

GENERAL NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) MUST PROVIDE TO ESCAMBIA COUNTY AS-BUILT RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY 1 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 OF THE AS-BUILT RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND MANTAIN 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.
3. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE COAGULATED POND FROM BLINDING DUE TO SEDIMENTS.
4. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. MEASURES TO PREVENT THE COAGULATED POND FROM BLINDING DUE TO SEDIMENTS.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO RETENTION/DETENTION AREAS.
6. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR FINAL INSPECTION/PROVAL.
7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOWS AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP OF PONDS(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
8. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY 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/PROVAL.
9. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W 1-800-432-4770.
10. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS AS PER ESCAMBIA COUNTY, FDOT SPECIFICATIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
11. 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. AND DEVIATIONS MAY RESULT IN DELAY IN OBTAINING A CERTIFICATE OF OCCUPANCY.
12. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.
13. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
14. ALL NON-HANDICAPPED PARKING SPACES SHALL BE WHITE.
15. ALL BUILDINGS AND MAILBOXES SHOULD DISPLAY THE CORRECT STREET NUMBER. THIS NUMBER MUST BE AT LEAST 3 INCHES IN HEIGHT. PROPERLY DISPLAYING THE ADDRESS WILL ENABLE FIRE, POLICE, AND AMBULANCE PERSONNEL TO LOCATE THE BUILDING IN AN EMERGENCY.
16. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
17. THE CONTRACTOR/OWNER IS TO ENSURE THAT ALL EROSION CONTROL MEASURES SHALL BE INSPECTED EACH 1/4" RAINFALL EVENT OR AT LEAST WEEKLY. IF AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT, 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 FDOT.
18. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE DISTRICT NOTICE OF CONSTRUCTION COMMENCEMENT CONTRACTOR IS TO CONTACT ENGINEER OF RECORD FOR APPROPRIATE CONSTRUCTION FORM. ENGINEER OF RECORD IS RESPONSIBLE FOR AS-BUILT CERTIFICATIONS FOR THE PROJECT WHEN COMPLETED.
19. ALL TREE REMOVAL, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", PLACEMENT OF FILL MATERIALS, GRADING OF LAND, OTHER DEVELOPMENT ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED.
20. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.

THIS SITE RECEIVED AN ADMINISTRATIVE VARIANCE FROM THE ESCAMBIA COUNTY DEVELOPMENT REVIEW COMMITTEE TO ALLOW 13-FT SPACING BETWEEN THE PROPOSED RESIDENTIAL DUPLEXES

WINSTON PLACE

PROPOSED RESIDENTIAL DUPLEXES

SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST

ESCAMBIA COUNTY, FLORIDA

NOVEMBER 2022

| SHEET | DESCRIPTION |
|-------|-----------------------------|
| 1 | EXISTING CONDITIONS |
| 2 | SITE PLAN, OVERALL |
| 3 | SITE PLAN, EAST |
| 4 | SITE PLAN, WEST |
| 5 | UTILITY PLAN, OVERALL |
| 6 | UTILITY PLAN, EAST |
| 7 | UTILITY PLAN, WEST |
| 8 | DRAINAGE PLAN, OVERALL |
| 9 | DRAINAGE PLAN, EAST |
| 10 | DRAINAGE PLAN, WEST |
| 11 | LANDSCAPE PLAN, OVERALL |
| 12 | LANDSCAPE PLAN, EAST |
| 13 | LANDSCAPE PLAN, WEST |
| 14 | DISCHARGE PIPE PLAN/PROFILE |
| 15 | POND DETAILS |
| 16 | DRAINAGE DETAILS |

PROJECT INFORMATION:

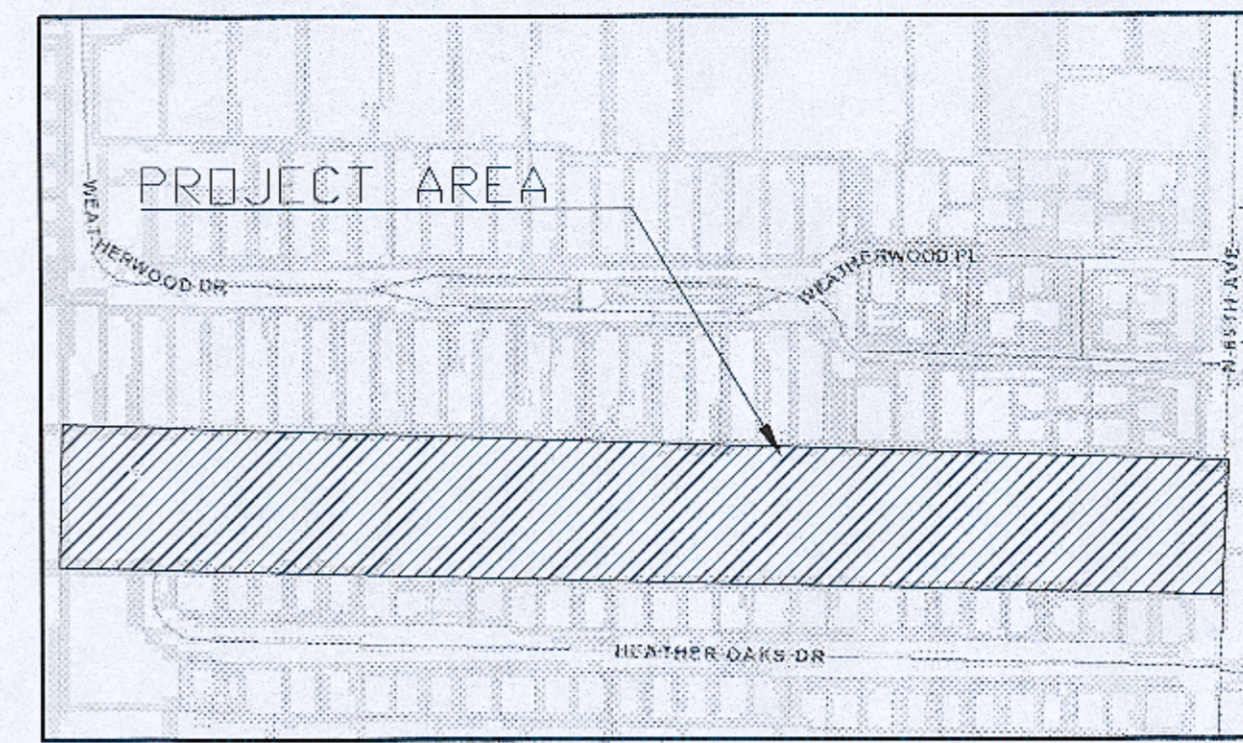
PROP. REF#: 11-25-31-2112-000-000

ZONE: MDR FLU; MU-S
SURROUNDING ZONE: MDR FLU; MU-S

OWNER/DEVELOPER: 88 UNITED LLC
2379 HIGHWAY 183 A
PONCE DE LEON, FL 32455

SITE ADDRESS: 1325 N. 69TH AVE.

PROPOSED USE: RESIDENTIAL

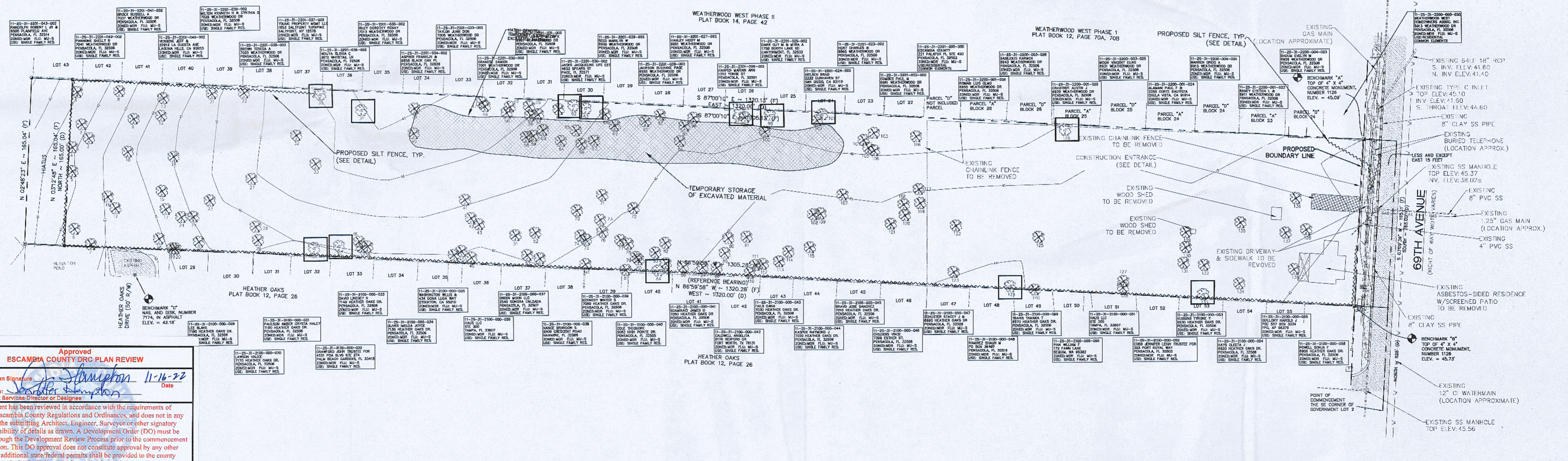


VICINITY MAP
(NOT TO SCALE)

DESCRIPTION: (AS FURNISHED)

Beginning at the Southeast corner of Government Lot 2, in Section 11, Township 2 South, Range 31 West, and thence running North parallel to the Section line 825 feet to a point of beginning; thence West from said point of beginning parallel with the Half Section line 1320 feet; thence North parallel to the Section line 165 feet; thence East parallel with the Half Section line 1320 feet; thence South parallel with the Section line 165 feet to the point of beginning; the same being part of Government Lot 2, 15 feet on the east side of said property along the border thereof being received for road purposes.

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE AREAS), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C03700, MAP REVISION DATED SEPTEMBER 29, 2006. PRELIM MAPS JANUARY 27, 2017, MAP PANEL NUMBER 12033C0420J.

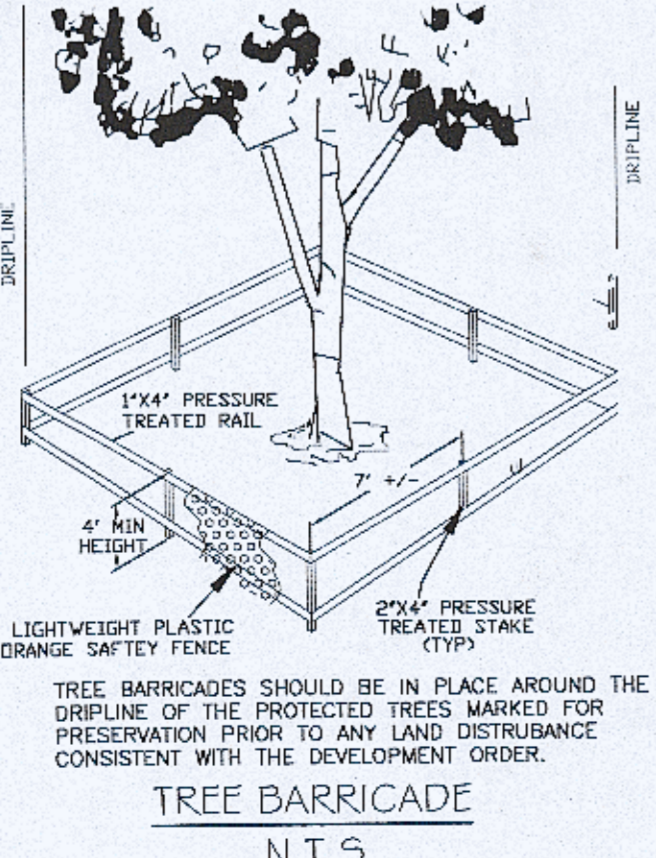


Approved ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* 11-16-22 Date

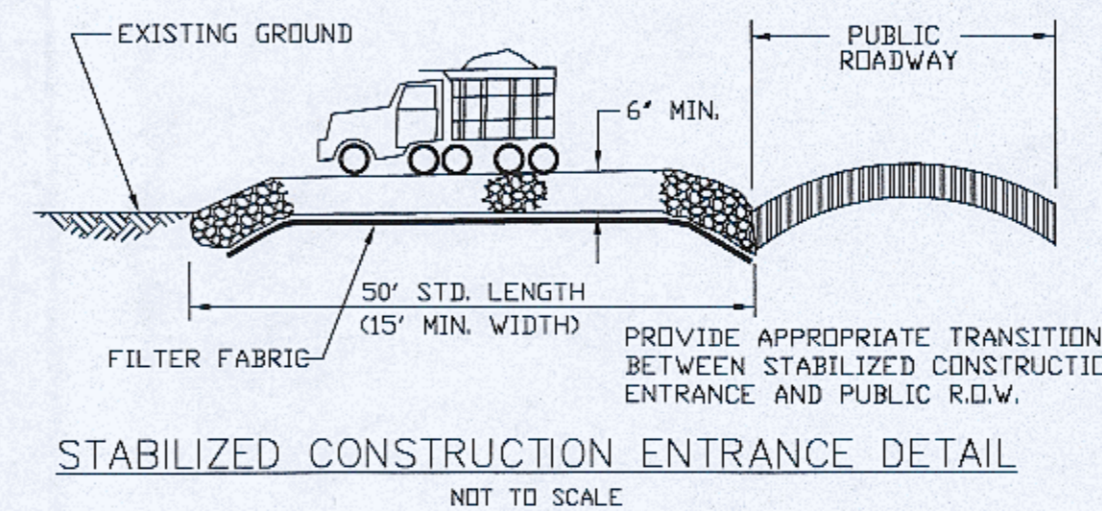
Printed Name: *[Name]* Development Services Director or Designer

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 plan or the issuance of state/federal permits shall be provided to the county prior to approval of a final plan or the issuance of a building permit.



TREE PROTECTION NOTES:

1. ROOT PRUNING SHALL BE PERFORMED ON ROOTS OF IMPACTED TREES REMAINING ON SITE. ROOTS MUST BE PRUNED OR CUT CLEANLY WITH APPROPRIATE EQUIPMENT. (NOT TORN AS WITH USING A BACK HOE).
2. TREE BARRIERS SHALL BE INSTALLED PRIOR TO SITE DEVELOPMENT ACTIVITIES, INSPECTED, AND MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND SITE IS STABILIZED.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUT OF TREES ROOT PROTECTION ZONE AT ALL TIMES. NO GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON SITE.
4. TO PROTECT TREES STABILIZING ROOTS, TRENCHING SHOULD BE NO CLOSER THAN 6 FEET FROM TRUNK OF THE TREE REMAINING ON SITE.



NOTE: ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLANS AND ADDITIONAL PERMITTING APPROVALS ALLOW FOR ADDITIONAL "LAND DISTURBANCE ACTIVITIES", PER CODE. ALL TREE REMOVAL, LAND CLEARING, LAND DISTURBANCE ACTIVITIES, PLACEMENT OF FILL MATERIALS, GRADING OF LAND, SWALES, TRENCHING, BERMING, OR ANY OTHER DEVELOPMENT ACTIVITIES THAT ALTER LAND OR VEGETATIVE COVER SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED.

