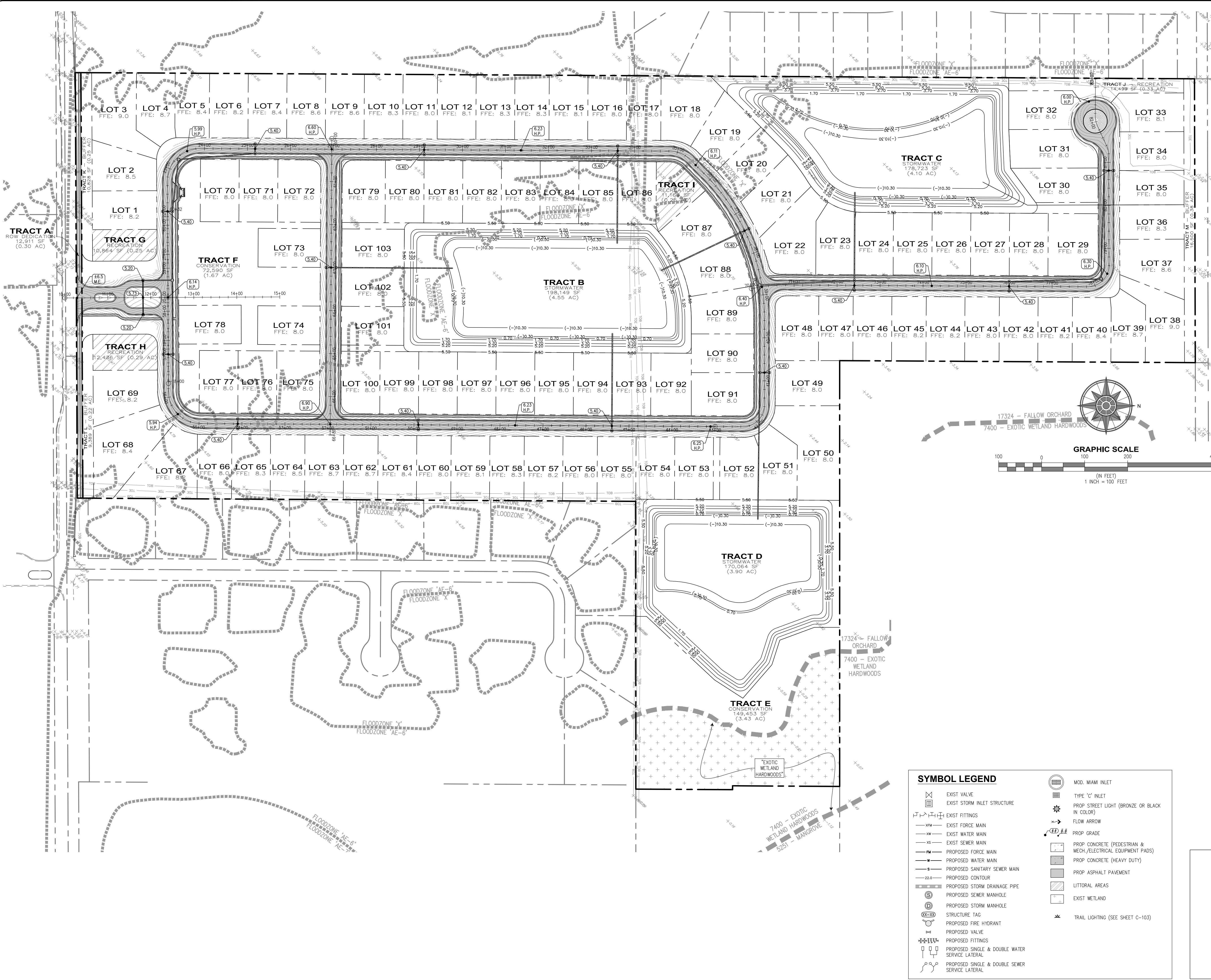


LAST SAVED: 11/13/2023 9:45:52 AM. SAVED BY: JOHN T. DRAWING: 12021021.077 GH0 HAMMOCK SHORES C3D/PRODUCTION DRAWINGS/PRELIMINARY GRADING/1077 C-500 PCDU DWG PLOT DATE: 11/13/2023 9:44:05 AM. PLOTTED BY: JOHN T.



