

## GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO VISIT SITE AND FAMILIARIZE HIM/HERSELF WITH THE PROJECT PRIOR TO BIDDING.
2. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND STATE REGULATIONS CONCERNING NOTIFICATION TO THE REGULATORY AUTHORITIES OF ANY AND ALL BUILDING RENOVATIONS AND/OR DEMOLITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MONITORING AND NOTIFYING THE ENGINEER OF RECORD AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONCLUSION OF CONSTRUCTION, AS WELL AS SUPPLYING CLEAR AND LEGIBLE REVISIONS TO THE CONSTRUCTION PLANS FOR USE DURING AS-BUILT CERTIFICATION.
4. ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER & MULCH, HYDROSEED AND/OR SOD (RECOMMEND CENTIPEDE, PENSACOLA BAHIA OR BERMUDA SOD). POND AND SWALE TOPS AND SIDES SHALL BE SODDED AND PINNED. ALL SOD PLACED ON SIDE SLOPES 4 TO 1 OR GREATER SHALL BE PINNED.
5. WHERE SOD IS BEING INSTALLED, TOPSOIL SHALL BE USED AS A BASE AT LEAST 3" DEEP.
6. AFTER THE SITE HAS BEEN BROUGHT TO PROPER GRADE FOR PLACEMENT OF TOPSOIL AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY DISKING OR SCARIFYING TO A DEPTH OF 2" TO INSURE BONDING OF THE TOPSOIL AND SODDING.
7. TOPSOIL SHALL NOT BE PLACED IN A MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND PROPOSED SODDING.
8. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 3".
9. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
10. COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A LEVEL SEED BED FOR THE ESTABLISHMENT OF HIGH MAINTENANCE TURF. AVOID UNDUE COMPACTION.
11. CONTRACTOR IS TO MAINTAIN SODDING AND GRASSING BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, RE-GRADEING AND REPLANTING AS REQUIRED TO ESTABLISH GRASSED/SODDED AREAS FREE OF ERODED OR BARE AREAS AND REPLACE ANY REJECTED MATERIALS PROMPTLY FROM THE SITE. CONTRACTOR IS TO INCLUDE COST OF MAINTAINING SODDING AND GRASSING IN THE BID.
12. CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN A CODE ENFORCEMENT VIOLATION.
13. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE ANY DISTURBED AREAS FOUND IN RETENTION POND AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
14. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION AND PROVIDE A TOPOGRAPHICAL SURVEY (CERTIFIED BY A STATE OF FLORIDA LICENSED SURVEYOR) OF THE PROJECT AREA WHICH ILLUSTRATES AS-BUILT CONDITIONS OF ALL WORK AND SITE IMPROVEMENTS, INCLUDING OF PAVING, DRAINAGE STRUCTURES, STORMWATER POND TOPOGRAPHY, SITE ELEVATIONS AND GRADING, OUTLET STRUCTURES, DIMENSIONS, ETC. THESE RECORD DRAWINGS ARE TO BE PROVIDED TO THE PROJECT ENGINEER PRIOR TO REQUESTING FINAL INSPECTION.
15. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY INSPECTIONS OFFICE (850-595-3569) AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, ALL INTERMEDIATE INSPECTIONS AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
16. EROSION SHALL BE CONTROLLED BY THE USE OF A HAY BALE BARRIER/SILT FENCE AS SHOWN ON PLANS AND SHALL BE SETUP PRIOR TO COMMENCING CONSTRUCTION. THE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR. UPON COMPLETION OF THE PROJECT, THE DETENTION AREA SHALL BE CLEANED OF SILT & STABILIZATION OF ALL DISTURBED AREAS SHALL BE ACCOMPLISHED.
17. CONTRACTOR SHALL NOTIFY SUNSHINE ONE UTILITIES (1-800-432-4770) TWO FULL BUSINESS DAYS IN ADVANCE PRIOR TO DIGGING WITHIN P/W.
18. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION AND ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
19. NO DEVIATIONS OR REVISIONS IN THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BDDI, THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
20. RIGHT-OF-WAY SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
21. ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR. IF THERE WILL BE TEMPORARY STOCKPILING OF MATERIALS ON THE SITE, THESE AREAS SHOULD CONTAIN EROSION CONTROL BMP'S (e.g. SILT FENCE, HAY BALES, ETC) AS NECESSARY.
22. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
23. ALL BUILDING POOR DRAINS, DOWN SPOUTS OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER RUNOFF TO ON-SITE RETENTION BASIN.
24. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANIES FOR REMOVAL AND RELOCATION OF EXISTING UTILITY POLES, AERIAL LINES, WATER LINES, GAS LINES AND OTHER UTILITIES AS NECESSARY.
25. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
26. UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM THE SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.
27. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
28. CONTRACTOR SHALL COMPLY WITH ANY TESTING REQUIRED BY STATE AND LOCAL GOVERNING AGENCIES SUCH AS ASPIANT CORES AND SUB-BASE/BASE COMPACTION TESTING.
29. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS BETWEEN VENDOR DRAWINGS, EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.
30. CONTRACTOR TO PROVIDE PROTECTION TO TREES THAT ARE TO REMAIN VIA TREE PROTECTION BARRIERS. REFER TO EROSION CONTROL PLAN FOR MORE INFORMATION.
31. TRENCING OR GRADING AROUND TREES TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE'S CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE IS REPRESENTED BY A CIRCLE, CENTERED ON THE TREE TRUNK AND HAVING A RADIUS OF ONE FOOT FOR EACH ONE INCH OF TRUNK DIAMETER (DBH). REFER TO LANDSCAPING PLAN FOR ADDITIONAL INFORMATION.

## SIGNAGE:

FREESTANDING SIGNAGE:  
ONE (1) FREESTANDING SIGN STRUCTURE ALLOWED PER PARCEL STREET FRONTAGE AND ONE ADDITIONAL STRUCTURE FOR EACH FULL ACRE IN DEVELOPMENT PARCEL (DEVELOPMENT PARCEL IS MORE THAN 2 AC), BUT A MAXIMUM OF 4 SIGN STRUCTURES ARE ALLOWED REGARDLESS OF FRONTAGE OR ACREAGE.  
STRUCTURES SHALL BE PLACED NO LESS THAN 200 LF FROM ANY OTHER NON-EXEMPT SIGN STRUCTURES ON THE SAME PARCEL ON THE FREESTANDING SIGN IS LIMITED TO A MINIMUM 10' SETBACK, MEASURED FROM THE FORWARD-MOST EDGE OF THE SIGN, FROM RIGHTS OF WAY AND MUST MAINTAIN VISUAL CLEARANCE ALONG RIGHTS OF WAY AND AT INTERSECTIONS.

DAVIS HIGHWAY (MAJOR ARTERIAL):  
FREESTANDING SIGNAGE SHALL BE LIMITED TO ONE SIGN A MAXIMUM OF 250 SF IN AREA AND A MAXIMUM OF 35 LF IN HEIGHT (LIMITED BY STREET CLASSIFICATION).

KLINGER STREET (LOCAL STREET):  
FREESTANDING SIGNAGE SHALL BE LIMITED TO ONE SIGN A MAXIMUM OF 100 SF IN AREA AND A MAXIMUM OF 20 LF IN HEIGHT (LIMITED BY STREET CLASSIFICATION).

BERG STREET (LOCAL STREET):  
FREESTANDING SIGNAGE SHALL BE LIMITED TO ONE SIGN A MAXIMUM OF 100 SF IN AREA AND A MAXIMUM OF 20 LF IN HEIGHT (LIMITED BY STREET CLASSIFICATION).

DEAL STREET (LOCAL STREET):  
FREESTANDING SIGNAGE SHALL BE LIMITED TO ONE SIGN A MAXIMUM OF 100 SF IN AREA AND A MAXIMUM OF 20 LF IN HEIGHT (LIMITED BY STREET CLASSIFICATION).

WALL SIGNAGE:  
DAVIS HIGHWAY FRONTAGE: TOTAL ALLOWABLE SQUARE FOOTAGE OF WALL SIGNAGE SHALL BE LIMITED TO 553.66 SF (2.75 SF \* 201.33 LF FRONTAGE).

KLINGER STREET FRONTAGE: TOTAL ALLOWABLE SQUARE FOOTAGE OF WALL SIGNAGE SHALL BE LIMITED TO 208.13 SF (2.25 SF \* 92.50 LF FRONTAGE).

BERG STREET FRONTAGE: TOTAL ALLOWABLE SQUARE FOOTAGE OF WALL SIGNAGE SHALL BE LIMITED TO 176.63 SF (2.25 SF \* 78.50 LF FRONTAGE).

DEAL STREET FRONTAGE: TOTAL ALLOWABLE SQUARE FOOTAGE OF WALL SIGNAGE SHALL BE LIMITED TO 462.76 SF (2.25 SF \* 205.67 LF FRONTAGE).

A VALID ESCAMBIA COUNTY SIGN PERMIT MUST BE OBTAINED PRIOR TO ERECTING, CONSTRUCTING, ALTERING OR RELOCATING ANY SITE SIGNAGE. FOR SIGNS PLACED ON A CORNER, THE SIDE SETBACK WILL BE DETERMINED BY MEASURING 35' ALONG THE INTERSECTIONS OF THE TWO PUBLIC RIGHTS OF WAY.

## JURISDICTIONAL CONTACTS:

**ESCAMBIA COUNTY DEVELOPMENT SERVICES**  
3063 WEST PARK PLACE  
PENSACOLA, FL 32505  
PHONE NO.: (850)-595-3475  
FAX NO.: (850)-595-3481

**EMERALD COAST UTILITIES AUTHORITY**  
9255 STURDEVANT STREET  
PENSACOLA, FL 32514  
PHONE NO.: (850)-476-5110  
FAX NO.: 850-484-7346

**NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
700 US HIGHWAY 331 SOUTH  
DEPUYAK SPRINGS, FL 32435  
PHONE NO.: (850)-951-4680  
FAX NO.: (850)-892-8007

**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
2600 BLAIR STONE ROAD  
TALLAHASSEE, FL 32399  
PHONE NO.: (888)-356-8312  
FAX NO.: (850)-297-1211

**FLORIDA DEPARTMENT OF TRANSPORTATION**  
6025 OLD BAGADAD HIGHWAY  
PENSACOLA, FL 32583  
PHONE NO.: (850)-981-3000  
FAX NO.: (850)-981-2719

## PROJECT DIRECTORY:

**CIVIL ENGINEER**  
HAMMOND ENGINEERING, INC.  
3802 NORTH "S" ST.  
PENSACOLA, FL 32505  
PHONE NO.: (850)-434-2603  
FAX NO.: (850)-434-2650

**SURVEYOR**  
MERRILL PARKER SHAW, INC.  
4928 N. DAVIS HWY.  
PENSACOLA, FL 32501  
PHONE NO.: (850)-478-4923  
FAX NO.: (850)-478-4924

**GEOTECHNICAL ENGINEER**  
NOVA ENGINEERING & ENVIRONMENTAL, LLC  
140-A LURTON STREET  
PENSACOLA, FL 32505  
PHONE NO.: (850)-607-7782  
FAX NO.: (850)-249-6683

**ENVIRONMENTAL CONSULTANT**  
BIOME CONSULTING GROUP  
1300 W GOVERNMENT STREET  
PENSACOLA, FL 32502  
PHONE NO.: (850)-435-9367

# SITE DEVELOPMENT PLANS FOR FULCRUM NORTH DAVIS

SECTION 18 TOWNSHIP 1 SOUTH, RANGE 30 WEST  
ESCAMBIA COUNTY, FLORIDA

8354 N DAVIS HIGHWAY  
PENSACOLA, FL 32514

OWNER/DEVELOPER:

SONNY KAPUR

(850)-450-4884

FULCRUM NORTH DAVIS, LLC.

4165 MONTALVO DRIVE

PENSACOLA, FL 32504

PROPERTY I.D NO'S: 18-1S-30-1201-010-001  
18-1S-30-1201-150-001  
18-1S-30-1201-120-001  
18-1S-30-1201-090-001  
18-1S-30-1201-060-001  
18-1S-30-1201-070-001

ZONING DESIGNATION: COM

ADJACENT ZONING: N/A

FLU DESIGNATION: MU/U

ADJACENT FLU: N/A

## INDEX OF DRAWINGS:

- C1 ~ COVER
- C2 ~ EXISTING CONDITIONS
- C3 ~ DEMOLITION & EROSION CONTROL PLAN
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- C7 ~ UNDERGROUND STORMWATER PLAN
- C8 ~ UTILITY PLAN
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- C11 ~ EROSION CONTROL DETAILS
- C12 ~ CONSTRUCTION DETAILS
- C13 ~ CONSTRUCTION DETAILS
- C14 ~ DRAINAGE DETAILS
- C15 ~ DRAINAGE DETAILS
- C16 ~ UTILITY DETAILS

**HAMMOND ENGINEERING, INC.**  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850-434-2603  
FAX 850-434-2650  
TOM@SELANDDESIGN.COM

REVISED NOVEMBER 18, 2020

HEI PROJECT #: 20-037

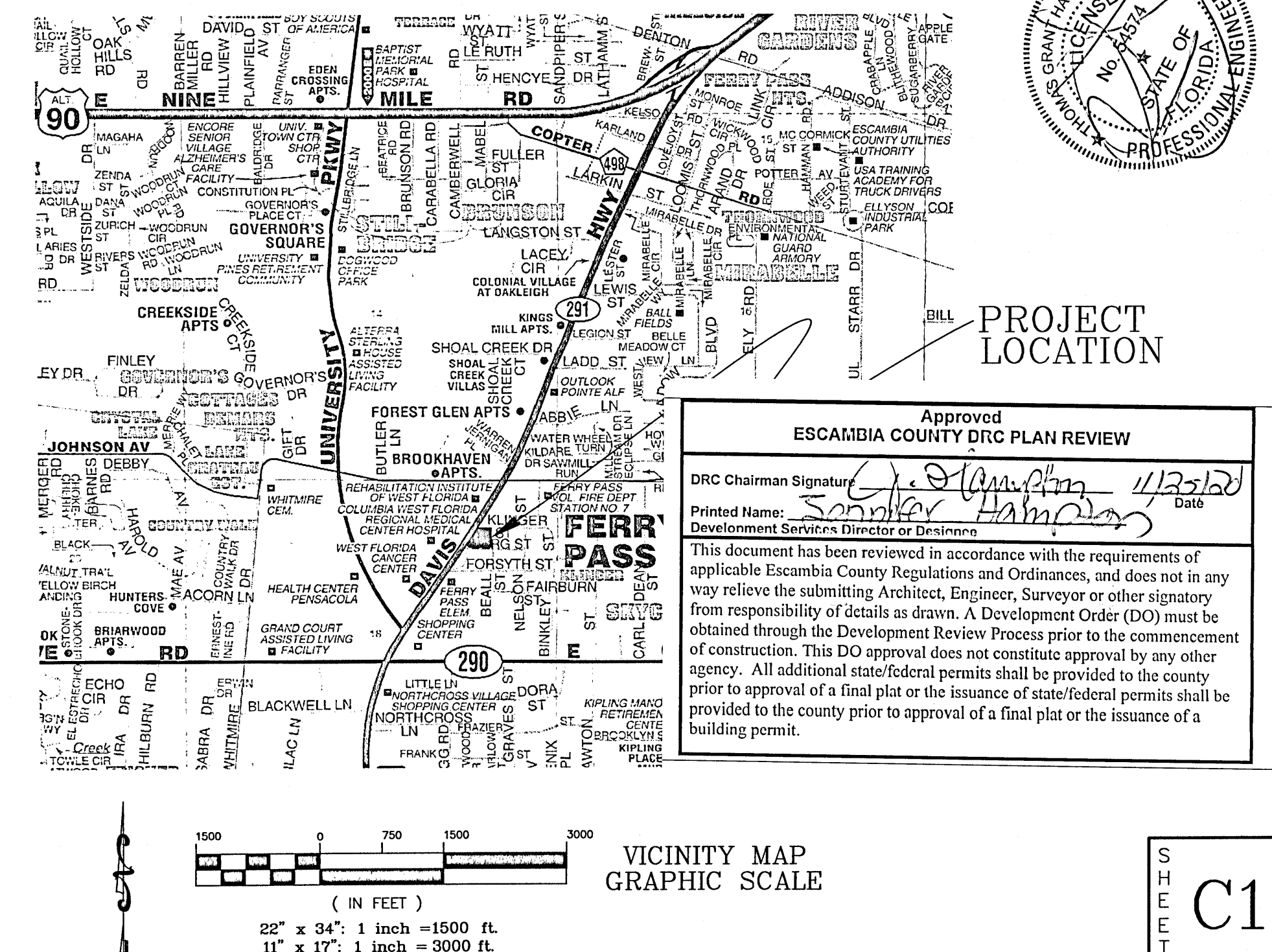
## GENERAL NOTES:

32. CONTRACTOR SHALL CONSTRUCT TEMPORARY MEASURES AND SUPPORT TO ACCESS THE SITE AND SHALL INCLUDE THE COST FOR SAME IN THE BID. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AND/OR GOVERNING AGENCY.
33. CONTRACTOR SHALL COORDINATE HIS WORK AND COOPERATE WITH OTHER CONTRACTORS WORKING AROUND THE PROJECT AREA.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (i.e. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ESCAMBIA COUNTY HEALTH DEPT. 850-595-6700) AGENCIES.
35. SOLID WASTE SHALL BE KEPT IN AN APPROVED DUMPSTER THROUGHOUT CONSTRUCTION ACTIVITIES.
36. ALL VALVE BOXES SHALL BE SET FLUSH WITH GRADE (IF APPLICABLE).
37. ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS, AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
38. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL STORMWATER PIPES AND STRUCTURES AT END OF CONSTRUCTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.
39. PLACEMENT OF UNDERGROUND SYSTEMS, IRRIGATION, SEWER, WATER, DRAINAGE, ELECTRICAL, GAS, ETC. SHALL BE COMPLETED PRIOR TO LANDSCAPE INSTALLATION.
40. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE SUCH AS BUILDINGS, SEWERS, DRAINS, WATER OR GAS PIPES, ELECTRICAL, CONDUITS, POLES, WALLS, POSTS, ETC. ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED UNLESS NOTED.
41. THE CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE AND FEDERAL AGENCIES RULES CONCERNING SAFETY.
42. CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS, AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
43. CONTRACTOR SHALL INCLUDE IN HIS BID ANY COST ASSOCIATED WITH DE-WATERING AND DE-MUCKING FOR INSTALLATION OF REQUIRED INFRASTRUCTURE (IF APPLICABLE).
44. THE CONTRACTORS MEANS AND METHODS OF GROUNDWATER DE-WATERING SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS FOR THE TEMPORARY DIVERSION OF GROUNDWATER AND ITS DISCHARGE, INCLUDING FAC CHAPTER 62-621.30(2) "GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY" (IF APPLICABLE)
45. CONTRACTOR SHALL INCLUDE IN HIS BID ANY COST ASSOCIATED WITH SELECT BACKFILL FOR INSTALLATION OF ANY INFRASTRUCTURE.
46. CONTRACTOR SHALL CLEAN UP ENTIRE SITE INCLUDING STAGING AREAS AT LEAST TWO TIMES PER WEEK. THIS SHALL INCLUDE LOCATING TRASH/SCRAP RECEPTACLES AT APPROPRIATE LOCATIONS AROUND THE SITE. CONTRACTOR SHALL PICK UP ALL ROCKS, METAL, PIPE, NAILS, BOLTS, BOARDS, PAPER, TRASH, ETC. AT LEAST TWICE A WEEK. CONTRACTOR SHALL INCLUDE COST OF SAME IN BID.
47. CONTRACTOR SHALL RESTORE ALL STAGING AREAS TO AS GOOD AS OR BETTER CONDITION THAN EXISTED PRIOR TO CONSTRUCTION. THIS INCLUDES IRRIGATION AND SOD REPLACEMENT IF NECESSARY. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 20 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE.
48. IMMEDIATELY FOLLOWING FINAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (i.e. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL.
49. ANY SLOPES RECEIVING INFRASTRUCTURE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (i.e. SLOPES GREATER THAN 3:1).
50. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STANDARDS FOR EROSION CONTROL.
51. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHT OF WAY WILL BE REMOVED IMMEDIATELY.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
53. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #48 ABOVE.
54. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
55. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.
56. ANY DIRT THAT RUNS OFF OF THE PROJECT SITE ONTO PUBLIC STREETS SHALL BE REMOVED AND CLEANED IMMEDIATELY. FAILURE TO COMPLY CAN RESULT IN CODE ENFORCEMENT ACTION.
57. ANY AREAS USED FOR THE CONTRACTORS STAGING, INCLUDED BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (i.e. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC) SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.
58. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT ESCAMBIA COUNTY, FDEP, AND EQIA STANDARDS AND REQUIREMENTS.
59. FOR SITES WITH DISTURBANCE EXCEEDING 1 ACRE, TO COMPLY WITH NPDES REQUIREMENTS, THE CONTRACTOR SHALL SUBMIT AN NPDES NOTICE OF INTENT TO FDEP A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ADDITIONALLY, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST TWICE A WEEK. A CERTIFIED STORMWATER MANAGEMENT INSPECTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL EFFORTS. INSPECTION RECORDS SHOULD BE ON HAND AT ALL TIMES AND PROVIDED TO ANY FDEP REPRESENTATIVE THAT MAY VISIT THE SITE DURING CONSTRUCTION.
60. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY. PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
61. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

62. REFER TO BUILDING PLANS FOR ADDITIONAL INFORMATION.  
63. CONTRACTOR SHALL CONTACT BUILDING INSPECTION DEPARTMENT (850-595-3550) REGARDING REQUIRED PERMIT(S) FOR PROPOSED RETAINING WALL(S) EXTENDING GREATER THAN 2 FEET IN HEIGHT.

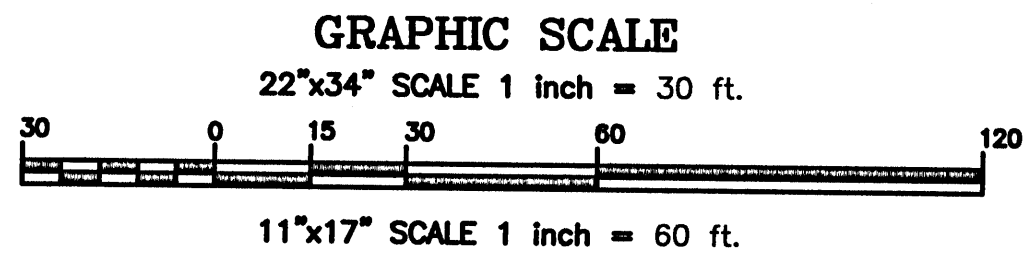
## FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X. (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOOD PLANS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C03150, MAP REVISIONS DATED SEPTEMBER 29, 2006.				
FLOOD ZONE(S)	NFP COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX
X	120080	12033C	0315	G
				MAP REVISION DATE
				SEPTEMBER 29, 2006



NO.	DATE	REVISIONS
△	11/04/20	REVISED PLANS AS PER ECUA UTILITY PERMIT REVIEW COMMENTS
△	11/17/20	REVISED PLANS AS PER ESCAMBIA COUNTY DRC REVIEW COMMENTS
△	11/18/20	REVISED PLANS AT OWNER'S REQUEST





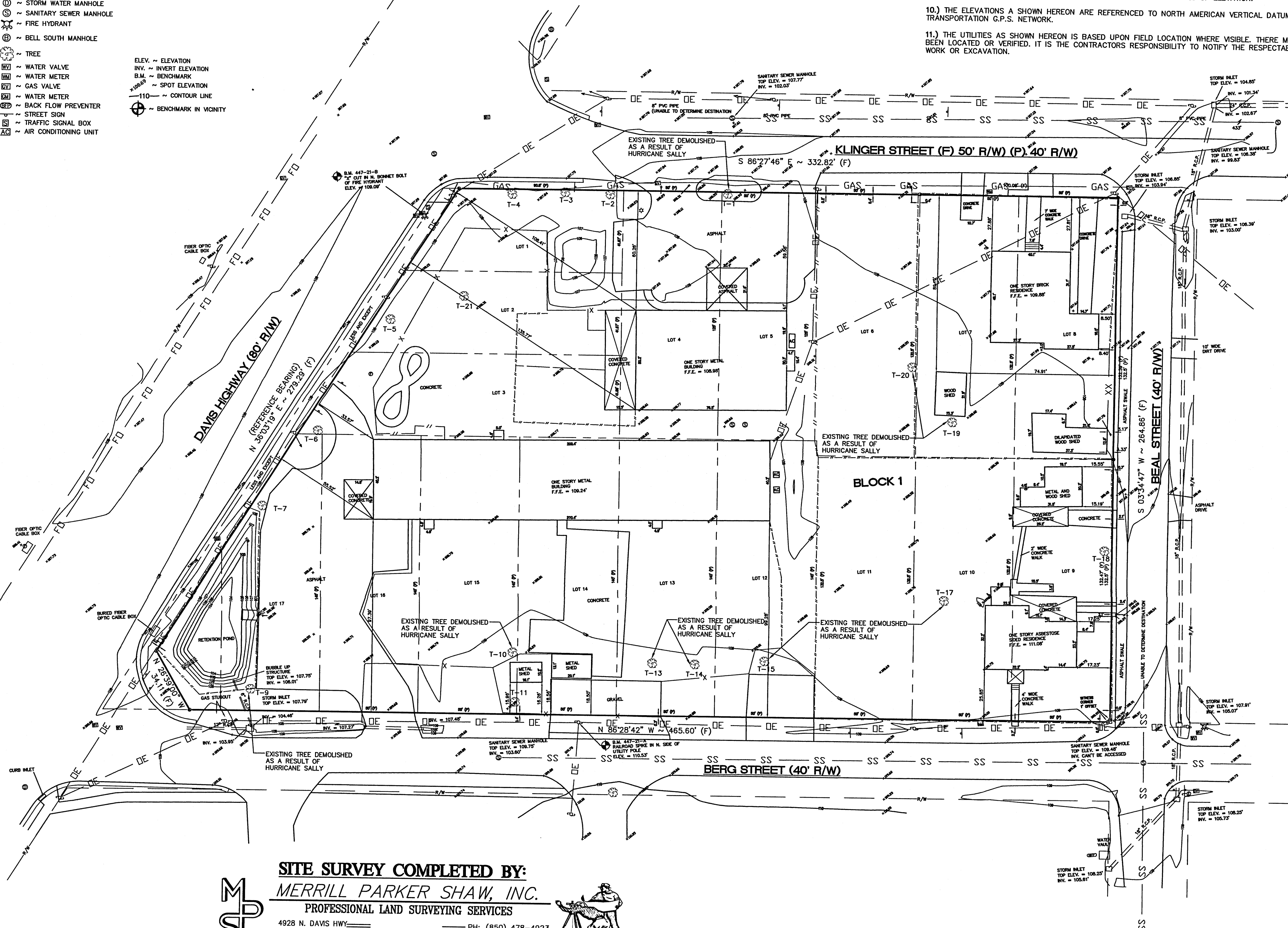
LEGEND:

- 1/2" CAPPED IRON ROD, NUMBER 2843 (FOUND)  
1/2" CAPPED IRON ROD, NUMBER 4082 (FOUND)  
5/8" CAPPED IRON ROD, ILLEGIBLE (FOUND)  
1/2" CAPPED IRON ROD, NUMBER 7174 (SET)  
1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)  
R/W ~ RIGHT OF WAY  
(P) ~ PLATTED INFORMATION  
(F) ~ FIELD MEASUREMENT/INFORMATION
- 4" HIGH CHAIN LINK FENCE  
6" HIGH WOOD BOARD FENCE  
X ~ 6" HIGH CHAIN LINK FENCE  
XX ~ 8" HIGH WOOD FENCE  
INDICATES NOT TO SCALE  
OVERHEAD UTILITY LINES
- BURIED FIBER OPTIC CABLE MARKER  
GUY ANCHOR  
UTILITY POLE  
LIGHT POLE  
STORM WATER MANHOLE  
SANITARY WATER MANHOLE  
FIRE HYDRANT  
BELL SOUTH MANHOLE  
TREE  
WATER VALVE  
WATER METER  
GAS VALVE  
WATER METER  
BACK FLOW PREVENTER  
STREET SIGN  
TRAFFIC SIGNAL BOX  
AIR CONDITIONING UNIT
- ELEV. ~ ELEVATION  
INV. ~ INVERT ELEVATION  
B.M. ~ BENCHMARK  
SPOT ELEVATION  
CONTOUR LINE  
BENCHMARK IN VICINITY

TREE ID CHART			
NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)
T-1	SHUMARD OAK	QUERCUS SHUMARDII	22.1
T-2	LIVE OAK	QUERCUS VIRGINIANA	57.9
T-3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	25.9
T-4	LIVE OAK	QUERCUS VIRGINIANA	42.5
T-5	SHUMARD OAK	QUERCUS SHUMARDII	19.1
T-6	LIVE OAK	QUERCUS VIRGINIANA	55.3
T-7	LIVE OAK	QUERCUS VIRGINIANA	12.4
T-8	DARLINGTON OAK	QUERCUS HEMISPHERICA	16.1
T-9	DARLINGTON OAK	QUERCUS HEMISPHERICA	22.7
T-10	DARLINGTON OAK	QUERCUS HEMISPHERICA	26.4
T-11	LIVE OAK	QUERCUS VIRGINIANA	28.2
T-12	LIVE OAK	QUERCUS VIRGINIANA	38.4
T-13	LIVE OAK	QUERCUS VIRGINIANA	39.8
T-14	LIVE OAK	QUERCUS VIRGINIANA	35.3
T-15	LIVE OAK	QUERCUS VIRGINIANA	27.6
T-16	SYCAMORE	PLATANUS OCCIDENTALIS	21.2
T-17	LIVE OAK	QUERCUS VIRGINIANA	55.5
T-18	LIVE OAK	QUERCUS VIRGINIANA	56.5

SURVEYOR'S NOTES:

- THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 36°03'19" E ALONG THE EAST RIGHT OF WAY LINE OF DAVIS HIGHWAY (80' R/W) AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TRIMBLE VRSNOW G.P.S. NETWORK.
- SOURCE OF INFORMATION: THE RECORD PLAT OF "KLINGER SUBDIVISION", AS RECORDED IN PLAT BOOK 1, AT PAGE 48, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AND EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUS (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
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- THE CONTOUR LINES AS SHOWN HEREON ARE AT 1 FOOT INTERVALS OF ELEVATION.
- THE ELEVATIONS A SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, USING THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION G.P.S. NETWORK.
- THE UTILITIES AS SHOWN HEREON IS BASED UPON FIELD LOCATION WHERE VISIBLE. THERE MAY BE OTHER UNDER GROUND UTILITIES THAT HAVE NOT BEEN LOCATED OR VERIFIED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE RESPECTABLE UTILITY SPOTTERS PRIOR TO THE COMMENCEMENT OF WORK OR EXCAVATION.



SITE SURVEY COMPLETED BY:  
MERRILL PARKER SHAW, INC.  
PROFESSIONAL LAND SURVEYING SERVICES

4928 N. DAVIS HWY  
PENSACOLA, FL 32503  
PH: (850) 478-4923  
FAX: (850) 478-4924



REVISIONS

NO.	DATE	REVISIONS
1	11/04/2020	REVISED PLANS AS PER EDA UTILITY PERMIT REVIEW COMMENTS
2	11/17/2020	REVISED PLANS AS PER ESCAMBIA COUNTY PERMIT REVIEW COMMENTS
3	11/19/2020	REVISED PLANS AT OWNER'S REQUEST

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DATE: 11/19/2020

PROJECT NO: 20-037

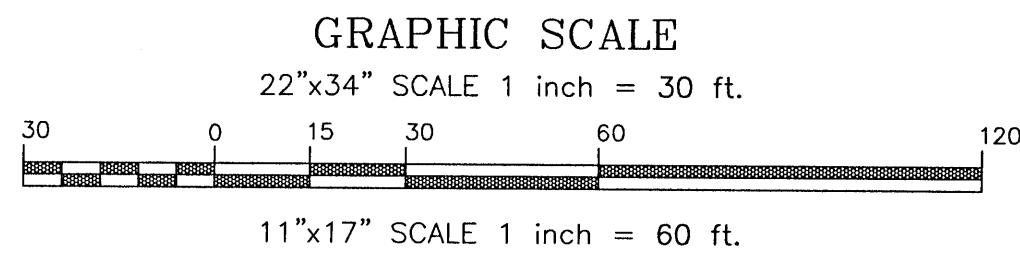
SHEET: C2

Hammond Engineering, Inc.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDESIGN.COM

SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
EXISTING CONDITIONS  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: CJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:





Know what's below  
Call before you dig

CONTRACTOR TO NOTIFY SUNSHINE 811 A MINIMUM 2  
BUSINESS DAYS IN ADVANCE PRIOR TO DIGGING WITHIN  
THE RIGHT OF WAY; 1-800-432-4770

TREE CHART/REMOVAL TABLE				
NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	REASON FOR REMOVAL
T-1	SHUMARD OAK	QUERCUS SHUMARDII	22.1	HURRICANE SALLY
T-2	LIVE OAK	QUERCUS VIRGINIANA	57.9	TO REMAIN
T-3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	25.9	TO REMAIN
T-4	LIVE OAK	QUERCUS VIRGINIANA	42.5	TO REMAIN
T-5	SHUMARD OAK	QUERCUS SHUMARDII	19.1	PARKING LOT
T-6	LIVE OAK	QUERCUS VIRGINIANA	55.3	STORMWATER
T-7	LIVE OAK	QUERCUS VIRGINIANA	12.4	STORMWATER
T-9	DARLINGTON OAK	QUERCUS HEMISPHERICA	16.1	HURRICANE SALLY
T-10	DARLINGTON OAK	QUERCUS HEMISPHERICA	22.7	HURRICANE SALLY
T-11	DARLINGTON OAK	QUERCUS HEMISPHERICA	26.4	HURRICANE SALLY
T-13	LIVE OAK	QUERCUS VIRGINIANA	28.2	HURRICANE SALLY
T-14	LIVE OAK	QUERCUS VIRGINIANA	38.4	HURRICANE SALLY
T-15	LIVE OAK	QUERCUS VIRGINIANA	39.8	HURRICANE SALLY
T-17	LIVE OAK	QUERCUS VIRGINIANA	35.3	HURRICANE SALLY
T-18	LIVE OAK	QUERCUS VIRGINIANA	27.6	PARKING LOT
T-19	STORMORE	PLATANUS OCCIDENTALIS	21.2	HURRICANE SALLY
T-20	LIVE OAK	QUERCUS VIRGINIANA	55.5	HURRICANE SALLY
T-21	LIVE OAK	QUERCUS VIRGINIANA	55.5	PARKING LOT

#### LEGEND:

	DENOTES EXISTING ASPHALT		DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING CONCRETE		DENOTES EXISTING GUY ANCHOR
	DENOTES EXISTING GRAVEL		DENOTES EXISTING TREE
	DENOTES EXISTING ASPHALT TO BE REMOVED		DENOTES EXISTING TREE TO BE REMOVED
	DENOTES EXISTING GRAVEL TO BE REMOVED		DENOTES EXISTING WATER METER
	DENOTES EXISTING CONCRETE TO BE REMOVED		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING ASPHALT TO BE MILLED		DENOTES EXISTING BFOC MARKER
	DENOTES EXISTING STORM PIPE		DENOTES EXISTING BACK FLOW PREVENTER
	DENOTES EXISTING STORM PIPE TO BE REMOVED		DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING FENCE		DENOTES EXISTING WATER VALVE
	DENOTES EXISTING FENCE TO BE REMOVED		DENOTES EXISTING SIGN
	DENOTES EXISTING OVERHEAD ELECTRICAL		DENOTES PROPOSED HAY BALE EROSION CONTROL PROTECTION
	DENOTES EXISTING OVERHEAD ELECTRICAL TO BE REMOVED		DENOTES PROPOSED TREE PROTECTION BARRIER
	DENOTES PROPOSED SILT FENCE		

#### BERG & BEAL STREET. MAINTENANCE OF TRAFFIC NOTE:

CONTRACTOR IS REQUIRED TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN TO ESCAMBIA COUNTY TRAFFIC ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO COMMENCING ANY WORK IN THE BERG & BEAL STREET RIGHT OF WAYS THAT INCLUDES LANE CLOSURES OR RE-ROUTING OF TRAFFIC.

#### BENCHMARK NOTE:

EXISTING BENCHMARK TO BE LOCATED AND RE-ESTABLISHED BEFORE REMOVAL

#### GULF POWER NOTE:

CONTRACTOR TO COORDINATE WITH GULF POWER FOR REMOVAL/RELOCATION OF EXISTING UTILITY POLES & GUY WIRES

#### DEMOLITION NOTE:

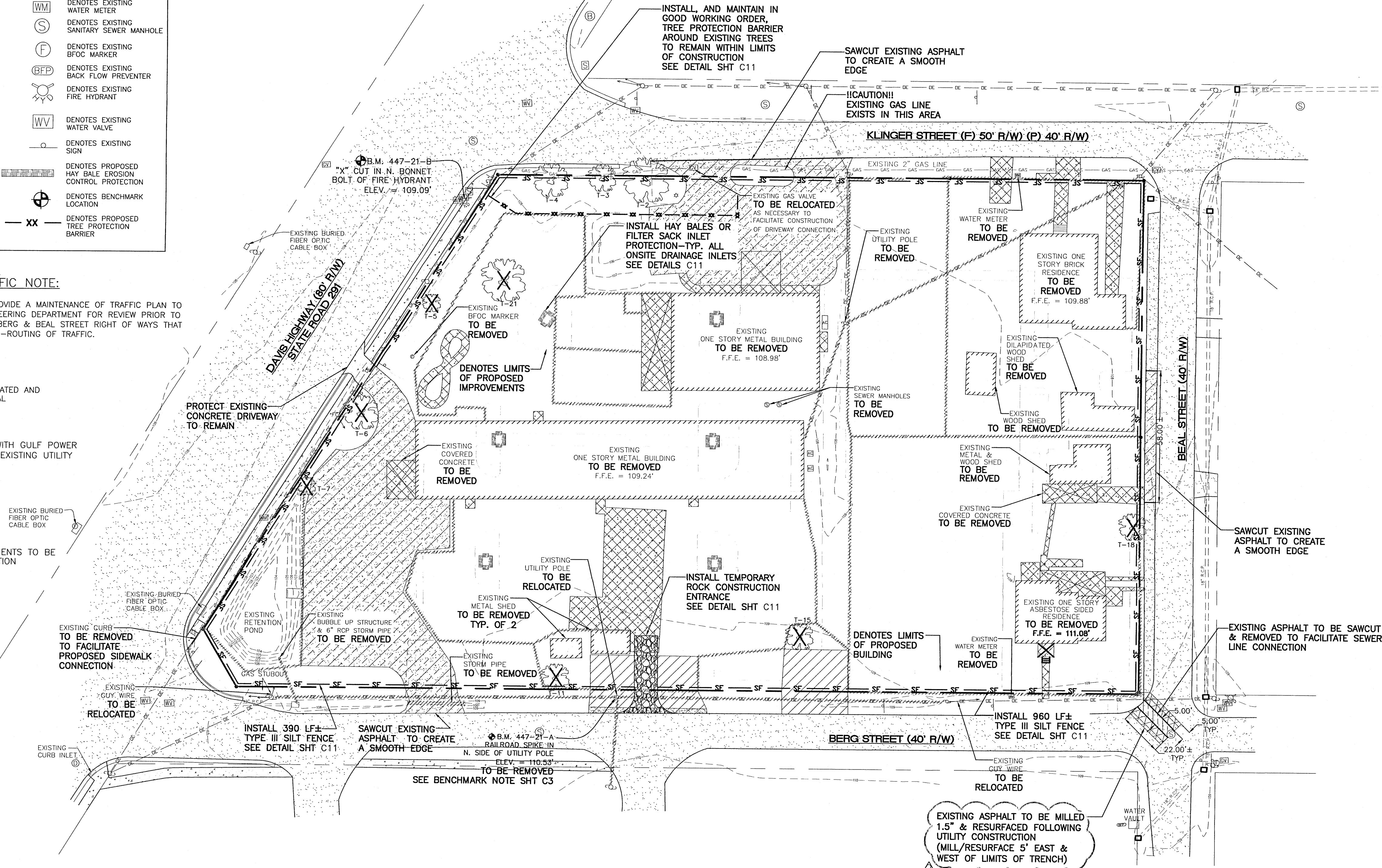
ALL EXISTING ONSITE IMPROVEMENTS TO BE REMOVED PRIOR TO CONSTRUCTION

#### DEMOLITION/EROSION CONTROL NOTES

- WHERE ASPHALT/CONCRETE TO BE REMOVED EXTENDS PAST PROPERTY LINE, CONTRACTOR TO COORDINATE PROPOSED REMOVAL WITH ADJACENT PROPERTY OWNER TO ASSURE HE/SHE DESIRES MISCELLANEOUS IMPERVIOUS SURFACE TO BE REMOVED.
- WHERE EXISTING ASPHALT/CONCRETE IS BEING REMOVED ON PROPERTY LINE, REMOVAL SHALL BEGIN AT THE PROPERTY LINE AND WORK TOWARDS THE INTERIOR OF THE PROPERTY. INITIALLY, A 3" STRIP OF EXISTING ASPHALT/CONC. SHALL BE REMOVED NEXT TO THE PROPERTY LINE TO ALLOW FOR INSTALLATION OF PROPOSED EROSION CONTROL BMP'S.
- IT IS UNDERSTOOD THAT WHERE SILT FENCING IS ILLUSTRATED ON EXISTING ASPHALT/CONC. THAT THE EXISTING ASPHALT/CONC. SHALL BE REMOVED IN THAT IMMEDIATE AREA PRIOR TO INSTALLATION OF BMP.
- THE EROSION AND SEDIMENT CONTROL RULES ARE PERFORMANCE ORIENTED. THAT IS, THE MEASURES USED AT A CONSTRUCTION SITE MUST BE EFFECTIVE IN CONTROLLING EROSION AND PREVENTING OFF-SITE SEDIMENTATION FOR THE SITE TO BE IN COMPLIANCE. FOLLOWING AN APPROVED PLAN AND INSTALLING THE CONTROL MEASURES MAY NOT BE ENOUGH FOR A SITE TO BE IN COMPLIANCE WITH THE RULES. IF EROSION AND OFF-SITE SEDIMENTATION OCCUR, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ADDITIONAL MEASURES TO CORRECT ANY PROBLEM ASSOCIATED WITH COMPLIANCE OF THE NPDES PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE SITE CONSTRUCTION. THE CONTRACTOR WILL ALSO BE COMPLETELY RESPONSIBLE FOR ANY FINES LEVIED BY ANY GOVERNING AGENCY ON THE PROJECT DURING CONSTRUCTION.
- EROSION CONTROL MEASURES SHOWN ARE MINIMUM REQUIREMENTS ONLY. CONTRACTOR SHALL REINFORCE AND/OR ADD ADDITIONAL MEASURES AS CONDITIONS WARRANT AND/OR AS DIRECTED BY THE PROPER REGULATORY AUTHORITIES.
- ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS DECLARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THE PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
- TO COMPLY WITH NPDES REQUIREMENTS, EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS. INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- THREE PROTECTION BARRICADES SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE AND EARTH MOVING IMPACTS (I.e. ROOT RAKING, TRENCHING, GRADING, ETC.) SHOULD TAKE PLACE OUTSIDE OF THE PROTECTION BARRICADE

#### DEWATERING NOTES:

- DEWATERING IS EXPECTED TO OCCUR AS PART OF THE OVERALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.
- COVERAGE UNDER THE GENERIC PERMIT FOR DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS (FDEP DOCUMENT 62-621.300(2)(c)) SHALL BE OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO ANY DEWATERING OPERATIONS OCCURRING. THE TERMS AND CONDITIONS OF THIS PERMIT SHALL BE COMPLIED WITH FOR THE DURATION OF DEWATERING OPERATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH SEC. 40A-2.061 F.A.C.; GENERAL WATER USE PERMITS BY RULE. DEWATERING OPERATIONS MAY BE GOVERNED BY THE REGULATIONS SPECIFIED IN THE F.A.C. AND THE WATER USE PERMIT APPLICANT'S HANDBOOK, LATEST EDITION.
- CONTRACTOR SHALL MITIGATE ANY HARM CAUSED BY THE PERMITTED WITHDRAWALS OR DIVERSIONS OF GROUNDWATER ON LEGAL WATER USES, OFFSITE LAND USE, AND WATER RESOURCES & ASSOCIATED ENVIRONMENTAL FEATURES WHICH EXISTED AT THE TIME OF PERMIT APPLICATION. THE DISTRICT RESERVES THE RIGHT TO CURTAIL PERMITTED WITHDRAWAL AND DIVERSION RATES IF THE WITHDRAWAL OR DIVERSION CAUSES HARM TO LEGAL USES OF WATER, OFFSITE LAND USE, OR WATER RESOURCES AND ASSOCIATED ENVIRONMENTAL FEATURES THAT EXISTED AT THE TIME OF PERMIT APPLICATION.



HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH 15<sup>TH</sup> STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDESIGN.COM



SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
DEMOLITION & EROSION  
CONTROL PLAN  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: CJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-29-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

PROJECT NO: 20-037

SHEET: C3



## Site Description

The proposed Fulcrum North Davis project is located at 8354 North Davis Highway and within the limits of Escambia County, Florida. The proposed improvements include the construction of a 2-story, 22,250 sf± footprint medical office. Required infrastructure to be constructed as part of the project includes 54,000 sf± concrete sidewalk/parking area, applicable ADA access ways, two stormwater retention ponds totaling 49,000 cf± and 21,200 cf± respectively, potable water & sanitary sewer connections, etc.

The project parcel is 2.52 acres. The development site is fully developed with multiple structures, concrete pads, and an asphalt parking lot. All existing onsite improvements are to be removed. The current site topography slopes multiple directions across the property and directs stormwater runoff toward the Klinger Street right of way and an onsite stormwater basin in the southwest corner of the development site. Following construction, all stormwater runoff generated from the proposed improvements will be collected via drainage inlets and conveyed in an underground stormwater pipe system to the proposed onsite stormwater management system (SMS). The SMS includes a conventional pond and includes a positive discharge to the Beal Street and Berg Street right of ways during heavier rainfall events. The proposed SMS will retain all stormwater runoff generated during rainfall events up to and including a 100-year storm. It is expected that the majority of stormwater runoff will discharge to the southwest and northeast perimeter of the property during early construction activities such as clearing, demolition, and site grading. Once initial grading of the site is complete, runoff will be directed towards the installed onsite inlets and routed to the SMS. The approximate latitude and longitude of the site discharges along the southwest and northeast corners of the parcel are 30°30'53.62" N & 87°13'00.55" W and 30°30'56.01" N & 87°12'55.44" W.

According to a the USDA SCS maps, the predominant soil types found on-site consist of #22 Urban Land and #38 Bonifay Loamy Sand, 0 to 5 percent slopes. A stabilized groundwater table is present at depths of 5 feet and 8 feet BCG. Perched groundwater may possibly impact construction and should be anticipated at the time of construction. Good site preparation practices should be employed by the site contractor to minimize the impact of perched groundwater on the project.

## Erosion and Sedimentation Controls

Erosion and sedimentation from the construction site shall be controlled at all times using Best Management Practices (BMPs). Perimeter controls shall be installed prior to clearing activities or any construction activity that disturbs soils. Installation of those controls may be staged to correspond with the clearing and construction schedule. Immediate after clearing activities appropriate controls shall be installed to limit and minimize the velocity of stormwater runoff over unprotected soils. Temporary BMPs shall be used as necessary inside the the perimeter controls as the construction progresses. Perimeter controls shall be actively maintained until final stabilization of those portions of the site uphill of the perimeter controls. Temporary controls shall be removed when stabilization is achieved or when necessary for the next stage of construction. Controls shall be consistent with the performance standards for erosion and sedimentation control as set forth in Section 62-40.432 F.A.C.

## Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased.

Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fences, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

## Stormwater Management

Prior to any land disturbance taking place onsite, a single row of type III silt fence shall be installed along the entire perimeter of the proposed construction area as illustrated on the development plans. The proposed perimeter controls will limit the extents of construction, assist in deterring encroachment onto adjacent properties, and preventing downstream sedimentation. In addition to the aforementioned silt fence and hay bale perimeter, a gravel construction entrance shall be installed at designated construction ingress/egress locations. Tree protection barriers shall be installed around each of the existing trees to remain found within the construction boundaries. After clearing and rough grading activities, check dams and additional silt fencing and hay bales shall be installed, as necessary, uphill of the perimeter controls to reduce runoff velocities and the potential for excessive erosion. Installation of stormwater inlets should take place next. As the grading activities progress, a depressed area shall be constructed around these inlets surrounded by hay bales and silt fencing for inlet protection. These depressed areas shall also act as sediment basins. Silt fences, and hay bales if necessary, shall be installed across the outfalls until final stabilization is achieved. Erosion control facilities shall be actively maintained throughout the course of construction and shall remain until final stabilization is achieved and acceptance by the owner.

## Controls for Other Potential Pollutants

A materials management area shall be designated on-site for protected storage of chemicals, solvents, fertilizers and other potentially toxic materials. Storage areas can become a major source of risk due to possible mishandling of materials and accidental spills. An inventory should be compiled and maintained of the storage area and the site. Special care should be taken to identify any materials that have the potential to come into contact with stormwater.

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

- Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling vehicles.
- Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
- Contain and clean up petroleum spills immediately.
- Perform preventative maintenance for on-site equipment to prevent leakage.
- Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

- Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
- Contain and clean up spills immediately after they occur.
- Keep materials in a dry, covered area.
- Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management practices will reduce the amounts of pesticides that could contact stormwater:

- Handle pesticides as infrequently as possible.
- Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
- Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
- Store pesticides in a dry, covered area.
- Provide curbs or dikes to contain spills.
- Have measures on site to contain and clean up spills.
- Strictly follow recommended application rates and methods.

Fertilizers and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should be used to reduce the risks of nutrient pollution:

- Limit the application of fertilizers to the minimum area and the minimum recommended amounts.
- Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
- Apply fertilizer more frequently, but at lower application rates.
- Limit hydrosedding in which lime and fertilizers are applied to the ground surface in one application.
- Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
- Limit the use of detergents on the site. Wash water containing detergents should not be discharged to the stormwater management system.
- Apply fertilizer and use detergents only in the recommended manner and amounts.

Proper management and disposal of building materials and other construction site wastes are an essential part of pollution prevention. Construction wastes include surplus or refuse building materials as well as hazardous wastes. Management practices for these wastes include trash disposal, recycling, material handling, and spill prevention and clean up. These practices should provide for proper disposal of construction wastes:

- Designate a waste disposal area on the site.
- Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. Locate containers in covered areas, where possible.
- Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.
- Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction trailer is not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

## Maintenance and Inspection Controls

Controls of pollutants shall be maintained throughout construction period and until final stabilization is achieved. Qualified personnel shall inspect all points of discharge and all disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of every storm event that produces at least 0.25 inches of rainfall. Where sites have been finally stabilized, such inspection shall be conducted at least once every month until a Notice of Termination has been submitted.

- Stabilization Measures – Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
- Structural Controls – Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.
- Discharge Points – Discharge points shall be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on-site BMPs are effective, and what should be done to increase the effectiveness.
- Construction Entrances – Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. The inspection should reveal whether the stabilization of the construction entrance is effective, and what should be done to increase the effectiveness.
- Areas Used for Storage of exposed Materials – These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices or measures identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection.

A Report summarizing the scope of each inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations related to the implementation of the stormwater pollution prevention plan, and modifications to the stormwater pollution prevention plan shall be prepared and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of non-compliance.

### IMPLEMENTED BMP'S

Type:	Implemented by:	Company Name, Contact Person, Address & Phone Number
Perimeter Silt Fencing/ Hay Bales		
Inlet Protection		
Temporary Construction Entrance		
Tree Barricades		

## Contractor Certification

This Stormwater Pollution Prevention Plan must clearly identify, for each measure identified within the the Stormwater Pollution Prevention Plan, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the Stormwater Pollution Prevention Plan must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder"

Name, Title	Signature	Company Name, Address & Phone Number	Date

## Contractor Requirements

The contractor must have technical expertise in erosion prevention and sediment control. The contractor must at all time maintain erosion control methods that prevent any violation of the NPDES program.

## Faulty Installation and/or Poor Maintenance

Most noncompliance occurs because measures were not installed correctly or maintained properly, or both. Determining the reason why the measures are failing requires technical knowledge about the devices and how to construct them properly. Contractors failure to control erosion, sedimentation or turbidity both onsite and offsite is not acceptable. Failure to do so may result in possible fines and/or termination from the site without payment for construction progress.

## Compliance

The goal of the program is to prevent accelerated erosion and off-site sedimentation. The contractor is the first person to determine if the performance standards and intent of the rule are being met. He/She is the key person in ensuring that the construction site is evaluated fairly and consistently and that the site is kept in compliance.

The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be effective in controlling erosion and preventing off-site sedimentation for the site to be in compliance. Following an approved plan and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off-site sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely responsible for any fines levied by any governing agency on the project during construction.

The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key individual in making this kind of performance based rule work because the contractor is the first person to recognize performance failures and remedy the problems.

- Determine that an erosion and sediment control plan for the site has been approved.
- Determine that all specified practices have been installed and are being maintained according to the plan.
- Determine that both on-site and off-site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

## Control of Non-Stormwater Discharges

It is expected that the following non-stormwater discharges may occur from the site during construction period: water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If solid discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

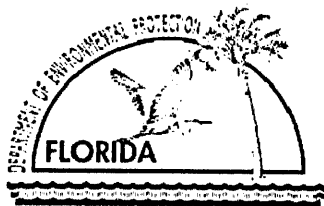
Project Name and location information:	FULCRUM NORTH DAVIS 8354 DAVIS HIGHWAY PENSACOLA, FL 32514
Responsible Authority Information:	SONNY KAPUR FULCRUM NORTH DAVIS, LLC 4165 MONTALVO DRIVE PENSACOLA, FL 32504
Project Contact:	

### Responsible Authority

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Operator and/or Responsible Authority)

Date



## NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER NOTICE OF TERMINATION (RULE 62-621.300(6), F.A.C.)

You must use this form to terminate coverage under the Generic Permit for Stormwater Discharge from Large and Small Construction Activities provided in subsection 62-621.300(4), F.A.C., the Multi-Sector Generic Permit for Stormwater Discharge Associated with Industrial Activity provided in subsection 62-621.300(5), F.A.C. as well as the conditional exclusion for "no exposure" of industrial activities and materials to stormwater provided in paragraph 62-620.100(2)(g), F.A.C.

All information provided on this form shall be typed or printed in ink.

### I. TERMINATION INFORMATION:

A. Facility ID/Project Number:	
B. Reason for Termination:	Check all that apply:
<input type="checkbox"/>	No longer operator of the facility/project.
<input type="checkbox"/>	Final stabilization criteria is met and all stormwater discharges associated with construction activity including dewatering operations have ceased (for construction activity only).
<input type="checkbox"/>	All stormwater discharges associated with industrial activity have ceased (for industrial activity only).
<input type="checkbox"/>	No longer meet the condition of "no exposure" (for industrial activity only).

### II. OPERATOR INFORMATION:

A. Operator Name:		
B. Address:		
C. City:	D. State:	E. Zip Code:
F. Responsible Authority:		G. Responsible Authority's Phone No.:
H. Responsible Authority's E-mail Address:		I. Responsible Authority's Fax No.:

### III. FACILITY/PROJECT INFORMATION:

A. Name:		
B. Address/Location:		
C. City:	D. State:	E. Zip Code:
F. County:		

### IV. CERTIFICATION<sup>1</sup>:

I certify under penalty of law that all stormwater discharges associated with industrial or construction activity from the identified facility or project that are authorized by the referenced State of Florida generic permit have been eliminated, the facility no longer meets the conditional exclusion for "no exposure" outlined in paragraph 62-620.100(2)(g), F.A.C., or that I am no longer the operator of the facility or project. I understand that by submitting this Notice of Termination, I am no longer authorized to discharge stormwater associated with industrial or construction activity under a generic permit, and that discharging pollutants in stormwater associated with industrial or construction activity to surface waters of the State is unlawful unless authorized by a permit issued pursuant to Section 403.0805, F.S. I also understand that the submittal of this Notice of Termination does not release an operator from liability for any violations of the generic permit or conditional exclusion for "no exposure" from NPDES stormwater permitting for industrial activities.

Responsible Authority Name and Official Title (Type or Print):

Responsible Authority Signature:

Date Signed:

<sup>1</sup> Signatory requirements are contained in Rule 62-620.305, F.A.C.

DEP Form 62-621.300(6)

Effective Date: 02/2015

### Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: \_\_\_\_\_ FDEP NPDES Stormwater Identification Number: \_\_\_\_\_

Location	Rain data	Type of control (see below)	Date installed/modified	Current Condition (see below)	Corrective Action / Other Remarks
	Weekly Report				

Condition Code:

G = Good

C = Needs to be cleaned

M = Marginal, needs maintenance or replacement soon

O = Other

P = Poor, needs immediate maintenance or replacement

#### Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth berm	11. Vegetative buffer strip	20. Stabilized aggregate roadway/parking	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction driveway stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Turbidity Barrier
8. Pipe slope drain	17. Paved road surface	26. Geotextile	35. Dewatering (pump/hose/filter/well point, etc.)
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	36. Other

Inspector Information:

Name

Qualification

Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority)

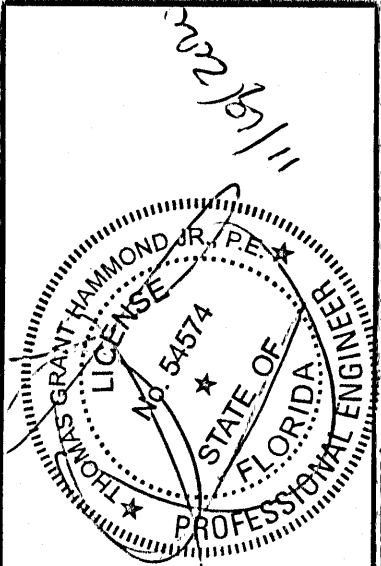
Date

REVISIONS

NO.	DATE	REVISED PLANS AS PER EQIA UTILITY PERMIT REVIEW COMMENTS	REVISED PLANS AS PER ESCAMBIA COUNTY DRC REVIEW COMMENTS	REVISED PLANS AT OWNER'S REQUEST
△	11/04/2020			
△	11/17/2020			
△	11/18/2020			

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HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32509  
850 434-2603  
FAX 850 434-2650  
TOM@SELANDDESIGN.COM



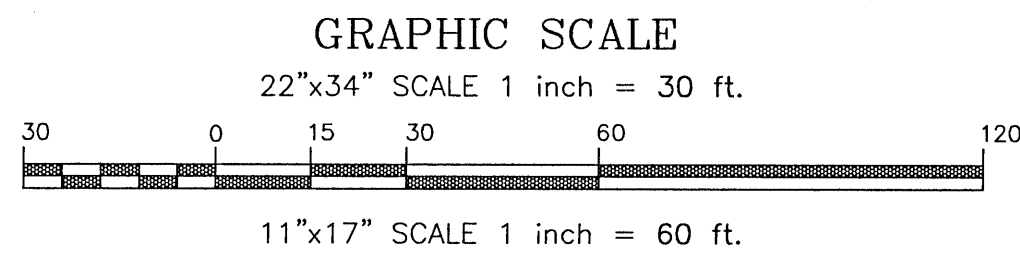
SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
STORMWATER POLLUTION  
PREVENTION PLAN  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: GJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

PROJECT NO: 20-037

SHEET: C4





LEGEND:

	DENOTES EXISTING ASPHALT		DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING CONCRETE		DENOTES EXISTING GUY ANCHOR
	DENOTES EXISTING GRAVEL		DENOTES EXISTING TREE
	DENOTES PROPOSED ASPHALT		DENOTES EXISTING WATER METER
	DENOTES PROPOSED CONCRETE		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES PROPOSED PAVERS		DENOTES EXISTING BACK FLOW PREVENTER
	DENOTES ASPHALT TO BE RESURFACED		DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING STORM PIPE		DENOTES EXISTING WATER VALVE
	DENOTES EXISTING OVERHEAD ELECTRICAL		DENOTES EXISTING BFOC MARKER
	DENOTES PROPOSED RETAINING WALL		DENOTES EXISTING SIGN
	DENOTES PROPOSED CHAIN LINK FENCE		DENOTES PROPOSED PYLON SIGN TO BE DESIGNED & PERMITTED BY OTHERS

SITE DATA:  
PARCEL ZONING: COM  
FLU: MU-U  
BUILDING SETBACKS REQUIRED (COM ZONED PARCEL):  
FRONT SETBACK = 15'  
REAR SETBACK = 15'  
SIDE SETBACK = 10'

MAXIMUM IMPERVIOUS SURFACE: 85%  
MAXIMUM BUILDING HEIGHT: 150'  
MAXIMUM FLOOR AREA RATIO: 2.0 (MU-U)  
PROPOSED FLOOR AREA RATIO:  
TOTAL GROSS FLOOR AREA = 22,246 SF  
GROSS LOT AREA = 109,721 SF  
FLOOR AREA RATIO = 22,246 SF/109,721 SF = 0.20

FDOT NOTE:  
THE CONTRACTOR SHALL NOTIFY FDOT 2 BUSINESS DAYS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY

PARKING CALCULATIONS:  
PROPOSED 21,882 SF MEDICAL OFFICE  
AS PER 3-1.2 ESCAMBIA COUNTY DESIGN STANDARDS MANUAL:  
5 PARKING STALL PER 1,000 SF REQUIRED  
(21,882/1,000)\*5 = 109.41 STALLS REQUIRED  
110 TOTAL PARKING STALLS REQUIRED  
104 REGULAR STALLS PROPOSED  
6 HANDICAP STALLS PROPOSED  
3 PARALLEL STALLS PROPOSED  
113 TOTAL STALLS PROPOSED

NOTE: HANDICAP PARKING SIGNS SHALL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX NUMBER 17355, SHEET 3 OF 8, FTP-25 SIGN

PARKING STALL NOTES:  
• ALL HANDICAP PARKING STALLS ARE TO MEASURE 12' x 18' WITH AN ADJACENT 5' WIDE AISLE  
• ALL STANDARD PARKING STALLS ARE TO MEASURE 9' x 18'  
• ALL PARKING STALLS ARE TO BE DEMARCATED WITH 4" SOLID WHITE LINES UNLESS OTHERWISE NOTED

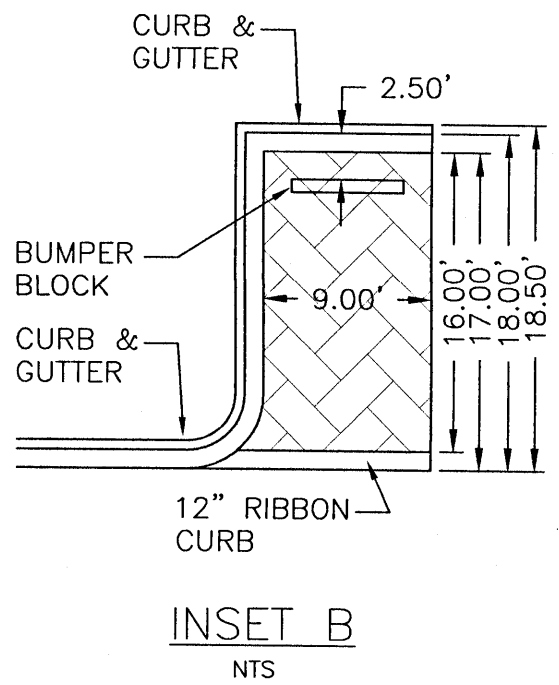
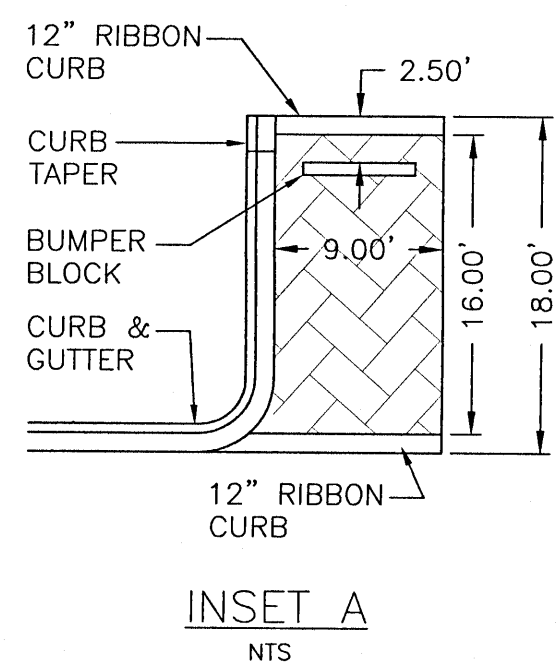
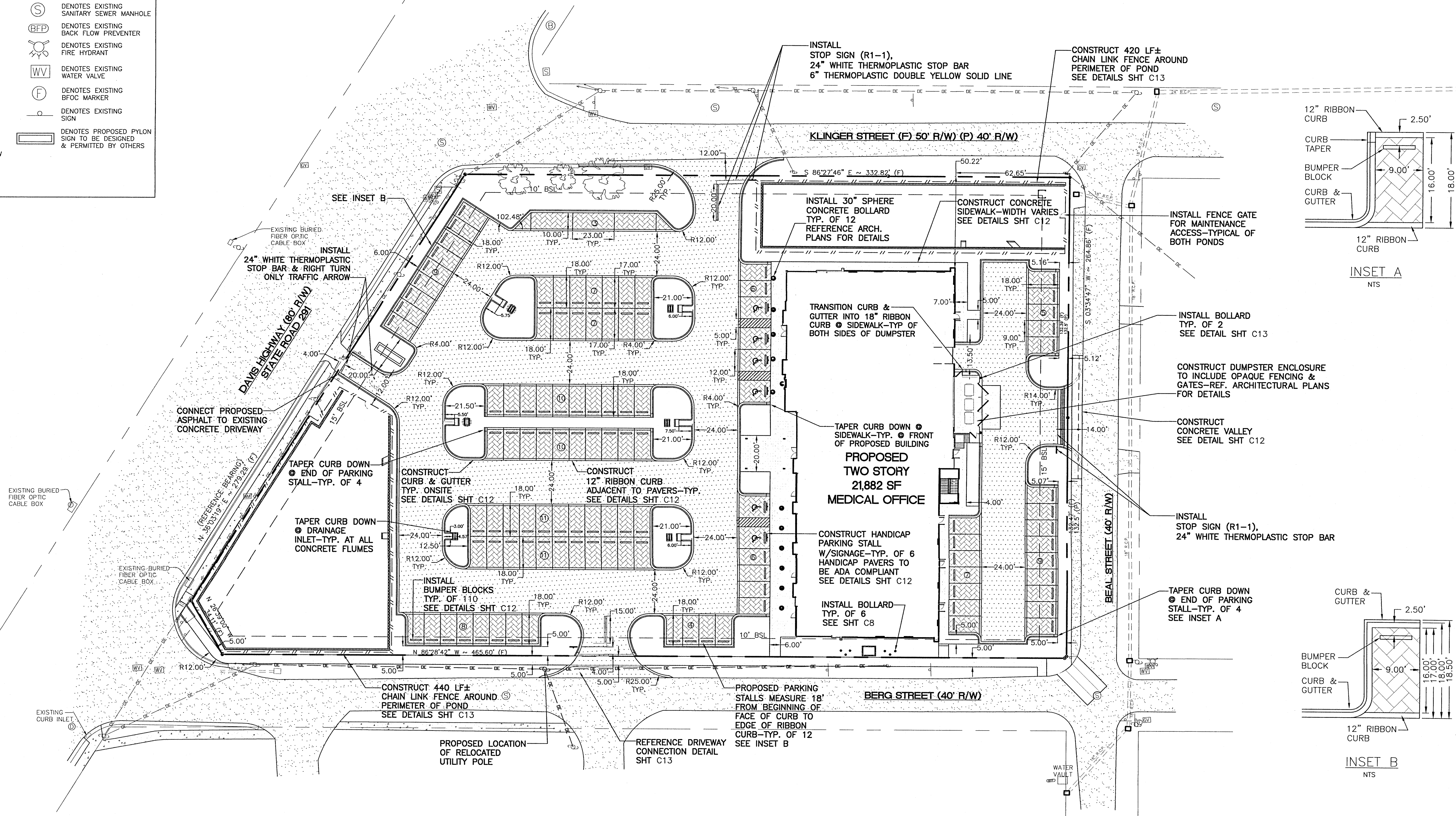
FIRE SAFETY NOTES:  
1. FIRE DEPT. ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 20'  
2. FIRE DEPT. ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-6"  
3. THE REQUIRED WIDTH OF A FIRE DEPT. ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES.

EXISTING SITE AREA: 109,990 SF - 2.52 ACRES

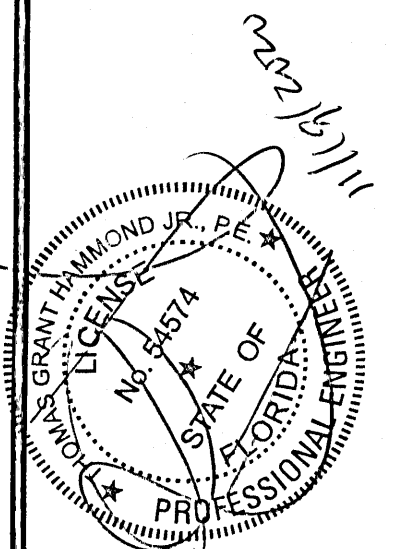
IMPERVIOUS AND PAVEMENT AREA				
	EXISTING	REMOVE	NEW	POST-CONSTRUCTION
BUILDINGS	17,219 SF	17,219 SF	17,163 SF	17,163 SF
ASPHALT/CONCRETE	19,115 SF	19,102 SF	36,403 SF	36,416 SF
TOTAL IMPERVIOUS AREA	36,334 SF	36,321 SF	53,566 SF	53,579 SF
ROCK AREA	1,707 SF	1,707 SF	0 SF	0 SF
PERVIOUS PAVERS AREA	0 SF	0 SF	17,693 SF	17,693 SF
LANDSCAPE AREA	71,949 SF	71,259 SF	38,028 SF	38,718 SF
PERCENTAGE OF LANDSCAPE	65%		35%	(-30%)

PARKING DATA				
	EXISTING	REMOVE	NEW	POST-CONSTRUCTION
NON-HANDICAPPED SPACES	0	0	107	107
HANDICAPPED SPACES	0	0	6	6



HAMMOND ENGINEERING, INC.  
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ALABAMA AUTHORIZATION NO. 3277  
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PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850 434-2650  
TOM@SELANDESIGN.COM

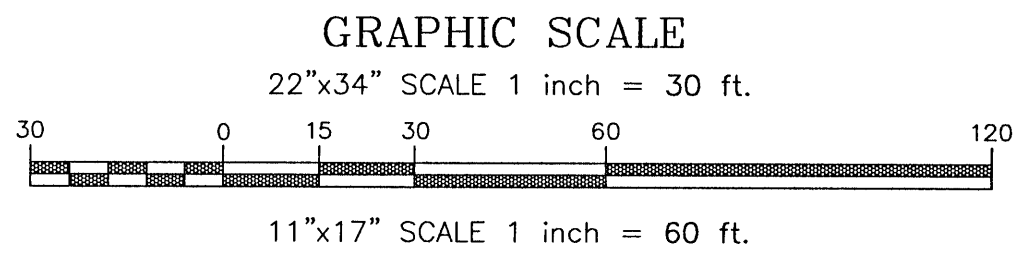


SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
SITE PLAN  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: CJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

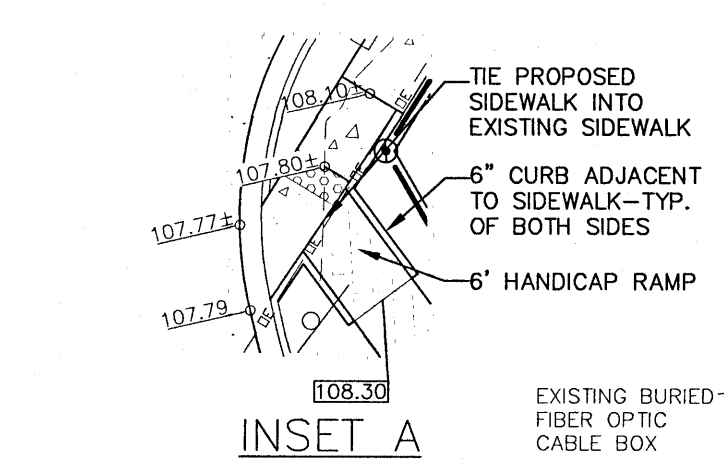
PROJECT NO: 20-037  
SHEET: C5





- LEGEND:
- DENOTES EXISTING ASPHALT
  - DENOTES EXISTING CONCRETE
  - DENOTES EXISTING GRAVEL
  - DENOTES PROPOSED ASPHALT
  - DENOTES PROPOSED CONCRETE
  - DENOTES PROPOSED PERVIOUS PAVERS
  - DENOTES ASPHALT TO BE RESURFACED
  - DENOTES EXISTING STORM PIPE
  - DENOTES EXISTING OVERHEAD ELECTRICAL
  - DENOTES PROPOSED RETAINING WALL
  - DENOTES PROPOSED CHAIN LINK FENCE
  - DENOTES BENCHMARK LOCATION
  - DENOTES SOIL BORING LOCATION
  - M.E.G. MATCH EXISTING GRADE
  - DENOTES PROPOSED SPOT ELEVATION
  - DENOTES EXISTING UTILITY POLE
  - DENOTES EXISTING GUY ANCHOR
  - DENOTES EXISTING TREE
  - DENOTES EXISTING WATER METER
  - DENOTES EXISTING SANITARY SEWER MANHOLE
  - DENOTES EXISTING BACK FLOW PREVENTER
  - DENOTES EXISTING FIRE HYDRANT
  - DENOTES EXISTING WATER VALVE
  - DENOTES EXISTING BFOC MARKER
  - DENOTES EXISTING SIGN
  - DENOTES EXISTING SPOT ELEVATION
  - DENOTES PROPOSED STORM PIPE
  - DENOTES PROPOSED DUAL SPOT ELEVATION TOP #=TOP OF CURB/SIDEWALK BOTTOM #=ASPHALT/CONC. ELEV.
  - DENOTES PROPOSED PYLON SIGN TO BE DESIGNED & PERMITTED BY OTHERS

FDOT NOTE:  
THE CONTRACTOR SHALL NOTIFY FDOT 2 BUSINESS DAYS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY



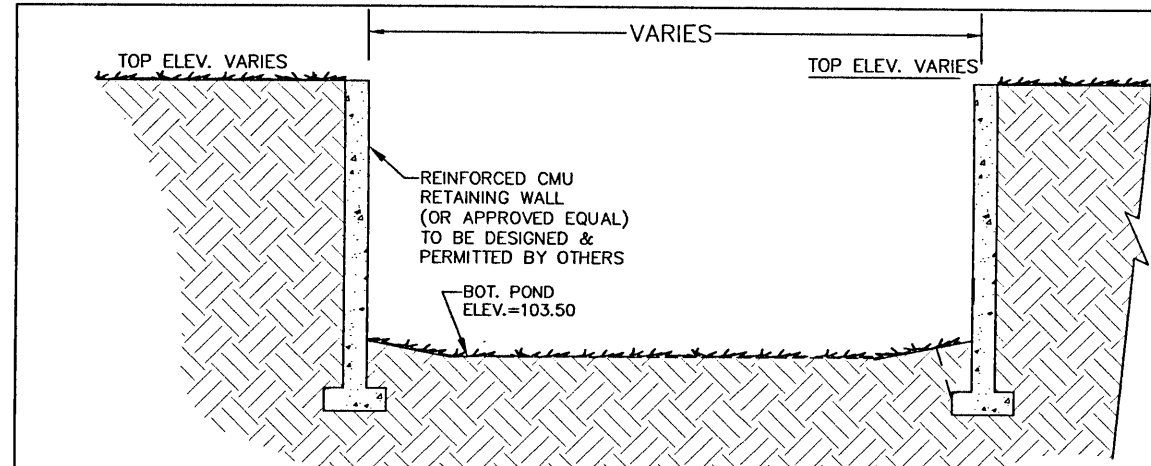
CONSTRUCT STORMWATER DETENTION POND #1  
W/3:1 SIDE SLOPES ON NORTH SIDE  
TOP ELEV. VARIES  
BOTTOM ELEV.=103.50  
SEE DETAIL SHT C6

SEE INSET A

DAVIS HIGHWAY (60' R/W)

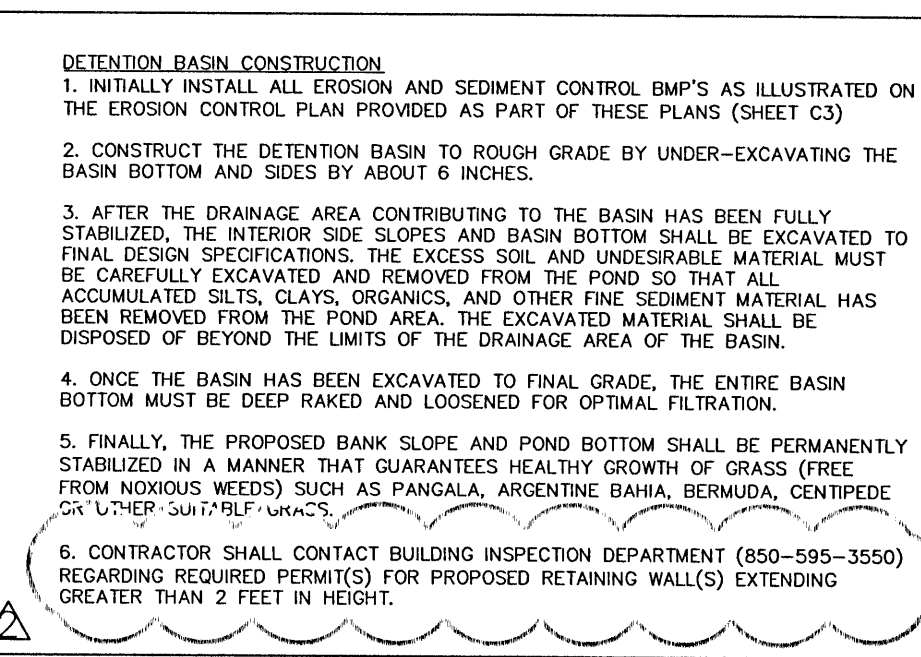
SEE SWALE DETAIL SHT C14

STORMWATER DETENTION POND #1  
TYPICAL CROSS SECTION  
NTS

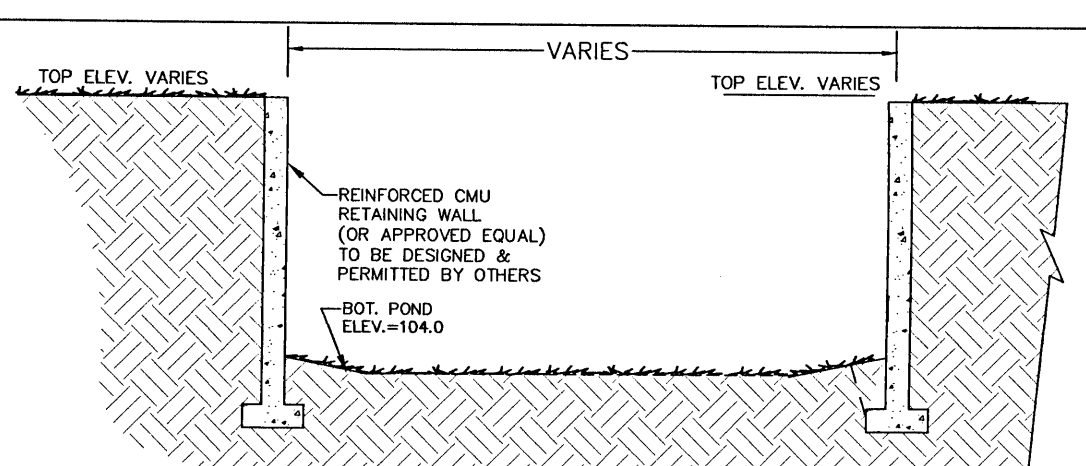


RETAINING WALL NOTES:  
• RETAINING WALLS TO BE DESIGNED & PERMITTED BY OTHERS.  
• CONTRACTOR SHALL CONTACT BUILDING INSPECTION DEPARTMENT (850-595-3550) REGARDING REQUIRED PERMIT(S) FOR PROPOSED RETAINING WALL(S) EXTENDING GREATER THAN 2 FEET IN HEIGHT.

