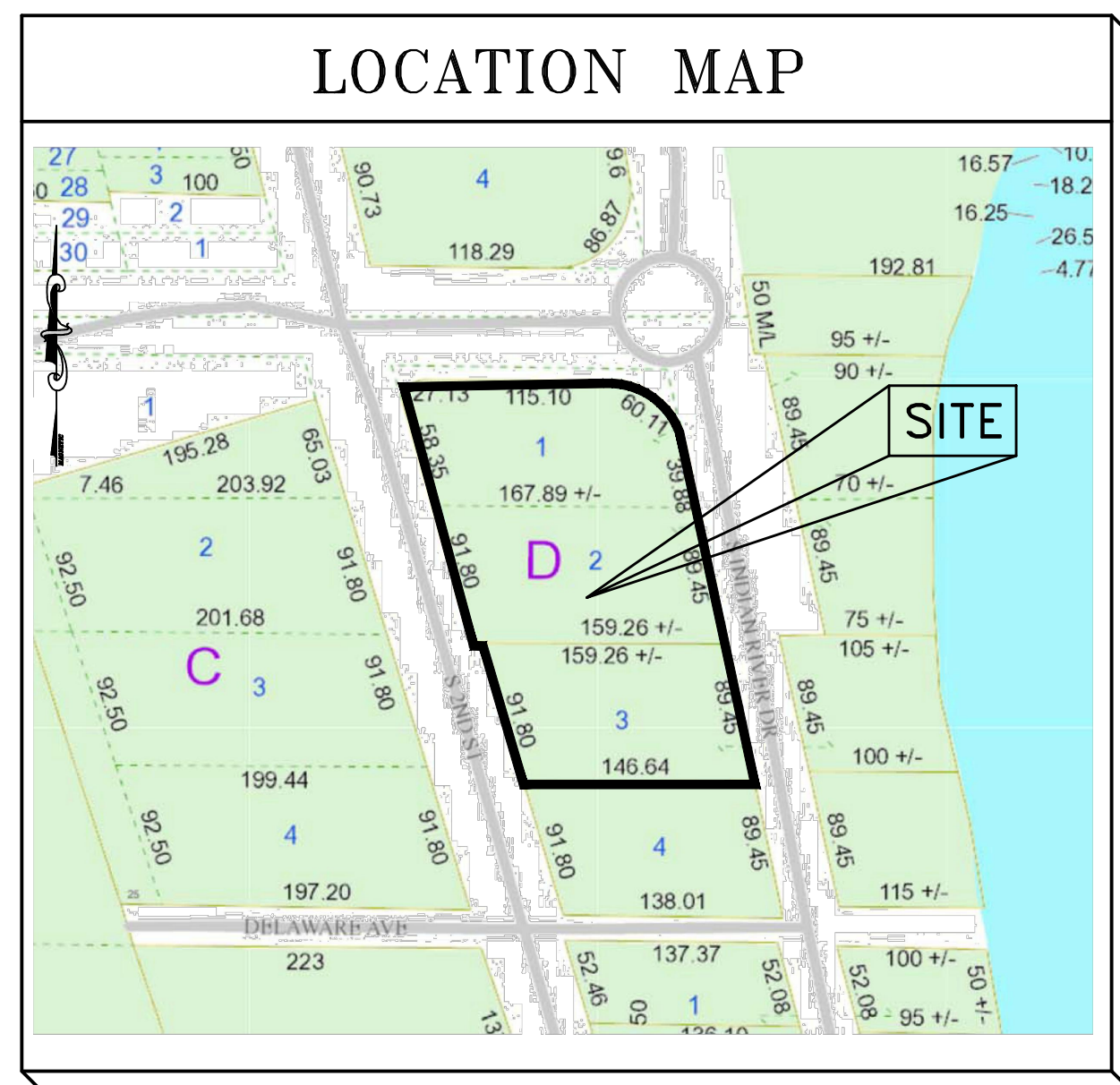


PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

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, ANDRE S & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, A, E 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 EASTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

TO, TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDRE S AND RICHARDS RE-SUBDIVISION, AS SET FORTH IN PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, A, E 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 BEARING: S ALON) THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.4 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 11,341.77 SQUARE FEET OR 1.66 ACRES, MORE OR LESS.

SITE DATA	
OWNER	TAI (RD), LLC & TMH, LLC 268 PARK DRIVE PALATKA, IL 60067-0000
DEVELOPER	FDJLA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	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
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	PLANNED DEVELOPMENT
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1
EXISTING LAND USE	CB0 (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS
DEVELOPMENT PARAMETERS:	EXISTING C-1 ZONING 10,000 SF MINIMUM LOT SIZE: 10,000 SF MINIMUM LOT WIDTH: 70 FT MINIMUM LOT DEPTH: 90 FT MIN. YARD SETBACKS: FRONT (EAST): 25' FRONT (NORTH): 25' SIDE (SOUTH): 15' REAR (WEST): 15' MAX. LOT COVERAGE BY BLDGS: 60% MIN. OPEN SPACE: 25% MAX. IMPERVIOUS AREA: 75% MAXIMUM DENSITY: 30 UNITS/ACRE MAX. BLDG. HEIGHT: 65'
AREA CALCULATIONS:	EXISTING DEVELOPMENT PROPOSED 39,361 SF 0.904 AC 39,988 SF 0.918 AC 29,970 SF 0.688 AC 8,713 SF 0.200 AC 16,798 SF 0.386 AC 4,459 SF 0.102 AC 10,028 SF 0.230 AC 10,028 SF 0.230 AC
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING
PARKING CALCULATIONS:	REQUIRED: RESIDENTIAL: 1.5 SPACES PER UNIT OFFICE: 1 SPACE PER 300 SF RETAIL: 1 SPACE PER 200 SF 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 FT. PIERCE.
CONSTRUCTION SCHEDULE:	DATE OF COMMENCEMENT: 4/16 DATE OF COMPLETION: 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 #1211C0179 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 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 'F'), 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 N89°51'35"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 SPWMD REGULATIONS. 26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYLID BASE THERMOPLASTIC. 27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 12546, 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.

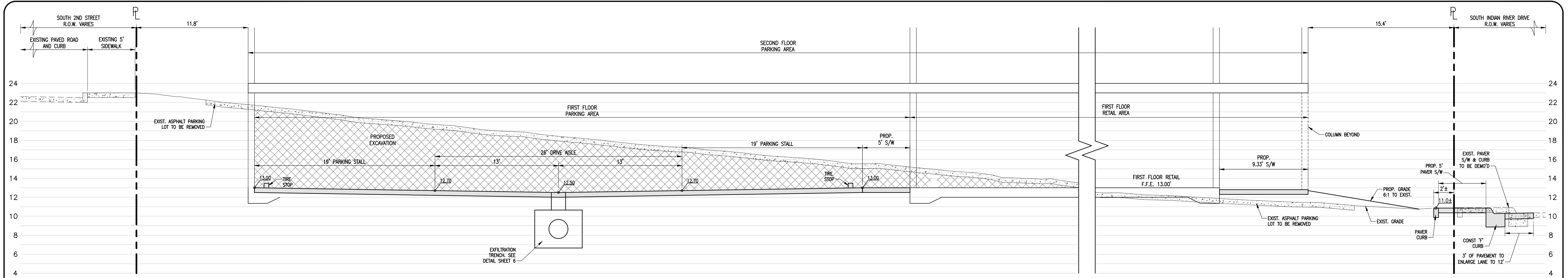
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

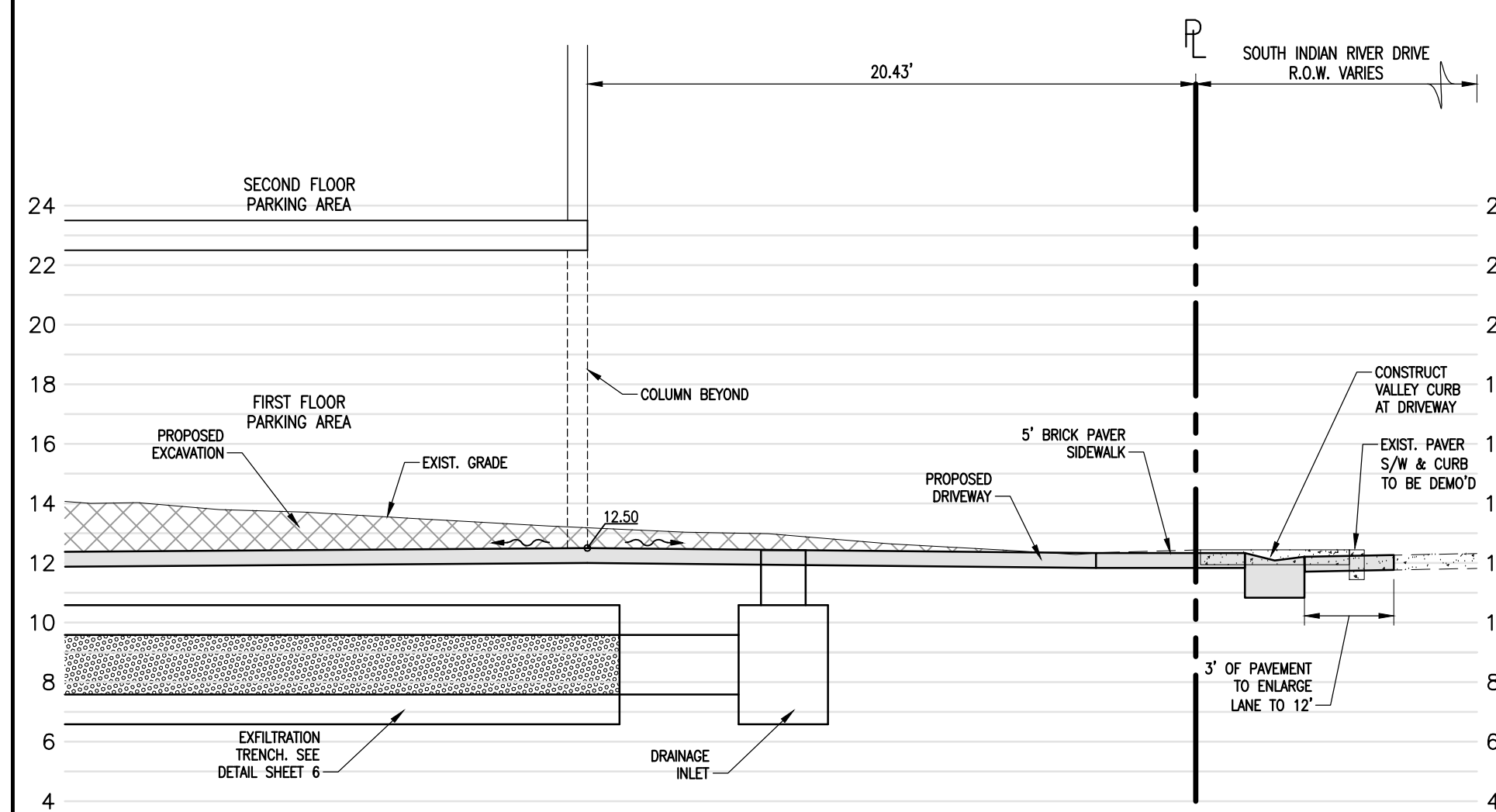
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

