

LOCATION MAP

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *Jennifer Hampton* Date: *5/20/21*

Printed Name: *Jennifer Hampton*
Development Services Director or Designee

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

SITE NAME:

RIVERVIEW

LOCATION CODE:

508429

TOWER TYPE:

**PROPOSED 180 FT
CONCEALED MONOPOLE TOWER**

(TOWER HEIGHT - 181' AGL; OVERALL APPURTENANCE HEIGHT - 191' AGL)

PREPARED FOR:

verizon

PREPARED BY:

PM&A

P. MARSHALL & ASSOCIATES

6801 PORTWEST DRIVE #100
HOUSTON, TX 77024

713-677-0964

ZONING DRAWINGS

PROJECT INFORMATION

SITE ADDRESS: 3451 SMITHS FISH CAMP
PENSACOLA, FL 32514

SITE NAME: RIVERVIEW

LATITUDE: 30° 32' 46.08" N (NAD 83)
LONGITUDE: -87° 11' 39.38" W (NAD 83)
ELEVATION: 5.3' AMSL

JURISDICTION: ESCAMBIA COUNTY
CLASSIFICATION: COMMERCIAL
COUNTY: ESCAMBIA
LAND USE CAT: EXISTING: HIGH DENSITY MIXED-USE (HDMU)
FUTURE: COMM

LAND OWNER: SMITHS FISH CAMP LLC
4005 MIDDLEBURY DR
PENSACOLA, FL 32514
850-554-7501

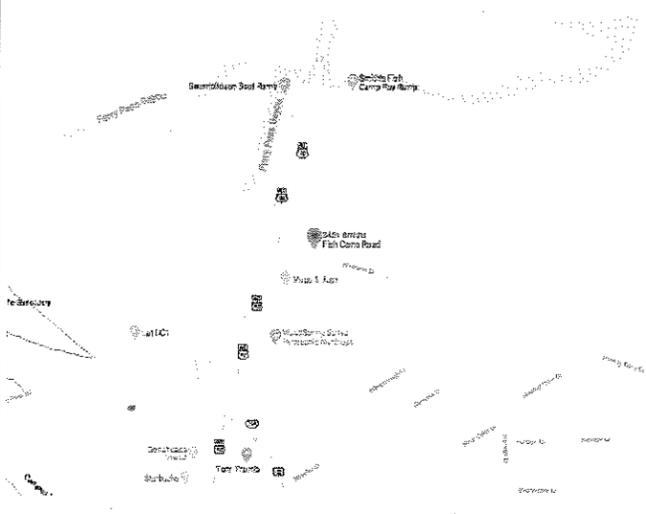
DEVELOPER: VERIZON WIRELESS
14123 CICERO ROAD
HOUSTON, TX 77095
CM: JEFF MCNARY; 850-572-7020

ENGINEER: P. MARSHALL & ASSOCIATES
6801 PORTWEST DR. SUITE 100
HOUSTON, TX 77024
PATRICK W. MARSHALL, P.E.
678-280-2325

DRAWING INDEX

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VICINITY MAP



POWER & TELCO COORDINATION:

- POWER COMPANY: GULF POWER
- MAIN CONTACT NUMBER: 1-800-225-5797
- PWR. CO. ENGINEER: TBD
- ENGINEER CONTACT INFO: TBD
- ESID NUMBER: TBD
- METER ADDRESS: TBD
- TELEPHONE COMPANY: TBD
- TEL. CONTACT NUMBER: TBD

FIBER PROVIDER NOTE - TBD:

TBD

DRIVING DIRECTIONS:

FROM SWITCH:

TAKE I-10 EAST FOR APPROXIMATELY 190MI. EXIT FL-291 N, TRAVEL 3.5 MI. TO SMITHS FISH CAMP RD. THIS IS JUST BEFORE THE BRIDGE, ON THE R-HAND SIDE OF THE RD. FOLLOW THE RD FOR LESS THAN 1 MI. UNTIL IT DEAD ENDS. YOU'VE ARRIVED.

CONDITIONAL USE PERMIT:

CONDITIONAL USE APPROVED MARCH 18, 2021 BY THE ESCAMBIA COUNTY BOARD OF ADJUSTMENT TO ALLOW FOR A COMMERCIAL TELECOMMUNICATIONS TOWER GREATER THAN 150 FEET IN HEIGHT.

CONTRACTORS: DO NOT PERFORM SITE WORK UNTIL PERMITS HAVE BEEN OBTAINED.

NOTE: THE PROPOSED EQUIPMENT WILL NOT BE USED FOR EMERGENCY RESPONSE EQUIPMENT.

verizon

PM&A

P. MARSHALL & ASSOCIATES

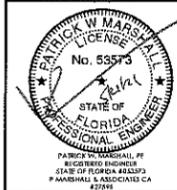
RIVERVIEW

3451 SMITHS FISH CAMP
PENSACOLA, FL 32514

LOCATION CODE:

508429

NO.	DATE	REVISIONS	BY
0	10/30/20	ZONING DRAWINGS	DA
1	02/09/21	WETLAND DELINEATION	DA
2	05/12/21	DRC COMMENTS	DA
3	05/21/21	DRC COMMENTS	DA



DESIGNED: AA
DRAWN: JY
CHECKED: PWM

JOB #:
20_V3N-028

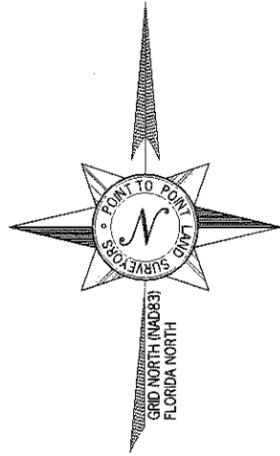
TITLE SHEET & PROJECT INFORMATION

ZT-1



CALL FLORIDA ONE CALL
(800) 432-4770
CALL 3 WORKING DAYS
BEFORE YOU DIG!





