



HOME OF PELICAN ISLAND

COMMUNITY DEVELOPMENT DEPARTMENT  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518  
[www.cityofsebastian.org](http://www.cityofsebastian.org)

**AGENDA**  
**PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY**  
**THURSDAY, JANUARY 15, 2025– 6:00 P.M.**

**CITY COUNCIL CHAMBERS**  
**1225 MAIN STREET, SEBASTIAN, FLORIDA**

*ALL AGENDA ITEMS MAY BE INSPECTED IN THE OFFICE OF COMMUNITY DEVELOPMENT  
1225 MAIN STREET, SEBASTIAN, FLORIDA OR ON THE CITY WEBSITE*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ANNOUNCEMENTS AND AGENDA MODIFICATIONS**  
*Modifications and additions require unanimous vote of members. Deletions do not apply.*
5. **APPROVAL OF MINUTES:** Regular meeting of December 18, 2025
6. **PLANNING AND ZONING (P&Z) COMMISSION PUBLIC HEARINGS**
  - *Chairman opens hearing;*
  - *Attorney reads ordinance or resolution or title, if any;*
  - *Staff presentation;*
  - *Public Input;*
  - *Commissioners closes hearing;*
  - *Commission deliberation and questions*
  - *Chairman calls for a motion*
  - *Commission Action*

A. Public Hearing TABLED from December 18, 2025 meeting – Recommendation to City Council – **Preliminary Re-Plat – Maxwell-Schumann Commercial Subdivision** – Replating of 1.93 acres consisting of eight lots to a two-lot commercial subdivision with proposed stormwater tracts, ingress and egress easements, necessary improvements, and including previously agreed upon off-site improvements. Current Zoning is CG (Commercial General) and Future Land Use is CG (General Commercial).
7. **UNFINISHED BUSINESS:** None
8. **NEW BUSINESS:** Election of Chairperson and Vice-Chairperson
9. **ADJOURN**

No stenographic record by a certified court reporter will be made of the foregoing meeting. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at this meeting may need to ensure that a verbatim

record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be heard. (F.S.286.0105)

In compliance with the Americans with Disabilities Act (ADA) of 1990, anyone who needs a special accommodation for this meeting should contact the City's ADA Coordinator at 772-388-8226 at least 48 hours in advance of the meeting.

*All government meetings in City Council Chambers will be broadcast live on COS-TV Comcast Channel 25 and ATT UVerse Channel 99 and streamed via the city website – [www.cityofsebastian.org](http://www.cityofsebastian.org) unless otherwise noticed and rebroadcast at a later date – see COS-TV Channel 25 for broadcast schedule*

## ZOOM INFORMATION

If you wish to attend the meeting by Zoom, please follow the link below to the City's Meeting Calendar, and locate the applicable meeting date. The Zoom connection details are provided.

<https://www.cityofsebastian.org/meetingcalendar>

**CITY OF SEBASTIAN  
PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY MINUTES  
REGULAR MEETING, THURSDAY, DECEMBER 18, 2025**

- I. Call to Order -- Chairperson Kautenburg called the meeting to order at 6:00 p.m.
- II. Pledge of Allegiance -- was recited by all.
- III. Roll Call  
Present:

Mr. Roberts (a)  
Mr. Garton (a)  
Ms. Kautenburg  
Mr. Carter

Ms. Lorusso  
Mr. Reno  
Ms. Geesey

Absent:

Ms. Battles -- Excused  
Ms. Kinchen -- Excused

Also Present

James Stokes, City Attorney  
Alix Bernard, Community Development Director  
Dorri Bosworth, Community Development Manager  
Jim Mann, Principal Planner  
Michelle Faulkner, Senior Planner  
Joseph Perez, AV Technical Assistant  
Janet Graham, Technical Writer

- IV. Announcements and Agenda Modifications:

Ms. Kautenburg congratulated and welcomed Mr. Reno, who is now a permanent, full-time member of this Commission. She also welcomed Mr. Roy Garton, who is now filling Mr. Reno's previous position as an alternate. She stated that at tonight's meeting, both Ms. Battles and Ms. Kinchen have been excused. Thus, the alternate members, Mr. Roberts and Mr. Garton will be voting in their places.

Ms. Kautenburg stated that Item 7-A is a Preliminary replat, and the applicant has requested that that be tabled. If there are no objections, she would like to make that the first item on our agenda. In the event that there is anyone here for that, they can leave early instead of waiting until the end. She asked if anyone had any objections. There were none.

**Sebastian Planning &  
Zoning Commission**  
Approved \_\_\_\_\_ Date \_\_\_\_\_  
Approved Subject To \_\_\_\_\_  
Signature \_\_\_\_\_  
(Original Stamp Red)

V. Approval of Minutes -- Regular Meeting of November 6, 2025

All Commissioners having indicated that they had reviewed the Minutes of November 6, 2025, Ms. Kautenburg called for a motion. A motion accepting the Minutes of November 6, 2025 as presented was made by Mr. Carter, seconded by Ms. Lorusso, and approved unanimously via voice vote.

VII. Planning and Zoning (P&Z) Commission Public Hearings

The City Attorney read the item into the record.

- A. Public Hearing-- Recommendation to City Council -- Preliminary Re-Plat -- Maxwell-Schumann Commercial Subdivision -- Replating of 1.93 acres consisting of eight lots to a two-lot commercial subdivision with proposed stormwater tracts, ingress and egress easements, necessary improvements, and including previously agreed upon off-site improvements. Current Zoning is CG (Commercial General) and Future Land Use is CG (General Commercial). REQUESTED TO BE TABLED TO THE JANUARY 15, 2026 MEETING.

Mr. Stokes stated that this action is a formality in order to engage in future advertising. He added that, now that this item has been requested to be tabled and the Commission has agreed, we do need to table it to a date and time certain in order that the public has ample notice as to when this item will actually be heard.

Ms. Kautenburg stated that the above item has been tabled until January 15, 2026, at 6:00 p.m., which is when it will be heard.

Ms. Kautenburg called for a motion on this matter. A motion tabling Item VII-A on tonight's agenda until January 15, 2026 at 6:00 p.m., that being a Preliminary Replat of the Maxwell-Schumann Commercial Subdivision, was made by Mr. Reno, seconded by Ms. Geesey, and approved unanimously via voice vote.

VI. Planning and Zoning (P&Z) Commission Quasi-Judicial Hearings

Mr. Stokes read the item into the record.

- A. Quasi-Judicial Public Hearing -- New Site Plan + Conditional Use Permit + Waiver Request -- Ameron Boat & RV Storage Facility -- 45 Ashbury Boulevard -- 3.8 Acre Development along with Associated Site Improvements -- CG (General

Commercial) Land Use, CG (Commercial General) Zoning District -- Conditional Use Approval for an Outdoor Storage Facility Within the Sebastian Triangle Overlay District -- Waiver From Triangle (Riverfront) Overlay District Prohibited Front Yard Fence Materials

Ms. Kautenburg explained the process for public input. She then asked if any of the Commission members have had any ex parte communications, conflicts, or any site visits to disclose. All answered no. All those who would be speaking on this matter were sworn in. Ms. Kautenburg called on the applicant to make their presentation.

Joseph Schulke, P.E., with Schulke, Bittle & Stoddard, stated that he and Mr. Brognano, who is the applicant, are here as well as his attorney. Mr. Schulke stated that they have gone through the Staff Report, and they concur with all the City staff's findings. He said that they have been working on this application for over a year. He reviewed the history of the previous application and the changes that have been made to the present application. He stated he would be glad to answer questions or comments.

Ms. Bosworth reviewed what is in the Staff Report, after which she stated that staff feels that the applicant does meet all the requirements of the Code, the Riverfront Overlay District, the conditional use criteria, and staff is recommending approval of all of those requirements, as well as the five recommendations of approval contained in the Staff Report, which are:

1. Prior to installation of the proposed RV dumping station, if constructed, copies of approvals by applicable jurisdictional agencies, including Indian River County Utilities and the Environmental Health Department, shall be submitted to staff.
2. As a large portion of the native vegetative buffer is being retained, the applicant has not proposed the specific number of hedges and shrubs that will be planted as would otherwise be required per Code for the Perimeter Buffer. As such, at the time of the Final Zoning Inspection, staff reserves the right to require additional planting of native vegetation in the buffer areas in which voids have been created during the development process, such as and not limited to, those from removal of invasive exotic vegetation, creation of the drainage swales, installation of fence materials, etc. Additional vegetation shall also include canopy and understory trees, if warranted.
3. A revised irrigation plan, relocating the main line from the middle of the vegetative buffer, and in accordance with LDC Sec. 54-4-18.4(f)(4) & 54-3-14.13, and in response to staff's comments dated 12/3/25, shall be submitted to staff for review, and approved before issuance of the Commercial Landclearing permit.

4. Per Riverfront Overlay District Requirements, the proposed lighting fixtures on the canopy fascia must be revised to a decorative type, and an updated Photometric plan submitted to staff, and
5. Roof colors of the canopies and office building must be the same. An actual color swatch from the roof and/or canopy manufacturer shall be submitted to staff to verify compliance with approved Riverfront Overlay District colors before issuance of the building permits.

Ms. Kautenburg called for questions/comments from the Commission members.

Ms. Geesey commented regarding the fence. She would prefer green chain link instead of the black. That would make it less likely to be seen. She asked if Ameron has other facilities of this type in the area. Ms. Bosworth stated Ameron is a general contractor with an office on County Road 512. Regarding the parking, she asked what is an HC space. Ms. Bosworth stated that is a handicapped space. Ms. Geesey also asked if the 353-square-foot building is the only building on the property. Ms. Bosworth said that is correct. Ms. Geesey asked regarding tortoises. Ms. Bosworth stated there was an environmental assessment. There are some tortoises on the property, but staff already has the FWC relocation permit, and all tortoises will be relocated off that site.

Mr. Garton has some concerns about the dump station, but Ms. Bosworth addressed those concerns, and Mr. Schulke stated that there will only be one dump station.

Ms. Lorusso is concerned that there be language to the effect that people who utilize this facility cannot live in the vehicle while it is parked there. She also asked if there will be good directional signs so people who use the facility cannot miss it and end up driving their RV up through this subdivision. Mr. Schulke stated that the signage will be very evident as to where you turn in at the median. Ms. Lorusso asked if there is a timeframe on a waiver. Ms. Bosworth said sometimes staff puts one on; however, she knows that the applicant wants to start this soon, so staff did not see the need to add a time limit on it. She also addressed the queueing. After discussions, the applicant did work with staff by pushing the gates farther into the site so that there is at least a queueing space for a boat and RV, and they widened the entrance so that there are two lanes for two vehicles with boats at the same time to come in.

Mr. Reno asked if there is going to be water service at the washdown area. Mr. Schulke said there will be a hose bib, and that will be put on a timer so that it will shut off automatically in five minutes. Mr. Reno asked if the canopies are going to have gutters. Ms. Bosworth said staff will look at that when the building permits come in. Mr. Reno asked if scrub jays should be added as part of the amendments. Ms. Bosworth said staff did require a separate scrub jay survey, and she believes there is something that stated

there were no scrub jays within the radius that would require a separate scrub jay survey.

Mr. Roberts stated he did not see in the staff report anything about overnight visitors or people wanting to stay in their RVs overnight. Ms. Bosworth said there are no electric hookups for any of the spaces. She said if Mr. Roberts is concerned about that, the Commission members can add language to that effect as part of your approval. Mr. Roberts asked about operating hours, people coming in and out. Mr. Schulke stated there will be 24-hour access for the gates. No one will be living in the RVs, as it is prohibited by the City, and there is a liability issue as well. Also, there is not enough electricity there to run a whole RV. Mr. Roberts also asked about the lighting. Ms. Bosworth stated that, if the lights are on all night, based on the proposed lighting, you will see that when it gets to the property line they are down to zero lumens. So there is no lighting that is going off site from the facility. Mr. Schulke added that the lights are shielded also.

Ms. Kautenburg stated she is concerned about storing flammables. Ms. Bosworth said there is not a storage unit where there would be several cans of gasoline, etc. Regarding the washdown area, Ms. Kautenburg asked if there will be reclamation of the water. Mr. Schulke said that the grading of the pavement is such that the stormwater on all the pavement other than the washdown area goes to the inlets. The area that is identified as a washdown area drains to a curb, goes to an inlet, and goes into an oil and sediment, like a grease trap. It traps any floating debris, sediment, etc. From there, it will go into the retention area. Ms. Kautenburg asked if the sign is going to be eight feet tall. Ms. Bosworth said the maximum light can be ten feet, and most of the signs along County Road 512 are eight to ten feet. All the dimensions of the signs will be addressed along with the building permit. She added that the eight feet number is from the ground to the top of the sign. It's not the copy area that is eight feet tall.

There being no further questions/comments from the Commission members, Ms. Kautenburg called for public input.

**Jim Hunt, Sebastian** -- Mr. Hunt identified himself as a resident of the Ashbury community. He addressed the purpose of the chain link fence, which was listed on their request as to insure that they had aesthetically pleasing fencing around the property. He stated that the aesthetics that we have are going to be disturbed in their entirety by this project. He said that he wants to make sure that any fencing in place provides adequate coverage so that it's opaque. He described that the RV vehicles themselves can reach 12 feet in height, and the fencing should not be 4-6 feet. He opined that the traffic issues such as the number of cars has been understated, not so much in its volume, but the fact that these are large vehicles, and they can reach up to 53 feet in length. So when 2 or 3 of those are queued, you can easily create quite a blockage in the 84 feet that they have available to them when entering Ashbury Boulevard. The vision of people in vehicles

exiting the subdivision will not be able to see past them into oncoming traffic coming westbound on County Road 512. He mentioned that there was recently a fatality at that intersection. He stated there are also some issues with the dump station, and he stated that the residents would be opposed to having a dump station on site. He also stated that there should be caution with the washout station. There will be essentially gray water dumping into the cleanout area. It needs to be clear how that water will be treated before it makes its way into the Lagoon. He mentioned that the gopher tortoise study that was done is well over a year old.

**Peter Sarasek** -- He is a resident of the Ashbury subdivision. He totally endorses all the concerns voiced by Mr. Hunt. His primary concerns are that there is a lot of traffic already generated by 193 residential homes in the subdivision and by other vehicles such as moving vans and delivery trucks. He stated that Ashbury Boulevard is part of a street, and now they are going to open it up and give an entrance to another development. He wonders what the impact of that development is going to be on the area that the residents have to drive through. He suggested that it will create a safety concern.

**Greg Pronko** -- He lives at 122 Briarcliff Circle. He stated that this development is going to drive down the value of the properties. He reviewed that there are several storage areas along Route 1, and he does not see the need to put another one in a residential area. Also, there are children next door at the elementary school. He described that he does have an RV, and including the car being towed behind the RV, it is about the length of a tractor trailer. So these are not small vehicles, and they will create too much congestion. He added that a lot of these RV storage areas turn into junkyards. People abandon their RVs and their boats. He does not think that is good for the residents of Ashbury. He also addressed the gray water problem and the traffic accidents in the area.

**Lee Burlingame** -- He is a resident of Ashbury. He addressed the area that he opined is going to most impact the residents, which is the access and egress from this property. He reiterated what some of the other speakers had discussed. He also suggested it might be better to put entrance and exit to and from the facility on County Road 512.

**Vicki Haun** -- She is a homeowner in Ashbury. She reviewed the history of Ashbury, and she opined that Ashbury Boulevard belongs to the HOA, and how is another entity allowed to use the private road. The HOA is responsible financially for the upkeep of the roads. She also opined that an entrance and exit should be on County Road 512, not on Ashbury property.

**Nancy Scanlan** -- She is a resident of Ashbury. She is concerned with traffic accidents in Sebastian, and she researched and found that the first place listed is on County Road 512.

**Henry Wall** -- He addressed the request for a waiver regarding the fence. He stated that Ashbury has been mowing that section of road that they are building off of, and the vegetative buffer that was discussed does not exist in portions of that area. He also addressed the swale that has been proposed in that area, so there is not much chance for a huge buffer there. He also discussed the impact of this development on the value of the homes in Ashbury. He also opined that RV parks are not aesthetically pleasing.

**Allan Ennis** -- He is a resident of Ashbury. He identified himself as being a registered professional engineer in Florida as well as other titles in other states. He stated that he agrees with the comments by the other residents. Regarding traffic, he is concerned with how the ingress and egress from the proposed development is going to be from a residential street. He is also concerned with the proposed buffer. He opposes the requested waiver from the Overlay District.

**Paul Speas** -- He reiterated the history of the proposed project, being that the Planning and Zoning Commission turned this project down sometime ago. City Council overturned the Commission's decision and passed this to go forward. He agreed with what most people said. He asks that the commissioners bear that in mind when they make their decision.

There being no further input from the public, Ms. Kautenburg called on the applicant to respond.

Mr. Jonathan Rhodeback identified himself as an attorney, and he represents the applicant. He stated that this Commission's decisions are based not on feelings, not what people think is going to happen, but what is called competent substantial evidence under the law. He identified burdens that applicants have when these matters are submitted. He stated that opposition to a project is not uncommon. He further stated that the concerns that have been raised have been addressed by the experts with respect to traffic and access.

Ms. Bosworth addressed the traffic off of County Road 512, and she stated there are no driveways for commercial entities on the north side of 512. She added that, for this particular property, it is not a part of the Ashbury subdivision. The RE is a 1-acre property on the other side of the Boulevard and is Tract A of Ashbury subdivision. That tract belongs to Ashbury. When that gets developed, it is also zoned CG. If they need to pay HOA fees, that is all within their HOA documents. She is not sure why that public access easement was put on a private road. She opined that it may have something to do with the drainage and the sidewalk, that Indian River County may have come back and said they are not going to grant any driveways off of Sebastian Boulevard. She also

said that the chain link fence is not going to be on the outside of the buffer that you see from the road. It is on the inside of the 20-foot buffer. She further clarified that what the staff has reviewed is in compliance with the Land Development Code and the specific part of the conditional use criteria. However, the conditional use code also required the commission to find that the use did not affect the public health and safety or cause adverse effects on adjacent properties.

Ms. Kautenburg called on the commissioners for their deliberations/comments.

Ms. Kautenburg reviewed what the commissioners are asked to decide regarding this application following which she called for a motion. There were questions by some of the commissioners regarding the wording of the motion. A motion by Mr. Reno was made approving the Site Plan, the Conditional Use Permit, and the Waiver Request for the Ameron Boat and RV Storage site located at 45 Ashbury Boulevard with all conditions as listed in the Staff Report, with one additional condition that there be no overnight stays, which was seconded by Ms. Geesey.

Roll Call

Ms. Kautenburg -- No  
Mr. Roberts (a) -- No  
Mr. Garton (a) -- No

Mr. Reno -- Yes  
Ms. Geesey -- No  
Ms. Lorusso -- Yes  
Mr. Carter -- No

Votes were 5 nays and 2 ayes. Motion is defeated.

Mr. Stokes stated that there needs to be a motion to deny the request. Ms. Kautenburg called for a motion to deny the Conditional Use application. A motion denying the Conditional Use application including the additional considerations listed in the Staff Report for the following reason: "The Planning and Zoning Commission must also find that the proposed outdoor storage facility use is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected" as made by Mr. Roberts and seconded by Ms. Geesey.

Roll Call

Ms. Lorusso -- No  
Mr. Roberts -- Yes  
Ms. Geesey -- Yes  
Mr. Reno -- No

Mr. Carter -- Yes  
Mr. Garton -- Yes  
Ms. Kautenburg -- Yes

Vote was 5 ayes and 2 nays. Motion passes

VIII. Unfinished Business -- None

IX. New Business -- None

X. Adjourn

There being no further business, Ms. Kautenburg adjourned the meeting at 7:46 p.m.

Chair Kautenburg reopened the meeting at 7:48 p.m.

Interim City Attorney Stokes informed that clarification was needed due to the three items being denied based on the one vote. He advised that a roll call was not needed, just a consensus vote. Based on this vote, all three items were disposed of.

There being no further business, Ms. Kautenburg adjourned the meeting at 7:50 p.m.

By: \_\_\_\_\_  
Chairperson Kautenburg

Date: \_\_\_\_\_

jg



## Community Development Department Preliminary Plat Staff Report

1. **Project Name:** Maxwell – Schumann Commercial Subdivision
2. **Requested Action:** Preliminary Plat approval for a 2-lot commercial subdivision
3. **Project Location:**
  - a. **Address:** 600 Schumann Drive
  - b. **Legal:** See survey for full legal description
  - c. **Indian River County Parcel Number:**  
31391700002000100000.0  
31391700002000200000.1  
31391700002406000001.0  
31391700002406000004.0  
31391700002406000007.0
4. **Project Owner:** Todd Maxwell  
500 South Florida Avenue  
Suite 700  
Lakeland, FL 33801
5. **Project Agent:** Same as Engineer
6. **Project Engineer:** Joseph W. Schulke, P.E.  
Schulke, Bittle & Stoddard, LLC  
1717 Indian River Boulevard, Suite 201  
Vero Beach, Florida 32960
7. **Project Surveyor:** Meridian Land Surveyors, Inc.  
1717 Indian River Blvd.  
Suite 201  
Vero Beach, FL 32960
8. **Project Description**
  - a. **Narrative of proposed action:** The applicant is requesting approval of a two-lot commercial subdivision on 1.94 acres located along Schumann Drive between US Highway 1 and the FEC railroad. This is a replat of a portion of Sebastian Highland Unit 7, Block 406. The current configuration of the proposed development of land is

five total tax parcels. Schumann Road Indian River LLC (Schumann's) and the City of Sebastian agreed upon the parcel swaps to allow for development of a commercial subdivision and to allow the City to gain more access to the City Park located to the west. The parcel exchange also created a Public Benefit Plan which some improvements were to be provided to the surrounding residents at the Schumann's expense. The public benefits are explained later in this staff report and shown on the Preliminary Plat.

The Schumann's wish to replat the properties into two lots and provide improvements for the future development of a commercial subdivision.

- b. Current Zoning:** CG
- Land Use:** CG

**c. Adjacent Properties:**

|               | <u>Zoning</u> | <u>Current Land Use</u>      | <u>Future Land Use</u> |
|---------------|---------------|------------------------------|------------------------|
| <b>North:</b> | CG            | Commercial Development       | CG                     |
| <b>East:</b>  | CL (County)   | Assisted Living Facility/US1 | C/I COM/IN             |
| <b>South:</b> | PS/CG         | Church/Comm Dev              | INS                    |
| <b>West:</b>  | PS            | Public Park                  | INS                    |

**d. Site Characteristics**

- (1) **Total Acreage:** 1.94 acres
- (2) **Current Land Use(s):** Vacant
- (3) **Soil:** Immokalee fine sand
- (4) **Vegetation:** Brazilian Pepper, Palms
- (5) **Flood Hazard:** Zone X
- (6) **Water Service:** Indian River County Utilities
- (7) **Sanitary Sewer Service:** Indian River County Utilities
- (8) **Parks:** Historical Park - 0.0 miles
- (9) **Police/Fire:** Sebastian Police – 2.6 miles  
IRC Fire – 2.6 miles

**9. Comprehensive Plan Consistency:**

- a. Future Land Use:** Consistent

- b. **Traffic circulation:** Consistent
- c. **Housing:** n/a
- d. **Public Facilities** Consistent
- e. **Coastal Management** n/a
- f. **Conservation:** Consistent
- g. **Recreation and Open Space:** Consistent

**10. Contents of Preliminary Plat:**

- a. **Name of subdivision:** Maxwell – Schumann Commercial Subdivision
- b. **Vicinity sketch:** provided
- c. **North arrow and graphic scale:** provided
- d. **Date of preparation:** provided
- e. **Name, address and phone of owner:** provided
- f. **Name, address and registration number of engineer:** provided
- g. **Name, address and registration number of surveyor:** provided
- h. **Names of adjacent subdivisions, including plat book and page number references:** provided
- i. **Names of adjacent property owners:** on file
- j. **Contour map:** provided
- k. **All existing watercourses, drainage ditches and bodies of water, marshes, and other significant, natural or man-made features:** provided
- l. **Name, alignment and width of existing and proposed streets, alleys, rights-of-way or easements including name, right-of-way width, street or pavement width and established center line elevations:** provided
- m. **All existing and proposed property lines, easements and rights-of-way, their purpose, their effect on the property to be subdivided, and the proposed layout of lots and blocks:** provided
- n. **Access points to collector and arterial streets showing their compliance to the access requirements established by ordinance:** provided
- o. **All existing drainage district facilities and their ultimate right-of-way requirements as they affect the property to be subdivided:** provided

- p. **Utilities such as telephone, power, water, sewer, gas, etc., on or adjacent to the property:** provided
- q. **A statement that all utilities are available and have been coordinated with all required utilities:** provided, previously
- r. **Sites proposed for parks, recreational areas and schools:** n/a
- s. **Location of all temporary structures or permanent structures having a temporary use:** none proposed
- t. **If site borders public water, delineate the mean high water line:** n/a
- u. **Permanent reference monuments shall be shown at all block corners, at all points of reverse or compound curvature, and at all points of tangency occurring with block limiting lines:** Shown, will also be shown on final plat
- v. **Block perimeter returns at block corners or other block line intersections:** n/a

**11. Required Supplemental Information:**

- a. **Existing land use and zoning:** provided
- b. **On-site wastewater disposal data:** to be provided on future site plan
- c. **Surface water management plan:** provided
- d. **Traffic impact analysis:** to be provided on future site plan when the proposed commercial use is known.
- e. **Required park land and/or facility improvements:** n/a
- f. **Required potable water improvements:** Indian River Co. Utilities (future)
- g. **Required wastewater improvements:** Indian River Co. Utilities (future)
- h. **Erosion and sedimentation control improvements:** provided
- i. **Reference to required specifications:** provided
- j. **Schedule of multiple phases:** n/a
- k. **Development schedule:** provided

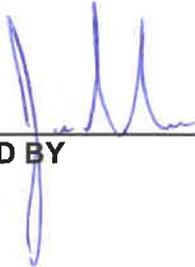
**12. Other Matters:** The Preliminary Plat application has been reviewed to meet the City's Land Development Code and improvement requirements of a land swap agreement that was approved by City Council in 2023. The land swap agreement included a Public Benefit Plan, noted in Exhibit "C", for the residents of the surrounding area to provide more access to an existing public park and improvements along Schumann Drive. The improvements within the Public Benefit Plan are as follows:

- The parcel exchange improves the City's accessibility to its parks;
- Additional landscaping on the City's side of the of the shared parcel boundary;
- A landscaped median that accompanies the eastbound left turn lane into the Schumann Road Indian River parcel;
- Landscape improvement for the existing monument on north side of Schumann Drive; and
- Construction of approximately 580± lineal feet of public sidewalk from Schumann Road Indian River parcel to the railroad tracks.

Staff required all improvements listed above to be noted and designed in the Preliminary Plat documents and will be required to be completed before the subdivision can be completed.

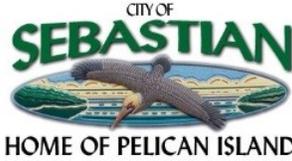
13. **Conclusion:** The proposed two-lot subdivision is consistent with the Comprehensive Plan, the Code of Ordinances and the Land Development Code.
14. **Recommendation:** Staff recommends approval of the proposed Preliminary Replat of Maxwell-Schumann Commercial Subdivision and that they forward their recommendation of approval to City Council based on the following conditions:
  1. The Public Benefits listed in Exhibit "C" of the Parcel Exchange Agreement dated November 14<sup>th</sup>, 2023 be installed before Certificate of Completion (CoC) of the Subdivision.

PREPARED BY



DATE

1/9/26



COMMUNITY DEVELOPMENT DEPARTMENT
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- Checkboxes for various development types: PUD (Conceptual, Preliminary, Site Plan, Final Plat), SUBDIVISION (Division of Single Lot, Preliminary Plat, Construction Plans, Final Plat), and SITE PLAN (Administrative Approval, Major/Minor Modification).

Project Name: Schumann Drive Commercial Total Site Area: 1.96 Acres SF

Parcel ID: 31391700002406000004.0, 31391700002406000001.0, 31391700002000100000.0, 31391700002406000007.0

Address of Site: 600 Schumann Dr, Sebastian, FL 32958

Proposed Use: Commercial Development Land Use: General Commercial Zoning: Commercial General

Applicant Name: Todd Maxwell c/o Schulke, Bittle & Stoddard, LLC

Address: 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

Telephone: 863-272-4615 Email: TM4615@gmail.com

Applicant (If not owner, written authorization (notarized) from owner is required)

Owner: Todd Maxwell

Address: 500 South Florida Avenue, Suite 700, Lakeland, FL 33801

Telephone: 863-272-4615 Email: TM4615@gmail.com

Date Received: Fee Paid: Received by:

Surveyor: Meridian Land Surveyors, Inc.

Address: 1717 Indian River Blvd., Suite 201, Vero Beach, Florida 32960

Telephone: (772) 794-1213                      Email: info@mls-lb6905.com

Engineer: Schulke, Bittle & Stoddard, LLC.