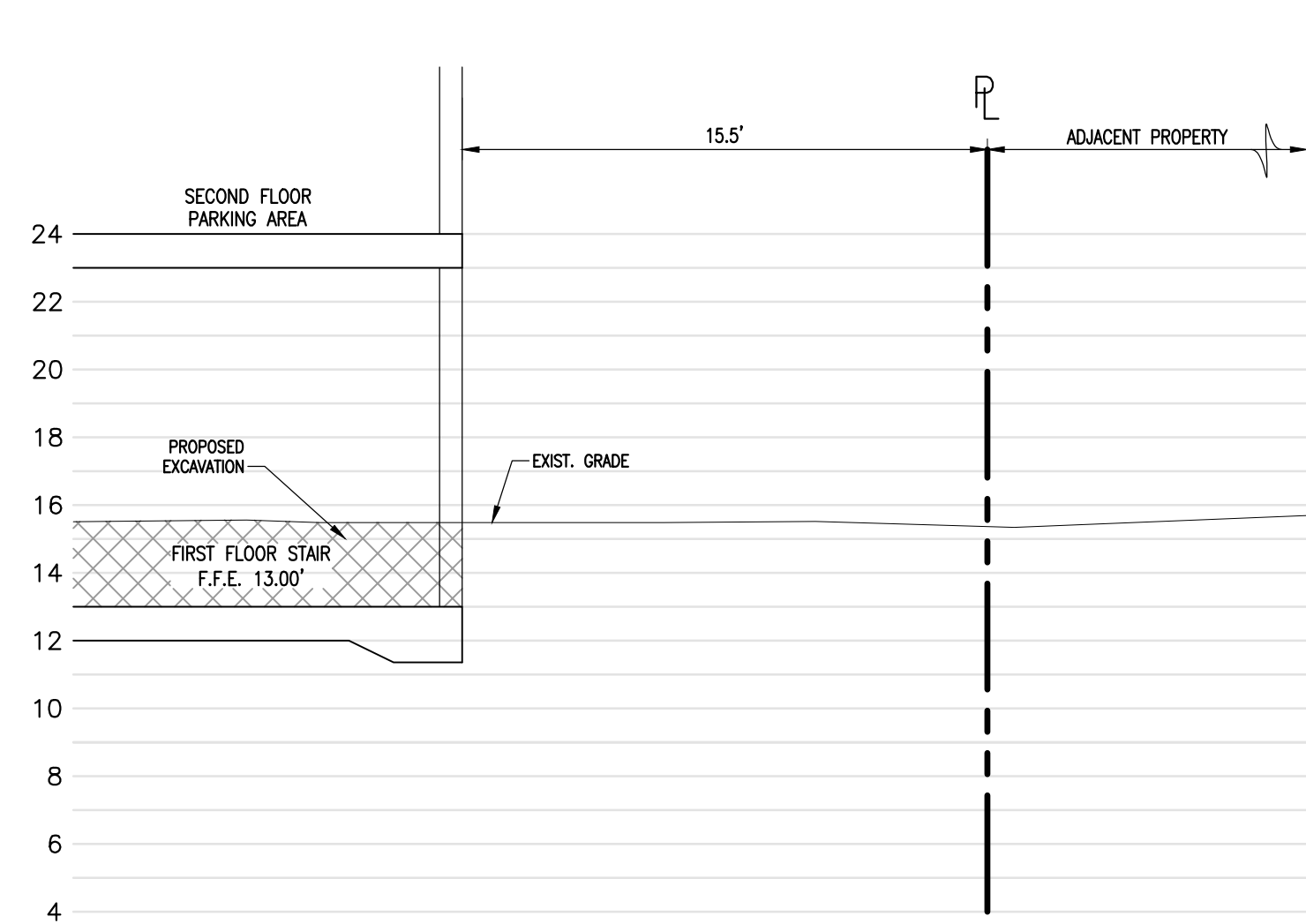
DATE:
 □ JOSEPH W. SCHULKE, P.E. REG. No. 47048
 □ JODAH B. BITTLE, P.E. REG. No. 57396
 □ WILLIAM P. STODDARD, Ph.D., P.E. REG. No. 57605



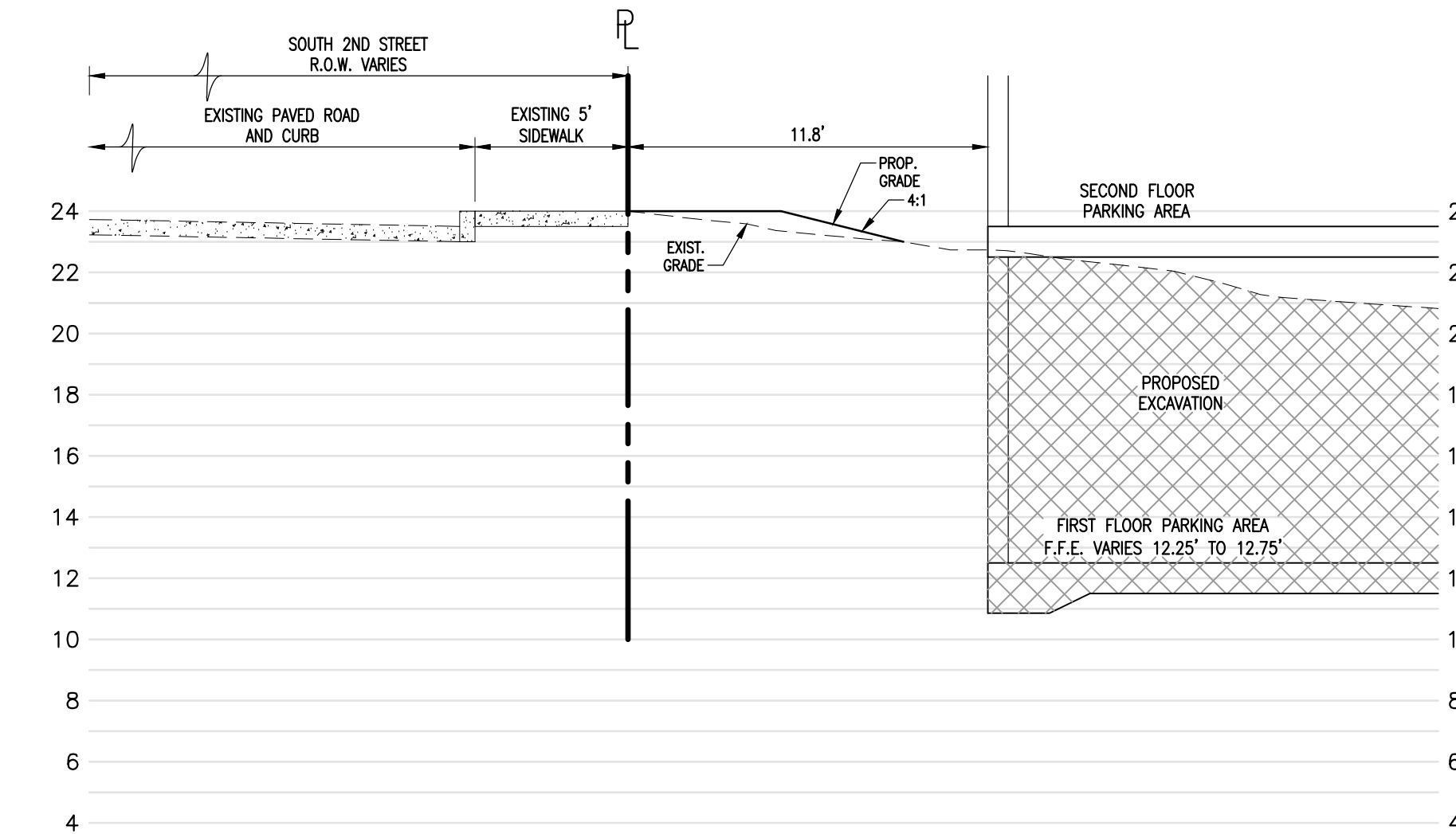
SECTION A



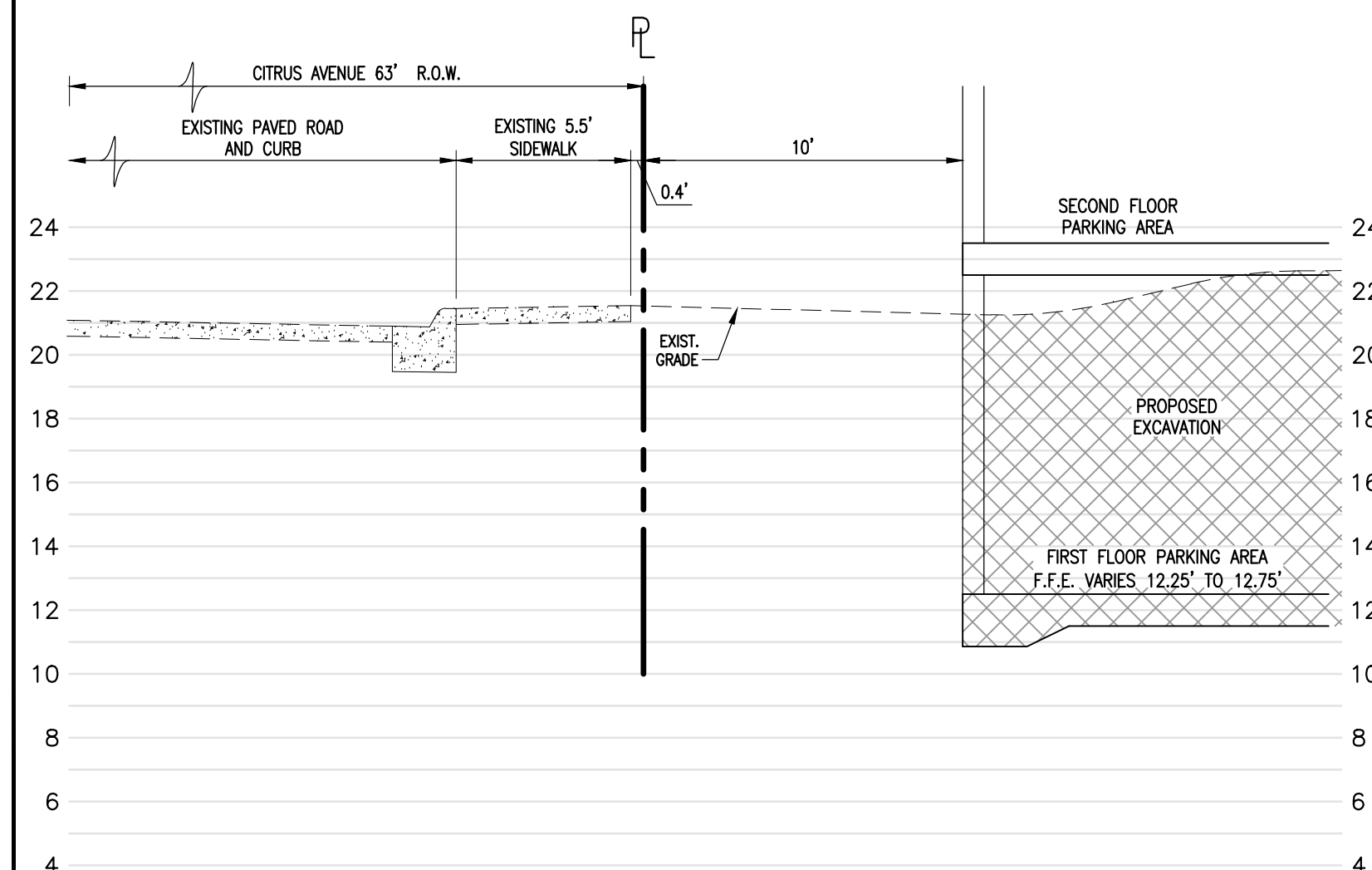
SECTION B



SECTION C



SECTION D



SECTION E

DATE	12/16/15
REVISION	1. REVISION PER EUDP
DESIGNED BY	JLB
CHECKED BY	JLB
PROJECT NO.	1717-INDIAN RIVER BLVD.
SHEET NO.	11
TOTAL SHEETS	11