PARENT PARCEL

OWNER: SMITHS FISH CAMP, LLC
 SITE ADDRESS: 3509 SMITHS FISH CAMP ROAD, PENSACOLA, FL 32514
 ACCOUNT NO. 010002500
 AREA: 44.8922 (PER TAX ASSESSOR)
 ZONED: HDMU / MDR (HIGH DENSITY MIXED USE DISTRICT / RESIDENTIAL MEDIUM DENSITY)
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE: OR BOOK 6162, PAGE 937

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

G. Darrell Taylor DATE: 05/18/2020
 G. DARRELL TAYLOR, FLORIDA PROFESSIONAL SURVEYOR & MAPPER
 #LS6904

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

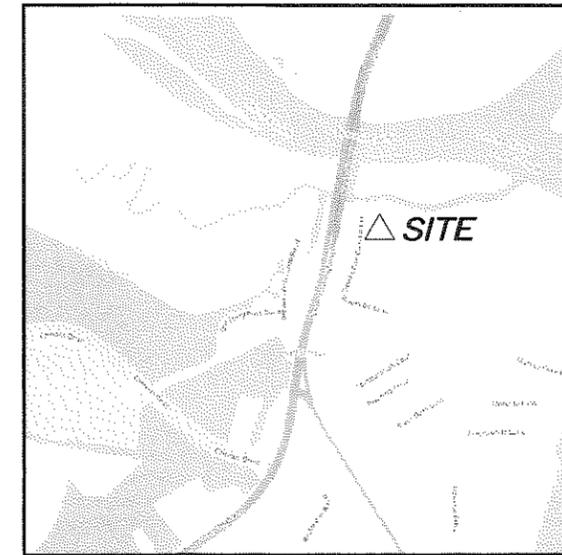
ADJOINER INFORMATION

#	N/F	ACCOUNT NO.	REFERENCE	ZONED:
1.	LANWAY H. & SANDRA MAGILL LING	010004598	ORB. 4767, PG. 1364	MDR
2.	STEPHANIE R. & ROBERT K. GODFREY	010004566	ORB. 8100, PG. 274	MDR
3.	LANWAY & SANDRA B. LING	010004568	ORB. 5461, PG. 1645	MDR
4.	LANWAY & SANDRA B. LING	010004570	ORB. 5461, PG. 1642	MDR
5.	GEORGE L. & KAREN M. CRISCO	010004578	ORB. 4288, PG. 1026	MDR
6.	FRANCIS PHUC & LYNN LAM VO	010004580	ORB. 7355, PG. 940	MDR
7.	GREGORY L. & JANET L. GOODYEAR	010004582	ORB. 5336, PG. 74	MDR
8.	DONNA GAIL SMITH	010003000	ORB. 6081, PG. 232	HDR
9.	DAPHNE M. REBOULET	010003100	ORB. 6162, PG. 934	HDR

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORZ) 0.09 FEET (VERT)
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE
 DATES OF SURVEY: 02/05/2020
 DATUM / EPOCH: NAD 83(2011)EPOCH:2010.0000
 PUBLISHED / FIXED CONTROL USE:
 GEOID MODEL: 18
 COMBINED GRID FACTORS: 0.99997441
 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON
 CONVERGENCE ANGLE: -01°21'14.8"



VICINITY MAP NOT TO SCALE GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LAND SPACE AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS & U.S. TITLE SOLUTIONS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LAND SPACE AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35 (DATE OF LAST FIELD VISIT: 02/05/2020)

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON GRID NORTH (NAD 83) FLORIDA NORTH ZONE.

BENCHMARKS USED: OPUS SOLUTION PER THE FOLLOWING CORS STATIONS:
 DM2660 AL92 ALDOT 9 DIV DIS 2 CORS, DL7331 ALFO FOLEY CORS, DG4683 PCLA PENSACOLA CORS.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE AE (BFE: 10'). COMMUNITY PANEL NO. :120330315G DATED: 09/29/2006.

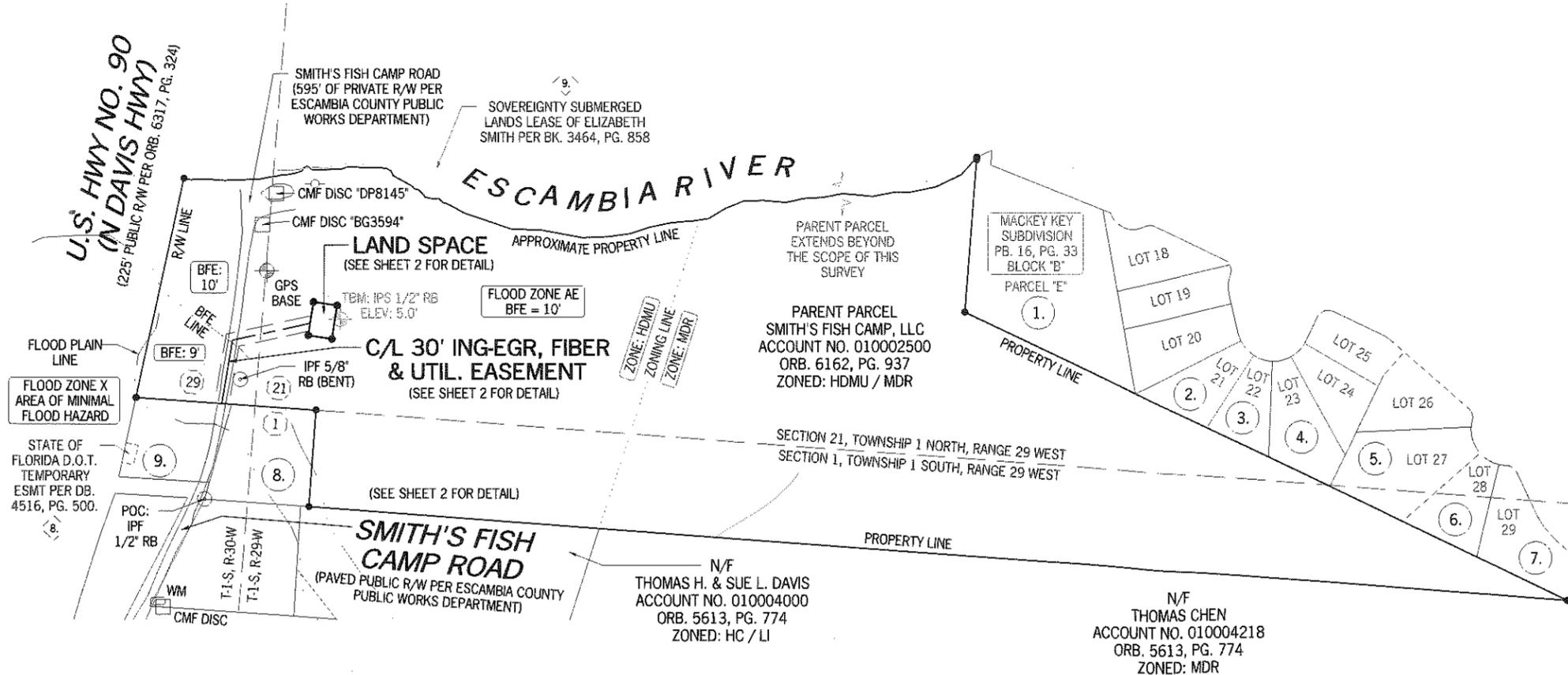
NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

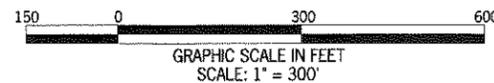
ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

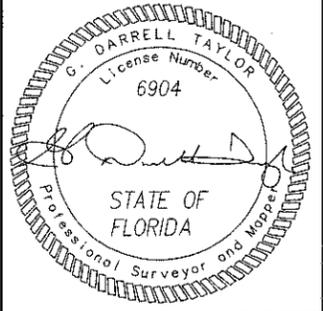
ORIGINAL SURVEY IS KEPT ON FILE IN THE SURVEYOR'S OFFICE.