CONSTRUCT STORMWATER DETENTION POND #2  
W/4:1 SIDE SLOPES ON EAST SIDE  
TOP ELEV. VARIES  
BOTTOM ELEV.=104.00  
SEE DETAIL SHT C6



STORMWATER DETENTION POND #2  
TYPICAL CROSS SECTION  
NTS



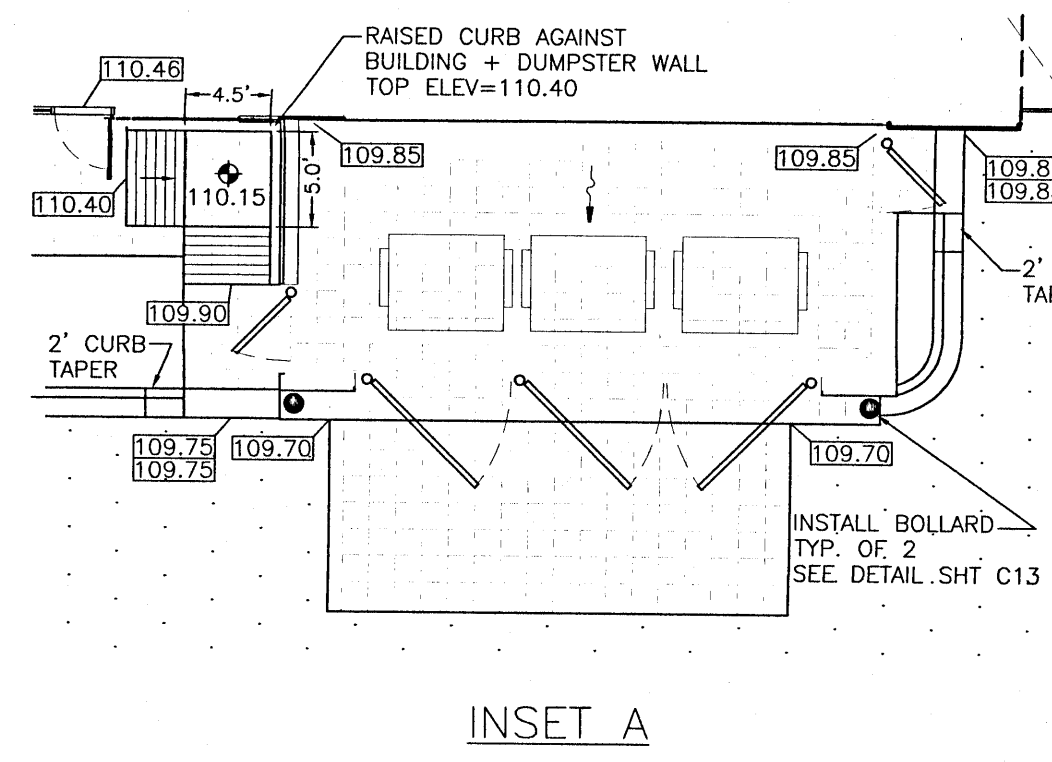
KLINGER STREET (F) 50' R/W (P) 40' R/W

PROPOSED TWO STORY  
21,882 SF  
MEDICAL OFFICE  
FFE: 110.50'

CONSTRUCT TWO (2) 5" RISERS

BERG STREET (40' R/W)

BEAL STREET (40' R/W)



REVISIONS

NO.	DATE	REVISIONS
1	11/04/2020	REVISED PLANS AS PER ECUA UTILITY PERMIT REVIEW COMMENTS
2	11/17/2020	REVISED PLANS AS PER ESCAMBA COUNTY DRC REVIEW COMMENTS
3	11/18/2020	REVISED PLANS AT OWNER'S REQUEST

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3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDDESIGN.COM

**SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
GRADING & DRAINAGE  
PLAN**

ESCAMBA COUNTY FLORIDA

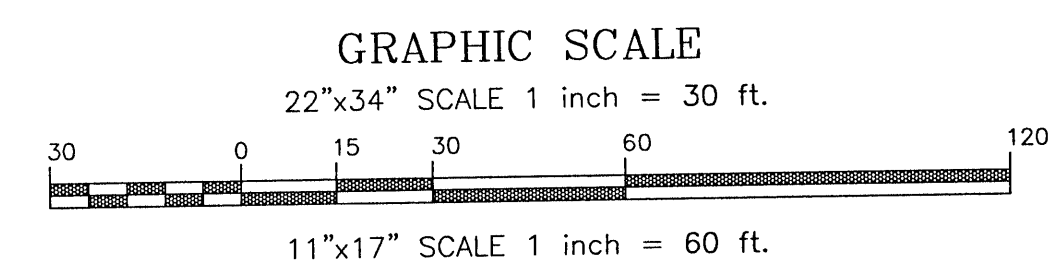
DRAWN BY: CJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION

BY: DATE:

PROJECT NO: 20-037

SHEET: C6

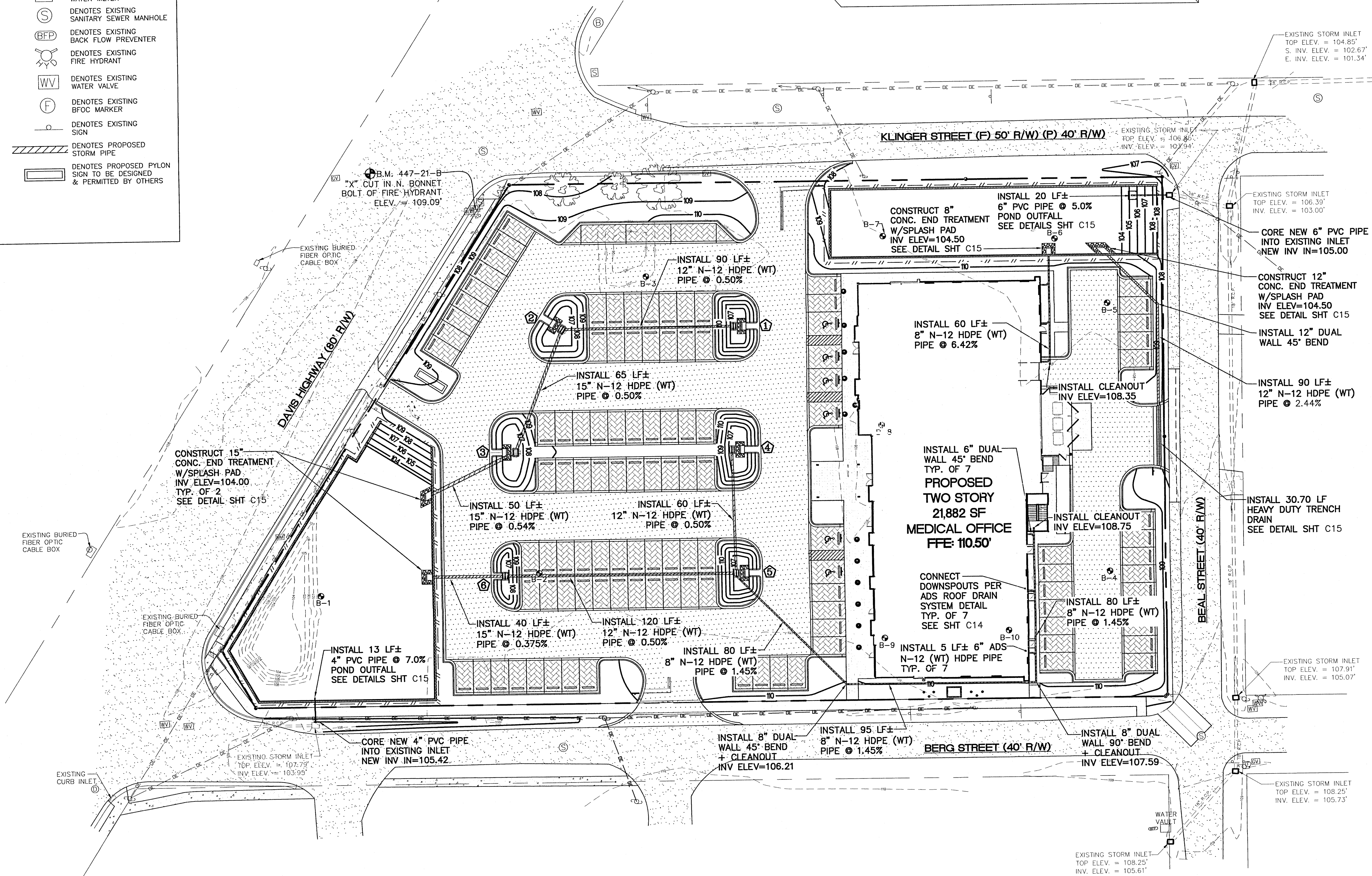




- LEGEND:
- DENOTES EXISTING ASPHALT
  - DENOTES EXISTING CONCRETE
  - DENOTES EXISTING GRAVEL
  - DENOTES PROPOSED ASPHALT
  - DENOTES PROPOSED CONCRETE
  - DENOTES PROPOSED PERVIOUS PAVERS
  - DENOTES ASPHALT TO BE RESURFACED
  - DENOTES EXISTING STORM PIPE
  - DENOTES EXISTING OVERHEAD ELECTRICAL
  - DENOTES PROPOSED RETAINING WALL
  - DENOTES PROPOSED CHAIN LINK FENCE
  - DENOTES BENCHMARK LOCATION
  - DENOTES SOIL BORING LOCATION
  - DENOTES EXISTING UTILITY POLE
  - DENOTES EXISTING GUY ANCHOR
  - DENOTES EXISTING TREE
  - DENOTES EXISTING WATER METER
  - DENOTES EXISTING SANITARY SEWER MANHOLE
  - DENOTES EXISTING BACK FLOW PREVENTER
  - DENOTES EXISTING FIRE HYDRANT
  - DENOTES EXISTING WATER VALVE
  - DENOTES EXISTING BFOC MARKER
  - DENOTES EXISTING SIGN
  - DENOTES PROPOSED STORM PIPE
  - DENOTES PROPOSED PYLON SIGN TO BE DESIGNED & PERMITTED BY OTHERS

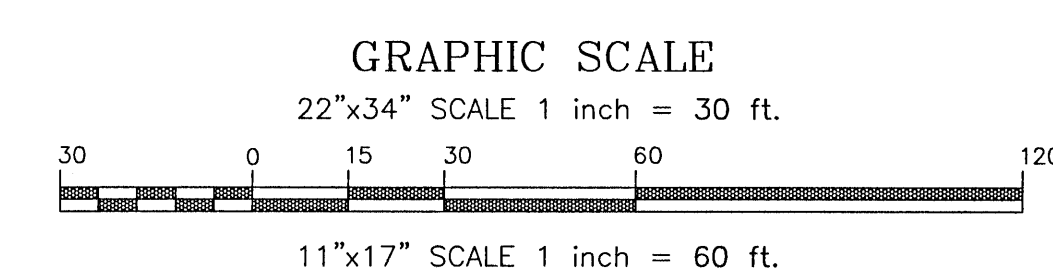
FDOT NOTE:  
THE CONTRACTOR SHALL NOTIFY FDOT 2 BUSINESS DAYS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY

STORM STRUCTURE DATA TABLE	
PROPOSED INLETS TO CONSIST OF:	
• TYPE 'C' DITCH BOTTOM INLET W/USF NO. 6209 CAST IRON TRAFFIC RATED GRATE	
• 48" DIA. (BOTTOM) MODIFIED TYPE 'C' DITCH BOTTOM INLET W/USF NO. 6209 CAST IRON TRAFFIC RATED GRATE (445 SQ IN FLOW AREA)	
1 TYPE "C" INLET TOP ELEV=107.75 INV ELEV OUT (W)=105.30	2 MODIFIED TYPE "C" INLET TOP ELEV=107.75 INV ELEV IN (E)=104.85 INV ELEV OUT (SW)=104.60
3 MODIFIED TYPE "C" INLET TOP ELEV=107.75 INV ELEV IN (NE)=104.27 INV ELEV OUT (SW)=104.27	4 TYPE "C" INLET TOP ELEV=107.75 INV ELEV OUT (S)=105.30
5 TYPE "C" INLET TOP ELEV=107.75 INV ELEV IN (N)=105.00 INV ELEV IN (S)=105.05 INV ELEV OUT (W)=105.00	6 TYPE "C" INLET TOP ELEV=107.75 INV ELEV IN (E)=104.40 INV ELEV OUT (W)=104.15



REVISIONS	
NO.	DATE
1	11/04/2020
2	11/17/2020
3	11/18/2020
REVISED PLANS AS PER ESCAMBIA COUNTY DRG REVIEW COMMENTS	
REVISED PLANS AT OWNER'S REQUEST	
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HAMMOND ENGINEERING, INC. FLORIDA AUTHORIZATION NO. 9130 ALABAMA AUTHORIZATION NO. 3277 3802 NORTH "S" STREET PENSACOLA, FLORIDA 32505 850 434-2603 FAX 850-434-2650 TOM@SELANDDESIGN.COM	
SITE DEVELOPMENT PLANS FOR FULCRUM NORTH DAVIS UNDERGROUND STORMWATER PLAN ESCAMBIA COUNTY FLORIDA	
DRAWN BY: CJB	DESIGNED BY: RLS
CHECKED BY: TGH	DATE: 10-28-20
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:
PROJECT NO: 20-037	
SHEET: C7	





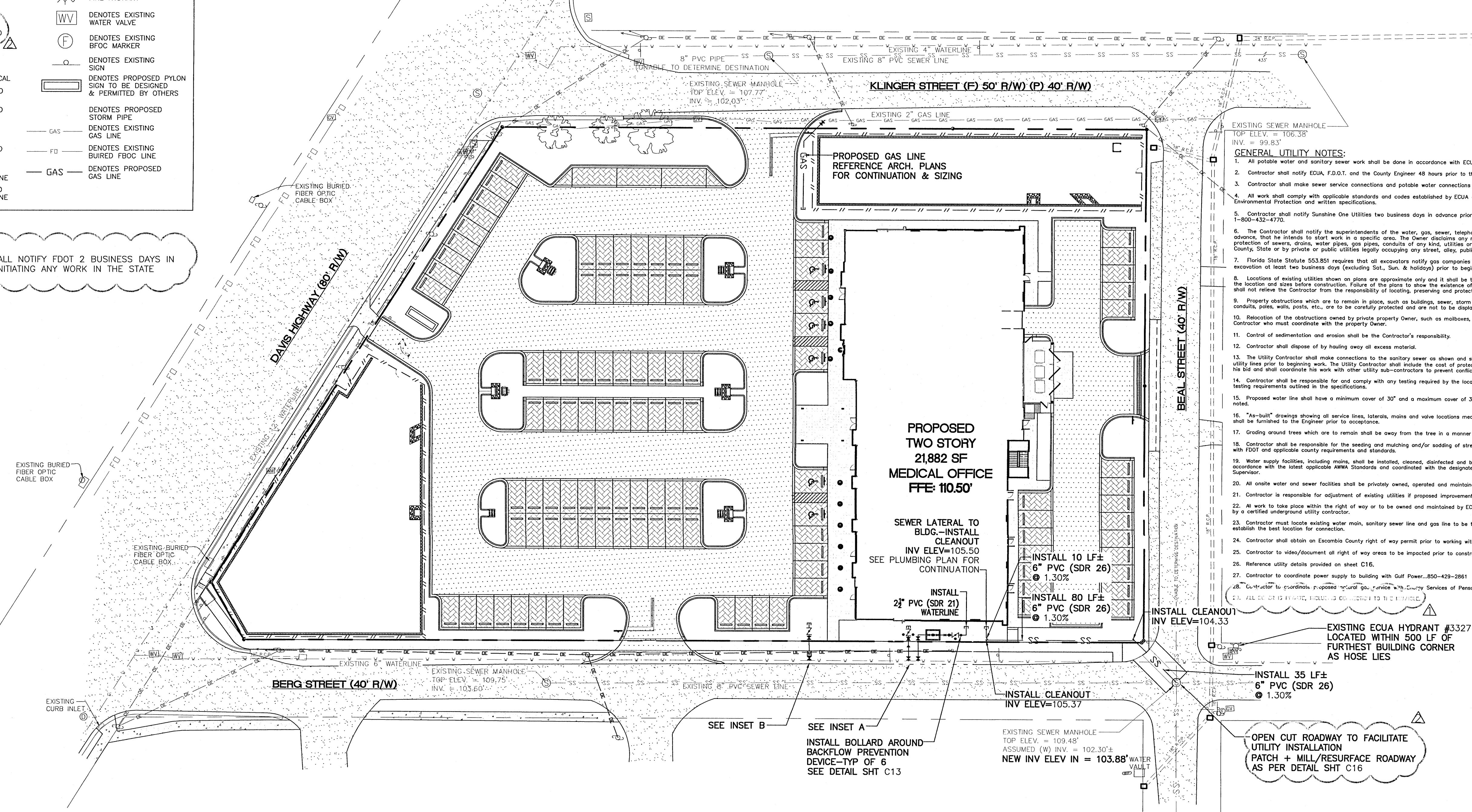
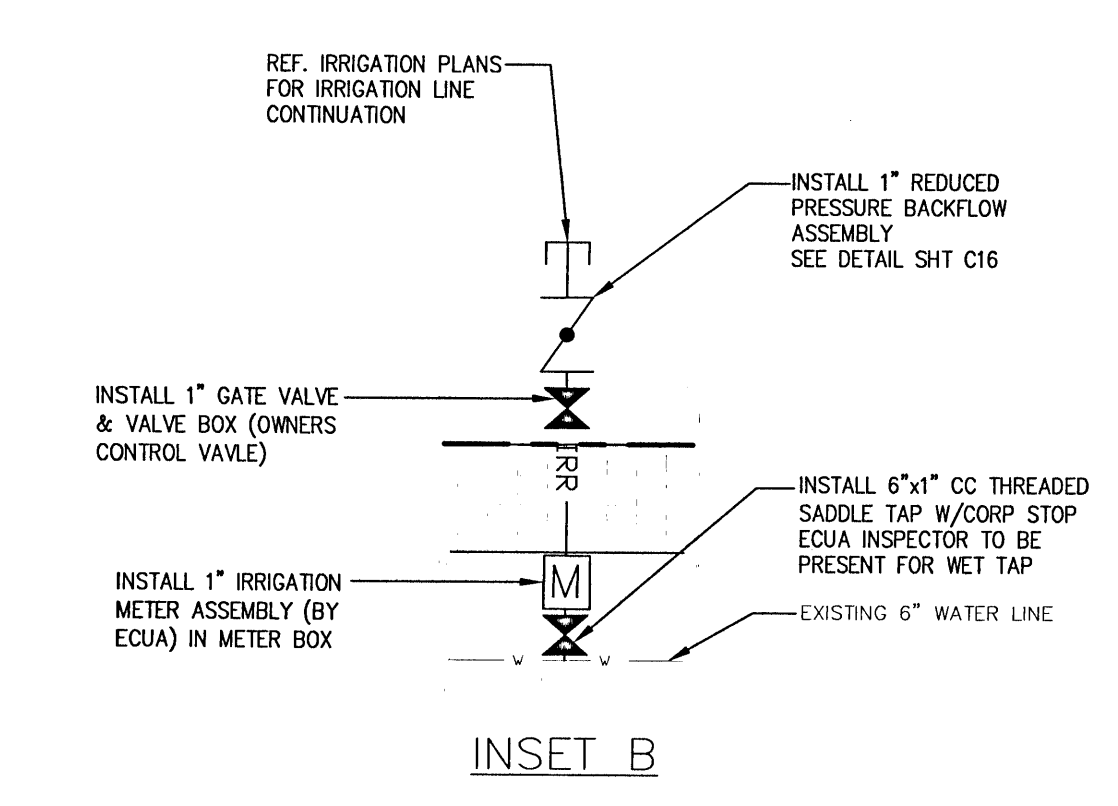
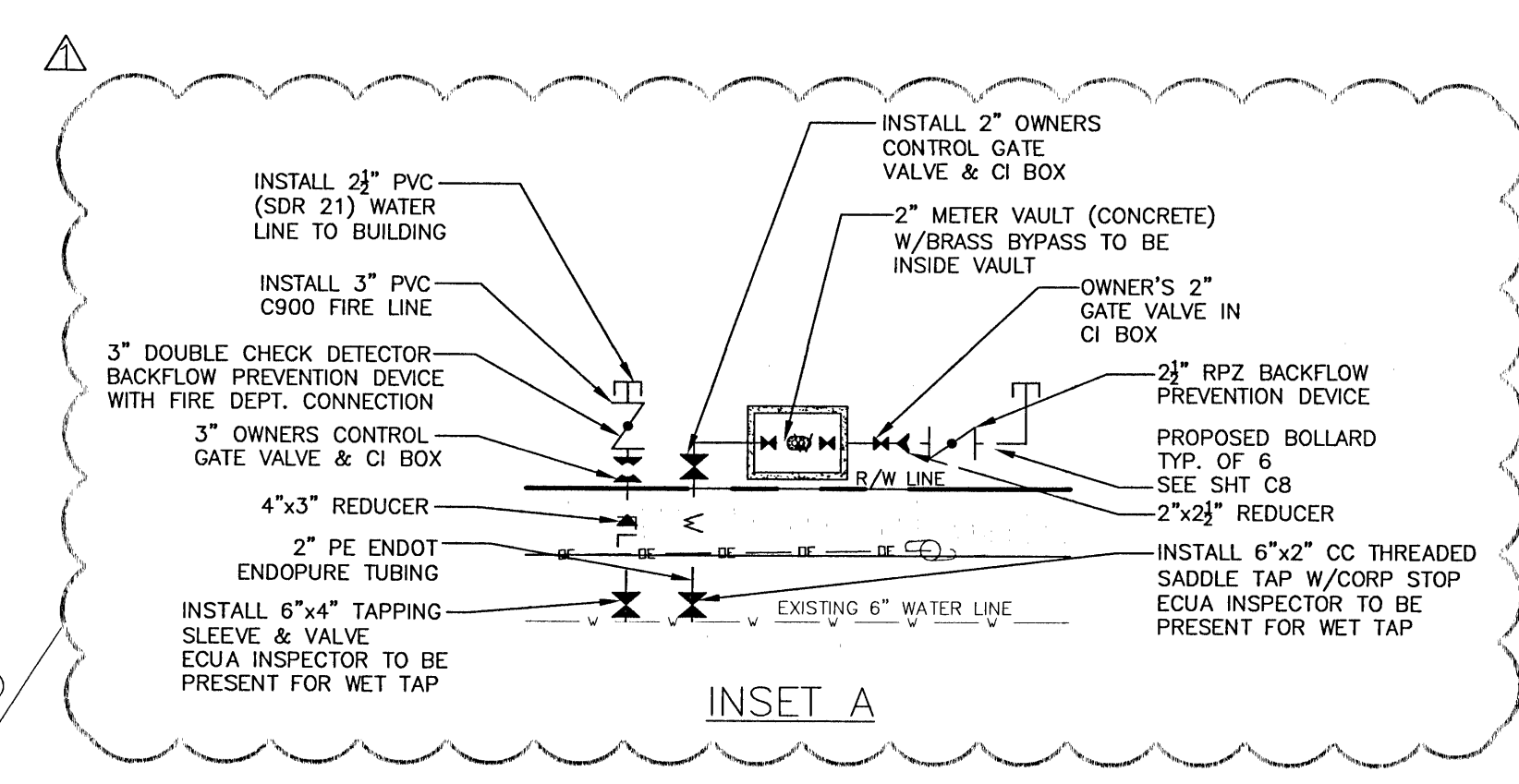
LEGEND:

DENOTES EXISTING ASPHALT	DENOTES EXISTING UTILITY POLE
DENOTES EXISTING CONCRETE	DENOTES EXISTING GUY ANCHOR
DENOTES EXISTING GRAVEL	DENOTES EXISTING TREE
DENOTES PROPOSED ASPHALT	DENOTES EXISTING WATER METER
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DENOTES ASPHALT TO BE RESURFACED	DENOTES EXISTING FIRE HYDRANT
DENOTES EXISTING STORM PIPE	DENOTES EXISTING WATER VALVE
DENOTES EXISTING OVERHEAD ELECTRICAL	DENOTES EXISTING BFOC MARKER
DENOTES PROPOSED RETAINING WALL	DENOTES EXISTING SIGN
DENOTES PROPOSED CHAIN LINK FENCE	DENOTES PROPOSED STORM PIPE
DENOTES EXISTING WATER LINE	DENOTES EXISTING GAS LINE
DENOTES PROPOSED WATER LINE	DENOTES EXISTING BURIED FBOC LINE
DENOTES EXISTING SANITARY SEWER LINE	DENOTES PROPOSED GAS LINE
DENOTES PROPOSED SANITARY SEWER LINE	

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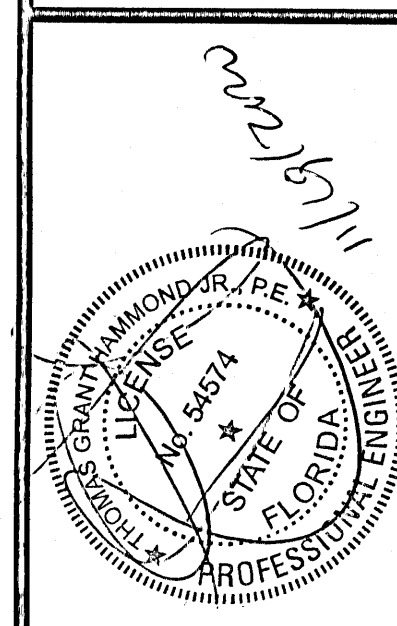
BERG & BEAL STREET  
MAINTENANCE OF TRAFFIC NOTE:

CONTRACTOR IS REQUIRED TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN TO ESCAMBA COUNTY TRAFFIC ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO COMMENCING ANY WORK IN THE BERG & BEAL STREET RIGHT OF WAYS THAT INCLUDES LANE CLOSURES OR RE-ROUTING OF TRAFFIC.



- GENERAL UTILITY NOTES:
- All potable water and sanitary sewer work shall be done in accordance with ECUA's engineering manual.
  - Contractor shall notify ECUA, F.D.O.T. and the County Engineer 48 hours prior to the commencement of this project.
  - Contractor shall make sewer service connections and potable water connections with an ECUA inspector present.
  - All work shall comply with applicable standards and codes established by ECUA and the Florida Department of Environmental Protection and written specifications.
  - Contractor shall notify Sunshine One Utilities two business days in advance prior to digging within R/W; 1-800-432-4770.
  - The Contractor shall notify the superintendents of the water, gas, sewer, telephone and power companies 10 days in advance, that he intends to start work in a specific area. The Owner disclaims any responsibility for the support and protection of sewers, drains, water pipes, gas pipes, conduits of any kind, utilities or other structures owned by the City, County, State or by private or public utilities legally occupying any street, alley, public place or right-of-way.
  - Florida State Statute 553.851 requires that all excavators notify gas companies of their intention to perform any excavation at least two business days (excluding Sat., Sun. & holidays) prior to beginning work.
  - Locations of existing utilities shown on plans are approximate only and it shall be the responsibility of the Contractor to verify the location and sizes before construction. Failure of the plans to show the existence of any underground utilities, structures, etc., shall not relieve the Contractor from the responsibility of locating, preserving and protecting said utility or structures.
  - Properly obstructions which are to remain in place, such as buildings, sewer, storm drains, water or gas pipes, electrical conduits, poles, walls, posts, etc., are to be carefully protected and are not to be displaced, unless noted.
  - Relocation of the obstructions owned by private property Owner, such as mailboxes, shall be the responsibility of the Contractor who must coordinate with the property Owner.
  - Control of sedimentation and erosion shall be the Contractor's responsibility.
  - Contractor shall dispose of by hauling away all excess material.
  - The Utility Contractor shall make connections to the sanitary sewer as shown and shall verify locations and elevations of all utility lines prior to beginning work. The Utility Contractor shall include the cost of protection and/or relocation of other utilities in his bid and shall coordinate his work with other utility sub-contractors to prevent conflicts with other utility lines.
  - Contractor shall be responsible for and comply with any testing required by the local governing agency in addition to the testing requirements outlined in the specifications.
  - Proposed water line shall have a minimum cover of 30" and a maximum cover of 36" below finished grade unless otherwise noted.
  - "As-built" drawings showing all service lines, laterals, mains and valve locations measured from permanent reference points shall be furnished to the Engineer prior to acceptance.
  - Grading around trees which are to remain shall be away from the tree in a manner to cause no damage to the tree.
  - Contractor shall be responsible for the seeding and mulching and/or sodding of street and road shoulder areas in accordance with FDOT and applicable county requirements and standards.
  - Water supply facilities, including mains, shall be installed, cleaned, disinfected and bacteriologically cleared for service in accordance with the latest applicable AWWA Standards and coordinated with the designated ECUA Inspector and Quality Control Supervisor.
  - All onsite water and sewer facilities shall be privately owned, operated and maintained.
  - Contractor is responsible for adjustment of existing utilities if proposed improvements impact existing utilities.
  - All work to take place within the right of way or to be owned and maintained by ECUA post-construction shall be performed by a certified underground utility contractor.
  - Contractor must locate existing water main, sanitary sewer line and gas line to be tied into and verify configuration to establish the best location for connection.
  - Contractor shall obtain an Escambia County right of way permit prior to working within the county R/W.
  - Contractor to video/document all right of way areas to be impacted prior to construction.
  - Reference utility details provided on sheet C16.
  - Contractor to coordinate power supply to building with Gulf Power...850-429-2861.
  - Contractor to coordinate proposed natural gas service with County Services of Pensacola...850-983-5434.
  - ALL UTILITY IS FINISHED, INCLUDING CONNECTION TO THE BUILDING.

HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850-434-2603  
FAX 850-434-2650  
TOM@SELANDDESIGN.COM

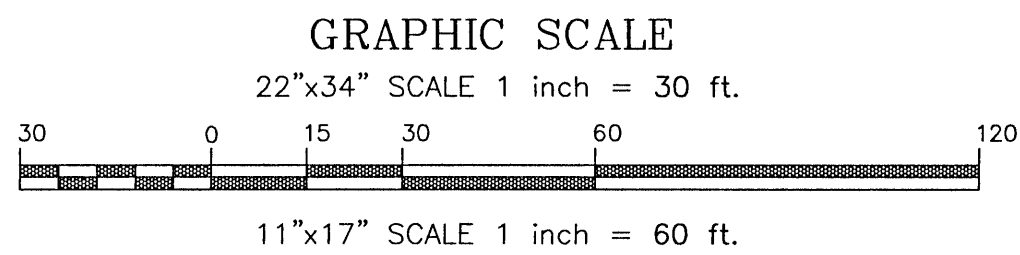


SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
UTILITY PLAN  
ESCAMBIA COUNTY FLORIDA

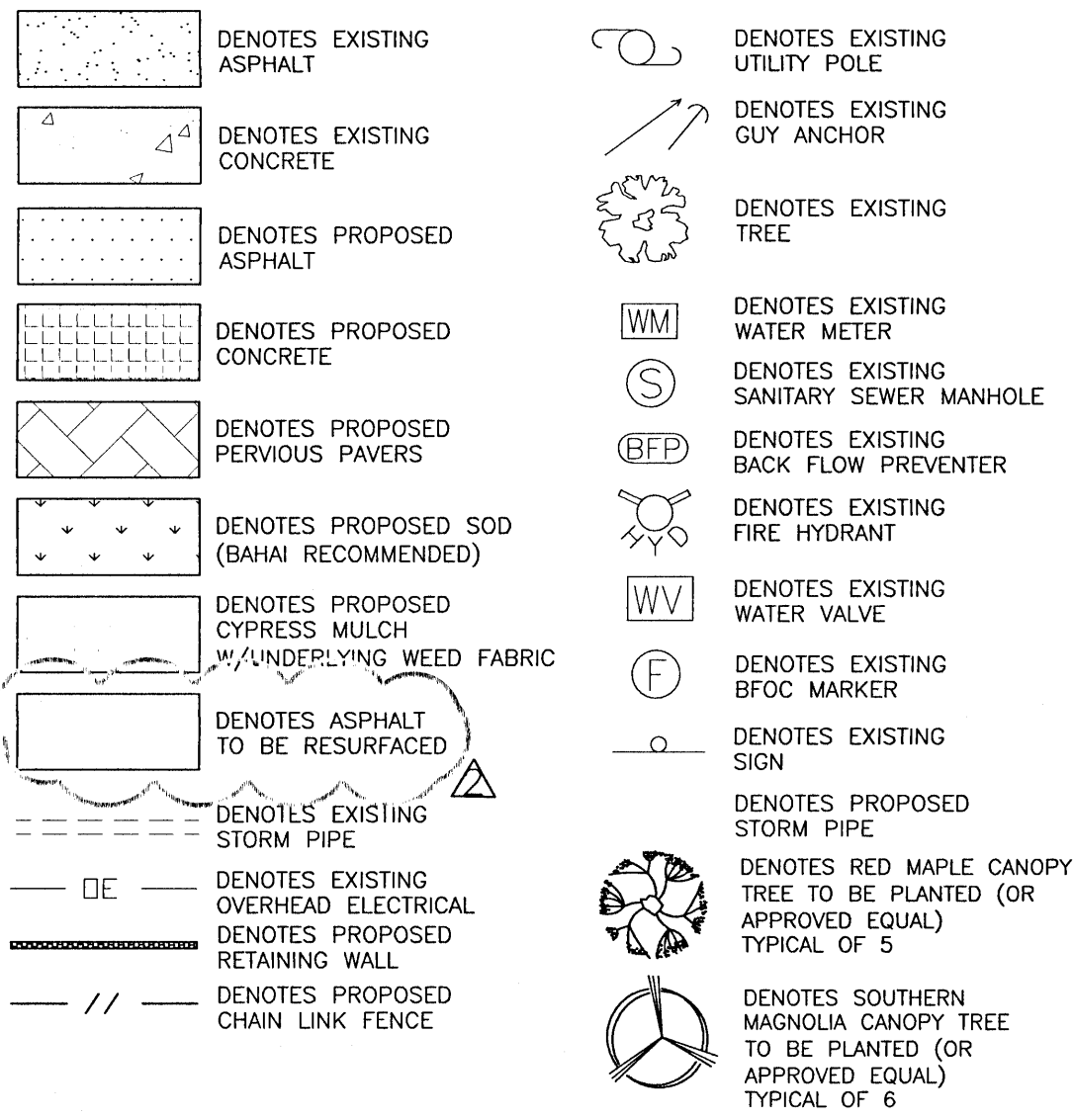
DRAWN BY: CJB  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-26-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

PROJECT NO: 20-037  
SHEET: C8





LEGEND:



LANDSCAPING NOTES:

- THE CONTRACTOR IS TO BE AWARE OF UNDERGROUND UTILITIES THROUGHOUT LANDSCAPED AREAS THAT MAY NOT BE ILLUSTRATED ON THIS PLAN. CONTRACTOR SHALL VERIFY LOCATION AND PROTECT ALL UTILITIES DURING EXCAVATION AND/OR FRESH GRADING ACTIVITIES.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS, PAVING OR OTHER ELEMENTS IN PLACE AT THE COMMENCEMENT OF HIS WORK, AT NO ADDITIONAL COST TO THE OWNER.
- ANY ADJUSTMENT TO THIS PLAN DUE TO EXISTING CONDITIONS NOT REFLECTED ON THIS PLAN WILL BE RESOLVED AT THE TIME OF INSTALLATION.
- FINISH GRADES FOR ALL PLANTING, SOD AND SEED AREAS SHALL BE ESTABLISHED AND APPROVED BY THE OWNER/DEVELOPER PRIOR TO PLANTING, SODDING OR SEEDING.
- ALL TRASH AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE PRIOR TO ESTABLISHMENT OF FINISH GRADES.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTED HORTICULTURE PRACTICES. THIS SHALL INCLUDE PROPER PLANTING SOIL MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, FERTILIZATION AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY OWNER/DEVELOPER.
- ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", CURRENT EDITION, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, TALLAHASSEE, FLORIDA. IN ADDITION, ALL PLANT MATERIAL SHALL BE FREE FROM INSECT AND DISEASE.
- PLANT CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. IF PLANTS ARE NOT CONTAINER GROWN, REMOVE A MINIMUM OF THE TOP 1/3 OF BURLAP, FABRIC OR WIRE MESH.
- ROOT BALLS SHALL BE FLUSH WITH FINISHED GRADE.
- BACKFILL SHALL BE LOOSENED EXISTING SOIL, REMOVE ROCKS, STICKS OR OTHER DELETERIOUS MATERIAL GREATER THAN 1" IN ANY DIRECTION PRIOR TO BACKFILLING, WATER AND TAMP TO REMOVE AIR POCKETS. IF EXISTING SOILS CONTAIN EXCESSIVE SAND, CLAY OR OTHER EXTRANEOUS MATERIAL NOT CONDUCTIVE TO PROPER PLANT GROWTH CONTACT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SOIL RINGS SHALL BE CONSTRUCTED OF EXISTING SOIL AT THE OUTER EDGE OF THE TREE PLANTING PIT WITH A HEIGHT AND WIDTH OF 4".
- STRAPPING SHALL BE MINIMUM 1" WIDE NYLON OR POLYPROPYLENE, GUYING MATERIAL IN CONTACT WITH TREE SHALL BE SOFT, PLIABLE, FLEXIBLE RUBBER.
- SABAL PALMS (IF PLANTED) MAY BE HURRICANE CUT. ALL OTHERS MUST HAVE FRONDS TIED WITH BIODEGRADABLE STRAP. TRUNKS SHALL HAVE NO SCARS OR SANDING.
- ALL GREEN AREAS FOUND WITHIN THE PROJECT BOUNDARIES ARE TO BE FULLY STABILIZED PRIOR TO REQUESTING FINAL INSPECTION. AREAS NOT ILLUSTRATED AS SODDED OR CONTAINING CYPRESS MULCH MUST BE SEED.

PROVIDE A MINIMUM 50' SEPARATION BETWEEN CANOPY TREES TO BE PLANTED AND EXISTING OVERHEAD UTILITIES

EXISTING BURIED FIBER OPTIC CABLE BOX

EXISTING BURIED FIBER OPTIC CABLE BOX

EXISTING CURB INLET

REQUIRED MITIGATION:

- TOTAL PROTECTED CALIPER INCHES REMOVED = 197.3"
- 50 PERCENT OF THE TOTAL PROTECTED TREE TRUNK DIAMETER (DBH) INCHES REMOVED SHALL BE REPLACED IN TOTAL CALIPER INCHES OF NEW, NATIVE CANOPY TREES PLANTED:

TOTAL REQUIRED REPLACEMENT CALIPER INCHES  
197.3" X 0.50 = 98.65" OF NEW, NATIVE CANOPY TREES

3. TOTAL TREE REPLACEMENT FOR NON-HERITAGE TREES NEED NOT EXCEED 25 CALIPER INCHES PER DEVELOPMENT SITE ACRE.

PROJECT PARCEL: 2.53 AC X 25" = 63.25" → MAX 64" OF NEW, NATIVE CANOPY TREES TO BE PLANTED TO MEET MITIGATION REQUIREMENTS

\*\*AS PER SEC. 2-5.2(e) OF THE ESCAMBIA COUNTY DESIGN STANDARDS MANUAL: ANY REPLACEMENT TREES THAT CANNOT BE PLANTED ON SITE BECAUSE OF LACK OF SPACE, SHALL BE VALUED AT THREE HUNDRED AND FIFTY DOLLARS (\$350.00) EACH AND THE OWNER SHALL PAY THAT TOTAL TO THE TREE PLANTING TRUST FUND\*\*

26 CANOPY TREES X \$350 PER TREE = \$9100

REQUIRED LANDSCAPE PLANTING DATA

WEST BOUNDARY LINE: NO BUFFER REQUIRED, DAVIS HIGHWAY RIGHT OF WAY, PROVIDE 5' LANDSCAPING STRIP AS PER CH. 2, ART. 2, SEC. 2-2.3(e) DESIGN STANDARDS MANUAL.

EAST BOUNDARY LINE: NO BUFFER REQUIRED, BEAL STREET RIGHT OF WAY, PROVIDE 5' LANDSCAPING STRIP AS PER CH. 2, ART. 2, SEC. 2-2.3(e) DESIGN STANDARDS MANUAL.

REQUIRED MITIGATION: 64 CALIPER INCHES REQUIRED AS PER ART. 2, SEC. 2-5.2(c) DESIGN STANDARDS MANUAL.  
PLANT TWENTY-SIX (26) CANOPY TREES HAVING 2.5" CALIPER @ 4" ABOVE ROOT BALL AT PLANTING \$9100 SHALL BE PAID TO THE TREE PLANTING TRUST FUND FOR EVERY ONE (1) MITIGATION TREE NOT PLANTED ONSITE DUE TO THE LACK OF ADEQUATE SPACE.

NORTH BOUNDARY LINE: NO BUFFER REQUIRED, KLINGER STREET RIGHT OF WAY, PROVIDE 5' LANDSCAPING STRIP AS PER CH. 2, ART. 2, SEC. 2-2.3(e) DESIGN STANDARDS MANUAL.

SOUTH BOUNDARY LINE: NO BUFFER REQUIRED, BERG STREET RIGHT OF WAY, PROVIDE 5' LANDSCAPING STRIP AS PER CH. 2, ART. 2, SEC. 2-2.3(e) DESIGN STANDARDS MANUAL.

