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CONSTRUCTION PLANS FOR

THE WATERS AT RANSLEY APARTMENTS

A PROPOSED MULTIFAMILY APARTMENT COMPLEX LOCATED IN SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA

8890 RANSLEY STATION BOULEVARD

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 December 18, 2014, along with Update # 1 dated September 1, 2016 (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? ☐YES NO☒. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specification	Detail	Plans	Project Manual*
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

**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.

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: [illegible] 12-1-21 Date

Printed Name: [illegible]
Development Services Director or Designee

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.

LEGAL DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL 5A: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

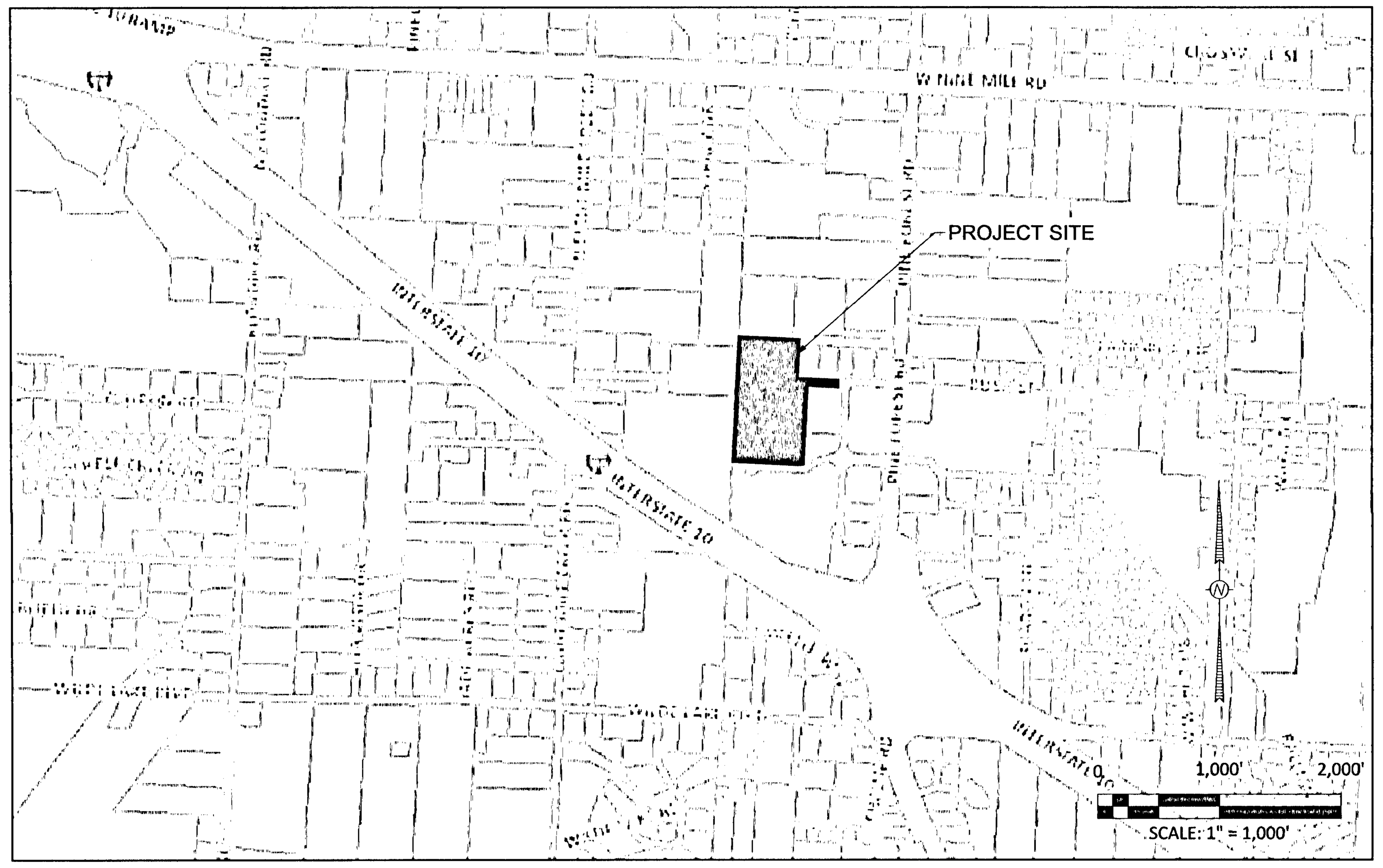
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 864.59 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 11, GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, STATE ROAD 297 (100 FOOT RIGHT-OF-WAY); THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, FOR A DISTANCE OF 262.10 FEET; THENCE GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 425.11 FEET FOR THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 44 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 80.00 FEET; THENCE GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 250.57 FEET; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 645.65 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE GO SOUTHWESTERLY ALONG THE ARC OF SAID (DELTA=21 DEGREES 27 MINUTES 42 SECONDS, CHORD BEARING: SOUTH 82 DEGREES 11 MINUTES 36 SECONDS WEST, CHORD DISTANCE=55.86 FEET) FOR AN ARC DISTANCE OF 56.19 FEET TO A POINT OF TANGENCY; THENCE GO NORTH 87 DEGREES 04 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 550.69 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST; THENCE GO NORTH 02 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 1056.16; THENCE DEPARTING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, GO SOUTH 87 DEGREES 15 MINUTES 52 DEGREES EAST FOR A DISTANCE OF 520.35 FEET; THENCE GO SOUTH 02 DEGREES 45 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8107 AT PAGE 1529 OF THE PUBLIC RECORD OF ESCAMBIA COUNTY, FLORIDA AND THE NORTHERLY EXTENSION THEREOF, FOR A DISTANCE OF 322.10 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 333.13 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 14.51 ACRES.

TOGETHER WITH:

INGRESS/EGRESS EASEMENT: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 864.59 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 11, GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, STATE ROAD 297 (100 FOOT RIGHT-OF-WAY); THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, FOR A DISTANCE OF 262.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 75.03 FEET TO A POINT OF CUSP; THENCE DEPARTING SAID RIGHT-OF-WAY LINE GO NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET (DELTA=90 DEGREES 03 MINUTES 36 SECONDS, CHORD BEARING: NORTH 42 DEGREES 14 MINUTES 05 SECONDS WEST, CHORD DISTANCE=35.37 FEET) FOR AN ARC DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET THENCE GO SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (DELTA=89 DEGREES 56 MINUTES 24 SECONDS, CHORD BEARING: SOUTH 47 DEGREES 45 MINUTES 56 SECONDS WEST, CHORD DISTANCE=35.34 FEET) FOR A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 5.02 FEET; THENCE GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 75.03 FEET; THENCE GO NORTH 02 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 80.00 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 425.11 FEET TO THE POINT OF BEGINNING;
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.55 ACRES.

SITE DATA SUMMARY	
PROPERTY REF. NO.:	11-1S-31-4101-000-009
PARCEL AREA FROM BNDY. SURVEY:	14.51 ACRES
STREET ADDRESS:	8890 RANSLEY STATION BOULEVARD
CURRENT USE:	VACANT
ZONING:	HC/LI
FLU:	MU-U
SETBACKS:	BLDG. FRONT = 15' BLDG. REAR = 15' BLDG. SIDE = 10'
PROPOSED BUILDING USE:	MULTI-FAMILY APARTMENTS, CLUBHOUSE/ LEASING OFFICE, MAINTENANCE BUILDING
PROPOSED BUILDING AREAS:	BUILDING 1 (Type 1) - 21,636 GFA (24 UNITS) BUILDING 2 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 3 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 4 (Type 1) - 21,636 GFA (24 UNITS) BUILDING 5 (Type 1) - 21,636 GFA (24 UNITS) BUILDING 6 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 7 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 8 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 9 (Type 2) - 24,060 GFA (24 UNITS) BUILDING 10 (Type 1) - 21,636 GFA (24 UNITS) BUILDING 11 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 12 (Type 2) - 24,060 GFA (24 UNITS) BUILDING 13 (Type 1A) - 21,636 GFA (24 UNITS) BUILDING 14 (Type 1) - 21,636 GFA (24 UNITS) CLUBHOUSE/LEASING BUILDING - 7,535 GFA MAINTENANCE BUILDING - 1,183 GFA DOG WASH BUILDING - 735 GFA
PARKING REQUIRED:	MULTIFAMILY @ 1.5 PER UNIT (336 UNITS) = 504 SPACES CLUBHOUSE @ 1 PER 600 SF (7,535 SF) = 13 SPACES MAINTENANCE BLDG @ 1 PER 1,000 SF (1,183 SF) = 2 SPACES
PARKING PROPOSED:	519 TOTAL SPACES - INCLUDES 20 HC/ADA SPACES & 499 STD SPACES
STORMWATER EXISTING SUMMARY:	TOTAL AREA: 632,055 SF PERVIOUS: 632,055 SF (100%) IMPERVIOUS: 0 SF (0%) BUILDINGS: 0 SF (0%) PARKING/DRIVES: 0 SF (0%) SIDEWALKS, MISC.: 0 SF (0%) POND AREA: 0 SF (0%)
STORMWATER PROPOSED SUMMARY:	TOTAL AREA: 632,055 SF PERVIOUS: 224,188 SF (35%) IMPERVIOUS: 397,126 SF (64%) BUILDINGS: 140,741 SF (22%) PARKING/DRIVES: 213,936 SF (34%) SIDEWALKS, MISC.: 53,190 SF (9%) POND AREA: 0 SF (0%)
FLOOD ZONE:	PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12033C0290G, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, FOR COMMUNITY PANEL NO. 120080, IN ESCAMBIA COUNTY, STATE OF FLORIDA.
TREE INFORMATION:	SEE SITE TREE PROTECTION AND LANDSCAPE PLANS
F.A.R. CALCULATION:	317,205 (GFA SF) / 632,056 (SITE AREA SF) = 0.50 < 2.0



VICINITY MAP
SCALE 1" = 1,000' FEET

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

WELLHEAD PROTECTION NOTE:

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF PROTECTED (POTABLE) WELLHEADS. 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.

OWNER AND DEVELOPER:
STOA GROUP, LLC
1250 SW RAILROAD AVE, STE 100A-1
HAMMOND, LA 70403
(225) 414-1100

ENGINEER OF RECORD:
JASON ELLIS , P.E.
NOVUS REB ENGINEERING, LLC
635 MAIN ST., STE. 2A
BATON ROUGE, LA 70801
(225) 442-3140

SURVEYOR:
MERRILL PARKER SHAW, INC.
E. WAYNE PARKER
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SERVICES
1985 COPE LANE
PENSACOLA, FL 32526
(850) 944-5555

NOTES:
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.
THE LATEST EDITION OF FDOT SPECIFICATIONS SHALL APPLY.
THE LATEST EDITION OF ECUA SPECIFICATIONS SHALL APPLY.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

TITLE SHEET

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

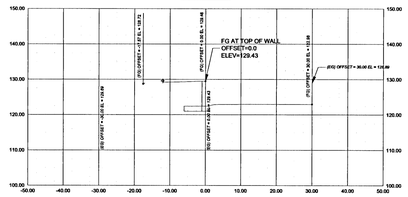
PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PEMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File:

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C000
DATE
11/03/2021

7+00.00



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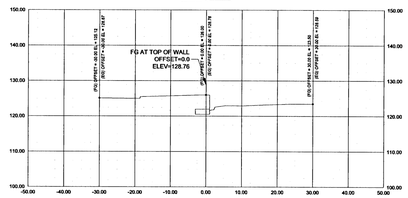

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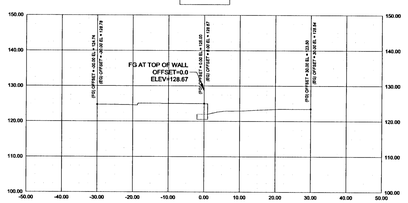

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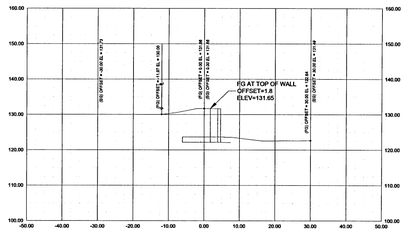

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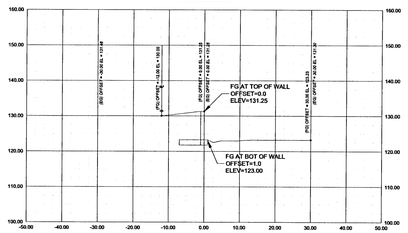

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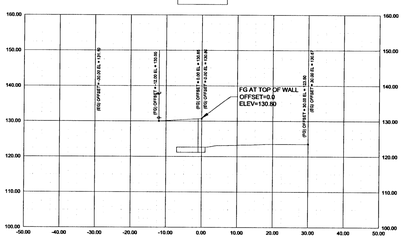

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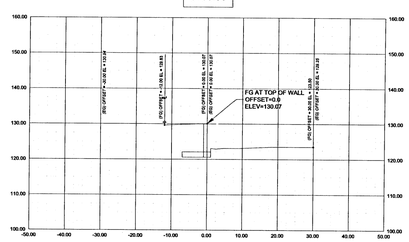

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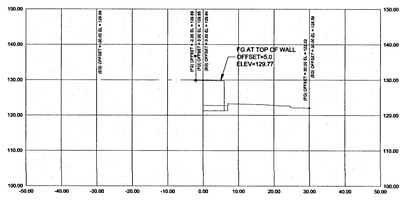

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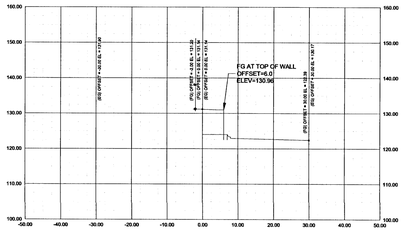

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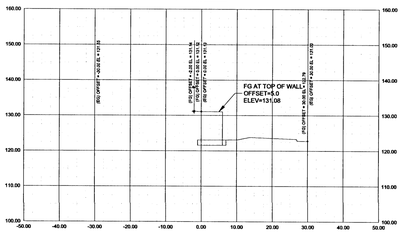

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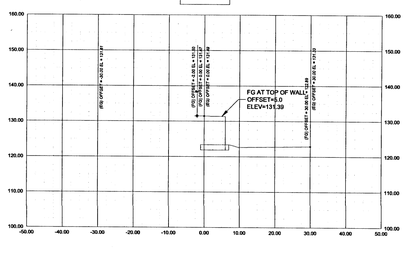

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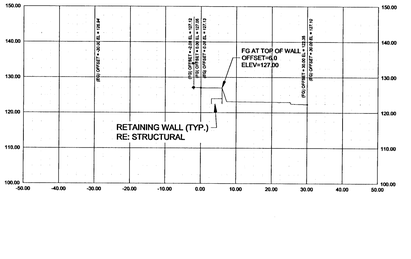

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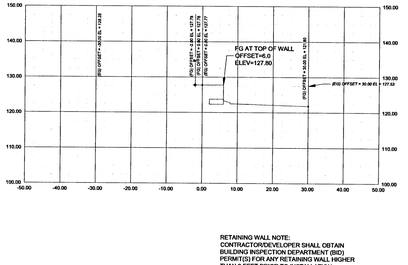


RETAINING WALL NOTE:
CONTRACTOR/DEVELOPER SHALL OBTAIN BUILDING INSPECTION DEPARTMENT (BID) PERMIT(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET PRIOR TO INSTALLATION.

0 20' 40'

SCALE: 1" = 20'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

RETAINING WALL SECTIONS

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PERMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE

Drawn By: JAB

Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER

C305

DATE

11/03/2021

GENERAL NOTES:

1. THE CONTRACTORS SHALL NOTIFY THE COUNTY DESIGN ENGINEER OR DESIGNEE 48 HOURS PRIOR TO CONSTRUCTION.
2. ALL WATER MAINS CROSSING WITHIN 18 VERTICAL INCHES OF A STORM, SANITARY SEWER OR FORCEMAIN SHALL BE PLACED IN 10.0' CONCRETE SLEEVES.
3. ALL SOIL ON SITE HAS BEEN TESTED BY A GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER HAD MADE RECOMMENDATIONS THE SOIL THAT IS FOUND ON SITE. CONTRACTOR WILL COORDINATE WITH THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL REPORT IS AVAILABLE FROM OWNER AND ENGINEER. CONTRACTOR WILL REQUEST A COPY OF THE REPORT PRIOR TO CONSTRUCTION AND REVIEW FOR ANY ITEMS THAT MAY ALTER CONSTRUCTION METHODS. CONTRACTOR SHALL ENSURE THAT TESTING IS DONE FOR THE ALL SOILS, ASPHALT, AND BASE THAT IS ON THE PROJECT. GEOTECHNICAL TESTING HAS BEEN PERFORMED FOR THE BUILDING AND THE CONTRACTOR CAN GET INFORMATION FROM THE GEOTECHNICAL REPORT.
4. ALL CONDITIONS AND STIPULATIONS OF THE CONSTRUCTION PERMITS AND THE APPROVALS ISSUED BY THE ESCAMBIA COUNTY ENGINEER AND OTHER PERMITTING AGENCIES SHALL BE COMPLIED WITH IN EVERY DETAIL.
5. ALL ROADS DAMAGED BY CONSTRUCTION OPERATIONS ARE TO BE PATCHED OR RECONSTRUCTED AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE. CONTRACTOR SHALL ALSO REFER TO FDOT STANDARD INDEX FOR ANY ROAD THAT NEED TO BE REPAIRED DUE TO UTILITIES.
6. THE CONTRACTOR SHALL TAKE STEPS NECESSARY TO PREVENT EROSION AND ANY OFF SITE SEDIMENT TRANSPORT RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION BY PROVIDING SILT FENCE AND/OR STAKED HAY BALES AS REQUIRED BY FDOT SPECIFICATION 104, THE FLORIDA STORMWATER, EROSION, AND SEDIMENT CONTROL INSPECTOR'S MANUAL, LATEST EDITION, OR AS INDICATED ON THE PLANS. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ASSOCIATED DISTURBED AREAS ARE STABILIZED AS TO REDUCE SEDIMENT RUNOFF, UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR DESIGNEE.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ALSO MAINTAIN EROSION CONTROL DEVICES DURING CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE AND ENTERING THE EXISTING STORMWATER POND. THE EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL (SWPP) PLANS ARE THE MINIMUM REQUIRED AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED BY THE INSPECTOR TO CONTROL SEDIMENTS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL STORMWATER RUNOFF SHALL BE CONTROLLED DURING THE COURSE OF CONSTRUCTION. IMPACT TO OFFSITE IS NOT ANTICIPATED. ALSO, THE CONTRACTOR SHALL REFER TO THE "FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL" FOR ADDITIONAL EROSION CONTROL MEASURE AND ALTERNATIVES. ALTERNATIVES BY THE CONTRACTOR SHALL BE APPROVED BY THE ENGINEER AND INSPECTOR. CONTRACTOR SHALL SEEK APPROVAL FROM COUNTY AND THE ENGINEER OF RECORD FOR ANY SUBSTITUTIONS TO EROSION CONTROL MEASURES.
8. ALL DISTURBED AREAS ON PROJECT SITE SHALL BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SODDING SHALL BE PINNED ON SLOPES GREATER THAN 3:1 TO PREVENT EROSION. DISTURBED AREAS OUTSIDE THE SILT FENCED PERIMETER SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADE IS ACHIEVED. ALL DISTURBED AREAS TO BE LEFT IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH QUICK GROW SEED AND MULCH. THE CONTRACTOR SHALL WARRANTY FOR A MINIMUM OF 1 YEAR AFTER ACCEPTANCE (OR LONGER AS SPECIFIED ELSEWHERE).
9. NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF PROTECTED TREES.
10. ANY NECESSARY PERMITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. OWNER OR ITS DESIGNEE WILL ASSIST THE CONTRACTOR WITH REQUIRED PERMITS.
11. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BIDDING AND/OR CONSTRUCTION.
12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESERVE OR RELOCATE ALL BENCHMARKS (VERTICAL CONTROL) AS NEEDED DURING CONSTRUCTION. ALL PUBLIC OR PRIVATE CORNER MONUMENTATION SHALL BE PROTECTED. ALL PUBLIC OR PRIVATE CORNER MONUMENTATION IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR DESIGNEE IMMEDIATELY. ANY ESCAMBIA COUNTY HARN/GPS NETWORK MONUMENTS OR BUREAU OF SURVEY AND MAPPING GPS NETWORK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF ANY HARN/GPS NETWORK MONUMENTS OR BUREAU OF SURVEY AND MAPPING GPS NETWORK MONUMENTS ARE DISTURBED OR DESTROYED THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE MONUMENTS AND HAVE THE MONUMENTS POSITION DETERMINED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER USING GUIDELINES AS ESTABLISHED BY NATIONAL GEODETIC SURVEY FOR BLUE BOOKING AND APPROVAL
13. EXISTING DRAINAGE FEATURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL MATCH EXISTING CONDITIONS AT THE BEGINNING AND END OF CONSTRUCTION AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE.
15. EXISTING STREETS AND DRIVERS SHALL BE MAINTAINED TO LOCAL TRAFFIC AND PROPERTY OWNERS.
16. ALL ROADWAY CONSTRUCTION SHALL COMPLY WITH THE ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS, LATEST EDITION.
17. ALL MATERIALS TESTING AND CONSTRUCTION METHODS SHALL CONFORM TO THE ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS, LATEST EDITION.
18. ANY REFERENCE TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, DIVISION 1, GENERAL REQUIREMENTS AND COVENANTS, SHALL BE EXCLUDED AND NOT APPLICABLE TO ANY SPECIFICATION REFERRED HEREIN OR OTHERWISE LISTED IN THESE PLANS OR RELATED DOCUMENTS OR THE ESCAMBIA COUNTY TECHNICAL SPECIFICATION. CONTRACTOR CAN SUBSTITUTE FDOT ITEMS FOR THE INFRASTRUCTURE CONSTRUCTION, ANY SUBSTITUTIONS FOR SHALL HAVE A MINIMUM 50 YEAR LIFESPAN. CONTRACTOR WILL BE REQUIRED TO PROVIDE DESIGNS OR VERIFICATION OF SUBSTITUTE. ALL SIGNS REFERRED TO IN THE PLANS SHALL BE IN ACCORDANCE WITH MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) LATEST EDITION. ALL STRUCTURES THAT ARE SUBSTITUTED SHALL HAVE OPENINGS SIMILAR TO THOSE NOTED IN THE FDOT INDEX OR THOSE SPECIFIED ON THE PLANS.
19. EXISTING STREET AND ROAD NAME SIGNS ON THE PROJECT SHALL BE KEPT VISIBLE AT ALL TIMES FOR THE FACILITATION OF ACCESS BY EMERGENCY VEHICLES. ALL OTHER EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE TAKEN DOWN AND STOCKPILED WITHIN THE R/W LIMITS BY THE CONTRACTOR AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE. ANY EXISTING SIGNS THAT ARE TO BE RELOCATED AND ARE DAMAGED BEYOND USE BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
20. CONTRACTOR SHALL COMPLY WITH ALL F.D.E.P. AND ARMY CORP OF ENGINEERS REQUIREMENTS IF REQUIRED.
21. GRADED AGGREGATE BASE SHALL BE REQUIRED WHERE THE SEASONAL HIGH GROUNDWATER ENCROACHES WITHIN TWO (2) FEET OF THE BOTTOM OF BASE.
22. ALL COMPACTED FILL SHALL BE PLACED IN FOUR INCH (4") LIFTS FOR HAND POWERED TAMPERS AND EIGHT INCH (8") LIFTS FOR HEAVY EQUIPMENT OPERATED TAMPERS.
23. MAINTENANCE OF TRAFFIC AS PER FDOT INDEX 600.
24. THE CONTRACTOR SHALL AT A MINIMUM, MATCH EXISTING SIGNING AND PAVEMENT MARKINGS. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST FDOT DESIGN STANDARDS. THE CONTRACTOR SHALL CONTACT THE COUNTY TRAFFIC DEPARTMENT PRIOR TO INSTILLATION OF ANY SIGNING AND PAVEMENT MARKINGS.
25. PIPE LENGTHS SHOWN IN THE PLANS DO NOT INCLUDE THE LENGTH OF PIPE THAT MUST BE INSTALLED WITH THE MITERED END SECTION. THEREFORE, ALL PIPE LENGTHS ASSOCIATED WITH MITERED END SECTIONS SHALL BE PAID FOR IN THE UNIT COST OF THE MITERED END SECTION.
26. TEMPORARY BENCHMARKS HAVE BEEN ESTABLISHED ON THIS PROPERTY WHICH SHOULD BE USED BY THE CONTRACTOR DURING CONSTRUCTION. DESCRIPTIONS OF THE BENCHMARKS CAN BE FOUND IN THESE PLANS.
27. ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO CURB AND BASE CONSTRUCTION.
28. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH SOIL ENGINEER, PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
29. AS-BUILTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF THE AS-BUILT SURVEY INDICATES AN AREA OF INCOMPLETE OR UNACCEPTABLE WORK, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE NECESSARY REPAIRS, AS DIRECTED BY THE ENGINEER, OR OWNER CONTRACTOR WILL BE REQUIRED TO PROVIDE UPDATED AS-BUILTS TO DEMONSTRATE COMPLIANCE WITH THE PLANS AND PERMITS. ALL FINAL AS-BUILT SURVEYS ARE REQUIRED TO BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR. AS-BUILTS WILL ARE REQUIRED TO CLOSE OUT THIS PROJECT AND RECEIVE FINAL CLOSE OUT DOCUMENTS FROM ESCAMBIA COUNTY.
30. BASED ON TREE SURVEY PROVIDED BY BIOME NO HERITAGE TRESS EXIST ONSITE.

UTILITY NOTES

30. THE LOCATION SHOWN FOR EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK IN EACH AREA. THE CONTRACTOR AGREES TO BE COMPLETELY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT OCCUR BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES.
31. UTILITY OWNERS SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION SO THAT THE UTILITY OWNER CAN SPOT VERIFY AND/OR EXPOSE THEIR UTILITIES.
32. CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEARD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
33. UTILITIES ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. NECESSARY REPAIRS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS AND SHALL BE TO THE SATISFACTION OF THE UTILITY OWNERS.

NOTE:

1. NO REPRESENTATION IS MADE REGARDING A BALANCED SITE. THE CONTRACTOR SHALL DETERMINE IF ANY ADDITIONAL FILL IS REQUIRED AND PROVIDE SAME AT NO ADDITIONAL COST TO THE OWNER. LIKEWISE, ANY EXCESS MATERIAL SHALL BE HAULED FROM THE SITE AND PROPERLY DISPOSED OF AT NO ADDITIONAL COST.

WATER SYSTEM NOTES:

1. MAINS SHALL HAVE A MINIMUM OF 30" COVER UNDER LANDSCAPED AREA WITH 36" MAXIMUM COVER UNDER PAVEMENT, UNLESS APPROVED BY ENGINEER.
2. ALL WATER MAINS SHALL BE INSTALLED ACCORDING TO ENGINEERING PLANS AND SPECIFICATIONS.
3. ALL VALVES AND MATERIALS SHALL COMPLY WITH AWWA (AMERICAN WATER WORKS ASSOCIATION) STANDARDS, LATEST EDITION.
4. ALL MAIN LINE VALVES AND MATERIALS SHALL BE RESILIENT SEATED GATE VALVES AS SPECIFIED ON PLANS.
5. THE CONTRACTOR WILL BE REQUIRED TO REMOVE & REPLACE ITEMS ENCOUNTERED IN THE FIELD, I.E. SIGNS, FENCING POST, ETC.
6. CONTRACTOR IS TO FURNISH "AS BUILT PLANS" INDICATING LOCATIONS OF ALL FITTINGS, VALVES, AND DEAD END RUINS WITH THREE (3) PHYSICAL FEATURES (LOT CORNERS, TREES, ETC.). THIS IS MANDATORY, NO EXCEPTIONS.
7. ALL MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651. PRESSURE TESTING SHALL BE IN ACCORDANCE WITH AWWA C600.
8. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ENGINEER 48 HOURS PRIOR TO PRESSURE TESTING, DISAFFECTION AND BACTERIOLOGICAL TESTING, PRESSURE TESTING SHALL BE VALVE TO VALVE. CONTRACTOR SHALL TAP THE WATER MAIN WITH A 8" TAPPING SADDLE AT LOCATIONS DETERMINED BY THE ENGINEER.
9. BACTERIOLOGICAL TEST SHALL BE PERFORMED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION FROM LOCATIONS WITHIN THE DISTRIBUTION SYSTEM IN ACCORDANCE WITH RULES 62-555.540 (2)(L), 62-555.345 AND 62-555.330, F.A.C AND AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C 651-92 AS FOLLOWS.
   a. CONNECTION POINT TO AN EXISTING SYSTEM AND THE ENDPOINT OF THE PROPOSED ADDITION.
   b. ANY WATER LINES BRANCHING OFF A MAIN EXTENSION.
   c. EVERY 1,200 FEET ON STRAIGHT RUN OF PIPE.
   d. EACH LOCATION SHALL BE SAMPLED ON TWO CONSECUTIVE DAYS WITH SAMPLE POINTS AND CHLORINE RESIDUAL READING CLEARLY INDICATED ON THE REPORT.
10. CONTRACTOR WILL BE RESPONSIBLE FOR ALL FITTINGS, TAPS, EQUIPMENT AS REQUIRED FOR FLUSHING SYSTEM, PRESSURE TESTING, DISINFECTION AND BACTERIOLOGICAL TESTING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF EXISTING UTILITIES, AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK, AND TAKE WHATEVER STEP NECESSARY TO PROVIDE FOR THEIR PROTECTION.
12. UTILITIES SHOWN ON THE PLANS MAY NOT BE ACCURATE AND ALL UTILITIES MAY NOT BE SHOWN ON THE PLANS, EXISTING UTILITIES SHOWN ON THE PLAN ARE AN APPROXIMATE LOCATION AND ACTUAL LOCATIONS SHALL BE FIELD VERIFIED.
13. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
14. ALL VALVE BOXES SHALL BE INSTALLED PER DETAIL SHOWN. PRE-CAST VALVE PADS SHALL NOT BE USED.
15. ALL DISTURBED DRIVES SHALL BE CONNECTED TO THE EXISTING PAVEMENT IN A CONDITION EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION USING THE SAME MATERIALS THAT WERE REMOVED.
16. ALL CONCRETE ENCASED DUCTILE IRON SHALL BE WRAPPED WITH A PLASTIC MATERIAL AND TAPED TOGETHER BEFORE CONCRETE IS PLACED AROUND THE PIPE.
17. WHERE THERE IS LESS THAN 18" CLEARANCE BETWEEN PVC/DI PIPE AND OTHER PIPE OR SPECIFIED AREAS, THE PIPE SHALL BE CONCRETE ENCASED WITH 6" THICKNESS AROUND THE PIPE AND 6 FT. CLEARANCE EACH WAY IN THE AXIAL DIRECTION.
18. THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS NECESSARY TO AVOID TRESPASSING AND DAMAGING PRIVATE PROPERTY.
19. THE CONTRACTOR SHALL REMOVE AND REPLACE TO THEIR ORIGINAL NATURE, ALL DISTURBED MATERIALS OR OBJECTS WITHIN THE PATH OF THE WATER MAIN AS NECESSARY. ALL REPLACED MATERIALS SHALL BE EQUAL OR BETTER AND SHALL BE APPROVED BY THE ENGINEER.
20. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING. THE SURVEY MAY NOT SHOW ALL OBJECTS WITHIN THE PATH OF THE NEW WATER MAIN. IF OBJECTS ARE NOT SHOWN ON THE SURVEY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 7 DAYS PRIOR TO THE BID DATE. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT OF ALL OBJECTS NOT SHOWN ON THE SURVEY.
21. ALL CONSTRUCTION AREAS NEAR WETLANDS ARE TO BE MONITORED CLOSELY FOR EROSION. SILT FENCE AND HAY BALES SHALL BE USED IN THESE AREAS. CONTRACTOR SHALL FOLLOW ALL THE PERMIT REQUIREMENTS WHICH ARE INCLUDED IN THE SPECIFICATIONS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY SEDIMENTS THAT ENTER THE WETLAND AREA. IF A VIOLATION OCCURS CONTRACTOR WILL IMMEDIATELY STOP WORK AND MITIGATE THE ISSUE.
22. ALL SPOIL MATERIAL FROM EXCAVATION SHALL BE PLACED ON THE UPLAND SIDE OF ANY SLOPED CONSTRUCTION AREA.
23. THE CONTRACTOR SHALL TAKE WHATEVER STEPS NECESSARY TO PREVENT EROSION INTO NEARBY WETLANDS.
24. THE CONTRACTOR SHALL USE RESTRAINED JOINT FITTINGS AND PIPE ALL ALL BENDS, TEES, VALVES, AND TRANSITIONS.
25. THE CONTRACTOR SHALL INSTALL WARNING TAPE 1' BELOW GROUND SURFACE OVER THE TOP OF ALL PIPE. THE WARNING TAPE SHALL BE INSTALLED AT THE SAME TIME THE PIPE IS INSTALLED.
26. INSULATED 12 GA. LOCATING WIRE SHALL BE INSTALLED ON TOP OF ALL NON-METALLIC PIPE.
27. ALL PIPES SHALL BE INSTALLED IN DRY CONDITIONS. WELL POINTING MAY BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
28. THE FLUSHING VELOCITY SHALL BE A MINIMUM OF 2.5 FEET PER SECOND FOR 1.5 TIMES THE PIPE VOLUME. THE OWNER WILL PAY FOR THE FIRST FLUSH AND PRESSURE TEST WATER. THE CONTRACTOR WILL PAY FOR ANY WATER FOR ADDITIONAL REPAIRS, FLUSHING AND TESTING.
    THE ENTIRE ROUTE SHALL BE LAID OUT BY A PROFESSIONAL SURVEYOR AND MAPPER (PSM). THE AS-BUILTS FOR THIS PROJECT SHALL ALSO BE VERIFIED BY A PSM WHICH SHALL INCLUDE ALL TIE-IN LOCATIONS, VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. CONTRACTOR SHALL PROVIDE THE AS-BUILTS IN STATE PLANE COORDINATES BY HARD COPY (SIGNED AND SEALED) AND DIGITAL COPY.
29. CONTRACTOR SHALL FOLLOW ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
30. CONTRACTOR WILL BE REQUIRED TO PLACE SOD IN ALL EROSION PROBLEM AND DISTURBED AREAS.
31. A ONE FOOT STRIP OF SOD SHALL BE INSTALLED ON THE EDGE OF ALL ASPHALT OVERLAY AREAS, BLOW OFF ASSEMBLIES, VALVE PADS, AIR RELEASE BOXES AND FIRE HYDRANTS.
32. ALL TIE-INS TO EXISTING WATER MAINS AND FORCE MAINS SHALL BE PERFORMED BETWEEN THE HOURS OF 11:00 P.M. AND 4:00 A.M. CENTRAL TIME AND SHALL BE COORDINATED CLOSELY WITH THE ENGINEER AND EMERALD COAST UTILITY AUTHORITY.
33. CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL DIRECTIONAL BORES AND SHALL INCLUDE DEPTHS EVERY 10' HORIZONTALLY.
34. CONTRACTOR SHALL PROVIDE ALL TEMPORARY PIPING, VALVES AND APPURTENANCES AS NECESSARY FOR FLUSHING WATER MAINS TO ABOVE GRADE AT A VELOCITY OF 2.5 FT/SEC.
35. CONTRACTOR SHALL COORDINATE WITH GULF POWER WHEN NEEDED TO SUPPORT EXISTING POWER POLES AT NO COST TO THE OWNER.
36. CONTRACTOR SHALL PROVIDE VALVE BOXES FOR ALL VALVES WITH THE EXCEPTION OF THE VALVES TO BE PERMANENTLY CLOSED. HOWEVER, CONTRACTOR SHALL PROVIDE TEMPORARY PVC RISERS UNTIL ALL TIE-INS HAVE BEEN MADE AND THE NEW LINES HAVE BEEN PLACED INTO SERVICE.
37. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TIE-INS AND MANAGEMENT OF EXCESS WATER. CONTRACTOR MAY USE LINE STOPS AT TIE-IN LOCATIONS AT NO ADDITIONAL COST TO THE OWNER.
38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY ABOVE GRADE FLUSHING ASSEMBLIES IF NEEDED. ALL TEMPORARY FLUSHING ASSEMBLIES MAY NOT BE SHOWN ON THE PLANS. ALL COSTS ASSOCIATED WITH FLUSHING SHALL BE BORNE BY THE CONTRACTOR.
39. THE CONTACTOR SHALL HAVE A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA CERTIFY THE ELEVATIONS OF ALL PIPE AT SPECIFIED LOCATIONS ON THE PLANS TO CONFIRM THE PROPER ELEVATIONS.
40. AT LOCATIONS WHERE ASPHALT IS TO BE REMOVED BUT NOT REPLACED, THE CONTRACTOR SHALL INSTALL 6" OF LIMEROCK FOR TEMPORARY STABILIZATION.
41. MINIMUM FLUSHING REQUIREMENTS FOR CITY MAINS.
42. ALL GRAVITY SEWER LINES MUST BE VIDEO TAPED UPON COMPLETION. THE TAPES SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
43. BASE AND BACKFILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED FOR FILL.

LAYOUT NOTES:

1. THE ELEVATIONS AS SHOWN HERON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE ALL NECESSARY STEPS TO PROVIDE FOR UTILITY PROTECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT AND ALIGNMENT OF ALL BUILDINGS, DRIVEWAYS, PARKING AREAS, ROADS AND OTHER FACILITIES. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON ANY APPARENT CONFLICTS, AND PRIOR TO CONSTRUCTING SAID IMPROVEMENTS. CONTRACTOR SHALL CHECK BUILDING FOUNDATION PLANS FOR ELEVATION THAT MAY VARY FROM THE FINISHED FLOOR ELEVATION THAT TIE INTO PROPOSED SIDEWALKS.
4. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY REGARDING ANY APPARENT CONFLICTS IN THE PROPOSED IMPROVEMENTS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
5. FIRE HYDRANTS SHALL BE INSTALLED ON OR NEAR PROPERTY CORNERS.
6. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE ENGINEER.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION.