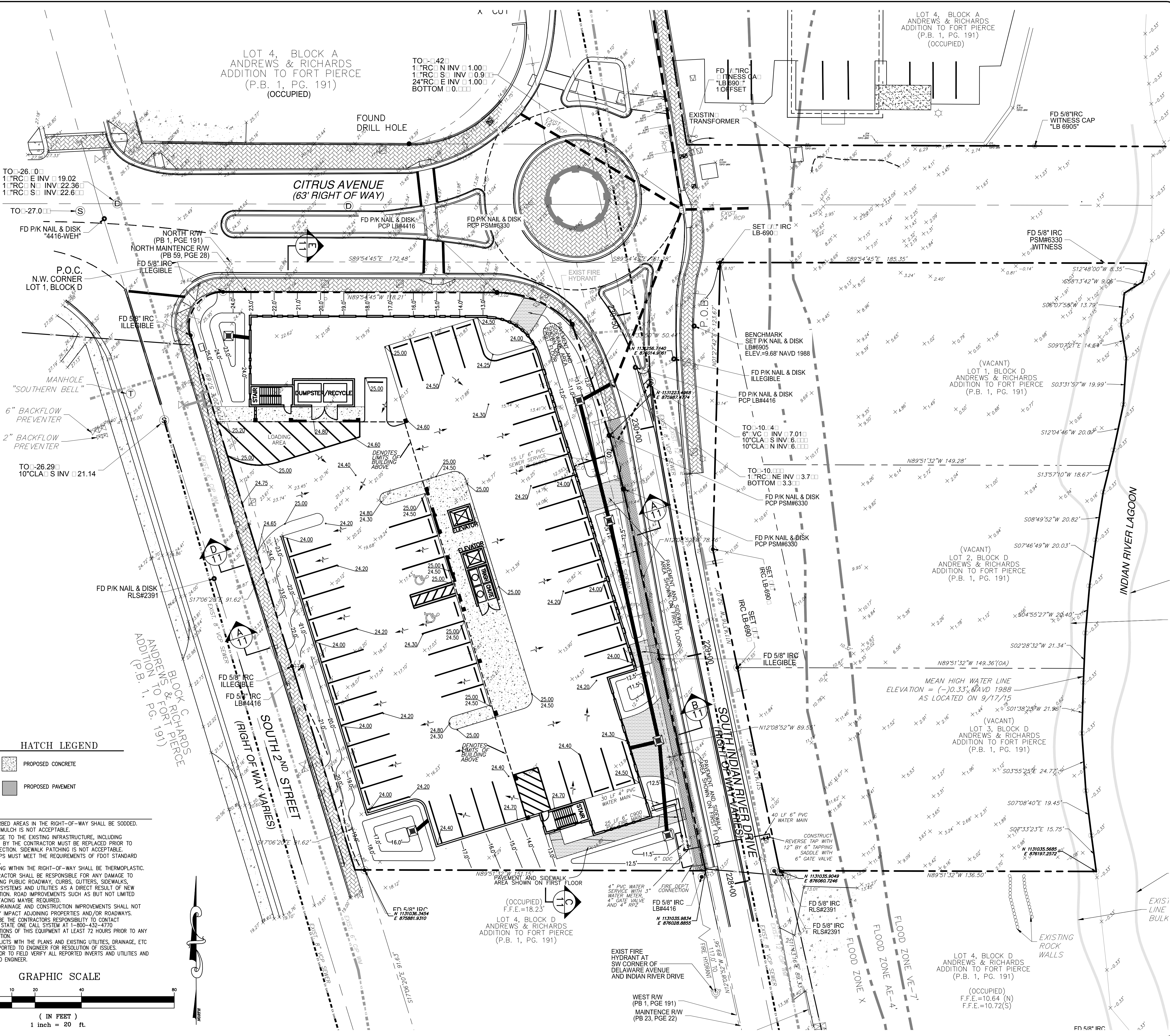
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 TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

INDIAN RIVER
 COMMERCE CENTER
 PLANNED
 DEVELOPMENT
 CROSS SECTIONS

DATE	SHEET
	11
PROJECT NO.	15-177

LEGEND

	EXISTING SANITARY SEWERLINE		PROPOSED EOP RADIUS 1,000 GAL UNDERGROUND PROPANE TANK
	PROPOSED SANITARY SEWERLINE		24" ADS YARD DRAIN
	EXISTING DRAINAGE PIPE		STORMTECH DRAIN
	PROPOSED DRAINAGE PIPE		PROPOSED WALL
	EXISTING WATER MAIN		TRENCH DRAIN
	PROPOSED WATER MAIN		STREET LIGHT
	FILTER FENCE/SEDIMENT BARRIER		MODIFIED TYPE 'C' INLET
	EXISTING WOOD FENCE		JUNCTION MANHOLE
	PROPOSED FENCE		DRAINAGE STRUCTURE LABEL
	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK		FIRE HYDRANT
	PROPOSED GRADE / CONTOUR		PROPOSED SIGN
	PROPOSED DRAINAGE FLOW DIRECTION		SEWER MANHOLE



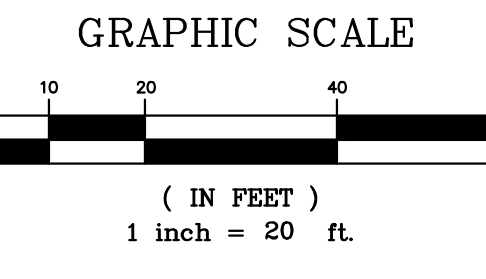
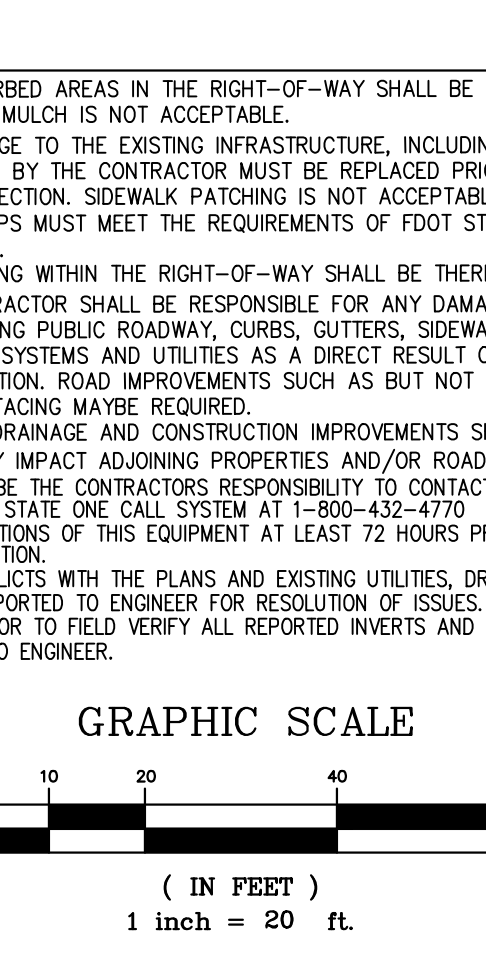
DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXFILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL IN THE SOUTHEAST CORNER (O1). THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