ECUA Engineering Manual Reference Note

ECUA Engineering Manual, dated December 18, 2014, along with Update # 1 dated 5-20-2019, hereinafter "Manual", is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

Additional Documents to be completed by the Engineer of Record:

Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? YES NO. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

| Document Name | Specifi- cation | Detail | Plans | Project Measure |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Engineer of Record Responsibilities

The Engineer of Record (EOR) has prepared these plans and signatures on these plans warrant their positions of the plans have been designed in accordance with the Manual (unless otherwise stated by the ECUA Project Engineer). The EOR shall be knowledgeable of the Manual's contents and shall ensure responsibility for its use on this Project.

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00006493
10250 NORTH PALMCOX STREET
PENSACOLA, FL 32514
PH: (850) 476-8677 FAX: (850) 476-7706

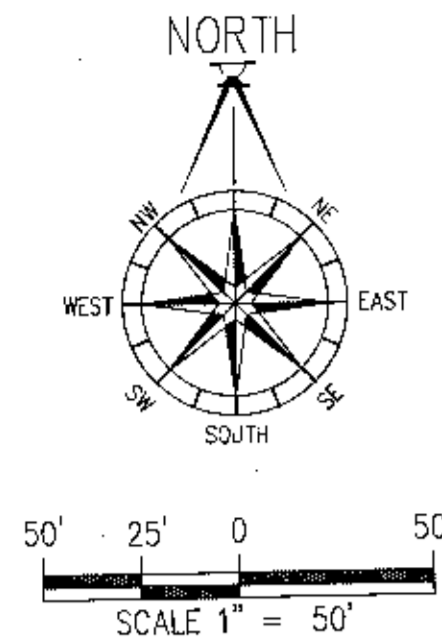
WINSTON PLACE
EXISTING CONDITIONS / DEMOLITION PLAN

DATE: 11/16/22
DESIGNED BY: B. PEMENT
DRAWN BY: B. PEMENT
PROJECT NUMBER: 21-006
PLOT DATE: 11/3/22
SHEET C1 of C16

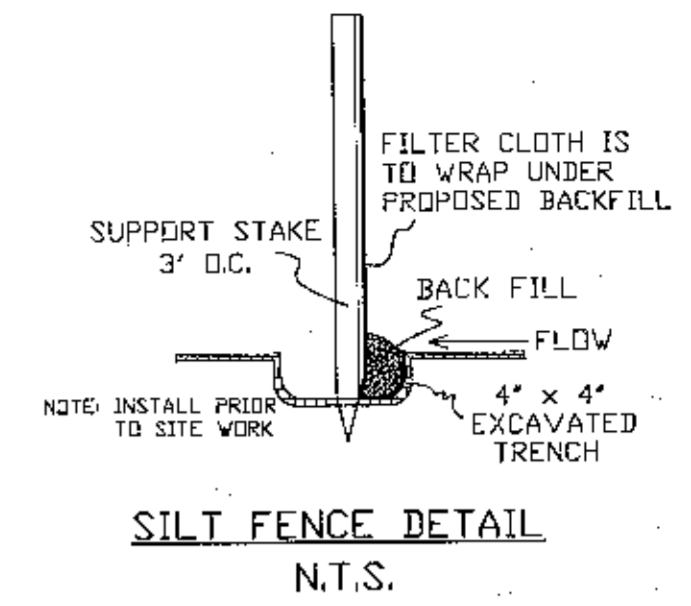
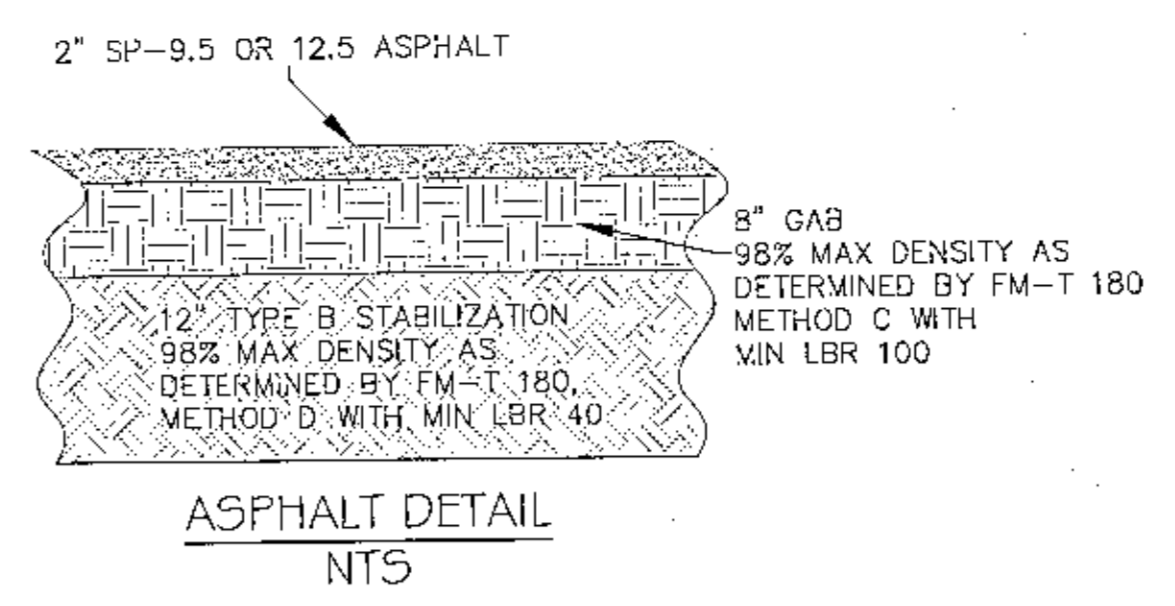
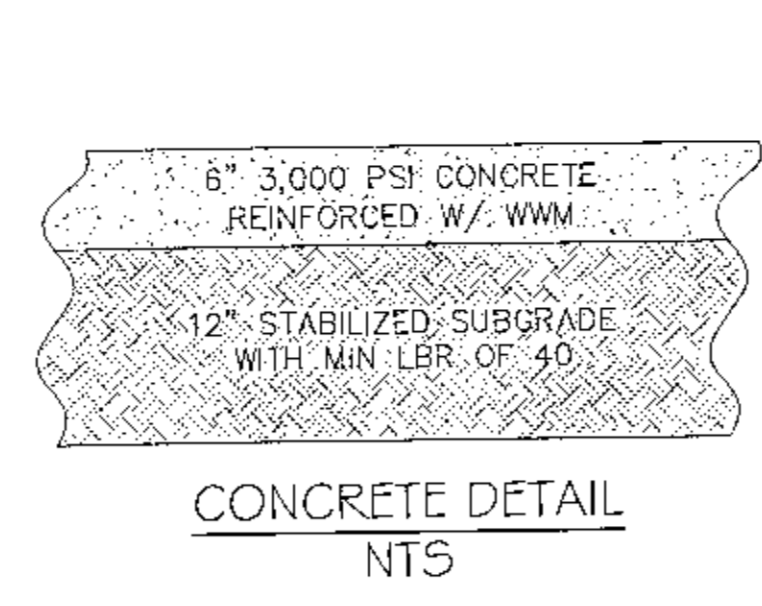
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 47818

REVISED PERMIT SET

PLOT DATE: 11/3/2022



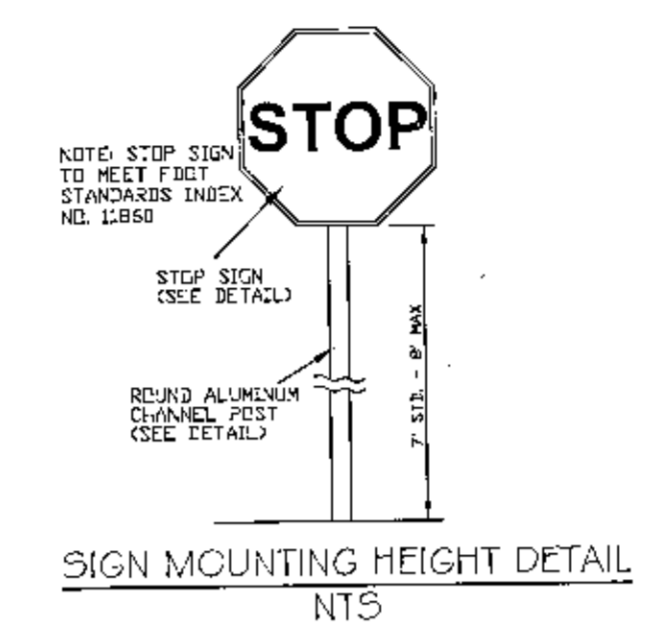
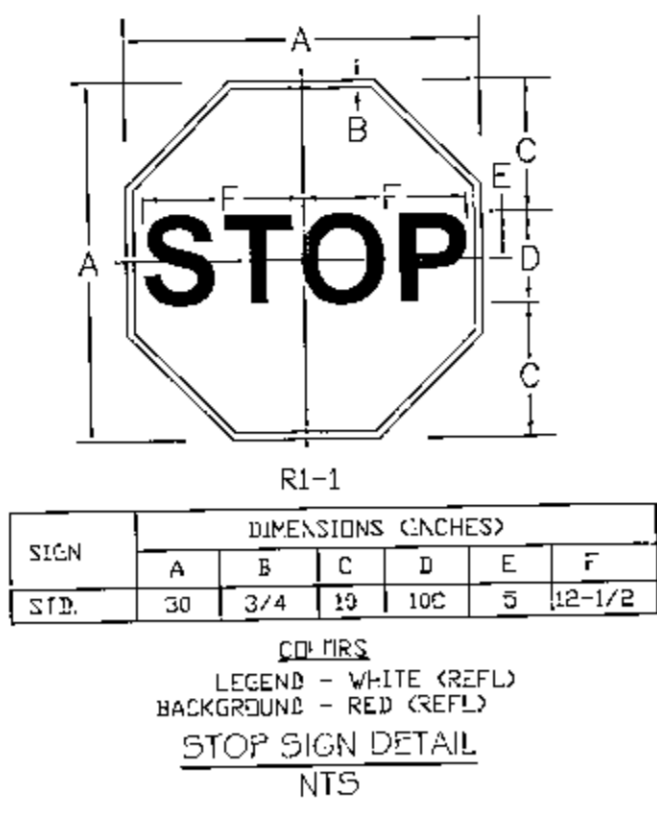
| LOT COVERAGE | | |
|----------------------------------|------------|-------------|
| TOTAL LAND AREA | 219,143 SF | 15.03 ACRES |
| EXISTING IMPERVIOUS | 1,611 SF | 0.7% |
| EXISTING SEMI-IMPERVIOUS | 0 SF | 0.0% |
| EXISTING PERVIOUS | 217,532 SF | 99.3% |
| EXISTING IMP. TO BE REMOVED | 1,611 SF | |
| EXISTING SEMI-IMP. TO BE REMOVED | 0 SF | |
| PROPOSED PAVING/CONCRETE | 45,681 SF | |
| PROPOSED BUILDINGS | 49,500 SF | |
| PROPOSED SEMI-IMPERVIOUS | 0 SF | |
| NEW + EXISTING IMPERVIOUS | 99,181 SF | 45.4% |
| NEW + EXISTING SEMI-IMPERVIOUS | 0 SF | 0.0% |
| REMAINING PERVIOUS | 123,962 SF | 56.6% |



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 4. TO PROTECT TREES STABILIZING ROOTS, TRENCHING SHOULD BE NO CLOSER THAN 6 FEET FROM TRUNK OF THE TREE REMAINING ON SITE.
 5. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

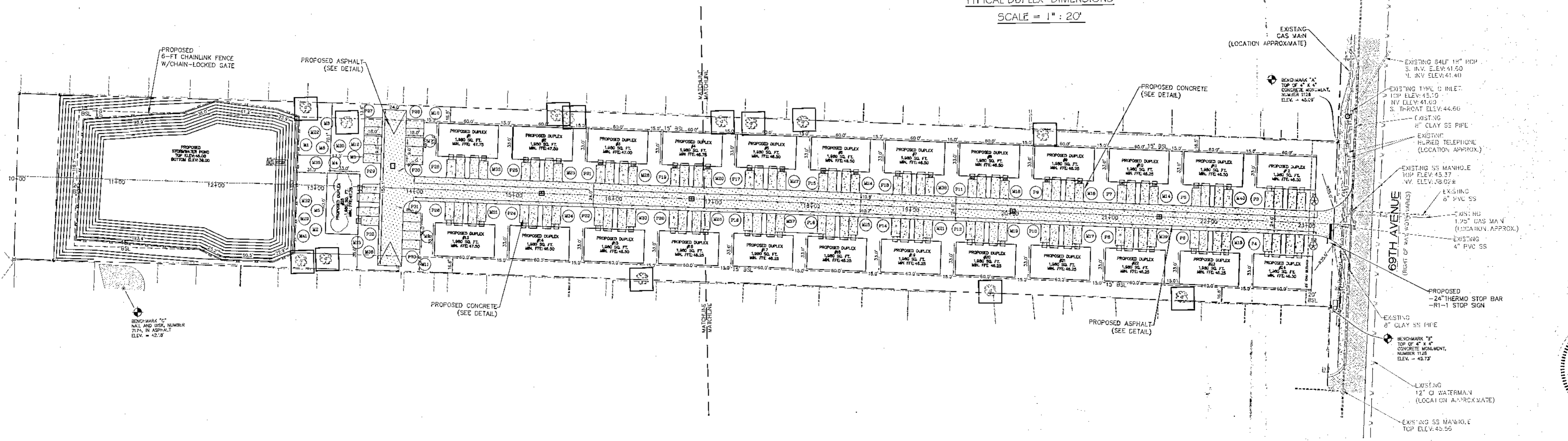
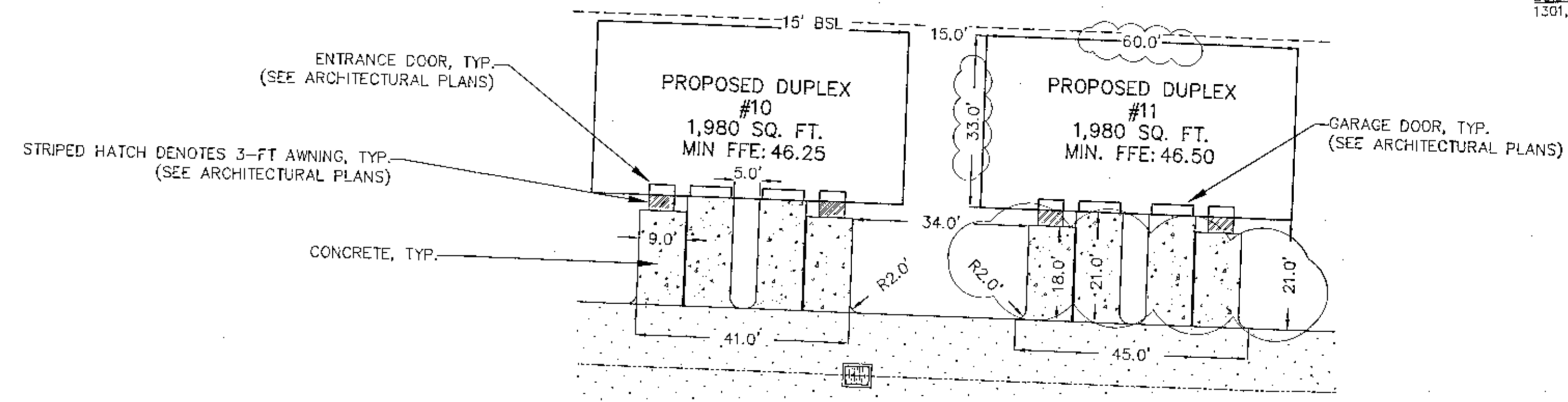
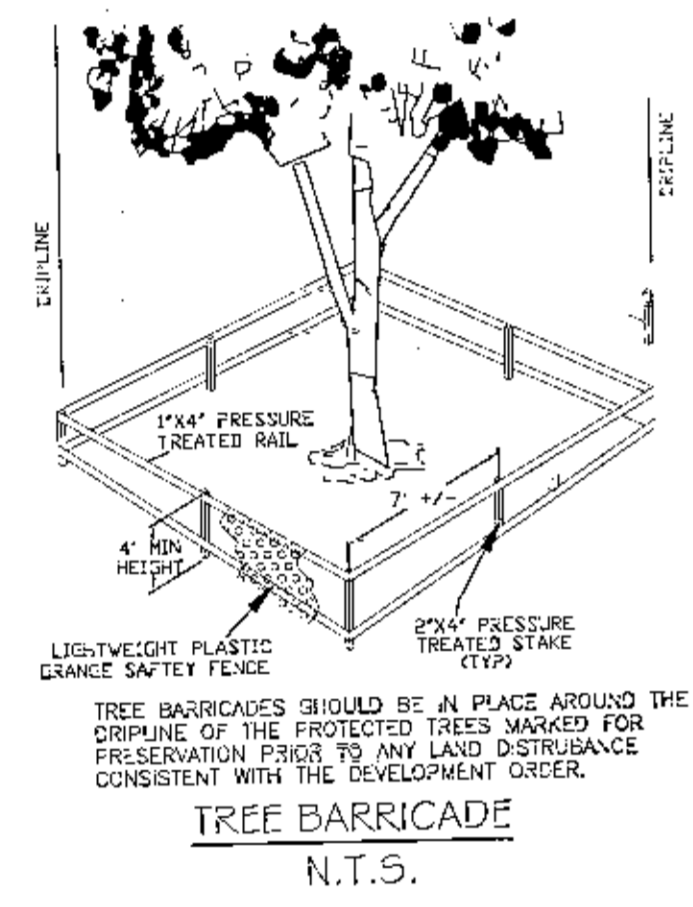
DENSITY CALCULATION:
 DENSITY REQUIREMENTS PER ESCAMBIA COUNTY LDC:
 MAXIMUM ALLOWABLE DENSITY: TEN DWELLING UNITS PER ACRE
 SITE ACRES: 6.03
 PROPOSED DWELLING UNITS: 60
 PROPOSED DENSITY: 9.94 UNITS/ACRE