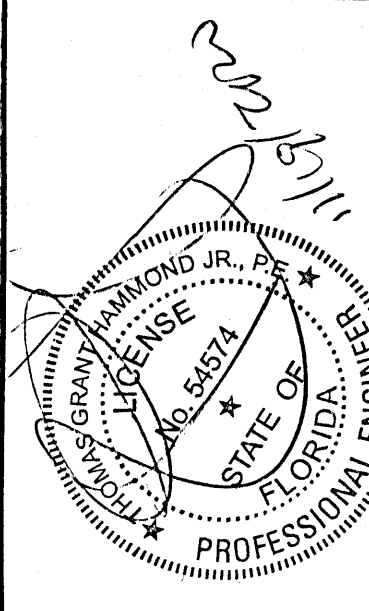
INTERIOR PARKING LOT: PLANT ONE (1) CANOPY TREE AT TERMINUS OF PARKING ROWS AS PER CH. 2, ART. 2, SEC. 2-2.2(c) DESIGN STANDARDS MANUAL. PLANT ELEVEN (11) CANOPY TREES DUE TO EXISTING TREES (T-2, T-3, T-4) & PROXIMITY OF EXISTING OVERHEAD UTILITY LINES

TREE CHART/MITIGATION TABLE					
NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	REASON FOR REMOVAL	NOTES
T-1	SHUMARD OAK	QUERCUS SHUMARDII	22.7	HURRICANE SALLY	DESTROYED
T-2	LIVE OAK	QUERCUS VIRGINIANA	57.9	NO REMAIN	N/A
T-3	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFOLIA	25.9	TO REMAIN	N/A
T-4	LIVE OAK	QUERCUS VIRGINIANA	42.5	TO REMAIN	N/A
T-5	SHUMARD OAK	QUERCUS SHUMARDII	19.1	PARKING LOT	9.55"
T-6	LIVE OAK	QUERCUS VIRGINIANA	55.3	STORMWATER	27.65"
T-7	LIVE OAK	QUERCUS VIRGINIANA	12.4	STORMWATER	6.2"
T-9	DARLINGTON OAK	QUERCUS HEMISPHERICA	16.1	HURRICANE SALLY	DESTROYED
T-10	DARLINGTON OAK	QUERCUS HEMISPHERICA	22.7	HURRICANE SALLY	DESTROYED
T-11	DARLINGTON OAK	QUERCUS HEMISPHERICA	26.4	PARKING LOT	13.2"
T-13	LIVE OAK	QUERCUS VIRGINIANA	28.2	HURRICANE SALLY	DESTROYED
T-14	LIVE OAK	QUERCUS VIRGINIANA	38.4	HURRICANE SALLY	DESTROYED
T-15	LIVE OAK	QUERCUS VIRGINIANA	39.8	HURRICANE SALLY	DESTROYED
T-17	LIVE OAK	QUERCUS VIRGINIANA	35.3	HURRICANE SALLY	DESTROYED
T-18	LIVE OAK	QUERCUS VIRGINIANA	27.6	PARKING LOT	13.8"
T-19	SYCAMORE	PLATANUS OCCIDENTALIS	21.2	HURRICANE SALLY	DESTROYED
T-20	LIVE OAK	QUERCUS VIRGINIANA	55.5	HURRICANE SALLY	DESTROYED
T-21	LIVE OAK	QUERCUS VIRGINIANA	56.5	PARKING LOT	28.25"
TOTAL PROTECTED CALIPER INCHES REMOVED = 197.3"					
TOTAL MITIGATION REQUIRED EXCLUSIVE OF ACREAGE CAP = 98.65"					

ESCAMBIA COUNTY LANDSCAPING REQUIREMENTS:

- 15 PERCENT OF THE TOTAL DEVELOPABLE SITE SHALL BE DEVOTED TO LANDSCAPING/GREEN SPACE.
- QUALITY. ALL PLANTS REQUIRED BY THIS SECTION SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE NO. 1, OR BETTER, AS PROVIDED IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SPECIES. ALL LANDSCAPING SHALL UTILIZE NATIVE PLANT SPECIES OR THOSE SPECIES LISTED IN THE FLORIDA-FRIENDLY LANDSCAPING GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN.
- TREES. TREES PLANTED TO FULFILL THE MINIMUM LANDSCAPE REQUIREMENTS OF THIS ARTICLE SHALL NORMALLY ATTAIN A MATURE HEIGHT OF AT LEAST 20 FEET AND HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF INCHES OR GREATER MEASURED AT FOUR INCHES ABOVE ROOT BALL AT PLANTING. THE FOLLOWING ADDITIONAL CRITERIA APPLY:
  - NON-NATIVE SPECIES. NON-NATIVE SPECIES ARE LIMITED TO 25 PERCENT OR LESS OF THE TOTAL REQUIRED TREES PLANTED.
  - DIVERSITY. THE DIVERSITY OF ANY TREES REQUIRED TO BE PLANTED ON A SITE SHALL COMPLY WITH THE FOLLOWING LIMITS TO AVOID UNIFORM SITE TREE DECLINE FROM PESTS OR DISEASE:
    - A MAXIMUM OF 67% OF THE TOTAL TREES TO BE PLANTED MAY BE OF THE SAME SPECIES.
- USE OF PALMS. PALMS DO NOT COMPLY WITH DEFINITION OF TREE FOR THE PURPOSES OF THESE LANDSCAPING PROVISIONS, HOWEVER, WIND-RESISTANT SPECIES MAY BE SUBSTITUTED AT THE RATIO OF TWO PALMS FOR ONE REQUIRED TREE FOR UP TO 50 PERCENT OF TREES REQUIRED FOR DEVELOPMENT ON SANTA ROSA ISLAND OR PERIODO KEY, EXCLUDING ANY TREES REQUIRED SPECIFICALLY FOR BUFFERING OR REPLACEMENTS FOR PROTECTED TREE REMOVAL. SUCH PALMS INCLUDE: DATE PALM (PHOENIX SPP. EXCEPT P. RECLINATA) AND CABBAGE OR SABAL, (SABAL PALMETTO).
- ALL SHRUBS SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT AT TIME OF PLANTING.
- TURF GRASS. CONSISTENT WITH FLORIDA-FRIENDLY PRACTICES, DEVELOPMENT SHOULD CONSOLIDATE AND LIMIT THE USE OF MOST TURF GRASSES TO ESSENTIAL AREAS. WHEN USED, GRASS SHALL BE SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN ESCAMBIA COUNTY. ALL SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS, NOXIOUS PESTS, AND DISEASES. WHEN GRASS AREAS ARE TO BE SEED, SPRIGGED, OR PLUGGED, SPECIFICATIONS MUST BE SUBMITTED. SUBSTANTIAL COVERAGE MUST BE ACHIEVED WITHIN 180 DAYS AND NURSE GRASS SHALL BE SOWN FOR IMMEDIATE EFFECTS AND PROTECTION UNTIL COVERAGE IS OTHERWISE ACHIEVED.
- ALL PLANTS SHALL CONFORM TO THE STANDARDS OF FLORIDA GRADE NO. 1, OR BETTER, AS PROVIDED IN THE LATEST EDITION OF "GRADES AND STANDARDS OF NURSERY PLANTS", DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL PROTECTED TREES LOCATED ONSITE SHALL REMAIN UNTIL THE APPROPRIATE PERMITS (ESC. CO. DEVELOPMENT ORDER, ESC. CO. SITE WORK PERMIT, ESC. CO. BUILDING PERMIT, ETC.) ARE ISSUED FOR THE DEVELOPMENT.

HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
850 434-2650  
TOM@SELANDDESIGN.COM

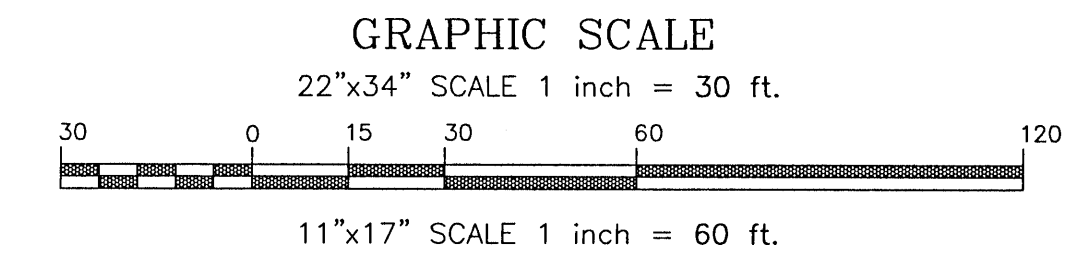


SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
LANDSCAPING PLAN

DRAWN BY: CUB  
DESIGNED BY: RLB  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

PROJECT NO: 20-037  
SHEET: C9



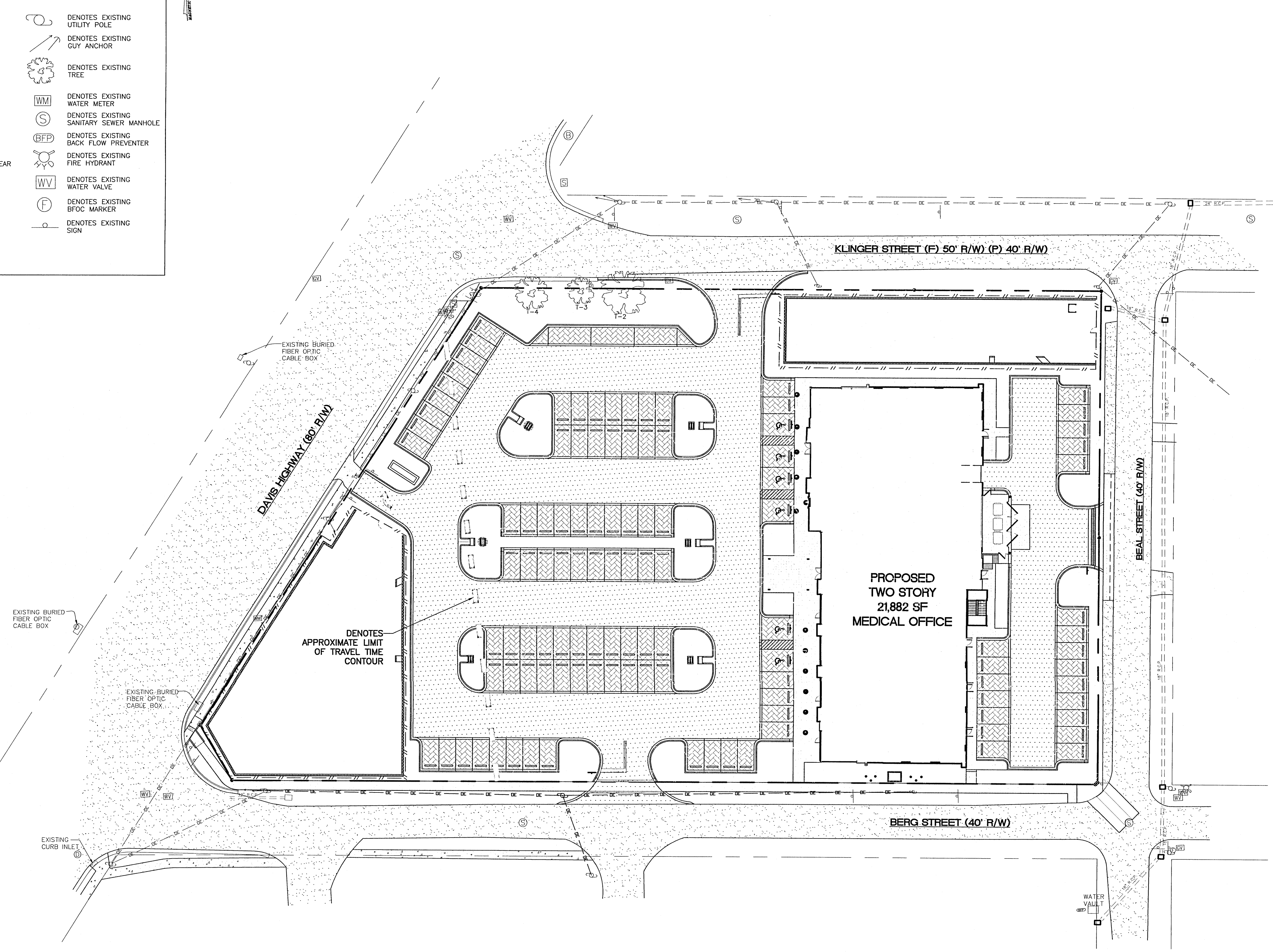


LEGEND:

	DENOTES EXISTING ASPHALT		DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING CONCRETE		DENOTES EXISTING GUY ANCHOR
	DENOTES PROPOSED ASPHALT		DENOTES EXISTING TREE
	DENOTES PROPOSED CONCRETE		DENOTES EXISTING WATER METER
	DENOTES PROPOSED PERVIOUS PAVERS		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES WELLHEAD PROTECTION AREA, 20 YEAR TRAVEL TIME CONTOUR		DENOTES EXISTING BACK FLOW PREVENTER
	DENOTES ASPHALT TO BE RESURFACED		DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING STORM PIPE		DENOTES EXISTING WATER VALVE
	DENOTES EXISTING OVERHEAD ELECTRICAL		DENOTES EXISTING BFOC MARKER
	DENOTES PROPOSED RETAINING WALL		DENOTES EXISTING SIGN

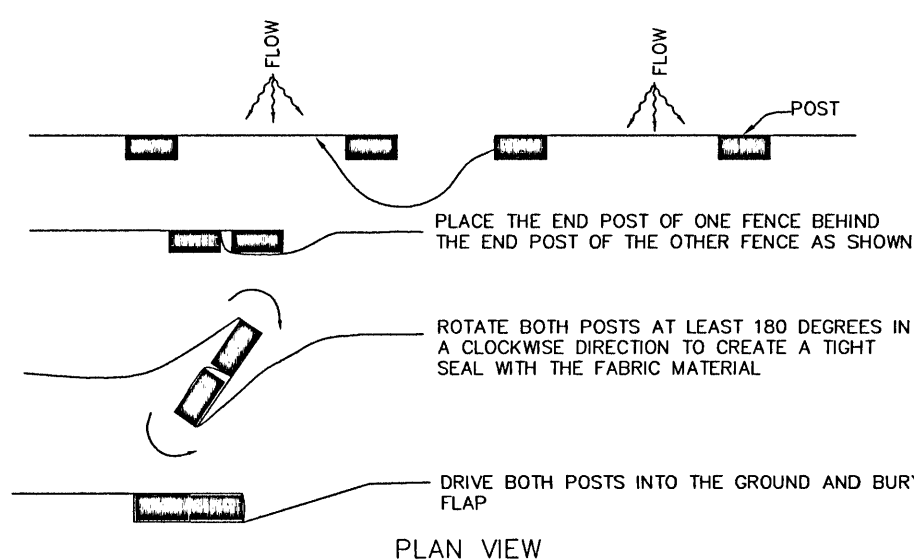
WELLHEAD PROTECTION NOTE:

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

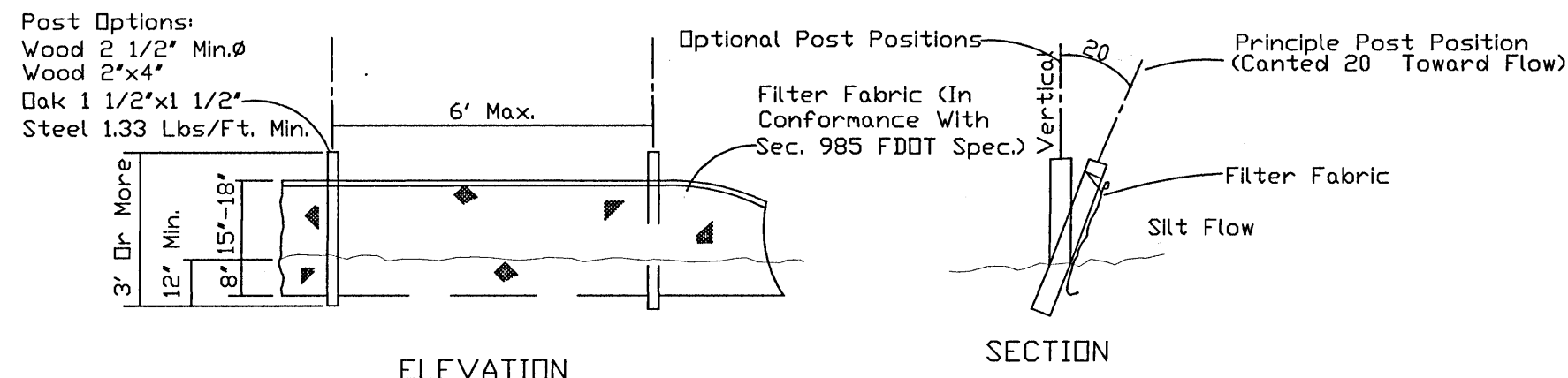


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PROJECT NO: 20-037												SHEET: C10	
SITE DEVELOPMENT PLANS FOR FULCRUM NORTH DAVIS ENVIRONMENTAL IMPACT PLAN													
ESCAMBIA COUNTY FLORIDA													
HAMMOND ENGINEERING, INC. FLORIDA AUTHORIZATION NO. 9130 ALABAMA AUTHORIZATION NO. 3277 3802 NORTH "S" STREET PENSACOLA, FLORIDA 32505 850 434-2603 FAX 850-434-2650 TOM@SELANDDESIGN.COM													
REVISIONS													
NO.		DATE		REVISED PLANS AS PER ECUA UTILITY PERMIT REVIEW COMMENTS									
1		11/04/2020		REVISED PLANS AS PER ESCAMBIA COUNTY BIC REVIEW COMMENTS									
2		11/17/2020		REVISED PLANS AT OWNER'S REQUEST									
3		11/18/2020		REVISED PLANS AT OWNER'S REQUEST									

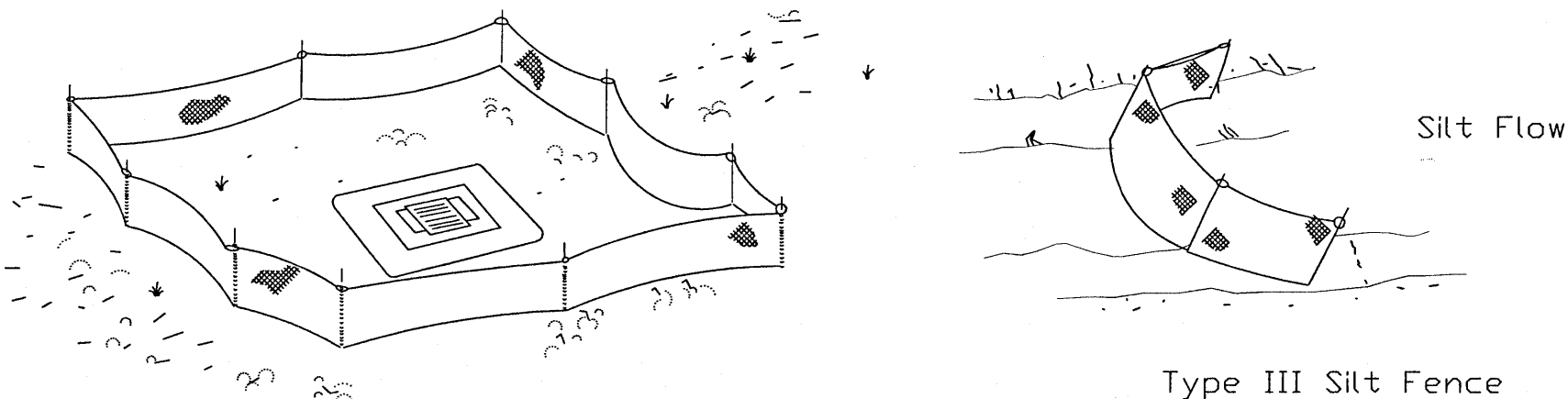




JOINING TWO SILT FENCES  
NTS



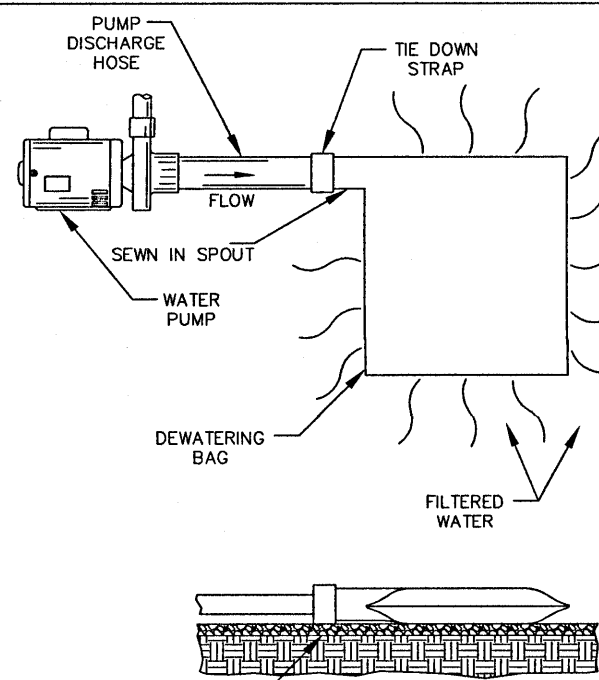
TYPE III SILT FENCE  
NTS



Type III Silt Fence Protection  
Around Ditch Bottom Inlets.

### SILT FENCE APPLICATIONS

NTS



DEWATERING FILTER SACK  
NTS

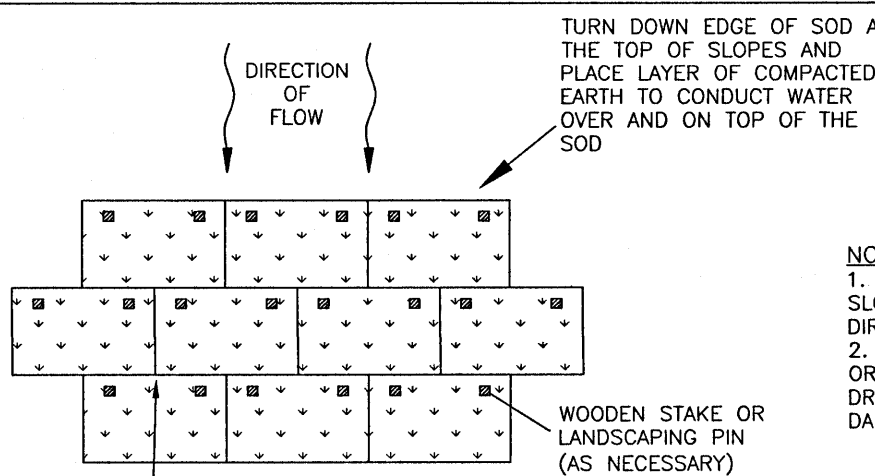
#### DEWATERING FILTER BAG NOTES:

**DESCRIPTION:**  
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT, AND FINES ASSOCIATED WITH TRENCH DEWATERING. THE FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

**INSTALLATION:**  
FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING. AT THE DISCRETION OF THE EROSION CONTROL INSPECTOR, TO INSURE PROPER INSTALLATION, FILTER BAGS SHALL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURE AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS ARE TO BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

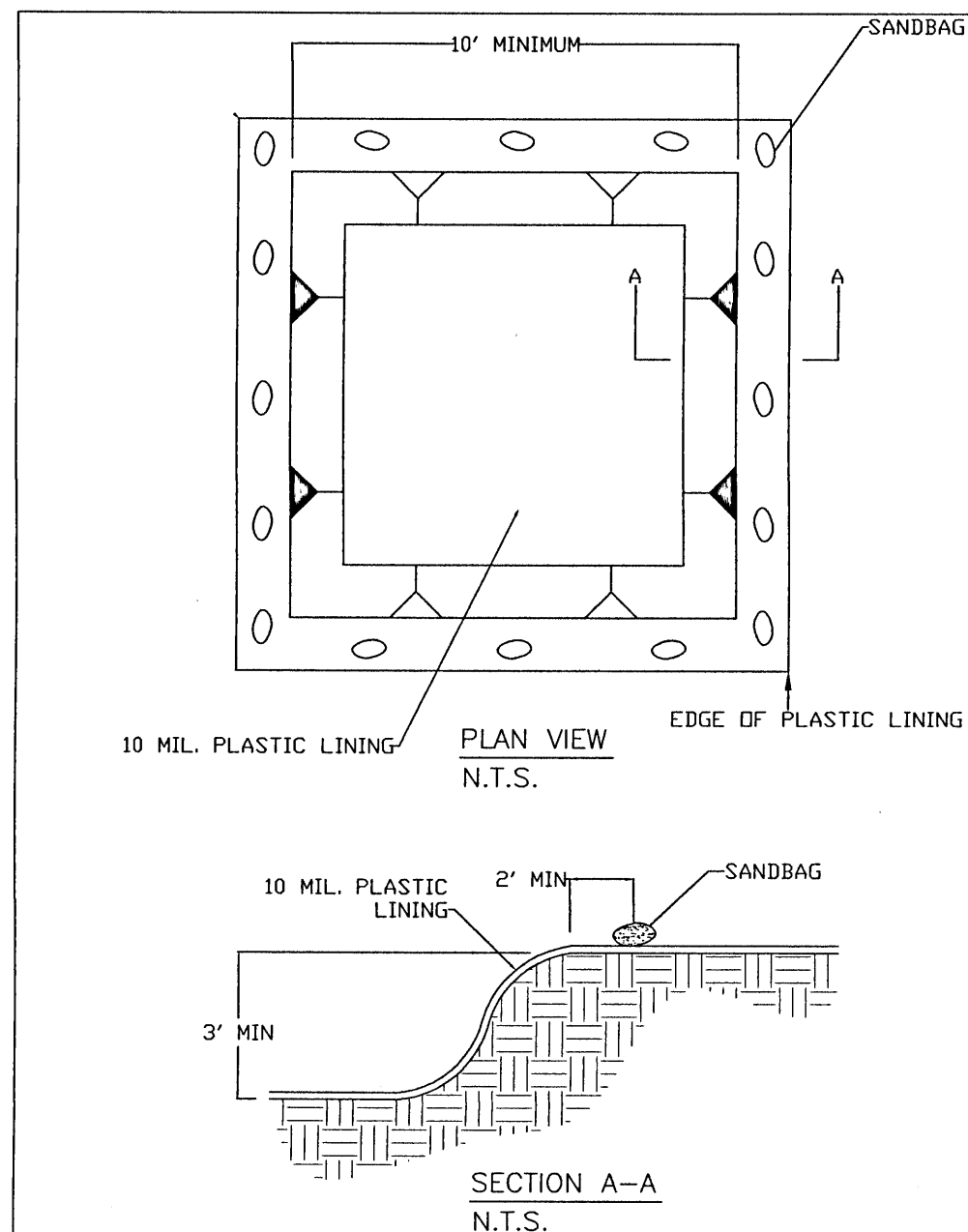
**MAINTENANCE:**  
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE, ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS RELATED TO JUST UNDER THE MAXIMUM MANUFACTURERS RECOMMENDATION, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

**SPECIFICATION:**  
FILTER BAGS ARE TO BE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. FILTER BAG CAPACITY MAY BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE (REF. MANUFACTURERS SPECIFICATIONS). TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET, TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC SHOULD BE PLACED UNDER THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS SHALL BE ENCLOSED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMPS SHALL BE USED TO SECURE THE DISCHARGE HOSE; WIRE OR STRING WILL NOT BE USED.

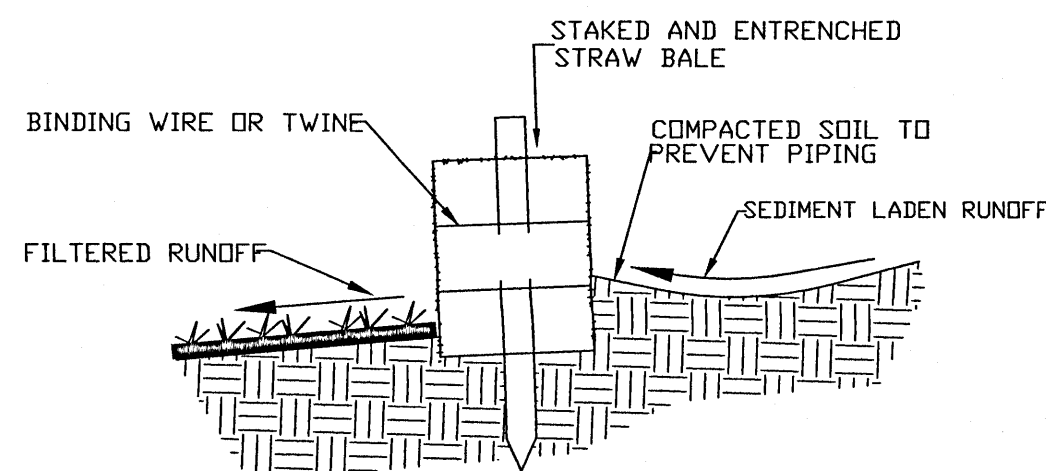


SODDING DETAIL  
NTS

- NOTES:
1. PLACE SOD BEGINNING AT THE TOE OF THE SLOPE AND LONG EDGE PERPENDICULAR TO DIRECTION OF FLOW.
  2. SOD SHALL BE STAKED ON ALL SLOPES 4:1 OR STEEPER, IN ANY AREAS OF CONCENTRATED DRAINAGE FLOWS AND ANYWHERE THAT THERE IS DANGER OF SOD SLIPPING.



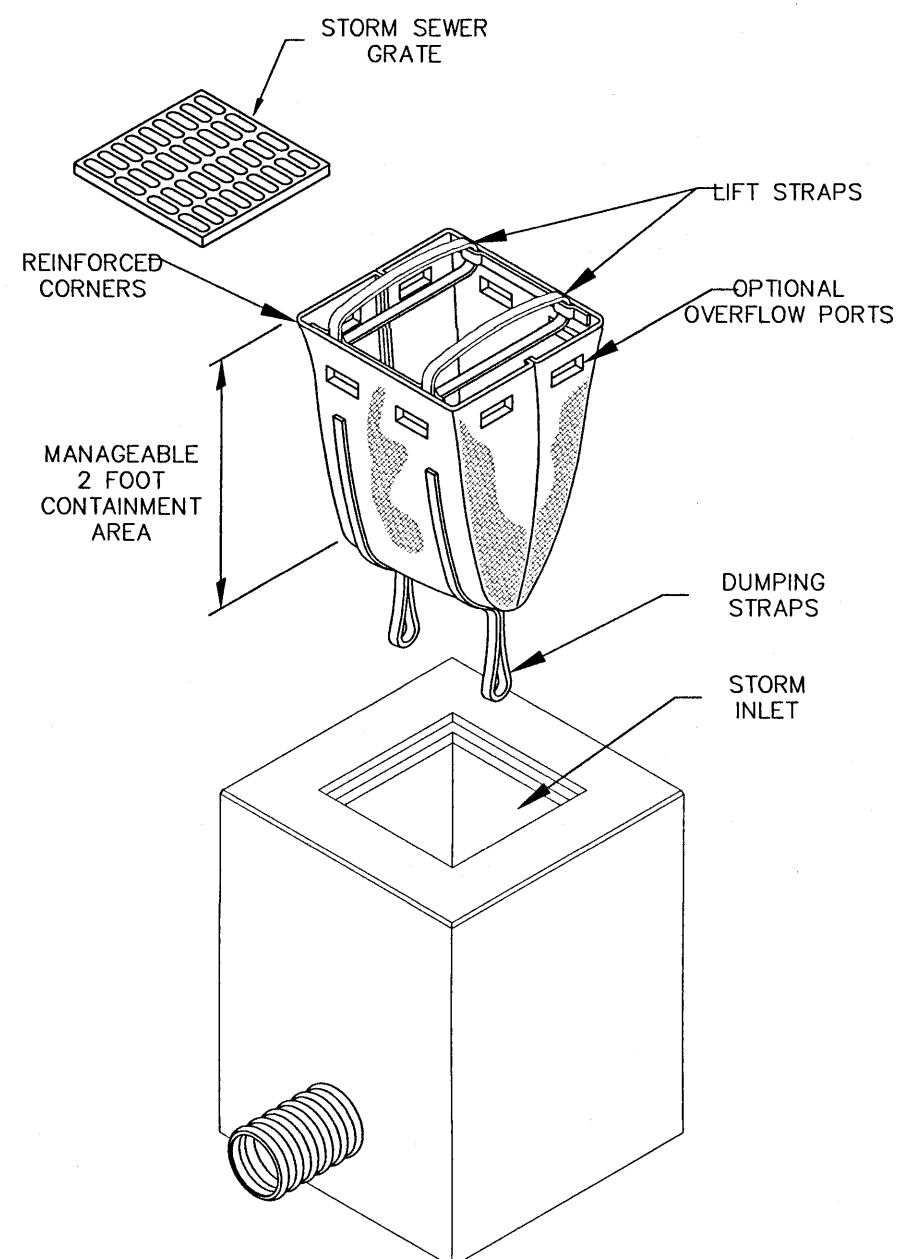
CONCRETE WASHOUT DETAIL  
NTS



NOTE: INSTALL SILT FENCE AS DETAILED. INSTALL HAYBALES ALONG UPSTREAM SIDE OF SILT FENCE WITH BINDING STRINGS OR WIRE RUNNING PARALLEL TO THE GROUND.

### HAY BALE INSTALLATION DETAIL

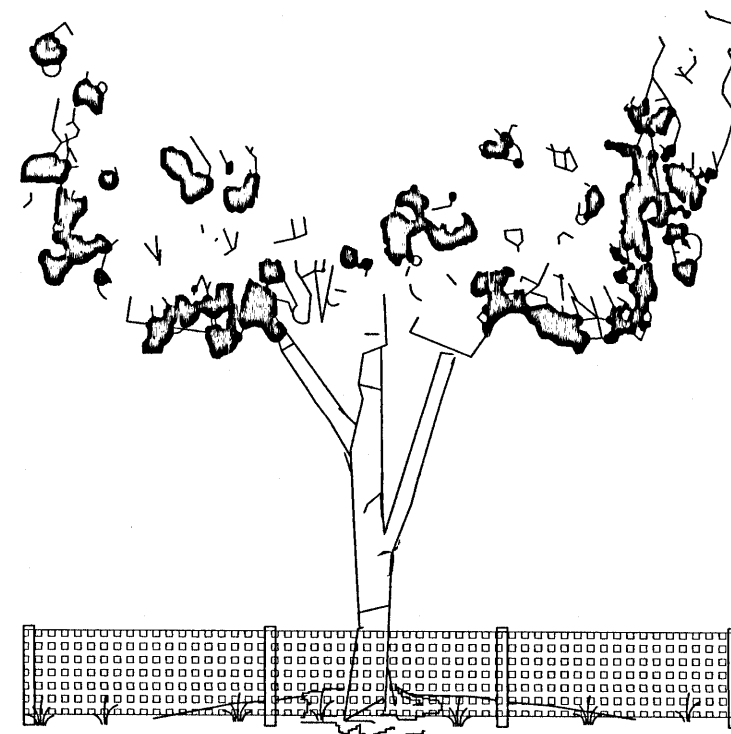
NTS



DETAIL OF INLET  
FILTER SACK  
NTS

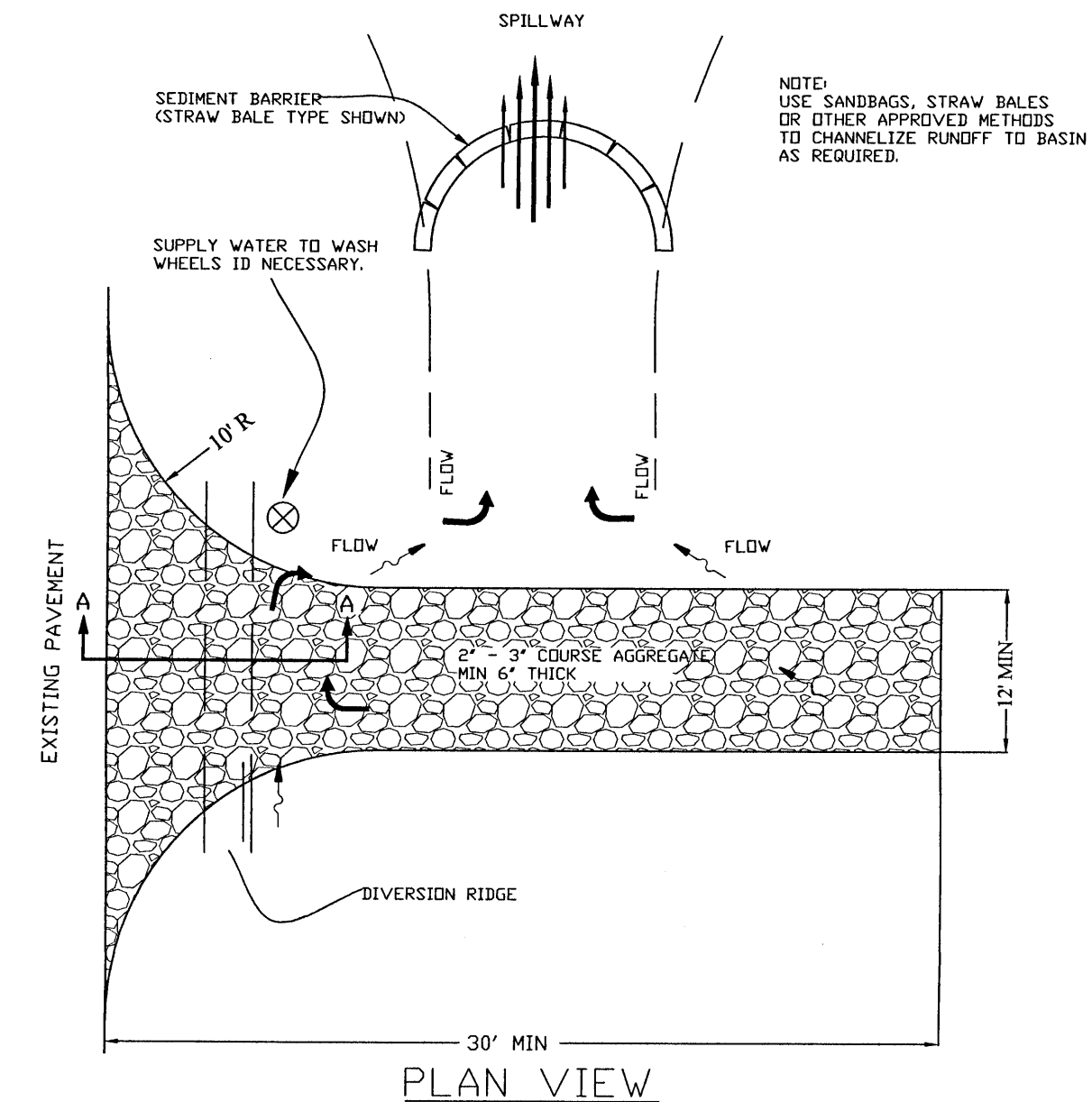
TREE PROTECTION BARRICADES SHOULD BE PLACED AT THE PERIMETER OF EACH PROTECTED TREE'S CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED BY A CIRCLE, CENTERED ON THE TREE TRUNK AND HAVING A RADIUS OF ONE FOOT FOR EACH ONE INCH OF TRUNK DIAMETER (DBH).

NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE CRITICAL ROOT ZONE OF PROTECTED TREES TO REMAIN ON THE SITE. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE CRITICAL ROOT ZONE OF PROTECTED TREES ON SITE.

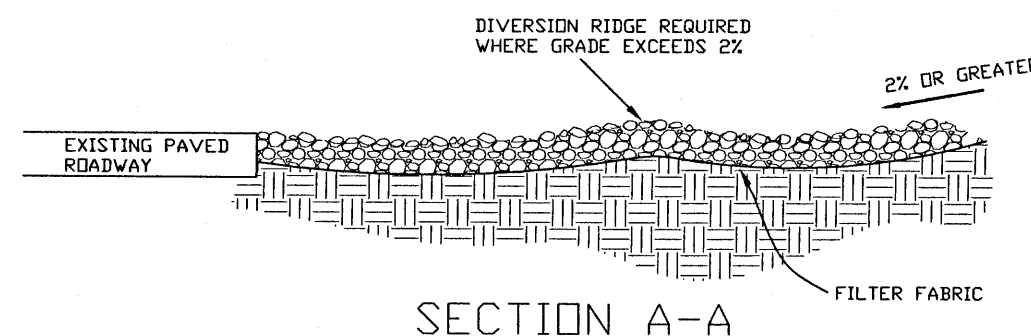


PROPERLY CONSTRUCTED BARRICADE PROTECTS THE TOTAL AREA WITHIN THE CRITICAL ROOT ZONE. CRITICAL ROOT ZONE OF A TREE IS REPRESENTED BY A CIRCLE, CENTERED ON THE TREE TRUNK AND HAVING A RADIUS OF ONE FOOT FOR EACH ONE INCH OF TRUNK DIAMETER (DBH).

### TREE PROTECTION BARRIER



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.

