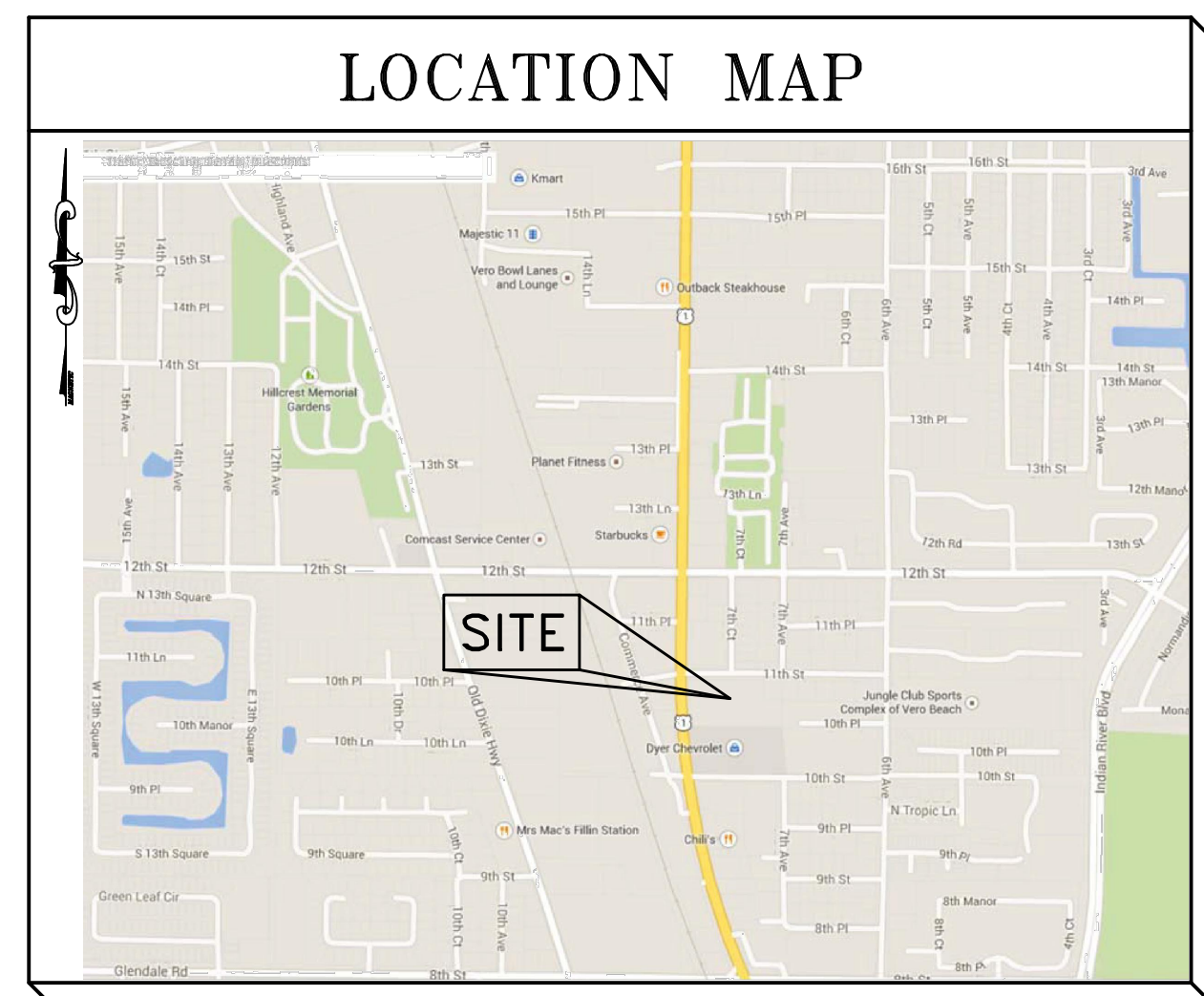
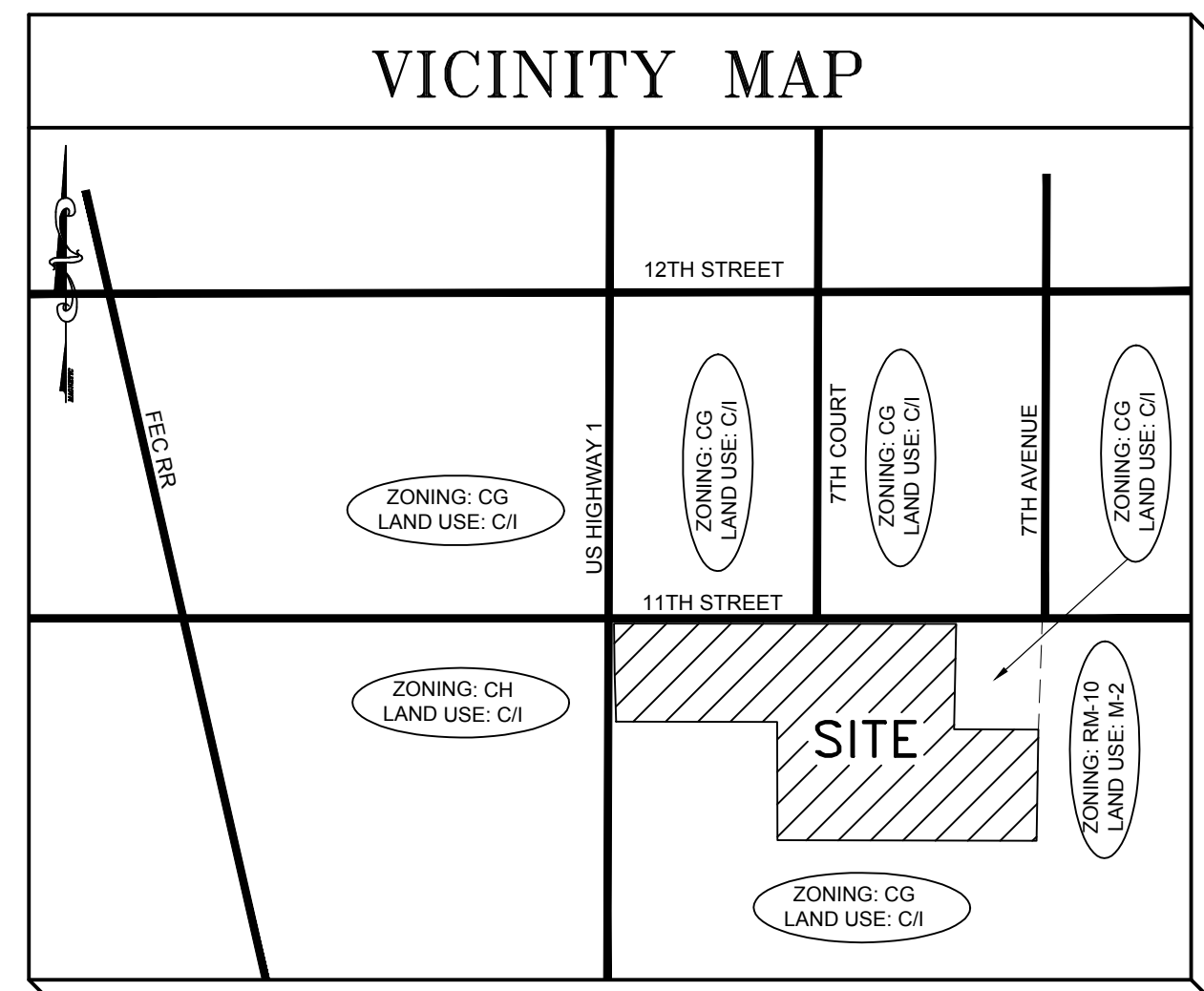


