SITE DATA

APPLICANT		STONERIDGE LLC PO BOX 950 FORT LAUDERDALE, FL 33302 561-687-2220
OWNER		STONERIDGE LLC PO BOX 950 FORT LAUDERDALE, FL 33302 561-687-2220
ENGINEER		WGI, ATTN: ADAM SCHILDMEIER 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411 561-687-2220
SURVEYOR		WGI, ATTN: JIM SULLIVAN 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411 561-687-2220
LANDSCAPE ARCHITECT		WGI, ATTN: KIRSTEN SIEGEL 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411 561-687-2220
SITE LOCATION		SOUTH SIDE OF 65TH STREET, WEST OF LATERAL G
SITE ADDRESS		4675 65TH ST
TAX I.D. NO'S		32390900002004000001.0; 32390900002005000001.0; 32390900002006000001.0; 32390900002002000001.1.
STATEMENT OF USE		SINGLE FAMILY, RS-6 SUBDIVISION
PROPOSED MAINTENANCE ENTITY		PROPERTY OWNERS ASSOCIATION
DEDICATION OF IMPROVEMENTS		PRIVATE ROAD/RIGHT OF WAY, PUBLIC UTILITIES
MEANS OF CONVEYANCE OF OWNERSHIP		FEE SIMPLE
GROSS AREA		30.24 AC
R/W TO BE PURCHASED BY IRC		0.0 AC
R/W TO BE DEDICATED BY IRC		0.0 AC
TOTAL DEVELOPED AREA		15.42 AC
LAND USE/ ZONING		L-2/ RS-6
CONSTRUCTION SCHEDULE		START:2023 END: 2024
SITE AREAS		
GROSS AREA		30.24 AC
R/W TO BE DEDICATED BY IRC		0.0 AC
NET DEVELOPED AREA		15.42 AC
DWELLING UNITS		78 UNITS
DENSITY		2.58
LOT AREA		15.42 AC
ROAD R/W		5.14 AC
TRACT OS-1: (OPEN SPACE)	OWNERSHIP - HOA	0.44 AC
TRACT OS-2: (OPEN SPACE)	OWNERSHIP - HOA	0.72 AC
TRACT OS-3: (OPEN SPACE)	OWNERSHIP - HOA	1.23 AC
TRACT WM-1: (STORMWATER)	OWNERSHIP - HOA	1.80 AC
TRACT WM-2: (STORMWATER)	OWNERSHIP - HOA	3.08 AC
TRACT PRESERVE: (PRESERVE)	OWNERSHIP - HOA	1.62 AC
TRACT B-1:	OWNERSHIP - HOA	0.81 AC
TRACT B-2:	OWNERSHIP - HOA	0.17 AC
TRACT REC CONCEPTUAL: (RECREATION)	OWNERSHIP - HOA	0.18 AC
TRACT PRESERVE: (RECREATION)		1.62 AC
DEVELOPMENT PARAMETERS		
MINIMUM LOT SIZE: REQUIRED: 7,000 SF PROVIDED: 7,000 SF		
MINIMUM WIDTH: REQUIRED: 70' PROVIDED: 80'		
MINIMUM LOT FRONTAGE: REQUIRED: 70' PROVIDED: 70'		
