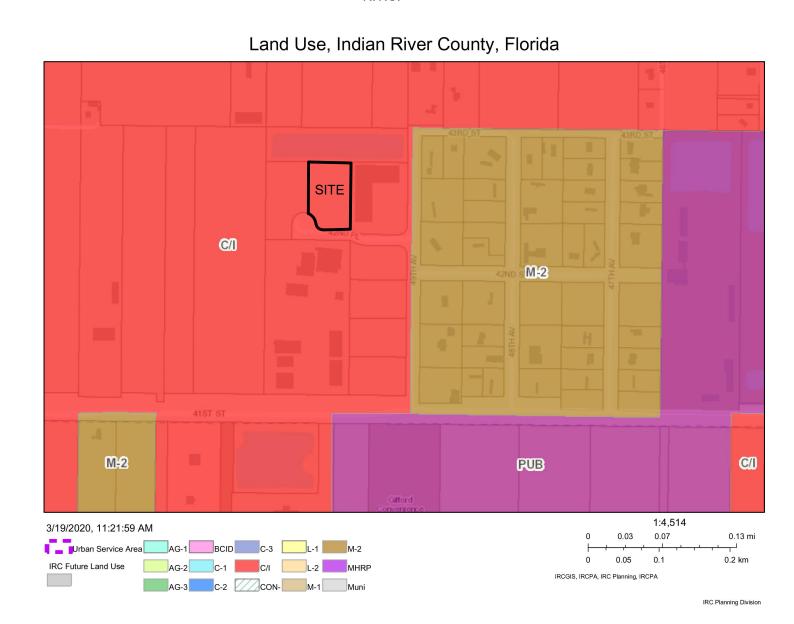
Zoning, Indian River County, Florida



ZONING MAP



INDIAN RIVER INDUSTRIAL CENTER - LOT 6 INDIAN RIVER COUNTY, FLORIDA PROPOSED CONTRACTOR TRADES BUILDINGS

VICINITY MAP 1" = 200'

NAVD 1988

ALL ELEVATIONS DEPICTED HEREON REFERENCE NAVD 1988. THE CONVERSION FACTOR TO NGVD 1929 IS + 1.47

5000 42ND PL LLC

FL. LIC. NO. 45813 CARTER ASSOCIATES, INC. COA 205 / LB 205

PROJ. # : 25-007E DRAWN BY: CJR REF.# F.B. & PG.

COVER

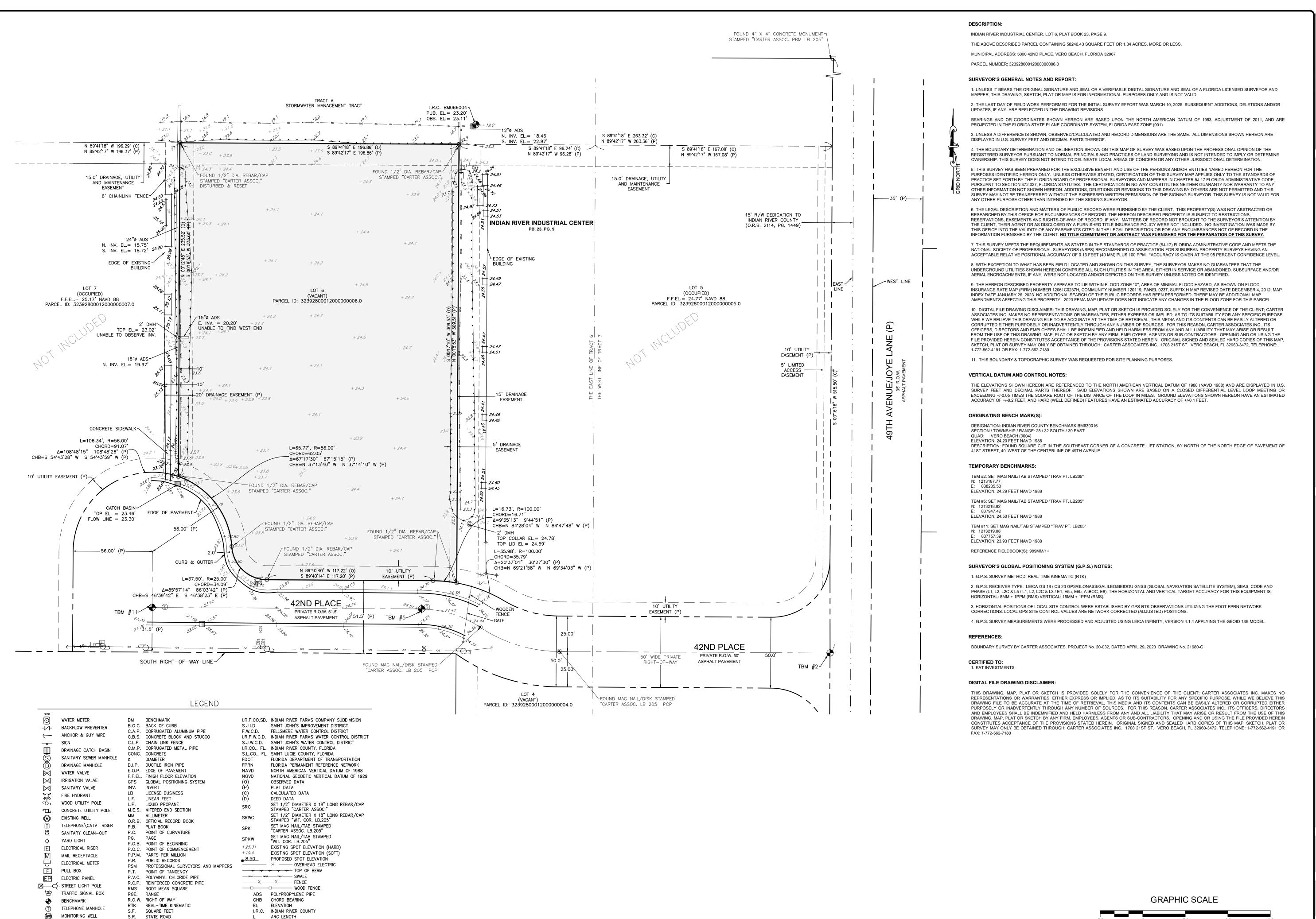
SHEET

DWG. NO: 25-007E

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SHEET INDEX

- **BOUNDARY & TOPOGRAPHIC SURVEY**
 - SITE PLAN
- C-1A SITE PLAN W/ AERIAL OVERLAY
- PAVING, GRADING, DRAINAGE AND UTILITIES PLAN
- GENERAL NOTES AND DETAILS
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS



STA. STATION

TWP. TOWNSHIP

(TYP.) TYPICAL

TBM TEMPORARY BENCHMARK

SWL. SWALE

OBS. OBSERVED

PUB. PUBLISHED

RADIUS

DELTA ANGLE

CARTER ASSOCIATES, INC

AN LJA COMPANY CONSULTING ENGINEERS

AND LAND SURVEYORS 1708 21ST STREET VERO BEACH, FL 32960 TEL: (772) 562-4191

EMAIL: DLuethje@CarterAssoc.com

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Y & TC SURVE LOT 6, INDIAN I SECTION 28 TO INDIAN RIVER

GRAPHIC

STATE OF FLORIDA

DAVID E. LUETHJE, P.S.M. FL. LIC. NO. 5728 CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE : JUNE 5, 2025 PROJ. # : 25-007S DRAWN BY: BAR DATUM : SEE SURVEY REF.# : 21680-C F.B. & PG. : 989MM/1+

SHEET TITLE: **BOUNDARY & TOPOGRAPHIC** SURVEY

SHEET

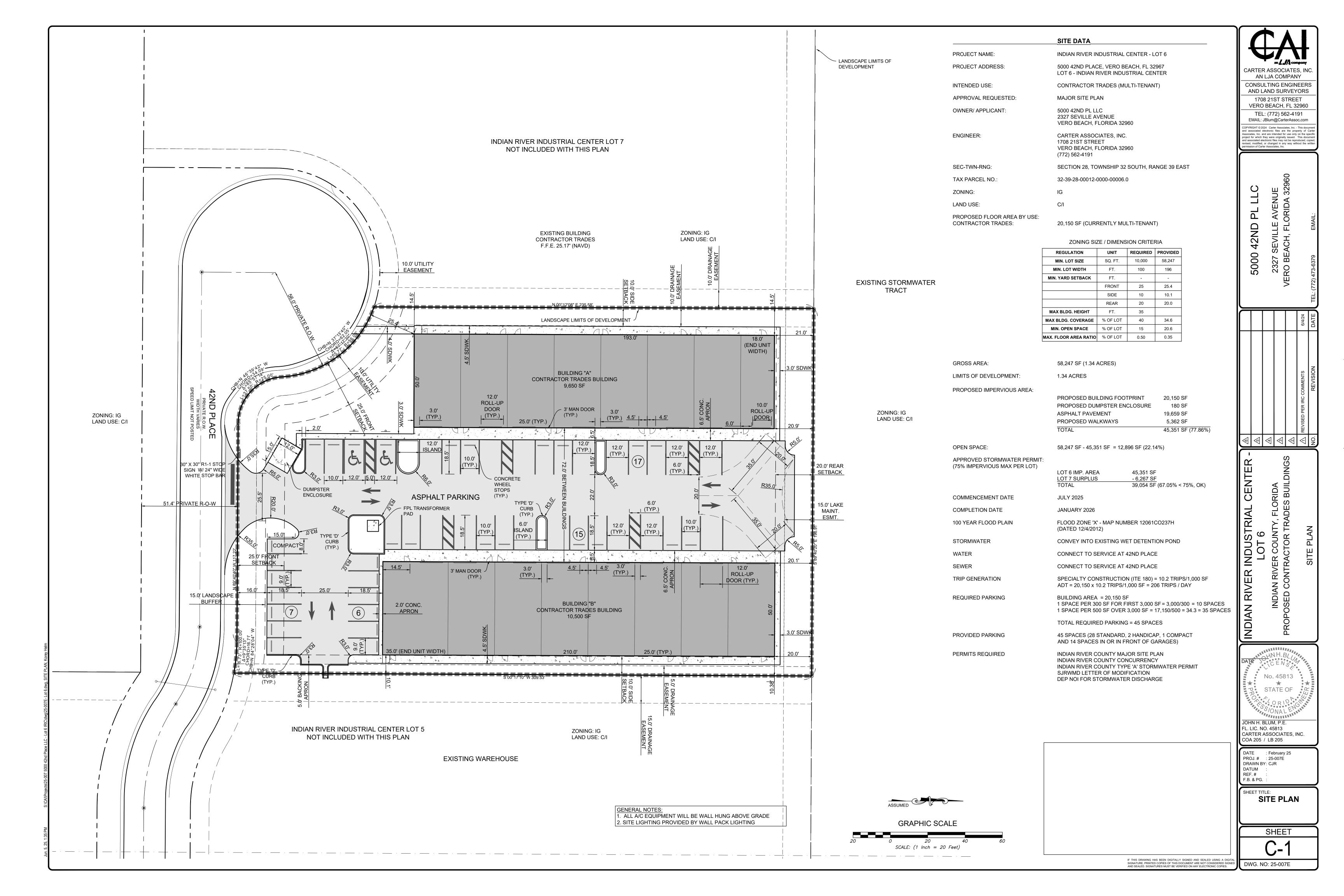
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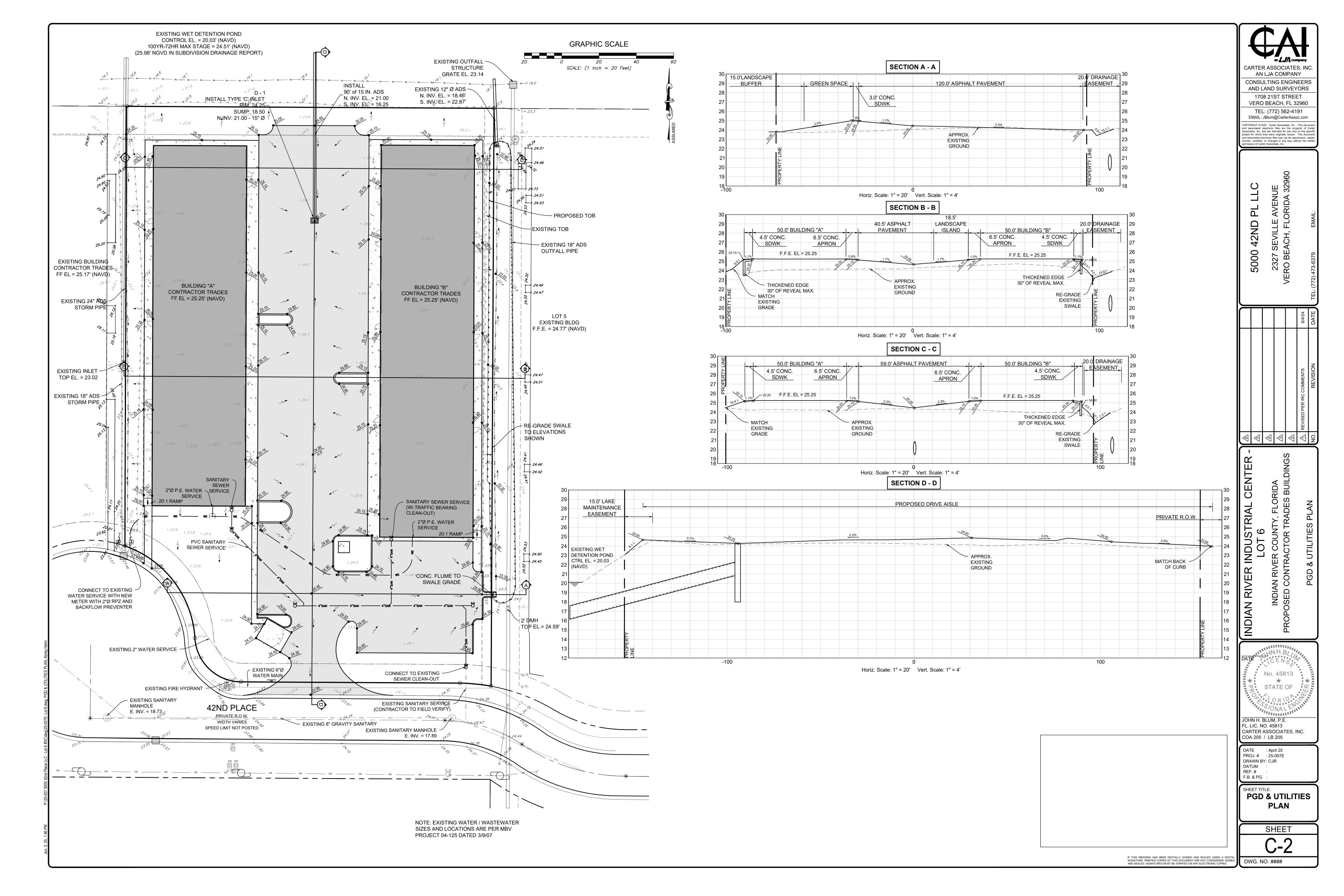
SCALE: (1 Inch = 30 Feet)

