

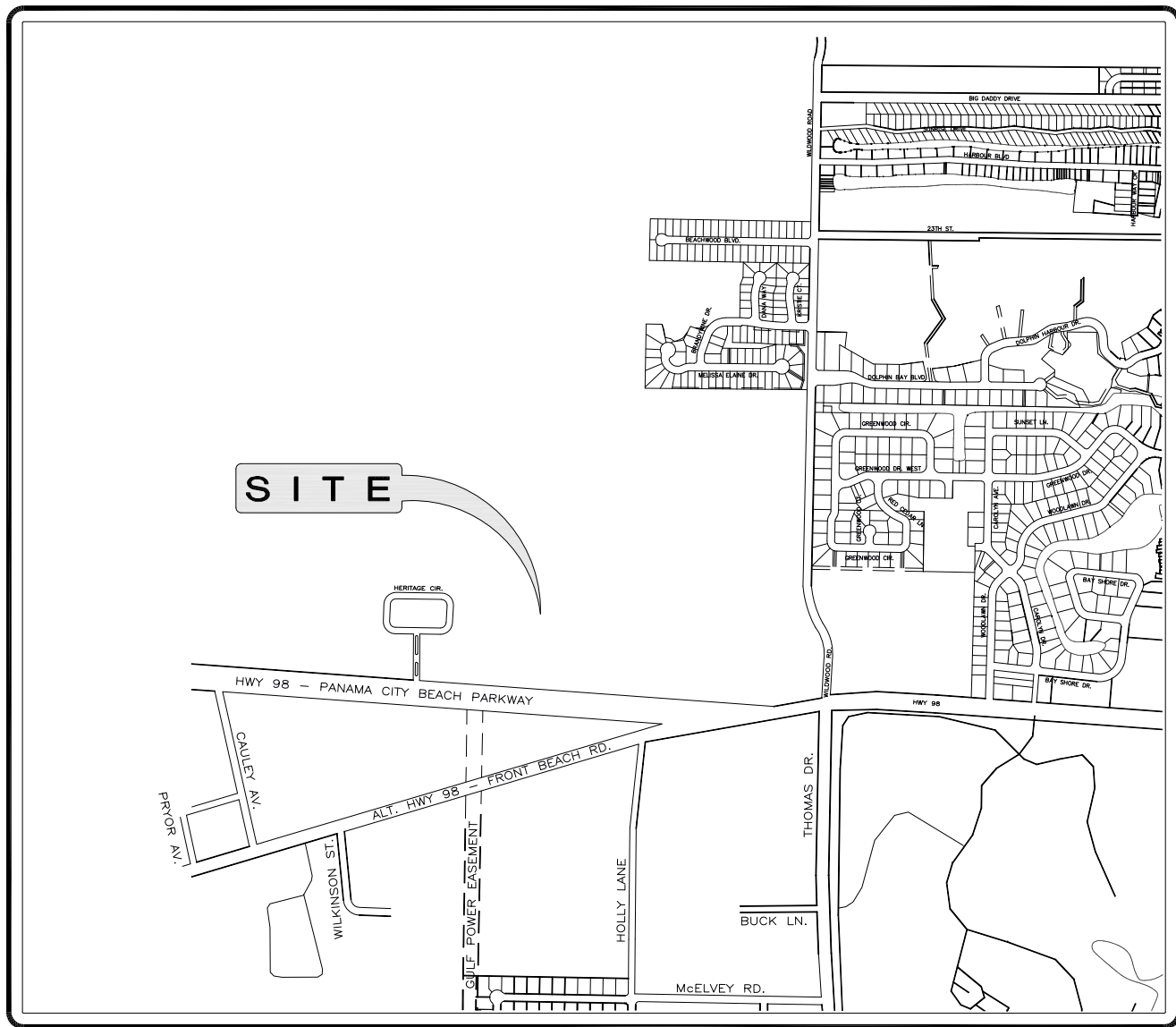
CONSTRUCTION PLANS FOR:

F.B.I. COMMERCIAL PARK

BAY COUNTY, FLORIDA

SECTION 32, T3S, R15W

FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

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SITE DATA

PARCEL ID NUMBER: 27854-015-000
FUTURE LAND USE: GENERAL COMMERCIAL
FLOOD ZONE: AE-12.3

DESIGN CRITERIA

BAY COUNTY LAND DEVELOPMENT CODE
CITY OF PANAMA CITY BEACH UTILITIES
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF TRANSPORTATION

NOTES

- 1) THE CONTRACTOR SHALL COMPLY WITH THE "FLORIDA TRENCH SAFETY ACT" (LAWS OF FLORIDA 90-96, OCTOBER 1, 1990) AND PROVIDE PROOF OF COMPLIANCE. THE CONTRACTOR MUST PROVIDE "NOTORIZED STATEMENT" TO THE OWNER, THAT THEY ARE IN COMPLIANCE WITH ALL APPLICABLE TRENCH SAFETY STANDARDS.
- 2) EVERY ATTEMPT TO LOCATE UNDERGROUND UTILITIES MUST BE MADE. THERE ARE THE POSSIBILITIES OF UNDERGROUND ELECTRICAL, TELEPHONE, ETC. THAT HAS NOT BEEN LOCATED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTH AND TYPE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

ENGINEER OF RECORD:

KIM B. BOTTOMY, PE
LICENSE No. 49921
SCR & ASSOCIATES
4116 N. HWY 231 E. BLDG
PANAMA CITY, FL. 32404

SURVEYOR OF RECORD:

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GEOTECHNICAL ENGINEER:

MAGNUM ENGINEERING, INC.
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PREPARED FOR :

FRONT BEACH INVESTMENTS, LLC
1716 E. 9TH STREET
LYNN HAVEN, FL 32444

PROPERTY OWNER :

FRONT BEACH INVESTMENTS, LLC
1716 E. 9TH STREET
LYNN HAVEN, FL 32444

STATEMENT OF COMPATIBILITY:

THIS PROJECT IS COMPATIBLE WITH SURROUNDING DEVELOPMENTS. THE PROPOSED PROJECT IS COMMERCIAL WITH HEIGHTS NOT EXCEEDING SURROUNDING DEVELOPMENT. ADJACENT TO COMMERCIAL PROPERTIES.

PREPARED BY :

SCR & Associates
UNCOMPROMISED

ENGINEERING - SURVEYING

FLORIDA CERTIFICATE OF AUTHORIZATION No. 28715

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JOB No. 12342

FILE No. R12570

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND SCHEDULE AND SCHEDULE THE ACTIVITIES OF THE UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO TV, TELEPHONE, GAS, POWER, ETC., AND PROVIDE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CROSSING UNDER PAVEMENT. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR THIS SERVICE. ANY DAMAGE CAUSED BY THE UTILITY COMPANY TO THE IMPROVEMENTS OF THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT REPAIRS ARE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND AT NO COST TO THE OWNER.

2) COPIES OF THE TEST REPORTS FOR ASPHALT, BASE, SUB GRADE, FILL AND BACK FILL UNDER ROADWAYS AND STRUCTURES, AND UTILITY TRENCHES SHALL BE PROVIDED DIRECTLY TO THE ENGINEER FOR APPROVAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE TESTING AND INSURE THAT ALL NECESSARY FIELD TESTS ARE COMPLETED PRIOR TO OBTAINING TEST RESULTS AT AN UNIFORM PAVEMENT. CONSTRUCTION WILL REQUIRE THE REMOVAL OF THE IMPROVEMENT AND REPLACEMENT BY CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE ENGINEER WILL REQUIRE COMPACTION TESTING IN ACCORDANCE WITH THE TESTING SCHEDULE FOR UTILITY TRENCH FILL AND BACKFILLED.

3) ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE AWWA, AMERICAN SOCIETY OF CIVIL ENGINEERS AND MATERIALS (ASTM).

4) IT SHALL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES 48 HOUR NOTICE PRIOR TO BEGINNING CONSTRUCTION. IT SHALL FURTHER BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR TO HAVE ALL EXISTING UTILITIES PHYSICALLY LOCATED TO INSURE THAT THIS CONSTRUCTION DOES NOT DAMAGE ANY EXISTING UTILITIES WITHIN THE PROJECT AREA.

5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER, TO REPAIR OR CAUSE TO BE REPAIRED, ANY EXISTING UTILITIES OR STRUCTURES DAMAGED AS A DIRECT RESULT OF THIS WORK.

6) ALL GRAVITY SEWER LINES SHALL BE OF THE SIZE NOTED ON THE PLANS AND PROFILES. PIPES SHALL BE SDR 35, D=30.34 PVC.

