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CUBESMART 19TH LANE

INDIAN RIVER COUNTY MAJOR SITE PLAN

9425 19TH LANE, VERO BEACH FL

DECEMBER 2023

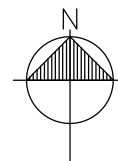
JURISDICTIONAL PERMITS:

- INDIAN RIVER COUNTY MAJOR SITE PLAN PERMIT
- INDIAN RIVER COUNTY CONCURRENCY CERTIFICATE
- INDIAN RIVER COUNTY LAND CLEARING PERMIT
- INDIAN RIVER COUNTY TREE REMOVAL PERMIT
- INDIAN RIVER COUNTY TYPE A STORMWATER MANAGEMENT SYSTEM PERMIT
- INDIAN RIVER COUNTY UTILITY CONNECTION PERMIT
- ST. JOHNS WATER MANAGEMENT DISTRICT - ENVIRONMENTAL RESOURCE PERMIT



LOCATION MAP

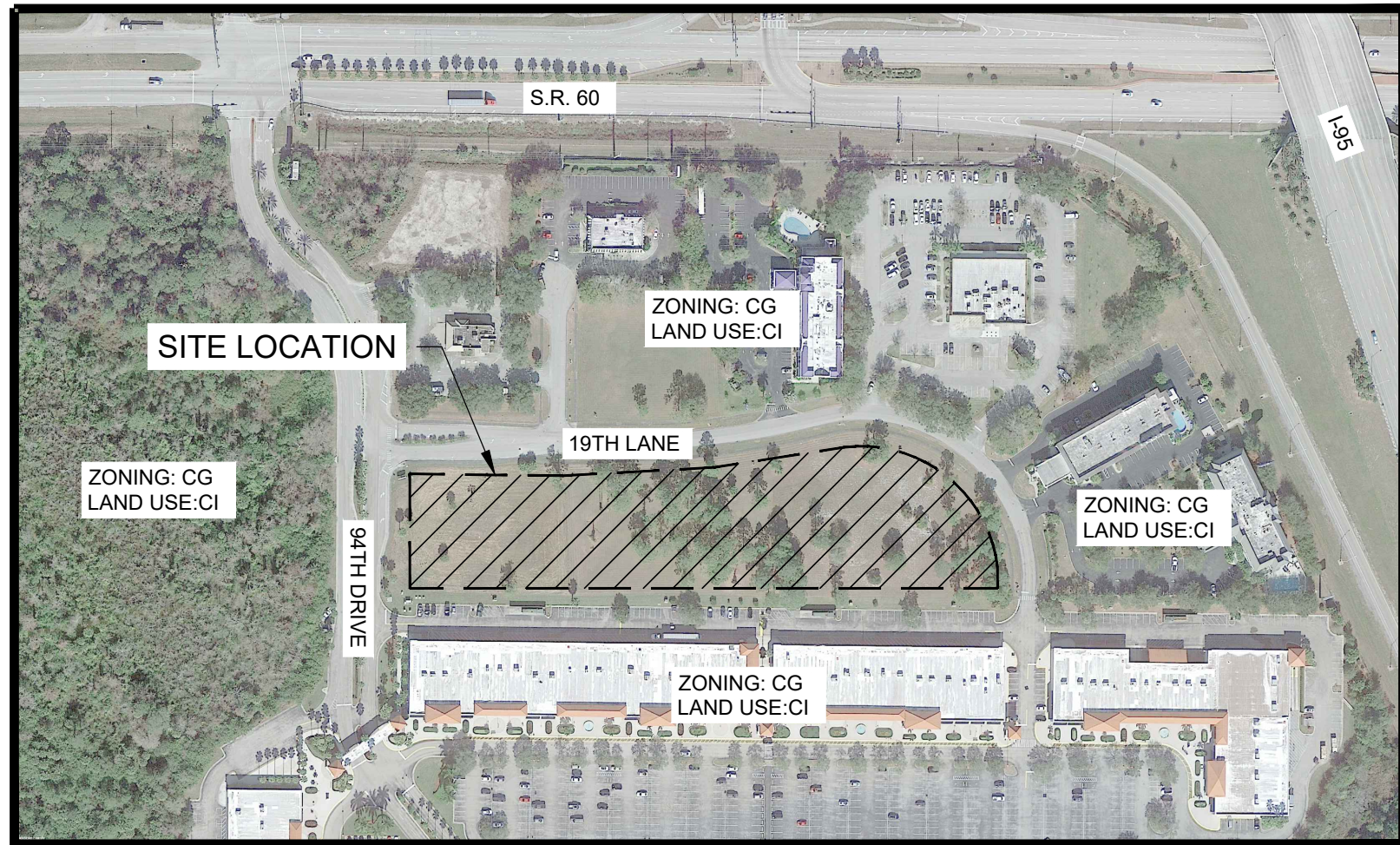
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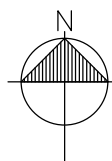
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VICINITY MAP

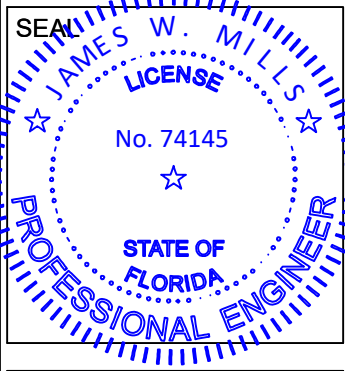
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- IRC LDR CHAPTER 97.1.12(3)(C) CRITERIA FOR SELF-STORAGE FACILITIES:
- ALL STORAGE UNITS SHALL HAVE A MAXIMUM INTERIOR CEILING HEIGHT OF FIFTEEN (15) FEET, MEASURED FINISHED FLOOR TO FINISHED CEILING;
 - INDIVIDUAL STORAGE UNITS SHALL NOT EXCEED THREE HUNDRED (300) SQUARE FEET IN SIZE;
 - OUTDOOR STORAGE, OTHER THAN FOR VEHICLES AND BOATS, IS PROHIBITED. WHERE OUTDOOR STORAGE OF VEHICLES IS TO OCCUR, A TYPE "C" BUFFERYARD SHALL BE PROVIDED BETWEEN THE OUTSIDE STORAGE AREA AND ADJACENT RIGHT-OF-WAY AND ADJACENT PROPERTIES;
 - ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY ONTO THE SELF-SERVICE STORAGE FACILITY PREMISES. LIGHT AND GLARE SHALL BE DEFLECTED, SHADED AND FOCUSED AWAY FROM ALL ADJOINING PROPERTY;
 - SELF-SERVICE STORAGE FACILITY SITES SHALL NOT EXCEED THREE (3) ACRES GROSS AREA;
 - QUARTERS FOR RESIDENT MANAGERS MAY BE INCLUDED WITHIN THE FACILITY AS AN ACCESSORY USE;
 - A TYPE B LANDSCAPE BUFFER SHALL BE REQUIRED BETWEEN ALL STRUCTURES AND ADJACENT RIGHTS-OF-WAY;
 - MAXIMUM BUILDING HEIGHT FOR SELF-STORAGE BUILDINGS SHALL BE MEASURED AS DEFINED IN SECTION 901.03, AND SHALL BE LIMITED AS FOLLOWS:
A. ALL PORTIONS OF A SELF-STORAGE BUILDING THAT ARE SET BACK LESS THAN ONE HUNDRED FIFTY (150) FEET FROM A RESIDENTIAL LOT LINE SHALL BE LIMITED TO FIFTEEN (15) FEET IN HEIGHT;
B. ALL PORTIONS OF A SELF-STORAGE BUILDING THAT ARE SET BACK AT LEAST ONE HUNDRED FIFTY (150) FEET, BUT LESS THAN TWO HUNDRED (200) FEET FROM A RESIDENTIAL LOT LINE, SHALL BE LIMITED TO TWENTY-FIVE (25) FEET IN HEIGHT;
C. ALL PORTIONS OF A SELF-STORAGE BUILDING THAT ARE SET BACK MORE THAN TWO HUNDRED (200) FEET FROM A RESIDENTIAL LOT LINE, SHALL BE LIMITED TO THIRTY-FIVE (35) FEET IN HEIGHT;
D. THE ABOVE-REFERENCED SETBACKS SHALL BE MEASURED FROM THE FINISHED EXTERIOR WALL OF THE SELF-STORAGE BUILDING TO THE NEAREST RESIDENTIAL LOT LINE.



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ISSUE	DATE	COMMENTS
1	07-26-2023	IRC RESUBMITTAL NO. 1
2	08-05-2023	IRC RESUBMITTAL NO. 2

CUBE SMART 19TH LANE	PROJ. NO. 22-3510
19TH LANE	DATE 08-28-2023
VERO BEACH FL 32960	SHEET NO. G-1
TITLE SHEET	
DRAWN BY WBD	CHECKED BY JWM
APPROVED BY JWM	SCALE: N/A

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX 711-002.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
- THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAYS.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
- SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
- CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS.
- ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
- FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
- TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
- AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
- ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
- SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
- THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
- ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
- ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
- THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
- SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
- THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOVED AND CLEAR OF DEBRIS). THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.



AS-BUILT NOTES:

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
 - DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
 - DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
 - DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
 - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
 - LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
 - DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
 - CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
 - DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
 - WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
 - WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
 - REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- SANITARY SEWER NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
 - ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
 - PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
 - ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER, UNLESS SPECIFIED OTHERWISE ON PLANS.
 - INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
 - MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
 - MARK LATERALS WITH 4" X 4" X 8" PT POST PAINTED GREEN ON END.
 - PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
 - A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
 - SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.

LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:

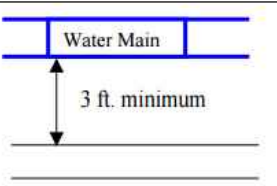
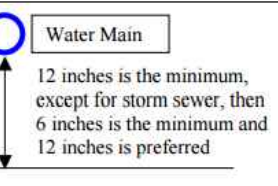
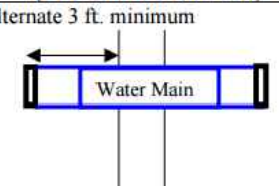
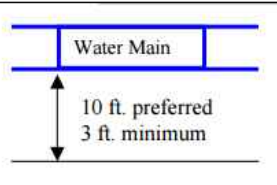
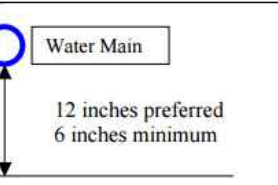
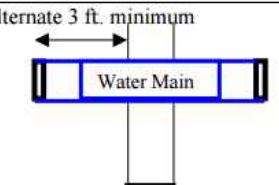
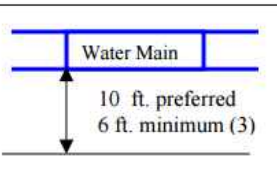
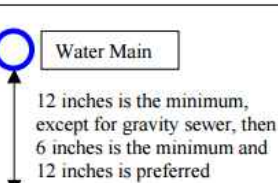
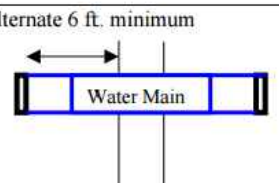
- THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
 - EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
 - AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
- DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
 - USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX. TO WHICH THE PIPE IS MANUFACTURED.
 - PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

FORCE MAIN NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
- PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
- DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
- VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
- ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
- ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
- HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
- PIPE MATERIALS:

PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
- AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
- ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
- TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
 - ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS. AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
 - ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
 - HYDRO-STATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
 - DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

TABLE 1.0 - UTILITY SEPARATION

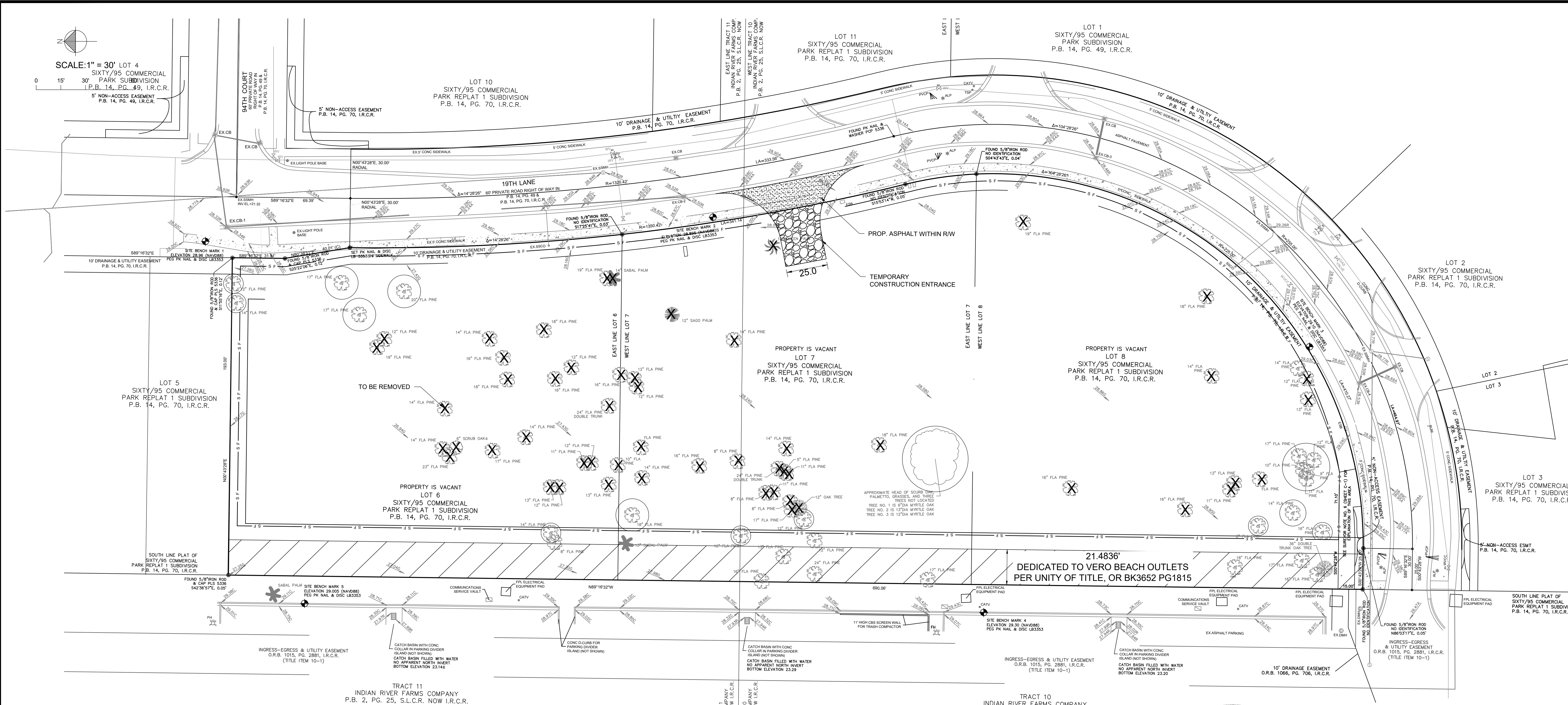
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TABLE 2.0 - STORM PIPE COVER

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SURVEYOR'S NOTES:

1. THE PUBLIC RECORDS WERE NOT RESEARCHED BY PARAMOUNT ENGINEERING GROUP FOR EASEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. PARAMOUNT ENGINEERING GROUP HAS RELIED UPON THE CHICAGO TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT. COMMITMENT DATE: 10/10/2022 AT 8:00 AM. FIDELITY NATIONAL TITLE OF FLORIDA, INC. ISSUING OFFICE FILE NUMBER: 16-22-0385 (4711023031) FOR TITLE INFORMATION.
2. PARAMOUNT ENGINEERING GROUP, INC. HAS REVIEWED SCHEDULE B-II EXCEPTION NUMBERS 6 THROUGH 21 FROM THE ABOVE REFERENCED TITLE COMMITMENT.
3. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PARCEL'S BOUNDARY, MONUMENTATION, ON-SITE AND/OR ADJACENT IMPROVEMENTS, ELEVATIONS ADJACENT TO AND WITHIN THE INTERIOR OF SITE AND ON-SITE TREES. THE SURVEYED PROPERTY IS VACANT CONTAINING SPARSE NATIVE VEGETATION, AREAS OF SCRUB OAK AND PALMETTO HAVE NOT BEEN LOCATED FOR THE PURPOSE OF THIS SURVEY.
4. THE BEARINGS SHOWN HEREON REFER TO THE PLAT BEARING OF N89°16'32"W FOR THE SOUTH LINE OF THE PLAT OF SIXTY/95 COMMERCIAL PARK REPLAT 1 SUBDIVISION, P.B. 14, PG. 70, I.R.C.R.
5. THE LOCATIONS AND/OR ALIGNMENTS OF ANY EXISTING BURIED UTILITIES WHICH INCLUDE BUT ARE NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, WATER AND SEWER ON OR ADJACENT TO THE SUBJECT SITE HAVE NOT BEEN INVESTIGATED AND/OR LOCATED BY THIS SURVEY. ONLY VISIBLE ABOVE GROUND INDICATION OF UTILITIES AND DRAINAGE FACILITIES HAVE BEEN LOCATED FOR THIS SURVEY BARRING DEBRIS COVERING THESE IMPROVEMENTS.
6. NOTATION REGARDING APPARENT WIDENED DRAINAGE/UTILITY EASEMENT IN THE VICINITY OF THE SOUTHWEST CORNER OF LOT 8. THIS AREA IS DIMENSIONED AND IDENTIFIED ON THE PREDECESSOR PLAT OF "SIXTY/95 COMMERCIAL PARK SUBDIVISION" P.B. 14, PG. 49, I.R.C.R. AS A 15 FOOT DRAINAGE AND UTILITY EASEMENT. THE LINE WORK HOWEVER REMAINS ON THE SUCCESSOR PLAT "SIXTY/95 COMMERCIAL PARK REPLAT 1 SUBDIVISION" P.B. 14, PG. 70, I.R.C.R. UNIDENTIFIED, UNDIMENSIONED AND LEFT FOR INTERPRETATION.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY (NGS) BENCH MARK "11-431" ELEVATION 23.435 NAVD88. SAID BENCH MARK IS LOCATED 158.5 FEET SOUTH OF THE CENTER LINE OF STATE ROAD 60 (20TH AVENUE), 32.7 FEET WEST OF THE CENTER LINE OF 98TH AVENUE, 10.5 FEET EAST OF A BARBED WIRE FENCE AND 10.0 FEET EAST OF A CARSONITE WITNESS POST. FIVE SITE BENCH MARK LOCATIONS ARE NOTED ON THE SURVEY. ALL ELEVATIONS ARE SHOWN IN FEET AND DECIMAL EQUIVALENTS THEREOF. NAVD88 REFERS TO THE NATIONAL VERTICAL DATUM OF 1988.
8. SANITARY CLEANOUTS WERE FOUND FOR LOTS 6 AND 8. NO CLEANOUT, HOWEVER, WAS FOUND FOR LOT 7. THE ASSUMPTION IS THAT IT IS BURIED.
9. DRAINAGE STRUCTURES CONTAINED STANDING WATER WHICH COMPLICATED THE LOCATION AND MEASUREMENT OF PIPE INVERTS.

LEGAL DESCRIPTION OF LANDS SURVEYED:

Lots 6, 7 and 8, SIXTY/95 Commercial Park Replat 1 Subdivision, according to the plat thereof as recorded in Plat Book 14, Page 70, Public Records of Indian River County, Florida.

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Easement Deed recorded in Official Records Book 1015, Page 2881; as affected by Amendment to Easement Deed recorded in Official Records Book 1051, Page 2002; Amendment to Easement Description recorded in Official Records Book 1803, Page 1802, Public Records of Indian River County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Easement Deed recorded in Official Records Book 1015, Page 2886, re-recorded in Official Records Book 1019, Page 389; as affected by Amendment to Easement Deed recorded in Official Records Book 1017, Page 1536; Amendment to Easement Deed recorded in Official Records Book 1051, Page 2004, Public Records of Indian River County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Sixty/95 Commercial Park Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1066, Page 673; as affected by Amendment to Declaration recorded in Official Records Book 1103, Page 2732; Second Amendment to Declaration recorded in Official Records Book 1105, Page 246, and Storm Water/Easement Agreement recorded in Official Records Book 1071, Page 469, Public Records of Indian River County, Florida.

TOGETHER WITH: Non-Exclusive Easement(s) as set forth and created by that certain Grant of Easement Storm Water Management recorded in Official Records Book 1066, Page 706, Public Records of Indian River County, Florida.

