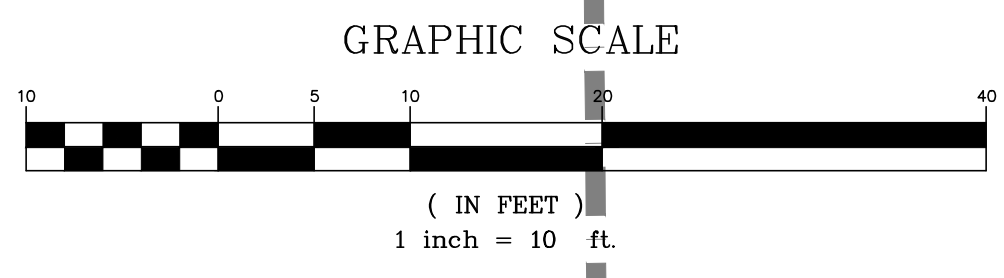


Sep 19, 2024 - 9:30PM
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POINT OF BEGINNING
 SOUTHWEST CORNER OF LOT THIRTY-FIVE
 ACCORDING TO A MAP OR PLAT OF ROBERT
 CITY, SAID MAP RECORDED IN DEED BOOK
 "O", PAGE 392, OF THE PUBLIC RECORDS
 OF GADSDEN COUNTY, FLORIDA

SEWER MANHOLE
 TOP EL.: 248.16'
 INV. EL.: 241.46'
**TEMPORARY
 BENCHMARK**
 TOP OF MANHOLE
 EL.: 248.16'(NAVD 88)

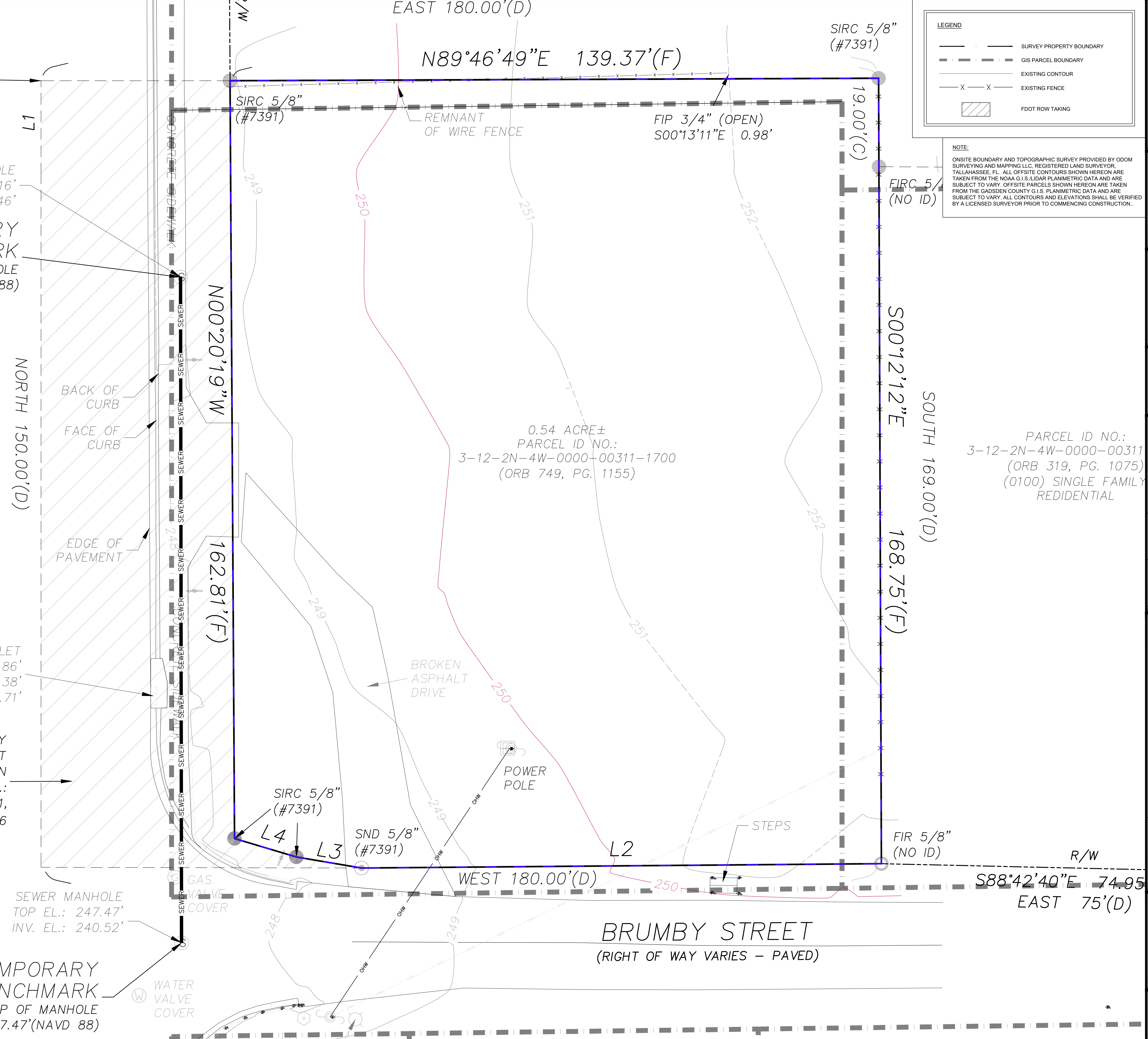
PAT THOMAS HIGHWAY
 (RIGHT OF WAY VARIES - PAVED)



PARCEL ID NO.:
 2N-4W-0000-00311-0100
 (ORB 866, PG. 237)
 9400' RIGHT-OF-WAY
 (RAILROAD)

REQUIRED RIGHT OF WAY
 PER FLORIDA DEPARTMENT
 OF TRANSPORTATION
 FINANCIAL PROJECT ID NO.:
 436268-1-32-01,
 DATED 06/09/2016

**TEMPORARY
 BENCHMARK**
 TOP OF MANHOLE
 EL.: 247.47'(NAVD 88)

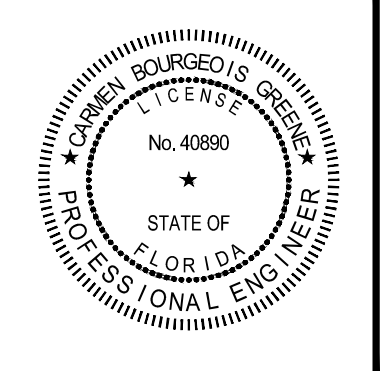


LEGEND

- SURVEY PROPERTY BOUNDARY
- GIS PARCEL BOUNDARY
- EXISTING CONTOUR
- EXISTING FENCE
- FDOT ROW TAKING

NOTE:
 ONSITE BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ODOM SURVEYING AND MAPPING LLC, REGISTERED LAND SURVEYOR, TALLAHASSEE, FL. ALL OFFSITE CONTOURS SHOWN HEREON ARE TAKEN FROM THE NOAA G.I.S. LIDAR PLANIMETRIC DATA AND ARE SUBJECT TO VARY. OFFSITE PARCELS SHOWN HEREON ARE TAKEN FROM THE GADSDEN COUNTY G.I.S. PLANIMETRIC DATA AND ARE SUBJECT TO VARY. ALL CONTOURS AND ELEVATIONS SHALL BE VERIFIED BY A LICENSED SURVEYOR PRIOR TO COMMENCING CONSTRUCTION.

**Magnolia
 Engineering LLC**
 1150 EAST TENNESSEE STREET
 TALLAHASSEE, FLORIDA 32308
 PHONE (850) 385-2023
 FL. CA. NO. 29844 / GA. CA. NO. 006756
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Carmen Bourgeois Greene, P.E.
 FLA. PE. NO. 40880 / GA. PE. NO. 31623

Magnolia Engineering LLC
 FLA. CA. NO. 29844 / GA. CA. NO. 006756

**FOR AGENCY REVIEW
 NOT FOR
 CONSTRUCTION**
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PARCEL ID NO.:
 3-12-2N-4W-0000-00311
 (ORB 319, PG. 1075)
 (0100) SINGLE FAMILY
 RESIDENTIAL

REVISED BY	DATE	COMMENTS
1		
2		
3		
4		
5		
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7		
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PROJECT	SEABOARD PLAZA	SCALE	T = 10'
TITLE	EXISTING CONDITIONS	DATE	09/19/2024
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC	CHECKED BY	CBG
DESIGNED BY	SWK/CBG	DRAWN BY	BSM/SWK

**Magnolia
 Engineering LLC**

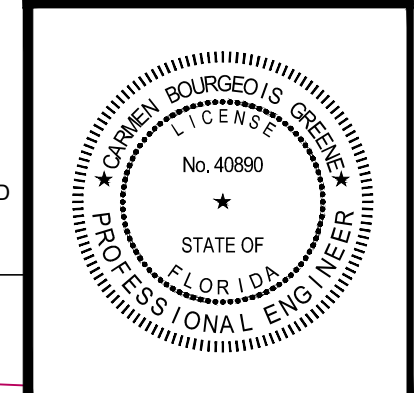
PROJECT NUMBER
ME23098
 SHEET NUMBER
C-1A

LEGEND

- SURVEY PROPERTY BOUNDARY
- GIS PARCEL BOUNDARY
- EXISTING CONTOUR
- EXISTING FENCE
- FDOT ROW TAKING

NOTE:
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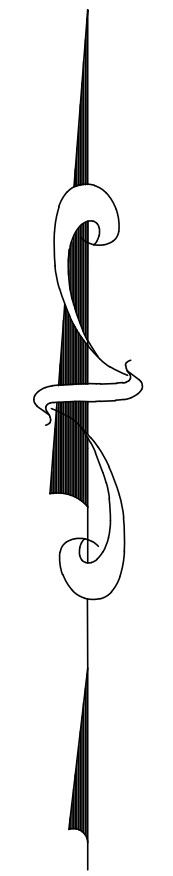
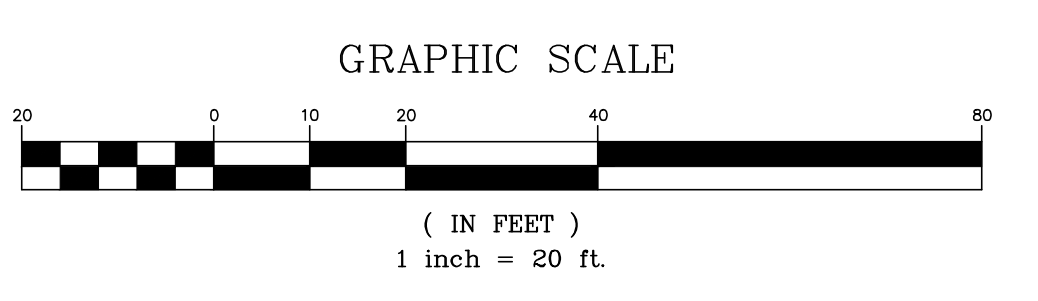
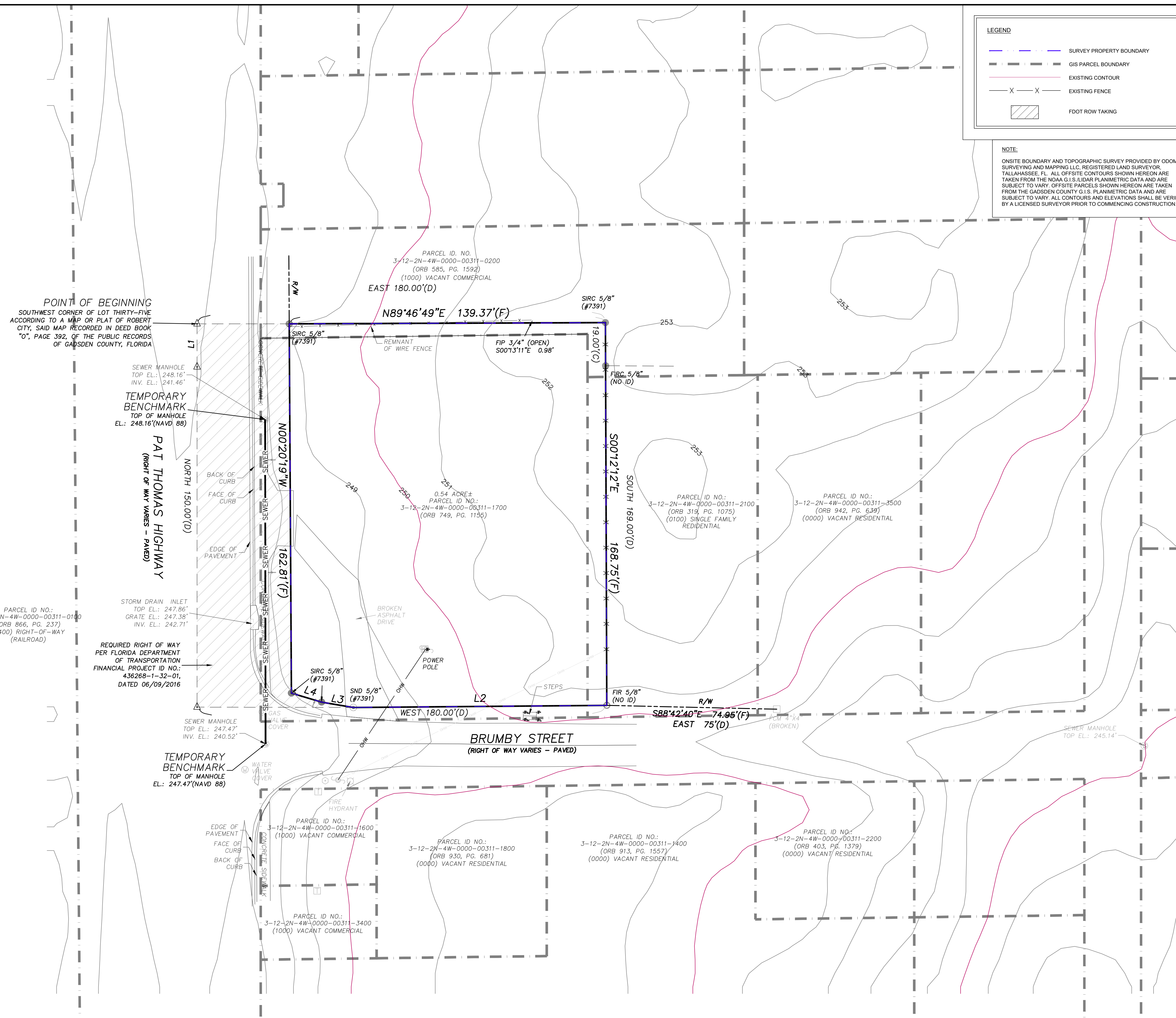
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REVISED BY	DATE	COMMENTS

PROJECT	SEABOARD PLAZA
TITLE	OFFSITE EXISTING CONDITIONS
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC
DESIGNED BY	SWK / CBG
DRAWN BY	BSM / SWK
CHECKED BY	CBG
DATE	09 / 19 / 2024
SCALE	T = 20'

Magnolia Engineering LLC

PROJECT NUMBER
ME23098
 SHEET NUMBER
C - 1B



POINT OF BEGINNING
 SOUTHWEST CORNER OF LOT THIRTY-FIVE
 ACCORDING TO A MAP OR PLAT OF ROBERT
 CITY, SAID MAP RECORDED IN DEED BOOK
 "O", PAGE 392, OF THE PUBLIC RECORDS
 OF GADSDEN COUNTY, FLORIDA

SEWER MANHOLE
 TOP EL.: 248.16'
 INV. EL.: 241.46'
TEMPORARY BENCHMARK
 TOP OF MANHOLE
 EL.: 248.16'(NAVD 88)

PAT THOMAS HIGHWAY
 (RIGHT OF WAY VARIES - PAVED)

STORM DRAIN INLET
 TOP EL.: 247.86'
 GRADE EL.: 247.38'
 INV. EL.: 242.71'
 REQUIRED RIGHT OF WAY
 PER FLORIDA DEPARTMENT
 OF TRANSPORTATION
 FINANCIAL PROJECT ID NO.:
 436268-1-32-01,
 DATED 06/09/2016

TEMPORARY BENCHMARK
 TOP OF MANHOLE
 EL.: 247.47'(NAVD 88)

PARCEL ID NO.:
 3-12-2N-4W-0000-00311-0100
 (ORB 866, PG. 237)
 (9400) RIGHT-OF-WAY
 (RAILROAD)

PARCEL ID NO.:
 3-12-2N-4W-0000-00311-1600
 (1000) VACANT COMMERCIAL

PARCEL ID NO.:
 3-12-2N-4W-0000-00311-1800
 (ORB 930, PG. 681)
 (0000) VACANT RESIDENTIAL

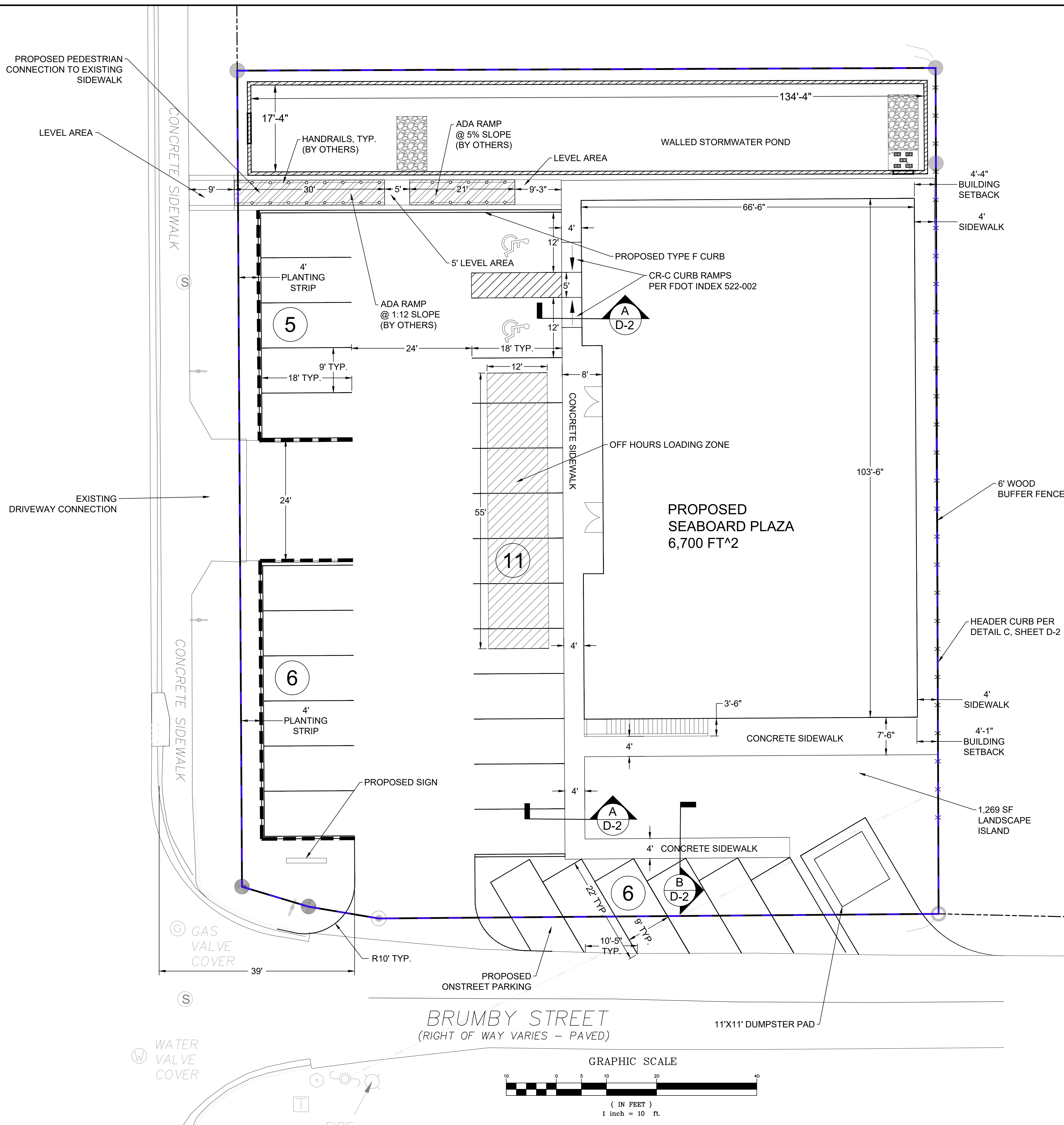
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 (ORB 913, PG. 1557)
 (0000) VACANT RESIDENTIAL

