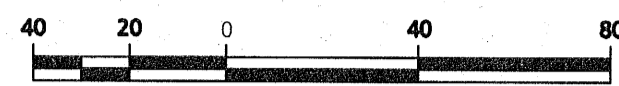
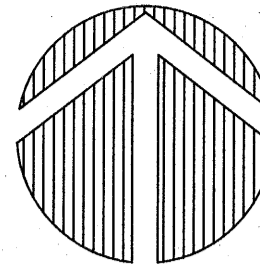




NORTH



GRAPHIC SCALE

1" = 40'

LEGEND:

- No. OR # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- AC. = ACRES
- O.R. = OFFICIAL RECORDS BOOK / PAGE
- F.B. = PLAT BOOK / PAGE
- D.B. = DEED BOOK / PAGE
- ± = MORE OR LESS
- R/W = RIGHT OF WAY
- ID = IDENTIFICATION
- NO ID = NO IDENTIFICATION
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- INV = INVERT
- (F) = FIELD MEASURED DATA
- (D) = DEED DATA
- ⊙ = POWER POLE AND GUY ANCHOR
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- ⊗ = (FCM) FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION
- ⊕ = (FIR) FOUND 1/2" CAPPED IRON ROD, NO IDENTIFICATION
- ⊙ = (FIR) FOUND 1/2" CAPPED IRON ROD, IDENTIFICATION NUMBER FURNISHED
- TPIR = TRAVERSE POINT IRON ROD
- ☐ = TELEPHONE SERVICE BOX
- ⊗ = SANITARY SEWER MANHOLE
- ⊕ = WATER VALVE
- ⊗ = TELEVISION SERVICE BOX
- ⊙ = LIGHT POLE
- ⊕ = ROAD SIGN
- RCP = REINFORCED CONCRETE PIPE
- ⊕ = WATER METER
- A/C = AIR CONDITIONER
- ELEV. = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- PVC = POLYVINYL CHLORIDE
- SWR = SANITARY SEWER PIPE
- TEL = TELEPHONE CABLE
- UFO = FIBER-OPTIC CABLE
- ELE = ELECTRIC CABLE
- GM = GAS MAIN
- OHU = OVERHEAD UTILITIES
- WL = WATER LINE
- OE = OVERHEAD ELECTRIC
- ☉ = PINE TREE (WITH DIAMETER SHOWN IN INCHES)
- ☉ = SYCAMORE (WITH DIAMETER SHOWN IN INCHES)
- ALTA = AMERICAN LAND TITLE ASSOCIATION

LEGAL DESCRIPTION (AS FURNISHED):

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2, ALSO KNOWN AS THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/4 OF SECTION 21, TOWNSHIP-2-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 86 DEGREES 49 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 617.87 FEET TO THE WEST RIGHT-OF-WAY LINE OF 72ND AVENUE (66' R/W); THENCE GO SOUTH 03 DEGREES 14 MINUTES 46 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF 72ND AVENUE, A DISTANCE OF 1045.42 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 14 MINUTES 46 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF 72ND AVENUE, A DISTANCE OF 380.17 FEET TO A POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF 72ND AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF W. US HIGHWAY 98 (200' R/W); THENCE GO NORTH 71 DEGREES 02 MINUTES 46 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF W. US HIGHWAY 98, A DISTANCE OF 640.70 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF W. US HIGHWAY 98, GO NORTH 03 DEGREES 11 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 2, A DISTANCE OF 315.31 FEET; THENCE DEPARTING SAID WEST LINE OF GOVERNMENT LOT 2, GO SOUTH 76 DEGREES 46 MINUTES 19 SECONDS EAST A DISTANCE OF 626.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP-2-SOUTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, CONTAINS 4.92 ACRES MORE OR LESS.

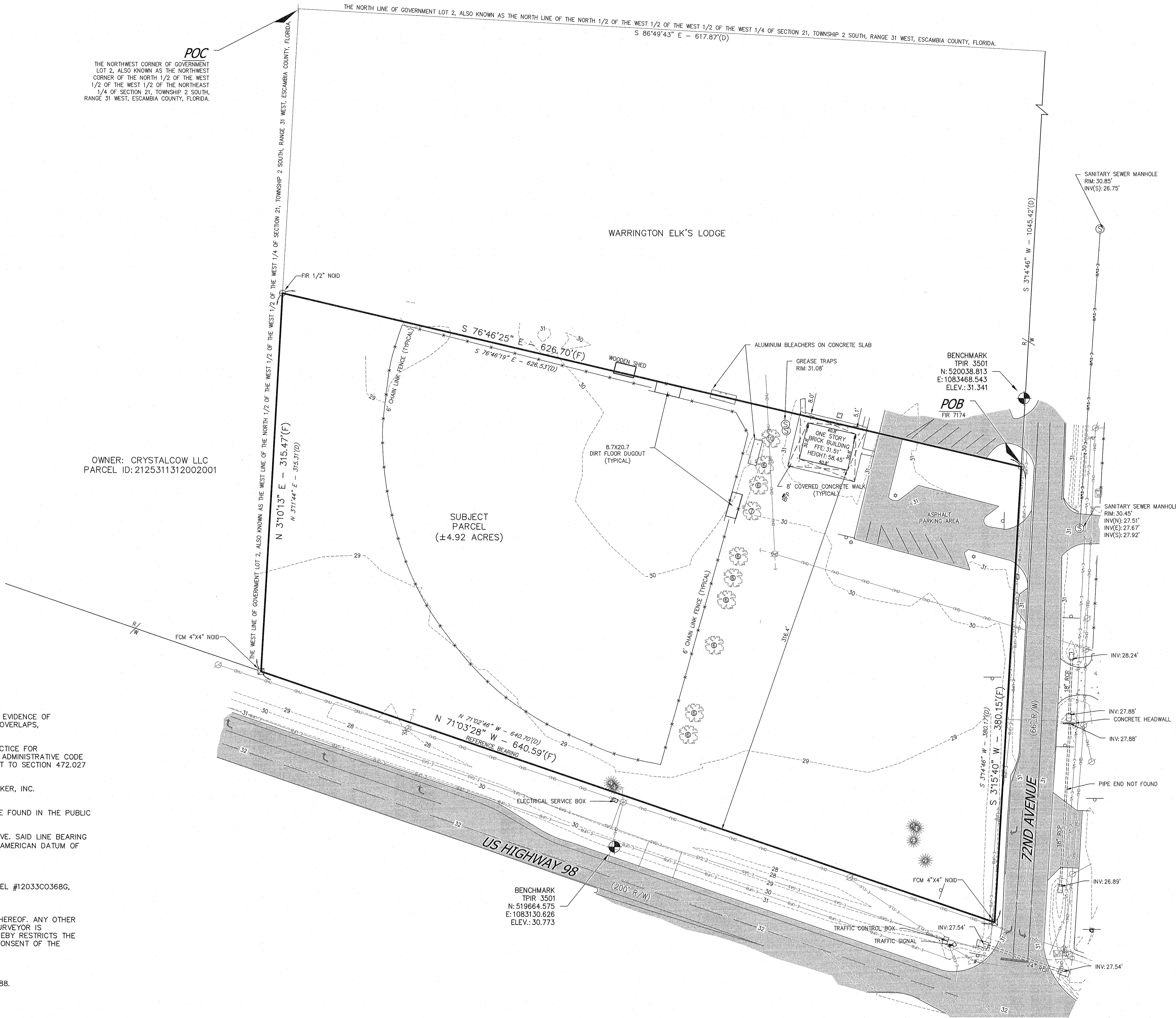
SURVEY REPORT

- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
- THIS SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERN PROPERTY LINE AS SHOWN ABOVE. SAID LINE BEARING N 71°03'28" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS PARCEL LIES IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12033C0368G, DATED 09/28/2006, AND FURNISHED BY ESCAMBIA COUNTY GEOGRAPHIC INFORMATION SERVICE.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- BUILDING TIES SHOWN HEREON ARE TO FOUNDATION.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

OWNER: CRYSTALCOW LLC  
PARCEL ID: 2125311312002001

SUBJECT  
PARCEL  
(±4.92 ACRES)

WARRINGTON ELK'S LODGE



**Gustin, Cothorn & Tucker, Inc.**  
LAND SURVEYING  
Niceville, FL 32578  
121 Hart Street  
Fax: (850) 729-2460  
L.B. No. 3501  
www.gct-survey.com

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
© S.C.T. INC. 2021

ALLEN E. TUCKER, P.S.M. No. 6584  
JOSHUA P. WOOD, P.S.M. No. 6980  
DATE: 7-9-2021

CEFCO HWY. 98 AND 72ND AVE  
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

CLIENT: COSTORBE LLC  
SURVEY TYPE: BOUNDARY/TOPOGRAPHIC  
SURVEY DATE: 7-7-2021  
SHEET 1 OF 1  
F.B. NO. 210542  
MAP # 210542.01  
HORIZONTAL: VERTICAL  
NAED 83

7/9/2021 11:01 AM JASON D:\Survey-Proj\2021\210542 CEFCO HWY 98 & 72nd AVE FENSICOLA\DWG\210542.01 BT.dwg

DEMOLITION NOTES

- 1. IN ORDER TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SOIL EROSION AND SEDIMENTATION, THE DEMOLITION CONTRACTOR SHALL CONSTRUCT EROSION CONTROL MEASURES PER THE INITIAL EROSION CONTROL PLAN (PHASE I) AS NECESSARY PRIOR TO AND DURING DEMOLITION OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER, LOCAL INSPECTOR OR THE OWNER.
2. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION. ANY DEVIATION WITHOUT THE OWNER'S CONSENT WILL BE AT THE CONTRACTOR'S RISK.
3. THE DEMOLITION CONTRACTOR SHALL LOCATE, IDENTIFY PROPERLY, TERMINATE, AND MARK ALL EXISTING UTILITIES THAT SHALL REMAIN WITHIN THE DEMOLITION AREA TO PROTECT THEM FROM DAMAGE.
4. THE DEMOLITION CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.
5. THE DEMOLITION CONTRACTOR SHALL PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE/REPAIR ALL ITEMS THAT ARE DISTURBED DURING DEMOLITION.
6. THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND/OR PRIVATE ACCESSES AND FACILITIES.
7. THE DEMOLITION CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER IS REMOVED OR DISTURBED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AT THE CONTRACTORS EXPENSE.
8. THE DEMOLITION CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED IN ACCORDANCE WITH THE US DEPT. OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND GOVERNING AGENCY REQUIREMENTS.
9. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION WORK SHALL BE FILLED TO SUB-GRADE AND PROPERLY COMPACTED. THE CONTRACTOR SHALL SLOPE ALL DISTURBED AREAS TO DRAIN IN ORDER TO AVOID PONDING.
10. THE DEMOLITION CONTRACTOR SHALL ACQUIRE ALL PERMITS AND PAY ALL ASSOCIATED FEES PERTAINING TO THE DEMOLITION AND DISPOSAL REQUIREMENTS. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THIS WORK. IF THERE ARE NO LOCAL, STATE OR FEDERAL REQUIREMENTS THE DEMOLITION CONTRACTOR SHALL ACQUIRE AN ENGINEER'S CERTIFICATION THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY AND SAFETY MANAGEMENT. THE CONTRACTOR SHALL PROCEED WITH THE DEMOLITION IN AN ORGANIZED MANNER FOLLOWING ALL APPLICABLE OSHA REQUIREMENTS IN ORDER TO ENSURE WORKER AND CIVIC SAFETY.
12. THE DEMOLITION CONTRACTOR SHALL DO THE FOLLOWING:
12.1. CONFIRM THAT COPIES OF ALL PERMITS AND APPROVALS ARE KEPT ONSITE AND THAT THEY ARE AVAILABLE FOR REVIEW UPON REQUEST.
12.2. INSTALL INITIAL PHASE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
12.3. REMOVE AND DISPOSE OFFSITE ALL DEBRIS NOT ACCEPTABLE TO THE OWNER.
12.4. LOCATE AND CAP/PLUG ALL WET AND DRY UTILITIES TO BE REMOVED/ABANDONED WITHIN THE LIMITS OF DISTURBANCE.
12.5. PROTECT AND KEEP IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT TO BE REMOVED/ABANDONED.
12.6. COORDINATE WITH APPROPRIATE UTILITY SERVICE COMPANY/PROVIDER AND PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND/OR UTILITY COMPANY REQUIREMENTS. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING DURING "OFF-PEAK" HOURS OR ON WEEKENDS TO MINIMIZE THE IMPACT ON THE PUBLIC.
12.7. DIRECT A LICENSED ENVIRONMENTAL TESTING COMPANY COMPLETE A CONTAMINANT AND INSPECTION AND REPORT WITH REGARD TO BUILDINGS/STRUCTURES TO BE REMOVED, AND ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. CONTAMINATED/HAZARDOUS BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFFSITE BY A QUALIFIED/LICENSED CONTRACTOR FAMILIAR WITH THE APPLICABLE REGULATIONS.
13. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. IF PERMISSION IS GIVEN, ALL RELATED PERMITS AND MEASURES SHALL BE AT THE DIRECTION OF THE LOCAL ISSUING AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND SEISMIC VIBRATION TESTING REQUIRED FOR PROPER MONITORING OF LOCAL STRUCTURES IN THE AREA.
14. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, AND GENERALLY ACCEPTED SAFE PRACTICES IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS SHOULD DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR RIGHTS-OF-WAY. STREET CLOSURES MUST BE APPROVED BY THE APPROPRIATE GOVERNMENTAL AUTHORITY.
15. EQUIPMENT AND OPERATION OF EQUIPMENT SHALL BE CONTROLLED TO WITHIN THE LIMITS OF DISTURBED ONSITE AREA OF THE PROPERTY.

SITE NOTES

- 1. THE PROJECT BOUNDARY SURVEY HAS BEEN PROVIDED BY GUSTIN, COTHERN & TUCKER, INC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES)
2. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL BUILDINGS AND BUILDING APPURTENANCES WITHIN FIVE (5) FEET OF THE BUILDING WALL TO INCLUDE TRUCK DOCKS, SIDEWALKS, STEPS, ETC.
3. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SITE WORK AND SITE APPURTENANCES UP TO FIVE (5) FEET OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE OWNER PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB AND TO THE END OF PARKING STRIPE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO THE OUTSIDE FACE OF THE BUILDING.
6. ALL STRIPED OR CURBED RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
7. PARKING LOT STRIPING SHALL HAVE TWO (2) COATS OF PAINT (MIN).
8. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
9. ALL CONCRETE WORK SHALL BE INSTALLED TO THE COMPRESSIVE STRENGTH ESTABLISHED IN THE PROJECT GEOTECHNICAL REPORT. THE REPORT SHALL BE FOLLOWED IF THERE IS A DISCREPANCY WITHIN THESE DRAWINGS.
10. ALL ONSITE AND OFFSITE CURB AND GUTTER SHALL BE INSTALLED PER CURB AND GUTTER DETAILS WITHIN THIS DRAWING SET. 1/2 INCH EXPANSION JOINTS OF PRE-MOLDED BITUMASTIC EXPANSION JOINT. MATERIAL SHALL BE PROVIDED AT ALL RADIUS POINTS AND AT INTERVALS NOT TO EXCEED 50 FEET IN THE REMAINDER OF THE ON-SITE CURB AND GUTTER.
11. ALL SIGNS PICTURED ON THESE PLANS ARE SHOWN FOR INFORMATION ONLY. ALL SIGNS SHALL BE PERMITTED SEPARATELY BY OTHERS
12. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND/OR TO THE STATE DEPARTMENT OF TRANSPORTATION RULES AND REGULATIONS.
13. SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS UPON THE COMPLETION OF THE PROJECT.

ACCESSIBILITY NOTES

- 1. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS. LOCAL CODES MAY GIVE ADDITIONAL DIRECTION WITH REGARD TO GEOMETRICS.
2. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
3. IF AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE ENTRANCE IS TO BE PROVIDED IT SHALL BE CONSTRUCTED TO A MINIMUM OF 5' WIDE. THE RUNNING SLOPE OF THE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
4. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURB, LANDINGS, NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
5. IN THE CASE THAT A NEW SIDEWALK IS TO BE CONSTRUCTED IN THE PUBLIC ROW, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES ALSO TO CROSS WALKS WITHIN THE DRIVEWAY. SPECIAL ATTENTION SHALL BE PAID DURING STAKING TO ENSURE A 2% CROSS SLOPE IS MET.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS. INSTALLATIONS THAT ARE NON-COMPLIANT SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
7. ACCESSIBLE PARKING SHALL HAVE 98" VERTICAL CLEARANCE.
8. DETECTABLE WARNING STRIPS SHALL BE PLACED ON ALL RAMPS.
9. ALL ADA PARKING SPACES SHALL HAVE PROPER SIGNAGE POSTED TO DESIGNATE REGULAR SPACES AND VAN SPACES, AS WELL AS APPLICABLE LOCAL FINES FOR VIOLATIONS.

GRADING NOTES

- 1. THE PROJECT TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY GUSTIN, COTHERN & TUCKER, INC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES)
2. SHOULD THE CONTRACTOR NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PROJECT SURVEY OR THESE DRAWINGS, HE MAY OPT TO HAVE A NEW TOPOGRAPHIC SURVEY PREPARED AT HIS OWN EXPENSE.
3. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
4. INFORMATION CONCERNING SITE SOIL CONDITIONS SHALL BE PROVIDED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS THEREIN ARE CONSIDERED PART OF THE AUTHORIZED CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT OR DISCREPANCY, THE GEOTECHNICAL REPORT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY.
5. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ARCHITECTURAL PLANS AND SPECIFICATIONS.
6. ALL FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE CLEAN, SELECT, GRANULAR MATERIAL. PRIOR TO THE USE OF ANY GRANULAR FILL, GRADATION ANALYSIS SHALL BE PERFORMED ON REPRESENTATIVE SAMPLES OF THE FILL MATERIAL TO DETERMINE WHETHER THE MATERIAL IS SUITABLE FOR FILL. COMPACTED FILL SHALL BE PLACED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT FOR THE PROJECT.
7. ALL ROCKS, STUMPS, ROOTS, AND ORGANIC MATTER SHALL BE REMOVED TO A DEPTH OF TWO FEET MINIMUM BELOW THE BOTTOM OF THE BASE SECTIONS. THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DIRECTION BEFORE BURYING ROCK ONSITE.
8. ALL SOIL EROSION AND SEDIMENT SHALL BE CONTROLLED AND CONTAINED ON-SITE.
9. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED UNIFORMLY AND SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL. THE CONTRACTOR SHALL IMPORT TOPSOIL IF NOT READILY AVAILABLE ONSITE. OPEN AREAS SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROVIDE AN UNIFORM STAND OF GRASS.
10. CONTRACTOR SHALL INSTALL SLOPE STABILIZATION FABRIC TO ALL SLOPES 2:1V OR STEEPER AND SHALL MAINTAIN ALL SLOPE AREAS UNTIL THERE EXISTS A HEALTHY STAND OF GRASS.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
12. THE FLOW IN ALL EXISTING STORM SEWERS, STORM DRAINS, AND WATERWAYS SHALL BE MAINTAINED.

- 13. ALL SPOT ELEVATIONS SHALL BE TAKEN TO BE THE TOP OF PAVEMENT OR FINISHED GROUND UNLESS OTHERWISE NOTED.
TC=TOP OF CURB ELEVATION
MATCH=PROPOSED GRADE TO MATCH EXISTING GRADE
TW=TOP OF RETAINING WALL ELEVATION
FG=FINISHED GRADE AT TOE OF WALL ELEVATION
14. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
15. ALL PIPE LENGTHS SHOWN ON PLAN AND PROFILE VIEWS ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN STRUCTURES.
16. THE CONTRACTOR SHALL COMPARE PLAN AND PROFILE STORM SEWER INFORMATION FOR DISCREPANCIES. IF ANY EXIST THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
17. PRECAST CONCRETE OR BRICK STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION
18. ALL STORM PIPE CONNECTIONS AT MANHOLES SHALL BE WATER TIGHT
19. ALL STORM SEWER MANHOLE STRUCTURES IN PAVED AREAS SHALL BE INSTALLED OR ADJUSTED WITH TRAFFIC READY LIDS FLUSH WITH THE PAVEMENT. MANHOLE STRUCTURES IN UNPAVED AREAS SHALL BE INSTALLED FLUSH WITH FINISH GRADE.
20. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
21. ALL SYSTEM MANHOLES AND PIPES SHALL BE FLUSHED CLEAN PRIOR TO TURNING OVER TO THE OWNER.
22. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
23. THE GRADING CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, ASSOCIATED GOVERNMENT DEPARTMENTS, AND THE OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. NOTIFICATION MUST BE MADE PER THE PROJECT SPECIFICATIONS. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO THE REQUIREMENTS OF EACH UTILITY COMPANY AND ANY GOVERNMENT UTILITY DEPARTMENT REGARDING SERVICE INTERRUPTION.

UTILITY NOTES

- 1. THE PROJECT UTILITY SURVEY HAVE BEEN PROVIDED BY GUSTIN, COTHERN & TUCKER, INC.
2. THE CONTRACTOR SHALL HAVE A COPY OF THE APPROVED PLANS, A COPY OF THE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS AND APPROVALS ON THE JOB.
3. ALL UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND FOR THE PROTECTION OF OTHER UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SECURITY DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND/OR DIRECTIVES WITH REGARD TO EXCAVATION AND TRENCHING PROCEDURES.
6. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED PRIOR TO UTILITY INSTALLATION.
7. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS "AS-BUILT PLANS" AND "FINAL PLATS" (IF APPLICABLE) UPON COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST SOURCES AVAILABLE (FIELD SURVEYS AND UTILITY MAPS) AND MAY NOT BE FULLY ACCURATE. AS SUCH, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHILE GRADING. ANY UTILITY RELOCATION DEEMED NECESSARY BUT NOT SHOWN ON THE APPROVED DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY UTILITY CONFLICTS, ADDITIONAL UTILITIES ENCOUNTERED, AND/OR ANY OTHER UTILITY INFORMATION WHICH MAY REQUIRE EXAMINATION.
10. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE AND IMPLEMENT THEIR SPECIFIC INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
11. THE CONTRACTOR SHALL CALL 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION IN ORDER THAT UTILITIES BE FIELD LOCATED.
12. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING UTILITY.
13. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE RESPECTIVE UTILITY'S STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION OF OR ADJUSTMENTS TO EXISTING UTILITIES DURING CONSTRUCTION. THIS WORK SHALL BE PERFORMED IN A TIMELY FASHION AND WITH A MINIMAL DISRUPTION OF SERVICE.
15. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE PROPOSED LOCATION OF ALL WET AND DRY UTILITY ENTRANCES INTO THE BUILDING. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE VARIOUS UTILITIES TO AVOID CONFLICTS AND ENSURE THAT THE PROPER DEPTHS ARE ACHIEVED.
16. ALL DRY UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROPER UTILITY COMPANY STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL DRY UTILITIES BY OTHERS.
17. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL COORDINATE THE INSTALLATIONS OF WATER AND SANITARY SERVICES WITH THE LOCAL WATER AND SEWER PROVIDER. THE LOCAL WATER AND SEWER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER AND SANITARY SEWER CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER AND/OR SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ALL WATER/SEWER FACILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL TELETYPE EXISTING SANITARY SEWER LINE FROM THE POINT OF CONNECTION THROUGH THE NEXT SUCCESSIVE DOWNSTREAM RUN OF PIPE. THE CONTRACTOR SHALL ALSO TELETYPE ALL NEWLY INSTALLED SANITARY SEWER PIPE TO ENSURE LINES AND GRADES HAVE BEEN MET.
21. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARY, WATER, STORM, AND PRIVATE UTILITY LINES. MEASUREMENTS SHALL BE TAKEN FROM THE NEAREST EDGE OF THE UTILITIES IN QUESTION.
22. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER SERVICES SHALL BE 6". THE MINIMUM VERTICAL SEPARATIONS SHALL BE 18"
23. SANITARY SEWER PIPE SLOPE SHALL BE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
24. ALL MANHOLES REQUIRE KOR-N-SEAL OR EQUAL RUBBER BOOTS.
25. TOPS FOR SANITARY SEWER MANHOLES PLACED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC READY FRAMES AND SHALL MATCH THE FINISHED PAVEMENT ELEVATIONS. TOPS FOR MANHOLES PLACED WITHIN GRASSED AREAS SHALL MATCH FINISHED GRADE ELEVATIONS. ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH FINISHED GRADING.
26. ALL SANITARY MANHOLES AND PIPE SHALL BE FLUSHED CLEAN OF DEBRIS PRIOR TO TURNING SYSTEM OVER TO OWNER.
27. ALL FIRE HYDRANTS SHALL CONFORM TO LOCAL REQUIREMENTS.
28. THRUST BLOCKS ARE REQUIRED WHEREVER PIPE CHANGES DIRECTION (TEES, BENDS, ETC.).
29. GRAVITY SEWER LINE MATERIAL SHALL BE PVC (SDR35) OR DIP (CLASS 350).
30. THE PRIMARY ELECTRIC SERVICE SHALL BE PROVIDED BY THE LOCAL POWER PROVIDER. THIS INCLUDES THE TRANSFORMER, PAD, TRENCHING, BACKFILL AND COMPACTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE SECONDARY SERVICE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BOTH SERVICES.
31. THE GAS SERVICE UP TO THE GAS METER SHALL BE PROVIDED BY THE LOCAL GAS PROVIDER. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE GAS SERVICE.
32. THE GAS AND UNDERGROUND POWER LINES ARE SHOWN FOR INFORMATION PURPOSES ONLY. EXACT LOCATIONS SHALL BE FIELD DETERMINED DURING CONSTRUCTION.

EROSION NOTES

- 1. THE PROJECT TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY GUSTIN, COTHERN & TUCKER, INC. (THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY, OR FOR DESIGN ERRORS OR OMISSIONS AS A RESULT OF SURVEY INACCURACIES)
2. THE OWNER SHALL ALLOW AND MAINTAIN OFF-STREET PARKING FOR WORKERS ON THE SUBJECT PROPERTY THROUGHOUT CONSTRUCTION.
3. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR ASSOCIATED FEDERAL, REGIONAL, AND LOCAL REGULATORY AGENCIES.
5. ALL EROSION CONTROL MEASURES SHALL MEET THE REQUIREMENTS AND THE SPECIFICATIONS CONTAINED WITHIN THE CONSTRUCTION DETAILS UNLESS AN EQUAL PRODUCT HAS BEEN PRESENTED TO AND APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF LAND DISTURBING ACTIVITIES.
7. THE CONTRACTOR SHALL PROTECT ANY BORDERING OR ADJACENT DRAINAGE COURSE AND SHALL REMOVE ANY INTRUDING CONSTRUCTION DEBRIS OR SPOIL MATERIAL IN AN EXPEDITIOUS MANNER.
8. THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY MARKED AT THE OUTSET OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS AS INDICATED ON THE APPROVED EROSION CONTROL DRAWINGS. IF WETLANDS EXIST ON-SITE, ALL CLEARING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED CORPS WETLANDS PERMIT.
9. A CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED AT THE OUTSET OF CONSTRUCTION AND SHALL BE MAINTAINED APPROPRIATELY IN ORDER TO PREVENT TRACKING ONTO PUBLIC ROADWAYS. ALL MATERIALS SPILLED ONTO A PUBLIC ROADWAY OR INTO A PUBLIC STORM SEWER SHALL BE REMOVED IMMEDIATELY.
10. ONCE A CONSTRUCTION EXIT HAS BEEN APPROPRIATELY INSTALLED, APPROPRIATE PERIMETER EROSION CONTROL AND STORMWATER MEASURES SHALL BE INSTALLED PRIOR TO FURTHER CONSTRUCTION.
11. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH EITHER PERMANENT HARD SURFACE GROUND COVER VEGETATION.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ACCUMULATED SILT FROM EACH RESPECTIVE EROSION CONTROL MEASURE IN ACCORDANCE WITH THE NOTES AND DETAILS ON THESE DRAWINGS.
13. ALL DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH ON-SITE SEEDING.
14. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY TEMPORARY INSPECTION.
15. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED SHOULD INTERIM DRAINAGE CONDITIONS DIFFER FROM THE APPROVED FINAL CONDITIONS. THE CONTRACTOR SHALL MAKE ADJUSTMENTS ACCORDINGLY IN ORDER THAT SEDIMENT NOT LEAVE THE SITE.
16. THE CONTRACTOR SHALL KEEP AN ON-SITE DAILY LOG OF THE MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

DEMOLITION NOTES:

- 1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXIST. UTILITIES AND GRAVITY STORM AND SANITARY SEWER LINES TO DETERMINE THE ACCURACY OF SURVEY INFORMATION REFLECTED ON THESE DRAWINGS. ADDITIONALLY, THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL CONNECTIONS RELATIVE TO THOSE SHOWN ON THESE DRAWINGS. IF DISCREPANCIES ARE DETERMINED CONTACT THE ENGINEER.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXIST. UTILITIES WHICH CONFLICT WITH THE PROPOSED UTILITIES SHOWN ON THE PLANS.

811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY THE FIELD LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND MUST BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE EXEMPT TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.
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24 HOUR EMERGENCY CONTACT
ATWELL 866.950.4200 www.atwell-group.com 1800 PARKWAY EAST, SUITE 700 FARMERSVILLE, CA 94535 770.422.0807 CO.# PEF058904
7305 W. HIGHWAY 98 PENSACOLA ESCAMBIA COUNTY, FLORIDA
CEFCO - SH 98 & 72ND COSTORDE, LLC DEVELOPMENT PLANS NOTES
DATE 06-09-22
DRAWN BY: JKG CHECKED BY: JKG PROJECT MANAGER: JKG JOB #: 21001766 FILE CODE: SHEET NO. C100

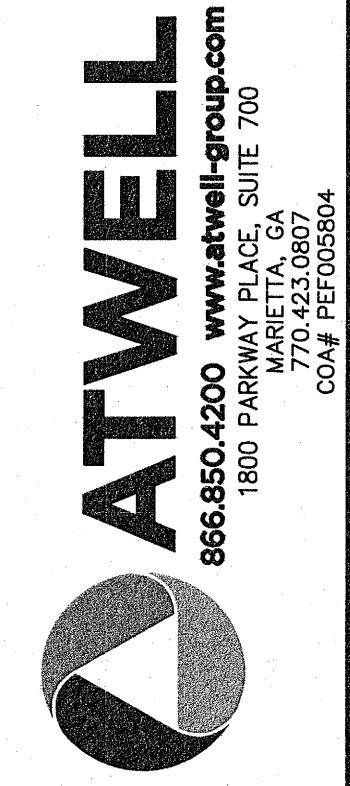
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**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND ARE NOT BEING REPRESENTED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES TO PERSONS OR PROPERTY OR DAMAGE TO ANY STRUCTURES, OR FOR ANY OTHER PERSONS.  
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24 HOUR EMERGENCY CONTACT  
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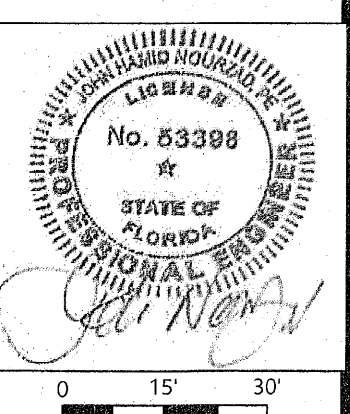


7305 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

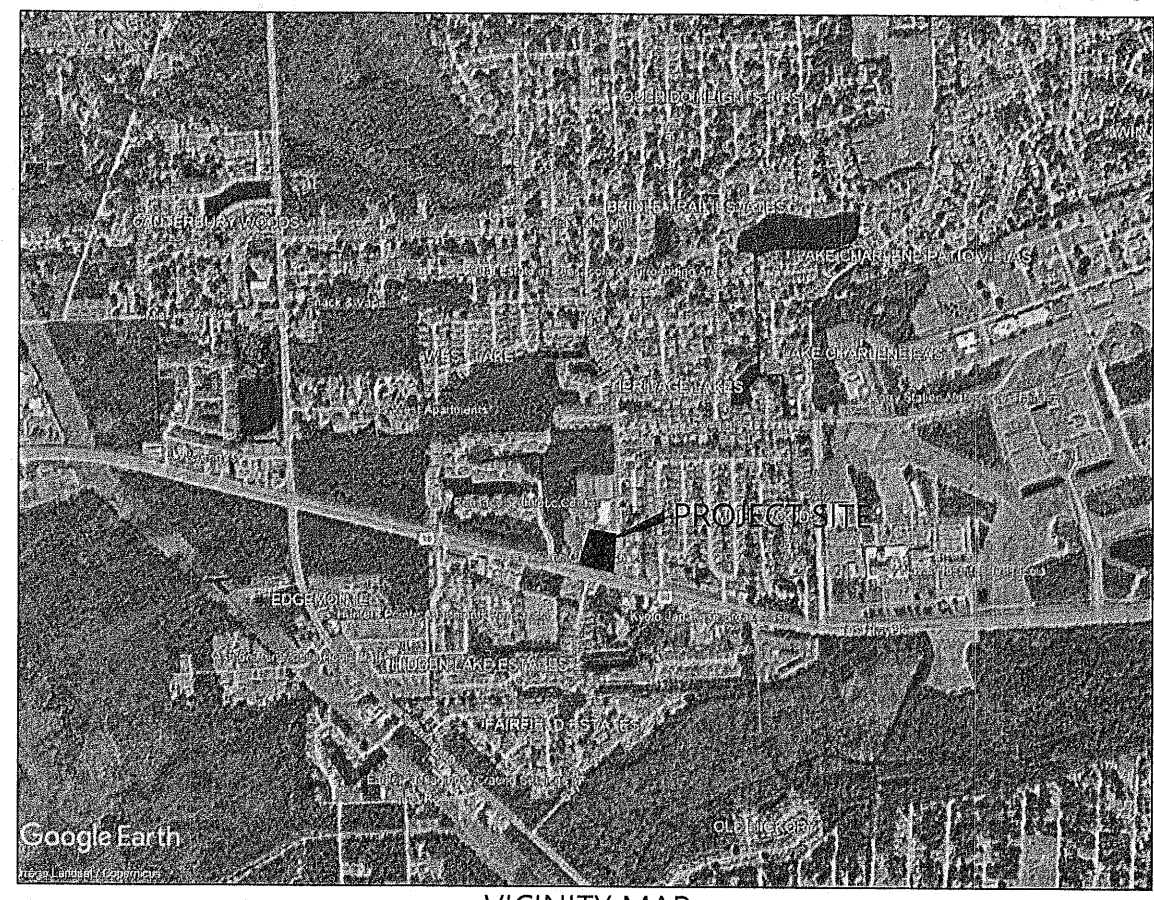
CEFCO - SH 98 & 72ND  
COSTORDE, LLC  
DEVELOPMENT PLANS  
SITE PLAN

DATE 06-09-22  
7-31-22

REVISIONS



DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ---  
SHEET NO. C200



VICINITY MAP  
N.T.S.

SITE AREA	
TOTAL PROPERTY AREA:	4.93± AC (214,751± S.F.)
- PROPOSED CEFCO PARCEL AREA:	3.62± AC (158,032± S.F.)
- OUTPARCEL AREA:	1.30± AC (56,729± S.F.)
DISTURBED AREA:	3.83± AC (166,955± S.F.)
IMPERVIOUS AREA:	2.67± AC (116,305± S.F.)
SEMI-IMPERVIOUS AREA:	0.00± AC (0.00± S.F.)
PERVIOUS AREA:	1.74± AC (75,794± S.F.)
EXIST. IMPERVIOUS AREA TO BE REMOVED:	0.23± AC (10,164± S.F.)

ZONING CLASSIFICATION	
JURISDICTION:	ESCAMBIA COUNTY
ZONING:	COM (COMMERCIAL)
ADJACENT ZONING:	COM (WEST, SOUTH, HDR (NORTH, EAST)
FUTURE LAND USE:	MU-1

BUILDING SETBACKS	
FRONT	15'
SIDE	10'
REAR	15'

BUILDING SUMMARY	
PROPOSED BUILDING AREA:	6,000 SF
FUEL STATION CANOPY:	8512 SF
BUILDING AREA LIMIT:	N/A
BUILDING HEIGHT LIMIT:	15' ABOVE ADJACENT GRADE

PARKING SUMMARY	
PARKING REQUIREMENTS:	3.0 SPACES/1000 SF OF BUILDING
TOTAL PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	40 SPACES, 2 ADA SPACE

**SITE LEGEND (PROPOSED):**

- 16 PROPERTY LINE
- PROPOSED PARKING STALLS
- BUILDING CORNER
- NEW FIRE LANE (PER LOCAL CODES)
- ELECTRIC TRANSFORMER PAD (PER LOCAL CODES)
- SIGNAGE
- PAINTED SOLID TRAFFIC FLOW ARROWS
- NEW CURB AND GUTTER
- STOP BAR
- FEMA FLOOD ZONE A
- DEP/DISTRICT/COUNTY WETLAND

**SITE NOTES AND DETAILS:**

NOTE NUMBER	DESCRIPTION	COORDINATING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN NEW CURB TO MATCH EXISTING CURB	
2	TRANSITION CURB FROM 6" TO 0" OVER 2' HORIZONTALLY	
3	NEW CONCRETE CURB AND GUTTER - SEE DETAILS SHEET FOR DETAILS	C-700
4	NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-702
5	NEW HEAVY DUTY CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-702
6	HANDICAP PARKING SIGN \$250 MAX. PENALTY PER ADA REG.	C-700
7	MATCH EXISTING TOP OF PAVEMENT	
8	3' RIBBON CURB PER COUNTY REQUIREMENTS	C-702
11	4" WIDE PAINTED STRIPING @ 2" O.C. AND 45°	
12	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-10	
13	4" WIDE THERMOPLASTIC WHITE TRAFFIC STRIPE	PER FDOT STDS.
16	TRAFFIC FLOW ARROWS - WHITE REFLECTIVE THERMOPLASTIC	PER FDOT STDS.
18	SIDEWALK (SEE WIDTH THIS SHEET)	C-700
20	WHEEL STOPS	C-700
23	THERMOPLASTIC STOP BAR	PER FDOT STDS.
24	MOUNTABLE CURB AND 3' WIDE BACK OF CURB RADIUS PROTECTION	C-700
25	TRAFFIC CONTROL SIGN - SEE TYPE THIS SHEET	C-700
27	PROPOSED TRANSFORMER - SEE UTILITY PLAN	
28	PROPOSED GREASE INTERCEPTOR	SEE MEP PLANS
31	FUEL DISPENSER (TYPICAL) - SEE ARCH PLANS FOR DETAILS	C-702
40	PROPOSED CURB INLET	
41	AIR - SEE ARCH PLANS FOR DETAILS	
42	DUMPSTER ENCLOSURE - SEE ARCH PLANS FOR DETAILS	
46	SITE LIGHTING - SEE ARCH PLANS FOR DETAILS	
48	UNDERGROUND FUEL STORAGE TANKS	SEE MEP PLANS

**SITE GENERAL NOTES:**

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3" RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: GUSTIN, COTHERN & TUCKER, INC.
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN FLORIDA SHALL BE APPROVED BY A STATE SPECIALIST).
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- FOR WORK IN OR ADJACENT TO HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL FDOT AREA OFFICE.

SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ANY DIFFERENCES SHALL BE REPORTED TO CIVIL ENGINEER PRIOR TO BUILDING LAYOUT.

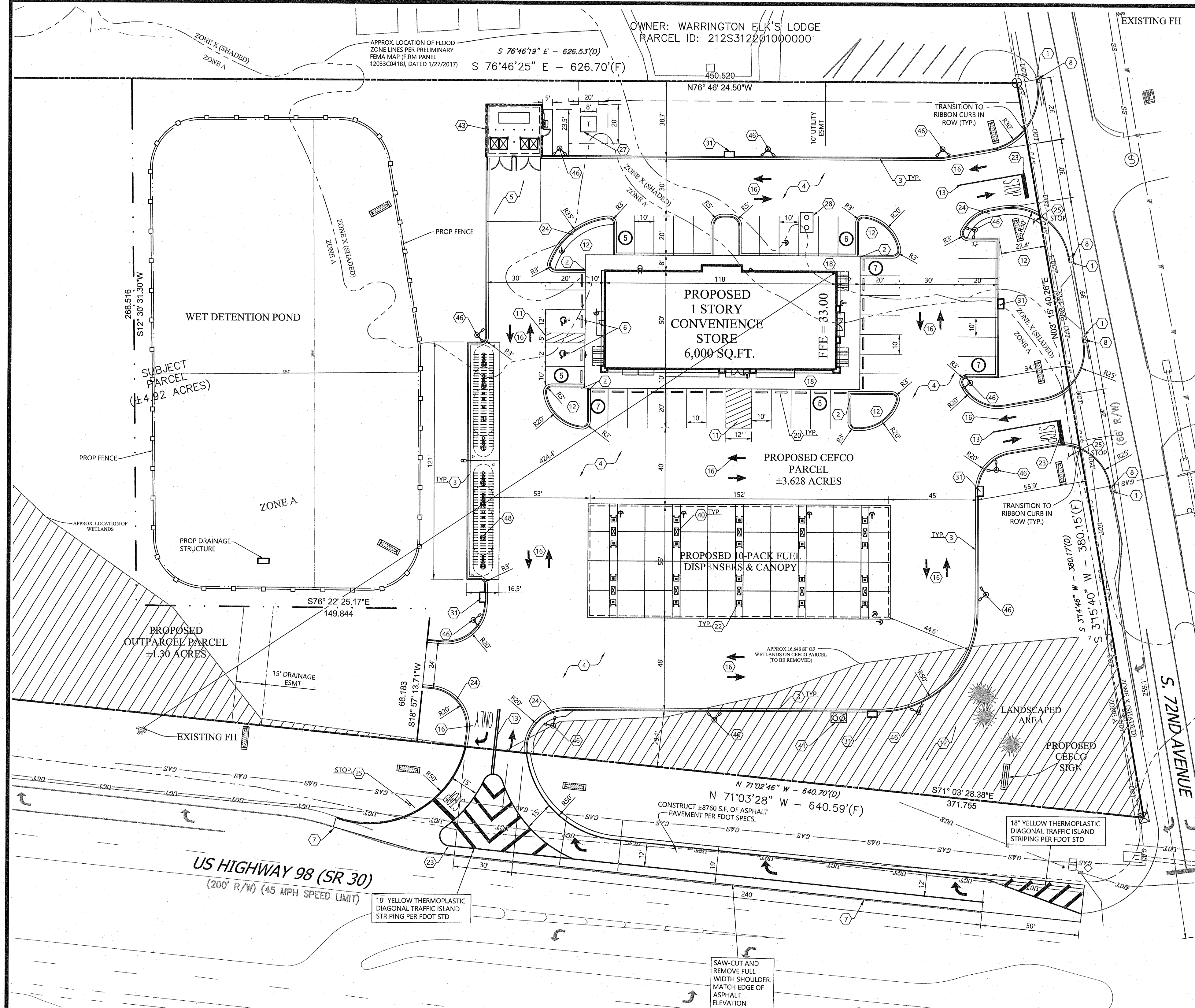
EFFECTIVE BFEN/APRELIM BFEN/EFFECTIVE FLD ZONE: A41%;  
X59% PRELIM FLD ZONE: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD;  
15% ANNUAL CHANCE FLOOD HAZARD AT CLICKED LOCATION; XPRELIM FLD ZONE AT CLICKED LOCATION; 0.2 PCT ANNUAL CHANCE FLOOD HAZARD EFFECTIVE FIRM PANEL: 12033C0418; PRELIM FIRM PANEL: 12033C0418; CLICKED LOCATION (APPROXIMATE): 30339987 - 87 30834 PARKER RD 3251220100000 ADDRESS (APPROXIMATE): 601-783 S 72ND AVE, PENSACOLA, FL 32506, USA

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT, BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFE) OR FLOOD DEPTHS ARE SHOWN, AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C03686 MAP REVISION DATED SEPTEMBER 29, 2006.  
ALL FLOODPLAIN LINES SHOWN HEREON ARE PLOTTED GRAPHICALLY.

ALL PROPOSED SIGNAGE WILL REQUIRE A VALID ESCAMBIA COUNTY SIGN PERMIT PRIOR TO CONSTRUCTION

**BENCHMARKS:**

- IRON ROD SET ON THE INSIDE RADIUS OF ENTRANCE TO ELK'S LODGE LOCATED ON EAST ROW LINE OF 72ND AVE. AND APPROX. 60 FT NORTH OF THE NORTHEAST CORNER OF THIS TRACT. ELEVATION: 31.34
- CONCRETE MONUMENT FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF HIGHWAY 98 AND THE WEST LINE OF 72ND AVE. AND BEING THE SOUTHEAST CORNER OF THIS TRACT. ELEVATION: 29.53



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.

THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ON SITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS PLAN APPROVAL &/OR PROPER PERMITTING ALLOWS FOR SUCH, PER CODE. NOTE - ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

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CAD FILE: 1201766-000 SITE PLAN

OWNER: WARRINGTON ELK'S LODGE  
PARCEL ID: 212S312201000000

S 76°46'19" E - 626.53'(D)  
S 76°46'25" E - 626.70'(F)

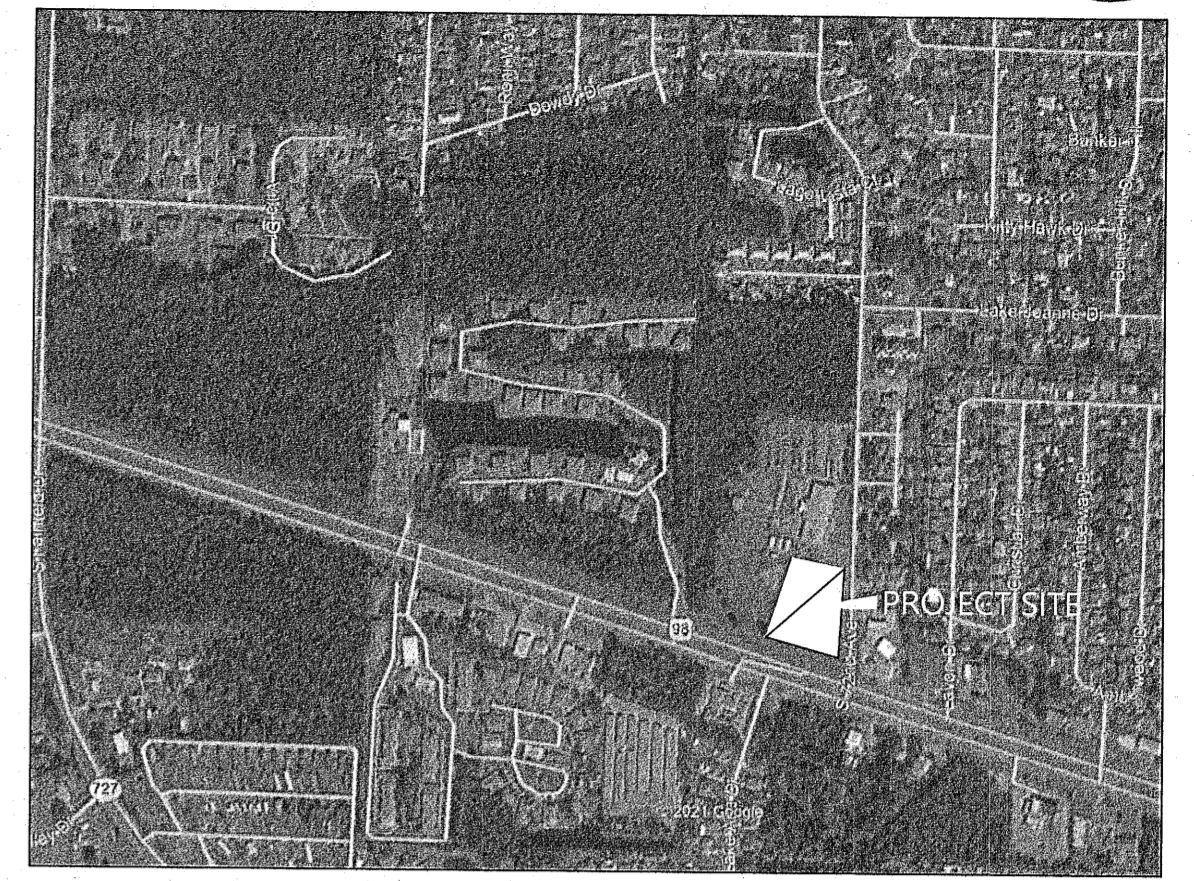
N76° 46' 24.50"W

N 71°02'46" W - 640.70'(D)  
N 71°03'28" W - 640.59'(F)

EXISTING FH

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.

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VICINITY MAP  
N.T.S.

**SITE LEGEND (PROPOSED):**

- PROPERTY LINE
- PROPOSED PARKING STALLS
- BUILDING CORNER
- NEW FIRE LANE (PER LOCAL CODES)
- ELECTRIC TRANSFORMER PAD (PER LOCAL CODES)
- SIGNAGE
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- NEW CURB AND GUTTER
- STOP BAR
- FEMA FLOOD ZONE A
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**SITE NOTES AND DETAILS:**

NOTE NUMBER	DESCRIPTION	CORRESPONDING DETAIL NUMBER (SEE DETAIL SHEETS)
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4	NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-702
5	NEW HEAVY DUTY CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-702
6	HANDICAP PARKING SIGN \$250 MAX. PENALTY PER ADA REQ.	C-700
7	MATCH EXISTING TOP OF PAVEMENT	-
11	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	-
12	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-1.0	-
13	4" WIDE THERMOPLASTIC WHITE TRAFFIC STRIPE	PER FDOT STDS.
16	TRAFFIC FLOW ARROWS - WHITE REFLECTIVE THERMOPLASTIC	PER FDOT STDS.
18	SIDEWALK (SEE WIDTH THIS SHEET)	C-700
20	WHEEL STOPS	C-700
23	THERMOPLASTIC STOP BAR	PER FDOT STDS.
25	TRAFFIC CONTROL SIGN - SEE TYPE THIS SHEET	C-700
27	PROPOSED TRANSFORMER - SEE UTILITY PLAN	-
28	PROPOSED GREASE INTERCEPTOR	SEE MEP PLANS
31	PROPOSED CURB INLET	C-702
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- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL OR FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERCT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL FDOT AREA OFFICE.

SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ANY DIFFERENCES SHALL BE REPORTED TO CIVIL ENGINEER PRIOR TO BUILDING LAYOUT.

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT, BECAUSE OF RAISED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN), AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C03680 MAP REVISION DATED SEPTEMBER 29, 2006.

ALL FLOODPLAIN LINES SHOWN HEREON ARE PLOTTED GRAPHICALLY.

ALL PROPOSED SIGNAGE WILL REQUIRE A VALID ESCAMBIA COUNTY SIGN PERMIT PRIOR TO CONSTRUCTION

**BENCHMARKS:**

- IRON ROD SET ON THE INSIDE RADIUS OF ENTRANCE TO ELK'S LODGE LOCATED ON EAST ROW LINE OF 72ND AVE. AND APPROX. 60 FT. NORTH OF THE NORTHEAST CORNER OF THIS TRACT. ELEVATION=31.34
- CONCRETE MONUMENT FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF HIGHWAY 98 AND THE WEST LINE OF 72ND AVE. AND BEING THE SOUTHEAST CORNER OF THIS TRACT. ELEVATION=29.53

DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ----  
SHEET NO. C200

NOT ISSUED FOR CONSTRUCTION

CEFCO - SH 98 & 72ND  
COSTORDE, LLC  
DEVELOPMENT PLANS  
SITE PLAN

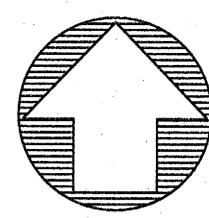
7306 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

ATWELL  
866.850.4200 www.atwell-group.com  
1800 PARKWAY PLACE, SUITE 700  
WARRINGTON, FLORIDA 32093  
CO.# PFT008904

811  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND BEES FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.  
NOTICE  
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24 HOUR  
EMERGENCY CONTACT  
-----

FILE NAME: K:\21001766\_C03\_Productions\21001766-C03\_Site\_Plan.dwg DATE: 7/29/2022 4:27 PM DRAWN BY: JKG PLOT DATE: 7/29/2022 4:27 PM PLOTTER: HP DesignJet 5000 PS PLOTTER





**811**  
Know what's below.  
Call before you dig.  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN REPRODUCED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**GRADING LEGEND**

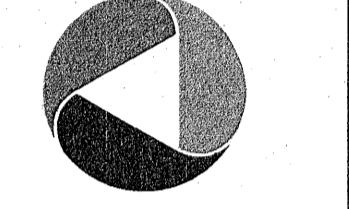
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 --- EXISTING MINOR CONTOURS
- 123 --- EXISTING MAJOR CONTOURS
- 123 --- PROPOSED MINOR CONTOUR
- 123 --- PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- x1234 PROPOSED SPOT ELEV
- 2% SLOPE ARROW

**NOTICE:**  
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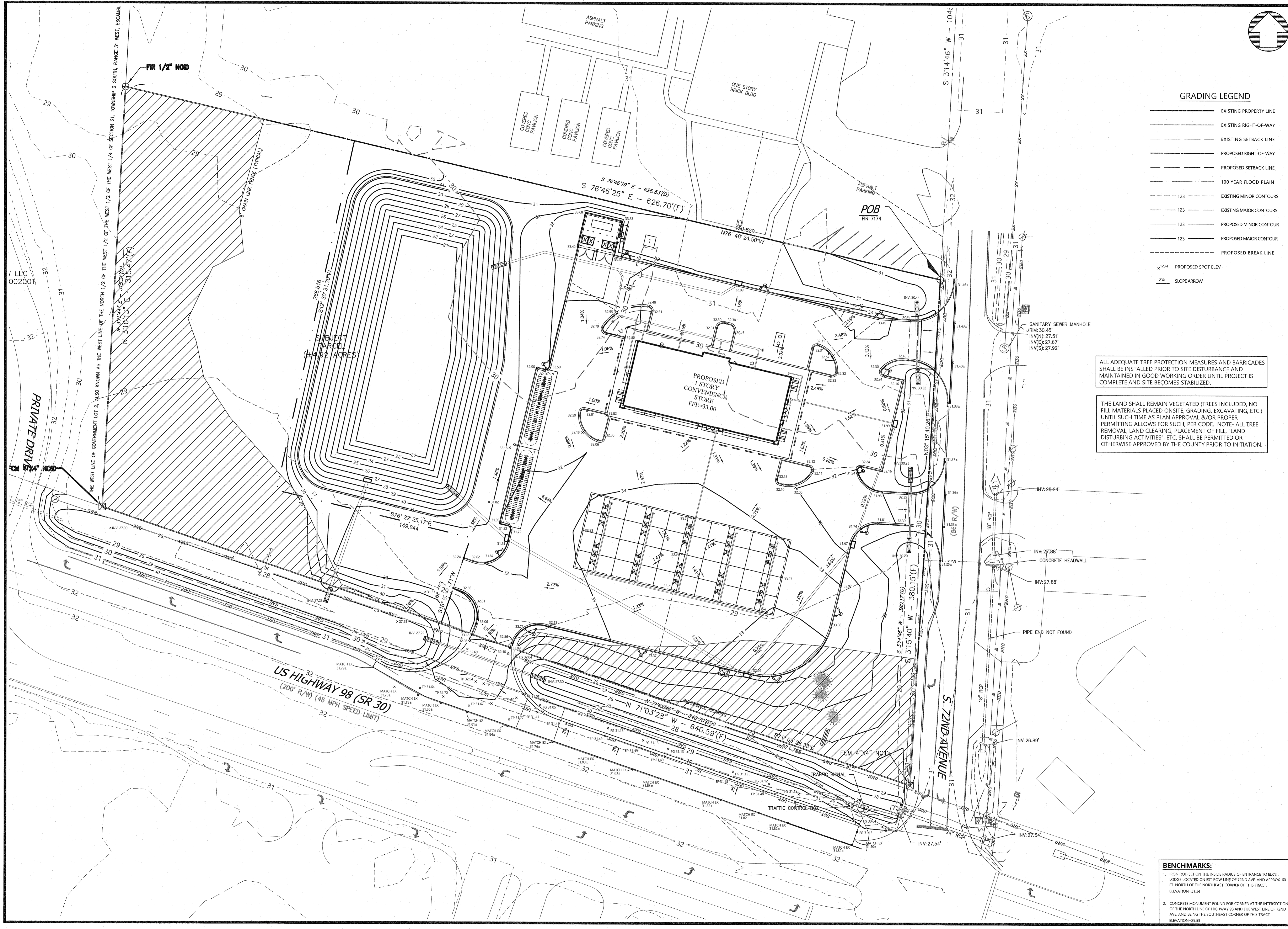
**24 HOUR EMERGENCY CONTACT**

**ATWELL**  
www.atwell-group.com  
866.850.4200  
1800 PARKWAY PLACE, SUITE 700  
PENSACOLA, FLORIDA 32503  
770.423.0807  
CO.# PEF059604



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.

THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ON SITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS PLAN APPROVAL &/OR PROPER PERMITTING ALLOWS FOR SUCH, PER CODE. NOTE: ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.



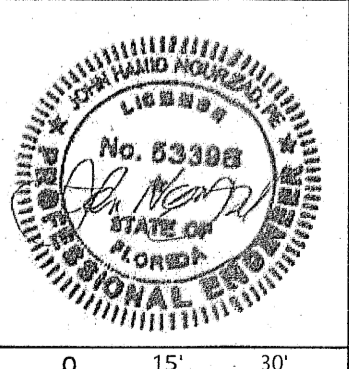
**BENCHMARKS:**  
1. IRON ROD SET ON THE INSIDE RADIUS OF ENTRANCE TO ELK'S LODGE LOCATED ON EST ROW LINE OF 72ND AVE. AND APPROX. 60 FT. NORTH OF THE NORTHEAST CORNER OF THIS TRACT. ELEVATION=31.34  
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7306 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

**CEFCO - SH 98 & 72ND**  
COSTORDE, LLC  
DEVELOPMENT PLANS  
GRADING PLAN

DATE 06-09-22  
08-30-22

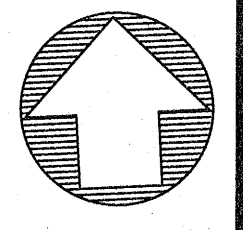
REVISIONS



DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ---  
SHEET NO. **C300**

FILE NAME: K:\31001766\12001766-0300 GRADING PLAN.dwg DATE: 06/09/22 10:44:24 AM PLOTTED BY: JKG





**811**  
 Know what's below.  
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 THE LOCATIONS OF EXISTING UNDEGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDEGROUND UTILITIES.

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 770.233.0807  
 CO.# REF005804

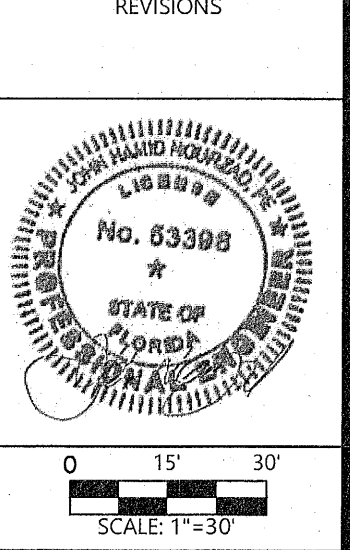
7306 W. HIGHWAY 98  
 PENSACOLA  
 ESCAMBIA COUNTY, FLORIDA

**CEFCO - SH 98 & 72ND**  
 COSTORDE, LLC  
 DEVELOPMENT PLANS  
 POST-DEV DRAINAGE AREA MAP

DATE: 06-09-22

08-30-22

REVISIONS



DRAWN BY: JKG  
 CHECKED BY: JKG  
 PROJECT MANAGER: JKG  
 JOB #: 21001766  
 FILE CODE: ---  
 SHEET NO. **C320**

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.

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**DRAINAGE LEGEND:**

- SUBAREA
- AREA - ACRES
- FLOW - Q 100 (CFS)
- DRAINAGE AREA LINE

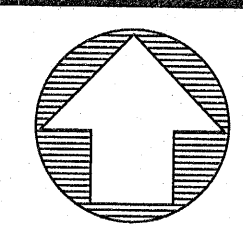
**RATIONAL METHOD:**

- Q = C\*A\*I
- Q - Flow in C.F.S. (100-yr Frequency)
- I - 100 yr Intensity:
- Tc=10 min (9.40 in/hr)
- A - Area (Ac.)
- C - Coefficient of Runoff:
- 0.90 - Prop. "C" Value

**BENCHMARKS:**  
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FILE NAME: A:\31001766\_L\04\_PROD\DWG\1001766-0320-POST-DEV\_DRAINAGE\_AREA\_MAP.dwg  
 LAYOUT: 08/30/22 10:28:12 AM  
 PLOT: 08/30/22 10:28:12 AM  
 PLOTTER: HP DesignJet 500  
 PLOT SCALE: 1"=30'  
 PLOT ORIGIN: 0,0  
 PLOT SIZE: 36" x 48"  
 PLOT STATUS: OK  
 PLOT TIME: 00:00:00  
 PLOT USER: JKG



**811**  
Know what's below.  
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1800 PARKWAY PLACE, SUITE 700  
MARIETTA, GA 30067  
CO.# FE020904

**GRADING LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- 123 — EXISTING MINOR CONTOURS
- 123 — EXISTING MAJOR CONTOURS
- 123 — PROPOSED MINOR CONTOUR
- 123 — PROPOSED MAJOR CONTOUR
- PROPOSED BREAK LINE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- PROPOSED RETAINING WALL
- PROPOSED SPOT ELEV
- ▲ SLOPE ARROW
- ⊙ GRATE INLET
- ⊙ STORM MANHOLE
- ⊙ CURB INLET
- ⊙ SINGLE WING CATCH BASIN
- ⊙ AREA INLET
- ⊙ OUTLET CONTROL STRUCTURE
- ⊙ HEAD WALL
- ⊙ SANITARY SEWER MANHOLE

**DRAINAGE NOTES:**

1. GRADES SHOWN ARE PROPOSED FINISHED GRADES.
2. THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY GUSTIN, COTHERN, & TUCKER, INC.
3. THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
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9. ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
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11. REMOVE EXISTING TOPSOIL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
13. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.

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.

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\*SIDE SLOPES STABILIZATION INSTRUCTIONS\*  
THE ENTIRE BANK SLOPE FROM THE DESIGN WATER SURFACE TO A POINT THAT IS THREE FEET BEYOND THE BERM LINE SHALL BE SOODED IN A MANNER TO GUARANTEE A HEALTHY GROWTH OF PANGOLA, BAHIA, BERMUDA, CENTIPEDE, OR OTHER SUITABLE GRASSES

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.

ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

THE CONTRACTOR SHALL INSTANTLY PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.

RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.

ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION PONDS(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.

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, GRADINGS ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION/APPROVAL.

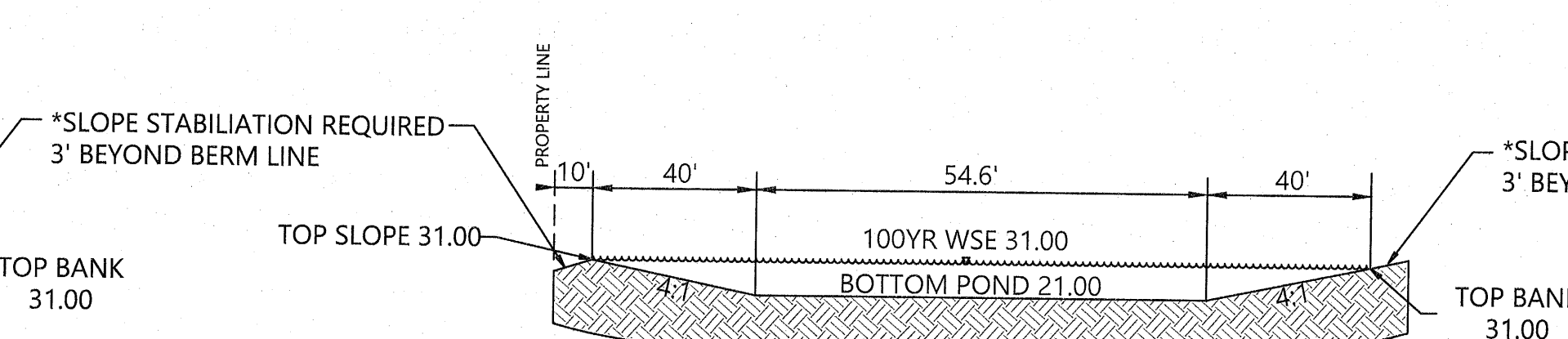
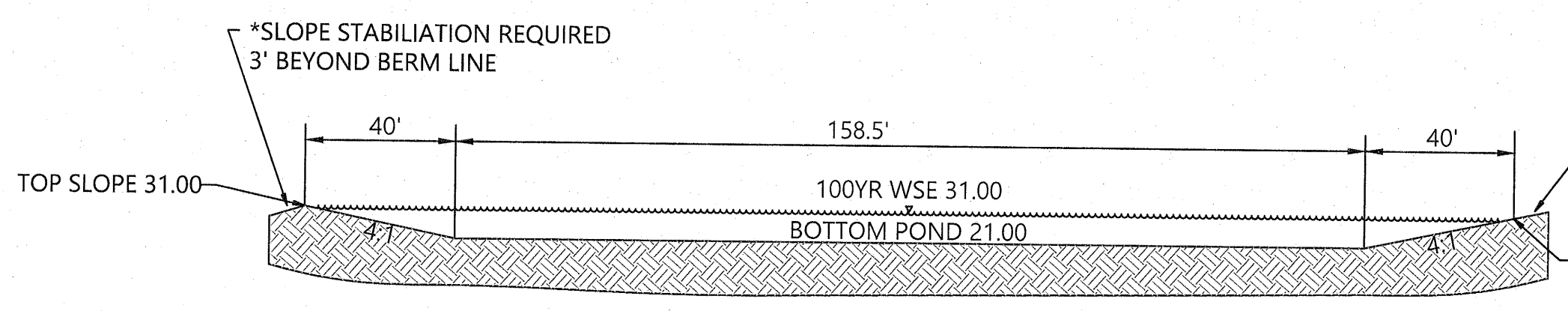
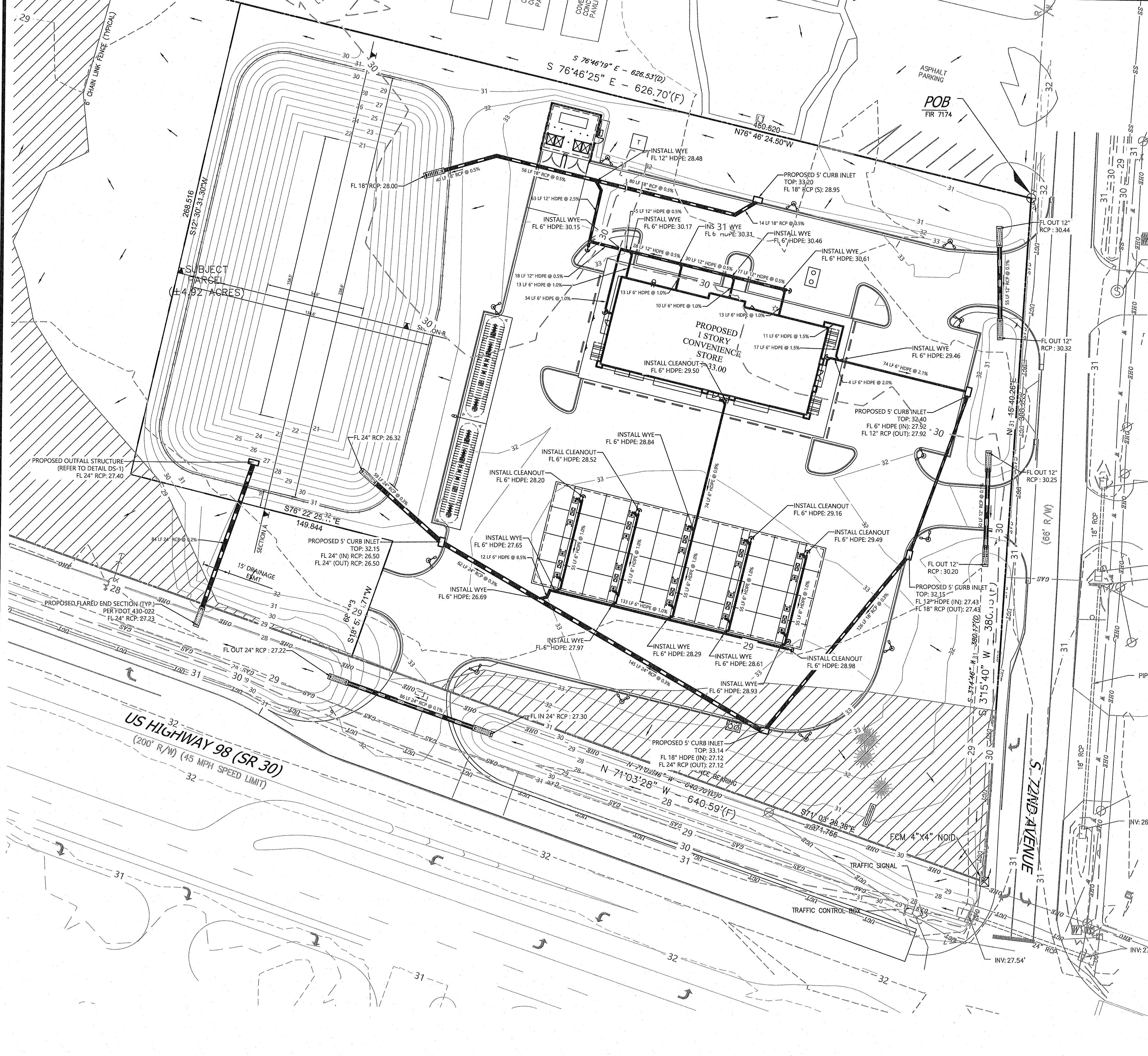
THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

CONTRACTOR SHALL OBTAIN BUILDING INSPECTION DEPARTMENT PERMITS(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET.

NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4778.

ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGNOFF FROM THE COUNTY.

THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



**SECTION A**  
LOOKING EAST - N.T.S.

**SECTION B**  
LOOKING NORTH - N.T.S.

- BENCHMARKS:**
1. IRON ROD SET ON THE INSIDE RADIUS OF ENTRANCE TO ELKS LODGE LOCATED ON EST ROW LINE OF 72ND AVE. AND APPROX. 60 FT. NORTH OF THE NORTHEAST CORNER OF THIS TRACT. ELEVATION=91.34
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CEFCO - SH 98 & 72ND  
COSTORDE, LLC  
DEVELOPMENT PLANS  
DRAINAGE PLAN

7306 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

DATE: 06-09-22  
08-30-22  
10-11-22

REVISIONS

NO. 03398  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

SCALE: 1" = 30'

DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ----  
SHEET NO. **C330**

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 21001766-C330 DRAINAGE PLAN

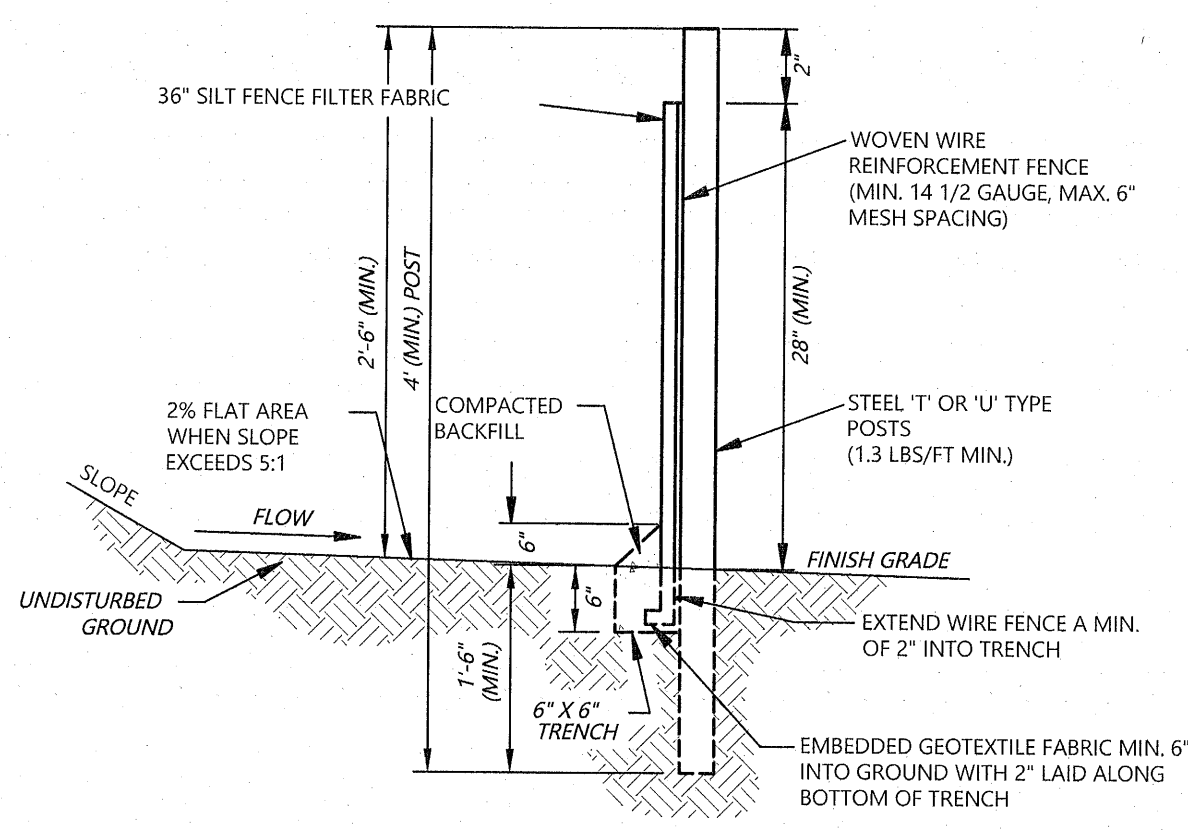
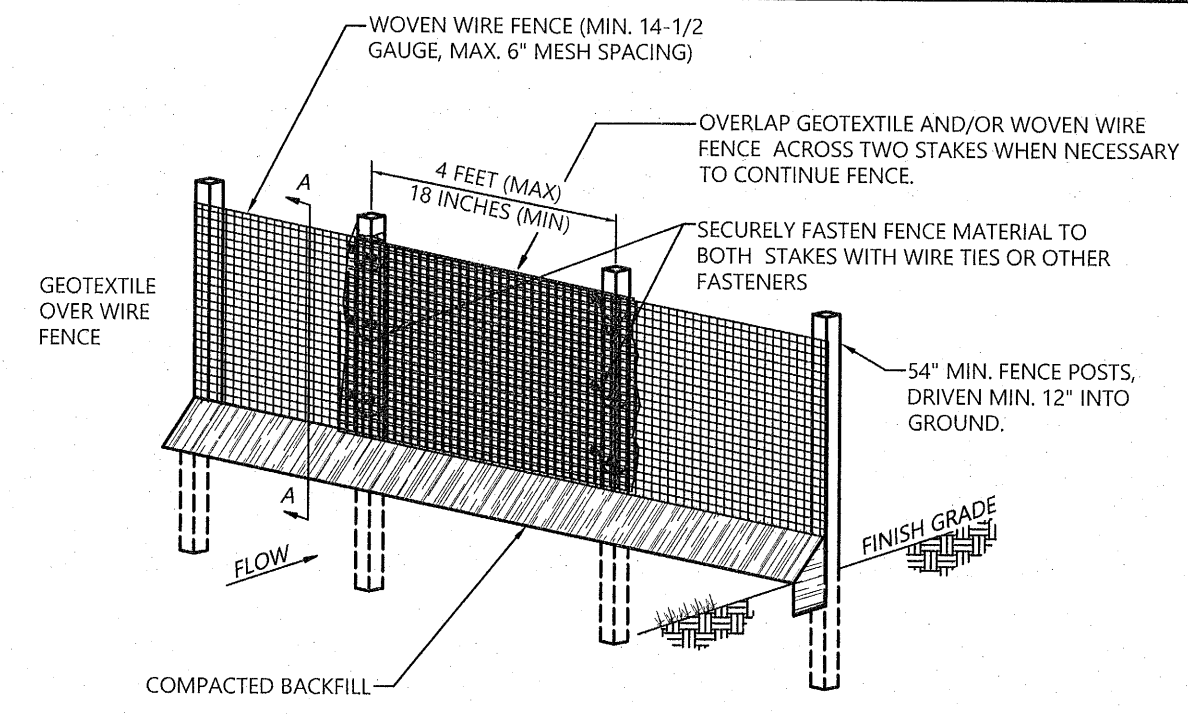












1/4 ACRE PER 100-LF MAX DRAINAGE AREA

**SEDIMENT BARRIER  
TYPE C SILT FENCE**  
N.T.S.

**INSTALLATION**

- DO NOT INSTALL ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.
- INSTALL WHERE SHEET FLOW CONDITION EXIST.
- START POST INSTALLATION AT THE CENTER OF THE LOWEST POINT WITH REMAINING POSTS SPACED 4 FEET APART.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE RUNOFF FLOWS OR VELOCITIES ARE PARTICULARLY HIGH.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE SLOPES EXCEED A VERTICAL HEIGHT OF 10 FEET.
- TWO ROWS OF TYPE 'C' SILT FENCE MUST BE USED ALONG ALL STREAM BUFFERS.
- WOVEN WIRE REINFORCEMENT FENCE TO BE FASTENED SECURELY TO STEEL POSTS WITH WIRE TIES OR APPROVED EQUAL AT TOP, MID AND BOTTOM.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE REINFORCEMENT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

**MAXIMUM SLOPE LENGTH**

- WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, MAXIMUM SLOPE LENGTH SHALL NOT EXCEED:
 

LAND SLOPE	= MAX. SLOPE LENGTH
< 2%	= 100 FT.
2% - 5%	= 75 FT.
5% - 10%	= 50 FT.
10% - 20%	= 25 FT.
> 20%	= 15 FT.
- IN AREAS WHERE THE SLOPE IS GREATER THAN 20% OR 5:1, A FLAT AREA LENGTH OF 10 FT BETWEEN THE TOE OF THE SLOPE AND THE SILT FENCE MUST BE PROVIDED.

**SILT FENCE FILTER FABRIC**

- UTILIZE DOT APPROVED FABRICS. COMMON EXAMPLES INCLUDE: MIRAFI 130X, AMOCO 1198, BELTECH 810, SI 915 SC, LING GTF 190 (LBS. MIN.)
- UTILIZE FENCE FABRIC THAT MEETS THE FOLLOWING CRITERIA:
  - TENSILE STRENGTH PER ASTM D-4632 WITH WARP-260 AND FILL-180 (LBS. MIN.)
  - ELONGATION PER ASTM D-4632 OF 40% MAX
  - APPARENT OPENING SIZE (MAX. SIEVE SIZE) PER ASTM D-4751 OF #30
  - FLOW RATE OF 70 GAL/MIN/SQFT.
  - ULTRAVIOLET STABILITY OF 80 PER ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355
  - BURSTING STRENGTH OF 175 PSI MIN. PER ASTM D-3786

**MAINTENANCE**

- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROX. 6 MONTHS), OR ANY TEARS OR HOLES ARE IN THE FABRIC.
- TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

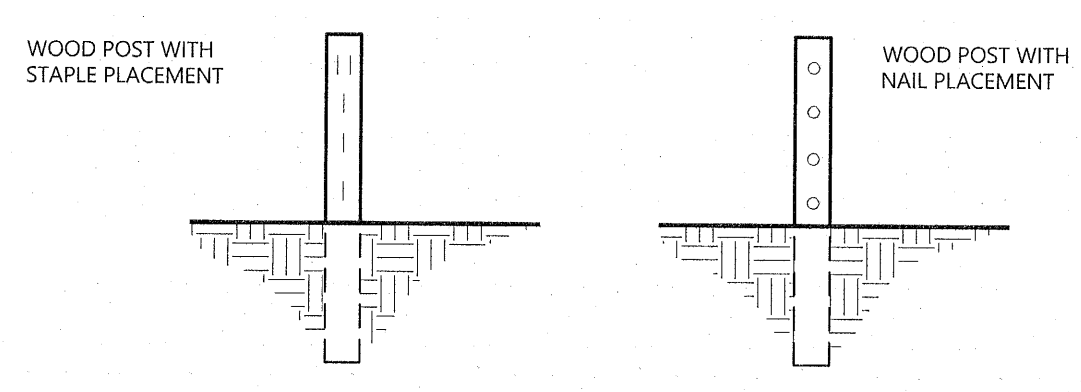
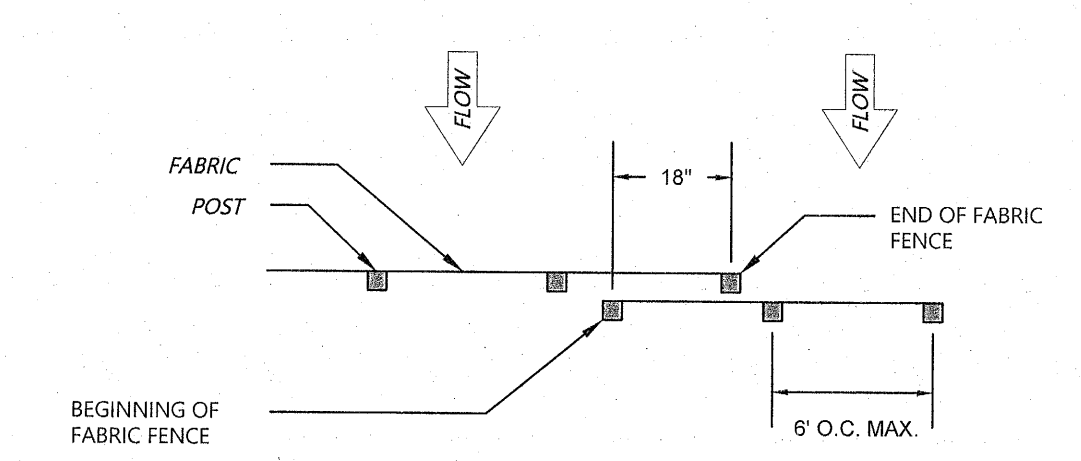
TABLE 6-27.2 POST SIZE

TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	SOFT WOOD OAK STEEL	3" DIA OR 2X4 1.5" X 1.5" LB / R MIN.
S	4'	STEEL OAK	1.15 - 1.25 LB / R MIN. 2" X 2"

TABLE 6-27.3 FASTENERS FOR WOOD POSTS

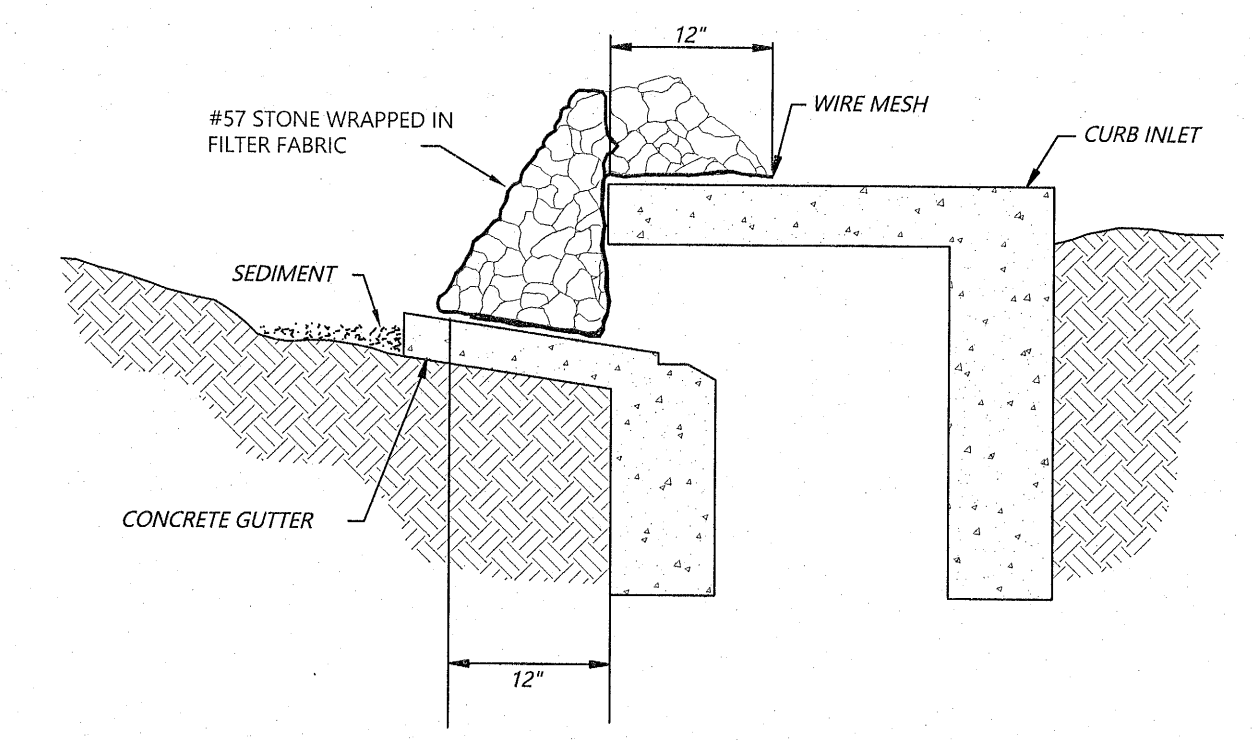
	GAUGE	CROWN	LEGS	STAPLES/POST
WIRE STAPLES	17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.
NAILS	14 MIN.	1"	3/4"	4 MIN.

**OVERLAP AT FABRIC ENDS**



NOTES:  
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

**FASTENERS FOR SILT FENCE**  
N.T.S.



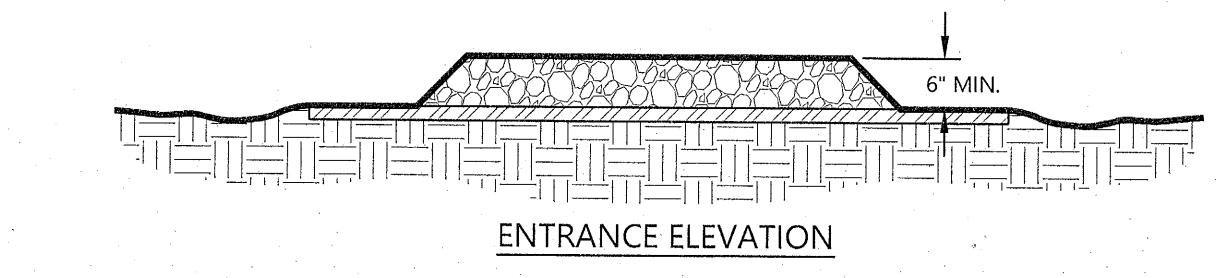
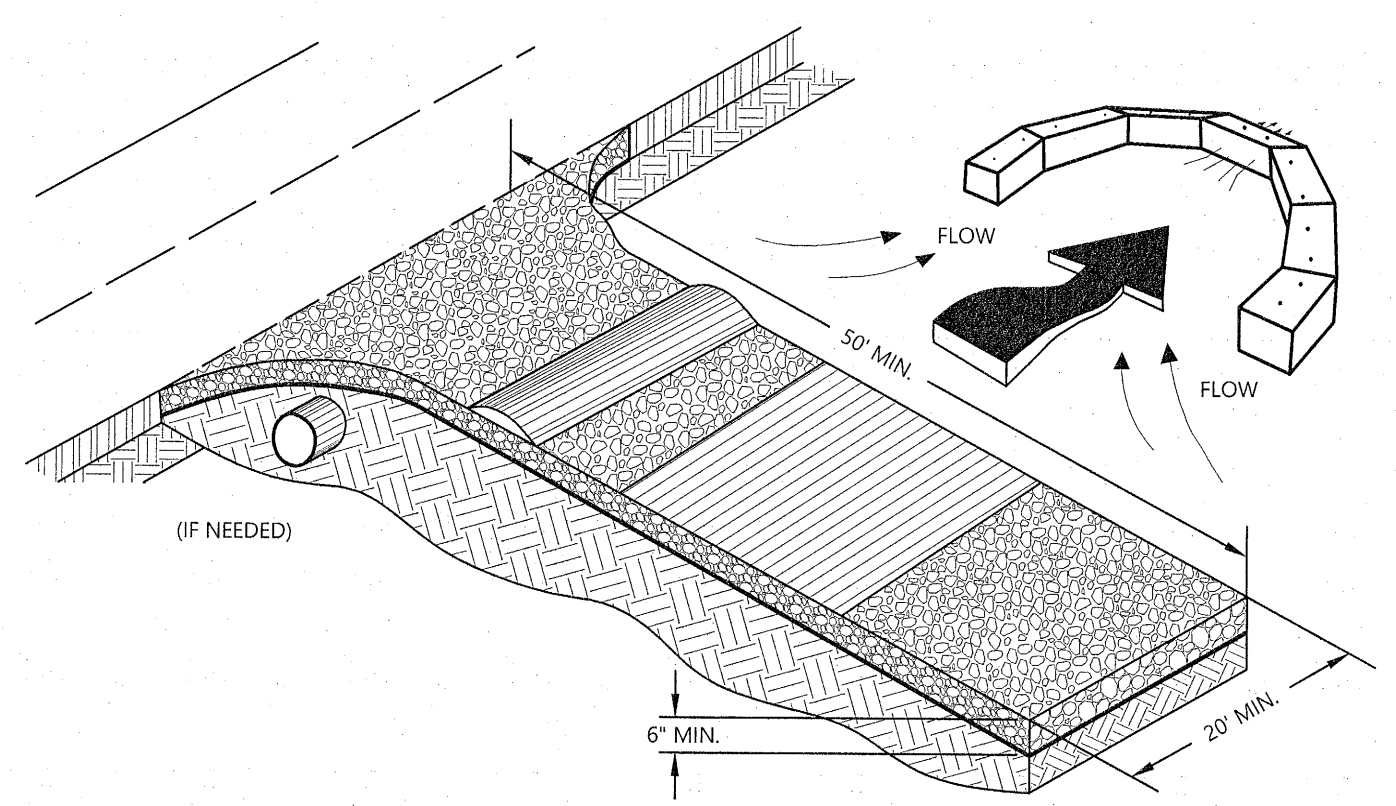
**INSTALLATION**

- THE SLOPE TOWARD THE INLET SHALL BE NO STEEPER THAN 3:1.
- A MINIMUM 1 FOOT WIDE LEVEL STONE AREA SHALL BE LEFT BETWEEN THE STRUCTURE AND AROUND THE INLET TO PREVENT GRAVEL FROM ENTERING THE INLET.
- ON THE SLOPE TOWARD THE INLET, STONE 3 INCHES IN DIAMETER AND LARGER SHOULD BE USED.
- ON THE SLOPE AWAY FROM THE INLET, 1/2 TO 3/4 INCH GRAVEL (#57 WASHED STONE) SHOULD BE USED AT A MINIMUM THICKNESS OF 1 FOOT.

**MAINTENANCE**

- INSPECT, CLEAR, AND/OR REPAIR TRAP AT THE END OF EACH WORKING DAY
- DO NOT REMOVE INLET PROTECTION AND WASH SEDIMENT INTO THE STORM DRAIN
- REMOVE SEDIMENT FROM THE TRAP AND STABILIZE IT WITH VEGETATION
- REMOVE ALL MATERIALS AND ANY INSATIABLE SOIL ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED
- APPROPRIATELY STABILIZED ALL BARE AREAS AROUND THE INLET

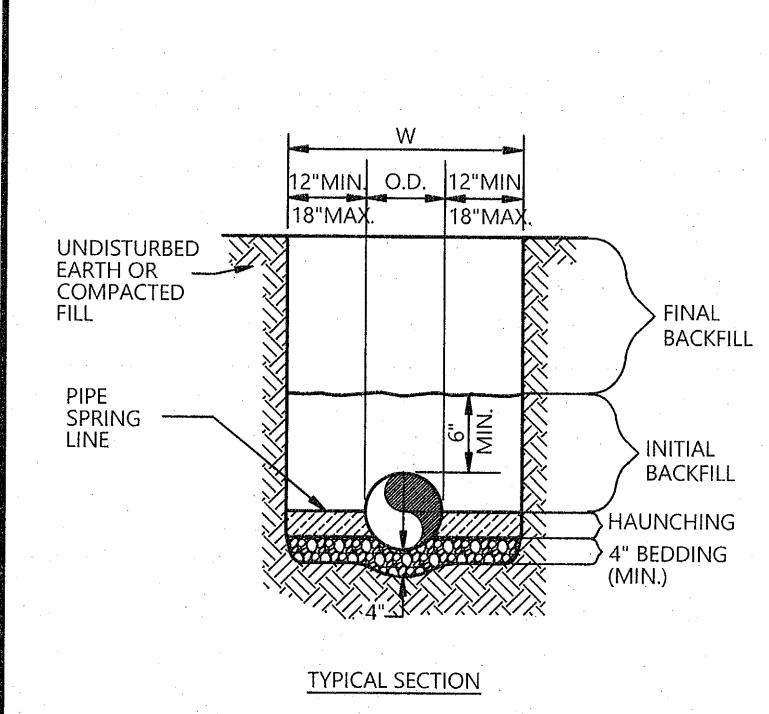
**CURB INLET SEDIMENT FILTER**  
N.T.S.



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
  - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
  - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
  - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
  - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
  - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
  - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
  - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
  - WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
  - MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

**CRUSHED STONE CONSTRUCTION EXIT**  
N.T.S.

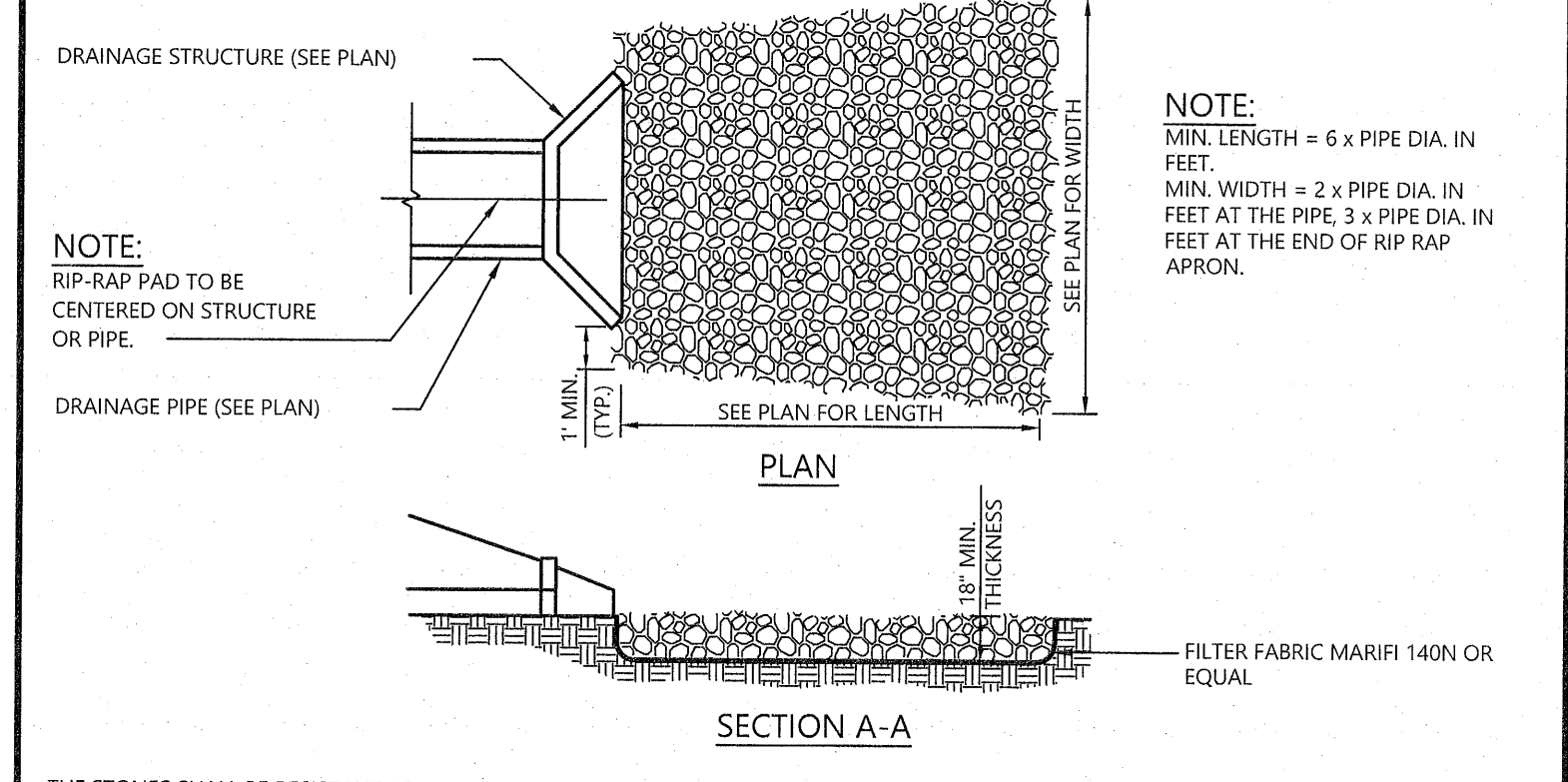
**SEDIMENT BARRIER  
TYPE C SILT FENCE**  
N.T.S.



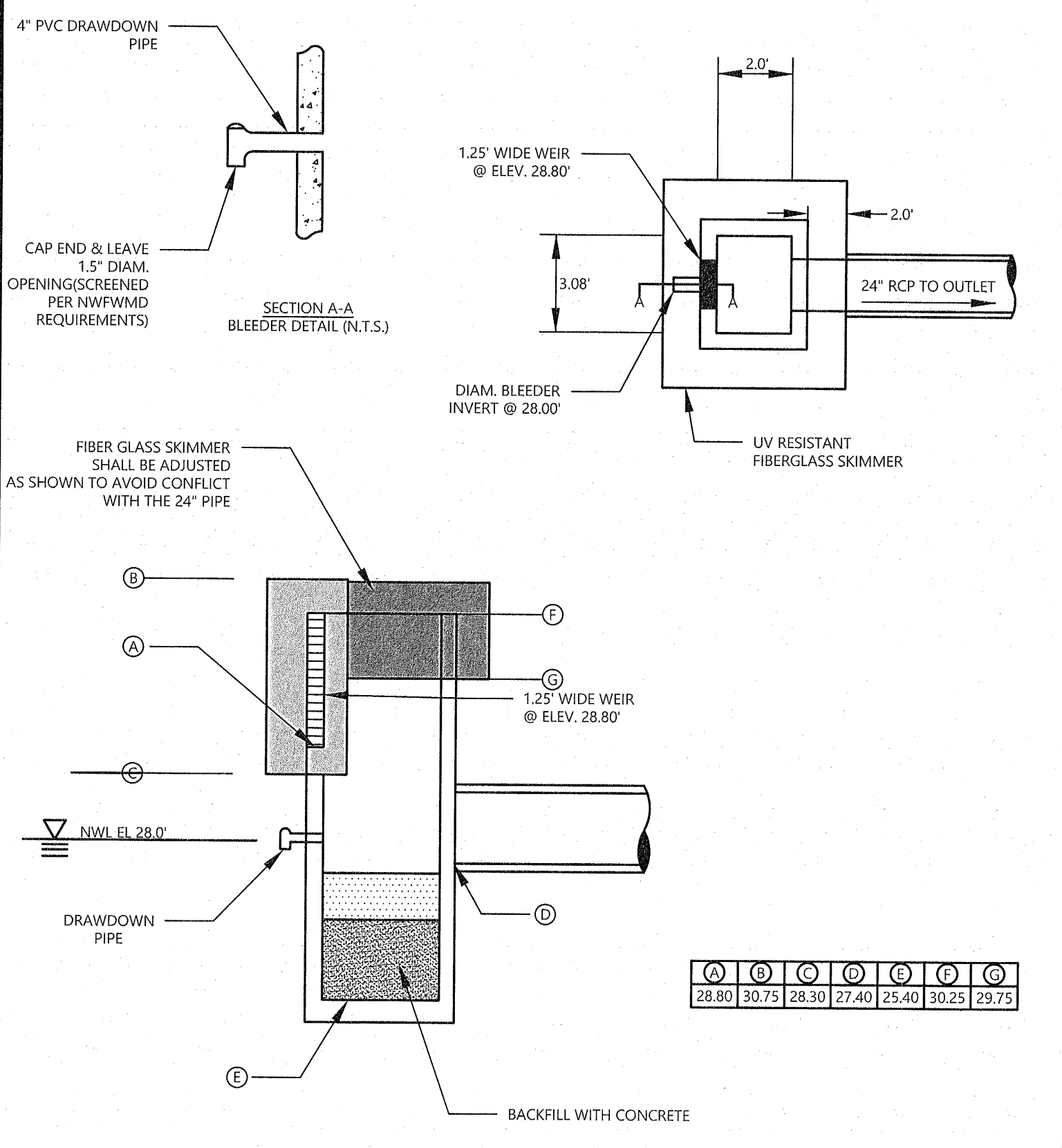
**STORM SEWER LINE  
TRENCH AND BEDDING**

**GENERAL NOTES**

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
- INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
- INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3, AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
- ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)



**RIP-RAP PAD**  
N.T.S.



**POND OUTFALL CONTROL STRUCTURE  
(DETAIL DS-1)**  
N.T.S.

**811**  
Know what's below.  
Call before you dig.  
THE LOCATION OF EXISTING UNRECORDED UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE NOT BEING REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ASSUME RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNRECORDED UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY HEAVY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT  
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**ATWELL**  
866.850.4200 www.atwell-group.com  
1800 PARKWAY PLACE, SUITE 700  
770423.0807  
CO.# FE0706804

7306 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

CEFCO - SH 98 & 72ND  
COSTORDE, LLC  
DEVELOPMENT PLANS  
DETAILS

DATE 06-09-22

REVISIONS

DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ----  
SHEET NO. C701



**811**  
Know what's below.  
Call before you dig.  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

24 HOUR EMERGENCY CONTACT  
####

**ATWELL**  
866.850.4200 www.atwell-group.com  
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COA# PFC02864

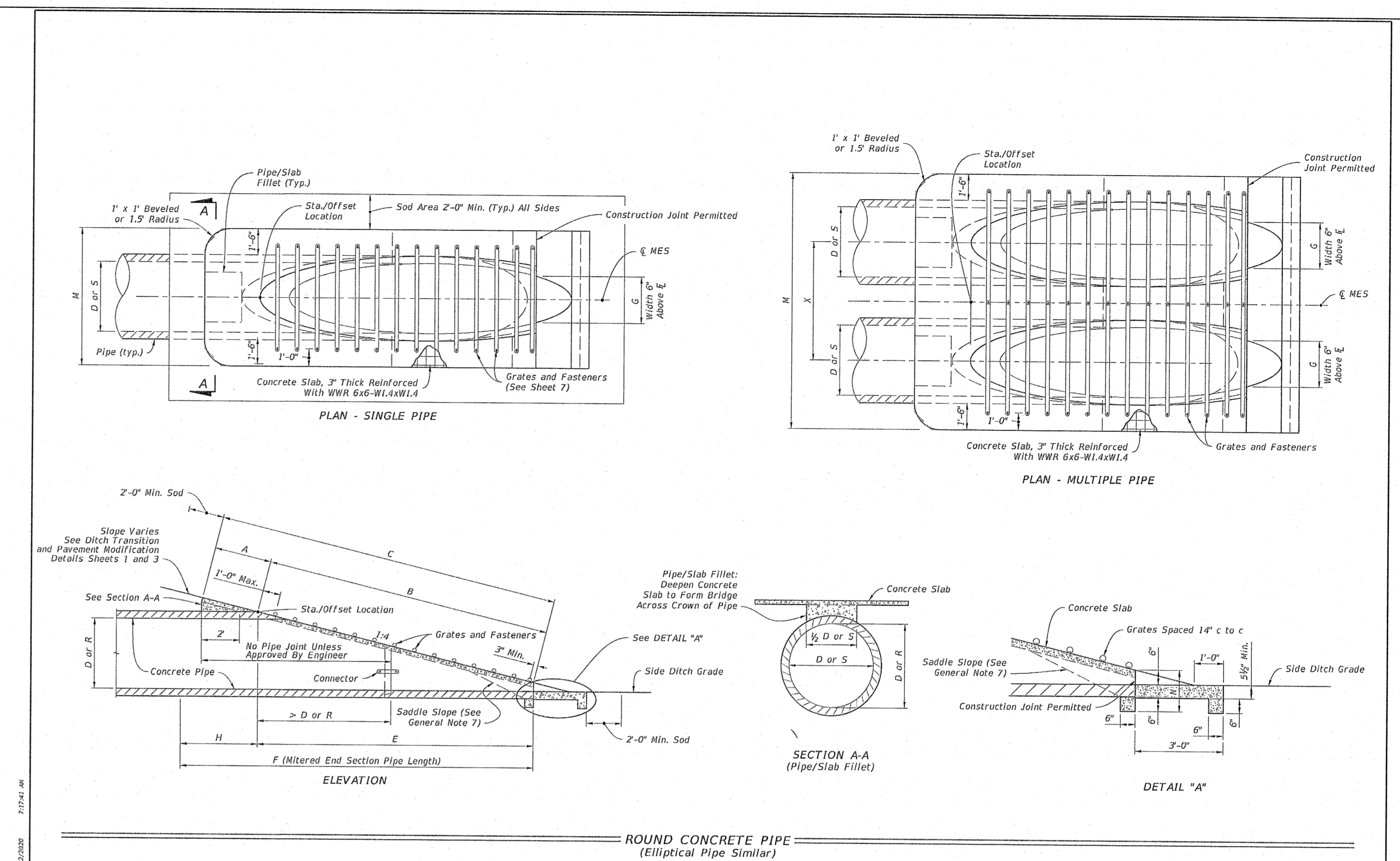
7305 W. HIGHWAY 98  
PENSACOLA  
ESCAMBIA COUNTY, FLORIDA

CEFCO - SH 98 & 72ND  
COSTORDE, LLC  
DEVELOPMENT PLANS  
DETAILS

DATE: 06-09-22

REVISIONS:

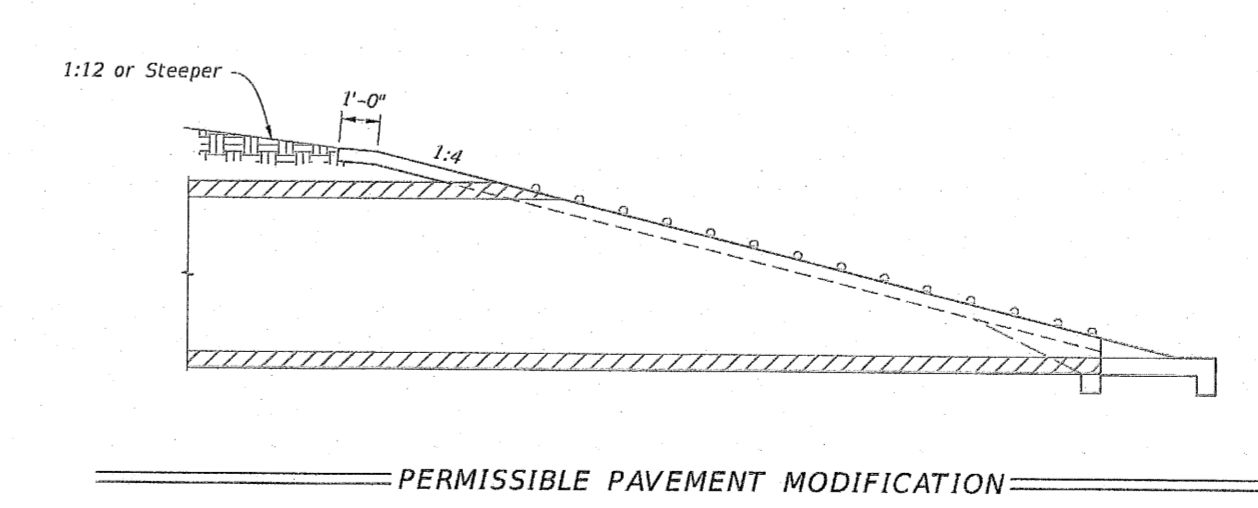
DRAWN BY: JKG  
CHECKED BY: JKG  
PROJECT MANAGER: JKG  
JOB #: 21001766  
FILE CODE: ----  
SHEET NO. C703



LAST REVISION 11/01/18	DESCRIPTION: FDOT FY 2021-22 STANDARD PLANS	INDEX 430-022	SHEET 2 of 7
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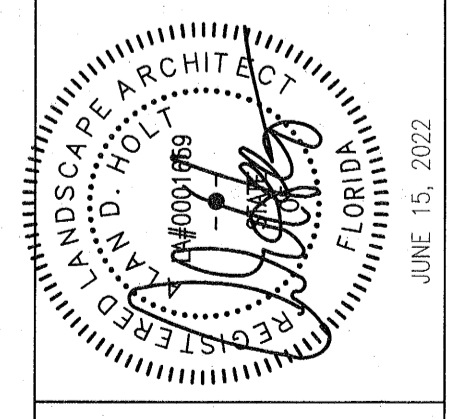
Pipe	Dia. D	Rise R	Span S	SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES										GRATE SIZES				3" CONC. SLAB (CY)				SODDING (SY)					
				X	A	B	C	E	F	G	H	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	N	STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	N	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
12"	12"	2'-2"	2'-2"	2.27	4.09	6.38	8.03	9.17	1.27	4.0	4.65	7.25	9.79	12.32	1.19	0.76	1.16	1.54	1.94	8	10	11	12	9	10	11	12
18"	18"	2'-10"	2'-10"	2.36	5.12	7.40	9.03	10.17	1.41	4.0	4.92	7.75	10.36	13.42	1.21	0.85	1.29	1.71	2.17	9	10	12	13	10	11	12	13
24"	24"	3'-5"	3'-5"	2.53	7.18	9.71	11.73	13.17	1.73	4.0	5.50	8.52	12.33	15.79	1.29	1.23	1.98	2.74	3.50	12	14	15	17	12	14	15	17
30"	30"	4'-3"	4'-3"	2.70	9.25	11.97	14.03	15.87	2.00	4.0	6.08	10.33	14.59	19.33	1.29	1.62	2.50	3.39	4.24	13	15	17	20	13	15	17	20
36"	36"	5'-1"	5'-1"	2.87	11.31	14.18	16.93	18.92	2.24	4.0	8.67	11.75	16.83	21.92	1.33	1.40	2.30	3.33	4.24	13	15	17	20	13	15	17	20
42"	42"	6'-0"	6'-0"	3.05	13.37	16.42	19.03	21.24	2.48	4.0	7.25	13.25	19.25	25.25	1.38	1.60	2.63	3.64	4.56	14	17	19	22	14	17	19	22
48"	48"	6'-9"	6'-9"	3.24	15.43	18.63	21.03	23.43	2.73	4.0	7.83	14.58	21.33	28.08	1.42	1.81	3.26	4.50	5.14	15	18	21	24	15	18	21	24
54"	54"	7'-6"	7'-6"	3.39	17.49	20.88	23.03	25.43	2.98	4.0	8.42	16.08	23.75	31.42	1.46	2.05	3.70	5.54	7.08	17	20	23	27	17	20	23	27
60"	60"	8'-6"	8'-6"	3.56	19.55	23.11	25.03	27.43	3.20	4.0	9.00	17.50	26.00	34.50	1.50	2.28	4.36	6.43	8.50	18	22	25	29	18	22	25	29
12"	18"	2'-10"	2'-10"	2.36	5.09	7.42	9.03	10.17	1.41	2.0	4.92	7.75	10.36	13.42	1.21	0.88	1.29	1.71	2.17	8	9	10	11	8	9	10	11
14"	24"	3'-5"	3'-5"	2.44	7.25	9.71	11.73	13.17	1.73	2.0	5.50	8.52	12.33	15.79	1.29	0.76	1.16	1.54	1.94	8	10	11	12	8	10	11	12
18"	30"	4'-3"	4'-3"	2.62	9.49	12.09	14.03	15.87	2.00	2.0	6.08	10.33	14.59	19.33	1.29	0.95	1.52	2.09	2.65	10	12	13	15	10	12	13	15
24"	36"	5'-1"	5'-1"	2.79	11.65	14.18	16.93	18.92	2.24	2.0	6.79	11.75	16.83	21.92	1.31	1.19	1.95	2.74	3.53	11	13	15	18	11	13	15	18
24"	42"	5'-11"	5'-11"	3.05	13.80	16.42	19.03	21.24	2.48	2.0	7.50	13.42	19.33	25.25	1.38	1.41	2.42	3.44	4.45	12	15	17	20	12	15	17	20
24"	48"	7'-0"	7'-0"	3.24	16.04	18.63	21.03	23.43	2.73	2.0	8.25	15.28	22.25	29.25	1.42	1.83	2.92	4.22	5.52	13	17	20	23	13	17	20	23
30"	48"	6'-9"	6'-9"	3.39	18.20	20.88	23.03	25.43	2.98	2.0	8.97	16.75	24.58	32.42	1.46	2.09	3.95	5.80	7.65	16	20	23	27	16	20	23	27
42"	60"	8'-6"	8'-6"	3.56	20.47	23.11	25.03	27.43	3.20	2.0	9.67	18.58	27.50	36.42	1.50	2.37	4.54	6.73	8.92	17	21	24	28	17	21	24	28
48"	72"	11'-3"	11'-3"	3.73	22.73	25.03	27.03	29.03	3.40	2.0	10.42	20.33	30.25	40.17	1.54	2.57	4.84	7.13	9.52	18	22	25	29	18	22	25	29
54"	84"	14'-0"	14'-0"	3.91	25.09	27.03	29.03	31.03	3.60	2.0	11.08	21.75	32.42	43.08	1.58	2.77	5.09	7.56	10.03	19	23	26	30	19	23	26	30
58"	91"	11'-0"	11'-0"	4.08	27.35	29.03	31.03	33.03	3.80	2.0	11.83	23.50	35.17	46.83	1.63	2.91	5.77	8.64	11.50	19	24	29	35	19	24	29	35

LAST REVISION 11/01/19	DESCRIPTION: FDOT FY 2021-22 STANDARD PLANS	INDEX 430-022	SHEET 3 of 7
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CONCRETE PIPE DIMENSIONS AND QUANTITIES AND PERMISSIBLE PAVEMENT MODIFICATION

DATE	ISSUE/REVISION
11/23/21	PERMIT DRAWING
12/13/21	PERMIT DRAWING
01/20/22	BID SET
06/15/22	PER COUNTY



TREE PROTECTION PLAN  
SHEET NUMBER

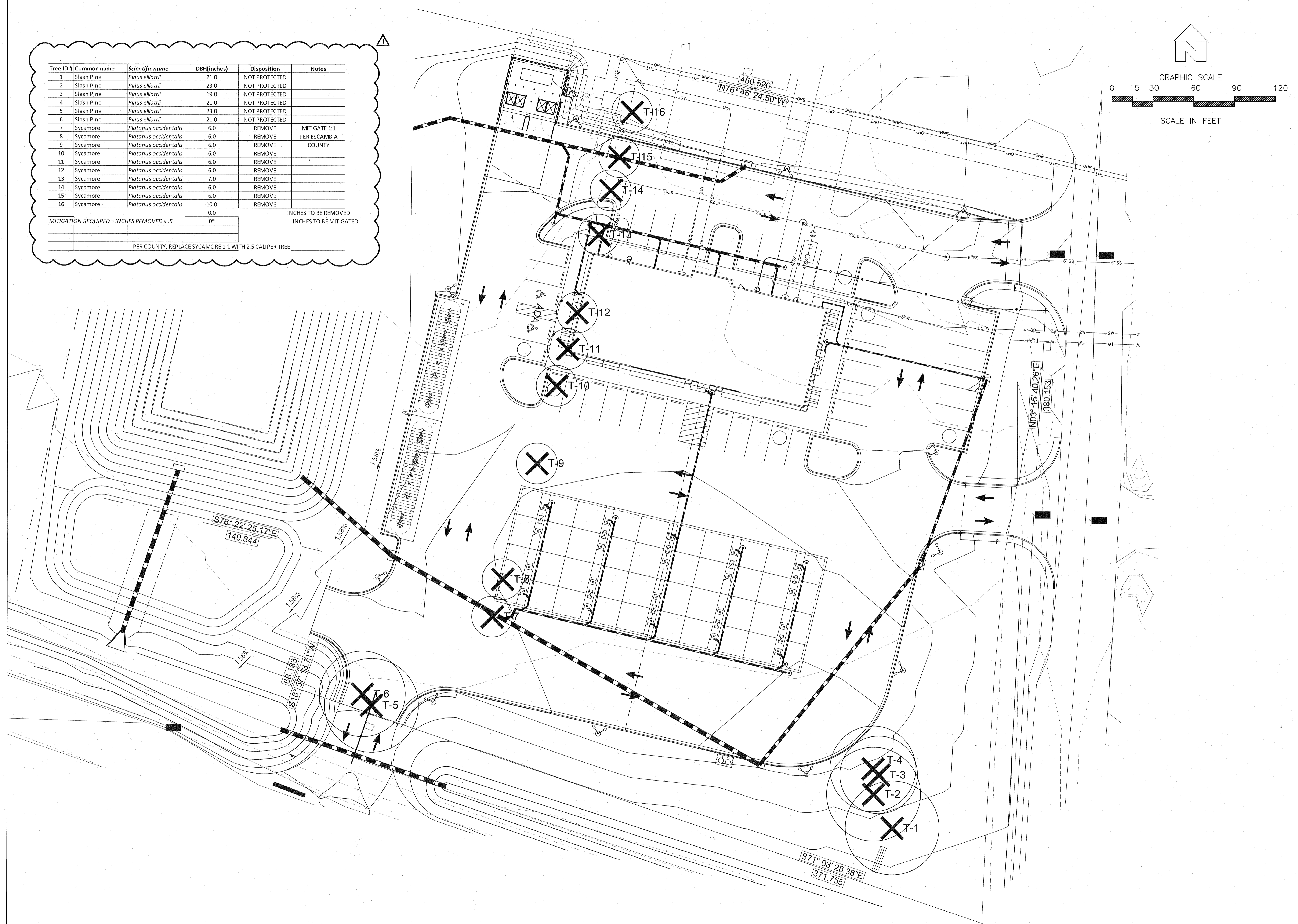
**TP1**

Tree ID #	Common name	Scientific name	DBH(inches)	Disposition	Notes
1	Slash Pine	<i>Pinus elliottii</i>	21.0	NOT PROTECTED	
2	Slash Pine	<i>Pinus elliottii</i>	23.0	NOT PROTECTED	
3	Slash Pine	<i>Pinus elliottii</i>	19.0	NOT PROTECTED	
4	Slash Pine	<i>Pinus elliottii</i>	21.0	NOT PROTECTED	
5	Slash Pine	<i>Pinus elliottii</i>	23.0	NOT PROTECTED	
6	Slash Pine	<i>Pinus elliottii</i>	21.0	NOT PROTECTED	
7	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	MITIGATE 1:1
8	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	PER ESCAMBIA
9	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	COUNTY
10	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	
11	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	
12	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	
13	Sycamore	<i>Platanus occidentalis</i>	7.0	REMOVE	
14	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	
15	Sycamore	<i>Platanus occidentalis</i>	6.0	REMOVE	
16	Sycamore	<i>Platanus occidentalis</i>	10.0	REMOVE	

MITIGATION REQUIRED = INCHES REMOVED x .5      0"

PER COUNTY, REPLACE SYCAMORE 1:1 WITH 2.5 CALIPER TREE

INCHES TO BE REMOVED  
INCHES TO BE MITIGATED



Per Escambia County's Land Development Code, all Protected tree removal, land clearing, placement of fill material onsite, grading, excavating, berming, or any other Land Disturbing Activities that may alter land topography or vegetative cover shall be permitted or otherwise approved in writing by the County prior to initiation of site work.

LANDSCAPE NOTES:

1. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
3. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
4. ALL PLANT MATERIAL FLORIDA #1 OR BETTER.
5. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
6. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
7. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
8. QUANTITIES SHOWN IN PLANT LIST ARE FOR CONTRACTOR'S CONVENIENCE. VERIFY ALL PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST.
9. B&B MATERIAL MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL PROVIDED IT EXCEEDS THE MINIMUM SIZES NOTED.
10. SOD ALL DISTURBED AREAS WITH SPECIES SHOWN ON PLAN.
11. WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.

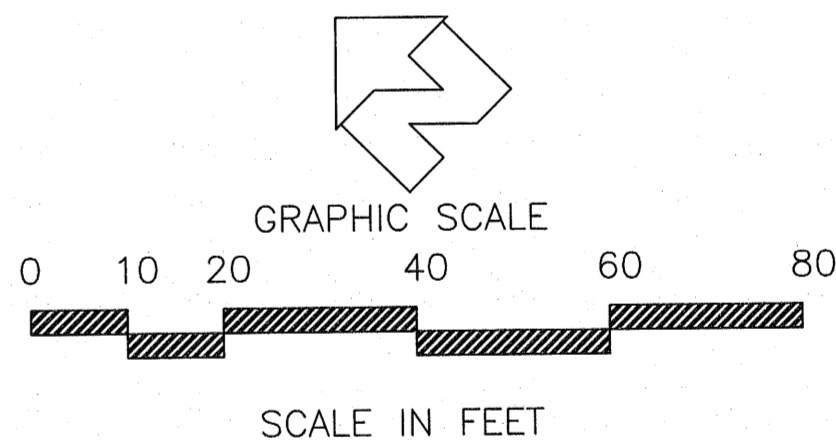
IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS.
2. CONTRACTOR RESPONSIBLE FOR LOCATING AND SUPPLYING ELECTRICAL POWER TO CONTROLLER.
3. CONTRACTOR TO PROVIDE AND PAY FEES FOR SEPARATE IRRIGATION METER.
4. PROVIDE BACKFLOW PREVENTION PER CITY REQUIREMENTS.
5. PROVIDE RAIN SHUT OFF DEVICE PER FLA. STATE LAW.

LANDSCAPE LEGEND

- GROUNDCOVER**
- 32,000± S.F. INCLUDING 10% FOR WASTE  
TIFF 419 BERMUDA SOD  
CYANODON DACTYLON
  - 1,675± S.F. INCLUDING 10% FOR WASTE  
PRECAST CONCRETE PAVERS  
COMMERCIAL AVAILABLE 4X8 PAVERS
  - 15 VARIEGATED FLAX LILY  
DIANELLA TASMANICA 'VARIEGATA'  
1.8M. 3" C.C.

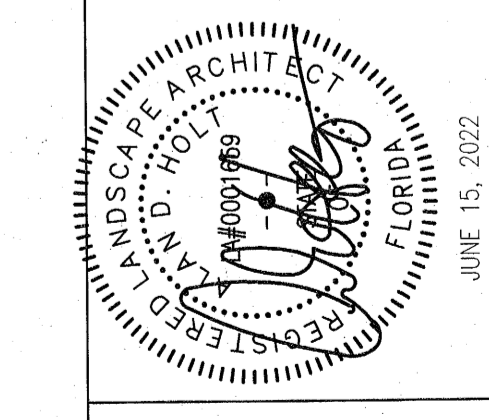
- CANOPY TREES**
- 3 'GULF EMBER' RED MAPLE  
ACER RUBRUM 'GULF EMBER'  
2.5" CALIPER
  - 15 BALD CYPRESS  
TAXODIUM DISTICHUM  
2.5" CALIPER
- NOTE: IF SPECIFIC TREE SPECIES NOTED CANNOT BE LOCATED AT INSTALLATION, CONTACT EOR, LANDSCAPE ARCHITECT AND ESCAMBIA COUNTY STAFF PRIOR TO SWITCHING TREE SPECIES. AS-BUILT DRAWINGS SHALL REFLECT ALL FIELD CHANGES.
- MITIGATION TREES REQUIRED: 10  
MITIGATION TREES PROVIDED: 10  
SEE SHEET TP1 FOR CALCULATIONS



22007-CEFCO 98 AND 72ND  
© 2021 ALAN D. HOLT, ASLA  
LANDSCAPE ARCHITECT  
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**CEFCO**  
**HWY 98 AND 72ND**  
FOR THE FIKES COMPANY  
HWY 98 & 72ND STREET, ESCAMBIA COUNTY, FL

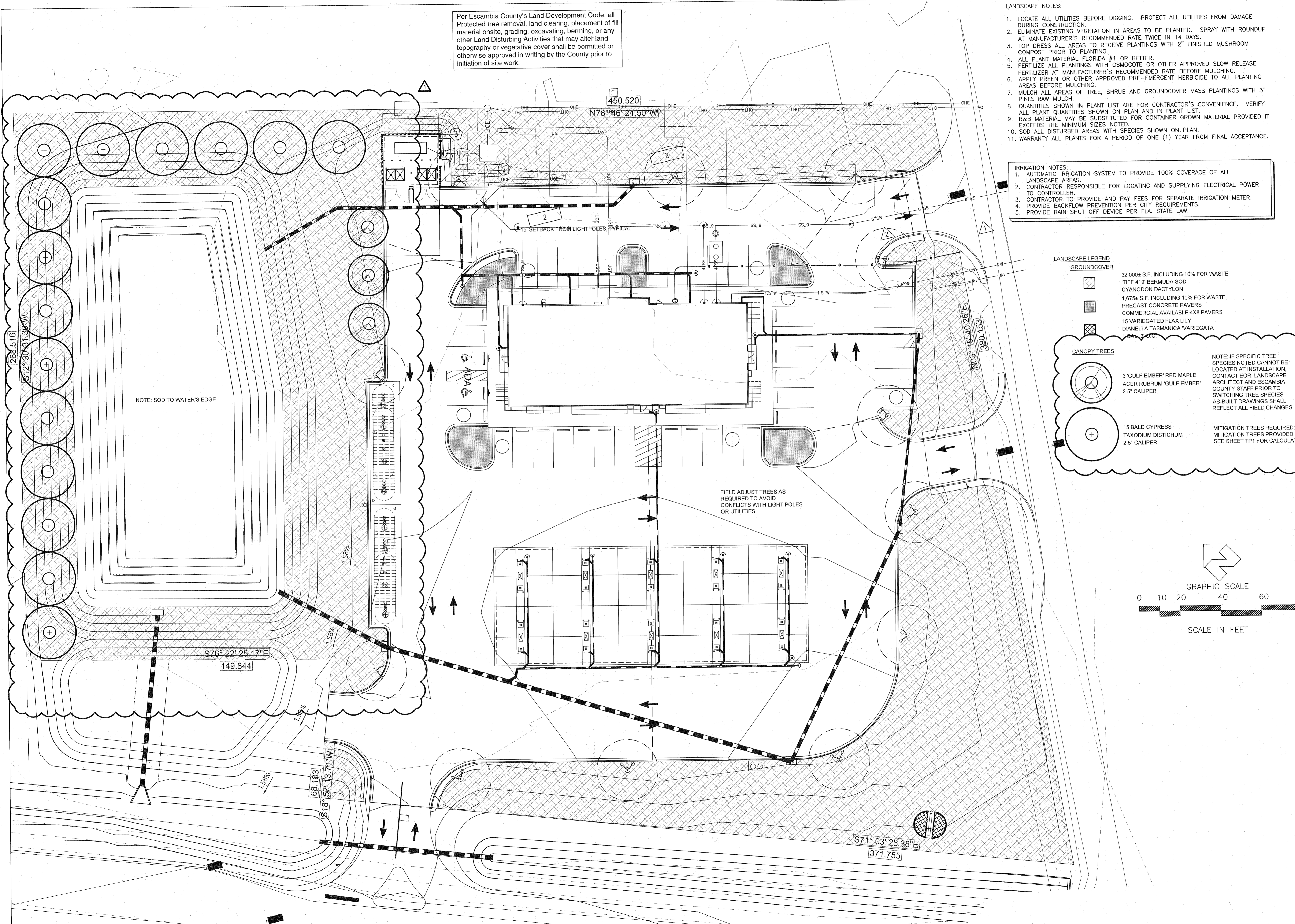
DATE	ISSUE/REVISION
01/13/22	PERMIT DRAWING
01/20/22	BID SET
06/15/22	PER COUNTY

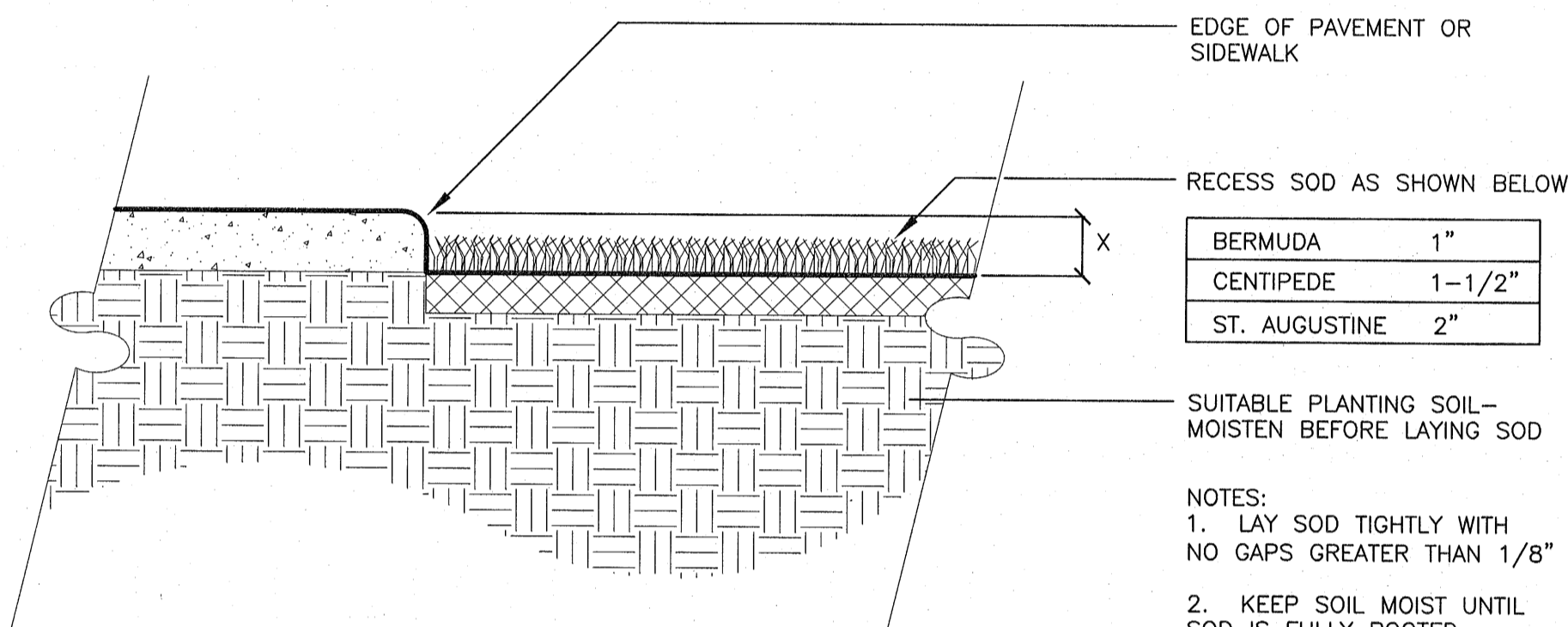


LANDSCAPE PLAN SHEET NUMBER

**LP1**

TWO OF FIVE

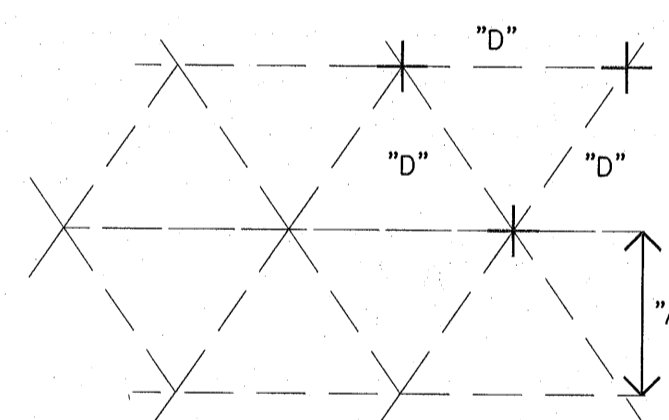




**7 SOD DETAIL AT PAVING**

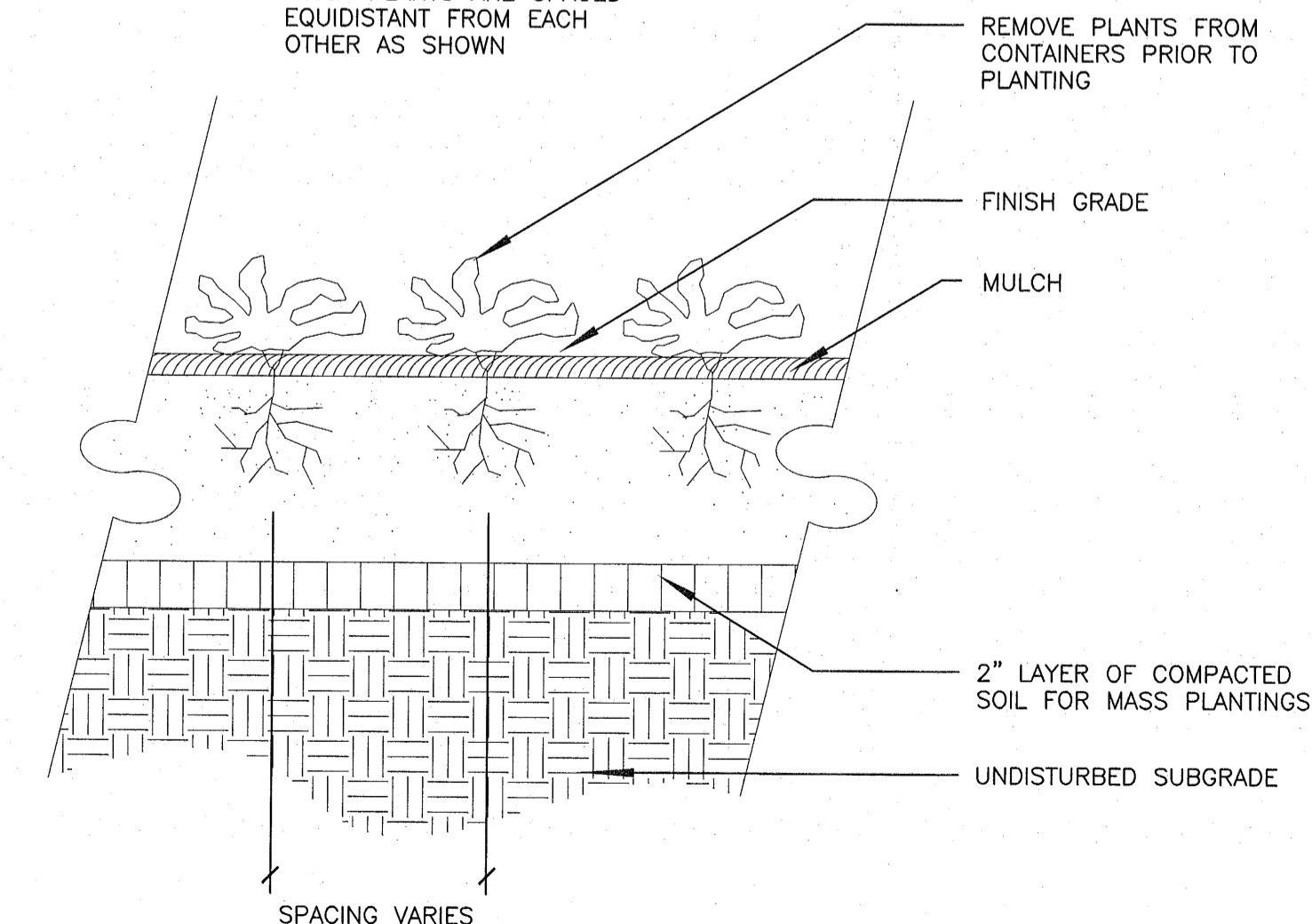
LP2 SCALE: NOT TO SCALE

- NOTES:
- LAY SOD TIGHTLY WITH NO GAPS GREATER THAN 1/8"
  - KEEP SOIL MOIST UNTIL SOD IS FULLY ROOTED.
  - DO NOT INSTALL SOD UNTIL IRRIGATION SYSTEM IS FUNCTIONAL.



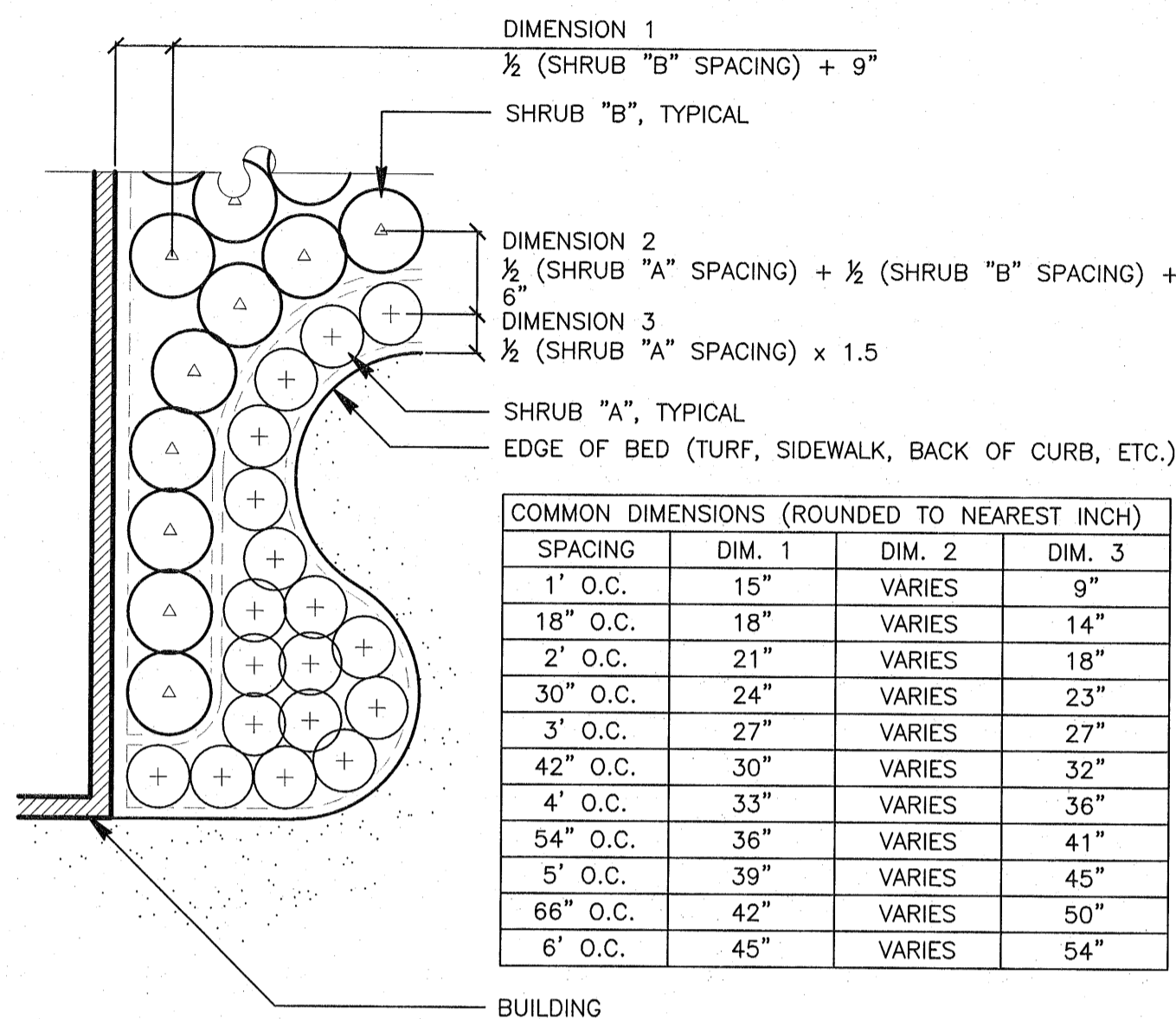
SPACING "D"	ROW "A"	NUMBER OF PLANTS
6" O.C.	5.2"	4.61
8" O.C.	6.93"	2.6
10" O.C.	8.66"	1.66
12" O.C.	10.4"	1.15
15" O.C.	13.0"	.733
18" O.C.	15.8"	.512
24" O.C.	20.8"	.33
30" O.C.	26.0"	.185
36" O.C.	30.0"	.128
48" O.C.	41.6"	.072

NOTE: FOR USE ONLY WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS SHOWN



**6 GROUND COVER PLANTING**

LP2 SCALE: NOT TO SCALE



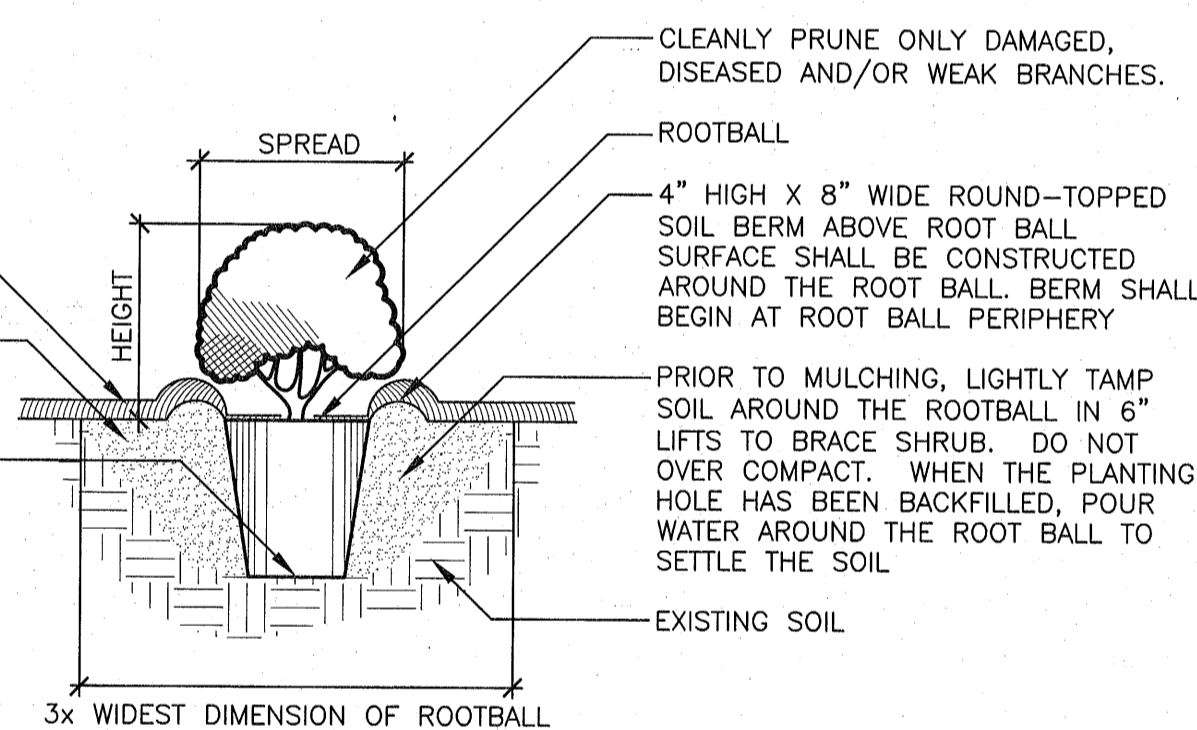
**5 PLANT LAYOUT DETAIL**

LP2 SCALE: NO SCALE

- TOP OF ROOTBALL LEVEL WITH OR SLIGHTLY ABOVE SURROUNDING GRADE.  
REMOVE CONTAINER BEFORE PLANTING. CLEANLY PRUNE ANY ENCIRCLING ROOTS.

- MULCH - SEE LANDSCAPE NOTES. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL  
LOOSENED SOIL. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN

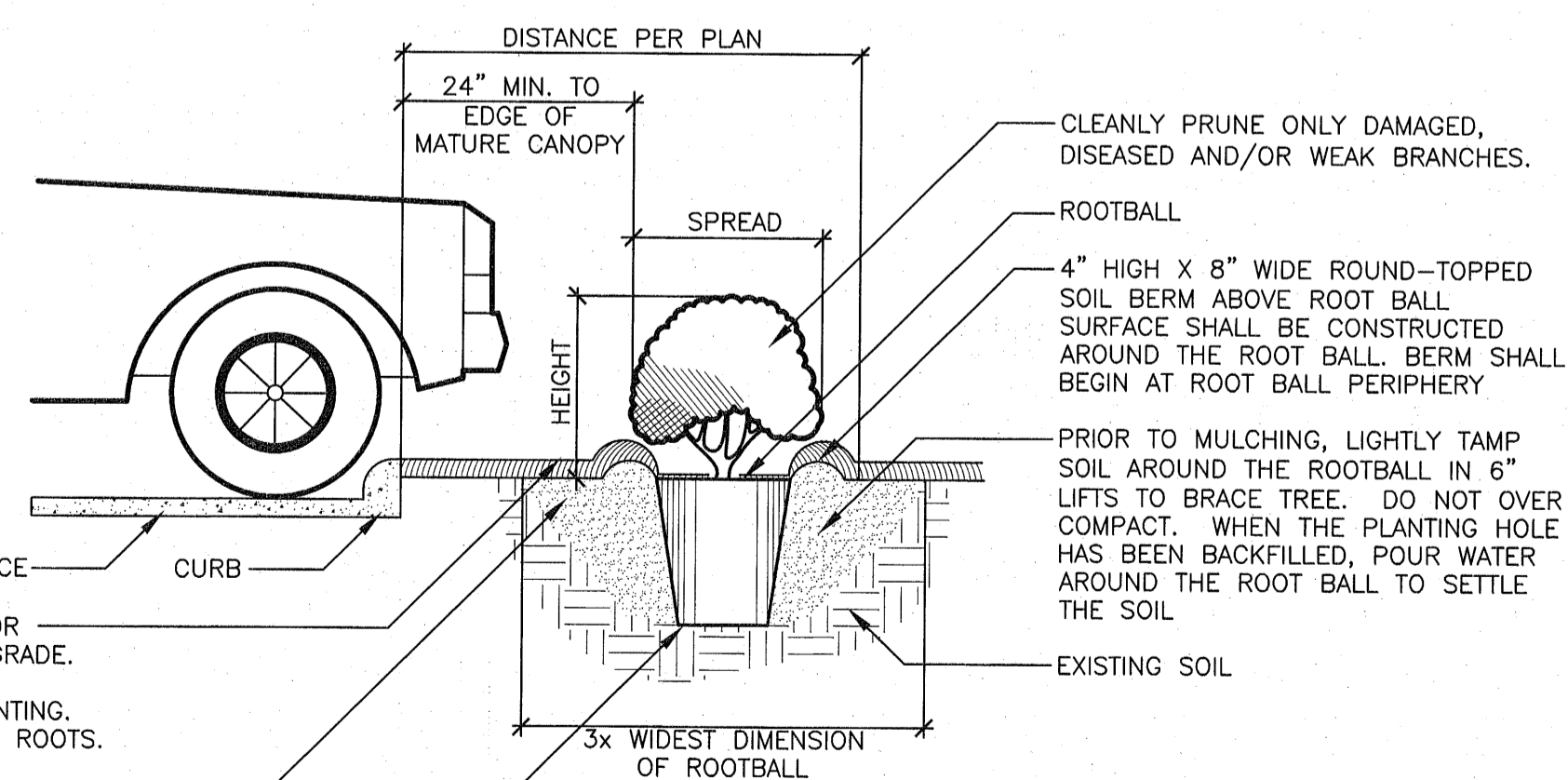
- BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.



**4 PLANTING DETAIL FOR SHRUBS**

LP2 SCALE: NOT TO SCALE

- NOTE: MEASURE HEIGHT FROM TOP OF ROOT BALL SEE PLANT SCHEDULE FOR REQUIRED HEIGHT AND SPREAD FOR EACH SPECIES

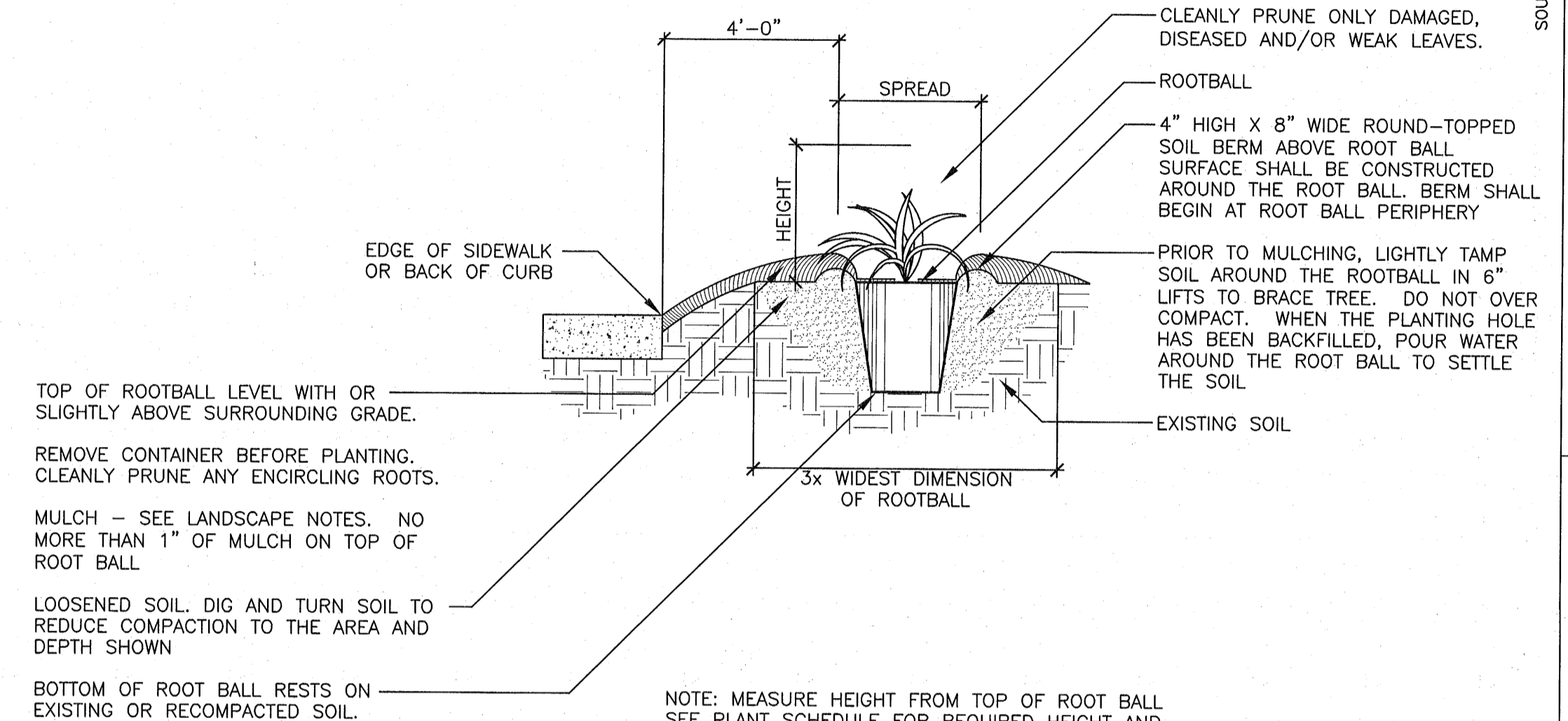


**3 HEDGE PLANTING AT PARKING AREA**

LP2 SCALE: NOT TO SCALE

- TOP OF ROOTBALL LEVEL WITH OR SLIGHTLY ABOVE SURROUNDING GRADE.  
REMOVE CONTAINER BEFORE PLANTING. CLEANLY PRUNE ANY ENCIRCLING ROOTS.  
MULCH - SEE LANDSCAPE NOTES. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL  
LOOSENED SOIL. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN  
BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

- NOTE: MEASURE HEIGHT FROM TOP OF ROOT BALL SEE PLANT SCHEDULE FOR REQUIRED HEIGHT AND SPREAD FOR EACH SPECIES

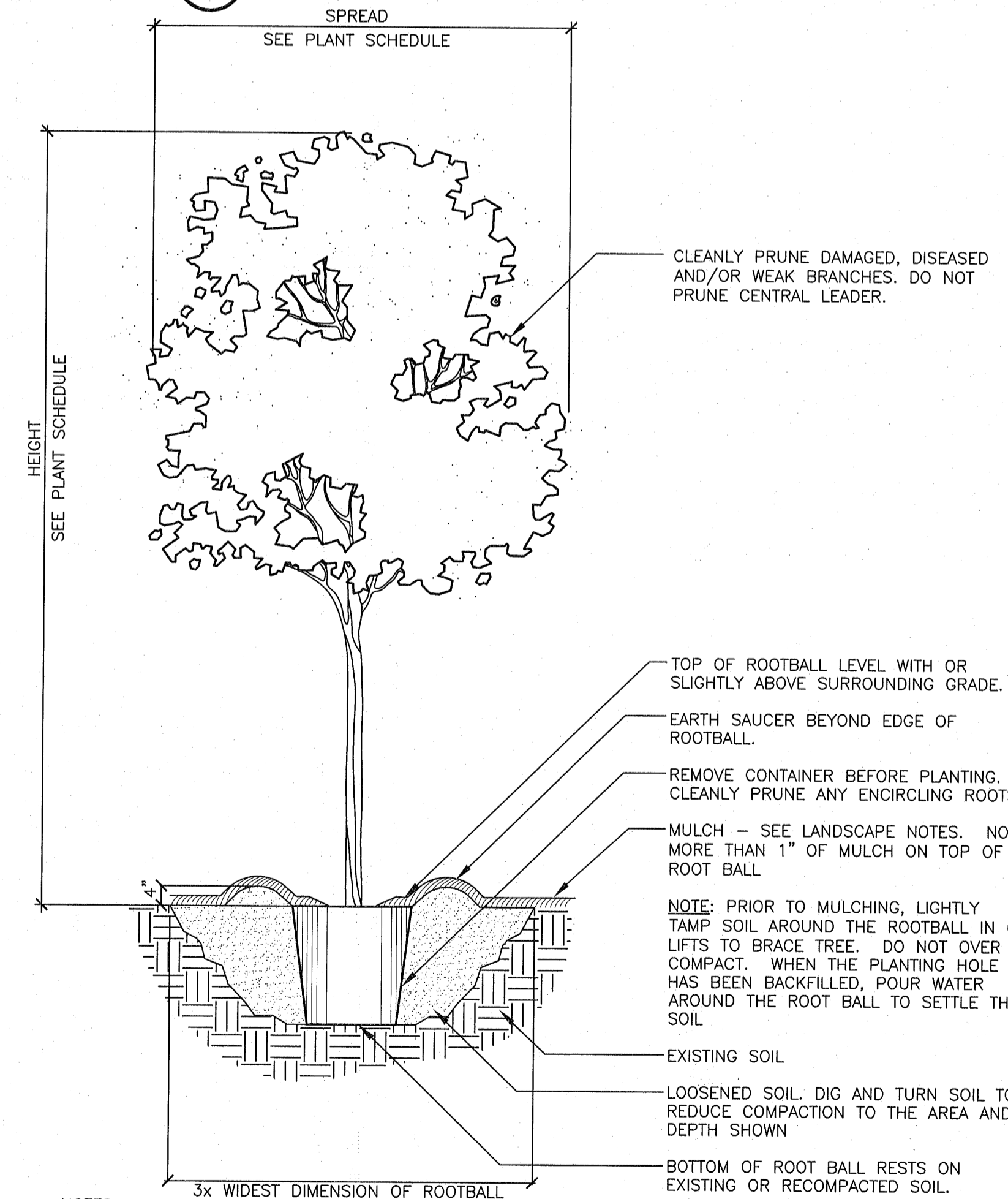


**2 ORNAMENTAL GRASS PLANTING DETAIL**

LP2 SCALE: NOT TO SCALE

- TOP OF ROOTBALL LEVEL WITH OR SLIGHTLY ABOVE SURROUNDING GRADE.  
REMOVE CONTAINER BEFORE PLANTING. CLEANLY PRUNE ANY ENCIRCLING ROOTS.  
MULCH - SEE LANDSCAPE NOTES. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL  
LOOSENED SOIL. DIG AND TURN SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN  
BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

- NOTE: MEASURE HEIGHT FROM TOP OF ROOT BALL SEE PLANT SCHEDULE FOR REQUIRED HEIGHT AND SPREAD FOR EACH SPECIES

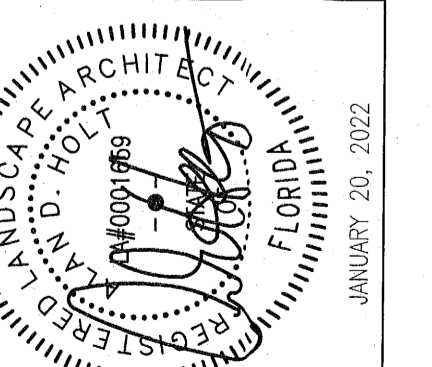


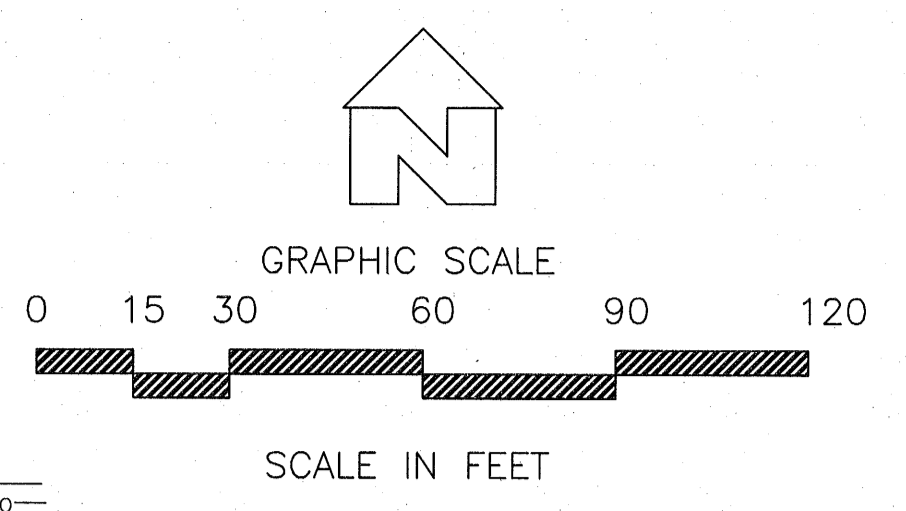
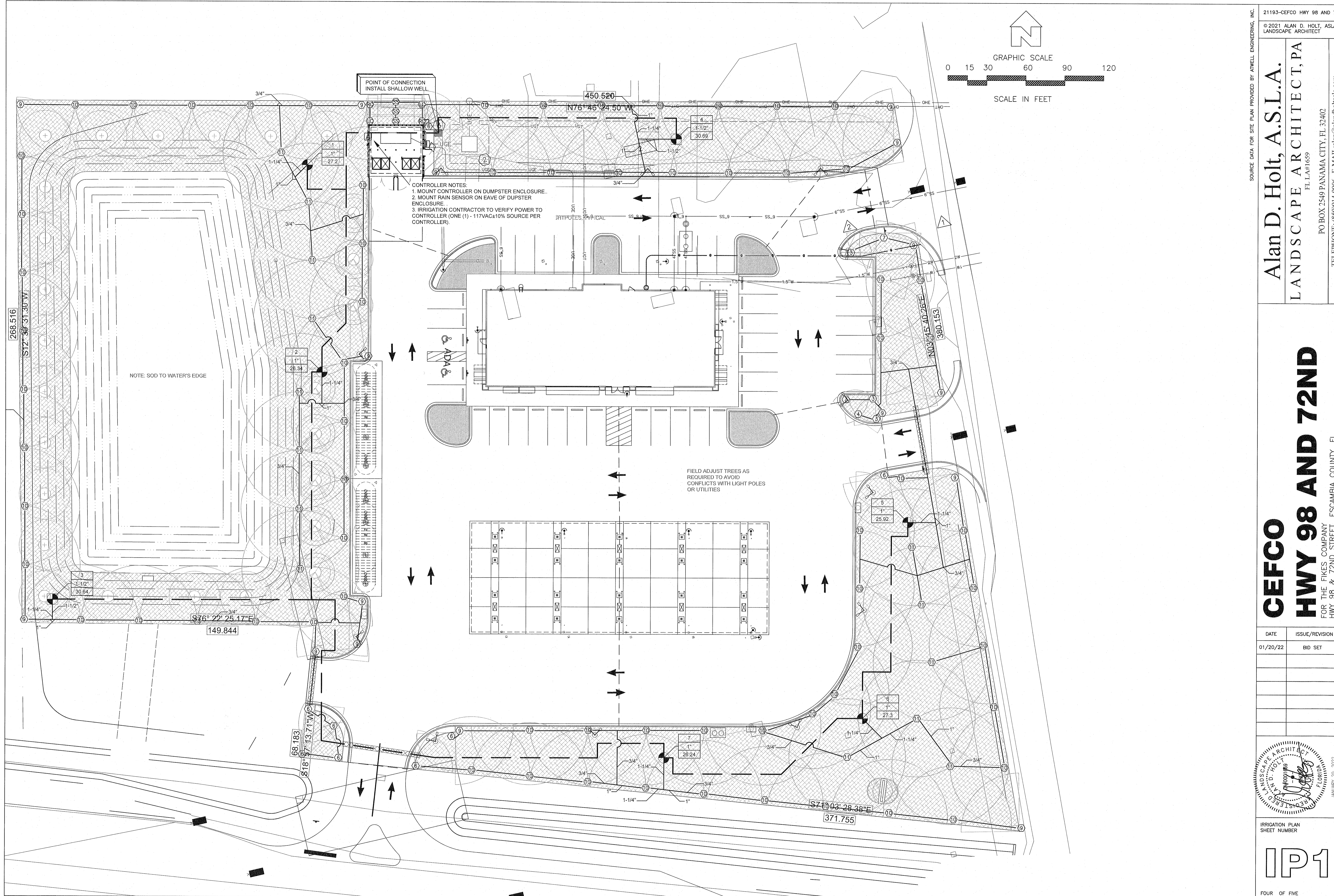
**1 TREE PLANTING**

LP2 SCALE: NOT TO SCALE

- NOTES:
- REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
  - REMOVE ALL STRAPS, ROPES, WIRE &/OR STRINGS USED TO LIFT THE ROOTBALL.
  - REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
  - TOP OF FIRST FEEDER ROOT TO BE SET SLIGHTLY ABOVE SURROUNDING FINISH GRADE.

DATE	ISSUE/REVISION
01/13/22	PERMIT DRAWING
01/20/22	BID SET





CONTROLLER NOTES:  
 1. MOUNT CONTROLLER ON DUMPSTER ENCLOSURE.  
 2. MOUNT RAIN SENSOR ON EAVE OF DUMPSTER ENCLOSURE.  
 3. IRRIGATION CONTRACTOR TO VERIFY POWER TO CONTROLLER (ONE (1) - 117VAC±10% SOURCE PER CONTROLLER).

NOTE: SOD TO WATER'S EDGE

FIELD ADJUST TREES AS REQUIRED TO AVOID CONFLICTS WITH LIGHT POLES OR UTILITIES

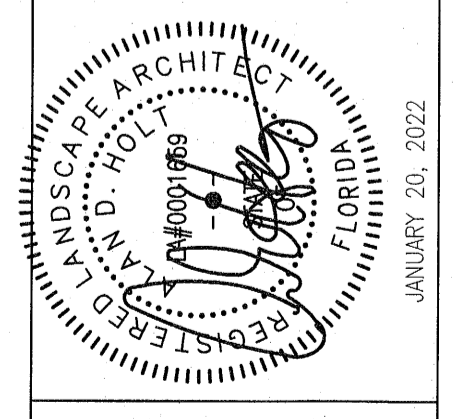
SOURCE DATA FOR SITE PLAN PROVIDED BY ANWELL ENGINEERING, INC.

21193-CEFCO HWY 98 AND 72ND  
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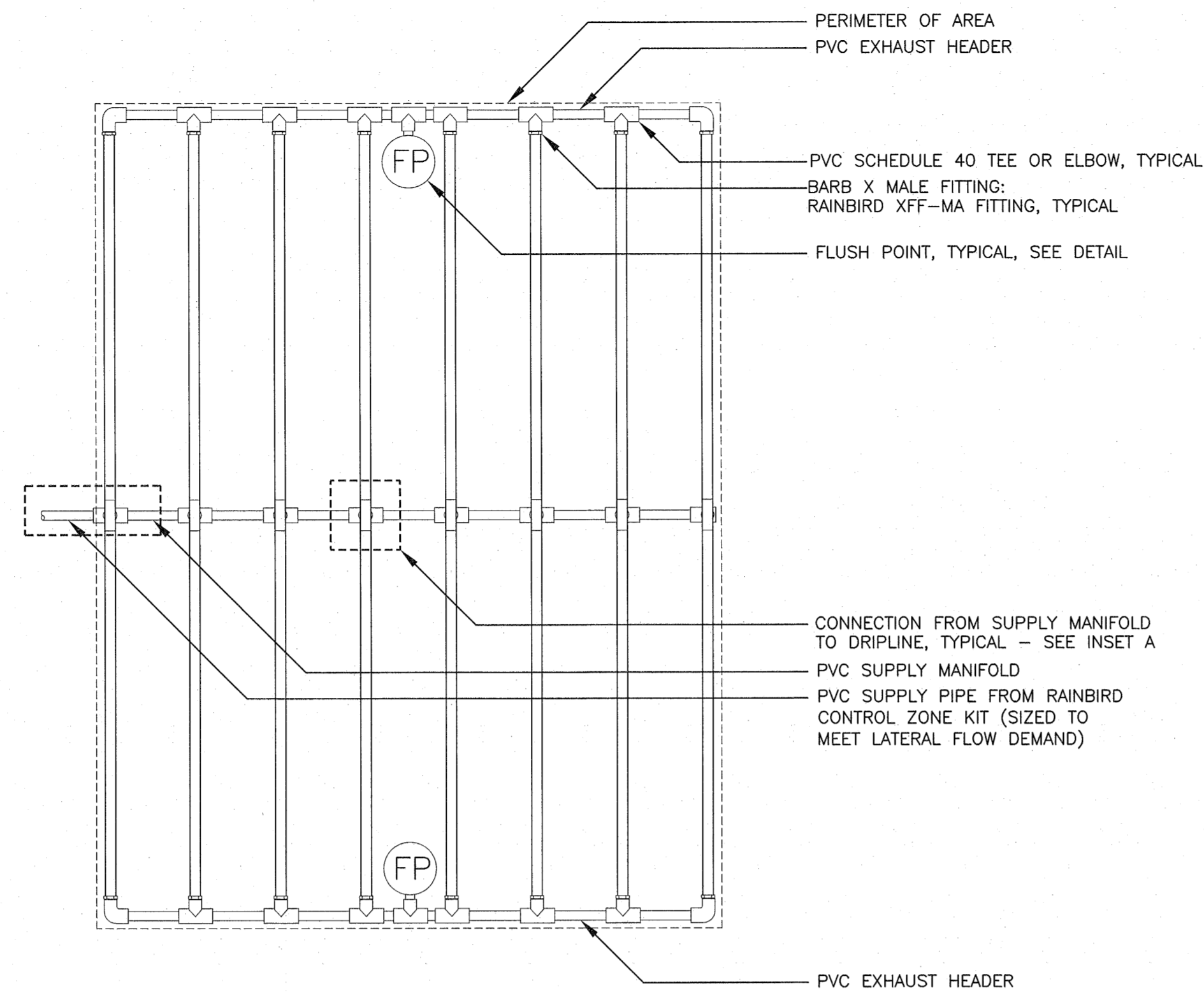
DATE	ISSUE/REVISION
01/20/22	BID SET



IRRIGATION PLAN  
 SHEET NUMBER

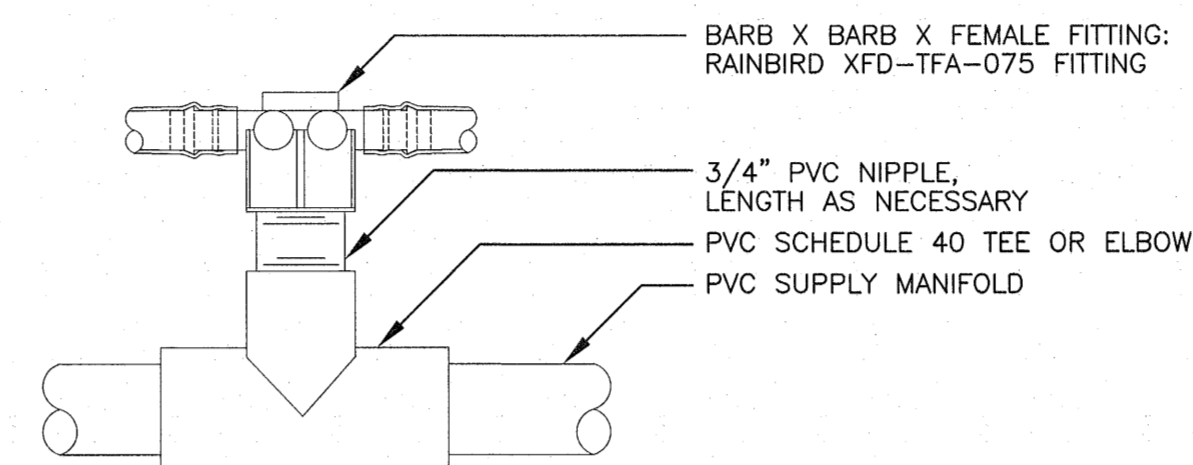
IP1

FOUR OF FIVE



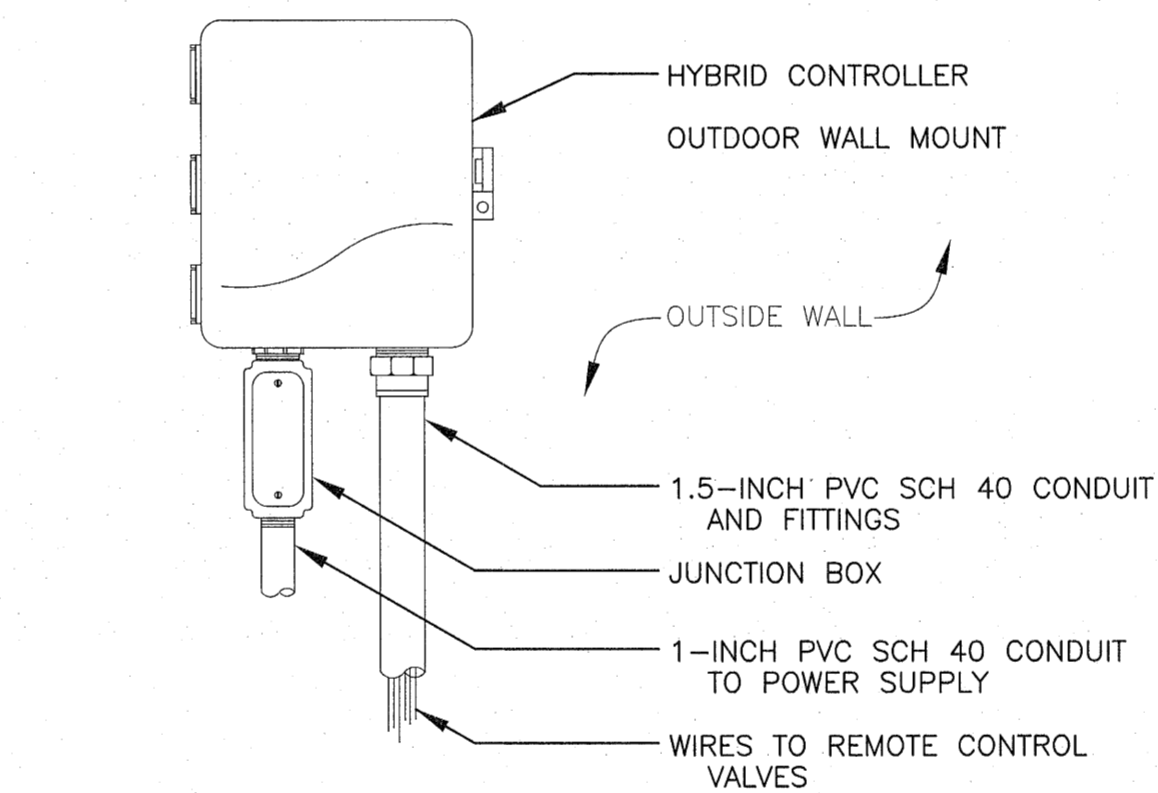
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
  - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

**7 XFD ON-SURFACE DRIPLINE CENTER FEED LAYOUT**  
IP2 SCALE: N.T.S.

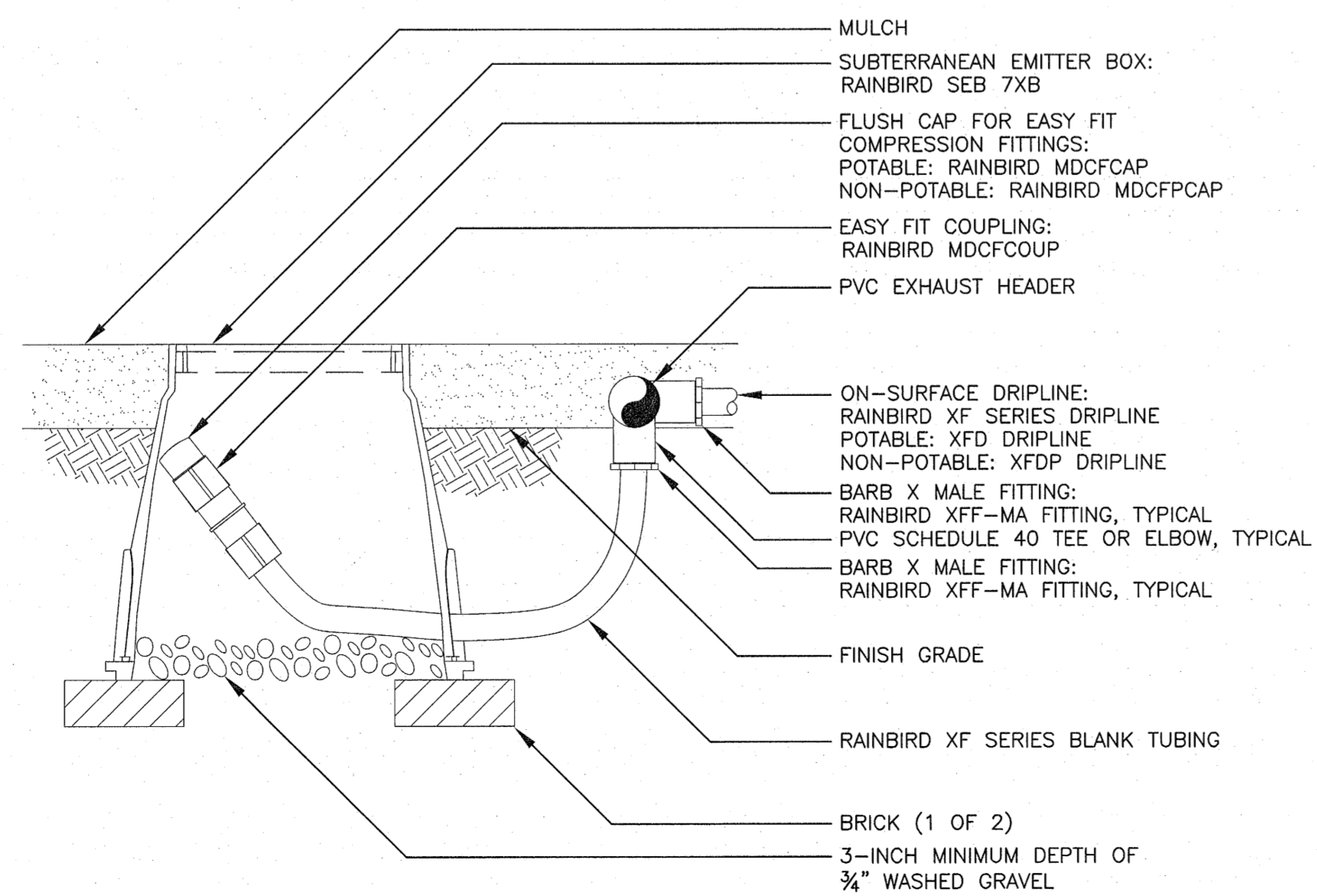


**INSET A**

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	0.6	0.9	0.6	0.9	0.6	0.9
20	273	155	314	250	424	322
30	318	169	353	294	508	368
40	360	230	413	350	586	414
50	395	255	465	402	652	474
60	417	285	528	420	720	488
60	460	290	596	455	780	514

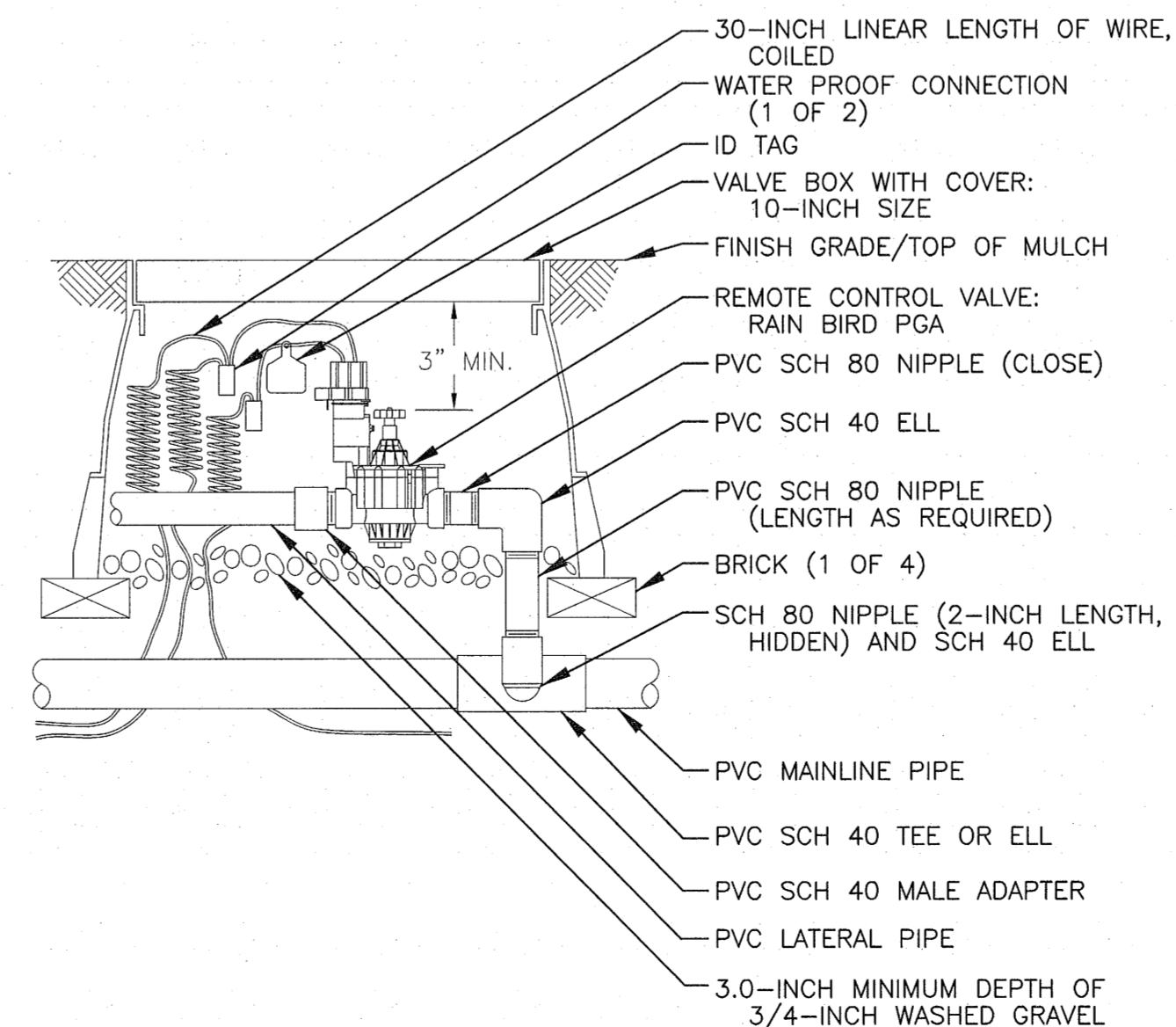


**5 HYBRID CONTROLLER**  
IP2 SCALE: N.T.S.

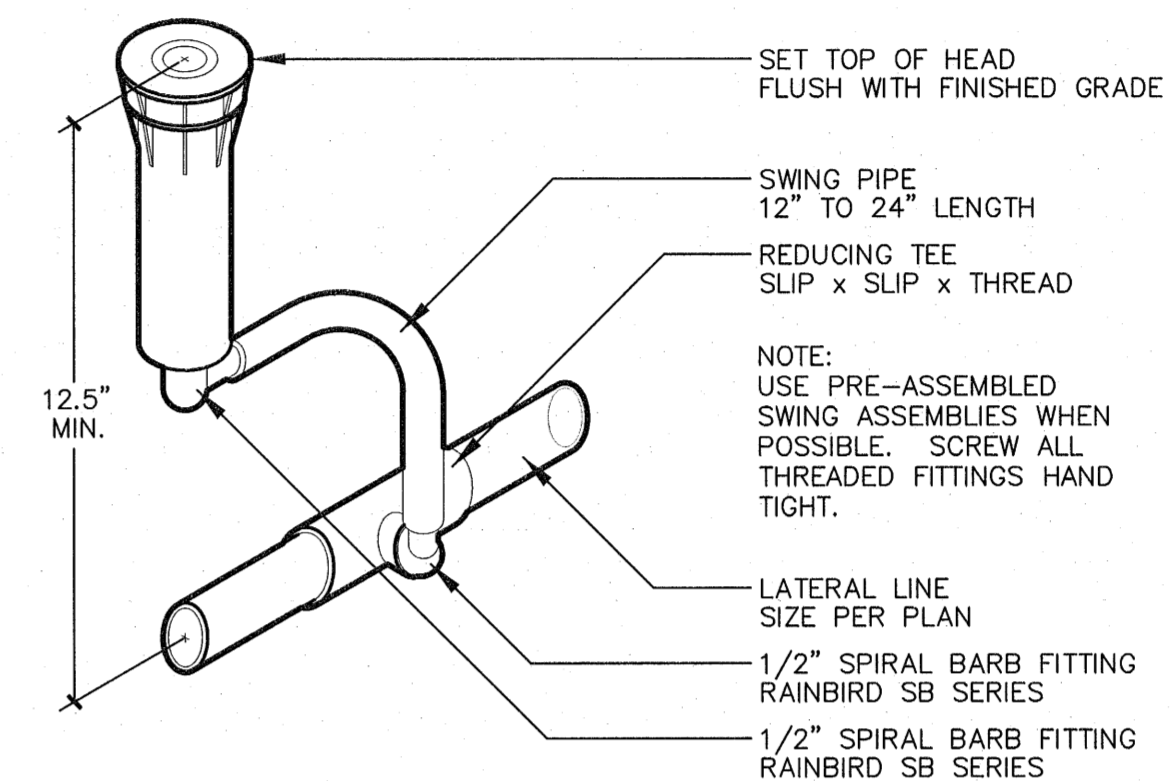


**6 FLUSH POINT DETAIL**  
IP2 SCALE: N.T.S.

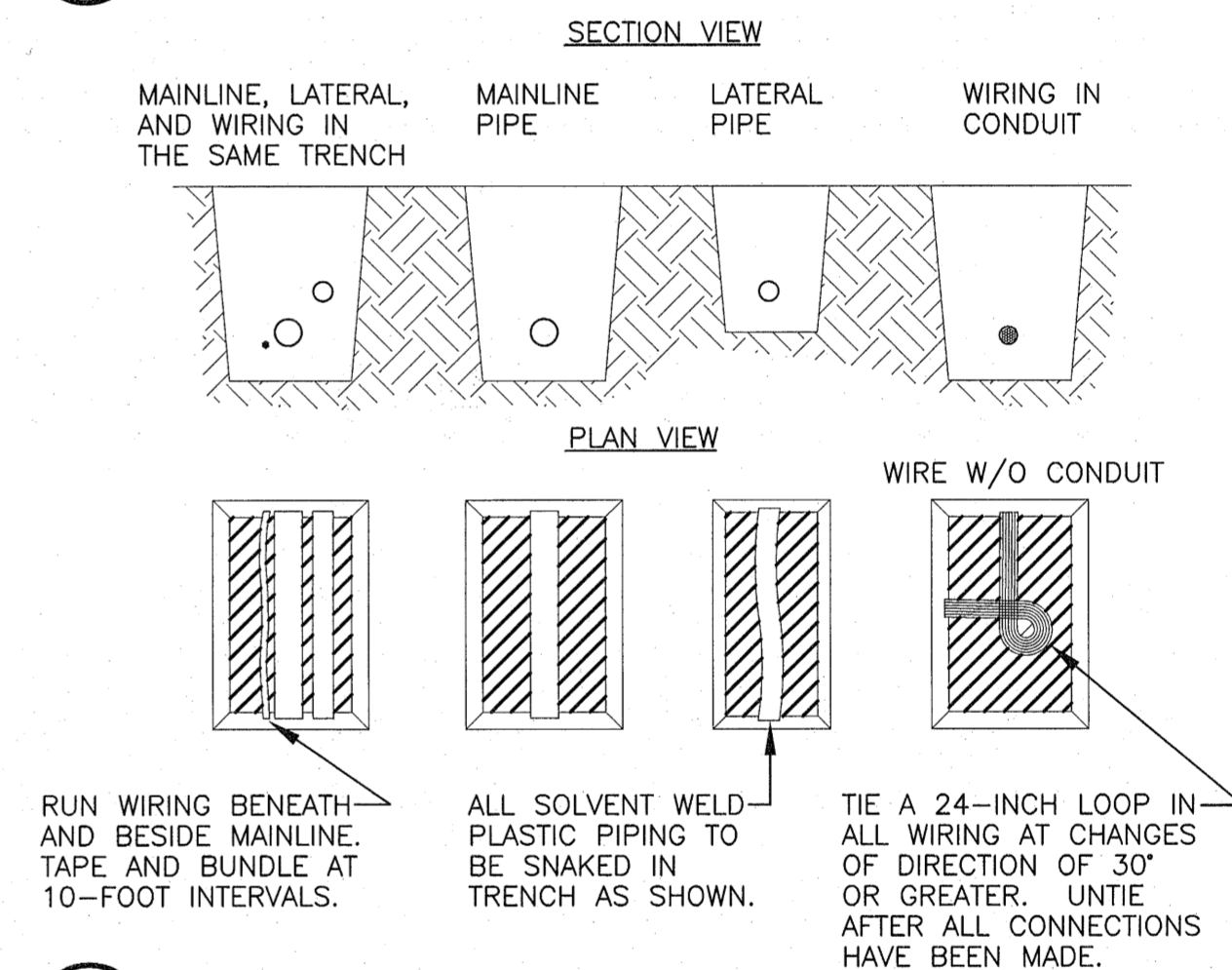
- NOTE:
- ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.



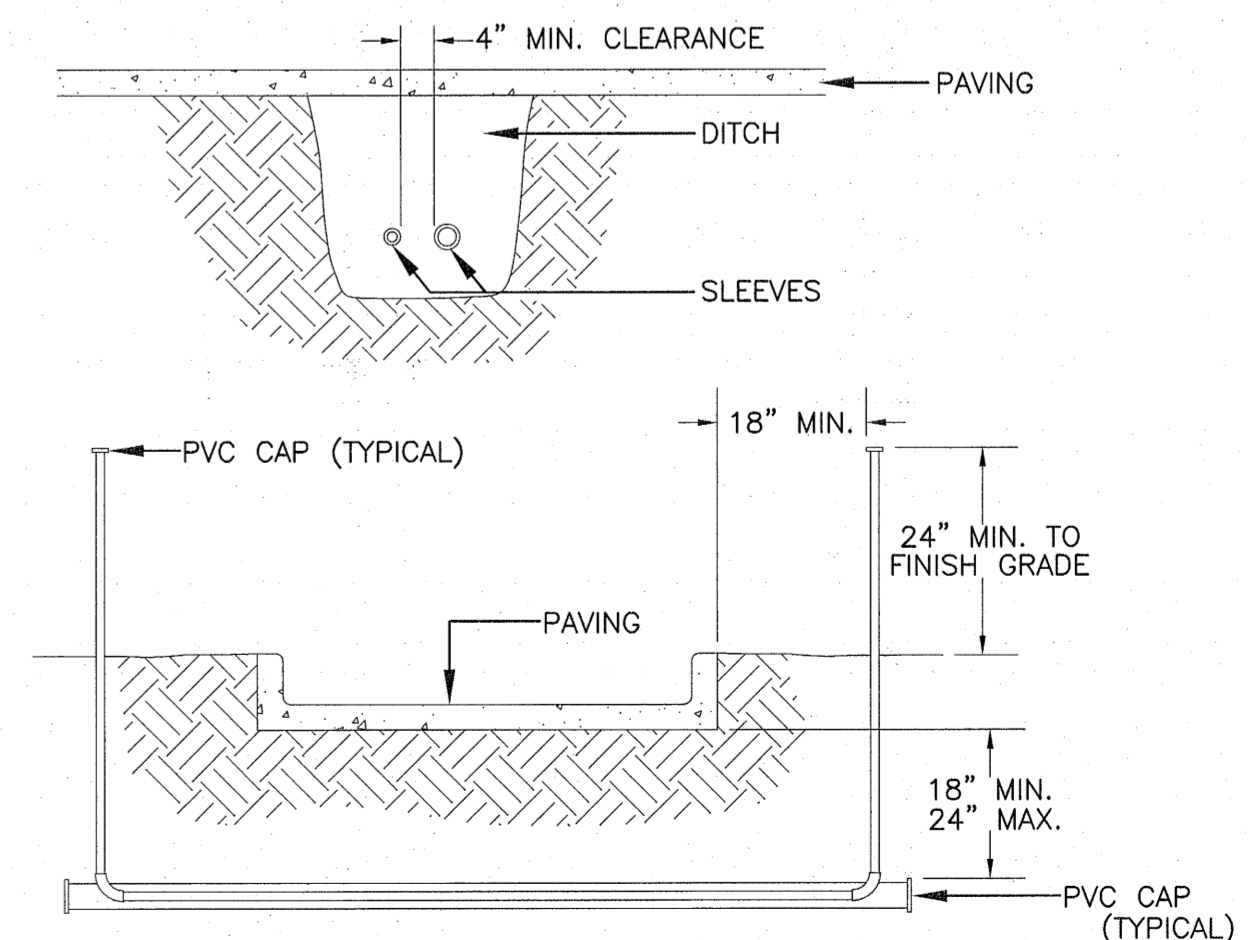
**4 REMOTE CONTROL VALVE**  
IP2 SCALE: N.T.S.



**3 SPRAYHEAD DETAIL**  
IP2 SCALE: 1/4"=1"



**2 PIPE & WIRE TRENCHING**  
IP2 SCALE: N.T.S.



**1 SLEEVING DETAIL**  
IP2 SCALE: N.T.S.

- NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.
  - ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
  - WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
  - MECHANICALLY TAMP TO 95% PROCTOR.

DATE	ISSUE/REVISION
01/20/22	BID SET