A 21.4836 foot wide strip of land lying in lots 6, 7, and 8, Sixty/95 Commercial Park Replat 1 Subdivision, according to the plat thereof, as recorded in Plat Book 14, Page 70, of the Public Records of Indian River County, Florida. Said 21.4836 foot strip of land, also, being in Section 3, Township 33 South, Range 38 East, Indian River County, Florida and is more particularly described as follows:

For a Point of Beginning, Begin at the Southeast Corner of said Lot 8; thence N89°16'32"W, along the South Line of said Lots 8, 7, and 6, said South Line, also, being the South Line of said plat of Sixty/95 Commercial Park Replat 1 Subdivision, a distance of 378.95 feet to the intersection with the West Line of Tract 10 and the East Line of Tract 11, Indian River Farms Company, according to the plat thereof, as recorded in Plat Book 2, Page 25 of the Public Records of Saint Lucie County now Indian River County, Florida; thence continue N89°16'32"W, along the South Line of said Lots 8, 7 and 6 and the South Line of said plat of Sixty/95 Commercial Park Replat 1 Subdivision, a distance of 311.11 feet to the Southwest Corner of said Lot 6; thence N00°43'28"E, along the West Line of said Lot 6, a distance of 21.4836 feet to the intersection with a line parallel to and 21.4836 feet north of, as measured at right angles to, the South Line of the said Lots 6, 7 and 8 and the said South Line of the plat of Sixty/95 Commercial Park Replat 1 Subdivision, thence S89°16'32"E, along said parallel line, a distance of 680.06 feet to the intersection with the East Line of said Lot 8, said East Line, also, being the West Right Of Way Line of 19th Lane having a 60 foot wide Private Right Of Way; thence S00°43'28"W, along the East Line of said Lot 8 and West Right Of Way Line of said 19th Lane, a distance of 21.4836 feet to the Southeast Corner of said Lot 8 and the Point Of Beginning.

Said 21.4836 foot wide strip of land contains 14,825 square feet or 0.34034 acre, more or less.

PARCEL ADDRESSES:

LOT 6: 9425 19TH LANE
VERO BEACH, FL. 32966

LOT 7: 9415 19TH LANE
VERO BEACH, FL. 32966

LOT 8: 9385 19TH LANE
VERO BEACH, FL. 32966

FLOOD ZONE (FEMA):

COMMUNITY NAME AND NUMBER: INDIAN RIVER COUNTY 120119
MAP PANEL NO.: 12061C 0220
SUFFIX: H
FIRM INDEX DATE: 12-04-2012
FIRM PANEL EFFECTIVE DATE: 12-04-2012
FLOOD ZONE: X (AREA OF MINIMAL FLOOD HAZARD)

PARCEL AREAS:

LOT 6 = 42,492 SQ FT ± OR 0.97548 ACRE ±

LOT 7 = 44,633 SQ FT ± OR 1.02463 ACRE ±

LOT 8 = 43,555 SQ FT ± OR 0.99989 ACRE ±

TOTAL OWNERSHIP = 130,680 SQ FT ± OR 3.00000 ACRE ±

PARCEL ID NUMBERS:

LOT 6 PARCEL ID NO.: 33-38-03-00008-0000-00006/0

LOT 7 PARCEL ID NO.: 33-38-03-00008-0000-00007/0

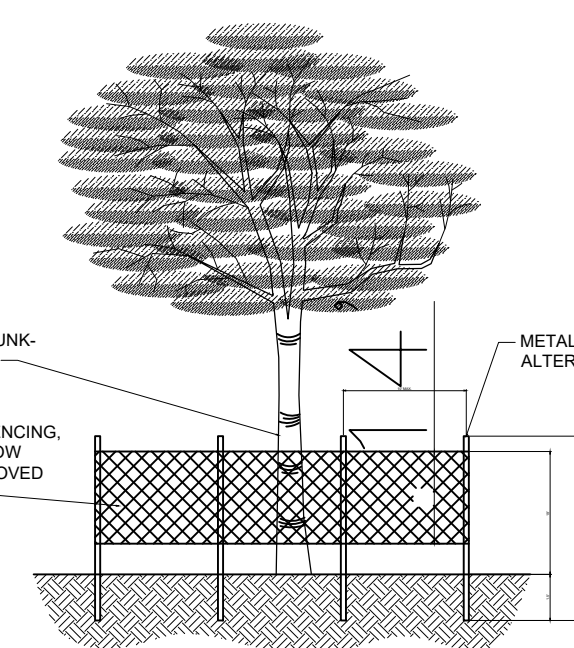
LOT 8 PARCEL ID NO.: 33-38-03-00008-0000-00008/0

SURVEYOR'S LEGEND

- P.B.
PG.
O.R.B.
I.R.C.R.
S.L.C.R.
SEC.
TWP.
RGE.
CONC
FH
WV
WVCC
GV
SSMH
SSCO
CB
DMH
ALP
CATV
TSP
PVCB
BUM
INV
EL
DIA
29.09C
29.33A
27.99R
28.90G
28.58C
- PLAT BOOK
- PAGE
- OFFICIAL RECORDS BOOK
- INDIAN RIVER COUNTY RECORDS
- SAINT LUCIE COUNTY RECORDS
- SECTION
- TOWNSHIP
- RANGE
- CONCRETE
- FIRE HYDRANT
- WATER VALVE
- WATER VALVE WITH CONCRETE COLLAR
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- CATCH BASIN
- DRAINAGE MANHOLE
- ALUMINUM LIGHT POLE
- CABLE TV SERVICE PEDESTAL
- TELEPHONE SERVICE PEDESTAL
- PVC PIPE STUB UP
- INVERT
- ELEVATION
- DIAMETER
- NAVD88 ELEVATION ON CONCRETE
- NAVD88 ELEVATION ON ASPHALT
- NAVD88 ELEVATION ON CATCH BASIN
- OR SANITARY SEWER MANHOLE
- NAVD88 ELEVATION ON GROUND
- GRADE LOCATION

NOTES:

1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



TREE COUNT ON PROPERTY:

- 70 FLORIDA PINE
- 2 SABAL PALM
- 1 OAK
- 3 MYRTLE OAK
- 1 QUEEN PALM
- 1 SAGO PALM
- 1 6" DIAMETER SCRUB OAK
- 79 TOTAL TREE COUNT

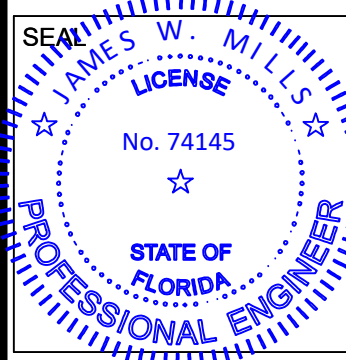
CUBE SMART 19TH LANE
19TH LANE
VERO BEACH FL 32966

PROJ. NO. 22-3510
DATE 08-28-2023
SHEET NO.

C-1

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 33698

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



ISSUE	DATE	COMMENTS
1	07-26-2023	IRC RESUBMITAL NO. 1
2	08-05-2023	IRC RESUBMITAL NO. 2

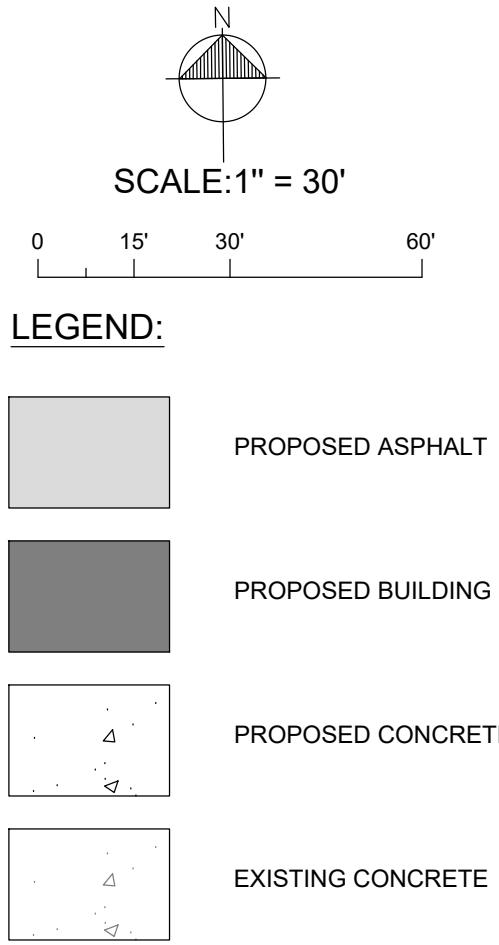
SCALE: SEE SHEET

APPROVED BY JWM

CHECKED BY JWM

EXISTING CONDITIONS AND DEMOLITION PLAN

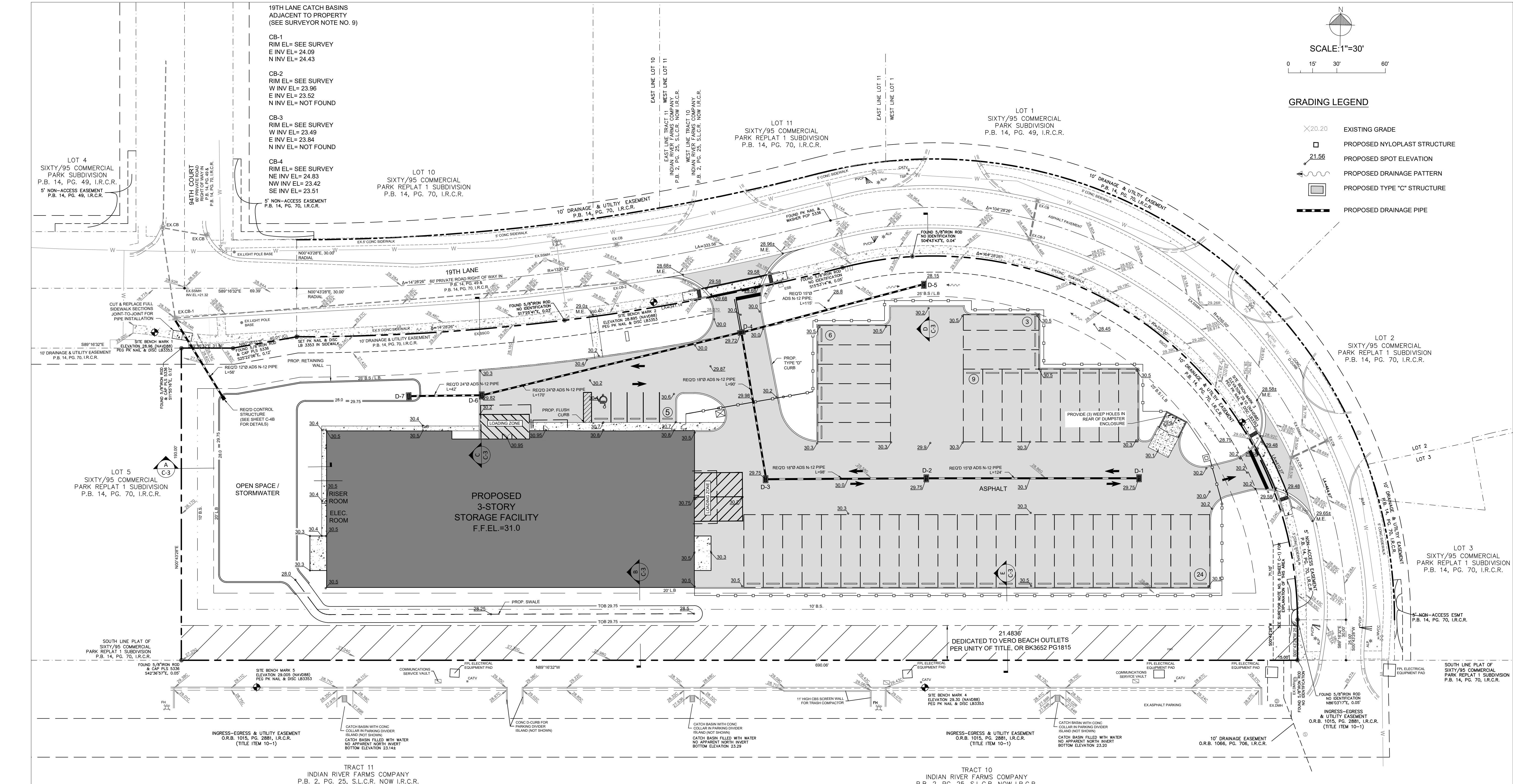
DRAWN BY WBD



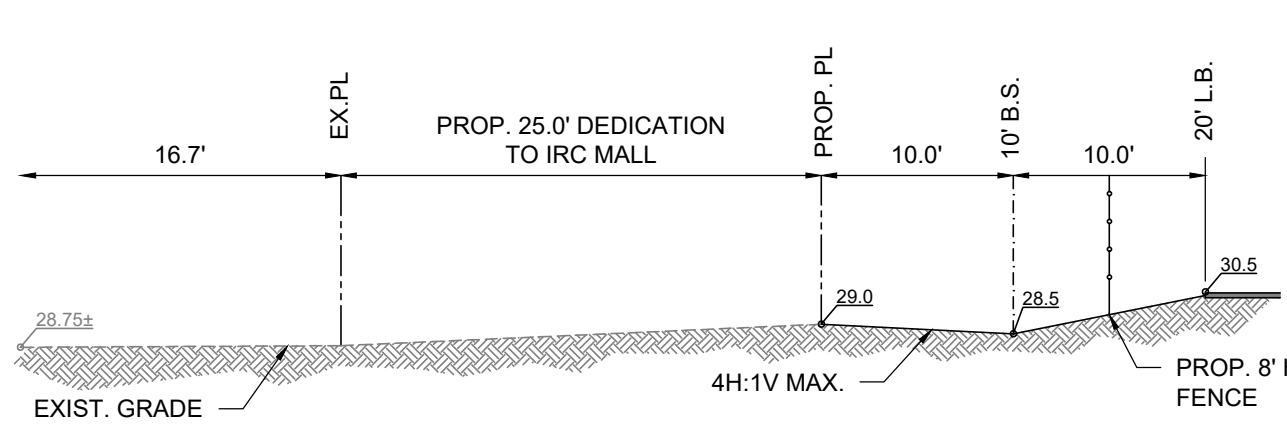
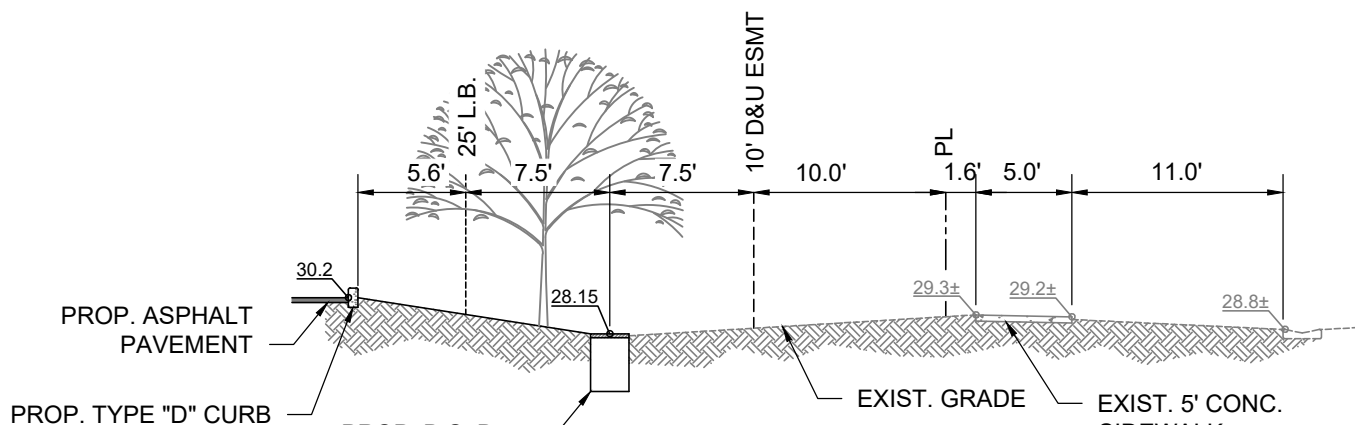
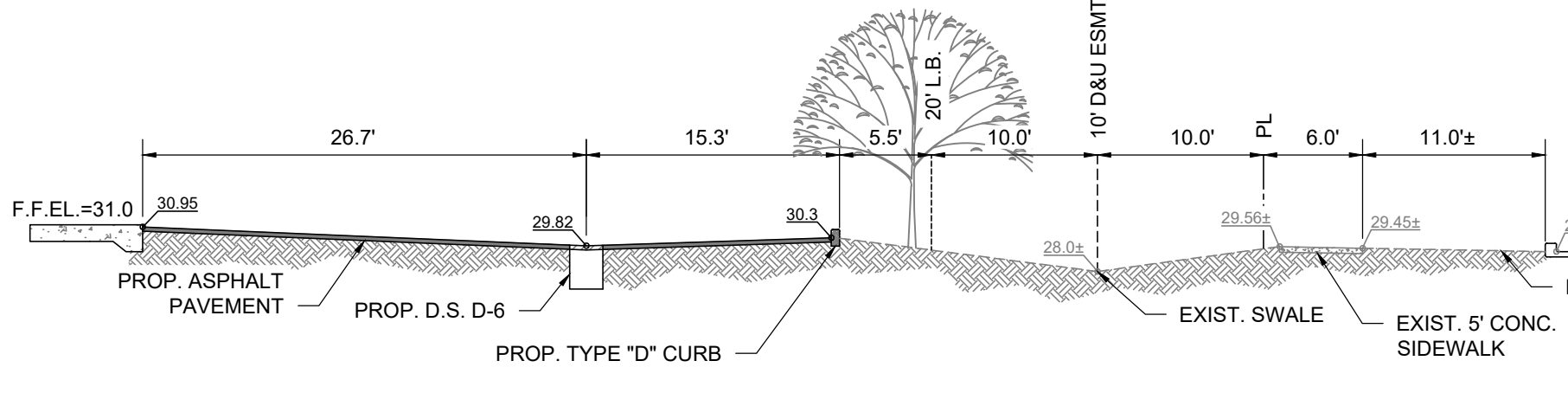
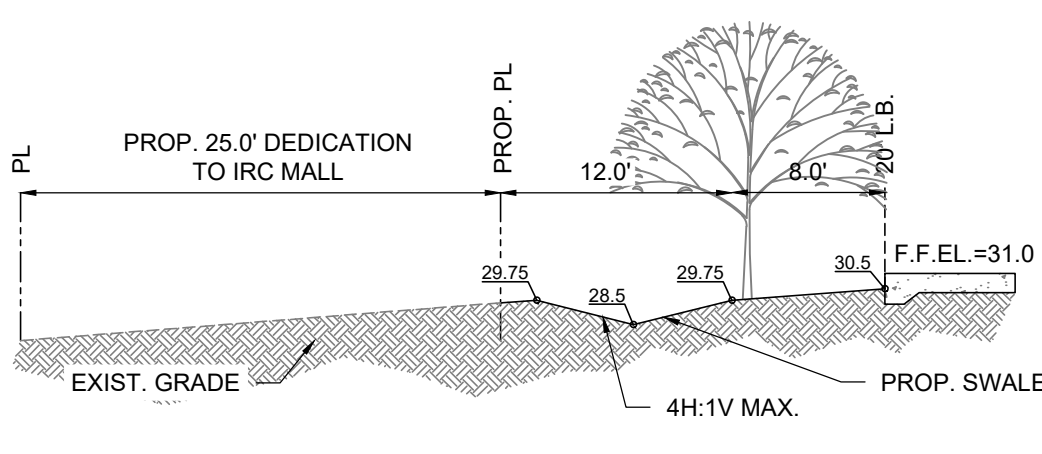
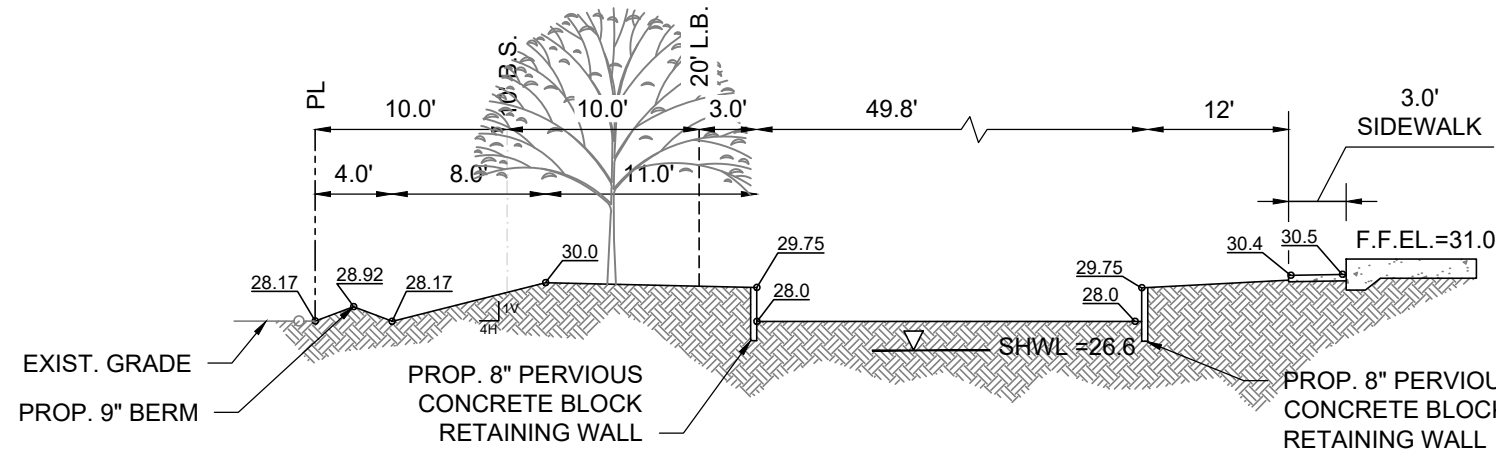
CUBE SMART 19TH LANE 19TH LANE VERO BEACH FL 3296			
THIS SHEET			
SITE PLAN		CHECKED BY JWM	APPROVED BY JWM
DRAWN BY WBD		SCALE: 1"=30'	
PROJ. NO. 22-3510			
DATE 08-28-2023			
SHEET NO.			
C-2			

1. PARKING STRAIL WIDTHS SHALL BE DIMENTIONED FROM CENTERLINE TO CENTERLINE OF WHITE STRIPES. THIS APPLIES TO HANDICAP PARKING STRALS ALSO.
2. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE. RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, CURRENT EDITION, SECTION 7.10.
3. ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001, CURRENT EDITION.
4. ALL NUISANCE EXOTIC VEGETATION EXISTING ONSITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
5. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS, BOLLARDS, STREET POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25MPH 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, BOTH PUBLIC AND PRIVATE.