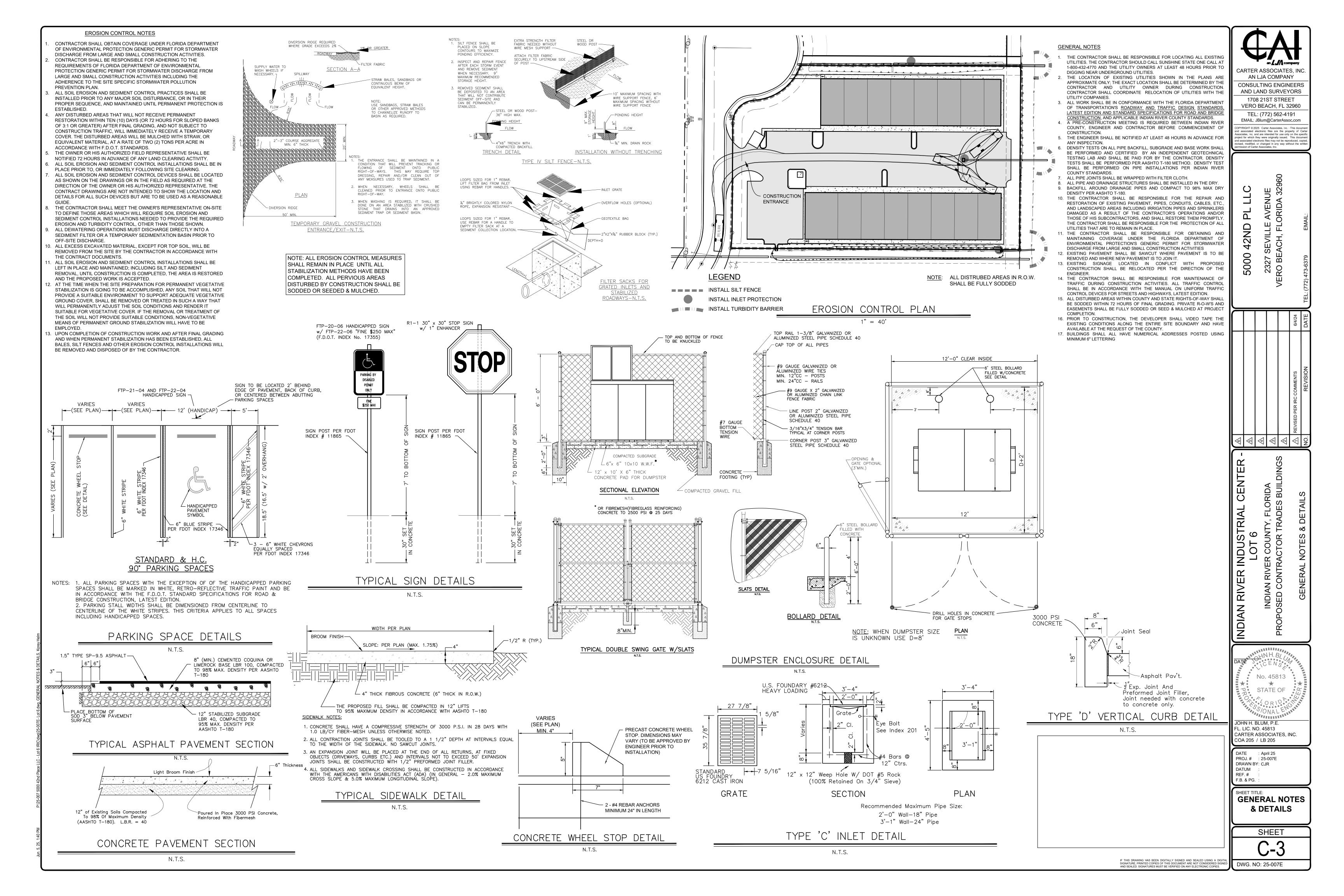
VERIFY SCALE OF DRAWINGS. BARS ON ORIGINAL