MINIMUM YARD SET BACKS: • FRONT: 20' • SIDE: 10' • REAR: 20'		
MAXIMUM BUILDING HEIGHT: REQUIRED: 35' PROVIDED: 35'		
MAXIMUM LOT COVERAGE: • REQUIRED: 40% • PROVIDED: 40% *MAXIMUM BUILDING COVERAGE FOR SINGLE-STORY DETACHED SINGLE-FAMILY HOMES IN RS-6 AND RT-6 IS 40 PERCENT. MAXIMUM BUILDING COVERAGE FOR ALL OTHER TYPES OF BUILDINGS IS 30 PERCENT IN RS-6.		
MINIMUM SEPARATION DISTANCES: REQUIRED: BETWEEN RESIDENCES: 20' PROVIDED: BETWEEN RESIDENCES: 20'		
MINIMUM OPEN SPACE • INDIVIDUAL LOTS (40% MAX), TOTAL PROVIDED: 28% (8.58 AC) • BODIES OF WATER (30% MAX), TOTAL PROVIDED: 3% (0.84 AC) • OPEN SPACE TRACTS (100%), TOTAL PROVIDED: 8% (2.39 AC) • SIDEWALK WITHIN ROW (100% MAX), TOTAL PROVIDED: 3% (0.92 AC) • PRESERVE LAND (100%), TOTAL PROVIDED: 5% (1.54 AC) • TOTAL REQUIRED: 40% (12.12 AC), TOTAL PROVIDED: 47% (14.27 AC)		
MINIMUM R/W WIDTH: 50'		
PERMITS REQUIRED: 1. I.R.C. LAND CLEARING/ TREE REMOVAL 2. I.R.C. LAND DEVELOPMENT PERMIT 3. I.R.C. UTILITY PERMIT 4. I.R.C.CONDITIONAL CONCURRENCY CERTIFICATE 5. I.R.C.TYPE 'A' STORMWATER MANAGEMENT SYSTEM PERMIT 6. I.R.C.RIGHT-OF-WAY 7. I.R.F.W.C.D. DRIVEWAY AND DRAINAGE CONNECTION 8. FINAL PLAT APPROVAL 9. S.J.R.W.M.D. STORMWATER PERMIT 10. F.D.E.P WATER CONNECTION PERMIT 11. F.D.E.P SEWER CONNECTION PERMIT 12. FDEP NOTICE OF INTENT		
EXISITING CONDITIONS - PRESENT CONDITION: UNDEVELOPED VACANT. - FLOOD ZONE "X" AND "AE", AS SHOWN ON F.I.R.M. NO. 12061C0233H, EFFECTIVE DATE: 12/04/12; WITH A BASE FLOOD ELEVATION 18 FT-NAV88 - SOILS: SCS SOILS MAP 'WINDER' - TOPOGRAPHY:VARIES 18.0 TO 22.0 (UPLANDS)		
PARKING/ TRAFFIC CIRCULATION: - PARKING: ALL RESIDENTIAL DWELLING UNITS SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES WITHIN THE INDIVIDUAL DWELLING UNIT DEVELOPMENT AREA - TRAFFIC CIRCULATION: MINIMUM 50 FT WIDE PRIVATE ROAD RIGHT-OF-WAY WITH MIN. 24 FT TWO WAY ROADWAYS SHALL BE CONSTRUCTED SO THAT ALL DWELLING UNITS HAVE MINIMUM 30. FRONTAGE ON SAID RIGHT-OF-WAY.		