LEGEND	
BFE	BASE FLOOD ELEVATION
BFO	BURIED FIBER OPTIC
C/L	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
EG	EDGE OF GRAVEL
ELEC.	ELECTRIC
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
INGEGR	INGRESS-EGRESS
IPF	IRON PIN FOUND
IPS	IRON PIN SET
N/F	NOW OR FORMERLY
PNL	PANEL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
RB	REBAR
TBM	TEMPORARY BENCHMARK
TR	TRANSFORMER
UGG	UNDERGROUND GAS
UP	UTILITY POLE
UTIL	UTILITY
WM	WATER METER
WV	WATER VALVE



SURVEY NOT VALID WITHOUT SHEET 2 OF 2



NO.	DATE	REVISION
1	5/14/2020	CLIENT COMMENTS
2	5/18/2020	TITLE REVIEW - JHC
3	9/1/2020	LAND SPACE - DMM
4	9/16/2020	1A LOCATION - DMM

SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 Business License Number: LB8148
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (direct) 678.565.4440 (fax) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:

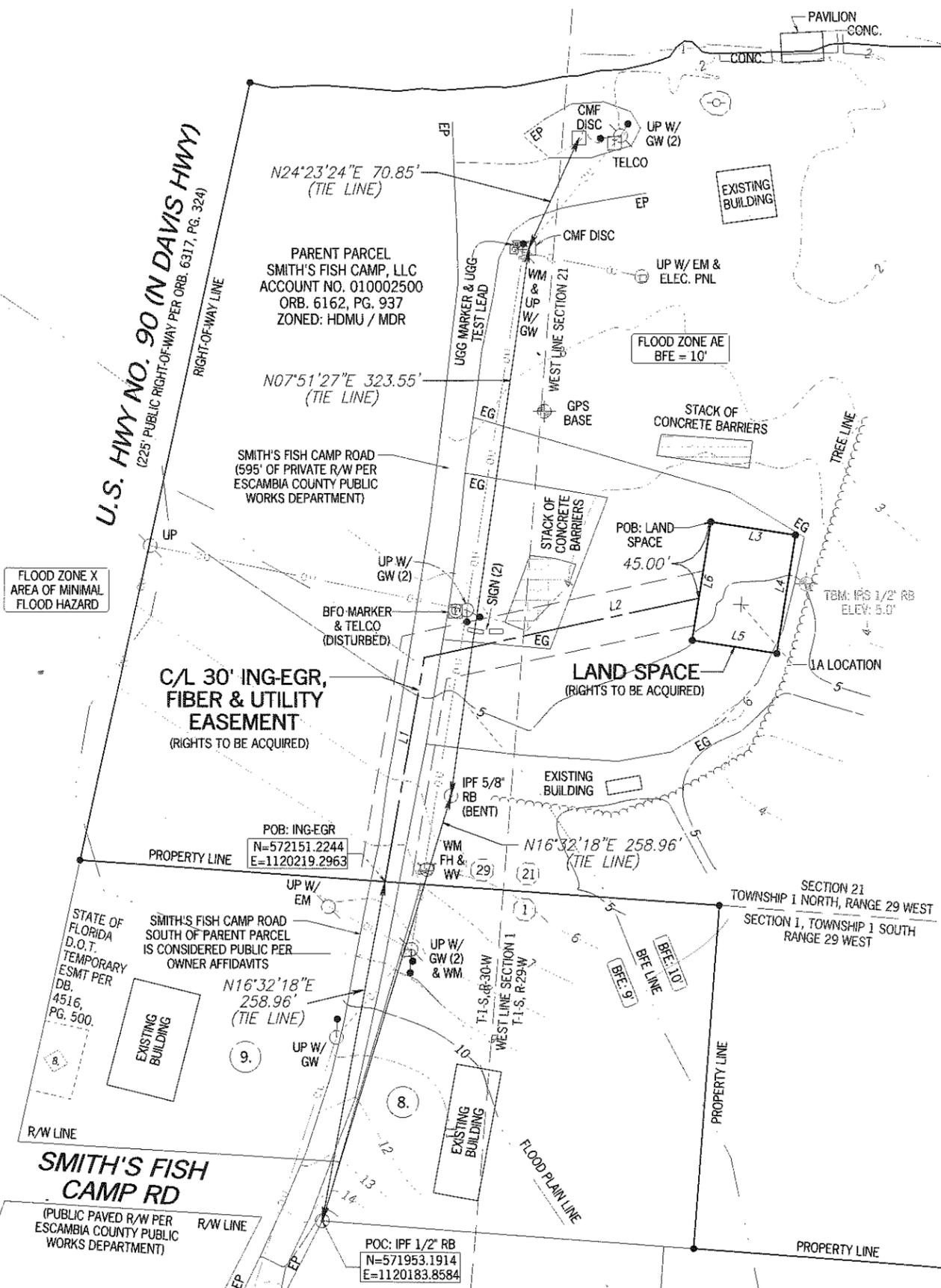


RIVERVIEW

SECTION 1, T-1-S, R-29-W,
 SECTION 21, T-1-N, R-29-W &
 SECTION 29, T-1-N, R-30-W
 ESCAMBIA COUNTY, FLORIDA

DRAWN BY: JHC	SHEET:
CHECKED BY: JKL	1
APPROVED: D. MILLER	
DATE: FEBRUARY 13, 2020	
P2P JOB #: 200181FL	OF 2

U.S. HWY NO. 90 (N DAVIS HWY)
 (225' PUBLIC RIGHT-OF-WAY PER ORB. 6317, PG. 324)



TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY U.S. TITLE SOLUTIONS, DATE OF REPORT BEING 2/11/2020, EXAMINED FROM 3/1/1982 AND EXAMINED THRU 2/10/2020, BEING FILE NO. 64922-FL2002-5030, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

7. DISTRIBUTION EASEMENT BY ELIZABETH F. SMITH, A WIDOW TO GULF POWER COMPANY, DATED 6/26/1982 RECORDED 7/20/1982 IN BOOK 1664 PAGE 219. NOTES: ELECTRIC PURPOSES

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL BUT IT IS NOT PLOTTED HEREON BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE]

8. TEMPORARY EASEMENT BY MILDRED W. SMITH TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, DATED 1/21/2000 RECORDED 1/24/2000 IN BOOK 4516 PAGE 500. NOTES: ROADWAY CONSTRUCTION PURPOSES

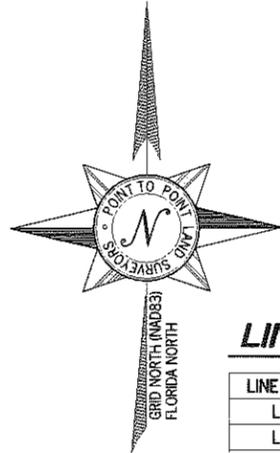
[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL BECAUSE IT IS LOCATED ON AN ADJACENT PROPERTY]

9. SOVEREIGNTY SUBMERGED LANDS LEASE BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND ELIZABETH SMITH DATED 10/29/1993 RECORDED 11/9/1993 IN BOOK 3464 PAGE 858 NOTES: PLEASE SEE RENEWAL OF SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED 07/19/1996 IN BOOK 4014 PAGE 448; NO RELEASE OF RECORD.