- SUBMITTALS**
 - PRODUCT DATA AND SHO. DRA. IN. S
 - FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND E. U. I. M. INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER FOR A REVIEW.
 - THE CONTRACTOR SHALL SUBMIT SHO. DRA. IN. S FOR ALL PRODUCTS, MATERIALS AND E. U. I. M. REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
 - SUBMIT 6 COPIES OF RE. UESTED INFORMATION, NEAT, BOUND AND INDEXED. ER. CATE. OR. FOR THE FOLLO. IN. G. A. UTILITIES.
 - FITTING. S. VALVES, OTHER MISCELLANEOUS A. URTENANCES, CONTROLS, U. M. STATION E. U. I. M. ENT, COM. ONENTS AND STRUCTURES, AND ALL OTHER UTIL. S. STEM PRODUCTS, MATERIALS AND COM. ONENTS AND SIMILAR CONTROLS.
 - DRAINAGE.
 - FITTING. S. AND COM. ONENTS THEREOF, STRUCTURES, FRAMES, RATES, LIDS, ASKETS, FASTENERS, COU. LING. S. AND SIMILAR, AND ALL OTHER DRAINAGE. S. STEM PRODUCTS, MATERIALS, AND COM. ONENTS AND SIMILAR CONTROLS.
 - AVIN. AND RADIN.
 - FOOT CERTIFICATIONS AND LAB ANAL. SIS RESULTS FOR AVEMENT, BASE, SUB. PADE, AND FILL MATERIALS, INCLUDE EVIDENCE, CERTIFICATIONS, THAT THE MATERIALS RO. OSED TO BE USED MEET OR EXCEED FOOT S. ECFICATIONS AND THE CONTRACT DOCUMENTS.
 - SI. N. AND AVEMENT MARKIN.
 - PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS RO. OSED TO BE USED MEET OR EXCEED RE. UIREMENTS S. ECFIPED IN THE CONTRACT DOCUMENTS, LOCAL EN. INERIN. DE. ARMENT, AUTO. CO. AND FOOT S. ECFICATIONS.
 - IRRI. ATION.
 - FITTING. S. VALVES, OTHER MISCELLANEOUS A. URTENANCES, CONTROLS, U. M. STATION E. U. I. M. ENT, COM. ONENTS AND STRUCTURES, AND ALL OTHER UTIL. S. STEM PRODUCTS, MATERIALS AND COM. ONENTS AND SIMILAR CONTROLS, ELLS, AND/OR OTHER IRRI. ATION SOURCES, THE CONTRACTOR SHALL SUBMIT AN IRRI. ATION COORDINATION DRA. IN. S, INDICATING CONTRACTORS RO. OSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, ELL, U. M. CONTROL, ANEL SENSORS, CONTROL, VALVE AND VALVE LOCATIONS. THIS DRA. IN. S SHOULD CLEARLY DE. ICT ADJUSTMENTS OR CHANGES THE CONTRACTOR RO. OSES, THE DRA. IN. S SHALL INDICATE ALL RO. OSED SUBSTITUTIONS OF SI. E. MATERIAL, AND/OR MANUFACTURER.
 - ALLO. T. O. EKS FOR THE EN. INERIN. TO COM. LETE REVIEW. OF PRODUCT DATA AND SHO. DRA. IN. S. EN. INER. ELL NOT BE RES. ONSIBLE FOR RO. ECT DELA. S RELATED TO DELIVER, AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN. INERIN. S OFFICE, ITEMS RE. UIRIN. A LOW. LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
 - THE CONTRACTOR SHALL PROVIDE A STAM. INDICATING ITS REVIEW AND A. ROVAL, INITIALED OR SI. NED CERTIF. IN. TO REVIEW, OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITH THE SUBMITTAL. WITH RE. UIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND S. ECFICATIONS OF OTHER DESI. N. PROFESSIONALS I. ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN. INERIN. S.
 - TESTIN. G**
 - ATER. RESSURE MAIN AND TA. S. BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFILL PREVENTOR TESTS AND CERTIFICATION AND AS. ER. RO. ECT S. ECFICATIONS, LOCAL UTILITIES DE. ARMENT, AND FDE. RE. UIREMENTS.
 - SE. ECF. EXFIL. TV. AND BACKFILL DENSITIES, RESSURE TEST MAINS AND TA. S. LIFT STATION START. U. M. ER. RO. ECT S. ECFICATIONS, COVB AND FDE. RE. UIREMENTS.
 - DRAINAGE EXFIL. LAM. IN. FIELD, AND BACKFILL DENSITIES. ER. RO. ECT S. ECFICATIONS AND LOCAL EN. INERIN. S. RE. UIREMENTS.
 - EARTH. ORK & AVIN. DENSITIES, LBRS AND FBVS AS. ER. RO. ECT S. ECFICATIONS AND LOCAL EN. INERIN. S. RE. UIREMENTS.
 - SUBMIT ALL TEST RESULTS FOR EN. INERIN. REVIEW WITHIN 3 DA. S OF TESTIN. G FAILURE TO PROVIDE TEST RESULTS, OR PROVIDIN. FAILIN. TEST RESULTS WILL BE ROUNDS FOR DELA. AND/OR RE. ECTION OF A. RE. UEST A. LOCATIONS.
 - AS-BUILTS**
 - RADIN. LOCATION AND ELEVATION OF ALL CONCRETE AND AVEMENT VEHICLE USE AND EDESTRIAN USE IM. ROVEMENTS AT HIL. OINTS, ED. E. OF AVEMENT, AND CENTERLINE AT O. ON CENTER AND AT CHAN. E. OF DIRECTION. HADE BREAKS. RO. ECT LINES, CROSS SECTIONS, O. ON CENTER, TO. O. OF BANK AND T. O. E. OF SLO. E. AND/OR CENTERLINE OF S. ALES AND RETENTION AREAS, CROSS SECTIONS, O. ON CENTER ON STORM. ATER LAKES FROM TO. O. BOTTOM, MECHANICAL. ADS AND FINISHED FLOOR ELEVATIONS, DETAILED LOCATION AND TO. O. RA. H. OF DRIVE. A. TURNOUTS.
 - ATER AND SE. ER FORCE MAINS, LOCATION, TO. ALEVATION AND STATE PLANE COORDINATES AT ALL FITTING. S. VALVES, CHAN. E. OF DIRECTION AND AT 100 ON CENTER.
 - RAVIT. SE. ER.
 - SE. ER STRUCTURES DIAMETER OR SI. E. AND LOCATION AND ELEVATION OF STRUCTURES, TO. O. BOTTOMS, AND SE. ER INVERTS.
 - MAINS AND LATERALS, LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTING. S, AND TERMINATION.
 - LIFT STATIONS HORIZONTAL LA. OUT AND LOCATION OF ALL E. U. I. M. ENT. ANELS, VAULTS, ET ELL. VALVES, LOCATION OF CONDUIT RUNS AND ATER SERVICE HOSE BIBB, LOCATION AND INVERT ELEVATIONS OF TRAVIT. AND FORCE MAINS TO AND FROM LIFT STATION. ET ELL. DIAMETER, TO. O. AND BOTTOM ELEVATIONS, U. M. S. E. I. E. DISCHARGE DIAMETER, MANUFACTURER AND MODEL.
 - DRAINAGE ALL STRUCTURES DIAMETER OR SI. E. LOCATION, AND ELEVATION, TO. O. BOTTOM, AND INVERT ELEVATIONS, ALL I. E. S. DIAMETER, ET ELL. MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTING. S, AND TERMINATION OINTS.
 - IRRI. ATION, ALL LINES, S. STEM E. U. I. M. ENT COM. ONENTS, MATERIALS INCLUDING: I. E. S. VALVES, FITTING. S, S. RINKLER HEADS, AND MISCELLANEOUS A. URTENANCES.
 - OPERATION AND MAINTENANCE MANUALS**
 - CONTRACTOR SHALL PROVIDE THE O. NER. WITH O. ERATION AND MAINTENANCE MANUALS FOR ALL O. ERABLE E. U. I. M. ENT. STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E. U. I. M. ENT CONTROL. ANELS, ETC., ETC.
 - OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A. RE. RE. UISITE TO THE RO. ECT BEN. DEEMED SUBSTANTIAL. COM. LETE.
 - ARRANT.**
 - CONTRACTOR SHALL PROVIDE ALLARRANTIES, CERTIFICATIONS, UARRANTIES, ANDARRANT. BONDS AS S. ECFIPED IN THE CONTRACT DOCUMENTS AND E. ERMIT CONDITIONS INCLUDING:
 - UTILIT. MAINTENANCE BOND - FOR ALL UBLIC. ATER AND SE. ER UTILITIES INFRASTRUCTURE.
 - OF CONTRACT VALUE.
 - EN. INERIN. MAINTENANCE BOND - FOR ALL AVIN., RADIN., AND DRAINAGE IM. ROVEMENTS AND INFRASTRUCTURE. 2. OF CONTRACT VALUE.
 - O. NER TRAININ.
 - CONTRACTOR SHALL INCLUDE 2 HOURS OF O. NER TRAININ. FOR EACH ATER, SE. ER, DRAINAGE, AND IRRI. ATION S. STEM FOR ALL O. ERABLE E. U. I. M. ENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF E. U. I. M. ENT AND TIME FOR ONE FOLLO. U. VISIT AND ADJUSTMENTS OF E. U. I. M. ENT 60 DA. S AFTER END USER HAS O. ERATIONAL TIME WITH THE E. U. I. M. ENT.

HATCH LEGEND

	PROPOSED CONCRETE
	PROPOSED PAVEMENT



DATE: 12/16/15	PROJECT NO.: 15-177
DESIGNED BY: JTB	SCALE: 1"=20'
CHECKED BY: JTB	DATE: 12/16/15
APPROVED BY: JTB	PROJECT NO.: 15-177
DATE: 12/16/15	PROJECT NO.: 15-177

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
 CERTIFICATION OF AUTHORIZATION NO.: 00008868
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772.770.9622 FAX: 772.770.9498 EMAIL: info@sbsengineers.com

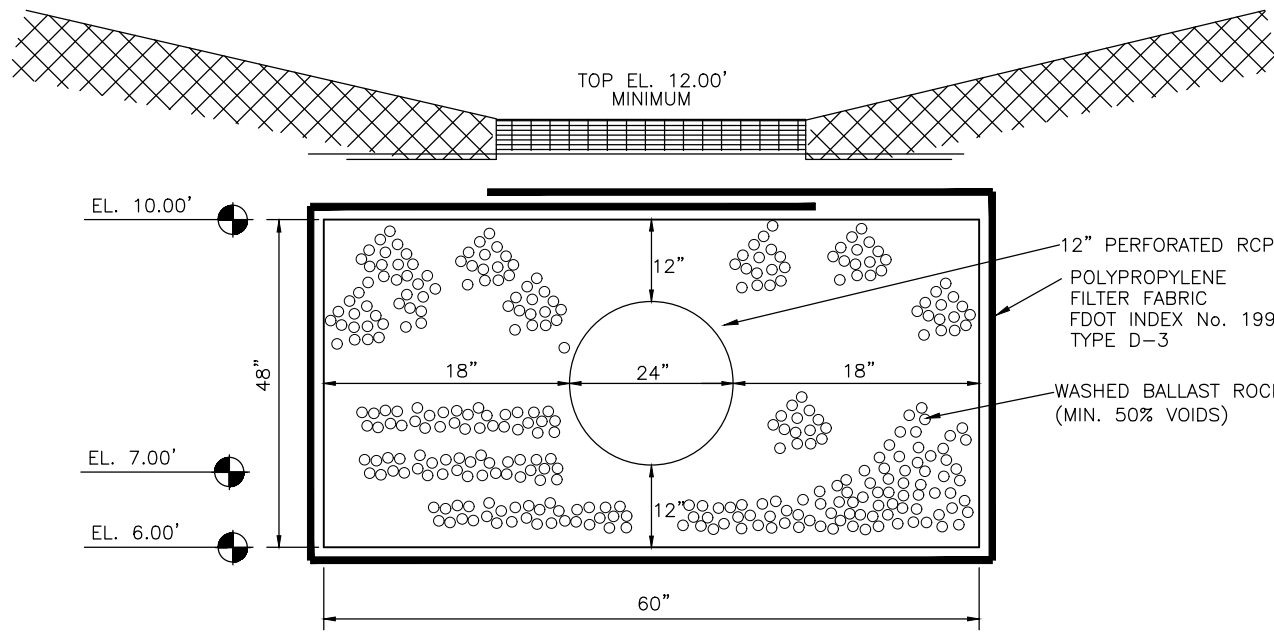
INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

SECOND FLOOR PAVING, GRADING & UTILITY PLAN

DATE: SHEET 8 PROJECT NO.: 15-177

LEGEND

--- EX SAN ---	EXISTING SANITARY SEWERLINE	9.0' R	PROPOSED 9.0' RADIUS 1,000 GAL UNDERGROUND PROpane TANK
--- SAN ---	PROPOSED SANITARY SEWERLINE	24"	24" ADS YARD DRAIN
--- EX DRAIN ---	EXISTING DRAINAGE PIPE	STORMTECH	STORMTECH DRAIN
--- EX WM ---	EXISTING WATER MAIN	---	PROPOSED WALL
--- WM ---	PROPOSED WATER MAIN	---	TRENCH DRAIN
---	EXISTING WOOD FENCE	---	MODIFIED TYPE "C" INLET
---	PROPOSED FENCE	---	JUNCTION MANHOLE
---	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	---	DRAINAGE STRUCTURE LABEL
---	PROPOSED GRADE / CONTOUR	---	FIRE HYDRANT
---	PROPOSED DRAINAGE FLOW DIRECTION	---	PROPOSED SIGN
			SEWER MANHOLE



EXPILTRATION TRENCH DETAIL
N.T.S.

DRAINAGE OUTFALL STATEMENT

THE PROJECT CONSISTS OF A COMBINATION OF DRY RETENTION AND EXPILTRATION TRENCH THAT WILL MEET WATER QUALITY AND QUANTITY CRITERIA. THE SITE HAS ONE OUTFALL AT THE NORTHWEST CORNER. THE OUTFALL DISCHARGES INTO THE INDIAN RIVER DRIVE STORMWATER SYSTEM.