STORMWATER SYSTEM MAINTENANCE

1. CONTRACTOR SHALL STAGE AND TIME CONSTRUCTION TO MINIMIZE THE SIZE OF EXPOSED SOIL AREAS AND THE TIME BETWEEN EXPOSING THE SOIL AREA AND FINISHING THE SOIL AREA.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING A TASK TO PROVIDE EROSION CONTROL UNLESS ANOTHER PARTY HAS BEEN PREVIOUSLY SPECIFIED AS RESPONSIBLE FOR THE EROSION CONTROL ASSOCIATED WITH THAT TASK. IN THE EVENT ANOTHER PARTY IS RESPONSIBLE FOR EROSION CONTROL, THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR COORDINATION WITH THE PARTY RESPONSIBLE. IN THE EVENT THAT DAMAGE TO THE CONSTRUCTED ITEM RESULTS ARE DUE TO LACK OF EROSION CONTROL, THE CONTRACTOR SHALL REPAIR OR REPLACE THE ITEM AT NO CHARGE TO THE OWNER.
3. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES, SILT FENCE, TURBIDITY BARRIER, OR AS SPECIFIED IN THE CONSTRUCTION DRAWINGS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND WETLAND OR JURISDICTIONAL AREAS. IF, IN THE OPINION OF THE ENGINEER, AND/OR REGULATORY AUTHORITIES, EXCESSIVE QUANTITIES OF MATERIALS ARE TRANSPORTED OFF-SITE BY EROSION OR STORMWATER RUNOFF, THE CONTRACTOR SHALL IMPROVE CONDITIONS TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES AT NO ADDITIONAL COST TO THE OWNER. IN NO CASE SHALL CONSTRUCTION COMMENCE PRIOR TO INSTILLATION OR EROSION CONTROL/SEDIMENTATION BARRIER.
4. CONTRACTOR SHALL PLACE CONSTRUCTION ENTRANCE AS SHOWN IN THE DETAILS ON THESE PLANS IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE.
5. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AREA USING SPRINKLING IRRIGATION OR OTHER ACCEPTABLE METHODS AS APPROVED BY THE ENGINEER.
6. FRONT SLOPE AND DITCH TRANSITIONS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 280.
7. ENDWALLS MAY BE CAST IN PLACE OR PRECAST CONCRETE, REINFORCING STEEL SHALL BE GRADES 40 OR 60. ADDITIONAL REINFORCEMENT NECESSARY FOR HANDLING PRECAST UNITS SHALL BE DETERMINED BY THE CONTRACTOR OR THE SUPPLIER, COST OF REINFORCEMENT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE, (ENDWALLS).
8. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".
9. CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEMS SHALL CONFORM TO THE MOST RECENT FDOT ROAD AND BRIDGE MANUAL AND SUPPLEMENTS.
10. CONCRETE MEETING THE REQUIREMENTS OF ASTM C-478 (4000 PSI) MAY BE USED IN LIEU OF CLASS_CONCRETE IN PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST DRAINAGE PRODUCTS.
11. ON OUTFALL DITCHES WITH SIDE SLOPES FLATTER THAN ½". 1, PROVIDED 20' TRANSITIONS FROM THE ENDWALL TO THE FLATTER SIDE SLOPES, RIGHT OF WAY PERMITTING.
12. FOR SODDING AROUND ENDWALLS SEE INDEX NO. 281.

EROSION NOTES:

1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION: CONTRACTOR SHALL INSTALL DOUBLE ROW SILT FENCE 5 FEET APART ADJACENT TO THE WETLAND AREA TO PREVENT SEDIMENTS ENTERING THE WETLANDS AREA.
3. SOD ALL SLOPES 3:1 OR STEEPER.
4. GRADES AT CURBS ARE AT FLOWLINE.
5. EROSION CONTROL MATTING SHALL BE BONTERRA CF9 OR EQUAL APPROVED BY THE ENGINEER. INLET FILTER SYSTEMS SHALL BE SILT-SAVER, INC. OR EQUAL APPROVED BY THE ENGINEER.
6. CONTRACTOR SHALL RETAIN ALL SOIL EROSION SEDIMENTATION ON-SITE. (BUT NOT IN THE WETLANDS)
7. ALL DISTURBED AREAS NOT SPECIFICALLY SHOWN TO BE SODDED SHALL BE GRASSED AND MULCHED. THE GRASS SEED SHALL BE 20 PARTS BERMUDA AND 80 PARTS PENSACOLA BAHIA. APPLICATION SHALL BE 100 POUNDS PER ACRE. IF CONSTRUCTION OCCURS DURING THE MONTHS OF OCTOBER THROUGH JANUARY, SEEDING SHALL BE 50 PARTS WINTER RYE AND 50 PARTS PENSACOLA BAHIA AT 100 POUNDS PER ACRE. SEEDED AREAS SHALL BE FERTILIZED WITH 8-8-8 NPK DRY FERTILIZER AT THE RATE OF 800 POUNDS PER ACRE.
8. ALL AREAS TO BE GRASSED AND MULCHED SHALL HAVE A MINIMUM OF ONE INCH OF TOPSOIL DISTRIBUTED PRIOR TO SEEDING.
9. FUNCTIONAL EROSION AND SILTATION CONTROLS SHALL BE INSTALLED AS NEEDED THROUGHOUT THE CLEARED AREAS AND AS SHOWN ON THE CONSTRUCTION PLANS IMMEDIATELY SUBSEQUENT TO ESTABLISHED ROUGH GRADE.
10. ALL EROSION CONTROL STRUCTURES SHALL BE IN PLACE BEFORE DEMOLITION BEGINS.
11. CONSTRUCT FILTER FENCES, HAY BALES AND TREE BARRICADES.
12. STRIP THE TOP SOIL AND STOCK PILE FOR USE IN LANDSCAPED AREAS.
13. STABILIZE CONSTRUCTION DRIVEWAYS WITH GRAVEL AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SEE SHEET C10 FOR DETAILS.
14. INSTALL UTILITIES AND DRAINAGE PIPES PROTECTING INLETS w/ STAKED HAY BALES OR FILTER FENCE TO PREVENT EROSION FORM ENTERING THE DRAINAGE SYSTEMS. CONSTRUCT STORMWATER MANAGEMENT CONTROL STRUCTURES. (FILTRATION, RATE CONTROL, ETC.)
15. CONSTRUCT BUILDINGS, PARKING AND OTHER IMPROVEMENTS AS SHOWN ON THE PLANS; MAINTAIN SEDIMENTATION, EROSION AND TREE PROTECTION MEASURES.
16. FINAL GRADE THE SITE AND LANDSCAPE AS PER PLANS AND SPECIFICATIONS, STABILIZING ALL DISTURBED AREAS.
17. USE RAIL FENCE AROUND PROTECTED TREES OR LANDSCAPE ARCHITECT APPROVED ALTERNATIVES.
18. NO HEAVY EQUIPMENT IN NATURAL AREAS, ALL PLANTING TO BE DONE BY HAND.
19. ALL DISTURBED AREAS SHALL BE SATISFACTORILY STABILIZED. UNLESS OTHERWISE SPECIFIED, SOD SHALL BE PROVIDED IN THE FOLLOWING AREAS:

A. ALL SLOPES 3:1 AND STEEPER.
B. ENTIRE AREA BETWEEN SIDEWALKS AND BACK OF ROAD CURB.
C. INTERIORS SLOPES OF PONDS AND SWALES, AND IN A TWO-FOOT WIDE STRIP ALONG THE TOP-OF BANK OF ALL PONDS AND SWALES.
D. IN A TWO-FEET WIDE STRIP ALONG ALL BUILDINGS, STRUCTURES, ROADS WHERE NO SIDEWALKS RUN PARALLEL, AND OUTER EDGES.
ii. GRASSED UNTIL PLANTS HAVE TAKEN ROOT AND THE AREA IS SATISFACTORILY STABILIZED.
E. CONSTRUCTION ENTRANCE TO BE CONSTRUCTED OF 6 INCHES (MIN.) #57 STONE TO PREVENT TRACKING ONTO STREETS.

CONSTRUCTION SEQUENCE

1. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, COUNTY INSPECTOR, UTILITY COMPANIES, ENGINEER AND ALL OTHER PARTIES REQUIRED FOR COMMENCEMENT OF PROJECT. THIS MEETING SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF ANY PROJECT RELATED ACTIVITIES. AT THIS TIME PRIOR TO ANY CONSTRUCTION THE PERMIT MUST BE POSTED WITHOUT NAILING TO ANY TREE ON SITE. CONTRACTOR SHALL CALL 811 PRIOR TO LOCATE ANY UTILITIES ADJACENT TO THE SITE.
2. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY TELEPHONE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. CONSTRUCTION SHALL NOT COMMENCE UNTIL INFORMATION (NAME AND PHONE NUMBER) OF CERTIFIED STORMWATER EROSION AND SEDIMENT CONTROL INSPECTOR HAS BEEN PROVIDED TO THE COUNTY AT THE PRE CONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FOR ALL TREES TO REMAIN. BARRICADE IN ACCORDANCE WITH DETAIL PROVIDED HEREIN AND PROTECT ALL TRESS TO REMAIN IN ACCORDANCE WITH ESCAMBIA COUNTY REQUIREMENTS. CONTRACTOR SHALL ERECT BARRICADES PRIOR TO INITIATION OF ANY LAND DISTURBANCE, CLEARING, DEMOLITION, GRADING OR CONSTRUCTION AND MAINTAIN THROUGH COMPLETION OF CONSTRUCTION. NO POTENTIALLY HARMFUL ACTIVITY SHALL TAKE PLACE WITHIN THE PROTECTIVE BARRIER. HARMFUL ACTIVITIES INCLUDE BUT NOT LIMITED TO GRADE CHANGE, TRENCHING, COMPACTION, GRUBBING OR ROOT RAKING. ACTIVITIES WITHIN BARRIERS OR CHANGES IN BARRIER LOCATION SHALL BE SPECIFICALLY APPROVED BY THE COUNTY. FOR ANY TREE SHOWN TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR'S FORCES, THE CONTRACTOR SHALL PAY OWNER THE SUM OF $300.00 DOLLARS PER DBH CALIPER INCH OF TREE THAT IS DAMAGED.
4. PRIOR TO CLEARING, A SILT FENCE BACKED WITH A 4' HOG WIRE FENCE (TRENCHED 8 INCHES DEEP AND BACKFILLED ON THE UPHILL SIDE), SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AS SHOWN ON THE PLANS. SILT FENCE MUST NOT BE TRENCHED WITHIN THE CRZ OF ANY TREES TO BE PROTECTED. EROSION CONTROL SHOWN ON PLANS IS REQUIRED. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED DURING ANY PHASE OF THE DEVELOPMENT, AT THE DISCRETION OF THE COUNTY INSPECTOR. THE COUNTY INSPECTOR MAY REQUIRE ADDITIONAL MEASURES TO PREVENT ADDITIONAL EROSION. CONTRACTOR SHALL PROVIDE OUTLET PROTECTIONS FOR SEDIMENTS THAT MAY LEAVE THE SITE. CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING THE OFF SITE AFTER CONSTRUCTION. CONTRACTOR CAN USE ADDITIONAL ALTERNATIVE TO PREVENT SEDIMENTS FROM LEAVING THE SITE. CONTRACTOR WILL BE RESPONSIBLE FOR ANY OFFSITE IMPACTS. DO NOT BEGIN CONSTRUCTION UNTIL EROSION CONTROL DEVICES HAVE BEEN INSPECTED AND APPROVED BY THE LOCAL PERMITTING AUTHORITY. PRIOR TO ANY LAND CLEARING ALL SILT FENCE SHALL BE INSTALLED SO THAT NO SEDIMENTS LEAVE THE SITE.
5. DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE. ALL EXPOSED SLOPES THAT ARE EQUAL TO OR GREATER THAN 5%, AN EROSION BLANKET SHALL BE UTILIZED UNTIL THE AREA ACHIEVES FINAL STABILIZATION. TO LIMIT THE AMOUNT OF EROSION ON SITE CONTRACTOR SHALL CLEAR SITE AS NEEDED DURING CONSTRUCTION. CONTRACTOR SHALL USE CARE WHEN CUTTING GRADES FOR THE WALL AND SWALE. CONTRACTOR SHALL ALSO PREPARE DIVERSION BERMS.
6. CONSTRUCT ALL STORMWATER MANAGEMENT FACILITIES. DO NOT CLEAR ANY OTHER AREAS OF THE SITE UNTIL THE POND/SWALE IS STABILIZED.
7. CARE SHALL BE TAKEN TO ASSURE THE REMOVAL OF ACCUMULATED FINE SEDIMENTS AND THAT THE EXCESSIVE COMPACTION OF THE SOIL BY CONSTRUCTION MACHINERY IS AVOIDED IN THE POND. INLET(S)/OUTFALLS SHALL BE PROTECTED WITH FILTER FABRIC AND PROPERLY INSTALLED HAY BALES.
8. ALL SEDIMENT IS TO BE CAPTURED ON THE PROJECT SITE. ANY SEDIMENT ESCAPING THE PROJECT SITE WILL BE REQUIRED TO BE REMOVED AND RESTORED INCLUDING THE TRACKING OF SOIL ON STREETS. THIS INCLUDES SEDIMENT INTO THE STORMWATER FACILITY. CONTRACTOR WILL BE RESPONSIBLE FOR ANY SEDIMENT ENTERING POND AND WILL BE RESPONSIBLE FOR ITS REMOVAL.
9. CONSTRUCT UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED DRAWINGS.
10. DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE. ALL EXPOSED SLOPES THAT ARE EQUAL TO OR GREATER THAN 5%, AN EROSION BLANKET SHALL BE UTILIZED UNTIL THE AREA ACHIEVES FINAL STABILIZATION. TO LIMIT THE AMOUNT OF EROSION ON SITE CONTRACTOR SHALL CLEAR SITE AS NEEDED DURING CONSTRUCTION. CONTRACTOR SHALL USE CARE WHEN CUTTING GRADES FOR THE WALL AND SWALE. CONTRACTOR SHALL ALSO PREPARE DIVERSION BEAMS.
11. TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 7 DAYS. SOD SHALL BE USED TO STABILIZE THE STORMWATER DISCHARGE SWALE. FILTER FABRIC SHALL BE PLACED UNDER STORMWATER DISCHARGE SWALE OUTFALL. SOD STRIPS IN SWALES AND WATERWAYS SHALL BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. SOD SHALL BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD.
12. OBTAIN A STORMWATER OPERATION AND MAINTENANCE PERMIT. RECORD DRAWINGS SHALL BE FILED WITH THE LOCAL PERMITTING AUTHORITY.
13. DAILY SWEEPING WILL BE REQUIRED ON THE PROPERTY AND IMMEDIATELY AFTER STORM EVENTS TO PREVENT TRACKING OF SEDIMENT ON TO STREETS AND RIGHT OF WAY.
14. REMOVE ALL SEDIMENT/EROSION CONTROL DEVICES. REMOVE AND DISTRIBUTE ANY REMAINING SEDIMENT ONCE FULLY STABILIZED. ASSURE THE DISTURBED SEDIMENT WILL NOT BE REDISTRIBUTED. ANY EXCESS DIRT SHALL BE DISPOSED OFF IN A MANNER OFF SITE THAT WILL NOT CAUSE ANY EROSION OR SEDIMENT ISSUES. CONTRACTOR WILL ALSO INSPECT STRUCTURES FOR SEDIMENTS. ANY SEDIMENT SHALL BE FLUSHED FROM THE CONVEYANCE SYSTEM.
15. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR INSPECTION SERVICES DURING CONSTRUCTION UNLESS SPECIFICALLY RETAINED BY THE OWNER.
16. FOR BIDDING PURPOSES, THESE PLANS SHALL BE CONSIDERED PRELIMINARY UNTIL ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
17. CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
18. LIMITS OF CLEARING: (SEE PLANS).
19. CURB CUTS ARE MANDATORY FOR ALL SIDEWALK CROSSINGS TO MEET ADA HANDICAP ACCESS CODE.
20. EACH CONTRACTOR SHALL CARRY ON HIS WORK AND ADHERE TO THE PROGRESS SCHEDULE DURING ALL DISPUTES OR DISAGREEMENTS WITH THE OWNER. NO WORK SHALL BE DELAYED OR POSTPONED PENDING RESOLUTION OF ANY DISPUTES OR DISAGREEMENTS.
21. KEEP EXISTING PAVEMENT AS SHOWN, AND SAW CUT WHERE NEEDED FOR ISLANDS.
22. CONTRACTOR SHALL FIELD CERTIFY LOCATION OF EXISTING UTILITIES AND COORDINATE WITH UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION. IN THE EVENT THAT UNDERGROUND UTILITIES ARE ENCOUNTERED, THEY WILL BE REMOVED OR CAPPED UNDER THE DIRECTION OF THE UTILITY COMPANY.
23. CONTRACTOR SHALL COORDINATE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR REMOVAL OF ANY MONITORING WELLS FOUND ON THE SITE.
24. TWO WEEKS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL HAVE A WALK THROUGH WITH THE ENGINEER, ARCHITECT AND SCHOOL BOARD AND A PUNCH LIST SHALL BE PREPARED. ONCE ALL PUNCH LIST ITEMS ARE ADDRESSED TO SATISFY THE ENVIRONMENTAL PERMIT, THE CONTRACTOR SHALL ALSO SCHEDULE A WALK THROUGH THE OWNER, ARCHITECT, ENGINEER AND COUNTY UPON COMPLETION.
25. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MINIMUM OF SIX (6) COPIES OF A SIGNED AND SEALED AS-BUILT SURVEY TO VERIFY THE INSTALLATION OF ALL INFRASTRUCTURE, STORMWATER CONVEYANCES, AND LANDSCAPE IMPROVEMENTS ACCORDING TO COUNTY ENVIRONMENTAL PERMIT.
26. THE ENGINEER WILL FILE A SIGNED AND SEALED RECORD DRAWINGS AND STORM WATER COMPLIANCE REPORT WITH THE COUNTY TWO WEEKS PRIOR TO REQUESTING A CLOSE OUT TO THE PROJECT.

TRAFFIC NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
2. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES PER FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS", LATEST EDITION.
3. THE LIMITS OF CONSTRUCTION SHOWN ON THE PLANS SHALL BE STRICTLY OBSERVED. ALL INGRESS, EGRESS, MATERIALS LAYDOWN AND STORAGE AND TRAFFIC PATTERNS ON THE SITE SHALL BE WITHIN THE LIMITS OF CONSTRUCTION.
4. ALL TRAFFIC CONTROL DEVICES TO CONFORM WITH M.U.T.C.D., LATEST EDITION.
5. REGULAR TRAFFIC FLOW SHALL NOT BE INTERRUPTED BY CONSTRUCTION EXCEPT AT TIMES SEEN FIT BY THE ENGINEER.
6. TRAFFIC CONTROL AND STRIPING SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

WATER / SEWER NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND COORDINATES WITH UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION. (SEE PLANS FOR LIST OF UTILITY COMPANIES AND PHONE NUMBERS).
2. CONTRACTOR SHALL REMOVE SEPTIC TANKS AND CRITICAL AREA ORDINANCE (CAO) WELLS IN ACCORDANCE WITH NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT RULES AND REGULATIONS.
3. BRING ALL MANHOLES AND VALVES UP TO GRADE.
4. CONTRACTOR SHALL CONNECT WATER LINE TO THE EXISTING STUB OUT NORTH OF THE SITE.

GENERAL WATER MAIN NOTES:

1. INSTALLATION OF WATER MAINS AND SERVICE SHALL COMPLY WITH ALL MUNICIPAL, COUNTY AND STATE REQUIREMENTS.

THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND REPORT ANY DISCREPANCIES (INCLUDING FIELD STAKE OUT) PRIOR TO COMMENCING WORK.

3. ALL PIPES SHALL BE C-900 OR C-905 P.V.C. UNLESS OTHERWISE NOTED OR REQUIRED. FITTINGS SHALL BE DUCTILE IRON.
4. THRUST BLOCKS SHALL BE SIZED TO RESIST HYDRAULIC TEST PRESSURING AGAINST UNDISTURBED SOILS (150 P.S.I.)
5. CONTRACTOR SHALL PROVIDE 30" OF COVER OVER THE CROWN OF ALL MAINS IN THE RIGHT-OF-WAY AND A MINIMUM OF 24" ON SERVICE CONNECTIONS OUTSIDE THE RIGHT-OF-WAY.
6. FIRE HYDRANTS SHALL BE INSTALLED OR NEAR PROPERTY CORNERS.
7. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE ENGINEER.
8. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING PRIVATE AND PUBLIC UTILITIES, PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, EXISTING UTILITIES ARE APPROXIMATE AND BASED ON PREVIOUS DESIGN, SURVEY. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY AND ALL UTILITIES AS REQUIRED BY THE PLANS, AND UTILITY COMPANIES, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. UNLESS OTHERWISE STATED. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF SAID RELOCATION. IF NECESSARY CONTRACTOR SHALL ALSO NOTIFY UTILITY OWNERS THROUGH SUNSHINE ONE CALL (800-432-4770) AT LEAST 2 FULL DAYS PRIOR TO EXCAVATION OR DEMOLITION. NOTE NOT ALL UTILITIES ARE UNDER THIS PROGRAM SO CONTRACTOR SHALL ENSURE TO THE BEST EXTENT CONTACT WITH ACTUAL COMPANIES. CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER WHEN ANY INFRASTRUCTURE IS BEING PUT IN PLACE FOR ANY CONFLICT RESOLUTIONS. DEPTHS OF UTILITIES ON THESE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE LOCATED.

SPECIAL PROJECT NOTES:

1. THE PROJECT ENGINEER (ENGINEER OR RECORD SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT RECORD DRAWINGS 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 PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER".
2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
3. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAY IN OBTAINING A CERTIFICATE OF OCCUPANCY.
4. 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 SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
5. 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 SEDIMENT.
6. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED, AND/OR SOD.
7. ALL NEW BUILDING ROOF DRAINS, DOWNSPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
8. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUESTING A FINAL INSPECTION.
9. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OR RECORD PRIOR TO REQUESTING A FINAL INSPECTION.
10. 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 CERTIFICATIONS IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
11. PRIOR TO CONSTRUCTION, A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS HIGHER THAN 2 FEET.
12. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITH THE R/W: 1-800-432-4770.
13. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
14. RETAINING WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. A BUILDING PERMIT &/OR OTHER COUNTY APPROVALS WILL BE NEEDED FOR ANY RETAINING WALL(S) PROPOSED.
15. THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELL HEAD. 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 (ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES AND (ECUA-EMERALD COAST UTILITIES AUTHORITY (850) 476-5110.

n:\10 - projects\2020\20-0015 - pine forest rd apartments - pensacola, fl\10 design\project files\plansheets\general notes.dwg

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

GENERAL NOTES

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

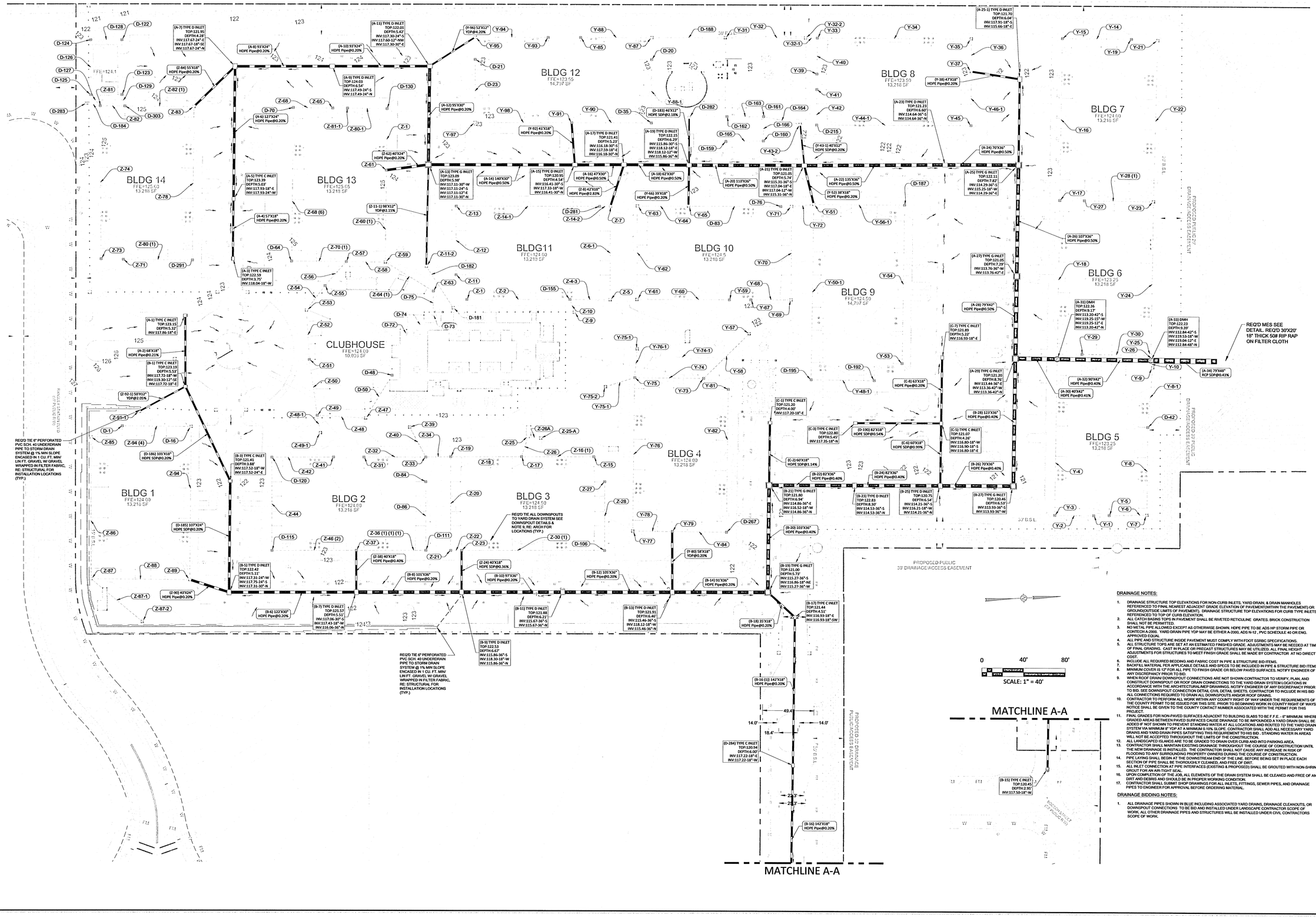
PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PEMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File: -----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C001

DATE
11/03/2021



DRAINAGE NOTES:

1. DRAINAGE STRUCTURE TOP ELEVATIONS FOR NON-CURB INLETS, YARD DRAIN, & DRAIN MANHOLES REFERENCED TO FINAL NEAREST ADJACENT GRADE ELEVATION OF PAVEMENT(WITHIN THE PAVEMENT) OR GROUND(OUTSIDE LIMITS OF PAVEMENT). DRAINAGE STRUCTURE TOP ELEVATIONS FOR CURB TYPE INLETS REFERENCED TO TOP OF CURB ELEVATION.
2. ALL CATCH BASINS TOPS IN PAVEMENT SHALL BE RIVETED RETICULINE GRATES. BRICK CONSTRUCTION SHALL NOT BE PERMITTED.
3. NO METAL PIPE ALLOWED EXCEPT AS OTHERWISE SHOWN. HDPE PIPE TO BE ADS HP STORM PIPE OR CONTECH A-2000. YARD DRAIN PIPE YDP MAY BE EITHER A-2000, ADS N-12 , PVC SCHEDULE 40 OR ENG. APPROVED EQUAL
4. ALL PIPE AND STRUCTURE INSIDE PAVEMENT MUST COMPLY WITH FDOT SSRBC SPECIFICATIONS.
5. ALL STRUCTURE TOPS ARE SET AT AN ESTIMATED FINISHED GRADE. ADJUSTMENTS MAY BE NEEDED AT TIME OF FINAL GRADING. CAST IN PLACE OR PRECAST STRUCTURES MAY BE UTILIZED. ALL FINAL HEIGHT ADJUSTMENTS FOR STRUCTURES TO MEET FINISH GRADE SHALL BE MADE BY CONTRACTOR AT NO DIRECT COST.
6. INCLUDE ALL REQUIRED BEDDING AND FABRIC COST IN PIPE & STRUCTURE BID ITEMS.
7. BACKFILL MATERIAL PER APPLICABLE DETAILS AND SPECS TO BE INCLUDED IN PIPE & STRUCTURE BID ITEMS.
8. MINIMUM COVER IS 12" FOR ALL PIPE TO FINISH GRADE OR BELOW PAVED SURFACES. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO BID.
9. WHEN ROOF DRAIN/ DOWNSPOUT CONNECTIONS ARE NOT SHOWN CONTRACTOR TO VERIFY, PLAN, AND CONSTRUCT DOWNSPOUT OR ROOF DRAIN CONNECTIONS TO THE YARD DRAIN SYSTEM LOCATIONS IN ACCORDANCE WITH THE ARCHITECTURAL/MEP DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO BID. SEE DOWNSPOUT CONNECTION DETAIL, CIVIL DETAIL SHEETS. CONTRACTOR TO INCLUDE IN HIS BID ALL CONNECTIONS REQUIRED TO DRAIN ALL DOWNSPOUTS AND/OR ROOF DRAINS.
10. CONTRACTOR TO PERFORM ALL WORK WITHIN ANY COUNTY RIGHT OF WAY UNDER THE REQUIREMENTS OF THE COUNTY PERMIT TO BE ISSUED FOR THIS SITE, PRIOR TO BEGINNING WORK IN COUNTY RIGHT OF WAYS NOTICE SHALL BE GIVEN TO THE COUNTY CONTACT NUMBER ASSOCIATED WITH THE PERMIT FOR THIS PROJECT.
11. FINAL GRADES FOR NON-PAVED SURFACES ADJACENT TO BUILDING SLABS TO BE F.F.E. - 6" MINIMUM. WHERE GRADED AREAS BETWEEN PAVED SURFACES CAUSE DRAINAGE TO BE IMPOUNDED A YARD DRAIN SHALL BE ADDED IF NOT SHOWN TO PREVENT STANDING WATER AT ALL LOCATIONS AND ROUTED TO THE YARD DRAIN SYSTEM VIA MINIMUM 8" YDP AT A MINIMUM 0.50% SLOPE. CONTRACTOR SHALL ADD ALL NECESSARY YARD DRAINS AND YARD DRAIN PIPES SATISFYING THIS REQUIREMENT TO HIS BID . STANDING WATER IN AREAS WILL NOT BE ACCEPTED THROUGHOUT THE LIMITS OF THE CONSTRUCTION.
12. ALL LANDSCAPED ISLANDS ARE TO BE GRADED TO DRAIN OVER CURB AND INTO PARKING AREA.
13. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL THE NEW DRAINAGE IS INSTALLED. THE CONTRACTOR SHALL NOT CAUSE ANY INCREASE IN RISK OF FLOODING TO ANY SURROUNDING PROPERTY OWNERS DURING THE COURSE OF CONSTRUCTION.
14. PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE. BEFORE BEING SET IN PLACE EACH SECTION OF PIPE SHALL BE THOROUGHLY CLEANED, AND FREE OF DIRT.
15. ALL INLET CONNECTION AT PIPE INTERFACES (EXISTING & PROPOSED) SHALL BE GROUTED WITH NON-SHRINK GROUT FOR AN AIR-TIGHT SEAL.
16. UPON COMPLETION OF THE JOB, ALL ELEMENTS OF THE DRAIN SYSTEM SHALL BE CLEANED AND FREE OF ANY DIRT AND DEBRIS AND SHOULD BE IN PROPER WORKING CONDITION.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL INLETS, FITTINGS, SEWER PIPES, AND DRAINAGE PIPES TO ENGINEER FOR APPROVAL BEFORE ORDERING MATERIAL.

DRAINAGE BIDDING NOTES:

1. ALL DRAINAGE PIPES SHOWN IN BLUE INCLUDING ASSOCIATED YARD DRAINS, DRAINAGE CLEANOUTS, OR DOWNSPOUT CONNECTIONS TO BE BID AND INSTALLED UNDER LANDSCAPE CONTRACTOR SCOPE OF WORK. ALL OTHER DRAINAGE PIPES AND STRUCTURES WILL BE INSTALLED UNDER CIVIL CONTRACTORS SCOPE OF WORK.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION H	DATE	BY
			2021-11-05	JRE

DRAINAGE PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

"PERMIT SET"
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FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER

C400

DATE

11/03/2021

PROPOSED RANSLEY STATION BLVD 50 R/W-CHT-OF-WAY

PARCEL 5A

PARCEL 5B

PARCEL 1B

BENCHMARK: 445/11/1
COTTON GIN SPIKE IN SOUTH
SIDE OF 13" OAK
ELEVATION= 133.50

S87°15'52"E
73.53'

MATCHLINE A-A

MATCHLINE A-A

BENCHMARK: 445/11/2
COTTON GIN SPIKE IN SOUTH
SIDE OF 28" OAK
ELEVATION= 122.64'

0 40' 80'

SCALE: 1" = 40'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

EXISTING CONDITIONS

WATERS AT RANSLEY STATION APARTMENTS
ESCAMBIA COUNTY, FLORIDA

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NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C002

DATE
2/24/2021

PIPE TABLE

NAME	TYPE	PIPE DIAMETER	LENGTH	SLOPE	DOWNSTREAM ELEVATION	UPSTREAM ELEVATION	Q (CFS)
A-2	HDPE Pipe	18"	68'	0.21%	117.72	117.86	0.000
A-4	HDPE Pipe	18"	57'	0.20%	117.93	118.04	0.000
A-6	HDPE Pipe	24"	127'	0.20%	117.67	117.93	0.000
A-8	HDPE Pipe	24"	93'	0.20%	117.49	117.67	0.000
A-10	HDPE Pipe	24"	93'	0.20%	117.30	117.49	0.000
A-12	HDPE Pipe	30"	95'	0.20%	117.11	117.30	0.000
A-14	HDPE Pipe	30"	140'	0.50%	116.41	117.11	0.000
A-16	HDPE Pipe	30"	47'	0.50%	116.18	116.41	0.000
A-18	HDPE Pipe	30"	62'	0.50%	115.86	116.18	0.000
A-20	HDPE Pipe	36"	110'	0.50%	115.31	115.86	0.000
A-22	HDPE Pipe	36"	135'	0.50%	114.64	115.31	0.000
A-24	HDPE Pipe	36"	70'	0.50%	114.29	114.64	0.000
A-24-1	HDPE SDP	18"	82'	0.50%	115.25	115.66	0.000
A-26	HDPE Pipe	36"	107'	0.50%	113.76	114.29	0.000
A-28	HDPE Pipe	42"	79'	0.50%	113.36	113.76	0.000
A-30	HDPE Pipe	42"	40'	0.41%	113.20	113.36	0.000
A-32	HDPE Pipe	42"	90'	0.40%	112.84	113.20	0.000
A-34	RCP SDP	48"	79'	0.43%	112.50	112.84	0.000
B-6	HDPE Pipe	30"	122'	0.20%	117.06	117.31	0.000
B-8	HDPE Pipe	36"	101'	0.20%	115.86	116.06	0.000
B-10	HDPE Pipe	36"	97'	0.20%	115.67	115.86	0.000
B-12	HDPE Pipe	36"	105'	0.20%	115.46	115.67	0.000
B-14	HDPE Pipe	36"	91'	0.20%	115.27	115.46	0.000
B-16	HDPE Pipe	18"	142'	0.20%	117.22	117.50	0.000
B-16 (1)	HDPE Pipe	18"	142'	0.20%	116.93	117.22	0.000
B-18	HDPE Pipe	18"	35'	0.20%	116.86	116.93	0.000
B-20	HDPE Pipe	36"	103'	0.40%	114.86	115.27	0.000
B-22	HDPE Pipe	36"	82'	0.40%	114.53	114.86	0.000
B-24	HDPE Pipe	36"	82'	0.40%	114.21	114.53	0.000
B-26	HDPE Pipe	36"	70'	0.40%	113.93	114.21	0.000
B-28	HDPE Pipe	36"	123'	0.40%	113.44	113.93	0.000
C-2	HDPE SDP	18"	60'	1.14%	116.52	117.20	0.000
C-6	HDPE SDP	18"	60'	0.99%	116.21	116.80	0.000
C-8	HDPE Pipe	18"	63'	0.20%	116.80	116.93	0.000
D-23	PVC	12"	61'	0.20%	119.69	119.81	0.000
D-50	PVC	12"	48'	0.20%	119.54	119.63	0.000
D-74	PVC	12"	31'	0.20%	120.15	120.21	0.000
D-75	PVC	12"	23'	0.20%	120.10	120.15	0.000
D-83	PVC	12"	88'	0.20%	118.20	118.37	0.000
D-86	PVC	12"	66'	0.19%	118.64	118.77	0.000
D-126	PVC	12"	53'	0.18%	121.33	121.43	0.000
D-127	PVC	12"	14'	0.20%	121.31	121.33	0.000
D-128	PVC	12"	30'	0.20%	121.43	121.49	0.000
D-129	PVC	12"	11'	0.20%	120.13	120.15	0.000
D-163	PVC	12"	35'	0.20%	117.19	117.26	0.000
D-164	PVC	12"	36'	0.20%	117.12	117.19	0.000
D-165	PVC	12"	36'	0.36%	117.24	117.36	0.000
D-166	PVC	12"	23'	0.20%	117.19	117.24	0.000
D-182	PVC	12"	48'	0.21%	119.21	119.31	0.000
D-183	HDPE SDP	12"	46'	2.18%	118.12	119.12	0.000
D-184	PVC	12"	13'	0.16%	120.18	120.20	0.000
D-185	HDPE SDP	24"	107'	0.20%	117.31	117.52	0.000
D-186	HDPE SDP	18"	101'	0.20%	117.52	117.72	0.000
D-188	PVC	12"	70'	0.20%	118.53	118.67	0.000
D-190	HDPE SDP	18"	82'	0.54%	116.90	117.35	0.000
Y-2	PVC	12"	37'	0.20%	119.55	119.62	0.000
Y-4	PVC	12"	150'	0.20%	119.25	119.55	0.000
Y-6	PVC	12"	36'	0.20%	119.60	119.67	0.000
Y-8	PVC	12"	84'	0.20%	119.43	119.60	0.000
Y-8-1	PVC	12"	57'	0.20%	119.06	119.17	0.000
Y-10	PVC	12"	7'	0.20%	119.04	119.06	0.000
Y-14	PVC	12"	66'	0.20%	119.87	120.00	0.000
Y-16	PVC	12"	156'	0.20%	119.56	119.87	0.000
Y-18	PVC	15"	152'	0.20%	119.25	119.56	0.000
Y-22	PVC	12"	155'	0.20%	119.83	120.14	0.000
Y-24	PVC	12"	147'	0.20%	119.54	119.83	0.000
Y-26	PVC	18"	5'	0.20%	119.53	119.54	0.000
Y-28 (1)	PVC	12"	66'	0.20%	119.83	119.97	0.000
Y-30	PVC	12"	66'	0.20%	119.54	119.67	0.000
Y-32	PVC	15"	76'	0.20%	118.38	118.53	0.000
Y-32-1	PVC	15"	11'	0.20%	118.36	118.38	0.000
Y-34	PVC	15"	147'	0.20%	118.06	118.36	0.000
Y-36	PVC	15"	31'	0.20%	118.00	118.06	0.000
Y-38	HDPE Pipe	18"	47'	0.20%	117.91	118.00	0.000
Y-40	PVC	12"	35'	0.08%	119.69	119.72	0.000
Y-42	PVC	12"	34'	0.20%	118.40	118.47	0.000
Y-43-1	HDPE SDP	12"	40'	0.20%	117.04	117.12	0.000
Y-44-1	PVC	12"	147'	0.20%	118.10	118.40	0.000
Y-46-1	PVC	12"	52'	0.20%	118.00	118.10	0.000
Y-48-1	PVC	12"	61'	0.20%	119.25	119.37	0.000
Y-50-1	PVC	12"	168'	0.20%	118.91	119.25	0.000
Y-52	HDPE Pipe	18"	38'	0.20%	117.04	117.12	0.000
Y-54	PVC	12"	152'	0.20%	119.08	119.39	0.000
Y-56-1	PVC	12"	87'	0.20%	118.91	119.08	0.000
Y-58	PVC	12"	61'	0.20%	118.74	118.86	0.000
Y-60	PVC	12"	88'	0.20%	118.47	118.65	0.000
Y-62	PVC	12"	90'	0.20%	118.29	118.47	0.000
Y-64	PVC	12"	49'	0.20%	118.20	118.29	0.000
Y-66	HDPE Pipe	18"	39'	0.20%	118.12	118.19	0.000
Y-68	PVC	12"	38'	0.20%	120.27	120.34	0.000
Y-70	PVC	12"	90'	0.20%	120.09	120.27	0.000
Y-72	PVC	12"	21'	0.20%	118.91	118.96	0.000
Y-74	PVC	12"	66'	0.20%	118.61	118.74	0.000
Y-74-1	PVC	8"	10'	0.21%	121.87	121.89	0.000
Y-75-1	PVC	12"	29'	0.34%	118.61	118.71	0.000
Y-76	PVC	15"	147'	0.20%	118.31	118.61	0.000
Y-76-1	PVC	12"	28'	0.22%	118.61	118.67	0.000
Y-78	PVC	15"	38'	0.20%	118.24	118.31	0.000
Y-80	YDP	18"	58'	0.20%	118.12	118.24	0.000
Y-82	PVC	12"	137'	0.20%	118.34	118.62	0.000