DRAINAGE STRUCTURE TABLE						
ID	Type	T.O.C	Invert			
			South	North	East	West
DS-1	Type "C"	29.75	-	-	-	26.75
DS-2	Type "C"	29.75	-	-	26.40	26.30
DS-3	Type "C"	29.75	-	25.93	26.03	24.73
DS-4	Type "C"	29.72	25.68	-	24.83	24.73
DS-5	Type "C"	28.15	-	-	-	25.15
DS-6	Type "C"	29.82	-	-	24.25	24.15
DS-7	Type "C"	28.00	-	-	24.05	-



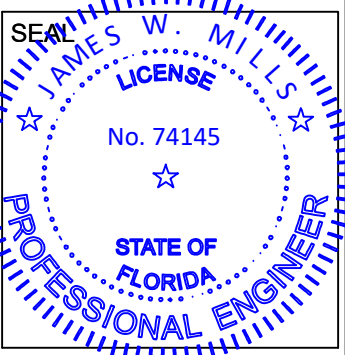
NOTES:

ALL EXISTING ORGANIC MATERIAL IN DRY RETENTION AREA SHALL BE SCRAPED AND REMOVED TO A 4" MINIMUM DEPTH. ALL FILL MATERIAL TO BE USED IN DRY RETENTION AREA SHALL MEET FDOT SECTION 901 COARSE AGGREGATE No. 9, LATEST EDITION.

CONTRACTOR TO PROVIDE EOR WITH SOIL REPORTS CONTAINING FDOT PARAMETERS ALONG WITH COEFFICIENT OF CURVATURE [Cc], GRADATION COEFFICIENT [Cu], AND POROSITY FOR REVIEW AND APPROVAL.

CONTRACTOR TO CONSTRUCT DRY POND IN ACCORDANCE WITH SJRWMD AH VOL II, SEC. 5.5.2:

- ROUGH GRADE BY UNDER-EXCAVATING BASIN BOTTOM AND SIDES BY APPROX. 12 INCHES
- AFTER DRAINAGE AREA CONTRIBUTING TO THE BASIN HAS BEEN FULLY STABILIZED, INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. EXCESS SOIL AND UNDESIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL SHOULD BE DISPOSED OF BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE BASIN.
- ONCE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENEED FOR OPTIMAL INFILTRATION.
- BASIN SHOULD BE STABILIZED WITH PERVIOUS MATERIAL OR PERMANENT VEGETATIVE COVER PER SJRWMD AH VOL II SEC. 5.4.



ISSUE	DATE	COMMENTS
1	07/24/2023	IRC RESUBMITTAL NO.1
2	08/24/2023	IRC RESUBMITTAL NO.2

FORWARD PARKING

REVERSE PARKING

TYPICAL

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb curb locations. For ramp locations refer to plans.
4. Mount FFP-22-06 sign below the FFP-21-06 sign.
5. Use of the pavement symbol on accessible parking spaces is not required. If no space is available, the symbol is not required.
6. All parking stall widths shall be dimensioned from centerline to centerline of white striping.

DIMENSIONS					
4'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
4'-0"	17'-0"	12'-0"	7'-0"	24'-0"	17'-0"

[illegible]

RECOMMENDED MINIMUM TRENCH WIDTHS

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIA.	SURFACE LIVE LOADING CONDITION HEAVY CONSTRUCTION (17.5T AASHTO)	
	H-25	H-15
12" - 48"	12"	12"
(200mm - 1200mm)	12"	(210mm)
60"	24"	60"
(1500mm)	84"	(1524mm)

• VEHICLES IN EXCESS OF 24T MAY REQUIRE ADDITIONAL COVER
• SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITION

PIPE DIA.	CLASS I			CLASS II			CLASS III		
	COMPACTED	DUMPED	95%	95%	95%	95%	95%	95%	95%
12" - 48"	12"	12"	18"	18"	18"	18"	18"	18"	18"
(100mm)	(11.3m)	(5.5m)	(7.6m)	(5.5m)	(5.5m)	(5.5m)	(5.5m)	(5.5m)	(5.5m)
60"	24"	24"	36"	36"	36"	36"	36"	36"	36"
(1500mm)	(13.4m)	(6.1m)	(8.6m)	(6.1m)	(6.1m)	(6.1m)	(6.1m)	(6.1m)	(6.1m)
8"	3"	3"	15"	15"	15"	15"	15"	15"	15"
(200mm)	(0.8m)	(0.8m)	(3.8m)	(3.8m)	(3.8m)	(3.8m)	(3.8m)	(3.8m)	(3.8m)
10"	3"	3"	18"	18"	18"	18"	18"	18"	18"
(250mm)	(1.1m)	(1.1m)	(4.6m)	(4.6m)	(4.6m)	(4.6m)	(4.6m)	(4.6m)	(4.6m)
12"	3"	3"	17"	17"	17"	17"	17"	17"	17"
(300mm)	(1.0m)	(1.0m)	(4.3m)	(4.3m)	(4.3m)	(4.3m)	(4.3m)	(4.3m)	(4.3m)
16"	3"	3"	21"	21"	21"	21"	21"	21"	21"
(375mm)	(1.1m)	(1.1m)	(5.2m)	(5.2m)	(5.2m)	(5.2m)	(5.2m)	(5.2m)	(5.2m)
24"	3"	3"	25"	25"	25"	25"	25"	25"	25"
(600mm)	(0.8m)	(0.8m)	(6.4m)	(6.4m)	(6.4m)	(6.4m)	(6.4m)	(6.4m)	(6.4m)
30"	3"	3"	30"	30"	30"	30"	30"	30"	30"
(750mm)	(0.8m)	(0.8m)	(7.6m)	(7.6m)	(7.6m)	(7.6m)	(7.6m)	(7.6m)	(7.6m)
36"	3"	3"	36"	36"	36"	36"	36"	36"	36"
(900mm)	(0.8m)	(0.8m)	(9.1m)	(9.1m)	(9.1m)	(9.1m)	(9.1m)	(9.1m)	(9.1m)
42"	3"	3"	42"	42"	42"	42"	42"	42"	42"
(1050mm)	(0.8m)	(0.8m)	(10.4m)	(10.4m)	(10.4m)	(10.4m)	(10.4m)	(10.4m)	(10.4m)
48"	3"	3"	48"	48"	48"	48"	48"	48"	48"
(1200mm)	(0.8m)	(0.8m)	(12.2m)	(12.2m)	(12.2m)	(12.2m)	(12.2m)	(12.2m)	(12.2m)
60"	3"	3"	60"	60"	60"	60"	60"	60"	60"
(1500mm)	(0.8m)	(0.8m)	(15.2m)	(15.2m)	(15.2m)	(15.2m)	(15.2m)	(15.2m)	(15.2m)

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FIRES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUIABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING:** SUIABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION OF ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4" (100mm)-60" (1500mm) and 3" (75mm)-1500mm).
- INITIAL BACKFILL:** SUIABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2221, LATEST EDITION.
- MINIMUM COVER:** MINIMUM COVER, IF IN NON-TRAFFIC AREAS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" TO 10" 48" DIAMETER PIPE AND 6" TO 4" COVER FOR 60" DIAMETER PIPE. MEASURED FROM THE TOP OF BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET COVER, EMBEDEDMENT OF THE PIPE SHALL BE USING CLASS I OR CLASS II BACKFILL.

4
100mm
4"
100mm
25"
635mm
6"
26"
660mm
25"
250mm
30"
762mm
30"
30"
762mm
30"
375mm
45"
1143mm
30"
762mm
30"
762mm
30"
64"
1626mm
42"
762mm
48"
1200mm
2032mm
24"
610mm
2438mm

FINAL BACKFILL
MIN. COVER TO FLEXIBLE PAVEMENT, H
MIN. COVER TO RIGID PAVEMENT, H
MIN. TRENCH WIDTH (SEE TABLE)
SUIABLE FOUNDATION
BEDDING
HAUNCH
SPRINGLINE
4" FOR 12" 30" PIPE
6" FOR 48" 60" PIPE

MIN. TRENCH WIDTH (SEE TABLE)

MIN. COVER TO FLEXIBLE PAVEMENT, H
MIN. COVER TO RIGID PAVEMENT, H

FINAL BACKFILL

HAUNCH

SPRINGLINE

4" FOR 12" 30" PIPE
6" FOR 48" 60" PIPE

MIN. TRENCH WIDTH (SEE TABLE)

SUIABLE FOUNDATION

BEDDING

HAUNCH

SPRINGLINE

4" FOR 12" 30" PIPE
6" FOR 48" 60" PIPE

MIN. TRENCH WIDTH (SEE TABLE)

SUIABLE FOUNDATION

BEDDING

HAUNCH

SPRINGLINE

4" FOR 12" 30" PIPE
6" FOR 48" 60" PIPE

MIN. TRENCH WIDTH (SEE TABLE)

GENERAL NOTES:

- Work this Inlet with Index 425-001 and Index 425-010.
- Chamfer all exposed edges and corners $\frac{1}{2}$ " chamfer or toolled to $\frac{1}{2}$ " radius.
- All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for $1\frac{1}{2}$ " clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
- Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
- Quantities are for informational and estimating purposes only.

DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot - Type D, E, and H Similar, Pipe Connection Not Shown)

DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown - Type D, E, and H Similar, Pipe Connection Not Shown)

DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type H, and E Similar, Pipe Connection Not Shown)

TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Type C - Dimensional, Reinforcing, and Grate Details
3	Type D - Dimensional, Reinforcing, and Grate Details
4	Type E - Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grates) - Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grates) - Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 - Add Traversable Slots to Existing Inlets
12	Case 2 - Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 - Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom - Top Slide Details

STEEL GRATE DETAIL
(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

SECTION A-A
(Pipe Opening Not Shown)

SECTION B-B
(Pipe Opening Shown)

TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL	SCHEDULE	AREA (in. ² /ft.)	MAX. SPACING
0" - 18"	A12	0.20	12" 8"

NOTES:

- Grate, Concrete Apron, and Sill not shown on structure detail.
- See Sheet B, 9, and 10 for Concrete Apron and Sill and Apron details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

INDEX
425-052

LAST REVISION
11/01/20

DESCRIPTION:

FOOT

STANDARD PLANS

DITCH BOTTOM INLET TYPE C, D, E, AND H

SHEET
2 of 14

TRENCH DETAIL

NOTES

- WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE METHOD OF CONSTRUCTION TO IRC/DOT FOR APPROVAL.
- SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD IN ACCORDANCE WITH OSHA REGULATIONS.
- NEW SURFACE MATERIALS SHALL BE CONSISTENT IN DEPTH WITH EXISTING MATERIALS AND SHALL HAVE LAPPED JOINTS. (1-1/2" MIN. THK. VAPOR BARRIER MATERIAL TYPE TO BE SPECIFIED).
- MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL OTHER THAN HAND VIBRATORY MEANS.
- COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180 MODIFIED PROCTOR METHOD.
- ALL ROADWAY RESTORATION SHALL COMPLY WITH INDIAN RIVER COUNTY PUBLIC WORKS/FDOT STANDARDS (SEE PUBLIC WORKS FOR TYPICAL CONSTRUCTION DRAWINGS).
- COMPACTION REPORTS REQUIRED BY IRC/DOT.
- MINIMUM TRENCH WIDTH "W" = PIPE O.D. PLUS 2" 0'-.
- 2" DETECTION TAPE WITH METALLIC BACKING TO BE INSTALLED OVER MAIN 6" BELOW BOTTOM OF BASE COURSE. TAPE TO BE MARKED "CAUTION-PAVEMENT LINE BELOW", "CAUTION-FORCE MAIN BELOW", OR "CAUTION-REUSE MAIN BELOW". TRACE WIRE SHALL BE USED CONTINUOUSLY ON ALL PIPE. SEE TRACE WIRE DETAIL M-13.
- COMPACT SHOULDER TO A MINIMUM OF 98% OF MAXIMUM DENSITY IN RIGHT-OF-WAY.
- PIPE TO BE LOCATED A MINIMUM OF 5' O.C. (TYPICAL) FROM EDGE OF PAVEMENT. ALL RESTORATION (SODDING) SHALL BE PER FDOT INTD 105.
- EXCAVATABLE FLOWABLE FILL IS ALLOWED WITH PRIOR APPROVAL OF PROPOSED MATERIAL STRENGTH BY COUNTY PUBLIC WORKS ENGINEER OR DESIGNER.

INDIAN RIVER COUNTY
DEPARTMENT OF
UTILITY SERVICES

TRENCH DETAIL
(PAVED AREAS & SHOULDERS)

DRAWING NO.
M-2

MAJOR 888

STANDARD
PRE-PAINTED
DISABLED PARKING
SIGN ON $\frac{1}{8}$ " THICK
SHEET ALUMINUM

1'-0"

9"

1'-6"

9"

6"

7'-0"

N.T.S.

WHITE BORDER
& SYMBOL
BLUE BACKGROUND
(TOP OF THE SIGN)

BLACK BORDER
& LETTERS
WHITE BACKGROUND
(MIDDLE OF THE SIGN)

BLACK BORDER
& LETTERS
WHITE BACKGROUND
(BOTTOM OF THE SIGN)

NOTE:
ALL LETTERS -1" SERIES "C"

Sunshine State 811
One Call

WALL MOUNTED ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS
(See CH-1, CH-2 & CH-4 Respectively For Detectable Warning Details/Options)

ISOMETRIC VIEW
(CH-C Shown, Other Similar)


SECTION E-E
PAVEMENT RELIEF DETAILS

NOTE: Remove Elevated Pavement By Spading And Rolling, Smooth Milling, or Grinding.

OPTION A
OPTION B

DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

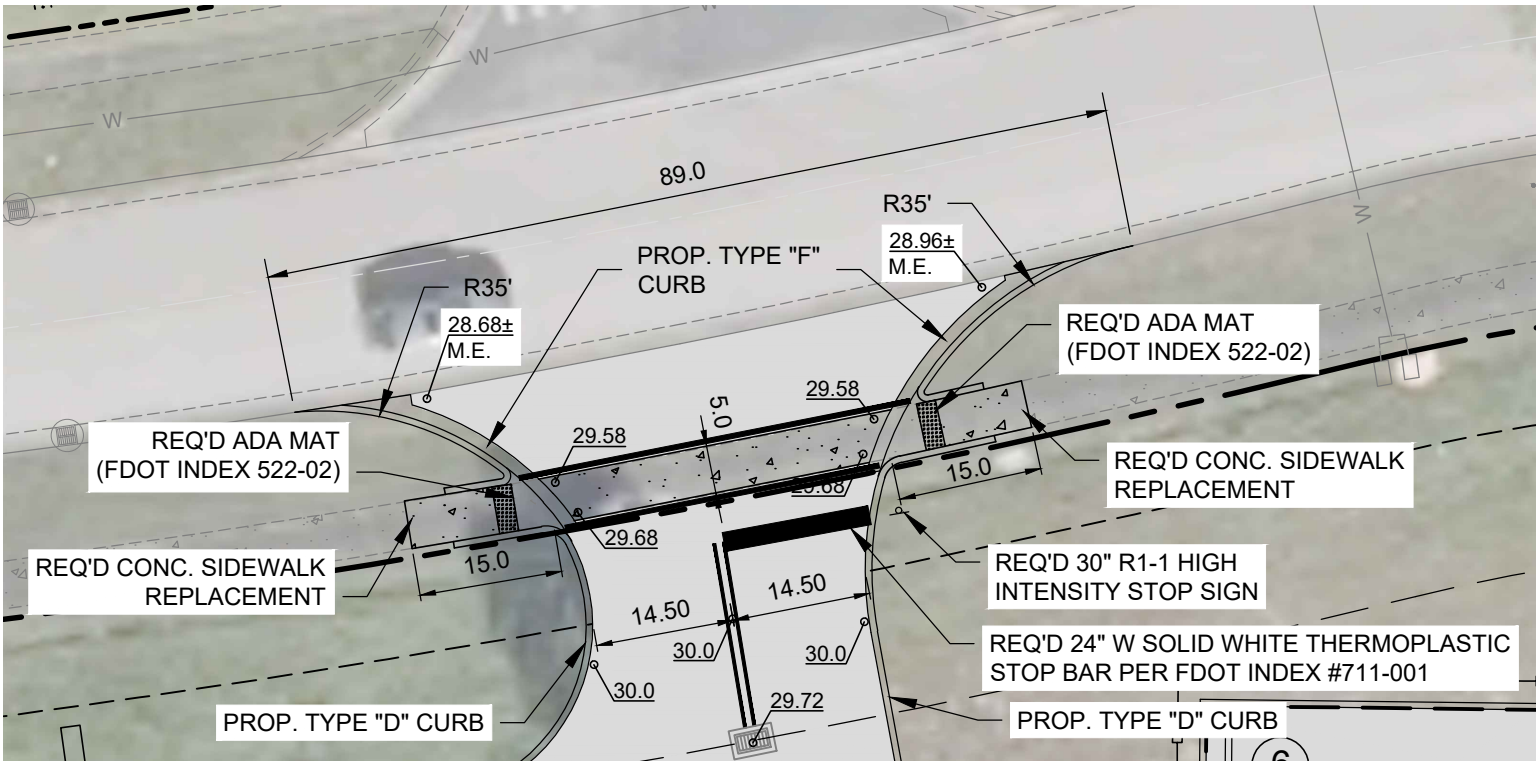


R1-1
30" STOP SIGN
N.T.S.