7) SOIL COVER OVER ANY GRAVITY SEWER LINE OR LATERAL SHALL NOT BE LESS THAN 36 INCHES, EXCEPT WHERE STUBBED OUT AT THE PROPERTY LINE. PLUGGED END OF LATERAL WHERE FUTURE CONNECTION IS TO BE MADE SHALL BE AT LEAST 36" BELOW EXISTING GRADE.

8) THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA TO INSURE NO CONFLICTS EXIST. SHOULD SUCH CONFLICTS OCCUR, THE CONTRACTOR SHALL CEASE OPERATIONS IN THE AFFECTED AREA AND NOTIFY THE OWNER'S ENGINEER, AND THE APPROPRIATE UTILITY TO RESOLVE THE CONFLICT BEFORE PROCEEDING WITH CONSTRUCTION IN THE AFFECTED AREA.

9) UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR A "FLASH TEST" ON ALL SEWER MAINS. PIPE ALIGNMENT SHALL CONFORM TO THE REQUIREMENTS OF THE ENGINEER AND ANY LINES NOT MEETING THE COUNTY REQUIREMENTS SHALL BE UNCOVERED AND RESET TO THE PRESCRIBED LINE AND GRADE. INFILTRATION/EXFILTRATION LIMITS TESTING SHALL CONFORM WITH ENGINEER'S REQUIREMENTS.

10) ALL WATER MAINS LESS THAN 4" SHALL BE ASTM D2241 SDR-21, 4"-6" SHALL BE AWWA C900 DR18 DIMENSIONAL STANDARD SPECIFICATIONS FOR DUCTILE IRON PIPE (PRESSURE CLASS 165). ALL PIPE SHALL BE RESTRAINED JOINT (MEGALUG OR APPROVED EQUAL).

11) ALL VALVES 12" AND SMALLER SHALL BE CAST-IRON BODY, FULLY BRONZE MOUNTED DOUBLE-DISK, PARALLEL SEAT VALVES, WIDE FLANGE OR SPOIG ENDS, DEPENDING ON INSTALLATION. FLANGED GATE VALVES SHALL BE PROVIDED WITH 250 LB. AMERICAN STANDARD FLANGES, AWWA STANDARD C-509 RESILIENT SEAT, ALL SHUTOFF VALVES 16" AND LARGER SHALL BE BUTTERFLY VALVES, BUTTERFLY VALVES SHALL BE MANUFACTURED TO THE STANDARD SPECIFICATIONS FOR RUBBER SEATED BUTTERFLY VALVES, DESIGNATION C-504 CLASS 1150 A OR B.

12) ALL VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF 250 PSI, UNLESS OTHERWISE NOTED.

13) ALL VALVES SET BELOW GRADE, SHALL BE FITTED WITH HUB-TYPE OPERATORS AND SHALL HAVE A CAST IRON VALVE BOX INSTALLED CONCENTRICALLY OVER THE VALVE. BUTTERFLY VALVE OPERATOR SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-504.

14) ALL HARDWARE ACCESSORIES FOR VALVES, ADDLES, AND FITTINGS SHALL BE AS FOLLOWS:
CLAMPS: STRAPS AND WASHERS: STEEL ANSI/ASTM A 506
RODS: STEEL, ANSI/ASTM A 575
ROD COUPLINGS: MALLEABLE IRON, ANSI/ASTM A 197
BOLTS: STEEL, ANSI/ASTM A 307
ALL CAST IRON WASHERS: ANSI/ASTM A 126, CLASS A
THRUST BLOCKING: 3000 PSI CONCRETE

15) TAPPING SLEEVES SHALL BE MECHANICAL JOINT SLEEVES OR FABRICATED STEEL SLEEVES AS SPECIFIED BELOW.
SLEEVES SHALL BE CAST OF GRAY-IRON OR DUCTILE IRON AND HAVE AN OUTLET FLANGE WITH THE DIMENSIONS OF ANSI CLASS 125. FLANGES SHALL BE ANSI B16.1 PROPERLY RECESSED FOR TAPPING VALVE. GASKETS SHALL BE GRAY-IRON OR DUCTILE IRON. GASKETS SHALL BE VULCANIZED NATURAL OR SYNTHETIC RUBBER. BOLTS AND NUTS SHALL COMPLY WITH ANSI/AWWA C111/A21.11. SLEEVES SHALL BE CAPABLE OF WITHSTANDING A 200 PSI WORKING PRESSURE.

16) SLEEVES SHALL BE FABRICATED OF MINIMUM 3/8" CARBON STEEL MEETING ASTM A285 GRADE C. OUTLET FLANGE SHALL MEET AWWA C-270, CLASS 125, 150 LB. DRILLING AND BE PROPERLY RECESSED FOR THE TAPPING VALVE. GASKETS SHALL BE GRAY-IRON OR DUCTILE IRON. GASKETS SHALL BE VULCANIZED NATURAL OR SYNTHETIC RUBBER. BOLTS AND NUTS SHALL COMPLY WITH ANSI/AWWA C111/A21.11. SLEEVES SHALL BE CAPABLE OF WITHSTANDING A 200 PSI WORKING PRESSURE.

17) MECHANICAL RESTRAINING DEVICES AS SPECIFIED HEREIN MAY BE SUBSTITUTED FOR THE RESTRAINED "LOCKED-TYPE" JOINTS MANUFACTURED BY THE DUCTILE IRON PIPE AND FITTING MANUFACTURER.

18) MECHANICAL JOINT RESTRAINT SHALL BE INCORPORATED IN THE DESIGN OF THE FOLLOWER GLAND AND SHALL INCLUDE A RESTRAINING MECHANISM WHICH, WHEN ACTUATED, IMPARTS MULTIPLE WEDGING ACTION AGAINST THE JOINT. THIS INCLUDES THE FOLLOWER GLAND AND THE FOLLOWER GASKET. THE JOINTS SHALL BE MAINTAINED AFTER BURIAL. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536. RESTRAINING DEVICES SHALL BE OF DUCTILE IRON HEAT TREATED TO A MINIMUM HARDNESS OF 370 BHN. DIMENSIONS OF JOINT GLAND SHALL BE AS SPECIFIED IN THE STANDARDIZED MECHANICAL JOINT BELL AND TEED ADAPTER CONFORMING TO ANSI A21.11 AND ANSI/AWWA C153/A2153. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINT DEVICE SHALL HAVE A WORKING PRESSURE OF AT LEAST 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1.

19) BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES.

20) CONTRACTOR SHALL DELIVER TO ENGINEER A LEGIBLE COPY OF THE BACTERIOLOGICAL TEST WITHIN (2) WEEKS OF SAID TEST AND SHALL ALSO DELIVER TO UTILITIES DEPARTMENT ENGINEER TWO (2) LEGIBLE COPIES AS REQUIRED.

21) PRESSURE AND LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH AWWA STANDARDS. BEFORE BEGINNING THE ACTUAL PRESSURE TESTING, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, PRESSURE TESTING WILL BE DONE IN THE PRESENCE OF THE ENGINEER, AND WILL NOT BE CONSIDERED COMPLETE UNTIL APPROVED IN WRITING BY THE ENGINEER.

22) PRESSURE TEST TO BE AT 150 PSI FOR 2 HOURS.
TESTING, DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH AWWA C651 SPECIFICATIONS. FLUSHING TO BE AT 3 FPS MINIMUM, 6X PIPE VOLUME MINIMUM.
ALL CORROSION TOPPS SHALL BE 1" FORD F1000.
ALL CURB STOPS SHALL BE 3/4" FORD B4-444W.
ALL FIRE HYDRANTS SHALL BE AMERICAN DARLING.

PIPE COLORS SHALL BE:
SEWER PIPE: GREEN OR BROWN
POTABLE WATER: BLUE
RECLAIMED WATER: PURPLE

23) ALL CURB STOPS SHALL BE INSTALLED OVER FOREMAIN AND WATER LINES. IN ADDITION, A 2" WIDE WATER DETECT TAPE SHALL BE INSTALLED 1' BELOW FINISH GRADE ELEVATION DIRECTLY OVER LOCATION OF FOREMAIN AND WATER LINES.