DRAWING INTENDED TO BE ONE INCH.









LANDSCAPE AREA CALCULATIONS

LIMITS OF LANDSCAPE DEVELOPMENT: 58,247 SF IMPERVIOUS AREA IN L.O.D.: 45,364 SF TOTAL NON-VEHICULAR OPEN SPACE: 12,883 SF

LANDSCAPE POINTS SYSTEM - 927.07(1)
I. SHRUBS:
SEVENTY-SIX (76) TO ONE HUNDRED (100)
PERCENT OF THE TOTAL QUANTITY OF
SHRUBS RATED VERY DROUGHT TOLERANT 10 POINTS

I. TREES: SEVENTY-SIX (76) TO ONE HUNDRED (100) PERCENT OF THE TOTAL QUANTITY OF

TREES RATED VERY DROUGHT TOLERANT 10 POINTS

III. FLORIDA NATIVE LANDSCAPE:
ONE HUNDRED (100) PERCENT OF LANDSCAPE
AREA IS PRESERVED OR RE-ESTABLISHED
FLORIDA NATIVE OR NEW NATIVE PLANTINGS 30 POINTS

TOTAL = 50 POINTS

BUILDING "A" CONTRACTOR TRADES BUILDING 9,650 SF A A A A A A A A A A A A 11 - SWEETBAY MAGNOLIA 4 - CABBAGE PALM (CLUSTERS OF 3) 3 - YAUPON HOLLY 4 - SILVER BUTTONWOOD 48 - SIMPSON'S STOPPER 49 - COCOPLUM (4' HIGH) BUILDING "B"
CONTRACTOR TRADES BUILDING
10,500 SF

LANDSCAPE CALCULATIONS					
<u>CODE</u>	REQUIRED	PROVIDED			
I. SECTION 926.09 LANDSCAPING ALONG ROADWAYS A. 42ND PLACE: 237 LF - 4LF SW - 40 LF DRIVE AISLE (15-FOOT WIDE THOROUGHFARE PLAN ROADWAY BUFFER): 193'X15' 1. CANOPY TREES (4.5 TREES/100 LF)(193 LF) 2. UNDERSTORY TREES (5.5 TREES/100 LF)(193 LF) 3. SHRUBS (50 SHRUB/100 LF)(193 LF)	= 193 LF = 2,895 SF = 9 CANOPY TREES = 11 U.S. TREES = 97 SHRUBS	9 CANOPY TREES PROVIDEI 11 U.S. TREES PROVIDED 97 SHRUBS PROVIDED			
III. SECTION 926.09.(3) PARKING AREA INTERIOR LANDSCAPING: 1. 19,672 SF PVMT X 12% 2. CANOPY TREES (1 TREE/ 300 SF) (2,361) IV. SECTION 926.10 NONVEHICULAR AREA LANDSCAPING STANDARDS:	= 2,361 SF = 8 CANOPY TREES	8 CANOPY TREES PROVIDE			
1. 12,883 SF OPEN SPACE - 2,910 SF BUFFER AREA - 2. CANOPY TREES (1 TREE/3,000 SF)(9,973 SF)	= 9,973 SF = 4 CANOPY TREES	4 CANOPY TREES PROVIDE			
 V. SECTION 926.10.(3) - CANOPY TREES REQ'D AROUND RETENTION: RETENTION = 197 LF 1. CANOPY TREES (3 TREE/100 LF)(197 LF) 	= 197 LF = 6 CANOPY TREES	6 CANOPY TREES PROVIDE			
SUMMARY LANDSCAPE REQUIREMENTS:					
TOTAL CANOPY TREES:	= 27 TREES	27 TREES PROVIDED			
TOTAL UNDERSTORY TREES:	= 11 TREES	11 U/S TREES PROVIDED			
TOTAL SHRUBS:	= 97 SHRUBS	97 SHRUBS PROVIDED			