DUMPSTER NOTE:
 THIS DEVELOPMENT WILL UTILIZE ROLL-OUT CANS IN LIEU OF A DUMPSTER



SUITE NUMBERING

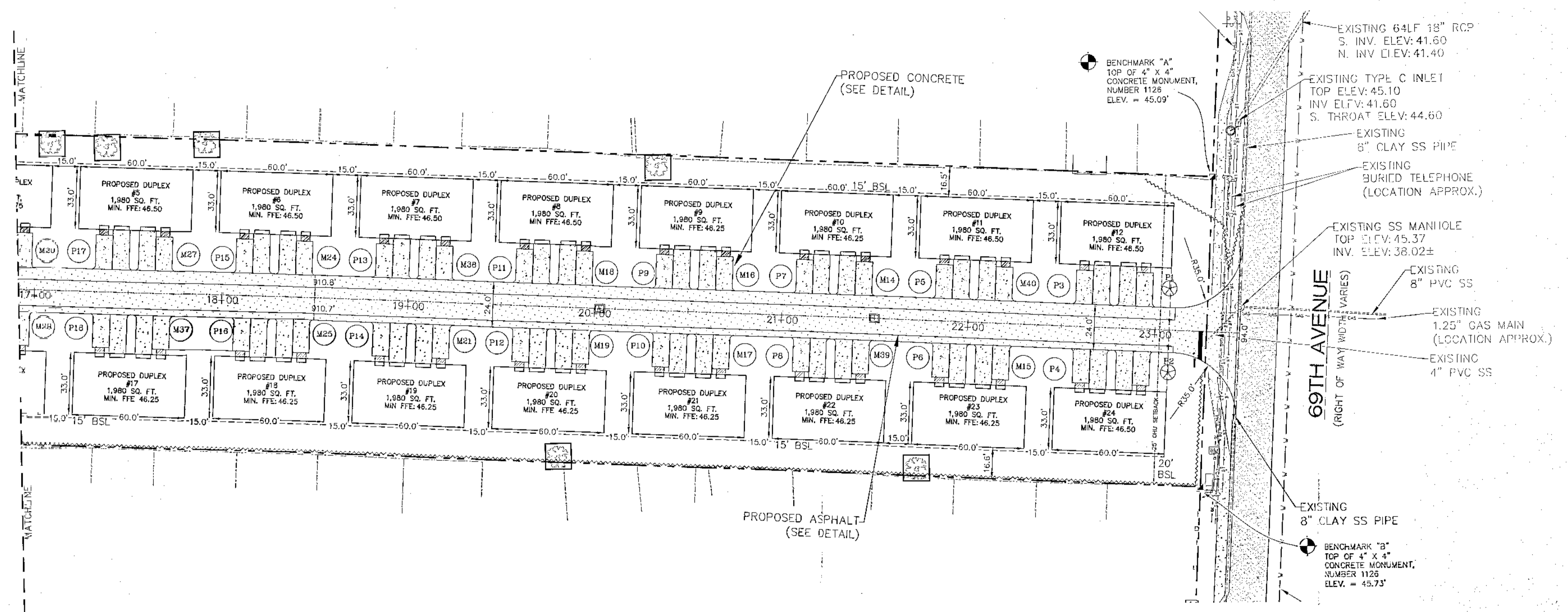
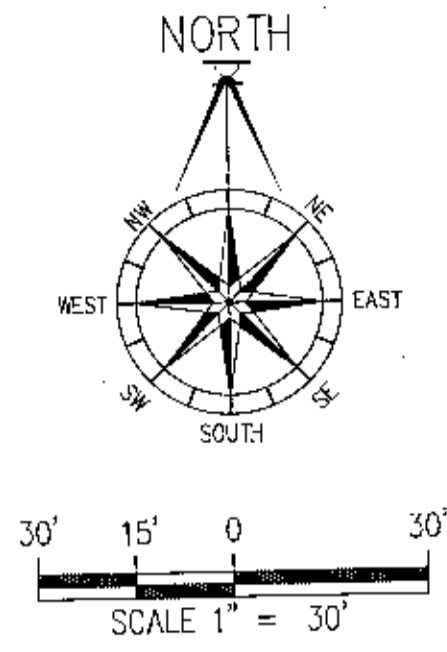
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|---------------|---------------|
| BUILDING #1: | BUILDING #14: |
| 101, 102 | 1401, 1402 |
| BUILDING #2: | BUILDING #15: |
| 201, 202 | 1501, 1502 |
| BUILDING #3: | BUILDING #18: |
| 301, 302 | 1801, 1802 |
| BUILDING #4: | BUILDING #17: |
| 401, 402 | 1701, 1702 |
| BUILDING #5: | BUILDING #18: |
| 501, 502 | 1801, 1802 |
| BUILDING #6: | BUILDING #19: |
| 601, 602 | 1901, 1902 |
| BUILDING #7: | BUILDING #20: |
| 701, 702 | 2001, 2002 |
| BUILDING #8: | BUILDING #21: |
| 801, 802 | 2101, 2102 |
| BUILDING #9: | BUILDING #22: |
| 901, 902 | 2201, 2202 |
| BUILDING #10: | BUILDING #23: |
| 1001, 1002 | 2301, 2302 |
| BUILDING #11: | BUILDING #24: |
| 1101, 1102 | 2401, 2402 |
| BUILDING #12: | BUILDING #25: |
| 1201, 1202 | 2501, 2502 |
| BUILDING #13: | |
| 1301, 1302 | |



DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALMWAY STREET
 PENSACOLA, FL 32504
 PH: (850) 476-8077 FAX: (850) 476-7708

WINSTON PLACE
 SITE PLAN-OVERALL

DATE: _____
 NUMBER: _____
 DRAWN BY: D. PELENTI
 DESIGNED BY: DAVID W. FITZPATRICK
 IN CHARGE: DAVID W. FITZPATRICK
 LICENSE NO. 47818
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 PROJECT NUMBER: 21-006
 PLAN DATE: 11/3/22
 SHEET: C2 OF C16



DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALMFOX STREET
 PENSACOLA, FL 32514
 PH: (850) 476-8577 FAX: (850) 476-7706

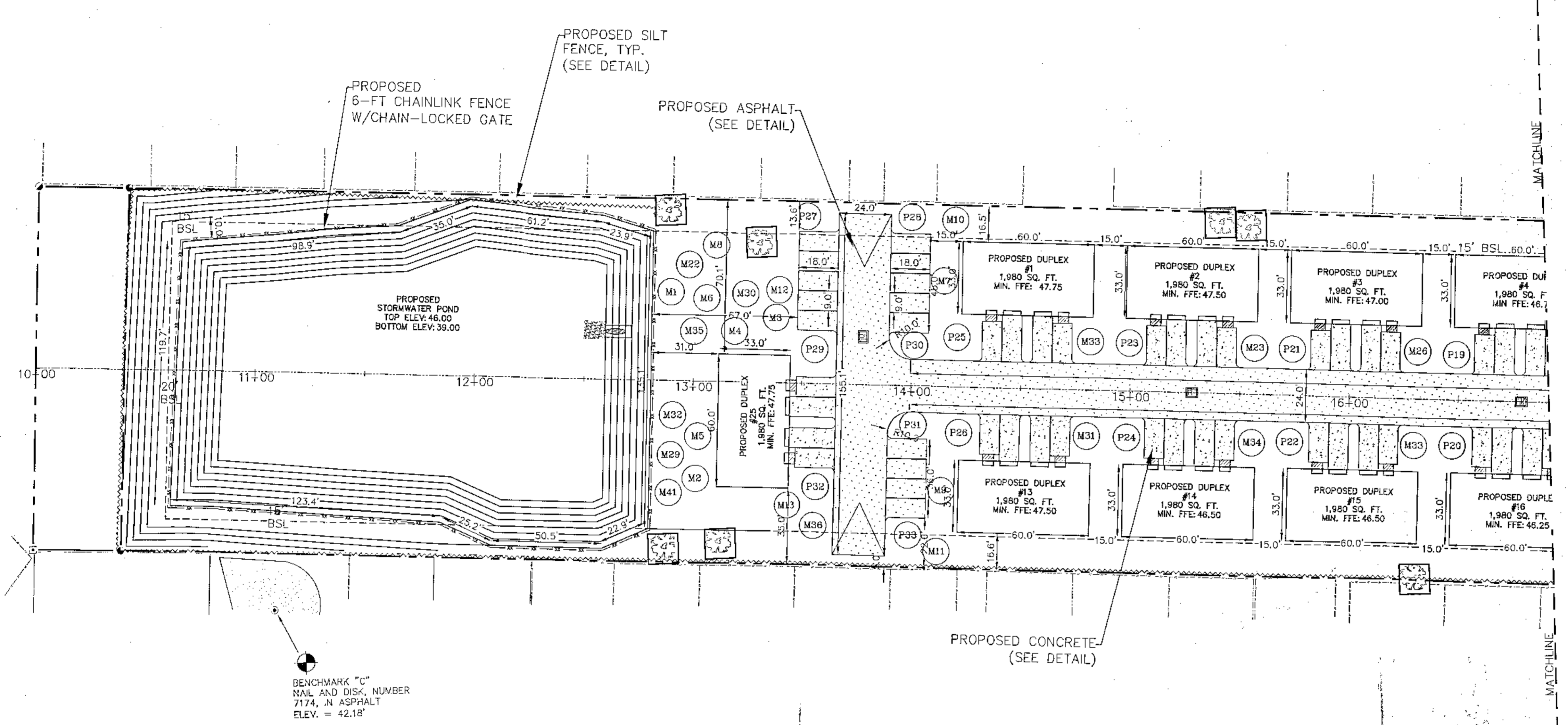
WINSTON PLACE
 SITE PLAN-EAST

| | |
|-------------|--|
| DATE | |
| REVISION | |
| NO. | |
| DESCRIPTION | |

DRAWN BY: B. PEMENT
 DESIGNED BY: DAVID W. FITZPATRICK
 PROJECT NO: 21-006
 SHEET NO: C3 OF C16
 DATE: 11/3/22

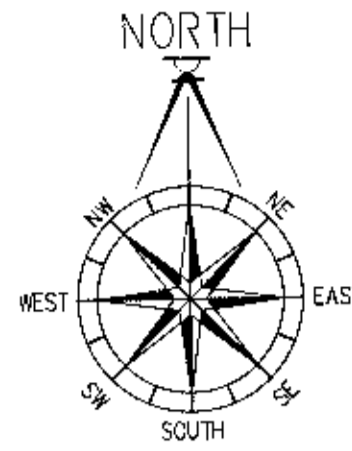
DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10290 NORTH PALMWAY STREET
 FORT MEADE, FL 32837
 PH: (850) 776-6877 FAX: (850) 776-7708

WINSTON PLACE
 SITE PLAN-WEST

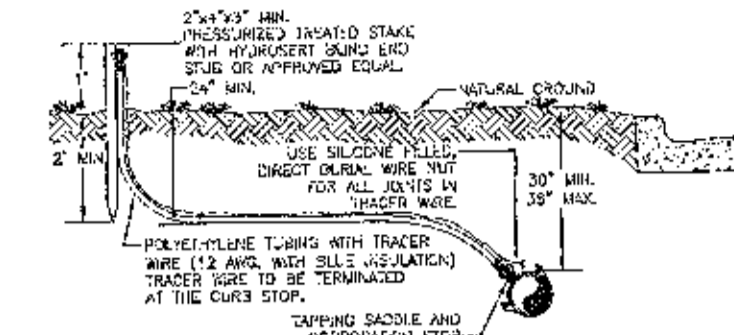


| | |
|----------------|----------------|
| DATE | |
| REVISION | |
| NO. | |
| DESCRIPTION | |
| DATE | |
| BY | |
| APPROVED BY | |
| DRAWN BY | B. PIMENTA |
| DESIGNED BY | D. FITZPATRICK |
| CHECKED BY | |
| PROJECT NUMBER | 21-006 |
| PLOT DATE | 11/3/22 |
| SHEET | C4 OF C16 |