PIPE TABLE

NAME	TYPE	PIPE DIAMETER	LENGTH	SLOPE	DOWNSTREAM ELEVATION	UPSTREAM ELEVATION	Q (CFS)
Y-84	PVC	15"	52'	0.20%	118.24	118.34	0.000
Y-88	PVC	12"	68'	0.20%	118.67	118.81	0.000
Y-88-1	PVC	12"	61'	0.20%	119.55	119.68	0.000
Y-90	PVC	12"	76'	0.20%	119.40	119.55	0.000
Y-92	HDPE Pipe	18"	41'	0.20%	117.33	117.42	0.000
Y-94	PVC	12"	70'	0.20%	119.77	119.91	0.000
Y-96	YDP	12"	52'	4.20%	117.60	119.77	0.000
Y-98	PVC	12"	92'	0.20%	119.51	119.69	0.000
Z-1	PVC	12"	59'	0.25%	121.63	121.78	0.000
Z-2	PVC	12"	98'	0.20%	119.04	119.24	0.000
Z-4-3	PVC	12"	39'	0.20%	118.96	119.04	0.000
Z-6-1	PVC	15"	90'	0.20%	118.78	118.96	0.000
Z-8	HDPE Pipe	18"	42'	2.83%	117.59	118.78	0.000
Z-10	PVC	12"	13'	0.20%	119.04	119.07	0.000
Z-11-1	YDP	12"	98'	2.15%	117.11	119.21	0.000
Z-12	PVC	12"	66'	0.20%	119.08	119.21	0.000
Z-14-1	PVC	15"	137'	0.20%	118.81	119.08	0.000
Z-14-2	PVC	15"	10'	0.20%	118.78	118.81	0.000
Z-16 (1)	PVC	12"	69'	0.24%	119.86	120.03	0.000
Z-18	PVC	15"	68'	1.79%	118.65	119.86	0.000
Z-20	PVC	18"	90'	0.20%	118.47	118.65	0.000
Z-22	PVC	18"	10'	0.20%	118.45	118.47	0.000
Z-24	HDPE SDP	18"	40'	0.36%	118.30	118.45	0.000
Z-26	PVC	12"	20'	3.16%	119.86	120.50	0.000
Z-26A	PVC	12"	12'	0.82%	120.50	120.60	0.000
Z-28	PVC	12"	66'	0.20%	119.19	119.33	0.000
Z-30 (1)	PVC	15"	137'	0.20%	118.92	119.19	0.000
Z-32	PVC	12"	59'	1.91%	118.83	119.96	0.000
Z-34	PVC	18"	24'	0.75%	118.65	118.83	0.000
Z-36 (1) (1) (1)	PVC	15"	67'	1.41%	117.59	118.53	0.000
Z-38	HDPE Pipe	18"	40'	0.40%	117.43	117.59	0.000
Z-40	PVC	15"	33'	0.20%	119.43	119.50	0.000
Z-42	PVC	12"	59'	0.20%	119.93	120.05	0.000
Z-44	PVC	12"	90'	0.20%	119.75	119.93	0.000
Z-46 (2)	PVC	15"	81'	0.20%	119.59	119.75	0.000
Z-48	PVC	15"	47'	0.20%	119.44	119.54	0.000
Z-48-1	PVC	12"	17'	0.34%	119.44	119.50	0.000
Z-50	PVC	15"	54'	0.20%	119.33	119.44	0.000
Z-52	PVC	15"	47'	0.20%	119.24	119.33	0.000
Z-54	PVC	15"	30'	0.20%	119.18	119.24	0.000
Z-56	PVC	15"	31'	0.16%	119.13	119.18	0.000
Z-58	PVC	18"	37'	0.61%	118.90	119.13	0.000
Z-60 (1)	PVC	18"	88'	0.07%	118.84	118.90	0.000
Z-62	HDPE Pipe	24"	40'	0.20%	117.11	117.19	0.000
Z-64 (1)	PVC	12"	54'	0.20%	119.99	120.10	0.000
Z-68	PVC	12"	38'	0.20%	120.50	120.58	0.000
Z-68 (6)	PVC	12"	147'	0.20%	120.20	120.50	0.000
Z-70 (1)	PVC	15"	52'	2.05%	119.13	120.20	0.000
Z-74	PVC	12"	147'	0.20%	120.18	120.47	0.000
Z-78	PVC	15"	147'	0.20%	120.77	121.07	0.000
Z-80-1	PVC	12"	38'	0.25%	121.78	121.87	0.000
Z-80 (1)	PVC	12"	66'	0.05%	121.07	121.10	0.000
Z-82	PVC	12"	24'	0.20%	120.13	120.18	0.000
Z-82 (1)	PVC	12"	66'	0.20%	120.00	120.13	0.000
Z-84	HDPE Pipe	18"	55'	0.20%	117.67	117.78	0.000
Z-86	PVC	12"	136'	0.20%	118.02	118.29	0.000
Z-87-1	PVC	12"	56'	0.18%	120.23	120.33	0.000
Z-88	PVC	15"	95'	0.20%	117.83	118.02	0.000
Z-90	HDPE Pipe	24"	40'	0.20%	117.75	117.83	0.000
Z-92-1	YDP	12"	50'	2.05%	119.30	120.33	0.000
Z-94	PVC	12"	147'	0.20%	119.50	119.79	0.000
Z-94 (4)	PVC	12"	66'	0.20%	119.79	119.93	0.000

STRUCTURE TABLE

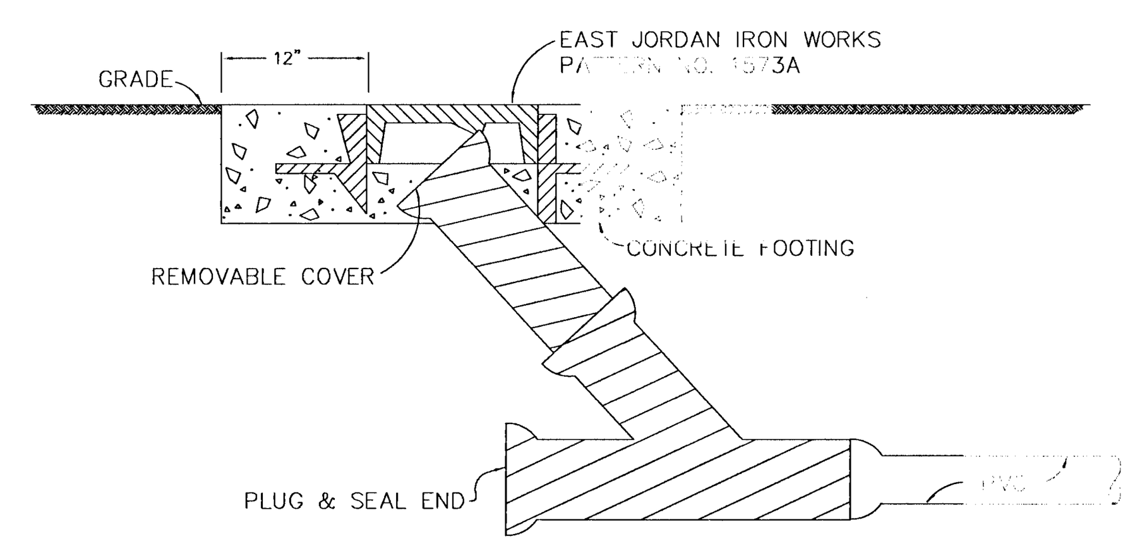
NUMBER	NAME	TOP	INVERTS
A-1	TYPE C INLET	123.15	OUT = 117.86-18"-E
A-3	TYPE C INLET	122.59	OUT = 118.04-18"-W
A-5	TYPE C INLET	123.39	IN = 117.93-18"-E OUT = 117.93-24"-W
A-7	TYPE D INLET	121.95	IN = 117.67-24"-E IN = 117.67-18"-SE OUT = 117.67-24"-N
A-9	TYPE D INLET	124.03	IN = 117.49-24"-S OUT = 117.49-24"-N
A-11	TYPE D INLET	122.01	IN = 117.30-24"-S IN = 117.60-12"-NW OUT = 117.30-30"-E
A-13	TYPE G INLET	123.09	IN = 117.11-30"-W IN = 117.11-24"-S IN = 117.11-12"-E OUT = 117.11-30"-N
A-15	TYPE D INLET	120.95	IN = 116.41-30"-S IN = 117.33-18"-W OUT = 116.41-30"-N
A-17	TYPE D INLET	121.41	IN = 116.18-30"-S IN = 117.59-18"-E OUT = 116.18-30"-N
A-19	TYPE D INLET	122.15	IN = 115.86-30"-S IN = 118.12-18"-E IN = 118.12-12"-W OUT = 115.86-36"-N
A-21	TYPE D INLET	121.05	IN = 115.31-36"-S IN = 117.04-18"-E IN = 117.04-12"-W OUT = 115.31-36"-N
A-23	TYPE D INLET	121.23	IN = 114.64-36"-S OUT = 114.64-36"-N
A-25	TYPE G INLET	122.11	IN = 114.29-36"-S IN = 115.25-18"-W OUT = 114.29-36"-E
A-25-1	TYPE D INLET	121.70	IN = 117.91-18"-S OUT = 115.66-18"-E
A-27	TYPE G INLET	121.05	IN = 113.76-36"-W OUT = 113.76-42"-E
A-29	TYPE G INLET	121.20	IN = 113.44-36"-E IN = 113.36-42"-W OUT = 113.36-42"-N
A-31	DMH	122.36	IN = 113.20-42"-S IN = 119.25-15"-W IN = 119.25-12"-E OUT = 113.20-42"-N
A-33	DMH	122.23	IN = 112.84-42"-S IN = 119.53-18"-W IN = 119.04-12"-E OUT = 112.84-48"-N
B-1	TYPE C INLET	123.19	IN = 117.72-18"-W IN = 119.30-12"-SE OUT = 117.72-18"-E
B-3	TYPE C INLET	121.41	IN = 117.52-18"-W OUT = 117.52-24"-E
B-5	TYPE D INLET	122.42	IN = 117.31-24"-W IN = 117.75-24"-S OUT = 117.31-30"-N
B-7	TYPE D INLET	121.57	IN = 117.06-30"-S IN = 117.43-18"-W OUT = 116.06-36"-N
B-9	TYPE D INLET	122.53	IN = 115.86-36"-S IN = 118.30-18"-W OUT = 115.86-36"-N
B-11	TYPE D INLET	121.88	IN = 115.67-36"-S OUT = 115.67-36"-N
B-13	TYPE D INLET	121.91	IN = 115.46-36"-S IN = 118.12-18"-W OUT = 115.46-36"-N
B-15	TYPE C INLET	120.45	OUT = 117.50-18"-W
B-17	TYPE C INLET	121.44	IN = 116.93-18"-E OUT = 116.93-18"-SW
B-19	TYPE G INLET	121.00	IN = 115.27-36"-S IN = 116.86-18"-NE OUT = 115.27-36"-W
B-21	TYPE G INLET	121.80	IN = 114.86-36"-E IN = 116.52-18"-W OUT = 114.86-36"-N
B-23	TYPE D INLET	122.83	IN = 114.53-36"-S OUT = 114.53-36"-N
B-25	TYPE D INLET	120.75	IN = 114.21-36"-S IN = 116.21-18"-W OUT = 114.21-36"-N
B-27	TYPE G INLET	120.46	IN = 113.93-36"-S OUT = 113.93-36"-W
C-1	TYPE C INLET	121.20	OUT = 117.20-18"-E
C-3	TYPE C INLET	122.80	OUT = 117.35-18"-N
C-5	TYPE C INLET	121.07	IN = 116.80-18"-W IN = 116.90-18"-S OUT = 116.80-18"-E
C-7	TYPE C INLET	121.89	OUT = 116.93-18"-E
D-1	DCO	123.18	OUT = 119.93-12"-N
D-16	YD	123.01	IN = 119.79-12"-S OUT = 119.79-12"-E
D-20	DCO	122.82	OUT = 119.68-12"-E
D-21	DCO	122.82	OUT = 119.81-12"-E
D-35	DCO	122.87	IN = 119.55-12"-W OUT = 119.55-12"-S
D-42	DCO	122.61	IN = 119.43-12"-E OUT = 119.17-12"-W
D-48	DCO	123.73	OUT = 119.63-12"-SE
D-64	DCO	124.34	IN = 120.20-12"-W OUT = 120.20-15"-N
D-70	DCO	124.38	IN = 120.50-12"-N OUT = 120.50-12"-E
D-72	DCO	123.70	OUT = 120.21-12"-NW
D-73	DCO	123.77	IN = 120.15-12"-SE OUT = 120.15-12"-W
D-76	DCO	123.42	OUT = 118.37-12"-S
D-84	DCO	123.21	OUT = 118.77-12"-E
D-106	DCO	123.45	IN = 119.19-12"-W OUT = 119.19-15"-S
D-111	DCO	123.43	IN = 118.64-12"-W OUT = 118.53-15"-S
D-115	DCO	123.34	IN = 119.75-12"-W OUT = 119.75-15"-N
D-120	DCO	123.43	IN = 119.93-12"-N OUT = 119.93-12"-E
D-122	DCO	123.36	OUT = 121.49-12"-S
D-123	DCO	124.15	OUT = 120.15-12"-E
D-124	DCO	123.37	IN = 121.43-12"-N OUT = 121.43-12"-E
D-125	DCO	123.62	IN = 121.33-12"-W OUT = 121.33-12"-NE
D-130	DCO	124.30	IN = 121.78-12"-S OUT = 121.78-12"-E
D-155	DCO	123.09	IN = 119.04-12"-S IN = 119.04-12"-E OUT = 119.04-12"-N
D-159	DCO	122.62	OUT = 117.36-12"-N
D-160	DCO	122.44	IN = 117.24-12"-S OUT = 117.24-12"-W
D-161	DCO	124.66	IN = 117.19-12"-S IN = 117.19-12"-E OUT = 117.19-12"-N
D-162	DCO	122.47	OUT = 117.26-12"-N
D-181	YD	122.94	OUT = 119.31-12"-SW
D-187	DCO	122.83	IN = 119.08-12"-E OUT = 119.08-12"-S
D-192	DCO	123.58	OUT = 119.37-12"-S
D-195	DCO	123.59	IN = 119.25-12"-N OUT = 119.25-12"-W
D-215	DCO	122.71	IN = 118.40-12"-W OUT = 118.40-12"-N
D-267	DCO	123.00	IN = 118.34-12"-W OUT = 118.34-15"-S
D-281	DCO	123.11	IN = 118.81-15"-S OUT = 118.81-15"-N

STRUCTURE TABLE

NUMBER	NAME	TOP	INVERTS
D-282	YD	122.30	OUT = 119.12-12"-E
D-283	YD	122.63	OUT = 120.20-12"-N
D-284	TYPE C INLET	120.94	IN = 117.22-18"-E OUT = 117.22-18"-W
D-291	DCO	124.63	IN = 121.07-12"-S OUT = 121.07-15"-W
D-303	DCO	124.55	IN = 120.13-12"-S IN = 120.13-12"-W OUT = 120.13-12"-N
OUT-1	MES OUTFALL	116.88	IN = 112.50-48"-S
Y-1	DCO	122.66	OUT = 119.62-12"-S
Y-3	DCO	122.32	IN = 119.55-12"-N OUT = 119.55-12"-W
Y-5	DCO	122.73	OUT = 119.67-12"-N
Y-7	YD	122.84	IN = 119.60-12"-S OUT = 119.60-12"-W
Y-9	YD	122.30	IN = 119.06-12"-E OUT = 119.06-12"-W
Y-15	DCO	123.42	IN = 119.87-12"-N OUT = 119.87-12"-E
Y-17	DCO	123.02	IN = 119.56-12"-W OUT = 119.56-15"-E
Y-19	DCO	123.21	OUT = 120.00-12"-S
Y-21	YD	122.65	OUT = 120.14-12"-E
Y-23	YD	122.91	IN = 119.83-12"-W IN = 119.83-12"-S OUT = 119.83-12"-E
Y-25	YD	122.32	IN = 119.54-12"-W IN = 119.54-12"-S OUT = 119.54-18"-E
Y-27	DCO	122.97	OUT = 119.97-12"-N
Y-29	DCO	122.52	OUT = 119.67-12"-N
Y-31	YD	123.50	IN = 118.53-12"-S OUT = 118.53-15"-N
Y-32-2	YD	121.80	IN = 118.38-15"-S OUT = 118.38-15"-N
Y-33	DCO	122.61	IN = 119.69-12"-E IN = 118.36-15"-S OUT = 118.36-15"-N
Y-35	YD	122.85	IN = 118.06-15"-S OUT = 118.06-15"-E
Y-37	YD	122.94	IN = 118.00-12"-E IN = 118.00-15"-W OUT = 118.00-18"-N
Y-39	DCO	122.87	OUT = 119.72-12"-W
Y-41	DCO	122.88	OUT = 118.47-12"-E
Y-43-2	YD	121.95	IN = 117.12-12"-S OUT = 117.12-12"-E
Y-45	DCO	122.78	IN = 118.10-12"-S OUT = 118.10-12"-W
Y-51	YD	123.04	IN = 118.91-12"-E IN = 118.91-12"-N IN = 118.91-12"-S OUT = 117.12-18"-W
Y-53	DCO	123.29	OUT = 119.39-12"-W
Y-57	YD	121.30	OUT = 118.86-12"-SE
Y-59	DCO	123.47	OUT = 118.65-12"-S
Y-61	YD	122.50	IN = 118.47-12"-N OUT = 118.47-12"-W
Y-63	YD	123.26	IN = 118.29-12"-E OUT = 118.29-12"-N
Y-65	YD	123.69	IN = 118.20-12"-S IN = 118.20-12"-N OUT = 118.19-18"-W
Y-67	DCO	123.46	OUT = 120.34-12"-N
Y-69	YD	122.87	IN = 120.27-12"-S OUT = 120.27-12"-W
Y-71	YD	123.07	IN = 120.09-12"-E OUT = 118.96-12"-N
Y-73	DCO	122.93	IN = 118.74-12"-NW OUT = 118.74-12"-S
Y-75	DCO	122.07	IN = 118.61-12"-N IN = 118.61-12"-W IN = 118.61-12"-S OUT = 118.61-15"-E
Y-75-1	YD	121.67	OUT = 118.67-12"-E
Y-75-2	YD	122.00	OUT = 118.71-12"-N
Y-77	YD	123.44	IN = 118.31-15"-W OUT = 118.31-15"-N
Y-79	DCO	123.38	IN = 118.24-15"-S IN = 118.24-15"-N OUT = 118.24-18"-E
Y-81	DCO	123.62	OUT = 118.62-12"-E
Y-85	DCO	122.98	OUT = 118.81-12"-N
Y-87	YD	123.50	IN = 118.67-12"-S OUT = 118.67-12"-N
Y-91	DCO	123.72	IN = 119.51-12"-S IN = 119.40-12"-N OUT = 117.42-18"-E
Y-93	DCO	123.00	OUT = 119.91-12"-S
Y-95	YD	122.75	IN = 119.77-12"-N OUT = 119.77-12"-SE
Y-97	YD	122.80	IN = 119.69-12"-W OUT = 119.69-12"-N
Z-1	DCO	123.38	OUT = 119.24-12"-N
Z-5	YD	123.02	IN = 118.96-12"-S OUT = 118.96-15"-W
Z-7	YD	122.96	IN = 118.78-15"-S IN = 118.78-15"-E OUT = 118.78-18"-W
Z-9	YD	122.00	OUT = 119.07-12"-W
Z-11	DCO	123.06	OUT = 119.21-12"-W
Z-11-2	YD	121.79	IN = 119.21-12"-NE OUT = 119.21-12"-W
Z-13	DCO	123.50	IN = 119.08-12"-E OUT = 119.08-15"-N
Z-15	DCO	123.59	OUT = 120.03-12"-S
Z-17	DCO	124.50	IN = 119.86-12"-N IN = 119.86-12"-W OUT = 119.86-15"-S
Z-19	DCO	123.10	IN = 118.65-15"-N IN = 118.65-18"-S OUT = 118.65-18"-E
Z-21	DCO	123.63	IN = 118.47-18"-W OUT = 118.47-18"-N
Z-23	DCO	124.45	IN = 118.45-18"-S IN = 118.92-15"-N OUT = 118.45-18"-E
Z-25	YD	122.75	IN = 120.50-12"-N OUT = 120.50-12"-E
Z-25-A	YD	122.75	OUT = 120.60-12"-S
Z-27	DCO	123.75	OUT = 119.33-12"-E
Z-31	DCO	123.32	OUT = 119.96-12"-N
Z-33	DCO	122.82	IN = 118.83-12"-S IN = 119.43-15"-SW OUT = 118.83-18"-N
Z-37	DCO	123.28	IN = 119.59-15"-S IN = 117.59-15"-N OUT = 117.59-18"-E
Z-39	YD	122.25	OUT = 119.50-15"-NE

STRUCTURE TABLE

NUMBER	NAME	TOP	INVERTS
Z-41	DCO	123.28	OUT = 120.05-12"-S
Z-47	YD	123.12	IN = 119.54-12"-NW OUT = 119.54-15"-S
Z-49	DCO	123.46	IN = 119.44-15"-N IN = 119.44-12"-E OUT = 119.44-15"-W
Z-49-1	YD	122.50	OUT = 119.50-12"-W
Z-51	DCO	122.93	IN = 119.33-15"-E OUT = 119.33-15"-W
Z-53	YD	123.00	IN = 119.24-15"-E OUT = 119.24-15"-NW
Z-55	DCO	123.45	IN = 119.18-15"-SE OUT = 119.18-15"-NW
Z-57	DCO	124.39	IN = 119.13-15"-S IN = 119.13-15"-SE OUT = 119.13-18"-N
Z-59	YD	123.20	IN = 118.90-18"-S IN = 119.99-12"-NE OUT = 118.90-18"-W
Z-61	DCO	124.44	IN = 118.84-18"-E IN = 121.63-12"-W OUT = 117.19-24"-N
Z-63	DCO	123.59	IN = 120.10-12"-E OUT = 120.10-12"-SW
Z-65	DCO	125.01	OUT = 120.58-12"-S
Z-71	DCO	124.67	OUT = 121.10-12"-N
Z-73	DCO	123.95	OUT = 120.47-12"-W
Z-81	DCO	125.17	IN = 120.18-12"-E IN = 121.31-12"-SW IN = 120.18-12"-S OUT = 120.18-12"-N
Z-81-1	DCO	125.03	OUT = 121.87-12"-N
Z-83	YD	124.05	IN = 120.00-12"-S IN = 120.77-15"-E OUT = 117.78-18"-NW
Z-85	YD	122.83	OUT = 118.29-12"-E
Z-87	YD	122.55	IN = 118.02-12"-W IN = 120.23-12"-NE OUT = 118.02-15"-N
Z-87-2	YD	122.57	OUT = 120.33-12"-SW
Z-89	YD	123.01	IN = 117.83-15"-S IN = 119.50-12"-W OUT = 117.83-24"-N
Z-91-1	YD	122.50	OUT = 120.33-12"-NW



DRAIN CLEANOUT

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

DRAINAGE TABLES

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
NOT ISSUED FOR CONSTRUCTION
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Checked By: JRE
Drawn By: JAB
Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C401
DATE
11/03/2021

22-Nov-21--- Jason Novusreb

MAINTENANCE BUILDING
FFE = 123.40

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

BLDG 14
FFE=125.60

BLDG 13
FFE=125.65

BLDG 12
FFE=123.55

BLDG 11
FFE=124.00

BLDG 10
FFE=124.50

BLDG 9
FFE=124.50

BLDG 8
FFE=123.50

BLDG 7
FFE=124.00

BLDG 6
FFE=123.25

BLDG 5
FFE=123.25

BLDG 4
FFE=124.00

BLDG 3
FFE=124.50

BLDG 2
FFE=124.00

BLDG 1
FFE=124.00

CLUBHOUSE
FFE=124.00

POOL AREA

PUMP STATION SITE

DOG/PARK/PLAYGROUND
RE: LANDSCAPE ARCH

PROPOSED HCAP SPACE W/ AISLE & SIGN (SEE DETAILS)

SINGLE ADA RAMP (TYP.) (SEE DETAILS)

DOUBLE ADA RAMP (TYP.) (SEE DETAILS)

REQ'D 5' CURB TRANSITION TO MATCH COUNTY RD CURB

REQ'D R1-1 SIGN AND POST

END WALL

PROPOSED 15' UTILITY EASEMENT

PROPOSED PUBLIC 20' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

TRASH COMPACTOR RE: ARCH

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

SINGLE ADA RAMP 30" MAX RISE W/ ADA HANDRAILS (TYP.) RE: FDOT STD INDEX NO. 515-052 FOR DETAILS

PROPOSED RETAINING WALL
TOP ELEV: VARIES 123.00 - 131.66
(DESIGN BY OTHERS)

BEGIN WALL

FENCE RE: LANDSCAPE ARCH PLAN

PROPOSED 30' DRAINAGE PUBLIC/ACCESS EASEMENT

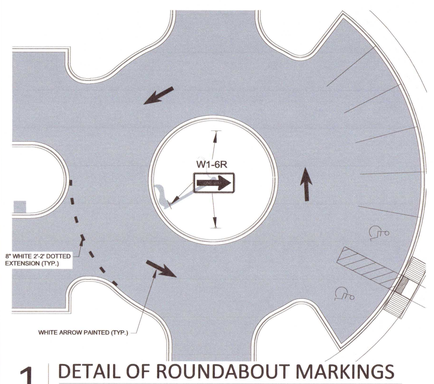
MATCHLINE A-A

MATCHLINE A-A

L=45.71', R=29.33'

L=22.90', R=29.33'

RETAINING WALL NOTE:
CONTRACTOR/DEVELOPER SHALL OBTAIN BUILDING INSPECTION DEPARTMENT (BID) PERMIT(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET PRIOR TO INSTALLATION.



1 DETAIL OF ROUNDABOUT MARKINGS
SCALE: 1" = 20'

2 1- 1/2" ASPHALT PAVEMENT DETAIL
SCALE: N.T.S.
NOTE: PER FDOT SSRBC, SEC. 334

0 40' 80'
SCALE: 1" = 40'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

CIVIL SITE PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

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Drawn By: JAB

Dwg File:

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635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C200

DATE
11/03/2021

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC 22' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

PROPOSED 10' UTILITY EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' DRAINAGE PUBLIC/ACCESS EASEMENT

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BLDG 11

BLDG 12

BLDG 13

BLDG 14

CLUBHOUSE

POOL AREA

45° DI BEND

6" WM

8" FW

6" GV

8" GV

6" DI TEE

CONST. FIRE HYDRANT ASSEMBLY

FENCE RE: LAND ARCH

LIFT STATION 250 GPM SEE DETAILS

INSTALL 8" PVC TO DUMPSTER DRAINS

INSTALL 585 LF OF 4" PVC FORCEMAIN RE: ECUA DETAILS

INSTALL 230 LF OF 8" PVC SANITARY SEWER LATERAL @ -0.40% SLOPE

INSTALL 249 LF OF 8" PVC SANITARY SEWER LATERAL @ -0.40% SLOPE

INSTALL 248 LF OF 8" PVC SANITARY SEWER LATERAL @ -0.40% SLOPE

INSTALL 248 LF OF 8" PVC SANITARY SEWER LATERAL @ -0.40% SLOPE

INSTALL 232 LF OF 8" PVC SANITARY SEWER LATERAL @ 0.40% SLOPE

INSTALL 232 LF OF 8" PVC SANITARY SEWER LATERAL @ 0.40% SLOPE

INSTALL 247 LF OF 8" PVC SANITARY SEWER LATERAL @ 0.40% SLOPE

INSTALL 28 LF OF 10" PVC SANITARY SEWER LATERAL @ 0.40% SLOPE

INSTALL 183 LF OF 8" PVC SANITARY SEWER LATERAL @ 0.40% SLOPE

INSTALL 179 LF OF 8" PVC SANITARY SEWER LATERAL @ -0.40% SLOPE

(S-1) SSMH TOP:122.54 DEPTH:6.76' INV:115.78-8"-E

(S-3) SSMH TOP:123.55 DEPTH:8.78' INV:114.76-8"-E INV:114.86-8"-W

(S-5) SSMH TOP:122.73 DEPTH:9.06' INV:113.67-8"-N INV:113.77-8"-W

(S-7) SSMH TOP:122.47 DEPTH:9.80' INV:112.58-8"-N INV:112.68-8"-S

(S-9) SSMH TOP:121.59 DEPTH:10.00' INV:111.58-8"-W INV:111.58-8"-S

(S-11) SSMH TOP:125.45 DEPTH:14.96' INV:110.50-8"-N INV:110.50-10"-W INV:110.87-8"-E

(S-53) SSMH TOP:122.57 DEPTH:8.20' INV:114.37-8"-N

(S-53) SSMH TOP:122.42 DEPTH:9.08' INV:113.44-8"-S INV:113.34-8"-N

(S-55) SSMH TOP:121.48 DEPTH:9.16' INV:112.42-8"-S INV:112.32-8"-E

(S-57) SSMH TOP:121.34 DEPTH:10.11' INV:111.33-8"-W INV:111.23-8"-S

NOTE: SSMH COATING IS NOT REQUIRED (TYP.)

MATCHLINE A-A

MATCHLINE A-A

REQ'D ECUA METER VAULTS FOR POTABLE WATER, AND IRRIGATION LINE. RE: ECUA DETAILS
METER SIZES = POTABLE - 8"
FIRE - NO METER REQ'D
IRRIGATION - 1.5"
BFP SIZES = POTABLE - 8" WATTS 909 W/OSY
FIRE - 8" WATTS 909 W/ OSY
IRRIGATION - 3" WATTS 909 W/OSY

CONNECT TO FUTURE WM STUB BY MASTER DEVELOPER

TIE 4" PVC FM INTO THE 6" PVC FM STUB BY MASTER DEVELOPER
RE: RANSLEY STATION CONSTRUCTION PLANS BY DAVID W. FITZPATRICK, P.E.

49.4'
14.0'
18.4'
22.3'
25.3'
22.2'

0 40' 80'

SCALE: 1" = 40'

WATER LEGEND:

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- FW — FIRE WATER LINE
- POTABLE WATER LINE
- WATER SERVICE LINE

KEYNOTES:

1. INSTALL 6" BUILDING SEWER SERVICE LINE @ ¼" PER FOOT SLOPE MIN. AND CLEANOUTS TO BLDG. SEWER PLUMBING PLAN CONNECTIONS. CONTRACTOR TO VERIFY & COORDINATE LOCATIONS. RE: PLUMBING PLAN, RE: ECUA DETAILS
2. INSTALL 2" WATER SERVICE LINE TO BLDG. WATER PLUMBING PLAN CONNECTIONS. CONTRACTOR TO VERIFY & COORDINATE LOCATIONS. RE: PLUMBING PLAN, RE: ECUA DETAILS
3. INSTALL 4" FIRE WATER LINE TO BLDG. WATER PLUMBING PLAN CONNECTIONS. CONTRACTOR TO VERIFY & COORDINATE LOCATIONS. RE: PLUMBING PLAN & ECUA DETAILS FOR CONT. & FDC LOCATION

SEWER LEGEND:

- SANITARY SEWER MANHOLE
- SANITARY SEWER GRAVITY MAIN
- S — SANITARY SEWER SERVICE
- FM — SANITARY SEWER FORCE MAIN PIPE

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION #	DATE	BY
			2021-11-05	JRE

UTILITY PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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Checked By: JRE

Drawn By: JAB

Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER

C500

DATE

11/03/2021

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

MAINT
FFE=124.1

BLDG 12
FFE=123.55
14,797 SF

BLDG 8
FFE=123.50
13,218 SF

BLDG 7
FFE=124.00
13,218 SF

BLDG 14
FFE=125.60
13,218 SF

BLDG 13
FFE=125.65
13,218 SF

BLDG11
FFE=124.00
13,218 SF

BLDG 10
FFE=124.5
13,218 SF

BLDG 9
FFE=124.50
14,797 SF

BLDG 6
FFE=123.25
13,218 SF

PROPOSED PUBLIC 20' DRAINAGE/ACCESS EASEMENT

PROPOSED 10' UTILITY EASEMENT

CLUBHOUSE
FFE=124.00
10,036 SF

BLDG 5
FFE=123.25
13,218 SF

BLDG 4
FFE=124.00
13,218 SF

BLDG 1
FFE=124.00
13,218 SF

BLDG 2
FFE=124.00
13,218 SF

BLDG 3
FFE=124.50
13,218 SF

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' DRAINAGE PUBLIC/ACCESS EASEMENT

MATCHLINE A-A

MATCHLINE A-A

LEGEND:

- EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- F.O.C. / B.O.C. SPOT ELEVATION

RETAINING WALL NOTE:
CONTRACTOR/DEVELOPER SHALL OBTAIN BUILDING INSPECTION DEPARTMENT (BID) PERMIT(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET PRIOR TO INSTALLATION.

0 40' 80'
SCALE: 1" = 40'

GRADING NOTES:

1. ALL CONTOUR LABEL ELEVATIONS SHOWN IN GRAY DASHED CONTOUR LINES REPRESENT EXISTING SURFACE ELEVATIONS FROM A TOPOGRAPHIC SURVEY OF THE PROPERTY.
2. FINISH GRADE CONTOURS AND ELEVATIONS SHOWN REPRESENT TOP OF PAVEMENT ELEVATIONS IN PAVED AREAS, I.E. SIDEWALKS, PARKING LOTS, AND SLABS.
3. SITE TO BE MASS GRADED AND COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE GEOTECHNICAL REPORT FOR THIS SITE. THE CONTRACTOR IS REQUIRED TO REVIEW THE GEOTECHNICAL REPORT PRIOR TO BIDDING AND INCLUDE ALL COSTS ASSOCIATED WITH THE SITE PREPARATION, EXCAVATION, EMBANKMENT, STRUCTURAL FILL, ETC.. STATED IN SAID REPORT IN HIS BID.
4. CONTRACTOR WILL BE REQUIRED TO PLACE STRUCTURAL FILL BENEATH AND WITHIN 6 FEET DISTANCE OUTSIDE ALL BUILDING SLABS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER AND THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.
5. GEOTECHNICAL TESTING WILL BE PAID FOR BY THE OWNER. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE OWNER AND THE TESTING LAB 72 HOURS PRIOR TO TESTING REQUIRED ON SITE UNLESS OTHERWISE STATED IN SPECIFICATIONS. CONTRACTOR WILL BE REQUIRED TO PAY FOR SUBSEQUENT TESTING WHEN THE TESTING LAB DETERMINES THAT WORK DOES NOT MEET SPECIFICATIONS.
6. CONTRACTOR TO ENSURE THAT ALL AREAS DISTURBED BY THE SITE WORK HAVE POSITIVE DRAINAGE TO AN OUTLET. PONDING OF WATER OR STANDING WATER PUDDLES IN AREAS THAT WERE GRADED BY THE CONTRACTOR WILL NOT BE ACCEPTED.
7. UNUSABLE SOIL OR EXCESS SOIL MATERIAL DEEMED NON COMPLIANT WITH THE SPECIFICATIONS BY ENGINEER OR OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. CONTRACTOR TO INCLUDE ALL COSTS FOR IMPORTING, EXPORTING, PLACING AND COMPACTING ALL SOIL, AGGREGATES, SAND, AND STRUCTURAL FILL MATERIALS REQUIRED TO COMPLETE SITE TO THE FINISH GRADES AND PER THE GEOTECHNICAL REPORT REQUIREMENTS SHOWN IN THESE CONSTRUCTION PLANS AND/OR SPECIFICATIONS IN HIS BID. NO MEASUREMENT OF THESE MATERIALS REQUIRED TO COMPLETE THE PROJECT WILL BE TAKEN TO VERIFY OR ADJUST BID QUANTITIES ONCE BID IS SUBMITTED BY CONTRACTOR. CONTRACTOR IS REQUIRED TO THOROUGHLY REVIEW THE CONTENTS OF THE GEOTECHNICAL REPORT PRIOR TO PLACING BID.
8. ALL TREES SHALL REMAIN ONSITE AND ANY PROPOSED LAND CLEARING/ "LAND DISTURBING ACTIVITIES", INCLUDING THE PLACEMENT OF FILL/ FILL MATERIALS, GRADING, EXCAVATING, ETC. SHALL NOT OCCUR UNTIL SUCH TIME AS APPROPRIATE PERMIT(S) ARE ISSUED FOR SUCH SITE WORK. FOR CONTRACTOR/ DEVELOPER GUIDANCE, PLEASE RELAY ON SITE PLANS- ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLAN & ANY ADDITIONAL PERMITTING APPROVALS ALLOW FOR SUCH, PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, OR OTHER "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

GRADING PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
NOT ISSUED FOR CONSTRUCTION
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Checked By: JRE
Drawn By: JAB
Dwg File:

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C300

DATE
11/03/2021

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

BLDG 12

BLDG 8

BLDG 7

BLDG 14

BLDG 13

BLDG 11

BLDG 10

BLDG 9

BLDG 6

BLDG 5

BLDG 4

BLDG 1

BLDG 2

BLDG 3

CLUBHOUSE

POOL AREA

TYPE IV SILT FENCE (SEE DETAIL SHEET)

CONST INLET PROTECTION (TYP) (SEE DETAIL SHEET)

PROPOSED 10' UTILITY EASEMENT

PROPOSED PUBLIC 30' DRAINAGE/ACCESS EASEMENT

PROPOSED 30' PUBLIC DRAINAGE/ACCESS EASEMENT

PROPOSED 30' DRAINAGE PUBLIC/ACCESS EASEMENT

S87°15'52"E 73.53'

49.4'

14.0'

14.0'

18.4'

23.3'

23.3'

MATCHLINE A-A

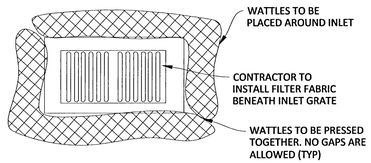
MATCHLINE A-A

CONSTRUCTION ENTRANCE
CONTRACTOR TO COORDINATE ENTRANCE WITH MASTER DEVELOPER (SEE DETAIL SHEET)

0 40' 80'

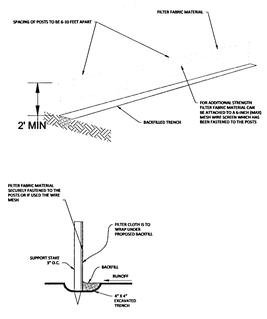
SCALE: 1" = 40'

NOTE: THESE EROSION CONTROL MEASURES ARE TO BE IN PLACE IMMEDIATELY FOLLOWING INSTILLATION OF INLET



INLET PROTECTION DETAIL

SCALE: N.T.S.