- SUBMITTALS**
 - PRODUCT DATA AND SHOP DRAWINGS IN 1/8" SCALE.
 - FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER FOR A REVIEW.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
 - SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
 - UTILITIES: ALL UTILITIES, FITTINGS, VALVES, OTHER MISCELLANEOUS UTILITIES, UTILITY STATIONS, UTILITY STATION ELEVATIONS, MATERIALS AND COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITIES; SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
 - DRAINAGE: ALL UTILITIES, FITTINGS, VALVES, OTHER MISCELLANEOUS UTILITIES, UTILITY STATIONS, UTILITY STATION ELEVATIONS, MATERIALS AND COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITIES; SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
 - AVENUE AND RADIANS: ALL UTILITIES, FITTINGS, VALVES, OTHER MISCELLANEOUS UTILITIES, UTILITY STATIONS, UTILITY STATION ELEVATIONS, MATERIALS AND COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITIES; SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
 - SEWER AND AVERAGE MARKING: ALL UTILITIES, FITTINGS, VALVES, OTHER MISCELLANEOUS UTILITIES, UTILITY STATIONS, UTILITY STATION ELEVATIONS, MATERIALS AND COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITIES; SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
 - IRRIGATION: ALL UTILITIES, FITTINGS, VALVES, OTHER MISCELLANEOUS UTILITIES, UTILITY STATIONS, UTILITY STATION ELEVATIONS, MATERIALS AND COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITIES; SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
 - ALLOTTING: THE CONTRACTOR SHALL PROVIDE A STATEMENT INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED, CERTIFYING TO REVIEW OF SUBMITTALS, VERIFICATION OF FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (E.G., ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).
- TESTING**
 - RESURFACE MAIN AND TRENCH BACKFILL DENSITIES, BACKFILL PREVENTOR TESTS AND CERTIFICATION AND AS REQUIRED SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FIELD MEASUREMENTS.
 - FIELD MEASUREMENTS, FIELD MEASUREMENTS, RESURFACE TEST MAINS AND TRENCH STATIONS, ALL FIELD MEASUREMENTS, COV AND FDE REQUIREMENTS.
 - DRAINAGE EXPILTRATION: FIELD AND BACKFILL DENSITIES AS REQUIRED SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
 - EARTH ORTS AND AVENUE DENSITIES, LBRS AND FBVS AS REQUIRED SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
 - SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS OR PROVIDING FAILING TEST RESULTS WILL BE REASONS FOR DELAY AND/OR REJECTION OF ALL RELATED ACTIVITIES.
- AS-BUILTS**
 - LOCATIONS AND ELEVATIONS OF ALL CONCRETE AND AVENUE VEHICLE USE AND PEDESTRIAN USE MOVEMENTS AT HULL POINTS, ELEVATIONS OF AVENUE, AND CENTERLINE AT 10' ON CENTER AND AT CHANGING OF DIRECTION, RADIUS BREAKS, ROAD CENTERLINE CROSS SECTIONS, CROSS SECTIONS TO OF BANK AND TO E OF SLOPE AND/OR CENTERLINE OF SLOPE AND RETENTION AREAS, CROSS SECTIONS TO ON CENTER ON STORM WATER LAKES FROM TO TO BOTTOM MECHANICAL, ADS AND FINISHED FLOOR ELEVATIONS, DETAILED LOCATION AND TO OF RADIUS OF DRIVE, TURNOUTS.
 - ATER AND SEWER FORCE MAINS, LOCATION, TO, ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
 - RAVIT: SEWER STRUCTURES DIAMETER OR SIZE, LOCATION AND ELEVATION OF STRUCTURES, TO BOTTOMS, AND SEWER INVERTS.
 - MAINS AND LATERALS, LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, S, AND TERMINATION.
 - LIFT STATIONS: HORIZONTAL LOCATION AND LOCATION OF ALL UTILITIES, MANHOLE VAULTS, ELEVATIONS, LOCATION OF CONDUIT RUNS AND ATER SERVICE HOSE BIBB, LOCATION AND INVERT ELEVATIONS OF RAVIT, AND FORCE MAINS TO AND FROM LIFT STATION, ELEVATION DIAMETER, TO AND BOTTOM ELEVATIONS, AND S, DISCHARGE DIAMETER, MANUFACTURER AND MODEL.
 - DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TO, BOTTOM, AND INVERT ELEVATIONS, ALL UTILITIES, MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, S, AND TERMINATION POINTS.
 - IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING LINES, VALVES, FITTINGS, S, RIMMER HEADS, AND MISCELLANEOUS UTILITIES.
- OPERATION AND MAINTENANCE MANUALS**
 - CONTRACTOR SHALL PROVIDE THE OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT, UTILITY STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT CONTROL, MANHOLE VAULTS, AND ELEVATIONS.
 - OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A REQUIREMENT TO THE PROJECT BEFORE DEEMED SUBSTANTIAL COMPLETION.
- OPERATION TRAINING**
 - CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, WARRANTIES, ANDARRANTMENTS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND EMBLEM INCLUDING: UTILITY MAINTENANCE BOND - FOR ALL UTILITIES (UNDER AND ATER AND SEWER UTILITIES INFRASTRUCTURE); OF CONTRACT VALUE.
 - ENGINEERING MAINTENANCE BOND - FOR ALL AVENUE, RADIAN, AND DRAINAGE MOVEMENTS AND INFRASTRUCTURE; OF CONTRACT VALUE.
 - OPERATION TRAINING: THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OPERATION TRAINING FOR EACH OPERATOR, DRIVER, DRAINAGE, AND IRRIGATION SYSTEMS FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAND OVER. OPERATIONAL TIME WITH THE EQUIPMENT.

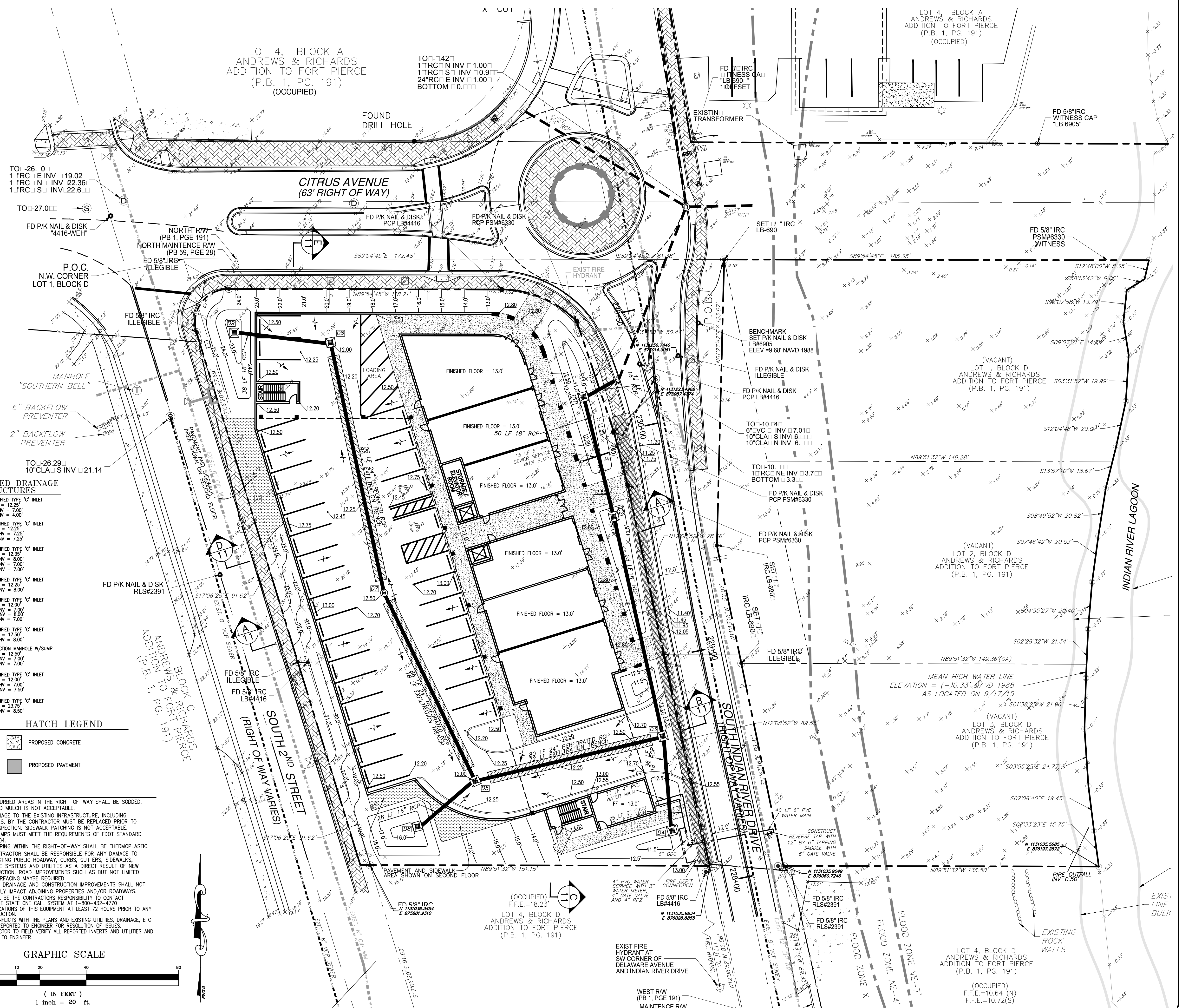
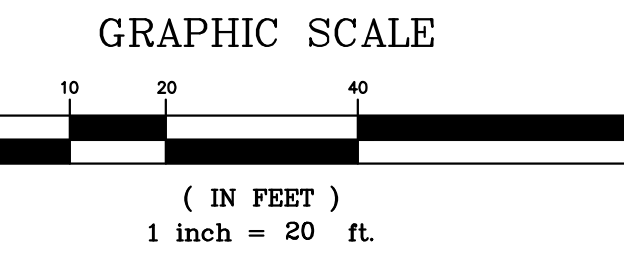
PROPOSED DRAINAGE STRUCTURES

D1	MODIFIED TYPE "C" INLET	TOP = 12.25	S. INV = 7.00	N. INV = 4.00
D2	MODIFIED TYPE "C" INLET	TOP = 12.25	S. INV = 7.25	N. INV = 7.25
D3	MODIFIED TYPE "C" INLET	TOP = 12.25	S. INV = 8.00	N. INV = 7.00
D4	MODIFIED TYPE "C" INLET	TOP = 12.25	S. INV = 8.00	N. INV = 7.00
D5	MODIFIED TYPE "C" INLET	TOP = 12.00	S. INV = 7.00	N. INV = 7.00
D6	MODIFIED TYPE "C" INLET	TOP = 12.50	S. INV = 7.00	N. INV = 8.00
D7	JUNCTION MANHOLE W/SUMP	TOP = 12.50	S. INV = 7.00	N. INV = 7.00
D8	MODIFIED TYPE "C" INLET	TOP = 12.00	S. INV = 7.00	N. INV = 7.50
D9	MODIFIED TYPE "C" INLET	TOP = 23.75	S. INV = 8.50	N. INV = 8.50

HATCH LEGEND

[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAVEMENT

- ### NOTES
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOGDED. SEED AND MULCH IS NOT ACCEPTABLE.
 - ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
 - CURB STRIPS MUST MEET THE REQUIREMENTS OF FOOT STANDARD INDEX.
 - ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
 - THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
 - IT SHALL BE THE CONTRACTORS 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.
 - ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
 - CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.