TIME: 11:09:54 AM

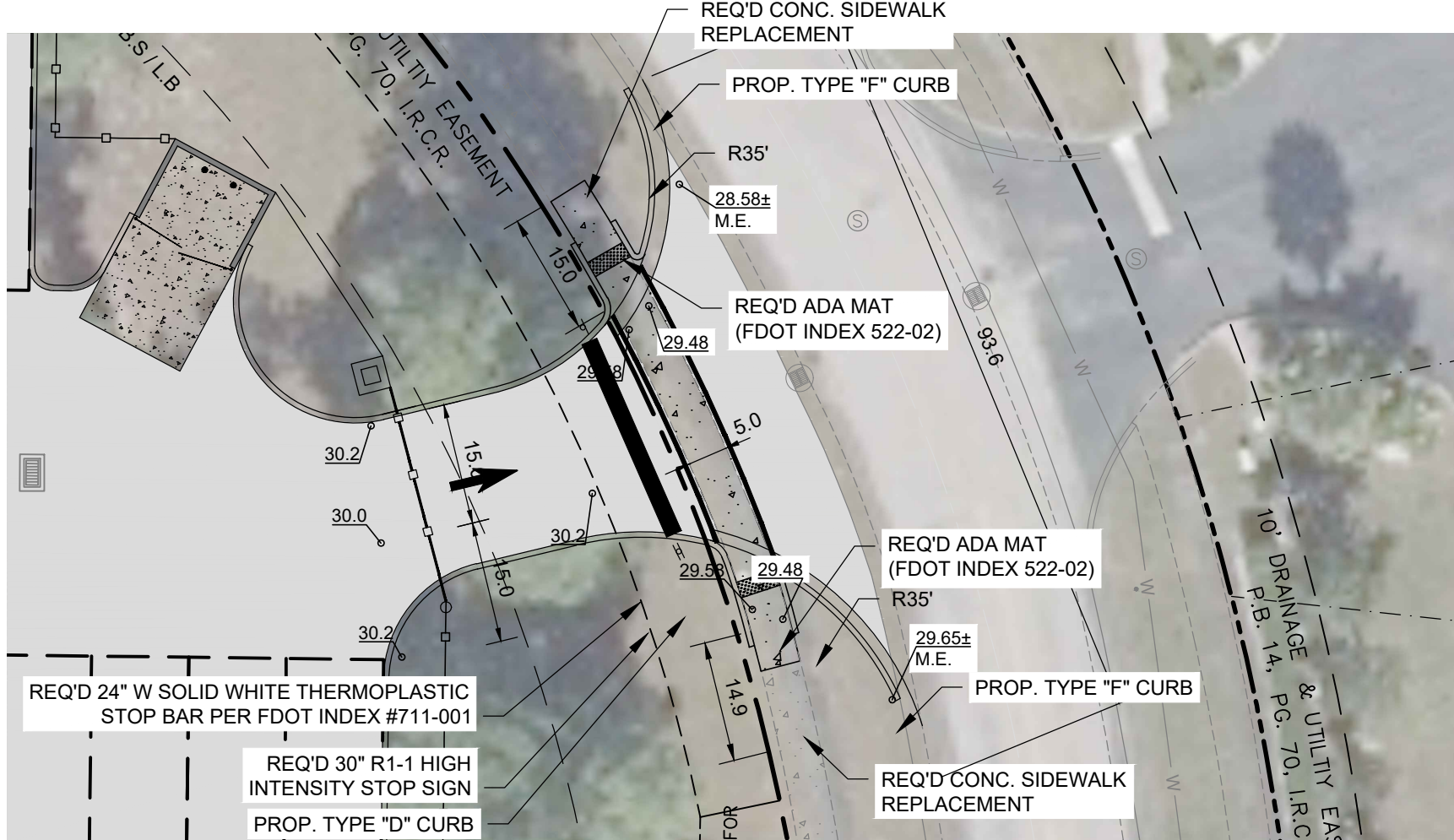
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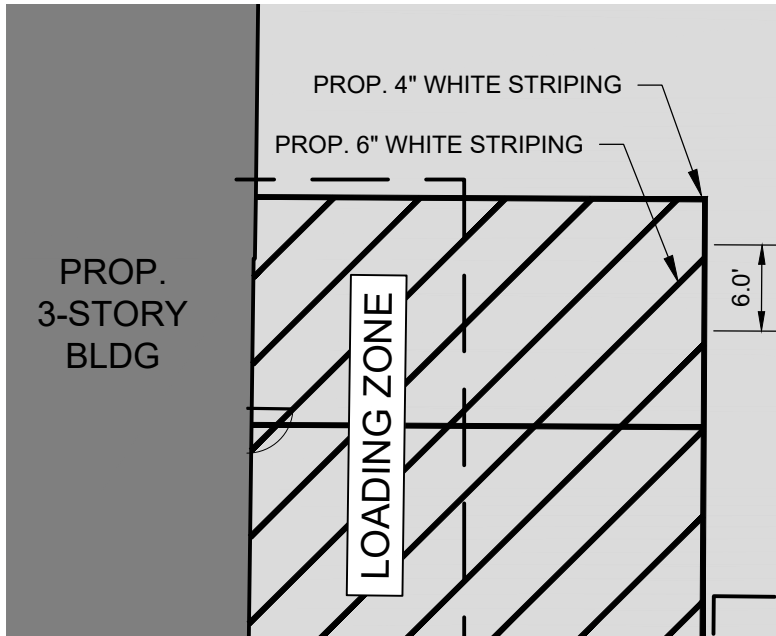
DRIVEWAY CONNECTION DETAIL

N.T.S.



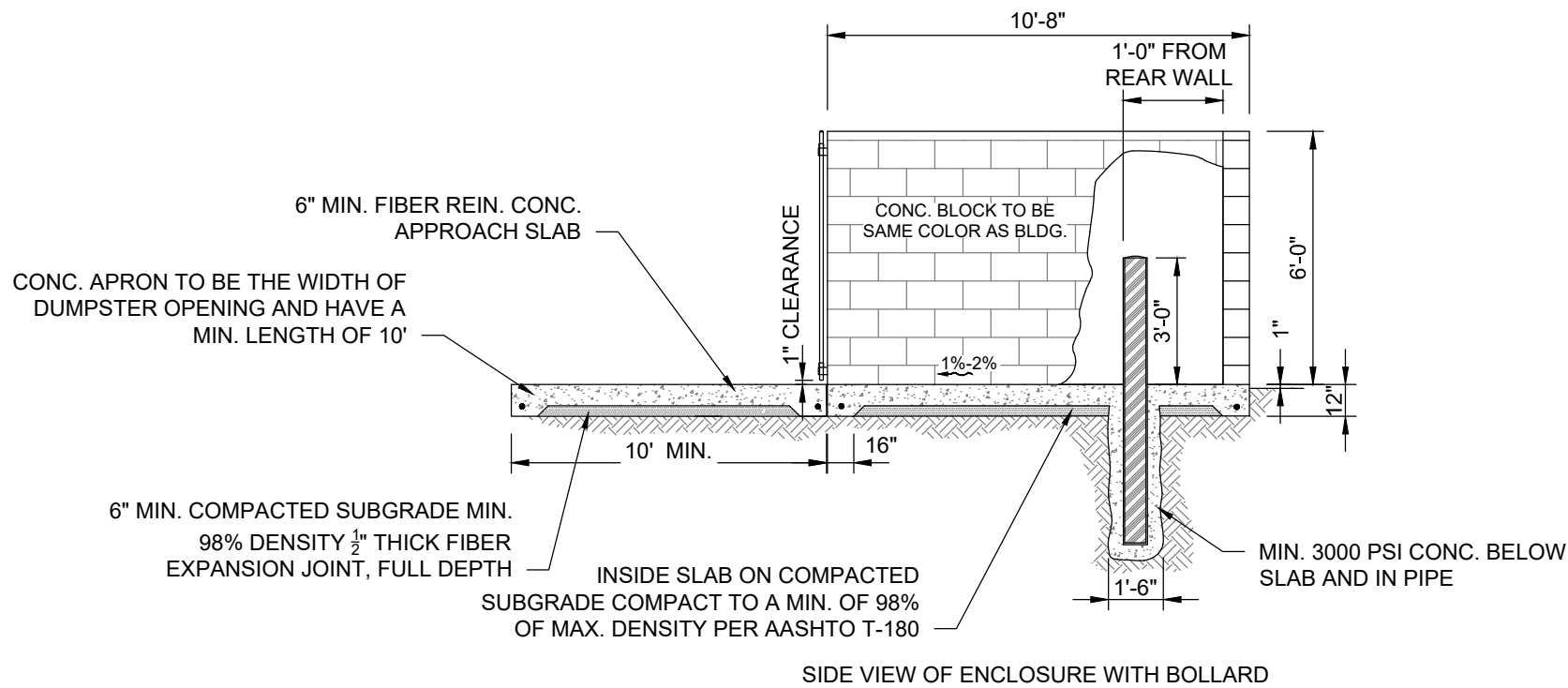
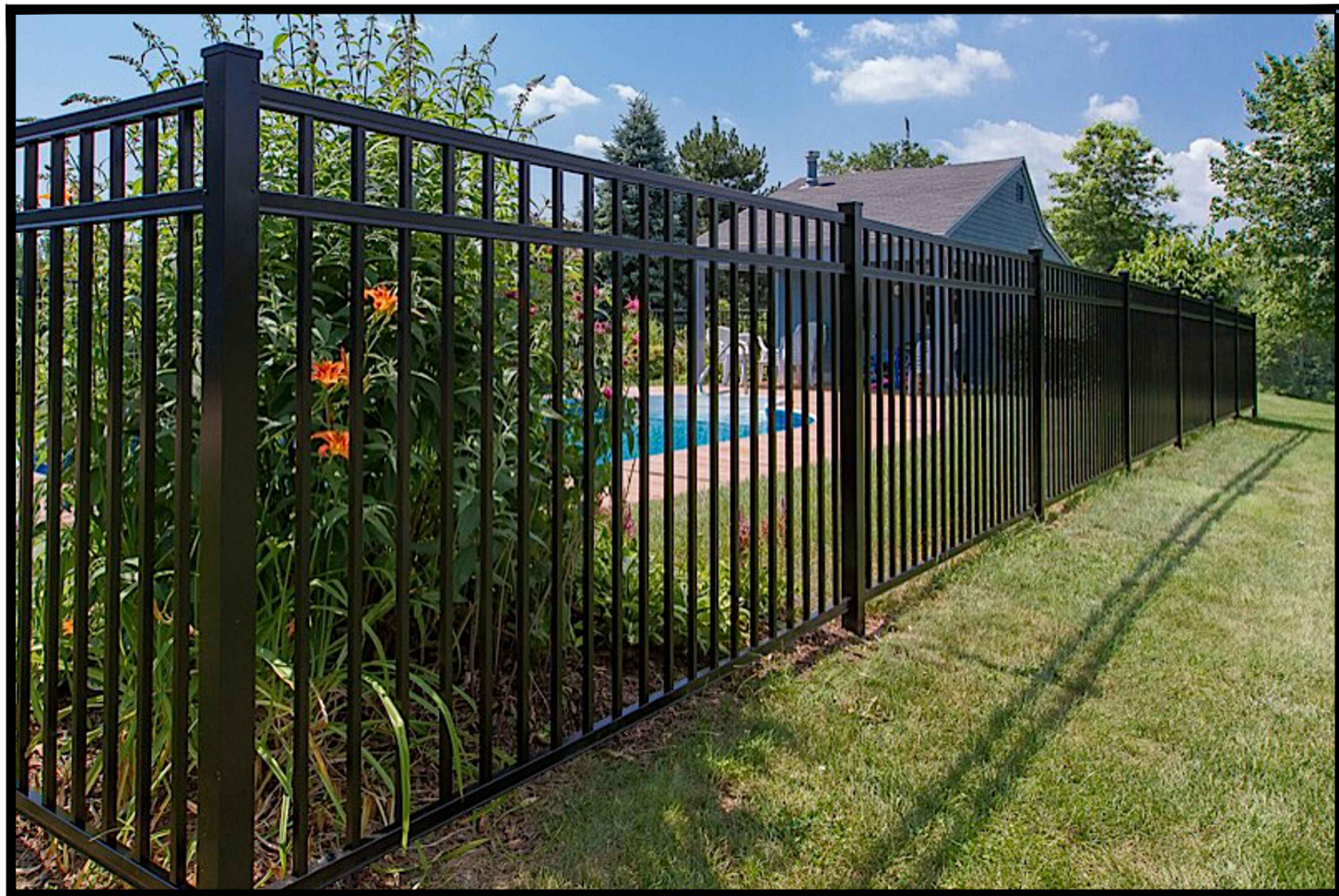
DRIVEWAY CONNECTION DETAIL

N.T.S.



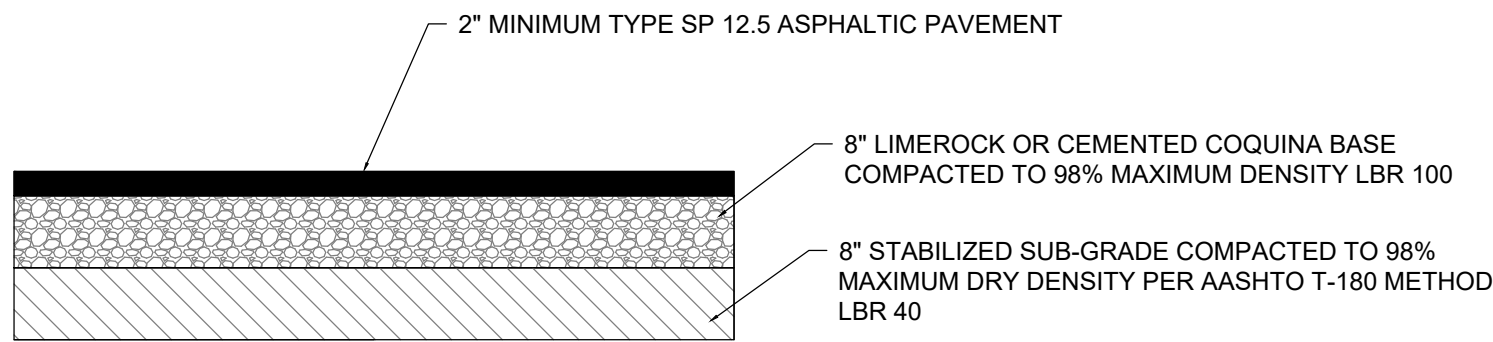
LOADING ZONE STRIPING DETAIL

N.T.S.



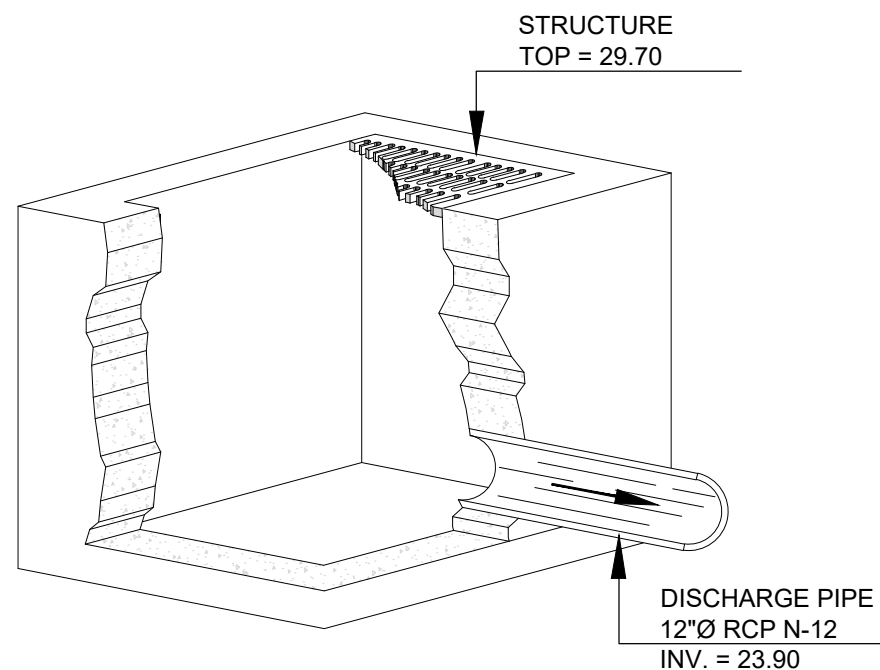
CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.

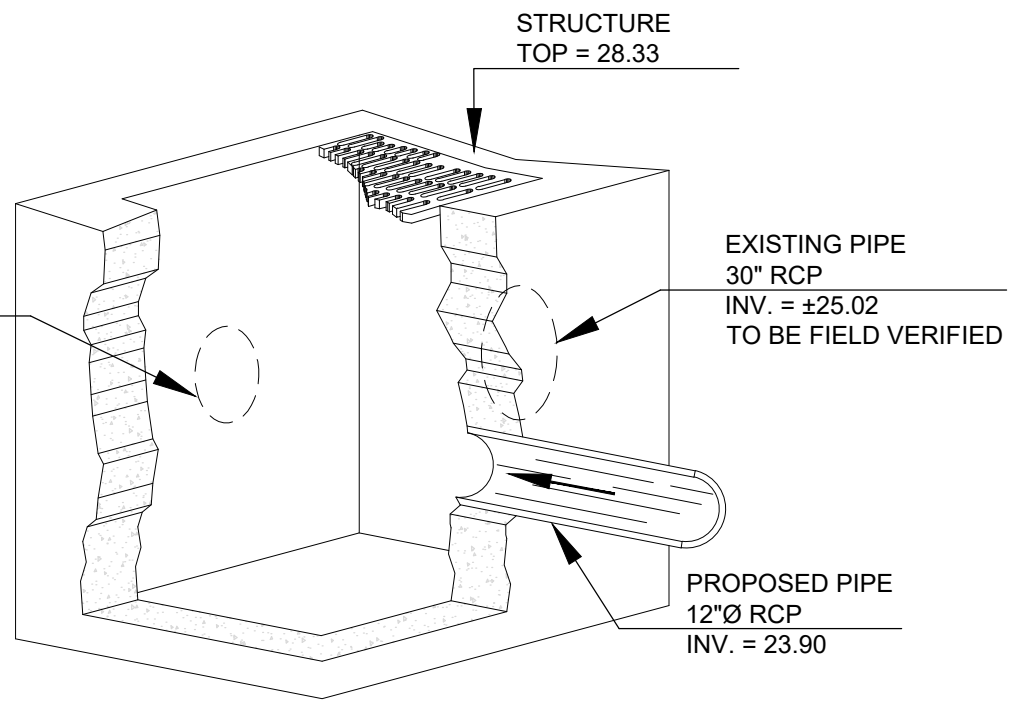


ASPHALT PAVEMENT

SCALE: N.T.S.