[APPLICABLE TO THE PARENT PARCEL, HOWEVER IT IS NOT APPLICABLE TO THE LEASE AREA AND ACCESS EASEMENT. THIS ITEM IS PLOTTED HEREON]

10. MEMORANDUM AND NOTICE OF LEASE AGREEMENT BETWEEN SMITH'S FISH CAMP LLC AND THE LAMAR COMPANIES DATED 5/31/2010 RECORDED 10/7/2010 IN BOOK 6644 PAGE 841.

[THIS ITEM CANNOT BE DETERMINED IF IT IS APPLICABLE TO THE PARENT PARCEL BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, AND THEREFORE, WE ARE NOT ABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]



LINE TABLE

LINE	BEARING	DISTANCE
L1	N09°37'27"E	133.01'
L2	N77°39'47"E	164.17'
L3	S81°17'35"E	50.00'
L4	S08°42'25"W	70.00'
L5	N81°17'35"W	50.00'
L6	N08°42'25"E	70.00'

PARENT PARCEL

(PER U.S. TITLE SOLUTIONS FILE NO. 64922-FL2002-5030) AS SET FORTH IN DEED IN BOOK 6162 PAGE 937.

30' INGRESS-EGRESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 30-FOOT INGRESS-EGRESS, FIBER AND UTILITY EASEMENT (LYING 15 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN SECTION 29, TOWNSHIP 1 NORTH, RANGE 30 WEST AND SECTION 21, TOWNSHIP 1 NORTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF SMITH'S FISH CAMP, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 6162, PAGE 937, AND BEING DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF SMITH'S FISH CAMP ROAD (HAVING A PAVED PUBLIC RIGHT-OF-WAY), SAID 1/2-INCH REBAR HAVING A GRID NORTH, NAD83, FLORIDA NORTH ZONE VALUE OF N=571953.1914, E=1120183.8584; THENCE RUNNING ALONG A TIE LINE, NORTH 16°32'18" EAST, 258.96 FEET TO A POINT ON THE COMMON PROPERTY LINE OF SAID LANDS AND THE LANDS OF SMITH'S FISH CAMP, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 6162, PAGE 937, AND THE TRUE POINT OF BEGINNING; SAID POINT HAVING A GRID NORTH, NAD83, FLORIDA NORTH ZONE VALUE OF N=572151.2244, E=1120219.2963; THENCE LEAVING SAID COMMON PROPERTY LINE, NORTH 09°37'27" EAST, 133.01 FEET TO A POINT; THENCE LEAVING SMITH'S FISH CAMP ROAD, NORTH 77°39'47" EAST, 164.17 FEET TO THE ENDING AT A POINT ON THE LAND SPACE.

BEARINGS ARE BASED ON GRID NORTH, NAD83, FLORIDA NORTH ZONE.

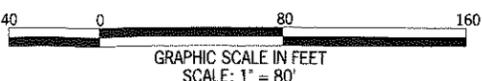
LAND SPACE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF SMITH'S FISH CAMP, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 6162, PAGE 937, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF SMITH'S FISH CAMP ROAD (HAVING A PAVED PUBLIC RIGHT-OF-WAY), SAID 1/2-INCH REBAR HAVING A GRID NORTH, NAD83, FLORIDA NORTH ZONE VALUE OF N=571953.1914, E=1120183.8584; THENCE RUNNING ALONG A TIE LINE, NORTH 16°32'18" EAST, 258.96 FEET TO A POINT ON THE COMMON PROPERTY LINE OF SAID LANDS AND THE LANDS OF SMITH'S FISH CAMP, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 6162, PAGE 937, SAID POINT HAVING A GRID NORTH, NAD83, FLORIDA NORTH ZONE VALUE OF N=572151.2244, E=1120219.2963; THENCE LEAVING SAID COMMON PROPERTY LINE, NORTH 09°37'27" EAST, 133.01 FEET TO A POINT; THENCE LEAVING SMITH'S FISH CAMP ROAD, NORTH 77°39'47" EAST, 164.17 FEET TO A POINT ON THE LAND SPACE; THENCE RUNNING ALONG SAID LAND SPACE, NORTH 08°42'25" EAST, 45.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, SOUTH 81°17'35" EAST, 50.00 FEET TO A POINT; THENCE, SOUTH 08°42'25" WEST, 70.00 FEET TO A POINT; THENCE, NORTH 81°17'35" WEST, 50.00 FEET TO A POINT; THENCE, NORTH 08°42'25" EAST, 70.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

BEARINGS ARE BASED ON GRID NORTH, NAD83, FLORIDA NORTH ZONE.

SAID TRACT CONTAINS 0.0803 ACRES (3,500 SQUARE FEET), MORE OR LESS.

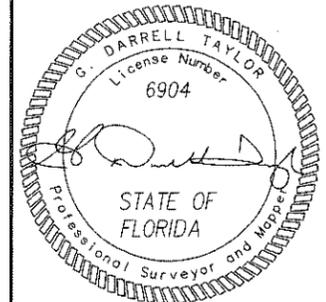


SITE INFORMATION

LAND SPACE = 3,500 SQUARE FEET (0.0803 ACRES)
 LATITUDE = 30°32'46.08" (NAD 83) (30.546134°)
 LONGITUDE = -87°11'39.38" (NAD 83) (-87.194272°)
 AT 1A LOCATION
 ELEVATION AT 1A LOCATION = 5.3' A.M.S.L.

LEGEND

NOW OR FORMERLY PANEL	N/F PNL	BASE FLOOD ELEVATION	BFE
POINT OF BEGINNING	POB	BURIED FIBER OPTIC CENTERLINE	BFO C/L
POINT OF COMMENCEMENT	POC	CONCRETE MONUMENT FOUND	CMF
RIGHT-OF-WAY REBAR	R/W RB	EDGE OF GRAVEL	EG
TEMPORARY BENCHMARK	TBM	ELECTRIC	ELEC
TRANSFORMER	TR	ELECTRIC METER	EM
UNDERGROUND GAS	UGG	EDGE OF PAVEMENT	EP
UTILITY POLE	UP	EASEMENT	ESMT
UTILITY	UTL	FIRE HYDRANT	FH
WATER METER	WM	GUY WIRE	GW
WATER VALVE	WV	INGRESS-EGRESS	INGEGR
		IRON PIN FOUND	IPF
		IRON PIN SET	IPS



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3	9/1/2020	LAND SPACE - DMM
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POINT TO POINT LAND SURVEYORS
 Business License Number: LB8148
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (direct) 678.565.4440 (fax) 678.565.4497
 (w) p2pls.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