STORMWATER MANAGEMENT: - ROAD RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHALL BE CREATED TO ACCOMMODATE THE LOCATION OF CONVEYANCE SWALES/PIPES.		
TRAFFIC: THE SITE IS ESTIMATED TO GENERATE 736 ADT, BASED ON AN ASSUMED 9.44 ADT/UNIT FOR SINGLE FAMILY, PER INDIAN RIVER COUNTY LDR. CHAPTER 952 (952.07)		
GENERAL NOTES: 1. PRIOR TO TRANSFER, THE TRANSFEREE MUST ASSUME IN WRITING IN A FORM, ACCEPTABLE TO THE COUNTY ATTORNEY, ALL COMMITMENTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PRIOR DEVELOPER. FAILURE TO GIVE TIMELY NOTICE OR TO PROVIDE THE ASSUMPTION OF PRIOR COMMITMENT VOIDS THE PRELIMINARY APPROVAL. 2. MINIMUM FINISHED FLOOR EL. REQUIRED (PER IRFWCD-100 YR.) IS 18' ABOVE CROWN OF ROAD MINIMUM FINISHED FLOOR EL. PROPOSED IS 18' ABOVE CROWN OF ROAD 3. STREETLIGHTS AND UNDERGROUND ELECTRIC WILL BE PROVIDED 4. THE SPEED LIMIT FOR 65TH STREET IS 45 MPH 5. ELECTRIC SERVICE WILL BE UNDERGROUND 6. I.R.C. UTILITIES WILL PROVIDE WATER AND SEWER UTILITY SERVICE TO THE SITE. 7. THE STREET NAME SIGNS HALL BE 8" IN HEIGHT WITH 6" LETTERS 8. ALL LOTS WILL PROVIDE A 30' MINIMUM CHORD DISTANCE 9. MINIMUM OF 40% OPEN SPACE FOR EACH INDIVIDUAL LOT 10. ALL STREETLIGHT POLES AND FIXTURES WILL BE BLACK OR DARK BRONZE 11. ALL TWO-STORY SINGLE-FAMILY HOMES WILL MEET FAR REQUIREMENTS		
RECREATION AREAS: A. REQUIRED RECREATION AREA (30.24 AC x 7.5%): 2.27 AC B. PROPOSED RECREATION AREA: 4.13 AC (BUILT: 0.18 AC, PASSIVE: 3.95 AC)		
MAXIMUM DWELLING UNIT COMPUTATION: A. GROSS AREA: 30.24 AC B. TOTAL MAX. UNITS ALLOWED- PROPOSED WITHIN GROSS AREA: 123 UNITS/ 78 UNITS C. TOTAL NO. OF DWELLING UNITS ALLOWED: 123 UNITS D. TOTAL DWELLING UNITS PROPOSED: 78 UNITS E. DENSITY PROPOSED: 2.58 DC/AC		
NATIVE UPLAND CONSERVATION CALCULATION: - UPLAND CONSERVATION REQUIRED (10.81 AC X 15%): 1.62 AC - UPLAND CONSERVATION PROPOSED: 1.62 AC		