Address: 1717 Indian River Blvd., Suite 201, Vero Beach, Florida 32960

Telephone: (772) 770-9622                      Email:

Pre - Application Meeting Date:

DESCRIPTION OF PROPOSED PROJECT:

Proposed 2 lot commercial subdivision

SIGNATURE OF APPLICANT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Laurence Maxwell, Mr  
Print name

[Signature]  
Signature

8/27/2024  
Date

Notary:

STATE OF: Florida

COUNTY: Manron

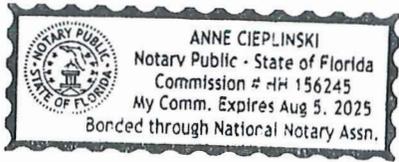
I hereby certify that on August 27<sup>th</sup>, 2024 personally appeared Laurence Maxwell who is    personally known to me or has  produced identification. Type of identification produced: FL drivers license.

[SEAL]

[Signature]

Notary Public

My Commission Expires: 08/05/2025



**DEVELOPMENT REVIEW APPLICATION FEE SCHEDULE\CHECKLIST**

**APPLICATION FEES:**

|  |   |
|--|---|
| \$1,200.00 New Site Plan                   | \$1,250 PUD - Conceptual Development Plan       |
| \$1,000 Major Modification                 | \$1,800 PUD - Preliminary Development Plan/Plat |
| \$700 Minor Modification                   | (50 Acres or Less) (\$1,800 plus \$25/Acre      |
| \$350.00 Administrative Site Plan Review   | Greater than 50 Acres)                          |
| \$1,500.00 Subdivision Preliminary Plat    |   |
| \$1,000 Subdivision Construction Plans     |   |
| \$1,000 Subdivision Final Plat             |   |
| \$250 Division of Single Lot (residential) |   |

- A Separate Consulting Engineering Review Fee of \$1,400 up may apply
- A Separate Fire Marshall Site Plan Review Fee of \$75.00 is required

**\*\*APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY\*\***

**DOCUMENTS SUBMITTED FOR APPLICATION REVIEW:**

- Refer to [section 54-4-18.4](#) of the land development code for required documents and information to be included on site plan.
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Five (5) Sets of 24x36 plans                    | <input type="checkbox"/> Building Elevations and Floor Plans                                       |
| <input checked="" type="checkbox"/> Five (5) Boundary and Topographic Surveys       | <input checked="" type="checkbox"/> Warranty Deed for all owners                                   |
| <input type="checkbox"/> Landscape Plans  | <input type="checkbox"/> Notarized Letter of Authorization   |
| <input checked="" type="checkbox"/> Traffic Impact Analysis Statement (if required) | <input checked="" type="checkbox"/> Electronic Copy - Complete Submittal                           |
| <input checked="" type="checkbox"/> Stormwater Calculations                         | <input type="checkbox"/> Verification that applicable jurisdictional permits have been applied for |
| <input checked="" type="checkbox"/> Environmental Analysis Report                   |  |

**ADDITIONAL FEES**

**Should the review process be delayed by the applicant for longer than 6 months, re-submittal will be required consistent with current regulations and fees.**

**The applicant/owner shall have 1 year from the approval date to commence construction of all or any phase. If the site plan expires, the applicant/owner must re-apply for a new review with applicable fees. An extension may be requested for additional fees.**

ENVIRONMENTAL ASSESSMENT REPORT  
600 SCHUMANN DRIVE  
INDIAN RIVER COUNTY, FLORIDA

March 20, 2022

Prepared by:



*ECOLOGICAL CONSULTING OF FLORIDA  
850 NW FEDERAL HIGHWAY, SUITE 109  
STUART, FL 34994*

## **1.0 INTRODUCTION**

This assessment is in support of the due diligence for the subject ±1.92-acre site.

## **2.0 SITE LOCATION**

The project is located within Section 17, Township 31 South, Range 39 East within the City of Sebastian, Indian River County, Florida (Figure 1). Specifically, the project is located on the east side of Highway A1A approximately 1.55 miles south of the intersection of US 1 and Sebastian Boulevard. Specifically, the property is located at 600 Schumann Drive, in the northwest quadrant of US 1 and Schumann Drive.

The parcel has and an existing commercial building and associated parking, with open space on site. Bordering land uses include US 1, commercial and residential properties and an open space park.

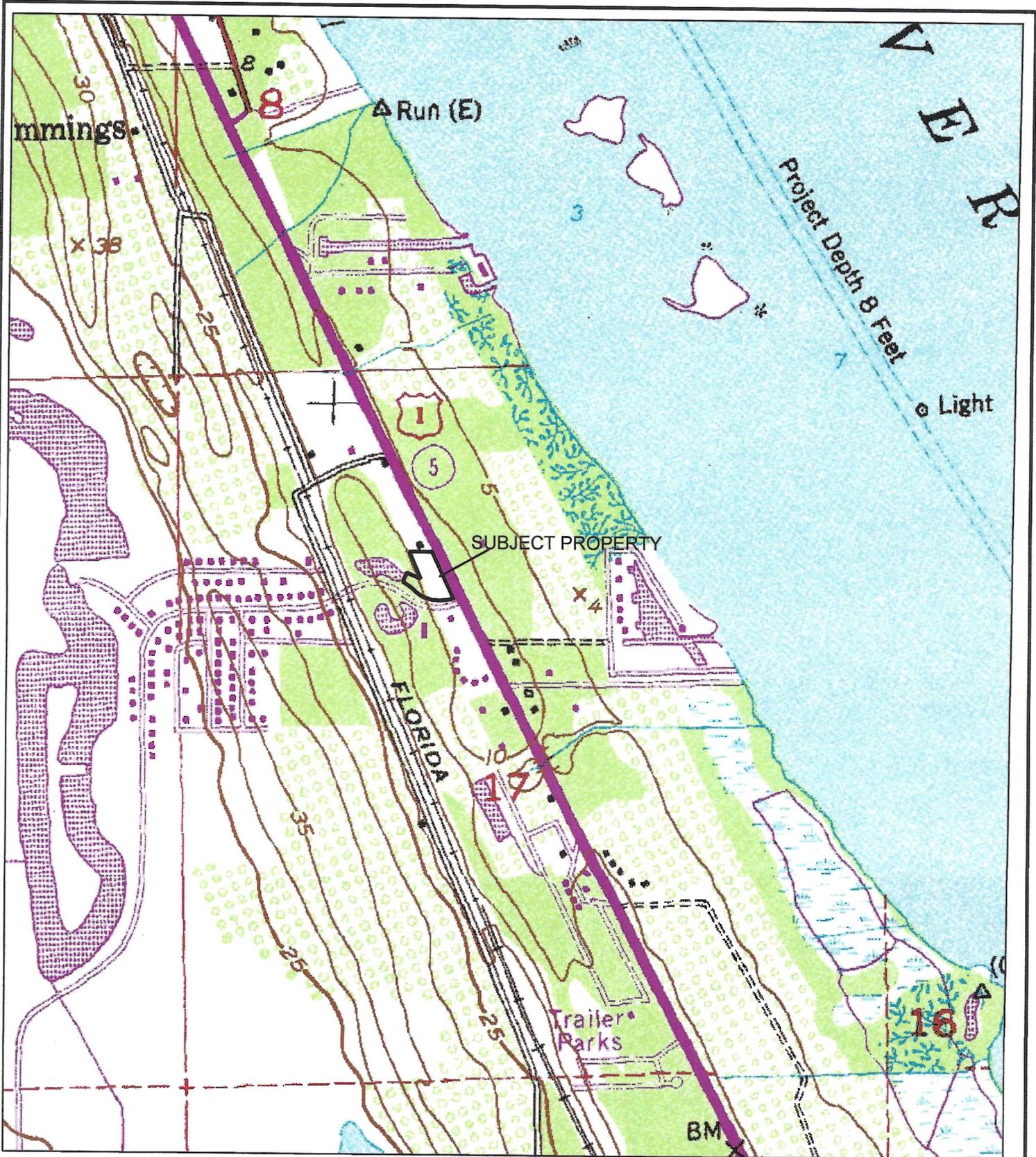
## **3.0 METHODOLOGY**

The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

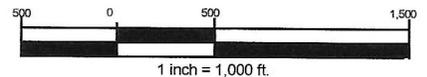
A field reconnaissance of the subject parcel was then conducted which included pedestrian transects through the parcel to map and identify specific habitat and land uses and vegetative cover types. A perimeter transect was conducted to confirm features that extend off site. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

## **4.0 TOPOGRAPHY/HYDROLOGY**

According to the U.S.G.S. topographic quadrangle (Sebastian, FL), the site has an average elevation of 10 feet NGVD (Figure 1). The site is vacant with no evidence of structures, depressions, ditching or wetlands. US 1 abuts the east side of the property, with Shumann Drive to the south and an open water to the west. Surrounding properties are undeveloped except for a structure on the property to the north. Field reconnaissance indicates that a commercial office and parking are located on site. A ditch is located on site and connects to a small ditch going west off site. There are no wetlands on site.



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.



**TOPOGRAPHIC MAP**  
**600 SCHUMANN DRIVE**

INDIAN RIVER COUNTY                      FLORIDA



**FIGURE 1**

DATE: 3-20-22

PROJECT No. 2220.00

## **5.0 SOILS**

According to the *Web Soil Survey of Indian River County, FL* (NRCS – Web Soil Survey), the following soils are found on site (Figure 2).

### Immokalee fine sand (4)

The soil is common in the County and generally found in flatwood communities. The soil is not considered hydric.

On site reconnaissance indicates that soils are intact with only surface disturbance from past development.

## **6.0 SITE CONDITIONS**

An assessment of the extent, distribution, and composition of vegetative communities for the site was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), on March 14, 2022.

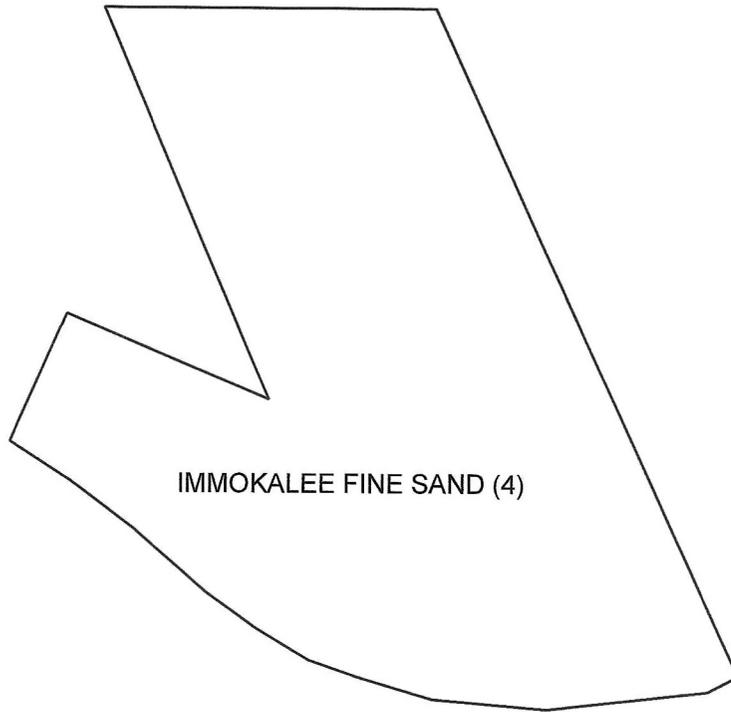
Pedestrian transects were conducted throughout the site with vegetative communities mapped on a recent aerial photograph.

A description of each community type is provided in the Habitat/Land Use section of this report

## **7.0 HABITAT/LAND USE**

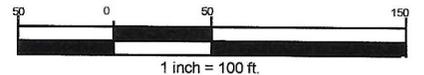
Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover Classifications System* (FWC, 2009) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 4220 – Ditch: The ditch is a broad area 20 feet wide by 2 feet deep along the west boundary of the site. This ditch is sparsely vegetated but includes Brazilian pepper (*Shinus terebinthifolius*), along the edge along with a few Carolina willow (*Salix caroliniana*) and pockets of wedelia (*Sphagnetiola trilobata*).
- 7300 – Brazilian Pepper. This area is dominated by Brazilian pepper and includes a few cabbage palms (*Sabal palmetto*).
- 17211 – Open Land. This area has been previously cleared of native vegetation and grassed with bahia grass (*Paspalum notatum*). The area is regularly mowed.



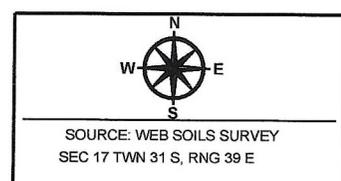
IMMOKALEE FINE SAND (4)

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**SOILS MAP**  
**600 SCHUMANN DRIVE**

INDIAN RIVER COUNTY FLORIDA



**FIGURE 2**

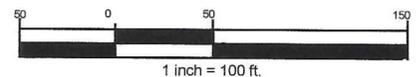
DATE: 3-20-22

PROJECT No. 2220.00



- Legend:
- 4220 - Ditch (0.11 Ac)
  - 7300 - Brazilian Pepper (0.55 Ac)
  - 17211 - Open Land (0.38 Ac)
  - 17223 - Commercial and Services (0.88 Ac)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.



**LAND USE AND COVER MAP**  
**600 SCHUMANN DRIVE**

INDIAN RIVER COUNTY                      FLORIDA

SOURCE: GOOGLE EARTH  
 SEC 17 TWN 31 S, RNG 39 E

**FIGURE 3**

DATE: 3-20-22

PROJECT No. 2220.00

- 17223 – Commercial and Services. This land cover is built out with a commercial office building and associated parking. Laurel oaks (*Quercus laurifolia*), and other ornamentals are found in the cover type.

| TABLE 1 – LAND USE AND COVER SUMMARY |                         |       |         |
|--------------------------------------|-------------------------|-------|---------|
| FLCCS CODE                           | COMMUNITY NAME          | ACRES | PERCENT |
| 4220                                 | Ditch                   | 0.11  | 5.7     |
| 7300                                 | Brazilian Pepper        | 0.55  | 28.7    |
| 17211                                | Open Land               | 0.88  | 45.8    |
| 17223                                | Commercial and Services | 0.38  | 19.8    |
| Total Area                           |                         | 1.92  | 100.0   |

### 8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

A cursory habitat assessment made during this event determined if the habitat was suitable for listed species that generally utilize the area.

The site is fairly open with a cluster of Brazilian pepper present. The site falls within the US Fish and Wildlife Consultation area for the Florida Scrub Jay. This bird is found in this area of Sebastian nesting in scrub habitat and utilizing open areas for foraging. A scrub jay survey was conducted from March 14 – March 18, 2022. No scrub jays were observed during the monitoring (See Appendix 1).

Non-listed wildlife or signs of species observed include cottontail rabbit and raccoon (tracks/scat). All species of wildlife observed are typical representatives of the habitats on site. None are unusual for the Indian River County area.

A database search of Florida Fish and Wildlife Conservation Commission (FWC) records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

| TABLE 2 – FNAI LISTED SPECIES |  |                   |        |       |
|-------------------------------|--|-------------------|--------|-------|
| COMMON NAME                   | SCIENTIFIC NAME                        | EVIDENCE/SIGHTING | STATUS |       |
|                               |  |                   | FWC    | USFWS |
| Eastern Indigo snake          | <i>Drymarchon corias couperi</i>       | Not observed      | T      | T     |
| Gopher tortoise               | <i>Gopherus polyphemus</i>             | Not observed      | T      |       |
| Gopher frog                   | <i>Rana capito</i>                     | Not observed      | SSC    |       |
| Florida pine snake            | <i>Pituophis melanoleucus mugitus</i>  | Not observed      | SSC    |       |
| Florida Panther               | <i>Puma concolor coryi</i>             | Not observed      | E      | E     |
| Burrowing owl                 | <i>Speotyto cunicularia</i>            | Not observed      | SSC    |       |
| Woodstork                     | <i>Mycteria Americana</i>              | Not observed      | E      | E     |
| American Alligator            | <i>Alligator mississippiensis</i>      | Not observed      | T      | T     |
| Crested caracara              | <i>Caracara cheriway</i>               | Not observed      | T      | T     |
| Florida scrub-jay             | <i>Aphelocoma coerulescens</i>         | Not observed      | T      | T     |
| Piping Plover                 | <i>Charadrius melodus</i>              | Not observed      | T      | T     |
| Red-cockaded woodpecker       | <i>Picoides villosus</i>               | Not observed      | E      | E     |
| Southeastern American kestrel | <i>Falco sparverius paulus</i>         | Not observed      | T      |       |
| Florida sandhill crane        | <i>Grus Canadensis pratensis</i>       | Not observed      | SSC    |       |
| Osprey                        | <i>Pandion haliaetus</i>               | Not observed      | SSC    |       |
| Snail kite                    | <i>Rostrhamus sociabilis plumbeous</i> | Not observed      | E      | E     |
| Least tern                    | <i>Sterna antillarum</i>               | Not observed      | T      |       |
| Sherman's fox squirrel        | <i>Sciurus niger shermani</i>          | Not observed      | SSC    |       |
| Manatee                       | <i>Trichechus manatus</i>              | Not observed      | E      | E     |

Abbreviations:  
 SSC = Species of Special Concern, T = Threatened  
 USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

## **9.0 WETLANDS AND SURFACE WATERS**

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

The soils map identified non-hydric soils on the site.

The topographic map was reviewed and identified an elevation of 10 NGVD. No wetlands, ditches or depressions were noted on the topographic map.

The NWI map did not identify any wetlands or surface waters on the site (Appendix 2).

On site reconnaissance identified was performed and no wetlands were identified. A surface water, the ditch is present.

The ditch will fall under the permitting jurisdiction of the St. Johns River Water Management District (SJRWMD), and potentially the Florida Department of Environmental Protection (FDEP). This feature is classified as an other surface water by SJRWMD and does not require mitigation, only to be addressed in the permit. At the federal level, the FDEP may consider this ditch jurisdictional and therefore require permitting if impacted. Based on review of the site it is likely that this site may be able to qualify for a No Permit required determination from FDEP and therefore be exempt from jurisdiction.

During the planning and permitting, both SJRWMD and FDEP will need to be contacted to confirm permitting responsibilities.

## **10.0 CONCLUSION**

The subject property includes a commercial building, exotic vegetation and a ditch on site. The parcel abuts a local park to the west.

At the state and federal level, it is anticipated that the ditch will be classified as a surface water and likely only be considered jurisdictional by SJRWMD, and should qualify for a No Permit Required by the FDEP.

A scrub jay survey was conducted in accordance with USFWS methodology within the survey month of March. No scrub jays were observed during any event.

## APPENDIX 1 – SCRUB JAY SURVEY

**Scrub Jay Survey**  
**600 Schumann Drive**  
**March 14 – 18, 2022**  
**Survey Performed by Chris Sopotnick**

| <u>Date/Times</u>   | <u>Station#</u> | <u>Results</u> | <u>Weather Conditions</u>  |
|---------------------|-----------------|----------------|----------------------------|
| 3/14/22 08:00/08:20 | 1               | no birds       | 5-8 MPH NE /clear sky 70 ° |
|                     | 2               | no birds       |                            |
| 3/15/22 09:20/09:40 | 1               | mocking bird   | 10-15 MPH NE/ overcast 70° |
|                     | 2               | no birds       |                            |
| 3/16/22 09:30/09:50 | 1               | no birds       | 5-8 MPH SW/ overcast 74°   |
|                     | 2               | no birds       |                            |
| 3/17/22 09:00/09:20 | 1               | bluejay        | 0- 5 NW MPH W/ clear 72°   |
|                     | 2               | no birds       |                            |
| 3/18/22 08:00/08:20 | 1               | no birds       | 0-5 NE MPH E/ clear 70°    |
|                     | 2               | no birds       |                            |

## **APPENDIX 2 – National Wetland Inventory Map**



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 600 Shumann Drive



March 20, 2022

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**BOUNDARY SURVEY**

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 8 AND TRACT A, BLOCK 406, SEBASTIAN HIGHLANDS, UNITS 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

LESS AND EXCEPT A PORTION OF LOT 8; SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 OF SAID PLAT; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SCHUMANN DRIVE; THENCE DEPART SAID NORTH RIGHT-OF-WAY LINE AND RUN N25°28'10"E, ALONG THE WEST LINE OF SAID LOT 8, FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE RUN S69°42'41"E, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 28.11 FEET; THENCE DEPART SAID NORTH LINE AND RUN S25°28'10"W, FOR A DISTANCE OF 108.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SCHUMANN DRIVE; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 384.73 FEET, A CHORD BEARING OF N62°26'44"W, AND A CHORD LENGTH OF 28.01 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACT B OF SAID PLAT; SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B, RUN S26°36'30"E, ALONG THE EAST LINE OF SAID TRACT B, FOR A DISTANCE OF 33.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID EAST LINE, S26°36'30"E, FOR A DISTANCE OF 149.34 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 406, OF SAID PLAT; THENCE RUN N69°42'41"W, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 77.66 FEET; THENCE DEPART SAID NORTH LINE AND RUN N25°28'10"E, FOR A DISTANCE OF 15.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING OF N00°34'05"W, AND A CHORD LENGTH OF 92.18 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°04'28", FOR A DISTANCE OF 95.43 FEET TO THE POINT OF BEGINNING.

**VICINITY MAP**



**REPORT OF SURVEY:**

- \* TYPE OF SURVEY: BOUNDARY
- \* THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201, VERO BEACH, FLORIDA 32960
- \* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY PLS# 5336
- \* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- \* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- \* THE LAST DATE OF FIELD WORK WAS: 8/09/2022
- \* BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- \* THE BEARING BASE FOR THIS SURVEY IS S89°57'17"E ALONG THE NORTH LINE OF LOT 1, SEBASTIAN HIGHLANDS UNIT 7; PLAT BOOK 6, PAGE 6 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- \* THE COORDINATES, IF SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- \* PLAT (P) AND DEED (D) BEARINGS AND DISTANCES, AS SHOWN ON THIS MAP, ARE FOR REFERENCE ONLY
- \* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- \* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- \* UNLESS A COMPARISON IS SHOWN, PLAT AND DEED VALUES AND MEASURED VALUES ARE THE SAME.
- \* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- \* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- \* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP #12061C0112 H, DATED DECEMBER 4, 2012.
- \* ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**ABBREVIATIONS**

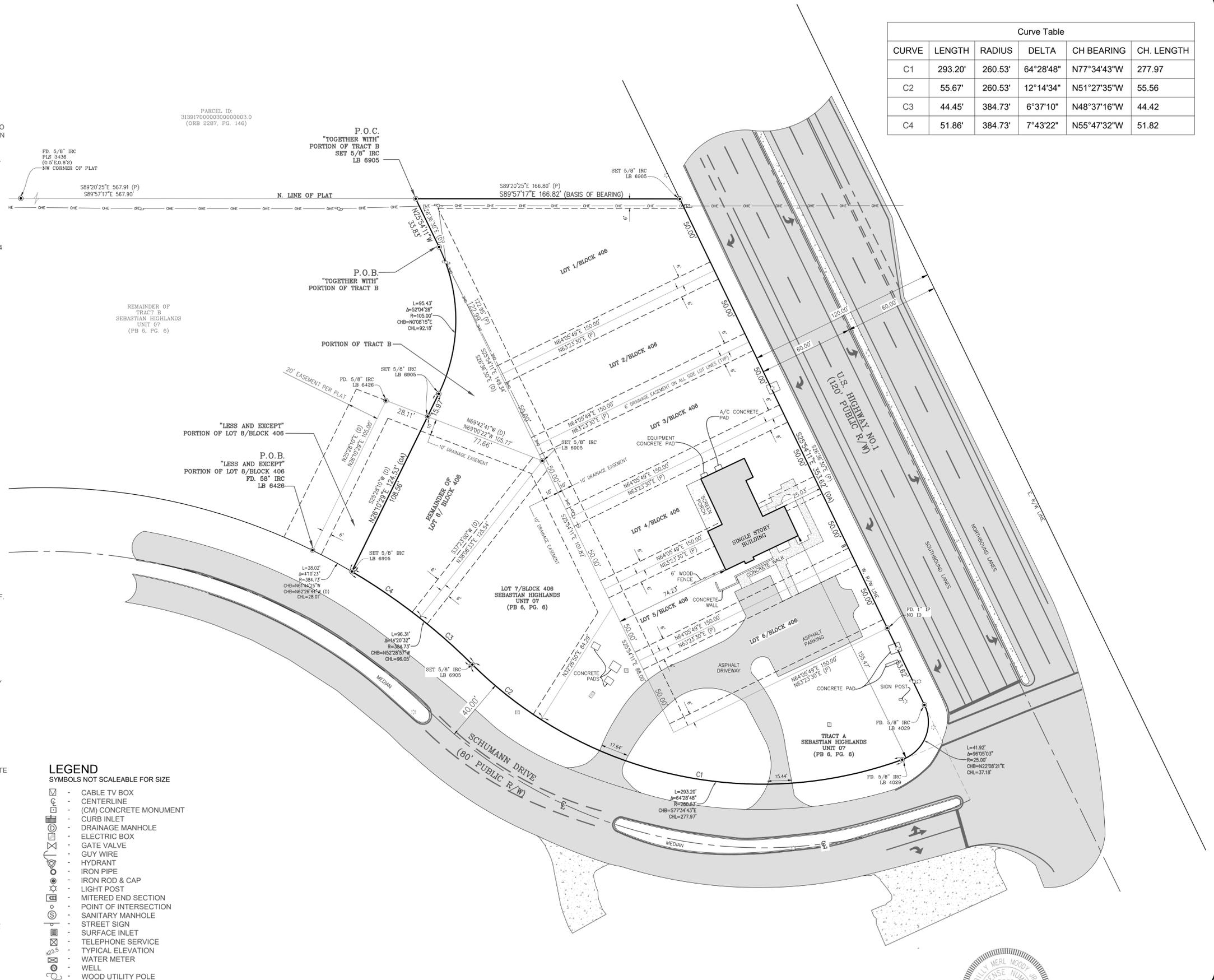
- B.M. - BENCHMARK
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- (D) - DEED
- FD - FOUND
- FFE - FINISHED FLOOR ELEVATION
- IP - IRON PIPE
- IRC - IRON ROD & CAP
- LB - LAND SURVEYING BUSINESS
- (M) - MEASURED
- NAVD88 - NORTH AMERICAN VERTICAL DATUM 1988
- ORB - OFFICIAL RECORDS BOOK
- (OA) - OVERALL
- (P) - PLAT
- (PB) - PLAT BOOK
- PBS - PLAT BOOK ST LUCIE COUNTY
- PCP - PERMANENT CONTROL POINT
- P/K - PARKER-KALLON
- PLS - PROFESSIONAL LAND SURVEYOR
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- R/W - RIGHT OF WAY

**LEGEND**

SYMBOLS NOT SCALEABLE FOR SIZE

- CABLE TV BOX
- CENTERLINE
- (CM) CONCRETE MONUMENT
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC BOX
- GATE VALVE
- GUY WIRE
- HYDRANT
- IRON PIPE
- IRON ROD & CAP
- LIGHT POST
- MITERED END SECTION
- POINT OF INTERSECTION
- SANITARY MANHOLE
- STREET SIGN
- SURFACE INLET
- TELEPHONE SERVICE
- TYPICAL ELEVATION
- WATER METER
- WELL
- WOOD UTILITY POLE

| Curve Table |         |         |           |             |            |
|-------------|---------|---------|-----------|-------------|------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CH BEARING  | CH. LENGTH |
| C1          | 293.20' | 260.53' | 64°28'48" | N77°34'43"W | 277.97     |
| C2          | 55.67'  | 260.53' | 12°14'34" | N51°27'35"W | 55.56      |
| C3          | 44.45'  | 384.73' | 6°37'10"  | N48°37'16"W | 44.42      |
| C4          | 51.86'  | 384.73' | 7°43'22"  | N55°47'32"W | 51.82      |



**MERIDIAN LAND SURVEYORS**  
 1717 INDIAN RIVER BLVD. SUITE 201  
 VERO BEACH, FL. 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: MLS6905LB@GMAIL.COM

**GRAPHIC SCALE**  
 0 40 80 160 320  
 ( IN FEET )  
 1 inch = 80 ft.

**NORTH**

PLAT OF SURVEY FOR:  
**600 SCHUMANN DRIVE SEBASTIAN, FL 32958**

PROJECT NO: 22-017  
 DATE: 9/14/22  
 DRAWN BY: NJL  
 CHECKED BY: BM  
 SCALE: 1" = 30'

| REVISIONS |         |                           |
|-----------|---------|---------------------------|
| NO.       | DATE    | DESCRIPTION               |
| 1         | 1/11/24 | REVISED CITY TO SEBASTIAN |
|           |         | BY: NJL                   |

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

*Billy M. Moody*  
**BILLY M. MOODY**  
 LICENSE NUMBER 5336  
 9/18/2024  
 PSM #5336