SILT FENCE DETAIL

SCALE: N.T.S.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

EROSION CONTROL PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

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Checked By: JRE

Drawn By: JAB

Dwg File: ————

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER

C800

DATE

11/03/2021

30' DRAINAGE/ACCESS EASEMENT

BLDG 14
FFE=125.60
13,218 SF

BLDG 13
FFE=125.65
13,218 SF

BLDG 12
FFE=123.55
14,797 SF

BLDG11
FFE=124.00
13,218 SF

MATCHLINE B-B

MATCHLINE A-A

LEGEND:

- EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- F.O.C. / B.O.C. SPOT ELEVATION

0 20' 40'

SCALE: 1" = 20'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION H	DATE	BY
			2021-11-05	JRE

DETAILED GRADING PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

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Checked By: JRE

Drawn By: JAB

Dwg File:

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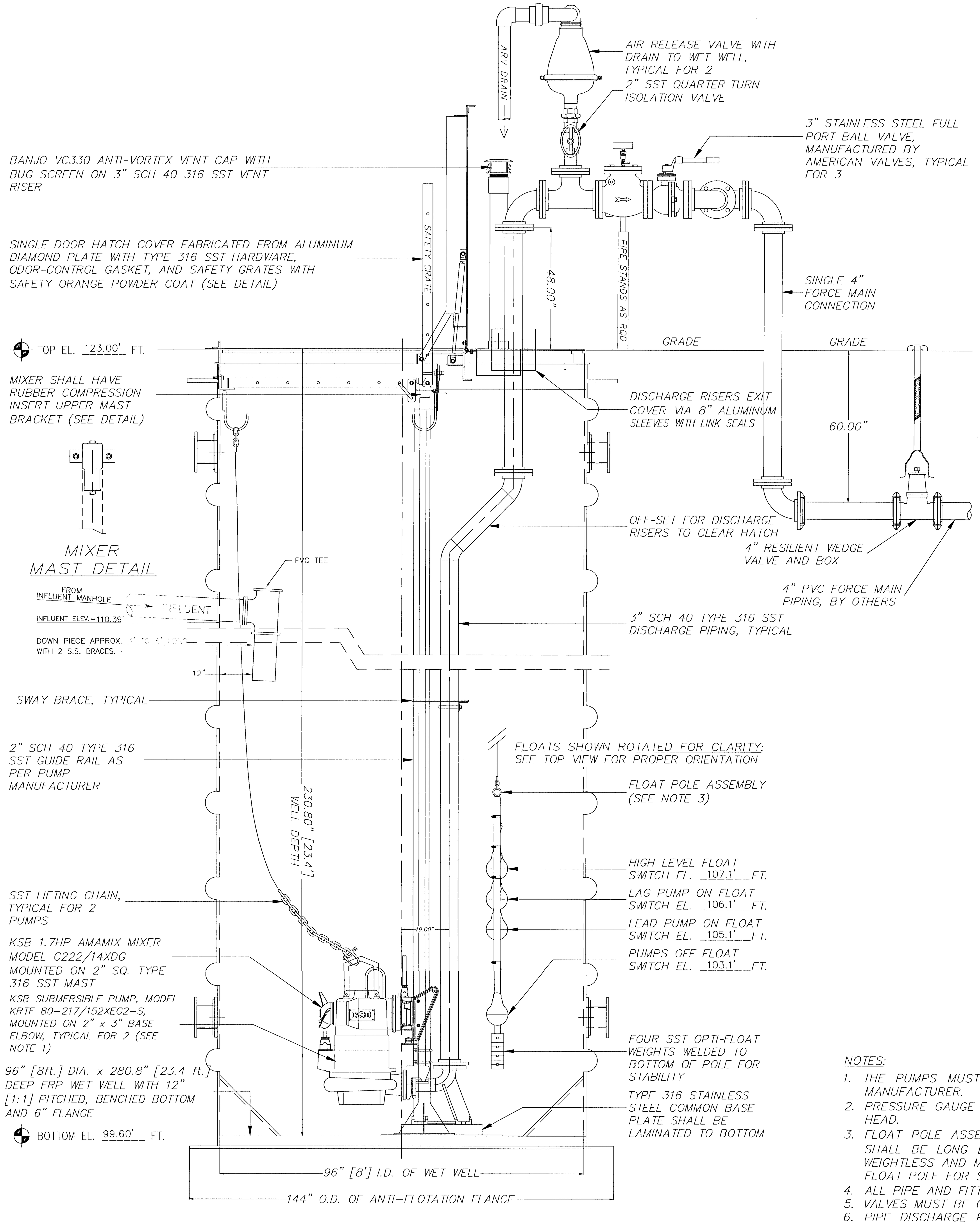
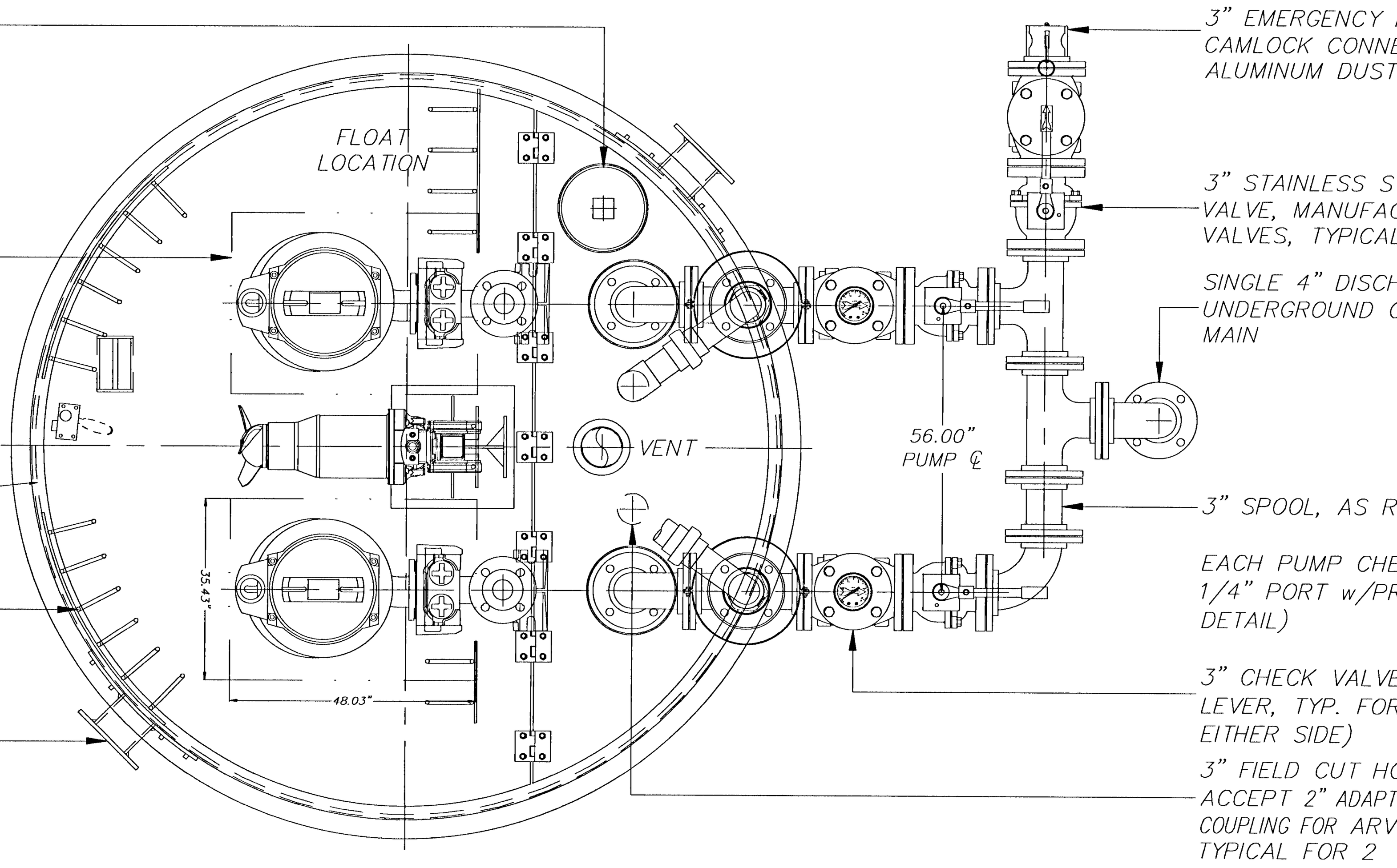
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C301

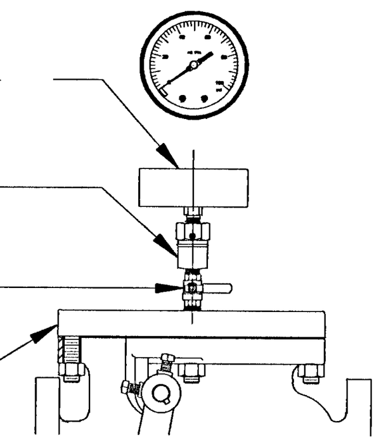
DATE
11/03/2021



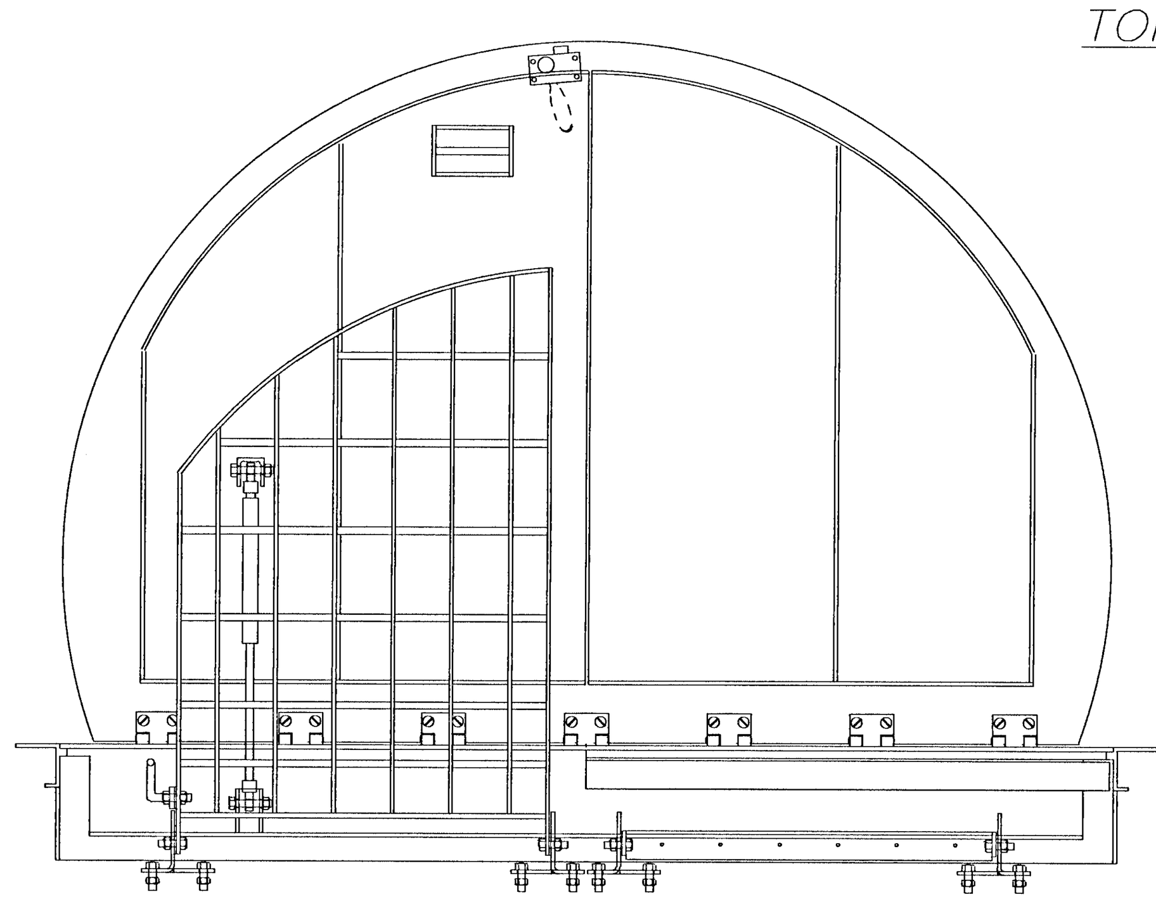
WET WELL ELEVATION



TOP VIEW



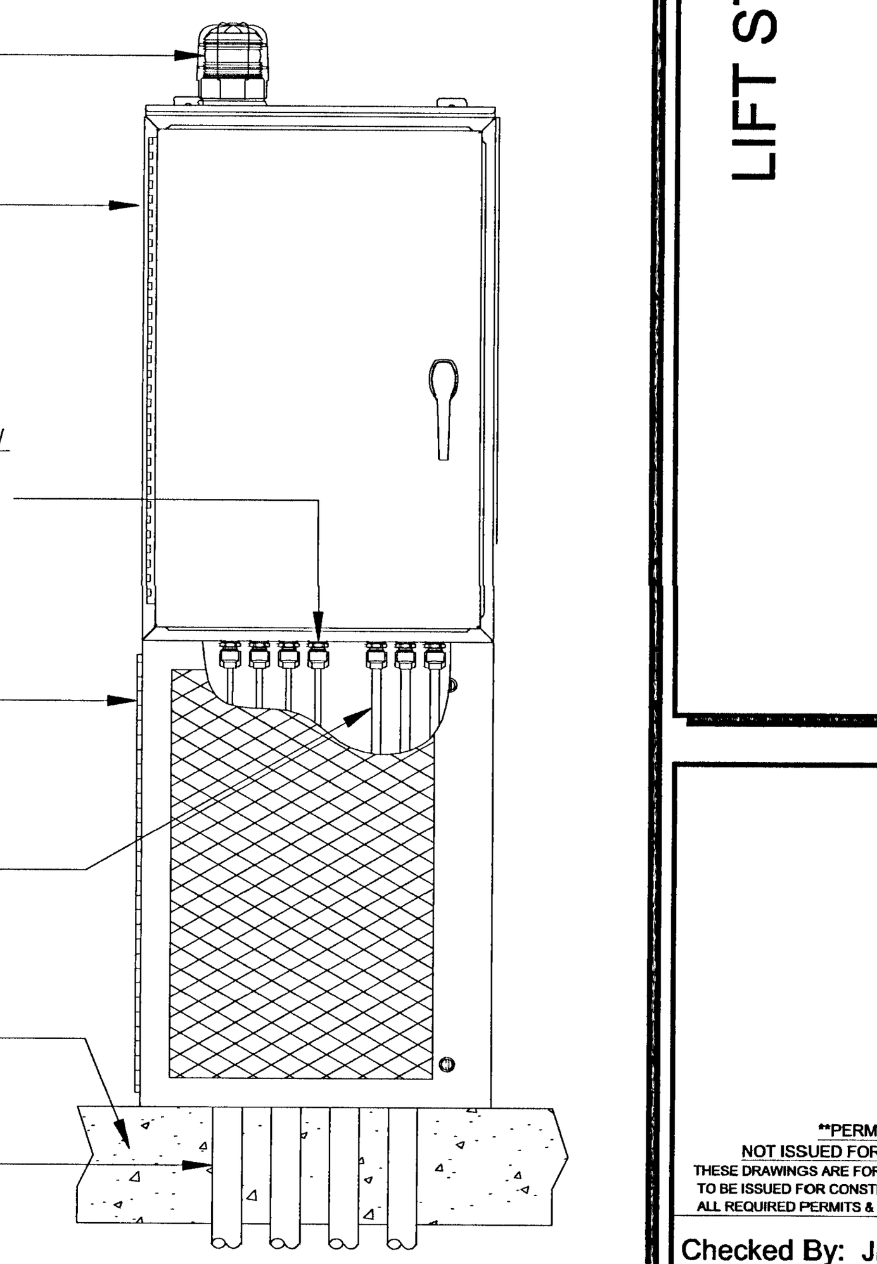
PRESSURE GAUGE DETAIL



WET WELL HATCH DETAIL

HATCH SHOWN ROTATED WITH COVER AND LEFT SIDE SAFETY GRATE OPEN
GRATING SHALL HAVE SAFETY ORANGE POWDER COAT FINISH

PUMP DATA TABLE	
MANUFACTURER	KSB
MODEL	KRT F 80-217/152XEG2-S
VOLTAGE	460
PHASE	3
HP	20
FLA	48
RPM	3528
GPM	250
TDH (Feet)	113.5



CONTROL PANEL DETAIL

NOTE: FIBERGLASS WET WELL MUST SHIP COMPLETELY ASSEMBLED AND FOLLOWING ITEMS INTEGRATED: PIPE, FITTINGS, VALVES, PRESSURE GAUGES, BRACES, BRACKETS, KSB GUIDE RAIL SYSTEMS, KSB MIXER MAST SYSTEM, ODOR REDUCTION GASKETED HATCH COVER, 3" SST VENT PIPE WITH PVC "BANJO VENT" WITH SST BUG SCREEN. IN ORDER TO ASSURE QUALITY, THE WET WELL MUST BE SUPPLIED BY "FIBERGLASS TANK SOLUTIONS." SUBMITTAL DATA FROM FIBERGLASS TANK SOLUTIONS WILL INCLUDE STRUCTURAL AND ANTI-FLOTATION CALCULATIONS STAMPED BY THIRD PARTY STATE OF FLORIDA LICENSED ENGINEER AND WILL INCLUDE CONCRETE BASIN DESIGN.

NOTES:

1. THE PUMPS MUST HAVE A 5-YEAR 100% REPAIR PARTS AND LABOR WARRANTY AS PROVIDED BY THE PUMP MANUFACTURER.
2. PRESSURE GAUGE SIZED TO READ NO MORE THAN 1-1/2 TIMES THE MAXIMUM PRESSURE PUMP PROVIDES AT DEAD HEAD.
3. FLOAT POLE ASSEMBLY CONSISTS OF A 1" SST PIPE WITH SST LIFTING CHAIN MOUNTED TO WELDED EYE. CHAIN SHALL BE LONG ENOUGH TO POSITION THE FLOATS AT THE REQUIRED DEPTH. FIBER OPTIC "OPTI-FLOATS" ARE WEIGHTLESS AND MOUNT TO POLE WITH PIPE CLAMPS. ONE SST WEIGHT FOR EACH FLOAT IS WELDED TO BOTTOM OF FLOAT POLE FOR STABILITY.
4. ALL PIPE AND FITTINGS MUST BE 3" DIAMETER SCH 40 TYPE 316 STAINLESS STEEL.
5. VALVES MUST BE CAST IRON WITH SYSTEM OF PRIMER AND EPOXY COATING.
6. PIPE DISCHARGE PENETRATIONS IN COVER MUST BE VIA INTEGRAL SLEEVES WITH RUBBER LINK SEALS AND SST HARDWARE.
7. KSB PUMP GUIDE RAIL SYSTEM MUST BE UTILIZED AND SHALL INCLUDE: 2" x 3" BASE ELBOWS OF CAST "WHITE CHROMIUM IRON" WITH 5-YEAR ABRASION WARRANTY (STANDARD CAST IRON WILL NOT BE ACCEPTABLE), DUAL 2" SCH 40 TYPE 316 GUIDE RAILS, PUMP "CLAWS" THAT WRAP AROUND PIPE (RAIL CLAWS THAT FIT BETWEEN RAIL PIPE WILL NOT BE ACCEPTABLE).
8. KSB MIXER MAST MUST BE INTEGRATED INTO NEW WET WELL AND MUST BE HEAVY-DUTY 2" x 2" SQUARE TYPE 316 SST WITH RUBBER COMPRESSION INSERT UPPER MAST BRACKET, AND LOWER BRACKET SECURED TO COMMON BASE PLATE.
9. HATCH COVERS BY USF: ODOR REDUCTION GASKETED WET WELL HATCH SHALL BE 1/4" THICK DIAMOND PLATE ALUMINUM, ROUND WITH SINGLE LEAF, SAFETY GRATES, AND SLAM LOCK.
10. EXISTING CONTROL PANEL AND ELECTRICAL BACKBOARDS/RACK TO REMAIN.
11. EXISTING PUMPS, MIXER, AND FLOATS SHALL BE RETURNED TO CERTIFIED KSB REPAIR SHOP "GULF COAST ELECTRIC MOTOR" LOCATED IN PENSACOLA, FL TO BE INSPECTED, CLEANED, AND STORED IN HUMIDITY-CONTROLLED WAREHOUSE. PUMPS AND MIXER SHALL BE PRESSURE WASHED HAVE KSB PAINT APPLIED AS NEEDED TO COVER ANY SCRATCHES AND MADE TO LOOK "LIKE NEW."

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

LIFT STATION

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PEMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File:

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C901

DATE
11/03/2021

MATCHLINE A-A

MATCHLINE C-C

CLUBHOUSE
FFE=124.00
10,036 SF

BLDG 1
FFE=124.00
13,218 SF

BLDG 2
FFE=124.00
13,218 SF

BLDG 3
FFE=124.50
13,218 SF

END WALL

BEGIN WALL

PROPOSED RETAINING WALL
TOP ELEV: VARIES 123.00 - 131.66
(DESIGN BY OTHERS)

RETAINING WALL NOTE:
CONTRACTOR/DEVELOPER SHALL OBTAIN BUILDING INSPECTION DEPARTMENT (BID) PERMIT(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET PRIOR TO INSTALLATION.

LEGEND:

- EXISTING CONTOUR
- XXX — PROPOSED CONTOUR
- F.O.C. / B.O.C. — SPOT ELEVATION

0 20' 40'
SCALE: 1" = 20'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

DETAILED GRADING PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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Checked By: JRE

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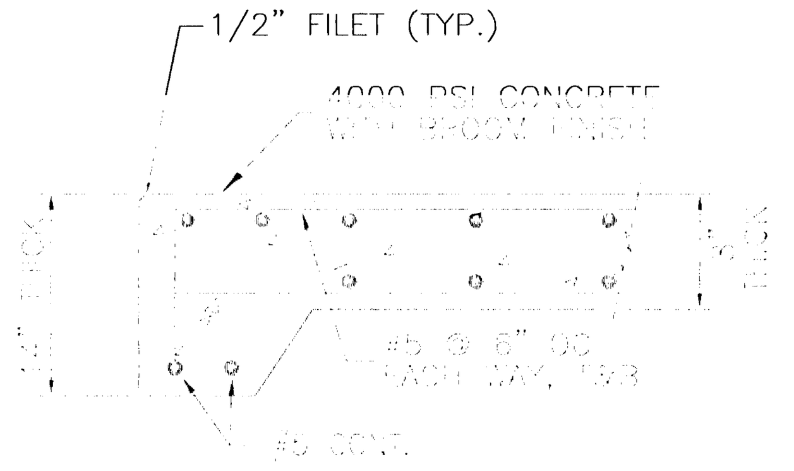
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C302

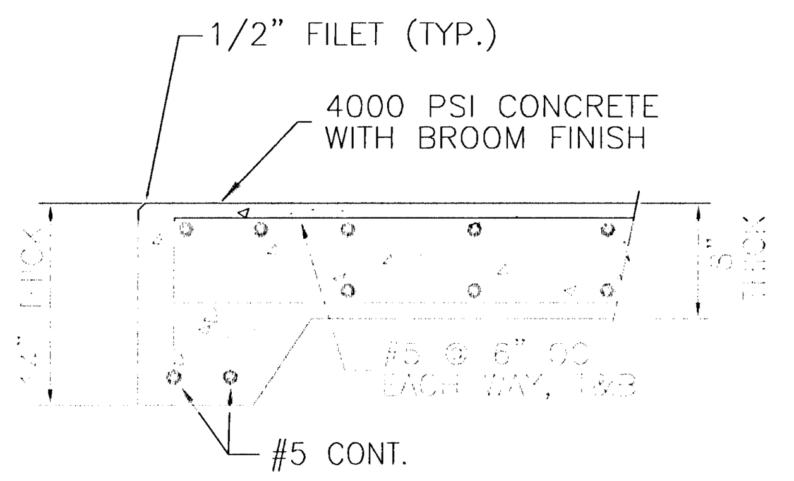
DATE
11/03/2021



- OTHER DIMENSIONS TO BE DETERMINED BY ELECTRICAL PANEL SIZE
- MINIMUM OF 1' CLEARANCE AROUND ALL SIDES OF ELECTRICAL PANEL

2 LIFT STATION ELEC. PANEL FOUNDATION DETAIL

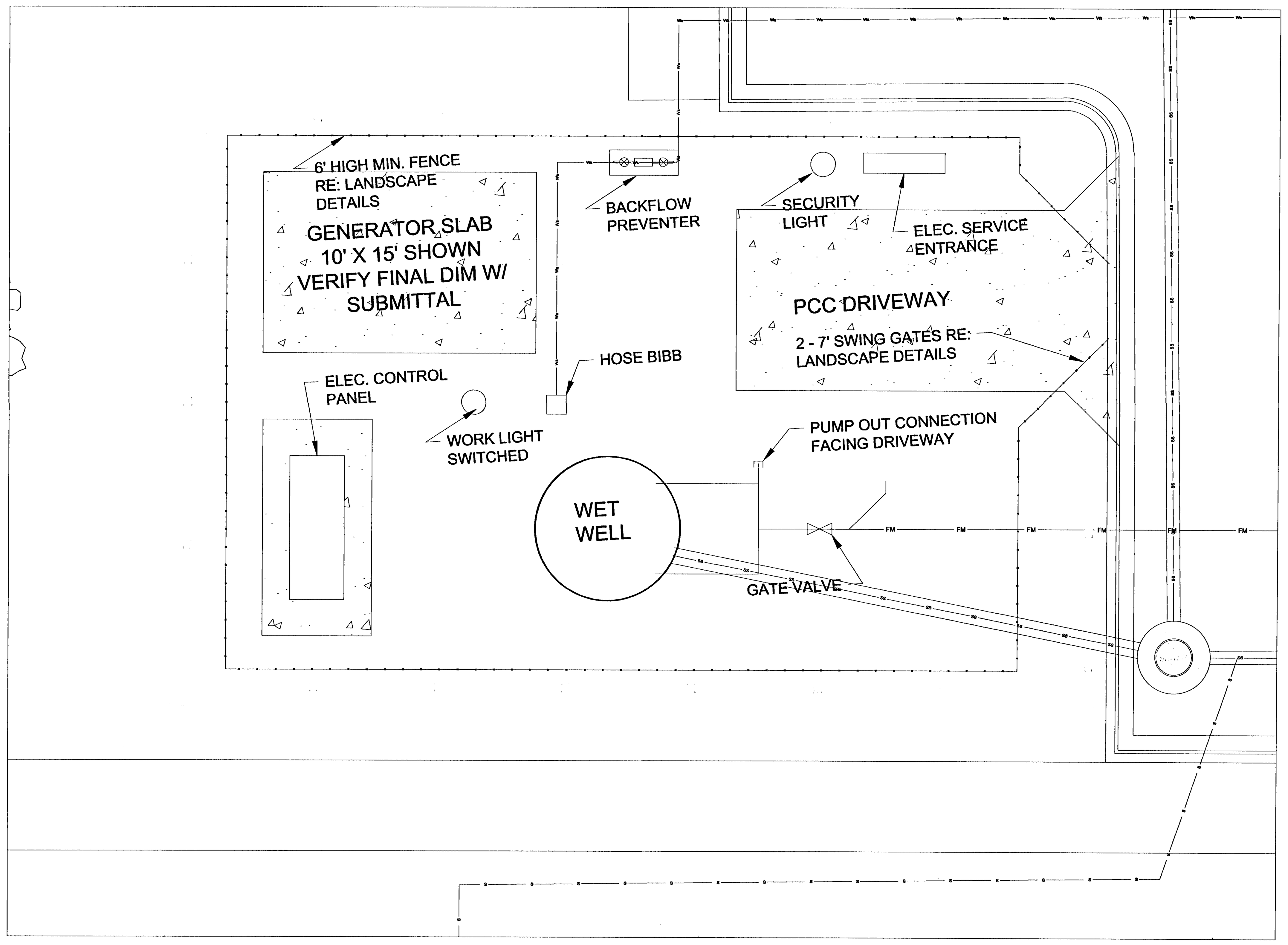
SCALE: N.T.S.



- OTHER DIMENSIONS TO BE DETERMINED BY GENERATOR SIZE
- MINIMUM OF 1' CLEARANCE AROUND ALL SIDES OF GENERATOR AND/OR TRAILER.

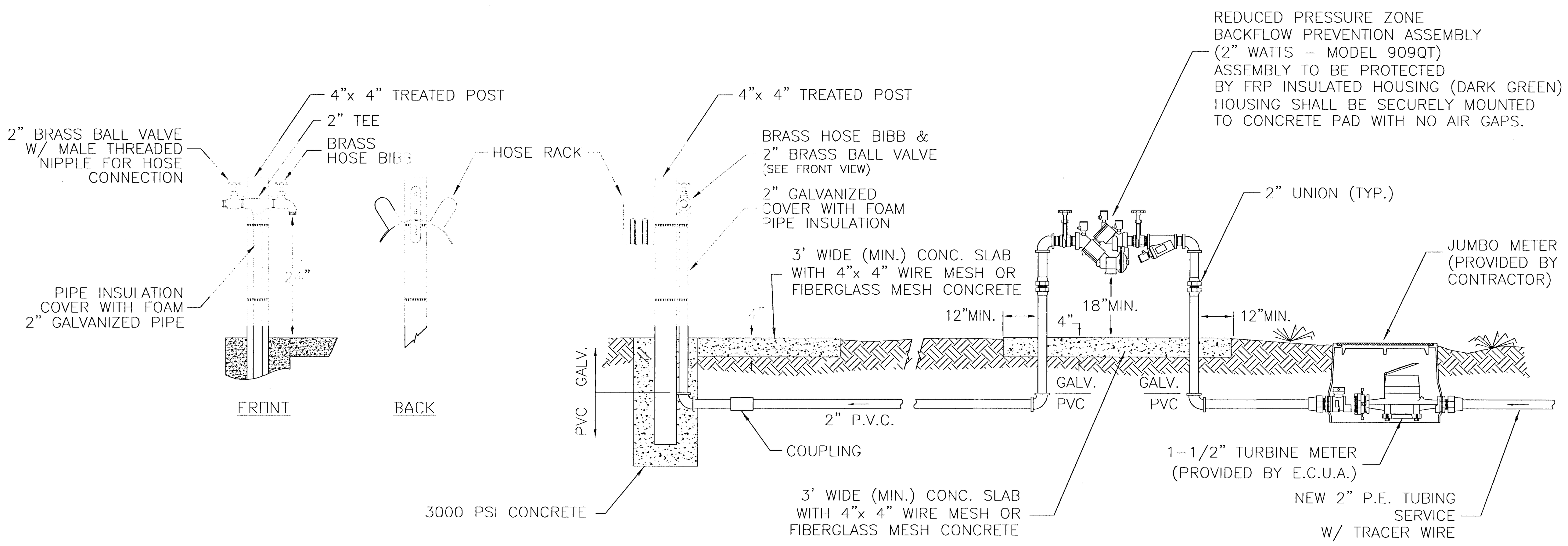
3 LIFT STATION GENERATOR FOUNDATION DETAIL

SCALE: N.T.S.



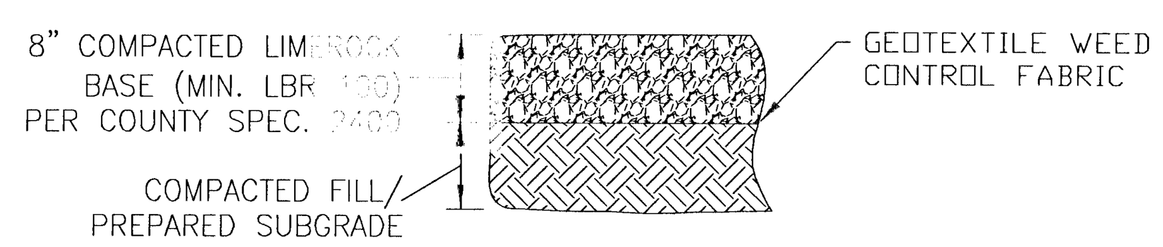
1 LIFT STATION SITE PLAN

SCALE: 1" = 5'



4 LIFT STATION METER DETAIL

SCALE: N.T.S.



NOTES:
1. ALL DEPTHS ARE COMPACTED DEPTHS.

2. PREPARE SUBGRADE BY CLEANING AND GRUBBING, STRIPPING TOPSOIL AND PLACING GEOTEXTILE FABRIC.

3. FILL FOR LIFT STATION SITE SHALL BE SAND MECHANICALLY COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAXIMUM 12-INCH LIFTS LOOSE MEASUREMENT TO ACHIEVE CORRECT GRADE.

5 LIFT STATION SITE DETAIL

SCALE: N.T.S.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

LIFT STATION DETAILS

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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Checked By: JRE

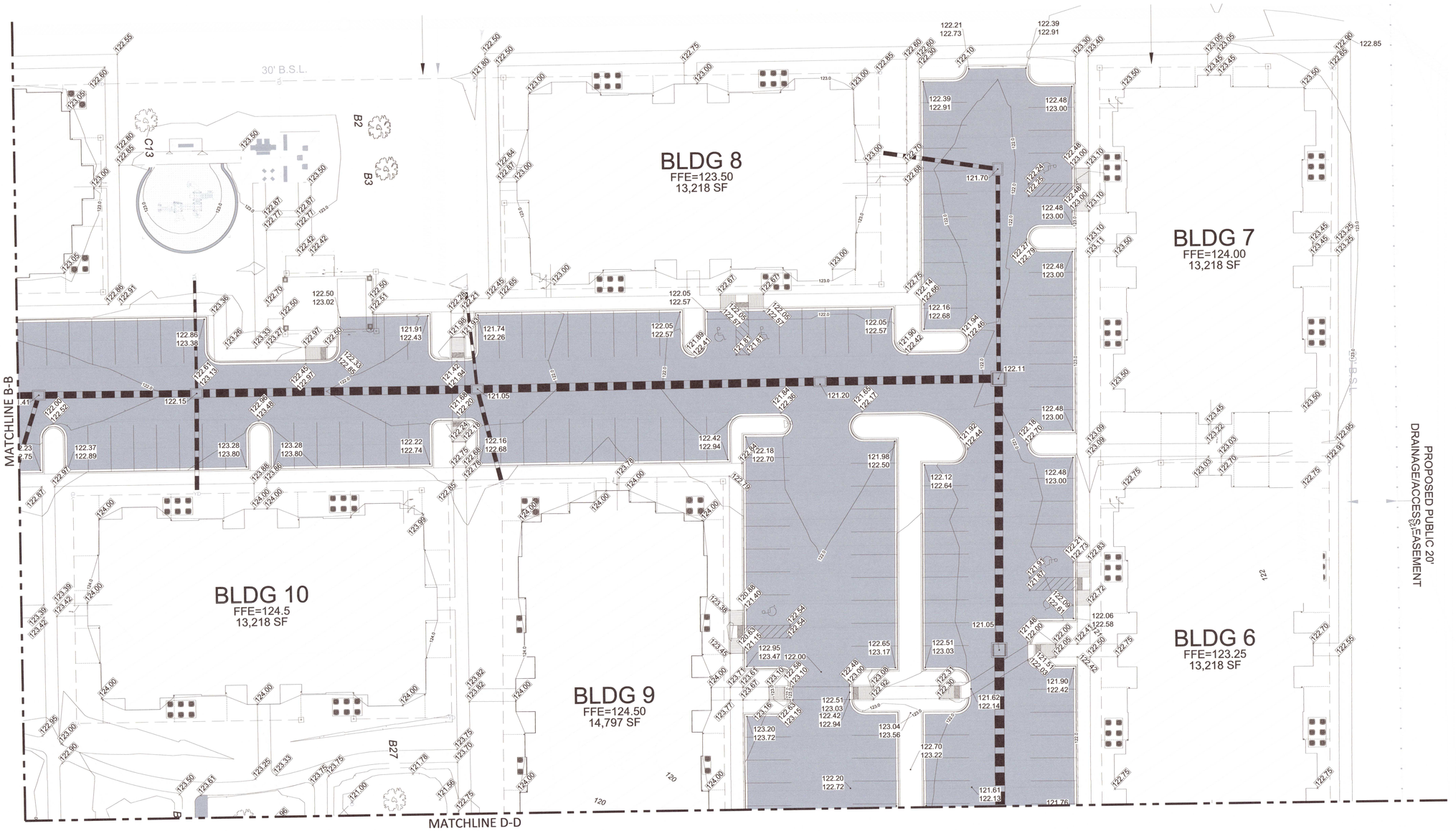
Drawn By: JAB

Dwg File:

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C902

DATE
11/03/2021



LEGEND:

- EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- F.O.C. / B.O.C. SPOT ELEVATION

0 20' 40'

SCALE: 1" = 20'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION #	DATE	BY
			2021-11-05	JRE

DETAILED GRADING PLAN

THE WATERS AT RANSLEY APARTMENTS

ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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Checked By: JRE

Drawn By: JAB

Dwg File:

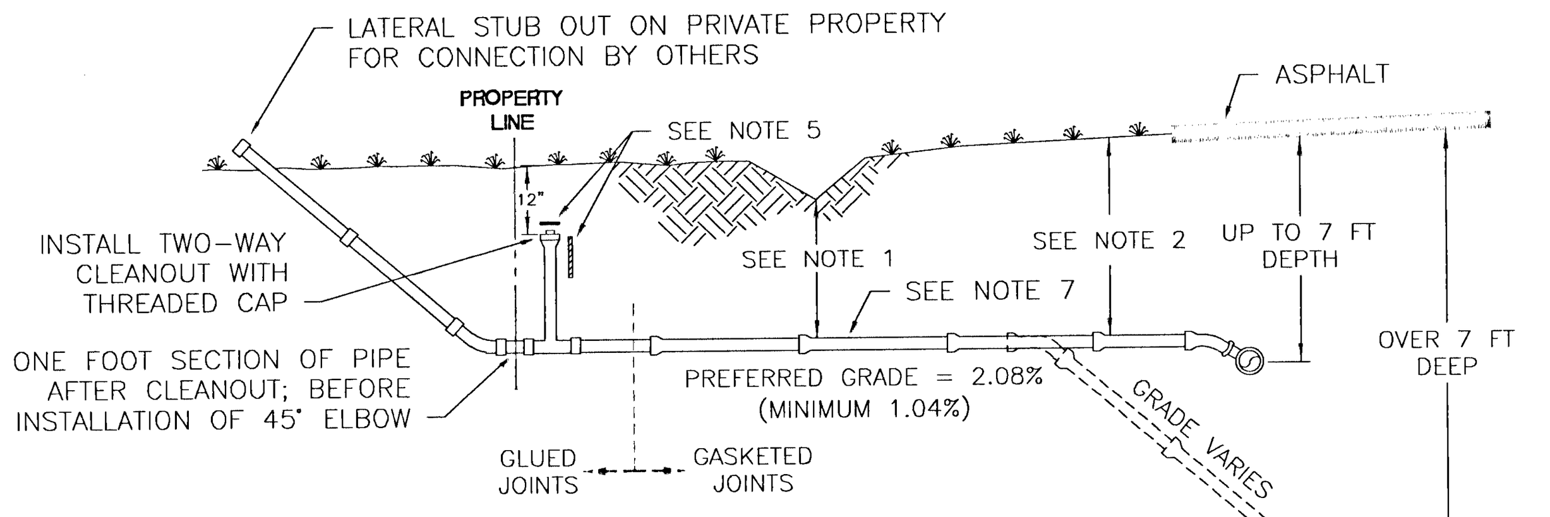
NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER

C303

DATE

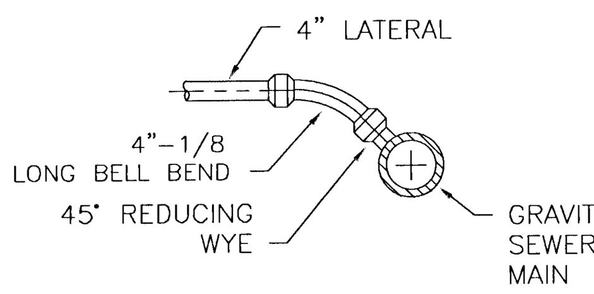
11/03/2021



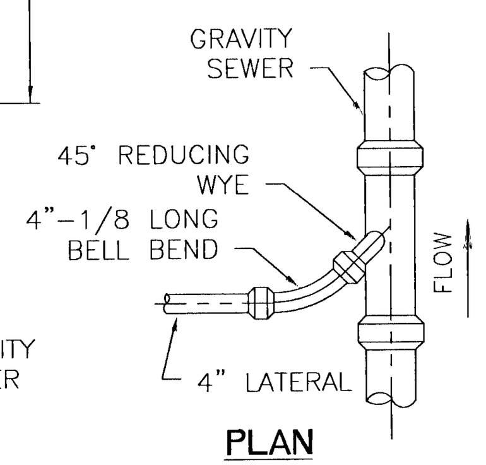
WYE CONNECTION (TYP.)