- 1) ALL DISTURBED AREAS ARE TO BE GRASSED. HYDROSEED @ 4:1 & FLATTER SOD @ STEEPER THAN 4:1 ALL SOD TO BE STAGGERED & PINNED.
- 2) CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND AND NOTIFY ALL UTILITY COMPANIES 2 DAYS PRIOR TO CONSTRUCTION.
- 3) ALL DISLOUSED MATERIALS (I.E. SIGNS, CONCRETE, ASPHALT, ETC.) TO BE REMOVED AND DISPOSED OF IN LEGAL MANNER.
- 4) TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH CITY OF PANAMA CITY BEACH REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
- 5) BAY COUNTY TRAFFIC ENGINEERING TECHNICAL SPECIAL PROVISIONS (TSP'S), DATED AUGUST 2010 WILL BE APPLICABLE AND TAKE PRECEDENCE OVER THE STANDARD FOOT PEDESTRIAN DESIGN CRITERIA WHERE APPLICABLE.
- 6) ALL TRAFFIC STRIPING TO BE THERMOPLASTIC PER STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SEC. 711. (WAIT MINIMUM OF 30 DAYS AFTER ASPHALT CONCRETE PLACEMENT TO PLACE PERMANENT THERMOPLASTIC MARKING. TEMPORARY STRIPING TO BE PAINTED STOP BAR ONLY.)
- 7) PLACE DOUBLE 16" OR SINGLE ROLL 30" STRIP OF SOD ALONG THE EDGE OF ALL PAVEMENT, CURBING, SIDEWALKS, ISLETS AND MITERED ENDS SECTIONS.
- 8) LANE CLOSURES AT ANY TIME UNLESS APPROVED BY THE LOCAL FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) OFFICE. IF LANE CLOSURES ARE APPROVED BY FDOT, ALL LANES MUST BE REOPENED TO NORMAL TRAFFIC WITHIN 12 HOURS OF AN EVACUATION NOTICE FOR A HURRICANE OR ANY OTHER EMERGENCY EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVENT AS DIRECTED BY FDOT.
- 9) CONTRACTOR TO FIELD VERIFY ALL UTILITIES ABOVE OR BELOW GROUND, REMOVE AND RELOCATE EXISTING UTILITIES AS REQUIRED, CONTRACTOR NOTIFY ALL UTILITY COMPANIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
- 10) FOR MAINTENANCE OF TRAFFIC CONTROL THROUGH WORK ZONES REFER TO FDOT INDEX AS APPLICABLE.
- 11) THE CONTRACTOR IS REQUIRED TO REVIEW THE COMPLETE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT AND TO NOTIFY ALL NECESSARY PARTIES PRIOR TO CONSTRUCTION.
- 12) ALL PERMIT WILL BE KEPT ON SITE.
- 13) AN 8 1/2"x11" WEATHER RESISTANT SIGN, INCLUDING THE PERMIT NUMBER SHALL BE PLACED ON THE PROPERTY FACING THE ROAD.
- 14) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR ALL CONSTRUCTION ACTIVITY DURING THE ENTIRE CONSTRUCTION PROCESS.
- 15) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN AS-BUILT SURVEY OF GRADING, DRAINAGE AND UTILITY. THE PERMIT MANAGEMENT FACILITIES AS-BUILT SURVEY SHOULD MEET THE REQUIREMENTS OF CITY OF PANAMA CITY BEACH, BAY COUNTY AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.

- AS-BUILT DRAWINGS WILL BE SUBMITTED TO SCR & ASSOCIATES IN DIGITAL FORMAT (AUTOCAD R14 OR LATER), AS WELL AS PAPER COPY SIGNED AND SEALED BY THE PROFESSIONAL LAND SURVEYOR OF RECORD.
- THE EXACT LOCATION AND ELEVATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING SHALL BE PHYSICALLY VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THESE DRAWINGS DO NOT PURPORT TO SHOW IN COMPLETE DETAIL ALL EXISTING STRUCTURES, UTILITIES, OR PIPING. THE CONTRACTOR SHALL EXAMINE ALL AVAILABLE RECORDS AND MAKE ALL EXPLORATIONS AND EXCAVATIONS AS REQUIRED TO DETERMINE THE LOCATION OF EXISTING STRUCTURES, UTILITIES, AND PIPING. WHENEVER NECESSARY, THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF LINES TO AVOID CONFLICT WITH EXISTING STRUCTURES, UTILITIES, OR PIPING.
- THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF WORK CALLED FOR IN THESE CONTRACT DOCUMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE NECESSARY AGENCIES OF CONSTRUCTION COMMENCEMENT.
- ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST ISSUE AND SHALL BE CONSIDERED A PART OF THESE DOCUMENTS AS THOUGH INCLUDED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OF CONSTRUCTION STAKES TO MARK THE LOCATION, ALIGNMENT, ELEVATION, AND GRADE OF THE WORK. THE STAKES PROVIDED SHALL BE ADEQUATE IN NUMBER, POSITION, AND ELEVATION SO THAT THE PHYSICAL ITEM CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE), AND SHALL BE PERFORMED BY A PERSON OF ADEQUATE EXPERTISE. FAILURE TO PERFORM THE CONSTRUCTION TAKEOUT IN ACCORDANCE WITH THE CONSTRUCTION PLANS MAY RESULT IN REMOVAL AND REPLACEMENT OF THE IMPROVEMENTS AT NO EXPENSE TO THE OWNER. CONSTRUCTION INFORMATION PROVIDED TO THE CONTRACTOR SHALL BE IN THE FORM OF DIMENSIONS AND COORDINATE GEOMETRY. THE INFORMATION IS ADEQUATE FOR THE CONSTRUCTION LAYOUT OF THE IMPROVEMENTS USING STANDARD SURVEYING CONSTRUCTION LAYOUT TECHNIQUES. IN NO CASE SHALL THE CONTRACTOR SCALE INFORMATION FROM THE PLANS OR ATTEMPT TO CONSTRUCT IMPROVEMENTS WITHOUT PERFORMING THE CONSTRUCTION LAYOUT IN ACCORDANCE WITH THE INFORMATION CONTAINED HEREIN.
- THE CONTRACTOR SHALL PROVIDE SCR & ASSOCIATES AND CITY OF PANAMA CITY BEACH, AS-BUILT DRAWINGS, PREPARED BY A REGISTERED SURVEYOR, FOR ALL DRAINAGE AND STORMWATER IMPROVEMENTS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
- PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED SILT FENCING OR BALED HAY BARRIERS (FDOT INDEX 102) FOR SILT CONTROL. THERE WILL BE NO DIRECT PAYMENT FOR THIS WORK. COST SHALL BE INCLUDED IN OTHER ITEMS OF WORK. LOCATION SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED IN THE FIELD.
- WHERE IT BECOMES NECESSARY TO TEMPORARILY REMOVE, REPOSITION, OR SUPPORT EXISTING FACILITIES, THIS WORK SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE ENTIRE PROJECT SITE AND INFORM HIMSELF FULLY IN REGARD TO ALL CONDITIONS PERTAINING TO THE PLACE WHERE THE WORK IS TO BE PERFORMED FOR PURPOSE OF DETERMINING HIS COST TO PERFORM THE WORK. THE CONTRACTOR SHOULD PAY SPECIAL ATTENTION TO AREAS INVOLVING CLEARING AND GRUBBING, EXISTING FACILITIES REMOVAL AND REPLACEMENT, OR RELOCATION.
- WHEN WORK ALONG DRIVES REQUIRES THE REMOVAL AND REPLACEMENT OF EXISTING DRAINAGE STRUCTURES, THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR RELATED ITEMS OF WORK
- ALL SODDING AND GRASSING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION REGARDING MATERIALS, AND MAINTENANCE.
- IF DURING CONSTRUCTION OR OPERATION OF THE STORMWATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE.
- FOR WET POND CONSTRUCTION, IN AREAS CONTAINING FINE SANDS AND HIGH GROUND WATER TABLE, IT MAY BE NECESSARY TO STABILIZE POND SIDE SLOPES DURING CONSTRUCTION.

- 1) INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL 6" OF FDOT NO1. AGGREGATE APPROXIMATELY 30FT WIDE AND 50FT LONG FROM EDGE OF PAVEMENT.
- 2) INSTALL SILT FENCES.
- 3) CONSTRUCT SEDIMENTATION BASIN.
- 4) CLEAR AND GRUB FOR SEDIMENT BASIN AT PERMANENT POND LOCATION.
- 5) CONTINUE CLEARING AND GRUBBING.
- 6) STOCKPILE TOP SOIL IF REQUIRED.
- 7) PERFORM PRELIMINARY GRADING ONSITE, AS REQUIRED.
- 8) STABILIZE DENUDE AREA AND STOCKPILES AS SOON AS PRACTICABLE.
- 9) INSTALL STORM SEWER.
- 10) APPLY BASE TO PROJECT.
- 11) COMPLETE GRADING.
- 12) INSTALL PERMANENT SEEDING/SOD AND PLANTING OF ALL DISTURBED AREAS.
- 13) REMOVE ACCUMULATED SEDIMENT FROM BASINS. SEE SWPPP.