SHEET  
**1 of 1**

# PRELIMINARY PLAT MAXWELL - SCHUMANN COMMERCIAL S/D

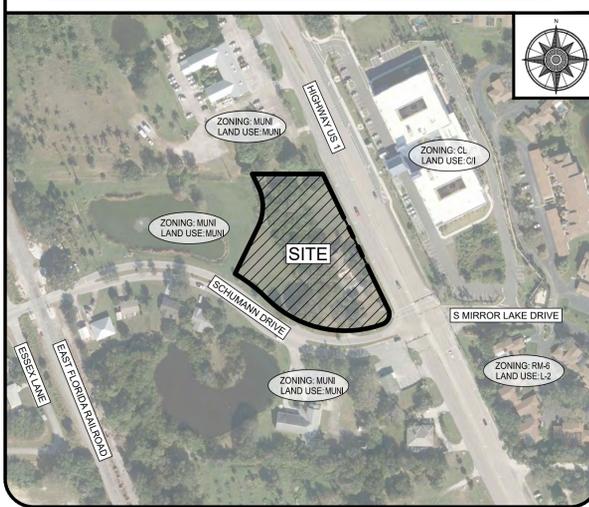
A REPLAT OF LOTS 1 THROUGH 8, TRACT A AND A PORTION OF TRACT B, BLOCK 406, SEBASTIAN HIGHLANDS, UNIT 7, PB. 6, P. 6, INDIAN RIVER COUNTY, FLORIDA

## 600 SCHUMANN DRIVE SEBASTIAN, FLORIDA 32958

### SECTION 17 , TOWNSHIP 31 , RANGE 39

### CITY OF SEBASTIAN

#### LOCATION MAP (SCALE 1" = 200')



#### VICINITY MAP (SCALE 1" = 200')



#### PROJECT INFORMATION

##### PROJECT INFORMATION

**OWNER:**  
SCHUMANN ROAD INDIAN RIVER LLC  
500 S FLORIDA AVE #700  
LAKELAND, FL 33501

**ENGINEER:**  
SCHULKE, BITTLE & STODDARD, LLC  
1717 INDIAN RIVER BLVD SUITE 201  
VERO BEACH, FL 32960  
TEL: (772) 770 - 9622  
FAX: (772) 770 - 9496

**SURVEYOR:**  
MERIDIAN LAND SURVEYORS, INC  
1717 INDIAN RIVER BLVD., SUITE 201  
VERO BEACH, FLORIDA 32960  
(772) 794-1213

**PROJECT DESCRIPTION:** COMMERCIAL DEVELOPMENT - SUBDIVIDE INTO TWO COMMERCIAL LOTS, INCLUDING SITE WORK TO CREATE TWO "PAD READY" SITES

**SITE ADDRESS:** 600 SCHUMANN DRIVE SEBASTIAN, FLORIDA 32958

**TAX I.D. NO.:**  
31391700002000100000.0  
31391700002000200000.1  
31391700002406000001.0  
31391700002406000004.0  
31391700002406000007.0

**FLOOD ZONE:** THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X\* PER FLOOD INSURANCE RATE MAP #1206100112 J, DATED 01/26/2023

**GROSS AREA:** 84,071 SF (1.93 AC)

**EXISTING ZONING/LAND USE:** COMMERCIAL GENERAL / GENERAL COMMERCIAL

**DEDICATION OF IMPROVEMENTS:** PUBLIC UTILITIES

**EXISTING SITE CONDITIONS:**  
- EXISTING 1 STORY BUILDING (MEDICAL USE) AND PARKING LOT

##### REQUIRED PERMITS:

CITY OF SEBASTIAN  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
LAND CLEARING PERMIT  
IRRIGATION  
SITE IMPROVEMENT  
SUBDIVISION CONSTRUCTION PERMIT  
STORMWATER PERMIT  
DE-WATERING PERMIT (IF REQUIRED)  
DEMO PERMIT  
R-O-W/ DRIVEWAY

INDIAN RIVER COUNTY  
UTILITY CONSTRUCTION PERMIT

S.J.R.W.M.D.  
ENVIRONMENTAL RESOURCE PERMIT - STORMWATER

F.D.E.P.  
NOTICE OF INTENT TO USE GENERIC PERMIT  
WASTEWATER CONNECTION  
WATER CONNECTION

I.R.C.W.O.H.  
WELL ABANDONMENT PERMIT (IF ANY WELLS FOUND ONSITE)  
SEPTIC TANK ABANDONMENT PERMIT  
PRE DEMOLITION PERMITTING AND INSPECTION

FDOT  
DRIVEWAY CONNECTION  
DRAINAGE CONNECTION  
GENERAL PERMIT - SIDEWALKS  
UTILITY CONSTRUCTION PERMIT

#### GENERAL NOTES

- SUBMITTALS**
    - PRODUCT DATA AND SHOP DRAWINGS**  
FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
    - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
    - SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:
      - UTILITIES:**  
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.
      - DRAINAGE:**  
ALL PIPE, FITTINGS, AND COMPONENTS THEREOF STRUCTURES, FRAMES, GRATES, LIDS, CASSETS, FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.
      - PAVING AND GRADING:**  
FOOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS, INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
      - SIGNING AND PAVEMENT MARKING:** PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.
      - IRRIGATION:**  
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL, PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.
  - ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
  - THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED, CERTIFYING TO REVIEW OF SUBMITTALS, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA AND COORDINATION OF THE INFORMATION WITH THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).
- TESTING**
    - WATER, PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
    - SEWER: EXFIL, TV, AND BACKFILL DENSITIES, PRESSURE TEST (MANS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COWB AND FDEP REQUIREMENTS.
    - DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
    - EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
    - SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.
  - AS-BUILTS**
    - GRAVING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT H/L/O/W POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS, PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
    - WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
    - GRAVITY SEWERS:  
SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.  
- MANS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION.  
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELLS, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
    - DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS. ALL PIPES, DIAMETER, TYPE/MATERIAL, LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
    - IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.
- OPERATION AND MAINTENANCE MANUALS**  
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
  - OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.
- WARRANTY**  
THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTEES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:  
- UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE (25% OF CONTRACT VALUE)  
- ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)
- OWNER TRAINING**  
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER, DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

#### LEGAL DESCRIPTION

LOTS 1 THROUGH 8 AND TRACT A, BLOCK 406, SEBASTIAN HIGHLANDS, UNITS 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

LESS AND EXCEPT A PORTION OF LOT 8; SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 OF SAID PLAT; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SCHUMANN DRIVE; THENCE DEPART SAID NORTH RIGHT-OF-WAY LINE AND RUN N25°28'10"E, ALONG THE WEST LINE OF SAID LOT 8, FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE RUN S69°42'41"E, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 28.11 FEET; THENCE DEPART SAID NORTH LINE AND RUN S25°28'10"W, FOR A DISTANCE OF 108.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SCHUMANN DRIVE; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 384.73 FEET, A CHORD BEARING OF N62°26'44"W, AND A CHORD LENGTH OF 28.01 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACT B OF SAID PLAT; SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B, RUN S26°36'30"E, ALONG THE EAST LINE OF SAID TRACT B, FOR A DISTANCE OF 33.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID EAST LINE, S26°36'30"E, FOR A DISTANCE OF 149.94 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 406, OF SAID PLAT; THENCE RUN N69°42'41"W, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 77.66 FEET; THENCE DEPART SAID NORTH LINE AND RUN N25°28'10"E, FOR A DISTANCE OF 15.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING OF N00°34'05"W, AND A CHORD LENGTH OF 92.18 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°04'28", FOR A DISTANCE OF 95.43 FEET TO THE POINT OF BEGINNING.

#### SHEET LIST TABLE

| #        | TITLE  |
|----------|--|
| C-000    | COVER SHEET                                  |
| C-100    | PRELIMINARY PLAT                             |
| C-200    | EXISTING SITE CONDITIONS                     |
| C-202    | GEOTECHNICAL REPORT AND SOIL BORINGS         |
| C-300    | STORMWATER POLLUTION PREVENTION PLAN         |
| C-301    | STORMWATER POLLUTION PREVENTION PLAN DETAILS |
| C-500    | PAVING, GRADING, DRAINAGE & UTILITY PLAN     |
| C-501    | PAVING, GRADING, DRAINAGE & UTILITY SECTIONS |
| C-510    | OFF-SITE IMPROVEMENTS - SCHUMANN DRIVE       |
| C-513    | PAVING AND GRADING DETAILS                   |
| C-514    | PAVING AND GRADING DETAILS CONT.             |
| C-515    | PAVING AND GRADING DETAILS CONT.             |
| C-517    | TYPICAL PAVEMENT MARKING DETAILS             |
| G-531    | IRC STANDARD UTILITY DETAILS - SEWER         |
| G-532    | IRC STANDARD UTILITY DETAILS - WATER         |
| G-533    | IRC STANDARD UTILITY DETAILS - WATER CONT.   |
| G-534    | IRC STANDARD UTILITY DETAILS - MISC.         |
| C-600    | LANDSCAPING PLAN                             |
| C-601    | LANDSCAPE PLAN OFFSITE                       |
| ATTACHED | SURVEY                                       |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING  
REGISTRY #8668

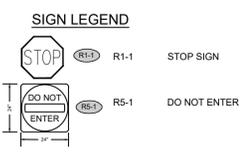
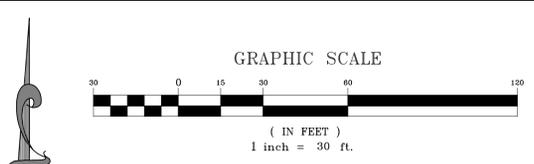
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

| MARK | REVISION                       | DATE     |
|------|--------------------------------|----------|
| 5    | REV. PER 08/10/25 COS COMMENTS | 07/18/25 |
| 6    | REV. PER FDOT COMMENTS         | 08/11/25 |
| 7    | REV. PER COS COMMENTS          | 01/07/26 |

Signed by:  
  
DATE: 1/7/2026  
JOSEPH W. SCHULKE, P.E. REG. No 47048  
JOSHUA B. BITTLE, P.E. REG. No 57395  
WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605



Know what's below.  
Call before you dig.



**SITE DATA**

OWNER:  
SCHUMANN ROAD INDIAN RIVER LLC  
500 FLORIDA AVE #700  
LAKELAND, FL 33801

ENGINEER:  
SCHULKE, BITTLE & STODDARD, LLC  
1717 INDIAN RIVER BLVD SUITE 201  
VERO BEACH, FL 32960  
TEL: (772) 770 - 9622  
FAX: (772) 770 - 9496

SITE ADDRESS: 600 SCHUMANN DRIVE, SEBASTIAN, FLORIDA 32958

TAX I.D. NO:  
31391700002000100000.0  
31391700002000200000.1  
31391700002406000001.0  
31391700002406000004.0  
31391700002406000007.0

ZONING: CG  
LAND USE: GENERAL COMMERCIAL

FLOOD ZONE: THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X' PER FLOOD INSURANCE RATE MAP #12061C0112 J, DATED 01/26/2023

OVERALL SITE AREA: 84,071 SF (1.93 AC)

EXISTING SITE CONDITIONS  
- EXISTING 1 STORY BUILDING AND PARKING LOT (TO BE DEMOLISHED)

MIN. SETBACKS  
- FRONT: 0 FT  
- SIDE: 5 FT  
- REAR: 10 FT

MAX. FAR - .60  
MAX. HEIGHT - 35 FT  
OPEN SPACE - 20% MIN. (16,814 SF)

TRAFFIC CALCULATIONS

|   | DAILY TRIPS | PM PEAK HOUR |
|---|-------------|--------------|
| LOT 1:<br>FAST-FOOD RESTAURANT W/ DRIVE-THRU (2400 SF) (ITE 934): | 1122        | 79           |
| LOT 2:<br>CONVENIENCE STORE/GAS STATION (4800 SF) (ITE 945):      | 2571        | 228          |
| TOTAL   | 3693        | 307          |

\* THESE ARE ASSUMED WORST CASE USES AND TRAFFIC INTENSITIES. THE ACTUAL USE ON EACH LOT IS NOT DETERMINED AND SEPARATE FUTURE SITE PLANS WILL BE SUBMITTED TO THE CITY WITH ANY PROPOSAL TO DEVELOP EITHER PLATTED LOT.

MIN. SETBACKS  
- FRONT: 0 FT  
- SIDE: 5 FT  
- REAR: 10 FT

LAND USE  
LOT 1 - COMMERCIAL 0.65 ACRES  
LOT 2 - COMMERCIAL 1.31 ACRES

TRAFFIC CALCULATIONS

|   | DAILY TRIPS | PM PEAK HOUR |
|---|-------------|--------------|
| LOT 1:<br>FAST-FOOD RESTAURANT W/ DRIVE-THRU (2400 SF) (ITE 934): | 1122        | 79           |
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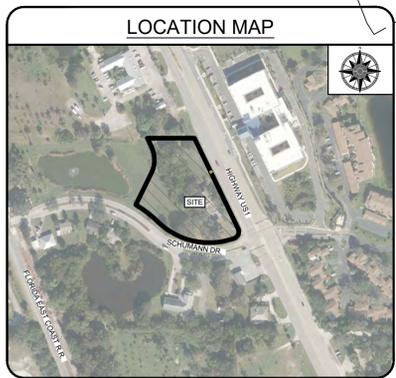
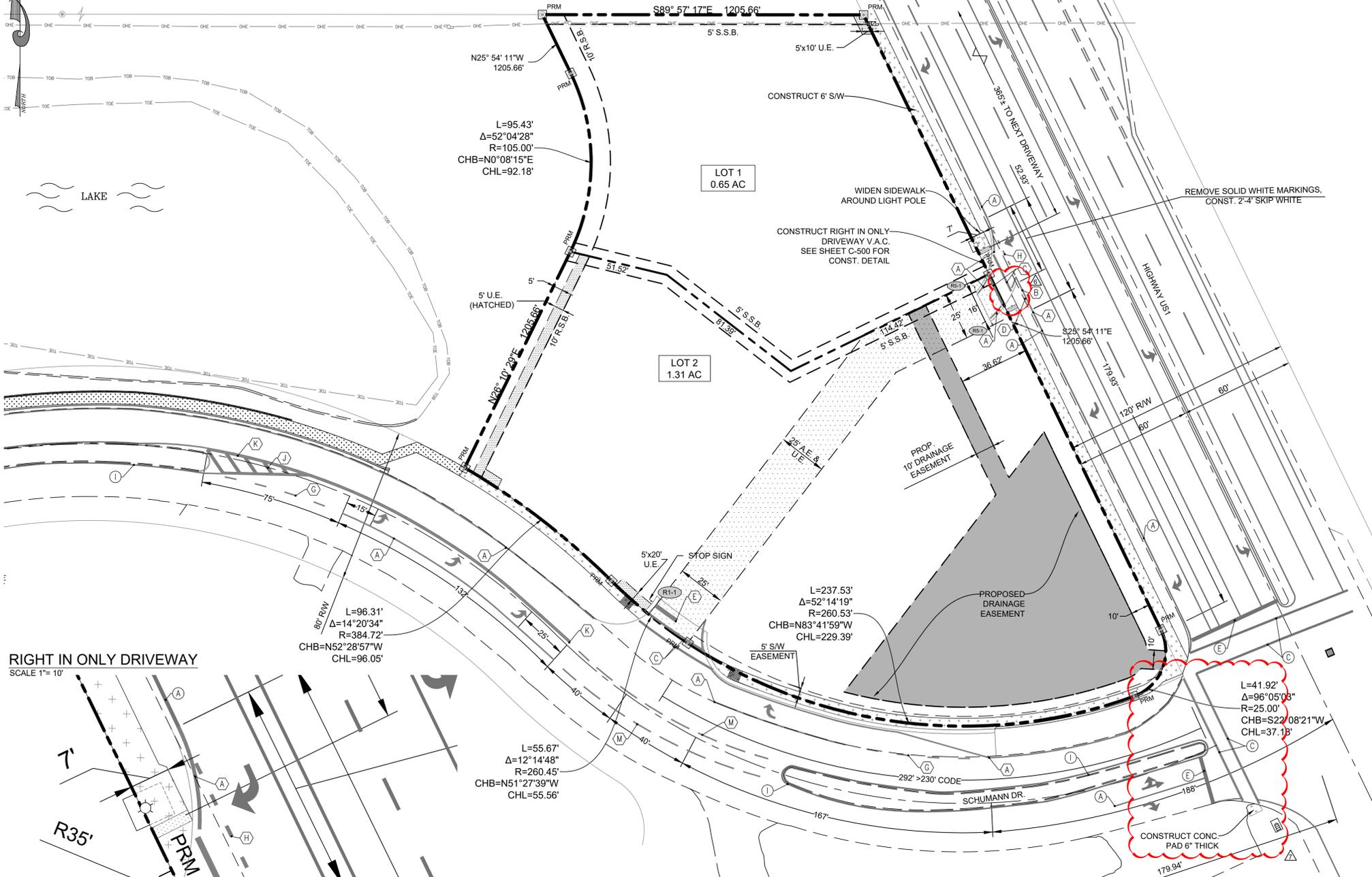
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**STRIPING LEGEND**

|                                      |   |                           |
|--------------------------------------|---|---------------------------|
| A = 6" SOLID WHITE                   | X | PROPOSED STRIPING/MARKING |
| B = 8" SOLID WHITE                   |   |                           |
| C = 12" SOLID WHITE                  |   |                           |
| D = 18" SOLID WHITE                  |   |                           |
| E = 24" SOLID WHITE                  |   |                           |
| F = 6" SKIP WHITE TYP (10'-30')      | X | EXISTING STRIPING/MARKING |
| G = 6" SKIP WHITE TYP (6'-10')       |   |                           |
| H = 6" SKIP WHITE TYP (2'-4')        |   |                           |
| I = 6" SOLID YELLOW                  |   |                           |
| J = 18" SOLID YELLOW                 |   |                           |
| K = 6" DOUBLE YELLOW                 |   |                           |
| L = 6" SKIP YELLOW TYP (10'-30')     |   |                           |
| M = 6" SKIP YELLOW TYP (6'-10')      |   |                           |
| N = 6" SKIP YELLOW TYP (2'-4')       |   |                           |
| P = RPM MONO-DIRECTIONAL WHITE/AMBER |   |                           |
| Q = RPM BI-DIRECTIONAL AMBER/AMBER   |   |                           |
| R = FDP WHITE                        |   |                           |
| S = FDP YELLOW                       |   |                           |
| T = RPM BI-DIREC. WHITE/RED          |   |                           |
| U = RPM BI-DIRECTIONAL YELLOW/YELLOW |   |                           |

NOTE: FDP DENOTES FLEXIBLE DELINEATOR POST.

**ABBREVIATIONS**

|              |                             |
|--------------|-----------------------------|
| A.E.         | ACCESS EASEMENT             |
| U.E.         | UTILITY EASEMENT            |
| D.E.         | DRAINAGE EASEMENT           |
| D.E.         | DRAINAGE EASEMENT TO C.O.S. |
| S/W EASEMENT | SIDEWALK EASEMENT           |

**SYMBOL LEGEND**

|     |                    |
|-----|--------------------|
| PRM | SET PRM            |
| ⊙   | SET IRON ROD & CAP |
| ⊕   | 30"x 30" STOP SIGN |

DATE: 04/12/2023

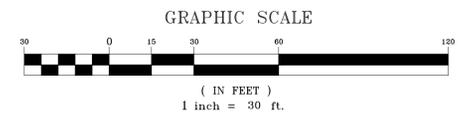
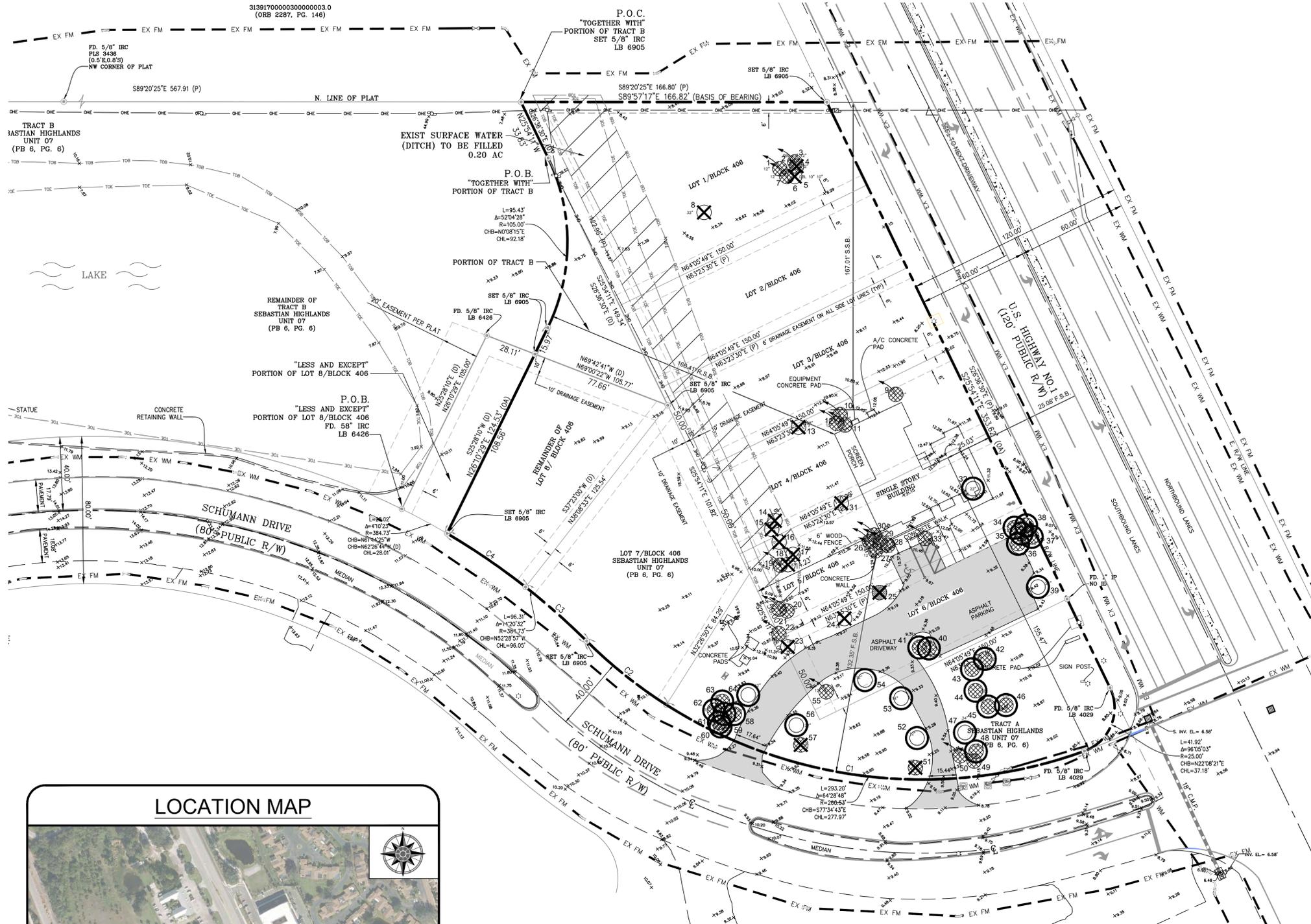
|          |      |    |                       |
|----------|------|----|-----------------------|
| NO. REV. | DATE | BY | REVISION              |
| 6        |      |    | REV PER FOOT COMMENTS |
| 7        |      |    | REV PER FOOT COMMENTS |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
CERTIFICATION OF AUTHORIZATION NO.: 0008668  
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 770-9622 FAX 772 770-9496 EMAIL info@sbsengineers.com

PRELIMINARY PLAT

MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN

Signed by: Joseph Schulte  
1/7/2026  
SHEET C-100  
PROJECT NO. 22-031



**SITE DATA**

**OWNER:**  
SCHUMANN ROAD INDIAN RIVER LLC  
500 FLORIDA AVE #700  
LAKELAND, FL 33801

**ENGINEER:**  
SCHULKE, BITTLE & STODDARD, LLC  
1717 INDIAN RIVER BLVD SUITE 201  
VERO BEACH, FL 32960  
TEL: (772) 770-9622  
FAX: (772) 770-9496

**SITE ADDRESS:** 600 SCHUMANN DRIVE, SEBASTIAN, FLORIDA 32958

**TAX I.D. NO.:**  
31391700002000100000.0  
31391700002000200000.1  
31391700002406000001.0  
31391700002406000004.0  
31391700002406000007.0

**ZONING:** CG  
**LAND USE:** GENERAL COMMERCIAL

**FLOOD ZONE:** THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X\* PER FLOOD INSURANCE RATE MAP #12061C0112 J, DATED 01/26/2023

**OVERALL SITE AREA:** 84,071 SF (1.93 AC)

**EXISTING SITE CONDITIONS**  
- EXISTING 1 STORY BUILDING AND PARKING LOT

| MIN. SETBACKS | CODE  | EXIST     | EXISTING SITE DATA |                  |
|---------------|-------|-----------|--------------------|------------------|
| - FRONT:      | 0 FT  | 25.2 FT   | - BUILDINGS        | 2,139.74 SF 3%   |
| - SIDE:       | 5 FT  | 132.35 FT | - PAVEMENT         | 8,902.07 SF 10%  |
| - REAR:       | 10 FT | 166.41 FT | - TOTAL IMPERVIOUS | 11,041.81 SF 13% |
|               |       |           | - OPEN SPACE       | 74,095.91 SF 87% |
|               |       |           |                    | FAR: 0.03        |

**LEGAL DESCRIPTION**

LOTS 1 THROUGH 8 AND TRACT A, BLOCK 406, SEBASTIAN HIGHLANDS, UNITS 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF LOT 8, SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 OF SAID PLAT; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SCHUMANN DRIVE; THENCE DEPART SAID NORTH RIGHT-OF-WAY LINE AND RUN N25°28'10"E, ALONG THE WEST LINE OF SAID LOT 8, FOR A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE RUN S69°42'41"E, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 28.11 FEET; THENCE DEPART SAID NORTH LINE AND RUN S25°28'10"W, FOR A DISTANCE OF 108.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SCHUMANN DRIVE; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 384.73 FEET, A CHORD BEARING OF N62°26'44"W, AND A CHORD LENGTH OF 28.01 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACT B OF SAID PLAT; SAID PORTION BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT B, RUN S26°36'30"E, ALONG THE EAST LINE OF SAID TRACT B, FOR A DISTANCE OF 33.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID EAST LINE, S26°36'30"E, FOR A DISTANCE OF 149.34 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 406, OF SAID PLAT; THENCE RUN N89°42'41"W, ALONG THE NORTH LINE OF SAID LOT 8, FOR A DISTANCE OF 77.66 FEET; THENCE DEPART SAID NORTH LINE AND RUN N25°28'10"E, FOR A DISTANCE OF 15.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING OF N03°34'05"W, AND A CHORD LENGTH OF 92.18 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°40'28", FOR A DISTANCE OF 95.43 FEET TO THE POINT OF BEGINNING.

**LOCATION MAP**



| EXISTING TREES |              |     |          |
|----------------|--------------|-----|----------|----------------|--------------|-----|----------|----------------|--------------|-----|----------|----------------|--------------|-----|----------|----------------|--------------|-----|----------|
| #              | TREE SPECIES | DBH | OTHER    | #              | TREE SPECIES | DBH | OTHER    | #              | TREE SPECIES | DBH | OTHER    | #              | TREE SPECIES | DBH | OTHER    | #              | TREE SPECIES | DBH | OTHER    |
| 1              | PALM         | 12" | RELOCATE | 14             | OAK          | 10" | REMOVE   | 27             | PALM         | 12" | RELOCATE | 40             | PALM         | 12" | REMAIN   | 53             | OAK          | 14" | REMAIN   |
| 2              | PALM         | 12" | RELOCATE | 15             | OAK          | 10" | REMOVE   | 28             | PALM         | 12" | RELOCATE | 41             | PALM         | 12" | REMAIN   | 54             | OAK          | 12" | REMAIN   |
| 3              | PALM         | 12" | RELOCATE | 16             | OAK          | 10" | REMOVE   | 29             | PALM         | 12" | RELOCATE | 42             | PALM         | 12" | REMAIN   | 55             | PALM         | 12" | RELOCATE |
| 4              | PALM         | 12" | REMOVE   | 17             | OAK          | 14" | REMOVE   | 30             | PALM         | 12" | RELOCATE | 43             | PALM         | 12" | REMAIN   | 56             | OAK          | 22" | REMAIN   |
| 5              | OAK          | 10" | REMOVE   | 18             | OAK          | 6"  | REMOVE   | 31             | OAK          | 40" | REMOVE   | 44             | PALM         | 12" | REMAIN   | 57             | PALM         | 6"  | REMOVE   |
| 6              | OAK          | 10" | REMOVE   | 19             | PALM         | 12" | RELOCATE | 32             | OAK          | 22" | REMAIN   | 45             | PALM         | 12" | REMAIN   | 58             | PALM         | 10" | REMAIN   |
| 7              | PALM         | 12" | RELOCATE | 20             | PALM         | 12" | RELOCATE | 33             | PALM         | 10" | RELOCATE | 46             | PALM         | 12" | REMAIN   | 59             | PALM         | 12" | REMAIN   |
| 8              | OAK          | 32" | REMOVE   | 21             | PALM         | 12" | RELOCATE | 34             | PALM         | 12" | REMAIN   | 47             | OAK          | 34" | REMAIN   | 60             | PALM         | 12" | REMAIN   |
| 9              | PALM         | 12" | RELOCATE | 22             | PALM         | 10" | RELOCATE | 35             | PALM         | 12" | REMAIN   | 48             | PALM         | 12" | REMAIN   | 61             | PALM         | 10" | REMAIN   |
| 10             | PALM         | 12" | RELOCATE | 23             | OAK          | 18" | REMOVE   | 36             | PALM         | 12" | REMAIN   | 49             | PALM         | 12" | RELOCATE | 62             | PALM         | 12" | REMAIN   |

**TREE LEGEND**

- OAK TO REMAIN (8 TREES)
- OAK TO REMOVE (12 TREES)
- OAK TO RELOCATE (0 TREES)\*
- CABBAGE PALM TO REMAIN (19 TREES)
- CABBAGE PALM TO REMOVE (3 TREES)
- CABBAGE PALM TO RELOCATE (21 TREES)\* (15 OFF-SITE) (6 ONSITE)
- PINE TREE
- PINE TREE TO REMOVE (1 TREES)

**MITIGATION REQUIRED**

- SPECIMEN TREES TO BE REMOVED: >10" = 12 TREES
- REPLACE WITH (12) TREES: 12" HEIGHT / 2 1/2" DIA.