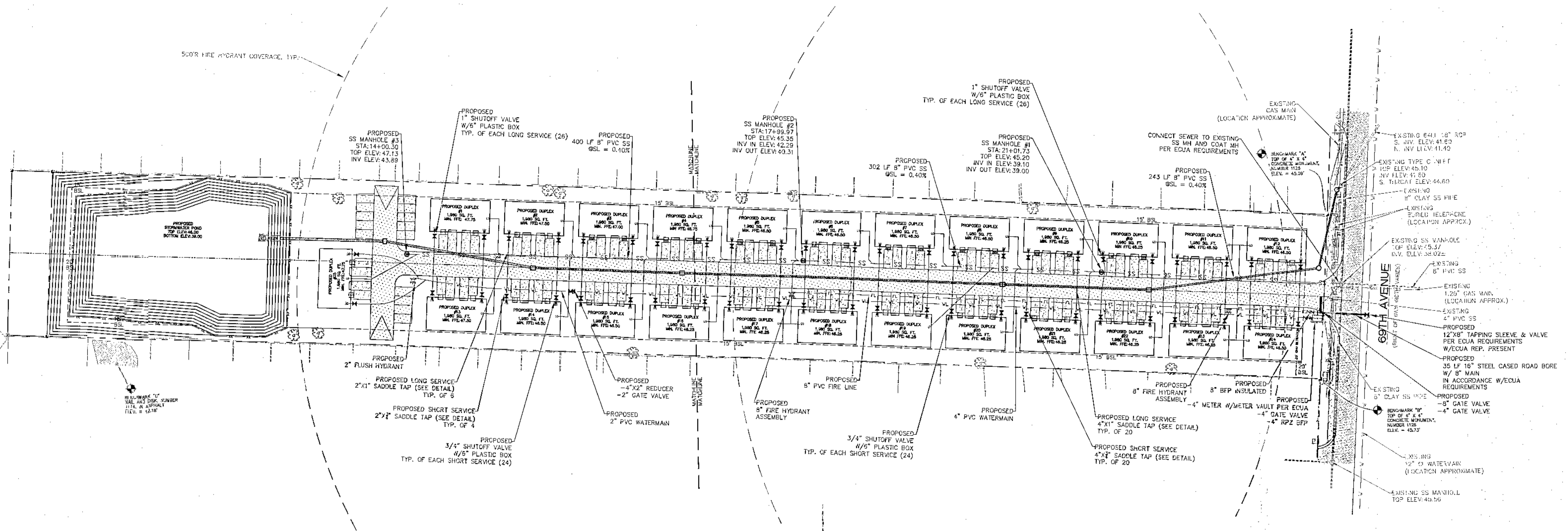




50' 25' 0' 50'
SCALE 1" = 50'



TYPICAL WATER SERVICE CONNECTION DETAIL
NIS



DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALM FOX STREET
PENSACOLA, FL 32514
PH: (850) 776-8677

WINSTON PLACE
UTILITY PLAN-OVERALL

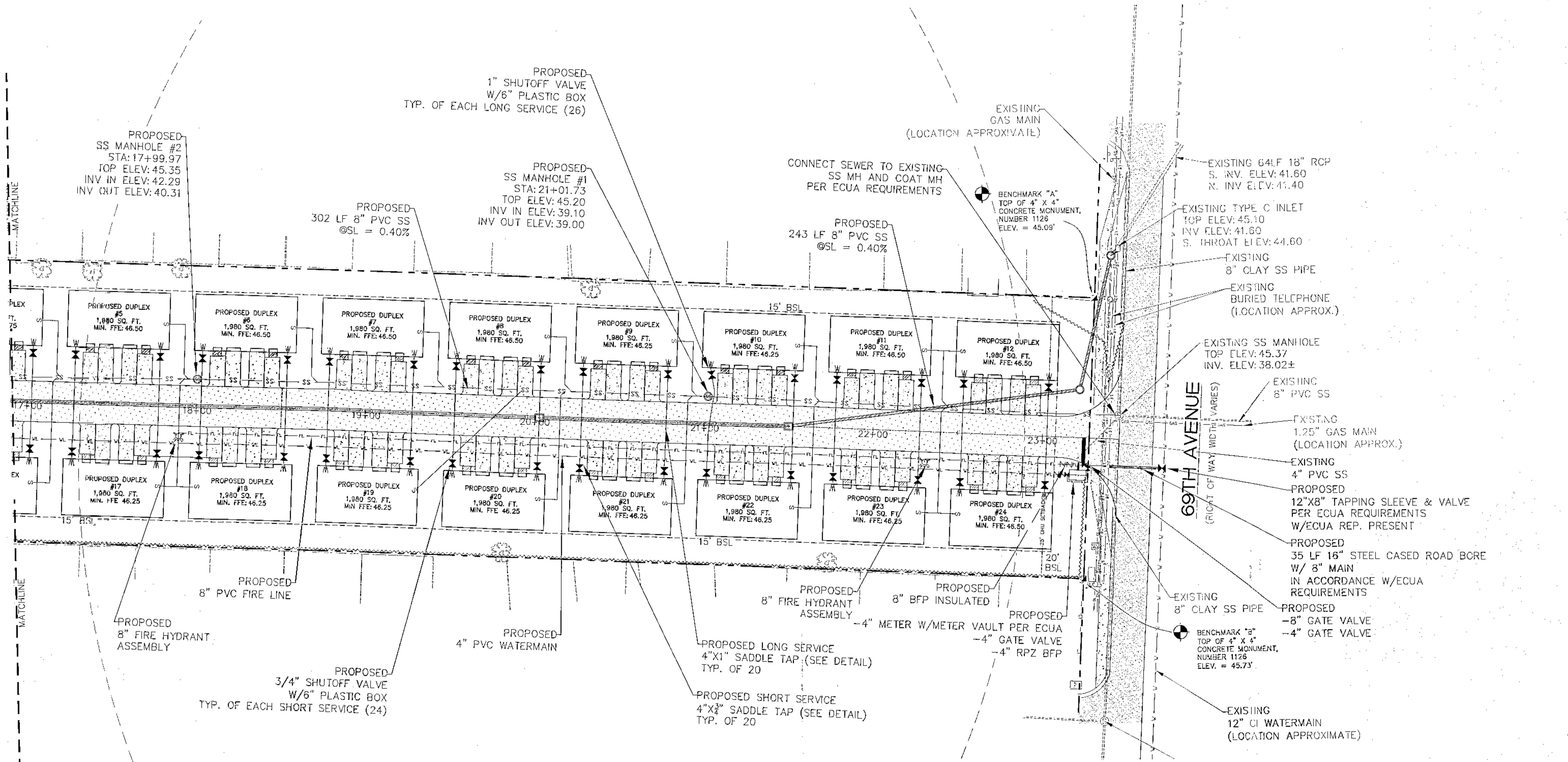
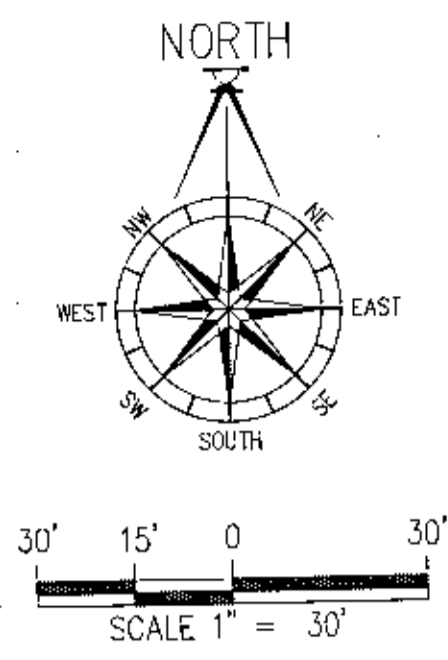
| DATE | REVISION |
|------|----------|
| | |
| | |
| | |
| | |
| | |

DRAWN BY:
B. PEMENT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL
No 47818
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT NUMBER: 11-006
PLOT DATE: 11/3/22
SHEET C5 OF C16



DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALM FOX STREET
 PENSACOLA, FL 32514
 PH: (904)76-8677 FAX: (904)76-7706

WINSTON PLACE
 UTILITY PLAN-EAST

| NO. | REVISION | DATE | BY | APP'D. |
|-----|--------------------|---------|-----------|----------------|
| 1 | ISSUED FOR PERMITS | 11/3/22 | B. FEMENT | D. FITZPATRICK |
| 2 | ISSUED FOR PERMITS | 11/3/22 | B. FEMENT | D. FITZPATRICK |
| 3 | ISSUED FOR PERMITS | 11/3/22 | B. FEMENT | D. FITZPATRICK |
| 4 | ISSUED FOR PERMITS | 11/3/22 | B. FEMENT | D. FITZPATRICK |

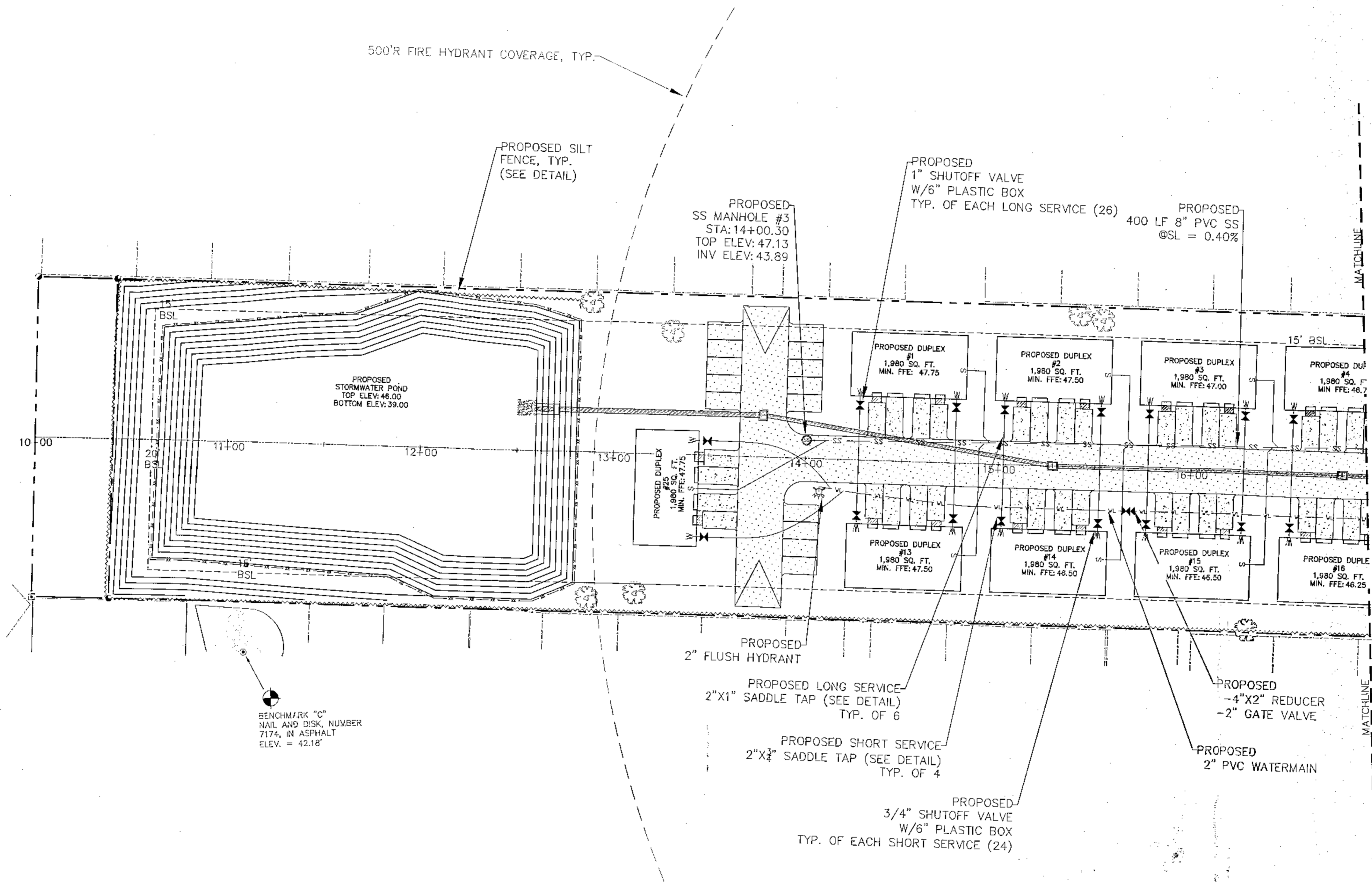
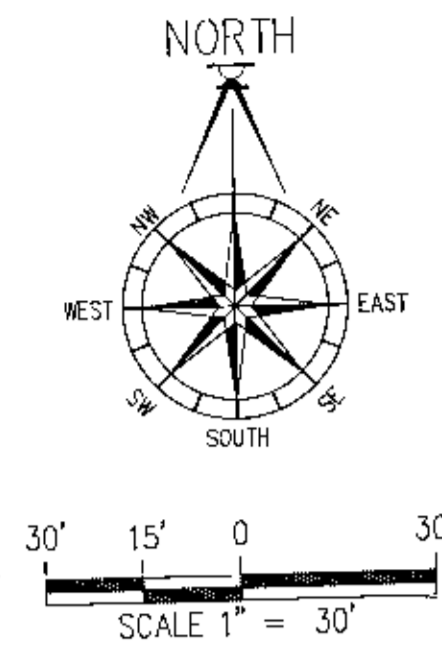
DRAWN BY:
B. FEMENT

REVISION BY:
D. FITZPATRICK

PROJECT NUMBER:
21-006

PLOT DATE:
11/3/22

SHEET C6 OF C16



DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 0008423
10205 PENNSYLVANIA STREET
PUNTSUNTA, FL 32534
PH: (850) 776-4877 FAX: (850) 776-7708

WINSTON PLACE
UTILITY PLAN-WEST

| NO. | REVISION | DATE |
|-----|-------------------|---------|
| 1 | ISSUED FOR PERMIT | 11/3/22 |
| 2 | ISSUED FOR PERMIT | 11/3/22 |
| 3 | ISSUED FOR PERMIT | 11/3/22 |
| 4 | ISSUED FOR PERMIT | 11/3/22 |

DESIGNED BY:
H. PEMENT

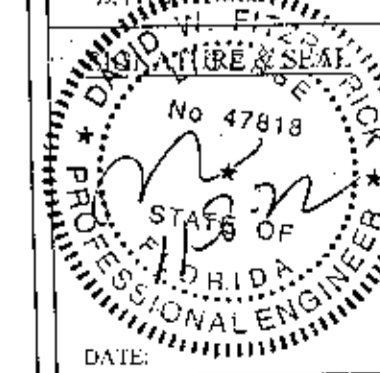
DESIGNED BY:
D. J. FITZPATRICK

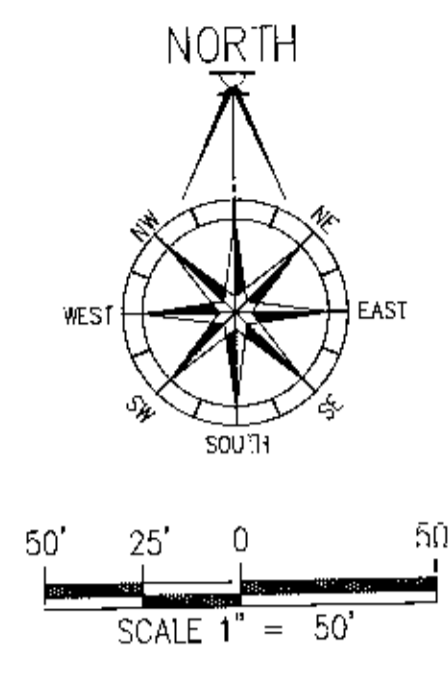
DATE:
11/3/22

PROJECT NUMBER:
21-006

PLANT DATE:
11/3/22

SHEET C7 OF C16





EXCAVATED MATERIAL NOTE:
 ANY SUITABLE EXCAVATED MATERIAL WILL BE STOCKPILED NEAR UNITS 1-5. STORAGE AREAS ARE TO BE PROTECTED BY A SILT FENCE BARRIER. ANY UNSUITABLE MATERIAL WILL BE HAULED OFFSITE TO AN APPROVED LAND FILL.