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION AND TURBIDITY CONTROL PLAN. SEE SWPPP.

THE CONTRACTOR SHALL AT MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ANY ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS, DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCES AND HAY BALES, AS REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN.
5. CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN AT PERMANENT POND LOCATION.
6. CONTINUE CLEARING AND GRUBBING.
7. STOCKPILE TOP SOIL IF REQUIRED.
8. PERFORM PRELIMINARY GRADING ONSITE, AS REQUIRED.
9. STABILIZE DENUDE AREA AND STOCKPILES AS SOON AS PRACTICABLE.
10. INSTALL UTILITIES, STORM SEWER, CURBS AND GUTTER.
11. APPLY BASE TO PROJECT.
12. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
13. COMPLETE FINAL PAVING.
14. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
15. UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE No. 200 SIEVE. THE BOTTOM SHALL BE VERIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO FURTHER MAINTENANCE SHALL BE REQUIRED FOR THE STORMWATER MANAGEMENT FACILITY(S).
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/ SOD, AS REQUIRED.

- (1) ANY DEFICIENCY IN THE QUANTITY OF MATERIAL FOR BACK FILLING THE TRENCHES, OR FOR FILLING DEPRESSIONS CAUSED BY SETTLEMENT, SHALL BE SUPPLIED BY THE CONTRACTOR AT NO COST TO THE OWNER. THIS ALSO APPLIES TO BASE COURSE UNDER PAVED STREETS.
- (2) ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE SEEDED, MULCHED, SOILED, STABILIZED, OR PLANTED WITH APPROVED LANDSCAPE MATERIAL, WITHIN FIVE (5) DAYS AFTER CONSTRUCTION.
- (3) PROPOSED SPOT ELEVATIONS REPRESENT PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- (4) THE CONTRACTOR SHALL INSTALL ALL TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT IN ACCORDANCE WITH THE LATEST EDITION OF THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- (5) ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS. NO DEMOLISHED MATERIAL SHALL BE BURIED ON-SITE.
- (6) ALL EXISTING PAVEMENT TO BE REMOVED SHALL BE SAW CUT.
- (7) ALL PAVEMENT MARKINGS WITHIN PDOT RIGHT-OF-WAY SHALL BE MADE WITH THERMOPLASTIC IN ACCORDANCE WITH PDOT STANDARD SPECIFICATION 711.

- 1) TESTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE TESTING SCHEDULE CONTAINED WITHIN THESE PLANS. SELECTION AND CONTRACTING WITH THE TESTING FIRMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND SCHEDULE ALL TESTS.
- 2) ACCEPTANCE TESTING FOR NEW PAVEMENT SHALL CONSIST OF ONE PASS OF A STANDARD 15-FOOT ROLLING STRAIGHT EDGE OPERATED WHILE THE PAVEMENT IS STILL HOT. ALL DEFICIENCIES IN EXCESS OF 3/16 INCH SHALL BE CORRECTED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATION 330.

- 1) ELEVATIONS SHOWN HEREON ARE BASED ON THE PROJECT ELEVATION DATUM AS CONTAINED IN THE TITLE BLOCK AND THE SITE BENCHMARKS AS SHOWN ON THIS SHEET. VERTICAL LAYOUT TO BE PERFORMED USING THE PROVIDED SITE BENCHMARKS AND NOTES.
- 2) BENCHMARKS SHOWN HEREON SHALL BE USED IN THE CONSTRUCTION OF THE PROJECT. IN NO CASE SHALL ANY OTHER BENCHMARK OR ELEVATION REFERENCE BE USED. IN THE CONSTRUCTION OF THE PROJECT, CONTRACTOR SHALL NOT USE THE ELEVATION OF EXISTING IMPROVEMENTS SHOWN HEREON OR FROM OTHER SOURCES AS A BASIS FOR CONSTRUCTION. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN THE REMOVAL AND REPLACEMENT OF CONSTRUCTED IMPROVEMENTS AT NO COST TO THE OWNER.
- 3) IN THE EVENT THAT BENCHMARKS ARE DISTURBED OR DESTROYED DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY SCR & ASSOCIATES FOR REPAIR OR REPLACEMENT. USE OF THE PROVIDED BENCHMARKS FOR VERTICAL CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SURVEYING TECHNIQUES AND THE MINIMUM TECHNICAL STAFFS FOR SURVEYING IN THE STATE OF FLORIDA, FAC 61G17. PRIOR TO UTILIZING THE BENCHMARKS FOR VERTICAL LAYOUT, CONTRACTOR SHALL CHECK BETWEEN MINIMUM OF TWO PROVIDED BENCHMARKS TO INSURE THEIR INTEGRITY

1. MUST IDENTIFY THE RESPONSIBLE SURVEYOR AND MAPPER.
2. SHALL STATE THE TYPE OF SURVEY IT DEPICTS AND THE PURPOSE OF THE SURVEY.
3. MUST BEAR THE NAME, CERTIFICATE OF AUTHORIZATION NUMBER, AND STREET AND MAILING ADDRESS OF THE BUSINESS ENTITY ISSUING THE AS-BUILT SURVEY, ALONG WITH THE NAME AND LICENSE NUMBER OF THE SURVEYOR IN RESPONSIBLE CHARGE.
4. MUST REFLECT A SURVEY DATE, WHICH IS THE DATE OF ACQUISITION. WHEN THE GRAPHICS OF THE AS-BUILT SURVEY ARE REVISED, BUT THE SURVEY DATE STAYS THE SAME, THE AS-BUILT SURVEY MUST BE LISTED AS ALL REVISED.
5. MUST BE SIGNED AND SEALED BY THE SURVEYOR IN RESPONSIBLE CHARGE.
6. A DESIGNATED "NORTH ARROW" AND EITHER A STATED SCALE OR GRAPHIC SCALE SHALL BE SHOWN.
7. APPROPRIATE LINE TYPES, LINE WEIGHTS, AND LINE WIDTHS SHALL BE USED ON THE AS-BUILT DRAWING TO DIFFERENTIATE EXISTING FROM PROPOSED AND WATER FROM SEWER, RECLAIM, AND STORM.
8. ALL PHYSICAL ITEMS (I.E. PIPES, VALVES, ETC.) SURVEYED BOUNDARIES, AND EASEMENTS SHOULD BE CLEARLY AND MARKED WITH THE APPROPRIATE LINE TYPE AND WEIGHT.
9. ALL UTILITIES IN THE PUBLIC RIGHT OF WAY AND WITHIN EASEMENTS OR TO THE END OF THE PUBLICLY OWNED PORTION OF THE UTILITY (I.E. METER AND BACKFLOW PREVENTER, CLEANOUT, ETC.) SHALL BE SHOWN WITH ASSOCIATED SIZES LABELED. THIS INCLUDES, BUT IS NOT LIMITED TO:
STORMS/LATRS, SEWERS, VENTILATORS, GRAVE MANS, GRAVITY SEWER MAINS, MANHOLES, STORM WATER PIPING, AND ASSOCIATED STRUCTURES, VALVE, FIRE HYDRANTS, LBS, STATIONS, ETC. ALL PIPE LINE WORK MUST BE CONNECTED WITHIN THE SITE AS WELL AS THE CONNECTION TO EXISTING UTILITIES ADJACENT TO THE SITE (IT IS THE SURVEYOR'S RESPONSIBILITY TO COORDINATE WITH ALL CONTRACTORS FOR LOCATIONS AND SIZING). ALL UTILITY CONNECTIONS TO THE BUILDINGS MUST BE SHOWN.
10. ALL PROPOSED UTILITY/INGRESS/EGRESS EASEMENTS MUST BE SHOWN ON THE DRAWING AND MUST HAVE THE ASSOCIATED LEGAL DESCRIPTION WRITTEN.
11. EDGE OF PAVEMENT, ROADS (ASPHALT SHADED), CURBS, DRIVEWAY CONNECTIONS, BUILDINGS, PARKING LOTS, RIGHT-OF-WAY, AND STREET NAMES MUST BE SHOWN IN ALL APPLICATIONS. ALL ITEMS SURROUNDING AND ADJACENT MUST BE SHOWN.
12. IF A LIFT STATION IS TO BE DEDICATED TO THE CITY THE PLAN MUST SHOW A DETAIL SCALED AT 1"=1'-10" SHOWING ALL IMPROVEMENTS INCLUDING: WATER AND SEWER SERVICES, MANHOLES, INVERTS, RIMS, PIPES, YARD HYDRANTS, CONTROL PANELS, FENCING, PARCEL BOUNDARY, LEGAL DESCRIPTION OF PARCEL BOUNDARY, WELL, VALVE BOX, FORCE MAIN, FLOW METER (IF APPLICABLE), DRIVEWAY, GATE.
13. INVERTS, GRATES, TOPS, RIMS MUST BE SHOWN FOR ALL STORM WATER DRAINAGE STRUCTURES. INVERTS (PIPES AND CLEANOUTS) AND RIMS MUST BE SHOWN FOR ALL GRAVITY SEWER MANHOLES. SLOPES MUST BE SHOWN ON EACH RUN OF PIPE FOR REVIEW AND APPROVAL.
14. "AS-BUILT" PROFILE OF ALL DIRECTIONAL BORES AND JACK-AND-BORES INDICATING GRADE AND PIPE ELEVATIONS AT 10' INTERVALS. ALL WATER MAINS, SEWER MAINS, AND ALL OTHER FLAN SHEETS BASED ON BORE LOGS DEVELOPED BY BORING CONTRACTOR DURING INSTALLATION. PROFILES SHALL USE HORIZONTAL STATIONING WHICH TIES TO STATIONING ON PLANS. PROFILES SHALL ALSO SHOW EXISTING SURFACE ELEVATIONS AS WELL AS EXISTING SIDEWALK, DRIVEWAY ELEVATIONS ON THE PROFILE. SURFACE PROFILES MUST SHOW ANY ELEVATION, SLOPES, DITCHES, AWAES, ETC. NOTE THAT PROFILES LOCATING PIPE SOLELY BY "DEPTH BELOW EXISTING GROUND" WILL NOT BE ACCEPTED.
15. COASTAL SETBACK LINE OR COASTAL CONSTRUCTION CONTROL LINE SHOULD BE DESIGNATED.
16. ELEVATIONS AND LOCATION OF ANY FLOOD ZONES ALONG THE FLOOD HAZARD BOUNDARIES SHALL BE SHOWN.
17. NEARBY WETLANDS AND OTHER ENVIRONMENTALLY SIGNIFICANT RESOURCES CLEARLY LABELED.
18. STORM WATER MANAGEMENT SYSTEM FEATURES INCLUDING DIMENSIONS OF : WET AND DRY SWALES, WET AND DRY PONDS, CONVEYANCE SYSTEMS, EASEMENTS, ALONG WITH ALL ASSOCIATED M.E.S. STRUCTURES AND INVERTS, OUTFALL STRUCTURES AND INVERTS, SKIMMERS, DISCHARGE STRUCTURES AND INVERTS AND ALL ASSOCIATED ELEVATIONS AND DIMENSIONS OF ALL PONDS, SWALES, CLOSED AND OPEN CONVEYANCES. FOR FEMA LOMR SUBMITTALS ALSO PROVIDE: FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS AND/OR CONTOURS SHOWING LOWEST LOT ELEVATIONS.
19. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE THE AS-BUILT PRIOR TO SUBMISSION TO THE CITY OF FINA. THE APPROVAL OF THE CITY OF FINA OF RECORD SHALL BE NOTED ON A TRANSMITTAL WITH A STATEMENT OF NO EXCEPTIONS TO MINIMUM STANDARDS PROVIDED HEREIN.