# CONSTRUCTION PLANS

FOR

# SHOPPES AT 11TH

SECTION 12, TOWNSHIP 33 S, RANGE 39 E  
VERO BEACH, FLORIDA



### LEGAL DESCRIPTION

THE WEST ONE-HALF (1/2) OF LOT 3, OF VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PART OF THE WEST ONE-HALF (1/2) OF SAID LOT 3 TO WIT:

FROM THE NORTHEAST CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN WEST A DISTANCE OF 663.80 FEET TO A POINT BEING IN THE CENTERLINE OF 10th STREET; THENCE RUN A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 10' A DISTANCE OF 404.93 FEET TO THE POINT OF BEGINNING; THENCE, RUN A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 13' RUN A DISTANCE OF 124.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 13' RUN A DISTANCE OF 156.41 FEET TO A POINT BEING 12 FEET SOUTH OF THE NORTH LINE OF LOT 3 OF THE VERO LAND COMPANY SUBDIVISION; THENCE RUN EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 123.85 FEET TO A POINT; THENCE RUN SOUTH 155.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 5.

LESS THE FOLLOWING DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2890, PAGE 545, INDIAN RIVER COUNTY PUBLIC RECORDS: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL & DISC FOUND (LB 7056) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF 11TH STREET (47' APPARENT R/W) AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1 (A.K.A. STATE ROAD NO. 5, 80' R/W), THENCE ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 1, ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.24 FEET, SAID CURVE HAVING A RADIUS OF 4871.15 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S. 89°48'58" EAST, A DISTANCE OF 236.60 FEET TO A POINT; THENCE SOUTH 00°05'01" EAST, A DISTANCE OF 173.82 FEET TO A POINT; THENCE NORTH 89°51'48" WEST, A DISTANCE OF 227.08 FEET TO A 5/8 INCH REBAR AND CAP FOUND (LB 4659) ON THE AFORESAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE HAVING A RADIUS OF 4871.15 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03°12'55" WEST, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