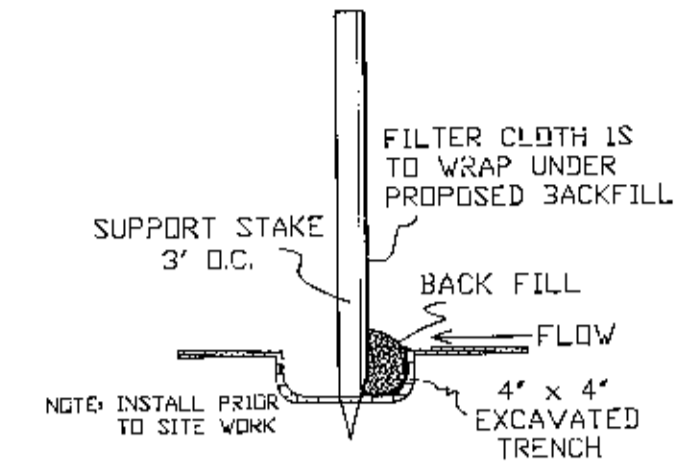
EROSION CONTROL NOTES:
 1. THE OWNER, VIA A CERTIFIED EROSION CONTROL SPECIALIST, WILL SUBMIT A CONSTRUCTION COMMENCEMENT NOTICE AT LEAST 48 HOURS PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. UPON INITIATING CONSTRUCTION ACTIVITIES THE OWNER WILL IMMEDIATELY INSTALL ALL BMP'S AS SHOWN ON THE DRAINAGE PLAN BEFORE INITIATING ANY OTHER ACTIVITIES. THE OWNER, VIA THE ENGINEER OF RECORD, WILL SUBMIT AS-BUILT CERTIFICATION FOR THE PROJECT.
 2. 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.
 3. 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 AT THE END OF THE 2 YEAR WARRANTY PERIOD.

GENERAL NOTES:
 1. 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.
 2. THE CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXISTING POND FROM BLINDING DUE TO SEDIMENTS.
 3. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.

RETENTION POND OPERATION & MAINTENANCE PLAN

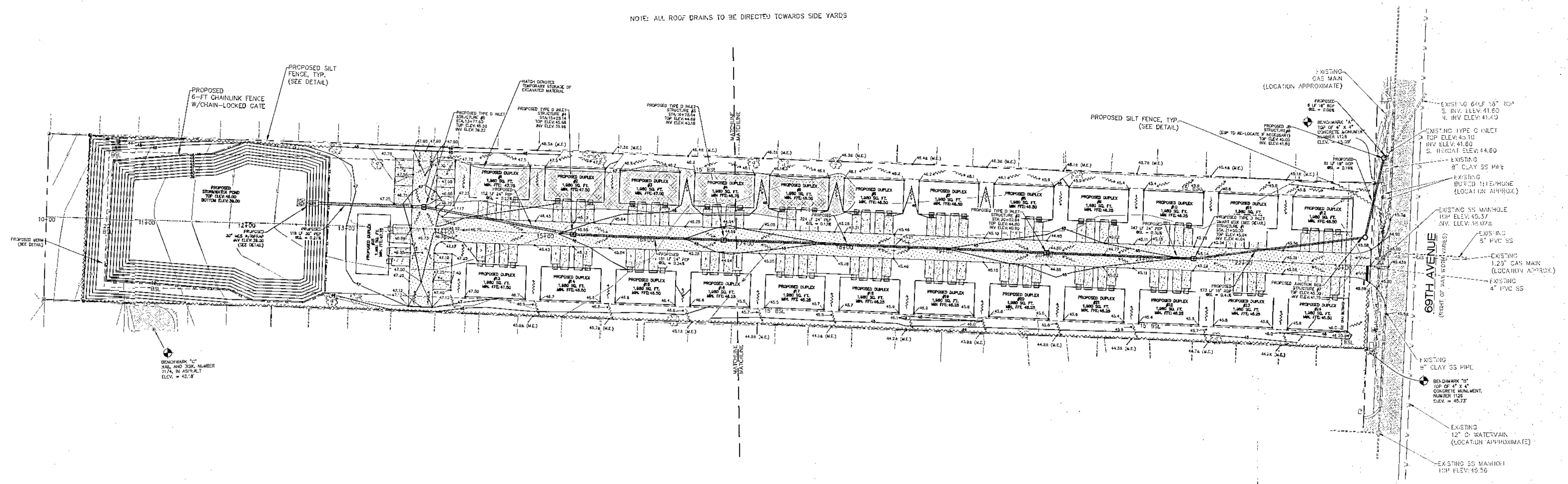
IN ORDER TO CONTINUE THE PROPER FUNCTION OF THE DRY RETENTION POND, ADEQUATE RESOURCES MUST BE COMMITTED TO PROPERLY MAINTAIN THE VOLUME, STABILITY, AND CLEANLINESS OF THE POND AND ITS STRUCTURES. A PROACTIVE, ROUTINE MAINTENANCE PLAN IS CRUCIAL TO THE CONTINUOUS TREATMENT AND ATTENUATION FUNCTIONALITY OF THE POND. MAINTENANCE ENTITY SHALL PERFORM QUARTERLY FIELD INSPECTIONS OF THE POND AND MAINTAIN RECORD OF FINDINGS.

| DRY RETENTION POND INSPECTION ACTIVITIES | FREQUENCY |
|--|---|
| CLEANOUT ALL TRASH, DEBRIS, AND SEDIMENT IN THE POND AND INLET/OUTLET STRUCTURES. BACKFILL AND COMPACT ANY EXCESSIVE EROSION AND STABILIZE ANY BARE SIDESLOPES WITH PINNED SOLID SOD. | QUARTERLY & AFTER SIGNIFICANT STORMS, OR MORE FREQUENTLY AS NEEDED. |
| MONITOR POND RECOVERY. POND SHOULD BE EMPTY WITHIN 7 DAYS IF A RAIN EVENT. IF POND IS NOT RECOVERING PROPERLY, THE TOP 3" OF THE POND BOTTOM SHOULD BE REMOVED AND REPLACED WITH CLEAN WHITE SAND. | ANNUAL |
| KEEP VEGETATION OR GRASS CUT AND PICKED UP. MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES. | MONTHLY, AS NEEDED |



SILT FENCE DETAIL
 N.T.S.

NOTE: ALL ROOF DRAINS TO BE DIRECTED TOWARDS SIDE YARDS

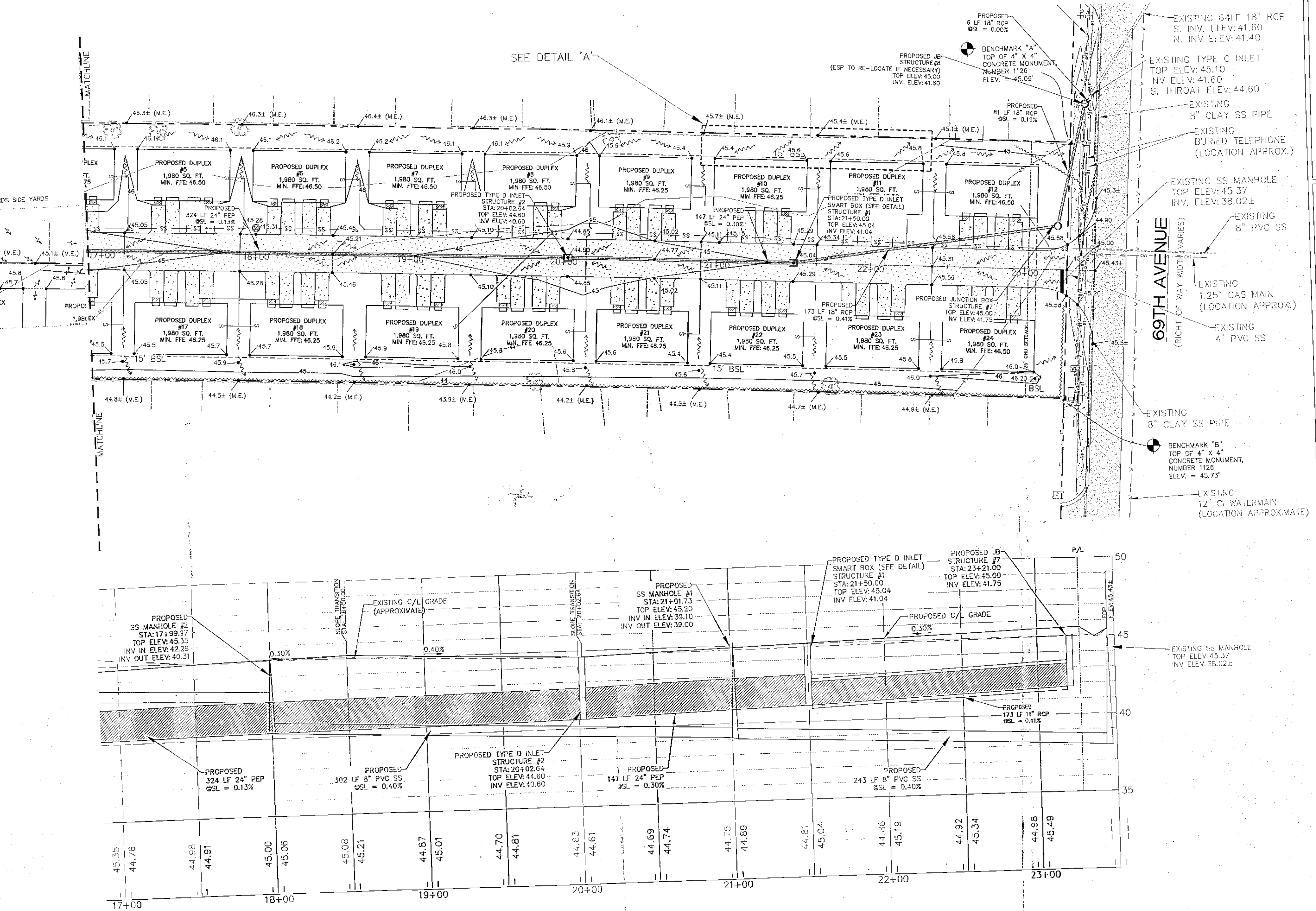


DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALMCOX STREET
 PENSACOLA, FL 32514
 PH: (850) 476-8877 FAX: (850) 476-7708

WINSTON PLACE
 DRAINAGE PLAN-OVERALL

| | |
|-----------------|-----------|
| DATE | |
| REVISION | |
| DRAWN BY: | B. PEMLT |
| PROJECT NUMBER: | 21-006 |
| DATE: | 11/3/22 |
| SHEET: | C8 OF C16 |

NOTE: ALL ROOF DRAINS TO BE DIRECTED TOWARDS SIDE YARDS



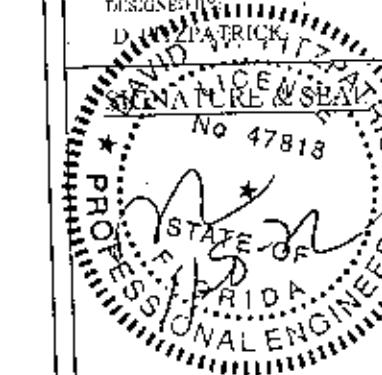
SEE DETAIL 'A'

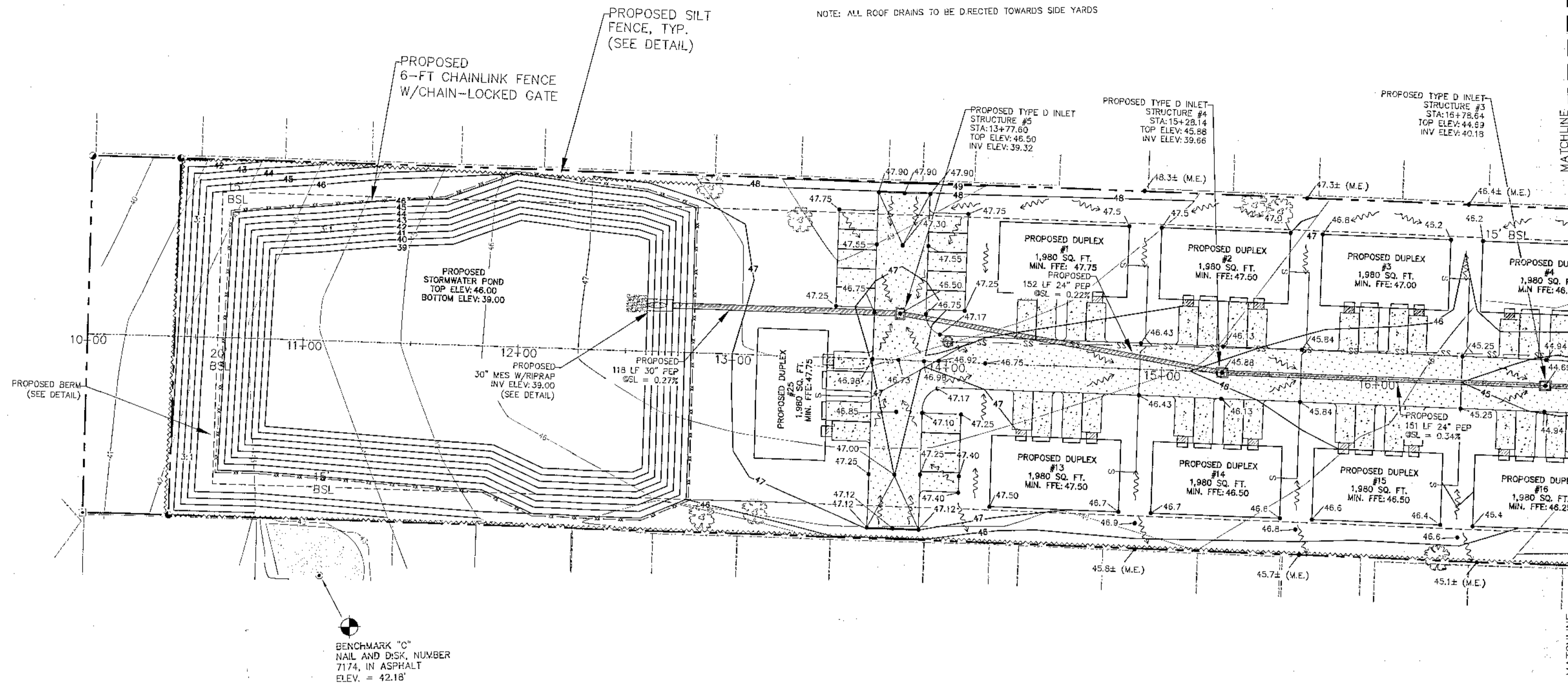
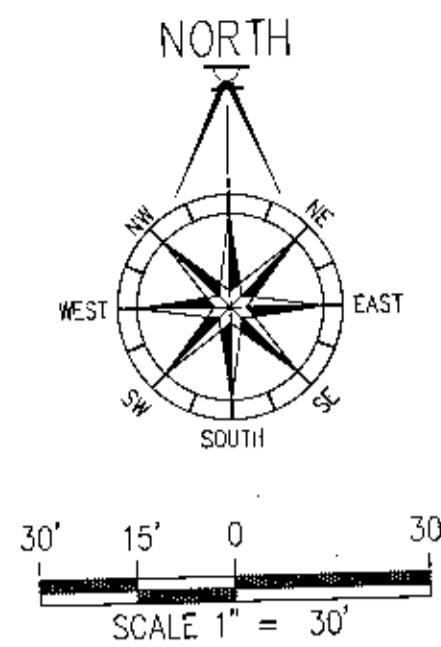
69TH AVENUE
(RIGHT OF WAY WIDTH VARIES)