RIVERVIEW

SECTION 1, T-1-S, R-29-W,
 SECTION 21, T-1-N, R-29-W &
 SECTION 29, T-1-N, R-30-W
 ESCAMBIA COUNTY, FLORIDA

DRAWN BY: JHC SHEET:

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: FEBRUARY 13, 2020

P2P JOB #: 200181FL OF 2

2

[SURVEY NOT VALID WITHOUT SHEET 1 OF 2]

RIVERVIEW

3451 SMITHS FISH CAMP
PENSACOLA, FL 32514

LOCATION CODE:
508429

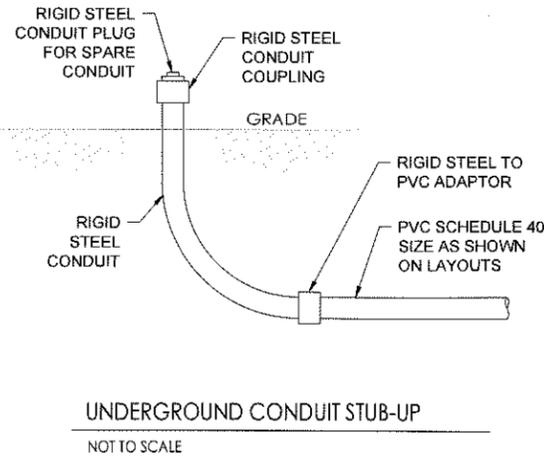
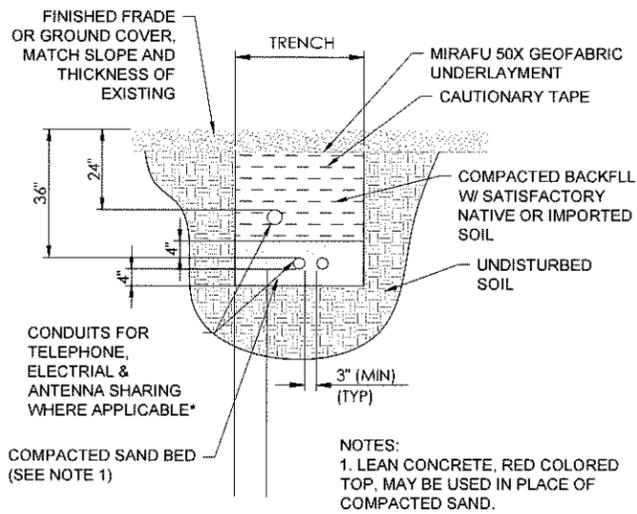
NO.	DATE	REVISIONS	BY
0	10/30/20	ZONING DRAWINGS	DA
1	02/09/21	WETLAND DELINEATION	DA
2	05/12/21	DRC COMMENTS	DA