PARCEL ID NO.:
 3-12-2N-4W-0000-00311-2200
 (ORB 403, PG. 1379)
 (0000) VACANT RESIDENTIAL

19 Sep 2024 - 3:30PM

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PAT THOMAS HIGHWAY
(RIGHT OF WAY VARIES - PAVED)



- SITE PLAN REQUIREMENTS**
- THIS PROJECT IS FOR THE DEVELOPMENT OF A SHOPPING CENTER AND ASSOCIATED INFRASTRUCTURE.
 - CONSTRUCTION WILL BEGIN WHEN ALL APPLICABLE PERMITS HAVE BEEN ISSUED. CONTACT THE CITY OF QUINCY ENVIRONMENTAL INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE PRIOR TO BEGINNING CONSTRUCTION.
 - CONSTRUCTION IS ANTICIPATED TO BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF COMMENCEMENT.
 - CLEARING IS ALLOWED FOR INSTALLATION OF SEDIMENTATION AND EROSION CONTROLS. CLEARING SHALL BE LIMITED TO WITHIN FIVE (5) FEET OF THE CONTROLS.
 - BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE AND CROSS-CONNECTION CONTROL COORDINATORS. THE OWNER WILL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL ON-SITE ELECTRICAL CONDUIT AND TRANSFORMER PADS, IF APPLICABLE.
 - NO PUBLIC STREETS ARE PROPOSED FOR THIS PROJECT.
 - ALL WORK WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM WITH THE FDOT PERMIT(S) AND LATEST FDOT SPECIFICATIONS.
 - ALL A.D.A. AND ACCESSIBILITY REQUIREMENTS MUST BE MET. REFER TO THE GRADING PLAN FOR DETAILS.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. LOCAL PERMITS MUST BE OBTAINED FOR ALL COMMERCIAL SIGNS.
 - ANY EXISTING CURB CUTS WHICH WILL NOT BE USED SHALL BE REMOVED. REPLACE WITH CURB AND GUTTER TO MATCH EXISTING.
 - ALL MANHOLES, VALVES AND VALVE BOXES SHALL BE BROUGHT UP TO FINISHED GRADE AND SHALL BE CLEARLY VISIBLE OR OTHERWISE MARKED FOR EASY IDENTIFICATION.
 - IF AN AUTOMATIC SPRINKLER/STANDPIPE SYSTEM IS REQUIRED FOR THE BUILDING, THE FIRE DEPARTMENT CONNECTION FOR THE SYSTEM SHALL BE LOCATED WITHIN 100 FEET OF A FIRE HYDRANT.
 - NO MUD OR SEDIMENTS SHALL BE TRACKED ON CITY, COUNTY OR STATE ROADS. THE CONTRACTOR SHALL MAINTAIN A GRAVEL CONSTRUCTION ENTRANCE OR EQUAL TO PREVENT CONSTRUCTION VEHICLES FROM TRACKING MUD ONTO PUBLIC ROADS.
 - SEDIMENTATION AND EROSION CONTROLS SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT. REFER TO THE DETAILS.
 - UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL APPLY FOR A STORMWATER OPERATING PERMIT FOR ALL STORMWATER MANAGEMENT FACILITIES.
 - A GROUND SIGN IS PROPOSED AT THE LOCATION SHOWN. A CITY OF QUINCY PERMIT SHALL BE OBTAINED FOR ALL SIGNAGE. SIGNS SHALL NOT BLOCK THE SITE DISTANCE OF EXITING VEHICLES.

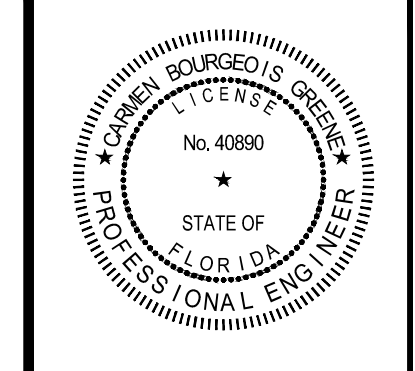
- LOADING ZONE NOTES**
- A 12'x55' LOADING ZONE IS PROVIDED, WHICH WILL ACCOMMODATE A DELIVERY VEHICLE THAT IS THE LARGEST DELIVERY VEHICLE ANTICIPATED FOR THIS SITE. THIS LOADING ZONE WILL BE DESIGNATED AS "OFF HOURS" AND WILL BE ACCESSED DURING OFF-PEAK HOUR TIMES.
 - THE OFF-HOURS LOADING ZONE WILL BE ACCESSED DURING HOURS WHEN THE BUSINESS IS NOT OPERATIONAL AND THE PARKING LOT IS GENERALLY EMPTY. "OFF HOURS" AS IT RELATES TO LOADING ZONES, IS GENERALLY NOT DURING ANTICIPATED HOURS OF OPERATION, BUT MAY VARY DUE TO ACTUAL HOURS OF OPERATION.
- ANTICIPATED HOURS OF OPERATION:**
RETAIL STORES: 10:00AM - 8:00PM

SITE STATISTICS

Project: Seaboard Plaza
Tax I.D. No.: 3-12-2N-4W-0000-00311-1700

Parcel Areas:	FT ²	Acres	% of Site
Total Pre-Development Site Area	23,451	0.54	100.00%
Pre-Development Pervious Area:			
Lawn Area	22,315	0.51	95.16%
Total Pervious Area Pre-Development	22,315	0.51	95.16%
Pre-Development Impervious Area:			
Gravel Drive	1,136	0.03	4.84%
Total Impervious Area Pre-Development	1,136	0.03	4.84%
Parcel Areas:			
Total Post-Development Site Area	23,451	0.54	100.00%
Post-Development Pervious Area:			
Stormwater Pond	2,533	0.06	10.80%
Pervious Parking	0	0.00	0.00%
Green Areas/Open Space	2,889	0.07	12.32%
Total Pervious Area Post-Development	5,422	0.12	23.12%
Post-Development Impervious Area:			
Building	6,700	0.15	28.57%
Asphalt Parking/Drive (VUA)	8,698	0.20	37.09%
Concrete/Sidewalk	2,631	0.06	11.22%
Total Impervious Area Post-Development	18,029	0.41	76.88%
Site Statistics Summary (Post-Development)			
Total Pervious Area Post-Development:	5,422	0.12	23.12%
Total Impervious Area Post-Development:	18,029	0.41	76.88%
Total Site Area	23,451	0.54	100.00%

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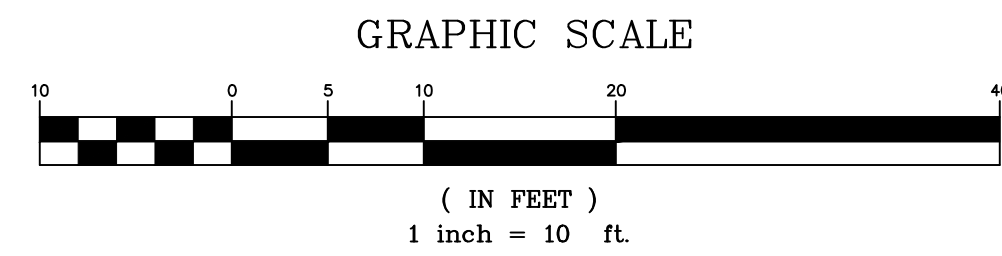
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REVISED BY	DATE	COMMENTS
1		
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PROJECT	TITLE	CLIENT	DESIGNED BY	DRAWN BY	CHECKED BY	DATE	SCALE
SEABOARD PLAZA	SITE PLAN	T & T CONSTRUCTION AND ENTERPRISE LLC	BSM/SWK	BSM/SWK	CBG	09/19/2024	1" = 10'

Magnolia Engineering LLC

PROJECT NUMBER
ME23098
SHEET NUMBER
C - 2



Sep 19, 2024 - 9:30PM
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PAT THOMAS HIGHWAY
 (RIGHT OF WAY VARIES - PAVED)

CONTRACTOR TO VERIFY EXIST STORM PIPE LOCATION PRIOR TO COMMENCING CONSTRUCTION

TYPE C OUTFALL STRUC. PER FDOT INDEX 425-052 T/G ELEV 251.25' 12" HDPE INV EL 244.25" PER SHEET D-3

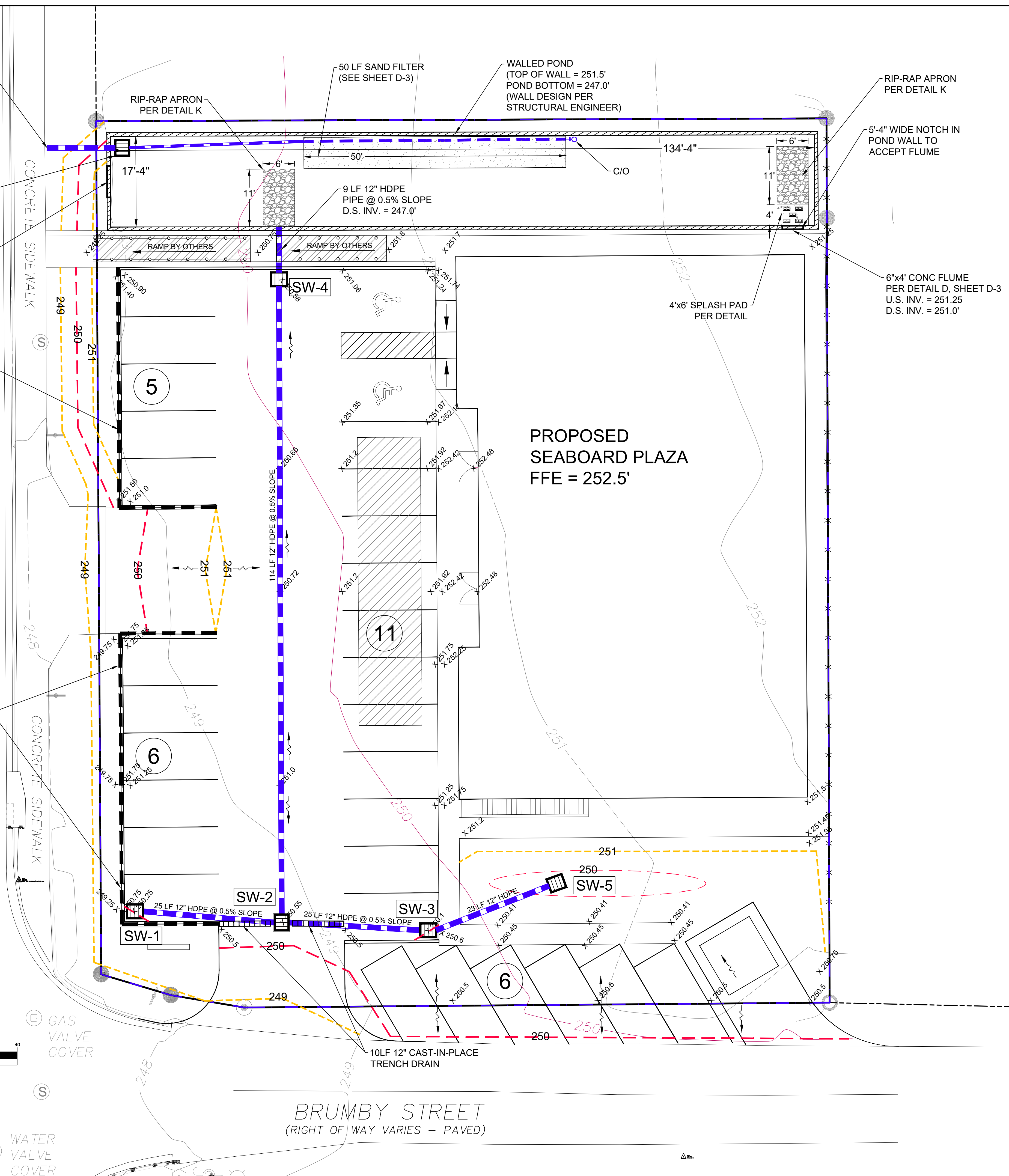
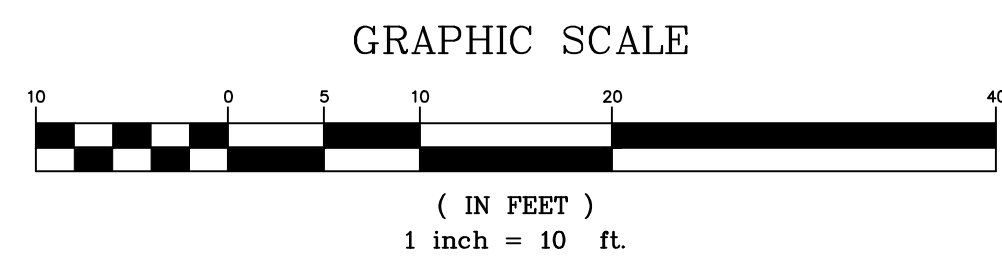
6' WIDE EMERGENCY SPILLWAY INV. = 250.5'

64 LF RETAINING WALL 2.0' MAX HEIGHT (PER STRUCTURAL ENGINEER)

92 LF RETAINING WALL 2.0' MAX HEIGHT (PER STRUCTURAL ENGINEER)

GAS VALVE COVER

WATER VALVE COVER



CONTRACTOR'S GRADING REQUIREMENTS:

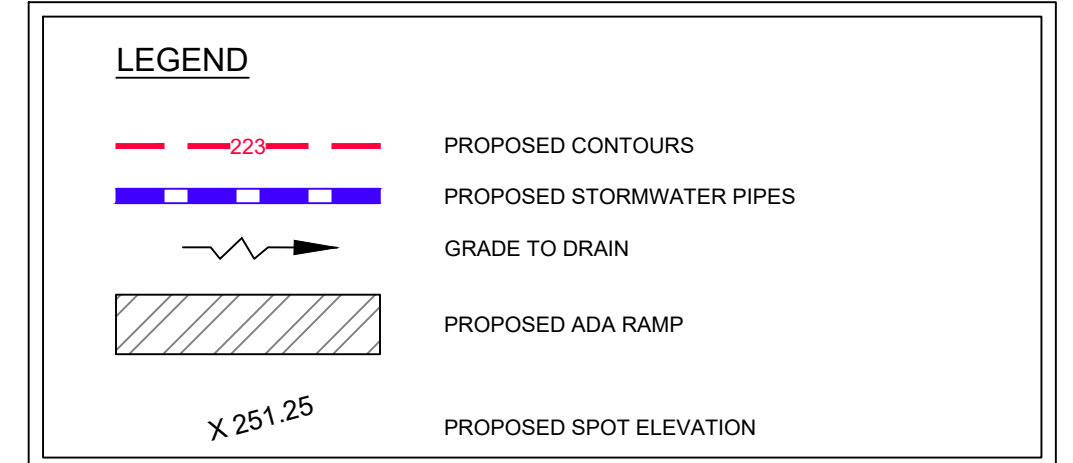
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE FINAL GRADES, LAYOUT AND ALIGNMENT OF ALL BUILDINGS, DRIVEWAYS, PARKING AREAS, ROADS AND OTHER FACILITIES. THE ENGINEER SHALL BE INFORMED OF ANY APPARENT CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR GRADING AND LAYOUT OF THE PROPOSED IMPROVEMENTS AFTER CONSTRUCTION HAS STARTED.
- THE SITE FOOTPRINT AND BUILDING DIMENSIONS MAY CHANGE AS A RESULT OF THE PERMITTING PROCESS. THESE PLANS SHALL BE CONSIDERED PRELIMINARY UNTIL ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ISSUED BY PERMITTING AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- THIS GRADING PLAN SHALL BE THE BASIS FOR ALL GRADE CALCULATIONS AND BIDS. CONTACT THE ENGINEER REGARDING ANY APPARENT CONFLICTS BETWEEN THIS SHEET AND OTHER PLANS, INCLUDING ARCHITECTURAL BUILDING PLANS, PRIOR TO BEGINNING CONSTRUCTION. CONFLICTS BETWEEN PLANS SHALL NOT CONSTITUTE A CHANGE IN THE WORK UNLESS APPROVED IN WRITING BY THE OWNER AND THE ENGINEER.
- NO REPRESENTATION IS MADE REGARDING A BALANCED SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY ADDITIONAL FILL IS REQUIRED, AND THIS COST SHALL BE INCLUDED IN THE BASE PROPOSAL. LIKEWISE, IF EXCESS MATERIAL MUST BE HAULED FROM THE SITE AND DISPOSED OF, THIS SHALL BE INCLUDED IN CONTRACTOR'S PROPOSAL. NO ADDITIONAL COSTS SHALL BE AWARDED FOR CUT AND FILL AFTER CONSTRUCTION HAS BEGUN, UNLESS APPROVED IN WRITING BY THE OWNER AND THE ENGINEER.

ACCESSIBILITY REQUIREMENTS

CONTRACTOR NOTICE 2023 (EFFECTIVE DECEMBER 31, 2023)

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS, COMPLIANCE WITH FLORIDA STATUTES 563.5041 (F.S.), AND THE 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION (FBC-A), IS MANDATORY. IF NON-COMPLIANT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO NOTIFY CONSTRUCTION TO CONSTRUCTION OF FBC-A & FBC-B. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

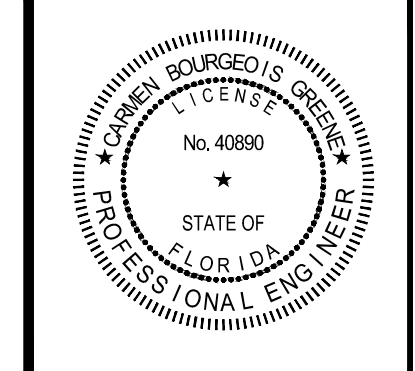
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. RE: §208.3 & §502.3, FBC-A AND F.S. 563.5041.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FBC-A & F.S. 563.5041(5)(B).
- ACCESSIBLE PARKING SPACES SHALL BE 12 FT WIDE & OUTLINED WITH BLUE PAINT. §502.2 & §502.6 FBC-A.
- ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5 FT WIDE WITH DIAGONAL STRIPING. §502.3.1, FBC-A.
- ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1 & §502.4, FBC-A.
- ACCESSIBLE PARKING IDENTIFICATION SIGNS SHALL BE FDOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60 INCHES FROM THE GROUND TO THE BOTTOM OF THE SIGNS(S). RE: §502.6 FBC-A AND F.S. 563.5041.
- CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCRUSCH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2 & §406, FBC-A.
- CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH AND WIDTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406.4 FBC-A.
- ALL RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FAC-A. RAMPS SHALL HAVE 60 INCHES MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7, FBC-A.
- ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. MAXIMUM RISE OF A RAMP RUN IS 30 INCHES ON AN ACCESSIBLE ROUTE. RE: §1012.8 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FBC-A.
- ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE UNLESS RAMPS WITH PROPER HANDRAILS & HANDRAIL EXTENSIONS ARE PROVIDED AND WITH A CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403, FBC-A.
- *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206 FBC-A.
- *EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FBC-A.