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALM FOX STREET
PENSACOLA, FL 32506
PH: (904) 976-8077 FAX: (904) 976-7708

WINSTON PLACE
DRAINAGE PLAN-EAST

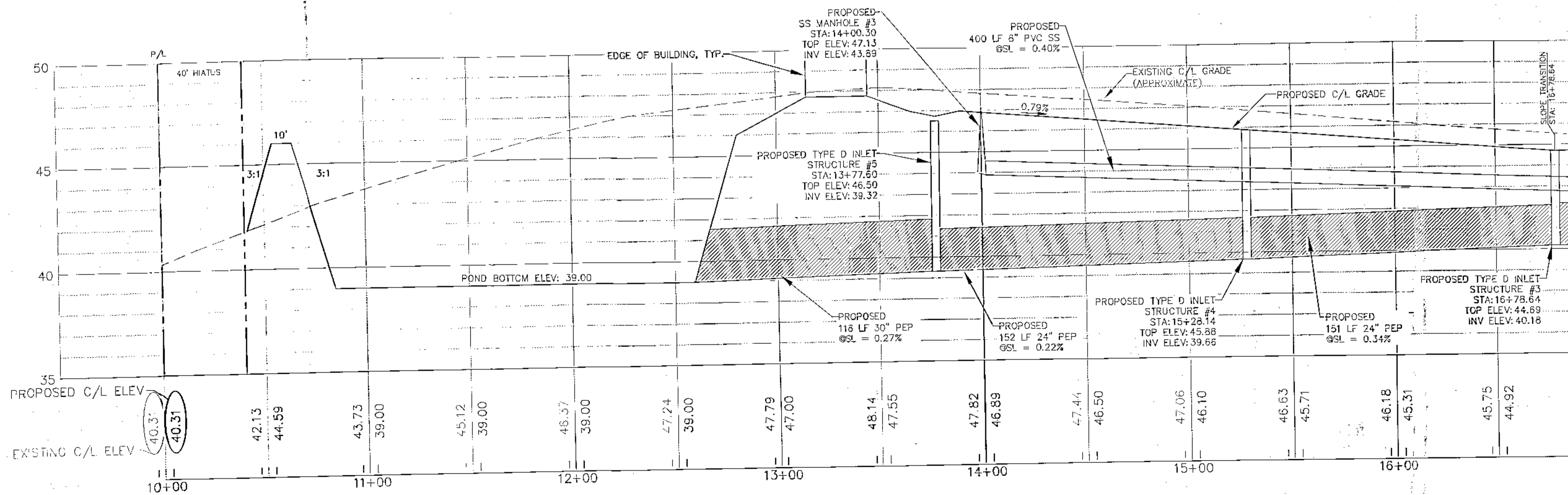
| | |
|-----------------|-----------|
| DATE: | |
| DRAWN BY: | B. FEMENT |
| DESIGNED BY: | |
| CHECKED BY: | |
| PROJECT NUMBER: | 21-006 |
| PLOT DATE: | 11/3/22 |
| SHEET: | C9 OF C16 |





BENCHMARK "C"
NAIL AND DISK, NUMBER
7174, IN ASPHALT
ELEV. = 42.18'

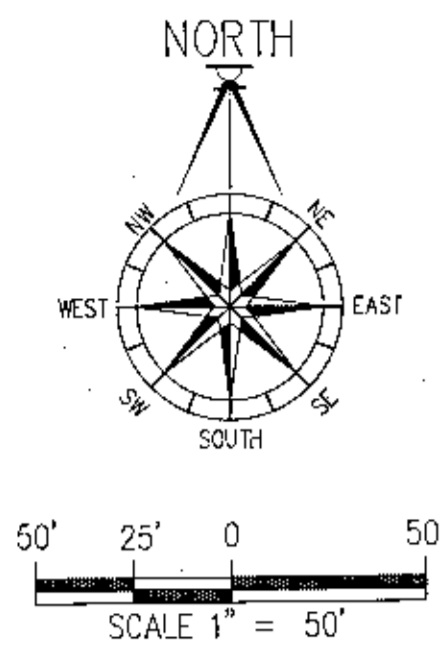
NOTE: ALL ROOF DRAINS TO BE DIRECTED TOWARDS SIDE YARDS



DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALMWAY STREET
PENSACOLA, FL 32514
PH: (850) 766-8577 FAX: (850) 766-7708

WINSTON PLACE
DRAINAGE PLAN-WEST

| | |
|-----------------|------------|
| DATE: | 11/3/22 |
| PROJECT NUMBER: | 21-006 |
| PLANT DATE: | 11/3/22 |
| SHEET: | C10 OF C16 |



TREE CHART

| TREE # | DIAMETER & TYPE | STATUS | TREE # | DIAMETER & TYPE | STATUS | TREE # | DIAMETER & TYPE | STATUS |
|--------|-------------------|--------|--------|-----------------|--------|--------|-----------------|--------|
| 1 | 21" OAK | REMOVE | 51 | 15" OAK | REMOVE | 101 | 25" OAK | REMAIN |
| 2 | 13" OAK | REMOVE | 52 | 13" OAK | REMOVE | 102 | 18" OAK | REMOVE |
| 3 | 14" OAK | REMOVE | 53 | 16" OAK | REMOVE | 103 | 22" OAK | REMOVE |
| 4 | 19" OAK | REMOVE | 54 | 22" OAK | REMOVE | 104 | 12" OAK | REMOVE |
| 5 | 16" OAK | REMOVE | 55 | 18" OAK | REMOVE | 105 | 12" OAK | REMOVE |
| 6 | 15" OAK | REMOVE | 56 | 15" OAK | REMOVE | 106 | 14" OAK | REMOVE |
| 7 | 29" TRIPLE OAK | REMOVE | 57 | 13" OAK | REMOVE | 107 | 22" OAK | REMOVE |
| 8 | 12" OAK | REMOVE | 58 | 15" OAK | REMOVE | 108 | 18" OAK | REMOVE |
| 9 | 14" OAK | REMOVE | 59 | 17" OAK | REMOVE | 109 | 18" OAK | REMOVE |
| 10 | 17" OAK | REMOVE | 60 | 12" OAK | REMOVE | 110 | 24" OAK | REMOVE |
| 11 | 17" OAK | REMOVE | 61 | 16" OAK | REMOVE | 111 | 15" OAK | REMOVE |
| 12 | 13" OAK | REMOVE | 62 | 13" OAK | REMAIN | 112 | 17" OAK | REMOVE |
| 13 | 24" CHERRY LAUREL | REMOVE | 63 | 16" OAK | REMAIN | 113 | 14" OAK | REMOVE |
| 14 | 14" OAK | REMOVE | 64 | 15" OAK | REMOVE | 114 | 20" OAK | REMOVE |
| 15 | 18" OAK | REMOVE | 65 | 15" OAK | REMOVE | 115 | 12" OAK | REMOVE |
| 16 | 15" OAK | REMOVE | 66 | 15" OAK | REMOVE | 116 | 16" OAK | REMOVE |
| 17 | 14" OAK | REMOVE | 67 | 15" OAK | REMOVE | 117 | 20" OAK | REMOVE |
| 18 | 17" OAK | REMOVE | 68 | 15" OAK | REMOVE | 118 | 20" OAK | REMOVE |
| 19 | 13" OAK | REMOVE | 69 | 15" OAK | REMOVE | 119 | 14" OAK | REMOVE |
| 20 | 14" OAK | REMOVE | 70 | 12" OAK | REMOVE | 120 | 20" OAK | REMOVE |
| 21 | 26" DOUBLE OAK | REMOVE | 71 | 20" OAK | REMOVE | 121 | 13" OAK | REMOVE |
| 22 | 18" OAK | REMOVE | 72 | 12" OAK | REMOVE | 122 | 14" OAK | REMOVE |
| 23 | 15" OAK | REMOVE | 73 | 18" OAK | REMOVE | 123 | 18" MAGNOLIA | REMOVE |
| 24 | 12" OAK | REMOVE | 74 | 19" OAK | REMOVE | 124 | 14" OAK | REMOVE |
| 25 | 15" OAK | REMOVE | 75 | 19" OAK | REMOVE | 125 | 12" OAK | REMOVE |
| 26 | 14" OAK | REMOVE | 76 | 19" OAK | REMOVE | 126 | 35" OAK | REMAIN |
| 27 | 19" OAK | REMOVE | 77 | 13" OAK | REMOVE | 127 | 28" MAGNOLIA | REMOVE |
| 28 | 14" OAK | REMOVE | 78 | 13" OAK | REMOVE | 128 | 21" MAGNOLIA | REMOVE |
| 29 | 14" OAK | REMOVE | 79 | 14" OAK | REMOVE | 129 | 23" MAGNOLIA | REMOVE |
| 30 | 17" OAK | REMAIN | 80 | 14" OAK | REMOVE | 130 | 19" MAGNOLIA | REMOVE |
| 31 | 17" OAK | REMAIN | 81 | 14" OAK | REMOVE | 131 | 15" MAGNOLIA | REMOVE |
| 32 | 16" OAK | REMOVE | 82 | 14" OAK | REMOVE | 132 | 24" MAGNOLIA | REMOVE |
| 33 | 12" OAK | REMOVE | 83 | 14" OAK | REMOVE | 133 | 55" OAK | REMAIN |
| 34 | 13" OAK | REMAIN | 84 | 17" OAK | REMAIN | 134 | 51" OAK | REMOVE |
| 35 | 13" OAK | REMAIN | 85 | 16" OAK | REMOVE | 135 | 21" MAGNOLIA | REMOVE |
| 36 | 16" OAK | REMOVE | 86 | 14" OAK | REMOVE | 136 | 24" TRIPLE OAK | REMOVE |
| 37 | 20" OAK | REMOVE | 87 | 12" OAK | REMOVE | 137 | 14" OAK | REMOVE |
| 38 | 20" OAK | REMOVE | 88 | 26" OAK | REMOVE | 138 | 23" PECAN | REMOVE |
| 39 | 21" OAK | REMOVE | 89 | 14" OAK | REMOVE | 139 | 23" OAK | REMOVE |
| 40 | 17" OAK | REMOVE | 90 | 18" OAK | REMOVE | 140 | 19" OAK | REMOVE |
| 41 | 13" OAK | REMOVE | 91 | 15" OAK | REMOVE | 141 | 23" OAK | REMOVE |
| 42 | 15" OAK | REMOVE | 92 | 15" OAK | REMOVE | | | |
| 43 | 16" OAK | REMOVE | 93 | 20" OAK | REMOVE | | | |
| 44 | 23" OAK | REMOVE | 94 | 18" OAK | REMOVE | | | |
| 45 | 21" OAK | REMOVE | 95 | 19" OAK | REMOVE | | | |
| 46 | 18" OAK | REMOVE | 96 | 19" OAK | REMOVE | | | |
| 47 | 18" OAK | REMOVE | 97 | 15" OAK | REMAIN | | | |
| 48 | 23" OAK | REMOVE | 98 | 16" OAK | REMOVE | | | |
| 49 | 13" OAK | REMOVE | 99 | 22" OAK | REMAIN | | | |
| 50 | 14" OAK | REMOVE | 100 | 18" OAK | REMOVE | | | |

TREE MITIGATION CALCULATIONS:
MITIGATION:
 2,224" OF PROTECTED TREES ARE TO BE REMOVED.
 HALF OF THE CALIPER INCHES REMOVED ARE REQUIRED TO BE REPLACED WITH A LIMIT OF 25" PER ACRE.
 $2,224" / 2 = 1,112"$
 $4.88 \text{ ACRES} \times 25" = 122" \text{ LIMIT}$

THEREFORE, THE CONTRACTOR IS TO PLANT 122 CALIPER INCHES OF MITIGATION TREES THROUGHOUT THE SITE.
 (41) 3" CALIPER MITIGATION TREES HAVE BEEN SHOWN.
 TREES T34, 35, 37, 38, 99, 101, 126 & T133 ARE NOT PRESERVED BASED ON ESCAMBIA COUNTY LDC DSM SECTION 2-3.2 & 2-3.3. MAXIMUM MITIGATION HAS BEEN REACHED FOR THE REMOVED TREES, THEREFORE NO ADDITIONAL CALIPER INCHES ARE REQUIRED.

NOTE: CONTRACTOR MAY CHOOSE TO PAY INTO THE ESCAMBIA COUNTY TREE FUND IN LIEU OF PLANTING SOME MITIGATION TREES IF SPACE ONSITE IS LIMITED. COORDINATE WITH ESCAMBIA COUNTY DEVELOPMENT REVIEW ENVIRONMENTAL DEPARTMENT (SEE ESCAMBIA COUNTY LDC DSM SECTION 2-5.2(E)).

REQUIRED TREE TYPE DIVERSITY

THERE ARE 2 (P1, P2) UNDERSTORY TREES PROPOSED IN THE PARKING AREAS.
 A TOTAL OF 2 UNDERSTORY TREES ARE PROPOSED.