\* NOTE: "A FULL PROPOSAL FOR THE RELOCATION OF THE TREES, INCLUDING THE METHODS AND PROPOSED TIMELINES, WILL BE REQUIRED BY THE CITY OF SEBASTIAN DURING THE LAND CLEARING AND SITE IMPROVEMENT PERMITTING STAGES. THIS PROPOSAL MUST BE APPROVED BY THE CITY OF SEBASTIAN PRIOR TO ANY TREE RELOCATION ACTIVITIES TAKING PLACE."

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 00008688  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772 770-9622 FAX 772 770-9496 EMAIL info@sbsengineers.com

**MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN**

**EXISTING SITE CONDITIONS**

SHEET: **C-200**  
 PROJECT NO: 22-031



MX Properties, Inc.  
Todd Maxwell  
500 South Florida Ave, Ste. 700  
Lakeland, FL 33801

May 30, 2024

Re: 600 Schumann Drive & US Highway 1  
Sebastian, Florida  
KSM Project #: 2201858-p

Dear Mr. Maxwell:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the above referenced site. The intent of our investigation was to provide aquifer parameters at boring locations. Presentation of the data gathered during the investigation is included in this report.

**Scope of Work and Professional Service Agreement:**

The scope of work and the agreement to perform a geotechnical exploration is contingent upon KSM's April 26, 2024, proposal to Todd Maxwell.

**Site Description:**

**Location & Physiography** – The project site is located on the northwestern corner of Schumann Drive and US Highway 1, in Sebastian, Florida. At the time of drilling, the site was found to be fairly flat with an existing structure. Vegetation on the site consisted mostly of light surface ground cover vegetation and many trees.

**Project Description:**

The following information is based, in part, on our review of the Conceptual plan sheet, which was provided to KSM by Schulte, Bittle & Stoddard, LLC, dated April 25, 2022. If this document has been superseded, or if any changes have been made to this plan sheet, please contact KSM to submit the current plan sheets, so we can make any adjustments and revise this report, if and as necessary. Brief summaries of the developmental features shown on the plans are described below.

The proposed development will consist of the construction of two (2) one-story commercial buildings, one (1) typical gas pump canopy, two (2) groundwater management areas, associated on-site pavement areas and two (2) turn lanes on Schumann Drive. The requested scope of our services at this time is limited to testing within the proposed dry ponds that are proposed to be installed in the southeastern and northwestern quadrants of the site.

600 Schumann Drive & US Highway 1  
Sebastian, Florida  
KSM Project #: 2201858-p



**The scope of our study consisted of the following tasks:**

- Performed a review of the surficial soil maps, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NCRS).
- Performed soil borings within the approximate locations of the proposed dry ponds.
- Measured the depth to the surface of the groundwater body at each boring.
- Performed in-field "Usual Open Hole Test" procedures at the aforementioned boring locations.
- Collected soil samples necessary to estimate aquifer parameters.
- Reviewed the soil samples and field soil boring logs (by a geotechnical engineer) in our laboratory and assigned analytical laboratory testing to selected samples.
- Performed the assigned analytical laboratory tests on the selected soil samples.
- Evaluated the discovered subsurface conditions with respect to the proposed project and prepared estimated aquifer parameters for the tested locations.
- Prepared this report to document our findings.

**NCRS Surficial Soil Information:**

Based on KSM's review of the USDA soils survey, NCRS indicates that the following USDA soil mapping units were identified within the limits of the project.

**4. Immokalee Fine Sand** – The typical profile of this soil reportedly consists of layers of fine sand that extend from the surface to a depth greater than 6.7 feet. The seasonal high ground water table is anticipated to be located at an approximate depth range of 0.5 to 1.5 feet below existing grade.

**Site Investigation:**

**Subsurface Testing** – KSM's site investigation program consisted of performing the following exploration operations and field tests:

- Two (2) Standard Penetration Test (SPT) borings, denoted as PB, terminated at an approximate depth of 20 feet below the existing ground surface, which were performed within the limits of the proposed dry ponds.
- Two (2) "Usual Open-Hole" Tests, denoted as P-1 and P-2, were performed at an approximate depth of 5 feet below existing grade adjacent to the SPT borings.

600 Schumann Drive & US Highway 1  
Sebastian, Florida  
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**Soil Classification** – The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed under the supervision of a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current Unified Soil Classification System (ASTM D 2487).

**General Subsurface Soil Classification Summary** – The following table outlines the general subsurface conditions that were encountered during our investigation. Refer to the boring logs and location map for specific information regarding our interpretation of the field boring logs.

| Generalized Soil Profile             |  |
|--------------------------------------|--|
| Approximate Depth Below Grade (Feet) | Discovered Subsurface Conditions                               |
| 0 to 11                              | Loose to medium-dense sand with near surface roots             |
| 11 to 20                             | Loose to medium-dense slightly silty sand with shell fragments |

**SPT Borings** – The SPT boring profiles contain "N" values. These "N" values represent the number of hammer blows required to advance the split spoon sampler 12 inches. The "N" values have been empirically correlated with various soil properties and are indicative of the relative density of the soils. The "N" values were obtained by means of an automatic hammer. The following table presents relative densities of cohesionless/granular soils and their corresponding ranges of SPT data.

| SPT "N" Value Interpretation |                  |
|------------------------------|------------------|
| Relative Density             | Automatic Hammer |
| Very Loose                   | 0 – 3            |
| Loose                        | 3 – 8            |
| Medium Dense                 | 8 – 24           |
| Dense                        | 24 – 40          |
| Very Dense                   | >40              |

All testing was performed in general accordance with applicable ASTM Standards and/or industry standards with a standard practice of care.

**Groundwater Surface Depths** – Following the completion of each soil boring, the groundwater was allowed to attain an equilibrium level, and the approximate depth to the observed groundwater was measured from the existing ground surface. The measured depth was recorded on the field log. The observed groundwater was measured at approximate depths ranging from 3.8 to 5.5 feet below existing grade.

The records of the soils encountered, the penetration resistances, and groundwater levels are documented on the attached boring logs.

600 Schumann Drive & US Highway 1  
Sebastian, Florida  
KSM Project #: 2201858-p



**Analytical Laboratory Testing:**

**Natural Moisture Content** – Testing was performed in general accordance with procedures described in ASTM D 2216-19.

**Fines Content** – Testing was performed in general accordance with procedures described in ASTM D 1140-17.

The following tests were performed on the soils listed below:

| Analytical Laboratory Testing Results |                   |   |         |            |  |
|---------------------------------------|-------------------|---|---------|------------|--|
| Boring                                | Sample Depth (ft) | Soil Description                              | Fines % | Moisture % |  |
| PB-1                                  | 0 – 2             | Gray Sand with Traces of Roots                | 1.9     | 1.1        |  |
| PB-1                                  | 2 – 4             | Light Gray Sand                               | 1.2     | 0.9        |  |
| PB-1                                  | 4.5 – 6           | Brown Sand                                    | 3.1     | 16.8       |  |
| PB-1                                  | 11 – 12.5         | Gray Slightly Silty Sand with Shell Fragments | 7.8     | 22.2       |  |

**Estimated Aquifer Parameters:**

**Factor of Safety** – KSM has not applied a factor of safety to the estimated aquifer parameters delineated within this report. The Engineer of Record is responsible for applying the appropriate factor(s) of safety to the estimated aquifer parameters contained within this report for use in their design.

**In-Field Testing** – At the test location, a Usual Condition Test was performed in general accordance with the Florida Water Management District described procedures for the "Usual Open-Hole Test" method.

| In-Field Testing – Estimated Aquifer Parameters |                             |  |
|---|-----------------------------|--|
| Test Location (See Location Plan)               | Approximate Test Depth (ft) | Hydraulic Conductivity (CFS/SF- Ft Head) |
| P-1   | 5'                          | 4.9 x 10 <sup>-4</sup>                   |
| P-2   | 5'                          | 4.0 x 10 <sup>-4</sup>                   |

**Laboratory Testing and Professional Judgement** – Selected samples obtained from our site investigation were tested in our laboratory in general accordance with ASTM D2434, ASTM D1140-17 and ASTM C136.

600 Schumann Drive & US Highway 1  
Sebastian, Florida  
KSM Project #: 2201858-p



| Estimated Aquifer Parameters – Laboratory Testing & Professional Judgement |                    |  |                                      |     |     |                   |                  |
|--|--------------------|--|--------------------------------------|-----|-----|-------------------|------------------|
| Test Location  | Stratum Depth (ft) | Horizontal Saturated Flow Rate (in/hr) | Vertical Saturated Flow Rate (in/hr) | Cu  | Cc  | Fines Content (%) | Fineness Modulus |
| P-1, PB-1  | 0 – 2              | 24.2                                   | 16                                   | 2.5 | 1.0 | 1.9               | 1.6              |
|  | 2 – 4.5            | 23.0                                   | 15                                   | 2.3 | 1.0 | 1.2               | 1.6              |
|  | 4.5 – 11           | 3.7                                    | 2.5                                  | 2.2 | 0.9 | 3.1               | 1.6              |
| P-2, PB-2  | 11 – 20            | 3*                                     | 1                                    | 4.3 | 0.9 | 7.8               | 1.8              |
|  | 0 – 5              | 23.3                                   | 15                                   | 2.5 | 1.0 | 1.9               | 1.6              |
|  | 5 – 11             | 3.7                                    | 2.5                                  | 2.2 | 0.9 | 3.1               | 1.6              |
|  | 11 – 20            | 3*                                     | 1                                    | 4.3 | 0.9 | 7.8               | 1.8              |

\*Estimation, based, in part, on our review of the retrieved samples and our interpretation of laboratory results and SWM92 Special Publication S-23-SPT10, Correlation of Hydraulic Conductivity with Friction by Weight Passing the U.S. No. 200 Sieve (Poorly Graded Fine Sands).

**Vertical Flow Rates** – We consider the measured permeability rate to be indicative of a saturated horizontal permeability. Experience and published references have indicated that unsaturated vertical permeability as used in some locally available groundwater models is typically 2/3 to 1/2 the saturated value.

**Flow Restrictive Stratum** – Based on the results of our soil borings and laboratory testing, we encountered a stratum which we estimate exhibit restrictive flow rates relative to the overlying stratum, which is described below.

- Deposits of gray slightly silty sand, encountered at a depth range from 11 to 20 feet below existing grade in borings PB-1 and PB-2.

**Seasonal Groundwater Fluctuation** – The following table delineates the observed groundwater surface depths, together with the estimated normal wet season and normal dry season water table depths (below existing grade) for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA, NCRS Soil Survey.

| Water Table Observations          |                                   |                                  |                                  |
|-----------------------------------|-----------------------------------|----------------------------------|----------------------------------|
| Test Location (See Location Plan) | Depth (feet) Below Existing Grade |                                  |                                  |
|                                   | Observed Water Table              | Estimated Wet Season Water Table | Estimated Dry Season Water Table |
| P-1, PB-1                         | 5.5' Below Grade                  | 2.8' Below Grade                 | 6.3' Below Grade                 |
| P-2, PB-2                         | 3.8' Below Grade                  | 1.3' Below Grade                 | 4.5' Below Grade                 |

| DATE     | REVISION                |
|----------|-------------------------|
| 01/17/25 | REV. PER H1373 COMMENTS |
| 05/16/25 | REV. PER FOOT COMMENTS  |
| 06/23/25 | REV. PER COMMENTS       |
| 07/10/25 | REV. PER FOOT COMMENTS  |
| 07/10/25 | REV. PER COMMENTS       |

KSM ENGINEERING AND TESTING  
 600 SCHUMANN DRIVE & US HIGHWAY 1  
 SEBASTIAN, FLORIDA 32960  
 TEL: 772-589-6488  
 FAX: 772-589-6488  
 WWW.KSMENGINEERING.COM  
 PROJECT NO. 22-01858-P  
 SHEET NO. 08-12-24  
 DATE  
 DESIGNED BY: AWS  
 DRAWN BY: LIF  
 CHECKED BY: AWS  
 SCALE: AS NOTED  
 DATE: 08-12-24

SCHULKE, BITTLE & STODDARD, L.L.C.  
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING  
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 TEL: 772-770-9622 FAX: 772-770-9496 EMAIL: info@sbseengineers.com

GEOTECHNICAL REPORT AND SOIL BORINGS

MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN  
 SHEET C-202  
 PROJECT NO. 22-031

LAST SAVED: 7/17/2025 1:20:09 PM. SAVED BY: LULLY, DRAWING: 132222-031 MAXWELL 000 SCHUMANN DR CED PRODUCTION DRAWINGS PRELIMINARY PLAT 122-031 C-202 GEOTECHNICAL REPORT AND SOIL BORINGS DWG. PLOT DATE: 1/7/2025 2:47:26 PM. PLOTTED BY: LULLY

600 Schumann Drive & US Highway 1  
Sebastian, Florida  
KSM Project #: 2201858-p



**Hydrologic Soil Group (HSG) Classification and Estimated Fillable Porosity** – The HSG classification was estimated based on our interpretation of the estimated aquifer parameters at the time of our investigation and guidance provided by the USDA National Engineering Handbook. KSM has estimated the fillable porosity of the soils above the estimated wet season water table.

| HSG and Estimated Fillable Porosity |     |                   |
|-------------------------------------|-----|-------------------|
| Location                            | HSG | Fillable Porosity |
| P-1                                 | A   | 30%               |
| P-2                                 | A/D | 30%               |

**Closure:**

The estimated aquifer parameters are based, in part, on our understanding of published peer reviewed resources and our interpretations and evaluations of the site investigation and laboratory test results. If additional geotechnical parameters or recommendations are desired, please contact our office. Upon request KSM will provide a scope and fee for any requested additional services.

**Standard of Care** - This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. The procedural standards noted in this report are in reference to methodology in general. In some cases, variations to methods were applied because of local practice or professional judgement. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

**Limitations** - Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to have been of assistance to you in this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

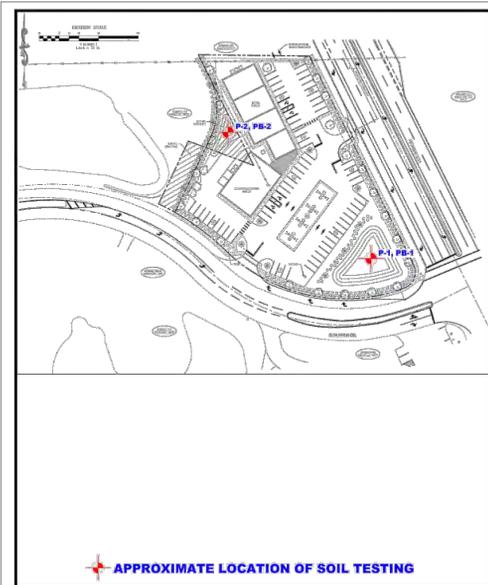
Respectfully,

Digitally signed by Cody C Clawson  
Date: 2024.05.30 11:39:43 -04'00'



Cody C. Clawson, P.E.  
Geotechnical Engineer  
Florida Lic. No. 91598

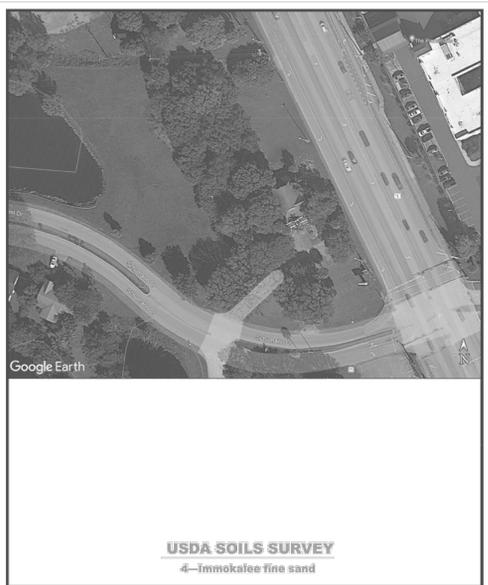
CC/cv  
Email to: tm4615@gmail.com; jschulke@sbseengineers.com; admin1@sbseengineers.com



PROJECT: 600 Schumann Drive & US Highway 1, Sebastian, Florida

SHEET 1 OF 2  
FORM #: PROJECT #: 2201858-p

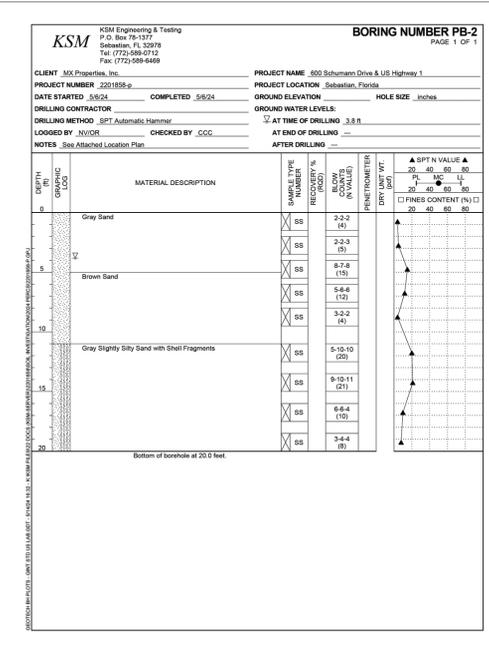
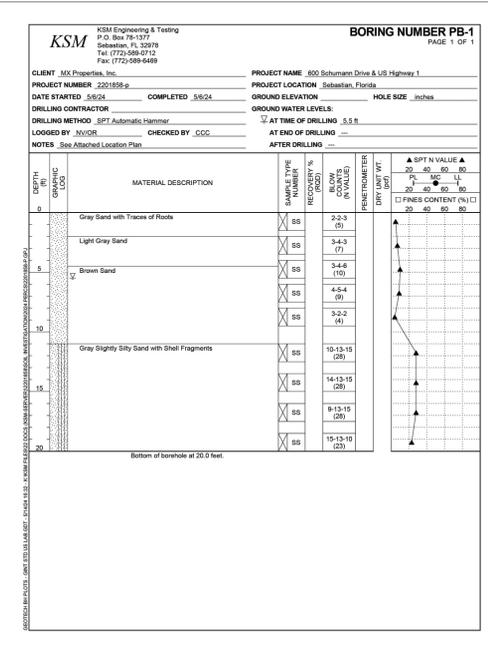
DESIGNED BY: C.C.  
DATE: 20240530  
SCALE: NOT TO SCALE



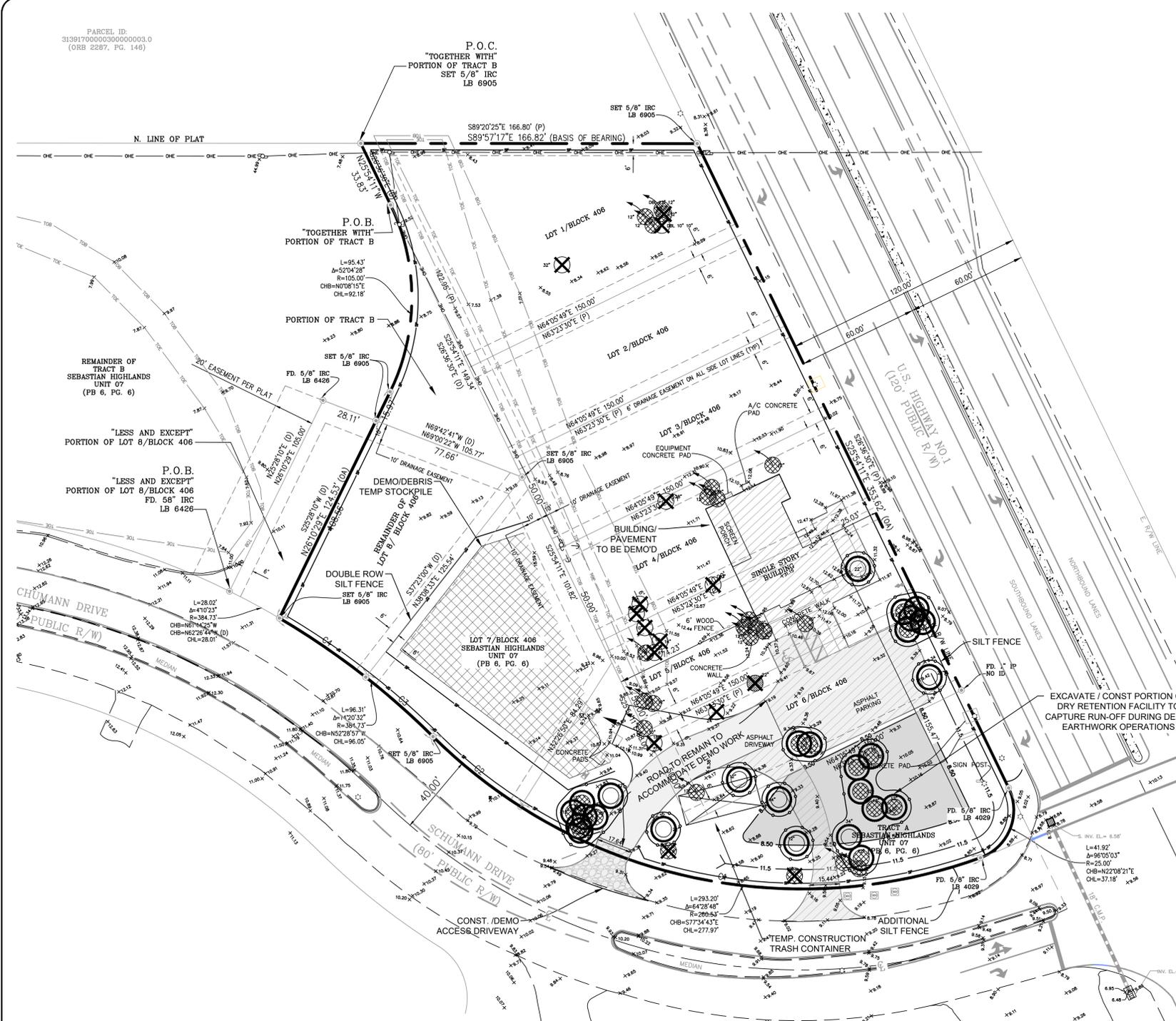
PROJECT: 600 Schumann Drive & US Highway 1, Sebastian, Florida

SHEET 2 OF 2  
FORM #: PROJECT #: 2201858-p

DESIGNED BY: C.C.  
DATE: 20240530  
SCALE: NOT TO SCALE



PARCEL ID:  
3139170000030000003.0  
(ORB 2287, PG. 146)



**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 ANY 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 CONTRACTOR 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 (2" OR GREATER) 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. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERATING 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 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, 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 APPLIES 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.
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. IN ADDITION TO THESE PLANS.
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 REQUIREMENTS.
17. POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE. NOI TO BE POSTED ON SITE.
18. NO TURBID DISCHARGE, TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
19. DEWATERING ACTIVITIES:
  - A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
  - B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE SURVIVOR CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL CONSTRUCTION SURVIVOR CONSUMPTIVE USE PERMIT" UNLESS DEWATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
  - C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING TRENCHES AND TRENCH AREAS (PODS AREAS) MAY BE EXEMPT FROM THIS CONDITION, CONTRACTOR TO CONFIRM WITH SJRWMD.
  - D. NO TURBID DISCHARGE, TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER AND TO CITY OF SEBASTIAN.
  - E. IF DEWATERING IS NECESSARY, THE CONTRACTOR SHALL OBTAIN A CITY OF SEBASTIAN DEWATERING PERMIT.
20. SEE ADDITIONAL DETAILS, SPECIFICATIONS AND REQUIREMENTS ON SHEET C-301.

**NOTES**

1. THIS PLAN (SHEETS C-300 & C-301), COPY OF FDEP NOI (STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES) AND ALL REQUIRED INSPECTION REPORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KEPT AT THE PROJECT SITE.
2. THE FOLLOWING CERTIFICATION SHALL BE COMPLETED BY ALL CONTRACTORS/SUB-CONTRACTORS RESPONSIBLE FOR ANY PORTION OF THE IMPLEMENTATION OF THE SWPPP CERTIFICATION:
 

"I CERTIFY UNDER THE PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

**GENERAL NOTES**

1. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION.
2. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR SHALL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
3. THE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT COMPANY REPRESENTATIVES CAN BE PRESENT.
4. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
6. THE CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770) FOR FIELD LOCATIONS 48 HOURS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
7. KNOWN UTILITIES:
  - AT&T (772) 460-4443
  - COMCAST CABLE (772) 567-3444
  - IRCDUS (772) 226-1845
  - FPL (772) 462-0555
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

**FLOOD ZONE**

THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE  
"X" PER FLOOD INSURANCE RATE MAP #120610112 J, DATED 1/26/2023

**PLAN PREPARATION:**

1. THIS PLAN ORIGINALLY PREPARED BY THE OWNER'S ENGINEER. THIS PLAN WILL BE MADE AVAILABLE TO CONTRACTOR TO EDIT, CHANGE, MODIFY, AS IT DEEMS NECESSARY FOR COMPLIANCE WITH FDEP REGULATIONS, PERMIT CONDITIONS, AND AS REQUIRED FOR CONTRACTOR TO SIGN THE CERTIFICATION BELOW.
2. THE FOLLOWING CERTIFICATION SHALL BE SIGNED BY THE ENTITY (CONTRACTOR) RESPONSIBLE FOR SWPPP PLAN IMPLEMENTATION:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SIGNATURE**

| SWPPP DESCRIPTION OF WORK/ RESPONSIBILITY | NAME TITLE | CONTRACTOR OR SUB-CONTRACTOR (NAME, ADDRESS, PHONE) | NAME/SIGNATURE TO CERTIFICATION | DATE |
|---|------------|---|---------------------------------|------|
|   |            |   |                                 |      |
|   |            |   |                                 |      |
|   |            |   |                                 |      |
|   |            |   |                                 |      |

- BEST MANAGEMENT PRACTICES (BMP'S) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE AND THE FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED.**
- THE CONTRACTOR WILL USE SILT FENCES, FILTER BARRIERS, AND OTHER BMP'S. THE TIME FRAME FOR CLEARING, EARTHWORK, AND ANTICIPATED BMP'S ARE:
1. INITIAL SILT FENCE AT PERIMETER OF SITE AND SILT BARRIERS AT DOWNSTREAM DITCHES/SWALES.
  2. CLEARING AREA NECESSARY FOR TEMPORARY GRAVEL DRIVEWAY AND ADJACENT SWALE.
  3. CONSTRUCT TEMPORARY GRAVEL DRIVEWAY WITH SWALE.
  4. EXCAVATE RETENTION AREAS AND SWALES, STABILIZE AND SOO THESE AREAS. THESE AREAS WILL BE DESIGNED AS TEMPORARY BARRIERS TO CAPTURE RUN-OFF DURING CONSTRUCTION AND CAN ALSO BE USED TO HOLD WATER FROM ANY DEWATERING ACTIVITIES. NOTE: THE AREAS WILL NEED TO BE REGRADDED PRIOR TO COMPLETION. (FACTOR THIS INTO SCOPE AND CONSTRUCTION FEE.)
  5. CLEAR BALANCE OF SITE (EXCLUDING STRUCTURES, PAVEMENT, UTILITIES AND DRAINAGE TO BE REMOVED).
  6. FILL SITE.
  7. CONTINUE SITE FILL GRADING.
  8. CONSTRUCT STORMWATER STRUCTURES AND DRAINAGE PIPING, WHERE POSSIBLE.
  9. MAINTAIN DOWNSTREAM SILT BARRIERS AND PERIMETER SILT FENCE, DURING CONSTRUCTION.
  10. INCORPORATE ADDITIONAL BMP'S WHEN NEEDED DURING THE COURSE OF CONSTRUCTION.
    - POLYWADDE/SILT FENCE/FILTER SACKS AS INLETS AND PIPES ARE INSTALLED
    - PROVIDE STOCKPILE PROTECTION, CONCRETE STUCCO WASH AREAS, AND OTHER BMP'S WHEN NECESSARY TO CONTAIN PROPOSED WORK.

**TEMPORARY AND PERMANENT STABILIZATION PRACTICES:**

- TEMP. SILT FENCES/CLAYING TURBIDITY BARRIERS PER PLAN.
- FILTER BARRIERS SHALL BE PLACED NEAR GRAVEL DRIVEWAY, AT ALL SWALE OUTFALLS, AND RETENTION POND OUTFALLS.
- PERMANENT STABILIZATION SHALL BE PROVIDED TO ALL SWALE AND DRAINAGE TO DETENTION BASINS.
- STABILIZE ALL EXPOSED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS. USE IRV GYAS GRASS PER MANUFACTURERS APPLICATION RATES, AND MULCHED WITH STRAW AT 4000 LB PER ACRE.

**STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM RECEIVING AREAS:**

- TEMP. GRAVEL ENTRANCE ROAD, GRADED TO DRAIN TO A TEMPORARY SEDIMENT TRAP OR RETENTION AREA.
- TEMP. DRAIN TO RETENTION PONDS.
- PERMANENT STABILIZATION SHALL BE PROVIDED TO ALL SWALE AND DRAINAGE TO DETENTION BASINS.
- INLETS/OUTLETS WILL BE PROTECTED WITH FILTER FABRIC.
- PERMANENT STABILIZATION SHALL BE PROVIDED AROUND THE PERIMETER OF DISTURBED AREAS.
- A DOUBLE ROW OF SILT FENCE WILL BE PROVIDED AROUND ALL STOCKPILE AREAS.

**PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES.**

ONLY RETENTION SYSTEMS INCORPORATED AS PERMANENT BMP FOR WATER QUALITY CONTROL.

**DESCRIBE IN DETAIL CONTROLS FOR THE FOLLOWING POTENTIAL WASTE DISPOSAL:**

- ON SITE WATER SHALL BE CONTAINED.
- CONCRETE STUCCO WASH AREA SHALL BE PROVIDED.
- STOCKPILE PROTECTED WITH SILT FENCE AND STABILIZED/SEEDING IF LEFT UNTENDED FOR MORE THAN 7 DAYS.

**OFFSITE VEHICLE TRACKING:**

- PROVIDE HARD SURFACE AT TEMP. DRIVEWAY (ROCK/GRAVEL DRIVEWAY).
- PROVIDE HARD SURFACE AT TEMP. DRIVEWAY (ROCK/GRAVEL DRIVEWAY).
- STREET SWEEPING, & RUT REPAIR IN NON-PAVED AREAS.

**APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES:**

NONE PROPOSED.

**STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:**

NONE PROPOSED.

**DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NONSTRUCTURAL CONTROLS:**

- CONTRACTOR SHALL HAVE SWPPP COMPONENTS INSPECTED BY A FREP CERTIFIED INSPECTOR AND MAINTAIN ALL CONTROLS DAILY, AND HAVE WEEKLY SWPPP INSPECTION REPORTS PREPARED, AND WITHIN 24 HOURS OF THE END OF ANY RAINFALL EVENT THAT IS 2" OR GREATER.
- ENGINEER SHALL INSPECT PERIODICALLY.

**A SITE PLAN MUST BE DEVELOPED AND MUST CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:**

1. DRAINAGE PATTERNS. SEE SURVEY, EXISTING CONDITIONS PLAN AND DRAINAGE PLAN SHEETS C-200, C-300, C-301 TO C-303.
2. APPROXIMATE SLOPES AFTER MAJOR GRADING ACTIVITIES - SEE SHEETS C-200 THROUGH C-303.
3. AREAS OF SOIL DISTURBANCE - SEE SHEETS C-200, C-300 AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED. THIS SHEET.
5. LOCATION OF EXPECTED STABILIZATION PRACTICES - THIS SHEET.
6. LOCATIONS WHERE STORMWATER MAY DISCHARGE TO A SURFACE WATER OR MS4. SEE SHEET C-300 AND THIS SHEET.

**DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:**

LAND CLEARING, FILLING AND CONSTRUCT INFRASTRUCTURE/BUILDINGS FOR A COMMERCIAL DEVELOPMENT.

**DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:**

1. SITE PREPARATION AND STABILIZE CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND PERIMETER OF SITE. INSTALL TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND.
3. DEMOLISH EXISTING.
4. RELOCATE TREES. PROVIDE TREE PROTECTION BARRIERS.
5. CLEAR LAND, DEMO BUILDINGS, PAVEMENT AND UNDERGROUND INFRASTRUCTURE.
6. FILL DITCHES.
7. GRADE SWALES AND RETENTION AREAS.

**TOTAL AREA OF THE SITE:** 1.964 ACRES  
**TOTAL AREA OF THE SITE TO BE DISTURBED THIS PHASE:** 1.964 ACRES

**EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE:**

SEE SOIL BORINGS BY OTHERS. NO DISCHARGE FROM DISTURBED AREAS IS ANTICIPATED.

**DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:** 1.964 ACRES - SEE CORNER OF SITE.

**LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:** NA

**LEGEND**

- TEMP. DEBRIS STOCKPILE AREA
- TEMP. DEMO ACCESS DRIVEWAY
- TO BE DEMOLISHED
- SILT FENCE
- TREE PROTECTION BARRIER

**TREE LEGEND**

- OAK TO REMAIN (8 TREES)
- OAK TO REMOVE (12 TREES)
- OAK TO RELOCATE (0 TREES)
- CABBAGE PALM TO REMAIN (19 TREES)
- CABBAGE PALM TO REMOVE (3 TREES)
- CABBAGE PALM TO RELOCATE (21 TREES) (15 OFF-SITE) (6 ONSITE)
- PINE TREE
- PINE TREE TO REMOVE (1 TREES)
- TREE PROTECTION BARRIER

| DATE  | REVISION               | MARK   | DRAWING | DESIGNED | CHECKED | DATE |
|---|------------------------|--|---------|----------|---------|------|
| 01/17/25 <td>REV PER CIVIL COMMENTS</td> <td>1 <td>DRAWN</td> <td>LF</td> <td> </td> <td> </td> </td> | REV PER CIVIL COMMENTS | 1 <td>DRAWN</td> <td>LF</td> <td> </td> <td> </td> | DRAWN   | LF       |         |      |
| 01/15/25 <td>REV PER CIVIL COMMENTS</td> <td>2 <td> </td> <td> </td> <td> </td> <td> </td> </td>      | REV PER CIVIL COMMENTS | 2 <td> </td> <td> </td> <td> </td> <td> </td>      |         |          |         |      |
| 01/15/25 <td>REV PER CIVIL COMMENTS</td> <td>3 <td> </td> <td> </td> <td> </td> <td> </td> </td>      | REV PER CIVIL COMMENTS | 3 <td> </td> <td> </td> <td> </td> <td> </td>      |         |          |         |      |
| 01/15/25 <td>REV PER CIVIL COMMENTS</td> <td>4 <td> </td> <td> </td> <td> </td> <td> </td> </td>      | REV PER CIVIL COMMENTS | 4 <td> </td> <td> </td> <td> </td> <td> </td>      |         |          |         |      |
| 01/15/25 <td>REV PER CIVIL COMMENTS</td> <td>5 <td> </td> <td> </td> <td> </td> <td> </td> </td>      | REV PER CIVIL COMMENTS | 5 <td> </td> <td> </td> <td> </td> <td> </td>      |         |          |         |      |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
REGISTRY #8668  
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

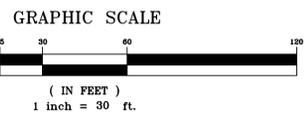
**STORMWATER POLLUTION PREVENTION PLAN**

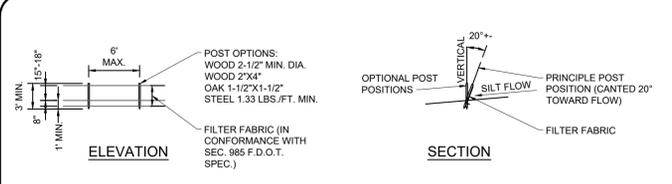
**MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN**

**ENGINEER CERTIFICATION**

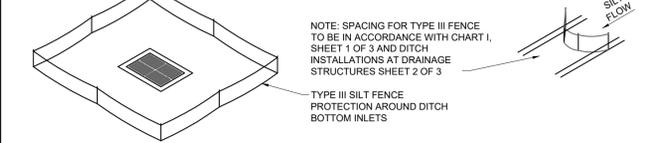
JOSEPH W. SCHULKE  
FL. REG. NO. 47048  
 JOHN B. BITTLE  
FL. REG. NO. 57396  
 WILLIAM P. STODDARD  
FL. REG. NO. 57605  
Disciplined by: \_\_\_\_\_  
Date: \_\_\_\_\_  
SHEET  
**C-300**  
PROJECT NO. 22-031

Signed by: \_\_\_\_\_  
1/7/2026



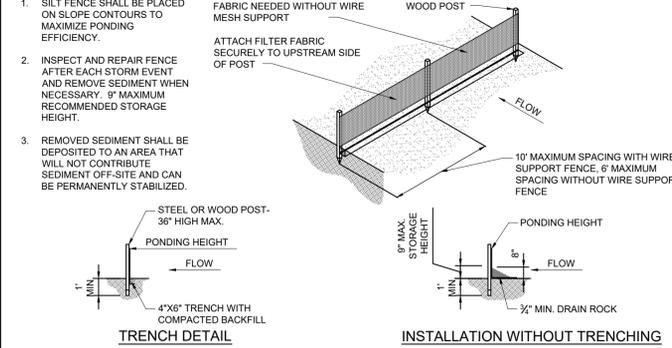


NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

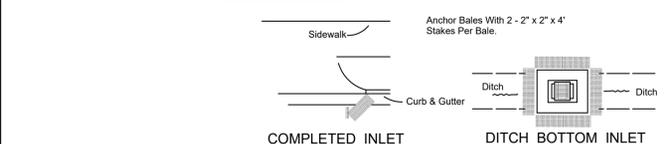
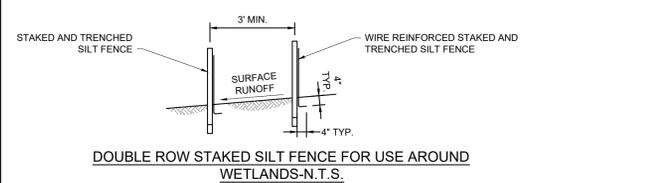


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

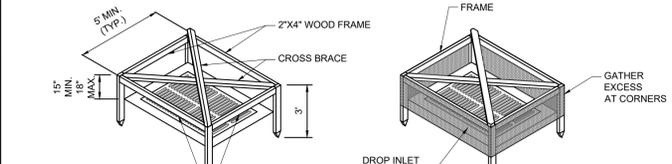
**SILT FENCE APPLICATIONS-N.T.S.**



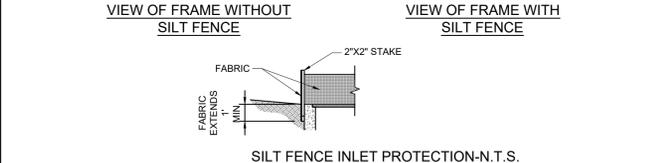
**TYPE IV SILT FENCE-N.T.S.**



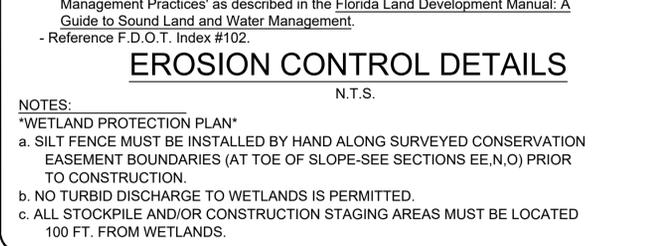
**PROTECTION AROUND INLETS OR SIMILAR STRUCTURES**



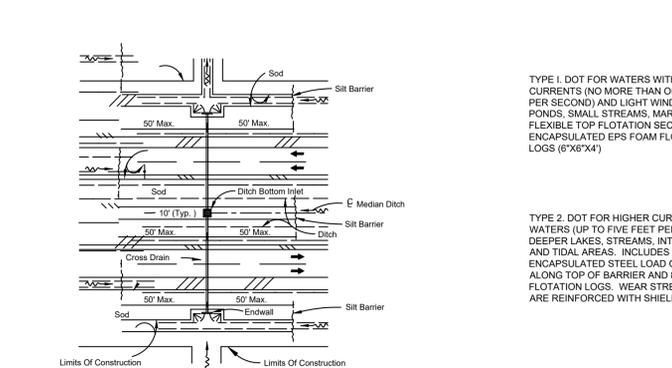
**SILT FENCE INLET PROTECTION-N.T.S.**



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



**TEMPORARY ADS OUTFALL N.T.S.**



**TYPE 2 DOT FOR HIGHER CURRENT WATERS**

TYPE 2 DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8\"/>

TYPE 3 DOT IS SIMILAR TO TYPE 2 DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

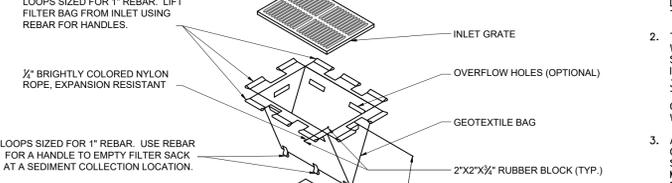
**BLOW-UP OF SHACKLE CONNECTION**



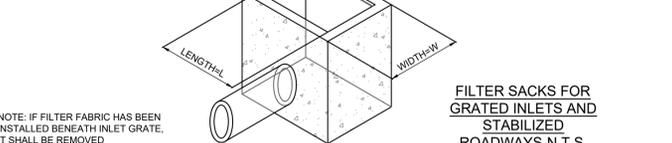
**ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.**



**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



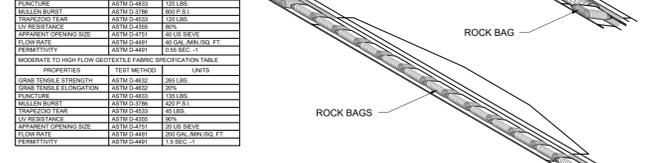
**CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.**



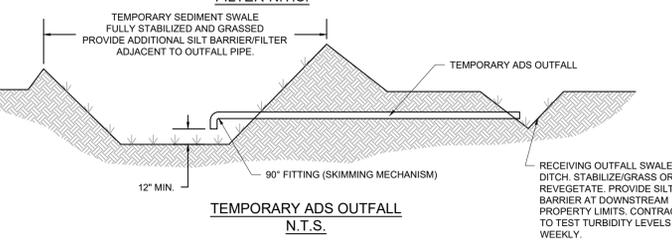
**VIEW OF FRAME WITHOUT SILT FENCE**



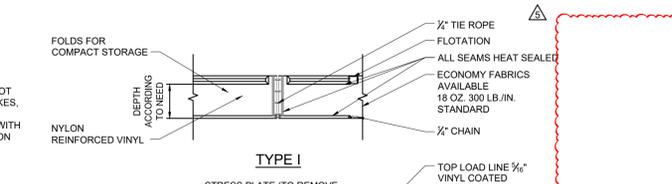
**VIEW OF FRAME WITH SILT FENCE**



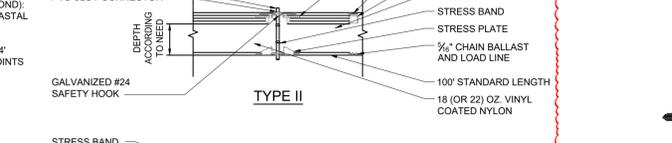
**SILT FENCE INLET PROTECTION-N.T.S.**



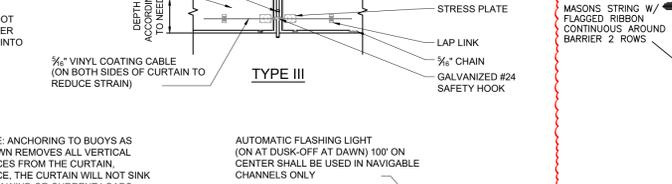
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.**



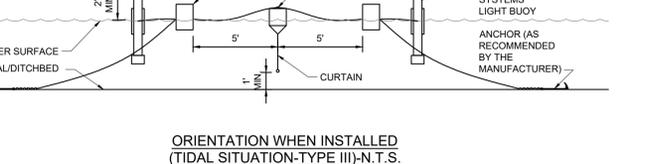
**TYPE I**



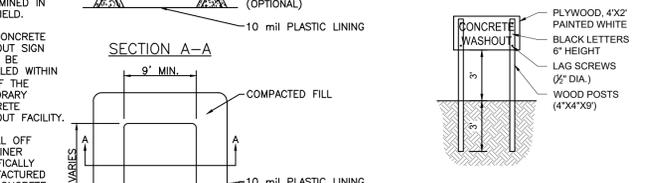
**TYPE II**



**TYPE III**



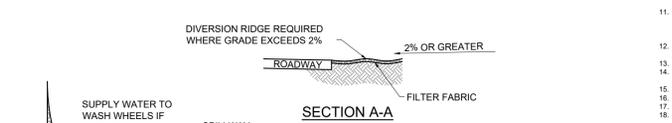
**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



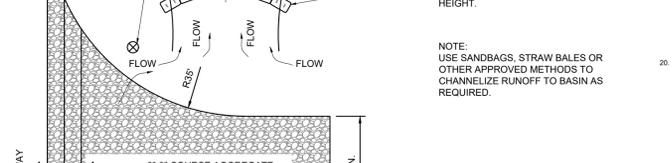
**CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.**



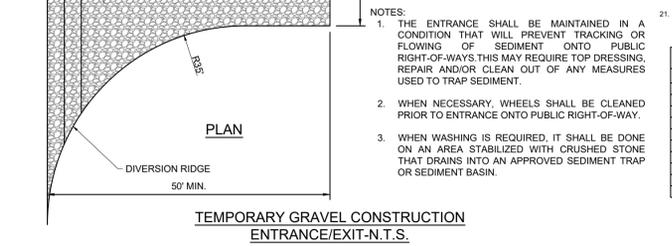
**VIEW OF FRAME WITHOUT SILT FENCE**



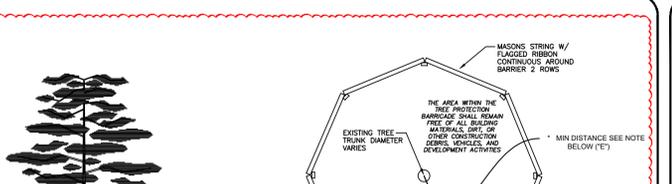
**VIEW OF FRAME WITH SILT FENCE**



**SILT FENCE INLET PROTECTION-N.T.S.**



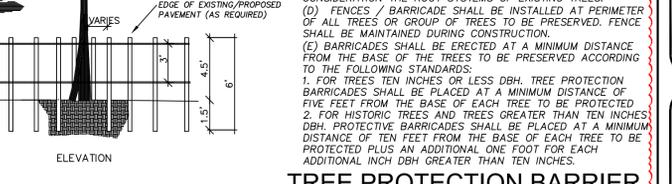
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.**



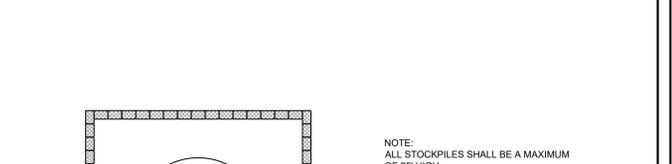
**TYPE III SILT FENCE**



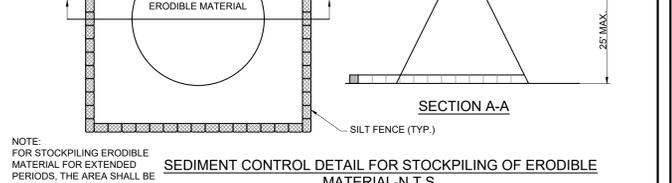
**PLAN VIEW**



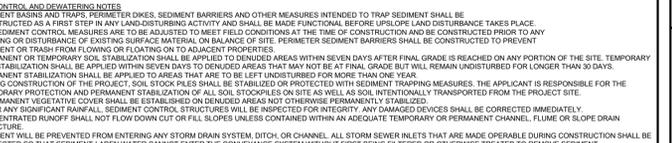
**ELEVATION**



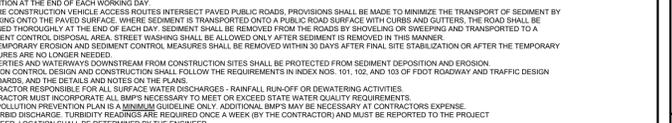
**SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.**



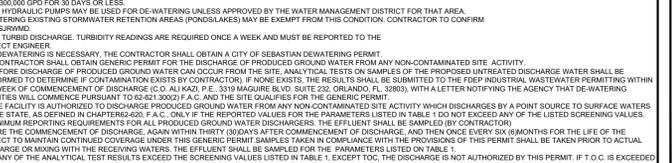
**SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.**



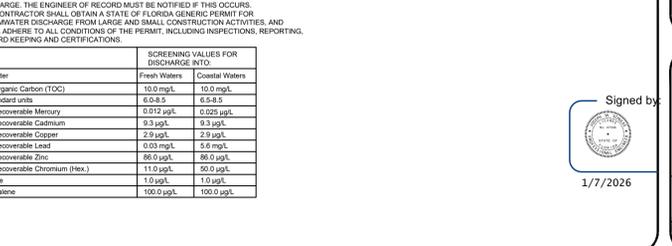
**VIEW OF FRAME WITHOUT SILT FENCE**



**VIEW OF FRAME WITH SILT FENCE**



**SILT FENCE INLET PROTECTION-N.T.S.**



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

| Parameter                         | SCREENING VALUES FOR DISCHARGE INTO: |                |
|-----------------------------------|--------------------------------------|----------------|
|                                   | Fresh Waters                         | Coastal Waters |
| pH (standard units)               | 6.5-8.5                              | 6.5-8.5        |
| Total Recoverable Mercury         | 0.012 µg/L                           | 0.025 µg/L     |
| Total Recoverable Cadmium         | 9.3 µg/L                             | 9.3 µg/L       |
| Total Recoverable Copper          | 2.9 µg/L                             | 2.9 µg/L       |
| Total Recoverable Lead            | 1.0 µg/L                             | 1.0 µg/L       |
| Total Recoverable Zinc            | 86.0 µg/L                            | 86.0 µg/L      |
| Total Recoverable Chromium (Hex.) | 11.0 µg/L                            | 50.0 µg/L      |
| Benzene                           | 1.0 µg/L                             | 1.0 µg/L       |
| Napthalene                        | 100.0 µg/L                           | 100.0 µg/L     |

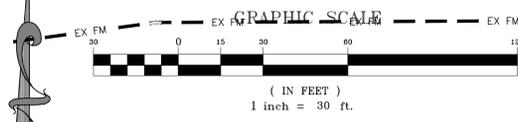
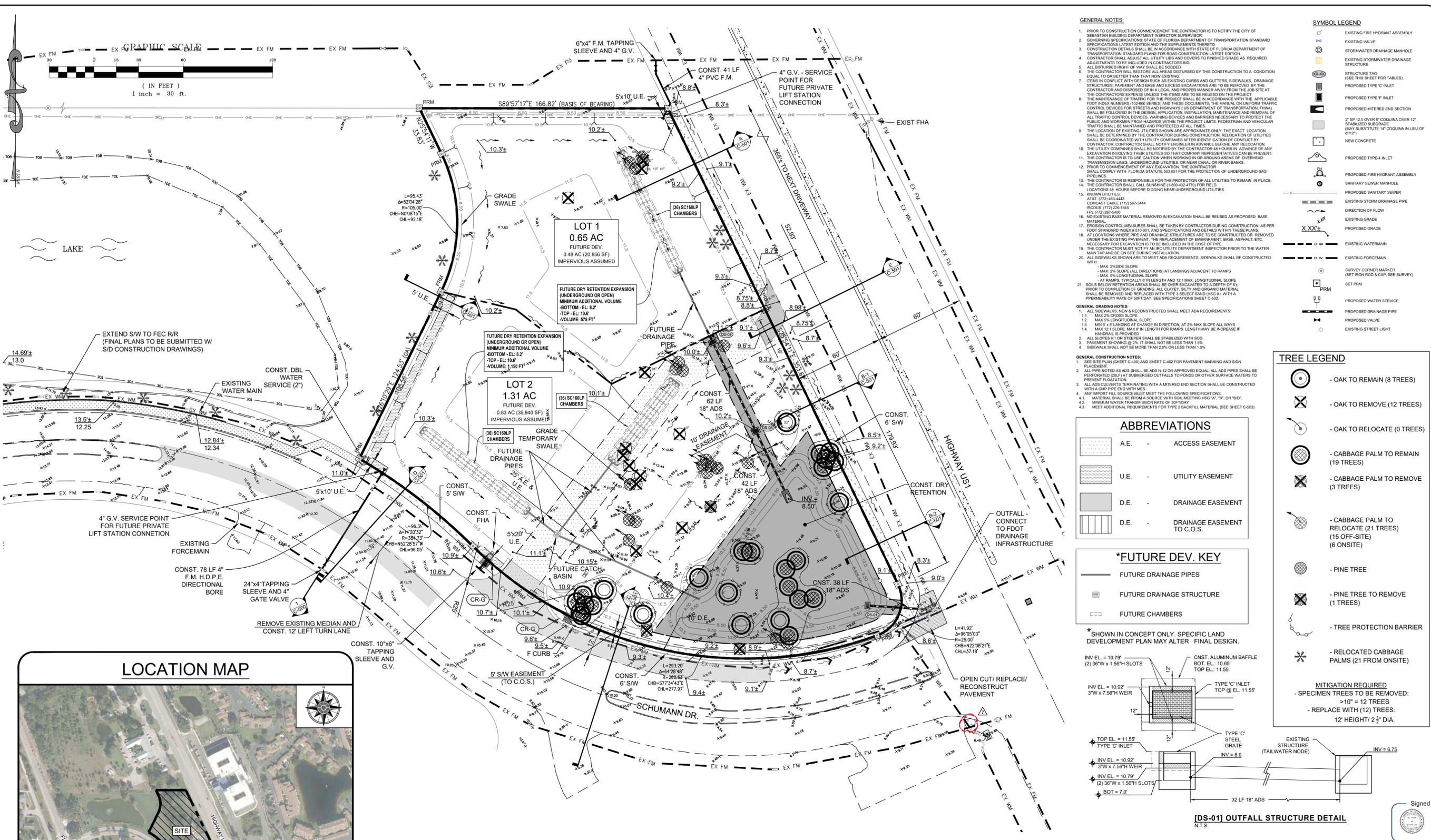
| MARK | REASON                   | DATE     |
|------|--------------------------|----------|
| 1    | REV PER FOOT COORDINATES | 01/17/25 |
| 2    | REV PER FOOT COMMENTS    | 01/17/25 |
| 3    | REV PER FOOT COMMENTS    | 01/17/25 |
| 4    | REV PER FOOT COMMENTS    | 01/17/25 |
| 5    | REV PER FOOT COMMENTS    | 01/17/25 |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL: 772.770.9622 FAX: 772.770.9496 EMAIL: info@bsengr.com

**STORMWATER POLLUTION PREVENTION PLAN DETAILS**

**MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN**

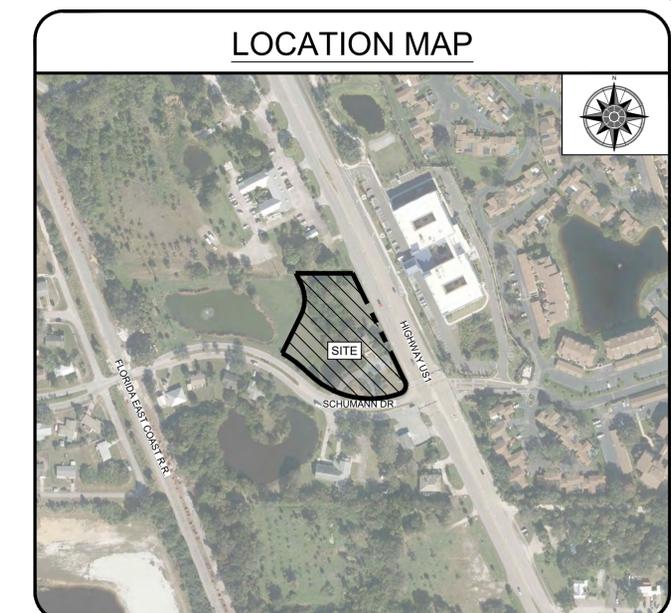
**ENGINEER CERTIFICATION**  
 JOSEPH W. SCHULKE  
 P.E. REG. NO. 47948  
 JOHN B. BITTLE  
 P.E. REG. NO. 57366  
 WILLIAM P. STODDARD  
 P.E. REG. NO. 57805  
 Discussed by: [Signature]  
 1/7/2026  
 SHEET C-301  
 PROJECT NO. 22-031



LAKE

EXTEND SW TO FEC R/R (FINAL PLANS TO BE SUBMITTED W/ S/D CONSTRUCTION DRAWINGS)