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### SITE DATA

OWNER/DEVELOPER	1066 US HWY 1, LLC 8903 GLADES ROAD, #A-14 BOCA RATON, FL 33434 (561) 571-6086	AVERAGE DAILY TRIPS: EXISTING USE: 22,765 SF AUTO SALES BUILDING = 735 TRIPS 22,765 SF X 32.30 TRIPS PER 1,000 SF
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	PROPOSED USE: 15,000 SF RETAIL BUILDING = 641 TRIPS 15,000 SF X 42.7 TRIPS PER 1,000 SF 2,730 SF RETAIL BUILDING = 117 TRIPS 2,730 SF X 42.7 TRIPS PER 1,000 SF 1,300 SF FAST FOOD RESTAURANT WITH DRIVE THRU = 645 TRIPS 1,300 SF X 496.12 TRIPS PER 1,000 SF TOTAL PROPOSED PHASE 1 AND 2 = 1,403 TRIPS
SURVEYOR	BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. ROBERT BLOOMSTER, JR., PSM #4134 641 NORTHEAST SPENCER STREET VERO BEACH, FL 32967 PH. (772) 334-0866	GENERAL NOTES: 1. PROPOSED PUBLIC WATER SUPPLY - IRC WATER MAIN 2. PROPOSED PUBLIC SEWER - IRC SEWER MAIN 3. GARBAGE IS HANDLED WITH A DUMPSTER AS DEPICTED ON SITE. 4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #120610357 H, DATED DECEMBER 4, 2012. 5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL I.R.C.C. STANDARDS AND SPECIFICATIONS. 6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER I.R.C.C. UTILITY STANDARDS AND SPECIFICATIONS AS ADOPTED 1/95. 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 INDIAN RIVER COUNTY 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 US 1 IS 35 M.P.H., 7TH COURT IS 25 M.P.H. AND 11TH STREET IS 25 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 INVASIVE PLANTS ON SITE WILL BE REMOVED. 13. PERMITS REQUIRED: - IRC TYPE 'A' STORMWATER PERMIT - IRC SITE PLAN - IRC LAND CLEARING AND TREE REMOVAL - IRC RIGHT-OF-WAY PERMIT - S.R.W.M./FDEP STORMWATER PERMIT - FDEP NOTICE OF INTENT (Stormwater) - FDOT DRAINAGE PERMIT - IRC INITIAL/FINAL CONCURRENCY - FDEP DRINKING WATER PERMIT OR EXEMPTION - FDEP WASTEWATER PERMIT OR EXEMPTION 14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SOODED WITHIN THREE (3) DAYS. 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 19. NO ENTRANCE GATE IS PROPOSED FOR THIS SITE. 20. COMMERCIAL BUILDINGS SHALL POST A 6 INCH MINIMUM NUMERICAL ADDRESS. 21. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED. 22. THE BEARING BASE FOR THIS SURVEY IS S001°34'44"W ALONG THE EAST LINE OF BLOCK 2 RELATIVE TO THE FLORIDA EAST MERCATOR PROJECTION. 23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK BM344002, ELEVATION = 5.63' NAVD'88. SITE BENCHMARK AS IS SHOWN HEREON, ON-SITE BENCHMARKS ARE AS SHOWN. THE CONVERSION FACTOR FOR NAVD 1929 TO NAVD 1988 IS 1.47 FEET. THIS WAS DETERMINED USING CORPSPCON FOR WINDOWS, VERSION 6.0.1. 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 S.J.R. REGULATIONS. 26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKID BASE THERMOPLASTIC. 27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION. 28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY 29. ALL UTILITIES MUST BE PLACED UNDERGROUND PURSUANT TO SECTION 10(H) OF THE INDIAN RIVER LAND DEVELOPMENT REGULATION (LDR). 30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION. 31. INDIAN RIVER COUNTY TRAFFIC ENGINEERING HAS UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT 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. 32. DUMPSTER ENCLOSURES TO BE CONSISTENT WITH THE BUILDING'S STYLE OF ARCHITECTURE AND MATERIALS/COLORS/FINISHES.