2 REDBUDDS ARE PROPOSED.
 THERE ARE A TOTAL OF 41 (M1 THRU M41) CANOPY TREES PROPOSED FOR MITIGATION.
 THERE ARE 31 (P3-P33) CANOPY TREES PROPOSED IN THE PARKING AREAS.
 A TOTAL OF 72 CANOPY TREES ARE PROPOSED.

PER LDC, ONLY 30% OF THESE CAN BE THE SAME SPECIES (SEE LEGEND FOR SPECIES).

18 LIVE OAKS, 18 RED MAPLES, 18 BALD CYPRESS, AND 18 RIVER BIRCH ARE PROPOSED.

THERE ARE NO HERITAGE TREES ONSITE.

NOTE: ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRG SITE PLANS AND ADDITIONAL PERMITTING APPROVALS ALLOW FOR ADDITIONAL "LAND DISTURBANCE ACTIVITIES". PER CODE, ALL TREE REMOVAL, LAND CLEARING, LAND DISTURBANCE ACTIVITIES, PLACEMENT OF FILL MATERIALS, GRADING OF LAND, SWALES, TRENCHING, BERMING, OR ANY OTHER DEVELOPMENT ACTIVITIES THAT ALTER LAND OR VEGETATIVE COVER SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED.

LANDSCAPING LEGEND

- EXISTING TREE TO REMAIN W/ BARRICADE
- EXISTING TREE TO BE REMOVED
- PROPOSED PARKING UNDERSTORY TREE (4' RADIUS SHOWN)
- PROPOSED PARKING CANOPY TREE (6' RADIUS SHOWN)
- PROPOSED MITIGATION NATIVE CANOPY TREE (3" CALIPER INCHES, MEASURED 4' ABOVE GRADE)
- 10-FT RADIUS STRUCTURAL ROOT PLATE PROTECTION ZONE
- CRITICAL ROOT ZONE (1 1/2' RADIUS PER 1-INCH OF TRUNK DIAMETER)

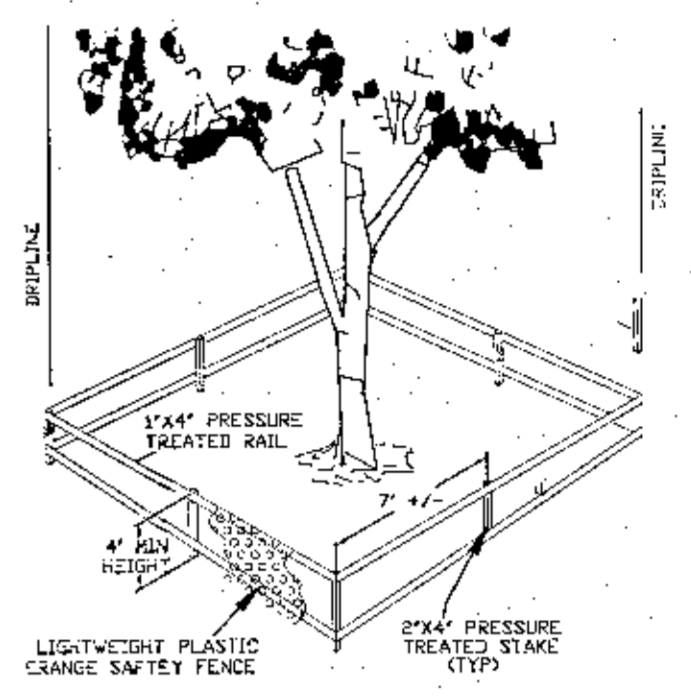
NOTE: ALL TREE PLANTINGS MUST BE A MINIMUM OF 2.5 CALIPER INCHES

RECOMMENDED SPECIES FOR PLANTING

| LANDSCAPING CANOPY TREES | UNDERSTORY TREES |
|--------------------------|-------------------|
| RED MAPLE | RED BUCKEYE |
| RIVER BIRCH | REDBUD |
| SWEETGUM | FLOWERING DOGWOOD |
| SOUTHERN MAGNOLIA | DAHLDI HOLLY |
| SYCAMORE | YALPON HOLLY |
| LIVE OAK | GRASS APPLE |
| BALD CYPRESS | VAX MYRTLE |
| | SHRUBS |
| | AZALEA |

NOTE: GRASS MYRTLES DO NOT MEET COUNTY PLANTING REQUIREMENTS.

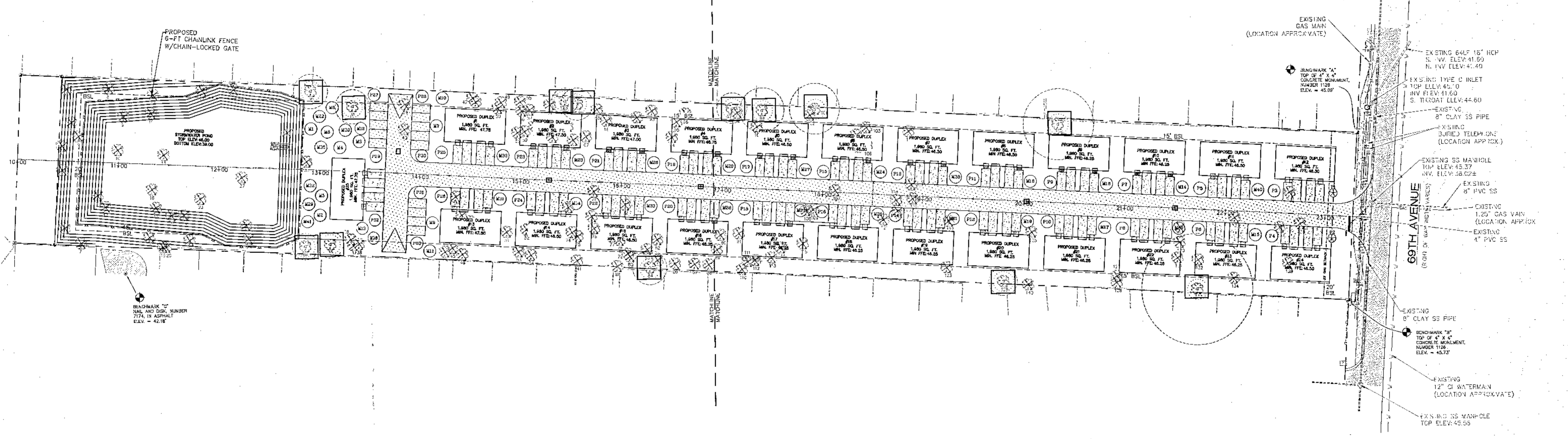
TREE PROTECTION NOTES:
 1. ROOT PRUNING SHALL BE PERFORMED ON ROOTS OF IMPACTED TREES REMAINING ON SITE. ROOTS MUST BE PRUNED OR CUT CLEANLY WITH APPROPRIATE EQUIPMENT. (NOT TORN AS WITH USING A BACK HOE).
 2. TREE BARRICADES SHALL BE INSTALLED PRIOR TO SITE DEVELOPMENT ACTIVITIES, INSPECTED, AND MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND SITE IS STABILIZED.
 3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUT OF TREE ROOT PROTECTION ZONE AT ALL TIMES. NO GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRILLPIPE OF PROTECTED TREES TO REMAIN ON SITE.
 4. TO PROTECT TREES STABILIZING ROOTS, TRENCHING SHOULD BE NO CLOSER THAN 6 FEET FROM TRUNK OF THE TREE REMAINING ON SITE.
 5. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.



TREE BARRICADES SHOULD BE IN PLACE AROUND THE DRILLPIPE OF THE PROTECTED TREES MARKED FOR PRESERVATION PRIOR TO ANY LAND DISTURBANCE CONSISTENT WITH THE DEVELOPMENT ORDER.

TREE BARRICADE

N.T.S.



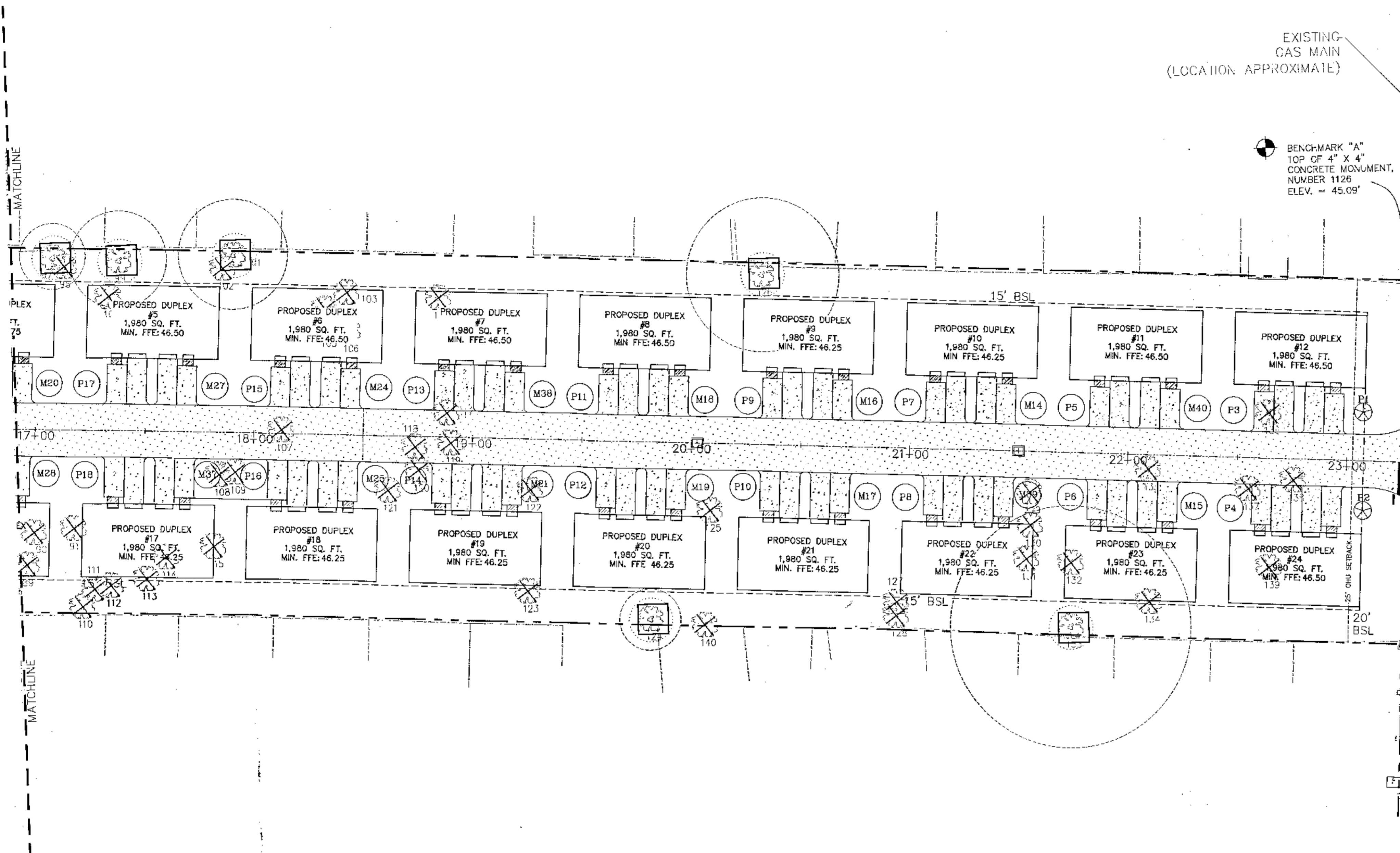
DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALMWAY, SUITE 100
 PENSACOLA, FL 32514
 PH: (850) 476-8677 FAX: (850) 476-7708

WINSTON PLACE
 LANDSCAPE PLAN-OVERALL

| NO. | REVISION |
|-----|----------------------|
| 1 | ISSUE FOR PERMITTING |

DESIGNED BY
 H. FEMINI
 DRAWN BY
 H. FEMINI
 CHECKED BY
 H. FEMINI
 DATE
 11/3/22

PROJECT NUMBER
 21-006
 DATE
 11/3/22
 SHEET C11 OF C16



EXISTING GAS MAIN
(LOCATION APPROXIMATE)

BENCHMARK "A"
TOP OF 4" X 4"
CONCRETE MONUMENT,
NUMBER 1126
ELEV. = 45.09'

EXISTING 64LF 18" RCP
S. INV. ELEV: 41.80
N. INV. ELEV: 41.40

EXISTING TYPE C INLET
TOP ELEV: 45.10
INV. ELEV: 41.80
S. THROAT ELEV: 44.60'

EXISTING
8" CLAY SS PIPE

EXISTING
BURIED TELEPHONE
(LOCATION APPROX.)

EXISTING SS MANHOLE
TOP ELEV: 45.37
INV. ELEV: 38.02±

EXISTING
8" PVC SS

EXISTING
1.25" GAS MAIN
(LOCATION APPROX.)

EXISTING
4" PVC SS

69TH AVENUE
(RIGHT OF WAY WIDTH VARIES)