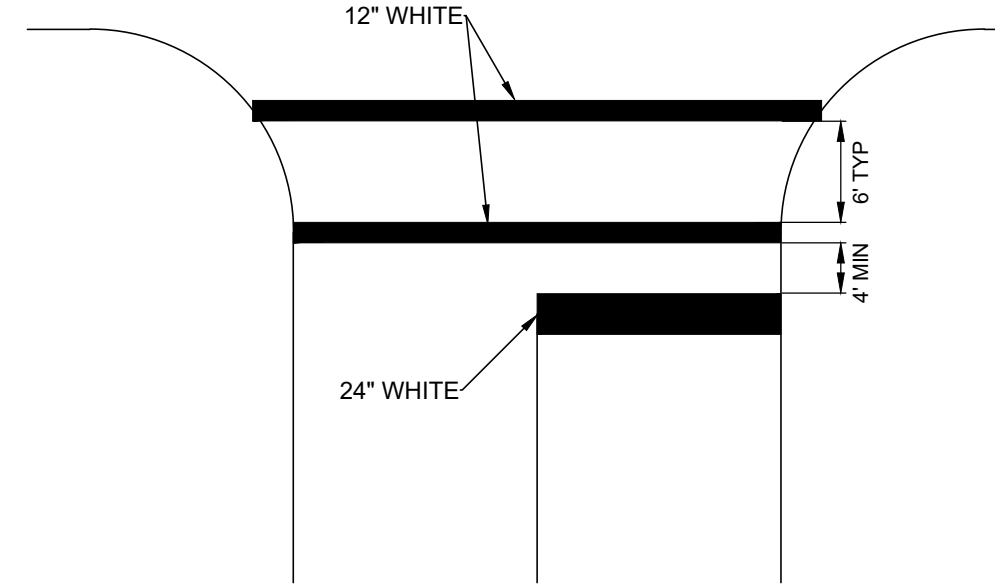


CONTROL STRUCTURE



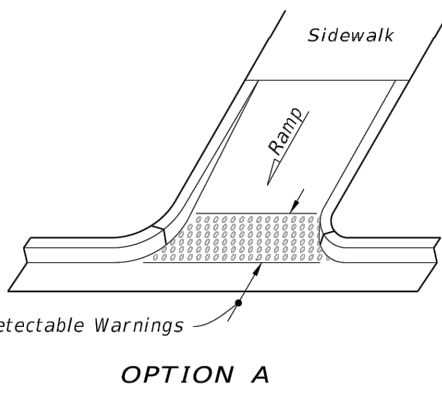
EX.CB-1 DRAINAGE STRUCTURE

TYPE 4 CURB INLET, N.T.S.
TO BE VERIFIED IN FIELD



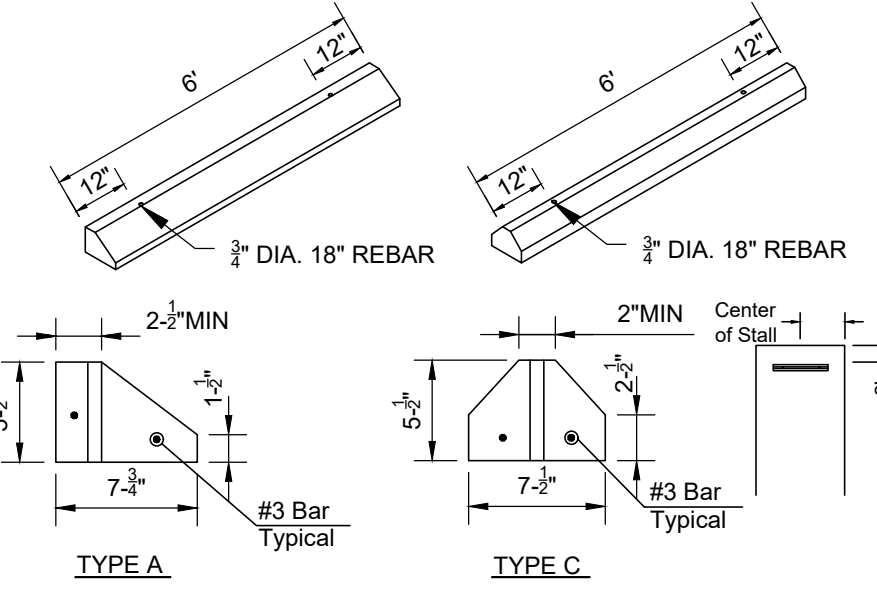
CROSSWALK
FDOT 711-001

- GENERAL NOTES:
- For traffic and pedestrian signal installation, refer to Index No. 1721 through 1786.
 - For public sidewalk curb ramps, refer to Index No. 304.
 - For pavement marking and sign installation, refer to Indexes 11200 through 17356.
 - Crosswalk minimum widths: Intersection Crosswalk 6'; Widened Crosswalk 10'.
 - All crosswalk marking shall be white.
 - Longitudinal lines in Special Emphasis Crosswalk shall be 24" wide and spaced to avoid the wheel path of vehicles as shown in detail. The maximum space between markings shall not exceed 60". A longitudinal marking shall be placed at the center of each lane (1/2W).
- Where the Crosswalk is skewed to the lane line, the Special Emphasis longitudinal lines should be parallel to the lane line.



FDOT CURB RAMP &
DETECTABLE WARNING
CR-E, FDOT INDEX 522-02

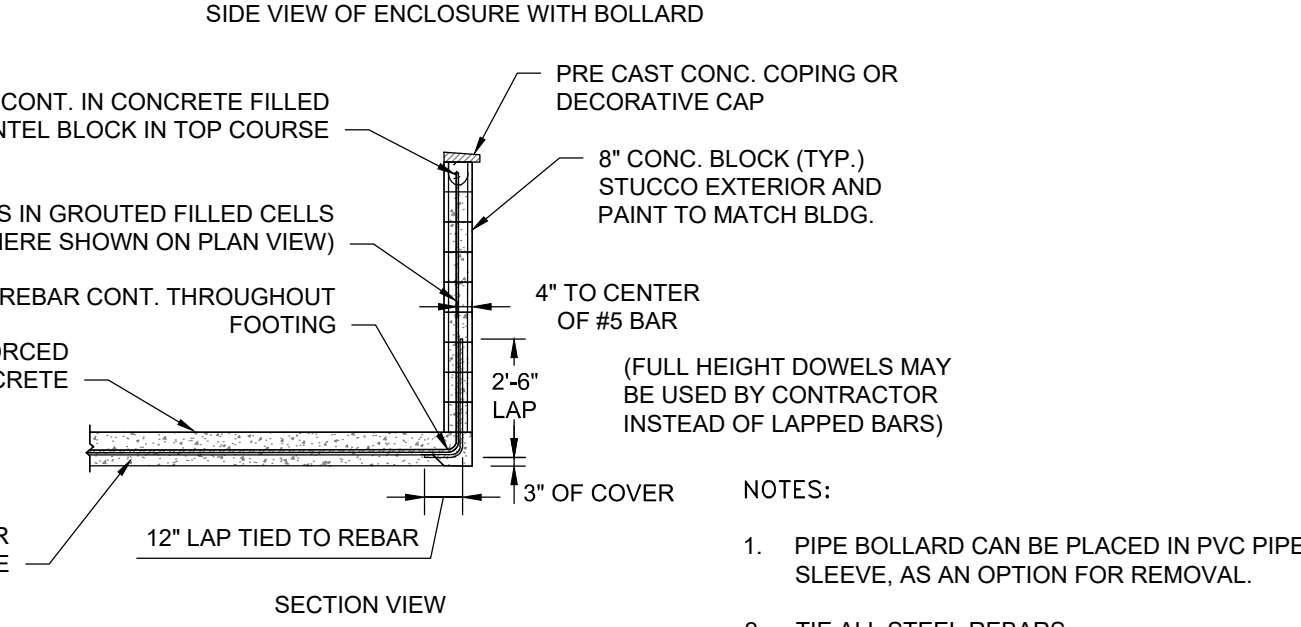
- NOTES:
- CURB RAMP NOT TO EXCEED 2% CROSS SLOPE AND 1:12 RUNNING SLOPE.



WHEEL STOPS

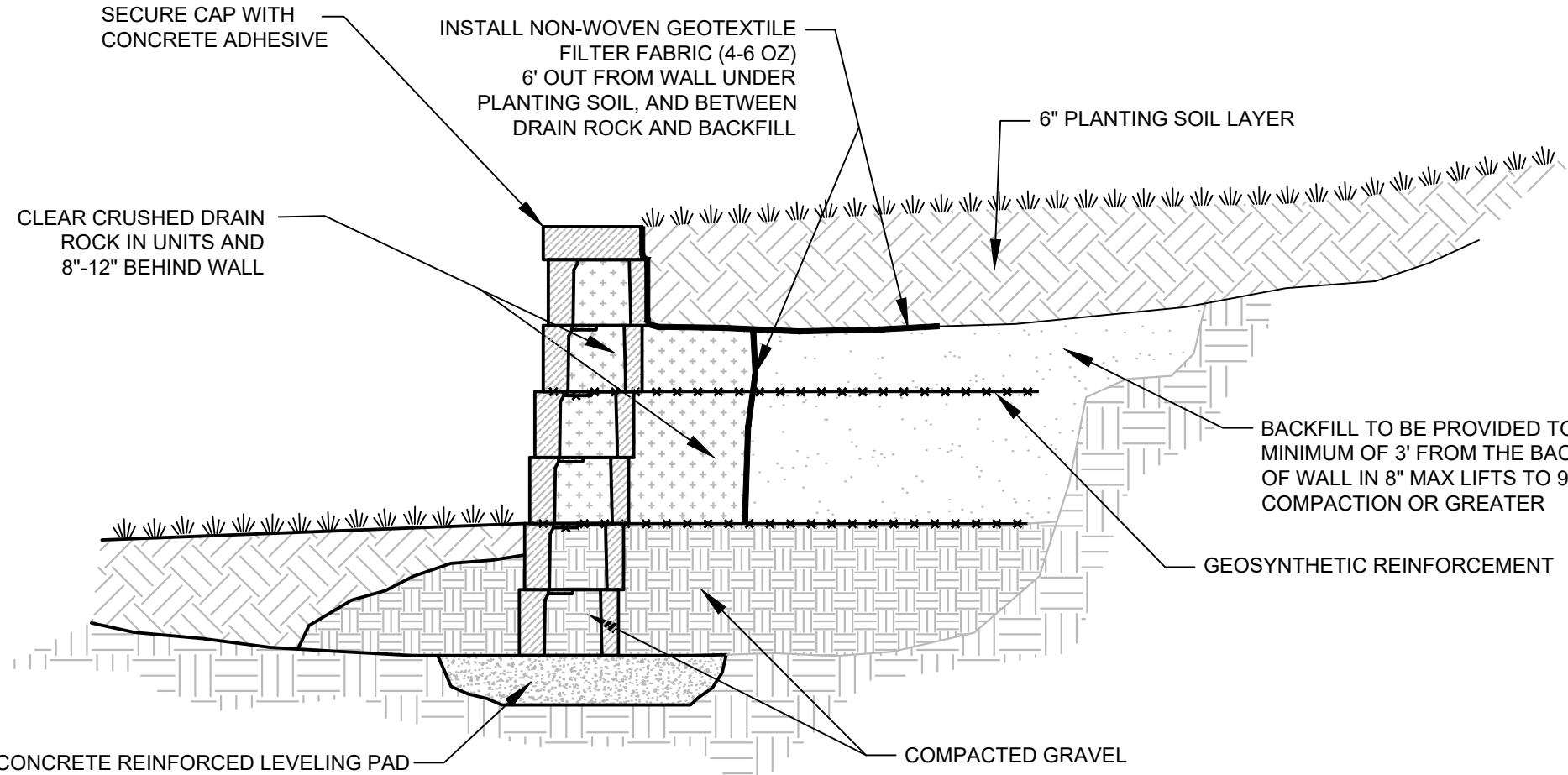
SCALE: N.T.S.

- NOTES:
- WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE. CENTERED IN THE PARKING STALL.
 - WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
 - CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.
 - WHEEL STOPS TO BE SECURED WITH 18" REBAR AS SHOWN.



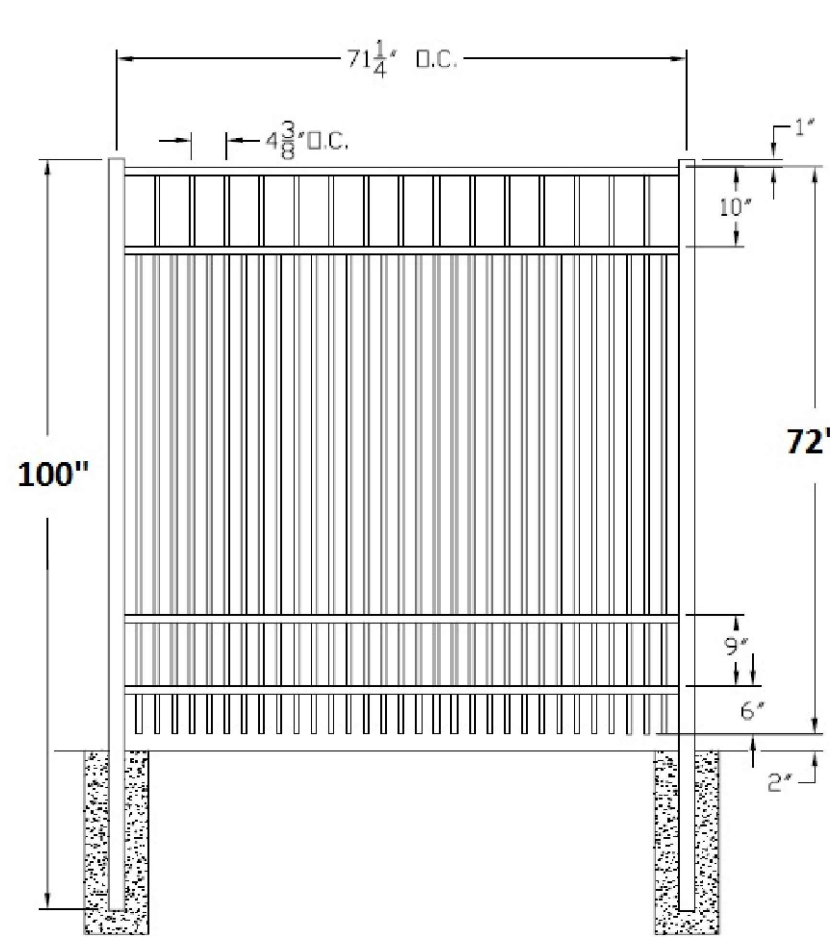
DUMPSTER ENCLOSURE DETAIL

SCALE: N.T.S.



PERVIOUS RETAINING WALL DETAIL

SCALE: N.T.S.



DECORATIVE FENCE DETAIL

N.T.S.

NOTE: DECORATIVE FENCE COLOR TO BE BLACK AS PICTURED.

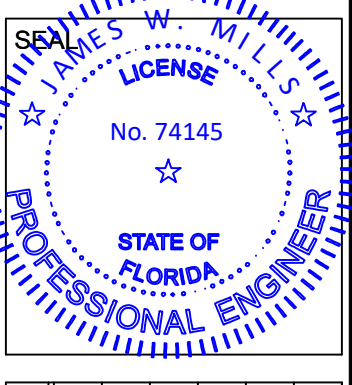
Mills, Short & Associates

WEBSITE: www.MillsShortAssociates.com

PHONE: 772.226.7282

C.A. # 30689

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



ISSUE	DATE	COMMENTS
1	07/20/2023	IRC RE SUBMITTAL NC.1
2	08/26/2023	IRC RE SUBMITTAL NC.2

CUBE SMART 19TH LANE 19TH LANE VERO BEACH FL 3296	THIS SHEET PAVING, GRADING AND DRAINAGE DETAILS	CHECKED BY JWM	APPROVED BY JWM	SCALE: N/A
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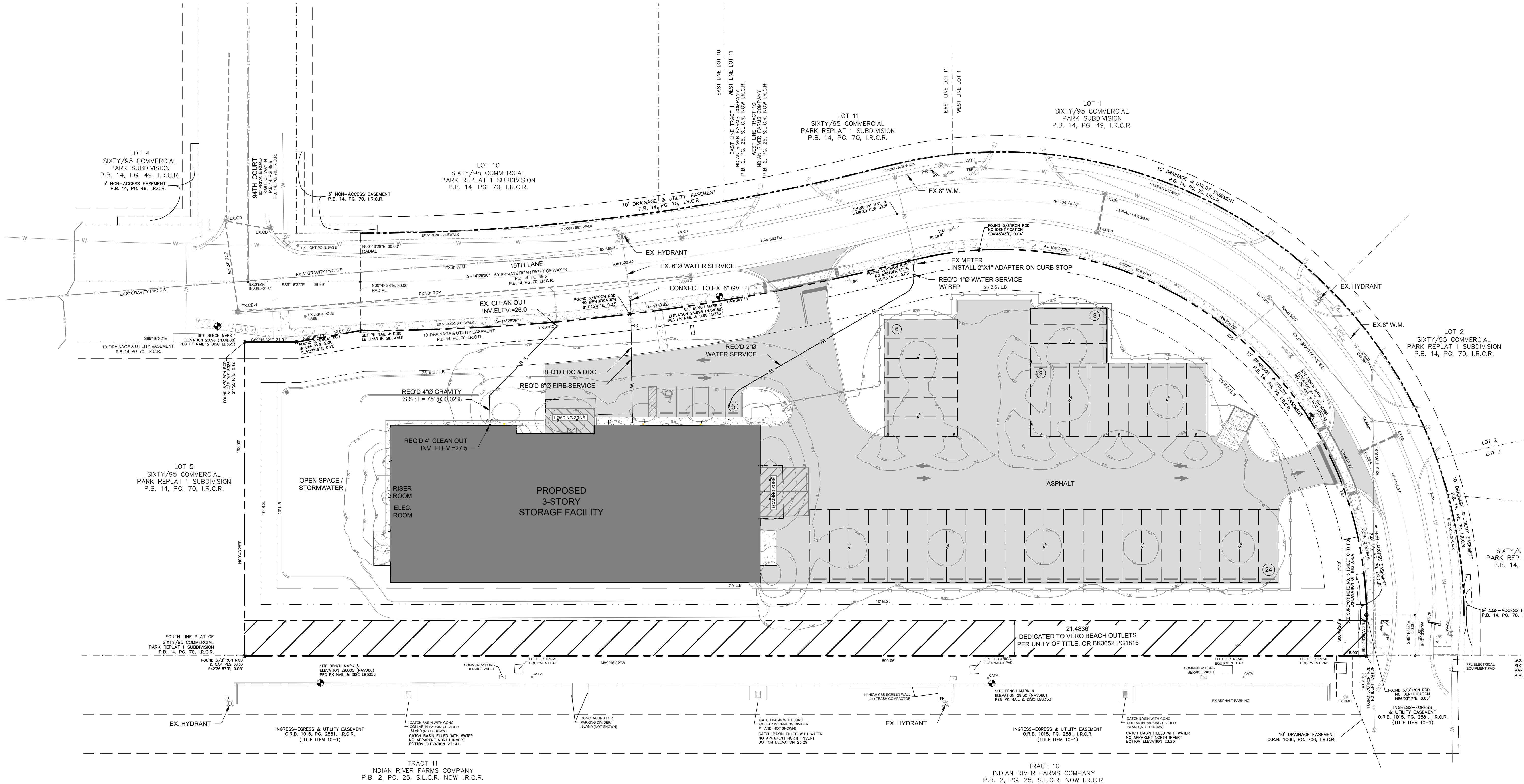
PROJ. NO.	22-3510
DATE	08-28-2023
SHEET NO.	

C-4B

TIME: 11:10:07 AM

DATE: 12/21/2023

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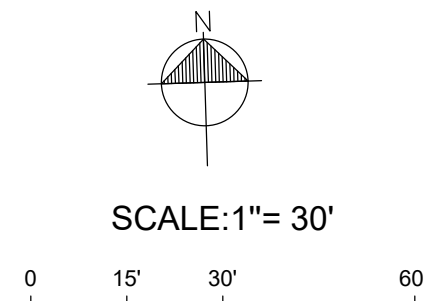


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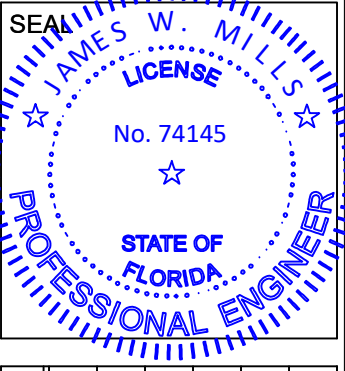
- PROPOSED PHOTOMETRICS
- PROPOSED LIGHTING FIXTURES (SEE TABLE THIS SHEET)
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN

Luminaire List (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	EATON - LUMARK (FORMER COOPER LIGHTING)	CROSSTOUR 102W WALL MOUNT LED	XTOR12B-W	1x EATON LED 4000K	12536 lm	0.80	102 W	6
2	LSI INDUSTRIES, INC		SCS-LED-15L-SC-40	1x	15945 lm	0.80	117.7 W	4
3	EATON - LUMARK (FORMER COOPER LIGHTING)	CROSSTOUR 38W WALL MOUNT LED	XTOR4B-W	1x EATON LED 4000K	4203 lm	0.80	37.7 W	3
4	EATON - LUMARK (FORMER COOPER LIGHTING)	ROUND PARKING GARAGE LUMEN SELECT	RPCC25S - POSITION 1	1x	6124 lm	0.80	48.7 W	10
5	EATON - LUMARK (FORMER COOPER LIGHTING)	LED WALL PACK	WPMLED-75-GL-UNV	1x CITIZEN 4000K	8682 lm	0.80	76.3 W	7

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Calculation surface	Perpendicular Illuminance	0.00 fc	32.1 fc	1.48 fc	-	-



Mills, Short & Associates
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PHONE: 772.226.7282
C.A. #: 30699
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



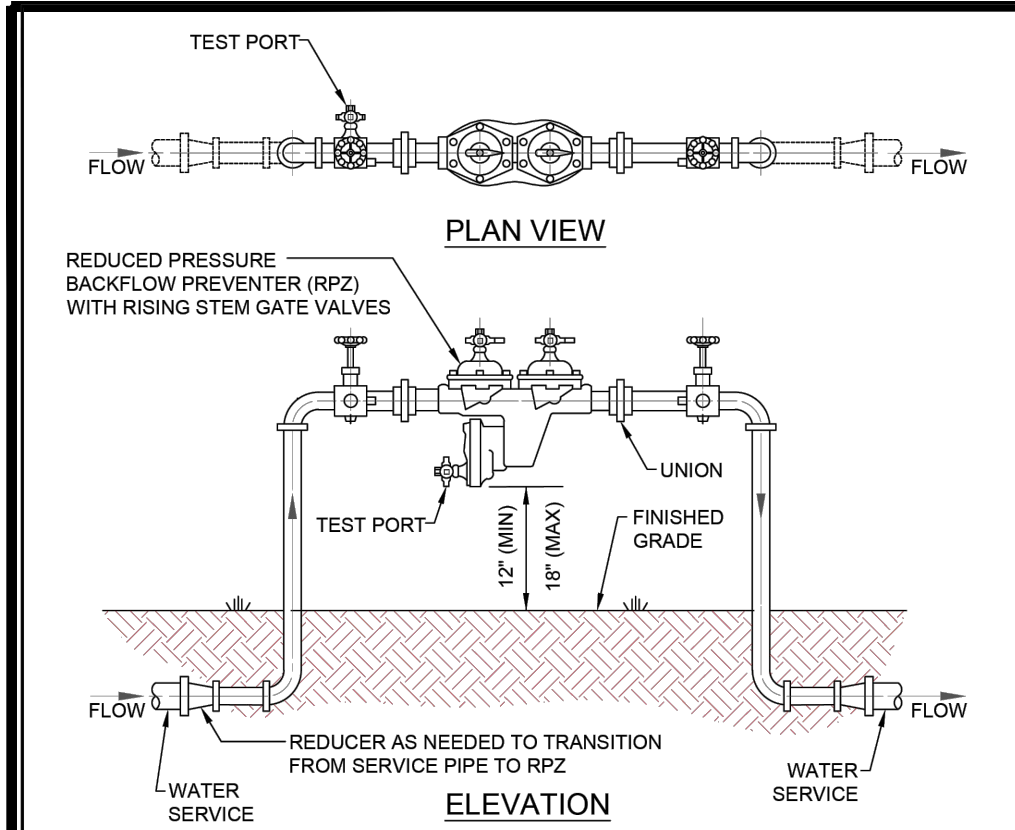
ISSUE	DATE	COMMENTS
1	07/20/2023	IRC RESUBMITTAL NO.1
2	08/25/2023	IRC RESUBMITTAL NO.2

APPROVED BY: JWM
CHECKED BY: JWM
SCALE: SEE SHEET
DRAWN BY: WBD
UTILITY PLAN
THIS SHEET

CUBE SMART 19TH LANE
19TH LANE
VERO BEACH FL 3296

PROJ. NO. 22-3510
DATE 08-28-2023
SHEET NO.