KEY TO DRAINAGE STRUCTURES:

SW-1 TYPE F INLET PER FDOT INDEX 425-053 T/G = 250.25' 12" HDPE INV = 247.74'	SW-2 TYPE F INLET PER FDOT INDEX 425-053 T/G = 250.55' 12" HDPE INV = 247.62'	SW-3 TYPE F INLET PER FDOT INDEX 425-053 T/G = 250.1' 12" HDPE INV = 247.74'
SW-4 TYPE F INLET PER FDOT INDEX 425-053 T/G = 250.58' 12" HDPE INV = 247.05'	SW-5 TYPE C INLET PER FDOT INDEX 425-053 T/G = 250.75' E & W 6" SLOT EL. = 250.25' 12" HDPE INV = 247.86'	

Magnolia Engineering LLC
 1150 EAST TENNESSEE STREET
 TALLAHASSEE, FLORIDA 32308
 PHONE (850) 385-0203
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Carmen Bourgeois Greene, P.E.
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REVISED BY	DATE	COMMENTS

PROJECT	SEABOARD PLAZA	SCALE	T = 10'
TITLE	GRADING PLAN	DATE	09/19/2024
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC	CHECKED BY	CBG
DESIGNED BY	BSM/SWK	DRAWN BY	BSM/SWK

Magnolia Engineering LLC

PROJECT NUMBER
ME23098

SHEET NUMBER
C - 3

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CONTRACTOR TO VERIFY EXISTING
 STORM PIPE LOCATION PRIOR TO
 COMMENCING CONSTRUCTION

SEWER MANHOLE
 TOP EL.: 248.16'
 INV. EL.: 241.46'

PAT THOMAS HIGHWAY
 (RIGHT OF WAY VARIES - PAVED)

STORM DRAIN INLET
 TOP EL.: 247.86'
 GRATE EL.: 247.38'
 INV. EL.: 242.71'

TYPE C OUTFALL STRUC.
 PER FDOT INDEX 425-052
 T/G ELEV 251.25'
 12" HDPE INV EL 244.25'
 PER SHEET D-3

6" WIDE EMERGENCY
 SPILLWAY
 INV. = 258.5'

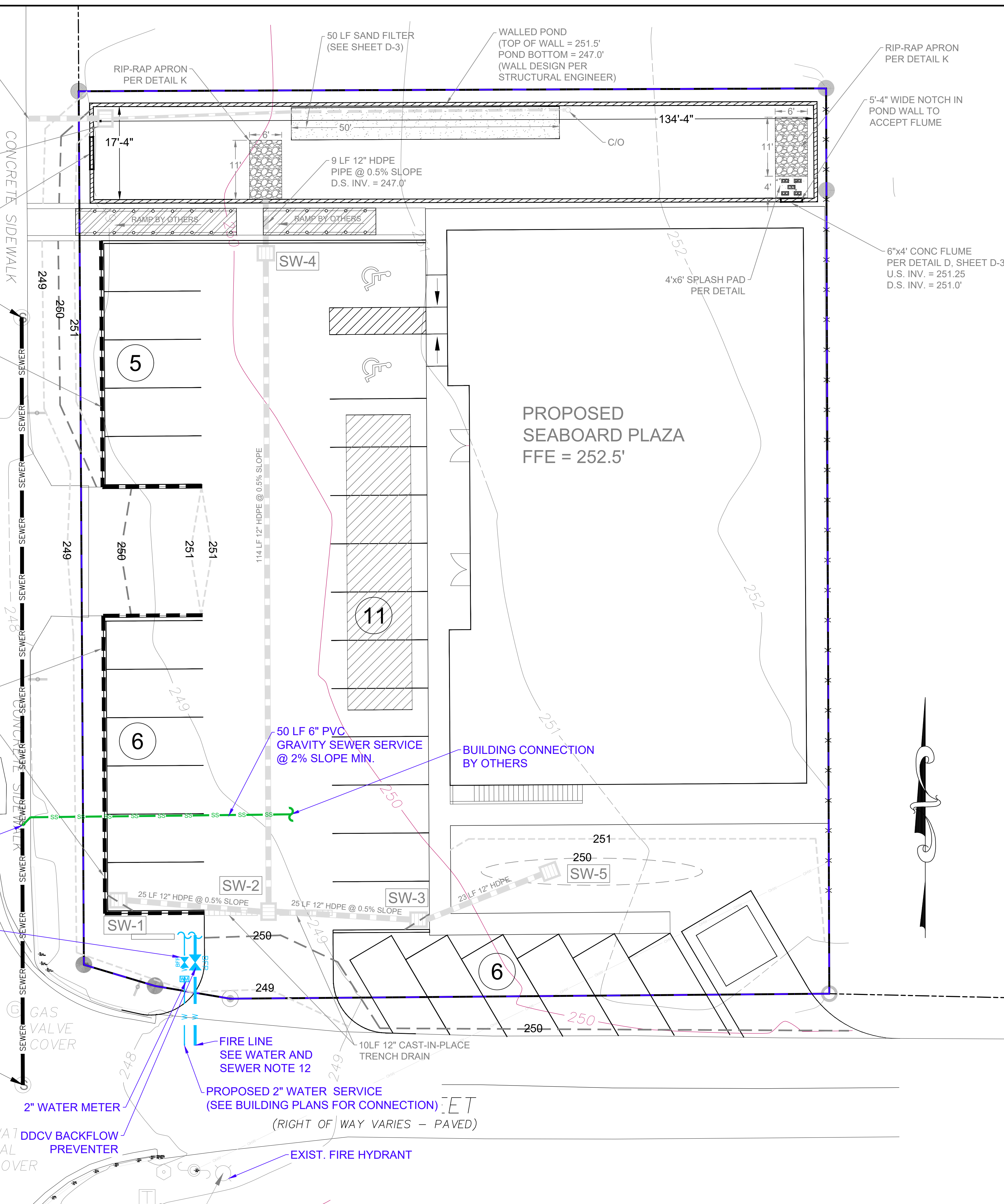
64 LF RETAINING WALL
 2.0' MAX HEIGHT
 (PER STRUCTURAL
 ENGINEER)

92 LF RETAINING WALL
 2.0' MAX HEIGHT
 (PER STRUCTURAL
 ENGINEER)

CONNECT TO EXIST.
 SEWER MAIN W/ 6" WYE
 PER WATER AND
 SEWER NOTE 11

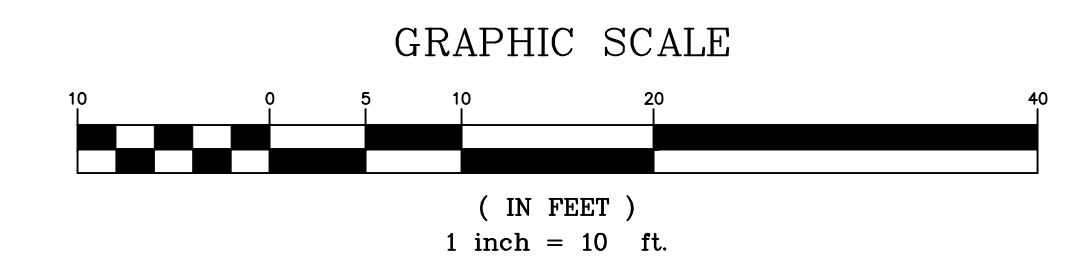
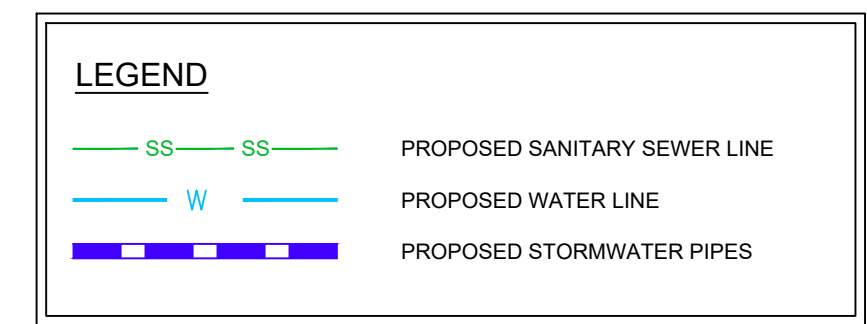
2" RPZ BACKFLOW
 PREVENTER
 (RPZ MUST BE
 WITHIN 5' OF METER)

SEWER MANHOLE
 TOP EL.: 247.47'
 INV. EL.: 240.52'

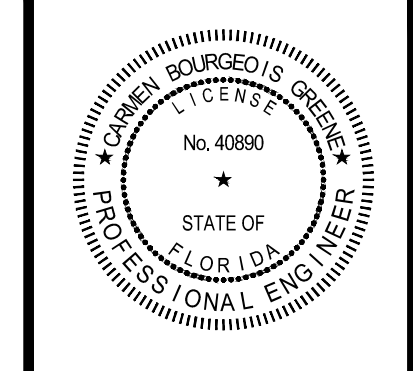


- UTILITIES**
1. WATER: CITY WATER IS AVAILABLE. A TWO-INCH POTABLE LINE SHALL BE CONSTRUCTED TO SERVE THE PROJECT.
 2. SEWER: CITY SEWER IS AVAILABLE. PROPOSED BUILDING WILL TIE TO THE EXISTING SEWER MAIN AS SHOWN.
 3. ELECTRIC: CITY OF QUINCY. A CONCRETE TRANSFORMER PAD SHALL BE PROVIDED BY THE OWNER (SIZE TO BE DETERMINED). FINAL LOCATION OF TRANSFORMER SHALL BE APPROVED BY THE CITY OF QUINCY.
 4. STORMWATER: THE PROJECT WILL UTILIZE A STORMWATER POND ON THE NORTH END OF THE SITE AS SHOWN ON SHEET C-3.
 5. SOLID WASTE: SOLID WASTE DISPOSAL WILL BE VIA ONSITE DUMPSTER, TO BE LOCATED AS SHOWN ON THE SITE PLAN.
 6. TURNING ANALYSIS: A TURNING ANALYSIS WAS PERFORMED USING A BUS40 VEHICLE AND AUTOPATH SOFTWARE. THE ANALYSIS SHOWS THAT SOLID WASTE AND FIRE PROTECTION VEHICLES CAN SUCCESSFULLY MANUEVER THROUGH THE SITE. SEE SHEET C-6 FOR TURNING ANALYSIS RESULTS.
 7. FIRE PROTECTION: THE EXISTING FIRE HYDRANT LOCATED DIRECTLY ACROSS BRUMBY STREET FROM THE PROPERTY WILL SERVE THE PROJECT.

- WATER AND SEWER NOTES**
1. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF QUINCY DESIGN STANDARDS.
 2. ALL MANHOLES, VALVES AND VALVE BOXES SHALL BE BROUGHT UP TO FINISHED GRADE AND SHALL BE CLEARLY VISIBLE OR OTHERWISE MARKED FOR EASY IDENTIFICATION.
 3. APPROPRIATE BACKFLOW PREVENTERS SHALL BE PROVIDED ON POTABLE, IRRIGATION AND FIRE LINES. ALL BACKFLOW DEVICES SHALL BE BY CITY-APPROVED MANUFACTURERS.
 4. BUILDING BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE PRINCIPAL ASSEMBLY (RPZ) AS APPROVED BY THE CITY.
 5. FIRE LINE BACKFLOW DEVICE SHALL BE A DOUBLE CHECK DETECTOR CHECK ASSEMBLY (DDC) AS APPROVED BY THE CITY.
 6. PROVIDE FIBERGLASS COVERS ON ALL BACKFLOW PREVENTERS.
 7. ALL WATER METERS AND BACKFLOW PREVENTERS SHALL BE LOCATED IN GREEN AREAS. NO LANDSCAPE MATERIALS, OTHER THAN SOD OR MULCH, SHALL BE INSTALLED WITHIN 2' OF WATER METERS AND FIBERGLASS COVERS.
 8. MAINTAIN A MINIMUM OF 3' COVER OVER ALL WATER LINES.
 9. MAINTAIN A MINIMUM OF 6' COVER OVER ALL SEWER LINES.
 10. AT THE CONNECTION TO THE EXISTING CITY SEWER MAIN, THE CENTERLINE ELEVATION OF THE PROPOSED 6" PVC SEWER SHALL MATCH THE CENTERLINE ELEVATION OF THE EXISTING SANITARY SEWER MAIN, UNLESS OTHERWISE APPROVED BY THE CITY OF QUINCY.
 11. A FIRE LINE IS REQUIRED FOR THE BUILDING. SEE FIRE PROTECTION PLANS.



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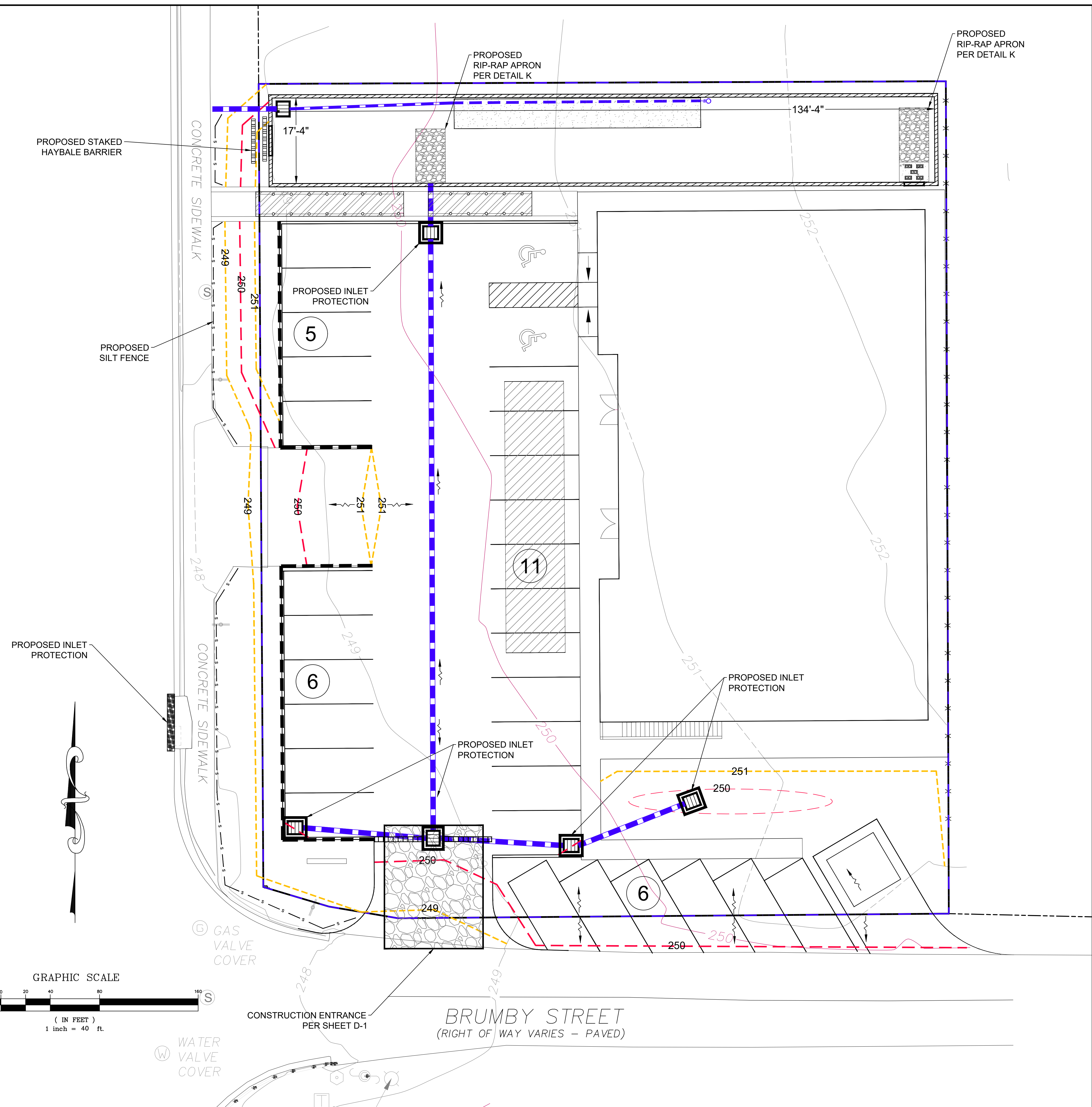
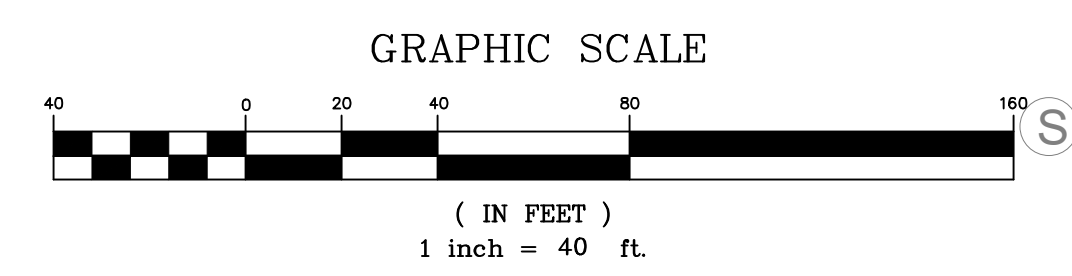
PROJECT	SEABOARD PLAZA	SCALE	1" = 10'
TITLE	UTILITY PLAN	DATE	09/19/2024
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC	CHECKED BY	CBG
DESIGNED BY	BSM/SWK	DRAWN BY	BSM/SWK



PROJECT NUMBER
ME23098
 SHEET NUMBER
C - 4

Sep 19, 2024 - 3:30PM
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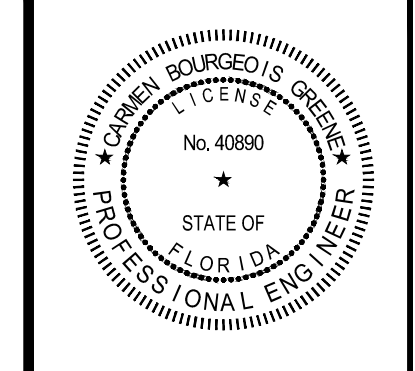
PAT THOMAS HIGHWAY
 (RIGHT OF WAY VARIES - PAVED)



LEGEND	
	PROPOSED CONTOURS
	PROPOSED STORMWATER PIPES
	SILT FENCE
	STAKED HAYBALE BARRIER
	STRAW WADDLE
	INLET PROTECTION

- EROSION CONTROL PLAN**
- FOLLOW THE REQUIRED "SEQUENCE OF CONSTRUCTION" LISTED ON THE DETAILS SHEET.
 - TRAFFIC SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH FDOT STANDARDS.
 - ALL SILT FENCE SHALL BE FDOT TYPE III, AS INDICATED ON THE DRAWINGS AND SHOWN ON THE DETAILS.
 - A DOUBLE ROW OF STAKED HAYBALES SHALL BE PROVIDED AT FLOW OUTLET AREAS AS SHOWN.
 - STRAW WADDLES O/E SHALL BE PLACED IN GUTTER TO CONTROL SEDIMENTS ON AS NEEDED.
 - ANY EXISTING CURB INLETS SHALL BE PROTECTED USING STRAW WADDLES OR OTHER MEANS ACCEPTABLE TO THE CITY INSPECTOR.
 - PROVIDE INLET PROTECTION AROUND PROPOSED ONSITE INLETS AS SHOWN, UNTIL THE DRAINAGE AREA FLOWING TO THE INLET HAS BEEN PROPERLY STABILIZED.
 - ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCES, HAY BALE BARRIERS, INLET PROTECTIONS, AND ANY OTHER NECESSARY CONTROLS, SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THESE CONTROLS SHALL BE INSPECTED AFTER EACH RAINFALL EVENT OF 1/2" OR MORE, OR ONCE PER WEEK AT A MINIMUM.
 - ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEED AND/OR MULCH.
 - STREET SWEEPING SHALL BE PERFORMED AS NECESSARY TO MAINTAIN CITY STREETS FREE OF DIRT, MUD AND SEDIMENTS.
 - IF PROPOSED EROSION AND SEDIMENTATION CONTROLS ARE FOUND TO BE INEFFECTIVE OR IN NEED OF MAINTENANCE, THE CITY INSPECTOR MAY DIRECT INSTALLATION OF ADDITIONAL MEASURES TO PROTECT THE ENVIRONMENT.
 - COMPLY WITH THE CONDITIONS OF THE NPDES POLLUTION PREVENTION PLAN, IF APPLICABLE.