SPECIES REQUIRED

NUMBER OF TREE SPECIES REQUIRED: 31-40 TREES = **5 SPECIES REQUIRED**

NUMBER OF SHRUB SPECIES REQUIRED: 3-100 SHRUBS = 2 SPECIES REQUIRED (NATIVE)

PROPOSED PLANTINGS LEGEND							
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPECS	NATIVE	DROUGHT TOLERANT	
CANOPY TREES							
	11	Magnolia virginiana	Sweetbay Magnolia	10`H, 3" DBH	YES	HIGH/MED	
3	12	Quercus virginiana	Live Oak	10`H, 3" DBH	Yes	HIGH	
ENTERNA TO THE PROPERTY OF THE	4	Sabal palmetto	Cabbage Palm (Clusters of 3)	12`H, B&B	Yes	HIGH	
TOTAL CANOPY TREES	27						
INDERSTORY REES							
	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	8` H., 1.5" DBH	YES	HIGH	
	4	Cordia sebestena	Geiger Tree	8` H., 1.5" DBH	YES	HIGH	
	3	Ilex vomitoria	Yaupon Holly	8` H., 1.5" DBH	YES	HIGH	
TOTAL UNDERSTORY TREES							
SHRUBS							
₩	49	Chrysobalanus icaco	Cocoplum	15 Gal./ 48" HT	YES	HIGH	
Ø	48	Myrcianthes fragrans	Simpson's Stopper	3 Gal./ 18" HT	YES	HIGH	
TOTAL SHRUBS	97						

CARTER ASSOCIATES, INC. AN LJA COMPANY CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21ST STREET VERO BEACH, FL 32960

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INDIAN RIVER INDUSTRIAL
CENTER - LOT 6
INDIAN RIVER COUNTY, FLORIDA
PPOSED CONTRACTOR TRADES BUILDII

CERTIFIED PROFESSIONAL

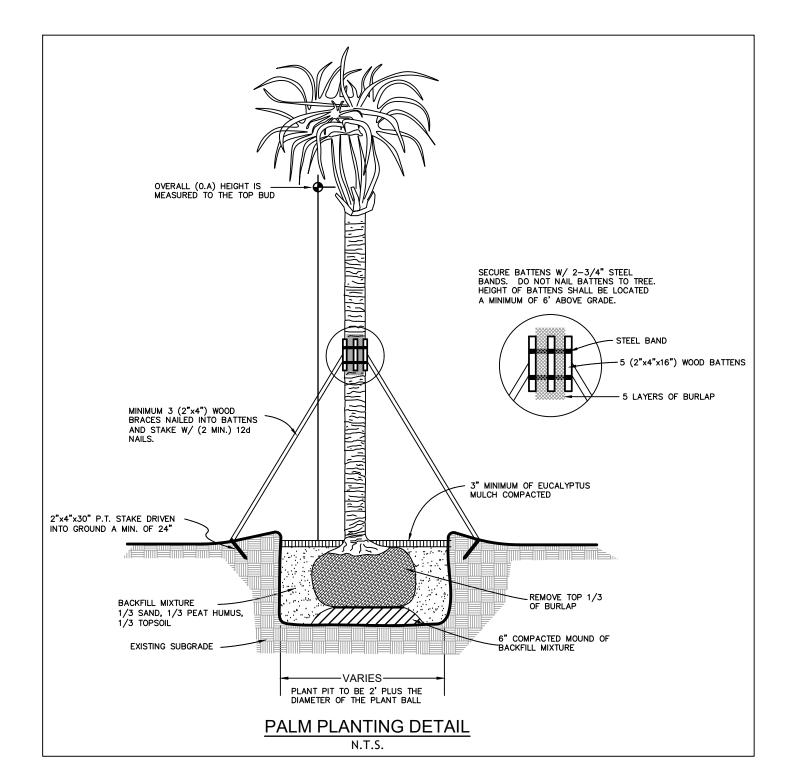
GARRET MILLER, FCLD LANDSCAPE DESIGNER #D9358567 EXP: 06/30/2027 CARTER ASSOCIATES, INC. COA 205 / LB 205

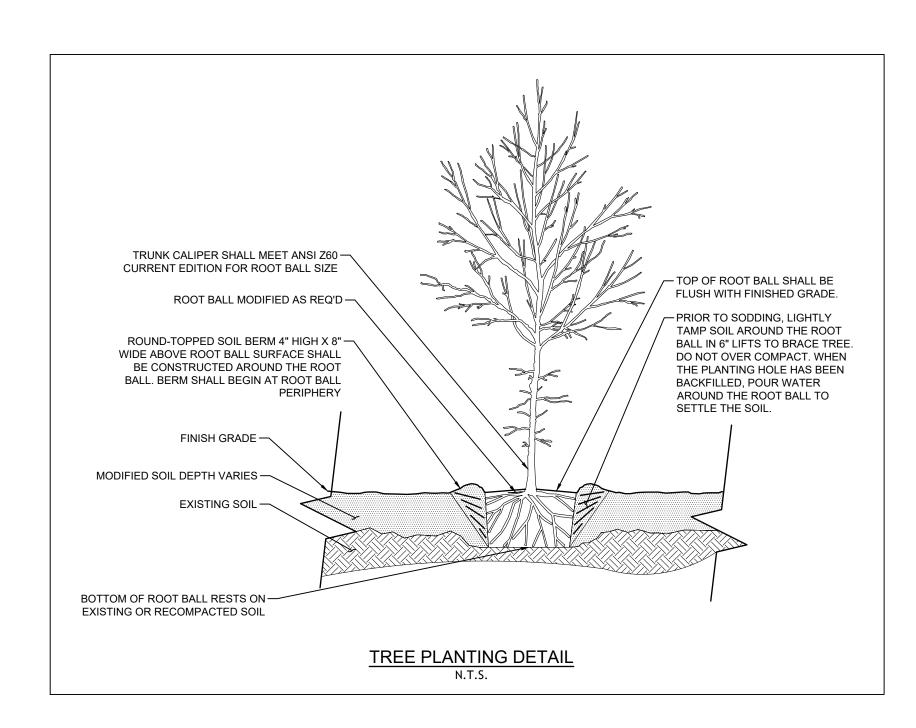
DATE : 06/05/25 PROJ. # : 25-007E DRAWN BY: GTM DATUM : REF. # : F.B. & PG. :