PROJECT INFORMATION

APPLICANT:
GRBK GH0 HOMES, LLC
580 NW MERCANTILE PLACE
PORT SAINT LUCIE, FLORIDA 34986
TEL: 516-688-2020

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

SURVEYOR:
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
TEL: 772-770-1213
FAX: 772-794-1096

PROJECT LOCATIONS: NORTHEAST OF US1 & 69TH ST

SITE ADDRESS: 3205 73RD ST, VERO BEACH, FLORIDA 32967

TAX I.D. NO.:
32-39-03-00000-7000-00001.0
32-39-03-00000-7000-00002.0
32-39-03-00000-7000-00005.0
32-39-03-00000-7000-00006.0
32-39-03-00000-7000-00008.0
32-39-03-00000-7000-00007.0
32-39-03-00000-7000-00008.1
32-39-03-00000-3000-00008.2
32-39-03-00000-0030-00002.0
32-39-03-00000-0030-00003.0

PROJECT DESCRIPTION: RESIDENTIAL DEVELOPMENT WITH 103 SINGLE FAMILY UNITS

FLOOD ZONE: THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE 'X' & 'AE-6' PER FLOOD INSURANCE RATE MAP #12061C0231.J, DATED 01/26/2023

GROSS AREA: 60.07 AC
TOTAL DEVELOPABLE AREA: 60.07 AC

EXISTING ZONING/LAND USE: RS-3 / L-1

PROPOSED MAINTENANCE ENTITY: PROPERTY OWNERS ASSOCIATION

DEDICATION OF IMPROVEMENTS: PRIVATE ROAD/ RIGHT-OF-WAY, PUBLIC UTILITIES

MEANS OF CONVEYANCE OF OWNERSHIP: FEE SIMPLE

CONSTRUCTION START: JUNE 2024
CONSTRUCTION COMPLETION: JUNE 2026

EXISTING SITE CONDITIONS:
- ABANDONED GROVE

EXISTING NATIVE UPLANDS:
- NOT APPLICABLE

EXISTING WETLANDS:
- EXOTIC WETLAND (2.07 AC)

GENERAL GRADING NOTES

1. ALL SIDEWALKS: NEW & RECONSTRUCTED SHALL MEET ADA REQUIREMENTS:
 - 1.1. MAX 2% CROSS SLOPE
 - 1.2. MAX 5% LONGITUDINAL SLOPE
 - 1.3. MIN 5' x 5' LANDING AT CHANGE IN DIRECTION, AT 2% MAX SLOPE ALL WAYS
 - 1.4. MAX 12:1 SLOPE, MAX 6' IN LENGTH FOR RAMP. LENGTH MAY BE INCREASE IF HANDRAIL IS PROVIDED
2. ALL SLOPES 6:1 OR STEEPER SHALL BE STABILIZED WITH SOG.
3. PAVEMENT SHOWING @ 2% IT SHALL NOT BE LESS THAN 1.5%.
4. SIDEWALK SHALL NOT BE MORE THAN 2.0% OR LESS THAN 1.0%.
5. PERIMETER BERM SHOWN MAY MEANDER TO ACCOMMODATE TREE PRESERVATION

GENERAL CONSTRUCTION NOTES

1. SEE SITE PLAN SHEET FOR PAVEMENT MARKING AND SIGN PLACEMENT.
2. ALL PIPE NOTED AS ADS N-12 SHALL BE ADS N-12 OR APPROVED EQUAL. ALL ADS N-12 PIPES SHALL BE PERFORATED (20 LT) AT SUBMERGED OUTFALLS TO PONDS OR OTHER SURFACE WATERS TO PREVENT FLOATION.
3. PROPOSED FFE MAY CHANGE BASED ON AS-BUILT CONDITIONS. ACTUAL HOME SITE STRUCTURE LOCATION AND OTHER FUTURE CONDITIONS.
4. ALL WATER SERVICES MUST BE CONTINUOUS FROM THE MAIN, NO SPLUNGING.