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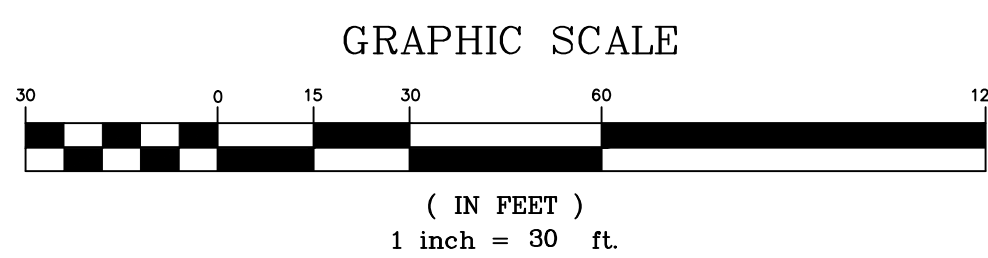
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PROJECT	SEABOARD PLAZA	SCALE	T" = 10'
TITLE	EROSION CONTROL PLAN	DATE	09/19/2024
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC	CHECKED BY	CBG
DESIGNED BY	BSM/SWK	DRAWN BY	BSM/SWK
SWK/CBG			

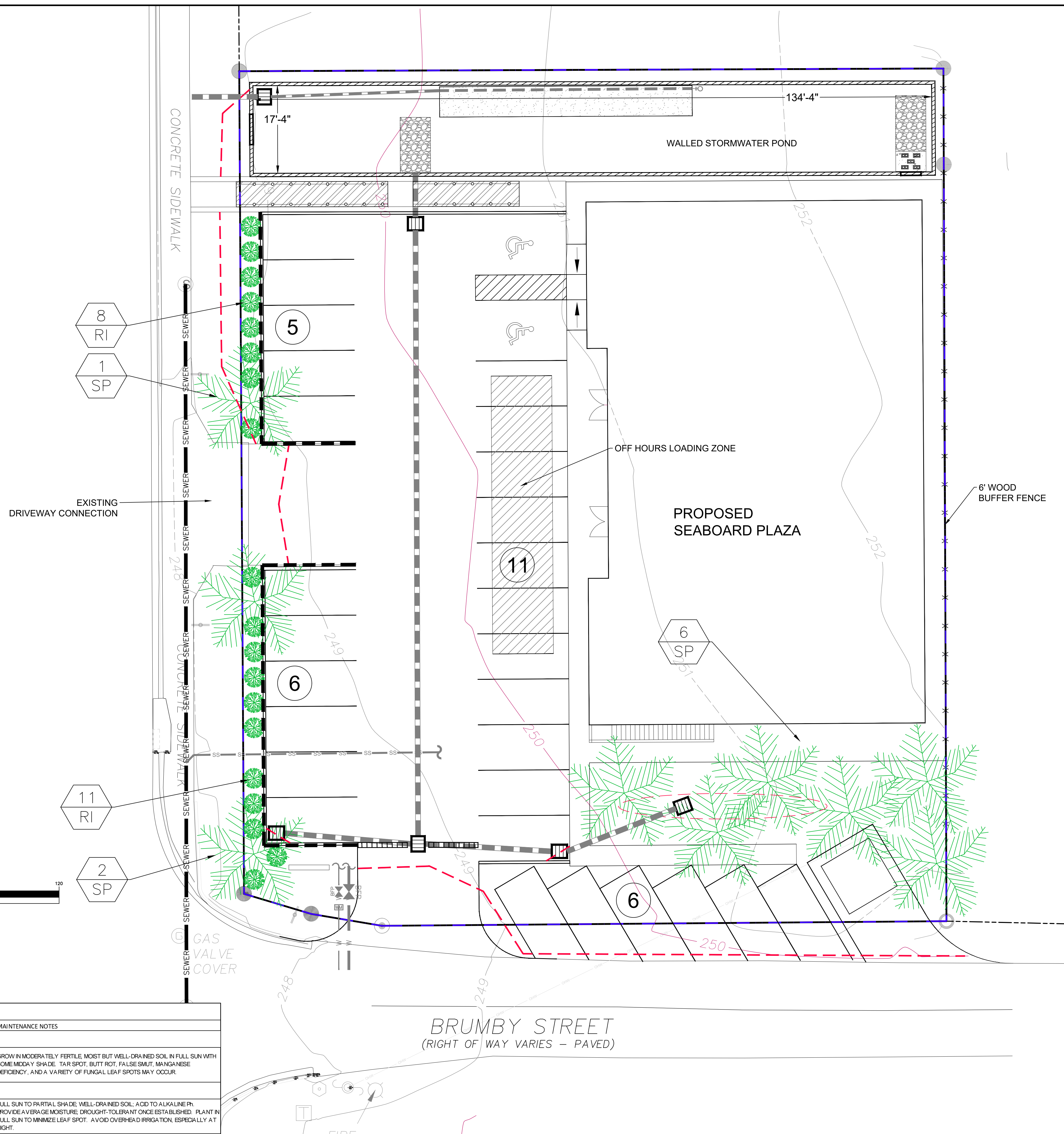


PROJECT NUMBER
ME23098
 SHEET NUMBER
C - 5

PAT THOMAS HIGHWAY
(RIGHT OF WAY VARIES - PAVED)



PLANTING LIST FOR SEABOARD PLAZA				
SYMBOL	QUANTITY	ABBREVIATION/NAME	SIZE/HEIGHT	MAINTENANCE NOTES
TREES				
	9	SP/SABAL PALMETTO SABAL PALM	8" CALIPER/ 8' - 10'	GROW IN MODERATELY FERTILE, MOIST BUT WELL-DRAINED SOIL IN FULL SUN WITH SOME MIDDAY SHADE. TAR SPOT, BUTT ROT, FALSE SMUT, MANGANESE DEFICIENCY, AND A VARIETY OF FUNGAL LEAF SPOTS MAY OCCUR.
SHRUBS				
	19	R/RAPHIOLEPIS INDICA 'SNOW WHITE' INDIAN HAWTHORN	3 GALLON/ 18" HIGH, 24" SPREAD	FULL SUN TO PARTIAL SHADE, WELL-DRAINED SOIL, ACID TO ALKALINE PH. PROVIDE AVERAGE MOISTURE, DROUGHT-TOLERANT ONCE ESTABLISHED. PLANT IN FULL SUN TO MINIMIZE LEAF SPOT. AVOID OVERHEAD IRRIGATION, ESPECIALLY AT NIGHT.



LEGEND

XX → NUMBER OF PLANTS
XXY → PLANT SYMBOL

- PLANTING NOTES:**
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER. THE LANDSCAPE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANT MATERIALS DELIVERED TO THE SITE TO ENSURE THAT THEY ARE FREE FROM PESTS OR DISEASE AND HAVE SUFFERED NO DAMAGE IN TRANSIT. ANY MATERIALS FOUND TO HAVE THESE PROBLEMS SHALL BE DISCARDED AND REPLACED. ALL WOODY PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF INSTALLATION. ANY PERENNIALS AND ANNUALS USED SHALL BE GUARANTEED FOR 60 DAYS.
 - A 3" LAYER OF COMPACTED PINESTRAW MULCH IS REQUIRED. APPLY A 6" CIRCULAR AREA OF MULCH OVER THE ROOT ZONE OF ANY TREES LOCATED OUTSIDE THE PLANTING BED AREAS, NOT TOUCHING THE TRUNK. APPLY MULCH TO ALL PLANTING BED AREAS NOT COVERED BY PLANT MATERIAL.
 - ALL FERTILIZER PRODUCTS MUST BE SLOW-RELEASE AND LOW IN UREA TO REDUCE THE LIKELIHOOD OF BURNING. FERTILIZER SHOULD BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WATERED IN THOROUGHLY BY HAND, IMMEDIATELY FOLLOWING APPLICATION.
 - AN AUTOMATIC IRRIGATION SYSTEM MAY BE PROVIDED FOR ALL REQUIRED LANDSCAPING. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF THE BACKFLOW DEVICE.
 - THE OWNER MUST ACCEPT RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE ENVIRONMENTAL MANAGEMENT PERMIT IN PERPETUITY.

LANDSCAPE REQUIREMENTS:

REQUIRED: ONE TREE PER SIX (6) PARKING SPACES.

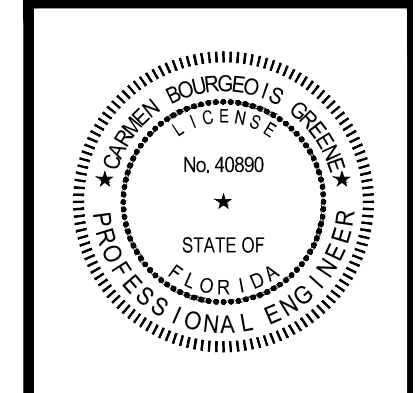
PARKING: 28 PARKING SPACES

REQUIRED TREES: 28 PARKING SPACES/ ONE TREE PER SIX SPACES = 4.5 TREES

NO TREES PROVIDED: NINE TREES (EQUAL TO 54 PARKING SPACES)

THEFORE, THE LANDSCAPE REQUIREMENT HAS BEEN MET.

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PROJECT	SEABOARD PLAZA	SCALE	T = 10"
TITLE	LANDSCAPE PLAN	DATE	09/19/2024
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC	CHECKED BY	CBG
DESIGNED BY	BSM/SWK	DRAWN BY	BSM/SWK

Magnolia Engineering LLC

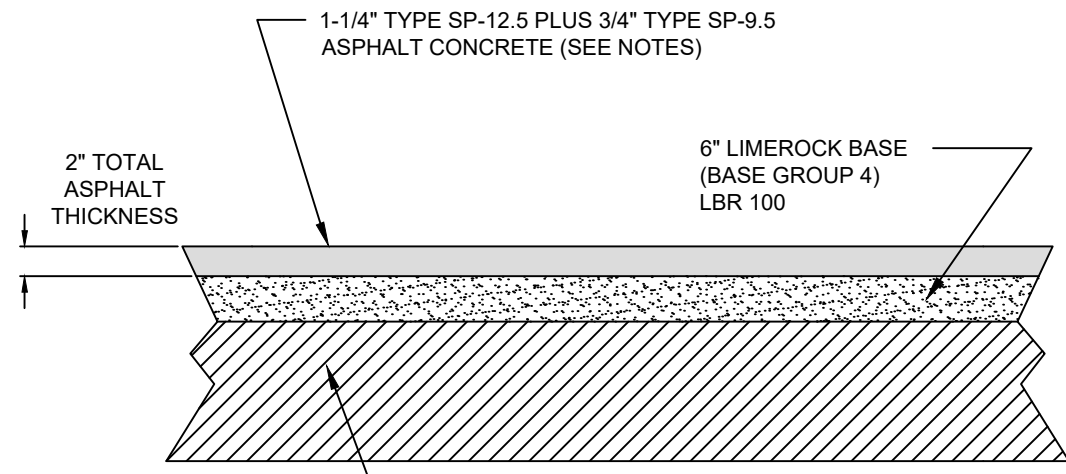
PROJECT NUMBER
ME23098

SHEET NUMBER
L - 1

GENERAL NOTES

- 1. THESE DRAWINGS AND ANY RELATED SPECIFICATIONS SHALL BE CONSIDERED PRELIMINARY UNTIL ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED.
2. ALL MATERIALS, PRODUCTS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS OTHERWISE SPECIFIED HEREIN.
3. ALL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THE STATE OF FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THESE DRAWINGS AND ALL APPLICABLE PERMITS AND LICENSES.
4. CONSTRUCTION SHALL BEGIN WHEN AUTHORIZED BY THE OWNER, AND WHEN ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ANY SCHEDULES SET FORTH IN THE PERMITS OR REQUIRED BY THE OWNER.
5. ON-SITE SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. OPEN EXCAVATIONS AND OTHER ON-SITE HAZARDS SHALL BE PROPERLY MARKED WITH WARNING BARRICADES, FENCES AND OTHER MEANS AS NECESSARY TO PREVENT A SAFETY HAZARD. COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS PRIOR TO CONSTRUCTION. THE FINAL LAYOUT AND ALIGNMENT OF ALL BUILDINGS, ROADS, PARKING AREAS AND OTHER FACILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEER SHALL BE CONTACTED REGARDING ANY NEEDED CLARIFICATIONS PRIOR TO BEGINNING CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LAYOUT AND ALIGNMENT OF FACILITIES AFTER CONSTRUCTION HAS COMMENCED.
7. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY ENTRANCE FOR USE BY CONSTRUCTION VEHICLES. TRACKING OF DIRT AND DEBRIS ONTO ANY CITY, COUNTY OR STATE ROAD IS PROHIBITED.
9. PRIOR TO CLEARING THE SITE, EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AND PERMIT REQUIREMENTS. CONTROLS SHALL BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
10. NO TREES SHALL BE REMOVED UNLESS SPECIFICALLY AUTHORIZED BY PERMIT.
11. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY REGARDING ANY APPARENT CONFLICTS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS. THE ENGINEER RESERVES THE RIGHT TO MAKE ADJUSTMENTS IN THE PROPOSED IMPROVEMENTS BASED ON FIELD CONDITIONS IF NECESSARY.
12. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES RESPONSIBLE FOR WATER, SEWER, STORM WATER AND ELECTRICAL UTILITIES AS REQUIRED BY PERMIT TO COORDINATE UTILITY WORK. FOR WORK IN MUNICIPAL, COUNTY AND STATE RIGHT-OF-WAYS, THE RESPONSIBLE AUTHORITY SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OF FACILITIES.
13. THE CONTRACTOR SHALL CONTACT 'SUNSHINE STATE ONE CALL FLORIDA' AT (800) 432-4770 TO LOCATE UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
14. THE LIMITS OF CONSTRUCTION SHOWN ON THE DRAWINGS SHALL BE STRICTLY OBSERVED. ALL INGRESS, EGRESS, MATERIALS LAYOUT AND STORAGE, AND CONSTRUCTION ACTIVITIES SHALL BE WITHIN THE LIMITS OF CONSTRUCTION.
15. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, MAILBOXES, DRAINAGE CULVERTS, FENCES, LANDSCAPING, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION, OR AS DIRECTED BY THE ENGINEER.
16. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THIS INFORMATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE CONTACTED IMMEDIATELY REGARDING ANY CONFLICTS OR CONDITIONS NOT SHOWN ON THE DRAWINGS. THESE SHALL NOT CONSTITUTE EXTRA WORK, UNLESS SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
17. THE INFORMATION IN THE DRAWINGS AND SPECIFICATIONS, IS PROVIDED SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE SCOPE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. PRIOR TO BIDDING, ALL CONTRACTORS SHALL CONDUCT WHATEVER INVESTIGATIONS THEY FEEL ARE NECESSARY REGARDING THE ACTUAL CONDITIONS AT THE SITE, UPON WHICH THEIR BIDS SHALL BE BASED.
18. THE GRADING PLAN PROVIDED DOES NOT NECESSARILY REPRESENT A 'BALANCED SITE'. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF EXTRA FILL WILL BE REQUIRED, AND INCLUDE SAME IN THE BASE BID. LIKEWISE, ANY EXCESS MATERIAL SHALL BE HAULED FROM THE SITE AND PROPERLY DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.
19. UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THE DRAWINGS MAY BE ENLARGED IN SCALE FOR CLARITY. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AS NOTED ABOVE. PIPE LENGTHS SHOWN ON THE DRAWINGS SHALL BE ASSUMED TO BE APPROXIMATE, AND SHALL BE ADJUSTED IN THE FIELD AS NECESSARY.
20. COMMON FILL SHALL BE CLASSIFIED AS A-1, A-2.4, OR A-3 PER AASHTO DESIGNATION M 145, AND SHALL BE FREE OF VEGETATION, STONES, ORGANIC MATTER, AND ANY FOREIGN MATERIAL. NO MORE THAN 20 PERCENT OF THE FILL, BY WEIGHT, SHALL PASS THE NO. 200 SIEVE. MATERIALS CLASSIFIED AS A-2.5, A-2.6, A-2.7, A-4, A-5, A-6, A-7 AND A-8 SHALL BE CONSIDERED UNSATISFACTORY FOR USE AS FILL. UNDER NO CIRCUMSTANCES SHALL MATERIALS WITH GREATER THAN 20 PERCENT PASSING THE NO. 200 SIEVE, BY WEIGHT, BE USED AS FILL MATERIAL FOR STORMWATER PONDS, UNLESS OTHERWISE SPECIFIED OR DIRECTED BY THE ENGINEER.
21. COMPACTION OF FILL SHALL COMPLY WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. SOILS AND COMPACTION TESTING SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
22. ALL CONSTRUCTION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, UNLESS OTHERWISE STATED IN THE DRAWINGS AND SPECIFICATIONS, OR DIRECTED BY THE ENGINEER.
23. ALL DISTURBED AREAS SHALL BE STABILIZED FOLLOWING CONSTRUCTION. THIS SHALL BE ACCOMPLISHED BY SOODING WITH CENTIPEDE SOD UNLESS OTHERWISE SPECIFIED. SOD SHALL BE STAKED AS NEEDED UNTIL STABILIZATION IS ACHIEVED. FLAT AREAS MAY BE SEEDED AND MULCHED, SUBJECT TO THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL SEEDED AND SODDED AREAS UNTIL SATISFACTORY STABILIZATION IS ACHIEVED. ANY ERODED OR WASHED-OUT AREAS SHALL BE REPAIRED AND RE-SODDED AT NO ADDITIONAL COST TO THE OWNER.
24. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER AND ENGINEER AS NEEDED TO ENSURE ACCEPTANCE OF THE AS-BUILT PROJECT BY PERMITTING AUTHORITIES. STORM WATER FACILITIES MUST BE IN COMPLIANCE WITH ALL PERMIT REQUIREMENTS. IF APPLICABLE, THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPLY FOR A STORM WATER OPERATOR AND MAINTENANCE PERMIT PRIOR TO OCCUPANCY OF THE NEW FACILITIES.
25. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
26. THE ENGINEER WILL PROVIDE LIMITED CONSTRUCTION OBSERVATION SERVICES TO ENSURE GENERAL COMPLIANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, IN ACCORDANCE WITH THE ENGINEER'S CONTRACT WITH THE OWNER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DAY-TO-DAY INSPECTION OF THE WORK, OR FOR ENSURING COMPLIANCE WITH PERMITS AND REGULATIONS.
27. THE DRAWINGS AND SPECIFICATIONS HAVE BEEN ENGINEERED SPECIFICALLY FOR THIS PROJECT. THEY SHALL NOT BE REUSED FOR ANY OTHER SITE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER.

ASPHALT PAVEMENT DESIGN FOR PARKING AREA NTS



NOTES

- 1. THE STABILIZED SUBGRADE SHALL EXTEND TO A MINIMUM OF 6" OUTSIDE OF THE EDGE OF THE CURB AND GUTTER, OR 6" OUTSIDE OF THE EDGE OF PAVEMENT WHERE CURB/GUTTER IS NOT USED.
2. THE BASE COURSE SHALL EXTEND 4" BEYOND THE EDGE OF THE STRUCTURAL COURSE.
3. THE STRUCTURAL COURSE SHALL CONSIST OF 1-1/4" TYPE SP-12.5 ASPHALT CONCRETE PER FDOT SECTION 334.
4. THE FINAL ASPHALT COURSE SHALL BE 3/4" TYPE SP-9.5 ASPHALT CONCRETE PER FDOT SECTION 334. FINAL COURSE SHALL BE APPLIED AFTER ALL OTHER SITE WORK HAS BEEN COMPLETED.
5. ALL CONSTRUCTION, INCLUDING METHODS AND MATERIALS, SHALL COMPLY WITH FDOT SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

LANDSCAPE INSTALLATION AND MAINTENANCE

PROJECT NAME: SEABOARD PLAZA
LANDSCAPE MAINTENANCE OFFICER:
T & T CONSTRUCTION AND ENTERPRISE LLC
P.O. BOX 837, QUINCY, FLORIDA 32381
PHONE (904) 766-5096

ALL LANDSCAPING REQUIRED UNDER THIS PERMIT SHALL BE MAINTAINED IN PERPETUITY.