STORM WATER REQUIREMENTS FOR THE AS-BUILT SURVEYS ONLY APPLY TO PARCELS WITHIN CITY LIMITS
PLEASE SUBMIT THREE (3) HARDCOPIES AND ONE (1) DIGITAL (AUTOCAD FORMAT) FOR REVIEW AND
APPROVAL.

PROJECT NAME:		F.B.I. COMMERCIAL PARK BAY COUNTY, FLORIDA	
CLIENT NAME:		FRONT BEACH INVESTMENTS, LLC	
HRS. SCALE:		AS SHOWN	
VMT. SCALE:		N/A	
PROJECT No.:		12342	
FILE No.:		R12570	
DATE SIGNED:		3-14-17	
SHEET:		C. I	

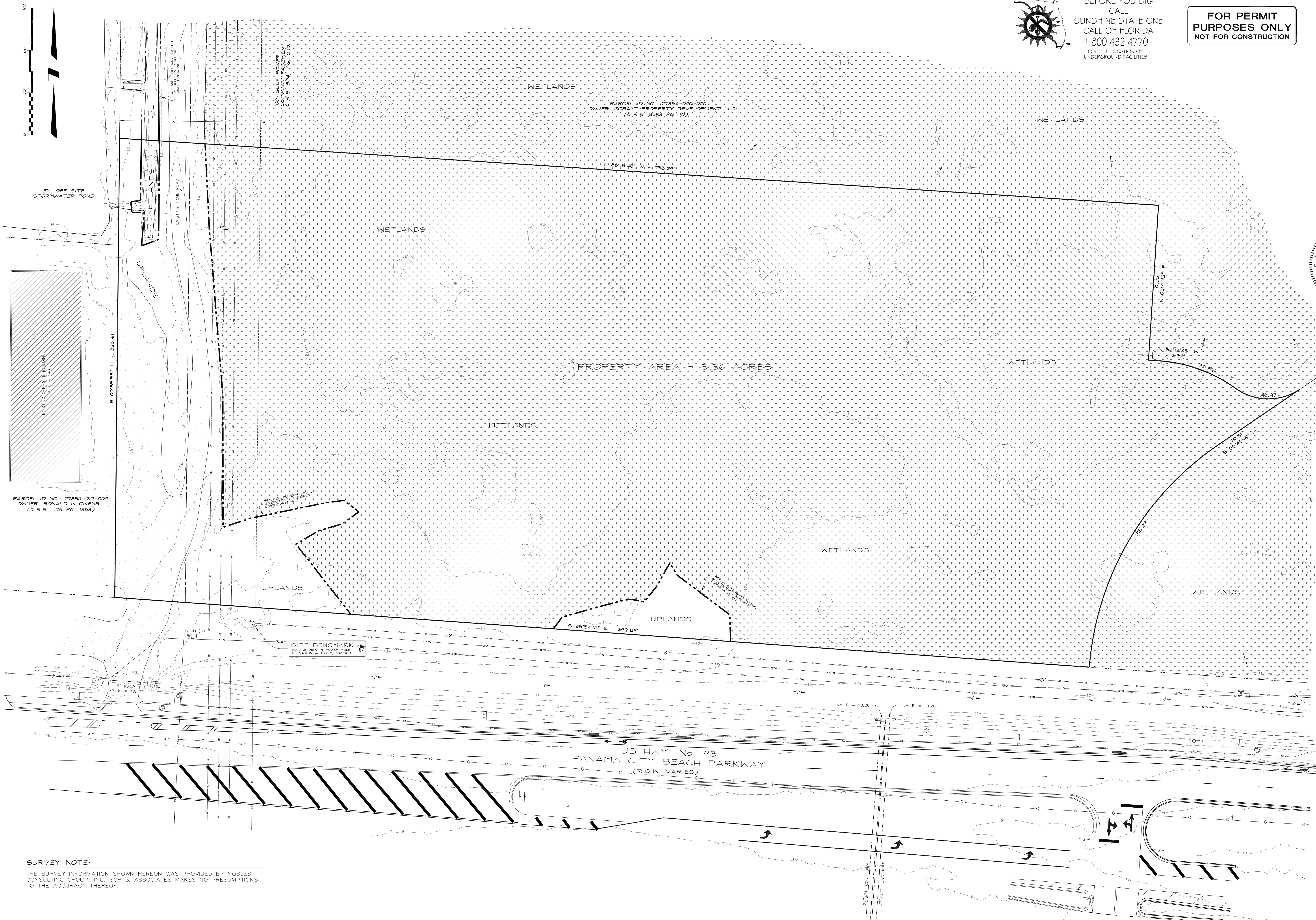
DESIGN ENGINEER:		No. 49921	
DATE:			
DESCRIPTION:			
No.:		A	
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No.:		A	
No.:		A	

Professional Engineer
No. 49921
KIM BOYD, P.E.
FLORIDA LICENSE NO. 10001

SPR & Associates
ENGINEERING - SURVEYING
4116 N. HWY 231 E. BLDG. PANAMA CITY, FLORIDA 32404
Phone: (850) 265-6979 Fax: (850) 265-9942
FLORIDA LICENSE No. LB 7759 - FLORIDA CA No. 28915

NOTES

SHEET TITLE:



PARCEL ID NO.: 27856-012-000
OWNER: RONALD A OWENS
(O.R.B. 1175 PG. 1353)

SITE BENCHMARK
NAIL & DISK IN POWER POLE
ELEVATION = 15.02', NAVD83

US HWY. No. 98
PANAMA CITY BEACH PARKWAY
(R.O.W. VARIES)

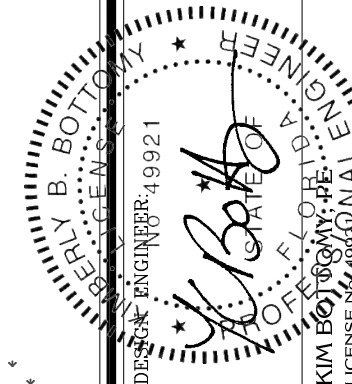
SURVEY NOTE:
THE SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY NOBLES
CONSULTING GROUP, INC. SCR & ASSOCIATES MAKES NO PRESUMPTIONS
TO THE ACCURACY THEREOF.