NOTES:

1. MAINTAIN 18" MINIMUM IF DITCH IS PRESENT.
2. MAINTAIN 36" MINIMUM IF NO DITCH IS PRESENT.
3. ALL LATERALS TO BE 4" ø UNLESS PLANS SHOW LARGER DIAMETER.
4. SEWER LATERAL SHALL BE INSTALLED IN THE MIDDLE OF EACH LOT UNLESS OTHERWISE INDICATED ON CONSTRUCTION PLANS.
5. INSTALL #4 REBAR, 12" LONG, 12" COVER, NEXT TO CLEANOUT. PLACE TEMPO UNIMARKER MODEL 172 DISC DIRECTLY ABOVE CLEANOUT CAP.
6. PLUMBERS SHALL CONNECT TO LATERAL PIPING UPSTREAM OF CLEANOUT AND NOT TO CLEANOUT.
7. ASTM D3034 DR 26 PIPE (SDR 35 SHALL NOT BE USED)



SECTION



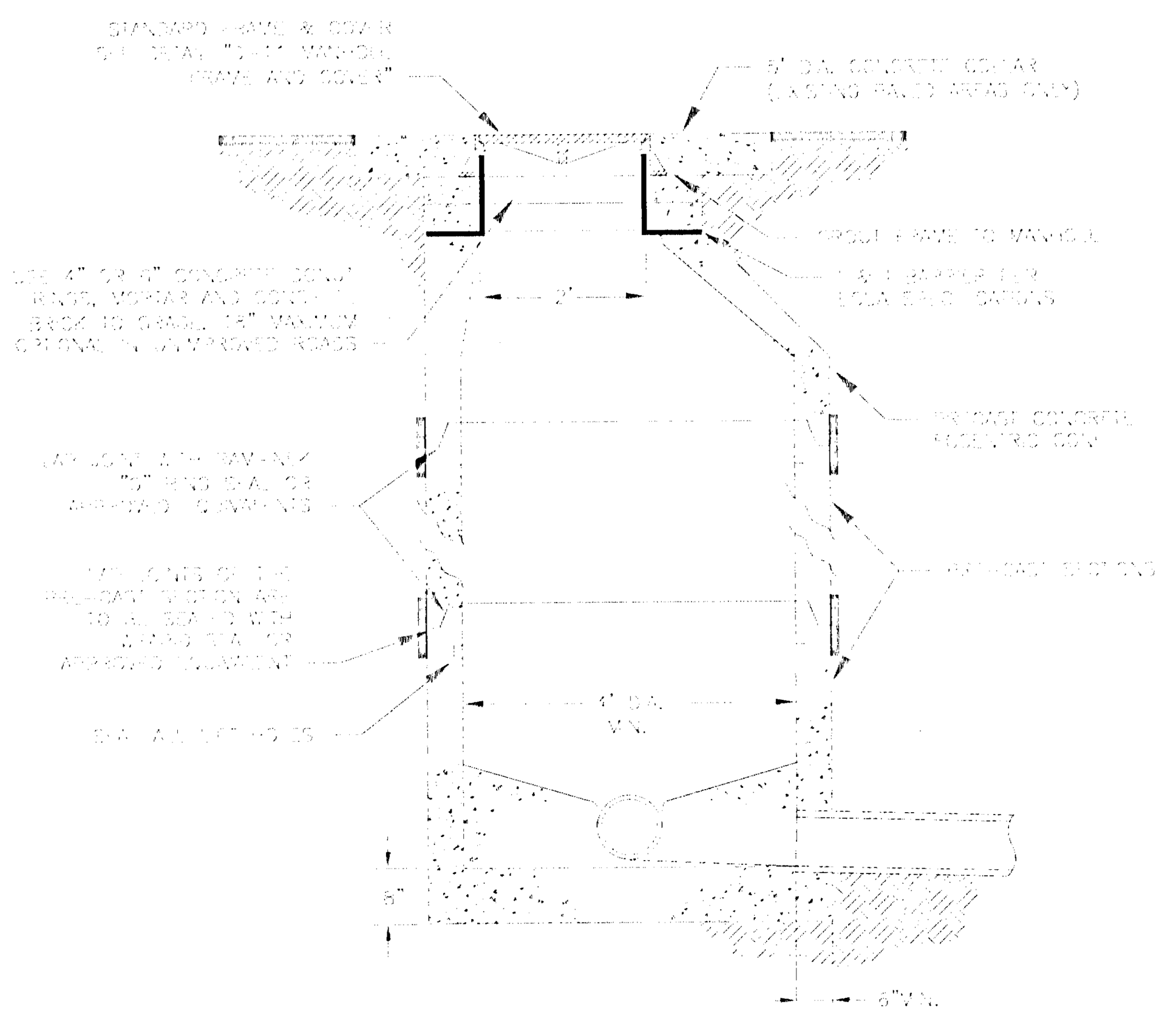
PLAN

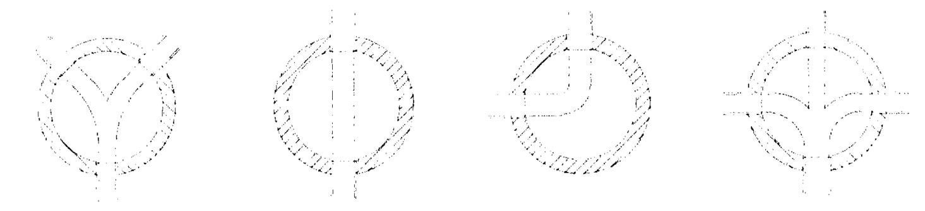
EMERALD COAST UTILITIES AUTHORITY

SCALE: N.T.S.
DATE: 9/01/2016

SEWER LATERAL CONNECTION

DETAIL D-1





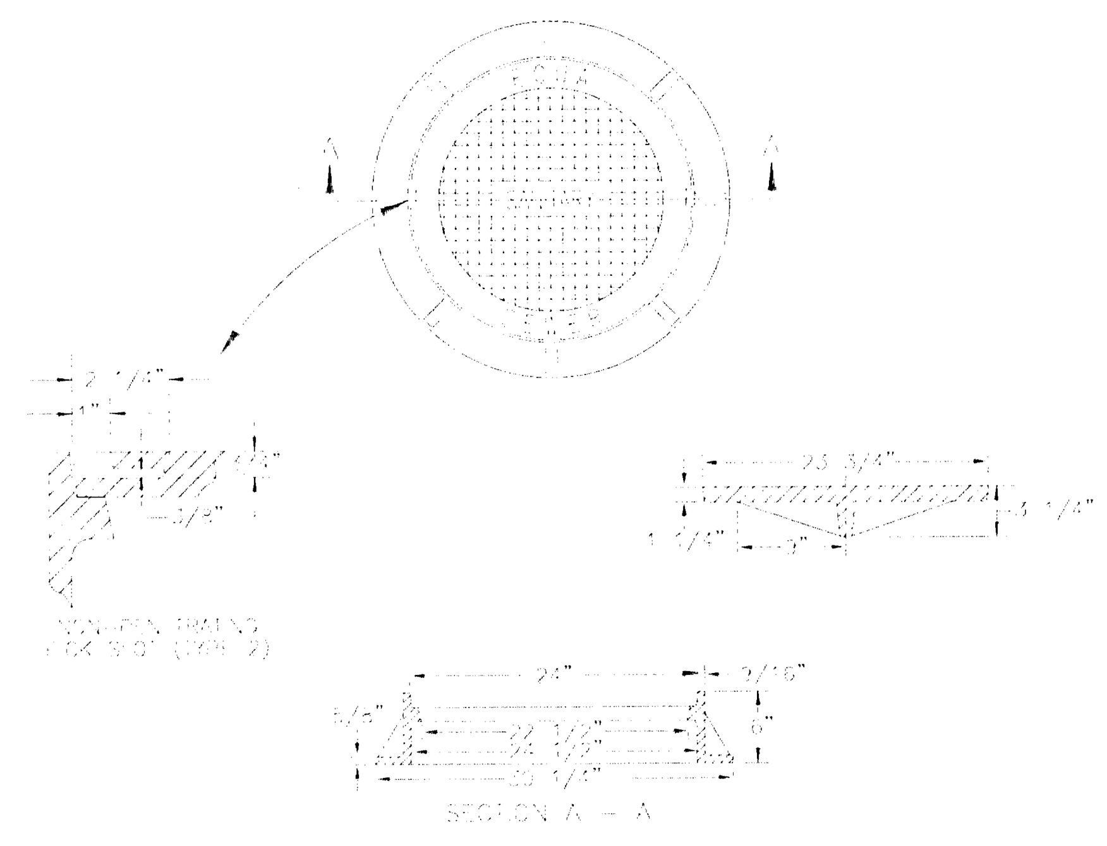
TYPICAL INVERT CHANNELS

EMERALD COAST UTILITIES AUTHORITY

SCALE: N.T.S.
DATE: 9/01/2016

STANDARD MANHOLE

DETAIL D-10



NOTES:

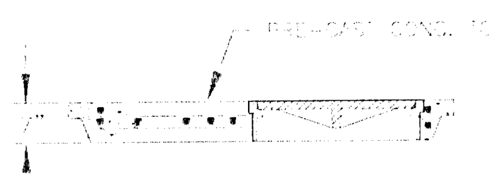
1. FRAME AND COVER SHALL BE U.S. FOUNDRY USF 170, BOLTING FEATURES NOT REQUIRED.
2. FRAME AND COVER SHALL CONFORM TO ASTM SPEC. A-48, CLASS 30 CAST IRON.
3. MANHOLE COVER IS TO BE NON-VENTING, EXCEPT WHEN USED ON A RECEIVING MANHOLE FOR A FORCE MAIN, A MANHOLE THAT HAS A DROP MAIN OR LATERAL ENTERING IT, OR A MANHOLE THAT HOUSES AN ARV (SEE DETAIL D-31).

EMERALD COAST UTILITIES AUTHORITY

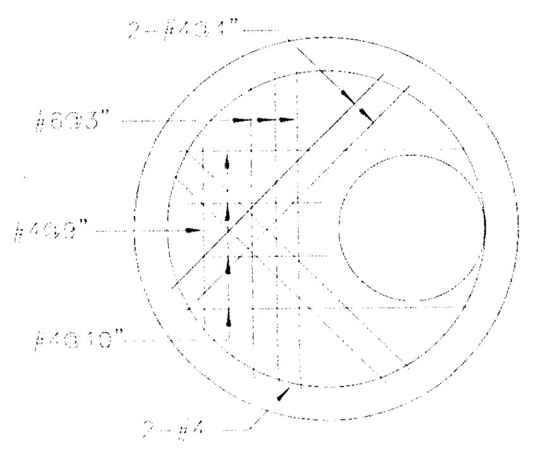
SCALE: N.T.S.
DATE: 9/01/2016

MANHOLE FRAME & COVER

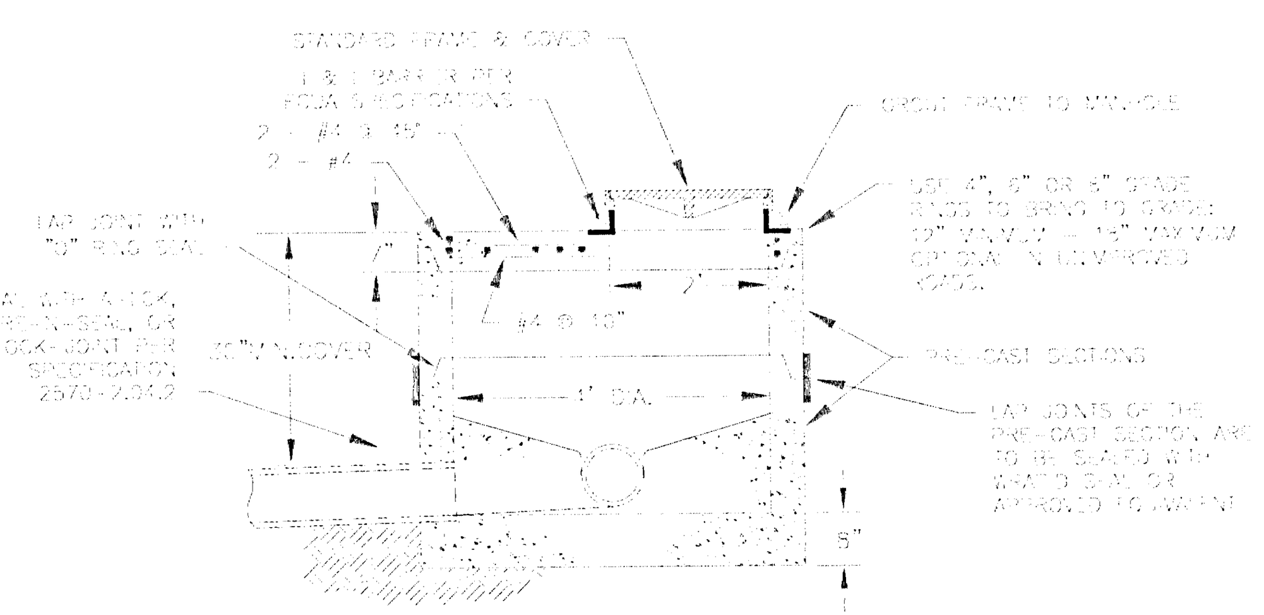
DETAIL D-11



ALTERNATE TOP WITH INVERTED RING



TOP REINFORCING

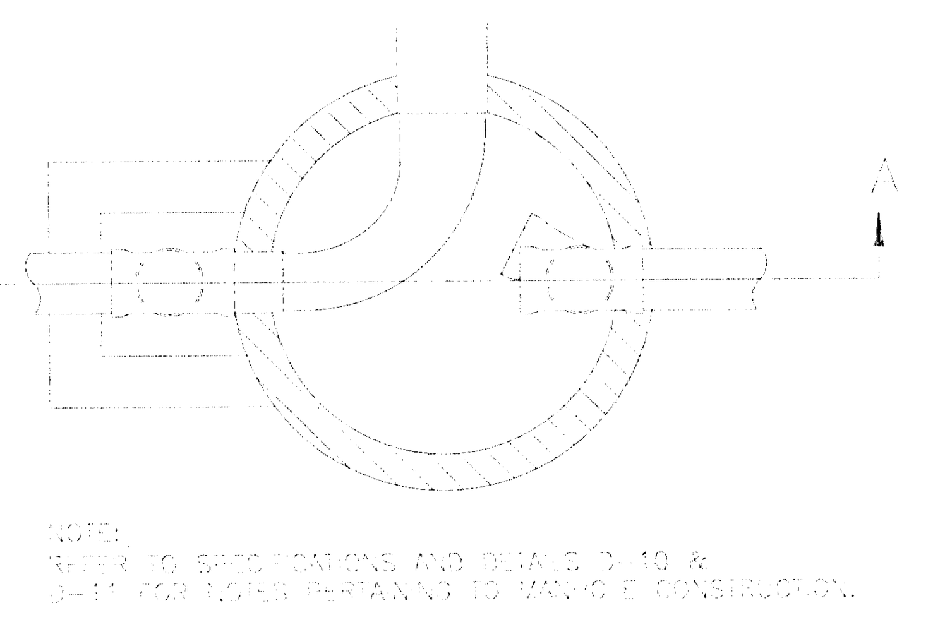


EMERALD COAST UTILITIES AUTHORITY

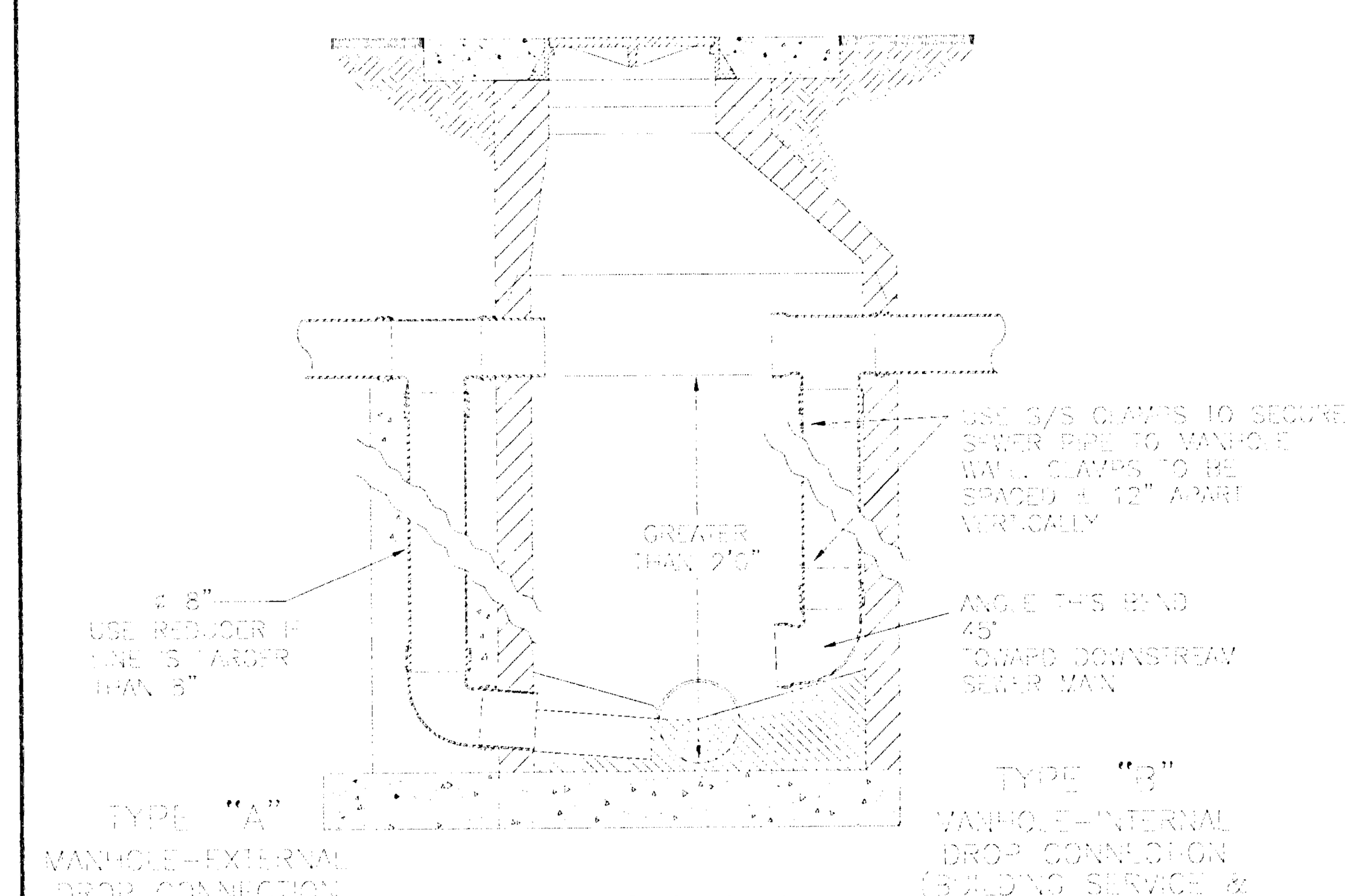
SCALE: N.T.S.
DATE: 9/01/2016

SHALLOW MANHOLE

DETAIL D-12



NOTE:
REFER TO SPECIFICATIONS AND DETAILS D-10 & D-11 FOR NOTES PERTAINING TO MANHOLE CONSTRUCTION.



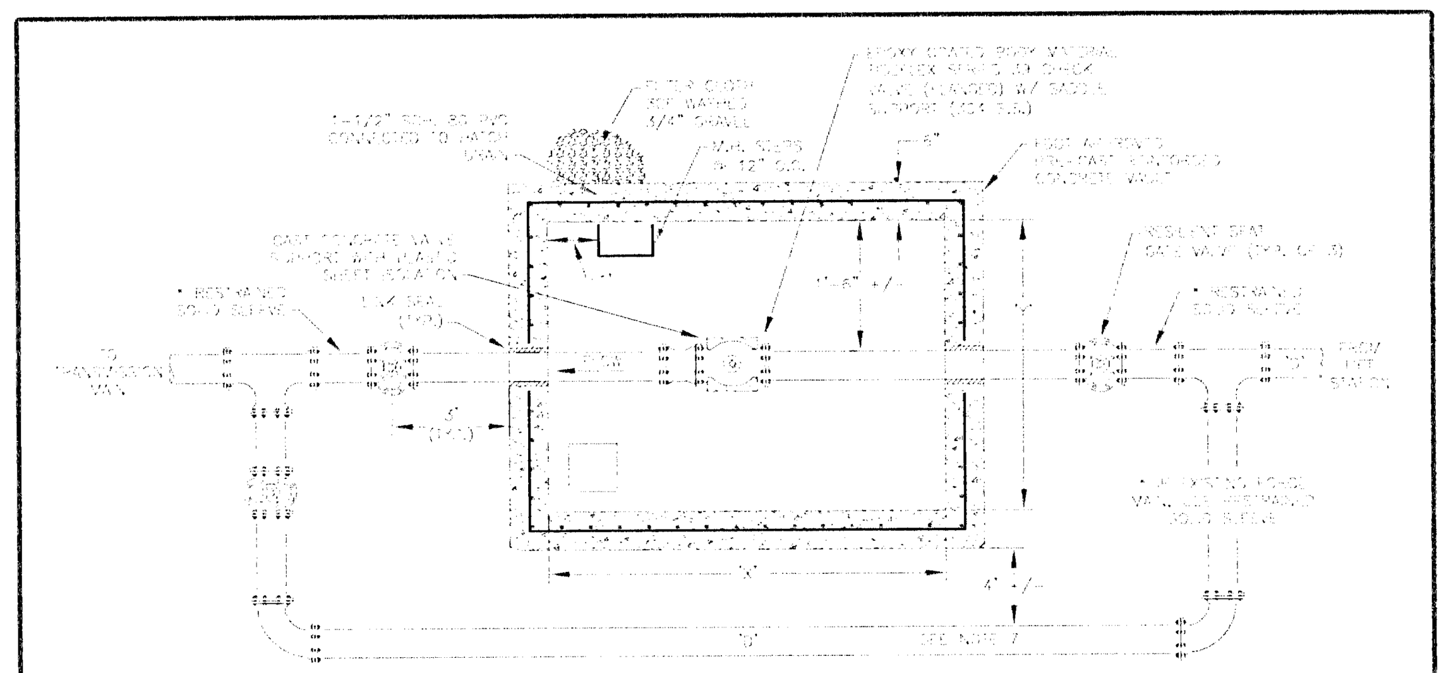
SECTION A-A

EMERALD COAST UTILITIES AUTHORITY

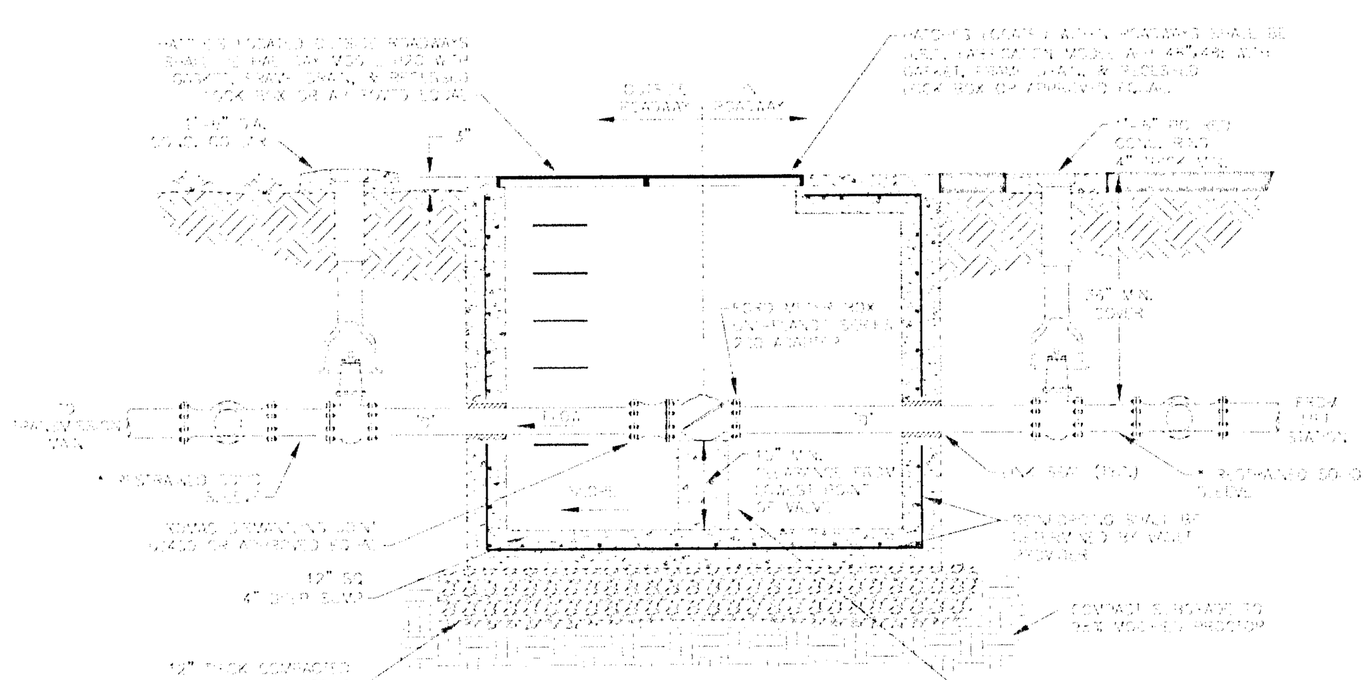
SCALE: N.T.S.
DATE: 9/01/2016

DROP MANHOLE

DETAIL D-13



PLAN



ELEVATION

EMERALD COAST UTILITIES AUTHORITY

SCALE: N.T.S.
DATE: 9/01/2016

SEWER CHECK VALVE VAULT DETAIL

DETAIL D-23

5-Nov-21 n\10 - projects\2020\20-0015 - pine forest rd apartments - pensacola, fl\10 design\project files\plansheets\c_00_c900-details-2-26-21.dwg

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

WATER-SEWER DETAILS 1

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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Checked By: JRE
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Dwg File:

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C903

DATE
11/03/2021

MATCHLINE D-D

MATCHLINE C-C

BLDG 4
FFE=124.00
13,218 SF

BLDG 5
FFE=123.25
13,218 SF

PROPOSED 30' PUBLIC
DRAINAGE/ACCESS EASEMENT

PROPOSED PUBLIC
30' DRAINAGE/ACCESS EASEMENT

30' B.S.L.

22.2'

LEGEND:

- EXISTING CONTOUR
- XXX PROPOSED CONTOUR
- F.O.C. / B.O.C. SPOT ELEVATION

0 20' 40'
SCALE: 1" = 20'

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION H	DATE	BY
			2021-11-05	JRE

DETAILED GRADING PLAN

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
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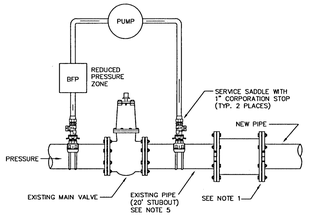
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C304

DATE
11/03/2021

NOTES:

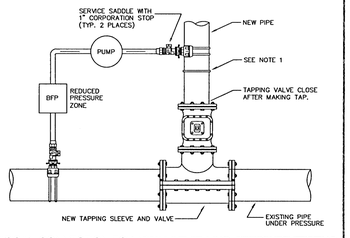
1. NEW PIPE SHALL BE CAPPED OR PLUGGED FOR PRESSURE TEST. ONCE TEST IS SATISFACTORILY COMPLETED NEW MAIN IS TO BE CONNECTED TO EXISTING MAIN IN A MANNER ACCEPTABLE TO E.C.U.A.
2. THE CONTRACTOR SHALL FLUSH LINE PRIOR TO STARTING THE CHLORINATION PROCEDURE. ALL FLUSHING SHALL BE DONE THROUGH THE EXISTING VALVE WITH ALL HYDRANTS AND SERVICE LINES OPEN. E.C.U.A. INSPECTOR SHALL BE THE ONLY PERSON ALLOWED TO OPERATE THE VALVE AND SHALL BE PRESENT DURING FLUSHING OPERATION.
3. ONCE SATISFACTORY BACTERIOLOGICAL SAMPLES ARE OBTAINED THE CONTRACTOR SHALL CLOSE BOTH CORPORATION STOPS AND REMOVE SERVICE TUBING, PUMP AND BACK FLOW PREVENTER; CAP CORPORATION STOPS WITH BRASS CAPS.
4. CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR FILLING, CHLORINATING AND TESTING PROCEDURES. CONTRACTOR SHALL PROVIDE SAMPLING TAPS AT THOSE LOCATIONS APPROVED BY THE E.C.U.A. INSPECTOR. E.C.U.A. SHALL COLLECT TEST SAMPLES. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF CHLORINATED WATER.
5. IF 20' STUB OUT IS NOT PRESENT, SPECIAL ARRANGEMENTS WILL HAVE TO BE MADE TO DEPRESSURIZE THE EXISTING MAIN TO MAKE CONNECTION TO THE EXISTING VALVE.



TYPICAL CONNECTION FOR NEW LINE FILLING, PRESSURE TESTING, FLUSHING AND CHLORINATION (EXISTING STUBOUT)

NOTES:

1. NEW PIPE SHALL BE CAPPED OR PLUGGED FOR PRESSURE TEST. ONCE TEST IS SATISFACTORILY COMPLETED NEW MAIN IS TO BE CONNECTED TO TAPPING VALVE. TAPPING VALVE IS TO REMAIN CLOSED.
2. THE CONTRACTOR SHALL FLUSH LINE PRIOR TO STARTING THE CHLORINATION PROCEDURE. ALL FLUSHING SHALL BE DONE THROUGH THE TAPPING VALVE WITH ALL HYDRANTS AND SERVICE LINES OPEN. E.C.U.A. INSPECTOR SHALL BE THE ONLY PERSON ALLOWED TO OPERATE THE VALVE AND SHALL BE PRESENT DURING FLUSHING OPERATION. ONCE FLUSHING IS COMPLETE THE INSPECTOR SHALL CLOSE THE VALVE.
3. ONCE SATISFACTORY BACTERIOLOGICAL SAMPLES ARE OBTAINED THE CONTRACTOR SHALL CLOSE BOTH CORPORATION STOPS AND REMOVE SERVICE TUBING, PUMP AND BACK FLOW PREVENTER; CAP CORPORATION STOPS WITH BRASS CAPS.
4. CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR FILLING, CHLORINATING AND TESTING PROCEDURES. CONTRACTOR SHALL PROVIDE SAMPLING TAPS AT THOSE LOCATIONS APPROVED BY THE E.C.U.A. INSPECTOR. E.C.U.A. SHALL COLLECT TEST SAMPLES. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF CHLORINATED WATER.



TYPICAL CONNECTION FOR NEW LINE FILLING, PRESSURE TESTING, FLUSHING AND CHLORINATION (TAPPING SLEEVE AND VALVE)

SCALE: N.T.S.
DATE: 9/01/2016

TYPICAL CHLORINE DISINFECTION

DETAIL D-41

PIPE SIZE (INCHES)	SPECIFICATION	GALLONS PER 100'	CHLORINE REQUIRED PER 100' FOR 25ppm (OUNCES)	HTH REQUIRED PER 100' FOR 25ppm (OUNCES)	CHLORINE REQUIRED PER 100' FOR 50ppm (OUNCES)	HTH REQUIRED PER 100' FOR 50ppm (OUNCES)
2	C-901 DR9	16.3	0.05	0.08	0.11	0.17
3	C-901 DR11	36.7	0.12	0.19	0.24	0.38
4	C-900 DR18 C-906 DR11	65.3	0.22	0.34	0.44	0.67
6	C-900 DR18 C-906 DR11	146.9	0.49	0.75	0.98	1.51
8	C-900 DR18 C-906 DR11	261.1	0.87	1.34	1.74	2.68
10	C-900 DR18 C-906 DR11	408.0	1.36	2.09	2.72	4.19
12	C-900 DR18 C-906 DR11	587.5	1.96	3.02	3.92	6.03
14	C-905 DR18 C-906 DR11	799.6	2.67	4.10	5.34	8.21
16	C-905 DR18 C-906 DR11	1044.4	3.48	5.36	6.97	10.72
18	C-905 DR18 C-906 DR11	1321.8	4.41	6.78	8.82	13.57
20	C-905 DR18 C-906 DR11	1631.9	5.44	8.38	10.89	16.57
22	C-905 DR18 C-906 DR11	1974.6	6.59	10.13	13.17	20.27
24	C-905 DR18 C-906 DR11	2349.9	7.84	12.06	15.68	24.12

NOTE:

1. DISINFECTION SHOULD CONFORM TO THE CURRENT VERSION OF AWWA STANDARD C-651.
2. CALCIUM HYPOCHLORITE (HTH) WITH 65% AVAILABLE CHLORINE BY WEIGHT.
3. FORMULAS ARE AS FOLLOWS:

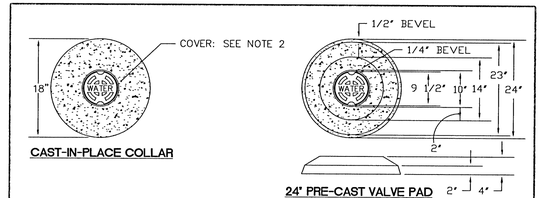
Cl_2 REQUIRED FOR DISINFECTION (OZ.) = VOLUME (MG) X Cl_2 DOSAGE (PPM) X (8.34 LB/GAL) X (16 OZ/LB)

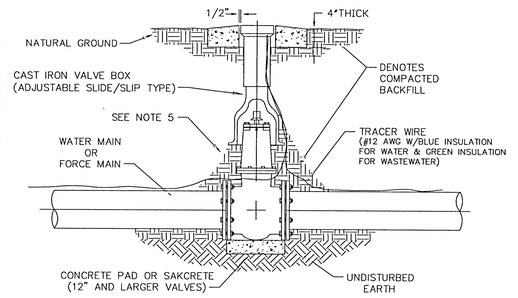
CALCIUM HYPOCHLORITE REQUIRED FOR DISINFECTION (OZ.) = Cl_2 REQUIRED FOR DISINFECTION (OZ.) / (% AVAILABLE CL_2/100)

SCALE: N.T.S.
DATE: 9/01/2016

CHLORINE AND CALCIUM HYPOCHLORITE REQUIRED FOR DISINFECTION

DETAIL D-42





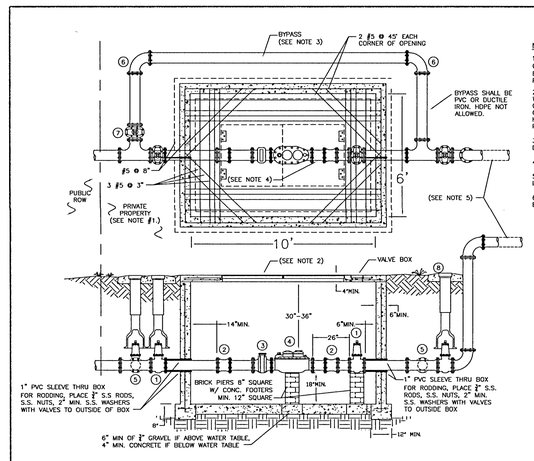
NOTES:

1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE
3. VALVE BOX TOP & COLLAR SHALL BE FLUSH WITH FINISHED GRADE OR ½" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS.
5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.

SCALE: N.T.S.
DATE: 9/01/2016

TYPICAL VALVE & BOX INSTALLATION

DETAIL D-43



NOTES:

1.) METER VAULTS ARE TYPICALLY PLACED IN AN EASEMENT ON PRIVATE PROPERTY ABUTTING ROW LINE (SEE ECUA ENGINEERING FOR INFORMATION), METER SHALL NOT BE FENCED IN.

2.) ALUMINUM OR GALVANIZED STEEL ANGLE FRAME HATCH WITH ALUMINUM DOUBLE COVER, SIZE 36" X 72", NO CENTER BAR, DOORS HINGED ON OPPOSITE SHORT SIDE AND OPEN TO 90 DEGREES OR MORE, TYPE AHD FOR INCIDENTAL H20 RATED TRAFFIC, OR TYPE APD FOR 300 POUND RATED PEDESTRIAN USE.

3.) BYPASS PIPING SHALL BE EXTERNAL AND BE PVC OR DUCTILE IRON. HDPE NOT ALLOWED.

4.) METER RUN PIPING SHALL BE DUCTILE IRON.

5.) TO BACKFLOW PREVENTION DEVICE (NOT SHOWN) AS INSTALLED BY OWNER.

6.) METERS LARGER THAN 10" SHALL HAVE METER VAULT ENGINEERED FOR CORRECT SIZING.