GENERAL

- 1. LOCATE ALL UNDERGROUND UTILITIES, INCLUDING ELECTRICAL WIRING, TELEPHONE, CABLE, WATER AND SEWER, PRIOR TO INSTALLING LANDSCAPING.
2. IF REQUIRED, A SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE PLAN AND SITE NOTES. OTHERWISE, ROSE BARRS SHALL BE PROVIDED WITHIN 100 FEET OF ALL LANDSCAPING.
3. INSTALL ONLY FLORIDA GRADE NO. 1 PLANTS OR BETTER. ALL PLANTS SHALL MEET THE MINIMUM SIZE REQUIREMENTS INDICATED ON THE PLANTING PLAN.
4. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED AS INDICATED. SOD ON SLOPES GREATER THAN 3:1 SHOULD BE SECURED WITH SOD PINS.
5. KEEP ALL BED LINES EDGED AND INSTALL FRESH PINE STRAW MULCH EVERY 6 MONTHS OR AS NEEDED.
6. ALL PLANT MATERIAL SHALL HAVE A ONE (1) YEAR GUARANTEE FROM TIME OF PLANTING.

TREES

- 1. FERTILIZATION: FERTILIZE TREES WITH 15-7-6 FERTILIZER STAKES O.K. USE THREE STAKES FOR EVERY TWO INCHES OF CALIPER, OR AS PER MANUFACTURER'S INSTRUCTIONS.
2. PRUNING: REMOVE ANY DEAD OR BROKEN BRANCHES. CUTS SHOULD BE MADE ON A SLANT JUST ABOVE A NODE OR TO AN OUTSIDE BUD ON SIDE OF BRANCHES. REMOVE WEAK Y-SHAPED CROTCHES AND CROSSED-OVER BRANCHES. DO NOT REMOVE MORE THAN 25% OF TOTAL LEAF-BEARING BRANCHES.
3. WATERING: APPLY TO NEWLY INSTALLED TREES, ONE (1) INCH OF WATER EVERY THREE (3) DAYS FOR A PERIOD OF THREE (3) WEEKS OR AS CLIMATIC CONDITIONS DICTATE. APPLY SLOWLY TO ALLOW FOR DEEP PENETRATION. REDUCE RATE TO ONE (1) INCH PER WEEK ONCE PLANT IS ESTABLISHED.
4. PEST AND DISEASE CONTROL: PROPER DIAGNOSIS OF PROBLEM MUST BE MADE PRIOR TO SELECTING ANY MEASURE OF CONTROL. ENLIST THE AID OF A CERTIFIED NURSERY AS NEEDED. FIRST, DETERMINE THE NATURE AND SEVERITY OF THE PROBLEM, THEN SELECT THE PROPER CONTROL MEASURE. APPLY ALL CHEMICAL TREATMENTS DURING THE SUSCEPTIBLE PERIOD(S) OF THE PEST OR DISEASE IF POSSIBLE. ALWAYS FOLLOW THE MANUFACTURER'S INSTRUCTIONS WITH ANY CHEMICAL CONTROL SOLUTION.

SHRUBS

- 1. FERTILIZATION: FERTILIZE ALL PLANTING BEDS WITH A SLOW-RELEASE FERTILIZER SUCH AS OSMOCOTE 18-6-12 (3:1:2 RATIO) OR AS PER NURSERY GROWER'S INSTRUCTIONS. APPLY IN THE SPRING AS NEW GROWTH EMERGES, AND AGAIN IN THE FALL AT A REDUCED RATE SO AS NOT TO PROMOTE A FLUSH OF NEW GROWTH.
2. PRUNING: ALL PRUNING SHOULD BE DONE WITH 'SCISSOR-TYPE' HAND CLIPPERS. DO NOT USE ELECTRIC HEDGE CLIPPERS OR SHEARS. CUT ANY EXCESSIVELY LONG GROWTH BACK TO A BUD OR BRANCH TO THE INSIDE OF THE AVERAGE BRANCH LENGTH TO MAINTAIN DESIRED SHAPE. CUTS SHOULD BE MADE AT A SLIGHT ANGLE ABOVE A HEALTHY BUD, FACING IN THE DIRECTION OF DESIRED NEW GROWTH. PRIOR TO CUTTING THE BOTTOM OF THE PLANT IS SLIGHTLY LARGER IN CIRCUMFERENCE THAN THE TOP TO ASSURE THAT ADEQUATE SUNLIGHT IS REACHING THE LOWER BRANCHES. REMOVE ANY DEAD OR BROKEN BRANCHES.
3. WATERING: APPLY TO NEWLY INSTALLED PLANTS, ONE (1) INCH OF WATER EVERY THREE (3) DAYS FOR A PERIOD OF THREE (3) WEEKS OR AS CLIMATIC CONDITIONS DICTATE. APPLY SLOWLY TO ALLOW FOR DEEP PENETRATION. REDUCE RATE TO ONE (1) INCH PER WEEK ONCE PLANTS ARE ESTABLISHED.
4. PEST AND DISEASE CONTROL: PROPER DIAGNOSIS OF PROBLEM MUST BE MADE PRIOR TO SELECTING ANY MEASURE OF CONTROL. ENLIST THE AID OF A CERTIFIED NURSERY AS NEEDED. FIRST, DETERMINE THE NATURE AND SEVERITY OF THE PROBLEM, THEN SELECT THE PROPER CONTROL MEASURE. APPLY ALL CHEMICAL TREATMENTS DURING THE SUSCEPTIBLE PERIOD(S) OF THE PEST OR DISEASE IF POSSIBLE. ALWAYS FOLLOW THE MANUFACTURER'S INSTRUCTIONS WITH ANY CHEMICAL CONTROL SOLUTION.

ONGOING MAINTENANCE

- A) NEVER CUT THE CENTRAL LEADER (TOP) OF A TREE.
B) INSPECT IN SPRING AND SUMMER FOR APHIDS, CATERPILLARS, WEB WORMS, ETC. CONTACT THE COUNTY AGRICULTURAL EXTENSION AGENT FOR ADVICE ON CONTROLS.
C) IN THE FALL OF THE SECOND YEAR AFTER PLANTING, A TIER OF LOWER LIMBS CAN BE REMOVED IF DESIRED TO ENHANCE TREE SHAPE AND GROWTH.
D) FERTILIZE EVERY THREE (3) MONTHS DURING THE GROWING SEASON WITH SLOW-RELEASE BALANCED FERTILIZER AS PER MANUFACTURER'S INSTRUCTIONS.
E) FRESH MULCH EVERY SIX MONTHS OR AS NEEDED WITH CLEAN, FRESH PINE STRAW. MAINTAIN A MINIMUM COMPACTED MULCH DEPTH OF 2". DO NOT PILE MULCH WITHIN 6" OF THE TREE TRUNK.
F) COMPLETELY REMOVE ALL GUYING MATERIALS (STAKES, WIRE, BANDS, HOSE, ETC.) AFTER ONE YEAR, OR SOONER IF THEY BEGIN TO CHAFE THE BARK.

INSPECTIONS AND SEQUENCE OF CONSTRUCTION

- 1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE SITE WITH THE LOCAL ENVIRONMENTAL PERMITTING AGENCY PRIOR TO ANY CLEARING OR CONSTRUCTION.
2. PRIOR TO CLEARING THE SITE, THE CONTRACTOR SHALL CONSTRUCT SEDIMENTATION/EROSION CONTROLS, AND CLEARLY FLAG THE LIMITS OF CONSTRUCTION. CLEARING SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSPECTED AND APPROVED BY THE LOCAL PERMITTING AUTHORITY. THE INSPECTOR MAY REQUIRE ADDITIONAL CONTROLS AT ANY TIME DURING CONSTRUCTION TO ENSURE THAT SEDIMENTS ARE ADEQUATELY CONTROLLED.
3. IF AN NPDES PERMIT IS REQUIRED, THE CONTRACTOR SHALL REVIEW THE POLLUTION PREVENTION PLAN PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A COPY OF THE PLAN AT THE SITE AND COMPLYING WITH ITS REQUIREMENTS, INCLUDING THE COMPLETION OF INSPECTION REPORTS.
4. A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO CONTROL THE TRACKING OF MUD ONTO ADJACENT STREETS AND ROADWAYS.
5. MACHINERY AND HEAVY EQUIPMENT SHALL BE KEPT OFF THE PROPOSED POND BOTTOMS TO THE GREATEST EXTENT POSSIBLE TO AVOID OVER COMPACTION OF SOILS. EXCAVATION OF THE POND SHALL ALWAYS OCCUR IN THE DRY. DO NOT WORK SOILS WHEN WET TO PREVENT SMEARING OF SOILS.
6. THE CONTRACTOR SHALL PROTECT THE PONDS DURING THE REMAINDER OF THE CONSTRUCTION, AND USE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENTS AND FINES FROM CLOGGING THE POND BOTTOM AND ANY SAND FILTERS. THESE MAY INCLUDE, BUT ARE NOT LIMITED TO: SILT FENCE AND HAY BALE BARRIERS WHERE RUNOFF ENTERS THE POND, AND PROVIDING A POLYETHYLENE BARRIER OR SIMILAR COVER OVER THE POND BOTTOM AND SAND FILTER. ANY DAMAGE TO THE PONDS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE ANY MEANS NECESSARY TO ENSURE THAT EROSION AND SEDIMENTATION CONTROLS FUNCTION PROPERLY. THIS MAY INCLUDE THE INSTALLATION OF DIVERSION BERMS OR CHANNELS TO DIRECT RUNOFF TO THE SILTATION BASINS. CONTROLS SHALL BE INSPECTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT DRAWINGS FOR THE PURPOSE OF FILING THE STORMWATER AS-BUILT COMPLIANCE REPORT. THE AS-BUILT DRAWINGS SHALL SHOW THE IMPROVEMENTS IN SUFFICIENT DETAIL TO DETERMINE COMPLIANCE WITH THE PERMITS, INCLUDING CONTOURS AND SPOT ELEVATIONS AS NECESSARY. THE ENGINEER SHALL VERIFY THAT THE POND MEETS THE PERMIT REQUIREMENTS. IF THERE IS INSUFFICIENT VOLUME IN THE POND, OR IF THE POND DOES NOT MEET THE PERMIT REQUIREMENTS FOR ANY OTHER REASON, IT SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

TESTING AND COMPACTION REQUIREMENTS

- 1. FILL AND BACKFILL SHALL BE TESTED BY AN APPROVED ASHTO TESTING METHOD TO DETERMINE THE MODIFIED PROCTOR DRY DENSITY AND/or GRAIN SIZE.
2. TEST RESULTS SHALL BE PROVIDED TO THE CITY/COUNTY INSPECTOR AND THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF ANY CONCRETE, STRUCTURES, BUILDING FOUNDATIONS, PAVEMENTS, OR OTHER MATERIALS.
3. THIS SPECIFICATION SETS FORTH THE MINIMUM TESTING REQUIREMENTS. ADDITIONAL TESTS MAY BE REQUIRED BY THE ENGINEER OR INSPECTOR TO DEMONSTRATE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
4. IF ADDITIONAL TESTING IS REQUIRED BY THE PLANS, SPECIFICATIONS, OR GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, THE MOST RESTRICTIVE TESTING REQUIREMENTS SHALL GOVERN.
5. STRUCTURES: A MINIMUM OF THREE COMPACTION TESTS PER EACH 2000 FT2 OF FILL LIFT SHALL BE REQUIRED UNDER STRUCTURES, UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OR INSPECTOR. A FILL LIFT SHALL BE A MAXIMUM OF 12 INCHES IN THICKNESS.
6. OTHER AREAS: A MINIMUM OF ONE TEST PER EACH 2500 FT2 OF FILL LIFT SHALL BE REQUIRED, UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OR INSPECTOR. A FILL LIFT SHALL BE A MAXIMUM OF 12 INCHES IN THICKNESS.
7. UTILITIES: PROVIDE ONE TEST FOR EVERY 400' LF OF PIPELINE AND 12' LIFT OF FILL ALONG PIPELINE AND UTILITY TRENCHES.
8. MANHOLES: PROVIDE ONE TEST FOR EACH 12 INCH LIFT AT EACH MANHOLE.

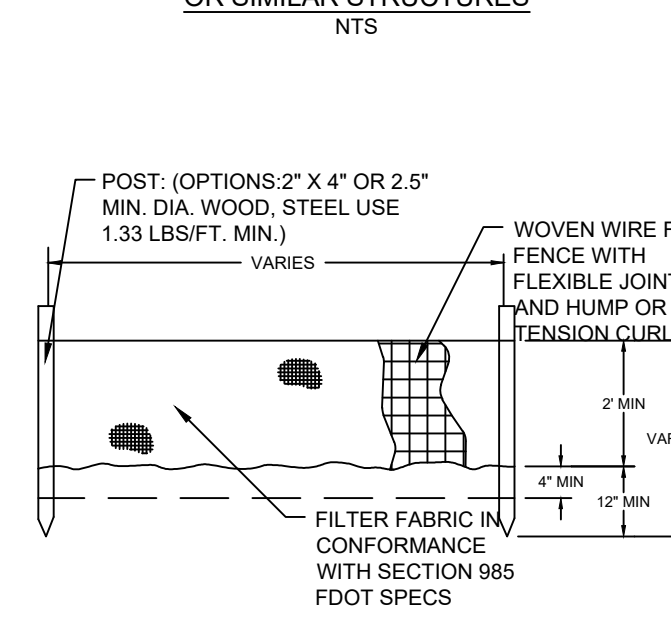
COMPACTION REQUIREMENTS

- UNLESS OTHERWISE SPECIFIED, SOIL SHALL BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASHTO T-160 (MODIFIED PROCTOR). MAXIMUM THICKNESS OF FILL LIFTS SHALL BE 12 INCHES.
1. STRUCTURES: COMPACT EACH LAYER OF BACKFILL OR FILL MATERIAL TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY. THIS REQUIREMENT SHALL APPLY TO A DISTANCE OF 5' OUTSIDE OF THE PERIMETER OF BUILDING.
2. ASPHALT AND CONCRETE PAVEMENTS: COMPACT SUBGRADE TO 98 PERCENT MAXIMUM DRY DENSITY. COMPLY WITH THE BEARING REQUIREMENTS SHOWN ON THE DETAILS.
3. RETAINING WALLS: COMPACTION REQUIREMENTS SHALL BE AS INDICATED ON THE RETAINING WALL DETAILS, BUT IN NO CASE LESS THAN 95 PERCENT MAXIMUM DRY DENSITY.
4. SIDEWALKS, STEPS AND WALKWAYS: COMPACT SUBGRADE TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY.
5. LAWN, UNPAVED, AND NON-STRUCTURAL AREAS: COMPACT EACH LAYER OF BACKFILL OR FILL MATERIAL TO A MINIMUM OF 90 PERCENT MAXIMUM DRY DENSITY.
6. UTILITIES: COMPACTION AND TESTING FOR PIPING FOR THE CITY OF TALLAHASSEE, TALQUIM ELECTRIC COOPERATIVE, AND OTHER UTILITIES SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THAT UTILITY AUTHORITY.
7. OTHER PIPING: COMPACTION FOR PIPING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. AT A MINIMUM, COMPACTION FOR SEWER AND STORM WATER PIPES SHALL MEET THE FOLLOWING REQUIREMENTS:
A. IN SITU DENSITY AT PIPE ENVELOPE: 95%
B. BACKFILL (OUTSIDE OF PAVEMENT AREAS): TO A DENSITY EQUAL TO THAT OF THE SURROUNDING SOIL (90% MIN).

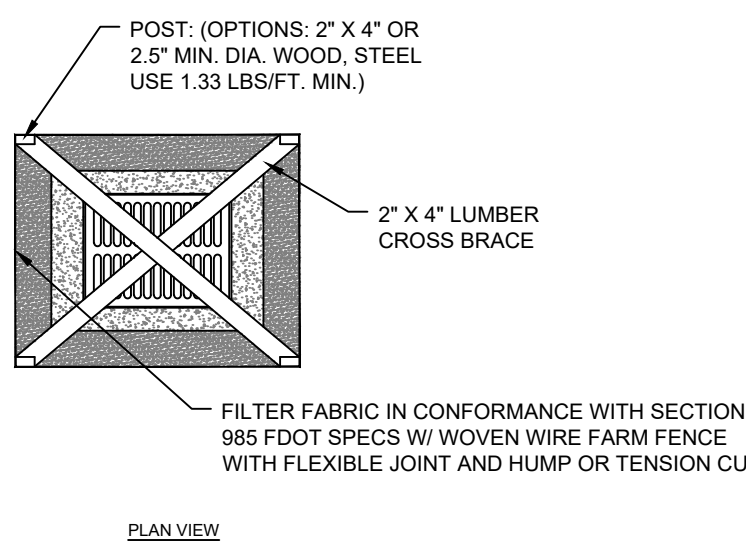
FILL MATERIAL

- 1. SATISFACTORY MATERIALS: COMMON FILL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2.4 PER AASHTO DESIGNATION M 145 AND SHALL BE FREE OF VEGETATION AND ORGANIC MATTER. NOT MORE THAN 20 PERCENT BY WEIGHT SHALL PASS THE NUMBER 200 SIEVE.
2. UNSATISFACTORY MATERIALS: MATERIALS CLASSIFIED AS A-2.5, A-2.6, A-2.7, A-4, A-5, A-6, A-7, AND A-8 PER AASHTO DESIGNATION M 145 SHALL BE CONSIDERED UNSATISFACTORY FOR USE AS FILL MATERIAL. UNDER NO CIRCUMSTANCES SHALL MATERIALS WITH GREATER THAN 20 PERCENT BY WEIGHT PASSING THE NUMBER 200 SIEVE BE USED AS FILL IN STORM WATER PONDS UNLESS OTHERWISE SPECIFIED.
3. UNSUITABLE MATERIALS: ANY ORGANIC MATTER OR OTHER UNSUITABLE MATERIALS UNDER A FOUNDATION OR STRUCTURE SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED BY THE ENGINEER OR INSPECTOR.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES NTS