SHEET TITLE:

LANDSCAPE PLAN

SHEET **_**-'' DWG. NO:





IRC LANDSCAPE SPECIFICATIONS

THE FOLLOWING STANDARDS SHALL APPLY TO ALL LANDSCAPING AND PLANT MATERIALS INSTALLED ON THE SITE:

- (1) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN QUALITY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND SHALL BE FREE FROM
- ALL DISEASE, INSECTS, AND OTHER PESTS.

 (2) THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT HTTP://WWW.FLORIDAYARDS.ORG IS HEREBY ADOPTED AND SHALL PROVIDE THE STANDARDS FOR
-) THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT HTTP://WWW.FLORIDAYARDS.ORG IS HEREBY ADOPTED AND SHALL PROVIDE THE STANDARDS FC
 ACCEPTABLE NATIVE, DROUGHT TOLERANT, AND SALT TOLERANT TREE, PALM, SHRUB, AND OTHER PLANT SPECIES.
- (3) AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE DROUGHT-TOLERANT SPECIES.(4) AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE NATIVE FLORIDA SPECIES.
- (4) AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE NATIVE FLORIDA SPECIES.(5) AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL ON ORCHID ISLAND SHALL BE HIGH SALT-TOLERANT SPECIES.
- (6) ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN A SOUND AND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
- (7) AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AREAS FOR IRRIGATION DURING ESTABLISHMENT AND SELECTIVELY DURING TIMES OF DROUGHT. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL EMPLOY THE MOST CURRENT WATER SAVING DEVICES, INCLUDING, BUT NOT LIMITED TO, MOISTURE SENSORS AND DRIP IRRIGATION WHERE APPROPRIATE TO
- (8) ALL PLANT MATERIAL SHALL BE COMPATIBLE WITH THE LOCAL CLIMATE, PROPOSED PHYSICAL SITE IMPROVEMENTS, EXISTING AND PROPOSED PUBLIC AND PRIVATE IMPROVEMENTS, AND THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE SITE.
- (9) ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT.
 (10) ALL SYNTHETIC, NON-DEGRADABLE ROOT BALL WRAPPINGS SHALL BE REMOVED PRIOR TO PLANTING. ONLY PAPER OR COTTON BURLAP WRAPPINGS AND COTTON ROPE OR TWINE MAY REMAIN AROUND THE ROOT BALL OF TREES OR PALMS AFTER PLANTING.
- (A) TREES. THE FOLLOWING STANDARDS SHALL APPLY TO ALL REQUIRED TREES INSTALLED ON THE SITE:

 (1) THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY,
 IS HEREBY ADOPTED AND SHALL PROVIDE THE MINIMUM SPECIFICATIONS FOR TREES. THE SPECIES OF TREES ARE GRADED IN THE AFOREMENTIONED DOCUMENT UNDER MATRICES NUMBERS
- 1—5 LISTED IN THE INDEX OF PLANT MATERIALS.

 (2) A MINIMUM OF TWO-THIRDS OF ALL REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES:
 - THREE INCHES DBH, FOUR FEET OF CLEAR TRUNK.

 SHAPE: ROUNDED PYRAMIDAL COLUMNAR VASE OVAL

 HEIGHT: 12' 9' 12' 9' 10'
- CANOPY SPREAD: 6' 4' 3 1/2' 5' 4'

 (3) ALL OTHER REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES:
 - TWO INCHES DBH, THREE FEET OF CLEAR TRUNK.

 SHAPE ROUNDED PYRAMIDAL COLUMNAR VASE OVAL
 HEIGHT 10' 6' 9' 7' 8'
- CANOPY SPREAD 5' 3' 3' 3 1/2' 3'

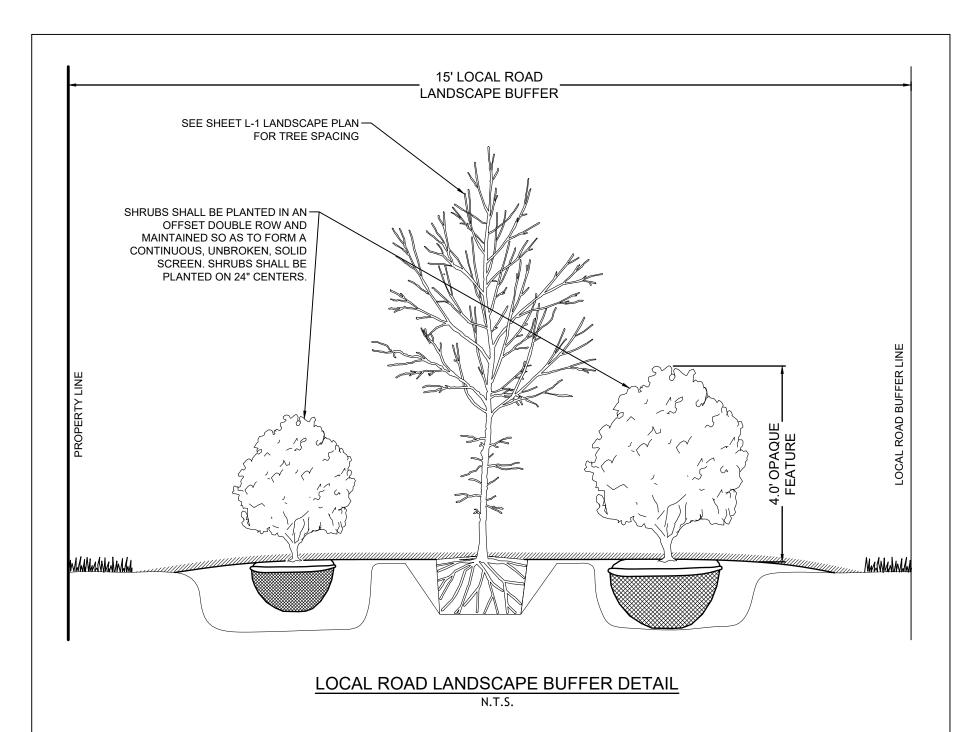
 (4) A GROUPING OF THREE OR MORE PALMS OR A SINGLE PALM THAT HAS OR WILL HAVE A CROWN SPREAD OF AT LEAST 15 FEET AT MATURITY MAY BE SUBSTITUTED FOR EACH REQUIRED TREE,