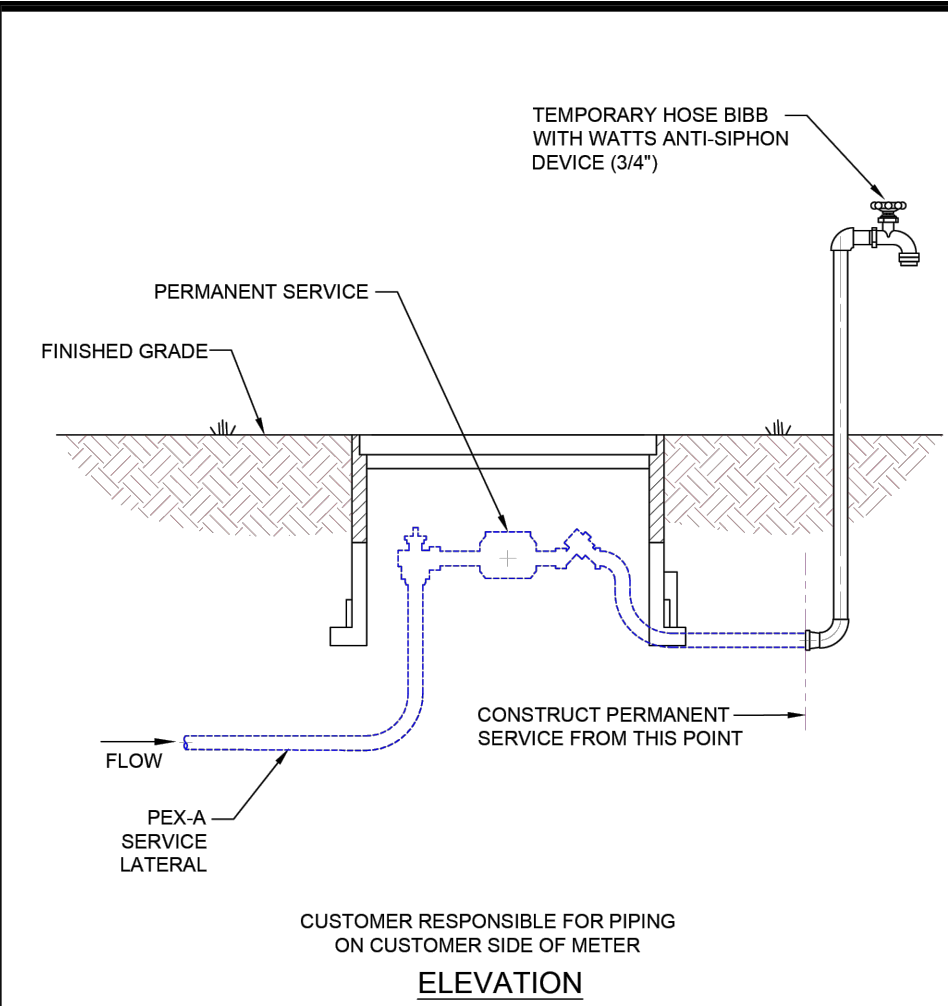
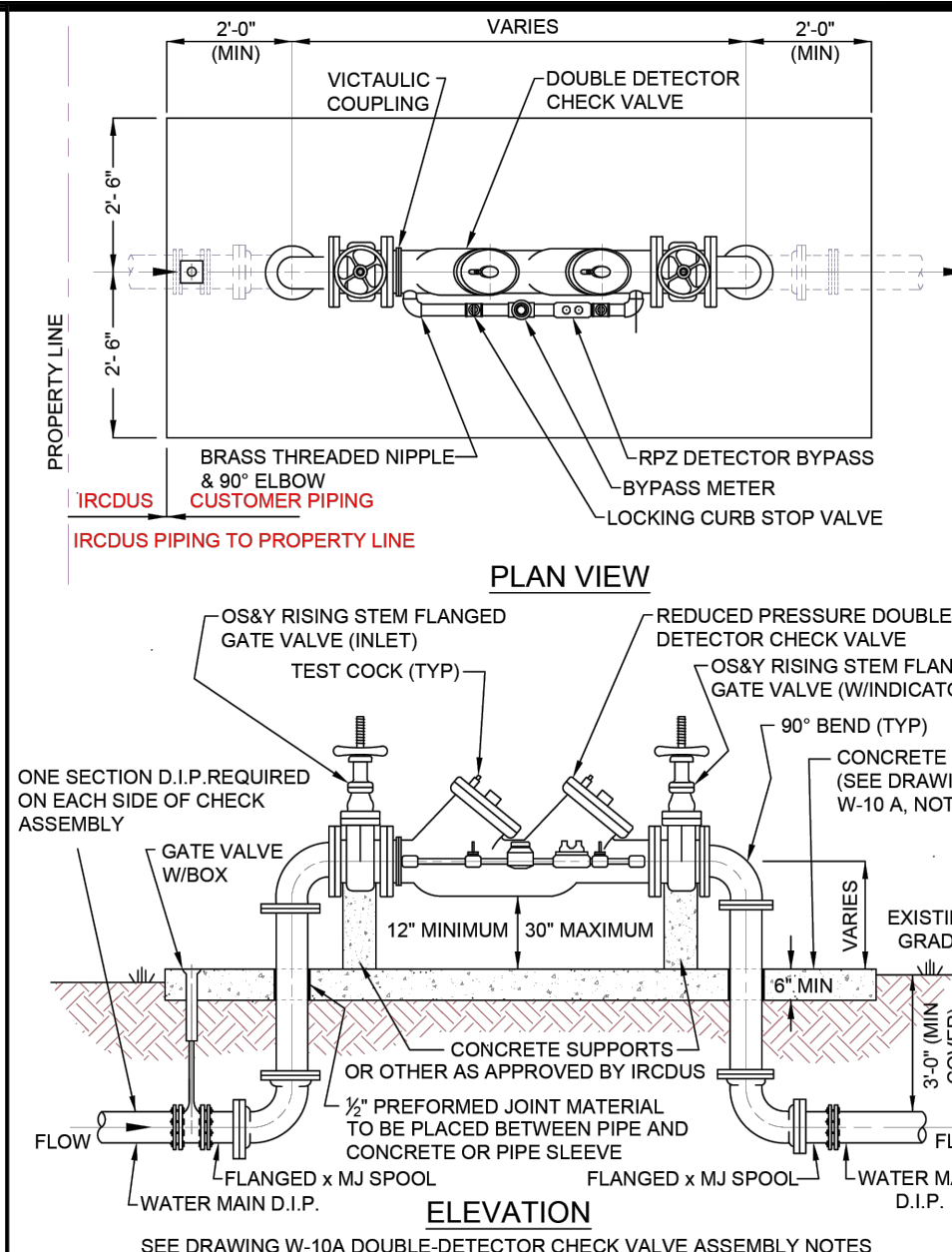
C-5



- NOTES:**
- ALL BUILDINGS WITH FIRE SPRINKLER SYSTEMS INCLUDING COMMERCIAL, SINGLE-FAMILY RESIDENTIAL, AND MULTI-FAMILY ARE REQUIRED TO INSTALL A DOUBLE CHECK BACKFLOW PREVENTER WITH A STANDAED PRESSURE ZONE (RPZ) FEATURE AS DETERMINED BY IRCDS.
2. ALL "FASSTERS" (1/2" AND 3/4" 316 STAINLESS STEEL (OR APPROVED ALLOY) APPROVED ALLOYS HAVING FULL UL/ULSC AND AWWA CERTIFICATIONS MAY BE USED. IF USED ON A WALL, THE SUPPORT SYSTEM SHALL BE DRASS, COPPER OR D.I.P. AS SUPPORT BACKFLOW PREVENTER FROM WALL. IF REQUIRED, WITH APPROVED PIPE AND SUPPORT SYSTEM, THE SUPPORT SYSTEM SHALL BE DRASS, COPPER OR D.I.P. AS APPROVED BY IRCDS.
3. PIPING 2 1/2" OR GREATER SHALL BE FLANGED DUCTILE IRON PIPE. ALL OTHERS SHALL BE DUCTILE IRON PIPE.
4. ALL RPZ'S SHALL BE INSPECTED, CERTIFIED AND REPORTED ON AN ANNUAL BASIS IN ACCORDANCE WITH THE INDIAN RIVER COUNTY CONTROL CONECTION CONTROL PROGRAM REQUIREMENTS.

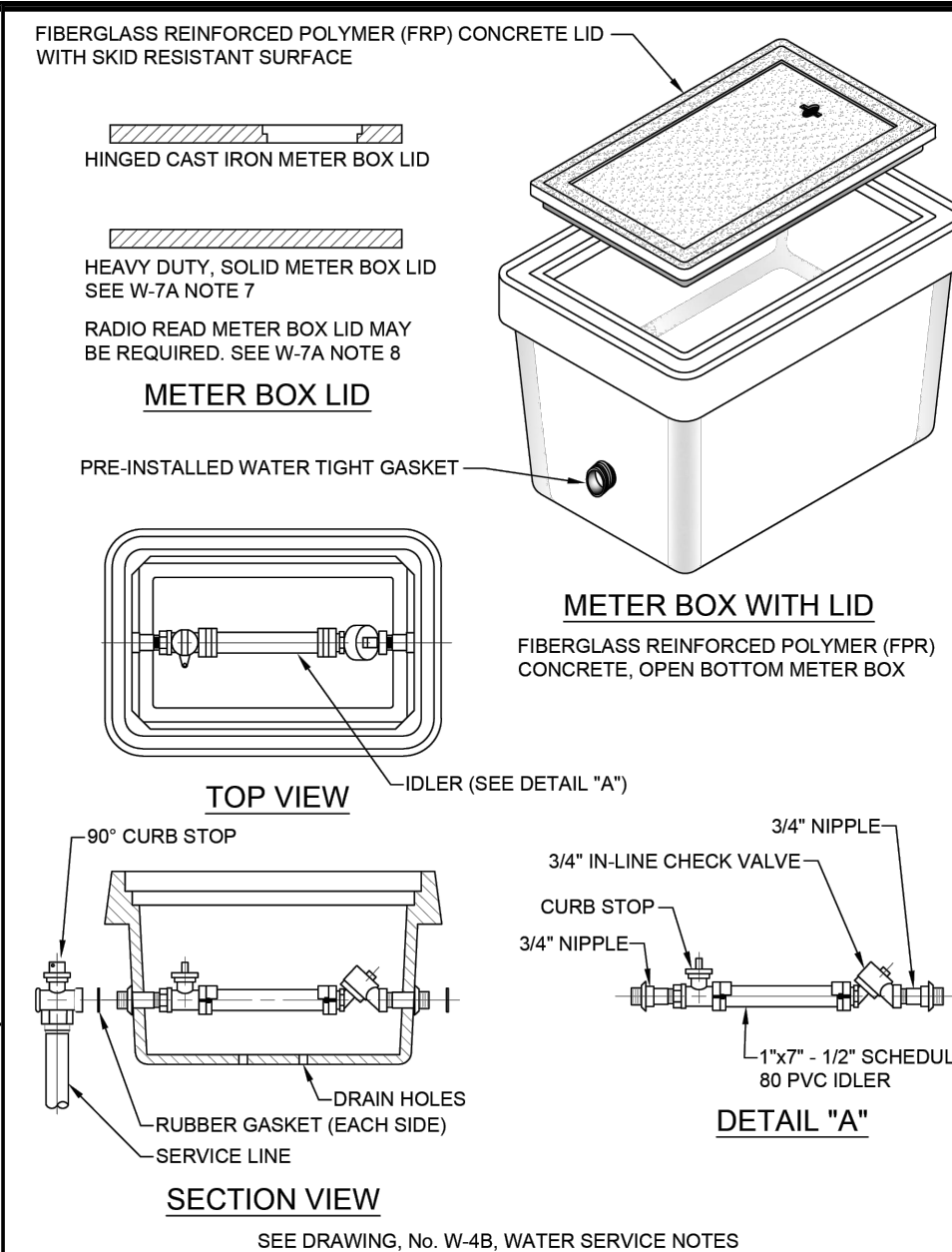
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE A MINIMUM OF 18" ON CENTER.
2. ALL SERVICES REQUIRE 36" MINIMUM COVER.
3. MINIMUM SERVICE SIZE SHALL NOT BE LESS THAN 1" Ø. DUAL SERVICES SHALL BE A MINIMUM OF 1 1/2" Ø. TRIPLE SERVICES SHALL BE 1" MINIMUM OF 2" Ø. QUADRUPLE SERVICES SHALL BE APPROVED BY IRCUDS.
4. 1" Ø & 1 1/2" Ø LONG SERVICES REQUIRE A 2" MINIMUM I.D. CASING SLEEVE. 2" Ø LONG SERVICES REQUIRE A 3" MINIMUM CASING SLEEVE. CASING SLEEVE SHALL BE SCHEDULE 40 P.V.C.
5. ALL METERS 2" Ø OR SMALLER SHALL BE SUPPLIED AND INSTALLED BY IRCUDS. ALL METERS GREATER THAN 2" Ø SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER/ PROPERTY OWNER. REFER TO APPROVED MANUFACTURERS' PRODUCT LIST FOR METERS GREATER THAN 2" Ø.
6. PIN LOCKS WITH PLASTIC DUST CAPS SHALL BE PURCHASED BY THE DEVELOPER AND/OR CONTRACTOR AND SHALL BE INSTALLED ON ALL LOCKING CURB STOPS INSIDE METER BOX, SAMPLING POINTS, AND WATER SERVICE CONNECTIONS AT THE TIME OF ACTIVATING ALL WATER MAINS OR AT SUCH TIME AS DIRECTED BY IRCUDS.
7. CURB STOPS SHALL BE THE SAME SIZE AS THE METERS THAT ARE INSTALLED.
8. TRACE WIRE TO BE INSTALLED AS PER DRAWING, NO. M-14, TRACE WIRE DETAILS.
9. PLACE A 4" ELECTRONIC MARKER BALL INSIDE BOTTOM OF ALL METER BOXES.
10. ALL RESIDENTIAL AND ONE ENU SERVICES SHALL BE 58" METERS.
11. OPEN BOTTOM AND PRE-PLUMBED (ENCLOSED) METER BOXES ARE ACCEPTABLE.
12. ALL METER BOXES TO BE PER IRCUDS APPROVED MANUFACTURERS' PRODUCT LIST.
13. AN UNOBSTRUCTED CLEAR ZONE IS REQUIRED AROUND ALL METER BOXES. (SEE DRAWING, NO. W-6.A)