BRIDGE CREEK

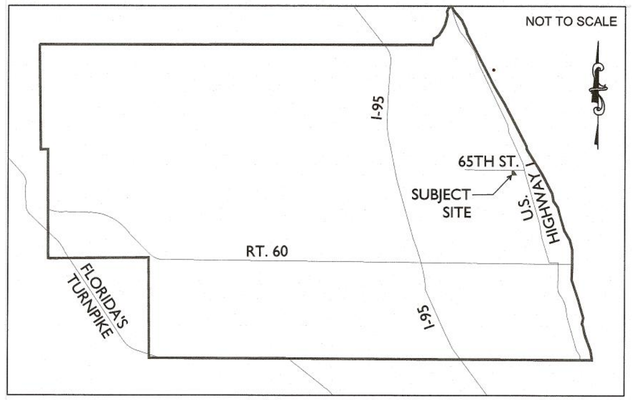
PRELIMINARY PLAT

SECTION 9, TOWNSHIP 32 S, RANGE 39 E

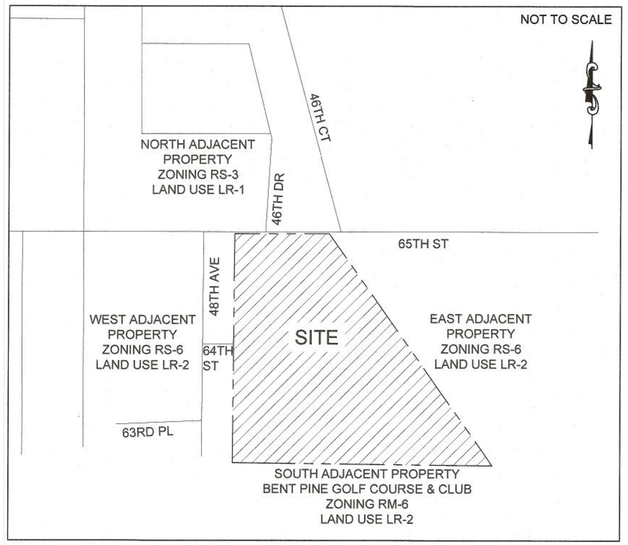
INDIAN RIVER COUNTY, FLORIDA

PREPARED FOR:
CJM COMMUNITIES, LLC
9825 MARINA BLVD, SUITE 100
BOCA RATON, FL 33428

LOCATION MAP



VICINITY MAP



PROJECT LOCATED IN
A REPLAT OF PORTIONS OF TRACTS 2-6 IN SECTION 9, TOWNSHIP 32 SOUTH, RANGE 33 EAST, ACCORD TO INDIAN RIVER FARMS CO, PLAT BOOK 2, PAGE 25 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

SHEET INDEX

DRW NO.	SHEET TITLE
C-1	COVER SHEET
PP-1 THRU PP-3	PRELIMINARY PLAT
C-2	GENERAL NOTES
C-3 THRU C-5	DEMOLITION PLANS
C-6 THRU C-8	STORMWATER POLLUTION PREVENTION PLANS
C-9	STORMWATER POLLUTION PREVENTION DETAILS
C-10 THRU C-12	PAVING, GRADING AND DRAINAGE PLAN
C-13	OVERALL WATER AND SEWER PLAN
C-14 THRU C-16	WATER AND SEWER PLAN
C-17 THRU C-18	SEWER PROFILE
C-19 THRU C-21	SIGNING AND MARKING PLANS
C-22 THRU C-25	PAVING AND DRAINAGE DETAILS
C-26 THRU C-32	INDIAN RIVER COUNTY UTILITY DETAILS
C-33	SITE AERIAL
C-34 THRU C-36	AERIAL OVERLAY
C-37	DRAINAGE BASIN EXHIBIT
OS-1	OFFSITE DEMOLITION PLAN
OS-2	OFFSITE PAVING,GRADING, AND DRAINAGE PLAN
OS-3	OFFSITE SIGNING AND PAVEMENT MARKING PLAN
OS-4	OFFSITE PAVING,GRADING,AND DRAINAGE DETAILS
TI.0-TI.19	TREE INVENTORY PLAN
LP-100 - LP-104	TREE PROTECTION PLAN
LP-105	OVERALL LANDSCAPE PLAN
LP-106-LP-113	LANDSCAPE PLAN
LP-114	LITTORAL PLANTING PLAN
LP-115	LITTORAL PLANTING PLAN
LP-116	LITTORAL PLANTING PLAN
LP-500	LANDSCAPE DETAILS