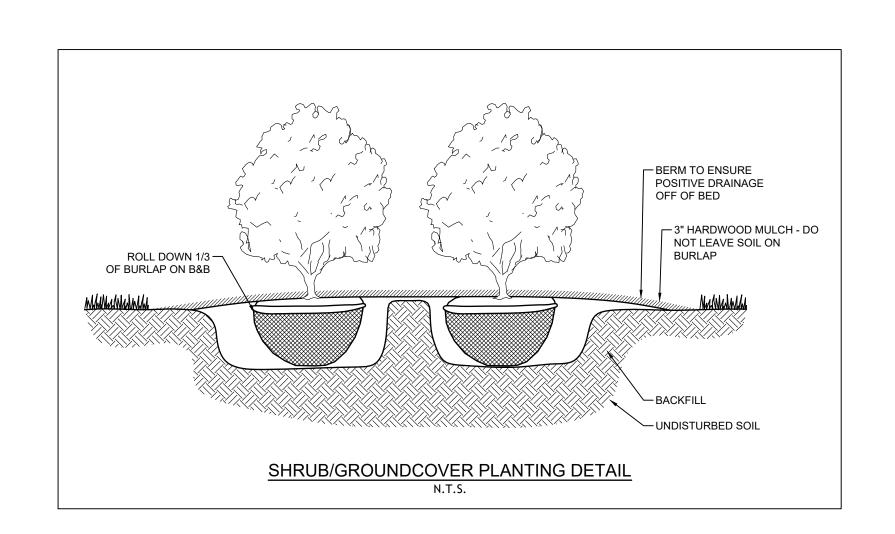
 EXCEPT ANY REQUIRED LARGE-SCALE CANOPY TREE, TO SATISFY UP TO 25 PERCENT OF THE TOTAL TREE REQUIREMENTS. SUCH PALMS SHALL HAVE A MINIMUM HEIGHT OF 12 FEET AT THE TIME
- OF PLANTING.
- (5) SPECIFICATIONS WITHIN EACH GROUP OF TREES SHALL BE CONSIDERED COLLECTIVELY AND THE APPLICANT SHALL COMPLY WITH ALL CRITERIA.

 (6) A MINIMUM OF ONE-THIRD OF THE TOTAL REQUIRED TREES SHALL BE LARGE-SCALE CANOPY TREES.
- (7) ALL TREES SHALL BE INSTALLED IN THEIR NATURAL STATE WITH ONLY NECESSARY MINOR PRUNING.
- (B) HEDGES. THE FOLLOWING STANDARDS SHALL APPLY TO REQUIRED HEDGES INSTALLED ON THE SITE:

 (1) PLANT MATERIAL SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.
- (1) PLANT MATERIAL SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.
 (2) PLANTS SHALL BE INSTALLED NO MORE THAN 30 INCHES ON CENTER.
- (2) FANTO STALE BE INSTALLED NO MORE THAN 30 INCIDES ON SENTIES.

 (C) GROUND COVER. ALL REQUIRED GROUND COVER PLANT MATERIAL SHALL BE PLANTED IN SUCH A MANNER AND IN SUFFICIENT QUANTITY TO ACHIEVE 100 PERCENT COVERAGE WITHIN 180 DAYS.





GENERAL LANDSCAPE NOTES (IRC)