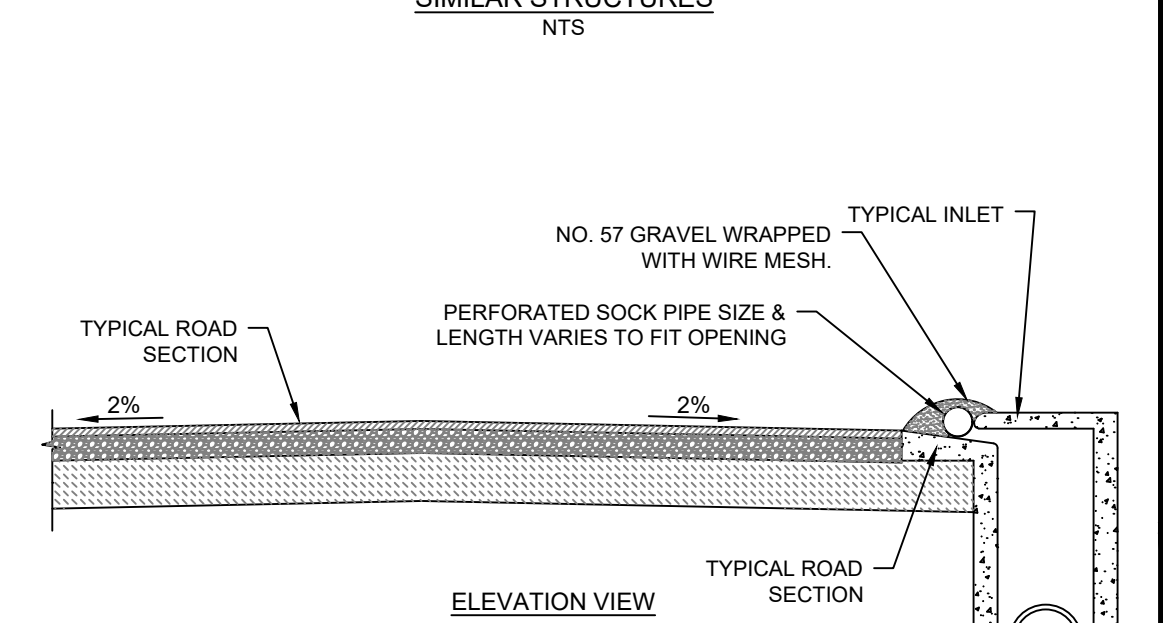


ELEVATION VIEW

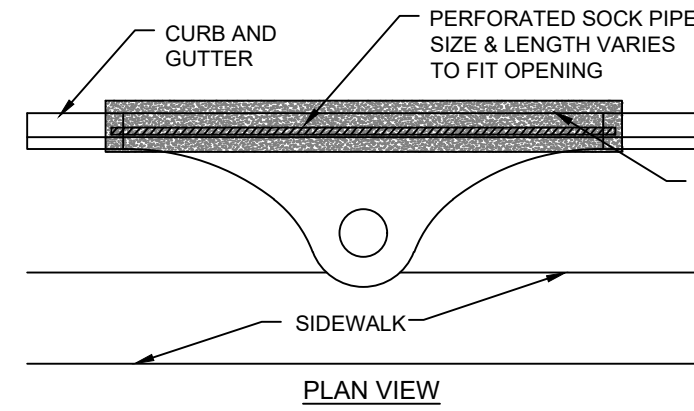


PLAN VIEW

PROTECTION AROUND CURB INLETS OR SIMILAR STRUCTURES NTS

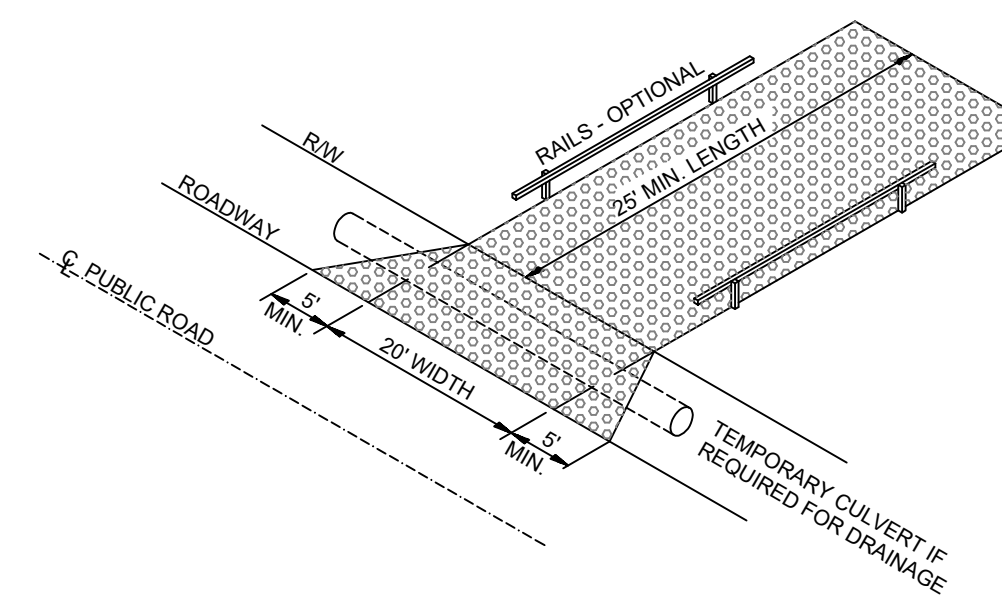


ELEVATION VIEW



PLAN VIEW

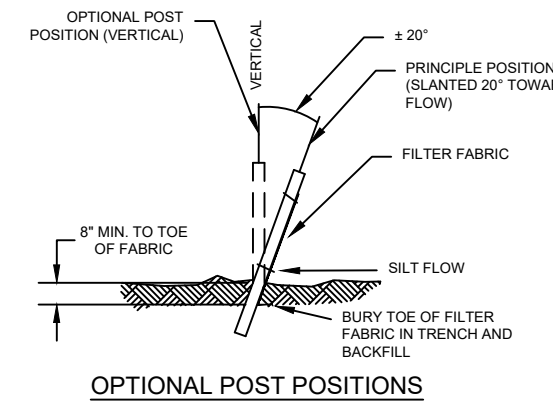
TEMPORARY CONSTRUCTION ENTRANCE NTS



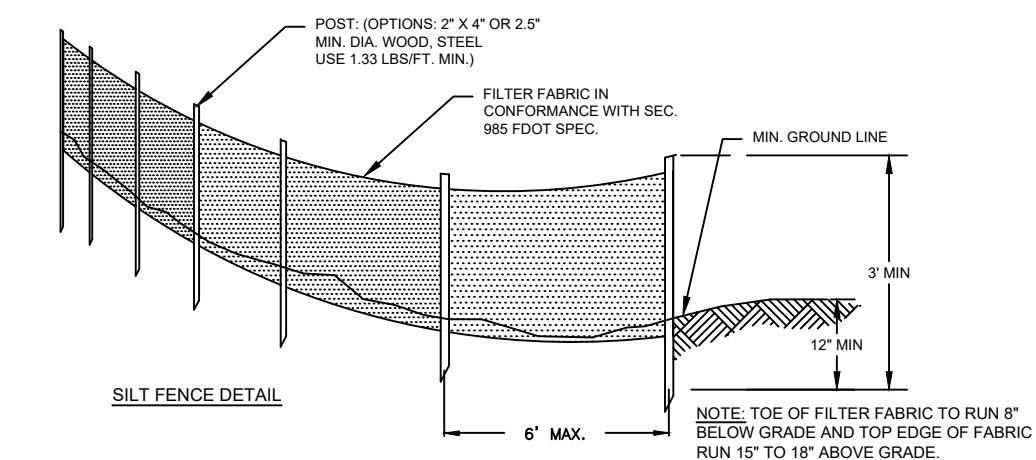
NOTES:

- 1. STONE SIZE SHALL BE 1" OR 2" DIAMETER.
2. PAD THICKNESS SHALL BE AT LEAST 6".
3. MINIMUM PAD SIZE: 20'x25' (UNLESS OTHERWISE APPROVED BY INSPECTOR).
4. IF NECESSARY, INCLUDE WASHING STATION.
5. MAY REQUIRE PERIODIC TOP DRESSING WITH 3" STONE.
6. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS.

TYPE III SILT FENCE DETAILS NTS



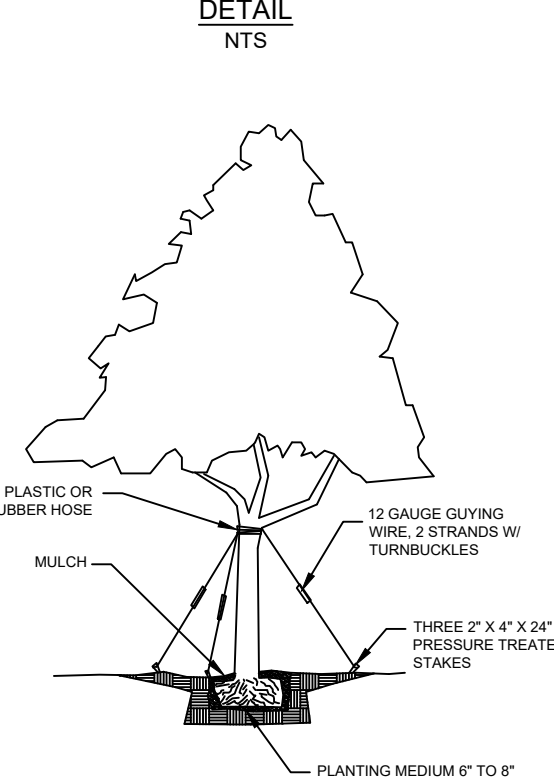
OPTIONAL POST POSITIONS



MAINTENANCE NOTES:

- 1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTABLE USABLE LIFE AND THE BARRIER LIFE IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

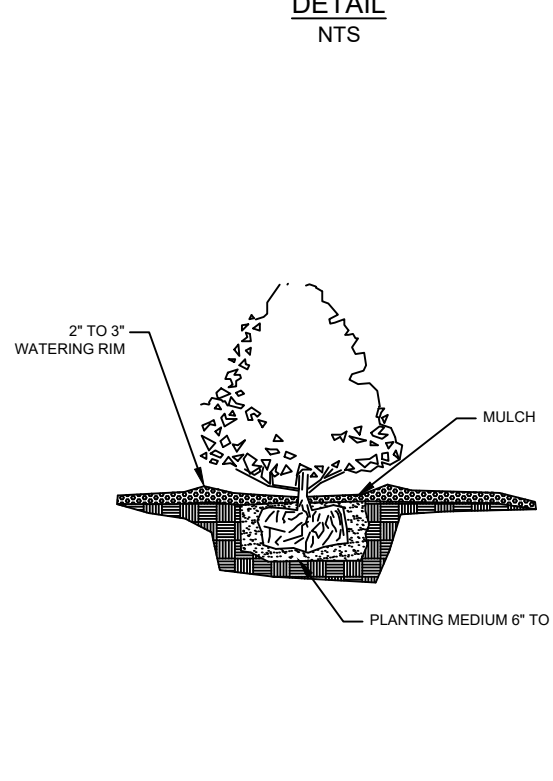
TREE PLANTING / GUYING DETAIL NTS



NOTES:

- 1. ADD PLANTING MEDIUM AND MIX W/ EXISTING SOIL, REMOVE AIR POCKETS AND ADD WATER.
2. TREES SHALL BE 2" MIN. CALIPER, 25 TO 30 GAL., 8 FT. TO 10 FT. X 3 FT. TO 4 FT. SPREAD, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.

SHRUB PLANTING DETAIL NTS



NOTES:

- 1. ADD PLANTING MEDIUM AND MIX W/ EXISTING SOIL, REMOVE AIR POCKETS AND ADD WATER.
2. SHRUBS SHALL BE 3 GALLON, 24" TO 30" HEIGHT, 15" TO 18" SPREAD, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLAN.

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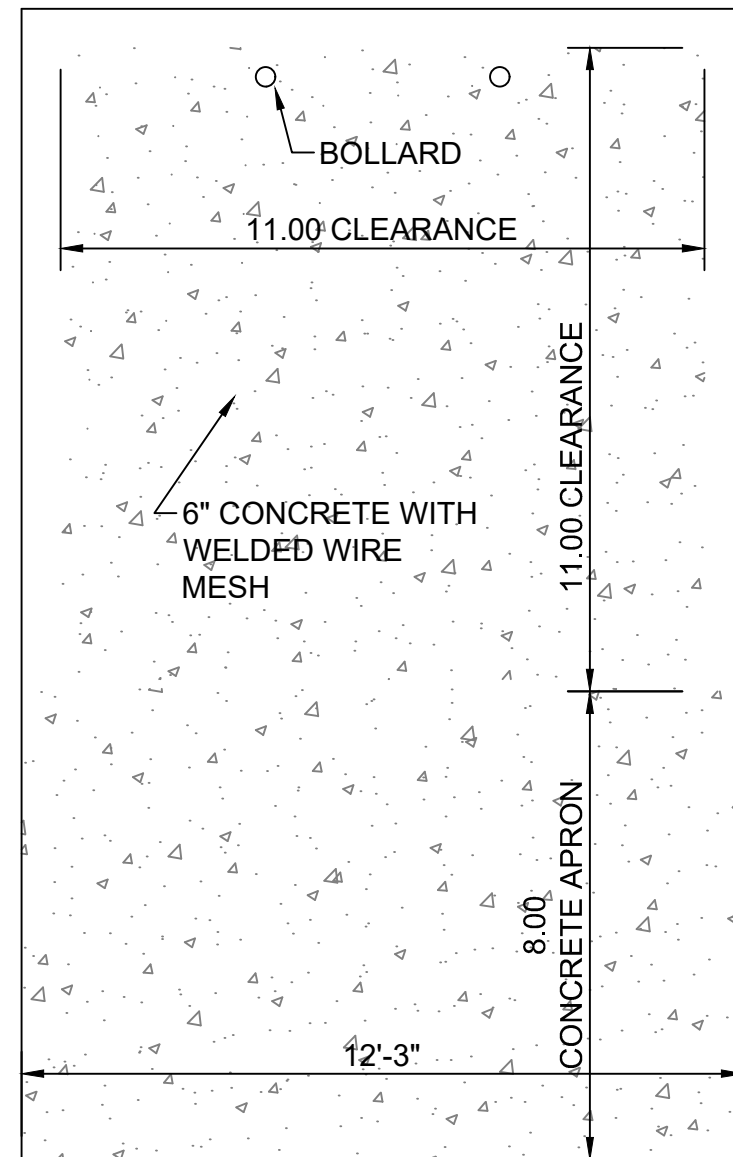
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Table with columns: REVISION, DATE, COMMENTS. Contains 6 revision entries.

Table with columns: PROJECT, TITLE, CLIENT, DESIGNED BY, CHECKED BY, DRAWN BY, SCALE, DATE, AS NOTED. Project: SEABOARD PLAZA; Title: NOTE AND DETAIL SHEET (1/2); Client: T & T CONSTRUCTION AND ENTERPRISE LLC; Date: 09/19/2024; Scale: AS NOTED.

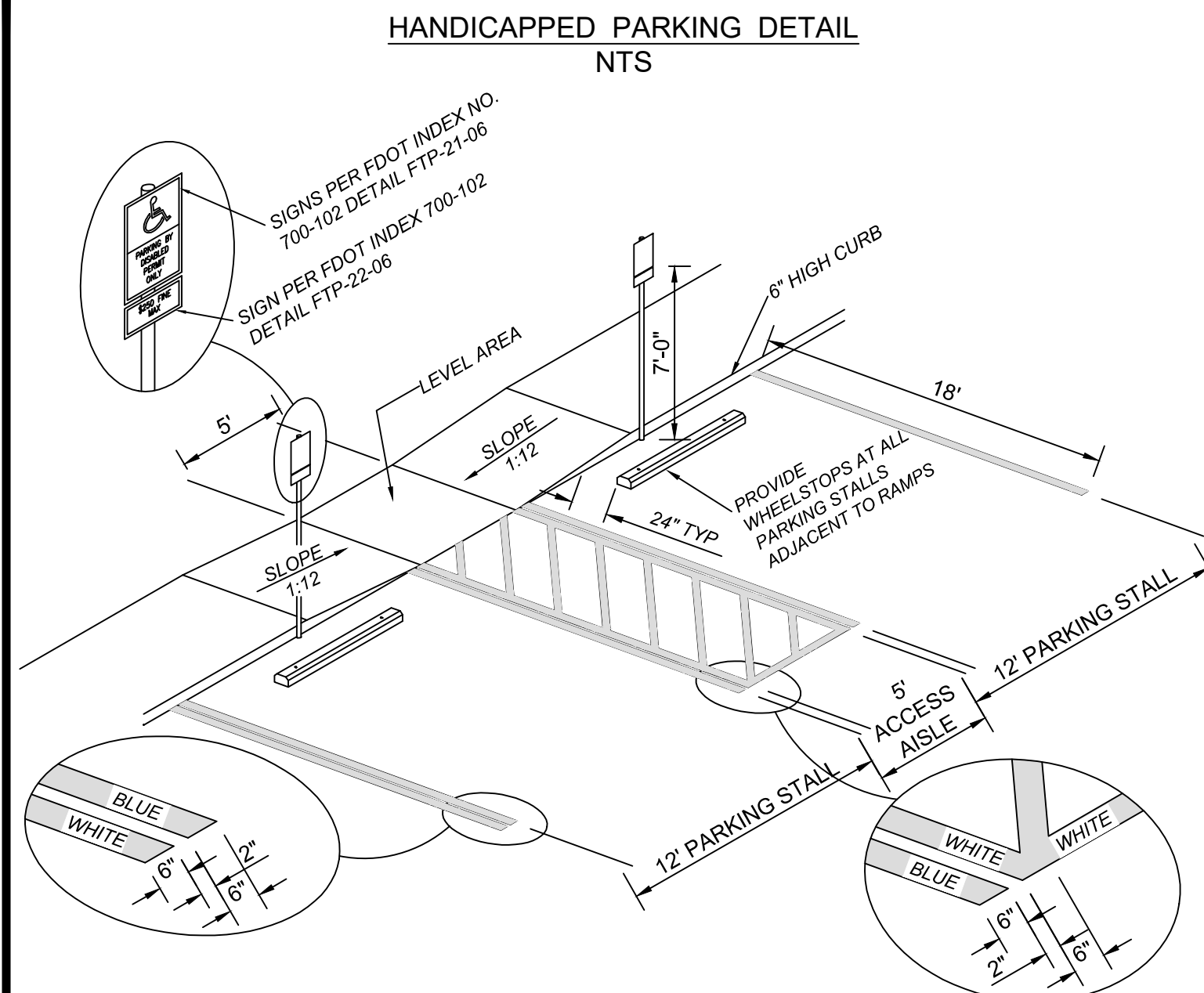
Magnolia Engineering LLC logo with a recycling symbol.

PROJECT NUMBER: ME23098
SHEET NUMBER: D-1

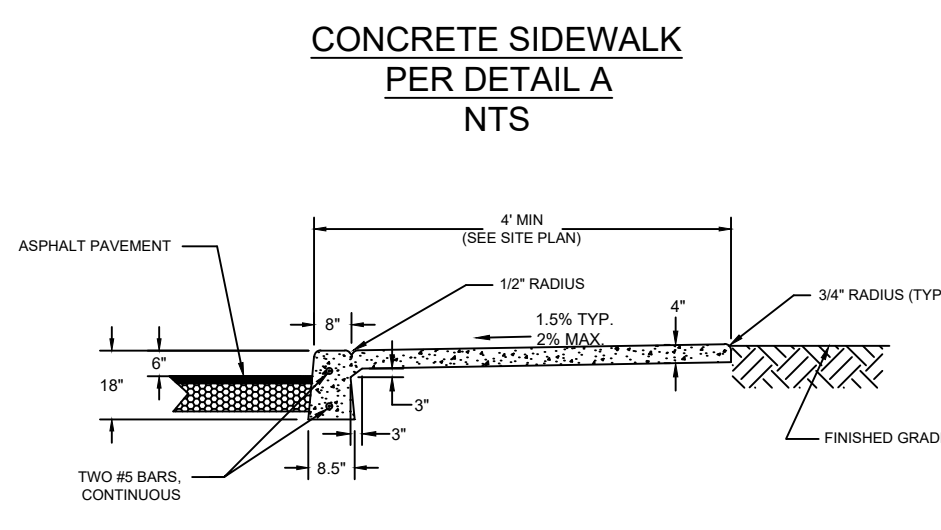


- NOTES:**
- 1) PAD SHALL BE CONSTRUCTED TO DRAIN PROPERLY AND NOT POND WATER.
 - 2) DUMPSTER PAD AND ACCESS AREA LEADING TO THE DUMPSTER, INCLUDING THE APRON, SHOULD BE AT THE SAME GRADE.