LP-600	LANDSCAPE SPECIFICATIONS
HP-100	OVERALL HARDSCAPE PLAN
HP-101	HARDSCAPE PLAN
HP-500	HARDSCAPE DETAILS
HP-501	HARDSCAPE DETAILS
HP-600	MATERIALS SCHEDULE

ATTACHED SURVEY

LEGAL DESCRIPTION

THAT PORTION OF TRACTS 2 THROUGH 6 LOCATED IN SECTION 9, TOWNSHIP 32S, RANGE 39E ACCORDING TO INDIAN RIVER FARMS CO. AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS, INDIAN RIVER COUNTY, FLORIDA LYING WEST OF LATERAL "G" CANAL RIGHT-OF-WAY, NORTH OF SUB-LATERAL "G-2" CANAL RIGHT-OF-WAY, AND SOUTH OF 65TH STREET RIGHT-OF-WAY. FURTHERMORE DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°11'45" WEST, 30.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 89°40'38" WEST, 1473.46 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 65TH STREET (80 FOOT RIGHT-OF-WAY) TO THE POINT OF BEGINNING;THENCE SOUTH 36°07'19" EAST, 1625.02 FEET CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LATERAL "G" (160 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°53'18" WEST, 1478.42 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SUB-LATERAL "G-2" (60 FOOT RIGHT-OF-WAY); THENCE NORTH 00°16'04" WEST, 1312.57 FEET ALONG THE EAST LINE OF NORTH CAROLINA COLONY SUBDIVISION AS RECORDED IN PLAT BOOK 3, AT PAGE 65, OF THE PUBLIC RECORDS, INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°40'38" EAST, 526.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.24 ACRES (1,317,303 SQUARE FEET), MORE OR LESS.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