3 WORKING DAYS
BEFORE YOU DIG
CALL
SUNSHINE STATE ONE
CALL OF FLORIDA
1-800-432-4770
FOR THE LOCATION OF
UNDERGROUND FACILITIES

FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION

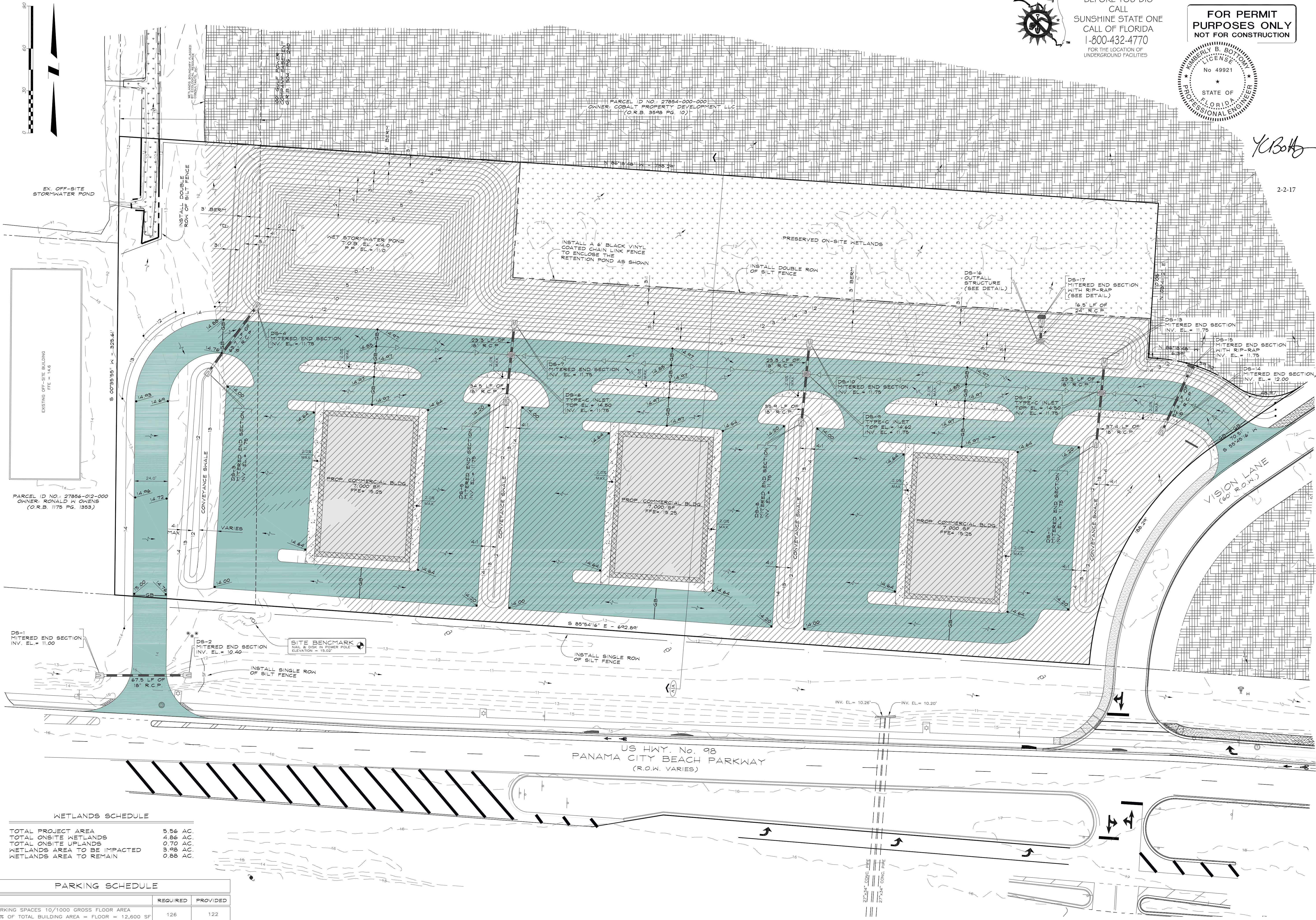


Scr & Associates
ENGINEERING - SURVEYING
4116 N. HWY 231 E. BLDG. PANAMA CITY, FLORIDA 32404
Phone (904) 265-6979 Fax (904) 265-5942
FLORIDA LICENSE NO. 137725 FLORIDA CA. NO. 23715

EXISTING CONDITIONS

PROJECT NAME: F.B.I. COMMERCIAL PARK
BAY COUNTY, FLORIDA
CLIENT NAME: FRONT BEACH INVESTMENTS, LLC

DATE SIGNED: 3-14-17
SHEET: C.2



WETLANDS SCHEDULE		
TOTAL PROJECT AREA	5.56 AC	
TOTAL ONSITE WETLANDS	4.86 AC	
TOTAL ONSITE UPLANDS	0.70 AC	
WETLANDS AREA TO BE IMPACTED	3.98 AC	
WETLANDS AREA TO REMAIN	0.88 AC	

PARKING SCHEDULE		
PARKING SPACES 10/1000 GROSS FLOOR AREA	REQUIRED	PROVIDED
60% OF TOTAL BUILDING AREA = FLOOR = 12,600 SF	126	122

3 WORKING DAYS
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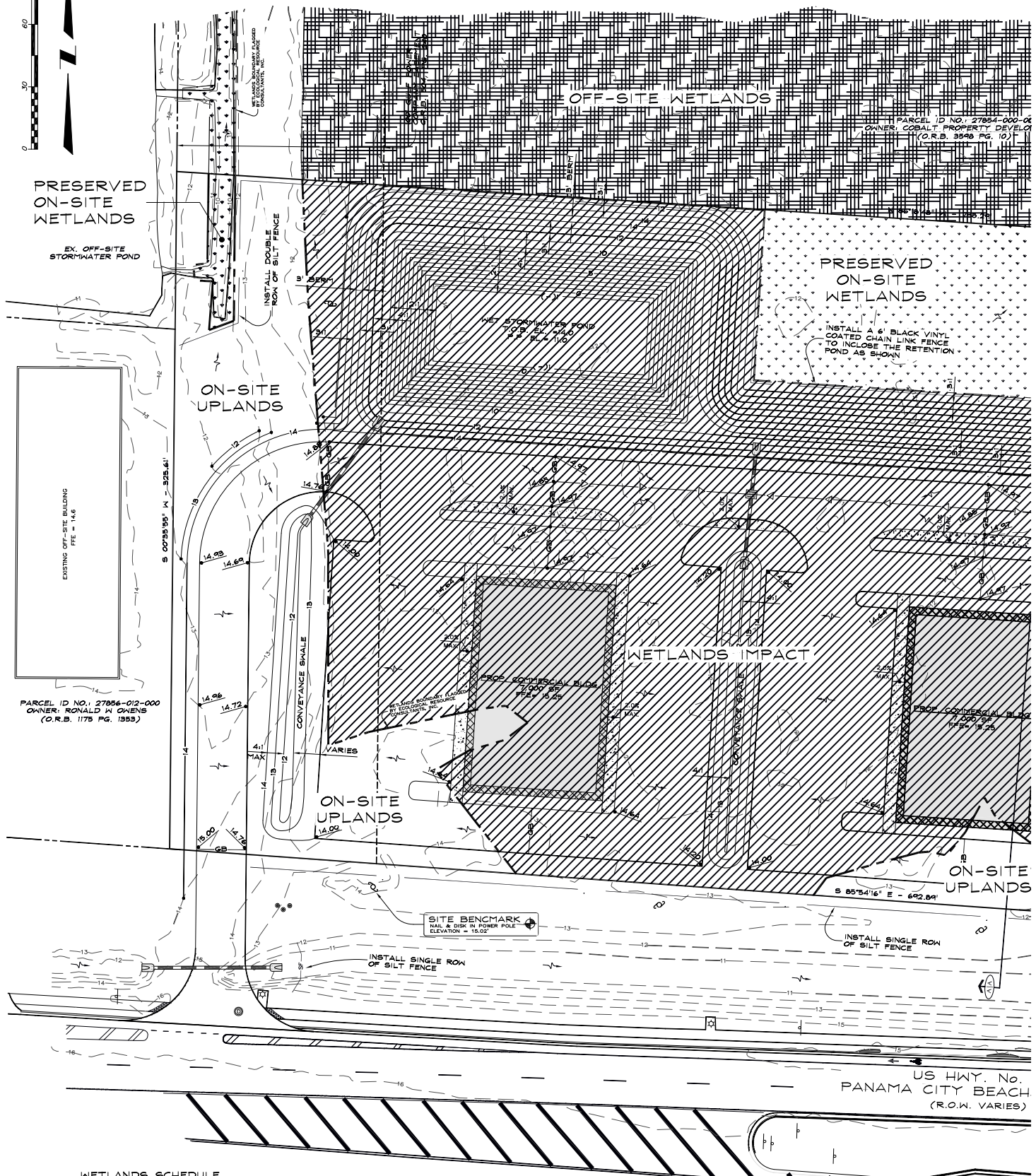
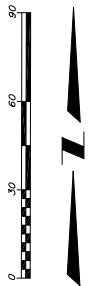
FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION

AMBERLY B. BOTTOMLY
LICENSE
No. 49921
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

YCB

2-2-17

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WETLANDS SCHEDULE

TOTAL PROJECT AREA	5.56 AC.
TOTAL ONSITE WETLANDS	4.86 AC.
TOTAL ONSITE UPLANDS	0.70 AC.
WETLANDS IMPACT	3.98 AC.
WETLANDS PRESERVED	0.88 AC.



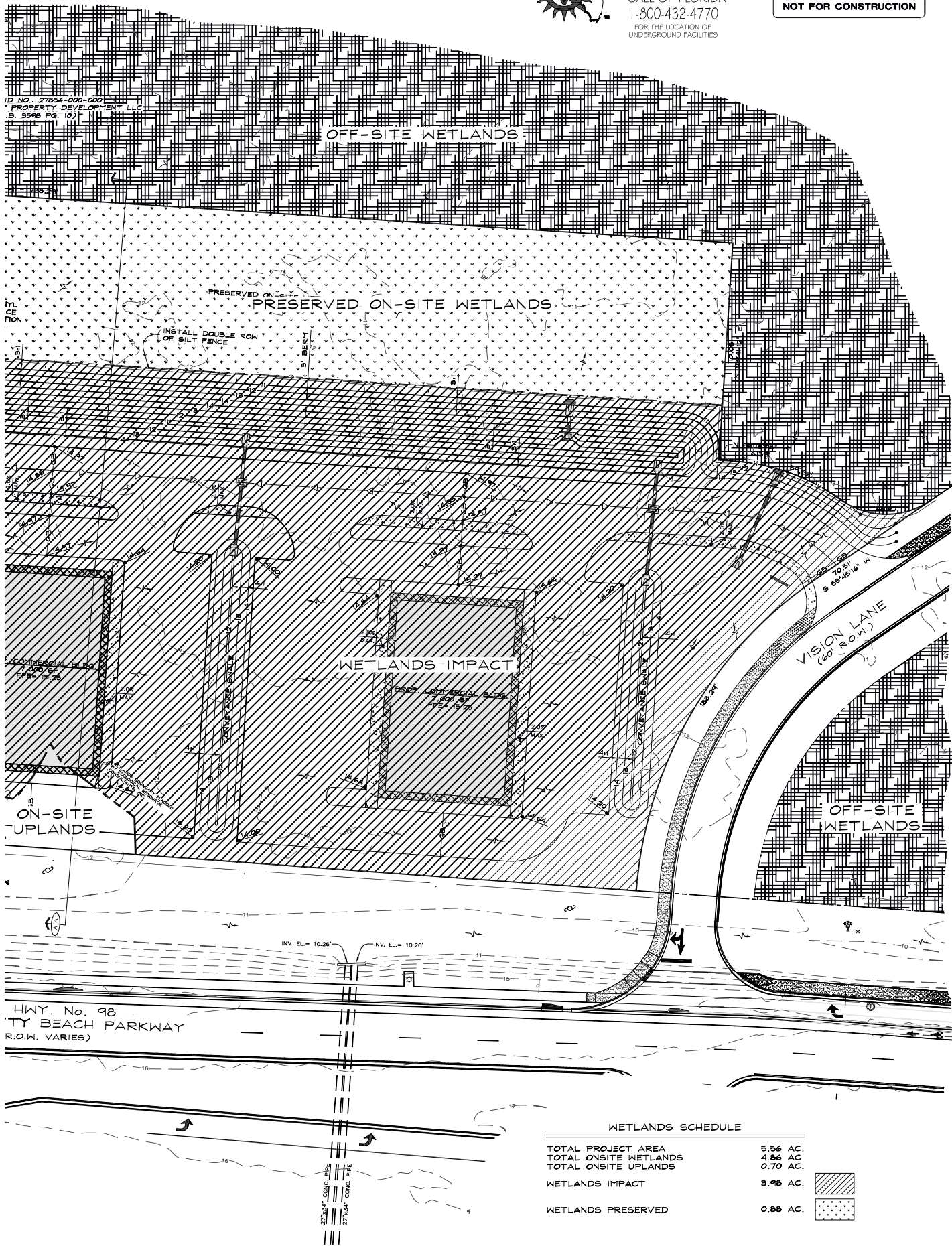
PARKING SCHEDULE

	REQUIRED	PROVIDED
PARKING SPACES 10/1000 GROSS FLOOR AREA	126	122
60% OF TOTAL BUILDING AREA = FLOOR = 12,600 SF		



3 WORKING DAYS
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WETLANDS SCHEDULE	
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WETLANDS IMPACT	3.98 AC.
WETLANDS PRESERVED	0.88 AC.



REVISIONS

No.	DESCRIPTION
1	
2	
3	
4	

DESIGN ENGINEER

KIM BOTTOMLY, PE
LICENSE No. 69521

Associates
ENGINEERING - SURVEYING
4116 N. HWY. 231 E. BLDG. PANAMA CITY, FLORIDA 32404
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. LB 7759 : FLORIDA CA No. 28715

SHEET TITLE:

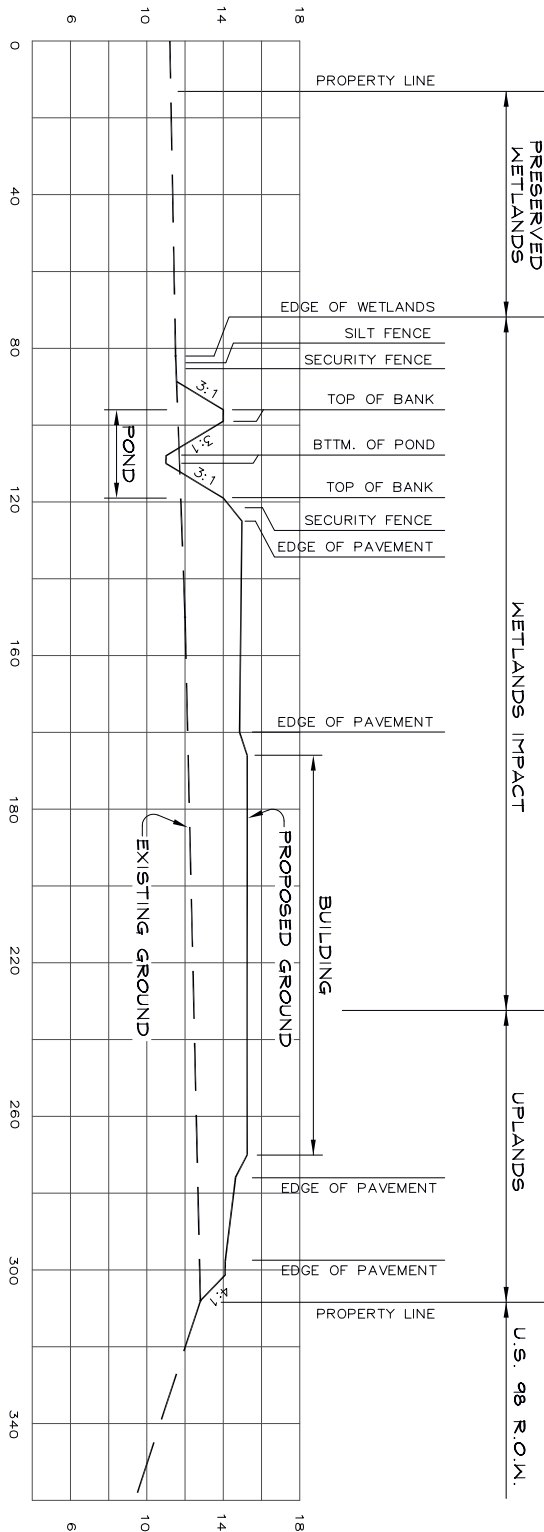
GRADING & DRAINAGE PLAN

PROJECT NAME:
F.B.I. COMMERCIAL PARK
BAY COUNTY, FLORIDA

CLIENT NAME:

