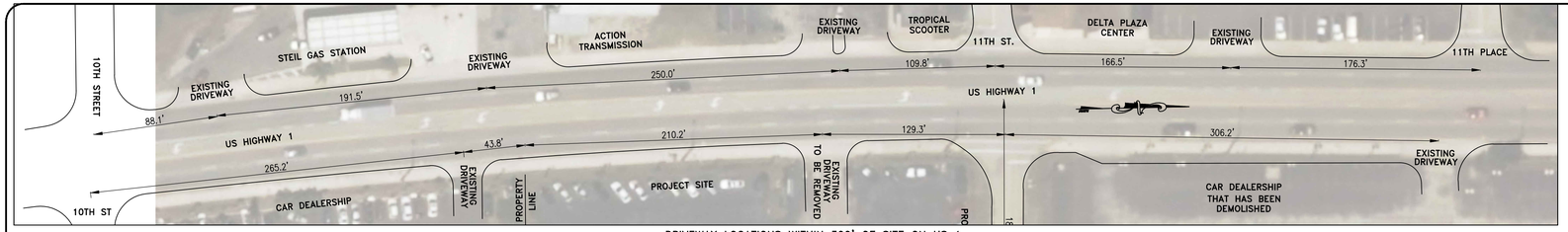
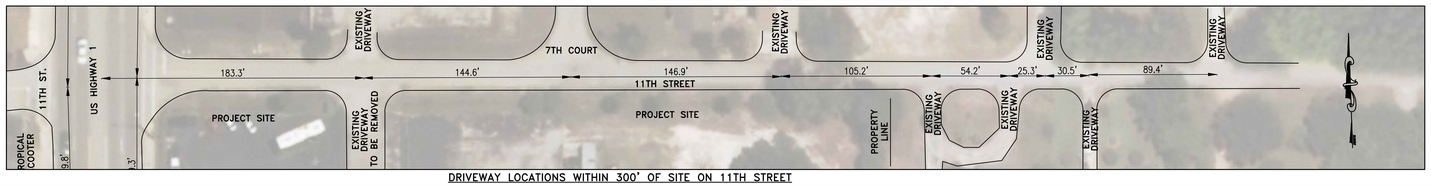
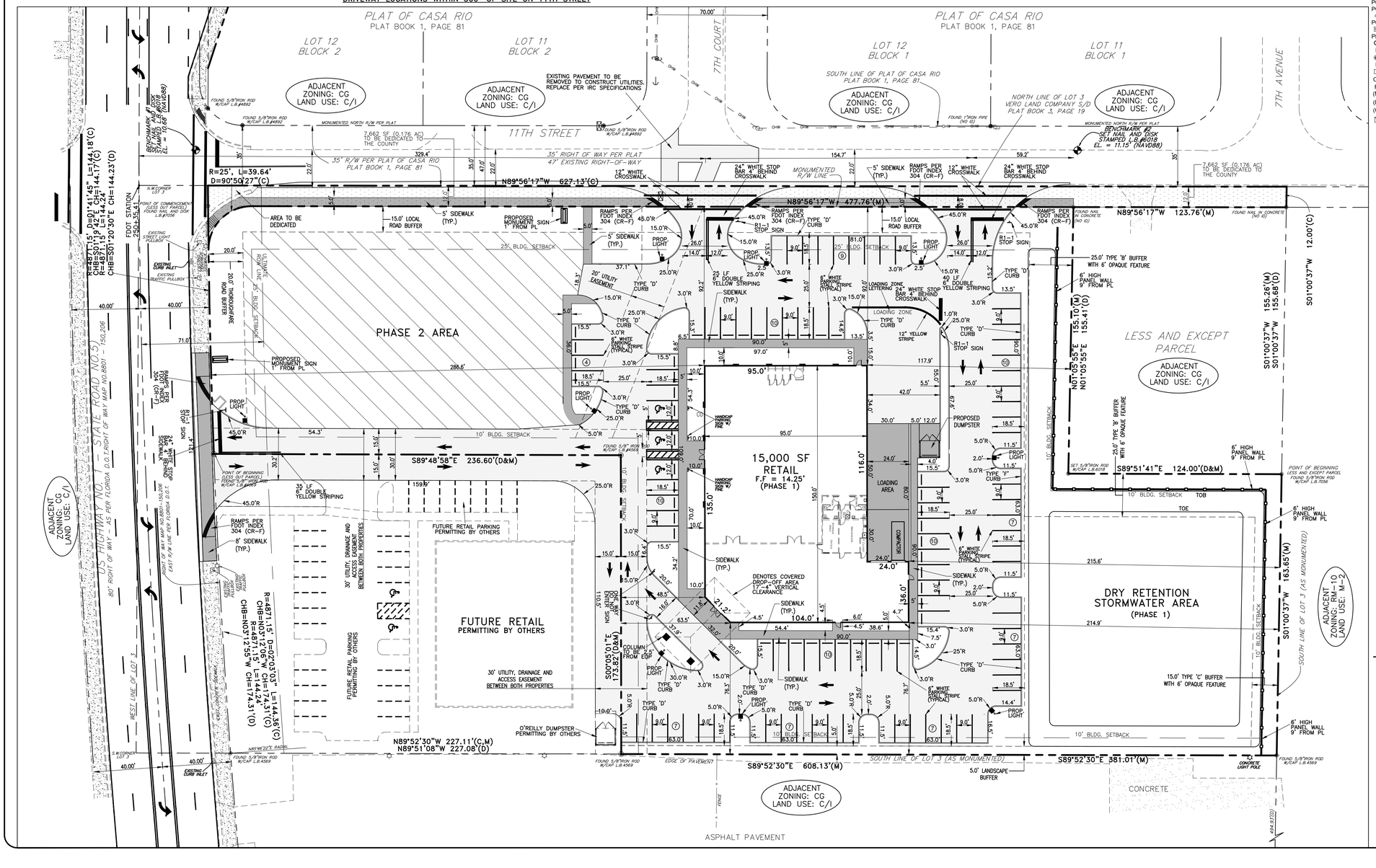