RECEIVED
NOV 22 2022
INDIAN RIVER COUNTY
ENGINEERING DIVISION

LAND DEVELOPMENT PERMIT
CONSTRUCTION PLANS
APPROVED DEC 09 2022

Know what's below. Call before you dig.

2004110052 87237
Inf SWMS TYBE B PN 87269
ROW PN 2 020060202

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

BRIDGE CREEK
65TH STREET
VERO BEACH, FL 32967
CIVIL ENGINEERING PLANS

ENGINEER OF RECORD
ADAM SCHILDMEIER, PE
PE# 69218
November 11, 2022

ADAM SCHILDMEIER LICENSE NO. 69218 STATE OF FLORIDA PROFESSIONAL ENGINEER

ADAM W. SCHILDMEIER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 69218

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ADAM SCHILDMEIER, PE ON 11/11/2022

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	11/11/22
DRAWN BY:	TD
CHECKED BY:	BPA
PROJECT #:	3350.00

PRELIMINARY PLAT

SHEET #:
C-1

BRIDGE CREEK

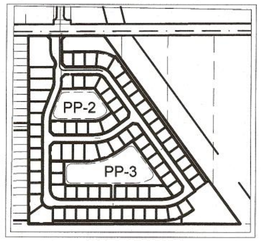
A REPLAT OF PORTIONS OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

N

0 40 80 160

SCALE: 1" = 80'

SHEET INDEX



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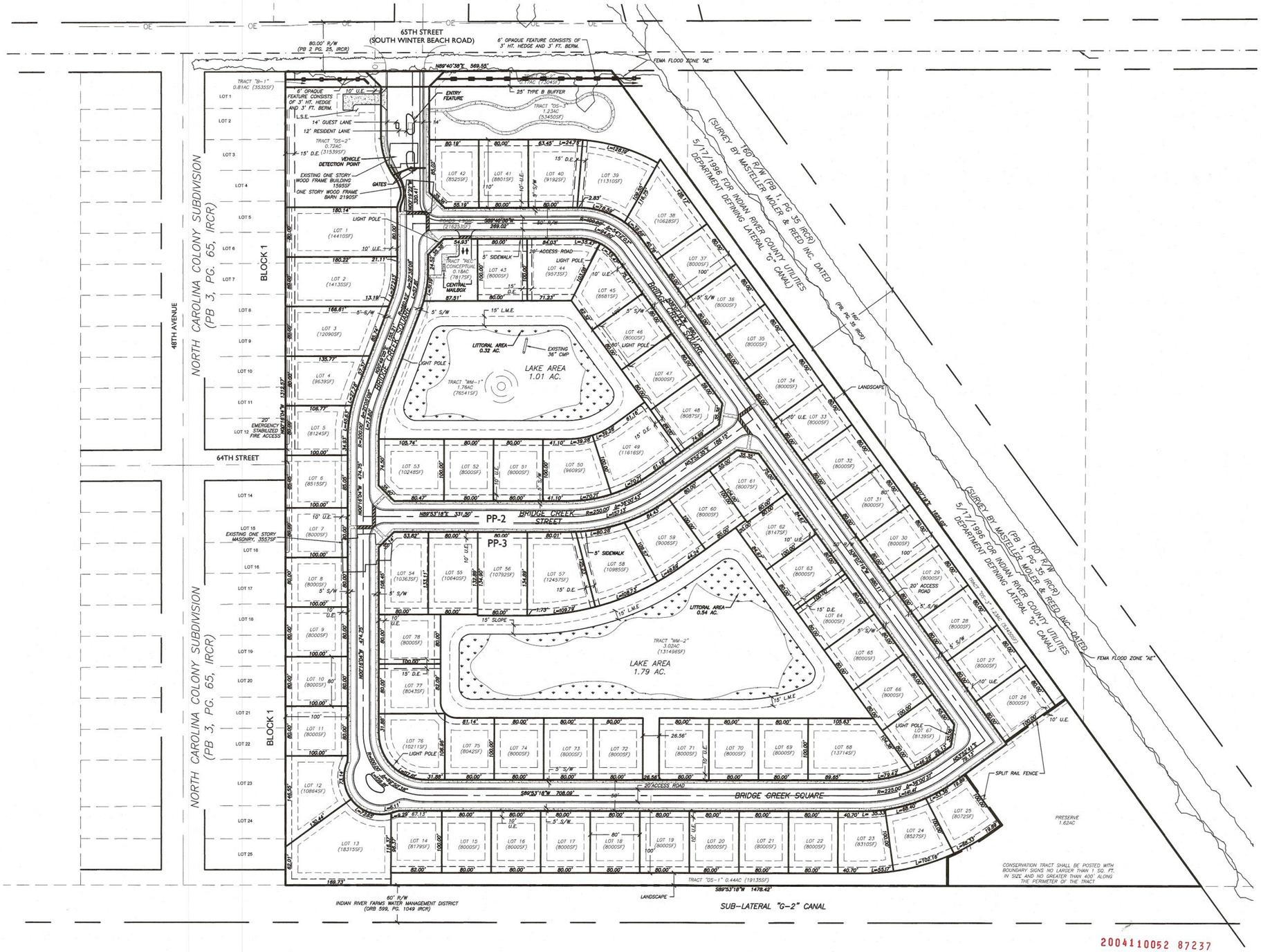