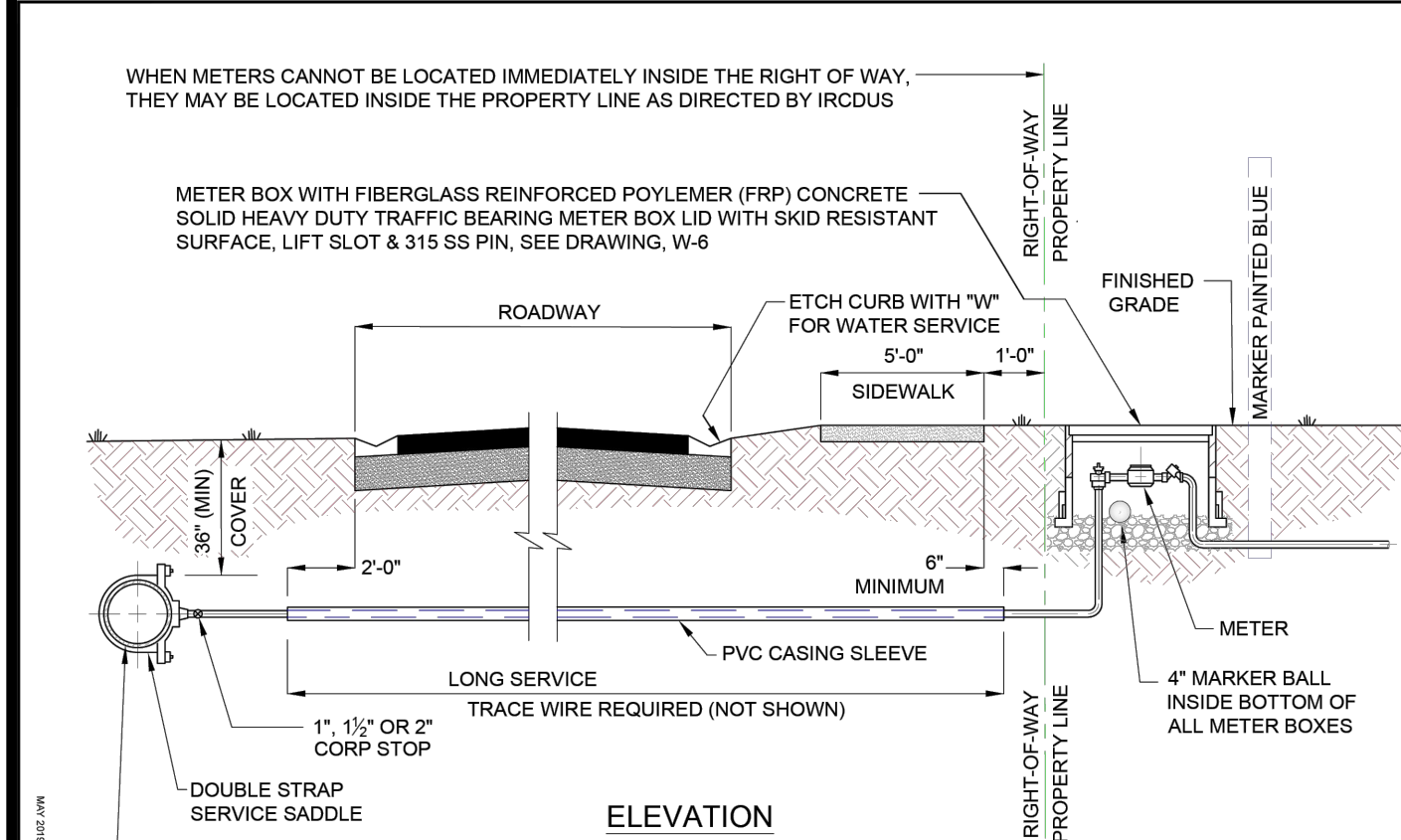


NOTES

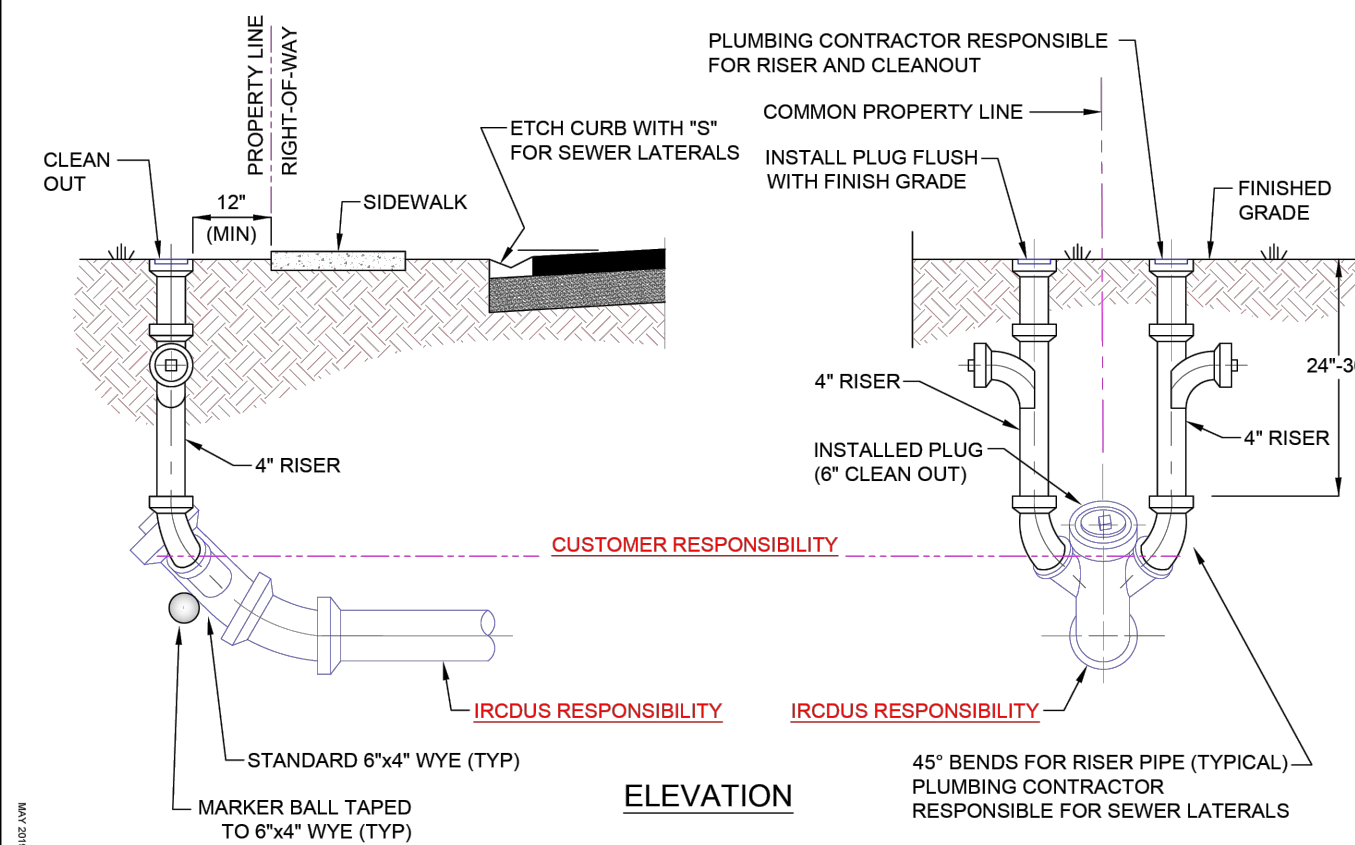
1. IRCUDS TO INSTALL A TEMPORARY HOSE BIBB TO SUPPLY METERED WATER FOR CONSTRUCTION.
1. PRIOR TO FINAL IRCUDS INSPECTION, THE CONTRACTOR SHALL REMOVE THE TEMPORARY HOSE BIBB AND MAKE WATER CONNECTION TO THE BUILDING PER CURRENT IRCUDS CONSTRUCTION STANDARDS.
2. CONTRACTOR SHALL NOT DISTURB FITTINGS AT METER BOX.
3. CONTRACTOR SHALL REMOVE BIBB RISER AND CONNECT PERMANENT SERVICE AT LOCATION INDICATED.



INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	REDUCED PRESSURE BACKFLOW PREVENTER RPZ	DRAWING NO. W-11	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	WATER SERVICE NOTES	DRAWING NO. W-B	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	DOUBLE-DETECTOR CHECK VALVE ASSEMBLY	DRAWING NO. W-10	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	TEMPORARY HOSE BIBB (FOR CONSTRUCTION)	DRAWING NO. W-7	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	METER BOX TYPICAL PRE-PLUMBED (ENCLOSED)	DRAWING NO. W-5
	MAY 2012			MAY 2012			MAY 2012			MAY 2012			MAY 2012	



DRAWING NO. W-4 A	SEE DRAWING No. W-4 B WATER SERVICE NOTES	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	WATER SERVICE OUTSIDE OF RIGHT OF WAY

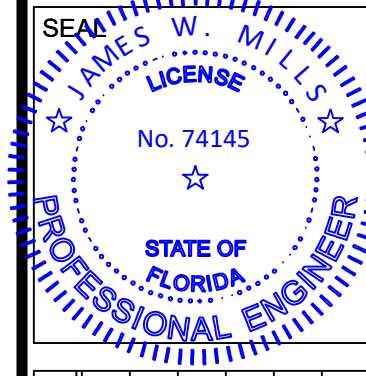


DRAWING NO. S-3	INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	SEWER LATERAL RISER (DETAILS)
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NOTES:

1. ALL SEWER LATERALS (SINGLE OR DOUBLE) SHALL HAVE A RISER PIPE WITH BENDS AS REQUIRED FOR SERVICE CONNECTIONS AND WITH A 4"O CLEANOUT AT GRADE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RISER PIPE WITH BEND FOR SERVICE CONNECTION AND FOR SETTING 4"Ø SEWER CLEANOUT TO FINISH GRADE PRIOR TO CONNECTION.
3. SANITARY SEWER LATERAL LATERALS SHALL BE A MINIMUM OF 6" IN DIAMETER.
4. GRAVEL (3/4") BEDDING SHALL BE USED FOR EXCAVATION ON ROCK. SAND BEDDING SHALL BE USED FOR EXCAVATION IN SAND. (SEE DRAWING, NO. S-2, MODIFIED SEWER LATERAL, DEEP SEWER.)
5. GRAVEL (3/4") BED SHALL CONTINUE UNDER AND PARALLEL TO SEWER LATERAL PIPE INTO UNDISTURBED SOIL AT THE PROPERTY LINE. (SEE DRAWING, NO. S-2, MODIFIED SEWER LATERAL, DEEP SEWER.)
6. FOR RISERS AND CLEANOUTS SEE DRAWING, NO. S-3, SEWER LATER RISER.
7. FOR CUTTING IN SEWER LATERAL CLEANOUT TO FINISH GRADE SEE DRAWING, NO. S-3, SEWER LATER RISER.
8. RISERS AND CLEANOUT SHALL NOT BE CONSTRUCTED WITHIN 12" OF SIDEWALK.
9. MAGNETIC DETECTION TAPE SHALL BE INSTALLED OVER TOP OF ALL SEWER MAINS AND SERVICE LATERALS.
10. ELECTRONIC MARKER BALLS, 4"Ø, SHALL BE TAPED TO 6"x4" WYE, 24" BELOW FINISHED GRADE.
11. ALL MATERIALS ARE TO BE PER ICDDO APPROVED MANUFACTURERS' PRODUCT LIST.

INDIAN RIVER COUNTY DEPARTMENT OF UTILITY SERVICES	STANDARD LATERAL NOTES	DRAWING NO. S-3 A
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ISSUE	DATE	COMMENTS
<u>1</u>	07-20-2023	RC RESUBMITTAL NO.1
<u>2</u>	08-25-2023	RC RESUBMITTAL NO.2

CUBE SMART 19TH LANE
19TH LANE
VERO BEACH FL 3296

THIS SHEET

UTILITY DETAILS - WATER & SEWER

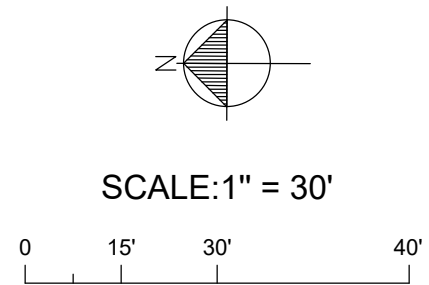
DRAWN BY

APPROVED BY:

SCALE:

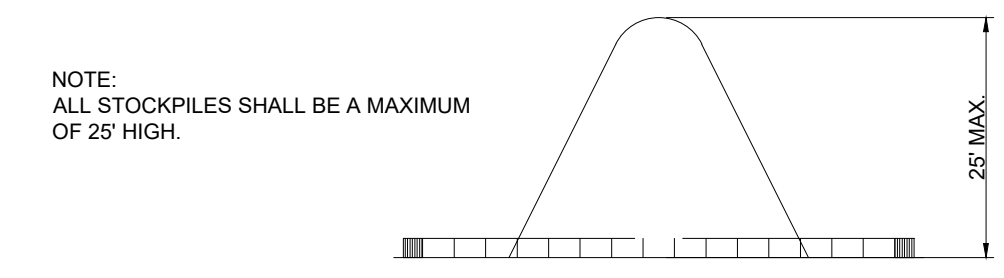
PROJ. NO.	22-3510
DATE	08-28-2023
SHEET NO.	

C-6

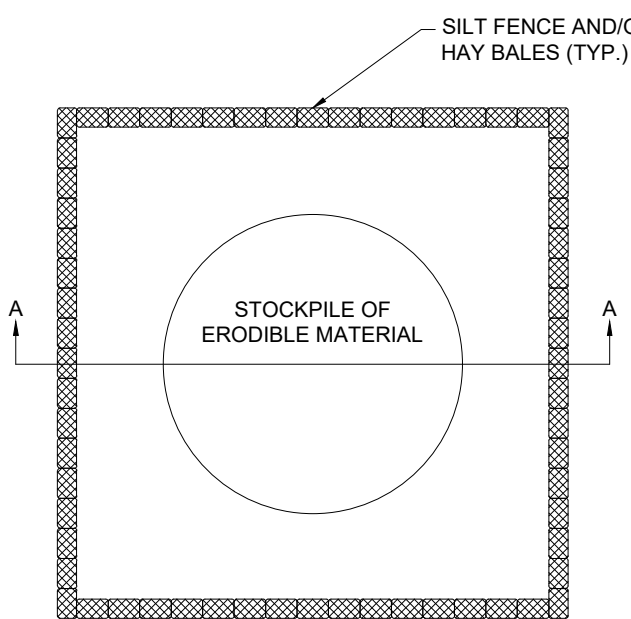


EROSION CONTROL NOTES

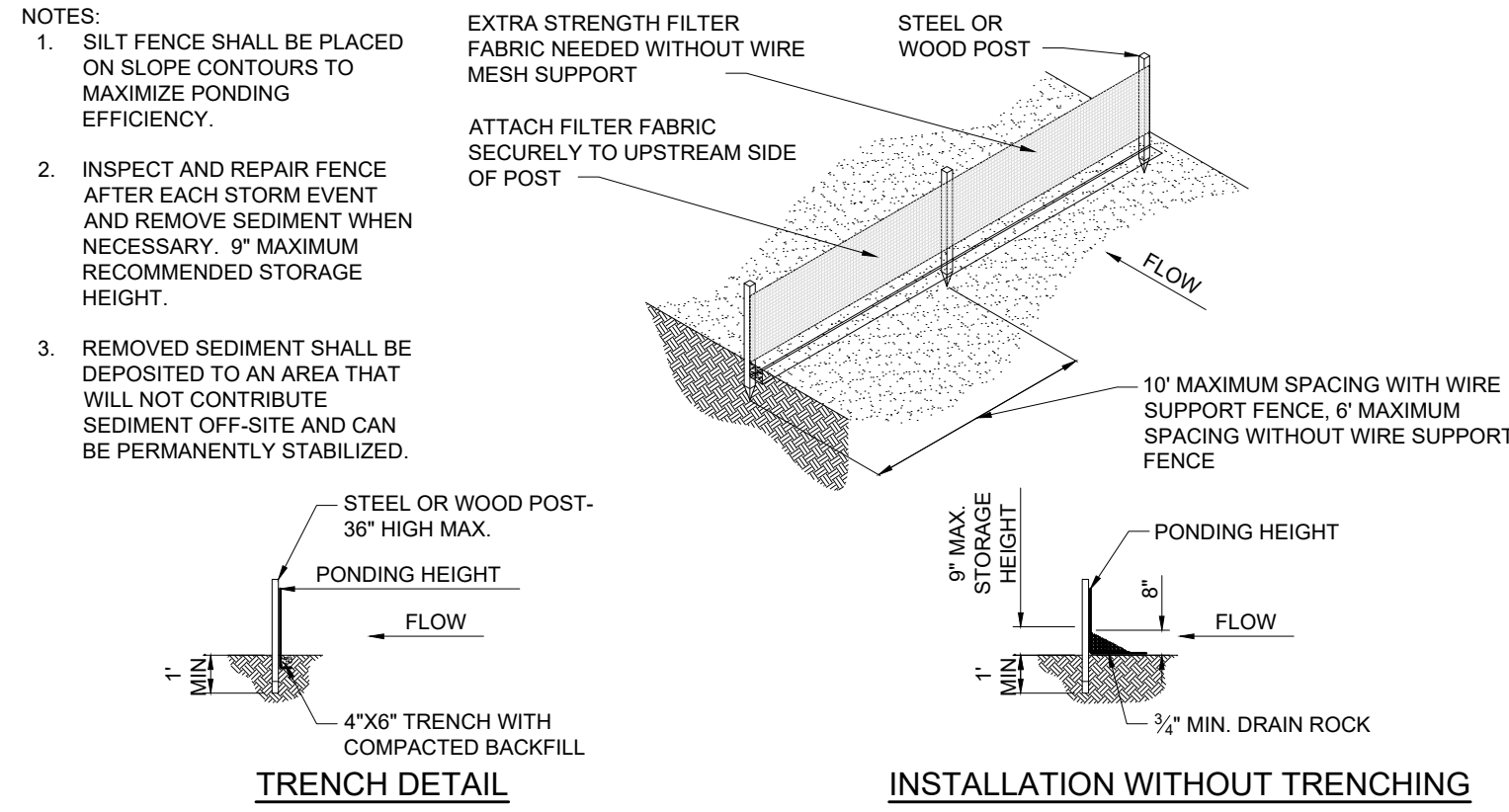
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL 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. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER 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 IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
 - A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
 - B - CONTRACTOR MUST HAVE A TRANSFERABLE SURWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
 - C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
 - D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.



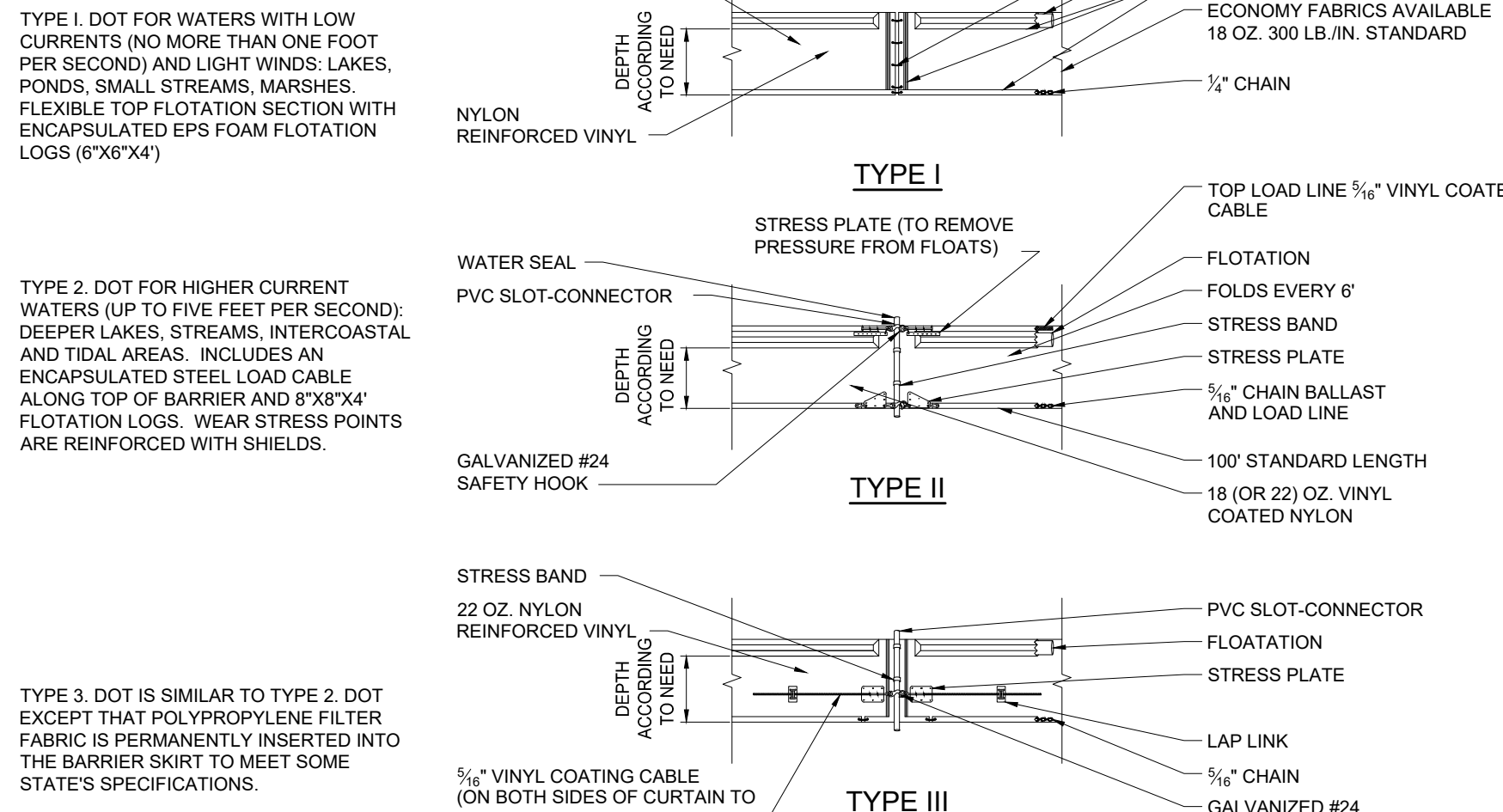
SECTION A-A



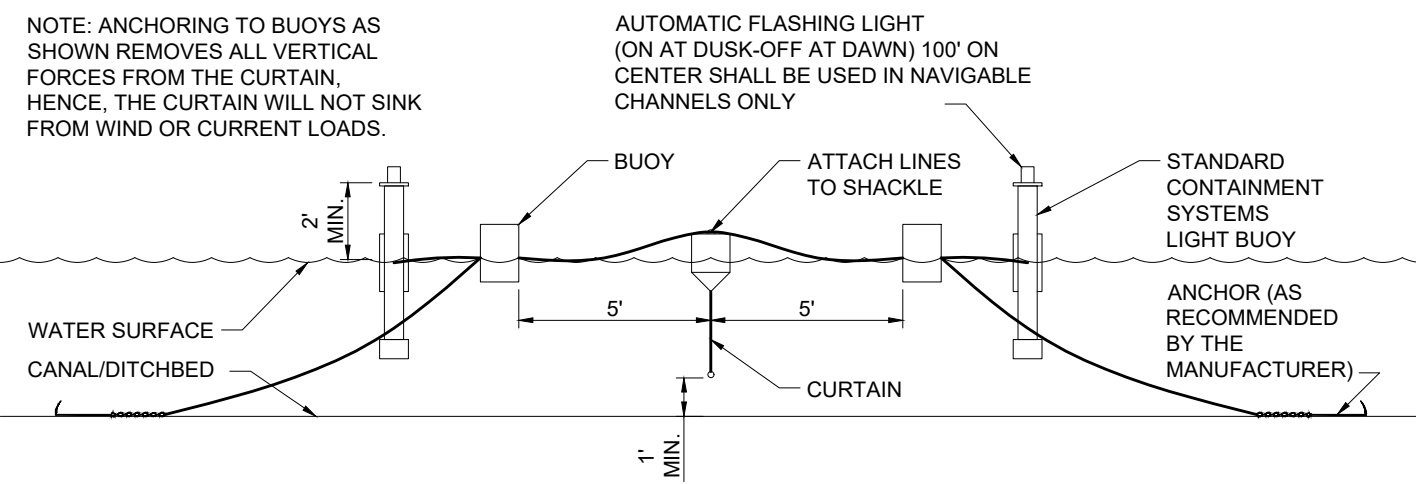
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.