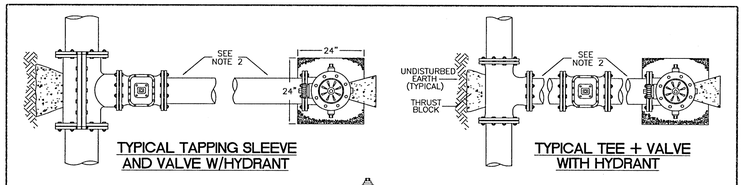
LEGEND

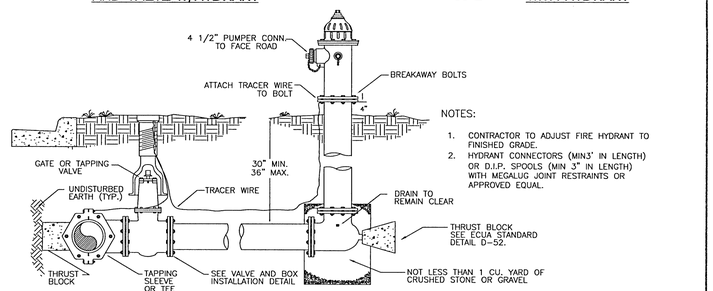
1. M.J. GATE VALVE
2. 12" SOLID SLEEVE
3. STRAINER (BY ECUA)
4. METER (BY ECUA)
5. TEE
6. ELBOW 90°
7. M.J. GATE VALVE & BOX
8. OWNER CONTROL GATE VALVE

SCALE: N.T.S.
DATE: 9/01/2016

6", 8" & 10" METER VAULT

DETAIL D-45





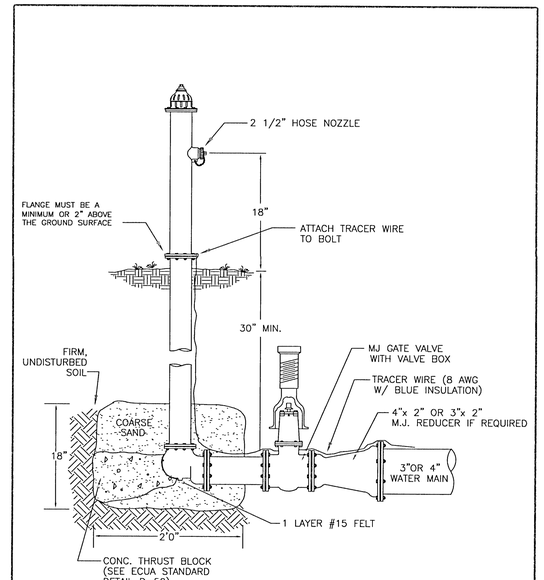
NOTES:

1. CONTRACTOR TO ADJUST FIRE HYDRANT TO FINISHED GRADE.
2. HYDRANT CONNECTORS (MIN3" IN LENGTH) OR D.I.P. SPOOLS (MIN 3" IN LENGTH) WITH MEGALUG JOINT RESTRAINTS OR APPROVED EQUAL.

SCALE: N.T.S.
DATE: 9/01/2016

TYPICAL FIRE HYDRANT INSTALLATION

DETAIL D-50



SCALE: N.T.S.
DATE: 9/01/2016

TYPICAL 2" FLUSH HYDRANT

DETAIL D-51

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION H	DATE	2021-11-05	BY	JRE

WATER-SEWER DETAILS 2

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

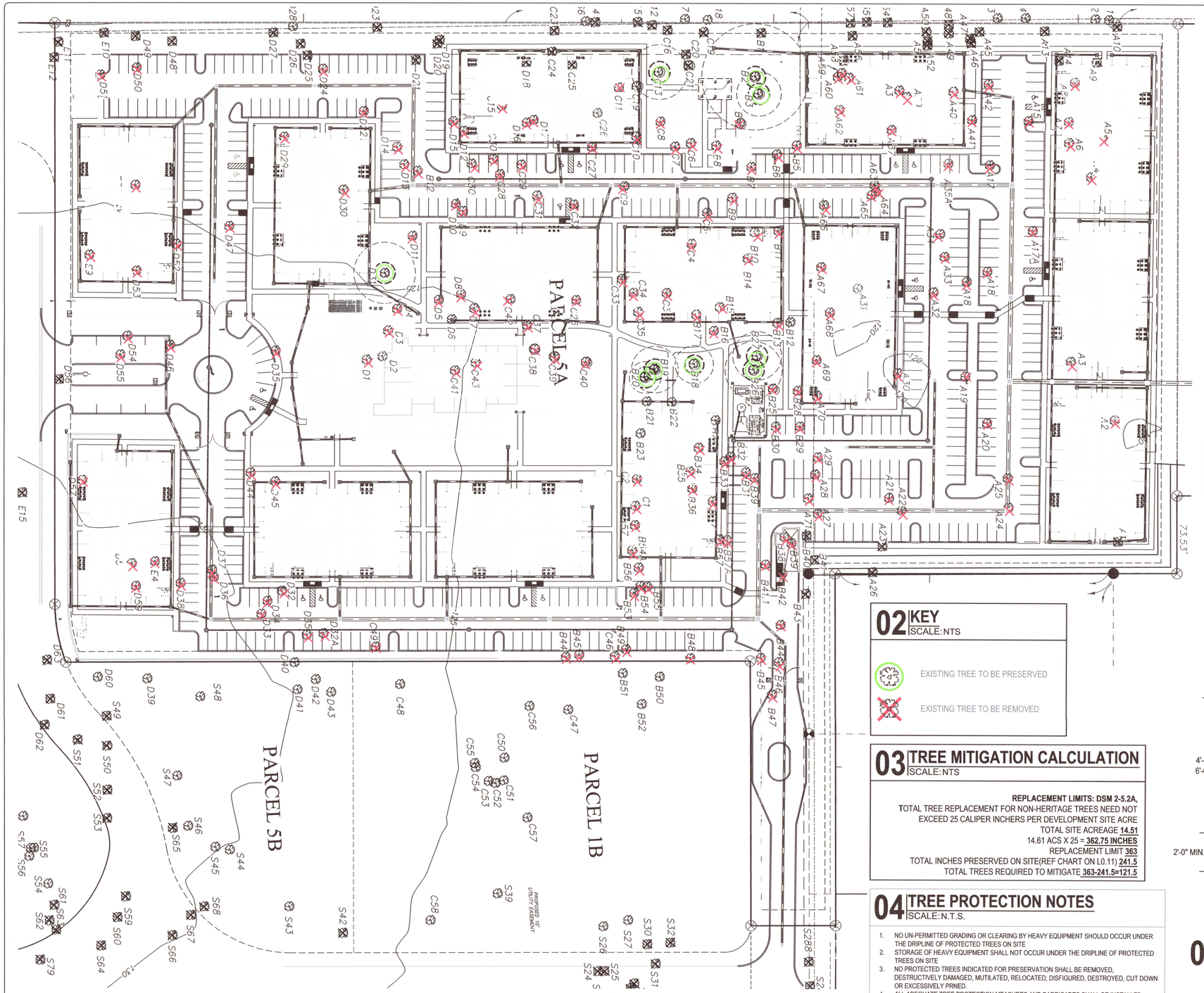
"PERMIT SET"
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PERMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C904

DATE
11/03/2021



01 TREE PRESERVATION PLAN
SCALE: NTS

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

02 KEY
SCALE: NTS

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

03 TREE MITIGATION CALCULATION
SCALE: NTS

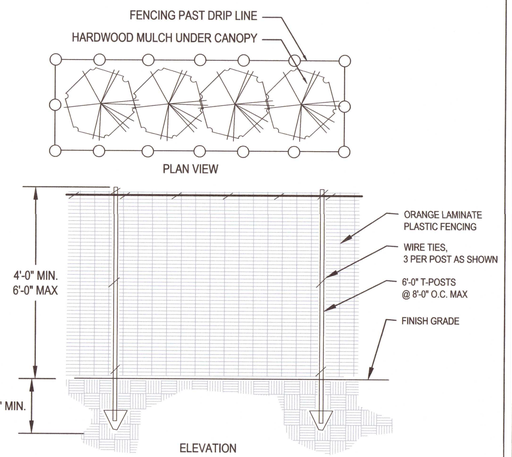
REPLACEMENT LIMITS: DSM 2-5.2A,
TOTAL TREE REPLACEMENT FOR NON-HERITAGE TREES NEED NOT EXCEED 25 CALIPER INCHERS PER DEVELOPMENT SITE ACRE
TOTAL SITE ACREAGE **14.51**
14.61 ACS X 25 = **362.75 INCHES**
REPLACEMENT LIMIT **363**
TOTAL INCHES PRESERVED ON SITE(REF CHART ON L0.11) **241.5**
TOTAL TREES REQUIRED TO MITIGATE **363-241.5=121.5**

04 TREE PROTECTION NOTES
SCALE: N.T.S.

1. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE
2. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE
3. NO PROTECTED TREES INDICATED FOR PRESERVATION SHALL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN OR EXCESSIVELY PRNED.
4. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED

05 PROTECTIVE BARRIERS:
SCALE: N.T.S.

1. PROTECTIVE BARRIERS SHALL BE INSTALLED AROUND EACH PROTECTED TREE OR GROUP OF PROTECTED TREES THAT ARE DESIGNATED FOR PRESERVATION PRIOR TO THE START OF DEVELOPMENT ACTIVITIES. BARRICADES SHALL BE MAINTAINED IN PLACE UNTIL DEVELOPMENT ACTIVITIES ARE COMPLETE.
2. BARRIERS SHALL NOT BE SUPPORTED BY THE PLANTS THEY ARE PROTECTING BUT SHALL BE SELF-SUPPORTING.
3. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH AND CONSTRUCTED OF A DURABLE MATERIAL THAT WILL LAST UNTIL CONSTRUCTION IS COMPLETE.
4. PROTECTIVE BARRIERS SHALL BE INSTALLED AT LEAST ONE FOOT FROM THE DRIP LINE OR ONE FOOT FROM THE TRUNK OF THE TREE FOR EACH INCH OF TREE CALIPER, WHICHEVER IS GREATER.
5. THE AREA WITHIN THE PROTECTIVE BARRIER SHALL REMAIN FREE OF ALL BUILDING MATERIALS, HARMFUL SUBSTANCES, DIRT, CONSTRUCTION DEBRIS, VEHICLES, DIGGING, TRENCHING, GRADING, OR OTHER DEVELOPMENT ACTIVITY.
6. ANY TREE DAMAGED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED PRACTICES OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL DAMAGE MUST BE REPAIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR COMPLETION FOR THE DEVELOPMENT PROJECT.
7. CONSTRUCTION EQUIPMENT MAY NOT OPERATE WITHIN THE DRIP LINE OF A TREE. IF NECESSARY, WRITTEN PERMISSION AND WRITTEN APPROVAL MUST BE ACQUIRED PRIOR TO WORK BEING PERFORMED. WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK, SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO AVOID DAMAGING THE TREE AND UNDER DIRECTION OF THE OWNERS REPRESENTATIVE.
8. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DONE BY STRIPPING AND REGRADING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE DRIPLINES.
9. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS, SPILLAGE , OR DRAINAGE FROM STORED MATERIALS.
10. TREE PROTECTION FENCING MUST CARRY DURABLE SIGNS DESIGNATING THE AREA AS A TREE PROTECTION ZONE.
11. UNDER NO CONDITIONS WILL THE CONTRACTOR BE PERMITTED TO PRUNE OR CUT A PRESERVED TREE. ALL TRIMMING MUST BE DONE BY LICENSED ARBORIST. LICENSED ARBORIST, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, SHALL DIRECT ALL TREE PRUNING. CONTRACTOR RESPONSIBLE FOR MINIMAL PRUNING AND TRIMMING OF THE EXISTING TREES ON SITE, UNDER THE DIRECTION OF THE ARCHITECT AND LANDSCAPE ARCHITECT, ONCE CONSTRUCTION IS COMPLETE.
12. PROGRAM MANAGER, IN CONJUNCTION WITH ARCHITECT AND LANDSCAPE ARCHITECT, TO PROVIDE WRITTEN PERMISSION FOR ANY INCURSIONS INTO TREE PROTECTION AREAS.
13. CONTRACTOR MUST WATER TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS. REPLACEMENT FOR DAMAGES WILL BE AT NO COST TO THE OWNER.
14. SHOULD TREE BE IN DECLINED HEALTH, CONTRACTOR TO RETAIN LICENSED ARBORIST TO PERFORM TREE PRESERVATION MEASURES OR REMOVE TREE.
15. CONTRACTOR TO PROVIDE HARDWOOD MULCH UNDER ALL EXISTING TREES.



TREE PROTECTION FENCING TO BE PLACED AROUND TREE
1' RADI PER 1" DIAMETER

05 TREE PROTECTION FENCING DETAIL
SCALE: NTS

Lance S. Malley, AIA
Architect
409 North Seventh Street
Baton Rouge, LA 70802
Office (225) 215-1777
Fax (225) 215-1778
lance@architect7.com

NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
– PINE FOREST ROAD –
PENSACOLA, FL

No.	Date	Description
	08/24/21	REV. E

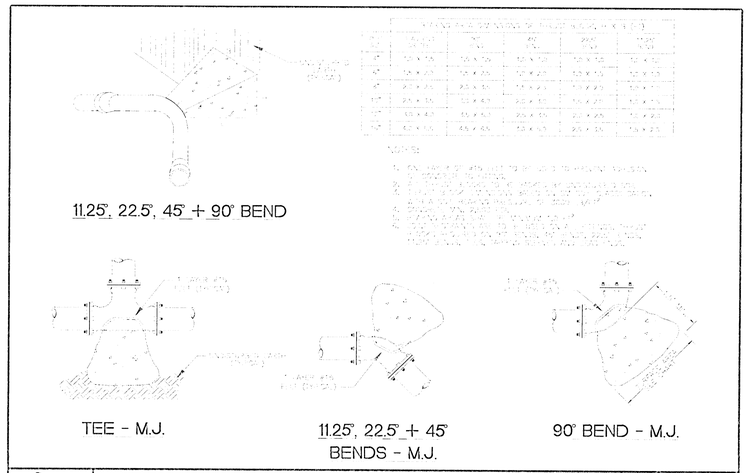
ARCHITECT PROJECT NO.
2874

PERMIT SET

08/24/2021

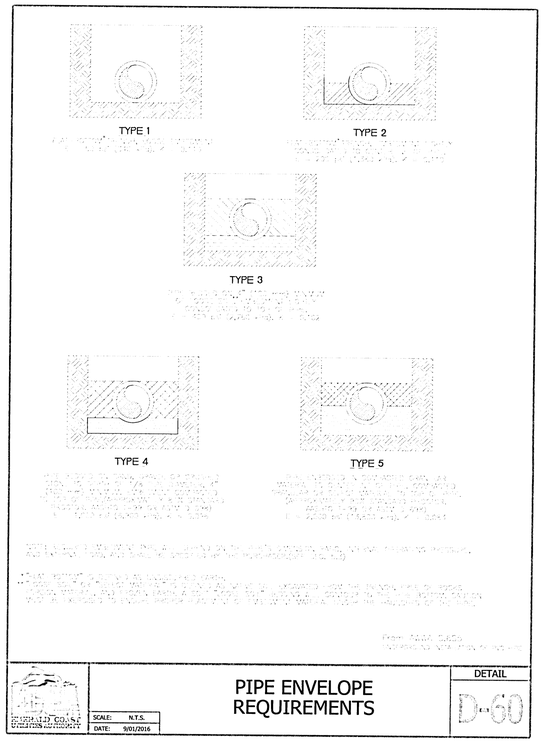
REGISTERED LANDSCAPE ARCHITECT
WILLIAM REICH
LA6667567
STATE OF FLORIDA
REVISION
REICH
LANDSCAPE ARCHITECTURE
301 N Ormond Blvd, Baton Rouge, LA 70803
225.578.3899 www.reichla.com

L0.10
TREE PRESERVATION PLAN



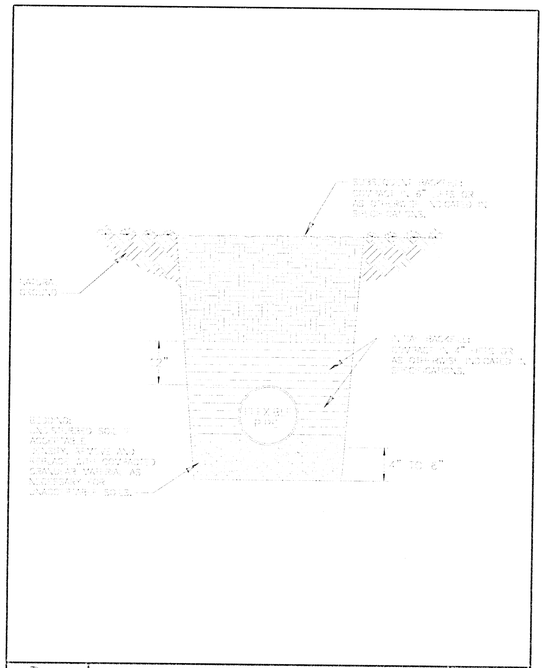
TYPICAL THRUST BLOCK INSTALLATION

SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-52



PIPE ENVELOPE REQUIREMENTS

SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-60



FLEXIBLE PIPE BEDDING

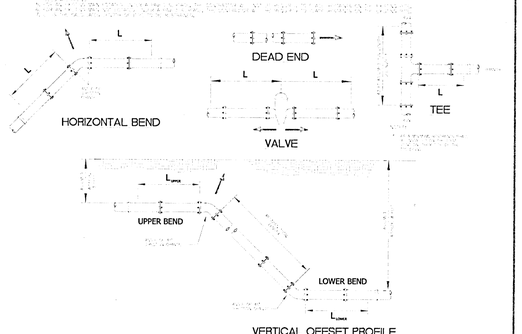
SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-61

DUCTILE IRON
Minimum Pipe Length to be Restrained, L (ft)

Pipe Size (in)	Horizontal Fittings 90°	45°	22.5°	11.25°	Dead Ends/Valves Equal Tees		45° Vertical Offset UPPER	LOWER
3	22	10	5	3	46	1	19	10
4	27	11	6	3	56	1	23	11
6	38	16	8	4	79	1	33	16
8	48	20	10	5	101	11	42	20
10	58	24	12	6	123	32	51	24
12	67	28	14	7	143	51	59	28
14	76	32	15	8	164	70	68	32
16	84	35	17	9	182	88	76	35
18	92	38	19	10	202	106	80	38
20	100	42	20	10	219	123	91	42
24	114	48	23	12	255	156	106	48

PVC
Minimum Pipe Length to be Restrained, L (ft)

Pipe Size (in)	Horizontal Fittings 90°	45°	22.5°	11.25°	Dead Ends/Valves Equal Tees		45° Vertical Offset UPPER	LOWER
3	25	11	5	3	61	1	26	11
4	30	13	6	3	73	1	31	13
6	43	18	9	5	105	1	44	18
8	54	23	11	6	133	14	55	23
10	65	27	13	7	162	42	67	27
12	75	31	15	8	189	67	78	31
14	85	36	17	9	216	93	90	36
16	94	39	19	10	241	116	100	39
18	104	43	21	11	267	140	111	43
20	112	47	23	11	290	162	120	47
24	128	53	26	13	337	206	140	53



PIPE JOINT RESTRAINT TABULATION

SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-62

DUCTILE IRON
STRAIGHT REDUCERS
Minimum Pipe Length to be Restrained, L (ft)

Pipe Diameter (in)	4	6	8	10	12	14	16	18	20	24
3	18	54	81							
4		42	72	100	124					
6			41	75	103	130	153			
8				43	77	108	133	159		
10					41	77	107	136	161	
12						43	78	110	137	188
14							41	78	108	165
16								42	77	139
18									40	109
20										77

SMALL SIDE

DUCTILE IRON
REDUCING TEES
Minimum Pipe Length to be Restrained, Lb (ft)

Pipe Diameter (in)	4	6	8	10	12	14	16	18	20	24
3	1	1	1							
4		1	1	1	1	1	1			
6			1	1	1	1	1	1	1	1
8				1	1	1	1	1	1	1
10					12	1	1	1	1	1
12						32	14	1	1	1
14							55	38	21	1
16								73	59	27
18									94	66
20										98

BRANCH

PVC
STRAIGHT REDUCERS
Minimum Pipe Length to be Restrained, L (ft)

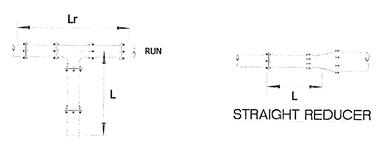
Pipe Diameter (in)	4	6	8	10	12	14	16	18	20	24
3	24	71	101							
4		55	95	132	164					
6			54	99	136	172	203			
8				57	101	142	177	210		
10					54	102	142	180	213	
12						57	103	146	182	249
14							54	103	144	217
16								56	102	184
18									53	143
20										101

SMALL SIDE

PVC
REDUCING TEES
Minimum Pipe Length to be Restrained, Lb (ft)

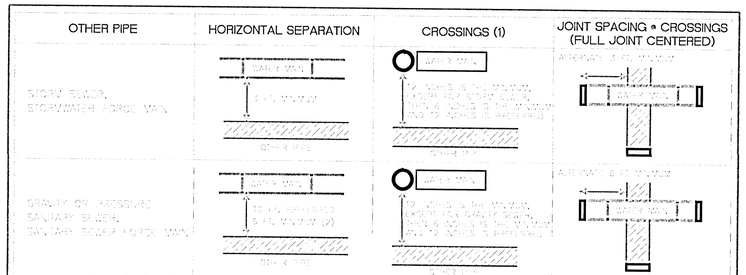
Pipe Diameter (in)	4	6	8	10	12	14	16	18	20	24
3	1	1	1							
4		1	1	1	1	1	1			
6			1	1	1	1	1	1	1	1
8				1	1	1	1	1	1	1
10					16	1	1	1	1	1
12						43	19	1	1	1
14							73	50	28	1
16								97	78	36
18									124	87
20										130

BRANCH



PIPE JOINT RESTRAINT REDUCERS & REDUCING TEES

SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-63



WATER / SEWER SEPARATION

SCALE: N.T.S.
DATE: 9/01/2016
DETAIL D-64

NOVUS REB ENGINEERING

NO.	DESCRIPTION	DATE	BY
H	REVISION H	2021-11-05	JRE

WATER-SEWER DETAILS 3

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PERMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C905

DATE
11/03/2021

01 TREE TABULATION TABLE

SCALE: NTS

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH 1	DBH 2	DBH 3	DBH SUM OF INCHES SQUARED	FINAL DBH CALCULATION	NOTES
A2	*Quercus virginiana*	Live Oak	12.1			146.4	12.1	Removed
A3	*Quercus hemisphaerica*	Darlington Oak	17.3			299.3	17.3	Removed
A4	*Quercus hemisphaerica*	Darlington Oak	14.0			196.0	14.0	Removed
A5	*Quercus hemisphaerica*	Darlington Oak	12.1			146.4	12.1	Removed
A6	*Quercus hemisphaerica*	Darlington Oak	12.7			161.3	12.7	Removed
A7	*Quercus hemisphaerica*	Darlington Oak	14.9			222.0	14.9	Removed
A8	*Quercus hemisphaerica*	Darlington Oak	14.6			213.2	14.6	Removed
A15	*Quercus hemisphaerica*	Darlington Oak	14.9			222.0	14.9	Removed
A17	*Quercus hemisphaerica*	Darlington Oak	12.9			166.4	12.9	Removed
A17A	*Quercus hemisphaerica*	Darlington Oak	12.9			166.4	12.9	Removed
A18	*Quercus hemisphaerica*	Darlington Oak	12.1			146.4	12.1	Removed
A19	*Quercus virginiana*	Live Oak	12.2			148.8	12.2	Removed
A20	*Quercus virginiana*	Live Oak	13.9			193.2	13.9	Removed
A21	*Quercus virginiana*	Live Oak	15.7			246.5	15.7	Removed
A22	*Quercus virginiana*	Live Oak	14.4			207.4	14.4	Removed
A24	*Quercus virginiana*	Live Oak	12.7			161.3	12.7	Removed
A25	*Quercus virginiana*	Live Oak	13.5			182.3	13.5	Removed
A27	*Quercus virginiana*	Live Oak	12.2			148.8	12.2	Removed
A28	*Quercus virginiana*	Live Oak	15.7			246.5	15.7	Removed
A29	*Quercus virginiana*	Live Oak	14.0			196.0	14.0	Removed
A30	*Quercus virginiana*	Live Oak	13.7			187.7	13.7	Removed
A31B	*Quercus virginiana*	Live Oak	14.4			207.4	14.4	Removed
A32	*Quercus hemisphaerica*	Darlington Oak	12.0			144.0	12.0	Removed
A33	*Quercus hemisphaerica*	Darlington Oak	14.9			222.0	14.9	Removed
A34	*Magnolia grandifolia*	Southern Magnolia	15.9			252.8	15.9	Removed
A35	*Quercus hemisphaerica*	Darlington Oak	13.4			179.6	13.4	Removed
A35A	*Quercus hemisphaerica*	Darlington Oak	13.6			185.0	13.6	Removed
A37	*Quercus hemisphaerica*	Darlington Oak	17.4			302.8	17.4	Removed
A38	*Quercus virginiana*	Live Oak	12.7			161.3	12.7	Removed
A39	*Quercus hemisphaerica*	Darlington Oak	19.0			361.0	19.0	Removed
A40	*Quercus virginiana*	Live Oak	13.3			176.9	13.3	Removed
A41	*Quercus virginiana*	Live Oak	12.3			151.3	12.3	Removed
A42	*Quercus hemisphaerica*	Darlington Oak	19.0			361.0	19.0	Removed
A59	*Quercus virginiana*	Live Oak	16.0			256.0	16.0	Removed
A60	*Quercus hemisphaerica*	Darlington Oak	17.2			295.8	17.2	Removed
A61	*Quercus virginiana*	Live Oak	19.7			388.1	19.7	Removed
A62	*Quercus virginiana*	Live Oak	22.1			488.4	22.1	Removed
A63	*Quercus virginiana*	Live Oak	16.8			282.2	16.8	Removed
A64	*Quercus virginiana*	Live Oak	32.1			1030.4	32.1	Removed
A65	*Quercus hemisphaerica*	Darlington Oak	13.6			185.0	13.6	Removed
A66	*Quercus hemisphaerica*	Darlington Oak	16.5			272.3	16.5	Removed
A67	*Quercus virginiana*	Live Oak	25.5			650.3	25.5	Removed
A68	*Quercus hemisphaerica*	Darlington Oak	21.0			441.0	21.0	Removed
A69	*Quercus virginiana*	Live Oak	15.0			225.0	15.0	Removed
A70	*Quercus virginiana*	Live Oak	12.9			166.4	12.9	Removed
B2	*Quercus virginiana*	Live Oak	50.3			2530.1	50.3	Preserved
B3	*Quercus virginiana*	Live Oak	20.8			432.6	20.8	Preserved
B4	*Quercus virginiana*	Live Oak	19.7			388.1	19.7	Removed
B5	*Quercus virginiana*	Live Oak	18.8			353.4	18.8	Removed
B6	*Quercus falcata*	Southern Red Oak	14.0			196.0	14.0	Removed
B7	*Quercus virginiana*	Live Oak	20.3			412.1	20.3	Removed
B8	*Quercus virginiana*	Live Oak	15.7			246.5	15.7	Removed
B9	*Quercus virginiana*	Live Oak	36.7			1346.9	36.7	Removed
B10	*Quercus virginiana*	Live Oak	12.4			153.8	12.4	Removed
B11	*Quercus virginiana*	Live Oak	18.6			346.0	18.6	Removed
B12	*Quercus virginiana*	Live Oak	17.2			295.8	17.2	Removed
B13	*Quercus virginiana*	Live Oak	31.3			979.7	31.3	Removed
B14	*Quercus virginiana*	Live Oak	17.3			299.3	17.3	Removed
B15	*Quercus virginiana*	Live Oak	19.1			364.8	19.1	Removed
B16	*Quercus virginiana*	Live Oak	22.5			506.3	22.5	Removed
B17	*Quercus virginiana*	Live Oak	22.6			510.8	22.6	Removed
B18	*Quercus virginiana*	Live Oak	18.0			324.0	18.0	Preserved
B19	*Quercus hemisphaerica*	Darlington Oak	22.0			484.0	22.0	Preserved
B20	*Quercus virginiana*	Live Oak	14.9			222.0	14.9	Preserved
B21	*Quercus virginiana*	Live Oak	12.4			153.8	12.4	Removed
B22	*Quercus virginiana*	Live Oak	16.5			272.3	16.5	Removed
B23	*Quercus virginiana*	Live Oak	16.1			259.2	16.1	Removed
B24	*Quercus virginiana*	Live Oak	14.2			201.6	14.2	Removed
B25	*Quercus virginiana*	Live Oak	18.5			342.3	18.5	Removed
B26	*Quercus virginiana*	Live Oak	26.4			697.0	26.4	Preserved
B27	*Quercus virginiana*	Live Oak	22.3			497.3	22.3	Preserved
B28	*Quercus virginiana*	Live Oak	12.2			148.8	12.2	Removed
B29	*Quercus virginiana*	Live Oak	14.9			222.0	14.9	Removed
B30	*Quercus virginiana*	Live Oak	14.1			198.8	14.1	Removed
B31	*Quercus virginiana*	Live Oak	12.6			158.8	12.6	Removed
B32	*Quercus virginiana*	Live Oak	13.5	13.0		351.3	18.7	Removed
B33	*Quercus virginiana*	Live Oak	13.2			174.2	13.2	Removed
B34	*Quercus virginiana*	Live Oak	12.2			148.8	12.2	Removed
B35	*Quercus virginiana*	Live Oak	14.9			222.0	14.9	Removed
B36	*Quercus virginiana*	Live Oak	14.9			222.0	14.9	Removed
B37	*Quercus virginiana*	Live Oak	15.1			228.0	15.1	Removed
B38	*Quercus virginiana*	Live Oak	13.6			185.0	13.6	Removed
B39	*Quercus virginiana*	Live Oak	16.7			278.9	16.7	Removed
B40	*Quercus virginiana*	Live Oak	14.8			219.0	14.8	Removed
B41	*Quercus virginiana*	Live Oak	13.0			169.0	13.0	Removed
B41.1	*Quercus virginiana*	Live Oak	16.1			259.2	16.1	Removed
B42	*Quercus virginiana*	Live Oak	15.5			240.3	15.5	Removed
B44	*Quercus virginiana*	Live Oak	20.6			424.4	20.6	Removed
B45	*Quercus virginiana*	Live Oak	21.0			441.0	21.0	Removed
B46	*Quercus virginiana*	Live Oak	22.0			484.0	22.0	Removed
B47	*Quercus virginiana*	Live Oak	12.9			166.4	12.9	Removed
B48	*Quercus virginiana*	Live Oak	12.4			153.8	12.4	Removed
B49	*Quercus virginiana*	Live Oak	19.1			364.8	19.1	Removed
B53	*Quercus virginiana*	Live Oak	11.7	10.2		240.9	15.5	Removed
B54	*Quercus virginiana*	Live Oak	13.2			174.2	13.2	Removed
B54a	*Quercus virginiana*	Live Oak	13.4			179.6	13.4	Removed
B55	*Quercus virginiana*	Live Oak	13.9			193.2	13.9	Removed
B56	*Quercus virginiana*	Live Oak	7.8	14.8	15.2	510.9	22.6	Removed
B57	*Quercus virginiana*	Live Oak	15.9			252.8	15.9	Removed
B57A	*Quercus virginiana*	Live Oak	38.3			1466.9	38.3	Removed
C1	*Quercus virginiana*	Live Oak	18.9			357.2	18.9	Removed
C2	*Quercus virginiana*	Live Oak	19.4			376.4	19.4	Removed
C3	*Quercus virginiana*	Live Oak	32.2			1036.8	32.2	Removed
C4	*Quercus virginiana*	Live Oak	36.3			1317.7	36.3	Removed
C5	*Quercus virginiana*	Live Oak	17.2			295.8	17.2	Removed
C6	*Quercus virginiana*	Live Oak	20.0			400.0	20.0	Removed
C7	*Quercus virginiana*	Live Oak	32.3			1043.3	32.3	Removed
C8	*Quercus virginiana*	Live Oak	21.5			462.3	21.5	Removed
C9	*Quercus virginiana*	Live Oak	31.7			1004.9	31.7	Removed
C10	*Quercus virginiana*	Live Oak	23.4			547.6	23.4	Removed
C11	*Quercus virginiana*	Live Oak	15.1			228.0	15.1	Removed
C13	*Quercus virginiana*	Live Oak	26.0			676.0	26.0	Preserved
C19	*Quercus virginiana*	Live Oak	29.7			882.1	29.7	Removed
C26	*Quercus virginiana*	Live Oak	19.5			380.3	19.5	Removed
C27	*Quercus virginiana*	Live Oak	26.3			691.7	26.3	Removed
C28	*Quercus virginiana*	Live Oak	15.4			237.2	15.4	Removed
C29	*Quercus virginiana*	Live Oak	12.6			158.8	12.6	Removed
C30	*Quercus falcata*	Southern Red Oak	20.5			420.3	20.5	Removed
C31	*Quercus virginiana*	Live Oak	30.3			918.1	30.3	Removed
C32	*Quercus virginiana*	Live Oak	30.2			912.0	30.2	Removed
C33	*Quercus virginiana*	Live Oak	20.6	21.5		886.6	29.8	Removed
C34	*Quercus virginiana*	Live Oak	13.0			169.0	13.0	Removed
C35	*Quercus virginiana*	Live Oak	12.0			144.0	12.0	Removed
C37	*Quercus virginiana*	Live Oak	20.0			400.0	20.0	Removed
C38	*Quercus virginiana*	Live Oak	12.1			146.4	12.1	Removed
C39	*Quercus hemisphaerica*	Darlington Oak	18.2			331.2	18.2	Removed
C40	*Quercus virginiana*	Live Oak	15.2			231.0	15.2	Removed
C41	*Quercus virginiana*	Live Oak	33.7			1135.7	33.7	Removed
C42	*Quercus virginiana*	Live Oak	20.5			420.3	20.5	Removed
C43	*Quercus virginiana*	Live Oak	17.4			302.8	17.4	Removed
C46	*Quercus virginiana*	Live Oak	17.9			320.4000	17.9	Removed
C49	*Quercus virginiana*	Live Oak	14.8			219.0	14.8	Removed
D1	*Quercus virginiana*	Live Oak	22.5			506.3	22.5	Removed
D2	*Quercus falcata*	Southern Red Oak	14.3			204.5	14.3	Removed
D3	*Quercus virginiana*	Live Oak	19.2			368.6	19.2	Removed
D4	*Quercus virginiana*	Live Oak	19.5			380.3	19.5	Removed
D5	*Quercus virginiana*	Live Oak	31.2			973.4	31.2	Removed
D6	*Quercus virginiana*	Live Oak	20.0	24.6		1005.2	31.7	Removed
D7	*Quercus nigra*	Water Oak	32.8			1075.8	32.8	Removed
D8	*Quercus nigra*	Water Oak	12.9			166.4	12.9	Removed
D9	*Quercus virginiana*	Live Oak	13.3			176.9	13.3	Removed
D10	*Quercus virginiana*	Live Oak	13.4			179.6	13.4	Removed
D11	*Quercus virginiana*	Live Oak	18.4			338.6	18.4	Removed
D12	*Quercus nigra*	Water Oak	29.3			858.5	29.3	Removed
D13	*Quercus virginiana*	Live Oak	21.6			466.6	21.6	Removed
D14	*Quercus nigra*	Water Oak	14.6			213.2	14.6	Removed
D15	*Quercus virginiana*	Live Oak	12.9			166.4	12.9	Removed
D16	*Quercus virginiana*	Live Oak	19.7			388.1	19.7	Removed
D17	*Quercus virginiana*	Live Oak	12.0			144.0	12.0	Removed
D22	*Quercus virginiana*	Live Oak	14.7			216.1	14.7	Removed
D24	*Quercus nigra*	Water Oak	22.3			497.3	22.3	Removed
D29	*Quercus virginiana*	Live Oak	15.2			231.0	15.2	Removed
D30	*Quercus virginiana*	Live Oak	32.4			1049.8	32.4	Removed
D31	*Quercus virginiana*	Live Oak	28.6			818.0	28.6	Preserved
D32	*Quercus virginiana*	Live Oak	14.0			196.0	14.0	Removed
D32A	*Quercus virginiana*	Live Oak	25.9			670.8	25.9	Removed
D33	*Quercus virginiana*	Live Oak	22.7			515.3	22.7	Removed
D34	*Quercus virginiana*	Live Oak	27.0			729.0	27.0	Removed
D35	*Quercus virginiana*	Live Oak	22.5			506.3	22.5	Removed
D36	*Magnolia grandifolia*	Southern Magnolia	19.2			368.6	19.2	Removed
D37	*Quercus virginiana*	Live Oak	12.7			161.3	12.7	Removed
D38	*Quercus virginiana*	Live Oak	12.8			163.8	12.8	Removed
D44	*Quercus virginiana*	Live Oak	12.8			163.8	12.8	Removed
D45	*Quercus virginiana*	Live Oak	12.8			163.8	12.8	Removed
D46	*Quercus virginiana*	Live Oak	21.4			458.0	21.4	Removed
D47	*Quercus virginiana*	Live Oak	18.9			357.2	18.9	Removed
D50	*Quercus nigra*	Water Oak	15.0			225.0	15.0	Removed
D51	*Quercus nigra*	Water Oak	12.8			163.8	12.8	Removed
D51A	*Quercus nigra*	Water Oak	17.2			295.8	17.2	Removed
D52	*Quercus nigra*	Water Oak	20.2			408.0	20.2	Removed
D53	*Magnolia grandifolia*	Southern Magnolia	12.8			163.8	12.8	Removed
D54	*Quercus nigra*	Water Oak	20.6			424.4	20.6	Removed
D55	*Quercus nigra*	Water Oak	19.9			396.0	19.9	Removed
D57	*Quercus nigra*	Water Oak	18.0			324.0	18.0	Removed
D58	*Quercus virginiana*	Live Oak	13.1			171.6	13.1	Removed
D59	*Quercus virginiana*	Live Oak	21.8			475.2	21.8	Removed
E4	*Quercus virginiana*	Live Oak	22.4			501.8	22.4	Removed
E9	*Quercus nigra*	Water Oak	13.1			171.6	13.1	Removed

02 TREE MITIGATION CALCULATION

SCALE: NTS

REPLACEMENT RATIO: **DSM 2-5.2A**
TOTAL PROTECTED TREE TRUNK DIAMETER (DBH) REMOVED = **3,062.6**
TOTAL CALIPER REPLACEENT INCHES (3,062.6 X.5) = **1,531.5"**

REPLACEMENT LIMITS: DSM 2-5.2A,
TOTAL TREE REPLACEMENT FOR NON-HERITAGE TREES NEED NOT EXCEED 25 CALIPERINCHERS PER DEVELOPMENT SITE ACRE
TOTAL SITE ACREAGE 14.51
14.61 ACS X 25 = 362.75 INCHES
REPLACEMENT LIMIT **363**

TOTAL INCHES PRESERVED ON SITE **241.5**
TOTAL TREES REQUIRED TO MITIGATE **363-241.5=121.5**
REF 2.00 SERIES FOR TREE MITIGATION

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

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NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
PINE FOREST ROAD
PENSACOLA, FL

No.	Date	Description
	08/24/21	REV. E

ARCHITECT PROJECT NO.
2874

PERMIT SET

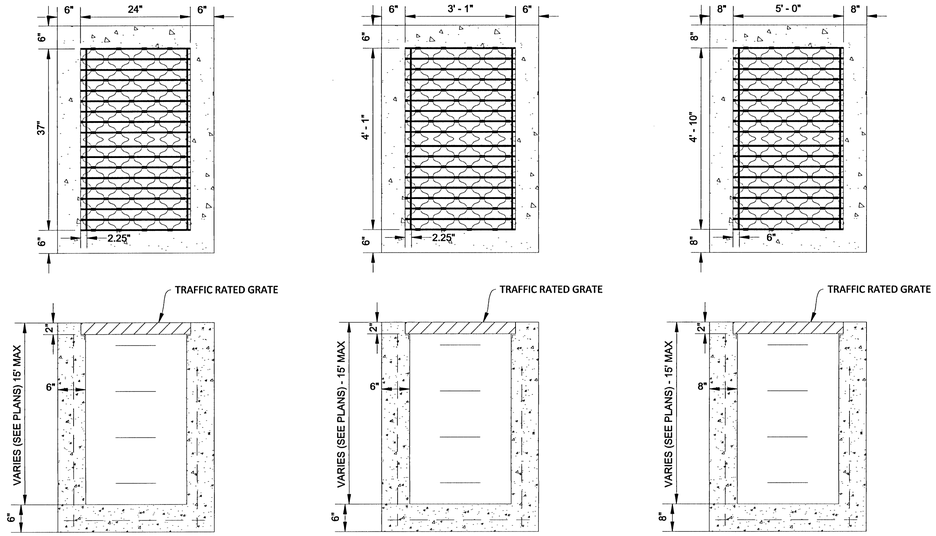
08/24/2021

REGISTERED LANDSCAPE ARCHITECT
WILLIAM REICH
LA6667567
STATE OF FLORIDA

REICH
LANDSCAPE ARCHITECTURE
301 N Jamison Blvd., Baton Rouge, LA 70802
225.336.5870 | www.reichla.com

L0.11

TREE PRESERVATION CALCULATIONS



FDOT TYPE 'C' INLET

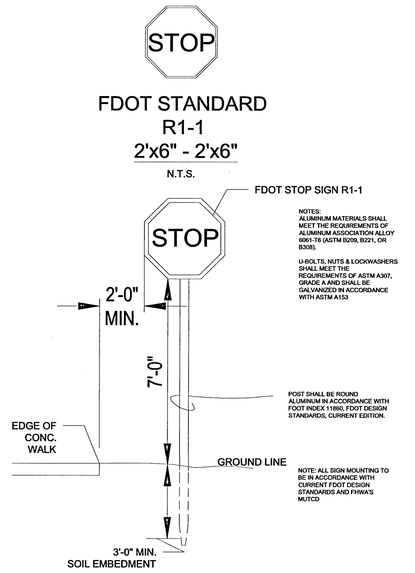
SCALE: N.T.S.
RE: FDOT INDEX NO. 425-052
MAX PIPES: 2'-0" WALL - 18" PIPE, 3'-1" WALL 24" PIPE

FDOT TYPE 'D' INLET

SCALE: N.T.S.
RE: FDOT INDEX NO. 425-052
MAX PIPES: 3'-1" WALL - 24" PIPE, 4'-1" WALL 36" PIPE

FDOT TYPE 'G' INLET

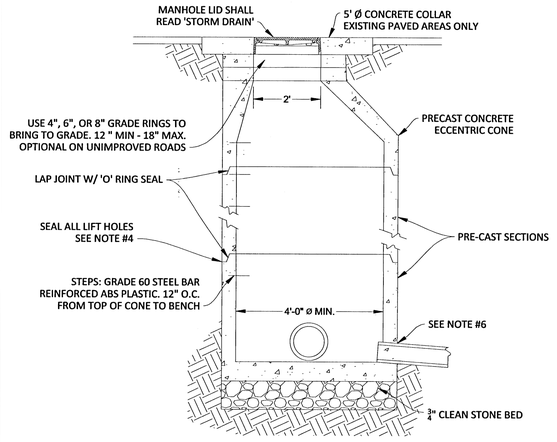
SCALE: N.T.S.
RE: FDOT INDEX NO. 425-053
MAX PIPES: 4'-10" / 5'-0" WALL - 42" PIPE



SIGN MOUNTING DETAIL

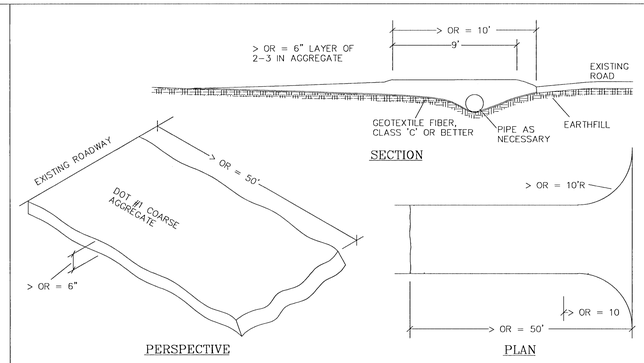
SCALE: N.T.S.