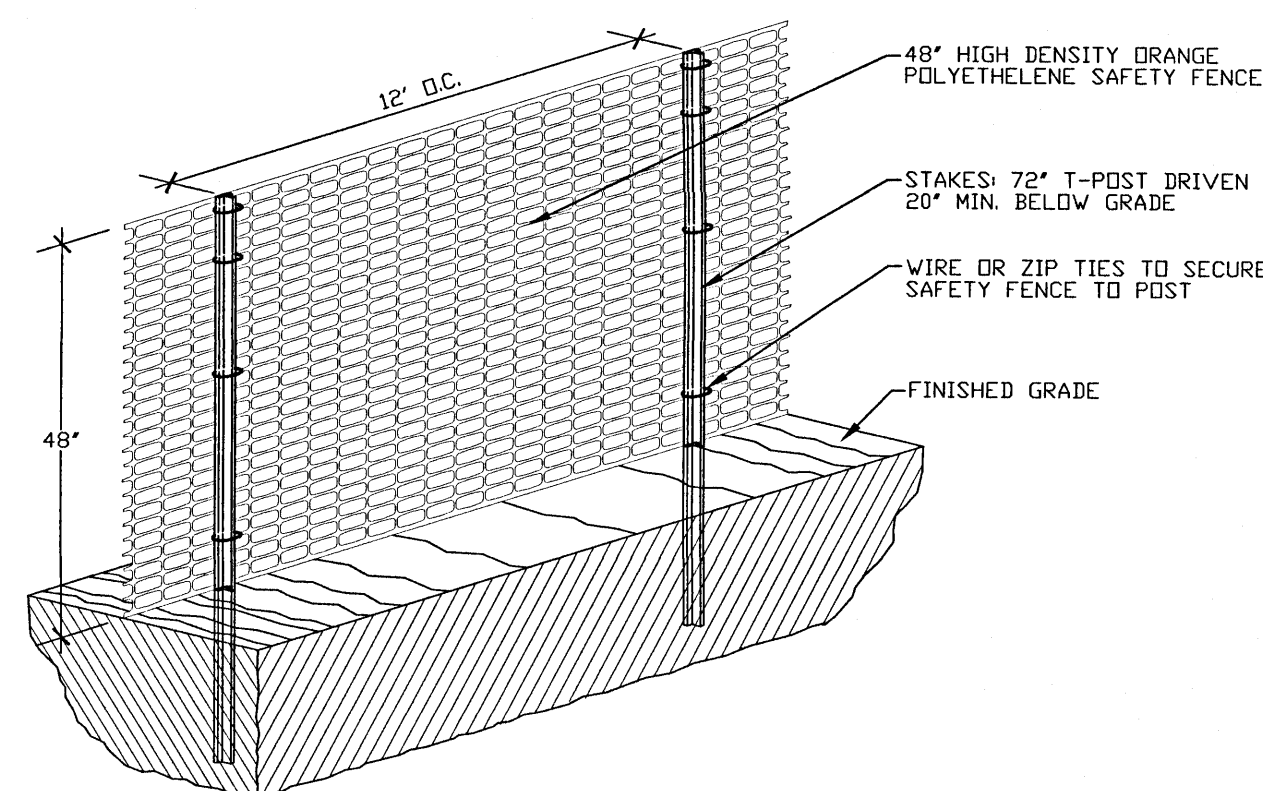


TEMPORARY CONSTRUCTION ENTRANCE  
NTS

#### NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANTOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Offsite vehicle tracking of sediments and geration of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off-site tracking. Offsite sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if offsite tracking becomes excessive.



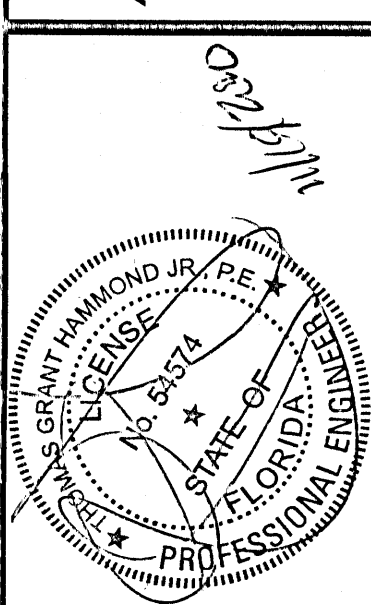
### SENSITIVE AREA/TREE PROTECTION BARRIER

#### NOTES:

1. ALL SENSITIVE AREAS SHALL BE PROTECTED INCLUDING DEEP EXCAVATIONS AND AS INDICATED ON PLANS.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. TREE PROTECTION BARRIER SHOULD BE PLACED, AND MAINTAINED IN GOOD WORKING ORDER, AROUND THE PERIMETER OF EACH PROTECTED TREE'S CRITICAL ROOT ZONE (CRZ) OF ALL PROTECTED TREES MARKED FOR PRESERVATION PRIOR TO ANY LAND DISTURBANCE CONSISTENT WITH THE DEVELOPMENT PERMIT.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.
6. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD OCCUR UNDER THE CRITICAL ROOT ZONE OF PROTECTED TREES TO REMAIN ON THE SITE. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE CRITICAL ROOT ZONE OF PROTECTED TREES ON SITE.
7. ALL DAMAGED ROOTS ARE TO BE EXPOSED TO SOUND TISSUE AND SEVERED CLEANLY (NOT TORN). ROOTS SHALL BE PRUNED CLEANLY TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM EXISTING GRADE.

REVISIONS		REVISED PLANS AS PER ESCAMBIA COUNTY PERMIT REVIEW COMMENTS		REVISED PLANS AS PER ESCAMBIA COUNTY PERMIT REVIEW COMMENTS	
NO.	DATE	NO.	DATE	NO.	DATE
1	11/04/2020	2	11/17/2020	3	11/19/2020

HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH 1<sup>ST</sup> STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDESIGN.COM



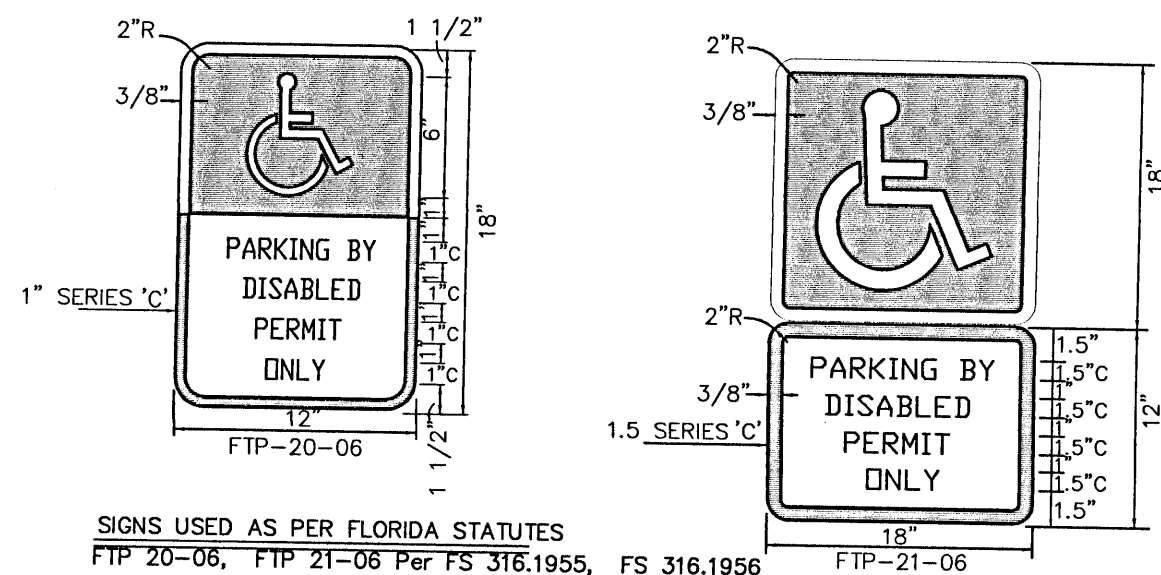
SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
EROSION CONTROL  
DETAILS  
FLORIDA  
ESCAMBIA COUNTY

DRAWN BY: GJB	CHECKED BY: TGH	DATE: 10-28-20	SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:			

PROJECT NO: 20-037

SHEET: C11



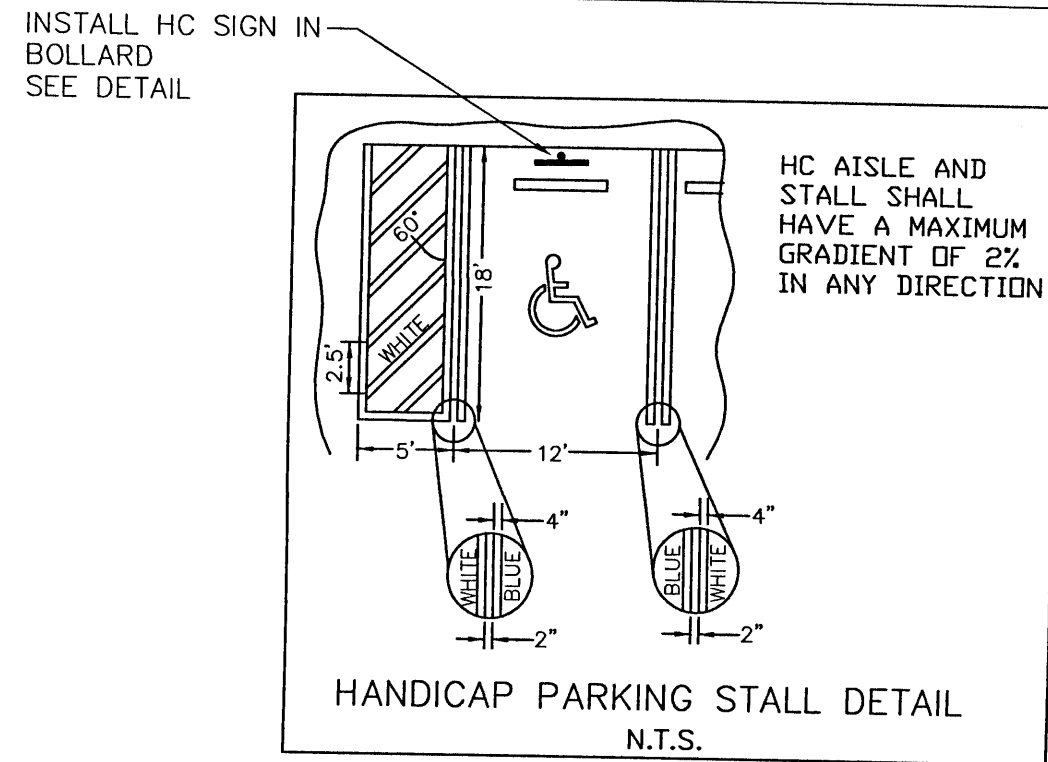


SIGNS USED AS PER FLORIDA STATUTES  
FTP 20-06, FTP 21-06 Per FS 316.1955, FS 316.1956

VIOLATORS  
\$250 FINE  
INSTALL BELOW HANDICAP SIGN  
(FTP-22-06)

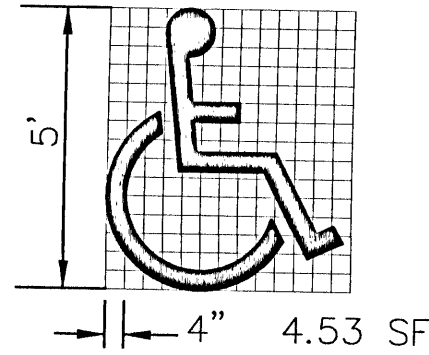
- NOTES:
1. Top portion of FTP 20-06 & 21-06 shall have a reflective blue background with white reflective symbol and border.
  2. Bottom portion shall have a reflective white background with black opaque legend and border.
  3. FTP 20-06 & 21-06 may be fabricated on one panel or two.
  4. FTP 20-06 may be substituted for the FTP 21-06 in areas where space is limited.
  5. Signs are to be mounted at standard height. (7' from pavement to bottom of sign).

HANDICAPPED PARKING SIGN DETAIL  
NTS

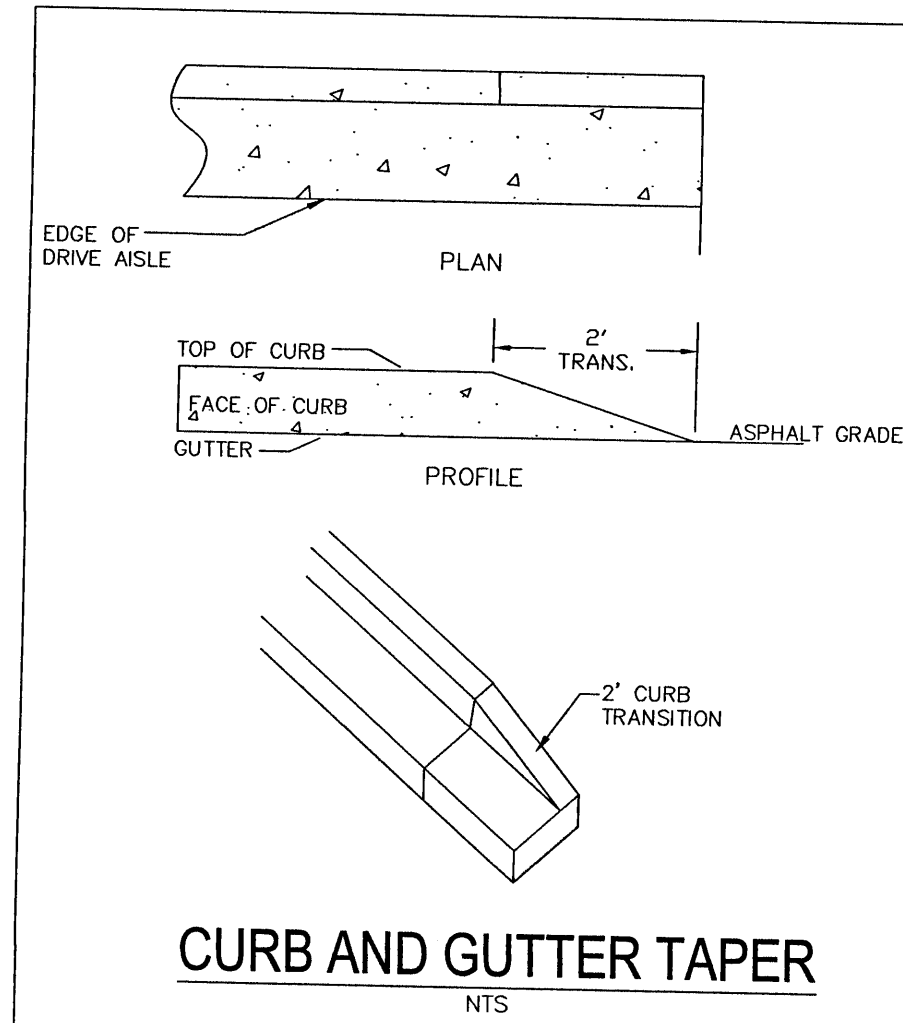


HANDICAP PARKING SPACE TO CONSTRUCTED IN ACCORDANCE TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX 17346

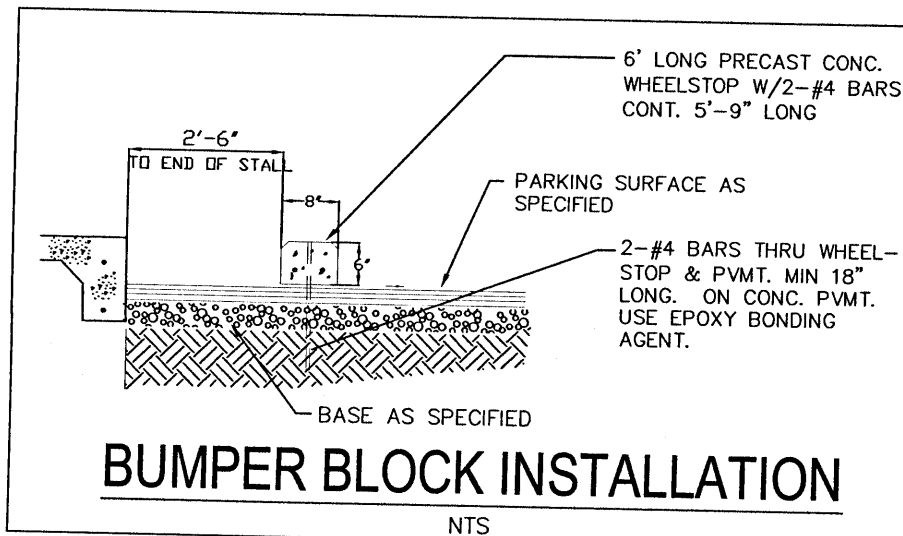
SYMBOL SHALL BE WHITE IN COLOR. REFERENCE FDOT DESIGN STANDARDS INDEX 17346 FOR ADDITIONAL DETAILS



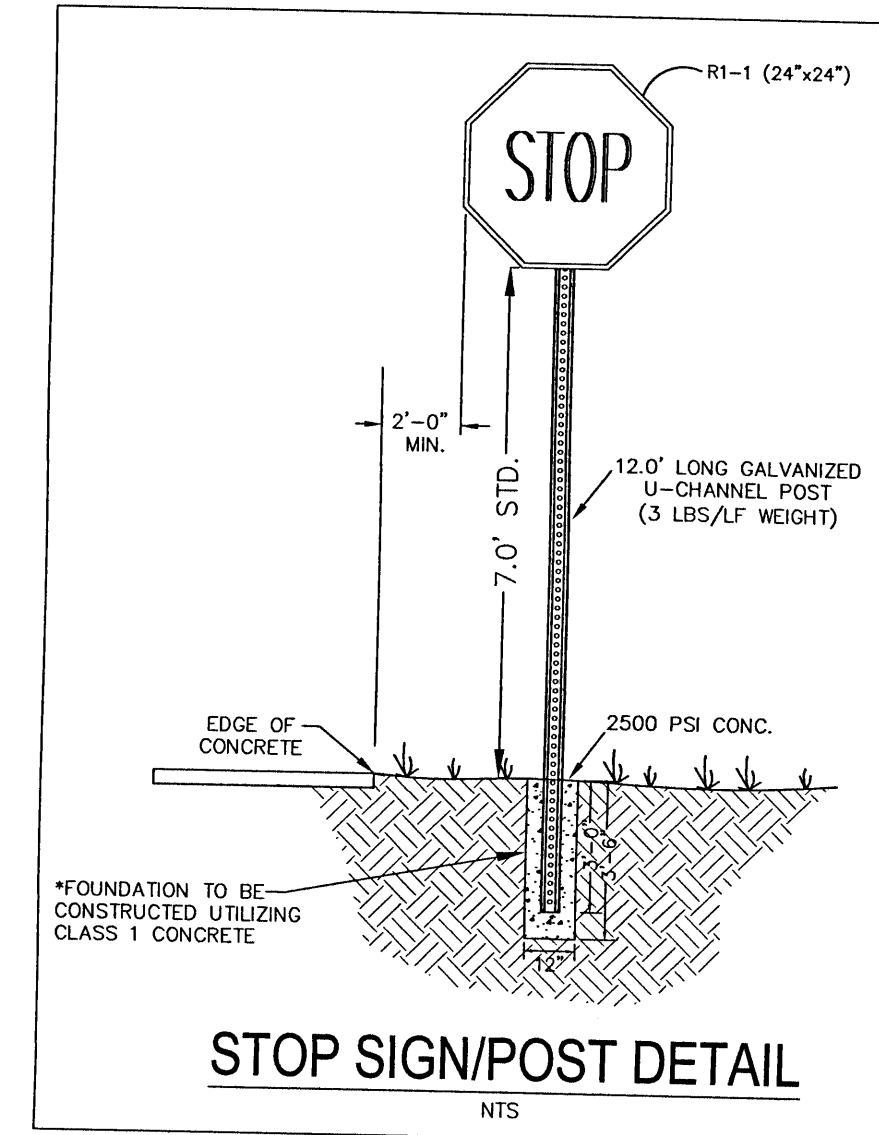
HANDICAP PAVEMENT SYMBOL/LINING  
NTS



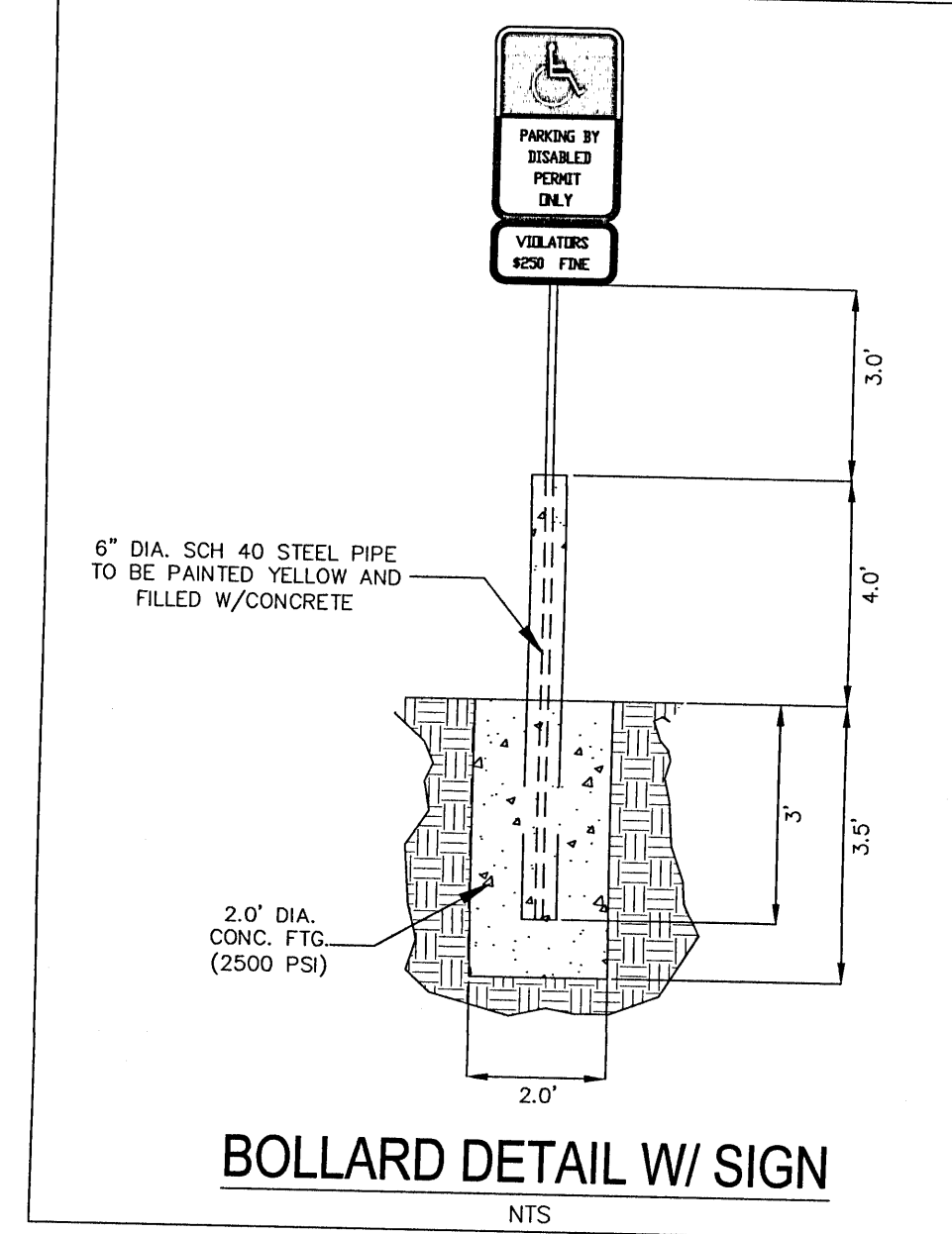
CURB AND GUTTER TAPER  
NTS



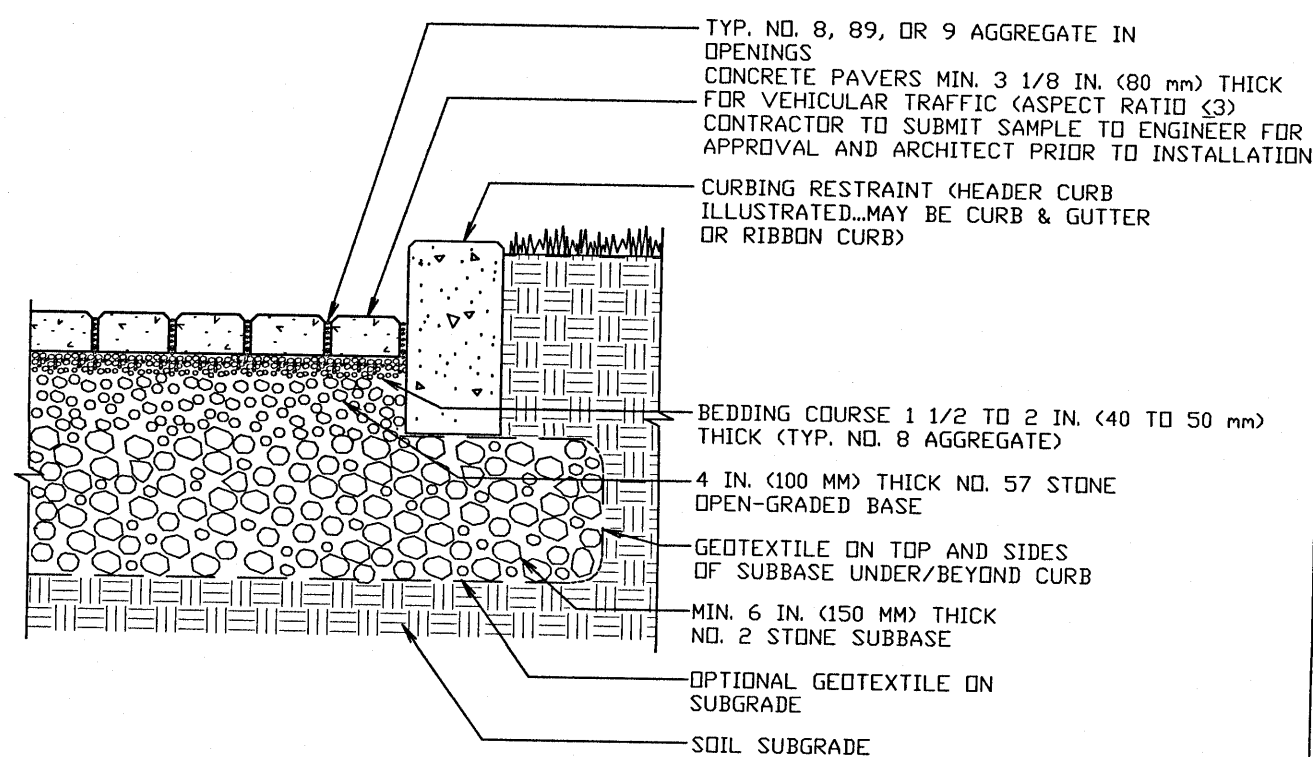
BUMPER BLOCK INSTALLATION  
NTS



STOP SIGN/POST DETAIL  
NTS

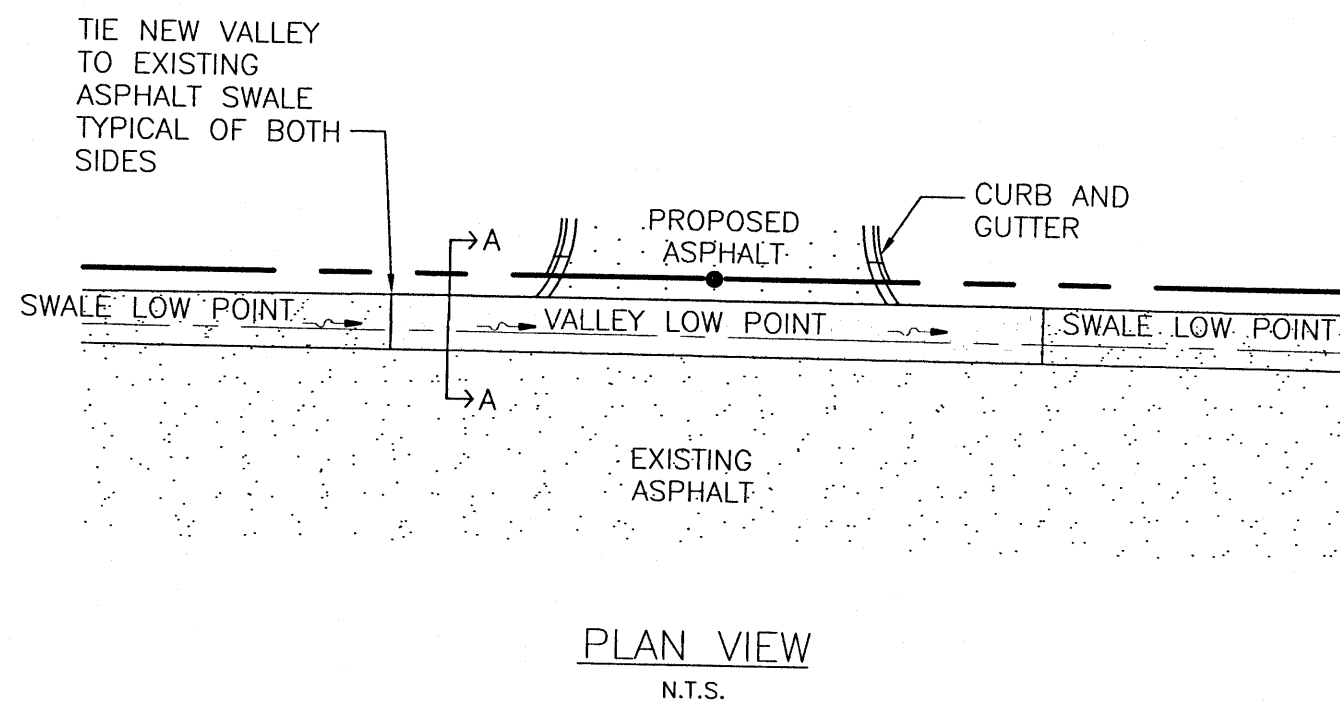


BOLLARD DETAIL W/ SIGN  
NTS

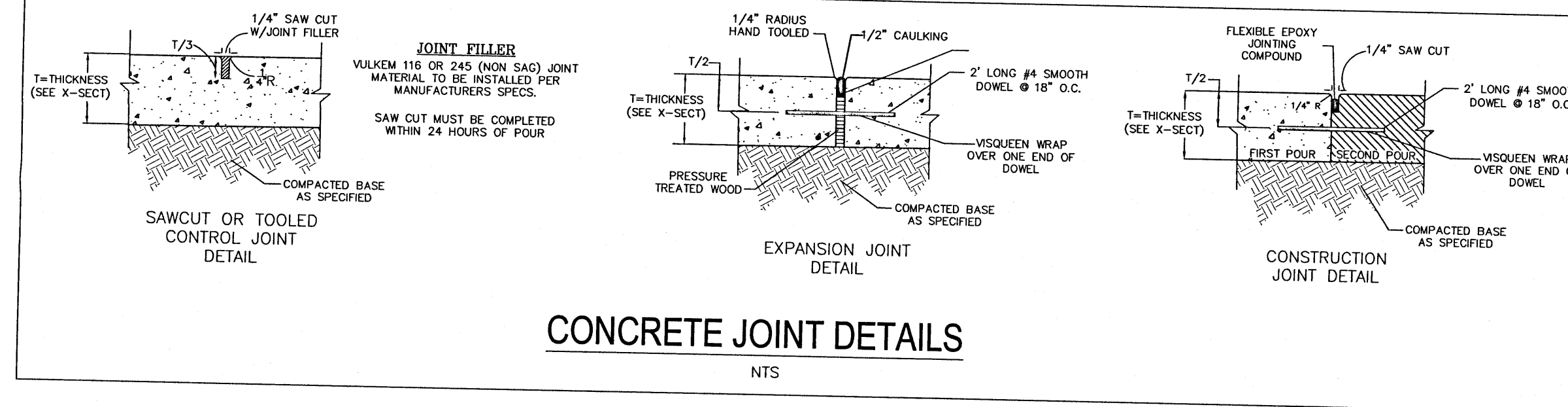


- NOTES:
1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
  2. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

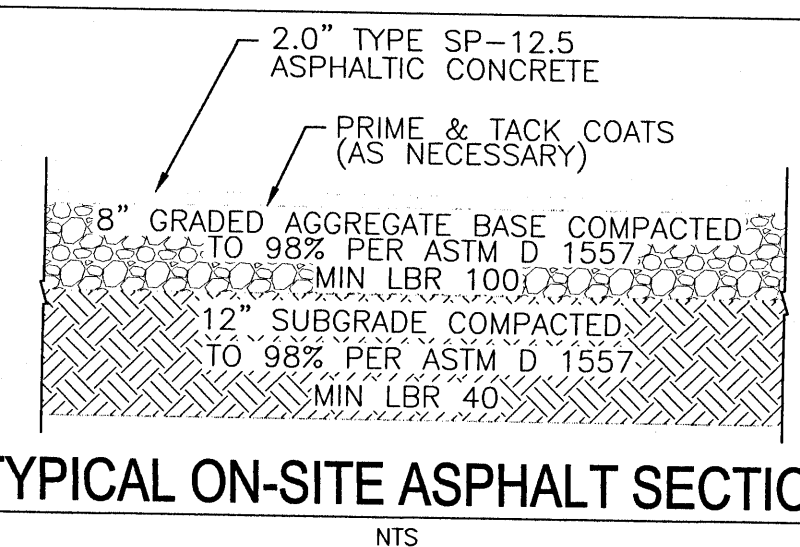
PERMEABLE PAVER SECTION  
NTS



CONCRETE VALLEY DETAIL  
NTS

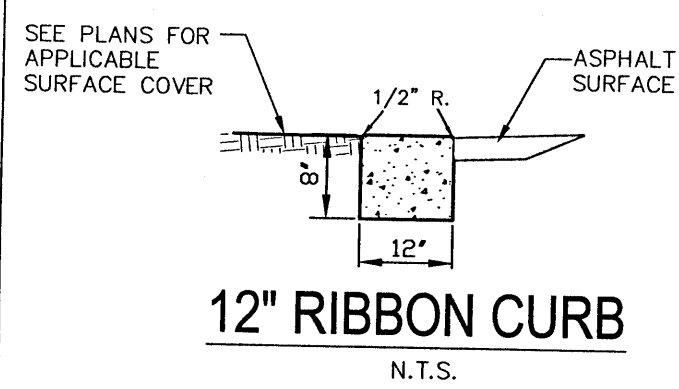


CONCRETE JOINT DETAILS  
NTS



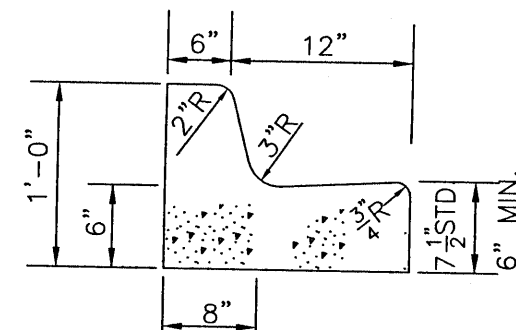
TYPICAL ON-SITE ASPHALT SECTION  
NTS

NOTE:  
CONTRACTOR MUST PROVIDE ENGINEER OF RECORD WITH BASE AND SUBGRADE COMPACTION TESTING RESULTS PRIOR TO CONSTRUCTING ANY ASPHALT SURFACE. CONTRACTOR MUST PROVIDE ENGINEER OF RECORD WITH ASPHALT CORE TESTING RESULTS PRIOR TO FINAL "AS-BUILT" APPROVAL AND SUBMITTAL TO AHJ. CONTRACTOR TO COORDINATE WITH E.O.R. TO DETERMINE TEST LOCATIONS.



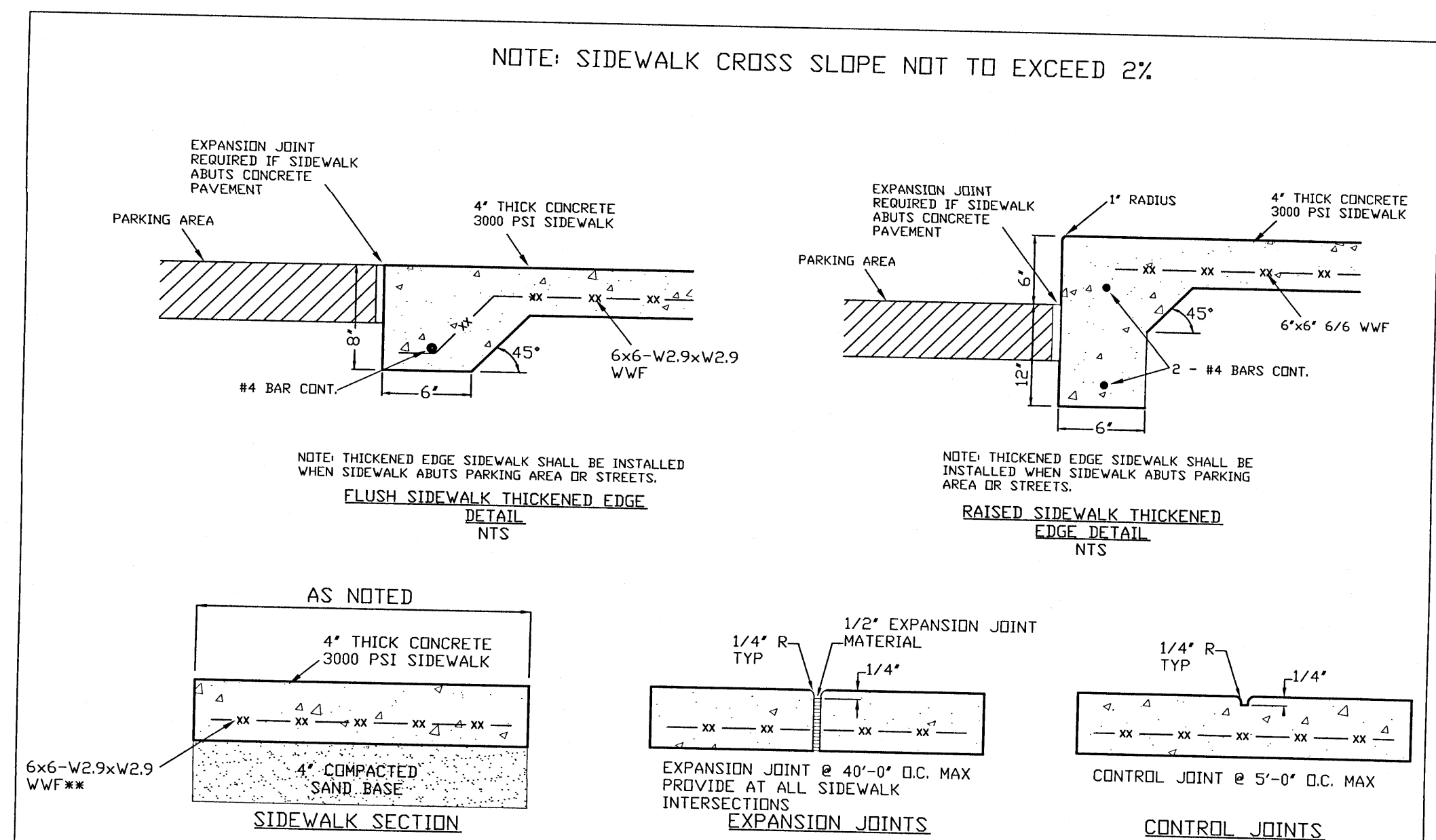
12" RIBBON CURB  
NTS

- NOTE:
1. ALL CURB TO HAVE CONTROL JOINT AT 15' ON CENTER & AT ALL PC'S & PT'S. MIN. DEPTH OF JOINT TO BE 2".
  2. EXPANSION JOINTS ARE TO BE 60' ON CENTER, TYPICAL FOR ALL CURB.
  3. CONCRETE TO BE 3000 PSI.



CURB & GUTTER DETAIL  
NTS

NOTE: 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 SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

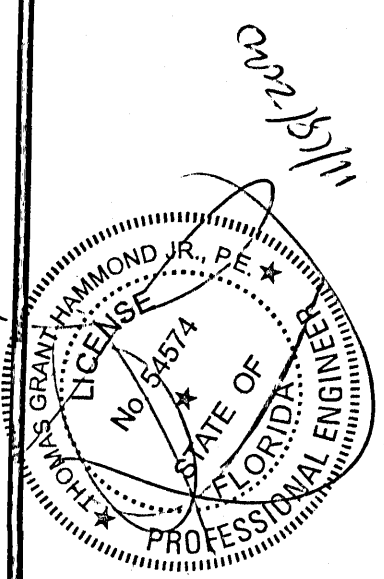


SIDEWALK DETAILS  
NTS

\*\*FIBER REINFORCED CONCRETE CAN BE USED IN LIEU OF WWF IF DESIRED

NO.	DATE	REVISIONS
1	11/04/2020	REVISED PLANS AS PER ECMA UTILITY PERMIT REVIEW COMMENTS
2	11/17/2020	REVISED PLANS AS PER ESCAMBIA COUNTY DRC REVIEW COMMENTS
3	11/18/2020	REVISED PLANS AT OWNER'S REQUEST

HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDDESIGN.COM



SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
CONSTRUCTION  
DETAILS  
ESCAMBIA COUNTY FLORIDA

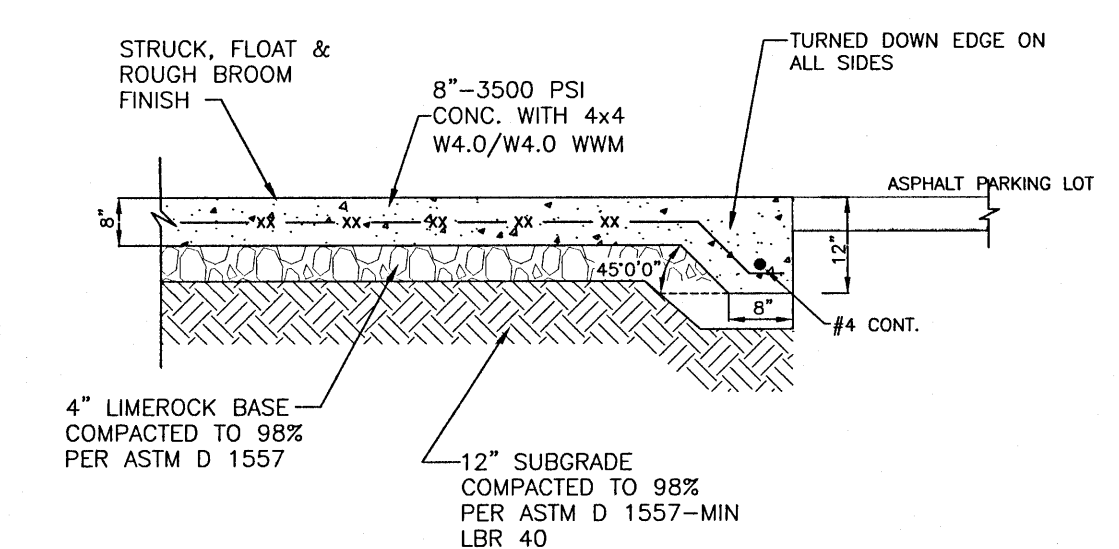
DRAWN BY: CUG	DESIGNED BY: RLS
CHECKED BY: TGH	DATE: 10-28-20
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:

PROJECT NO: 20-037

SHEET: C12

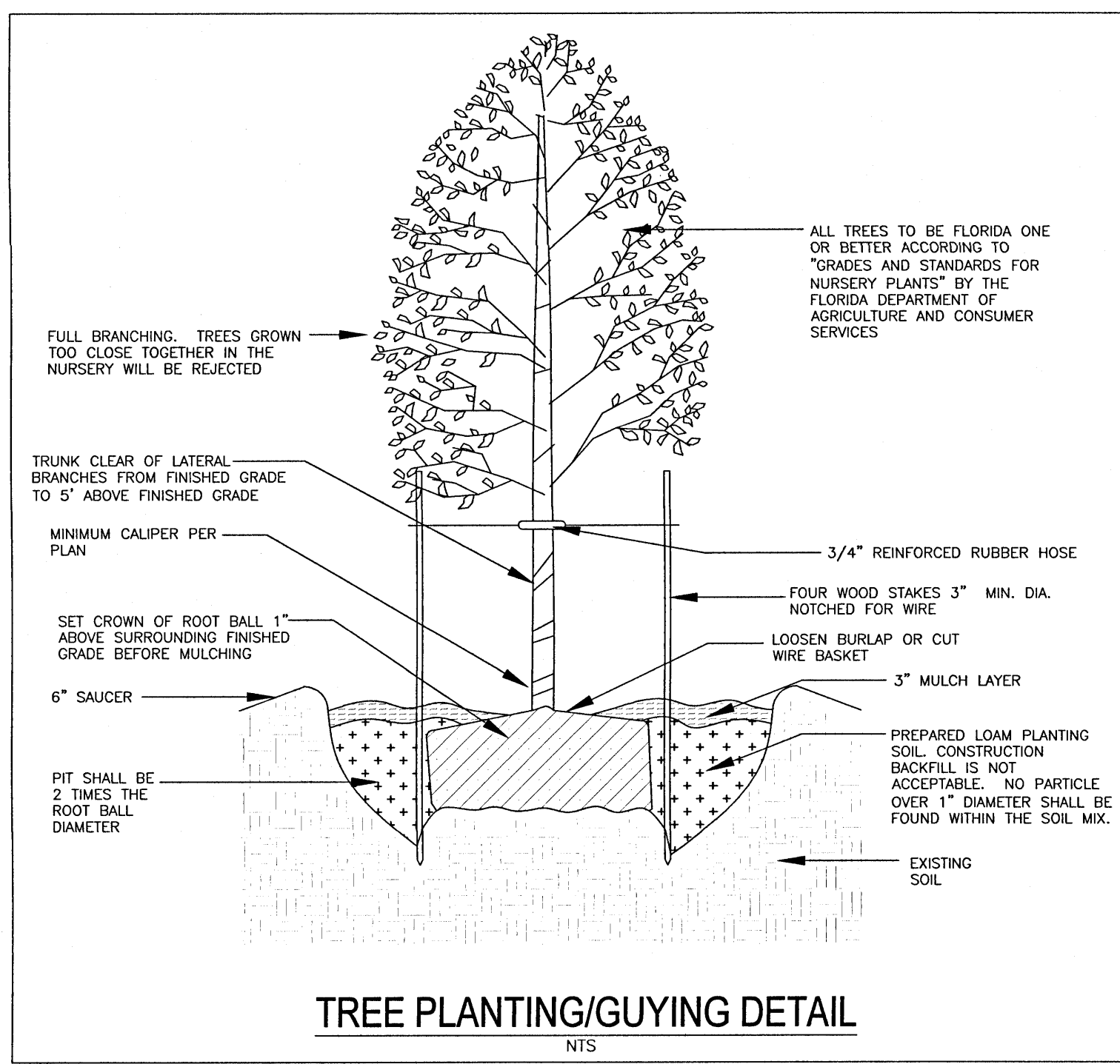


List of Recommended Native and Non-Invasive Plants		
Shrubs (mature height 36" min.)	Understory Trees (mature height 15-29 feet)	Canopy Trees (mature height over 30 feet)
Abelia <i>Abelia grandiflora</i>	Flowering Dogwood <i>Cornus florida</i>	Red Maple <i>Acer rubrum</i>
Aucuba japonica <i>Aucuba</i>	Loblolly Bay <i>Gordonia lasianthus</i>	Silver Maple <i>Acer saccharum</i>
Barberry <i>Berberis sp.</i>	American Holly <i>Nex opaca</i>	American Hornbeam <i>Carpinus caroliniana</i>
Japanese Boxwood <i>Buxus microphylla</i>	Dahoon Holly <i>Nex cussine</i>	Southern Red Cedar <i>Juniperus silicicola</i>
Beauty Berry <i>Callicarpa Americana</i>	Crape Myrtle <i>Lagerstroemia indica</i>	Leyland Cypress <i>Cupressocyparis leylandii</i>
Japanese Plum-Yew <i>Cephalotaxus harringtonia</i>	Glossy Privet <i>Ligustrum lucidum</i>	River Birch <i>Betula nigra</i>
Silverhorn Elaeagnus <i>Elaeagnus pungens</i>	Saucer Magnolia <i>Magnolia x soulangiana</i>	Pignut Hickory <i>Carya glabra</i>
Fatsia <i>Fatsia japonica</i>	Sweetbay Magnolia <i>Magnolia virginiana</i>	Green Ash <i>Fraxinus pennsylvanica</i>
Gardenia <i>Gardenia jasminoides</i>	Southern Crab Apple <i>Malus angustifolia</i>	Maidenhair Tree <i>Ginkgo biloba (male)</i>
Burford Holly <i>Nex cornula</i>	Wax Myrtle <i>Myrica cerifera</i>	Sweetgum <i>Liquidambar styraciflua</i>
Japanese Privet <i>Ligustrum japonicum</i>	Bradford Pear <i>Pyrus calleryana</i>	Tulip Poplar <i>Liriodendron tulipifer</i>
Southern Wax Myrtle <i>Myrica cerifera</i>	Yaupon Holly <i>Nex vomitoria</i>	Southern Magnolia <i>Magnolia grandiflora</i>
Firethorn <i>Pyracantha coccin.</i>	Liquidambar <i>Eriobotrya japonica</i>	Tupelo/Sour Gum <i>Nyssa sylvatica</i>
Dwarf Japanese Holly <i>Nex crenata</i>	Eastern Redbud <i>Cercis canadensis</i>	Slash Pine <i>Pinus elliotii</i>
Chinese Holly <i>Nex Cornula</i>	Fringe Tree <i>Chionanthus virginicus</i>	Longleaf Pine <i>Pinus palustris</i>
Dwarf Yaupon Holly <i>Nex vomitoria 'Nana'</i>	Hawthorn <i>Crataegus spp.</i>	Sycamore <i>Plantanus occidentalis</i>
Chinese Juniper <i>Juniperus chinensis</i>	Silverbell <i>Halesia caroliniana</i>	White Oak <i>Quercus alba</i>
Indian Hawthorn <i>Raphiolepis sp.</i>		Live Oak <i>Quercus virginiana</i>
Red-Tip Photinia <i>Photinia</i>		Shumard Oak <i>Quercus shumardii</i>
Rhododendron/Azalea <i>Rhododendron sp.</i>		Southern Red Oak <i>Quercus falcate</i>

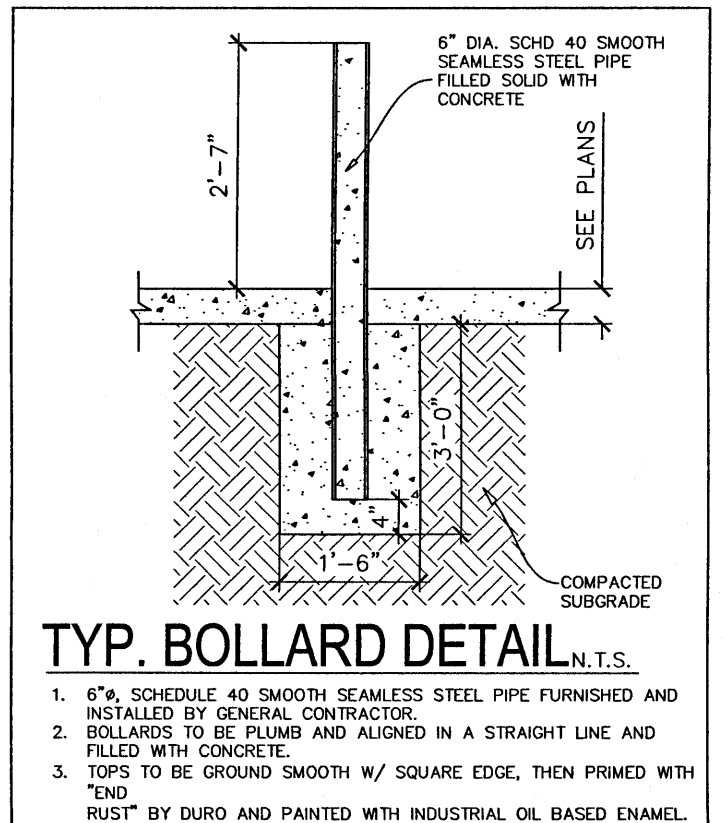


DUMPSTER PAD X-SECT  
N.T.S.

1. SPACING FOR EXPANSION JOINTS SHALL NOT EXCEED 30 LF  
2. SPACING FOR CONTROL JOINTS SHALL NOT EXCEED 12 LF

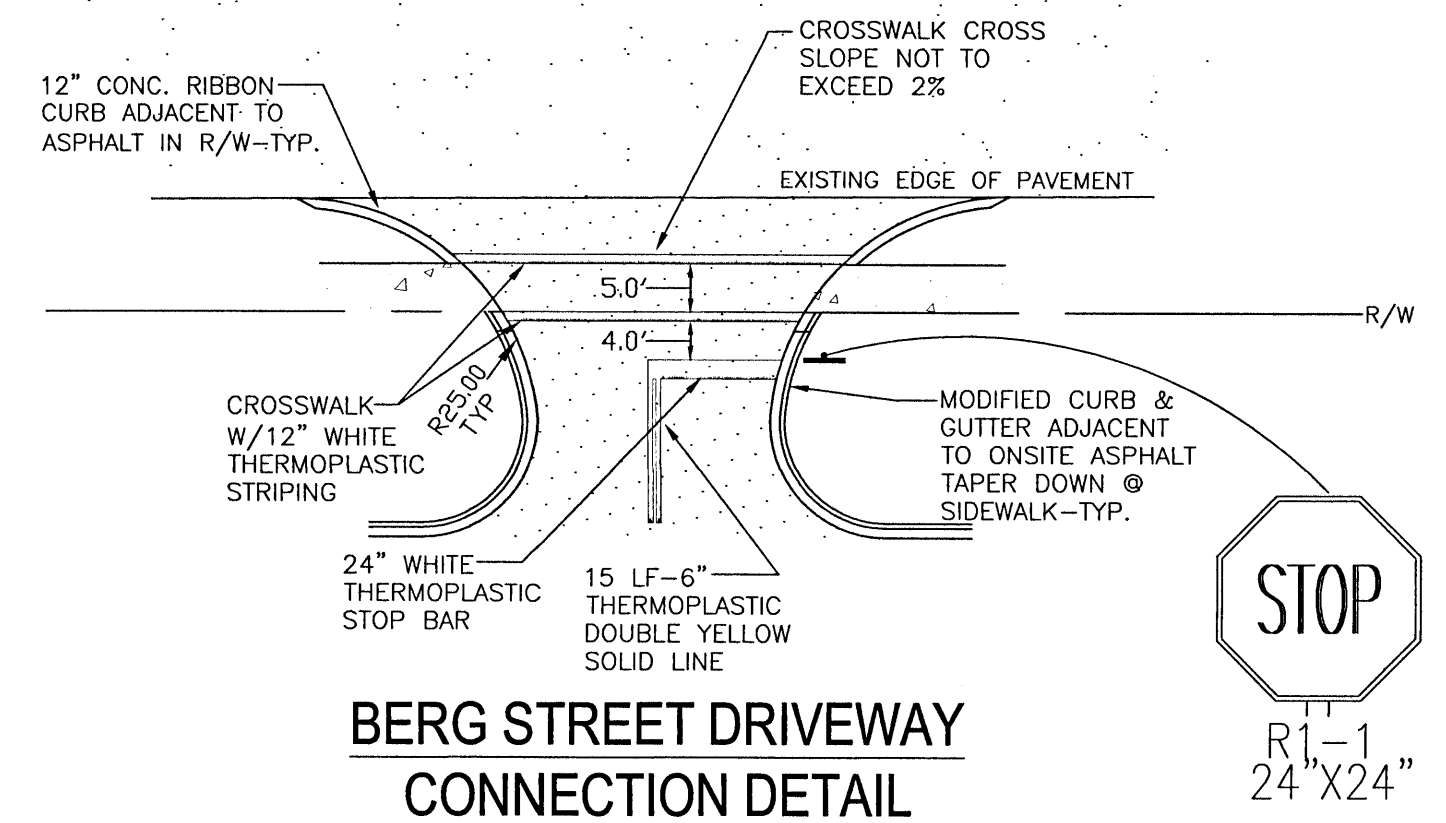


TREE PLANTING/GUYING DETAIL  
NTS



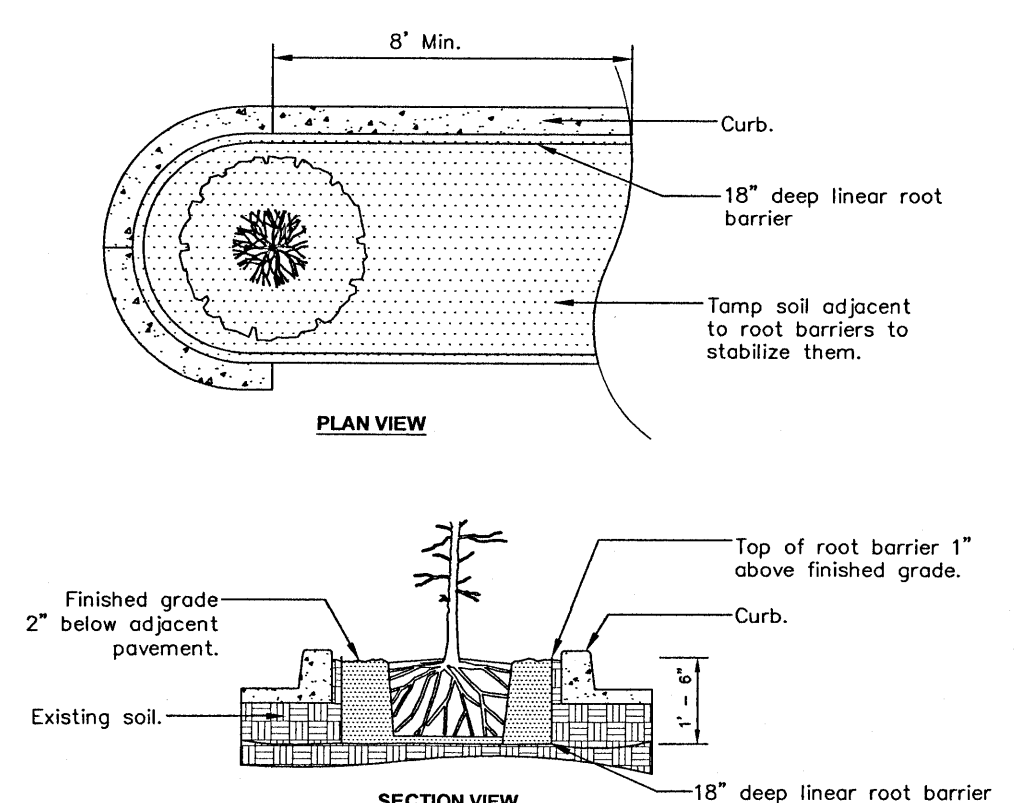
TYP. BOLLARD DETAIL  
N.T.S.

1. 6" DIA. SCHEDULE 40 SMOOTH SEAMLESS STEEL PIPE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.  
2. BOLLARDS TO BE FLUMP AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.  
3. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THEN PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL.



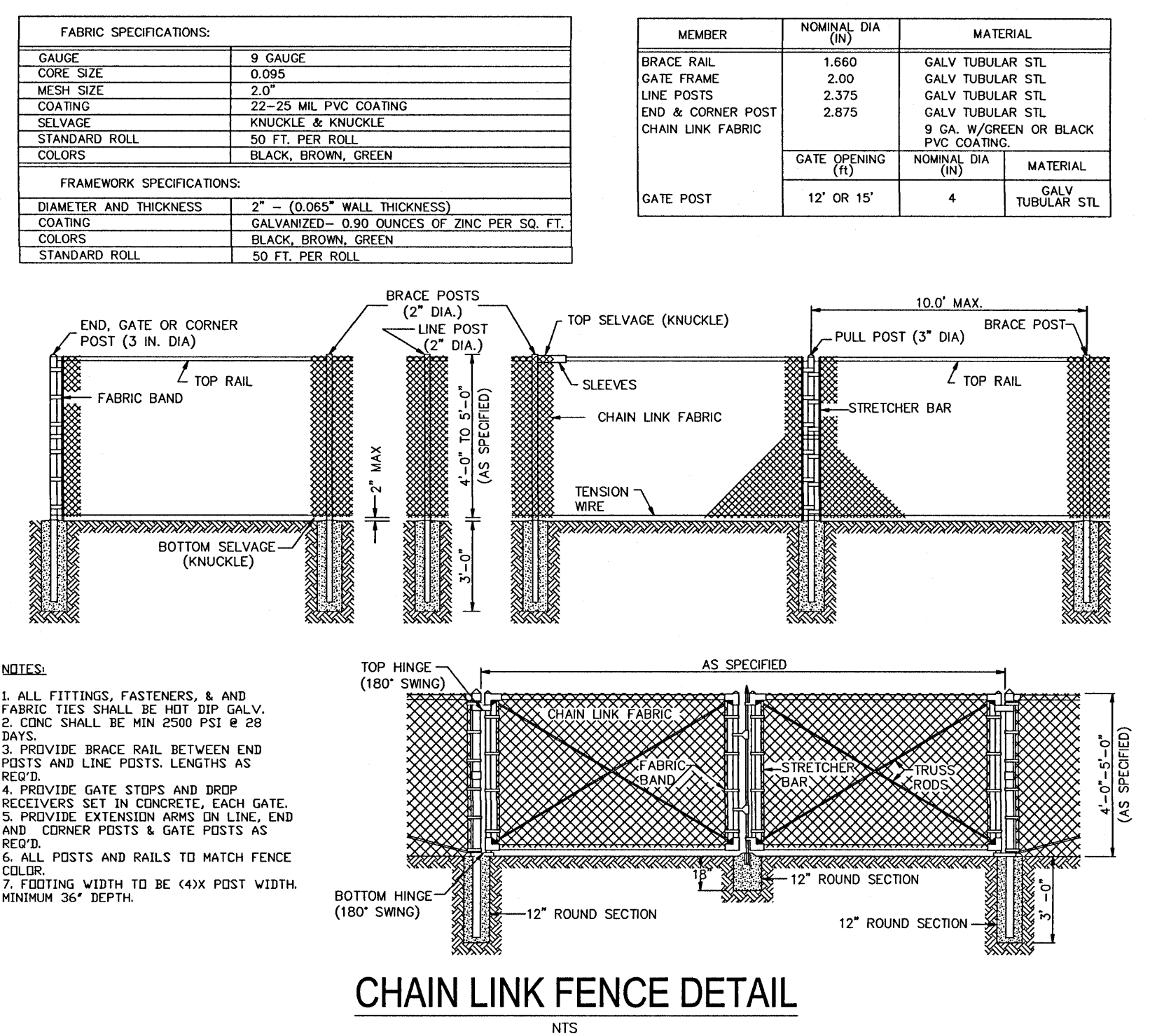
BERG STREET DRIVEWAY  
CONNECTION DETAIL  
NTS

- NOTES:  
1. STOP LINE SHOULD BE WHITE AND 600 MM (24 IN) WIDE  
2. SIGN POSTS AND ALL HARDWARE TO BE GALVANIZED  
3. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%  
4. ALL PAVEMENT MARKINGS IN R/W WILL BE THERMOPLASTIC AND IN CONFORMANCE WITH SECTION 711 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION)



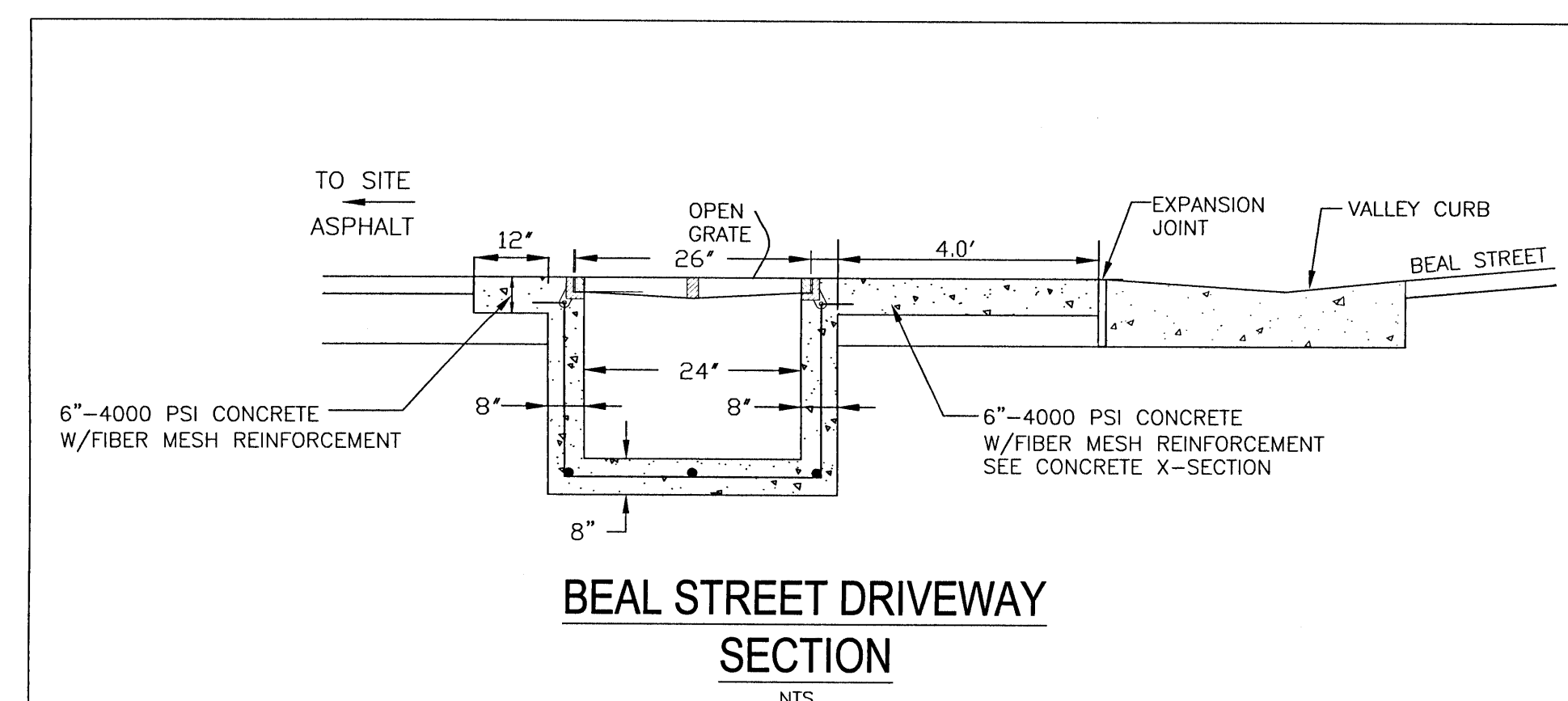
ROOT BARRIERS @ PARKING LOT ISLANDS DETAIL  
NTS

- Notes:  
1- Root barriers shall be installed per manufacturer's specifications and recommendations.  
2- Root barriers shall be installed when root ball is located within 8' of pavement.

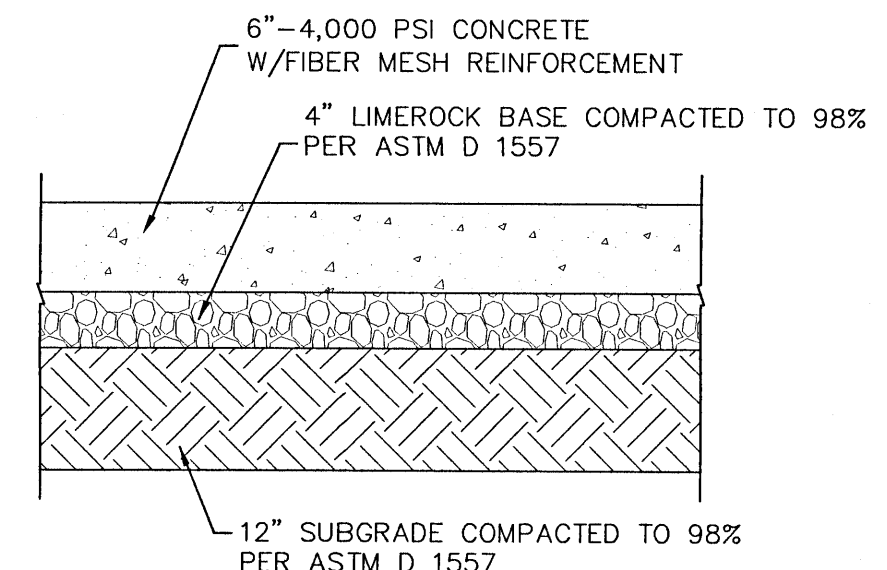


CHAIN LINK FENCE DETAIL  
NTS

- NOTES:  
1. ALL FITTINGS, FASTENERS, & AND FABRIC TIES SHALL BE HOT DIP GALV.  
2. CONC SHALL BE MIN 2500 PSI # 29 BARS.  
3. PROVIDE BRACE RAIL BETWEEN END POSTS AND LINE POSTS. LENGTHS AS REQ'D.  
4. PROVIDE GATE STOPS AND DROP RECEIVERS SET IN CONCRETE, EACH GATE.  
5. PROVIDE EXTENSION ARMS ON LINE, END AND CORNER POSTS & GATE POSTS AS REQ'D.  
6. ALL POSTS AND RAILS TO MATCH FENCE COLOR.  
7. FOOTING WIDTH TO BE (4X) POST WIDTH. MINIMUM 36" DEPTH.



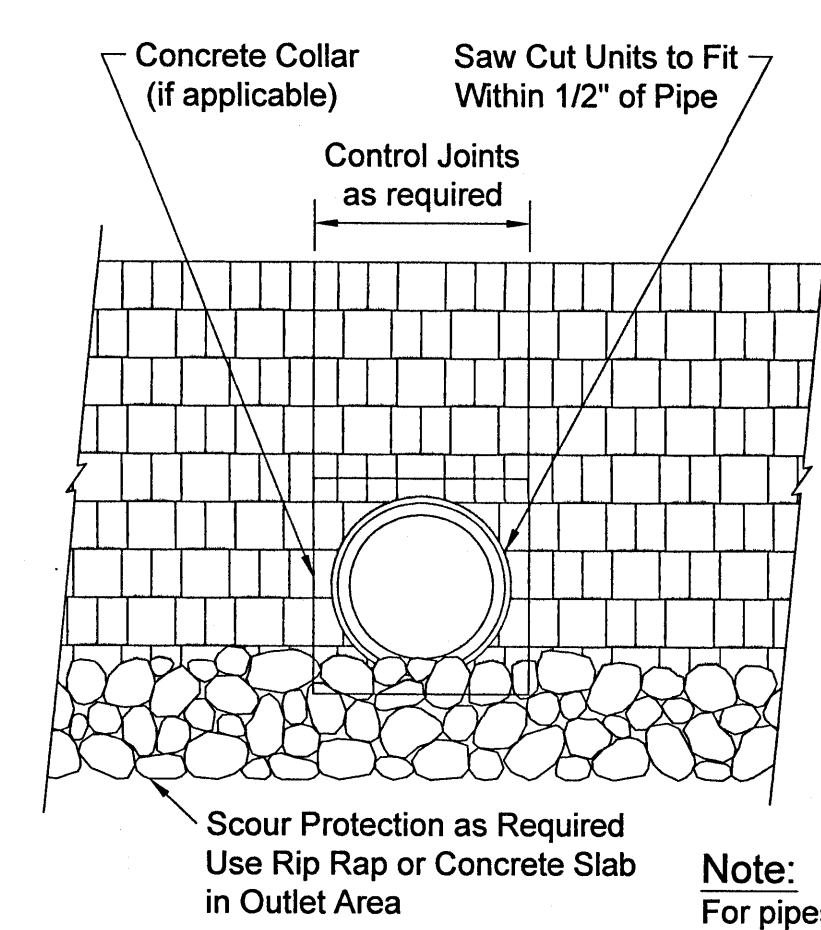
BEAL STREET DRIVEWAY  
SECTION  
NTS



STANDARD CONCRETE  
SECTION  
NTS

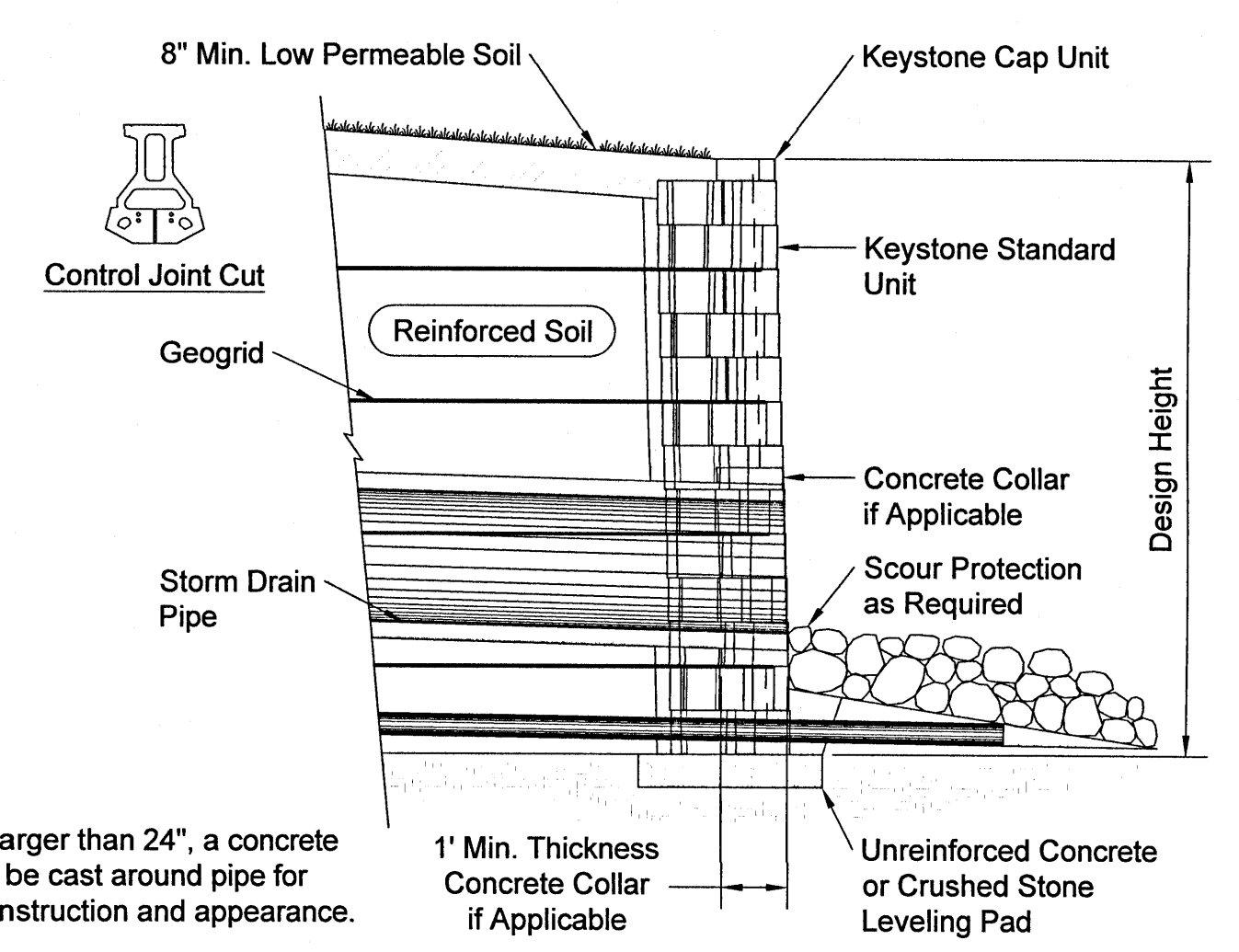
- NOTES:  
1. SAWED OR SCORED CONTROL JOINTS SHALL BE SPACED AT 5 FT MAXIMUM FOR SIDEWALKS AND 12 FT FOR DRIVES.  
2. CONSTRUCT EXPANSION JOINTS WHERE NEW CONCRETE ABUTS NEW OR EXISTING CONCRETE CURBS, ASPHALT, OR OTHER STRUCTURES AND/OR ON 40 FT CENTERS ON SIDEWALKS AND 30' CENTERS ON DRIVES.  
3. THOROUGHLY CLEAN JOINT OF ALL SAND, SOIL AND MISC. DEBRIS. APPLY MASKING TAPE ALONG SIDES OF JOINT FOR TEMPORARY PROTECTION DURING SEALANT APPLICATIONS. APPLY FULL BEAD OF VULKEM 116 OR 245 (NON SAG), OR APPROVED EQUAL, POURABLE SEALANT AND TOOL LIGHTLY. REMOVE TAPE IMMEDIATELY.  
4. ALL CONCRETE SHALL BE TYPE 1 AND MEET THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE FDOT STANDARD SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED ON DETAILS OR PLANS.  
5. MATERIAL, DESIGN AND TEST SUBMITTALS SHALL BE PER THE FDOT STANDARD SPECIFICATIONS, LATEST EDITION.

NOTE: RETAINING WALL DETAILS PROVIDED FOR REFERENCE ONLY. KEYSTONE WALL NOT REQUIRED. REFERENCE STRUCTURAL PLANS FOR WALL DETAILS.



Typical Pipe Outlet Detail

Note:  
For pipes larger than 24", a concrete collar may be cast around pipe for ease of construction and appearance.



Typical Pipe Outlet Section  
Standard Unit - Near Vertical Setback

REVISIONS

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1	11/04/2020	REVISED PLANS AS PER ECUA UTILITY PERMIT REVIEW COMMENTS
2	11/17/2020	REVISED PLANS AS PER ESCAMBIA COUNTY DRG REVIEW COMMENTS
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HAMMOND ENGINEERING, INC.

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ALABAMA AUTHORIZATION NO. 3277

3802 NORTH 15<sup>TH</sup> STREET

PENSACOLA, FLORIDA 32505

850 434-2603

FAX 850-434-2650

TOM@SELANDDESIGN.COM

SITE DEVELOPMENT

PLANS FOR

FULCRUM NORTH

DAVIS

CONSTRUCTION

DETAILS

DRAWN BY: CUG

DESIGNED BY: RLS

CHECKED BY: TCH

DATE: 10-28-20

SCALE: AS SHOWN

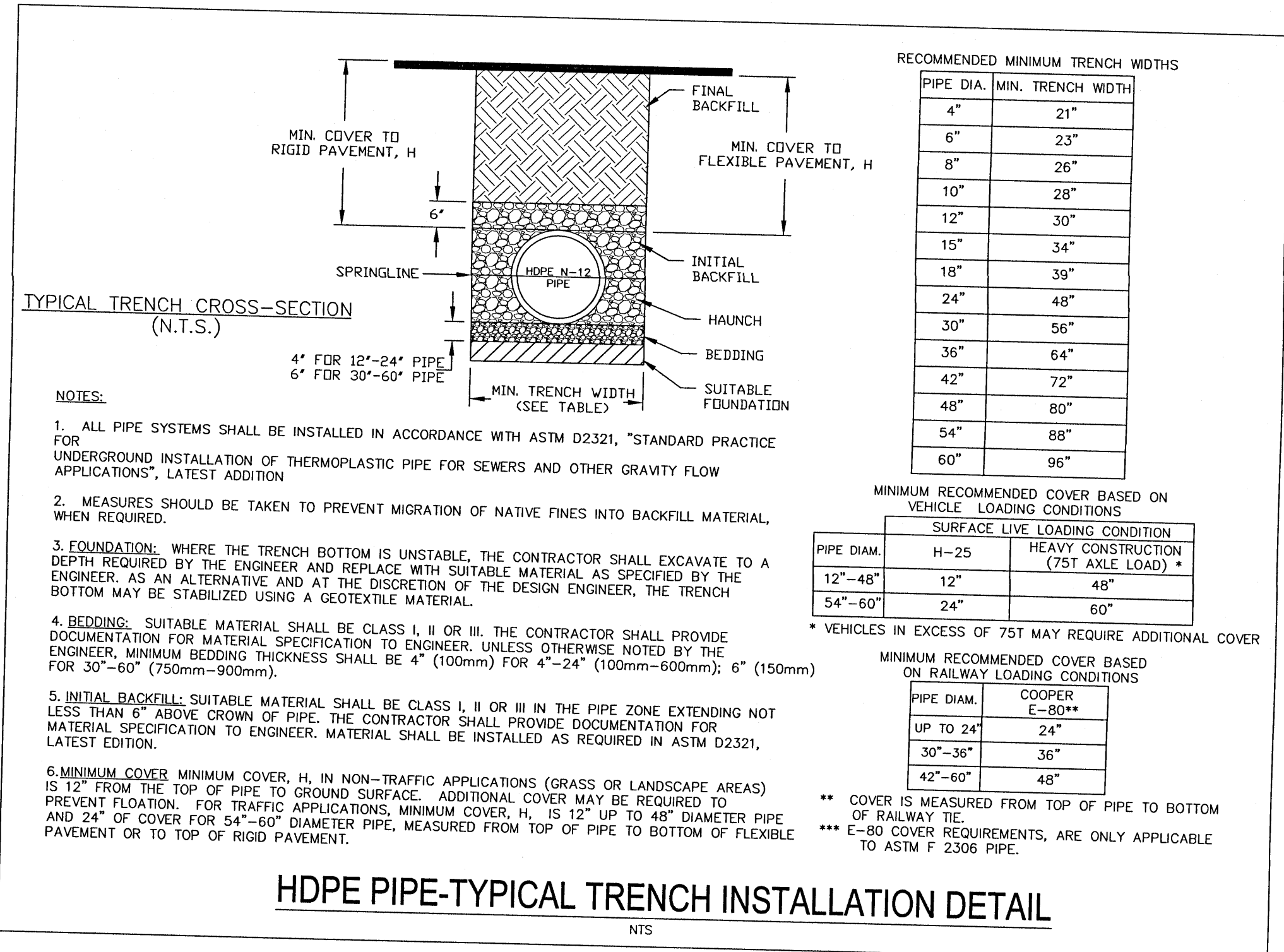
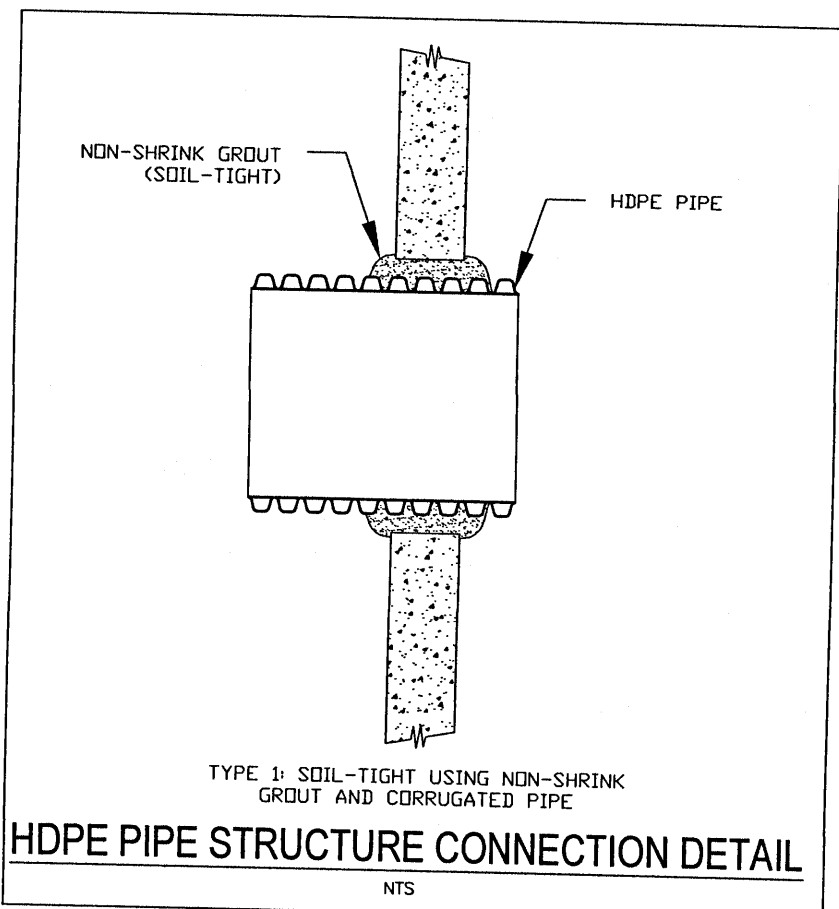
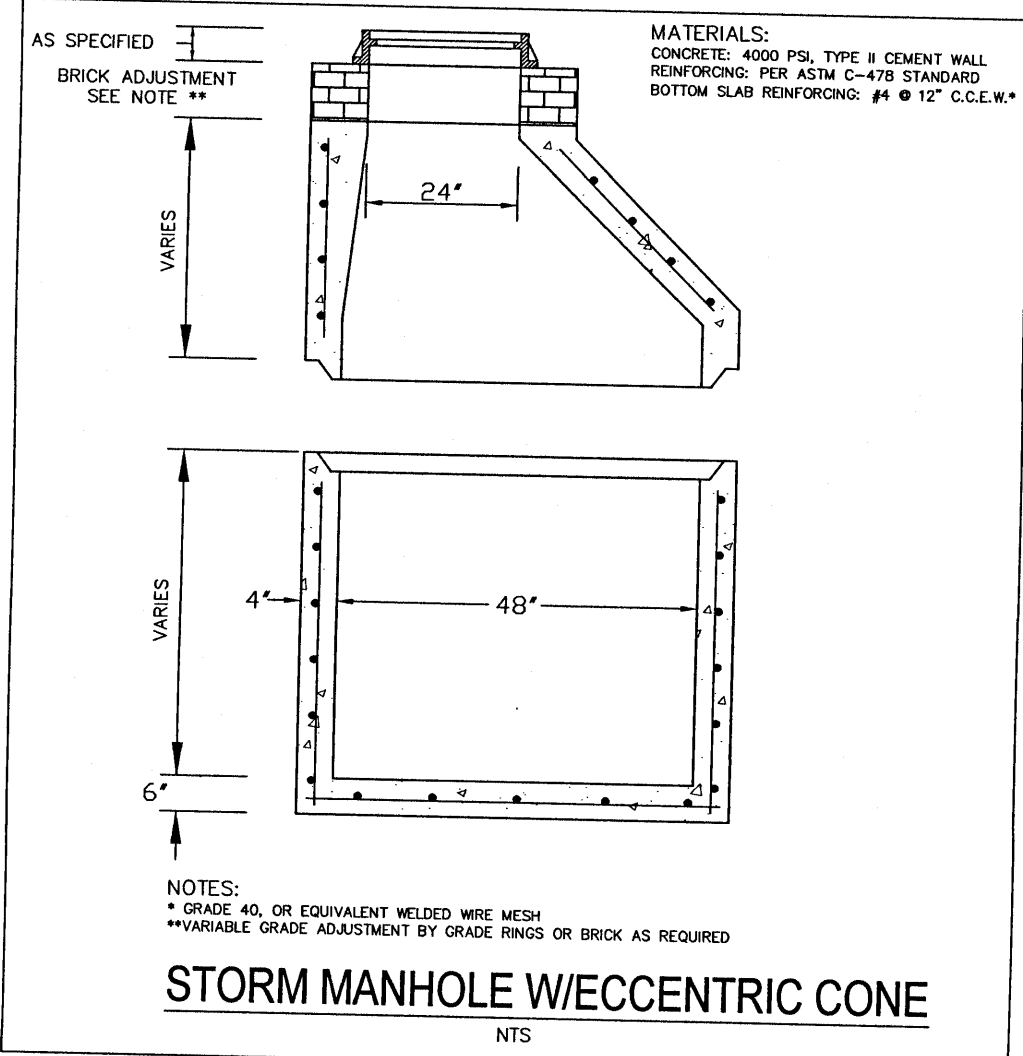
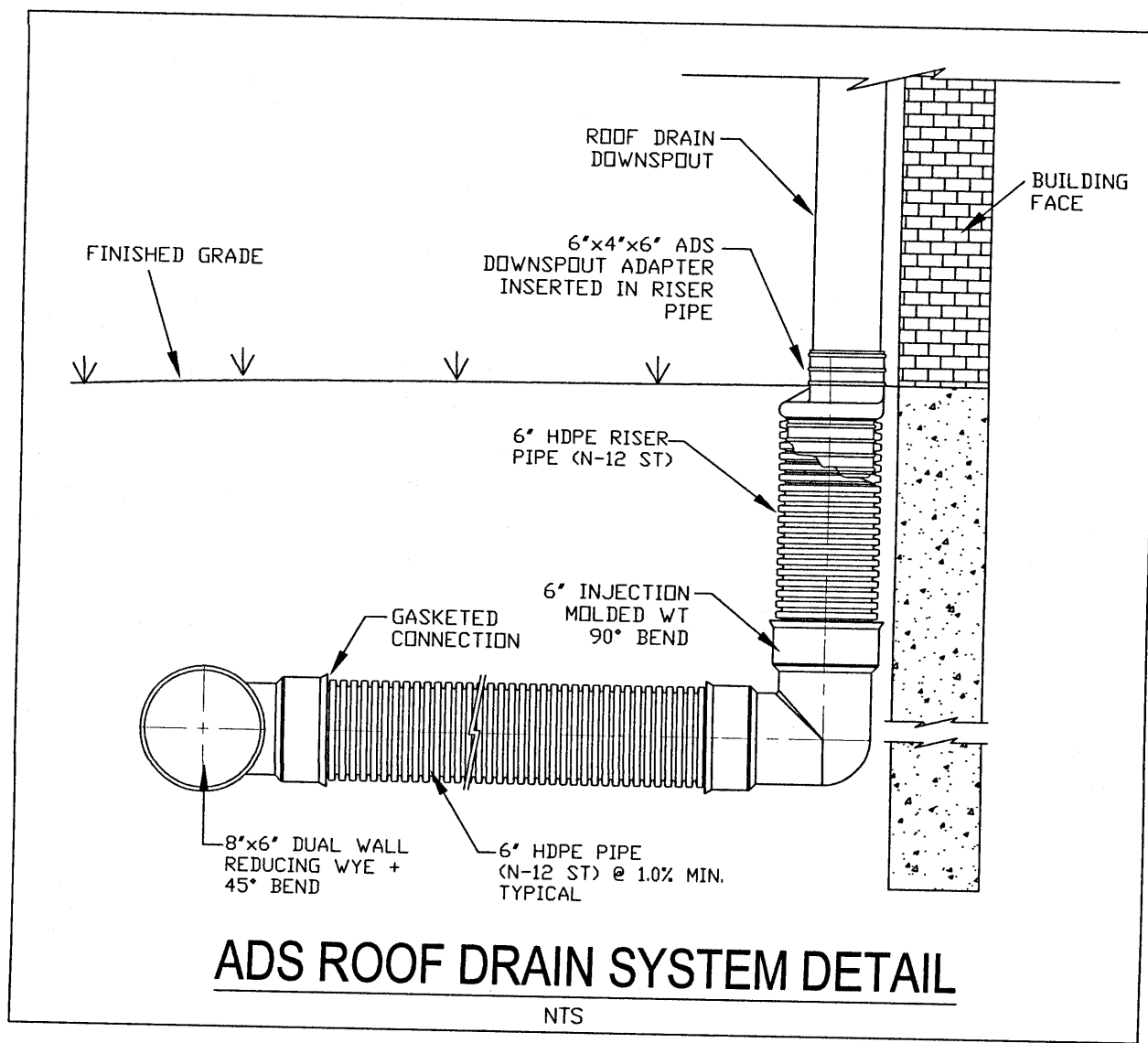
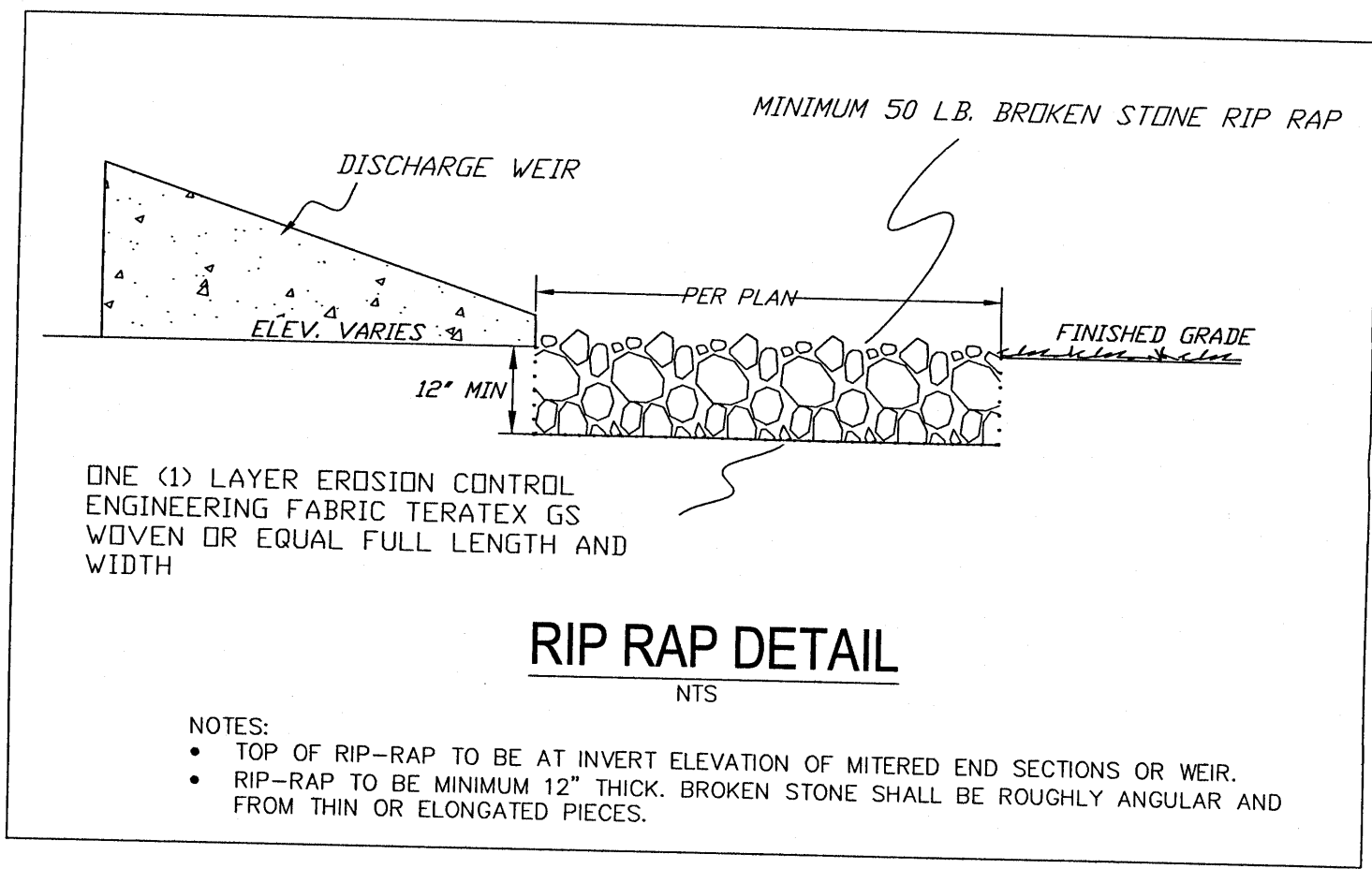
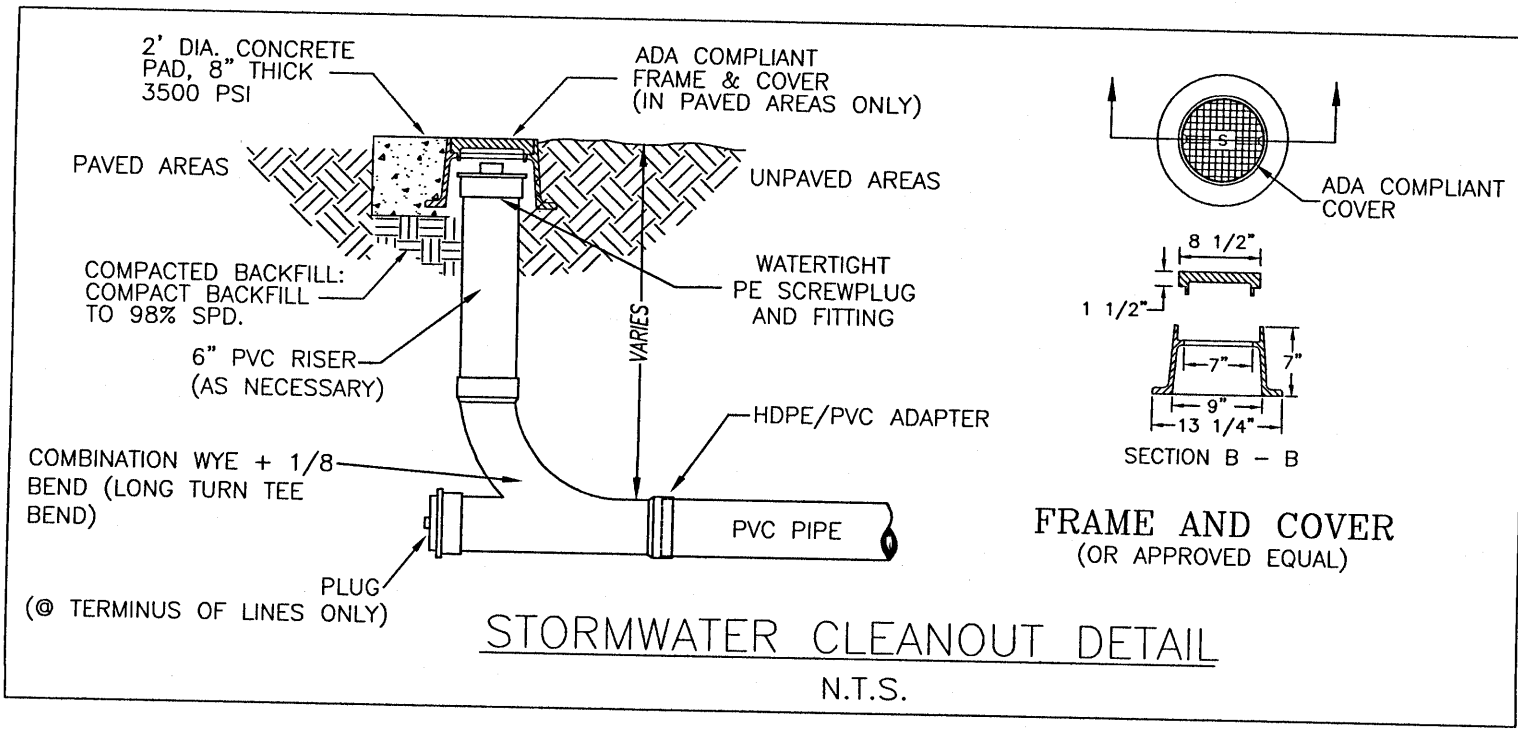
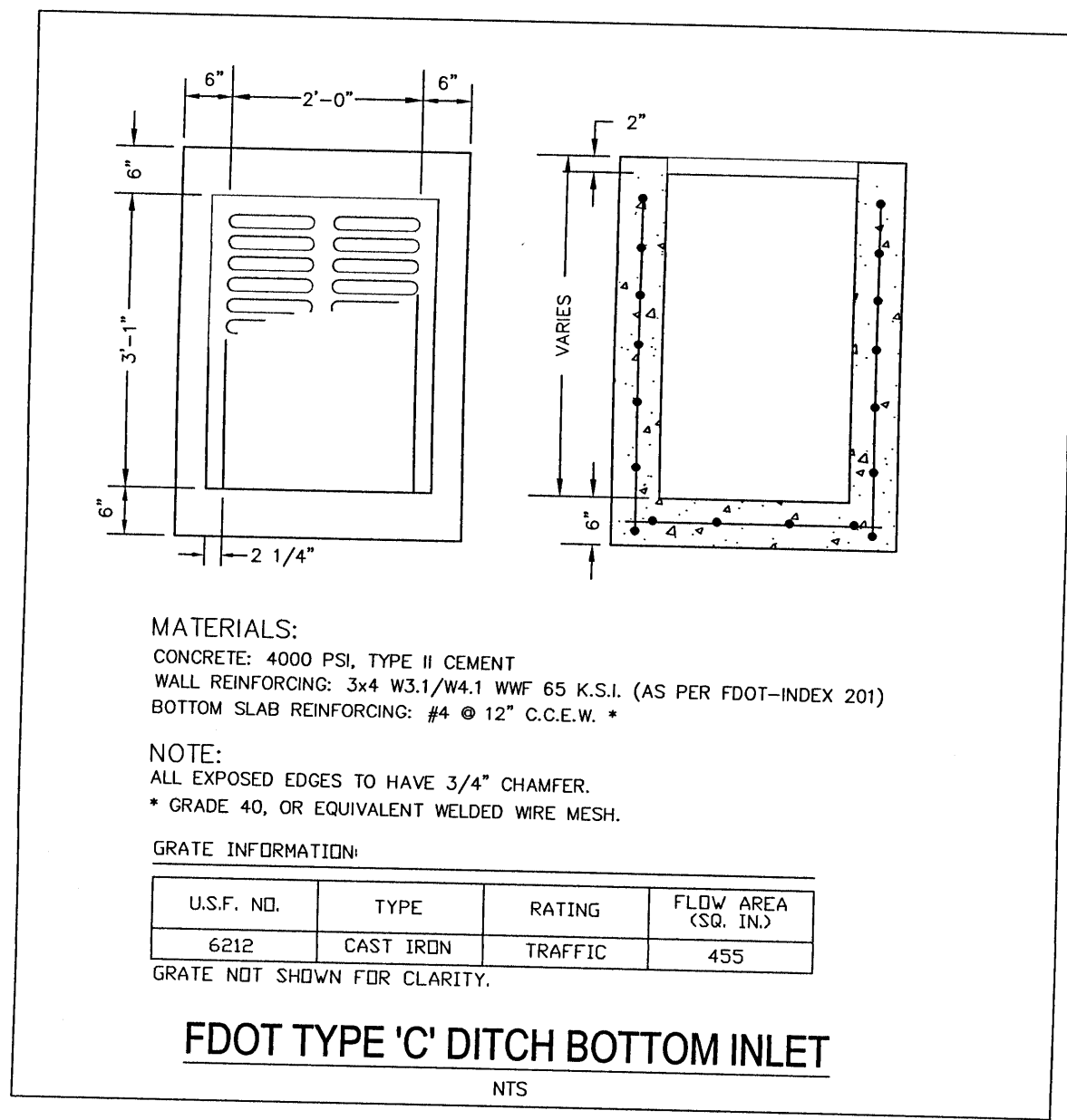
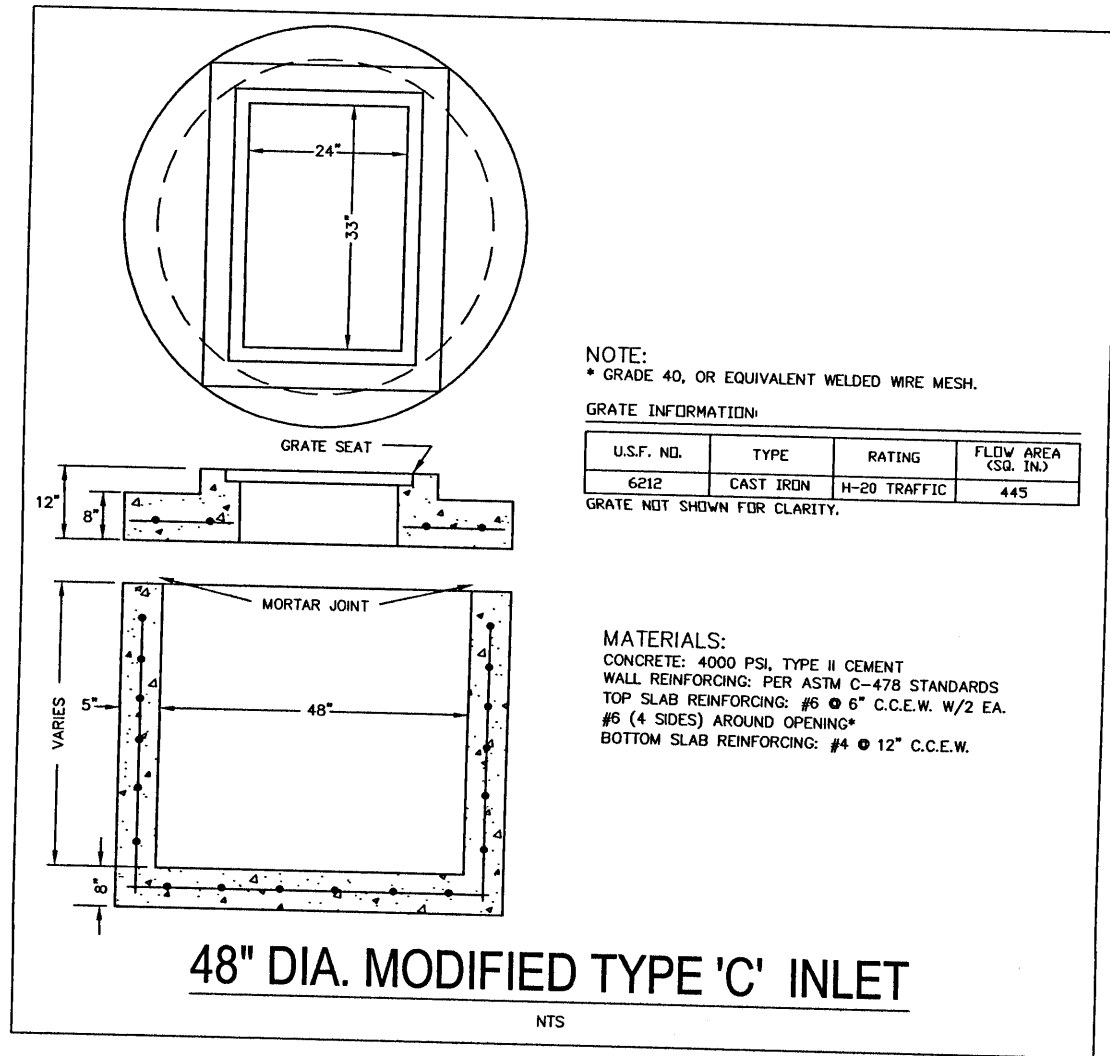
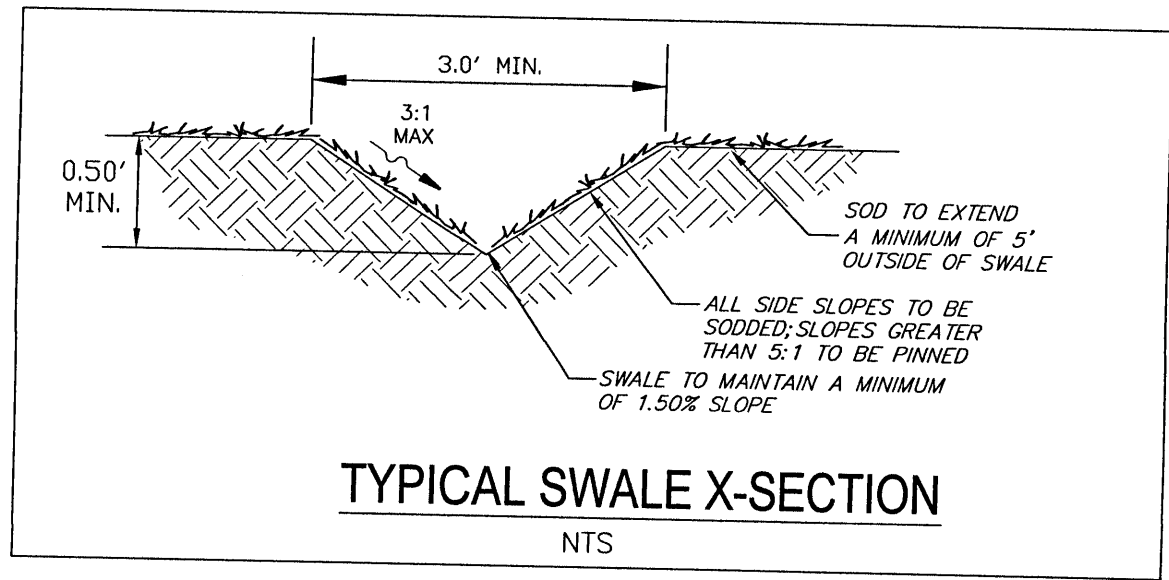
NOT RELEASED FOR CONSTRUCTION

BY: DATE:

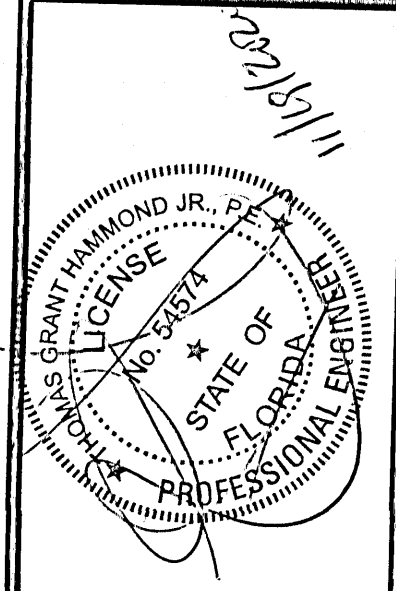
PROJECT NO: 20-037

SHEET: C13





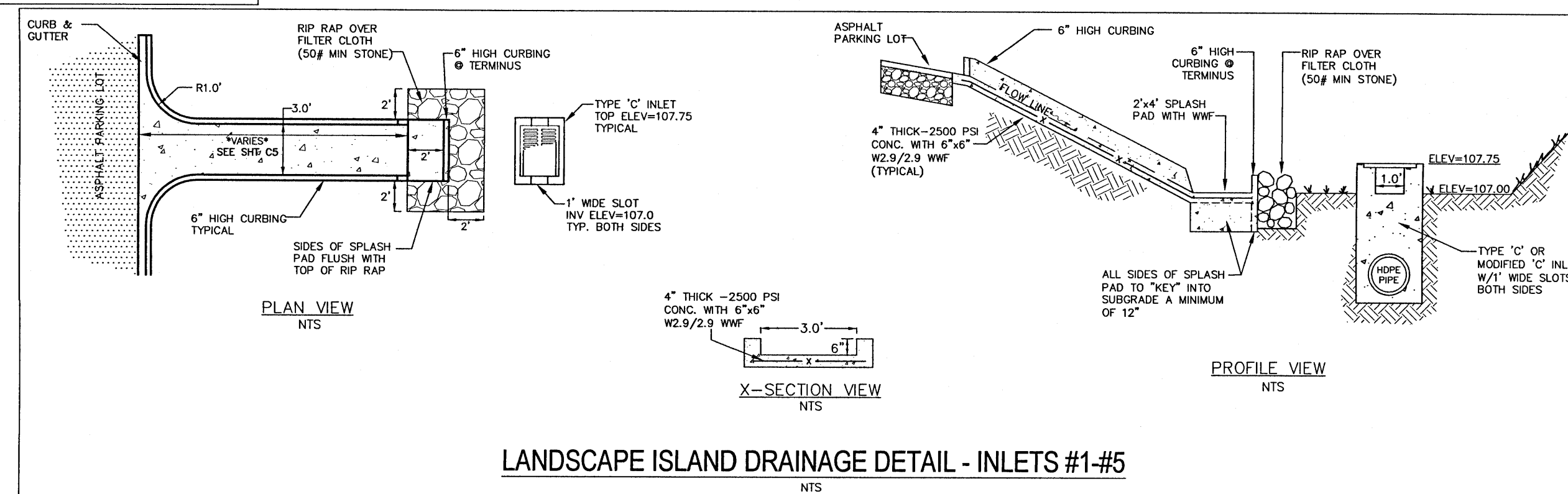
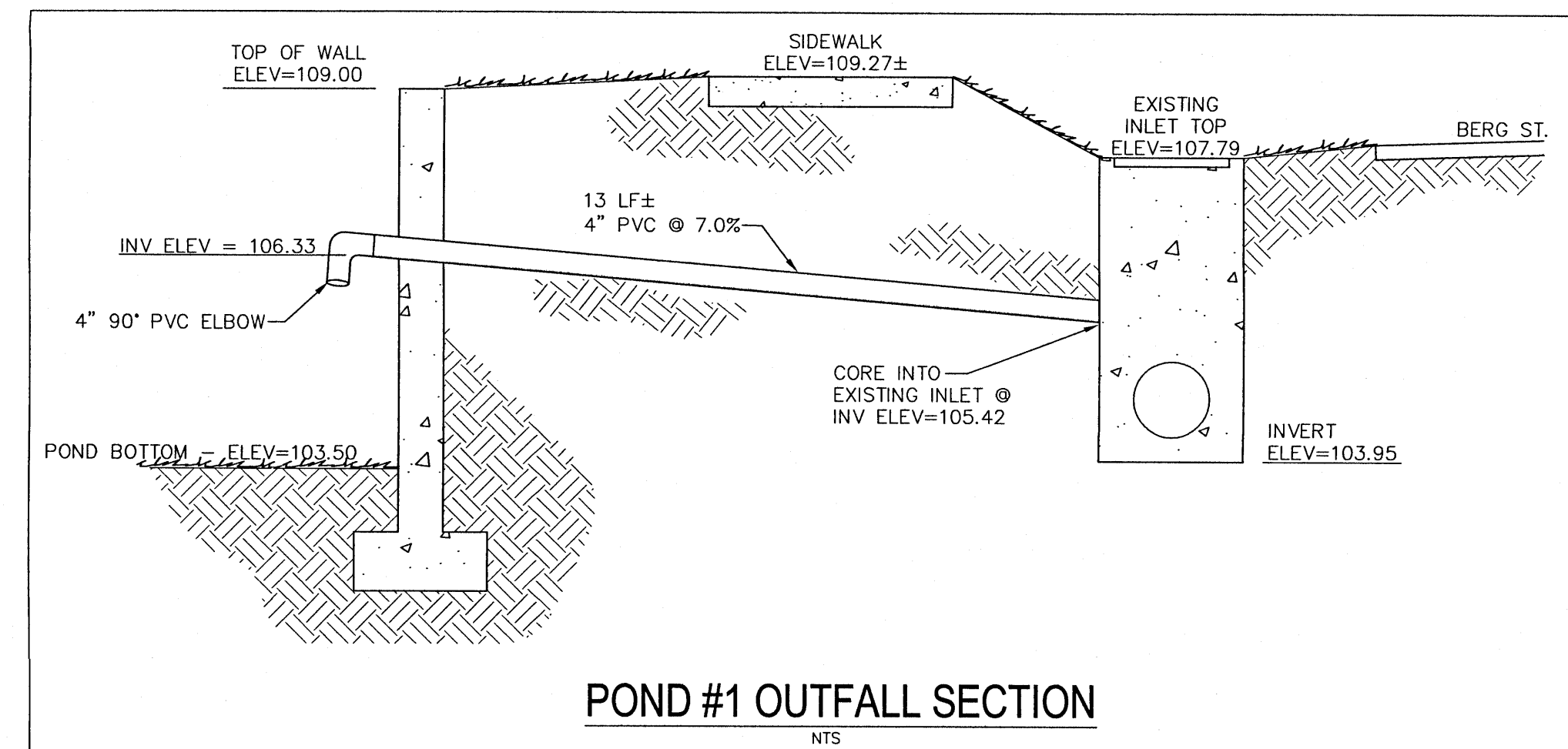
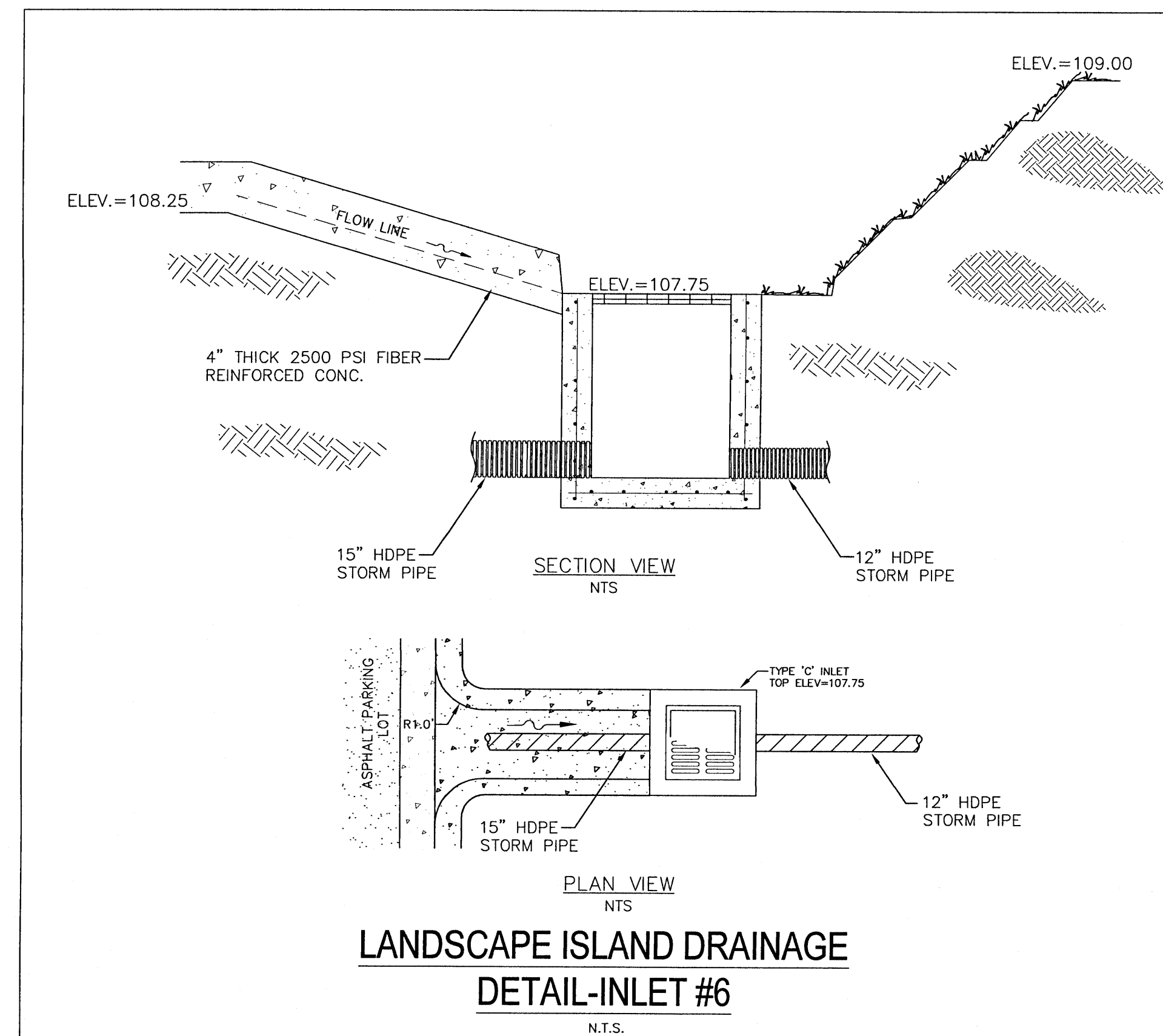
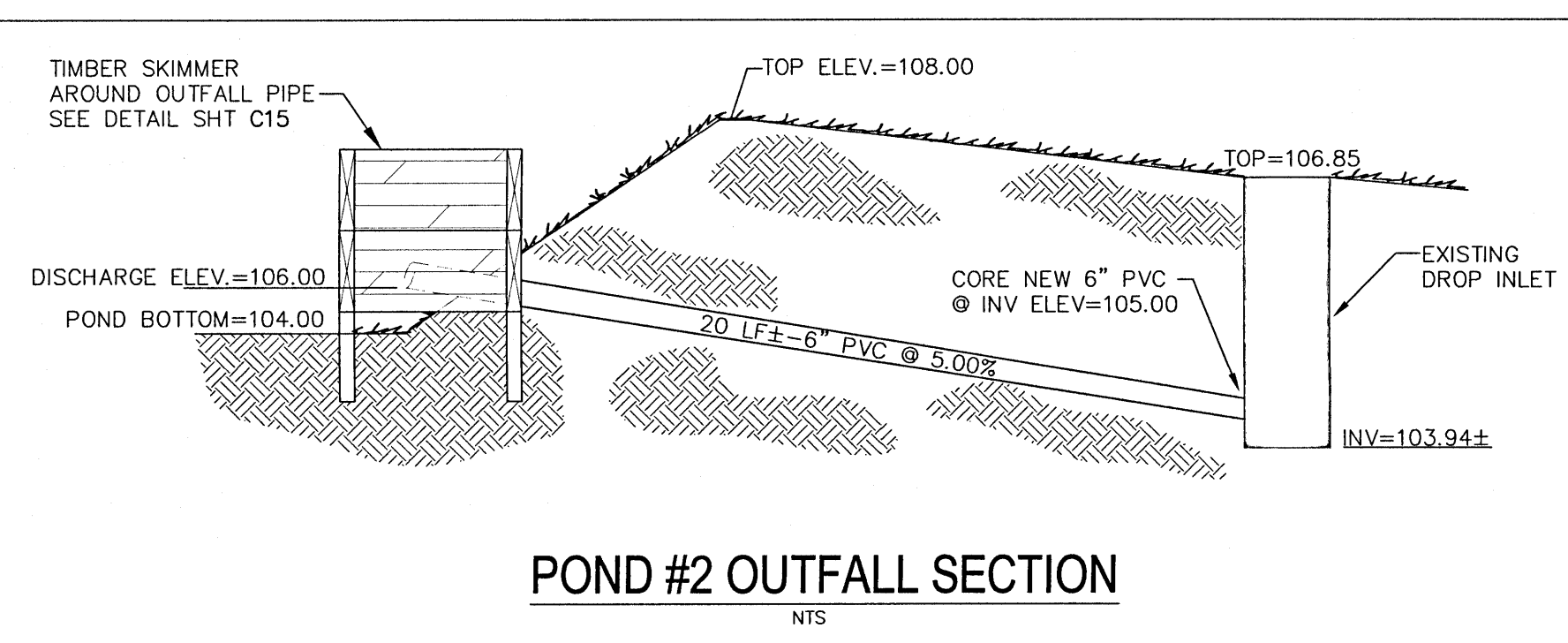
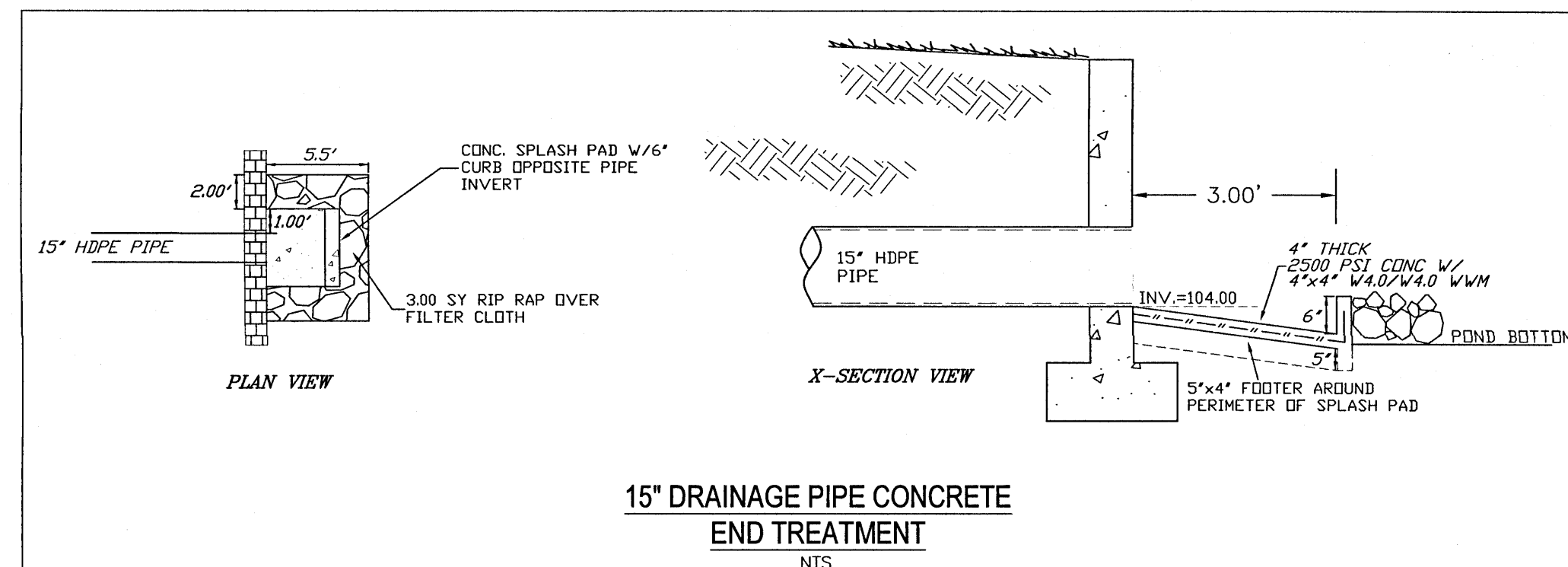
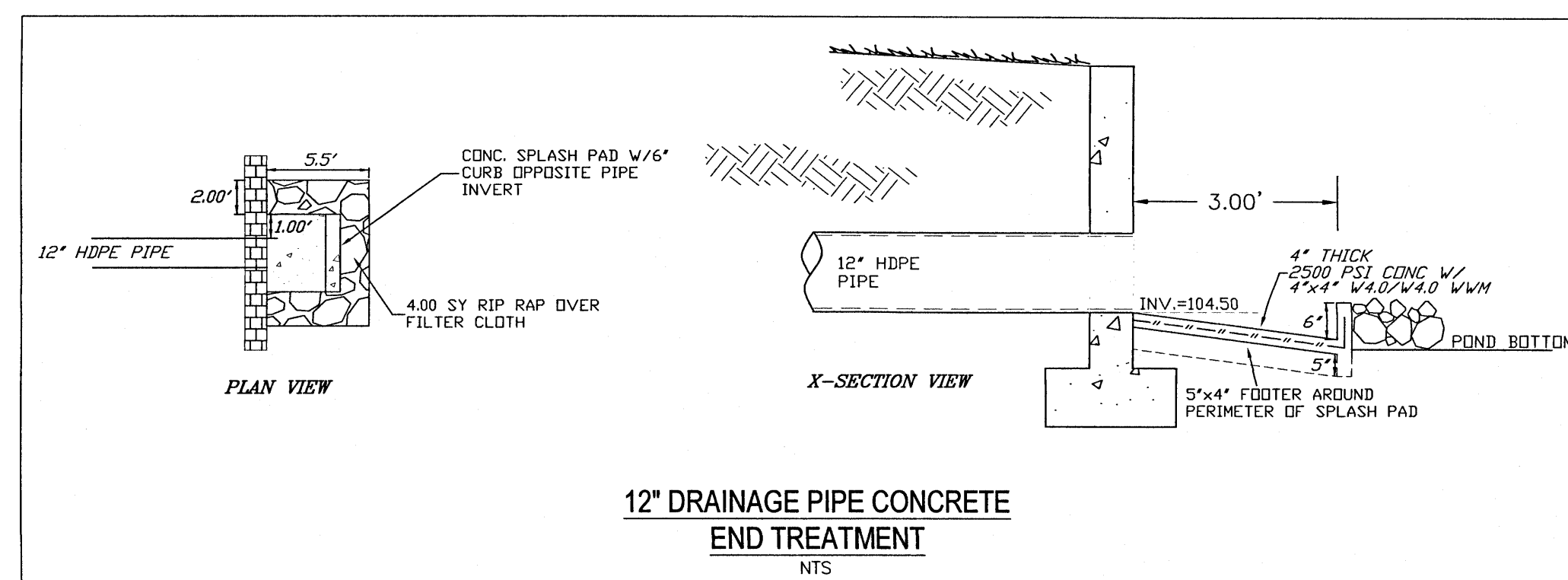
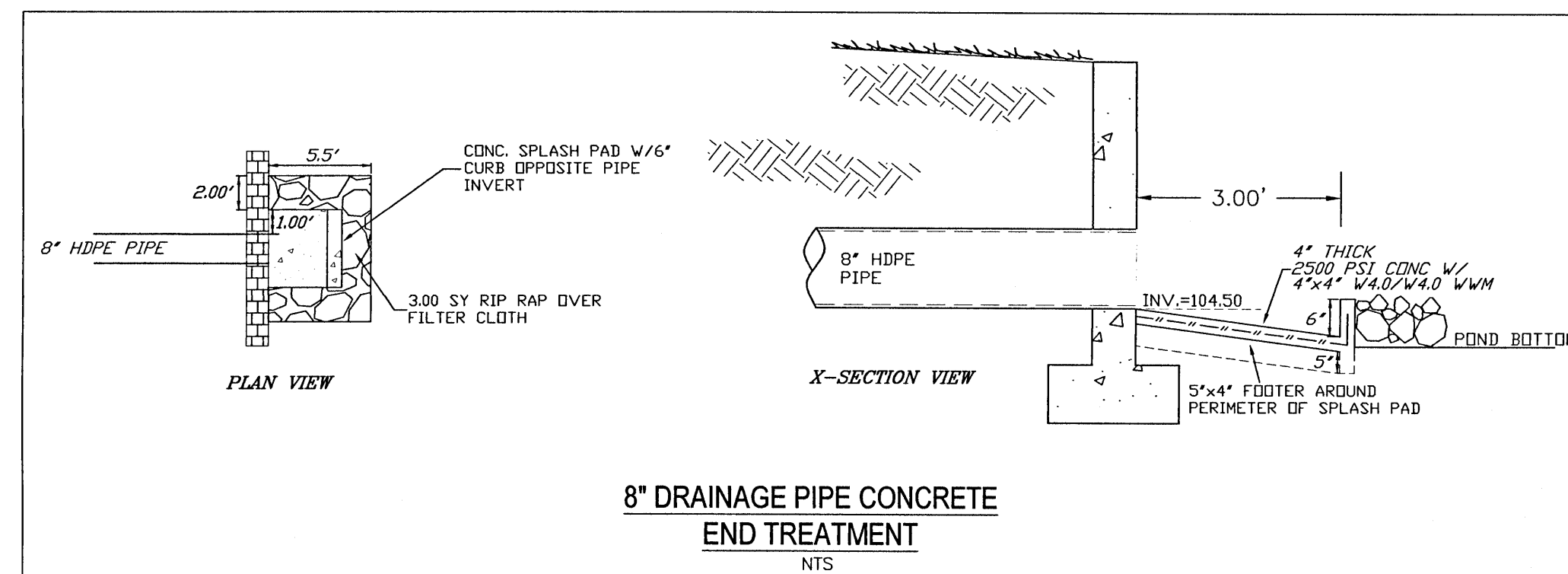
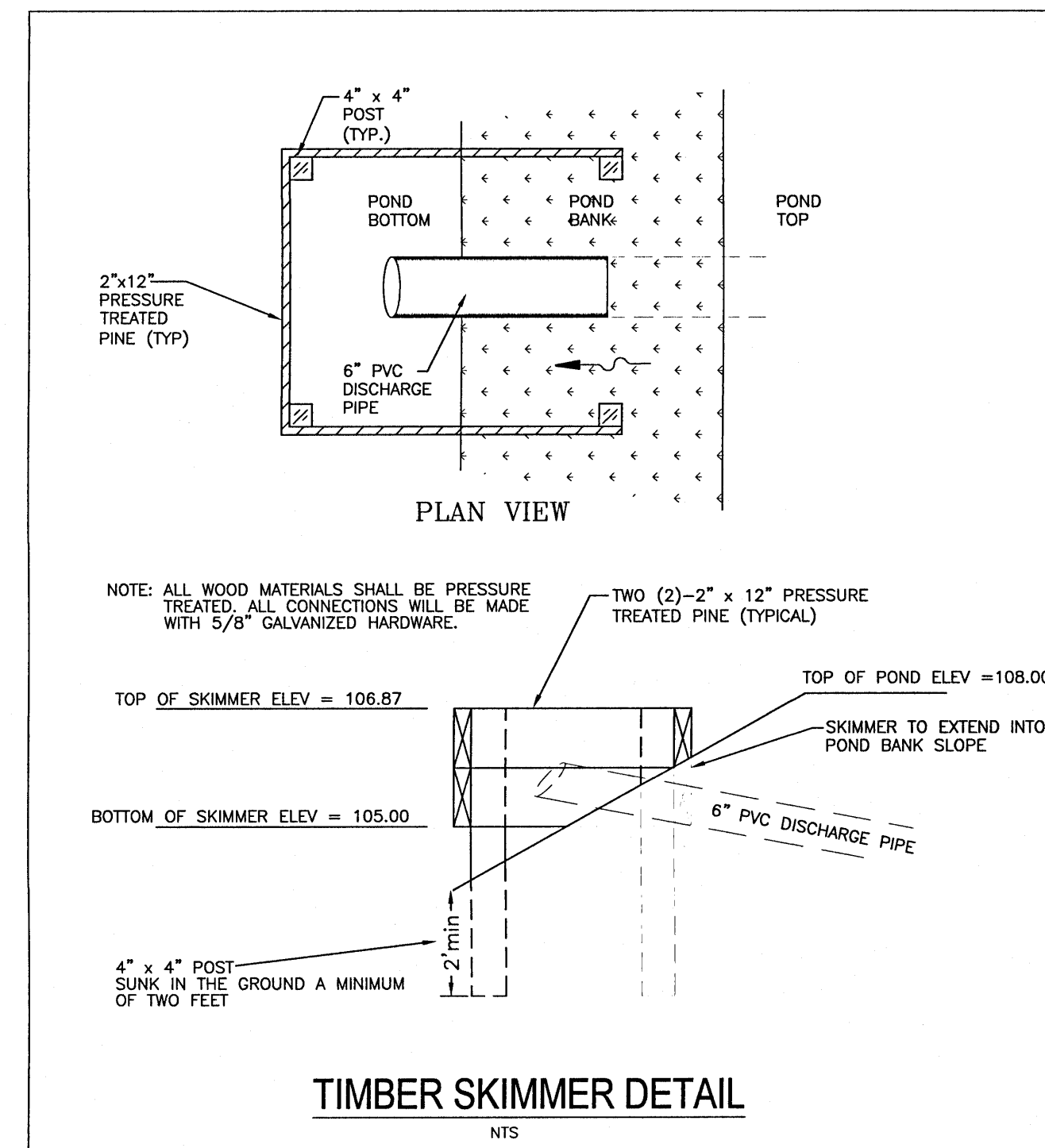
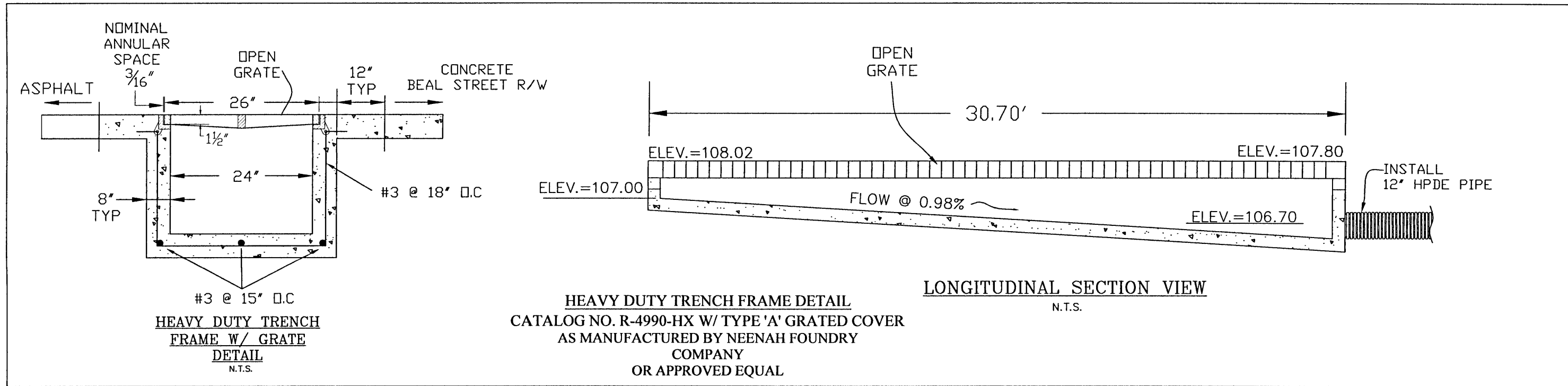
HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
FAX 850-434-2650  
TOM@SELANDEDDESIGN.COM