<p>SCHULKE, BITTLE & STODDARD, L.L.C. CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32980 TEL: 772.770.9622 FAX: 772.770.9496 EMAIL: info@sbsengineering.com</p>	<p>INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT</p> <p>FIRST FLOOR PAVING, GRADING & UTILITY PLAN</p>	<p>DATE: 12/18/15 SHEET: 7 PROJECT NO: 15-177</p>
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EROSION CONTROL NOTES

- 1. SEDIMENT BASINS AND TRAPERS, ERMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBANCE ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNDESIRABLE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY ROAD OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. ERMETER STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. ERMETER STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPERS. MEASURES THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND ERMETER STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSFERRED FROM THE PROJECT SITE.
5. ERMETER VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE ERMETERED, STABILIZED, OR DAMAGED BY CONSTRUCTION.
6. AFTER AN SIGNIFICANT RAINFALL, 1/2" OR GREATER, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTERIM MAINTENANCE. DEFECTS SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADJUTANT ERMETER CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR A COVERED CONTROL.
8. SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORMWATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IS IN PROGRESS, ATER COURSE IS ENFORCED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. EROSION PREVENTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR ALL SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORK DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC ROADS, REVISIONS SHALL BE MADE TO THE PLAN TO SHOW THE TRANSFER OF SEDIMENT FROM THE AVOIDED SURFACE TO THE ADJACENT ROAD SURFACE. HERE SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SIFTING IN AND TRANSFERRED TO A SEDIMENT CONTROL DEVICE.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AND AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. ALL ERMETER AND ATER SYSTEMS DO NOT INTERFERE WITH CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROAD AND TRAFFIC DESIGN STANDARDS, IN ADDITION TO THESE STANDARDS.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TRANSFERABLE STATEMENT OF CONSUMPTION USE PERMIT NUMBER AS A NOTICED VIOLATION OF THE STATEMENT OF CONSUMPTION USE PERMIT NUMBER. UNLESS OTHERWISE NOTICED, ALL ACTIVITIES WILL RESULT IN LESS THAN 300,000 GALLONS OF WATER PER DAY.
16. CONTRACTOR MUST INCORPORATE ALL BEST MANAGEMENT PRACTICES (BMPs) AND OTHER BMPs AS REQUIRED BY THE STATE OF FLORIDA.
17. POLLUTION PREVENTION PLAN IS A MINIMUM REQUIREMENT. ADDITIONAL BMPs MAY BE NECESSARY AT CONTRACTOR'S DISCRETION.
18. NO TURBIDITY DISCHARGE, TURBIDITY READINGS ARE REQUIRED ONCE WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
19. A. DISCHARGE MUST NOT EXCEED STATE QUALITY STANDARDS.
B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE STATEMENT OF CONSUMPTION USE PERMIT NUMBER AS A NOTICED VIOLATION OF THE STATEMENT OF CONSUMPTION USE PERMIT NUMBER. UNLESS OTHERWISE NOTICED, ALL ACTIVITIES WILL RESULT IN LESS THAN 300,000 GALLONS OF WATER PER DAY.
C. NO HYDRAULIC LIME SHALL BE USED FOR ATERIN UNLESS A PROVED BY THE ATER MANAGER DISTRICT FOR THAT AREA.
D. NO TURBIDITY DISCHARGE, TURBIDITY READINGS ARE REQUIRED ONCE WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER AND TO THE STATE OF FLORIDA.
20. SEE ADDITIONAL DETAILS, SPECIFICATIONS AND REQUIREMENTS OF SHEET 4, 11-13.

- STORMWATER POLLUTION PREVENTION PLAN**
A. SITE PLAN MUST DEVELOP AND MUST CONTAIN AT A MINIMUM THE FOLLOWING INFORMATION:
1. DRAINAGE PATTERNS - SEE SURVEY AND DRAINAGE PLAN SHEET 3 & 7.
2. A. FLOODWAY SLOPE AFTER MAINTENANCE - SEE SHEET 2.
3. AREAS OF SOIL DISTURBANCE - SEE SHEETS 2 AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED - NA.
5. LOCATION OF ALL MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS - THIS SHEET.
6. THE LOCATION OF EXISTING STABILIZATION PRACTICES - THIS SHEET.
7. NO EROSION AND SURFACE ATER SYSTEMS.
8. LOCATIONS WHERE STORMWATER DISCHARGE TO A SURFACE ATER OR MS4. SEE SHEET 7.
B. DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY: DEMOLITION, LAND CLEARING, EARTHWORK, AVIATION, AND UTILITIES WORK FOR BUILDING, PARKING, AND SITE IMPROVEMENTS.
C. DESCRIBE THE INTENDED SEQUENCE OF MAJOR OR SOIL DISTURBANCE ACTIVITIES:
1. SITE PREPARATION AND STABILIZATION CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND PERIMETER OF SITE. INSTALL TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND AND CONSTRUCT BERM ON ROADWAY AND TEMPORARY DRIVEWAYS.
3. AREAS AS SHOWN ON PLANS. BERM SHALL BE CONSTRUCTED USING INITIAL IMPACT FILL MATERIAL. THE BERM AND SLOPE SHALL BE SEEDDED.
D. TOTAL AREA OF THE SITE: 0.904 ACRES
E. TOTAL AREA OF THE SITE TO BE DISTURBED: 0.904 ACRES
F. EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF AN ATER ATER DISCHARGE: SEE SOIL BERM SHEETS 2 AND 3.
G. DRAINAGE AREA(S) FOR EACH DISCHARGE POINT: ENTIRE SITE: 0.904 ACRES
H. LATITUDE AND LONGITUDE OF THE SITE:
LATITUDE = N 27° 28' 38"
LONGITUDE = W 80° 19' 10"

- ARCHAEOLOGICAL**
A. IF HISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, OR METAL INSTRUMENTS, OR AN OTHER HISTORICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN PERIOD, OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHOULD CEASE ALL ACTIVITIES IMMEDIATELY. SUBSEQUENT DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES, THE PERMITTEE OR OTHER DESIGNEE SHOULD CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLY WITH SECTION 220.24-24.0333 OR 220.41-727. AS WELL AS THE APPLICABLE REGULATIONS.
B. IF ANY HISTORIC OR HISTORIC REMAINS ARE ENCOUNTERED DURING THE PROJECT, THE PERMITTEE OR OTHER DESIGNEE SHALL IMMEDIATELY NOTIFY THE DIVISION OF HISTORICAL RESOURCES IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING THE PROJECT.
C. ALL WORK SHALL STOP IMMEDIATELY AND THE PROJECT AUTHORITY NOTIFIED IN ACCORDANCE WITH SECTION 220.24-24.0333, FLORIDA STATUTES.

- EROSION AND SEDIMENTATION CONTROL**
A. THE LAND DISTURBANCE ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LEAST PRACTICAL EROSION POTENTIAL.
B. LAND DISTURBANCE ACTIVITIES SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES EROSION.
C. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSION ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM.
D. EROSION CONTROL MEASURES SHALL BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS.
E. DISTURBED SOIL SHALL BE STABILIZED AS SOON AS PRACTICABLE.
F. WHENEVER FEASIBLE, NATURAL VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS.
G. DURING DEVELOPMENT:
1. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
2. ERMETER VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
H. ERMETER VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
I. ADJUTANT REVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE ATER TO THE CUT FACE OF EXCAVATION OR THE SLOPE SURFACE OF FILLS.
J. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF ATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL HE DISTURBED AREA IS STABILIZED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJUTANT ROADWAY.
L. FILLS SHALL NOT ENCROACH UPON NATURAL ATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROJECT OPERATIONS WITHOUT ADJUTANT REVISIONS FOR AN EQUIVALENT ALTERNATE SYSTEM WITH POSITIVE OUTFALL.
M. ALL ROADWAYS, ATER SYSTEMS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A MINIMUM OF 20 FEET IDEALLY OF GRASS OR OTHER SUITABLE MEANS.
N. ROADWAY ALIGNMENT MUST CROSS FLOODPLAIN, STREAMS, MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS NOT FEASIBLE AND PROVIDED IN ANY CASE THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED.

- CERTIFICATION**
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS ARE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE STATE DESIGN AND TO ASSURE THAT QUALIFIED ENGINEERS, ARCHITECTS AND OTHER PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR THE INFORMATION SUBMITTED IS TO THE EXTENT OF THEIR KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