STORMWATER SYSTEM SUMMARY:

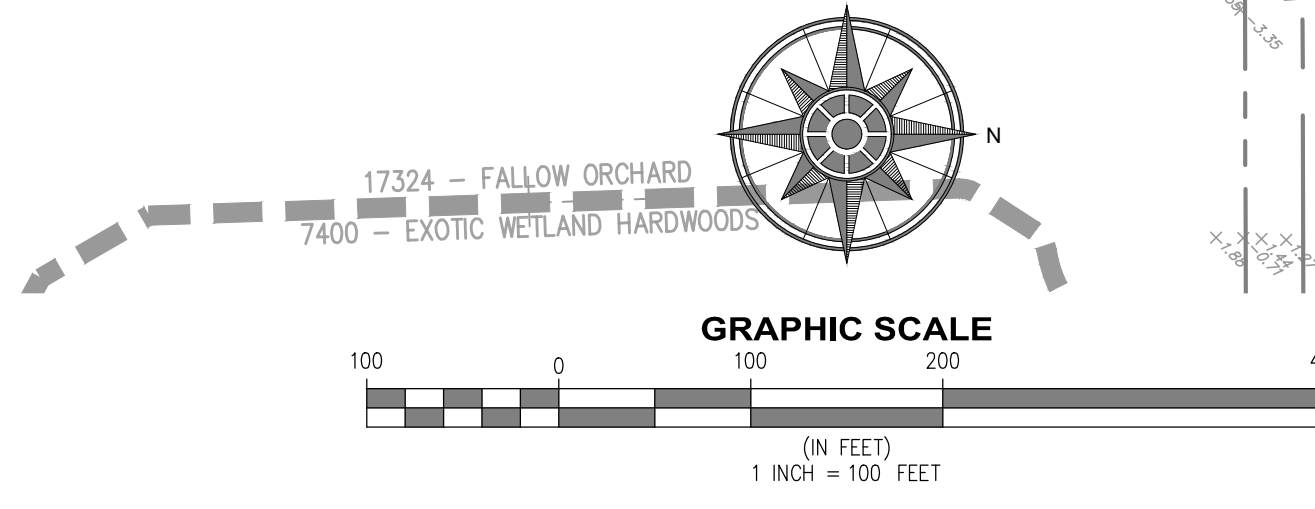
PEAK STAGES (NAVD)

MEAN-24H	10Y-24H	25Y-24H	100Y-24H	100Y-72H
3.31	4.18	4.96	6.17	6.95

FEMA ELEVATIONS:
(TRANSECT 64 & 65; NAVD)

10Y	25Y	100Y
3.7	4.4	6.0

GENERAL GRADING PARAMETERS:
- MINIMUM FFE: 8.0 (1 FT ABOVE 100-YR FLOOD ROUTE PEAK STAGE)
- MINIMUM ROAD ELEVATION (INLETS): 5.2' (PER 25-YR FLOOD ROUTE PEAK STAGE)



SYMBOL LEGEND

	EXIST VALVE		MOD. MIAMI INLET
	EXIST STORM INLET STRUCTURE		TYPE 'C' INLET
	EXIST FITTINGS		PROP STREET LIGHT (BRONZE OR BLACK IN COLOR)
	EXIST FORCE MAIN		FLOW ARROW
	EXIST WATER MAIN		PROP GRADE
	EXIST SEWER MAIN		PROP CONCRETE (PEDESTRIAN & MECH/ELECTRICAL EQUIPMENT PADS)
	PROPOSED FORCE MAIN		PROP CONCRETE (HEAVY DUTY)
	PROPOSED WATER MAIN		PROP ASPHALT PAVEMENT
	PROPOSED SANITARY SEWER MAIN		LITTORAL AREAS
	PROPOSED STORM DRAINAGE PIPE		EXIST WETLAND
	PROPOSED SEWER MANHOLE		TRAIL LIGHTING (SEE SHEET C-103)
	PROPOSED STORM MANHOLE		
	PROPOSED STRUCTURE TAG		
	PROPOSED FIRE HYDRANT		
	PROPOSED VALVE		
	PROPOSED FITTINGS		
	PROPOSED SINGLE & DOUBLE WATER SERVICE LATERAL		
	PROPOSED SINGLE & DOUBLE SEWER SERVICE LATERAL		

SCHULKE, BITTLE & STODDARD, L.L.C.
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REGISTRY #8668
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TEL: 772 / 770-9622 FAX: 772 / 770-9496 EMAIL: info@sbsengineers.com

PRELIMINARY DRAINAGE PLAN WITH 100 YEAR PARTIAL CUT/FILL WAIVER [103 LOTS]

GH0 HAMMOCK SHORES SUBDIVISION VERO BEACH, FLORIDA INDIAN RIVER COUNTY

ENGINEER CERTIFICATION
 JOSEPH W. SCHULKE FL. REG. NO. 47048
 JODAH B. BITTLE FL. REG. NO. 57396
 WILLIAM P. STODDARD FL. REG. NO. 57066

DATE: SHEET
EXHIBIT B
PROJECT NO. 21-077