EXISTING USE	-16,565 SF AUTO SALES -6,200 SF AUTO REPAIR	
PROPOSED USE	PHASE 1: 15,000 SF RETAIL BUILDING PHASE 2: 2,730 SF RETAIL BUILDING 1,300 SF RESTAURANT WITH DRIVE THRU	
PROJECT LOCATION	SOUTHEAST CORNER OF US 1 AND 11TH STREET	
SITE ADDRESS	PHASE 1: 1066 US HIGHWAY 1 PHASE 2: 1050 US HIGHWAY 1	
TAX ID # NUMBER	3339120001500000003.9	
ZONING	CG - COMMERCIAL GENERAL	
LAND - USE	C/1 - COMMERCIAL/INDUSTRIAL	
LAND DESCRIPTION:	SECT. 12 - TOWN. 33S - RANGE 39E	
OWNERSHIP:	FEE SIMPLE	
ZONING DISTRICT REQUIREMENTS:	REQUIRED CG 10,000 SF PROPOSED DEVELOPMENT 137,461 SF	
MIN LOT SIZE:	10,000 SF	
MIN SETBACKS:	FRONT (NORTH): 25 FT 63.5 FT FRONT (WEST): 25 FT 107.5 FT REAR (EAST): 10 FT 117.9 FT SIDE (SOUTH): 10 FT 76.3 FT MAX BLDG HEIGHT: 35 FT 25 FT MAX BLDG COVERAGE: 40% 13.8% MIN OPEN SPACE: 25% 38.9%	
OPEN SPACE REQUIRED:	3.16 AC x 0.25 = 0.79 AC	
OPEN SPACE PROPOSED:	1.23 AC	
DEVELOPABLE AREA CALCULATION:	TOTAL AREA: 145,123 SF = 3.33 AC MINUS R-O-W DEDICATION: 7,662 SF = 0.17 AC TOTAL DEVELOPABLE AREA: 137,461 SF = 3.16 AC	
AREA CALCULATIONS:	EXISTING 137,461 SF 3.16 AC PROPOSED 137,461 SF 3.16 AC 100.0%	
SITE AREAS:	IMPERVIOUS AREA: 77,806 SF 1.79 AC 84,069 SF 1.93 AC 100.0% BUILDING AREA: (PH 1) 22,765 SF 0.52 AC 15,000 SF 0.34 AC 10.9% BUILDING AREA: (PH 2) 0 SF 0.00 AC 4,030 SF 0.09 AC 2.9% PAVEMENT AREA: (PH 1) 28,776 SF 0.66 AC 47,315 SF 1.09 AC 34.4% PAVEMENT AREA: (PH 2) 0 SF 0.00 AC 11,368 SF 0.26 AC 8.3% CONCRETE AREA: (PH 1) 26,265 SF 0.60 AC 5,124 SF 0.12 AC 3.7% CONCRETE AREA: (PH 2) 0 SF 0.00 AC 1,234 SF 0.03 AC 0.9% PERVIOUS AREA: 59,655 SF 1.37 AC 53,392 SF 1.23 AC 38.9% GREEN SPACE: 59,655 SF 1.37 AC 53,392 SF 1.23 AC 38.9%	
NOTE: PROJECT REQUIRES PAVING 5,966 SF OF AREA ON OUT-PARCEL PROPERTY IN SOUTHWEST CORNER OF THE DEVELOPMENT AREA NOT INCLUDED IN ABOVE CALCULATIONS.		
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING	
PARKING CALCULATIONS:	PHASE 1: REQUIRED: A) RETAIL: 1 SPACE PER 200 SF OF FLOOR AREA = 75 SPACES 15,000 SF X 1 SPACE/200 SF PHASE 2: REQUIRED: A) RESTAURANT: 1 SPACE PER 75 SF OF FLOOR AREA = 18 SPACES 1,300 SF X 1 SPACE/75 SF B) RETAIL: 1 SPACE PER 200 SF OF FLOOR AREA = 14 SPACES 2,730 SF X 1 SPACE/200 SF PROVIDED: PHASE 1: 95 STANDARD PARKING STALLS 3 HANDICAPPED PARKING STALLS 98 TOTAL SPACES IN PHASE 1 PHASE 2: 22 STANDARD PARKING STALLS 2 HANDICAPPED PARKING STALLS 24 TOTAL SPACES IN PHASE 2 122 TOTAL PARKING SPACES IN BOTH PHASES	
CONSTRUCTION SCHEDULE:	DATE OF COMMENCEMENT DATE OF COMPLETION PHASE 1: 11/16 12/17 PHASE 2: 11/20 12/21	

## 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

MARK	REVISION	DATE
1	REVISED PER IRC COMMENTS	8/1/16

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 57665