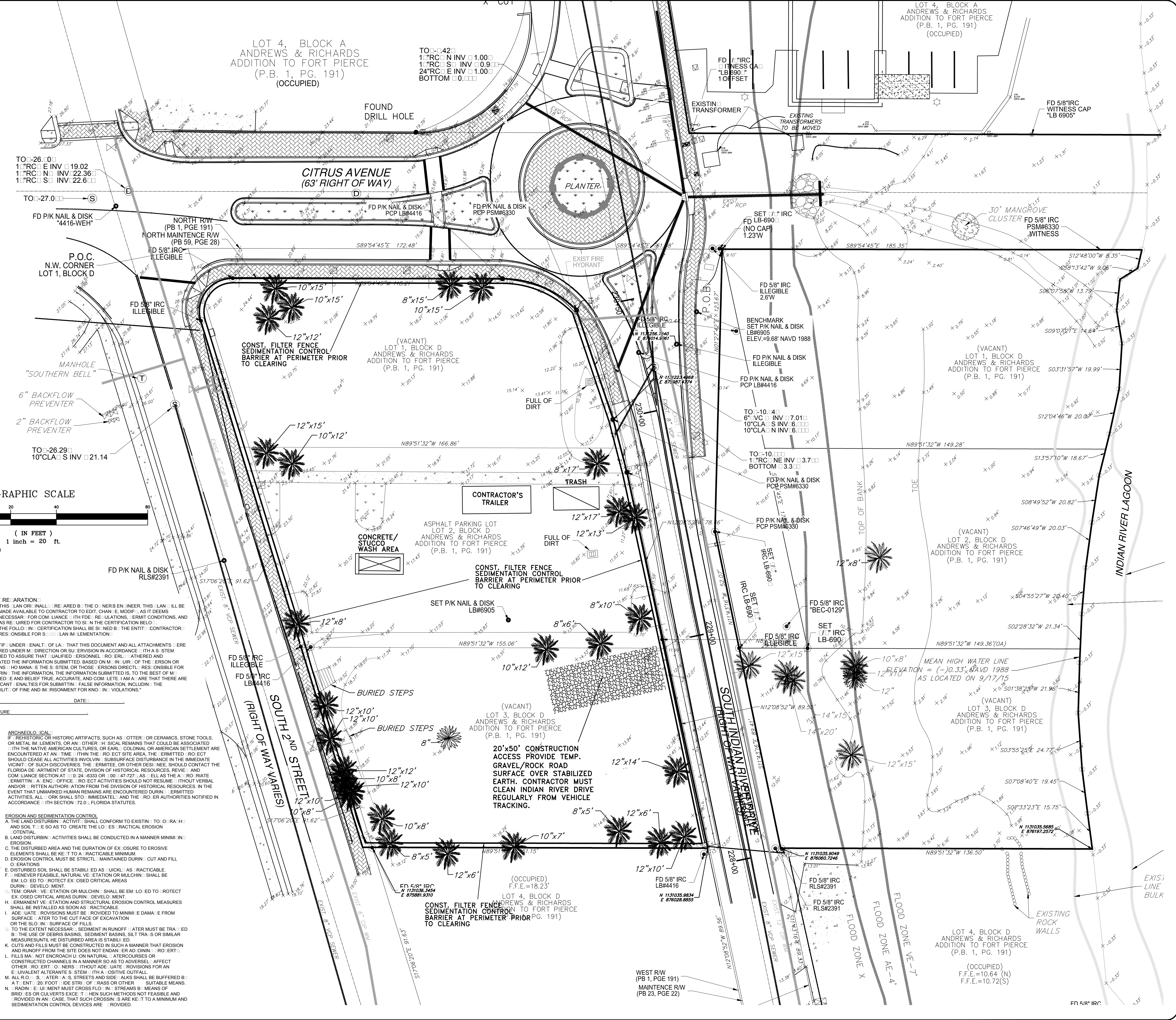
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2. ERMETER VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
H. ERMETER VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
I. ADJUTANT REVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE ATER TO THE CUT FACE OF EXCAVATION OR THE SLOPE SURFACE OF FILLS.
J. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF ATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL HE DISTURBED AREA IS STABILIZED.
K. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITE DOES NOT ENDANGER ADJUTANT ROADWAY.
L. FILLS SHALL NOT ENCROACH UPON NATURAL ATER COURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROJECT OPERATIONS WITHOUT ADJUTANT REVISIONS FOR AN EQUIVALENT ALTERNATE SYSTEM WITH POSITIVE OUTFALL.
M. ALL ROADWAYS, ATER SYSTEMS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A MINIMUM OF 20 FEET IDEALLY OF GRASS OR OTHER SUITABLE MEANS.
N. ROADWAY ALIGNMENT MUST CROSS FLOODPLAIN, STREAMS, MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS NOT FEASIBLE AND PROVIDED IN ANY CASE THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED.

- CERTIFICATION**
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS ARE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE STATE DESIGN AND TO ASSURE THAT QUALIFIED ENGINEERS, ARCHITECTS AND OTHER PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR THE INFORMATION SUBMITTED IS TO THE EXTENT OF THEIR KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DESCRIPTION OF WORK/RESPONSIBILITY	NAME	CONTRACTOR OR SUB CONTRACTOR NAME, ADDRESS, PHONE	NAME/SIGNATURE TO CERTIFICATION	DATE



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbsengineers.com

EXISTING CONDITIONS/DEMOLITION AND POLLUTION PREVENTION PLAN

INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT

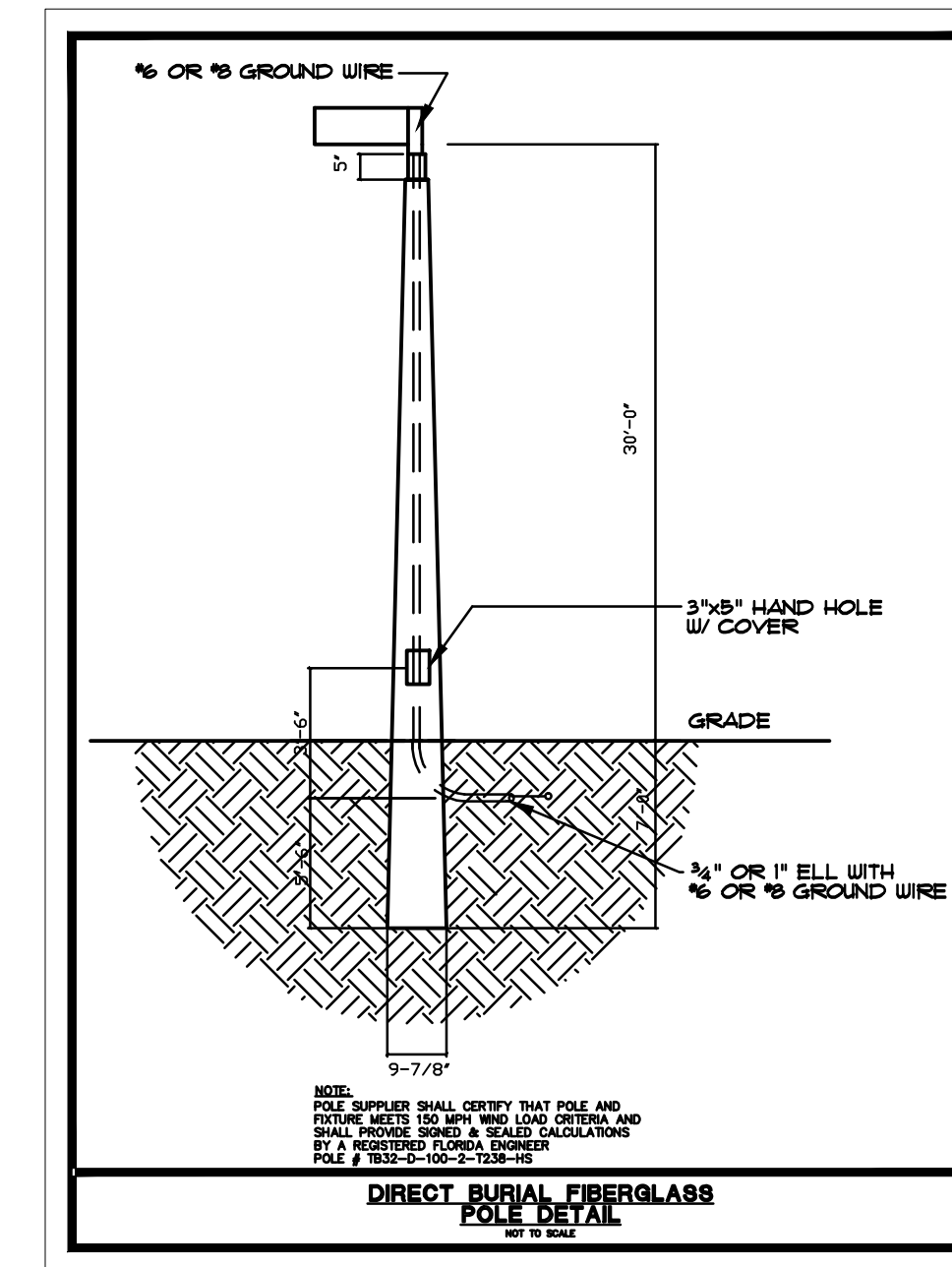
OWNER CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS ARE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE STATE DESIGN AND TO ASSURE THAT QUALIFIED ENGINEERS, ARCHITECTS AND OTHER PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR THE INFORMATION SUBMITTED IS TO THE EXTENT OF THEIR KNOWLEDGE AND BELIEF TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

DATE: 12/17/15
SHEET: 2
15-177



**SECOND FLOOR
PHOTOMETRIC PLAN**

1"=20'-0" NORTH



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	5.48	13.0	1.3	4.22	10.00
OPEN PARKING	2.22	9.2	0.9	2.47	10.22

Luminaire Schedule										
Symbol	Qty	Label	Description	Lumens/Lamp	LD	LDD	BF	LLF	Lum. Watts	Total Watts
→	5	G	VISIONAIRE PGA-1-15W-32LC-7-4K-UNV	N.A.	0.900	0.900	1.000	0.810	71	355
→	7	G1	VISIONAIRE PGA-1-15W-48LC-7-4K-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	715.33
⊕	3	SB	PHILIPS GARDCO ECF-4-160LA-481A-NW POLE MOUNT 30' A.F.G.	N.A.	0.900	0.900	1.000	0.810	158.2	474.6

PERMIT ISSUED
CONSTRUCTION ISSUED

date	
revision	
Δ	

KAMM Consulting
KAMM Consulting
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Suite 200
Orlando, FL 32809
Phone: 772.595.1744 Fax: 772.595.1745
engineering@kammconsulting.com
www.kammconsulting.com
Professional Seal
Professional Engineer
Florida License #9832

date: _____
signature: _____

INDIAN RIVER COMMERCE CENTER
INDIAN RIVER DRIVE, FT PIERCE, FL

project title: _____

PHOTOMETRIC PLAN
SECOND FLOOR

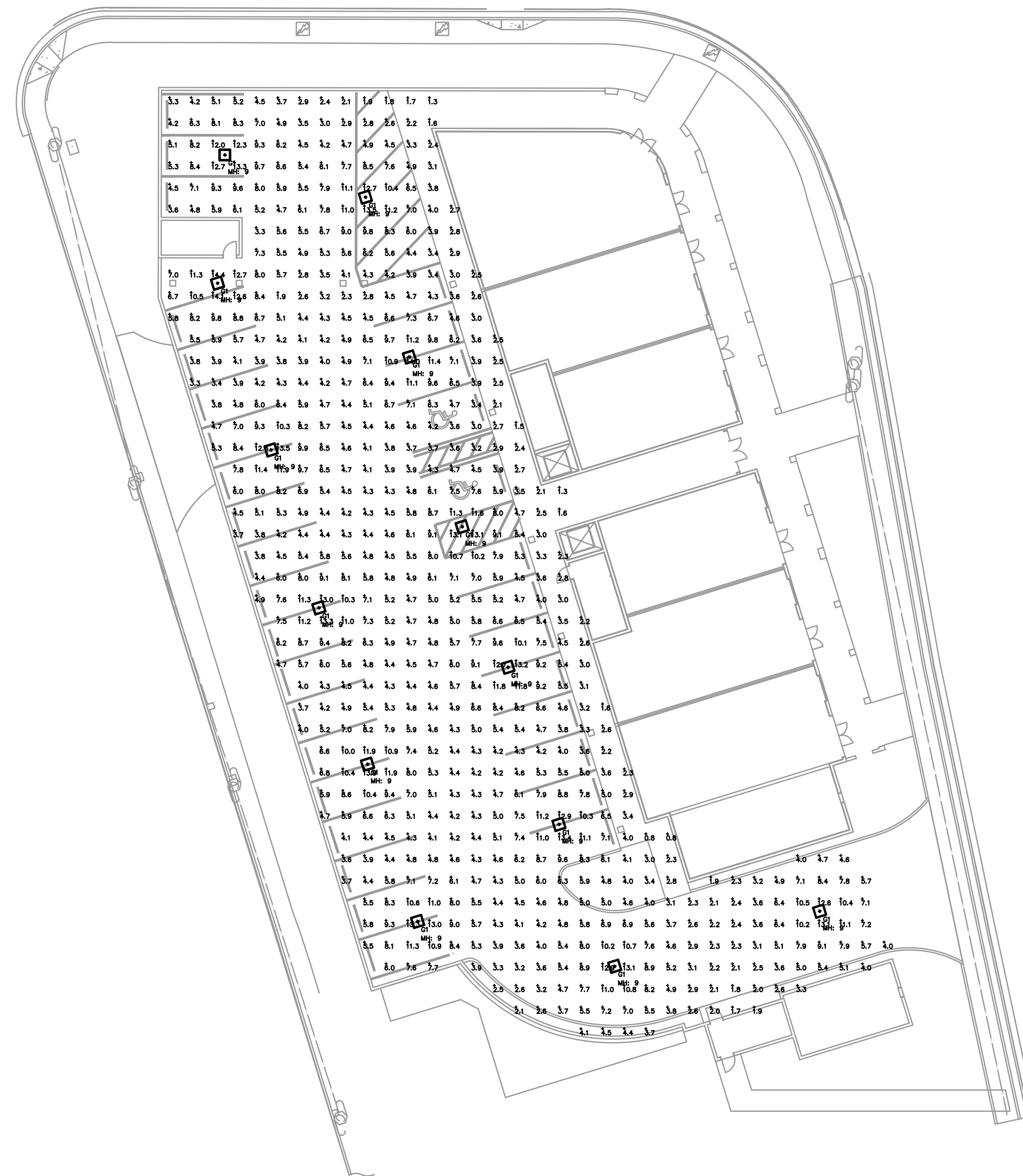
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proj. no.:	2015-1011
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	12/17/2015