4" G.V. SERVICE POINT FOR FUTURE PRIVATE LIFT STATION CONNECTION

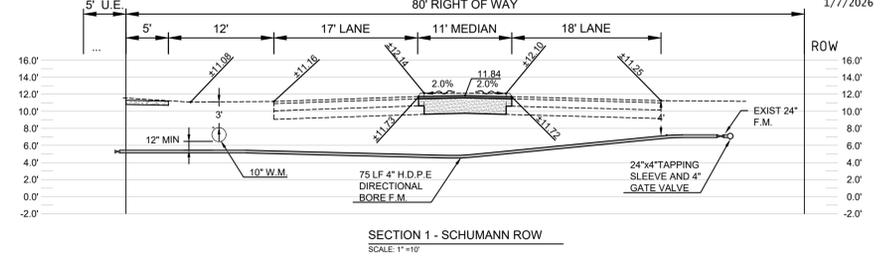


LOCATION MAP

| DRAINAGE STRUCTURE SCHEDULE |             |            |            |            |            |            |  |
|-----------------------------|-------------|------------|------------|------------|------------|------------|--|
| STRUCTURE NUMBER            | DESCRIPTION | TOP ELEV   | N INV ELEV | S INV ELEV | E INV ELEV | W INV ELEV | MISCELLANEOUS                              |
| DS-01                       | TYPE C      | 11.55      | -          | 8.00       | -          | -          | OUTFALL STRUCTURE SEE DETAIL, SHEET C-500. |
| DS-02                       | MANHOLE     | 10.90      | -          | -          | 6.90       | 6.90       |  |
| DS-03                       | TYPE - 4    | 9.20 (EOP) | -          | -          | -          | 7.00       |  |
| DS-04                       | TYPE F      | 11.20      | 8.90       | -          | -          | -          | NOTCH - 12" W X 12" AT WEST SIDE           |
| DS-05                       | TYPE F      | 11.20      | 8.70       | -          | -          | -          | NOTCH - 12" W X 12" AT WEST SIDE           |

| PAVING SCHEDULE |                             |
|-----------------|-----------------------------|
| WIDENING        | -1.25" FC-9.5               |
|                 | -1.75" TYPE SP-12.5         |
|                 | -16" MIN. COQUINA (LBR 100) |

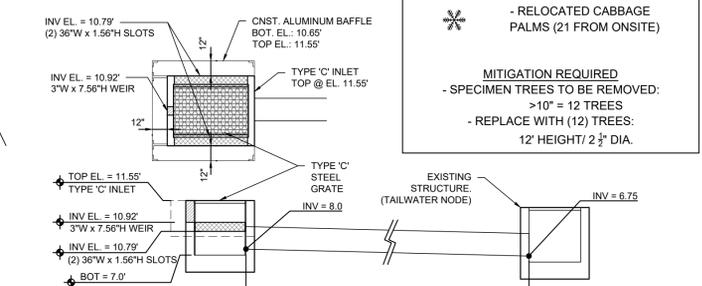
NOTE: PROP. BASE MUST EXTEND AT LEAST 2" DEEPER THAN EXISTING BASE, AND MUST BE INSTALLED IN A MIN. OF 3 LIFTS.  
\* OPTIONAL 10" COQUINA (LBR 100) AND 12" TYPE 'B' STABILIZATION OR 16" COQUINA (LBR 100)



- GENERAL NOTES:**
- PRIOR TO CONSTRUCTION COMMENCEMENT THE CONTRACTOR IS TO NOTIFY THE CITY OF SEBASTIAN BUILDING DEPARTMENT INSPECTOR SUPERVISOR.
  - GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION AND THE SUPPLEMENTS THERE TO.
  - CONTRACTOR SHALL ADJUST ALL UTILITY LINES AND COVERS TO FINISHED GRADE AS REQUIRED. ADJUSTMENTS TO BE INCLUDED IN CONTRACTORS BID.
  - ALL DISTURBED RIGHT OF WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
  - THE CONTRACTOR WILL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN THAT NOW EXISTING.
  - ITEMS IN CONFLICT WITH GENERAL NOTES OR EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND BASE AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT THE CONTRACTORS EXPENSE UNLESS THE ITEMS ARE TO BE REUSED ON THE PROJECT.
  - THE MAINTENANCE OF TRAFFIC FOR THE PROJECT SHALL BE IN ACCORDANCE WITH THE APPLICABLE FOOT INDEX NUMBERS (102-600 SERIES) AND THESE DOCUMENTS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (USE DOCUMENTS WITH THE APPLICABLE FOOT INDEX NUMBERS) SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
  - THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER OBTAINING CONSENT BY CONTRACTOR. CONTRACTOR SHALL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
  - THE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT COMPANY REPRESENTATIVES CAN BE PRESENT.
  - THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES, UNDERGROUND UTILITIES, OR NEAR CANAL OR RIVER BANKS.
  - PRIOR TO COMMENCEMENT OF ANY EXCAVATION THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
  - THE CONTRACTOR SHALL CALL SUNSHINE (1-800-421-4770) FOR FIELD LOCATIONS 48 HOURS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
  - KNOWN UTILITIES:
    - A&T (772) 443-4443
    - COMCAST CABLE (772) 567-3444
    - FLORIDA POWER & LIGHT (772) 225-1945
    - FPL (772) 287-5400
    - PROGRESS (772) 225-1945
  - NO EXISTING BASE MATERIAL REMOVED IN EXCAVATION SHALL BE REUSED AS PROPOSED BASE MATERIAL.
  - EROSION CONTROL MEASURES SHALL BE TAKEN BY CONTRACTOR DURING CONSTRUCTION AS PER FOOT STANDARD INDEX # 570-01, AND SPECIFICATIONS AND DETAILS WITHIN THESE PLANS.
  - AT LOCATIONS WHERE PILES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED OR REMOVED UNDER THE EXISTING PAVEMENT, THE REPLACEMENT OF EMBANKMENT, BASE, ASPHALT, ETC. NECESSARY FOR EXCAVATION IS TO BE INCLUDED IN THE BIDDING PRICE.
  - THE CONTRACTOR MUST NOTIFY AN IRC UTILITY DEPARTMENT INSPECTOR PRIOR TO THE WATER MAIN TAP AND BE ON SITE DURING INSTALLATION.
  - ALL SIDEWALKS SHOWN ARE TO MEET ADA REQUIREMENTS. SIDEWALKS SHALL BE CONSTRUCTED WITH:
    - MAX 2% SIDE SLOPE
    - MAX 2% SLOPE (ALL DIRECTIONS) AT LANDINGS ADJACENT TO RAMPS
    - AT RAMPS, TYPICALLY 6" IN LENGTH AND 12" MAX. LONGITUDINAL SLOPE
    - SOBS BELOW RETENTION AREAS SHALL BE EXCAVATED TO A DEPTH OF 6" EX PRIOR TO COMPLETION OF GRADING. ALL CLAYEY, SILTY AND ORGANIC MATERIAL SHALL BE REMOVED AND REPLACED WITH TYPE 3 SELECT GRANULAR FILL WITH A PERMEABILITY RATE OF 50% TYP. SEE SPECIFICATIONS SHEET C-502.
- GENERAL GRADING NOTES:**
- ALL SIDEWALKS, NEW AND RECONSTRUCTED SHALL MEET ADA REQUIREMENTS.
  - MAX 2% CROSS SLOPE
  - MAX 5% LONGITUDINAL SLOPE
  - MIN 1/2" LANDING AT CHANGE IN DIRECTION AT 2% MAX SLOPE ALLWAYS
  - MAX 12" SLOPE, MAX 6" IN LENGTH FOR RAMPS. LENGTH MAY BE INCREASE IF HORIZONTAL IS PROVIDED
  - ALL SLOPES 6" OR STEEPER SHALL BE STABILIZED WITH SO2
  - PAVEMENT SHOWING 8% IT SHALL NOT BE LESS THAN 1/2"
  - SIDEWALK SHALL NOT BE MORE THAN 2" OR LESS THAN 1/2"
- GENERAL CONSTRUCTION NOTES:**
- SEE SITE PLAN (SHEET C-400) AND SHEET C-405 FOR PAVEMENT MARKING AND SIGN PLACEMENT.
  - ALL PIPE NOTES AS ADS SHALL BE ADS N+12 OR APPROVED EQUAL. ALL ADS PIPES SHALL BE PERMANENT COUL AT TERMINATED OUTFALLS TO PREVENT OR OTHER SURFACE WATERS TO PREVENT FLOATATION.
  - ALL ADS VALVES TERMINATING WITH A MITERED END SECTION SHALL BE CONSTRUCTED WITH A CMP PIPE END WITH MES.
  - ANY IMPROVED FILL SOURCE MUST MEET THE FOLLOWING SPECIFICATIONS:
    - MATERIAL SHALL BE FROM A SOURCE WITH SOL. MEETING HSG "A", "B", OR "B3".
    - MINIMUM WATER CONTENT SHALL BE 15%.
    - MEET ADDITIONAL REQUIREMENTS FOR TYPE 2 BACKFILL MATERIAL (SEE SHEET C-502)

- SYMBOL LEGEND**
- EXISTING FIRE HYDRANT ASSEMBLY
  - EXISTING VALVE
  - STORMWATER DRAINAGE MANHOLE STRUCTURE
  - EXISTING STORMWATER DRAINAGE STRUCTURE
  - STRUCTURE TAG (SEE THIS SHEET FOR TABLES)
  - PROPOSED TYPE 'C' INLET
  - PROPOSED TYPE 'F' INLET
  - PROPOSED MITERED END SECTION
  - 2" SP 12.5 OVER 8" COQUINA OVER 12" STABILIZED SUBGRADE (MAY SUBSTITUTE 14" COQUINA IN LIEU OF #70)
  - NEW CONCRETE
  - PROPOSED TYPE-4 INLET
  - PROPOSED FIRE HYDRANT ASSEMBLY
  - SANITARY SEWER MANHOLE STRUCTURE
  - PROPOSED SANITARY SEWER
  - EXISTING STORM DRAINAGE PIPE
  - EXISTING GRADE
  - PROPOSED GRADE
  - EXISTING WATERMAIN
  - EXISTING FORECMAIN
  - SURVEY CORNER MARKER (SET FROM ROD CAP; SEE SURVEY)
  - SET PRM
  - PROPOSED WATER SERVICE
  - PROPOSED DRAINAGE PIPE
  - PROPOSED VALVE
  - EXISTING STREET LIGHT
- TREE LEGEND**
- OAK TO REMAIN (8 TREES)
  - OAK TO REMOVE (12 TREES)
  - OAK TO RELOCATE (0 TREES)
  - CABBAGE PALM TO REMAIN (19 TREES)
  - CABBAGE PALM TO REMOVE (3 TREES)
  - CABBAGE PALM TO RELOCATE (15 OFF-SITE) (6 ON-SITE)
  - PINE TREE
  - PINE TREE TO REMOVE (1 TREES)
  - TREE PROTECTION BARRIER
  - RELOCATED CABBAGE PALMS (21 FROM ON-SITE)
- MITIGATION REQUIRED**
- SPECIMEN TREES TO BE REMOVED: >10" = 12 TREES
  - REPLACE WITH (12) TREES: 12" HEIGHT/ 2 1/2" DIA.

- ABBREVIATIONS**
- A.E. - ACCESS EASEMENT
  - U.E. - UTILITY EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - D.E. - DRAINAGE EASEMENT TO C.O.S.
- \*FUTURE DEV. KEY**
- FUTURE DRAINAGE PIPES
  - FUTURE DRAINAGE STRUCTURE
  - FUTURE CHAMBERS
- \* SHOWN IN CONCEPT ONLY. SPECIFIC LAND DEVELOPMENT PLAN MAY ALTER FINAL DESIGN.**



**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION NO. OF AUTHORIZATION NO.: 0008688  
 1777 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineering.com

**MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN**

**PAVING, GRADING & UTILITY PLAN**

SHEET **C-500**  
 PROJECT NO. 22-031

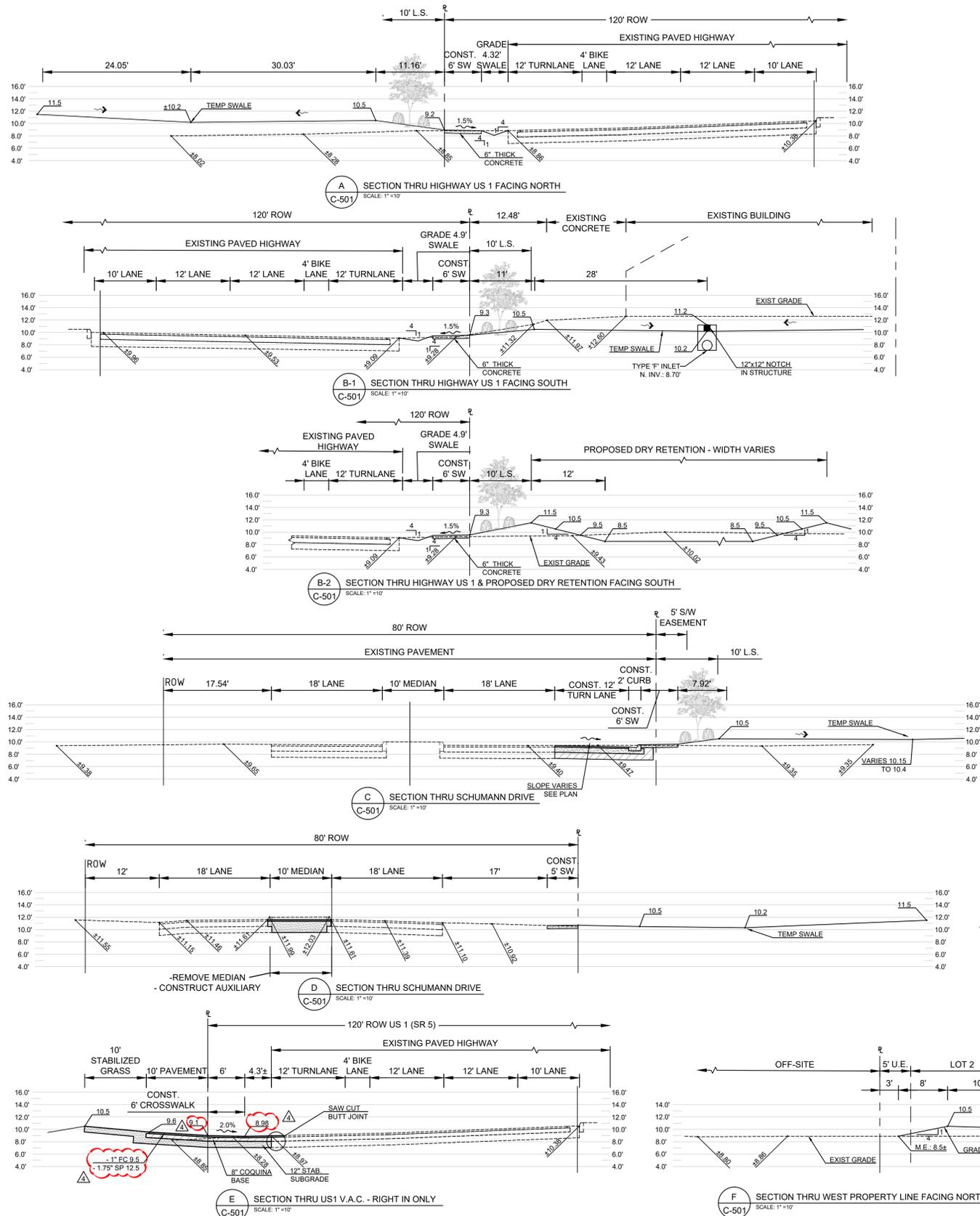
DATE: 04/12/2023

DESIGNED BY: J.S.S.  
 CHECKED BY: J.S.S.  
 DRAWN BY: J.S.S.  
 DATE: 04/12/2023

REVISIONS:

| NO. | REVISION              | DATE |
|-----|-----------------------|------|
| 1   | REV PER PLOT COMMENTS |      |
| 2   | REV PER PLOT COMMENTS |      |
| 3   | REV PER PLOT COMMENTS |      |
| 4   | REV PER PLOT COMMENTS |      |
| 5   | REV PER PLOT COMMENTS |      |
| 6   | REV PER PLOT COMMENTS |      |
| 7   | REV PER PLOT COMMENTS |      |

Discussed by: Joseph Schulte (04/11/2023)



**DESCRIPTION OF MAINTENANCE ACTIVITIES AND SCHEDULE OF MAINTENANCE - STORMWATER MANAGEMENT SYSTEM**

**General Maintenance Information**

Preventative Maintenance includes functional maintenance procedures that are required to maintain the Stormwater Management System's intended operation and safe condition by preventing the occurrence of problems and malfunctions. Preventative maintenance will be performed in accordance with the direction presented in this manual. Typical routine procedures include good landscaping and nutrient management practices, regular mowing, debris management, and regular inspections of the stormwater management system to identify potential problems early.

Corrective maintenance includes the functional maintenance procedures that are required to correct a problem or malfunction at a Stormwater Management Facility and to restore the facility's intended operation and safe condition. Based on the severity of the problem, corrective maintenance must be performed on an as needed or emergency basis. By its nature, corrective maintenance is much more difficult to schedule and budget for and, ultimately, is generally more difficult and expensive to perform than preventative maintenance. Good preventative maintenance will reduce the costs associated with corrective maintenance by identifying and addressing issues early.

**Routine (Preventative) Maintenance Plan**

- Routine mowing of the dry retention basins and swales should be conducted monthly. Inspect the dry retention basins and swales for signs of erosion. Check for erosion on the side slopes of the dry retention basins, within swales, and around pipe outfalls. Document any observed erosion issues and implement corrective actions for any erosion issues.
- Existing (to remain) or proposed landscaping and vegetation within retention areas and swales should be visually inspected and pruned, trimmed and any dead vegetation (limbs, palm fronds) removed, and all exotics removed every 3 months.
- At least monthly, inspect and document any damages (cracking, subsidence, or deterioration) to the structural integrity of the structures or pipes. Monitor minor damage such as dents, rust, or minor cracks for indicators of when repair or replacement is required.
- At least monthly, review and inspect landscaping practices to ensure minimal amounts of debris and grass clippings are being introduced into the stormwater management system. Yard debris should not be blown or dumped into the inlets, swales, or the dry retention basin. Applications of fertilizers to landscaping should be minimized, and applied only according to label rates, and published recommendations from relevant sources.
- At least monthly, check inlet and outlet structures, pipes, and swales to ensure they are functioning properly. Inspect and document whether pipes, structures, or swales are blocked with vegetation, sediment, debris, or other obstructions. Sedimentation in the flow path can clog inlets and outlets and reduce conveyance efficiency and infiltration. Remove any blockages to restore the proper function of the system.
- An additional inspection should be made after heavy rainfall events, and in advance of anticipated major rainfall events, especially prior to forecasted tropical storms and hurricanes to ensure systems will be free of obstructions and can perform as designed.
- At least monthly, inspect, collect, and dispose of debris, trash, and other waste materials at appropriate disposal/recycling sites and in compliance with all applicable local, state, and federal waste regulations. Document any significant findings or illegal dumping activities.
- As applicable, verify the proper operation of oil and grease separators and outfall skimmers to ensure no discharge of oils or greases. Inspect and document the maintenance of the grease removal BMPs. Replace in accordance with the manufacturer's specifications. Skimmers should be inspected for any damages that could result in the discharge of greases and oils. Document any necessary repair efforts.

**Outfall structures, grease separators, skimmers:**

| ID   | Loc | Top   | Weir/Orifice              | pipe    | Inv       | outfall desc                            |
|------|-----|-------|---------------------------|---------|-----------|---|
| D-10 | RET | 23.57 | (2) 36" w weir, Inv 23.07 | 20" 18" | 18.1/18.0 | Type D with baffle, RET to CR1512 swale |

**Corrective Maintenance Plan**

- If significant erosion is observed, the issue should be resolved by repairing/ regrading the eroded area and stabilizing the repaired area with sod. Any repairs should be made to restore the site to the original permitted design condition. Repair undercut and eroded areas at inflow/outflow structures. Upon failure, perform total rehabilitation of the basin and restore design storage capacity. Excavate the basin bottom to expose clean soil.
- If significant clogging of the pipes or inlets is observed (i.e. the blockage is greater than 25% of pipe or inlet opening), the blockages (typically sediment, debris, or rubbish) must be removed. In some cases, the blockages can be removed by hand or with common tools. If the blockages are more severe, use appropriate cleaning methods, such as high-pressure water blasting or hydro-jetting, to

- remove blockages and debris from pipes and inlets.
- If any damage to the structural integrity (cracking, subsidence, or deterioration) of the structures or pipes is found, consult with a registered professional to assess the situation. Repairs and replacements should be done in accordance with the original permitted design plans. Any deviations from the original plans may require a permit modification with the governing water management district.
- If significant amounts of trash are evident, or if illegal dumping becomes an issue, corrective actions such as installing fences, posting signs, or installing inlet inserts may be necessary.
- (As applicable) If oil and grease separators and outfall skimmers are found to need repair or replacement, use the original product as specified on the permitted plans, or a substantially equivalent product. Replace in accordance with the manufacturer's specifications. If damaged, skimmers should be replaced with the original material (typically aluminum or fiberglass), and installed with the same dimensions, and at the same elevations, as shown on the original permitted plans.

**INSPECTION REQUIREMENTS**

The Operation and Maintenance entity (HOA, POA, owner/ operator) shall ensure that inspections are conducted to ensure the system(s) are being maintained as designed and permitted. Specific attention shall be made during inspections to ensure that:

- All erosion is controlled, soil is stabilized to prevent sediment discharge to receiving waters
- To keep system free of debris, trash, garbage, oils and greases, floatables and other refuse
- Ensure oil and grease separators, skimmers or collection devices are working properly
- Structures have not become clogged or choked with vegetative or aquatic growth
- System components have been maintained to remove sediments debris and other deleterious materials to ensure systems continue to perform as designed and permitted
- System components associated with nutrient or other pollutant removal are in good working order.
- Maintenance logs are reviewed to ensure devices are functioning properly and are being replaced in intervals recommended in the O&M plan

**Inspections by a Registered Professional**

Inspections and reporting should be conducted in accordance with the ERP permit conditions, reported to the state permitting authority utilizing Form 62-330.311(1) "Operation and maintenance Inspection certificate" and Form 62-330.311(3) "Inspections Check List" within 30 days of the inspection.

Within 30 days of the failure of any systems or deviation from the permit, a report shall be submitted to the state permitting authority utilizing Form 62-330.311(1) "Operation and maintenance Inspection certificate" describing the remedial actions taken to resolve the failure or deviation.

**FREQUENCY OF INSPECTIONS BY REGISTERED PROFESSIONAL**

| Type of System: | Frequency | Location  | Other |
|-----------------|-----------|---|-------|
| Dry Retention   | 3 years   | North & south corners of the site and perimeter swale interconnection along the NE & SE perimeter of the site | n/a   |

**Inspections by the O&M Entity - Monthly**

At least monthly, and concurrent with the implementation of the regular "Routine Maintenance Plan" the O&M Entity shall perform an inspection of the Stormwater Management System. After each inspection, maintenance operations shall be directed as necessary. A regular inspection means the visual inspection of the facilities at scheduled periods to check for any signs of deterioration or functioning of the constructed systems. The O&M Entity shall ensure there is a monthly inspection report/ Maintenance log prepared (utilizing Form in Appendix C "Operation and Maintenance Inspection Record/ Maintenance Log"), and it is reviewed by the O&M Entity and that the O&M Entity keeps records of each monthly log, and this log will be made available to the Registered Professional for review at the time of the required inspection by a Registered Professional. If the monthly inspection identifies issues that are beyond routine maintenance and repair and may be evidence of a system failure or deviation from the permit, the O&M Entity should contact a Registered Professional to conduct an inspection.

**PAVING SCHEDULE - OFFSITE**

- WIDENING
- 1.25" FC-9.5
- 1.75" TYPE SP-12.5
- 16" MIN. COQUINA (LBR 100)

NOTE: PROP. BASE MUST EXTEND AT LEAST 2' DEEPER THAN EXISTING BASE, AND MUST BE INSTALLED IN A MIN. OF 3 LIFTS.

\*OPTIONAL 10" COQUINA (LBR 100) AND 12" TYPE 18" STABILIZATION OR 16" COQUINA (LBR 100)

**GENERAL GRADING NOTES:**

- ALL SIDEWALKS, NEW & RECONSTRUCTED SHALL MEET ADA REQUIREMENTS: 1/7/2026
- MAX 2% CROSS SLOPE
- MAX 5% LONGITUDINAL SLOPE
- MIN 5' x 5' LANDING AT CHANGE IN DIRECTION, AT 2% MAX SLOPE ALL WAYS
- MAX 12:1 SLOPE, MAX 6' IN LENGTH FOR RAMP. LENGTH MAY BE INCREASE IF HANDRAIL IS PROVIDED
- ALL SLOPES 6:1 OR STEEPER SHALL BE STABILIZED WITH SOD.
- PAVEMENT CROSS SLOPE SHOWING @ 2%, IT SHALL NOT BE LESS THAN 1.5%
- SIDEWALK SHOWING @ 1.5%, IT SHALL NOT BE MORE THAN 2% OR LESS THAN 1%

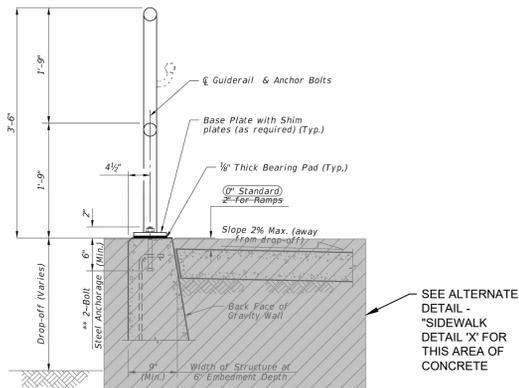
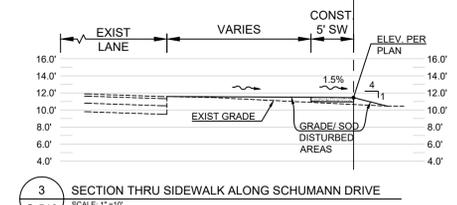
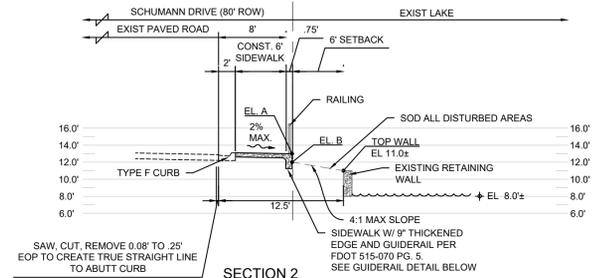
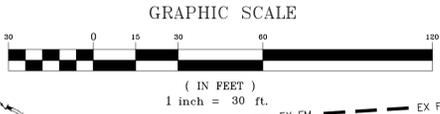
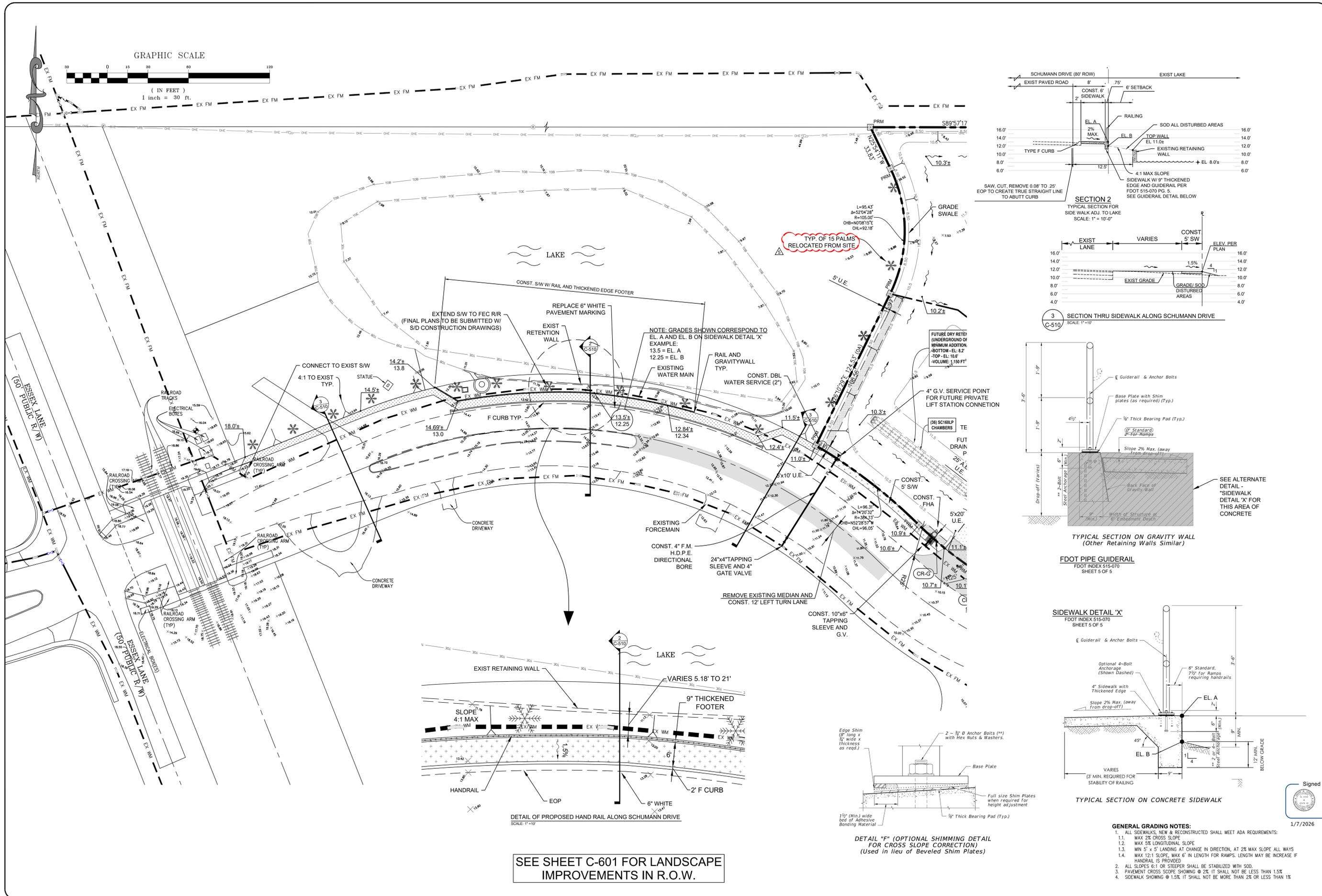
| NO. | DATE       | DESCRIPTION            |
|-----|------------|------------------------|
| 1   | 06/24/2024 | REV PER CIVIL COMMENTS |
| 2   |            | REV PER FOOT COMMENTS  |
| 3   |            | REV PER CIVIL COMMENTS |
| 4   |            | REV PER CIVIL COMMENTS |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 00008688  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772.770.9622 FAX 772.770.9496 EMAIL info@sbsengineering.com

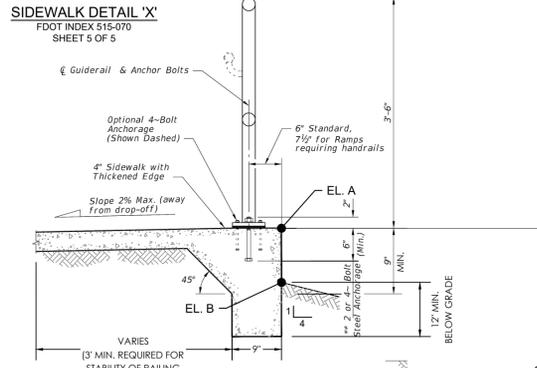
PAVING, GRADING & UTILITY PLAN SECTIONS

MAXWELL - SCHUMANN COMMERCIAL S/D CITY OF SEBASTIAN TEST PROJECT ADDRESS

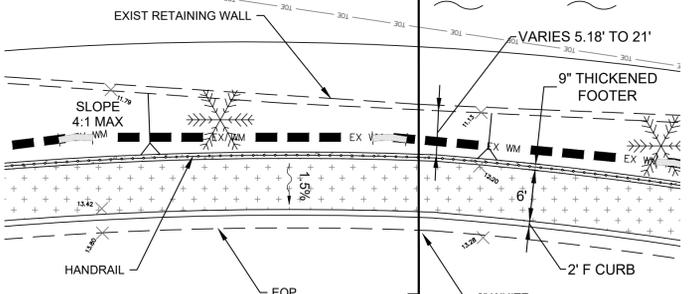
SHEET **C-501**  
 PROJECT NO. 22-031



FDOT PIPE GUIDERAIL  
FDOT INDEX 515-070  
SHEET 5 OF 5



- GENERAL GRADING NOTES:**
- ALL SIDEWALKS, NEW & RECONSTRUCTED SHALL MEET ADA REQUIREMENTS:
    - MAX 2% CROSS SLOPE
    - MAX 5% LONGITUDINAL SLOPE
    - MIN 5' x 5' LANDING AT CHANGE IN DIRECTION, AT 2% MAX SLOPE ALL WAYS
    - MAX 12:1 SLOPE, MAX 6' IN LENGTH FOR RAMP. LENGTH MAY BE INCREASE IF HANDRAIL IS PROVIDED
  - ALL SLOPES 6:1 OR STEEPER SHALL BE STABILIZED WITH SOD.
  - PAVEMENT CROSS SLOPE SHOWING @ 2%. IT SHALL NOT BE LESS THAN 1.5%
  - SIDEWALK SHOWING @ 1.5%. IT SHALL NOT BE MORE THAN 2% OR LESS THAN 1%



SEE SHEET C-601 FOR LANDSCAPE IMPROVEMENTS IN R.O.W.