NOTES:
1. MANHOLE SHALL CONFORM TO A.ST.M. C. 478 SPECIFICATIONS, FDOT SSRBC WITH 3,000 PSI CONCRETE. STEPS TO BE INSTALLED IN BOXES OVER 4' DEEP.
2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FROM PLASTIC GASKET OR EQUAL.
4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
5. REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60 OR PROVIDE PRE-CAST MANHOLE BASE SECTION IN CONFORMANCE WITH ASTM C-478 AND FDOT INDEX NO. 425.
6. SEAL, WITH A-LOK, KORE-N-SEAL OR LOCK-JOINT
7. CAST IN PLACE MANHOLE MAY BE ALLOWED IN PRE-APPROVED LOCATIONS. RECTANGULAR JUNCTION BOXES ARE ACCEPTABLE PROVIDED THEY MEET FDOT SPEC.



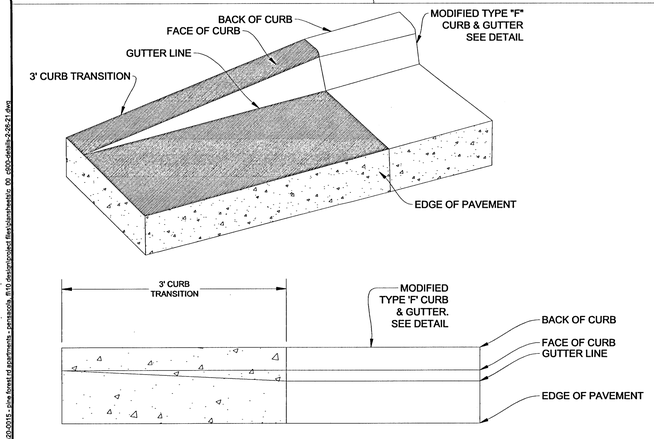
DRAINAGE MANHOLE

SCALE: N.T.S.



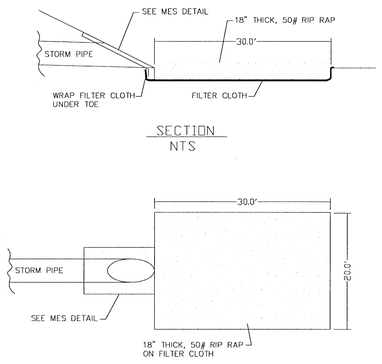
CONSTRUCTION ENTRANCE DETAIL

SCALE: N.T.S.



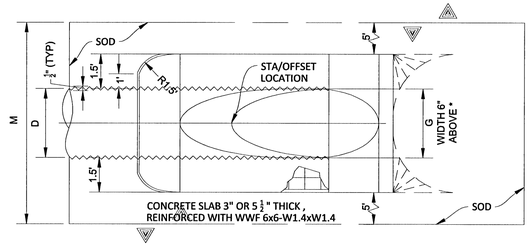
MODIFIED TYPE 'F' CURB TRANSITION

SCALE: N.T.S.

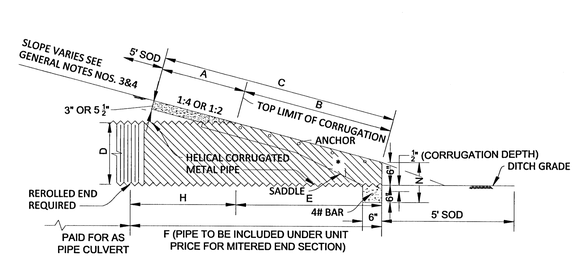


RIP RAP DETAIL

SCALE: N.T.S.



TOP VIEW



SECTION

	D	X	A	B	C	E	F	G	H	M				
										Simple Pipe	Double Pipe	Triple Pipe	Quad. Pipe	
1:2 Slope	15"	2'-7"	2.5'	1.68'	4.18'	1.5'	5.0'	1.23'	3.5'	4.33'	6.92'	9.50'	12.08'	1.04'
	18"	2'-10"	2.5'	2.24'	4.74'	2.0'	6.0'	1.41'	4'	4.58'	7.42'	10.25'	13.08'	1.04'
	24"	3'-5"	2.5'	3.35'	5.85'	3.0'	7.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'
	30"	4'-3"	2.5'	4.47'	6.97'	4.0'	8.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'
	36"	5'-1"	2.5'	5.59'	8.09'	5.0'	9.0'	2.24'	4'	6.08'	11.17'	16.25'	21.33'	1.04'
	42"	6'-0"	2.5'	6.71'	9.21'	6.0'	10.0'	2.45'	4'	6.58'	12.58'	18.58'	24.58'	1.04'
	48"	6'-9"	2.5'	7.83'	10.33'	7.0'	11.0'	2.65'	4'	7.08'	13.83'	20.58'	27.33'	1.04'
	54"	7'-8"	2.5'	8.94'	11.44'	8.0'	12.0'	2.83'	4'	7.58'	15.25'	22.92'	30.58'	1.04'
	60"	8'-6"	2.5'	10.06'	12.56'	9.0'	13.0'	3.00'	4'	8.08'	16.58'	25.08'	33.58'	1.04'
1:4 Slope	15"	2'-7"	2.5'	3.09'	5.59'	3.0'	7.0'	1.23'	4'	4.33'	6.92'	9.50'	12.08'	1.04'
	18"	2'-10"	2.5'	4.12'	6.62'	4.0'	8.0'	1.41'	4'	4.58'	7.42'	10.25'	13.08'	1.04'
	24"	3'-5"	2.5'	6.18'	8.68'	6.0'	10.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'
	30"	4'-3"	2.5'	8.25'	10.75'	8.0'	12.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'
	36"	5'-1"	2.5'	10.31'	12.81'	10.0'	14.0'	2.24'	4'	6.08'	11.17'	16.25'	21.33'	1.04'
	42"	6'-0"	2.5'	12.37'	14.87'	12.0'	16.0'	2.45'	4'	6.58'	12.58'	18.58'	24.58'	1.04'
	48"	6'-9"	2.5'	14.43'	16.93'	14.0'	18.0'	2.65'	4'	7.08'	13.83'	20.58'	27.33'	1.04'
	54"	7'-8"	2.5'	16.49'	18.99'	16.0'	20.0'	2.83'	4'	7.58'	15.25'	22.92'	30.58'	1.04'
	60"	8'-6"	2.5'	18.55'	21.05'	18.0'	22.0'	3.00'	4'	8.08'	16.58'	25.08'	33.58'	1.04'

MES DETAIL

SCALE: N.T.S.

NOTE: MES SHALL NOT BE CONSTRUCTED OF PVC (ASNXI) OR HDPE (ADS) PIPE. USE ONLY CONCRETE OR METAL MITERED END SECTIONS AS INDICATED IN FDOT STANDARD SPECIFICATIONS 430-4.6. WHEN USED IN CONJUNCTION WITH CORRUGATED MES, CONNECTION SHALL BE EITHER A FORMED METAL BAND SPECIFICALLY DESIGNED TO JOIN HDPE OR PVC PIPE. WHEN USED IN CONJUNCTION WITH A CONCRETE MES, CONNECTION SHALL BE BY CONCRETE JACKET CONSTRUCTED IN ACCORDANCE WITH FDOT DESIGN STD. INDEX NO. 280.

NOVUS REB ENGINEERING

NO.	DESCRIPTION	REVISION H	DATE	BY
			2021-11-05	JRE

CIVIL DETAILS

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

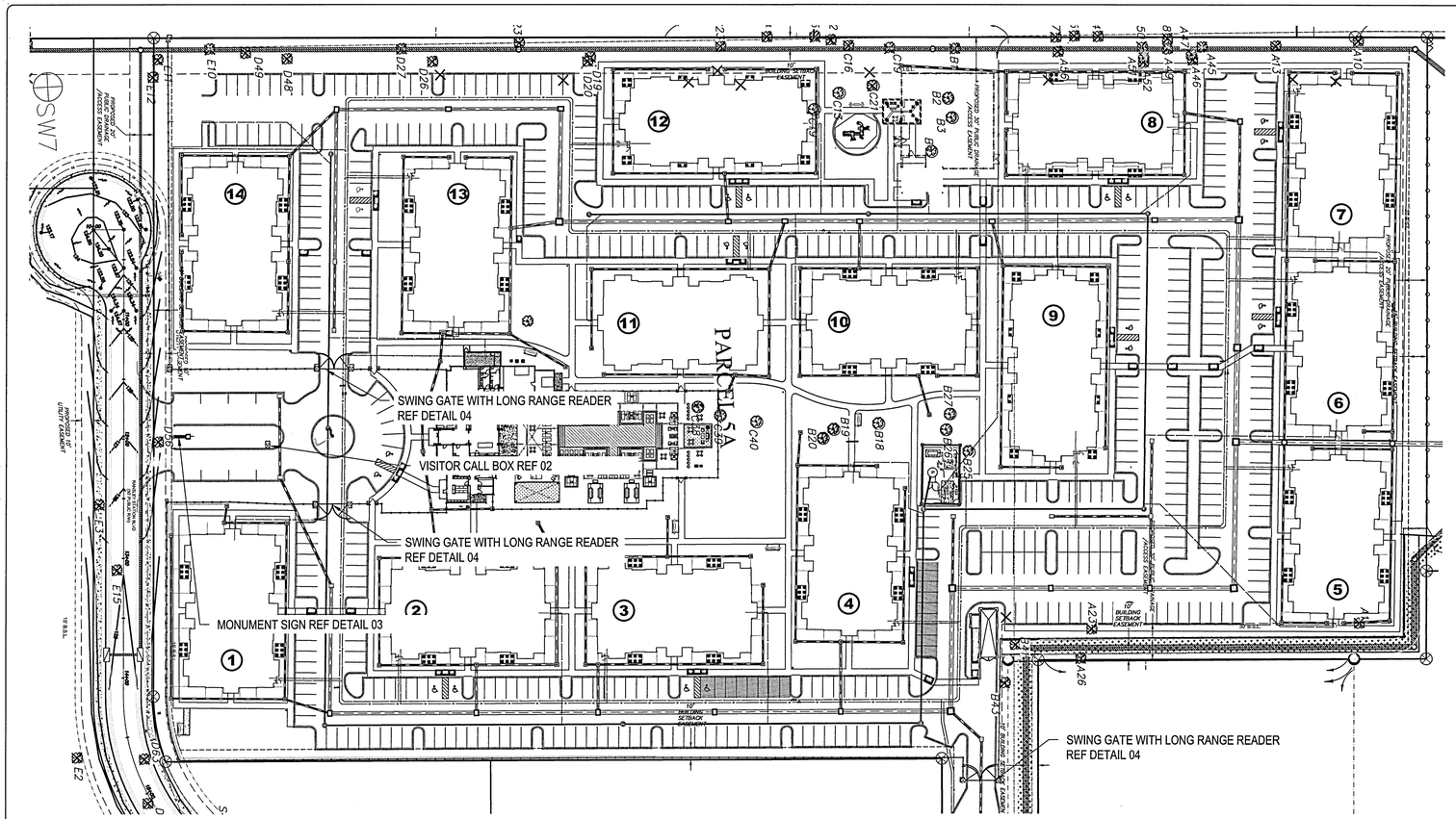
PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PERMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File: ----------

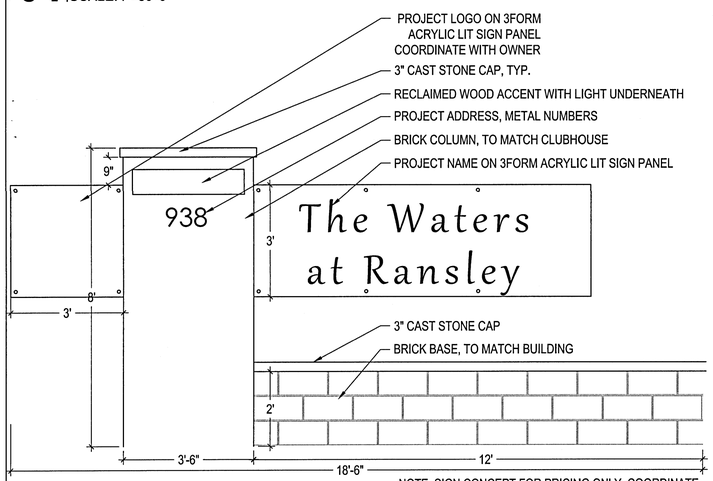
NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C906

DATE
11/03/2021

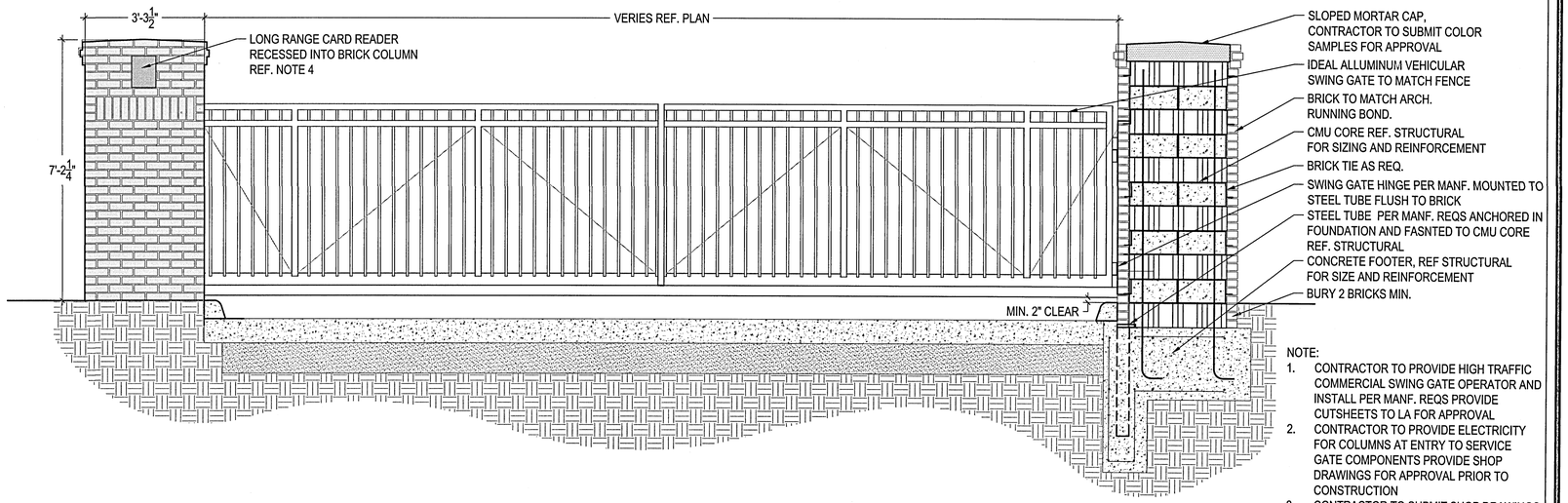


01 LAYOUT PLAN
SCALE: 1"=50'-0"



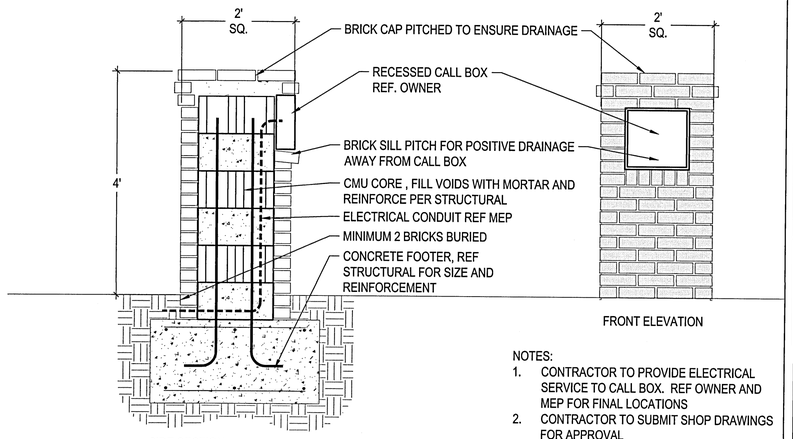
NOTE: SIGN CONCEPT FOR PRICING ONLY. COORDINATE WITH OWNER FOR FINAL SIGN DESIGN AND DETAILS.

03 MONUMENT SIGN
SCALE: 1/2"=1'-0"



NOTE:
1. CONTRACTOR TO PROVIDE HIGH TRAFFIC COMMERCIAL SWING GATE OPERATOR AND INSTALL PER MANF. REQS PROVIDE CUTSHEETS TO LA FOR APPROVAL
2. CONTRACTOR TO PROVIDE ELECTRICITY FOR COLUMNS AT ENTRY TO SERVICE GATE COMPONENTS PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF GATE TO LA FOR APPROVAL
4. CONTRACTOR TO SUBMIT MANF. CUT SHEETS FOR LONG RANGE CARD READER FOR OWNER/LA APPROVAL COORDINATE FINAL LOCATION WITH LA/OWNER

04 VEHICULAR GATE WITH BRICK COLUMNS
SCALE: 1/2"=1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO CALL BOX. REF OWNER AND MEP FOR FINAL LOCATIONS
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL
3. CALL BOX TO BE RECESSED TO ENSURE FACE IS FLUSH WITH ADJACENT BRICK

02 KEYPAD COLUMN
SCALE: 3/4"=1'-0"

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

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NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
PINE FOREST ROAD
PENSACOLA, FL

No.	Date	Description
1	08/28/21	REV. 6

ARCHITECT PROJECT NO.
2874

PERMIT SET

08/24/2021

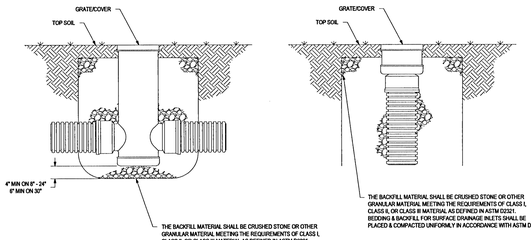
REGISTERED LANDSCAPE ARCHITECT WILLIAM REICH LA6667567 STATE OF FLORIDA

REICH
LANDSCAPE ARCHITECTURE
301 Tj Jemison Blvd., Baton Rouge, LA 70802
225.336.5910 | www.reichla.com

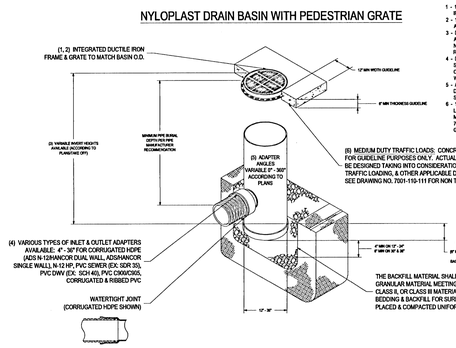
L1.00
SIGNAGE AND ENTRY PLAN

7/29/2021 10:51 AM

NON TRAFFIC INSTALLATION



NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CONSTRUCTED MANUFACTURED TO ACCOMMODATE VERTICAL RISERS AND ADAPTERS AS NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-005.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 30").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

(6) MEDIUM DUTY TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

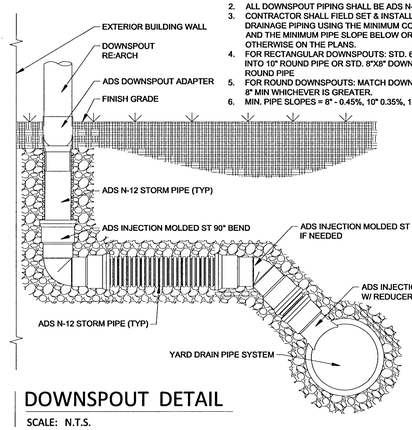
YARD DRAIN PIPES AND STRUCTURE NOTES:

1. ALL PIPE MATERIALS USED MUST HAVE WATERTIGHT JOINTS INCLUDING YARD DRAIN PIPES.
2. YARD DRAIN INLETS TO BE CONTECH DRAIN BASINS OR NYOPLAST INLINE DRAINS OR ENGINEER APPROVED EQUAL WITH BASIN DIAMETER = 12" AND H-20 RATED, 12" DIAMETER, D.I. GRATES. A 12" WIDTH AND 4" THICK - 3,000 PSI CONC. MOWING PAD SHALL SURROUND THE TOP OF THE INLET AND BE FLUSH TO GRADE.
3. BEDDING AND BACKFILL TO MEET MANUFACTURERS RECOMMENDATIONS & DETAILS.

YARD DRAIN DETAIL

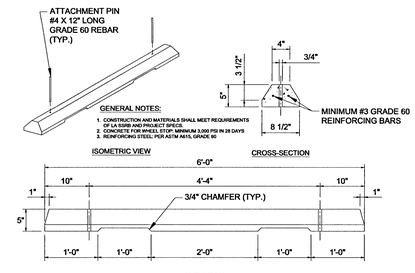
SCALE: N.T.S.

NOTES:
1. VERIFY DOWNSPOUT SIZES & LOCATIONS W/ ARCHITECTURAL DRAWINGS.
2. ALL DOWNSPOUT PIPING SHALL BE ADS N-12 OR BETTER.
3. CONTRACTOR SHALL FIELD SET & INSTALL DOWNSPOUT DRAINAGE PIPING USING THE MINIMUM COVER REQUIREMENTS AND THE MINIMUM PIPE SLOPE BELOW OR AS SHOWN OTHERWISE ON THE PLANS.
4. FOR RECTANGULAR DOWNSPOUTS: STD. 6"X6" DOWNSPOUT INTO 10" ROUND PIPE OR STD. 8"X8" DOWNSPOUT INTO 12" ROUND PIPE
5. FOR ROUND DOWNSPOUTS: MATCH DOWNSPOUT DIAMETER OR 8" MIN WHICHEVER IS GREATER.
6. MIN. PIPE SLOPES = 8" - 0.45%, 10" 0.35%, 12" 0.27%, 15" - 0.20%



DOWNSPOUT DETAIL

SCALE: N.T.S.



PRECAST CONCRETE WHEEL STOP DETAILS

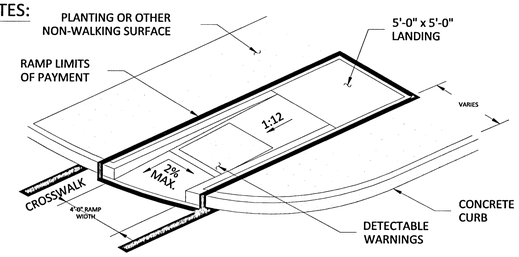
SCALE: N.T.S.

ACCESSIBLE CURB RAMPS AND LANDINGS GENERAL NOTES:

1. THE DESIGN AND CONSTRUCTION OF ALL ELEMENTS OF PEDESTRIAN FACILITIES SHALL MEET THE CRITERIA ESTABLISHED IN THE CURRENT EDITION OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ("ADAAG").
2. ALL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE WHEELCHAIR RAMPS AND LANDINGS WITHIN THE "LIMITS OF PAYMENT" INDICATED ON APPROPRIATE WHEELCHAIR RAMP DETAILS AND DESIGN DRAWINGS (I.E., SAW CUT OF PAVEMENT. REMOVAL OF MATERIAL, EXCAVATION, DISPOSAL OF MATERIALS, ETC.) SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WHEELCHAIR RAMP FOR ALL PROJECTS.
3. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY MAY BE USED WHERE APPROPRIATE.
4. RAMPS AND LANDINGS WITH DROP-OFFS GREATER THAT 6 INCHES IN HEIGHT SHALL HAVE CURB, RAILINGS, OR PROJECTING SURFACES.
5. ALL SLOPES SHOWN ARE MAXIMUM ALLOWABLE. THE CROSS SLOPE OF AN ACCESSIBLE ROUTE AND/OR LANDING MUST NOT EXCEED 1:50 (2%). ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP.
6. IF A RAMP HAS A RISE GREATER THAT 6 INCHES, OR A HORIZONTAL PROJECTION GREATER THAT 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTIONS SHALL BE AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
7. RAMP LENGTH OF GRADE OF APPROACH SIDEWALK SHALL BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
8. THE MAXIMUM ALLOWABLE CROSS SLOPE ON A SIDEWALK SHALL BE 2%.
9. THE MINIMUM THICKNESS FOR CURB RAMPS SHALL BE 4 INCHES.
10. CURB RAMPS WITH RETURN CURB MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED.
11. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. FLARED SIDES ASSOCIATED WITH CURB RAMPS ARE EXCLUDED FROM THIS REQUIREMENT.
12. A SMOOTH TRANSITION, IN ACCORDANCE WITH APPROPRIATE CONSTRUCTION DETAILS OR AS DIRECTED BY THE ENGINEER, AND SHALL BE PROVIDED WHERE CURB RAMPS CONNECT TO ADJACENT ROADWAY.
13. MANEUVERING SPACES AT THE BOTTOM OF THE CURB RAMPS SHALL BE A MINIMUM 4 FOOT X 4 FOOT CLEAR AREA, SHALL BE WHOLLY CONTAINED WITHIN THE CROSSWALK OUTSIDE OF THE PARALLEL VEHICULAR TRAVEL PATH.
14. A MINIMUM WIDTH OF 36 INCHES SHALL BE PROVIDED LANDINGS AROUND OBSTRUCTIONS (I.E., SIGN SUPPORTS, SIGNAL SUPPORTS, POLES, ETC.) LOCATED TO ADJACENT TO THE PEDESTRIAN ROUTE.
15. MINIMUM SIDEWALK WIDTH OF 5 FEET UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
16. CROSSWALKS WILL NOT BE REQUIRED AT UNSIGNALIZED INTERSECTIONS, UNLESS DIRECTED BY THE ENGINEER.
17. DETECTABLE WARNINGS ARE PLACED WHERE A PEDESTRIAN ACCESS ROUTE ENTERS THE ROADWAY, CROSSWALK, OR OTHER VEHICULAR AREA.

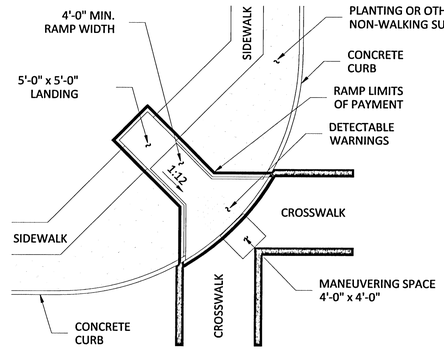
CONCRETE SIDEWALK RAMP DETAIL

SCALE: N.T.S.
NOTE: NOTE: PER FDOT SSRBC SEC. 347,522 & STD INDEX 522



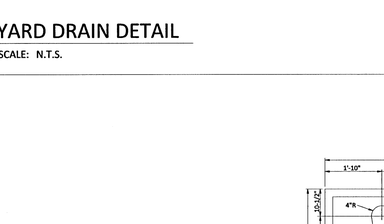
DIRECTIONAL CURB RAMP WITHIN RADIUS

N.T.S.



DIAGONAL CURB RAMP (RETURNED CURB)

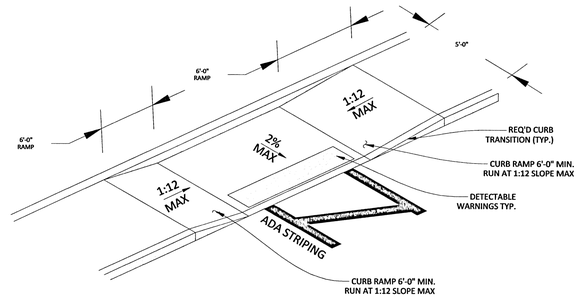
N.T.S.



NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALLE BE 6", UNLESS OTHERWISE SHOWN ON PLANS
2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2"
3. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

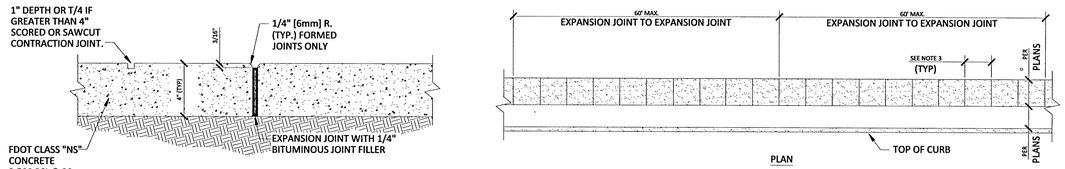
MODIFIED TYPE "F' CURB & GUTTER

SCALE: N.T.S.

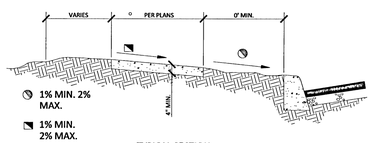


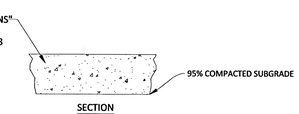
COMBINATION CURB RAMP

N.T.S.



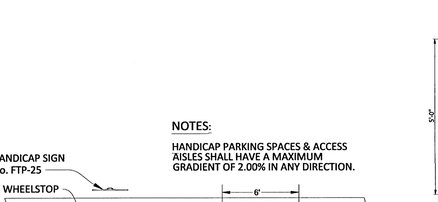
SIDEWALK NOTES:
1. EXPANSION JOINTS SHALL BE LOCATED WHERE SIDEWALK ABUTS CONCRETE DRIVEWAYS, CURB OR OTHER ADJACENT STRUCTURES.
2. ONE-FOURTH INCH BITUMINOUS JOINT FILLER SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS AND SHALL EXTEND THE FULL DEPTH OF THE CONCRETE.
3. 1" DEEP BY ⅛" MAX WIDE CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF 5'. CONTRACTION JOINTS MAY BE TOOLED OR SAWED AND SHALL EXTEND AT LEAST 1/4 OF THE DEPTH OF CONCRETE.
4. FORMED CONTRACTION JOINTS SHALL BE FINISHED WITH A TOOL HAVING A 1/4" RADIUS.
5. CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
6. SIDEWALKS AND SIDEWALK RAMPS SHALL BE COMPLIANT WITH AMERICANS WITH DISABILITIES ACT (ADAAG).
7. PLACE CONTRACTION JOINTS IN THE SIDEWALKS TO FORM SQUARE.





CONCRETE SIDEWALK DETAIL

SCALE: N.T.S.
NOTE: PER FDOT SSRBC SEC. 347,522 & STD INDEX 522



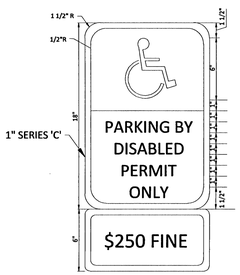
HANDICAP PAVEMENT SYMBOL

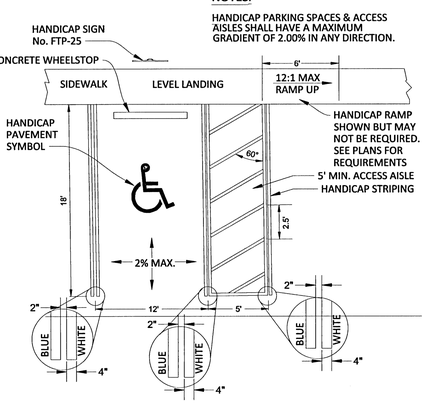
NOTES:

1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).
5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARDS, INDEX NO'S 11860 AND 11865.

SIGN USED AS PER FLORIDA STATUES

FTP 25 Per FS 316.1955, FS 316.1956





HANDICAP PARKING STALL

HANDICAP PARKING STALL DETAILS

SCALE: N.T.S.

NOVUS REB ENGINEERING

NO. | DESCRIPTION | REVISION H
DATE | 2021-11-05
BY | JRE

CIVIL DETAILS

THE WATERS AT RANSLEY APARTMENTS
ESCAMBIA COUNTY, FLORIDA

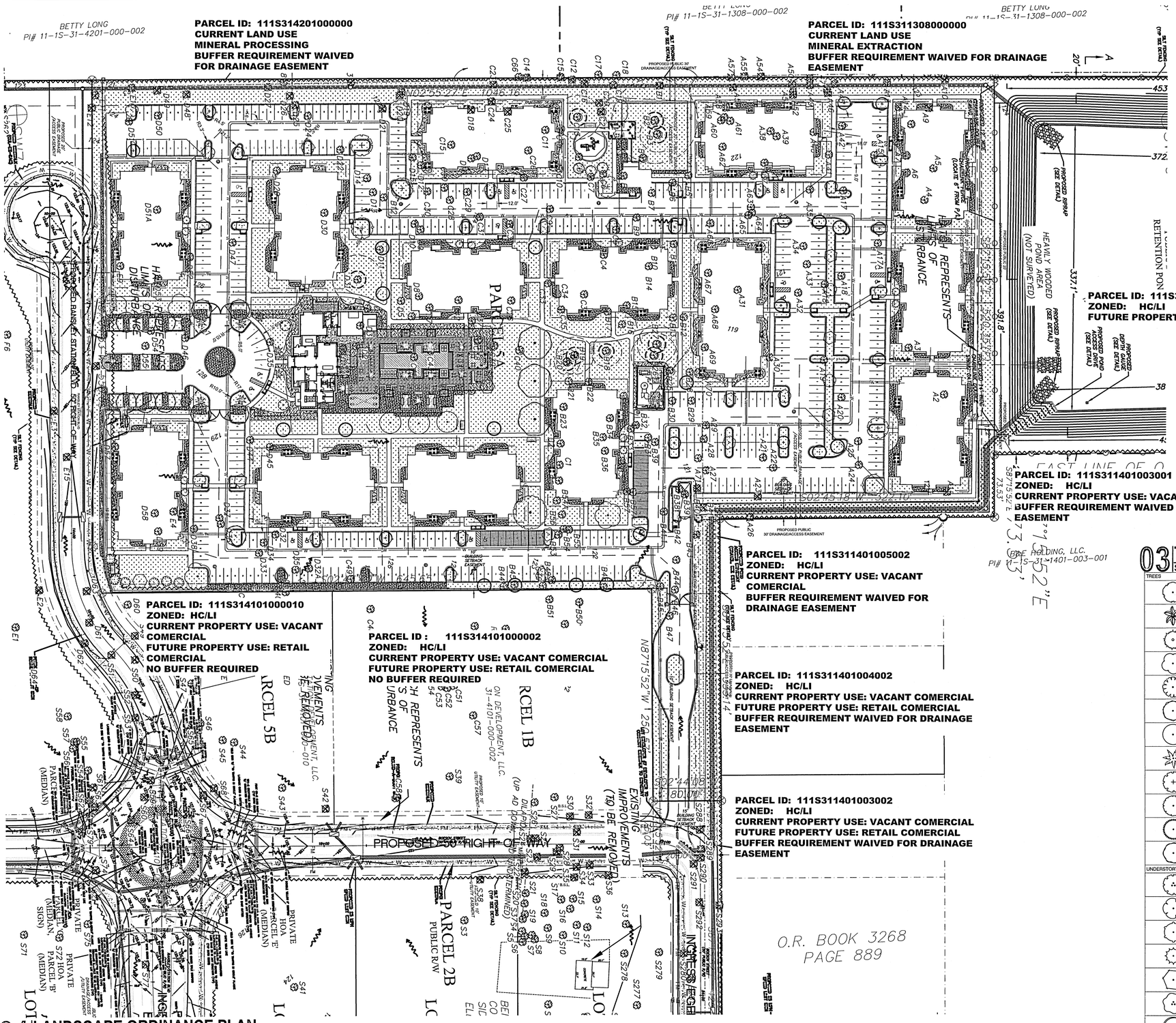
PERMIT SET
NOT ISSUED FOR CONSTRUCTION
THESE DRAWINGS ARE FOR PERMITTING ONLY AND NOT TO BE ISSUED FOR CONSTRUCTION PURPOSES UNTIL ALL REQUIRED PERMITS & APPROVALS ARE IN PLACE.