- 1. <u>SOD:</u> DISTURBED AREAS TO BE SODDED WITH BAHIAGRASS.
- 2. MULCH: A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREE, SHRUB, AND GROUND COVER PLANTING AREAS.
- 3. IRRIGATION: ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM DURING ESTABLISHMENT AND SELECTIVELY DURING TIMES OF DROUGHT. IRRIGATION PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL IRRIGATION SHALL COMPLY WITH APPLICABLE JURISDICTIONAL SPECIFICATIONS AND REQUIREMENTS. IRRIGATION DESIGN AND SPECIFICATIONS ARE BY OTHERS. THE PROFESSIONAL LANDSCAPE DESIGNER DOES NOT CERTIFY OR TAKE RESPONSIBILITY FOR THE IRRIGATION DESIGN, INSTALLATION, OR PERFORMANCE. THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 926.11 AS WELL AS RESTRICTIONS ON IRRIGATION USE AS SPECIFIED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD).
- 4. <u>LIMITATIONS OF LIABILITY:</u> THE LANDSCAPE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY DAMAGES, LOSSES, OR CLAIMS ARISING FROM THE IMPLEMENTATION OF THIS PLAN, INCLUDING BUT NOT LIMITED TO PLANT FAILURE, IMPROPER INSTALLATION, MAINTENANCE NEGLECT, OR ENVIRONMENTAL FACTORS BEYOND DESIGNER CONTROL.
- 5. PLANT GRADES: ALL PLANT LIFE SHALL BE FLORIDA NUMBER 1 OR BETTER PER "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" LATEST EDITION.
- 6. <u>INVASIVE SPECIES:</u> ALL EFFORTS HAVE BEEN MADE TO AVOID THE USE OF INVASIVE SPECIES AS DEFINED BY LOCAL AND STATE GUIDELINES. IF ANY PLANT IS LATER DEEMED INVASIVE, IT SHOULD BE REMOVED AND REPLACED WITH AN APPROPRIATE ALTERNATIVE.
- SITE PREPARATION: PROPER SITE PREPARATION, INCLUDING SOIL AMENDMENTS AND DRAINAGE SOLUTIONS, IS CRITICAL FOR THE SUCCESS OF THE LANDSCAPE. RECOMMENDATIONS PROVIDED ARE BASED ON STANDARD PRACTICES, AND IT IS THE CLIENT'S RESPONSIBILITY TO IMPLEMENT THESE CORRECTLY
- 8. PEST AND DISEASE MANAGEMENT: REGULAR MONITORING FOR PESTS AND DISEASES IS RECOMMENDED. INTEGRATED PEST MANAGEMENT (IPM) PRACTICES FOR FLORIDA SHALL BE FOLLOWED. THE CLIENT IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING PEST AND DISEASE CONTROL MEASURES.
- MILDLIFE AND ENVIRONMENTAL IMPACT: THE LANDSCAPE PLAN AIMS TO SUPPORT LOCAL WILDLIFE AND BIODIVERSITY. THE CLIENT SHALL AVOID PRACTICES THAT COULD HARM THE ENVIRONMENT, SUCH AS THE EXCESSIVE USE OF CHEMICALS.
- 10. <u>CHANGES AND SUBSTITUTIONS:</u> ANY CHANGES OR SUBSTITUTIONS TO THE PLANT SELECTIONS OR LANDSCAPE FEATURES SHALL BE APPROVED BY THE LANDSCAPE PROFESSIONAL ON RECORD TO ENSURE THEY DO NOT ADVERSELY AFFECT THE OVERALL DESIGN OR ECOLOGICAL BALANCE.
- 11. COMPLIANCE WITH LOCAL REGULATIONS: ALL PLANT SELECTIONS AND LANDSCAPE FEATURES HAVE BEEN CHOSEN IN ACCORDANCE WITH LOCAL ZONING LAWS & ENVIRONMENTAL REGULATIONS. CLIENTS ARE ADVISED TO VERIFY COMPLIANCE WITH ANY ADDITIONAL HOMEOWNER ASSOCIATION (HOA) RULES OR NEIGHBORHOOD COVENANTS
- 12. PROFESSIONAL ADVICE: IT IS STRONGLY RECOMMENDED THAT CLIENTS CONSULT WITH LOCAL HORTICULTURISTS, ARBORISTS, OR LANDSCAPE PROFESSIONALS FOR SPECIFIC SITE CONDITIONS AND TO ADDRESS ANY UNFORESEEN ISSUES DURING THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE.
- 13. PLANT & VEHICLE ENCROACHMENT: ALL REQUIRED LANDSCAPED AREAS SHALL BE PROTECTED
- 14. <u>IRC MINIMUM PLANTING AREA:</u> ALL TREE PLANTING AREAS WILL HAVE A MINIMUM AREA OF 144 SQUARE FEET (MINIMUM DIMENSIONS AT LEAST 12 FEET.)

IRC PLANTING REQUIREMENTS						
PLANT TYPE	SIZE AT PLANTING	PLANT SPACING				
CANOPY TREES	12' overall height, 2"∅ at ½' above grade, minimum crown spread 4.5'	Between full canopy trees (e.g. oak, pine, bay): twenty-five (25) feet. Between narrow canopy tree varieties (e.g., cypress and holly) not including magnolia: Fifteen (15) feet. Between full canopy trees and narrow canopy tree varieties (e.g., cypress and holly) not including magnolia: Twenty (20) feet.				
PALMS AS CANOPY TREES	10' minimum clear trunk Where an arrangement of palms with varying heights between 6' - 18' clear trunk is proposed, the average clear trunk of the arrangement is 10'					
NARROW, UPRIGHT CANOPY TREES (CYPRESS, HOLLY, AND MAGNOLIA)	minimum spread of 3.5' at 3' above ground level					
UNDERSTORY TREES	6' overall, 1.5" Ø at 0.5' above grade Multi-trunk trees: 1.5" combined caliper for all trunks at 6" above grade Palm trees: 6' high					
SHRUBS	18" (min.) high when measured immediately after planting Non-native viburnum and ligustrum species shall be a minimum of 24" high immediately after planting	Shrubs shall be planted in an offset double row and maintained so as to form a continuous, unbroken, solid screen. Where required to form a continuous screen to satisfy a buffer or opaque feature requirement, shrubs shall be planted on 24" - 30" centers.				



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1708 21ST STREET VERO BEACH, FL 32960 TEL: (772) 562-4191

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INDIAN RIVER INDUSTRIAL
CENTER - LOT 6
INDIAN RIVER COUNTY, FLORIDA
OSED CONTRACTOR TRADES BUILDINGS

FNGLA

CERTIFIED PROFESSIONAL

GARRET MILLER, FCLD LANDSCAPE DESIGNER #D9358567 EXP: 06/30/2027 CARTER ASSOCIATES, INC. COA 205 / LB 205

DATE : 06/05/25 PROJ. # : 25-007E DRAWN BY: GTM DATUM : REF. # :

F.B. & PG.

SHEET TITLE:

LANDSCAPE

NOTES & DETAILS

SHEET 1.2

DWG. NO: