

**SITE DEVELOPMENT
PLANS FOR**

**'W' STREET BUSINESS PARK
BUILDING 4 ADDITION**

**PROPERTY I.D. 16-2S-30-1001-004-010
2775 N. 'W' STREET
PENSACOLA, FLORIDA 32505
SECTION 16, TOWNSHIP 2S, RANGE 30W
ESCAMBIA COUNTY, FLORIDA
ZONED: HC/LI
FLU: COM
JANUARY 2021**

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	SITE LAYOUT PLAN
3	UTILITY PLAN
4	GRADING & DRAINAGE PLAN
5	LANDSCAPE PLAN

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
PARCEL 1: (O.R. 7940, PAGE 839)
THE NORTH 286 FEET OF LOT 10 OF SUBDIVISION OF LOT 1, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 76, PAGE 263, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA; LESS THE NORTH 128 FEET OF THE EAST 340 FEET AND LESS THE RIGHT-OF-WAY FOR "W" STREET.
LESS AND EXCEPT THE FOLLOWING: A PORTION OF LOT 10, A SUBDIVISION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE PLAT FILED IN DEED BOOK 76, PAGE 263, OF THE PUBLIC RECORDS OF SAID COUNTY BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 09'37" EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 340.20 FEET TO A 1 INCH METAL PIPE LOCATED AT THE NORTHWEST CORNER OF THE NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 FOR THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 09'00" WEST ALONG THE WEST LINE OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 FOR A DISTANCE OF 128.00 FEET TO A 1 INCH METAL PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10; THENCE SOUTH 88 DEGREES 13'14" EAST ALONG THE SOUTH LINE OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 TO A 1 INCH METAL PIPE AND THE WESTERLY RIGHT OF WAY LINE OF "W" STREET FOR A DISTANCE OF 287.32 FEET; THENCE SOUTH 02 DEGREES 55'43" WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO NORTH 88 DEGREES 13'14" WEST FOR A DISTANCE OF 316.89 FEET; THENCE NORTH 02 DEGREES 09'00" EAST FOR A DISTANCE OF 128.77 FEET; THENCE NORTH 88 DEGREES 18'58" WEST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 01 DEGREE 42'32" EAST FOR A DISTANCE OF 29.28 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 88 DEGREES 09'37" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 40.20 FEET TO THE POINT OF BEGINNING.
PARCEL 2: (O.R. 7967, PAGE 1345)
A PORTION OF LOT 10, A SUBDIVISION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, STATE OF FLORIDA, ACCORDING TO THE PLAT FILED IN DEED BOOK 76, PAGE 263, OF THE PUBLIC RECORDS OF SAID COUNTY BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 09'37" EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 340.20 FEET TO A 1 INCH METAL PIPE LOCATED AT THE NORTHWEST CORNER OF THE NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 FOR THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 09'00" WEST ALONG THE WEST LINE OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 FOR A DISTANCE OF 128.00 FEET TO A 1 INCH METAL PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10; THENCE SOUTH 88 DEGREES 13'14" EAST ALONG THE SOUTH LINE OF SAID NORTH 128.00 FEET OF THE EAST 340.00 FEET OF THE NORTH 286.00 FEET OF SAID LOT 10 TO A 1 INCH METAL PIPE AND THE WESTERLY RIGHT OF WAY LINE OF "W" STREET FOR A DISTANCE OF 287.32 FEET; THENCE SOUTH 02 DEGREES 55'43" WEST ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO NORTH 88 DEGREES 13'14" WEST FOR A DISTANCE OF 316.89 FEET; THENCE NORTH 02 DEGREES 09'00" EAST FOR A DISTANCE OF 128.77 FEET; THENCE NORTH 88 DEGREES 18'58" WEST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 01 DEGREE 42'32" EAST FOR A DISTANCE OF 29.28 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 88 DEGREES 09'37" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 40.20 FEET OF THE POINT OF BEGINNING.

OWNER & DEVELOPER:
JDS RENTALS, LLC
2775 N. W STREET, PENSACOLA, FL 32505
850-341-9011
jill@ddwelding.com

CONSTRUCTION MANAGER:
SOUTHERN VALUE CONSTRUCTION, CBC058218
6709 PENSACOLA BLVD, PENSACOLA, FL 32505
850-341-8605
RICHARD@SAMSFUNCITY.COM

TOTAL SITE ACREAGE: 3.279 ACRES = 142,828.63 SQ.FT.			
IMPERVIOUS and PERVIOUS AREA			
	EXISTING (BLDG 1-3)	PROPOSED - BLDG 4	TOTAL SITE (BLDG 1-4)
BUILDINGS	26,000.00 SQ.FT.	9,600.00 SQ.FT.	35,600.00 SQ.FT.
CONCRETE	9,760.39 SQ. FT.	2,793.56 SQ.FT.	12,553.95 SQ.FT.
GRAVEL	31,564.35 SQ. FT.	4,691.26 SQ.FT.	32,581.00 SQ.FT.
TOTAL IMPERVIOUS AREA	67,324.74 SQ.FT.	17,084.82 SQ.FT.	80,744.95 SQ.FT.
LANDSCAPE AREA	75,503.89 SQ.FT.	(SEE TOTAL RIGHT)	62,083.68 SQ.FT.
PERCENTAGE OF LANDSCAPE (Total Site)	52.86%		43.46%
PARKING REQUIREMENTS - BLDG 4			
	REQUIRED	PROPOSED	
NON-HANDICAPPED SPACES	5	10	
HANDICAPPED SPACES	1	1	
PARKING CALCULATION: FOR WAREHOUSE PARKING PER DSM = 0.5 SPACES/1000 SF PARKING REQUIRED = 9,600 SF X 0.5 SPACES/1000 SF = 5 TOTAL SPACES REQUIRED.			

PREPARED BY

JMA
Engineering Services, Inc.
Civil Engineering Planning

2726 WALLACE LAKE ROAD
PACE, FLORIDA 32571
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eMAIL: jerry@mcguire-assoc.com
WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

FLOODPLAIN MANAGEMENT STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0360G & 12033C0380G, MAP REVISION DATED OCTOBER 29, 2006.

Bid
ECUA Engineering Manual Reference Note*
*note shall be inserted in the upper right corner of title sheet
* applicable only to ECUA infrastructure to be constructed in public ROW or in utility easement; not to be applied to private water/sewer facilities on private property (see Building Code)

A. ECUA Engineering Manual Incorporated by Reference
The ECUA Engineering Manual, dated OCTOBER 1, 2016, along with update(s) numbered 1 hereinafter "Manual", located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

B. Additional Documents (to be completed by the Engineer of Record)
Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? **NO**. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specifi- cation	Detail	Plans	Project Manual*
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Project Manuals used only with ECUA CIP Projects

C. Engineer of Record Responsibilities
The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.



**VICINITY
MAP**
(1" = 200')

UTILITY PROVIDERS

ITEM	COMPANY NAME
SANITARY SEWER	ECUA
WATER	ECUA
POWER	FLORIDA POWER & LIGHT
TELEPHONE	COX
CABLE TV	E.S.P.
GAS	E.S.P.

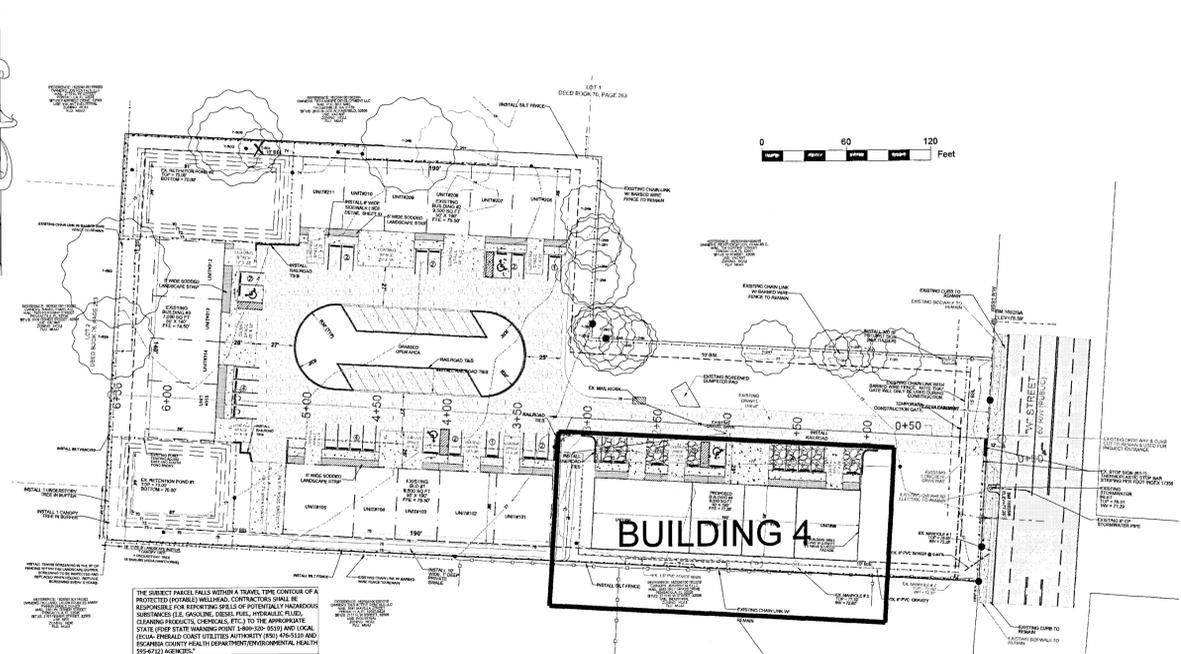
Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: 2-3-21
Printed Name: *[Signature]*
Development Services Director or Equivalent

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

**PROJECT NUMBER: 2020.WS-B4
REV. 1-11-2021**

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.



TOTAL SITE LAYOUT

- GENERAL NOTES**
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY ONE "AS-BUILT" RECORD DRAWING FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATION. THE "AS-BUILT" CERTIFICATION OR "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER. ALL ASPECTS OF THE STORMWATER DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
 - NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
 - THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
 - RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
 - ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
 - ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO RETENTION/DETENTION AREAS.
 - DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR FINAL INSPECTION.
 - THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THESE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION BY ESCAMBIA COUNTY.
 - THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
 - PRIOR TO CONSTRUCTION A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALL(S) HIGHER THAN 2 FEET.
 - NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
 - ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
 - THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
 - EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION BY ESCAMBIA COUNTY/THE WATER MANAGEMENT DISTRICT.
 - THE CONTRACTOR SHALL ARRANGE/SCHEDULE WITH THE COUNTY ENGINEER AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION.
 - CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR SUBMITTING TO THE WATER MANAGEMENT DISTRICT THE NOTICE OF CONSTRUCTION COMMENCEMENT.
 - FINAL AS-BUILT CERTIFICATIONS TO THE WATER MANAGEMENT DISTRICT WILL BE SUBMITTED BY THE ENGINEER OF RECORD.
 - IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
 - TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

LEGEND:

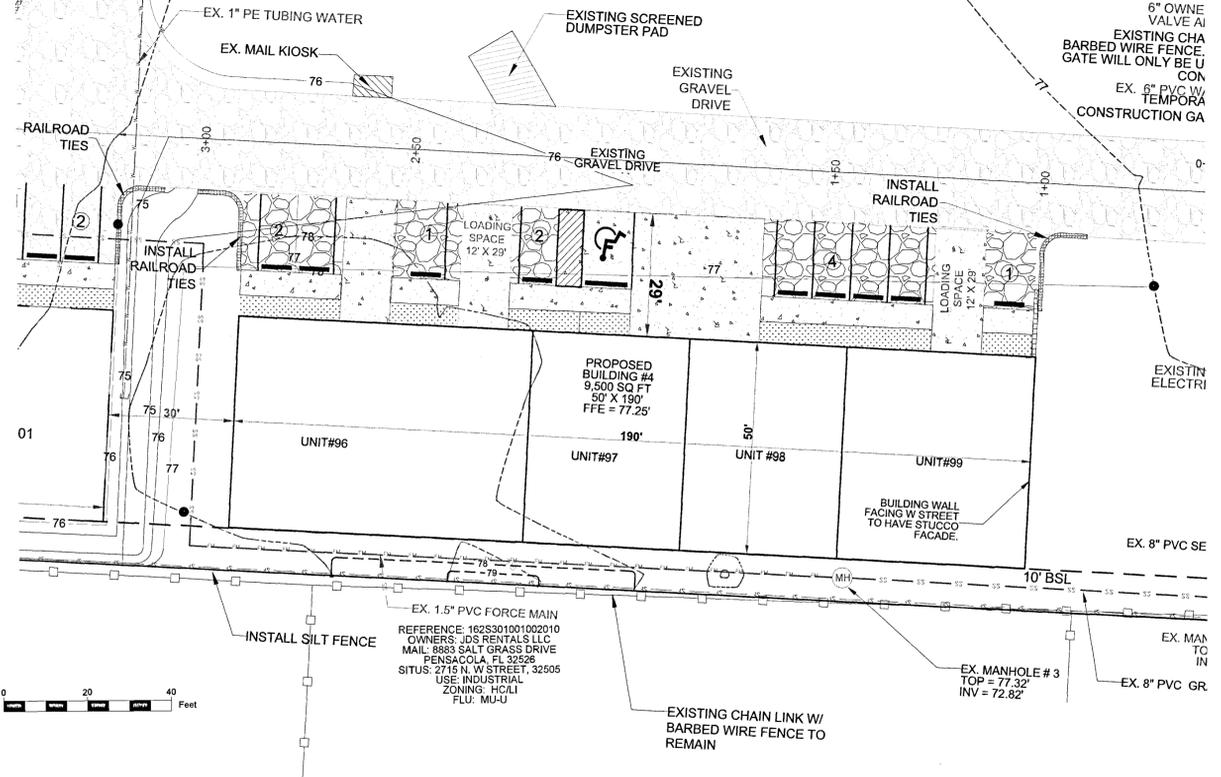
- PROPOSED CONCRETE WALK OR SLAB
- DENOTES PROPOSED GRAVEL
- DENOTES EXISTING CHAINLINK FENCE
- DENOTES PROPOSED SILT CURTAIN FENCE
- DENOTES EXISTING TREE TO REMAIN & BARRICADE
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES CANOPY/BUFFER TREE TO BE PLANTED
- DENOTES UNDERSTORY TREE TO BE PLANTED
- DENOTES MITIGATION TREE TO BE PLANTED
- DENOTES SHRUB TO BE PLANTED
- DENOTES DRAINAGE FLOW ARROW
- DENOTES TOP OF GRAVEL SPOT ELEVATION
- PROPOSED CONCRETE WALK OR SLAB
- PROPOSED RAILROAD TIE

BENCHMARKS:

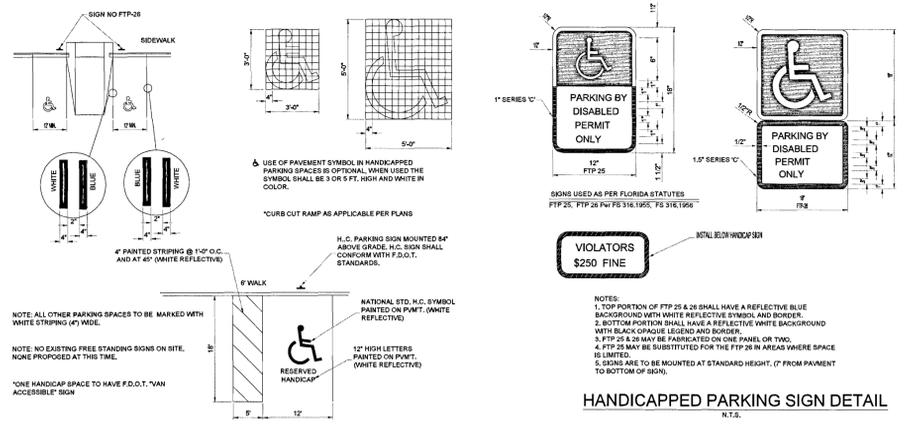
1692/9A - A RAILROAD SPIKE IN THE EAST SIDE OF A POWER POLE LOCATED IN THE WEST RIGHT OF WAY OF "W" STREET AND 160'-NORTH OF THE CENTERLINE PROJECTION OF FISHER AVENUE. ELEVATION = 75.59

1692/9B - A RAILROAD SPIKE IN THE WEST SIDE OF A POWER POLE LOCATED IN THE WEST RIGHT OF WAY OF "W" STREET AND 25'-NORTH OF THE CENTERLINE PROJECTION OF FISHER AVENUE. ELEVATION = 77.25

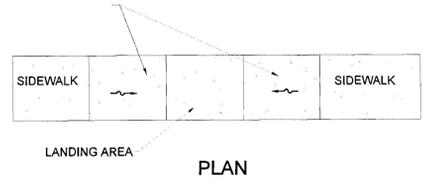
ESC-4097 - A CONCRETE MONUMENT WITH BRASS DISK STAMPED "ESC 4097" LOCATED 34'-NORTH AND 52'-EAST OF THE INTERSECTION OF FAIRFIELD DRIVE AND PEAGLER PLAZA ROAD. ELEVATION = 76.35



BUILDING 4 LAYOUT



HANDICAPPED PARKING & PAVEMENT DETAIL



SECTION SIDEWALK/HANDICAP RAMP DETAIL

LEGEND:

- PROPOSED CONCRETE WALK OR SLAB
- DENOTES PROPOSED GRAVEL
- DENOTES EXISTING CHAINLINK FENCE
- DENOTES PROPOSED SILT CURTAIN FENCE
- DENOTES EXISTING TREE TO REMAIN & BARRICADE
- DENOTES EXISTING TREE TO BE REMOVED
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- DENOTES TOP OF GRAVEL SPOT ELEVATION
- PROPOSED CONCRETE WALK OR SLAB
- PROPOSED RAILROAD TIE

NO.	DATE	REVISIONS
1	1-11-2021	REV. PER COUNTY COMMENT
2		
3		
4		



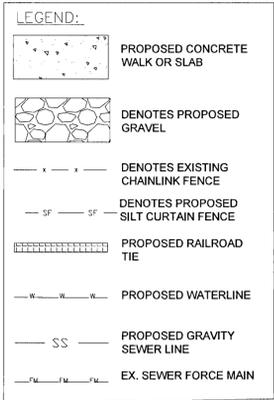
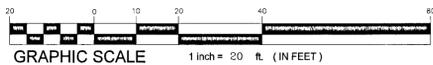
J M A
Engineering Services, Inc.
 © Civil Engineering & Planning
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 WEBSITE: www.mcgwire-associ.com
 2728 WALLACE LAKE ROAD
 PACE, FLORIDA 32571
 PHONE: (850) 895-7323
 Engineering Business #00008343

W STREET BUSINESS PARK
 SITE LAYOUT PLAN
 FLORIDA
 ESCAMBIA COUNTY

DRAWN BY: HAH
 DESIGNED BY: GVM
 CHECKED BY: GVM
 DATE: DEC 2020
 SCALE: VARIES
 FOR CONSTRUCTION
 BY: DATE:

PROJECT NO: 2020.WS-B4
 FILE NO: BUILDING 4 ADDITION
 SHEET: 2 OF 5

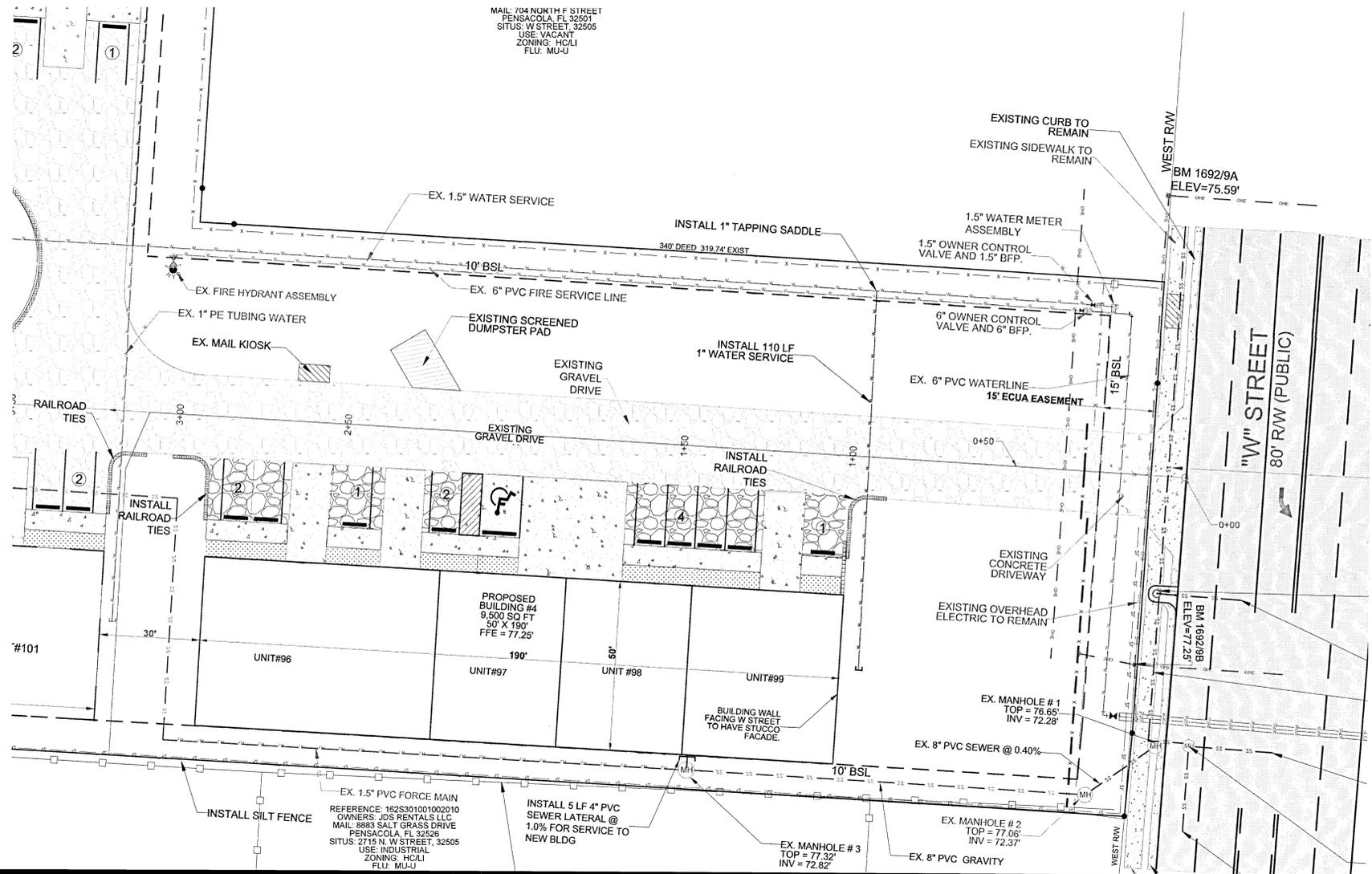
THIS DRAWING IS THE PROPERTY OF JMA ENGINEERING SERVICES, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



- UTILITY NOTES:**
- THE SUBJECT PARCEL FALLS WITHIN A TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA- EMERALD COAST UTILITIES AUTHORITY (850) 476-8110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES."
 - CONTRACTOR SHALL NOTIFY THE EMERALD COAST UTILITIES AUTHORITY AND THE COUNTY ENGINEER 72 HOURS PRIOR TO THE COMMENCEMENT OF THIS PROJECT.
 - PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, STORM DRAINS, WATER OR GAS PIPES, ELECTRICAL CONDUITS, POLES, WALLS, POSTS, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.
 - THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE AND POWER COMPANIES 10 DAYS IN ADVANCE, THAT HE INTENDS TO START WORK IN A SPECIFIC AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
 - LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.
 - CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE TESTING REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
 - GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
 - RELOCATION OF THE OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER, SUCH AS MAILBOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
 - A MINIMUM SEPARATION OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES (WATER OVER SEWER). IF THIS SEPARATION IS NOT POSSIBLE, THE SEWER LINE MUST BE ENCASED IN CONCRETE.
 - WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
 - NO STREETS OR ROADS UNDER THE TWO-YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS MADE THAT COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER WILL INSTALL CONDUIT OR MAKE OTHER APPROPRIATE ARRANGEMENTS FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING AND THE UTILITY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE UTILITY AND THE DEVELOPER.
 - A HEALTHY GROWTH OF GRASS WITHIN DISTURBED AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL/ACCEPTANCE.
 - ALL UNDERGROUND PIPES SHALL A MINIMUM COVER OF 1'.
 - ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.
 - ROUGH GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. THIS NOTE SHOULD ALSO INDICATE A MINIMUM 30" OF COVER IS REQUIRED OVER ALL UTILITIES. THIS DIMENSION SHALL BE MEASURED FROM PROPOSED GRADE IF ROAD IS IN FILL AND MEASURED FROM TOP OF CURB IF ROAD IS IN CUT.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
 - ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.
 - THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ECUA "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ECUA ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
 - CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, MANHOLE STRUCTURES, DIMENSIONS, ELEVATION, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
 - THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
 - NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W, 1-800-432-4770.
 - NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ECUA. ANY DEVIATIONS MAY RESULT IN DELAYS IN ECUA ACCEPTANCE OF IMPROVEMENTS.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, THE E.C.U.A ENGINEERING MANUAL, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

THE SUBJECT PARCEL FALLS WITHIN A TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA- EMERALD COAST UTILITIES AUTHORITY (850) 476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES."



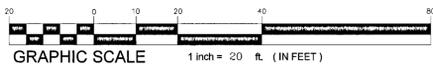
NO.	DATE	REVISIONS
1	1-11-2021	REV PER COUNTY COMMENT
2		
3		
4		



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'W' STREET BUSINESS PARK
BUILDING 4 ADDITION
SEWER & WATER SERVICE PLAN
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: HAH	DESIGNED BY: GWM	CHECKED BY: GWM	DATE: DEC 2020	SCALE: 1"=20'	NOT FOR CONSTRUCTION
BY:	DATE:				
PROJECT NO: 2020.WS-B4					
FILE NO: 2020.WS-B4					
SHEET: 3 OF 5					



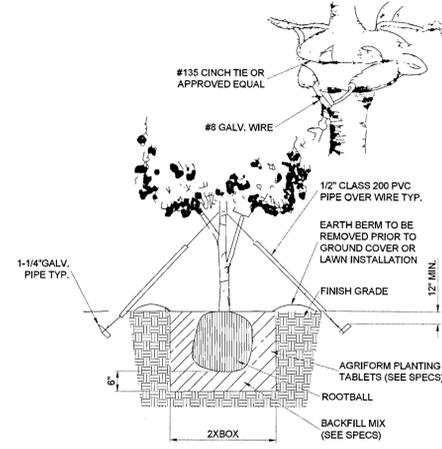
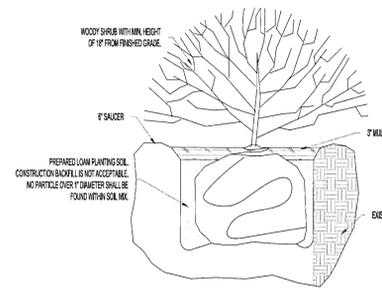
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, THE E.C.U.A ENGINEERING MANUAL, PEOPLES WATER SERVICE DESIGN STANDARDS, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

- LEGEND:**
- PROPOSED CONCRETE WALK OR SLAB
 - DENOTES PROPOSED GRAVEL
 - DENOTES EXISTING CHAINLINK FENCE
 - DENOTES PROPOSED SILT CURTAIN FENCE
 - DENOTES EXISTING TREE TO REMAIN & BARRICADE
 - DENOTES EXISTING TREE TO BE REMOVED
 - DENOTES CANOPY/BUFFER TREE TO BE PLANTED
 - DENOTES UNDERSTORY TREE TO BE PLANTED
 - DENOTES MITIGATION TREE TO BE PLANTED
 - DENOTES SHRUB TO BE PLANTED
 - DENOTES DRAINAGE FLOW ARROW
 - DENOTES TOP OF GRAVEL SPOT ELEVATION
 - PROPOSED CONCRETE WALK OR SLAB
 - PROPOSED RAILROAD TIE

LANDSCAPE PLANTING DATA:

RIGHT OF WAY BUFFER PLANTINGS:
 'W' STREET RW = NONE REQUIRED.

INTERIOR PARKING LANDSCAPE: TWO CANOPY TREES - ONE AT EACH END OF PARKING ISLE. TREES TO BE SETBACK A MINIMUM OF 6' FROM RAILROAD TIES.



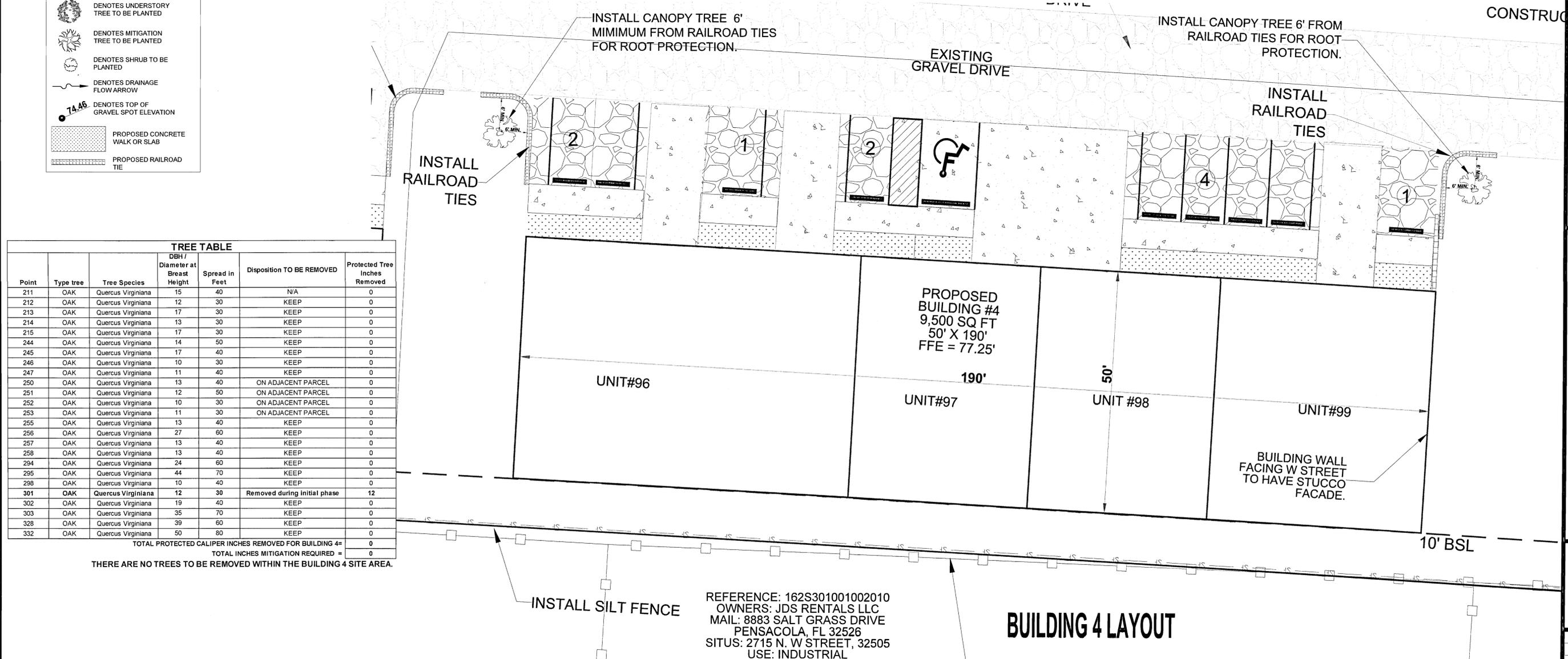
NOTE: THERE ARE NO PROTECTED TREES WITHIN THE BUILDING 4 CONSTRUCTION AREA. ALL PROTECTED TREES WERE ADDRESSED IN ORIGINAL SITE APPROVAL.

THERE IS NO MITIGATION REQUIRED FOR BUILDING 4 ADDITION.

NOTE: ALL PROPOSED TREES MUST BE FLORIDA GRADE NO.1 OR BETTER AND A MINIMUM 2.5-INCH CALIPER (MEASURED 4 INCHES ABOVE ROOT BALL AT TIME OF PLANTING).

NOTE: ALL TREES PLANTED MUST MEET THE REQUIREMENTS OF THE ESCAMBIA COUNTY DESIGN SERVICE MANUAL SEC. 2-6.2.

- ON-SITE LANDSCAPING & BUFFER NOTES**
 (DOES NOT APPLY TO W STREET RIGHT-OF-WAY)
- INTERIOR CUSTOMER PARKING AREA LANDSCAPING ISLANDS ARE REQUIRED TO BE PLANTED WITH ONE CANOPY TREE.
 - ALL PROPOSED TREES MUST BE FLORIDA GRADE NO.1 OR BETTER AND A MINIMUM 2.5-INCH CALIPER (MEASURED 4 INCHES ABOVE ROOT BALL AT TIME OF PLANTING).
 - THE MAXIMUM OF ANY ON SPECIES TYPE TREE BALANCED IS LIMITED TO 67 PERCENT OF PLANTINGS, WITH A MINIMUM 50% OF THE BUFFER VEGETATION BEING EVERGREEN.
 - UNDERSTORY TREES ARE THOSE THAT REACH A MATURE HEIGHT LESS THAN 30' UNDERSTORY TREES TO BE PLANTED ON-SITE ARE FLOWERING DOGWOOD, CHICKASAW PLUM, LOQUAT, FRINGE TREE, SWEETLEAF OR OTHER TREE (PER THE ENGLEWOOD OVERLAY) AND APPROVED BY ESCAMBIA COUNTY.
 - CANOPY TREES ARE THOSE THAT REACH A MATURE HEIGHT OF 30' OR GREATER. CANOPY TREES TO BE PLANTED ON-SITE ARE AMERICAN ELM, LIVE OAK, SOUTHERN RED OAK, RED MULBERRY OR OTHER TREE (PER ENGLEWOOD OVERLAY) AND APPROVED BY ESCAMBIA COUNTY.
 - MITIGATION/REPLACEMENT TREES SHALL HAVE A FLORIDA GRADE NO. 1 OR BETTER AND BE A MIN. OF 9' AT TIME OF PLANTING. ALL PROPOSED TREES MUST BE FLORIDA GRADE NO.1 OR BETTER AND A MINIMUM 2.5-INCH CALIPER (MEASURED 4 INCHES ABOVE ROOT BALL AT TIME OF PLANTING). NATIVE IN SPECIES. THIS PORTION OF THE PROJECT REQUIRES NO MITIGATION TREES.
 - ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER, AND MULCH, HYDROSEED, AND/OR SOD.
 - SHRUBS (INDIA HAWTHORNE) ARE TO BE PLANTED WITHIN ALL LANDSCAPING BUFFERS AS SHOWN. SHRUBS (INDIA HAWTHORNE) ARE TO BE A MIN. OF 12" HIGH AT TIME OF PLANTING. ALL REQUIRED LANDSCAPING AREAS ARE TO BE PROVIDED WITH AND IRRIGATION SYSTEM WITH RAIN SENSORS. THE MATERIALS TO BE USED FOR THE IRRIGATION SYSTEM ARE TO BE ASTM APPROVED.
 - NO MORE THAN 25 PERCENT OF THE TREE CANOPY WILL BE REMOVED AND THE PRUNING SHALL BE DONE ACCORDING TO ANSI STANDARDS (A300).



TREE TABLE						
Point	Type tree	Tree Species	DBH / Diameter at Breast Height	Spread in Feet	Disposition TO BE REMOVED	Protected Tree Inches Removed
211	OAK	Quercus Virginiana	15	40	N/A	0
212	OAK	Quercus Virginiana	12	30	KEEP	0
213	OAK	Quercus Virginiana	17	30	KEEP	0
214	OAK	Quercus Virginiana	13	30	KEEP	0
215	OAK	Quercus Virginiana	17	30	KEEP	0
244	OAK	Quercus Virginiana	14	50	KEEP	0
245	OAK	Quercus Virginiana	17	40	KEEP	0
246	OAK	Quercus Virginiana	10	30	KEEP	0
247	OAK	Quercus Virginiana	11	40	KEEP	0
250	OAK	Quercus Virginiana	13	40	ON ADJACENT PARCEL	0
251	OAK	Quercus Virginiana	12	50	ON ADJACENT PARCEL	0
252	OAK	Quercus Virginiana	10	30	ON ADJACENT PARCEL	0
253	OAK	Quercus Virginiana	11	30	ON ADJACENT PARCEL	0
255	OAK	Quercus Virginiana	13	40	KEEP	0
256	OAK	Quercus Virginiana	27	60	KEEP	0
257	OAK	Quercus Virginiana	13	40	KEEP	0
258	OAK	Quercus Virginiana	13	40	KEEP	0
294	OAK	Quercus Virginiana	24	60	KEEP	0
295	OAK	Quercus Virginiana	44	70	KEEP	0
298	OAK	Quercus Virginiana	10	40	KEEP	0
301	OAK	Quercus Virginiana	12	30	Removed during initial phase	12
302	OAK	Quercus Virginiana	19	40	KEEP	0
303	OAK	Quercus Virginiana	35	70	KEEP	0
328	OAK	Quercus Virginiana	39	60	KEEP	0
332	OAK	Quercus Virginiana	50	80	KEEP	0
TOTAL PROTECTED CALIPER INCHES REMOVED FOR BUILDING 4=						0
TOTAL INCHES MITIGATION REQUIRED =						0

THERE ARE NO TREES TO BE REMOVED WITHIN THE BUILDING 4 SITE AREA.

REFERENCE: 162S301001002010
 OWNERS: JDS RENTALS LLC
 MAIL: 8883 SALT GRASS DRIVE
 PENSACOLA, FL 32526
 SITUS: 2715 N. W STREET, 32505
 USE: INDUSTRIAL

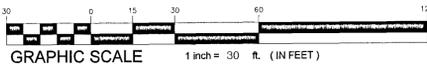
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W STREET BUSINESS PARK BUILDING 4 ADDITION LANDSCAPE PLAN

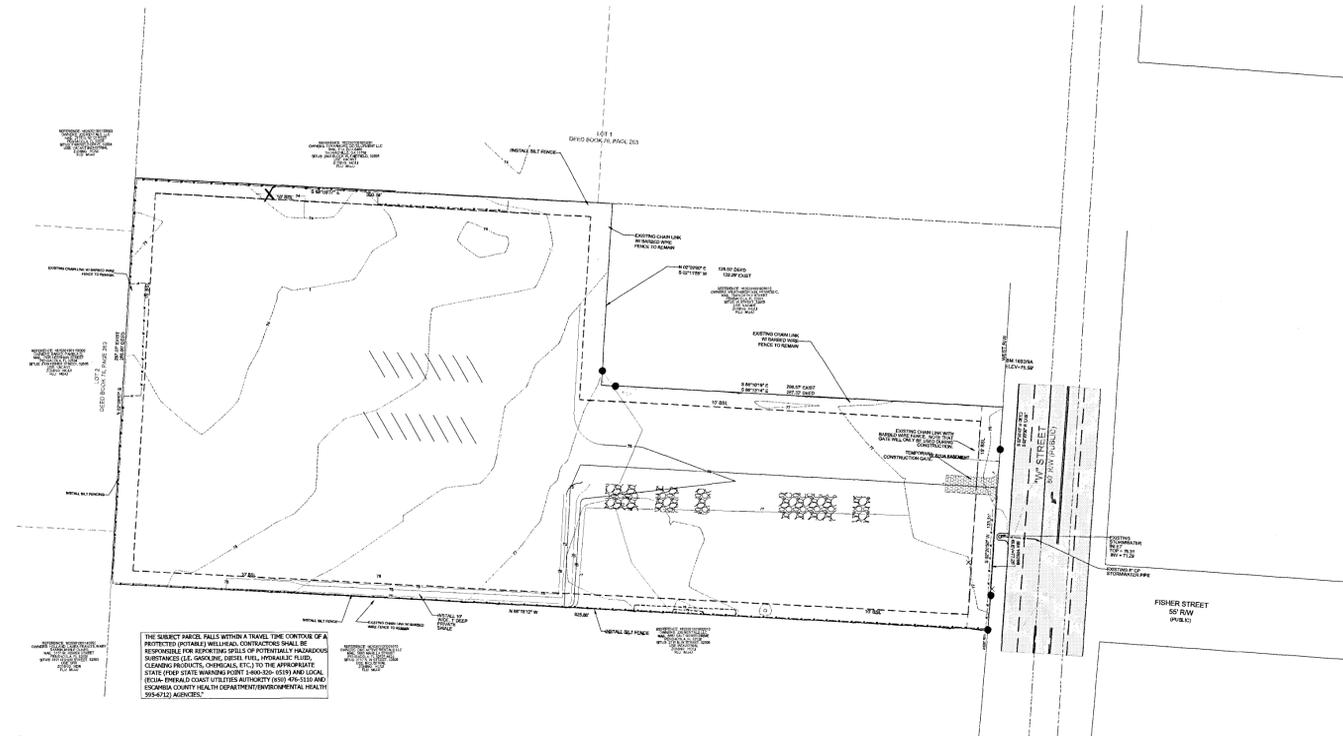
FLORIDA ESCAMBIA COUNTY

FOR CONSTRUCTION BY: DATE: 11-14-2020

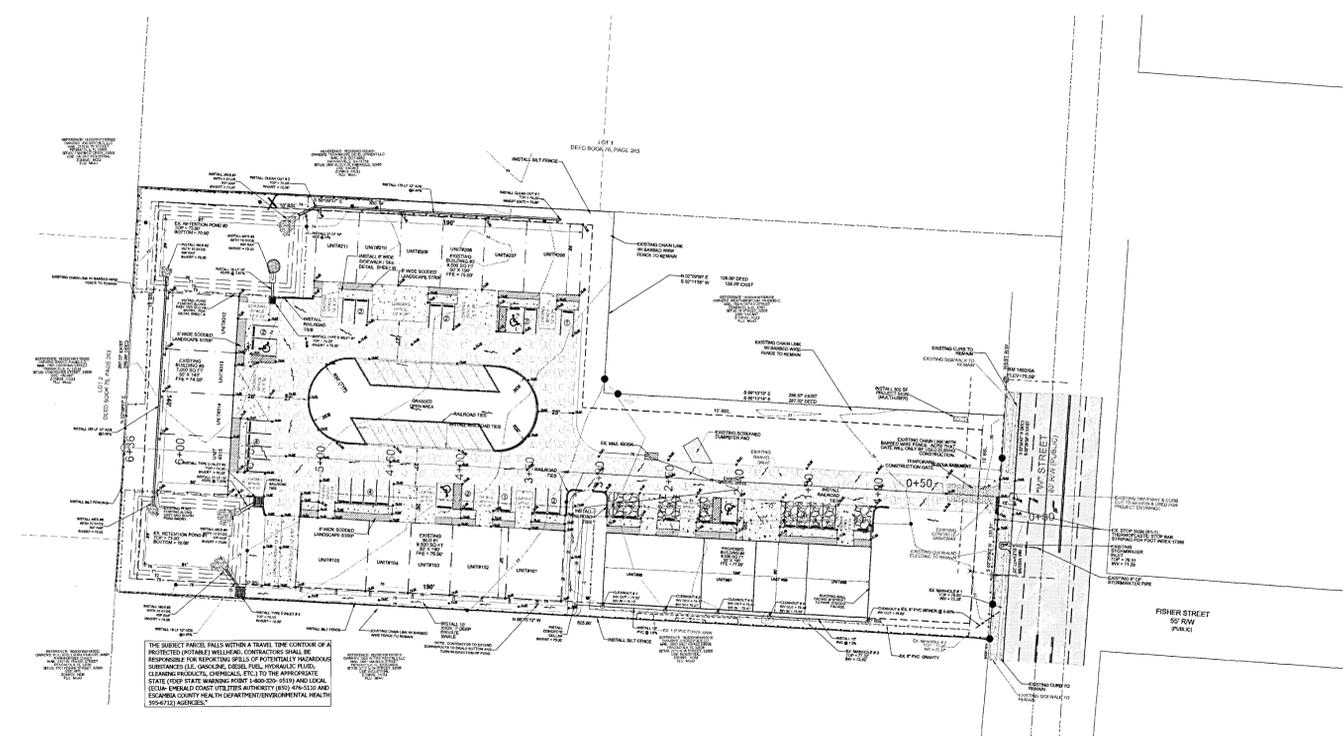
PROJECT NO: 2020.WS-B4
 FILE NO:
 SHEET: 5 OF 5



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PRE-DEVELOPMENT BASINS
SCALE 1" = 60'



POST-DEVELOPMENT BASINS
SCALE 1" = 60'

NO.	DATE	REVISIONS
1		
2		
3		
4		



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Escambia County Business #00098435

W STREET BUSINESS PARK
PRE & POST DEV. BASINS
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GMM
CHECKED BY: GMM
DATE: DEC 2020
SCALE: 1"=30'
NOT RELEASED FOR CONSTRUCTION
BY: _____ DATE: _____
PROJECT NO: 2020.WS-B4
FILE NO:
SHEET: 1 OF 1

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