sheet

E1.2

project



**FIRST FLOOR
PHOTOMETRICS PLAN**

1"=20'-0" NORTH

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	6.16	14.4	1.7	3.62	8.47

Luminaire Schedule										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
+	13	G1	VISIONAIRE PGA-1-T5W-48LC-7-4K-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	1328.47

PERMIT ISSUED
CONSTRUCTION ISSUED

revision	date

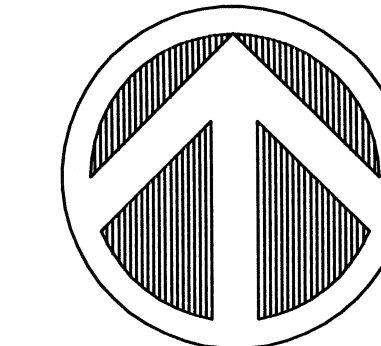
KAMM Consulting
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Orlando, FL 32809
Phone: 772.595.1744 Fax: 772.595.1745
engineering@kammconsulting.com
www.kammconsulting.com
Certification of Authorization #6183
date: _____
signature: _____
Florida License #FEE22

project title: **INDIAN RIVER COMMERCE CENTER**
INDIAN RIVER DRIVE, FT PIERCE, FL
sheet title: **PHOTOMETRIC PLAN
FIRST FLOOR**

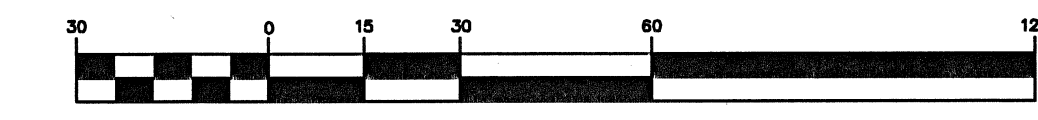
proj. no.: 2015-1011
project manager: DM
checked by: BLB
scale: AS NOTED
date: 12/17/2015

sheet
E1.1
project

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA
PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



North
GRAPHIC SCALE



Report of Survey:

- * TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- * THIS SURVEY PERFORMED BY:
HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
d/b/a/ MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
CHARLES H. BLANCHARD, P.S.M. #5755
- * THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
- * THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- * ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- * THE LAST DATE OF FIELD WORK WAS: 9/17/15.
- * THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
- * THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- * NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- * NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- * UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- * LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- * THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
- * UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION, IS UNIDENTIFIED.
- * THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD), OF 1988. THE PRIMARY BENCHMARK IS N.G.S. MONUMENT "J 123." ELEVATION = 25.57' (NAVD 1988). THE SECONDARY BENCHMARK IS AS SHOWN.
- * THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES: X, AE-4, & VE-7' PER FLOOD INSURANCE RATE MAP # 12111C0179 J, DATED FEB 16th, 2012.

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 ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 81.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20" WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

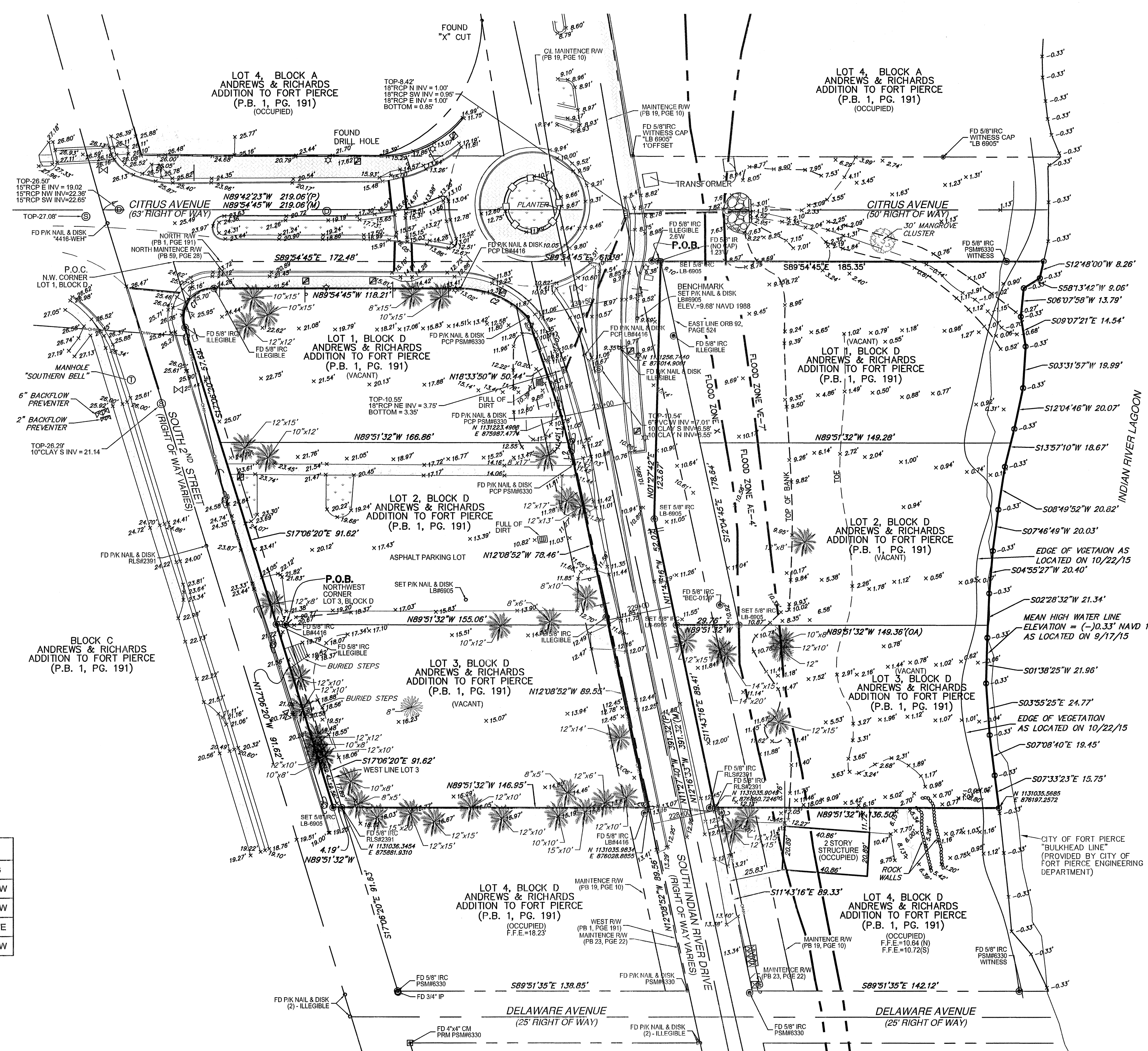
AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.
CONTAINING 81,708.39 SQUARE FEET OR 1.87 ACRES, MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

- | | |
|--------------------------------------|-------------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR | (C) - GUY WIRE |
| PSM - PROFESSIONAL SURVEYOR & MAPPER | (U) - WOOD UTILITY POLE |
| LB - LAND SURVEYING BUSINESS | (T) - TELEPHONE SERVICE |
| (C) - CENTERLINE | (C) - CABLE T.V. BOX |
| R - RADIUS | (E) - ELECTRIC BOX |
| L - LENGTH | (L) - LIGHT POST |
| Δ - DELTA ANGLE | (W) - WELL |
| E/P - EDGE OF PAVEMENT | (H) - HYDRANT |
| B/C - BACK OF CURB | (V) - GATE VALVE |
| B.M. - BENCHMARK | (I) - IRRIGATION VALVE |
| POC - POINT OF COMMENCEMENT | (M) - WATER METER |
| POB - POINT OF BEGINNING | (S) - SANITARY MANHOLE |
| (PCP) - PERMANENT CONTROL POINT | (S) - SANITARY SERVICE |
| (PRM) - PERMANENT REFERENCE MONUMENT | (S) - SEPTIC TANK |
| (PI) - IRON PIPE | (D) - DRAINAGE MANHOLE |
| (IRC) - IRON ROD & CAP | (C) - CURB INLET |
| (C) - CONCRETE MONUMENT | (S) - SURFACE INLET |
| (F) - FOUND | (M) - MITERED END SECTION |
| (M) - MEASURED | (D) - CONCEPTUAL DRAINAGE |
| (P) - PLAT | (S) - STREET SIGN |
| (C) - CALCULATED | (N) - NORTH AMERICAN |
| (O) - OVERALL | (V) - VERTICAL DATUM |
| (ORB) - OFFICIAL RECORD BOOK | (E) - TYPICAL ELEVATION |
| (R) - RADIAL | (A/C) - AIR CONDITIONER |
| (NR) - NON-RADIAL | (C) - CONCRETE |
| (M) - MANGROVE TREE W/ DIA. | (F.F.) - FINISH FLOOR |
| (E) - EXOTIC TREE W/ DIA. | (BSB) - BUILDING SETBACK LINE |
| (P) - PINE TREE W/ DIA. | (EL/ELEV.) - ELEVATION |
| | (R/W) - RIGHT OF WAY |
| | (A/B) - AS-BUILT |
| | (P/K) - PARKER-KALON |
| | (P) - PALM TREE W/ DIA. |

Certified to:

1. FOGLIA CONTRACTING CORP
- 2.
- 3.

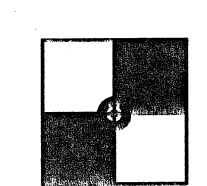


LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET



NO.	DATE	REVISIONS	BY
5.			
4.			
3.	11/24/15	REVISE BOUNDARY	CHB
2.	10/21/15	REVISE BOUNDARY	CHB
1.	10/05/15	ADDITIONAL TOPO	CHB

PLAT OF SURVEY FOR:
FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD, L.S. #5755