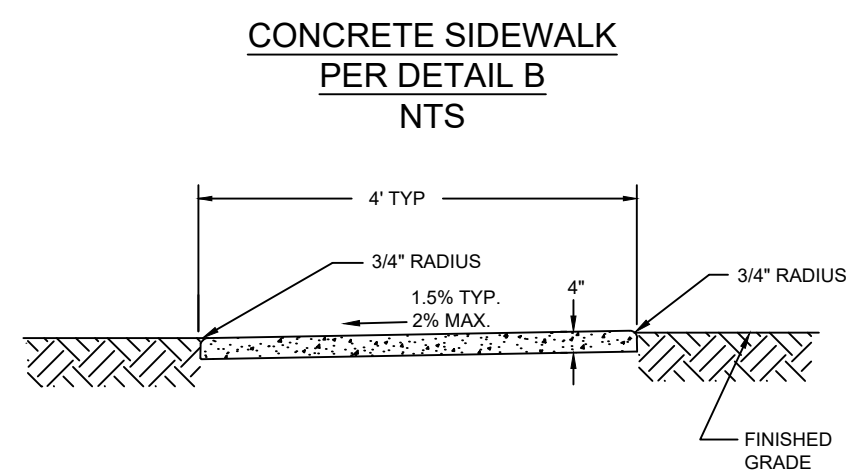
DUMPSTER PAD AND ENCLOSURE
NTS



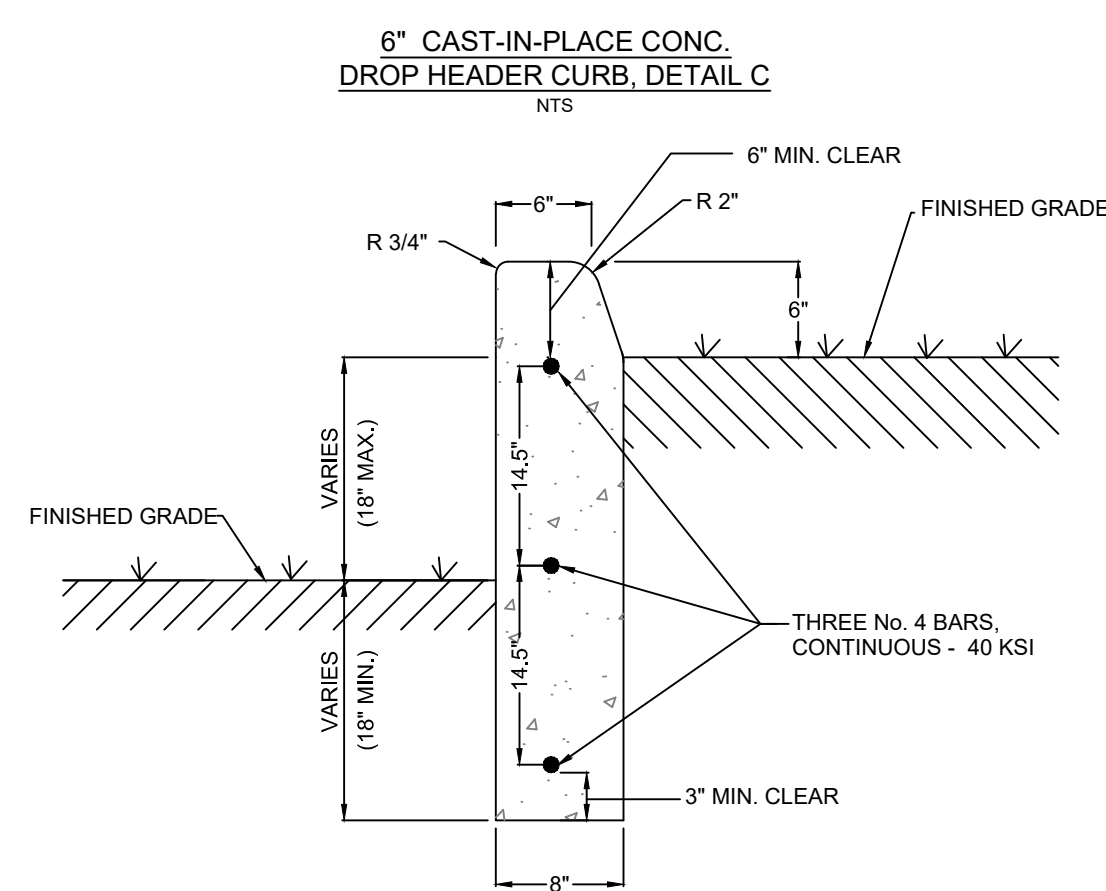
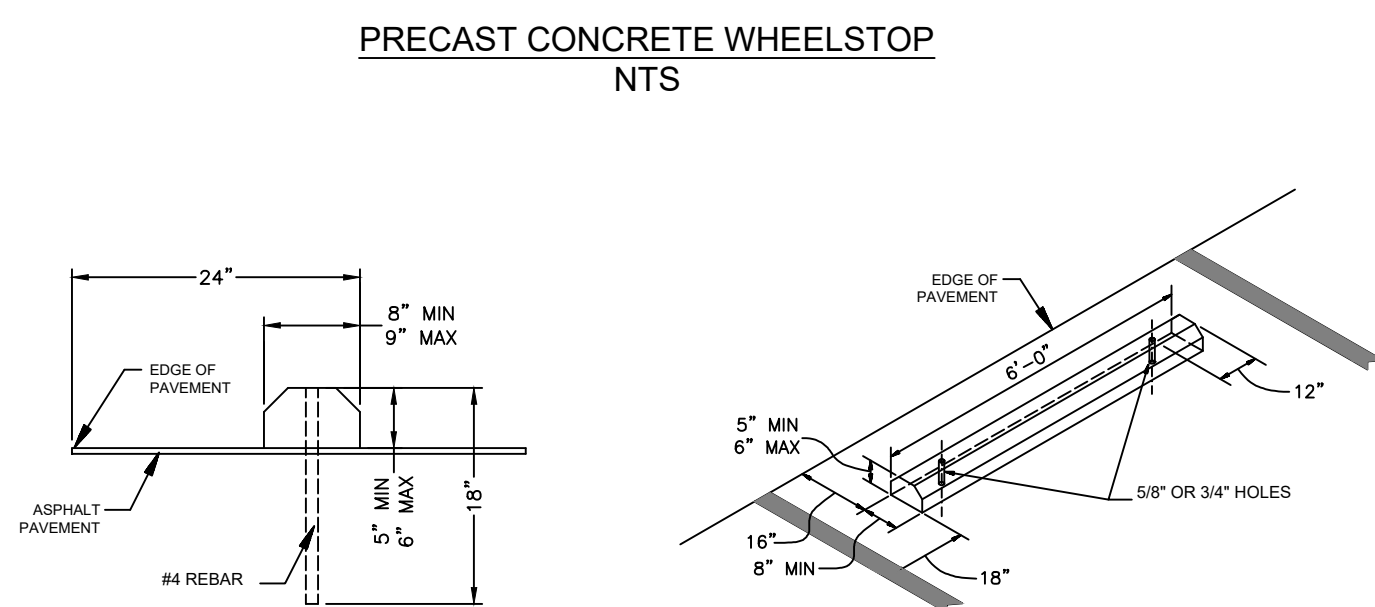
- NOTES:**
1. ALL SIGNING AND STRIPING SHALL CONFORM TO FDOT STANDARDS.
 2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARD 595A.
 3. THE 6\"/>



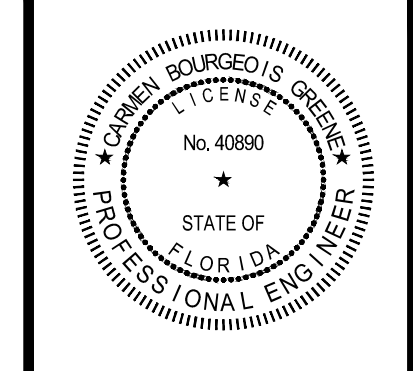
- NOTES:**
1. SIDEWALK SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 522-011.
 2. PROVIDE CONTRACTION JOINTS AT 5' O.C.
 3. CURB AND SIDEWALK MAY BE INSTALLED SEPARATELY AT CONTRACTOR'S OPTION. IF POURED SEPARATELY, PROVIDE 1/2\"/>



- NOTES:**
1. SIDEWALK SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 522-001.
 2. PROVIDE CONTRACTION JOINTS AT 5' O.C.



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REVISED BY	DATE	COMMENTS

PROJECT	SEABOARD PLAZA
TITLE	NOTE AND DETAIL SHEET (2/2)
CLIENT	T & T CONSTRUCTION AND ENTERPRISE LLC
DESIGNED BY	SWK / CBG
DRAWN BY	BSM / SWK
CHECKED BY	CBG
DATE	09/19/2024
SCALE	AS NOTED

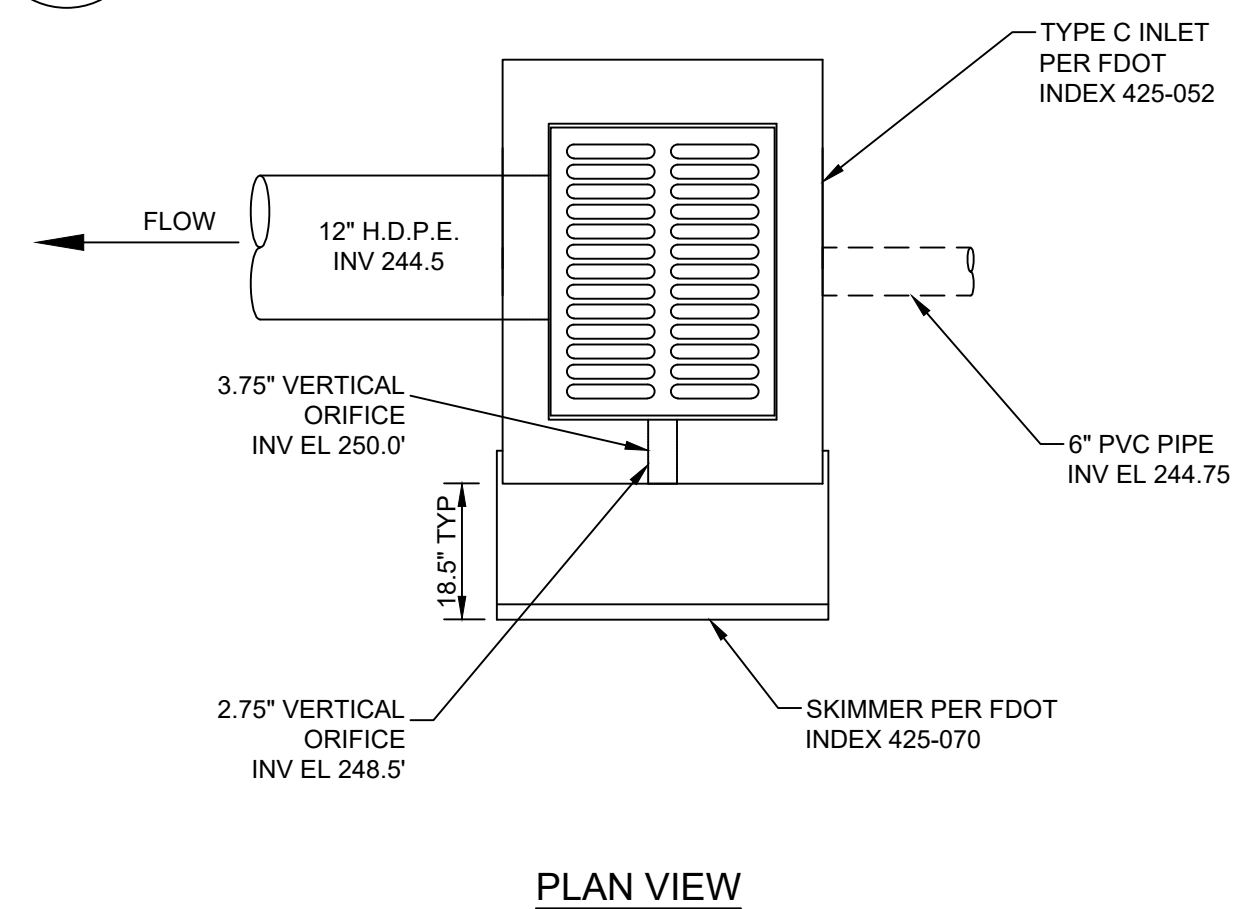
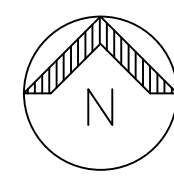
Magnolia Engineering LLC

PROJECT NUMBER
ME23098

SHEET NUMBER
D - 2

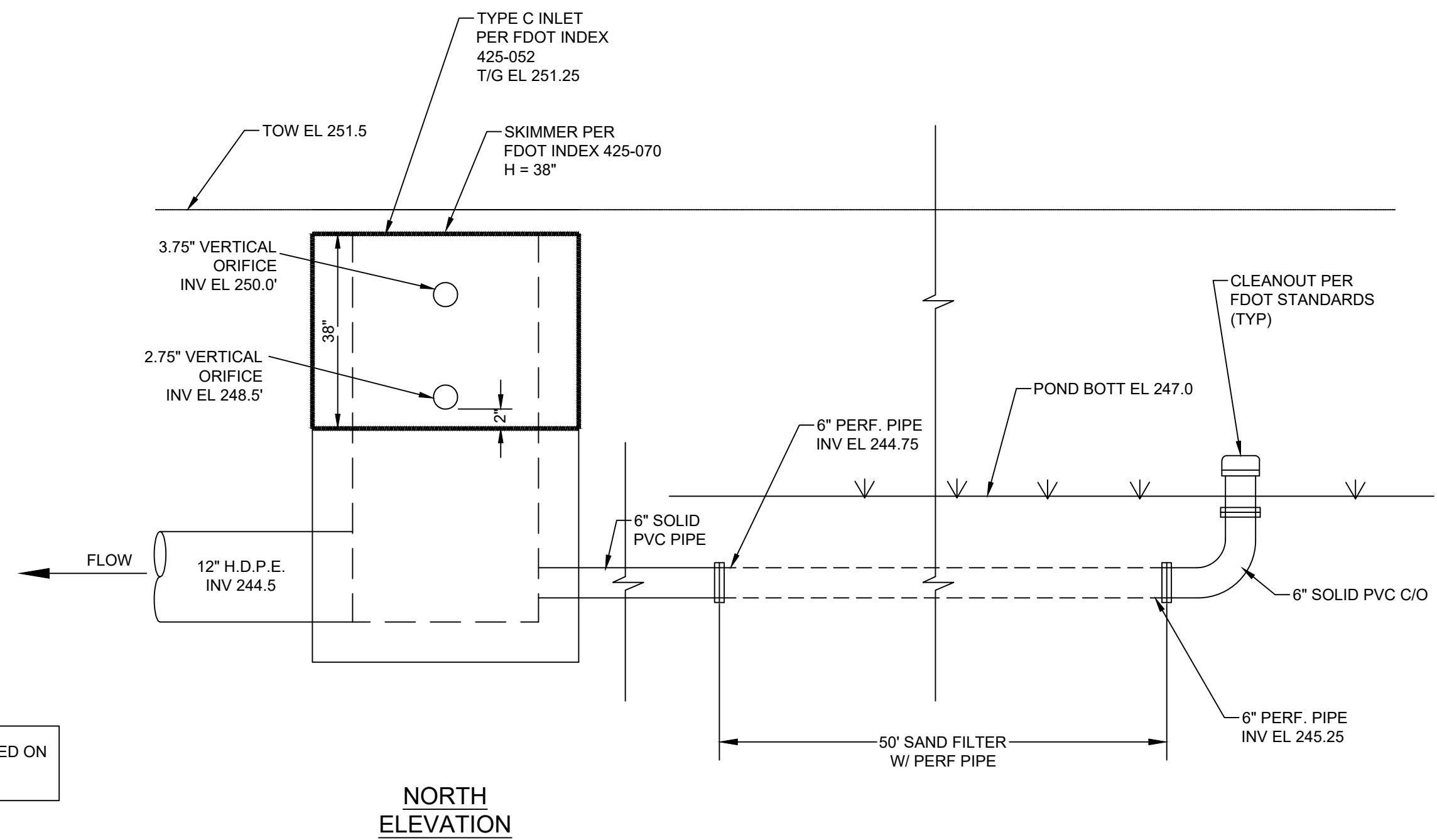
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**POND 1
OUTLET CONTROL STRUCTURE
NTS**



PLAN VIEW

NOTE: SLOTS NOT PERMITTED ON SIDES WITH GRATE SEATS



NORTH ELEVATION

SAND FILTER MAINTENANCE NOTES

- A DOCUMENTED, FULL-SCALE IN-SITU DRAWDOWN TEST (SIGNED & SEALED BY A REGISTERED PROFESSIONAL) SHALL BE PERFORMED WITH SUFFICIENT DETAIL TO DEMONSTRATE THAT THE TREATMENT VOLUME IS RECOVERED WITHIN 72 HOURS. A REPORT DESCRIBING THE TEST SHALL BE SUBMITTED TO THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NWFWMD) IN ACCORDANCE WITH THE SCHEDULE ESTABLISHED BY THE PERMIT. THE TIMELINES FOR INSPECTIONS ARE AS FOLLOWS:
 - FIELD TESTS SHALL BE CONDUCTED ONCE EACH CALENDAR YEAR FOLLOWING THE CONVERSION TO THE OPERATION AND MAINTENANCE PHASE FOR A PERIOD OF THREE (3) YEARS (MINIMUM OF THREE TESTS). UPON CONTINUED DEMONSTRATION OF SUCCESSFUL VOLUME RECOVERY FOR THREE CONSECUTIVE YEARS, THE TESTING FREQUENCY SHALL BE REDUCED TO ONCE EVERY 5 YEARS. FAILURE OF ANY DRAWDOWN TEST WILL NECESSITATE CORRECTIVE ACTION AND WILL REQUIRE THE NWFWMD TO REEVALUATE TESTING PROTOCOLS FOR ANY FILTER SYSTEM IN VIOLATION OF THIS CONDITION.
 - IF LACK OF RAIN PRECLUDES THE ABILITY TO PERFORM THE DRAWDOWN TEST, THE PERMITTEE MUST DOCUMENT SUCH BY REFERENCING LOCAL RAINFALL RECORDS, ON-SITE RAIN GAUGES, PALMER DROUGHT INDEX, STANDARDIZED PRECIPITATION INDEX (SPI), OR THE U.S. DROUGHT MONITOR, ETC. TESTING MUST BE ACCOMPLISHED AS SOON AS RAINFALL IS SUFFICIENT TO FILL THE BASIN.
- IN ORDER TO FACILITATE THE REQUIRED DRAWDOWN TEST, A DEPTH GAUGE OR EQUIVALENT SHALL BE INSTALLED AND MAINTAINED INSIDE EACH FILTER POND. THE DEPTH GAUGE SHALL BE HEAVY DUTY, DESIGNED FOR USE IN A WET-DRY ENVIRONMENT. GAUGES SHALL BE CRAN 4"-WIDE FIBERGLASS STREAM GAUGE OR APPROVED EQUAL. THE GAUGE SHALL MEET THE FOLLOWING CRITERIA:
 - THE GAUGE SHALL BE INSTALLED IN THE POND BOTTOM, OR ON ANY PERMANENT VERTICAL SURFACE EXTENDING FROM THE POND BOTTOM, AND SHALL RISE VERTICALLY TO A MINIMUM HEIGHT EQUAL TO THE TREATMENT VOLUME STAGE ELEVATION, PLUS ONE FOOT.
 - GAUGE SHALL BE MARKED IN ONE TENTH-FOOT INCREMENTS, WITH VERTICAL ELEVATIONS INDICATED AT ONE-FOOT INTERVALS, OR BE MARKED WITH A SIMILAR STYLE APPROVED BY THE NWFWMD. THE ELEVATION REPRESENTING THE TREATMENT VOLUME STAGE SHALL BE CLEARLY INDICATED, AND SHALL BE VERIFIED BY SURVEY.
 - GAUGE SHALL BE MOUNTED AND STABILIZED TO PREVENT MOVEMENT DUE TO REASONABLY ANTICIPATED CONDITIONS, AND
- PERMITTEE SHALL PERFORM QUARTERLY FIELD INSPECTIONS OF EACH FILTER POND AND MAINTAIN RECORD-KEEPING IN ACCORDANCE WITH THE MAINTENANCE PLAN DEVELOPED BY THE REGISTERED PROFESSIONAL.
- PERMITTEE SHALL PROVIDE A REPORT TO THE DISTRICT ANNUALLY BEGINNING ONE YEAR AFTER CONVERSION TO OPERATION PHASE THAT SHALL INCLUDE, AS A MINIMUM, ALL QUARTERLY FIELD INSPECTION REPORTS, A SUMMARY OF ALL MAINTENANCE PERFORMED AT EACH POND, AND DOCUMENTATION OF ANY PERIODS OF NON-COMPLIANCE WITH PERMIT CONDITIONS.

SAND FILTER - GENERAL NOTES

- THE UNDERDRAIN PIPE SHALL BE 6" DIAMETER CORRUGATED POLYETHYLENE PIPE MEETING AASHTO M252 UNLESS OTHERWISE SHOWN IN THE PLANS.
- FINE AGGREGATE SHALL BE QUARTZ SAND MEETING THE FOLLOWING REQUIREMENTS:
 - EFFECTIVE GRAIN SIZE - 0.20 TO 0.55 MM
 - UNIFORMITY COEFFICIENT - 1.5 TO 4.0
- COARSE AGGREGATE SHALL BE GRAVEL OR STONE MEETING THE REQUIREMENTS OF FOOT SECTIONS 901-3 OR 901-3 THE GRADATION SHALL MEET SECTION 901, GRADES 4, 4F, 5, 5E, OR 57 STONE UNLESS OTHERWISE SHOWN ON THE PLANS.
- CONSTRUCTION OF SAND FILTERS SHALL MEET THE REQUIREMENTS OF THE NWFWMD ERP APPLICANTS HANDBOOK VOLUME II, APPENDIX B-2.
- FILTER FABRIC SHALL BE TYPE D-3 PER FOOT INDEX NO. 286 AND FOOT SECTION 995. THE INTERNAL FILTER FABRIC OF TYPE V UNDERDRAINS SHALL HAVE A PERMITTIVITY OF 0.75/SEC AND AN A.O.S. OF #40 SIEVE.
- ALL FILTER FABRIC JOINTS SHALL OVERLAP A MINIMUM OF 1'. THE INTERNAL FILTER FABRIC OF THE SAND FILTER SHALL OVERLAP INTO THE COARSE AGGREGATE OR THE FINE AGGREGATE A MINIMUM OF 1'.
- UNDERDRAIN OUTLET PIPES AND CLEANOUTS SHALL BE NON-PERFORATED AND ALL BENDS SHALL BE MADE USING 1/8" (45 DEG) ELBOWS. 90 DEG BENDS SHALL BE CONSTRUCTED WITH TWO 1/8" ELBOWS SEPARATED BY AT LEAST 1' OF STRAIGHT PIPE. OUTLET PIPES STUBBED INTO INLETS OR OTHER DRAINAGE STRUCTURES SHALL BE NOT LESS THAN 6" ABOVE THE STRUCTURE FLOW LINE. OUTLET PIPES DISCHARGING INTO GRASSED AREAS SHALL HAVE CONCRETE APRONS OR OTHER ENERGY-DISSIPATING DEVICES AS DETAILED ON THE PLANS.
- ALL HDPE PIPE TO BE ADS "N-12" SMOOTH WALL PIPE OR APPROVED EQUAL.
- SUBMIT SHOP DRAWINGS OF ALL INLET AND OUTLET STRUCTURES TO ENGINEER FOR APPROVAL.

FILTER SAND REQUIREMENTS:

- FILTER SAND SHALL MEET FOOT REQUIREMENTS FOR TYPE V UNDERDRAINS, FOOT INDEX 440-001.
- PER NWFWMD REQUIREMENTS, THE CONTRACTOR SHALL PROVIDE A GRAIN-SIZE ANALYSIS TO THE ENGINEER TO DEMONSTRATE COMPLIANCE WITH THESE REQUIREMENTS.

STORMWATER MAINTENANCE

THE FOLLOWING ARE MINIMUM MAINTENANCE REQUIREMENTS FOR THE STORMWATER MANAGEMENT FACILITIES. A DETAILED MAINTENANCE PLAN SHALL BE PROVIDED BY THE ENGINEER AT THE TIME OF AS-BUILT CERTIFICATION. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES IN ACCORDANCE WITH THE OPERATING PERMIT AND THE MAINTENANCE PLAN.

- ALL GRASSED AREAS SHALL BE MOVED EVERY TWO WEEKS DURING THE GROWING SEASON, OR AS NEEDED. PONDS SHALL BE MAINTAINED FREE OF WEEDS AND OTHER UNDESIRABLE VEGETATION. IF THE POND HAS BEEN LANDSCAPED, CARE SHALL BE TAKEN TO PRESERVE THE LANDSCAPE VEGETATION.
- LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND THE NURSERY GROWER'S INSTRUCTIONS.
- ALL SLOPES, DITCHES AND SWALES SHALL BE PERIODICALLY INSPECTED FOR EROSION, INCLUDING AFTER EACH MAJOR RAINFALL EVENT. AT A MINIMUM, THE SITE SHALL BE CHECKED ON A QUARTERLY BASIS, AND ANY NEEDED REPAIRS MADE. ANY WASHED-OUT OR ERODED AREAS SHALL BE REPAIRED BY REPLACING AND COMPACTING FILL AS REQUIRED TO RETURN THEM TO THEIR ORIGINAL CONDITION. FOLLOWING COMPACTION, THESE AREAS SHALL BE SOODED. IF NECESSARY, THEY SHALL BE STAKED. PERSISTENT WASHOUTS MAY REQUIRE THE INSTALLATION OF AN EROSION CONTROL BLANKET OR OTHER MEANS TO ACHIEVE STABILIZATION.
- STORMWATER GRATES, PIPES, CULVERTS, AND OTHER CONVEYANCES SHALL BE CHECKED AFTER EACH MAJOR STORM EVENT FOR BLOCKAGE, AND CLEARED IF NECESSARY.
- ALL TRASH, SEDIMENTS, LEAF LITTER AND OTHER DEBRIS SHALL BE REMOVED FROM PONDS, SWALES AND OTHER STORMWATER FACILITIES ON A QUARTERLY BASIS, OR AS NEEDED AFTER EACH MAJOR RAINFALL EVENT.
- SEDIMENTS SHALL BE REMOVED FROM CONVEYANCES, INCLUDING PIPES AND DITCHES, AT LEAST ONCE A YEAR, TAKING CARE NOT TO DAMAGE ANY LANDSCAPE PLANTINGS.
- THE PERCOLATION AREA (BOTTOM) OF PONDS AND SWALES SHALL BE CHECKED PERIODICALLY. FOLLOWING THE REMOVAL OF SEDIMENTS AND FINES, THE POND BOTTOM MAY BE SCARIFIED TO OPEN VOIDS IN THE SOIL AND ENHANCE PERCOLATION. IF THE POND DOES NOT DRAIN AS DESIGNED, CONTACT THE ENGINEER FOR ADDITIONAL SOLUTIONS.
- SAND FILTERS SHALL BE INSPECTED PERIODICALLY. IF THE POND IS NOT DRAINING AS DESIGNED, THE SAND FILTER MAY BE CLOGGED. SAND FILTERS SHALL BE REPLACED AS NEEDED TO KEEP THE POND FUNCTIONING IN ACCORDANCE WITH THE PERMIT REQUIREMENTS.

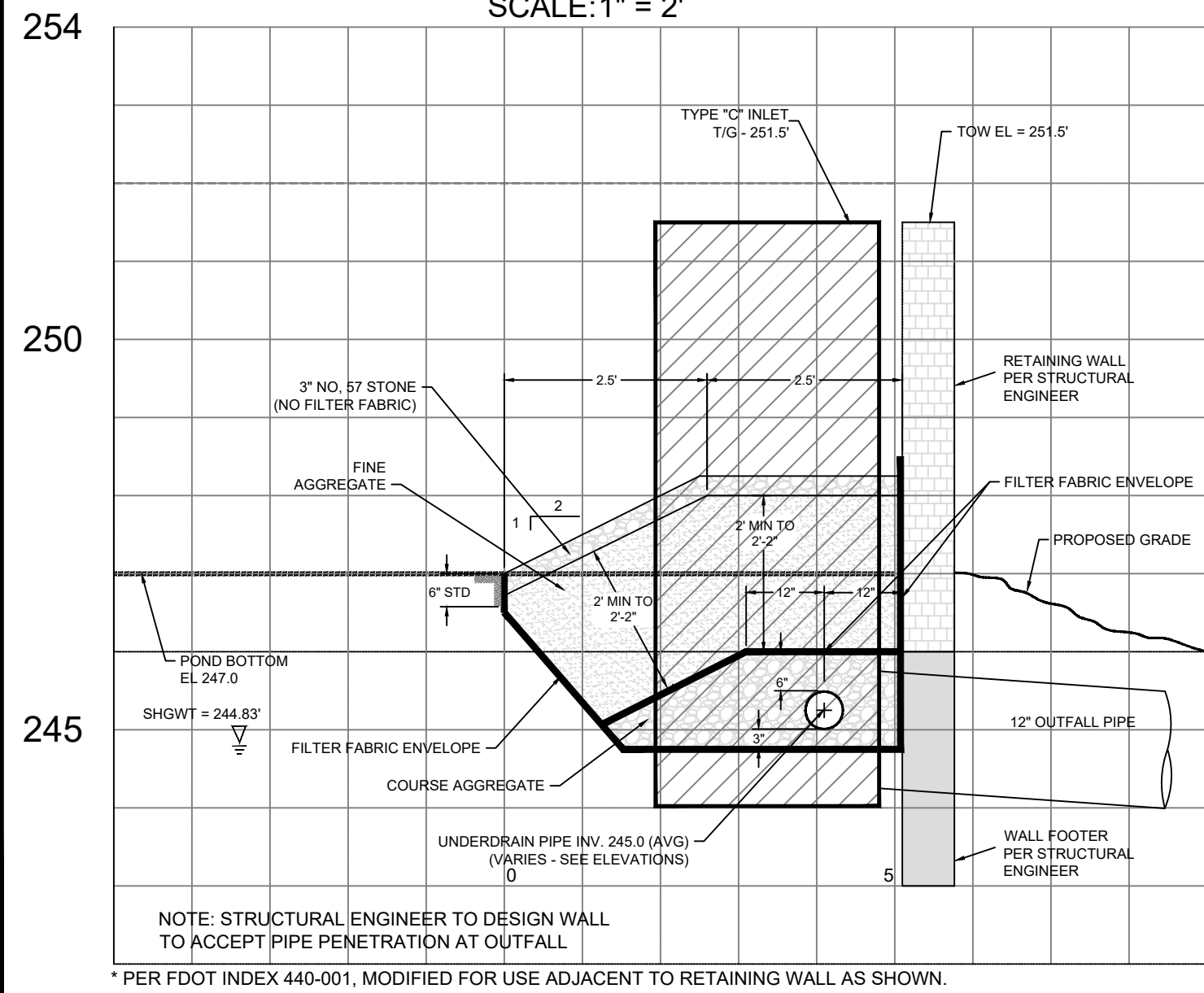
FUNDING OF STORMWATER MAINTENANCE:

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR PROVIDING THE FUNDS NECESSARY TO MAINTAIN THE PERMITTED STORMWATER FACILITIES. FUNDS WILL BE GENERATED BY PROCEEDS FROM THE BUSINESS CONDUCTED AT THE SITE FOR THE MAINTENANCE AND UPKEEP OF THE SWMF.
 ESTIMATED OPERATION AND MAINTENANCE REQUIREMENTS ARE AS FOLLOWS (DOES NOT INCLUDE OVERHEAD OR MATERIALS):
MOWING: FOUR (4) MAN-HOURS/MONTH DURING GROWING SEASON
CLEANING, EROSION CONTROL AND OTHER MAINTENANCE: FORTY (40) MAN-HOURS/YEAR
 THE MAINTENANCE PERSONNEL SHALL PROVIDE ALL NECESSARY EQUIPMENT, INCLUDING MOWERS, TRIMMERS, RAKES AND SHOVELS, AND HEAVY EQUIPMENT SUCH AS TRUCKS AND GRADERS.

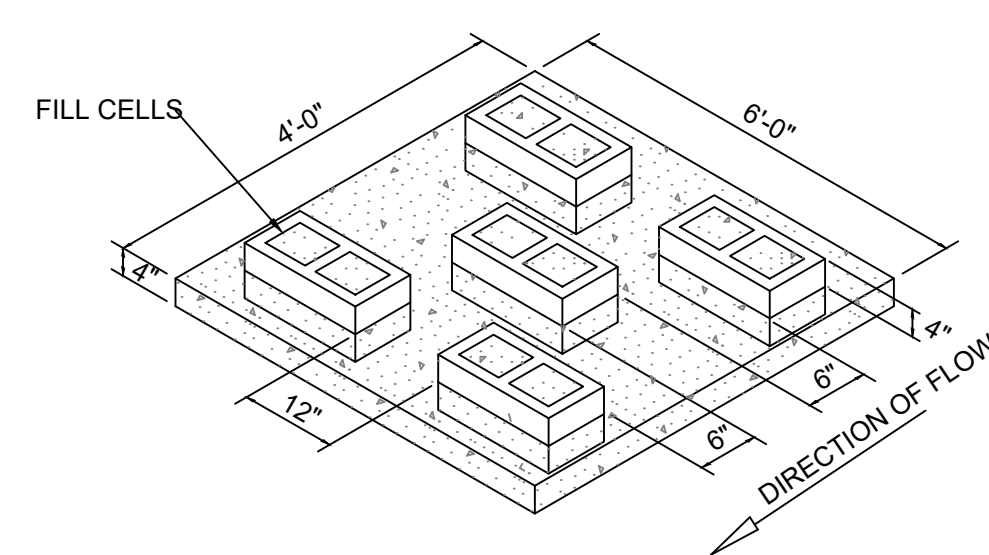
**CORRECTIVE ACTION TO BE TAKEN
IN THE EVENT OF SINKHOLE DEVELOPMENT:**

THE SITE LIES IN AN AREA CLASSIFIED AS KARST-SENSITIVE BY THE NWFWMD. SHOULD A SINKHOLE OR OTHER SUBSIDENCE FEATURE DEVELOP DURING CONSTRUCTION THAT HAS THE POTENTIAL TO RESULT IN A DIRECT DISCHARGE TO THE FLORIDA AQUIFER, ALL CONSTRUCTION SHALL BE IMMEDIATELY HALTED. THE SUBSIDENCE FEATURE SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL, WHO SHALL SUBMIT A REPORT TO THE NWFWMD AS SOON AS PRACTICAL. THE REPORT SHALL INDICATE THE CORRECTIVE ACTIONS TO BE TAKEN, AND SHALL PROVIDE REASONABLE ASSURANCE THAT ANY POTENTIAL BREACH WILL BE PERMANENTLY CORRECTED. THE REPORT SHALL BE APPROVED BY THE NWFWMD BEFORE CONSTRUCTION IS ALLOWED TO RESUME.

**POND 1
BANK FILTER
SCALE: 1" = 2'**

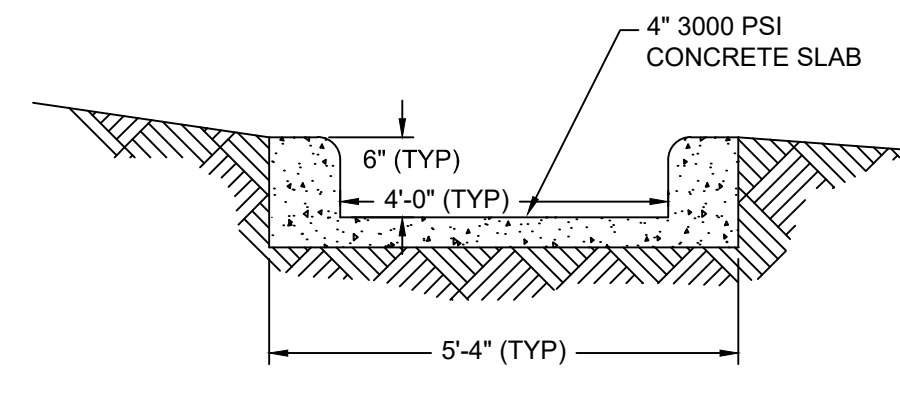


**CONCRETE SPLASH PAD WITH ENERGY DISSIPATOR
NTS**

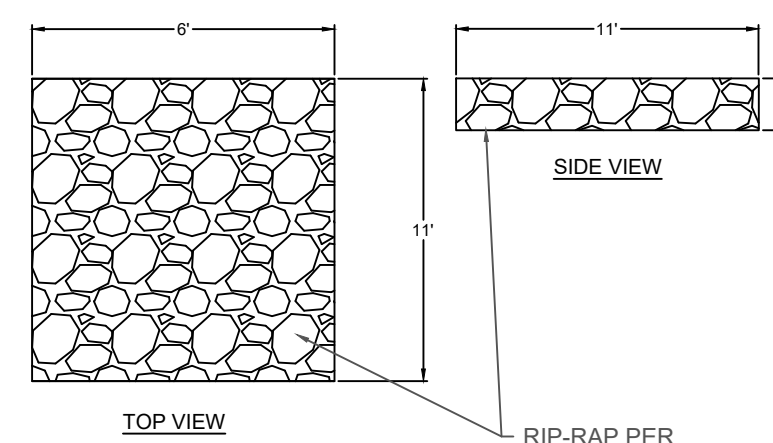


- NOTES:
- CONSTRUCT 4" SLAB WITH FIVE 8" CMU SECURED BY ONE #4 REBAR PER BLOCK WITH FILLED CELLS.
 - CENTER 12" OPENING BETWEEN BLOCKS.
 - CONCRETE SHALL BE 2500 PSI MIN. COMPACT UNDERLYING SOILS AT DISTURBED LOCATIONS UNTIL FIRM.

**CONC. FLUME DETAIL D
N.T.S.**



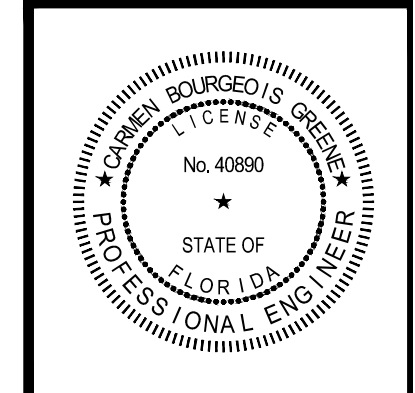
**RIP RAP DETAIL K
NTS**



NOTES:

- RIP-RAP SHALL BE CONCRETE RUBBLE OR BROKEN STONE MEETING THE REQUIREMENTS OF FOOT SECTION 530.
- THICKNESS OF RIP-RAP APRON SHALL BE AT LEAST 18 INCHES.
- RIP-RAP SHALL BE UNDERLAIN BY FILTER CLOTH MEETING THE REQUIREMENTS OF FOOT INDEX 995, TYPE D-2.
- FILTER CLOTH SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BURY UPPER AND LOWER EDGES OF CLOTH 12" DEEP MIN. WHERE NECESSARY, OVERLAP EDGES OF CLOTH BY 12" AND ANCHOR OVERLAP WITH 10" PINS EVERY 5'.
- ALL RIP-RAP SHALL BE INSTALLED TO BE FLUSH WITH SURROUNDING GRADE.

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**FOR AGENCY REVIEW
NOT FOR
CONSTRUCTION**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CARMEN BOURGEOIS GRIMES. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DRAWING ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION	DATE	COMMENTS
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PROJECT SEABOARD PLAZA

TITLE STORMWATER NOTES & DETAILS

CLIENT T & T CONSTRUCTION AND ENTERPRISE LLC

DESIGNED BY: SWK / CBG
 CHECKED BY: CBG
 DATE: 09/19/2024
 SCALE: AS NOTED

Magnolia Engineering LLC

PROJECT NUMBER: ME23098
 SHEET NUMBER: D-3