DESIGNED: AA
DRAWN: JY
CHECKED: PWM

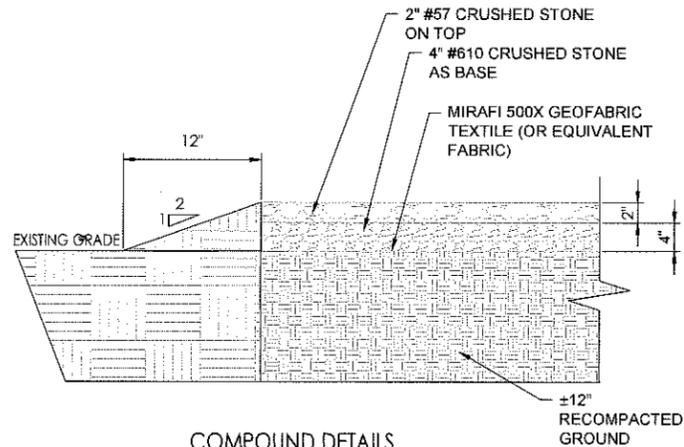
JOB #:
20_V3N-028

DETAILED SITE PLAN

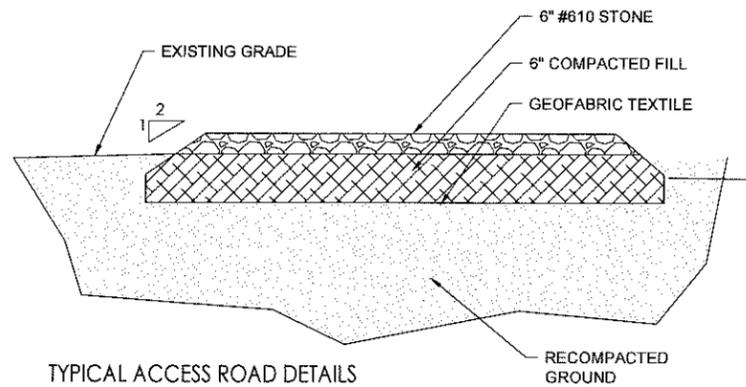


CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

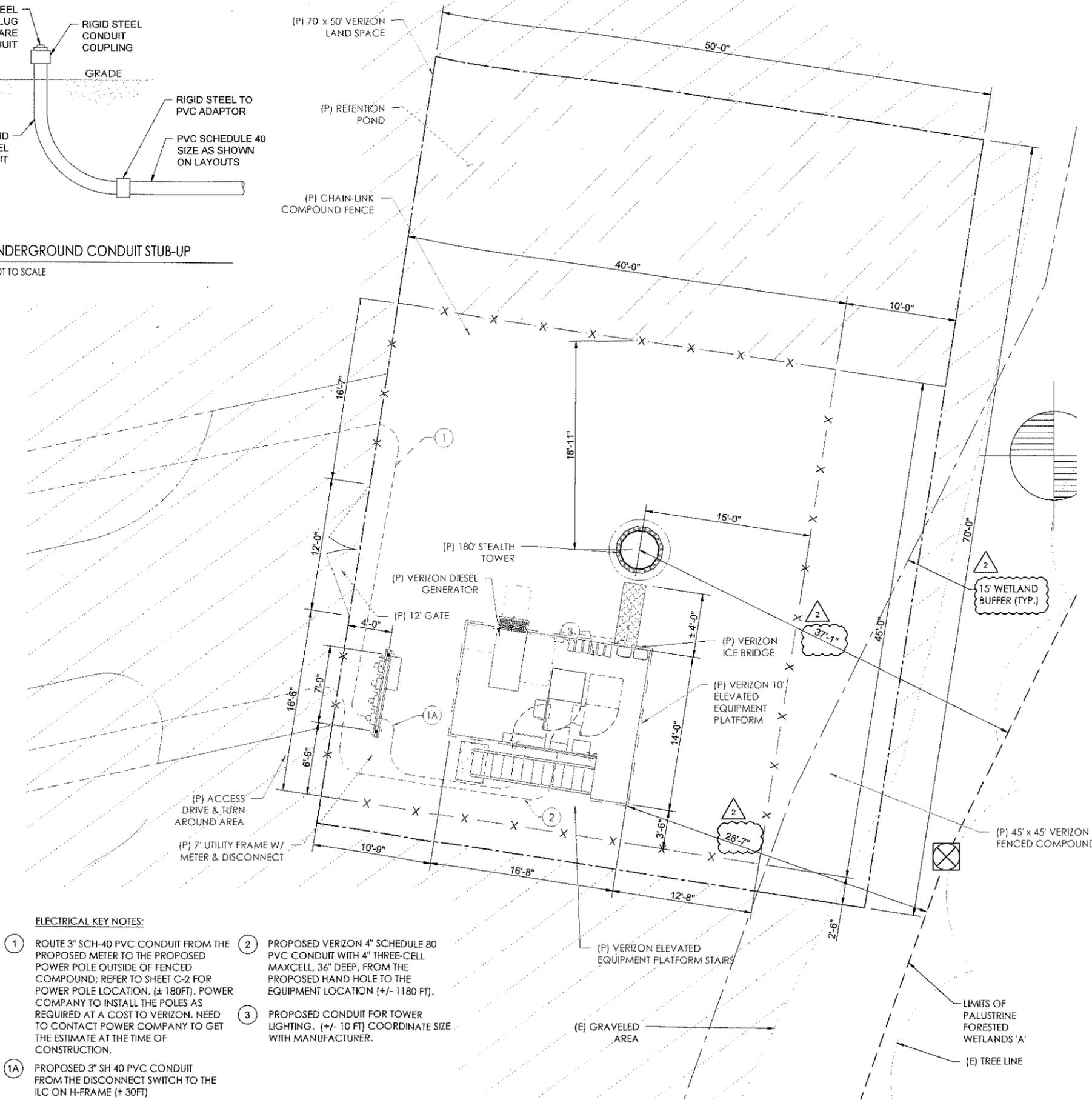
DIRECT BURIED CONDUIT
NOT TO SCALE



COMPOUND DETAILS
N/S



TYPICAL ACCESS ROAD DETAILS
NOT TO SCALE

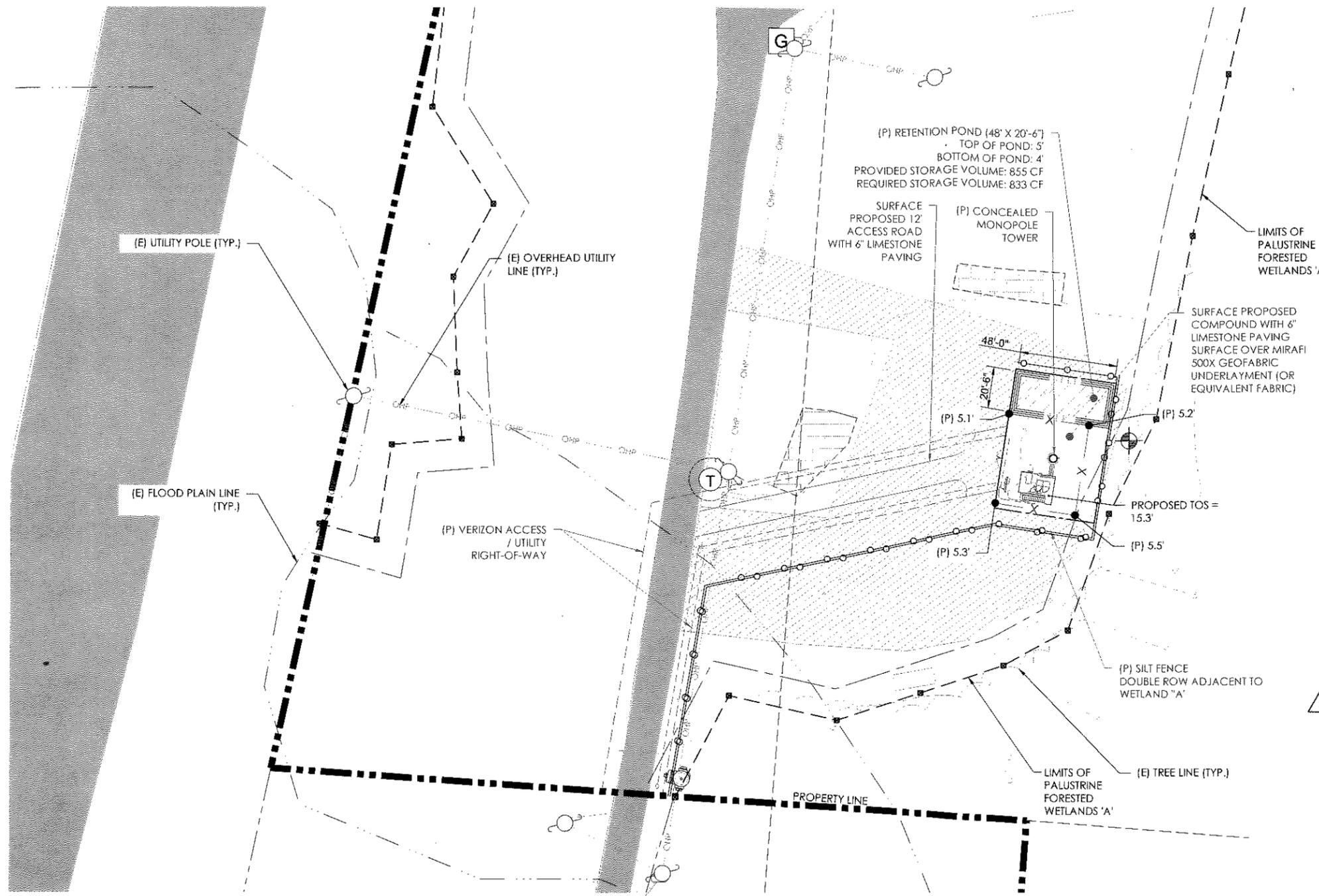


ELECTRICAL KEY NOTES:

- ① ROUTE 3" SCH-40 PVC CONDUIT FROM THE PROPOSED METER TO THE PROPOSED POWER POLE OUTSIDE OF FENCED COMPOUND; REFER TO SHEET C-2 FOR POWER POLE LOCATION. (± 180FT). POWER COMPANY TO INSTALL THE POLES AS REQUIRED AT A COST TO VERIZON. NEED TO CONTACT POWER COMPANY TO GET THE ESTIMATE AT THE TIME OF CONSTRUCTION.
- ② PROPOSED VERIZON 4" SCHEDULE 80 PVC CONDUIT WITH 4" THREE-CELL MAXCELL, 36" DEEP, FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (+/- 1180 FT).
- ③ PROPOSED CONDUIT FOR TOWER LIGHTING. (+/- 10 FT) COORDINATE SIZE WITH MANUFACTURER.
- ①A PROPOSED 3" SH 40 PVC CONDUIT FROM THE DISCONNECT SWITCH TO THE ILC ON H-FRAME (± 30FT)



DETAILED SITE PLAN



CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.

DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.

DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION

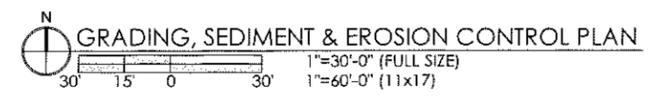
PROPOSED SITE LOCATION:
LATITUDE: -30° 32' 46.08" N (NAD 83)
LONGITUDE: -87° 11' 39.38" W (NAD 83)
GROUND ELEV: 5.3' AMSL

FLOOD PLAIN NOTICE:
THIS SITE IS LOCATED WITHIN ZONE AE WITH A BASE FLOOD ELEVATION OF 10' PER FEMA MAPS 12033C0315G AND 12033C0320G DATED 09/29/2006
PLATFORM ELEVATION = 10' AGL
EFFECTIVE BFE = 10'
PRELIM BFE = 12'
ELEVATION OF TOS = 15.3'
HEIGHT ABOVE PRELIM BFE = 3.3'

DRAINAGE COMMENTARY:
RUNOFF FROM THE SITE DRAINS INTO A PROPOSED RETENTION POND NORTH OF THE COMPOUND (SEE SHEET C-7 FOR CALCULATIONS). THE POND IS SIZED TO RETAIN AND INFILTRATE THE FIRST 0.5" OF RUNOFF. THE REMAINING RUNOFF WILL CONTINUE AS SHEET FLOW FLOWING NORTH, EVENTUALLY DRAINING INTO THE ESCAMBIA RIVER.

TWO (2) PALUSTRINE FORESTED WETLANDS HAVE BEEN LOCATED ONSITE ADJACENT TO THE PROJECT. WETLANDS 'A' AND 'B' HAVE BEEN DELINEATED BY TRILEAF CORPORATION ON BEHALF OF VERIZON WIRELESS. REFER TO "WETLAND DELINEATION REPORT" DATED FEBRUARY 5, 2021 FOR FULL REPORT/FINDINGS.

- NOTES:
1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
 2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
 3. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
 4. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
 5. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
 6. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
 7. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
 8. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
 9. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
 10. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
 11. THERE WILL BE NO IMPACT TO THE ADJACENT PROPERTIES OR DRAINAGE SYSTEMS FOR THE POST DEVELOPMENT CONDITIONS.
 12. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
 13. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.



verizon

PM&A
P. MARSHALL & ASSOCIATES

RIVERVIEW

3451 SMITHS FISH CAMP
PENSACOLA, FL 32514

LOCATION CODE:
508429

NO.	DATE	REVISIONS	BY
0	10/30/20	ZONING DRAWINGS	DA
1	02/09/21	WETLAND DELINEATION	DA
2	05/12/21	DRC COMMENTS	DA

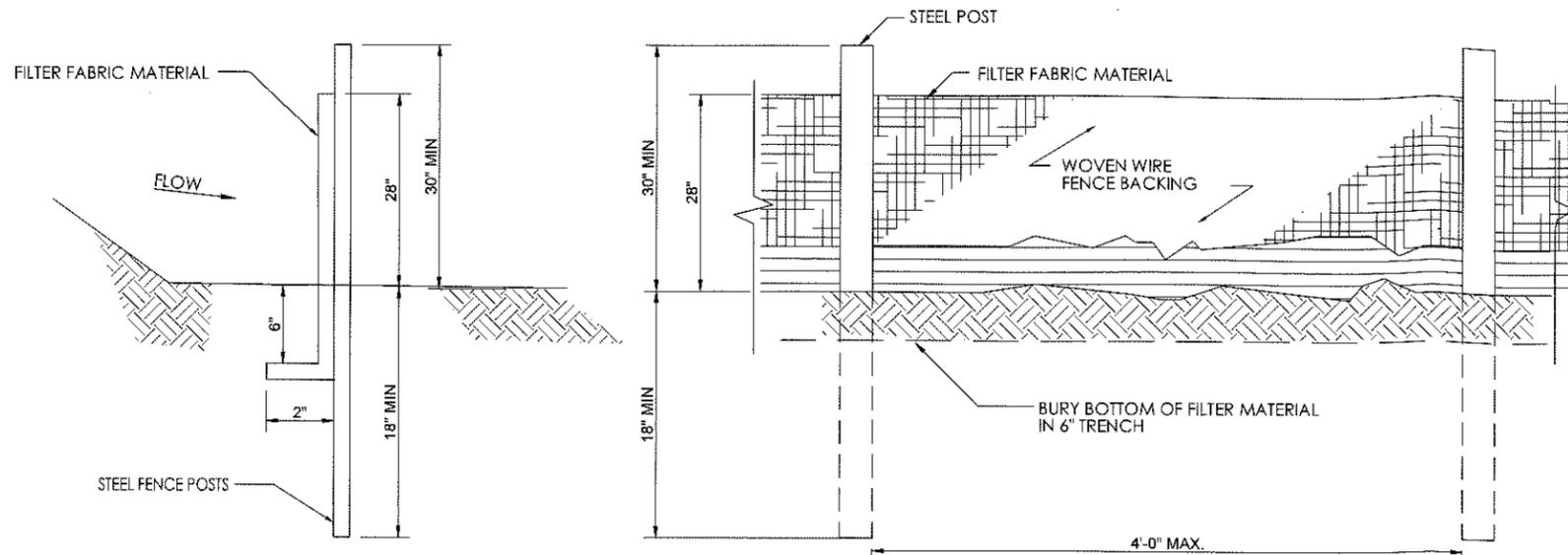


DESIGNED: AA
DRAWN: JY
CHECKED: PWM

JOB #:
20_V3N-028

**GRADING,
SEDIMENT &
EROSION CONTROL
PLAN**

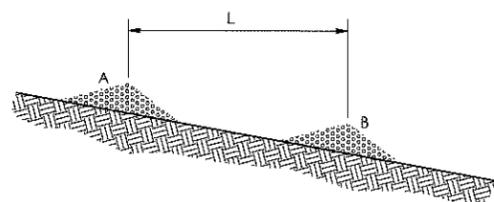
C-6



NOTE: USE 36\"/>

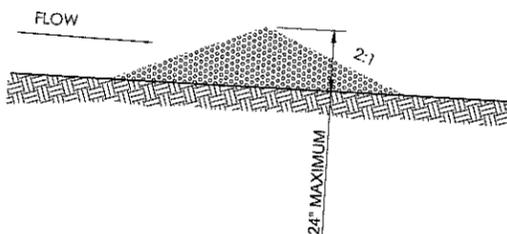
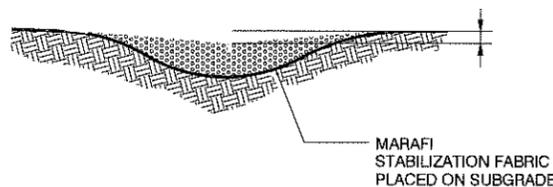
SILT FENCE, TYPE-C