TYPE IV SILT FENCE-N.T.S.

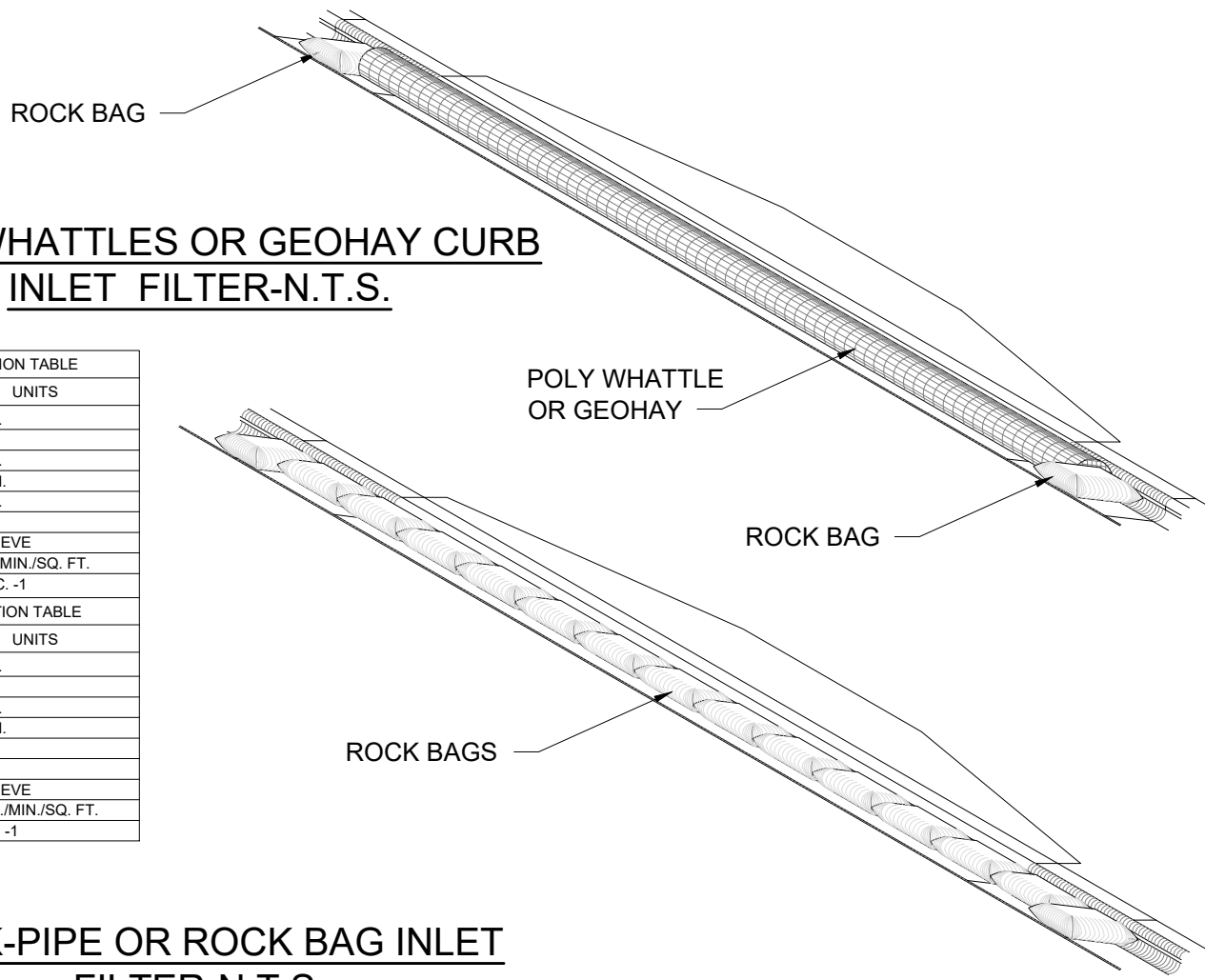


BLOW-UP OF SHACKLE CONNECTION

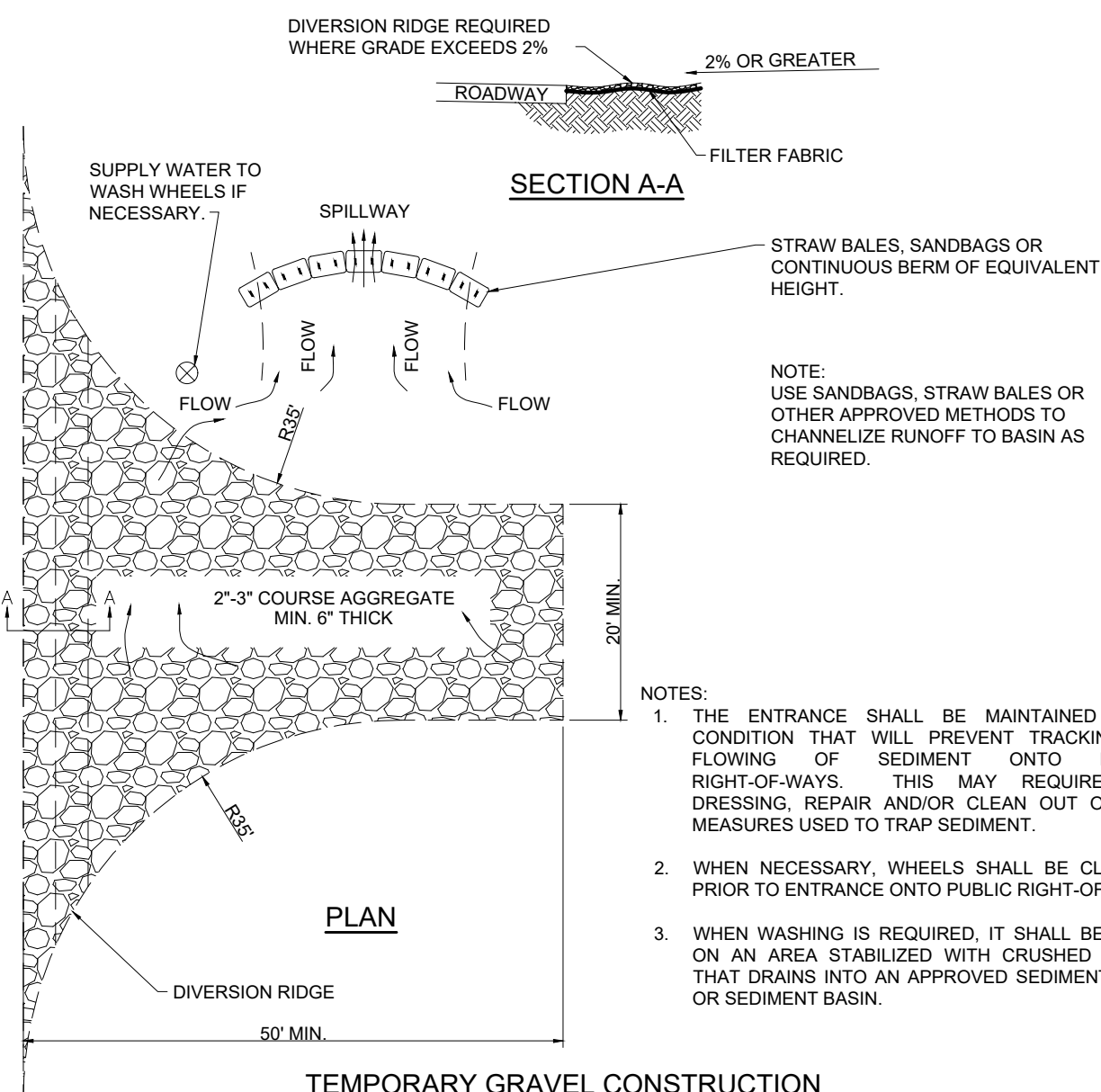


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

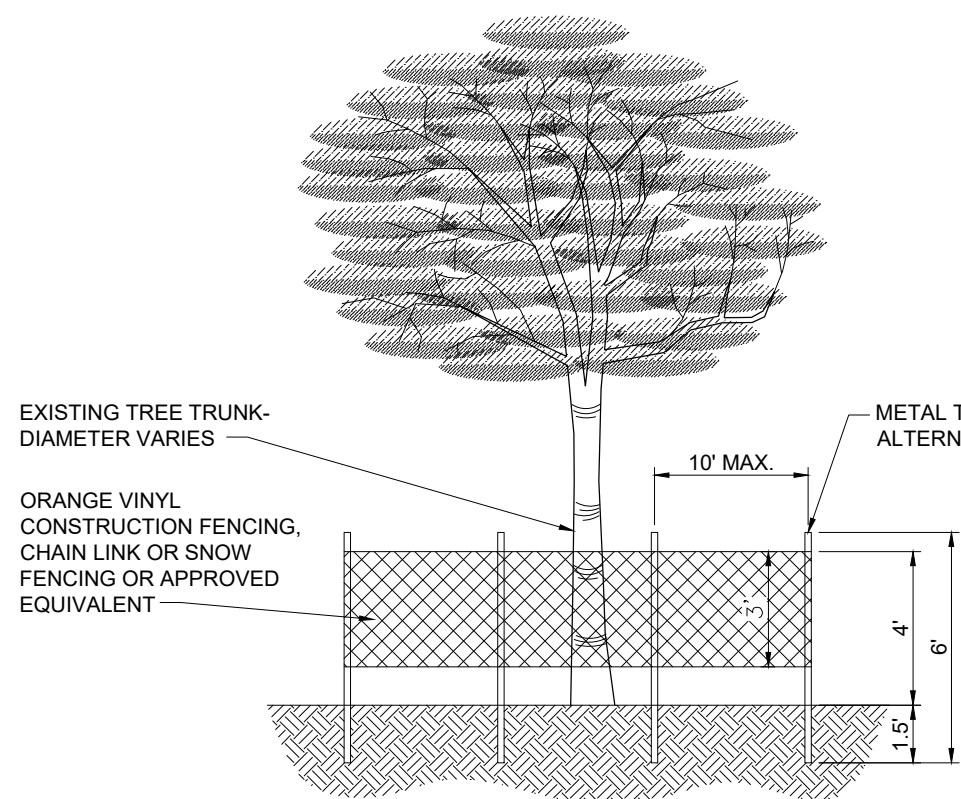
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.



SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.



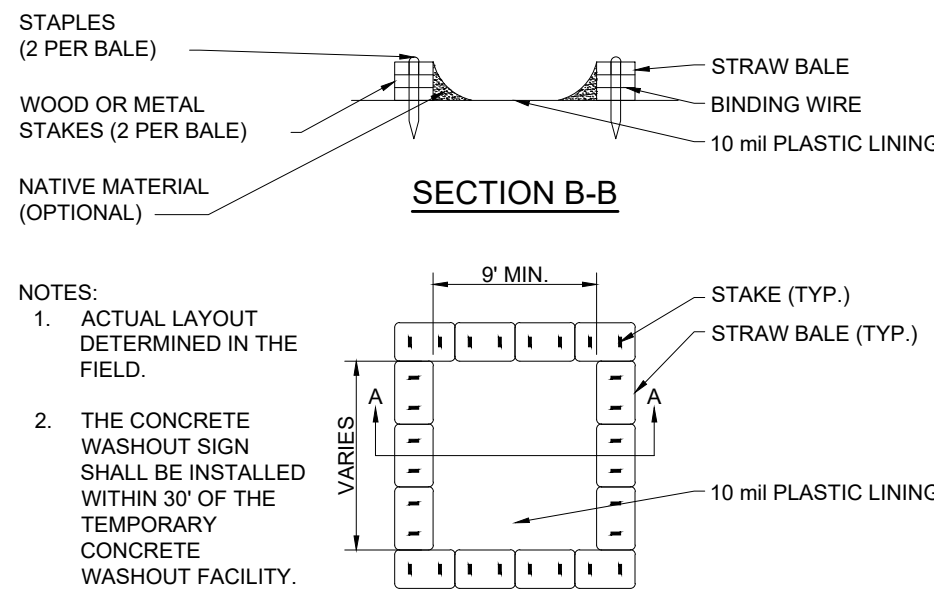
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



ELEVATION

PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.

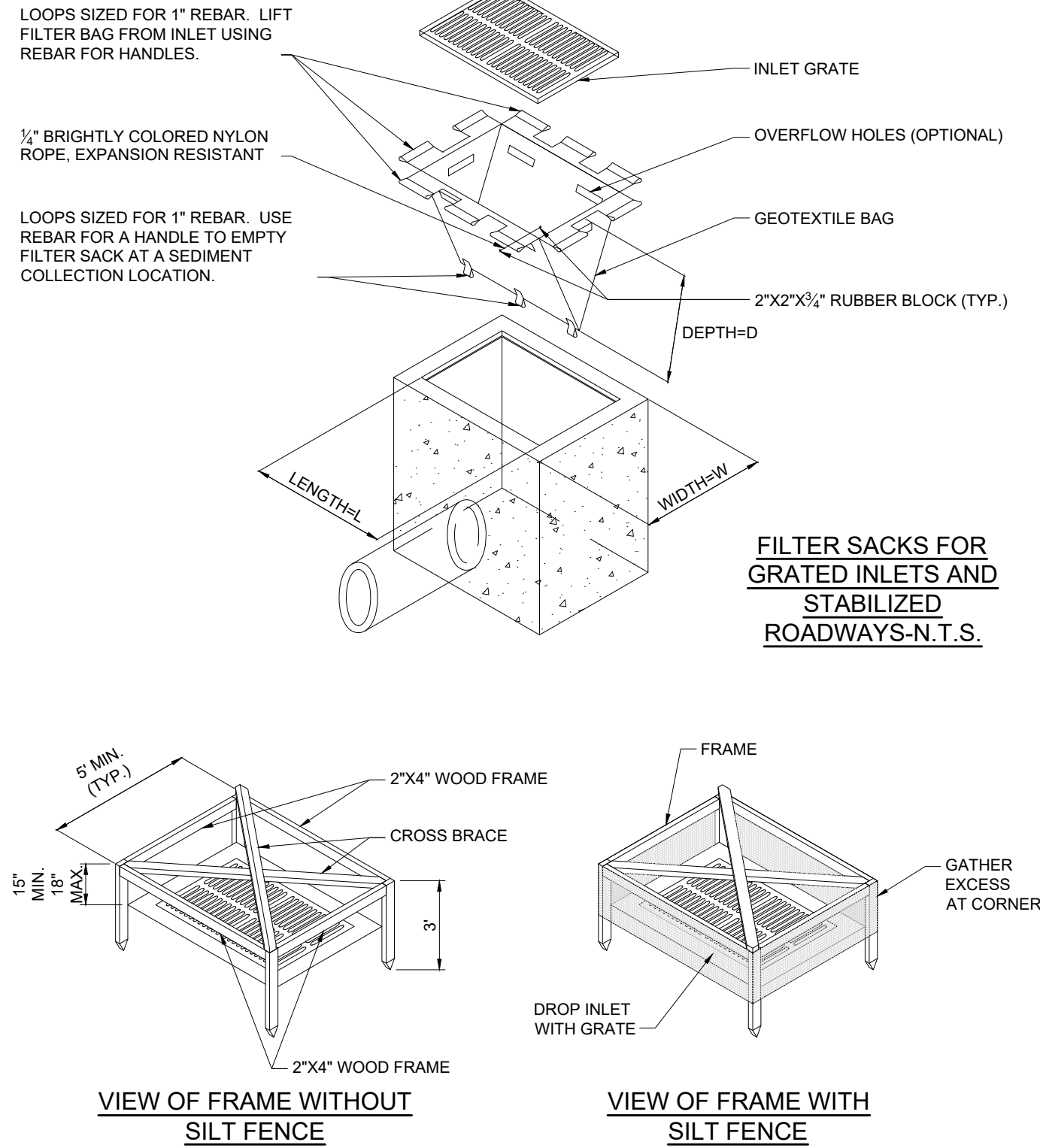


SECTION B-B

PLAN

TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

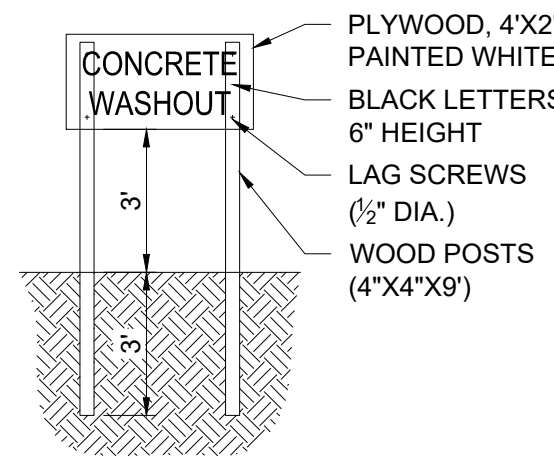


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.

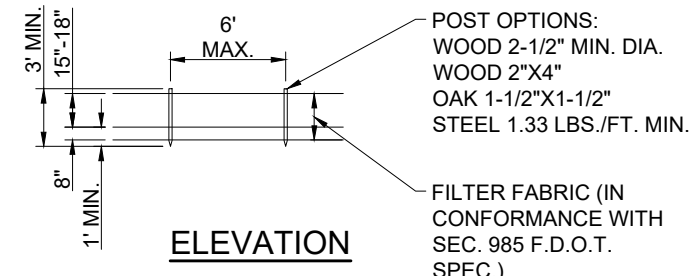
VIEW OF FRAME WITHOUT SILT FENCE

VIEW OF FRAME WITH SILT FENCE

SILT FENCE INLET PROTECTION-N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

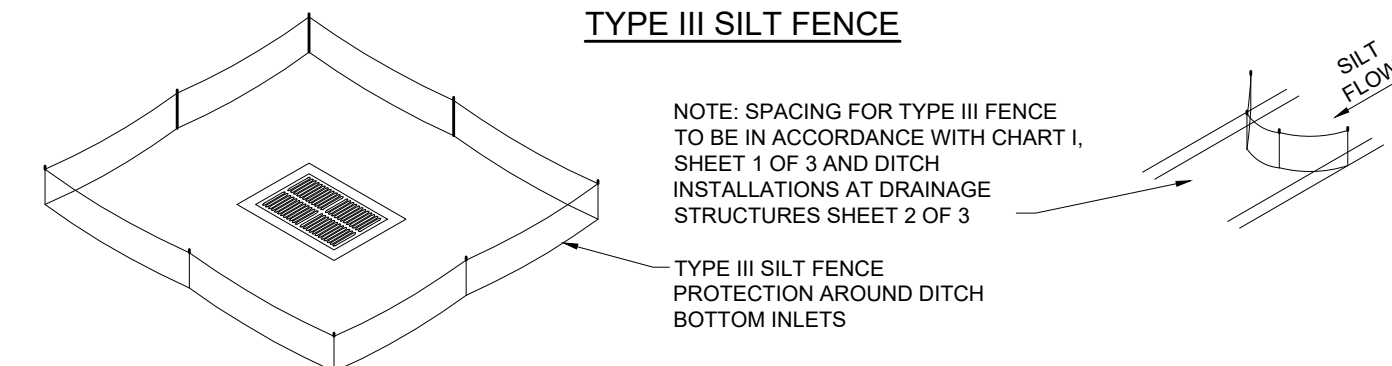


ELEVATION

SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



SILT FENCE APPLICATIONS-N.T.S.



ISSUE	DATE	COMMENTS
1	07-20-2023	IRC RESUBMITTAL NO. 1
2	08-05-2023	IRC RESUBMITTAL NO. 2

PROJECT	CUBE SMART 19TH LANE 19TH LANE VERO BEACH FL 32960
DATE	08-28-2023
SHEET NO.	C-9
DESIGNED BY	JWM
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	N/A
STATIONING	WBD

PROJECT	CUBE SMART 19TH LANE 19TH LANE VERO BEACH FL 32960
DATE	08-28-2023
SHEET NO.	C-9