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4371 U.S. Hwy 17 South, Suite 203, Fleming Island, FL 32003
Phone No. 866.909.2220 www.wginc.com
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		REVISIONS	

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JOB NO.	1535.00
DRAWN BY	DC
CHECK BY	JS
DATE	12/14/2021

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS#6889

JIM SULLIVAN LICENSE NUMBER LS6889 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

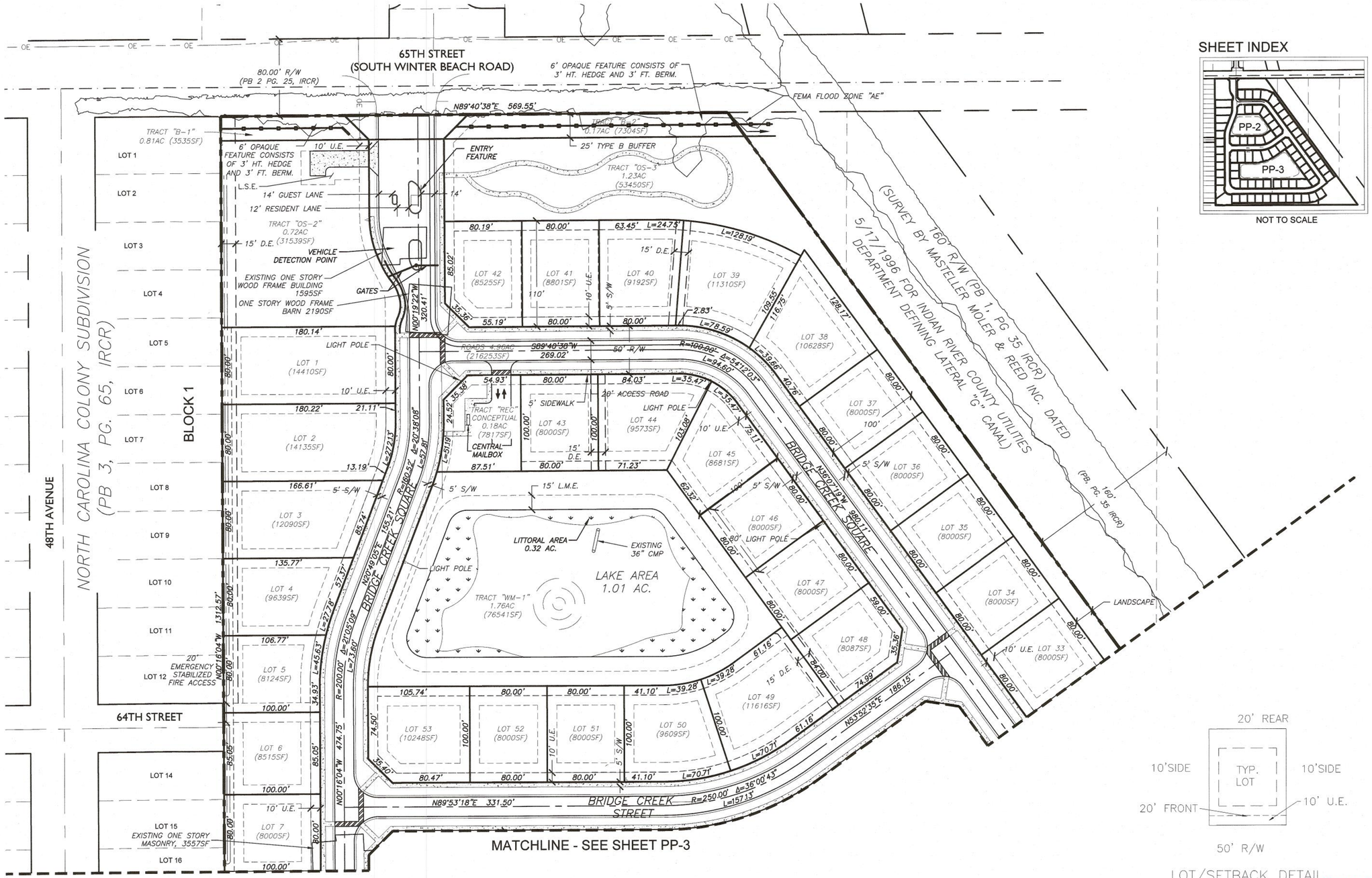
BRIDGE CREEK
A REPLAT OF PORTIONS OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
INDIAN RIVER COUNTY, FLORIDA

SHEET:
PP-1

Jim Sullivan C:\Users\jsullivan\Documents\WGI\33500\SV\PLAT\PREL\BJA.dwg — Plotted: 12/14/2021 3:26:56 PM Saved: 12/14/2021 3:25:49 PM

BRIDGE CREEK

A REPLAT OF PORTIONS OF SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



LOT/SETBACK DETAIL

2004110052 87237

N

0 25 50 100

SCALE: 1" = 50'

SHEET INDEX

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		DATE	12/14/2021

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS6889

BRIDGE CREEK
A REPLAT OF PORTIONS OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
INDIAN RIVER COUNTY, FLORIDA

SHEET:
PP-2

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BRIDGE CREEK

A REPLAT OF PORTIONS OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
INDIAN RIVER COUNTY, FLORIDA

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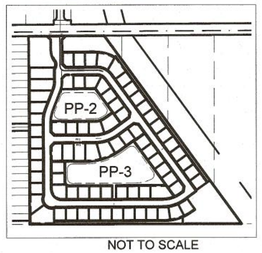
0 25 50 100
SCALE: 1" = 50'

SHEET INDEX



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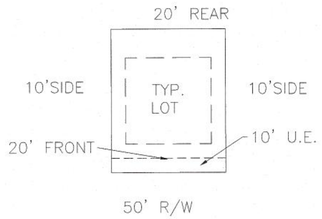