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



9\"/>

STONE CHECK DAM

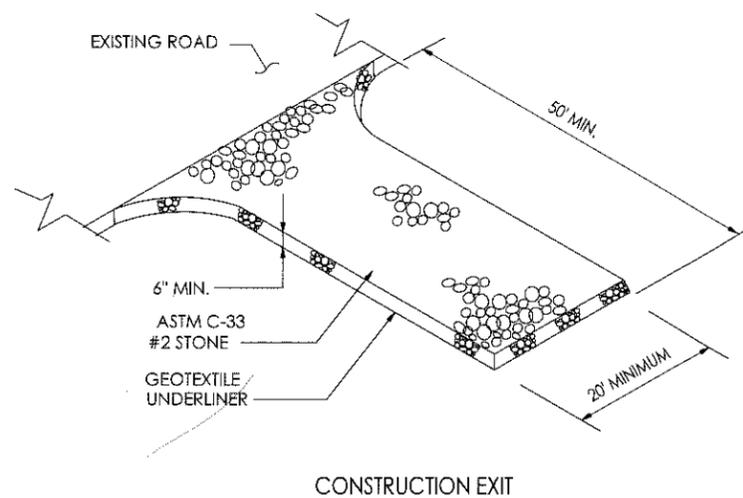


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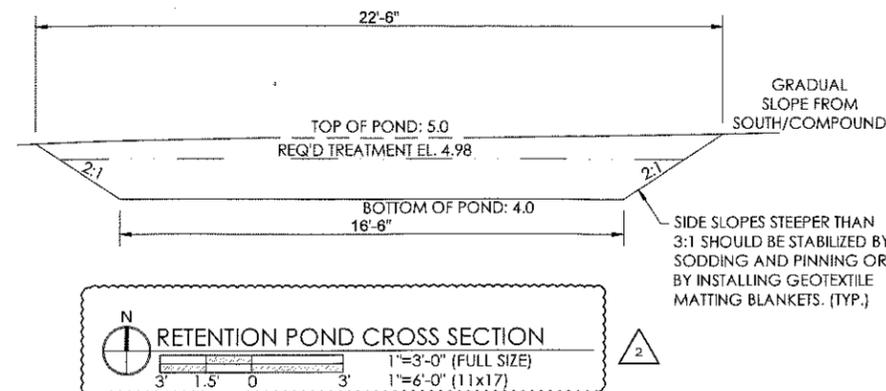
CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.

SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF PROJECT AND TREAT RESULTING DISTURBED AREAS AS REQUIRED.

CHECK DAM
NOT TO SCALE



CONSTRUCTION EXIT



Recovery Time and Treatment Volume				Proj Name: Riverview
				Proj No: 20V3N-028
				Rev: 1
				Date: 05/12/21
Site Data				
Drainage Area	=	0.54	AC	
Impervious Area	=	0.54	AC	
Percent Impervious	=	100	%	
Offsite drainage area	=	0.00	AC	
f	=	0.30		
K _{vs}	=	1.14	ft/day	See Note 1.
FS	=	2.00		
l _d	=	0.57	ft/day	
Proposed Retention basin				
Stage (ft)	Area (ft ²)	Storage (ft ³)		
4	727.7	0		
4.5	852.8	395.13		
5	985.8	854.78		
For 0.5\"/> 				
Runoff	=	0.50	in	
Total treatment volume	=	833.09	ft ³	Based on Rational Method
Treatment Volume Elevation	=	4.976	ft	
Treatment volume depth, h _v	=	0.976	ft	
Height of water table to basin bottom	=	3.50	ft	
Height of water to saturate the soil, h _u	=	1.0500	ft	
h _v < h _u	→	No Saturated Lateral Flow		
Stage One (V₁) Infiltration				
Pond Bottom Area	=	727.70	ft ²	
Stage One Treatment Volume (V ₁)	=	764.09	ft ³	
K _{vs}	=	0.760	ft/day	
l _d	=	0.380	ft/day	
t _{est}	=	1.579	day	
Recovery Time				
Stage One Recovery Time	=	1.579	ft	
Total Recovery Time	=	1.58	days	

Notes:
1. From NRCS Soil Survey

POND CALCULATIONS
NOT TO SCALE

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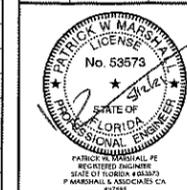
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RIVERVIEW

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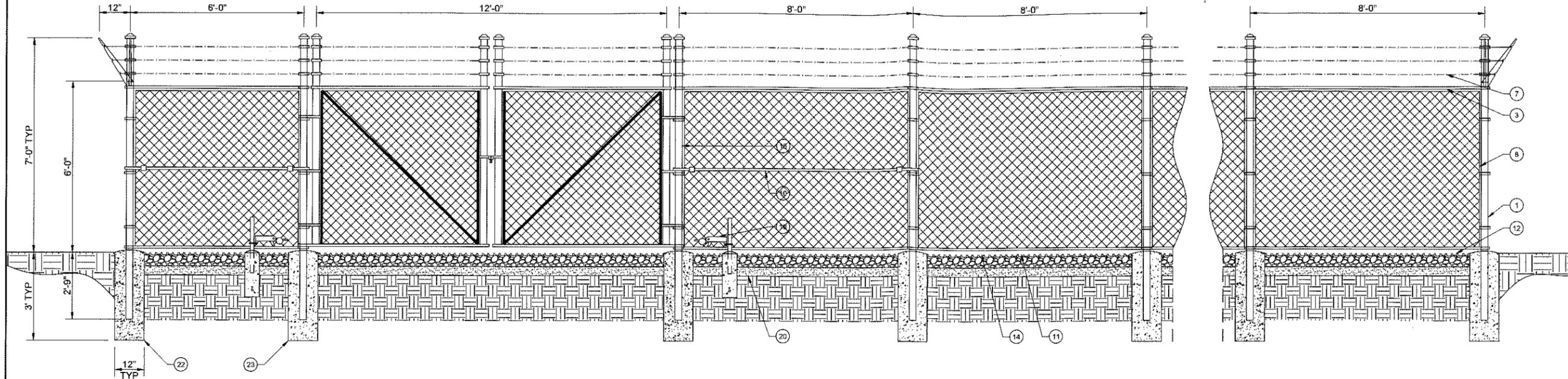
**GRADING,
SEDIMENT &
EROSION CONTROL
DETAILS**

C-7

RIVERVIEW

3451 SMITHS FISH CAMP
PENSACOLA, FL 32514

LOCATION CODE:
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REFERENCE NOTES:

- ① CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 9 GA. GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA. 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.
- ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4", SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- ⑰ GATE FRAME; 1 5/8" DIAMETER PIPE, PER ASTM-F1083
- ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
- ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A 120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



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DRAWN: JY
CHECKED: PWM

JOB #:
20_V3N-028

FENCE DETAILS