LEGEND

EX SAN — EX SAN — EXISTING SANITARY SEWERLINE	STREET LIGHT
SAN — SAN — PROPOSED SANITARY SEWERLINE	PROPOSED LIGHT ON–SITE
EXISTING DRAINAGE PIPE	TYPE '6' INLET
PROPOSED DRAINAGE PIPE	TYPE 'C' OR TYPE 'F' INLET
EX WM — EX WM — EXISTING WATER MAIN	JUNCTION MANHOLE
WAT — WAT — PROPOSED WATER MAIN	DRAINAGE STRUCTURE LABEL
FILTER FENCE/SEDIMENT BARRIER	PROPOSED FIRE HYDRANT
24.45 PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	PROPOSED SIGN
9.0'R PROPOSED EOP RADIUS	SEWER MANHOLE
25.0 PROPOSED GRADE / CONTOUR	
PROPOSED DRAINAGE FLOW DIRECTION	

HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE TO REMAIN

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			
(M)	-	MEASURED	23.5	-	TYPICAL ELEVATION
(P)	-	PLAT	A/C	-	AIR CONDITIONER
(C)	-	CALCULATED	CONC.	-	CONCRETE
▨	-	TRAFFIC CONTROL BOX	F.F.	-	FINISH FLOOR
			BSB	-	BUILDING SETBACK LINE
		PINE TREE	EL./ELEV.	-	ELEVATION
		OAK TREE	R/W	-	RIGHT OF WAY
		PALM TREE	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.

NORTH

MARK	REVISION	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

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

SITE PLAN
(PHASE 2)

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
5B

PROJECT NO.
16–096