LOT/SETBACK DETAIL

MATCHLINE - SEE SHEET PP-2

LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
BLOCK 1

LOT 8 (8000SF)
LOT 9 (8000SF)
LOT 10 (8000SF)
LOT 11 (8000SF)
LOT 12 (10864SF)
LOT 13 (18315SF)
LOT 14 (8179SF)
LOT 15 (8000SF)
LOT 16 (8000SF)
LOT 17 (8000SF)
LOT 18 (8000SF)
LOT 19 (8000SF)
LOT 20 (8000SF)
LOT 21 (8000SF)
LOT 22 (8000SF)
LOT 23 (8310SF)
LOT 24 (8527SF)
LOT 25 (8072SF)
LOT 26 (8000SF)
LOT 27 (8000SF)
LOT 28 (8000SF)
LOT 29 (8000SF)
LOT 30 (8000SF)
LOT 31 (8000SF)
LOT 32 (8000SF)
LOT 54 (10363SF)
LOT 55 (10640SF)
LOT 56 (10792SF)
LOT 57 (12457SF)
LOT 58 (10985SF)
LOT 59 (9006SF)
LOT 60 (8000SF)
LOT 61 (8007SF)
LOT 62 (8147SF)
LOT 63 (8000SF)
LOT 64 (8000SF)
LOT 65 (8000SF)
LOT 66 (8000SF)
LOT 67 (8139SF)
LOT 68 (13714SF)
LOT 69 (8000SF)
LOT 70 (8000SF)
LOT 71 (8000SF)
LOT 72 (8000SF)
LOT 73 (8000SF)
LOT 74 (8000SF)
LOT 75 (8042SF)
LOT 76 (10211SF)
LOT 77 (8043SF)
LOT 78 (8000SF)

TRACT "WM-2" 3.02AC (131496SF)
LAKE AREA 1.79 AC.
LITTORAL AREA 0.54 AC.
TRACT "OS-3" 1.23AC (53450SF)
TRACT "OS-1" 0.44AC (19135SF)
PRESERVE 1.62AC

BRIDGE CREEK SQUARE
20' ACCESS ROAD
15' SLOPE
15' L.M.E
5' SIDEWALK
5' S/W
10' U.E.
15' D.E.
LIGHT POLE
SPLIT RAIL FENCE
FEMA FLOOD ZONE "AE"

(SURVEY BY MASTELLER MOLER & REED, INC. DATED 5/17/1996 FOR INDIAN RIVER COUNTY UTILITIES DEPARTMENT DEFINING LATERAL "G" CANAL)
(PB 1, PG 35 IRCR)
160' R/W

S36°07'19"E 1625.02'
N36°07'19"W 980.11'
S89°53'18"W 708.09'
S89°53'18"W 1478.42'
N00°16'04"W 474.75'
N53°52'41"E 79.13'

CONSERVATION TRACT SHALL BE POSTED WITH BOUNDARY SIGNS NO LARGER THAN 1 SQ. FT. IN SIZE AND NO GREATER THAN 400' ALONG THE PERIMETER OF THE TRACT

60' R/W
INDIAN RIVER FARMS WATER MANAGEMENT DISTRICT
(ORB 599, PG. 1049 IRCR)

SUB-LATERAL "G-2" CANAL

2004110052 87237

WGI®
4371 U.S. Hwy 17 South, Suite 203, Fleming Island, FL 32003
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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		REVISIONS	

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CHECK BY JS
DATE 12/14/2021

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
LS6889

BRIDGE CREEK
A REPLAT OF PORTIONS OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
INDIAN RIVER COUNTY, FLORIDA

SHEET:
PP-3

Jim Sullivan C:\powerdocs\wgi\files\sullivan\d1113286\335000-SV-PLAT-PRELIM.dwg — Plotted: 12/14/2021 3:39:37 PM Saved: 12/14/2021 3:29:48 PM