SITE DEVELOPMENT  
PLANS FOR  
FULCRUM NORTH  
DAVIS  
DRAINAGE DETAILS  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: GUG  
DESIGNED BY: RLS  
CHECKED BY: TGH  
DATE: 10-28-20  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: DATE:

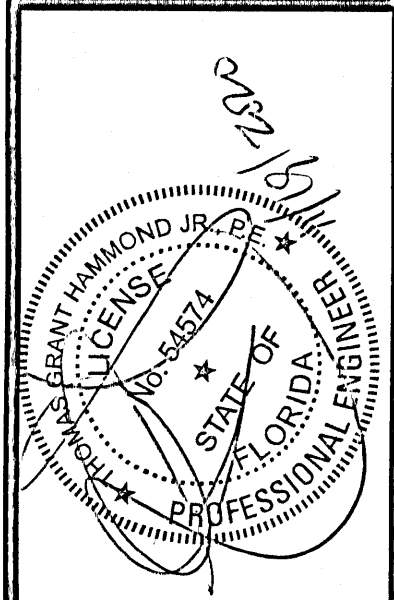




REVISIONS		DATE	NO.	DESCRIPTION
1	11/04/2020	11/04/2020	1	REVISED PLANS AS PER ECUA UTILITY PERMIT REVIEW COMMENTS
2	11/17/2020	11/17/2020	2	REVISED PLANS AS PER ESCAMBIA COUNTY DRC REVIEW COMMENTS
3	11/18/2020	11/18/2020	3	REVISED PLANS AT OWNER'S REQUEST

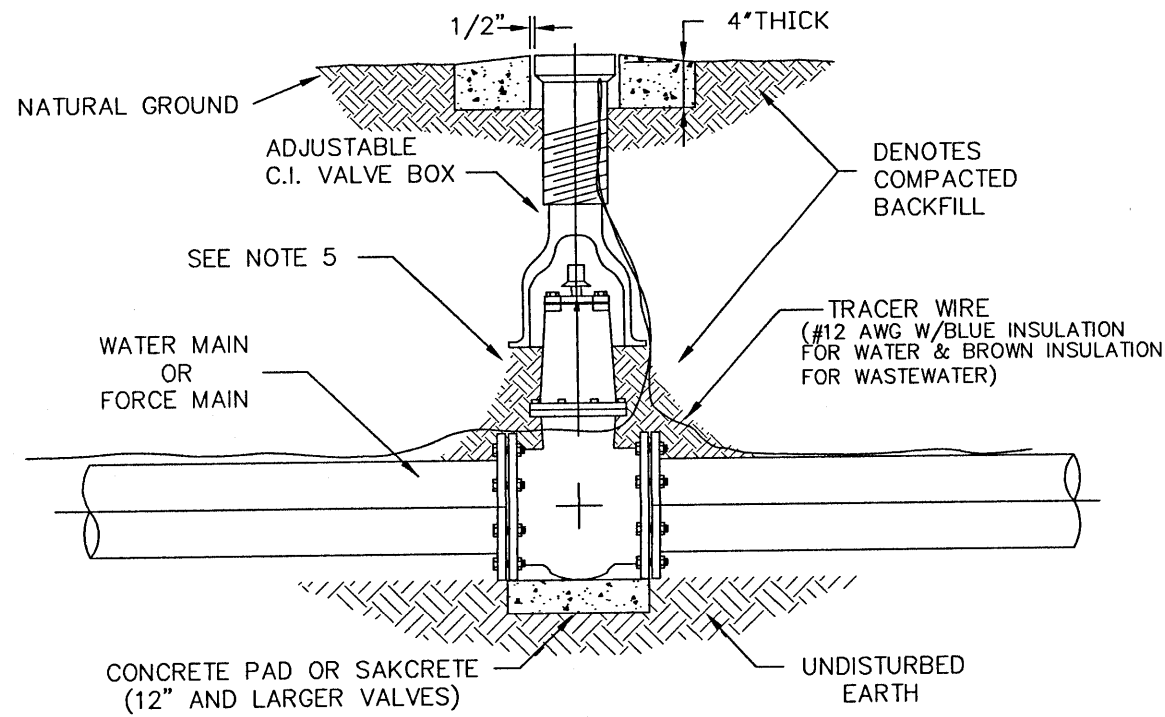
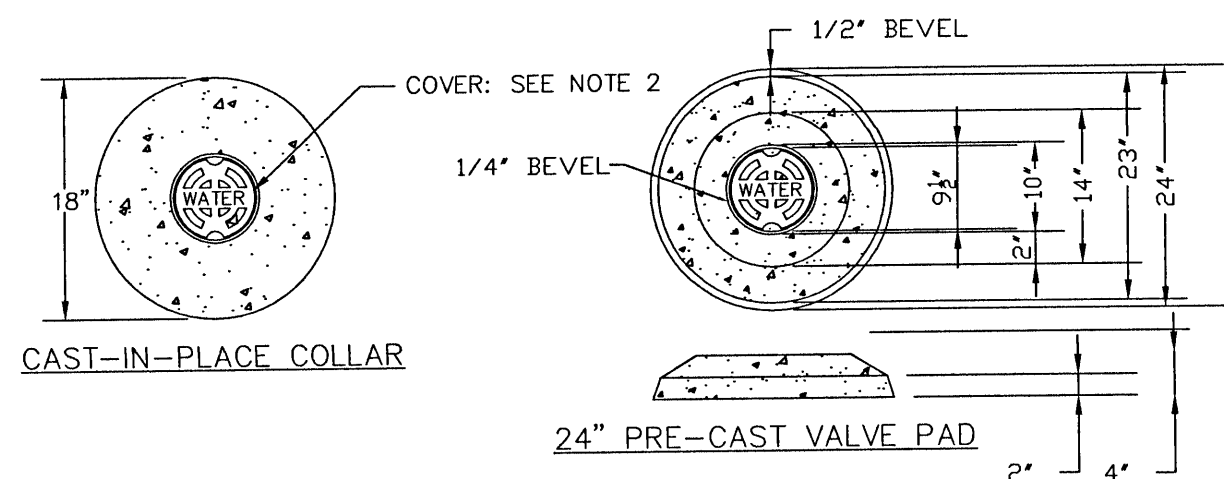
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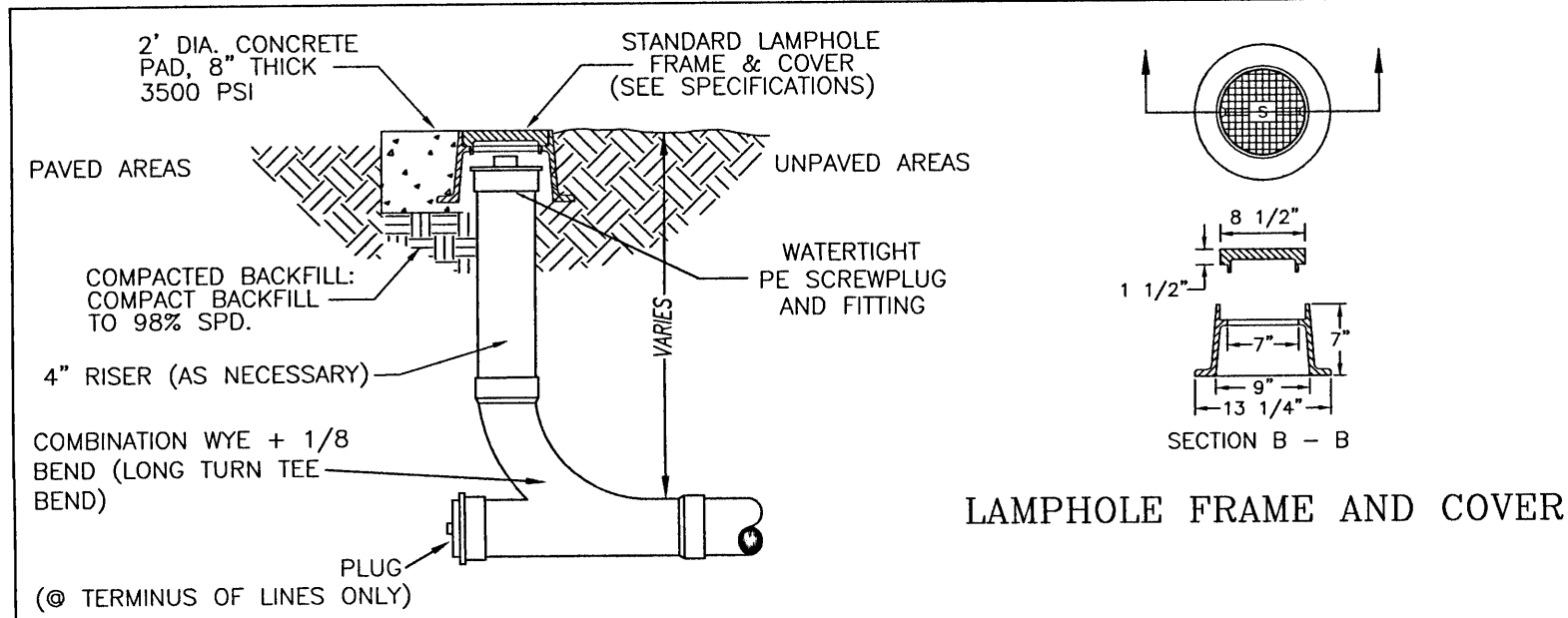
SITE DEVELOPMENT PLANS FOR FULCRUM NORTH DAVIS DRAINAGE DETAILS	
DRAWN BY: CUG	DESIGNED BY: RLS
CHECKED BY: TCH	DATE: 10-28-20
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:
PROJECT NO: 20-037	
SHEET: C15	



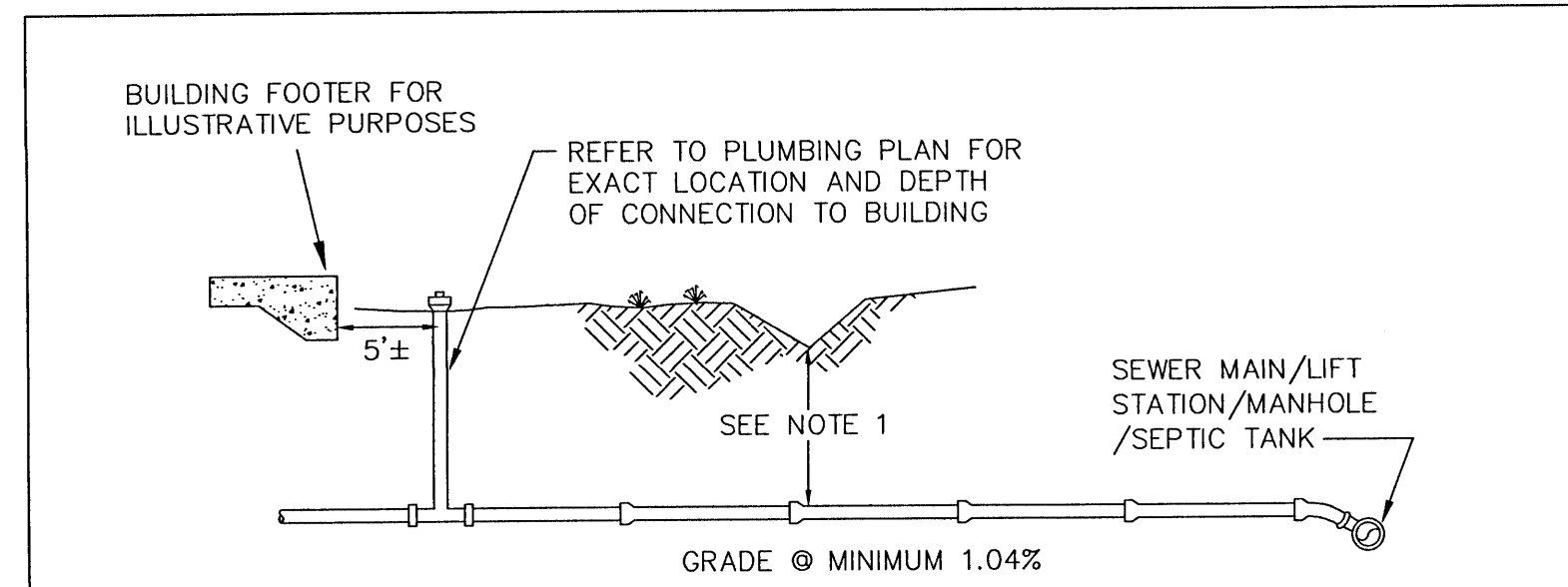


**TYPICAL VALVE & BOX INSTALLATION**  
NTS

- 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 SHALL BE FLUSH WITH FINISHED GRADE OR 1/2" ABOVE NATURAL GROUND LEVEL.
  4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUIVALENT.
  5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.

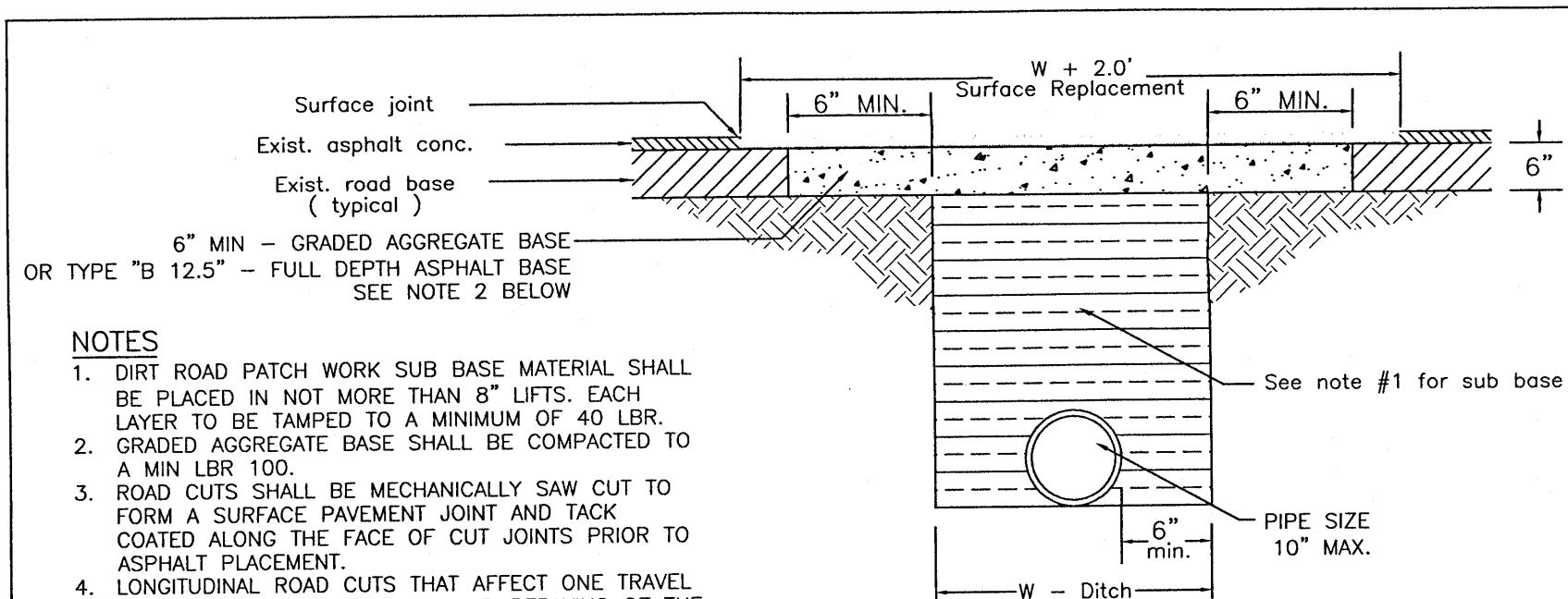


**SANITARY CLEANOUT DETAIL**  
NTS



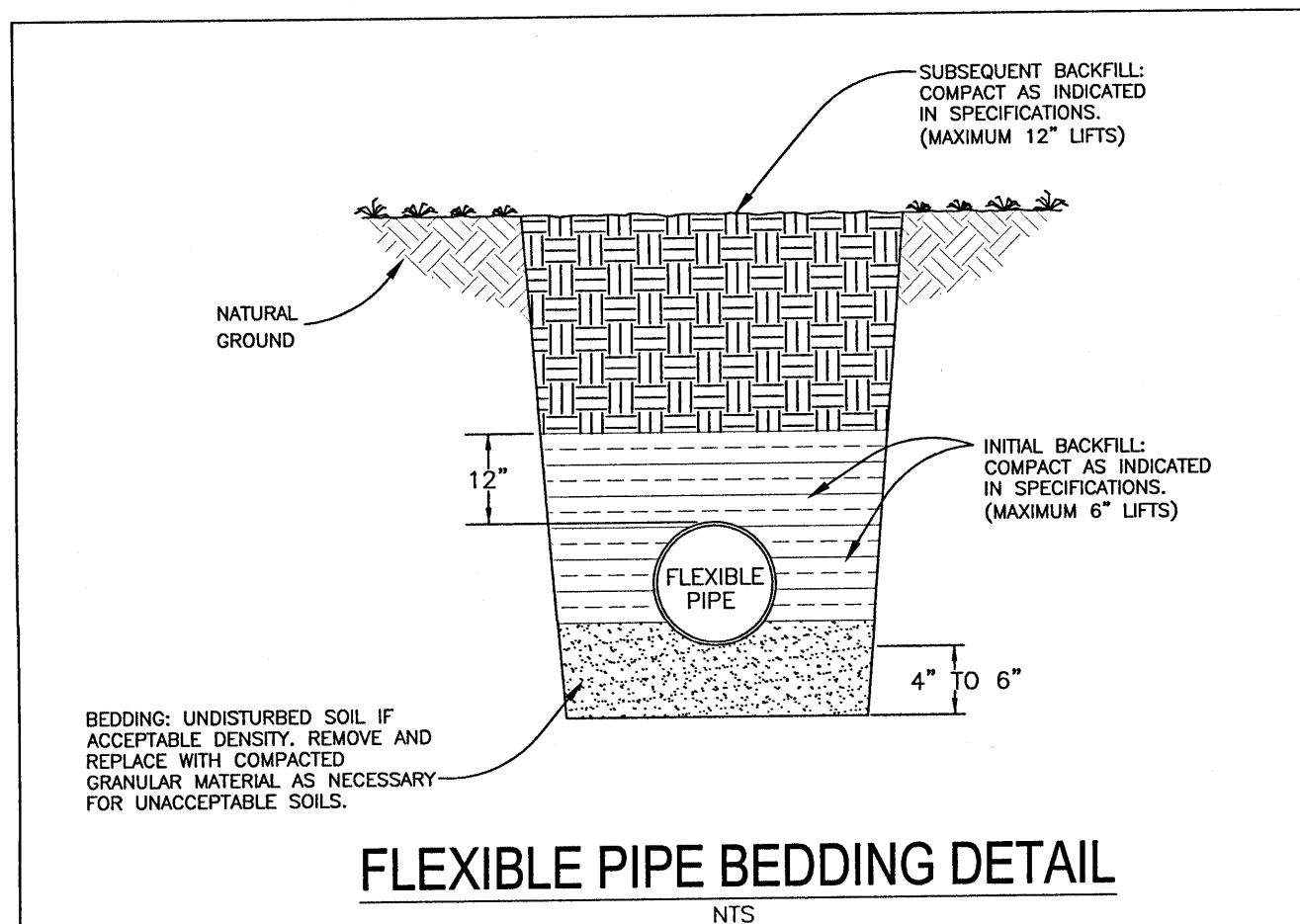
**TYPICAL LATERAL SEWER SERVICE**  
NTS

- NOTES:
1. MAINTAIN 18" MINIMUM COVER OR USE 6 L.F. CONCRETE ENCASEMENT
  2. ALL LATERALS TO BE 4" Ø PVC 3034 DR SEWER PIPE UNLESS FLOW DICTATES A LARGER DIAMETER.
  3. A CLEAN OUT SHALL BE PROVIDED WITHIN 5 FT OF BUILDING WHERE THE SEWER LATERAL EXITS



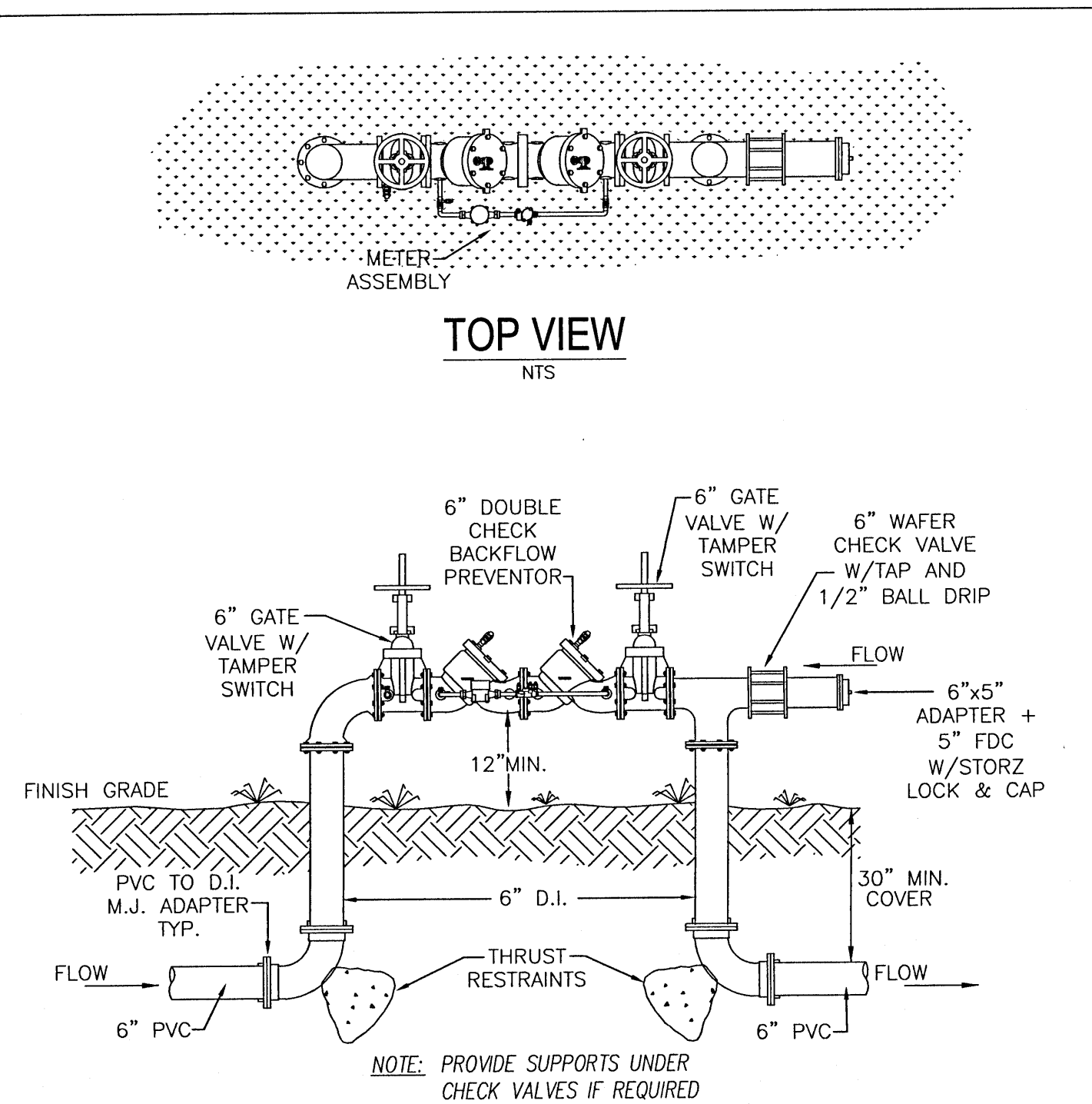
**TYPICAL ASPHALT PATCH DETAIL**  
NTS

- NOTES:
1. DIRT ROAD PATCH WORK SUB BASE MATERIAL SHALL BE PLACED IN NOT MORE THAN 8" LIFTS. EACH LAYER TO BE TAMPED TO A MINIMUM OF 40 LBR.
  2. GRADED AGGREGATE BASE SHALL BE COMPACTED TO A MIN LBR 100.
  3. ROAD CUTS SHALL BE MECHANICALLY SAW CUT TO FORM A SURFACE PAVEMENT JOINT AND TACK COATED ALONG THE FACE OF CUT JOINTS PRIOR TO ASPHALT PLACEMENT.
  4. LONGITUDINAL ROAD CUTS THAT AFFECT ONE TRAVEL LANE SHALL REQUIRE MILLING AND REPAVING OF THE ENTIRE ROADWAY 5.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL.



**FLEXIBLE PIPE BEDDING DETAIL**  
NTS

NOTE: ALL DETAILS ILLUSTRATED PERTAIN TO ONSITE WORK ONLY. ALL WORK WITHIN PUBLIC R/W SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE ECUA ENGINEERING MANUAL. CONTRACTOR TO REFERENCE ECUA ENGINEERING MANUAL FOR CONSTRUCTION DETAILS AND PROCEDURES.



**6" DOUBLE CHECK DETECTOR BACKFLOW PREVENTOR WITH FIRE DEPT. CONNECTION**  
NTS

NOTE: AS PER NFPA 24-CH.12.2.3: WHERE ABOVE GROUND WATER-FILLED SUPPLY PIPES, RISERS, SYSTEM RISERS, OR FEED MAINS PASS THROUGH OPEN AREAS, COLD ROOMS, PASSAGeways, OR OTHER AREAS EXPOSED TO FREEZING TEMPERATURES, THE PIPE SHALL BE PROTECTED AGAINST FREEZING BY THE FOLLOWING:

1. INSULATED COVERINGS
2. FROSTPROOF CASINGS
3. OTHER RELIABLE MEANS CAPABLE OF MAINTAINING A MINIMUM TEMPERATURE BETWEEN 40°F AND 120°F (4°C AND 48.9°C)

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN	WATER MAIN 3 FT. MINIMUM OTHER PIPE	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED OTHER PIPE	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (2) OTHER PIPE	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED OTHER PIPE	ALTERNATE 6 FT. MINIMUM WATER MAIN

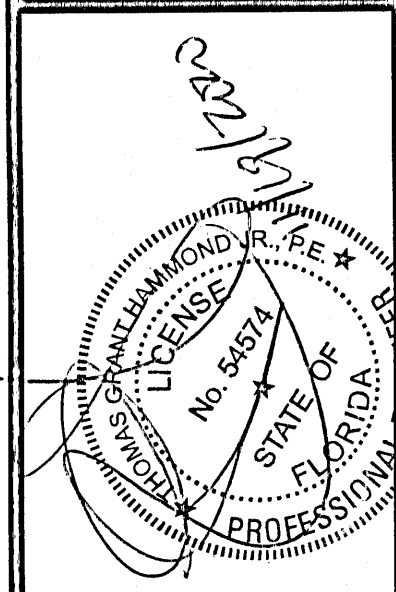
(1) WATER MAIN SHOULD ACROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.  
(2) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

- NOTES:
- A. INFORMATION PROVIDED FROM FDEP RULE 62-555. IF OTHER FDEP RULES CONFLICT, THEN USE THE MOST STRINGENT RULE.
  - B. IF THERE ARE CONFLICTS IN THE SEPARATION REQUIREMENTS BETWEEN COLLECTION SYSTEMS AND DRINKING WATER FACILITIES ESTABLISHED IN FOOTNOTES (1) AND (2) ABOVE THOSE ESTABLISHED IN CHAPTER 62-532 OR 62-555, F.A.C., THEN THE REQUIREMENTS IN CHAPTER 62-532 OR 62-555, F.A.C., SHALL APPLY

**WATER SEWER/SEPARATION**

NO.	DATE	REVISIONS
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**SITE DEVELOPMENT PLANS FOR FULCRUM NORTH DAVIS UTILITY DETAILS**  
ESCAMBIA COUNTY FLORIDA

DRAWN BY: CJB	CHECKED BY: TGH	DATE: 10/28/20	SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:			

PROJECT NO: 20-037  
SHEET: C16