Checked By: JRE
Drawn By: JAB
Dwg File: ----------

NOVUS REB ENGINEERING, LLC
635 MAIN STREET SUITE 2A
BATON ROUGE, LA 70801
225-442-3140
FL CERTIFICATE OF AUTHORIZATION NO. 34131

SHEET NUMBER
C907

DATE
11/03/2021



01 LANDSCAPE ORDINANCE PLAN
SCALE: 1"-60'-0"

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

02 LANDSCAPE CALCULATIONS
SCALE: NTS

LANDSCAPE ORDINACE CALCULATIONS:	
BUFFER YARD REQ	: NONE
LANDSCAPE ISLAND TREES REQ.	: 78
LANDSCAPE ISLAND TREES PROVIDED	: 78
TREE MITIGATION REQUIRED	: 121.25
(TREE MITIGATION LESS PRESERVED INCHES) REF L0.11	
TREE MITIGATION PROVIDED	: 127.5
(51 TREES AT 2.5 CAL.)	
*NO PALMS ARE INCLUDED IN THESE CALCULATIONS	
LANDSCAPE AREA REQUIRED	
15% OF SITE ACERAGE 14.51	: 94,808 SF
LANDSCAPE AREA PROVIDED	: 214,866 SF

03 TREE SCHEDULE
SCALE: NTS

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	AD	Acer rubrum `Drummondii` / Drummond Red Maple	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		3
	BC	Butia capitata / Pindo Palm	30 gal		6FT TALL MIN		2
	ID2	Ilex decidua / Possumhaw	45 gal	2.5" Cal.	7-8` H x 3-4` W		3
	LP	Liriodendron tulipifera / Tuliptree	45 gal	2.5" Cal.	8-10` H x 4-6` W		6
	MG	Magnolia grandiflora `Little Gem` / Little Gem Magnolia	45 gal	2.5" Cal.	8-10` H X 2-4` W		6
	NS	Nyssa sylvatica / Black Tupelo	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		11
	PB	Persea borbonia / Redbay	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		3
	PS	Phoenix sylvestris / Sylvester Date Palm	10ft CT				23
	QO	Quercus lyrata / Overcup Oak	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		5
	QH	Quercus virginiana `QVTIA` / Highrise Live Oak	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		1
	TA	Taxodium ascendens / Pond Cypress	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		16
	UP	Ulmus americana `Princeton` / Princeton American Elm	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		3
UNDERSTORY TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	CC	Cercis canadensis / Eastern Redbud	45 gal	2.5" Cal.	6-8` H x 4-6` W		6
	CV	Chionanthus virginicus / White Fringetree	45 gal	2.5" Cal.	7-8` H x 3-4` W		18
	EJ	Eriobotrya japonica / Loquat	45 gal	2.5" Cal.	7-8` H x 3-4` W		5
	ID	Ilex cassine / Dahoon Holly	45 gal	2.5" Cal.	8-10` H. x 4-6` W.		19
	IV	Ilex vomitoria / Yaupon Holly	45 gal	2.5" Cal.	8-10` H x 4-6` W	Yes	9
	MV	Magnolia virginiana / Sweet Bay	45 gal	2.5" Cal.	7-8` H x 3-4` W		6
	MF	Myrcianthes fragrans / Simpson's Stopper	45 gal	2.5" Cal.	8-10` H x 4-6` W		14

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NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
PINE FOREST ROAD
PENSACOLA, FL

No.	Date	Description
	08/24/21	REV. E

ARCHITECT PROJECT NO.
2874

PERMIT SET

08/24/2021

REGISTERED LANDSCAPE ARCHITECT
WILLIAM REICH
LA6667567
STATE OF FLORIDA

REICH
LANDSCAPE ARCHITECTURE
321 Lt Jambon Blvd., Baton Rouge, LA 70820
225.336.5890 | www.reichla.com

L2.00
LANDSCAPE ORDINANCE PLAN

01 GENERAL NOTES:
SCALE: N.T.S.

1. LOCATE ALL UTILITIES ON THE SITE PRIOR TO COMMENCING ANY WORK. ANY DAMAGE DONE TO EXISTING OR NEW UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
2. COORDINATE WORK WITH THE WORK OF OTHER TRADES ON THE SITE.
3. ENTIRE SITE SHALL BE GRADED TO FINISH GRADE PRIOR TO SCHEDULING PLANTING INSTALLATION.
4. CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
5. STAKE OUT ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
7. PROVIDE PHOTOGRAPHS WITH SCALE FIGURES FOR TREES AND LARGE SHRUBS OR SAMPLE TREES FROM NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
8. PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
9. LANDSCAPE CONTRACTOR SHALL FINE GRADE AND SOD ALL AREAS DAMAGED BY CONSTRUCTION. SEE PLANT LIST FOR OTHER SOD REQUIREMENTS.
10. ALL TREES ARE TO BE STAKED AND PLANTED AS SHOWN IN DETAILS.
11. TREES SPECIFIED TO BE CONTAINER GROWN, TREES WHICH HAVE BEEN GROWN IN FIELD CONDITIONS AND PLACED IN CONTAINERS WILL BE NOT ACCEPTED. TREES GROWN IN GROW BAGS WILL BE NOT ACCEPTED.
12. PLANTS SHALL BE WELL FORMED, NO. 1 GRADE OR BETTER NURSERY STOCK AND SHALL MEET THE APPLICABLE STANDARDS NOTED HEREIN AND SHALL BE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AND INCREASE IN COST TO THE OWNER.
14. CONTRACTOR SHALL EXCAVATE ALL CONTAMINATED OR STRUCTURALLY ENGINEERED SOILS PRIOR TO PLANTING (CONCRETE, REBAR, DEBRIS, ETC.)
15. ALL TREES SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST AND ARE MINIMUM ACCEPTABLE SIZE. DIMENSIONS FOR HEIGHT AND SPREAD IN THE PLANT LIST REFER TO THE MAIN BODY OF THE TREE AND NOT FROM THE BRANCH TIP TO BRANCH TIP.
16. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
17. PLANTS MEETING THE REQUIREMENTS IN THE PLANT LIST, BUT NOT POSSESSING NORMAL BALANCE BETWEEN HEIGHT AND SPREAD, HAVE DAMAGED BARK AND DAMAGED LIMBS WILL BE NOT ACCEPTED.
18. ALL TREES SHALL BE MULCHED 3" THICK USING PINE STRAW.
19. WATER MANAGEMENT GEL SHALL BE MIXED WITH SOIL FOR EACH TREE AS PER MANUFACTURER'S RECOMMENDATIONS. THE GEL SHALL CONSIST OF A POLYMER WITH THE ABILITY TO RETAIN AND RELEASE AVAILABLE WATER TO THE ROOT ZONE.
20. FERTILIZER SHALL BE 10-12-12 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL BE NOT ACCEPTED.
21. ALL TREE PITS MUST BE LOOSENED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. ALL TREES SHALL BE SET PLUMB ON UNDISTURBED SUB GRADE. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THEN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUBGRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT CONTRACTOR'S EXPENSE. ALL TREES MUST BE WATERED AT TIME OF PLANTING TO POINT OF SATURATION. BACKFILL AROUND ROOTBALL IN LAYERS TO PREVENT AIR POCKETS. DO NOT PACK THE SOIL TIGHTLY. USE LIGHT FOOT PRESSURE AND WATER TO GENTLY PACK THE SOIL. COMPLETELY REMOVE ALL WIRE BINDINGS AND TIES. COMPLETELY REMOVE BURLAP OR PEEL PACK BURLAP ON TOP 1/3 OF ROOT BALL AND CUT SIX 5 TO 10 INCH SLICES IN BURLAP, EVENLY SPACED AROUND ROOTBALL. PRUNE LOWER BRANCHES OF TREES WITH 1.5" TRUNK CALIPER OR GREATER, TO A MIN. HEIGHT OF 4'-0" ABOVE GROUND. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IMMEDIATELY OF ALL SUBSURFACE DRAINAGE OR SOIL CONDITIONS WHICH THE CONTRACTOR CONSIDERS TO BE DETRIMENTAL TO THE GROWTH OR SURVIVAL OF THE PLANT MATERIAL.
22. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 1 MONTH OF SODDING SHALL BE RE-SODDED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
23. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
24. FINAL ACCEPTANCE OF ALL TREES BY THE LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.

02 SODDING NOTES:
SCALE: N.T.S.

1. CONTRACTOR SHALL FINE GRADE AND SOD ALL DISTURBED AREAS ON SITE DEPENDING ON TREATMENT/MATERIAL SURROUNDING.
2. GRASS SOD SHALL BE BERMUDA SOD AND SHALL BE FULL MATTED WITH GRASS ROOTS. THE SOD SHALL BE TAKEN UP IN RECTANGLES, PREFERABLY 12" x 14", SHALL BE A MINIMUM OF 2" IN THICKNESS, AND SHALL BE FREE OF WEEDS AND OTHER GRASSES AND SHALL HAVE A SOIL MAT OF SUFFICIENT THICKNESS ADHERING FIRMLY TO THE ROOTS TO WITHSTAND ALL NECESSARY HANDLING. ALL SOD SHALL BE SHADED AND KEPT MOIST UNTIL PLANTED. REPLANTING SHALL BE DONE WITHIN 48 HOURS OF HARVESTING.
3. SODDING SCHEDULE: a) SOFT SPOTS AND INEQUALITIES IN GRADE SHALL BE CORRECTED BEFORE STARTING SOD WORK. b) GROUND SHALL BE SUFFICIENTLY MOISTENED PRIOR TO LAYING OF SOD. c) LAY SOD WITHOUT VOIDS, TAMP OR ROLL. SOD SHALL BE THOROUGHLY WATERED. THE SURFACE SHALL BE TRUE TO FINISHED GRADE, LINES EVEN AND FIRM AT ALL POINTS. d) PLACE SOD WITH STAGGERED JOINTS CLOSELY BUTTED, TAMPED OR ROLLED TO AN EVEN SURFACE TO THE REQUIRED FINISH GRADE. AVOID CONTINUOUS SEAM ALONG LINE OF WATER FLOW IN SWALES OR DEPRESSED AREAS. PLACE SOD IN ROWS AT RIGHT ANGLES TO SLOPE. e) FERTILIZE WITH A BALANCED FERTILIZER PER APPLICATION INSTRUCTIONS.
4. ALL SURFACES SHALL BE SLOPED FOR POSITIVE DRAINAGE. THERE SHALL BE NO STANDING WATER ON SITE.
5. GRADE ENTIRE SITE PRIOR TO SODDING.
6. ALL PLANT MATERIAL (INCLUDING TURF GRASSES) SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER

03 IRRIGATION NOTES:
SCALE: N.T.S.

1. ALL PLANTING AND SOD AREAS SHALL BE IRRIGATED FOR COMPLETE COVERAGE.
2. ALL DRIP IRRIGATION TUBING SHALL BE SECURED WITH SOIL STAPLES.
3. EXCEPT AS OTHERWISE PROVIDED, THE CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES & FEES AND GIVE ALL NOTICE NECESSARY & INCIDENTAL TO THE DUE LAWFUL PROSECUTION OF THE WORK.
4. CONTRACTOR SHALL NOTIFY PERTINENT UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION FOR CURRENT UTILITY LOCATIONS. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION & CONDITION OF ALL UTILITIES & BE RESPONSIBLE FOR DAMAGE TO ANY UTILITIES.
5. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE & THEFT & REPLACE ALL DAMAGED OR STOLEN PARTS UNTIL THE WORK IS ACCEPTED IN WRITING BY OWNER.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.CONTRACTOR SHALL CLEARLY MARK ALL EXPOSED EXCAVATIONS, MATERIALS AND EQUIPMENT. COVER ALL BARRICADE TRENCHES WHEN CONTRACTOR IS NOT ON SITE.
7. CONTRACTOR SHALL ZONE PLANTING BED AREAS, AND TURF AREAS SEPARATELY.
8. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT FOR CONTROLLER LOCATION. CONTROLLER SHALL BE CONNECTED TO POWER AS PART OF THIS CONTRACT.
9. CONTRACTOR TO PROVIDE COMPLETE AS-BUILT DOCUMENTS FROM MANUFACTURER.
10. CONTRACTOR TO PROVIDE IRRIGATION CUT SHEETS ON ALL IRRIGATION COMPONENTS INCLUDING : WIRE,VALVES,CONTROLLER,PVB,PVC PIPE, FITTINGS, VALVE BOXES,WIRE CONNECTORS, ETC...TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
11. CONTACTOR SHALL CONFIRM GPM AND PSI FROM CITY WATER SUPPLY IS EQUAL TO OR EXCEEDS DESIGN ASSUMPTIONS CALCULATED IN IRRIGATION SERIES

04 GENERAL LAYOUT NOTES:
SCALE: N.T.S.

1. THE LAYOUT OF THE PROPOSED DESIGN SHALL BE UNDERTAKEN BY A LICENSED LAND SURVEYOR OR CIVIL ENGINEER USING THE AUTOCAD FILE PROVIDED TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL COORDINATE ON SITE WITH LANDSCAPE ARCHITECT (REICH LANDSCAPE ARCHITECTS, 225-336-5890) PRIOR TO LAYOUT OF ALL LANDSCAPE COMPONENTS. SEE LANDSCAPE PLANS, LANDSCAPE DETAILS AND SPECIFICATIONS FOR ALL LAYOUT INFORMATION.
3. ALL RADII SHALL BE FORMED AS SMOOTH CIRCULAR ARCS WITH NO KINKS, FACETS OR TANGENTS.
4. CONTRACTOR TO FIELD STAKE LOCATIONS OF WALKS, CURBLINE, LIGHT FIXTURES AND SITE AMENITIES FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL SEEK LAYOUT AND FURNISHING PLACEMENT APPROVAL PRIOR TO INSTALLATION. IF FEATURES ARE LOCATED OR BUILT INCORRECTLY, THE CONTRACTOR SHALL REDO WORK AT NO COST TO THE OWNER OR REICH ASSOCIATES.

05 DRAINAGE NOTES:
SCALE: N.T.S.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SET ALL NEW CATCH BASIN ELEVATIONS AND SLOPES ON NEW DRAIN LINES SO THAT POSITIVE DRAINAGE WILL OCCUR.
2. ALL PERFORATED SUBSURFACE DRAIN LINES SHALL BE WRAPPED WITH GEOTEXTILE FABRIC IN ACCORDANCE WITH DETAILS IN THESE PLANS.
3. CONTRACTOR SHALL NOT WILLFULLY INSTALL DRAINAGE AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREAS DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE DRAINAGE THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.

06 LIGHTING NOTES:
SCALE: N.T.S.

1. ALL LIGHTING TO BE INSTALLED BY LICENSED ELECTRICIAN AND IN ACCORDANCE WITH LOCAL CODES.
2. ELECTRIC SUPPLY TO BE PROVIDED FROM SERVICE PANEL. CONTRACTOR TO COORDINATE CONDUIT FROM TRANSFORMER TO SERVICE PANEL LOCATION. SEE ELECTRICAL FOR SERVICE PANEL LOCATION.
3. CONTRACTOR TO SUBMIT MANUFACTURER SHOP DRAWINGS FOR ALL WIRING SIZES AND SUPPLY REQUIREMENTS TO LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER.
4. CONTRACTOR TO COORDINATE ALL ACTUAL FIXTURE MOUNTING LOCATIONS WITH LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL NOT TRENCH THROUGH PROPOSED TREE LOCATION ROOT BALLS. COORDINATE TRENCHING WITH LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL PROVIDE A LOAD ANALYSIS AND CONDUIT ROUTING PLAN MEETING ALL THE REQUIREMENTS OF THE LOCAL AUTHORITY.
7. THE CONTRACTOR SHALL FURNISH, INSTALL, AND WIRE ALL LIGHTING EQUIPMENT (CONTROLLERS, FIXTURES, PANELS, ETC.) AS DETAILED BY THE CONTRACT DOCUMENTS, MANUFACTURER SPECIFICATIONS, AND SHOP DRAWINGS.
8. CONTRACTOR SHALL PROVIDE PROPERLY SIZED ENCLOSURES OR ADDITIONAL WIREWAYS AS REQUIRED FOR ALL WIRING. CONTRACTOR SHALL MAKE ALL REQUIRED ALLOWANCES BEFORE BIDDING TO PROVIDE AND INSTALL.
9. ALL CONDUIT INSTALLED IN THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE MANUFACTURERS SPECIFICATIONS AND LOCAL CODES.
10. THE CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL LIGHTING FIXTURES WITH THE LIGHTING PLAN AND BE LAID OUT FOR LANDSCAPE ARCHITECT'S APPROVAL. SHOULD CONFLICTS ARISE, THE CONTRACTOR SHALL CALL THESE CONFLICTS TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE PROCEEDING.
11. THE USE OF THE TERM 'PROVIDE' SHALL MEAN TO "FURNISH, INSTALL AND WIRE THE ASSOCIATED DEVICE OR EQUIPMENT, COMPLETE AND READ FOR THE INTENDED USE'.
12. FINAL LOCATION OF ALL EQUIPMENT SHALL BE FIELD VERIFIED BY THE LANDSCAPE ARCHITECT TO INSTALLATION.
13. ALL LOW VOLTAGE LIGHTS SHALL BE DIMMABLE.
14. CONTRACTOR TO SUBMIT COMPLETE MANUFACTURERS' SHOP DRAWINGS FOR ALL LOW VOLTAGE LIGHTING, INCLUDING TRANSFORMER QUANTITY AND LOCATIONS.
15. LIGHTING SEEN IN THIS PACKAGE IS FOR PHYSICAL AESTHETIC PLACEMENT ONLY. FINAL PHOTOMETRIC CALCULATIONS AND VERIFICATIONS OF CODE MINIMUMS BY OTHERS

07 BEST MANAGEMENT PRACTICES NOTES:
SCALE: N.T.S.

1. CONTRACTOR SHALL BE REQUIRED TO KEEP STREET AND PARKING LOT FREE OF DIRT, MUD, AND DEBRIS.
2. SILT FENCING SHALL BE INSTALLED AS NECESSARY AND REMAIN FOR DURATION OF PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SILT FENCE AT ALL TIMES.
3. TO REDUCE SEDIMENTS IN RUNOFF, EROSION CONTROL STRUCTURES SHALL BE INSTALLED PROMPTLY DURING ALL CONSTRUCTION PHASES.
4. TO INSURE EROSION CONTROL STRUCTURES WORK PROPERLY, IT IS IMPERATIVE THE SEDIMENTS BE REMOVED; THEREFORE "INSPECTION" AND "MAINTENANCE" OF STRUCTURES ARE TO BE PERFORMED ON A REGULAR BASIS BY THE CONTRACTOR.
5. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE CARE TO INSURE THAT STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REPAIR THE STRUCTURES AT THE CONTRACTOR'S EXPENSE.
6. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE LANDSCAPE ARCHITECT. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUNOFF.
7. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED SO THAT IT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENT.
8. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT THE TIME OF ACCEPTANCE OF THE PROJECT.
9. UPON COMPLETE REMOVAL OF EROSION CONTROL STRUCTURES, IF NEEDED, THE AREA WHERE THEY WERE CONSTRUCTED IS TO GRADED, SEEDED AND MULCHED.
10. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUNOFF WILL NOT CONTAMINATE SURROUNDING AREA OR ENTER NEARBY DRAINAGE STRUCTURES.
11. WATER IS NOT TO BE PUMPED DIRECTLY INTO EXISTING DRAINAGE STRUCTURES BUT IS TO BE PUMPED INTO SEDIMENT TRAPS ONLY.
12. EXCAVATED AREAS WILL BE PROMPTLY STABILIZED AGAINST EROSION USING TEMPORARY SEEDING AND MULCH, HYDRO-MULCH OR RE-VEGETATIVE MATTING/SILTATION MEASURES SHALL BE IMPLEMENTED PROMPTLY TO REDUCE SEDIMENT IN RUNOFF FROM CONSTRUCTION INTO STREAMS OR DRAINAGE DITCHES BY THE USE OF EROSION CONTROL STRUCTURES.
13. SECONDARY CONTAINMENT OF HAZARDOUS MATERIAL USED BY THE CONTRACTOR (FUEL, OIL, GREASE, ETC.) IN COMPLIANCE WITH REGULATORY AGENCIES IS REQUIRED.

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

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NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
PINE FOREST ROAD
PENSACOLA, FL

No.	Date	Description
	08/24/21	REV. E

ARCHITECT PROJECT NO.
2874

PERMIT SET

08/24/2021

REGISTERED LANDSCAPE ARCHITECT
WILLIAM REICH
LA6667567
STATE OF FLORIDA

REICH
LANDSCAPE ARCHITECTURE
201 St Jamison Blvd., Baton Rouge, LA 70802
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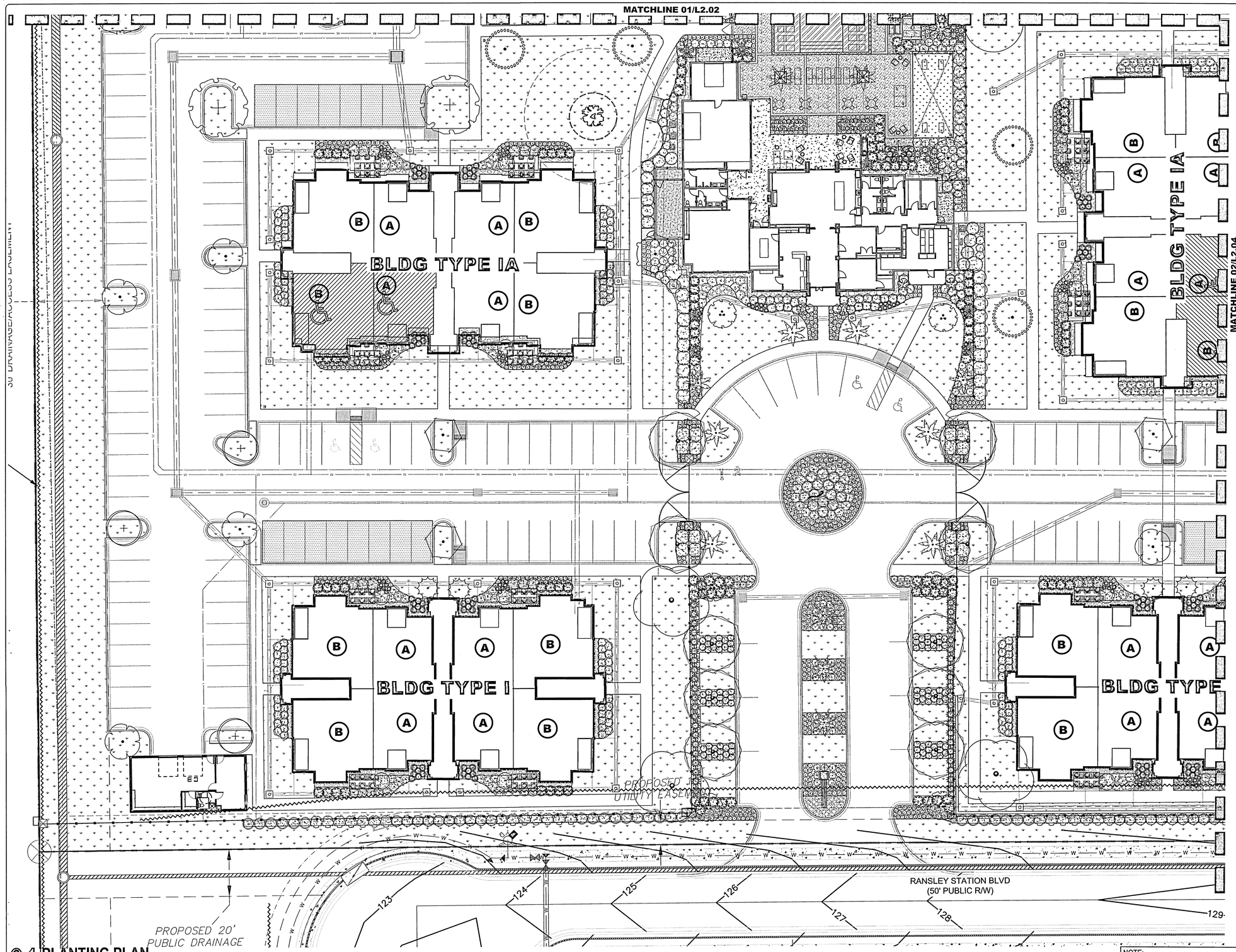

01 PLANTING PLAN
SCALE: 1"=20'-0"

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

02 PLANT KEY
SCALE: NTS

TREES	CODE	COMMON NAME
	AD	Drummond Red Maple
	BC	Pindo Palm
	ID2	Possumhaw
	LP	Tuliptree
	MG	Little Gem Magnolia
	NS	Black Tupelo
	PB	Redbay
	PS	Sylvester Date Palm
	QO	Overcup Oak
	QH	Highrise Live Oak
	TA	Pond Cypress
	UP	Princeton American Elm
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	CC	Eastern Redbud
	CV	White Fringetree
	EJ	Loquat
	ID	Dahoon Holly
	IV	Yaupon Holly
	MV	Sweet Bay
	MF	Simpson's Stopper
SHRUBS	**CODE**	**COMMON NAME**
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	AG	George L. Taber Azalea
	AM	Mrs. G.G. Gerbing Azalea
	CH	Mexican Heather
	DC	Coppertone Distylium
	LT	Tangerine Spreading Lantana
	LH	Yellow-tip Ligustrum
	LS	Sunshine Ligustrum
	LI	Breeze Mat Rush
	MC	Pink Muhly
	MO	Rose Banana
	OF	Sweet Olive
	RE	Coral Bells Azalea
	AW	Wakaebisu Azalea
	RM	Sweet Drift Rose
	SM	Dwarf Palmetto
	TB	Bronze Beauty Cleyera
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	VO	Mrs. Schillers Delight Viburnum
	VS	Sweet Viburnum
	YC	Color Guard Yucca
GROUND COVERS	**CODE**	**COMMON NAME**
	BED	Bed Prep
	GS	Gravel Maintenance Strip
	AB	Blue Agapanthus
	AF	Foxtail Fern
	SC	Annuals
SOD/SEED	**CODE**	**COMMON NAME**

NOTE:
1. CONTRACTOR TO PROVIDE AGGREGRATE MULCH AROUND BETWEEN AC CONDENSOR PADS

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PLANTING PLAN A

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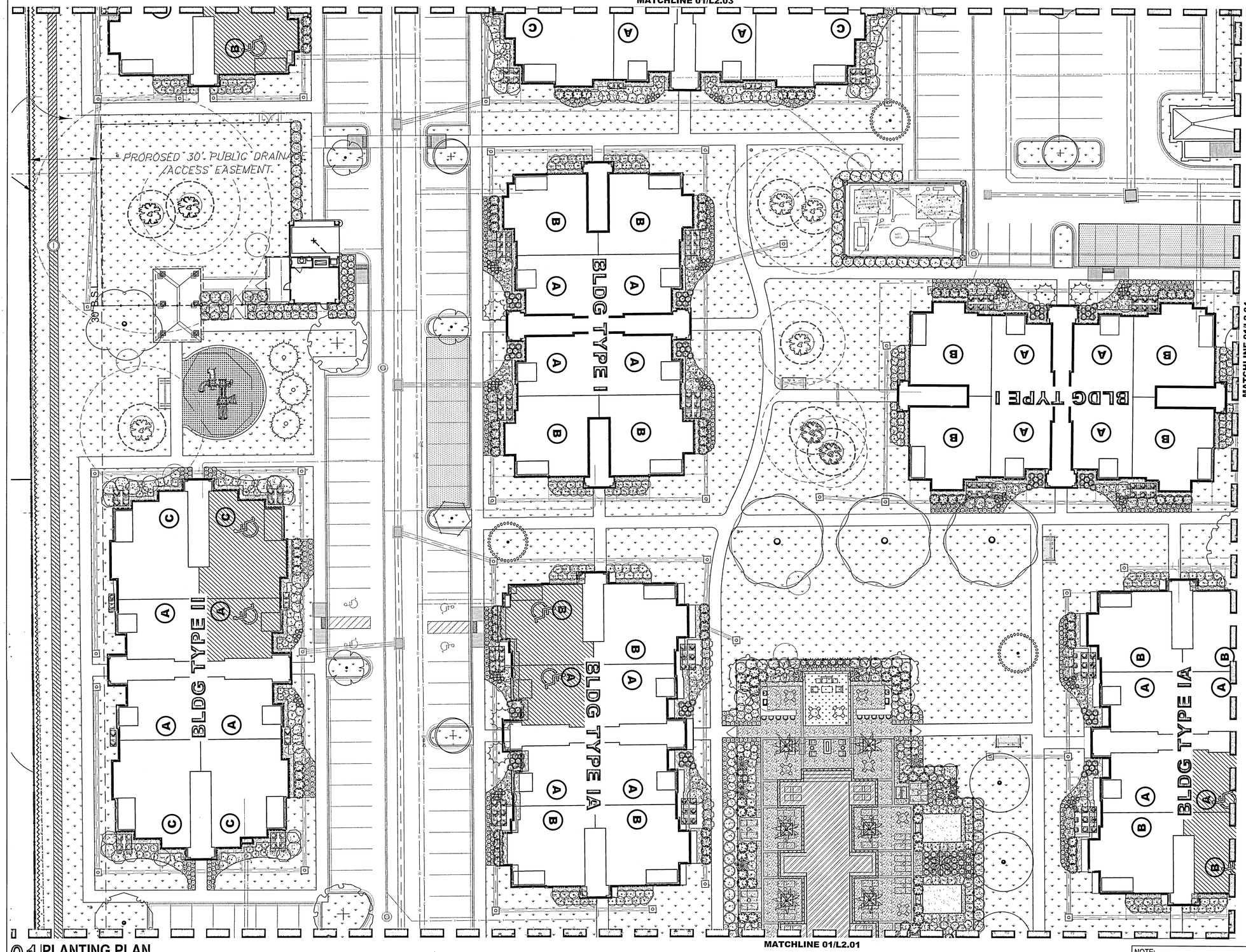

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L2.02
PLANTING PLAN B

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PROPOSED RIPRAP (SEE DETAIL)

PROPOSED RIPRAP (SEE DETAIL)

24'

PROPOSED PUBLIC 20' DRAINAGE/ACCESS EASEMENT

391.8'

PROPOSED PUBLIC 20' DRAINAGE/ACCESS EASEMENT

PROPOSED 12' WIDE CHAINLINK DOUBLE SWING GATE

20' B.S.L.

PROPOSED 6' CHAINLINK FENCE (LOCATE 6" FROM P/L)

PROPOSED 20' PUBLIC DRAINAGE/ACCESS EASEMENT

PROPOSED 14' WIDE CHAINLINK DOUBLE SWING GATE

BLDG TYPE IA

BLDG TYPE IA

BLDG TYPE I

30' B.S.L.

BLDG TYPE IA

PROPOSED 30' PUBLIC DRAINAGE /ACCESS EASEMENT

BLDG TYPE IB

MATCHLINE 01/L2.03

01 PLANTING PLAN

SCALE: 1"=20'-0"

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PLANTING PLAN C

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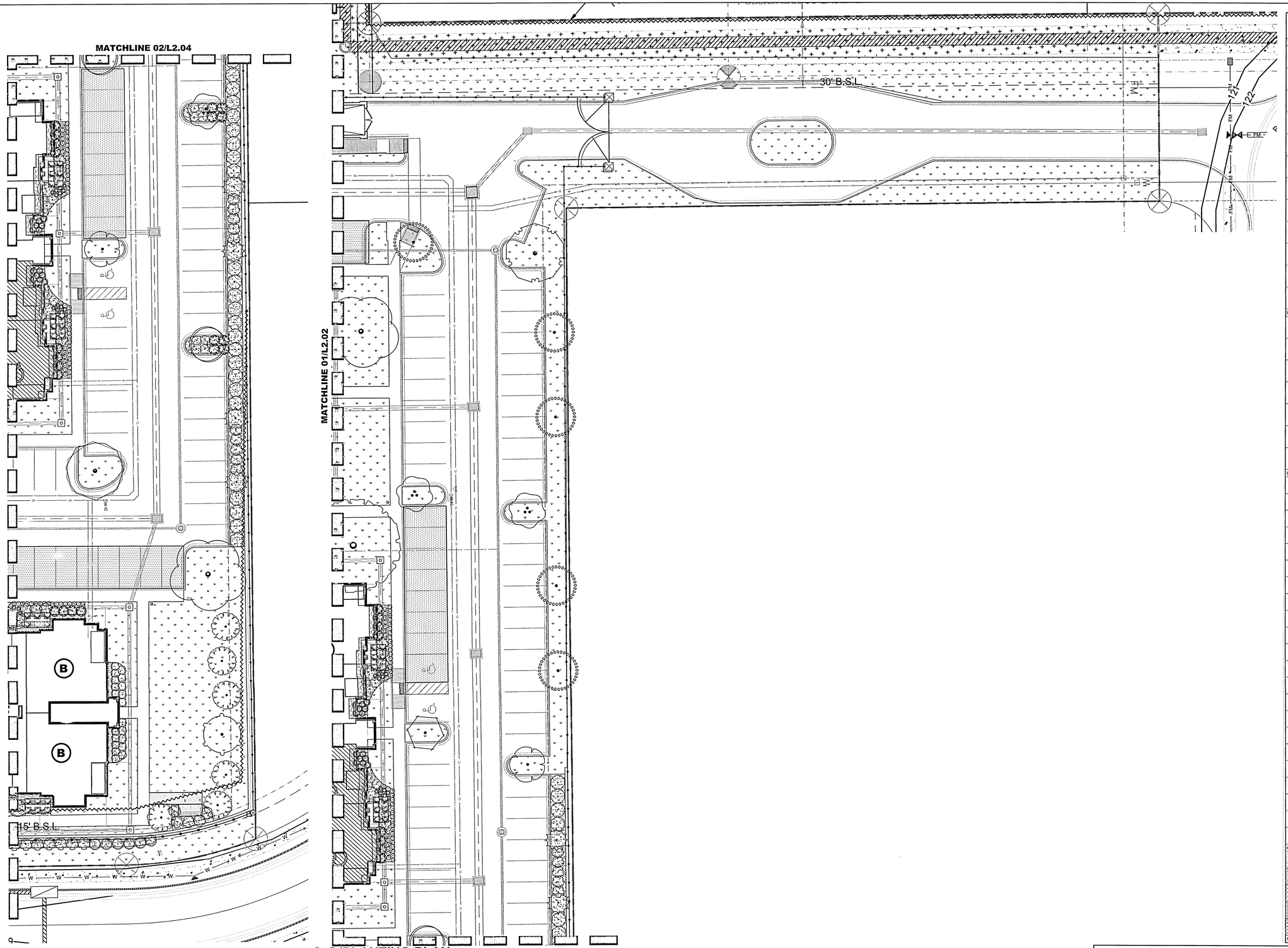

01 PLANTING PLAN
SCALE: 1"=20'-0"

02 PLANTING PLAN
SCALE: 1"=20'-0"

NOTE: ON 11" x 17" PRINTS, ALL DRAWINGS ARE 1/2 SCALE INDICATED

03 PLANT KEY
SCALE: NTS

TREES	CODE	COMMON NAME
	AD	Drummond Red Maple
	BC	Pindo Palm
	ID2	Possumhaw
	LP	Tuliptree
	MG	Little Gem Magnolia
	NS	Black Tupelo
	PB	Redbay
	PS	Sylvester Date Palm
	QO	Overcup Oak
	QH	Highrise Live Oak
	TA	Pond Cypress
	UP	Princeton American Elm
UNDERSTORY TREES	**CODE**	**COMMON NAME**
	CC	Eastern Redbud
	CV	White Fringetree
	EJ	Loquat
	ID	Dahoon Holly
	IV	Yaupon Holly
	MV	Sweet Bay
	MF	Simpson's Stopper
SHRUBS	**CODE**	**COMMON NAME**
	AT	Portora Alocasia
	AG	George L. Taber Azalea
	AM	Mrs. G.G. Gerbing Azalea
	CH	Mexican Heather
	DC	Coppertone Distylium
	LT	Tangerine Spreading Lantana
	LH	Yellow-tip Ligustrum
	LS	Sunshine Ligustrum
	LI	Breeze Mat Rush
	MC	Pink Muhly
	MO	Rose Banana
	OF	Sweet Olive
	RE	Coral Bells Azalea
	AW	Wakaebisu Azalea
	RM	Sweet Drift Rose
	SM	Dwarf Palmetto
	TB	Bronze Beauty Cleyera
	TD	Fakahatchee Grass
	TF	Dwarf Fakahatchee Grass
	VO	Mrs. Schillers Delight Viburnum
	VS	Sweet Viburnum
	YC	Color Guard Yucca
GROUND COVERS	**CODE**	**COMMON NAME**
	BED	Bed Prep
	GS	Gravel Maintenance Strip
	AB	Blue Agapanthus
	AF	Foxtail Fern
	SC	Annuals
SOD/SEED	**CODE**	**COMMON NAME**

NOTE:
1. CONTRACTOR TO PROVIDE AGGREGRATE MULCH AROUND BETWEEN AC CONDENSOR PADS

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NEW MULTI-FAMILY RESIDENTIAL
8890 RANSLEY STATION
PINE FOREST ROAD
PENSACOLA, FL

No.	Date	Description
	08/24/21	REV. E

ARCHITECT PROJECT NO.
2874

PERMIT SET

08/24/2021

REGISTERED LANDSCAPE ARCHITECT
WILLIAM REICH
LA6667567
STATE OF FLORIDA

REICH
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L2.04
PLANTING PLAN D

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