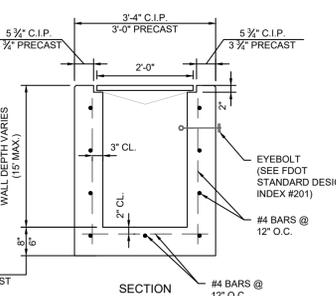
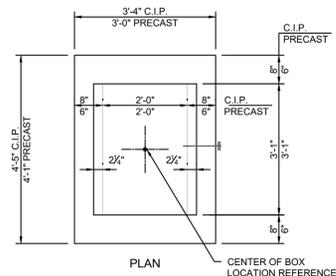
DETAIL "F" (OPTIONAL SHIMMING DETAIL FOR CROSS SLOPE CORRECTION) (Used in lieu of Beveled Shim Plates)

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 0008668  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
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**MAXWELL - SCHUMANN COMMERCIAL S/D SIDEWALK @ SCHUMANN DRIVE SEBASTIAN, FLORIDA CITY OF SEBASTIAN**

PROJECT NO. 22-031





HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

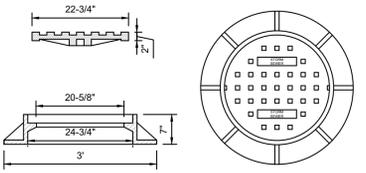
| WALL DEPTH | SCHEDULE | AREA (in. <sup>2</sup> /ft.) | MAX. SPACING |     |
|------------|----------|------------------------------|--------------|-----|
|            |          |                              | BARS         | WWF |
| 0'-15"     | A12      | 0.20                         | 12"          | 8"  |

**TYPE C**

RECOMMENDED MAXIMUM PIPE SIZE:  
 2'-0" WALL - 18" PIPE  
 3'-1" WALL - 24" PIPE (18" WHERE AN 18" PIPE ENTERS A 2'-0" WALL)

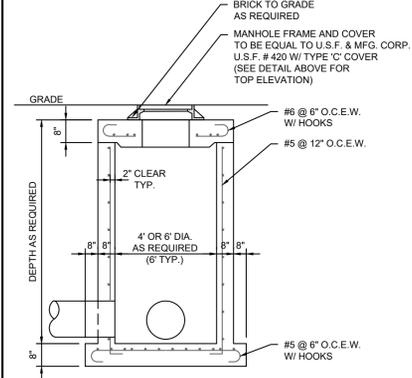
**FDOT TYPE 'C' INLET**

SCALE: N.T.S.

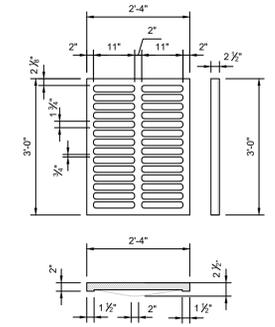


NOTE: CAST IRON MANHOLE RING AND COVER SHALL BE AS MANUFACTURED BY U.S. FOUNDRY & MANUFACTURING CORP. USF NO. 420 TOTAL WEIGHT 400 LBS.

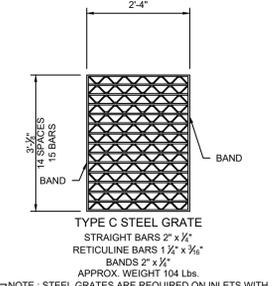
**FRAME AND COVER DETAIL**



**6\"/>**



**TYPE C CAST IRON GRATE**  
 APPROX. WEIGHT 235 Lbs.



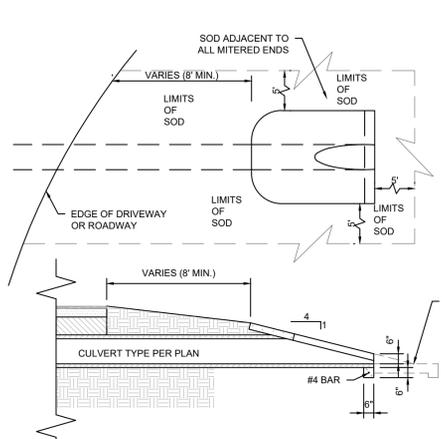
**TYPE C STEEL GRATE**  
 APPROX. WEIGHT 104 Lbs.

NOTE: STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED.

- GENERAL NOTES (TYPE 'C', 'E' AND 'F' INLETS)**
1. THESE INLETS ARE SUITABLE FOR BICYCLE TRAFFIC AND ARE TO BE USED IN DITCHES, MEDIANS AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADINGS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS. THESE INLETS MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET.
  2. INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS. WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND AREAS SUBJECT TO PEDESTRIANS SHALL HAVE TRAVERSABLE SLOTS. THE TRAVERSABLE SLOT MODIFICATION IS NOT ADAPTABLE TO INLET TYPE H. SLOTS MAY BE CONSTRUCTED AT EITHER OR BOTH ENDS AS SHOWN ON PLANS. TRAVERSABLE SLOTS SHALL NOT BE USED IN AREAS SUBJECT TO OCCASIONAL BICYCLE TRAFFIC.
  3. STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVERSABLE SLOTS. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON ALL INLETS WITH NON-TRAVERSABLE SLOTS. SUBJECT TO THE SELECTION DESCRIBED ABOVE, WHEN ALTERNATIVE G GRATE IS SPECIFIED IN THE PLANS, EITHER THE STEEL GRATE, HOT DIP GALVANIZED AFTER FABRICATION, OR THE CAST IRON GRATE MAY BE USED, UNLESS THE PLANS STIPULATE THE PARTICULAR TYPE.
  4. RECOMMENDED MAXIMUM PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. PIPE SIZE FOR OTHER TYPES OF PIPE MUST BE CHECKED FOR FIT.
  5. ALL EXPOSED EDGES AND CORNERS SHALL BE 1/4" CHAMFER OR TOOLED TO 1/4" RADIUS.
  6. CONCRETE INLET PAVEMENT TO BE USED ON INLETS WITHOUT SLOTS AND INLETS WITH NON-TRAVERSABLE SLOTS ONLY WHEN CALLED FOR IN THE PLANS; BUT REQUIRED ON ALL TRAVERSABLE SLOT INLETS. COST TO BE INCLUDED IN CONTRACT UNIT PRICE FOR INLETS. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
  7. TRAVERSABLE SLOTS CONSTRUCTED IN EXISTING INLETS SHALL BE PAID FOR AS INLETS PARTIAL. FOR CONVERSION WORK AND METHOD OF PAYMENT SEE "TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS".
  8. SODDING TO BE USED ON ALL INLETS NOT LOCATED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR PERFORMANCE TURF, SY.
  9. FOR SUPPLEMENTARY DETAILS SEE FDOT STANDARD INDEX DETAIL # 201.
  10. ALL REINFORCING IS GRADE 60 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. BARS TO BE CUT OR BENT FOR 1-1/2" CLEARANCE AROUND PIPE OPENING. PROVIDE ONE ADDITIONAL #4 BAR ABOVE AND AT EACH SIDE OF PIPE OPENING.

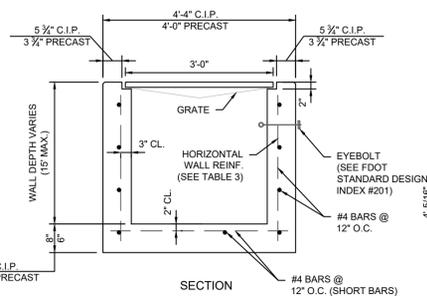
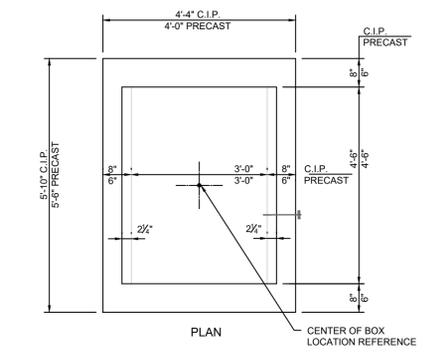
**NOTES:**

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX 200, 201, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING AND HEAVY DUTY TRAFFIC RIMS AND GRATES.
4. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
5. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION.
6. SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. MAXIMUM CUT OR FILL SLOPES IS 3H:1V UNLESS OTHERWISE NOTED.
8. ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
9. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
10. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
11. CONTRACTOR SHALL CONSTRUCT MANHOLE ON TYPE 'J' OR 'I' STRUCTURE BOTTOM WHEN PIPE QUANTITY AND/OR DIAMETER REQUIRES LARGER DIAMETER MANHOLE TO ACCOMMODATE THE PIPE.



**MITERED END SECTION**  
 N.T.S.

BIT. COATED CMP SHALL BE USED AT ALL M.E.S. SECTIONS FOR ADS CULVERTS CONC. JACKET OR OTHER APPROVED TRANSITION (FORMED METAL BAND) SHALL BE USED TO COUPLE THE PIPES.  
 SEE FDOT INDEX NO. 272, 273 AS APPLICABLE FOR CONSTRUCTION DETAILS OF MITERED END DETAILS, DIMENS., ETC. DEPEND ON TYPE AND DIA. OF PIPE.  
 SIDE DRAINS: FDOT INDEX 273  
 CROSS DRAINS: FDOT INDEX 272



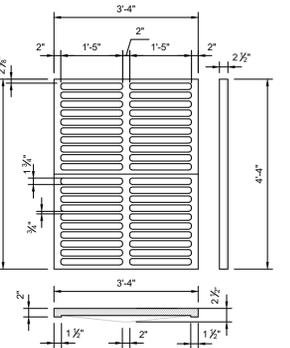
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

| WALL DEPTH | SCHEDULE | AREA (in. <sup>2</sup> /ft.) | MAX. SPACING |     |
|------------|----------|------------------------------|--------------|-----|
|            |          |                              | BARS         | WWF |
| 0'-5"      | A12      | 0.20                         | 12"          | 8"  |
| 0'-7.5"    | A6       | 0.20                         | 6"           | 5"  |
| 7.5'-10"   | B5.5     | 0.24                         | 5.5"         | 5"  |
| 10'-15"    | C6.5     | 0.37                         | 6.5"         | 6"  |

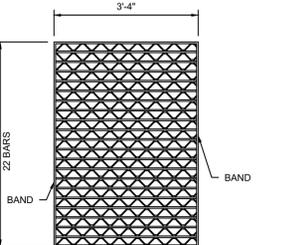
**TYPE E**  
 RECOMMENDED MAXIMUM PIPE SIZE:  
 3'-0" WALL - 24" PIPE  
 4'-6" WALL - 36" PIPE

**FDOT TYPE 'E' INLET**

SCALE: N.T.S.



**TYPE E CAST IRON GRATE**  
 APPROX. WEIGHT 465 Lbs.



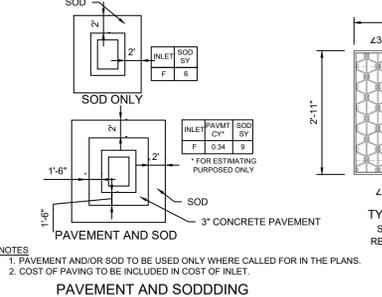
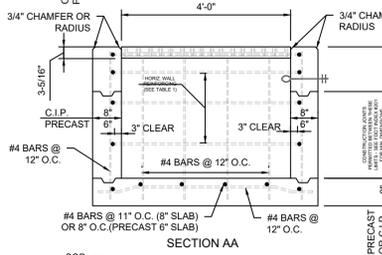
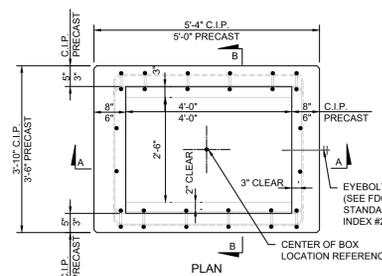
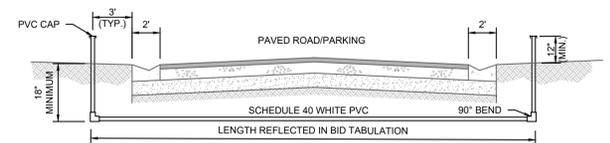
**TYPE E STEEL GRATE**  
 APPROX. WEIGHT 215 Lbs.

NOTE: STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED.

- GENERAL NOTES**
1. THESE INLETS ARE SUITABLE FOR BICYCLE TRAFFIC AND ARE TO BE USED IN DITCHES, MEDIANS AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADINGS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS. THESE INLETS MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET.
  2. INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS. WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND AREAS SUBJECT TO PEDESTRIANS SHALL HAVE TRAVERSABLE SLOTS. THE TRAVERSABLE SLOT MODIFICATION IS NOT ADAPTABLE TO INLET TYPE H. SLOTS MAY BE CONSTRUCTED AT EITHER OR BOTH ENDS AS SHOWN ON PLANS. TRAVERSABLE SLOTS SHALL NOT BE USED IN AREAS SUBJECT TO OCCASIONAL BICYCLE TRAFFIC.
  3. STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVERSABLE SLOTS. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON ALL INLETS WITH NON-TRAVERSABLE SLOTS. SUBJECT TO THE SELECTION DESCRIBED ABOVE, WHEN ALTERNATIVE G GRATE IS SPECIFIED IN THE PLANS, EITHER THE STEEL GRATE, HOT DIP GALVANIZED AFTER FABRICATION, OR THE CAST IRON GRATE MAY BE USED, UNLESS THE PLANS STIPULATE THE PARTICULAR TYPE.
  4. RECOMMENDED MAXIMUM PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. PIPE SIZE FOR OTHER TYPES OF PIPE MUST BE CHECKED FOR FIT.
  5. ALL EXPOSED EDGES AND CORNERS SHALL BE 1/4" CHAMFER OR TOOLED TO 1/4" RADIUS.
  6. CONCRETE INLET PAVEMENT TO BE USED ON INLETS WITHOUT SLOTS AND INLETS WITH NON-TRAVERSABLE SLOTS ONLY WHEN CALLED FOR IN THE PLANS; BUT REQUIRED ON ALL TRAVERSABLE SLOT INLETS. COST TO BE INCLUDED IN CONTRACT UNIT PRICE FOR INLETS. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
  7. TRAVERSABLE SLOTS CONSTRUCTED IN EXISTING INLETS SHALL BE PAID FOR AS INLETS PARTIAL. FOR CONVERSION WORK AND METHOD OF PAYMENT SEE "TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS".
  8. SODDING TO BE USED ON ALL INLETS NOT LOCATED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR PERFORMANCE TURF, SY.
  9. FOR SUPPLEMENTARY DETAILS SEE FDOT STANDARD INDEX DETAIL # 201.
  10. ALL REINFORCING IS GRADE 60 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. BARS TO BE CUT OR BENT FOR 1-1/2" CLEARANCE AROUND PIPE OPENING. PROVIDE ONE ADDITIONAL #4 BAR ABOVE AND AT EACH SIDE OF PIPE OPENING.

CONTRACTOR TO INCLUDE NECESSARY P.V.C. 90° BENDS, P.V.C. CAPS, AND STUB-OUTS IN BID.

**MISCELLANEOUS CONDUIT**  
 N.T.S.

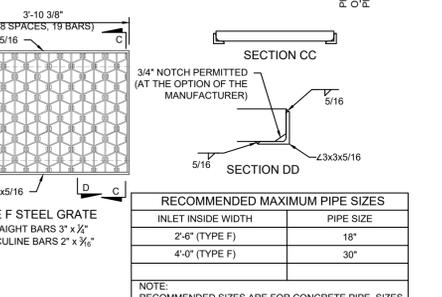
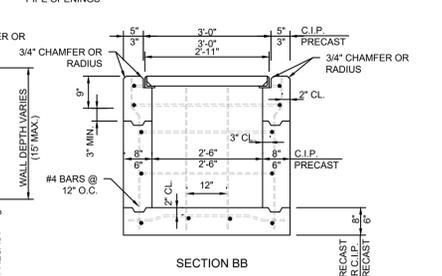
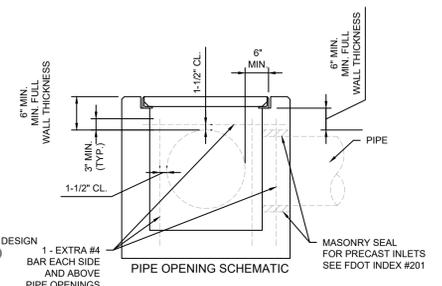


HORIZONTAL WALL REINFORCING SCHEDULES TYPE 'F' INLET (TABLE 1)

| WALL DEPTH | SCHEDULE  | AREA (in. <sup>2</sup> /ft.) | MAX. SPACING |     |
|------------|-----------|------------------------------|--------------|-----|
|            |           |                              | BARS         | WWF |
| 0'-4"      | A12       | 0.20                         | 12"          | 8"  |
| 4'-7"      | A6        | 0.20                         | 6"           | 5"  |
| 7'-12"     | B5.5      | 0.24                         | 5.5"         | 5"  |
| 12'-15"    | SPECIAL 1 | 0.27                         | 5"           | 4"  |

**FDOT TYPE 'F' INLET**

SCALE: N.T.S.



RECOMMENDED MAXIMUM PIPE SIZES

| INLET INSIDE WIDTH | PIPE SIZE |
|--------------------|-----------|
| 2'-6" (TYPE F)     | 18"       |
| 4'-0" (TYPE F)     | 30"       |

NOTE: RECOMMENDED SIZES ARE FOR CONCRETE PIPE. SIZES FOR OTHER TYPES OF PIPE MUST BE VERIFIED FOR FIT IN ACCORDANCE WITH FDOT STANDARD INDEX #201. FOR LARGER PIPE SIZES SEE NOTE #3.

- GENERAL NOTES**
1. THESE INLETS ARE DESIGNED FOR USE IN DITCHES, MEDIANS, PAVEMENT AREAS, OR OTHER AREAS SUBJECT TO HEAVY WHEEL LOADS, MINIMAL DEBRIS, AND BICYCLE TRAFFIC. THIS INLET MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET. WHEN INLET IS PLACED IN AREAS SUBJECT TO BICYCLE TRAFFIC, INSTALL FILLER BAR WHEN CLEARANCE OR GAP IS GREATER THAN 1" AS SHOWN IN FDOT STANDARD INDEX #218 INSET B.
  2. WHEN ALTERNATE G GRATE IS SPECIFIED IN PLANS, THE GRATE IS TO BE HOT DIP GALVANIZED AFTER FABRICATION.
  3. THESE INLETS MAY BE USED WITH ALTERNATE B STRUCTURE BOTTOMS, FDOT STANDARD INDEX #200. THE INLET AND BOTTOM COMBINATIONS ARE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR INLETS (DT BOT) (TYPE F) (J) (BOT, DEPTH) EA.
  4. ALL EXPOSED EDGES AND CORNERS SHALL BE 1/4" CHAMFER OR TOOLED TO 1/4" RADIUS.
  5. FOR SUPPLEMENTARY DETAILS, SEE FDOT STANDARD INDEX #201.
  6. ALL REINFORCING IS GRADE 60 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. BARS TO BE CUT OR BENT FOR 1-1/2" CLEARANCE AROUND PIPE OPENING. PROVIDE ONE ADDITIONAL #4 BAR ABOVE AND AT EACH SIDE OF PIPE OPENING.
  7. ALL DIMENSIONS ARE FOR BOTH PRECAST AND CAST-IN-PLACE INLETS UNLESS OTHERWISE NOTED.

| DATE  | REVISION                      |
|---|-------------------------------|
| 01/17/25 <td>REV. PER I1032E CODE COMMENTS</td> | REV. PER I1032E CODE COMMENTS |
| 09/15/25 <td>REV. PER EROT COMMENTS</td>        | REV. PER EROT COMMENTS        |
| 07/10/25 <td>REV. PER EROT COMMENTS</td>        | REV. PER EROT COMMENTS        |
| 07/10/25 <td>REV. PER EROT COMMENTS</td>        | REV. PER EROT COMMENTS        |

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

**PAVING AND GRADING DETAILS**  
**CONT.**

**MAXWELL - SCHUMANN**  
 COMMERCIAL S/D  
 SEBASTIAN, FLORIDA  
 CITY OF SEBASTIAN

ENGINEER CERTIFICATION  
 JOSEPH W. SCHULKE  
 FL. REG. NO. 47048  
 JOHN R. BITTLE  
 FL. REG. NO. 57396  
 WILLIAM P. STODDARD  
 FL. REG. NO. 57400  
 DATE: 11/06/2024

Signed by  
 1/7/2026  
 SHEET  
**C-514**  
 PROJECT NO.  
 22-031

GENERAL NOTES:

- 1. Work this index with Specification 425 and Index 425-001.
2. Type of standard structure bottom as shown and smaller (A1, A2 and 3-P) square (A1, A2) larger standard structure bottoms are designated Type J. Details are permitted for all structures.
3. Walls of circular structures (A1) At construction in place may be of brick or reinforced concrete. Construct around and rectangular structures (A1, A2) with reinforced concrete only.
4. Wall thickness and reinforcement are for other reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C408 (See Table 1).
5. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. Use Class II concrete, except when Class I concrete is shown in the Plans.
6. A1, A2 or 3-P. B structure bottom may be used in conjunction with curb inlet types 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and any variation of section (A1, A2) structure bottom may be used in conjunction with curb inlet types 7 & 8, or any other bottom inlet.
7. Rectangular structures may be ordered as directed by the Engineer in order to facilitate connections between the structure walls and pipes.
8. Use straight embedded reinforcement in top and bottom slabs, except when A11 hooks are specifically required.
9. Construct corner fillets as shown for rectangular structures used with circular risers and inlet throats, and when used on slabs with rectangular risers, inlets, and inlet throats. Construct fillets in the top slab of the A1, A2 structure bottom when used with the Type B riser. Reinforce each fillet with two #3 bars.
10. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Furnish such larger units at no additional cost to the Department, Layer A1. A note cannot appear on a unit without approval of the Engineer. This Note applies to this index only.

REINFORCEMENT NOTES:

- 1. Locate wall reinforcement in rectangular structures as shown in the WALL REINFORCEMENT SPECIFIC DETAILS in Index 425-001.
2. Provide a minimum 1/2" cover for all reinforcement unless otherwise noted and except for 3-P structure, ASTM C408 units.
3. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface.
4. Cut all reinforcement at pipe openings to maintain cover.
5. Remove exposed ends of reinforcing at precast pipe openings and grade joints to 1/2" below the concrete surface and seal with a Type F epoxy meeting the requirements of Specification 906.
6. Equivalent area smooth or deformed welded wire reinforcement may be substituted in accordance with Index 425-001.

TABLE OF CONTENTS:

Table with 2 columns: Sheet, Description. Includes 1 General Notes and Contents, 2 Dimensional and Reinforcing Details, 3 Tables 1, 2, 3, and 4, 4 Tables 5 and 6.

Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2021-22 STANDARD PLANS, STRUCTURE BOTTOMS TYPE J AND P, INDEX 425-010, SHEET 1 of 4.

TABLE 5 - SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES (ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY). Includes tables for Round Structures and Square/Rectangular Structures with columns for Slab Schedule, Slab Depth, and Slab Schedule.

TABLE 6 - SLAB DESIGNS - ROUND STRUCTURES. Includes table for Round Structures with columns for Slab Schedule, Slab Depth, and Slab Schedule.

SLAB AND WALL DESIGN TABLE NOTES

- 1. Size is the inside dimension of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs for precast 3-P or 3-P rectangular structures of 15 depth or less, may be 8" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Reinforcing schedules with larger areas of steel may be substituted for reinforcement schedules or wire spacing, except that Schedule B10 may not be substituted for Schedule A1. See Index 425-001 for alternative bar spacing adjustments when larger areas of reinforcing are substituted.

Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2021-22 STANDARD PLANS, STRUCTURE BOTTOMS TYPE J AND P, INDEX 425-010, SHEET 4 of 4.

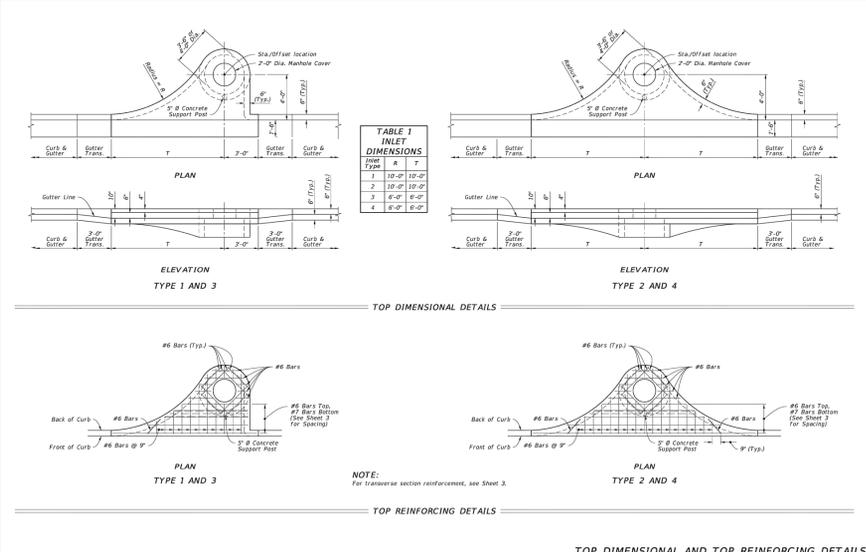


Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2024-25 STANDARD PLANS, CURB INLET TOP TYPES 1, 2, 3, AND 4, INDEX 425-020, SHEET 2 of 3.

ALTERNATE A NOTES:

- 1. Locate #4 Bars as required to maintain cover.
2. Construct the top of riser of the structure according to the top of a round structure as shown. When the riser diameter is larger than the diameter of the curb or top slab.
3. Alternate A slab reinforcing is applicable for Type A, B, C, D & E. Round bottom inlet of Type A & B. Curb Inlets. See Index 425-001, 425-002, 425-003, 425-004, and 425-005.

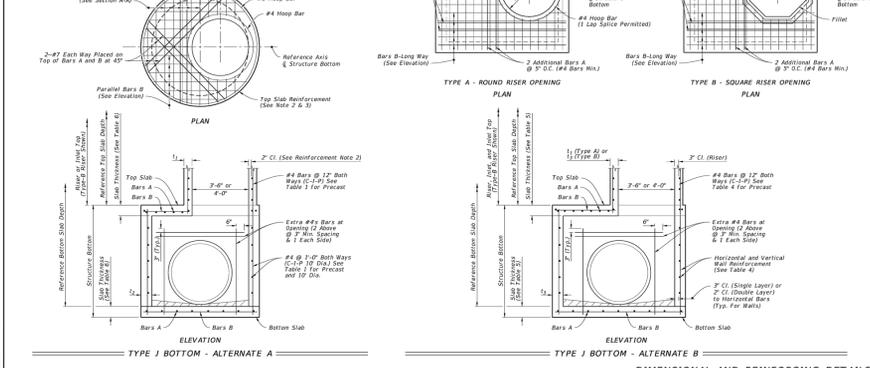


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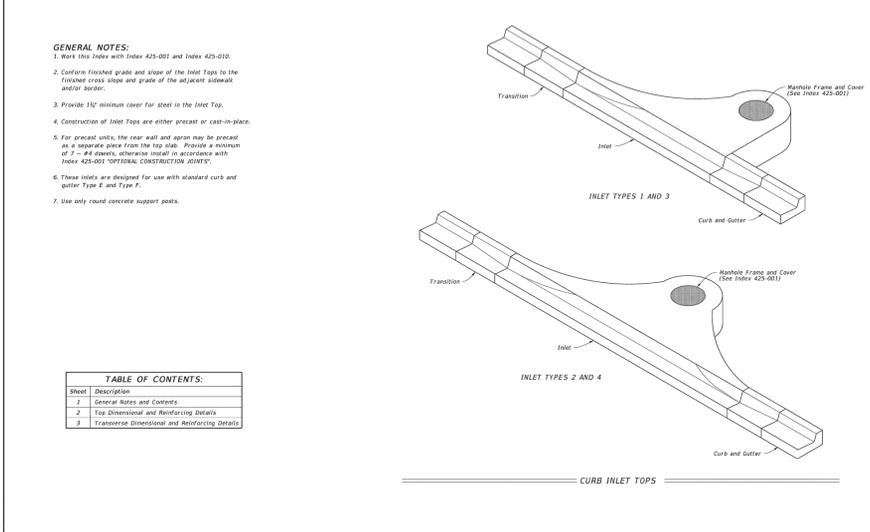


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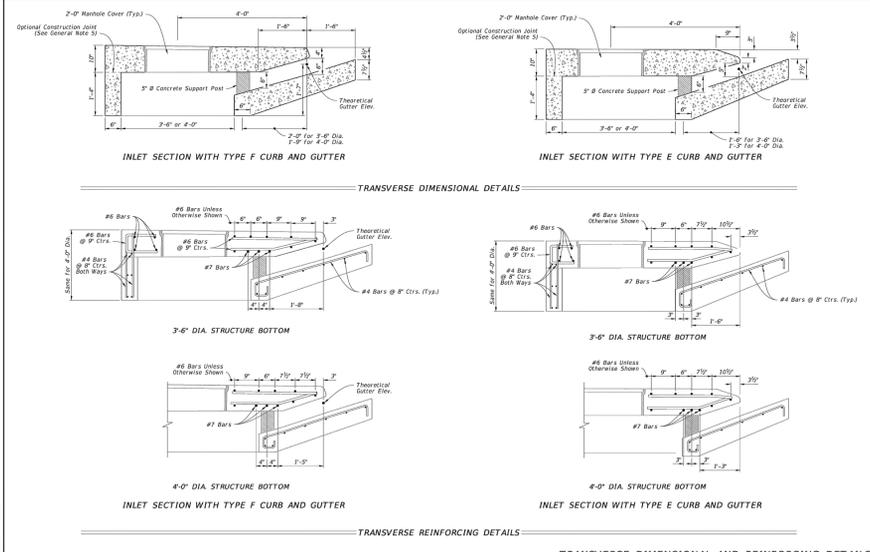


Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2024-25 STANDARD PLANS, CURB INLET TOP TYPES 1, 2, 3, AND 4, INDEX 425-020, SHEET 3 of 3.

TABLE 1 - ALTERNATE A - STRUCTURES

Table with columns: TYPE, STRUCTURE/RISE, DIAMETER (FT), CLASS II CONCRETE, CLASS I CONCRETE, ASTM C408, RISE/RISE BOTTOM (IN/FT), RISE/RISE BOTTOM (IN/FT), RISE/RISE BOTTOM (IN/FT).

Notes for Table 1: 1. Vertical and horizontal cross of reinforcement. 2. Approximate 20 sq. in. c/c in each face, 12" max. bar spacing. 3. Modified minimum wall thickness. 4. Vertical and horizontal cross of reinforcement for continuous sheet piling. 5. Area of reinforcing for precast trees are based on Table 60 Reinforcing. 6. Area of vertical reinforcing may be reduced in accordance with ASTM C408.

TABLE 2 - ALTERNATE B - SQUARE AND RECTANGULAR STRUCTURES

Table with columns: TYPE, WALL THICKNESS (IN), WALL THICKNESS (IN).

Notes for Table 2: 1. Vertical and horizontal cross of reinforcement. 2. Approximate 20 sq. in. c/c in each face, 12" max. bar spacing. 3. Modified minimum wall thickness. 4. Vertical and horizontal cross of reinforcement for continuous sheet piling. 5. Area of reinforcing for precast trees are based on Table 60 Reinforcing. 6. Area of vertical reinforcing may be reduced in accordance with ASTM C408.

TABLE 3 - REINFORCING SCHEDULE

Table with columns: SCHEDULE, GRADE 60 BARS OR E81, K51 & K52, MAXIMUM SPACING, SCHEDULE, GRADE 60 BARS OR E81, K51 & K52, MAXIMUM SPACING.

TABLES 1, 2, 3, AND 4

Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2021-22 STANDARD PLANS, STRUCTURE BOTTOMS TYPE J AND P, INDEX 425-010, SHEET 3 of 4.

TABLE 4 - WALL DESIGNS - RECTANGULAR STRUCTURES

Table with columns: WALL THICKNESS (IN), WALL THICKNESS (IN).

TABLE 4 NOTES:

- 1. Wall height is measured to the top of the bottom slab for boxes in Table 4. 12" minimum freeboard is required.
2. Wall height is the distance between of lower slab to bottom of upper slab, or 10' for wall heights exceeding 12'.
3. Lengths exceeding 10' shall be provided with expansion joints.
4. Wall heights exceeding the dimensions or depths shown in Table 4 shall be provided with expansion joints.
5. Wall thickness and reinforcing for rectangular structures is based on the larger wall length.

Table with 4 columns: LAST REVISION, DESCRIPTION, INDEX, SHEET. Includes FDOT logo, FY 2021-22 STANDARD PLANS, STRUCTURE BOTTOMS TYPE J AND P, INDEX 425-010, SHEET 3 of 4.

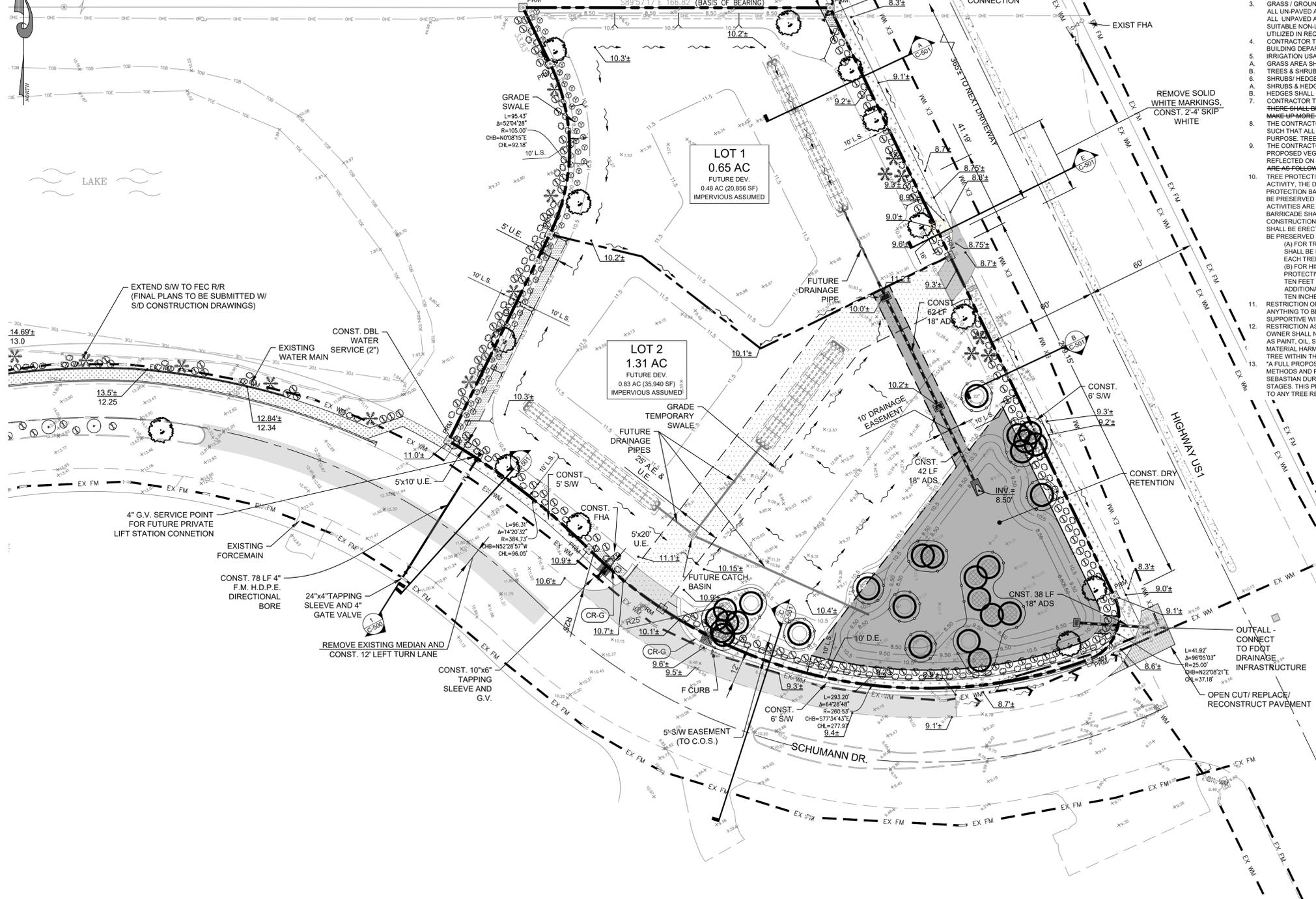
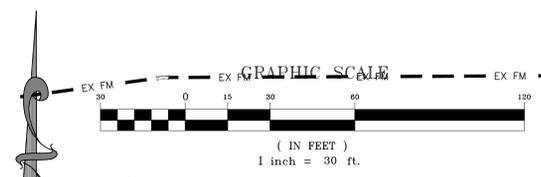
Table with columns: DATE, REVISION, MARK, DRAWING, CHECKED, SCALE, DATE. Includes project information and revision history.

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

PAVING AND GRADING DETAILS CONT. MAXWELL - SCHUMANN COMMERCIAL - S/D SEBASTIAN, FLORIDA CITY OF SEBASTIAN. Includes project information and revision history.

ENGINEER CERTIFICATION. JOSEPH W. SCHULKE, FL. REG. NO. 47048. ADAM B. BITTLE, FL. REG. NO. 57396. WILLIAM P. STODDARD, FL. REG. NO. 57969. Includes signature and date.





- LANDSCAPE MATERIAL STANDARDS & NOTES:**
- QUALITY: PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II, STATE OF FLORIDA.
  - TREES: TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN OF GREATER THAN TWENTY (20) FEET OR GROUPED TO FORM THE EQUIVALENT OF A TWENTY (20) FEET MATURE SPREAD OF CROWN.
  - ALL TREES SHALL BE SPECIES WHICH CAN BE MAINTAINED WITH OVER 6 FEET OF CLEAR TRUNK SPACE.
  - PALMS SHALL BE CONSIDERED TREES AND, IF USED, THEY SHALL CONSIST OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF THE TOTAL NEW TREE REQUIREMENT.
  - TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL, WITH A MINIMUM SPREAD OF 5 AND 2 1/2" DIAMETER AT THE TIME OF PLANTING.
  - GRASS / GROUND COVER: ALL UNPAVED AREAS EXCEPT PLANTERS, MULCHED LANDSCAPE BEDS, TO BE SODED (BAHIA). ALL UNPAVED AREAS OTHER THAN GRASSES SHALL BE COVERED WITH MULCH OR SUITABLE NON-LIVING OR VEGETATIVE GROUND COVER. NO MORE THAN 50% GRASS SHALL BE UTILIZED IN REQUIRED LANDSCAPE AREAS.
  - CONTRACTOR TO SUBMIT IRRIGATION PLAN TO THE ENGINEER FOR APPROVAL AND TO THE BUILDING DEPARTMENT FOR PERMIT PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION. IRRIGATION USAGE ZONES SHALL BE AS FOLLOWS:
    - GRASS AREA SHALL BE IN HIGH USAGE ZONES.
    - TREES & SHRUBS SHALL BE IN LOW USAGE ZONES.
  - SHRUBS & HEDGES:
    - SHRUBS & HEDGES SHALL BE A MIN. OF 24" HEIGHT AT PLANTING.
    - HEDGES SHALL BE PLANTED AT A MIN. OF 30" O.C. AT PROPERTY LINES.
  - CONTRACTOR TO SUBMIT IRRIGATION PLAN TO THE ENGINEER FOR APPROVAL AND TO THE THERE SHALL BE A MIN. OF THREE (3) DIFFERENT SPECIES OF TREES AND NO SPECIES SHALL MAKE UP MORE THAN 50% OF PROPOSED TREES.
  - THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF TREES, STREET LIGHTS AND SIGNS SUCH THAT ALL SIGNAGE IS EASILY SEEN AND LIGHTING IS FUNCTIONING FOR ITS INTENDED PURPOSE. TREE PLACEMENT MAY VARY FROM THIS PLAN TO ACHIEVE THIS REQUIREMENT.
  - THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND ENGINEER, A LIST AND PLAN OF THE PROPOSED VEGETATION PLANTINGS TO BE USED TO MEET THE REQUIREMENTS OF THE CITY, AS REFLECTED ON THIS PLAN. SUGGESTED VEGETATION TO BE INCORPORATED IN THIS PROJECT ARE AS FOLLOWS:
    - TREE PROTECTION BARRICADES: PRIOR TO DEVELOPMENT OR CONSTRUCTION ACTIVITY, THE DEVELOPER SHALL ERECT SUITABLE BRIGHTLY COLORED TREE PROTECTION BARRICADES, A MINIMUM FOUR FEET TALL, AROUND ALL TREES TO BE PRESERVED AND SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION ACTIVITIES ARE COMPLETED. THE AREA WITHIN THE TREE PROTECTION BARRICADE SHALL REMAIN FREE OF ALL BUILDING MATERIALS, DIRT OR OTHER CONSTRUCTION DEBRIS, VEHICLES AND DEVELOPMENT ACTIVITIES. BARRICADES SHALL BE ERECTED AT A MINIMUM DISTANCE FROM THE BASE OF THE TREES TO BE PRESERVED ACCORDING TO THE FOLLOWING STANDARDS:
      - FOR TREES TEN INCHES OR LESS DBH, TREE PROTECTION BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF FIVE FEET FROM THE BASE OF EACH TREE TO BE PROTECTED.
      - FOR HISTORIC TREES AND TREES GREATER THAN TEN INCHES DBH PROTECTIVE BARRICADES SHALL BE PLACED AT A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH TREE TO BE PROTECTED PLUS AN ADDITIONAL ONE FOOT FOR EACH ADDITIONAL INCH DBH GREATER THAN TEN INCHES.
    - RESTRICTION OF ATTACHMENTS TO TREES: IT SHALL BE UNLAWFUL TO ATTACH ANYTHING TO BE A PROTECTED, HISTORIC, OR SPECIMEN TREE OTHER THAN SUPPORTIVE WIRES, BRACES OR OTHER SIMILAR NON-INJURIOUS MATERIALS. RESTRICTION AS TO HARMFUL MATERIALS: THE DEVELOPER OR PROPERTY OWNER SHALL NOT CAUSE OR ALLOW THE DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A PROTECTED, SPECIMEN OR HISTORIC TREE WITHIN THE DRIPLINE OF SUCH TREE OR GROUPS OF TREES.
    - A FULL PROPOSAL FOR THE RELOCATION OF THE TREES, INCLUDING THE METHODS AND PROPOSED TIMELINES, WILL BE REQUIRED BY THE CITY OF SEBASTIAN DURING THE LAND CLEARING AND SITE IMPROVEMENT PERMITTING STAGES. THIS PROPOSAL MUST BE APPROVED BY THE CITY OF SEBASTIAN PRIOR TO ANY TREE RELOCATION ACTIVITIES TAKING PLACE.

**TREE LEGEND**

- OAK TO REMAIN (8 TREES)
- OAK TO REMOVE (12 TREES) (SEE SHEET C-200, C-300, C-500)
- OAK TO RELOCATE (0 TREES) (SEE SHEET C-200, C-300, C-500)
- CABBAGE PALM TO REMAIN (19 TREES)
- CABBAGE PALM TO REMOVE (3 TREES) (SEE SHEET C-200, C-300, C-500)
- CABBAGE PALM TO RELOCATE (21 TREES) (15 OFF-SITE) - SCHUMANN PARK (6 ON-SITE) (SEE SHEET C-200, C-300, C-500)
- PINE TREE
- PINE TREE TO REMOVE (1 TREE) (SEE SHEET C-200, C-300, C-500)
- TREE PROTECTION BARRIER
- RELOCATED CABBAGE PALMS (21 FROM ON-SITE)
  - 6 ON-SITE LOCATION
  - 15 TO SCHUMANN PARK
- PROPOSED OAK TREE (12 TREE)
- PROPOSED SHRUB (344 SHRUBS)
- EXISTING TREE IN MEDIAN TO REMAIN (5 TREES)

**MITIGATION REQUIRED**

- SPECIMEN TREES TO BE REMOVED: >10" = 12 TREES
- REPLACE WITH (12) TREES: 12' HEIGHT / 2 1/2" DIA.

**TOTAL LANDSCAPE MATERIAL SCHEDULE**

| TREES  |     |                    |                   |            |        |           |        |                   |  |
|--------|-----|--------------------|-------------------|------------|--------|-----------|--------|-------------------|--|
| SYM    | QTY | BOTANICAL NAME     | COMMON NAME       | SIZE       | HGT    | OTHER     | NATIVE | DROUGHT TOLERANCE |  |
| QV     | 12  | Quercus virginiana | Live Oak          | 2 1/2" DBH | 12'-0" | 6' SPREAD | YES    | HIGH              |  |
| SHRUBS |     |                    |                   |            |        |           |        |                   |  |
| CLU    | 122 | Clusia Rosea       | Clusia            |            | 30"    | 30" O.C.  | YES    | HIGH              |  |
| JAM    | 143 | Mangalia Palms     | Firebush          |            | 24"    | 30" O.C.  | YES    | HIGH              |  |
| VIB    | 141 | Viburnum Obovatum  | Walter's Viburnum |            | 30"    | 30" O.C.  | YES    | HIGH              |  |

TOTAL #112 - CONTRACTOR MAY SUBSTITUTE NUMBER OF EACH SPECIES AT HIS DISCRETION, PLACING RIGHT TREE/RIGHT LOCATION USING BEST HORTICULTURAL PRACTICES. CONTRACTOR SHALL SUBMIT PLAN TO ENGINEER INDICATING SPECIES PLACEMENT. ANY CHANGES TO THE LANDSCAPE MATERIAL SCHEDULE AFTER APPROVAL BY THE CITY OF SEBASTIAN WILL REQUIRE NOTICE TO THE CITY AND VERIFICATION WITH THE COMMUNITY DEVELOPMENT DEPARTMENT THAT THE PROPOSED CHANGES STILL COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.

- ONSITE REQUIRED LANDSCAPING:**
- PURSUANT TO APPROVED LANDSCAPE PLAN, LOCATED IN EXHIBIT 'C' - THE "PUBLIC BENEFIT PLAN" OF THE PARCEL EXCHANGE AGREEMENT DATED NOVEMBER 14TH, 2023.
 

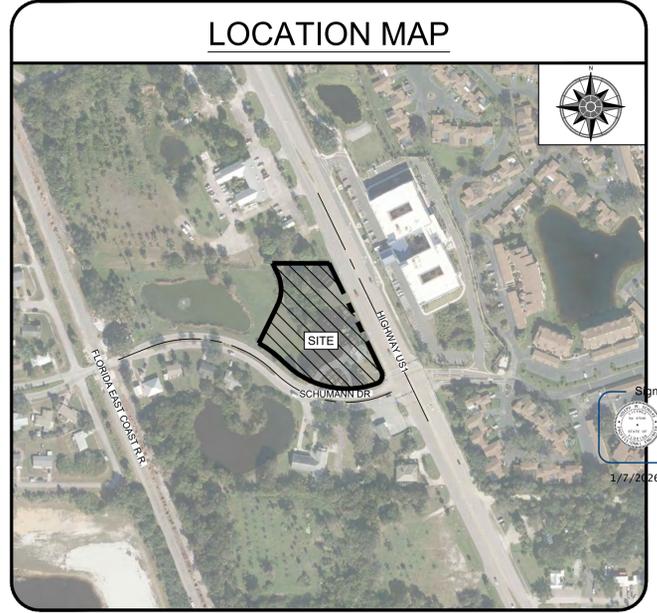
**REQUIRED OAKS:**

1 / 55 LF x (240' W + 400' S + 390' E) = 19 TREES

**PROVIDED TREES:** 12 NEW OAKS  
8 EXISTING OAKS  
19 EXISTING CABBAGE PALMS TO REMAIN  
6 EXISTING CABBAGE PALMS (RELOCATE ON-SITE)
  - REQUIRED HEDGE:**

1 / 2.5 LF x (240' W + 400' S + 390' E) = 412 REQ'D

**PROVIDED HEDGE:** 412 SHRUBS AS SHOWN



| DATE   | BY                                      | REVISIONS                 |
|--|---|---------------------------|
| 04/17/2023 <td>J.S. <td>REV. PER FOOTING COMMENTS</td> </td> | J.S. <td>REV. PER FOOTING COMMENTS</td> | REV. PER FOOTING COMMENTS |
|  | J.S. <td>REV. PER COS COMMENTS</td>     | REV. PER COS COMMENTS     |
|  | J.S. <td>REV. PER COS COMMENTS</td>     | REV. PER COS COMMENTS     |
|  | J.S. <td>REV. PER COS COMMENTS</td>     | REV. PER COS COMMENTS     |

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
 CERTIFICATION NO. 00008688  
 1777 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772.777.9622 FAX 772.777.9496 EMAIL info@sbsengineering.com

LANDSCAPE PLAN  
 MAXWELL - SCHUMANN COMMERCIAL S/D SEBASTIAN, FLORIDA  
 CITY OF SEBASTIAN  
 PROJECT NO. 22-031



**Sec. 54-1-2.4. Planning and zoning commission.**

- (f) *Rules of procedure.* The planning and zoning commission shall establish and adopt rules of procedure, which shall include, but not be limited to, election and duties of officers; meeting schedule, time, and place; establishing order of business and method of transaction; procedure for action and voting by members; conduct of public hearings; rules of conduct; parliamentary procedure; maintenance of records; and method of amending same.
- (1) **Officers.** From among its members the planning and zoning commission annually shall elect a chairperson and a vice chairperson at the first regular meeting of the commission held at the beginning of each calendar year. Whenever possible, the persons selected as the chairperson and vice chairperson of the commission shall have served two years as a regular member of the commission and shall have attended at least 90% of the meetings of the planning and zoning commission which such member was not otherwise excused from attending by the chairperson at such meetings of the commission. The planning and growth management director shall appoint a city employee to serve as secretary to the planning and zoning commission and take minutes of the meetings of the commission.



**PLANNING & ZONING COMMISSION**  
**3-YEAR TERMS**  
**MEETS 1ST AND 3RD THURSDAY OF EACH MONTH - 6:00 P.M.**

| <b>MEMBER NAME AND ADDRESS</b>   | <b>APPOINTMENT HISTORY<br/>[MOST RECENT HISTORY FIRST]</b>  | <b>CURRENT STATUS</b>          |
|--|---|--------------------------------|
| <p>Sara Battles<br/>           530 Cross Creek Circle<br/>           Sebastian, FL 32958<br/> <a href="mailto:Sara.battles@kimley-horn.com">Sara.battles@kimley-horn.com</a><br/>           (703) 843-1721</p> | <p>Reappointed 5/14/2025<br/><br/>           Took Roth's unexpired regular member position 3/9/2022</p>   | <p>Term to expire 5/1/2028</p> |
| <p>Rick Carter<br/>           237 Main Street<br/>           Sebastian, FL 32958<br/> <a href="mailto:focussvs@comcast.net">focussvs@comcast.net</a><br/>           918-4600</p>                               | <p>Reappointed 4/26/2023<br/><br/>           Reappointed 5/27/2020<br/><br/>           Reappointed 3/22/17<br/><br/>           Took Cardinale's expired regular member position 4/27/11<br/><br/>           Took Durr's unexpired alt member position 2/9/11<br/>           Reappointed 3/26/14</p>   | <p>Term to expire 4/1/2026</p> |
| <p>Cindy Geesey<br/>           108 Wood Stork Way<br/>           Sebastian, FL 32958<br/> <a href="mailto:catvag@gmail.com">catvag@gmail.com</a><br/>           (772) 918-8890</p>                             | <p>Took Haddix's regular member position 4/10/2024<br/><br/>           Appointed alternate member position 3/22/2023</p>  | <p>Term to expire 2/1/2026</p> |
| <p>Louise Kautenburg - Chair<br/>           973 Oswego Avenue<br/>           Sebastian, FL 32958<br/> <a href="mailto:Louisek1@juno.com">Louisek1@juno.com</a><br/>           696-3716</p>                     | <p>Reappointed regular member 6/26/2024<br/><br/>           Brought back to regular member 6/9/2021<br/><br/>           Appointed alternate member 2/12/2020<br/><br/>           Reappointed regular member 2/22/17<br/><br/>           Took Durr's unexpired regular member position 10/14/15<br/><br/>           Reappointed alternate member 1/8/14<br/><br/>           Took Hennessey's unexpired alternate member position 3/14/12</p> | <p>Term to expire 6/1/2027</p> |

|  |   |   |
|--|---|---|
| Linda Kinchen – Vice Chair<br>190 Delmar Street<br>Sebastian, FL 32958<br><a href="mailto:lindadolfan@aol.com">lindadolfan@aol.com</a><br>(772) 538-0253         | Reappointed regular member 1/10/2024<br><br>Took Hughan's unexpired regular member position 2/9/2022  | Term to expire 11/1/2026                      |
| Susan Lorusso<br>113 Joy Haven Drive<br>Sebastian, FL 32958<br><a href="mailto:sloru@aol.com">sloru@aol.com</a><br>(772) 321-2150                                | Reappointed regular member 11/12/2025<br><br>Took Alvarez's regular member position 3/22/2023<br><br>Took Jordan's alternate member position 11/21/2022 | Term to expire 11/1/2028                      |
| Terry Reno<br>208 Concha Drive<br>Sebastian, FL 32958<br><a href="mailto:tcren1@bellsouth.net">tcren1@bellsouth.net</a><br>(954) 648-7639                        | Took Matthews regular member position 11/12/2025<br>Took Lucier's position 6/14/2023<br><br>Took Haddix's alternate member position 2/8/2023            | Term to expire 5/1/2028                       |
| Christopher Roberts -<br>Alternate<br>Exempt per F.S.119.071<br><a href="mailto:Chroberts0015@gmail.com">Chroberts0015@gmail.com</a><br>(772) 643-0615           | Took Geesey's position 4/10/2024  | Term to expire 5/1/2026                       |
| Roy Garton - Alternate<br>1001 Turtle Run Dr. Apt 203<br>Sebastian, FL 32958<br><a href="mailto:Roygarton73@gmail.com">Roygarton73@gmail.com</a><br>931-252-7176 | Took Terry Reno Alternate position 11/12/2025   | Term to expire 1/1/2028                       |
|  |   | Term to expire 11/1/2026<br>revised 5.15.2025 |

School Board Member: Dr. Gene Posca, (772) 269-3553 [Gene.Posca@indianriverschools.org](mailto:Gene.Posca@indianriverschools.org)

Four (4) regular members are needed to make a quorum. In the event a regular member cannot make the meeting, an alternate steps in.