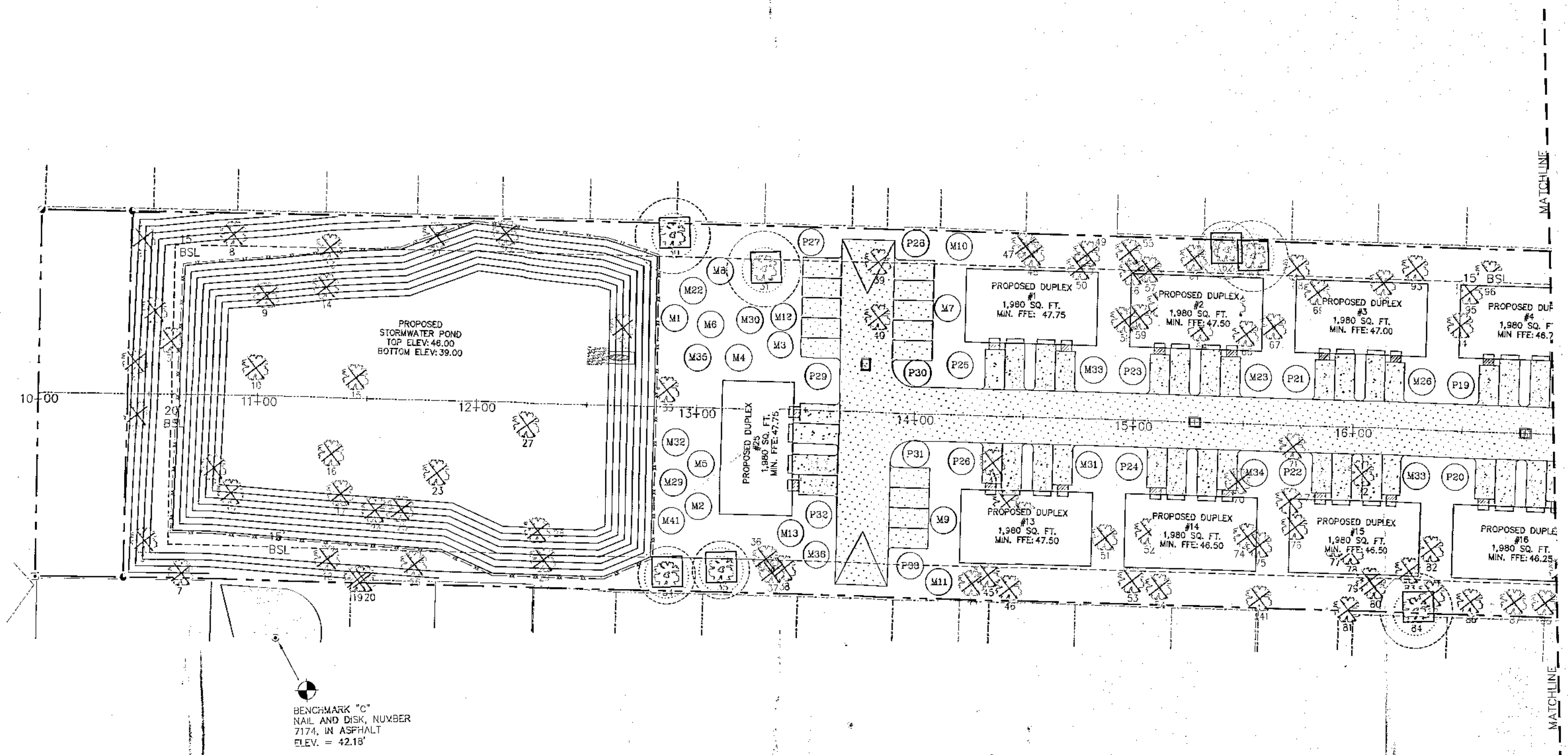
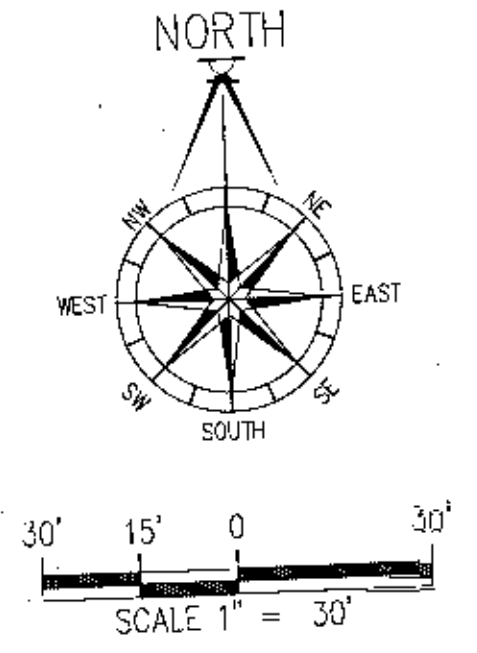
EXISTING
8" CLAY SS PIPE

BENCHMARK "B"
TOP OF 4" X 4"
CONCRETE MONUMENT,
NUMBER 1126
ELEV. = 45.73'

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00006423
10250 NORTH PALM OAK STREET
PENSACOLA, FL 32534
PH: (850) 476-8877 FAX: (850) 476-7708

WINSTON PLACE
LANDSCAPE PLAN-EAST

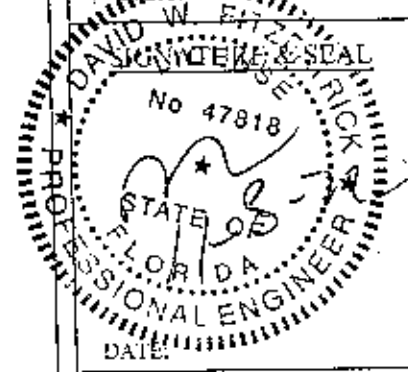
| | |
|-----------------------|-----------------------|
| DATE | 11/22 |
| PROJECT | 69th Avenue |
| CLIENT | DAVID W. FITZPATRICK |
| SCALE | AS SHOWN |
| DRAWN BY | B. PEMENT |
| CHECKED BY | DAVID W. FITZPATRICK |
| DESIGNED BY | DAVID W. FITZPATRICK |
| APPROVED BY | DAVID W. FITZPATRICK |
| PROFESSIONAL ENGINEER | DAVID W. FITZPATRICK |
| STATE OF FLORIDA | PROFESSIONAL ENGINEER |
| NO. 47819 | |
| DATE | |
| PROJECT NUMBER | 21-006 |
| PLAT DATE | 11/3/22 |
| SHEET | C12 of C16 |

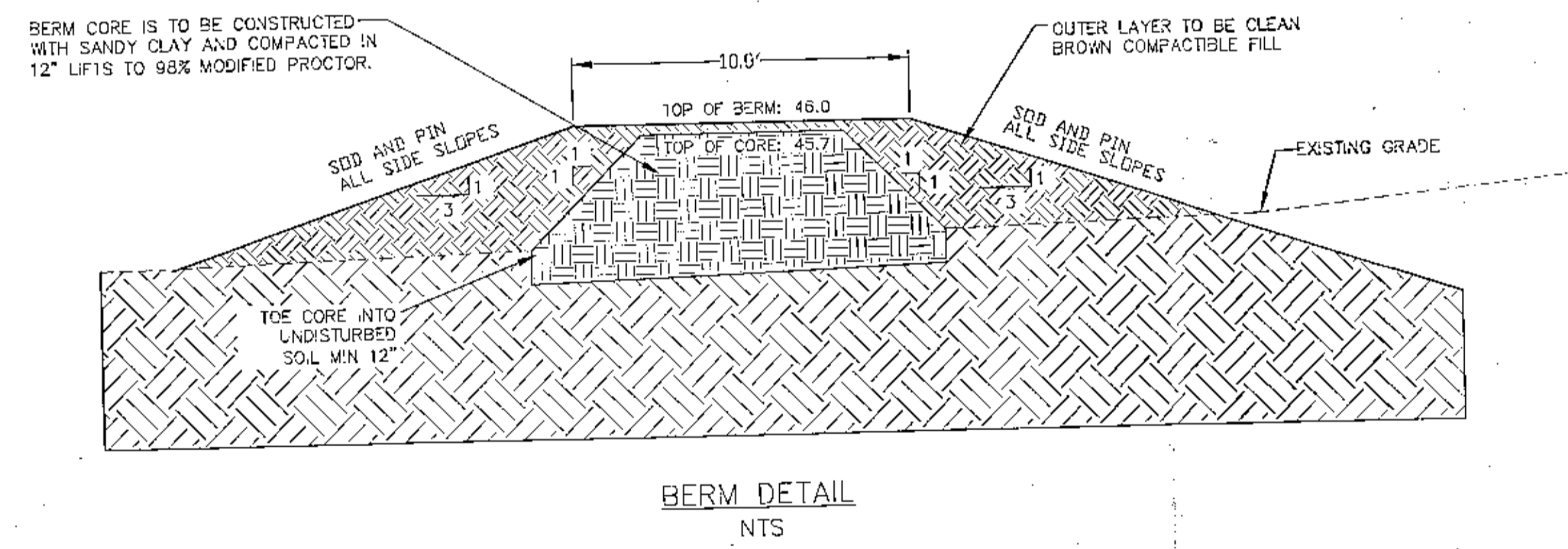
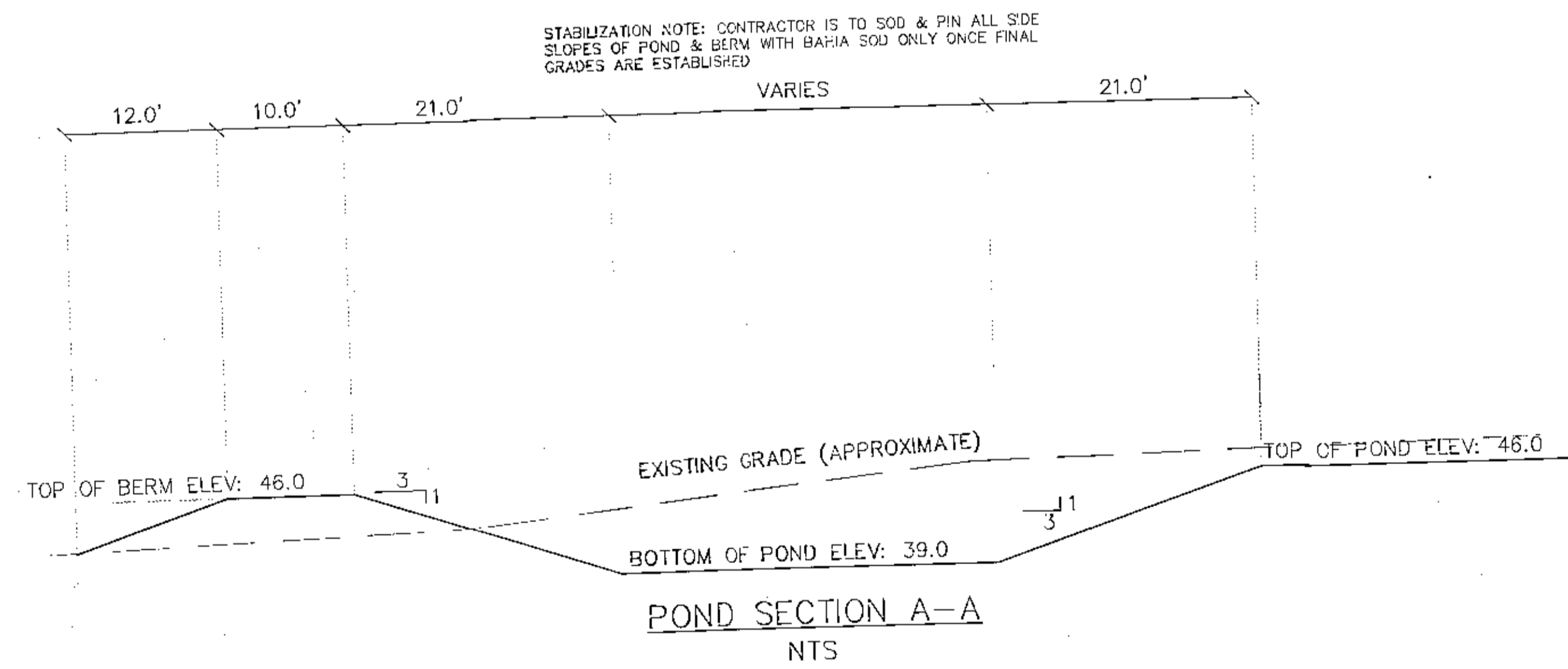
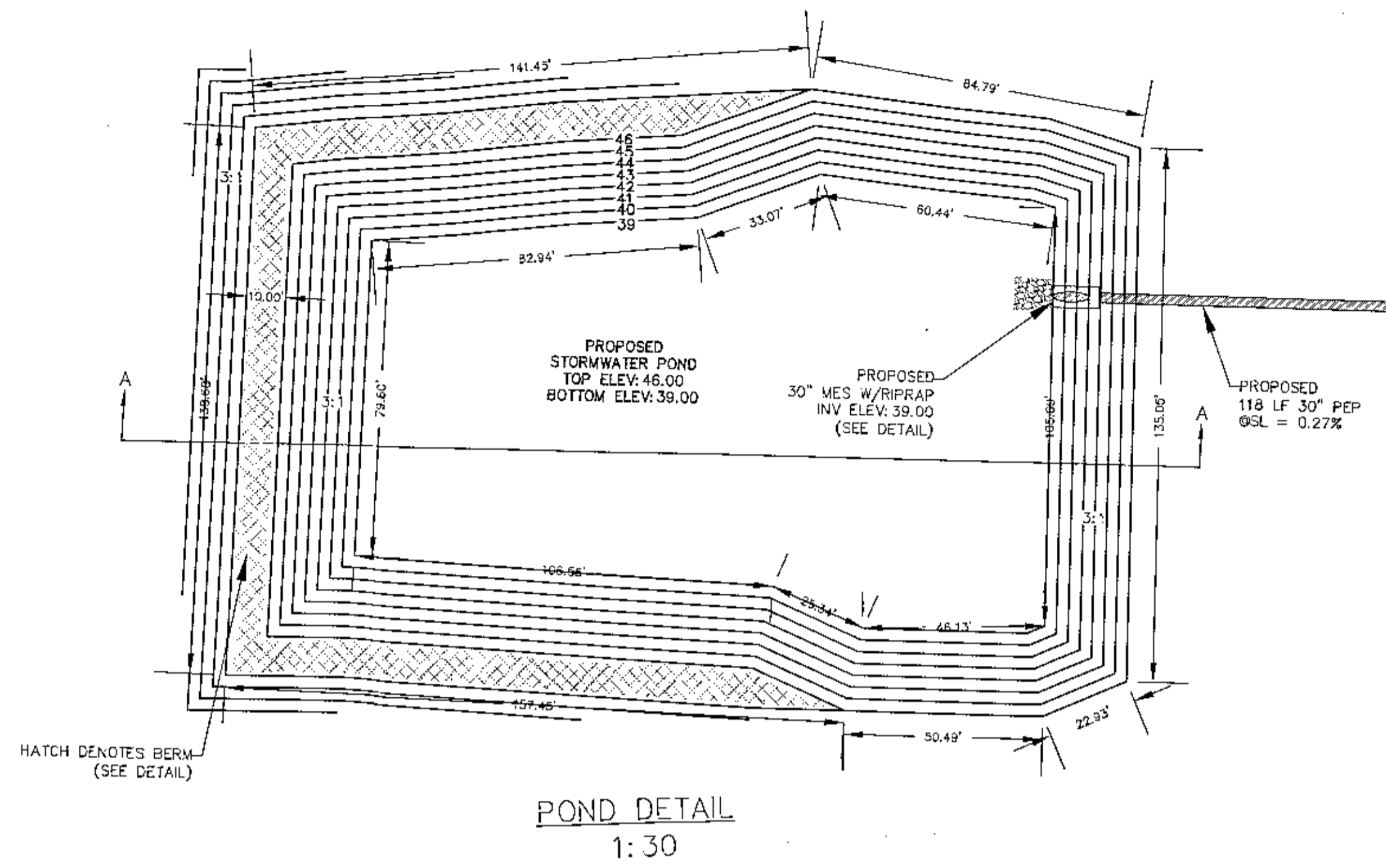


DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 11250 NORTH PALMWAY STREET
 PENSACOLA, FL 32534
 PH: (904) 778-9677 FAX: (904) 478-7708

WINSTON PLACE
 LANDSCAPE PLAN - WEST

| | |
|----------------|------------|
| DATE | 11/23 |
| DESIGNED BY | |
| DRAWN BY | R. FEMENT |
| CHECKED BY | |
| DATE | |
| PROJECT NUMBER | 21-006 |
| FILE DATE | 11/3/22 |
| SHEET | C13 OF C16 |





DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PALMWAY STREET
PALM BEACH, FL 33434
PH: (800) 476-8877 FAX: (800) 476-7708

WINSTON PLACE

POND DETAILS

| | |
|----------|--|
| DATE: | |
| PROJECT: | |
| NO.: | |
| SCALE: | |

DRAWN BY:
B. PEMENT

DATE:
11/3/22

PROJECT NUMBER:
21-006

PLAT DATE:
11/3/22

SHEET:
C15 of C16