DRIVEWAY LOCATIONS WITHIN 300' OF SITE ON US 1



DRIVEWAY LOCATIONS WITHIN 300' OF SITE ON 11TH STREET



LEGEND

- EX SAN — EX SAN — EXISTING SANITARY SEWER LINE
- SAN — SAN — PROPOSED SANITARY SEWER LINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EX WM — EX WM — EXISTING WATER MAIN
- WAT — WAT — PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- 24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- 9.0'R — PROPOSED EOP RADIUS
- 25.0 — PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- STREET LIGHT
- PROPOSED LIGHT ON-SITE
- TYPE 'S' INLET
- TYPE 'C' OR TYPE 'F' INLET
- JUNCTION MANHOLE
- DS-1 — DRAINAGE STRUCTURE LABEL
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR		-	GUY WIRE
PSM	-	PROFESSIONAL SURVEYOR & MAPPER		-	WOOD UTILITY POLE
LB	-	LAND SURVEYING BUSINESS		-	TELEPHONE SERVICE
℄	-	CENTERLINE		-	CABLE T.V. BOX
R	-	RADIUS		-	ELECTRIC BOX
L	-	LENGTH		-	LIGHT POST
Δ	-	DELTA ANGLE		-	WELL
E/P	-	EDGE OF PAVEMENT		-	HYDRANT
B/C	-	BACK OF CURB		-	GATE VALVE
B.M.	-	BENCHMARK		-	IRRIGATION VALVE
POC	-	POINT OF COMMENCEMENT		-	WATER METER
POB	-	POINT OF BEGINNING		-	SANITARY MANHOLE
○	-	(PCP) PERMANENT CONTROL POINT		-	SANITARY SERVICE
PCP	-	PERMANENT CONTROL POINT		-	SEPTIC TANK
⊞	-	(PRM) PERMANENT REFERENCE MONUMENT		-	DRAINAGE MANHOLE
PRM	-	PERMANENT REFERENCE MONUMENT		-	CURB INLET
O	-	(IP) IRON PIPE		-	SURFACE INLET
IP	-	IRON PIPE		-	MITERED END SECTION
❀	-	(IRC) IRON ROD & CAP		-	CONCEPTUAL DRAINAGE
IRC	-	IRON ROD & CAP		-	STREET SIGN
⊡	-	(CM) CONCRETE MONUMENT	23.5	-	PROPOSED GRADE
CM	-	CONCRETE MONUMENT	NAVD	-	NORTH AMERICAN VERTICAL DATUM
FD	-	FOUND		-	PINE TREE
(M)	-	MEASURED		-	OAK TREE
(P)	-	PLAT		-	PALM TREE
(C)	-	CALCULATED	x23.5	-	TYPICAL ELEVATION
⧅	-	TRAFFIC CONTROL BOX	A/C	-	AIR CONDITIONER
			CONC.	-	CONCRETE
			F.F.	-	FINISH FLOOR
			BSB	-	BUILDING SETBACK LINE
			EL/ELEV.	-	ELEVATION
			R/W	-	RIGHT OF WAY
			AB	-	AS-BUILT
			P/K	-	PARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. 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.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. 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.
8. CONSTRUCT GREASE TRAP IN ACCORDANCE WITH CHAPTER 64E-6 OF THE FLORIDA ADMINISTRATIVE CODE FOR ANY FOOD PREPARATION FACILITY AND SUBMIT TO THE ENVIRONMENTAL HEALTH DEPARTMENT FOR APPROVAL.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
11. SIGNS AND PAVEMENT MARKINGS ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE INDIAN RIVER COUNTY TYPICA LDRAWINGS FOR ROADWAY SIGNING, STRIPING AND GEOMETRICS.
12. ALL PAVEMENT MARKINGS ARE TO CONSIST OF 90 MIL EXTRUDED THERMOPLASTIC.
13. RAISED REFLECTIVE PAVEMENT MARKERS (RPM'S) ARE TO CONSIST OF 4-INCH SQUARE MONO-DIRECTIONAL WHITE AND BI-DIRECTIONAL YELLOW.
14. LANE LINE RPM'S ON THE 4 (OR MORE) LANE PORTION OF ANY DIVIDED ROADWAY SHALL BE BI-DIRECTIONAL WHITE/RED.
15. RPM'S SHALL BE POSITIONED IN ACCORDANCE WITH FDOT INDEX 17352 AND THIS PLAN, BUT INSTALLED ON-THE-STRIPE IN ACCORDANCE WITH INDIAN RIVER COUNTY STANDARD.
16. DUMPSTER ENCLOSURES TO BE CONSISTENT WITH THE BUILDING'S SYLE OF ARCHITECTURE AND MATERIALS/COLORS/FINISHES.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

DRAWING 16-096
DESIGNED J.B.B.
DRAWN J.B.B.
CHECKED J.B.B.
SCALE 1:30
DATE 5/5/16

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. UNAUTHORIZED USE OF THESE DRAWINGS IS PROHIBITED PURSUANT TO THE COPYRIGHT LAWS.

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1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772.770-9622 FAX 772.770-9486 EMAIL info@sbsengineers.com

SITE PLAN
(PHASE 1)

SHOPPES AT 11TH

ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JODAH B. BITTLE FL. REG. NO. 57396
- ☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
5A

PROJECT NO.
16-096