FRONT BEACH INVESTMENTS, LLC

DATE: AS SHOWN
WET. SCALE: N/A
PROJECT No. 12342
FILE No. R12570
ISSUE DATE: NOT ISSUED
SHEET: C.4



TYPICAL CROSS-SECTION

A/A

SCALE:
HORIZ. 1" = 20.0'
VERT. 1" = 10.0'

CROSS-SECTION

F.B.I. COMMERCIAL PARK

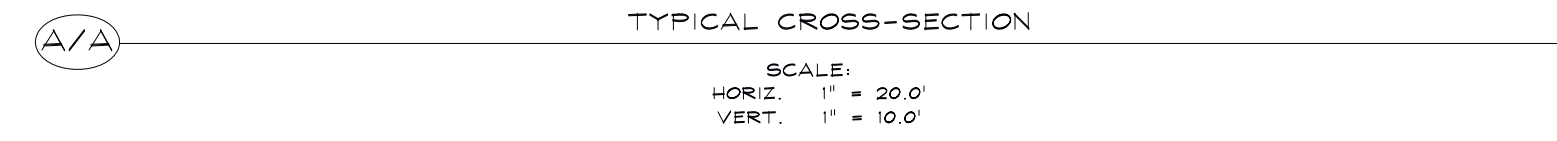
SP & Associates
ENGINEERING - SURVEYING

P.O. BOX 958, LYNN HAVEN, FL. 32444
Phone (850) 265-6979 Fax (850) 265-9942 - LICENSE No. LB 7759

JOB No.
12345
C.7



REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		



NOT TO SCALE



FILTER FABRIC JACKET

NOT TO SCALE



NOT TO SCALE



ROUND
4:1 MITER: TO C PIPE FOR PIPES 18" AND SMALLER.
2:1 FOR PIPES 24" AND LARGER.
2:1 MITER: TO C PIPE FOR PIPES 18" AND SMALLER.
1:1 FOR PIPES 24" AND LARGER.

ROUND PIPE DIMENSIONS & QUANTITIES																									
		D	X	A	B	C	E	F	G	H	M				N	5-1/2"		CONC.		SLAB (CY)		SODDING (SQ. YDS.)			
											SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE		SINGLE PIPE	DOUBLE PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	2'-7"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	3.4'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.96	21	25	28	30			
	18"	2'-10"	1.97'	2.24'	4.21'	2.56'	6'	1.41'	3.4'	4.92'	7.75'	10.56'	13.42'	1.21'	0.44	0.65	0.87	1.09	22	26	28	31			
	24"	3'-5"	2.06'	3.85'	5.91'	3.56'	9'	1.73'	3.4'	5.50'	8.92'	12.33'	15.75'	1.29'	0.54	0.83	1.12	1.42	24	28	32	35			
4:1 SLOPE	15"	2'-7"	2.23'	4.09'	6.36'	4.03'	8'	1.22'	4.0'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	23	26	29	32			
	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.0'	4.92'	7.75'	10.56'	13.42'	1.21'	0.66	0.99	1.31	1.65	25	28	31	35			
	24"	3'-5"	2.45'	6.24'	8.73'	5.73'	10'	1.73'	4.0'	5.50'	8.92'	12.33'	15.75'	1.29'	0.72	1.06	1.42	1.76	26	29	32	36			

NOT TO SCALE

DESIGN ENGINEER
No. 49921
KIM BOTTOMS, P.E.
LICENSE NO. 49921

SR & Associates
ENGINEERING - SURVEYING
4116 N. HWY 231 E. BLDG. PANAMA CITY, FLORIDA 32404
Phone (850) 265-6979 Fax (850) 265-9942
FLORIDA LICENSE No. LB 7759 : FLORIDA CA No. 28715

DETAILS - DRAINAGE

SHEET TITLE:

F.B.I. COMMERCIAL PARK
BAY COUNTY, FLORIDA

PROJECT NAME:

HRZ. SCALE AS SHOWN
VRT. SCALE N/A
PROJECT No. 12342
FILE No. R12570
DATE SIGNED 3-14-17
SHEET: C.4

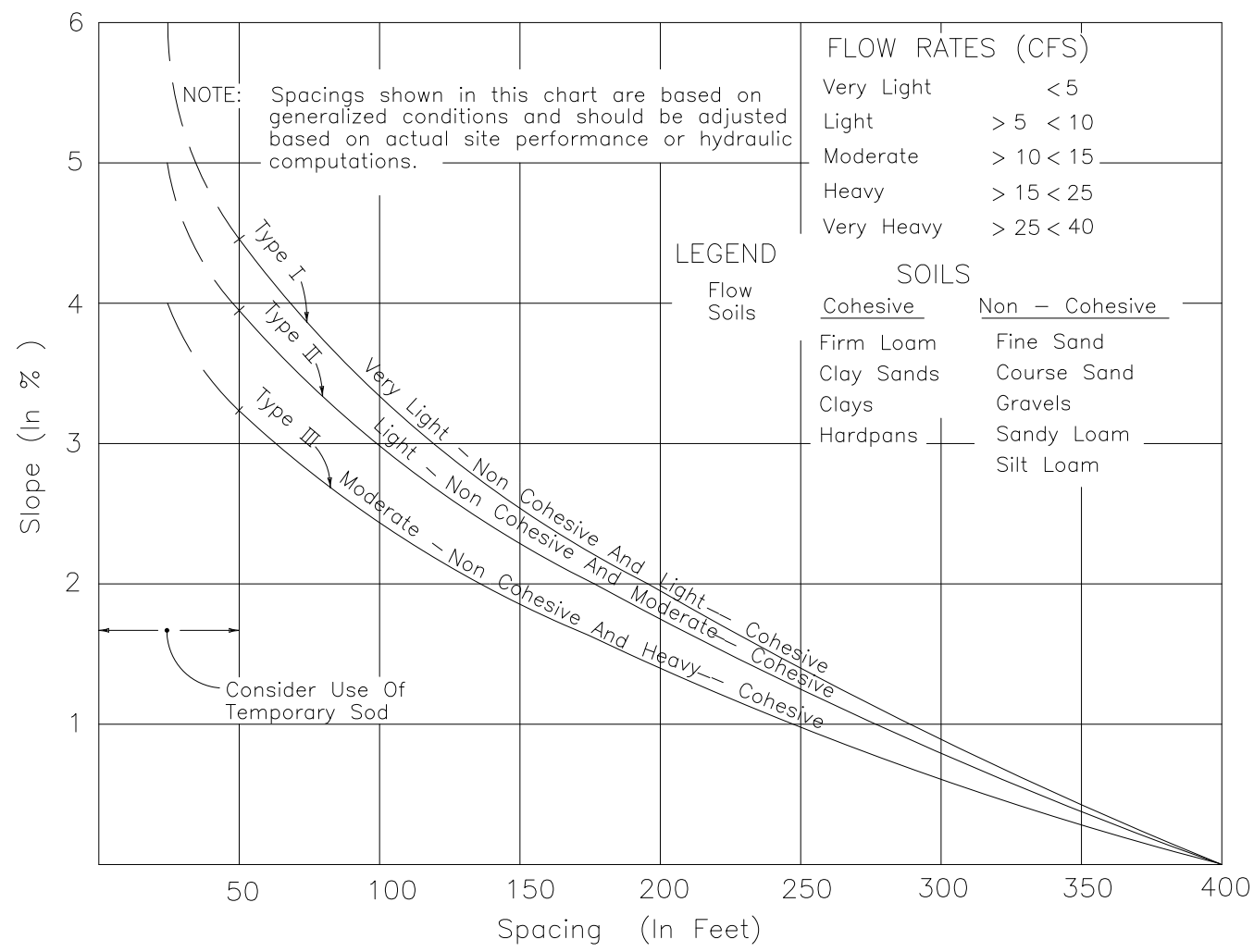
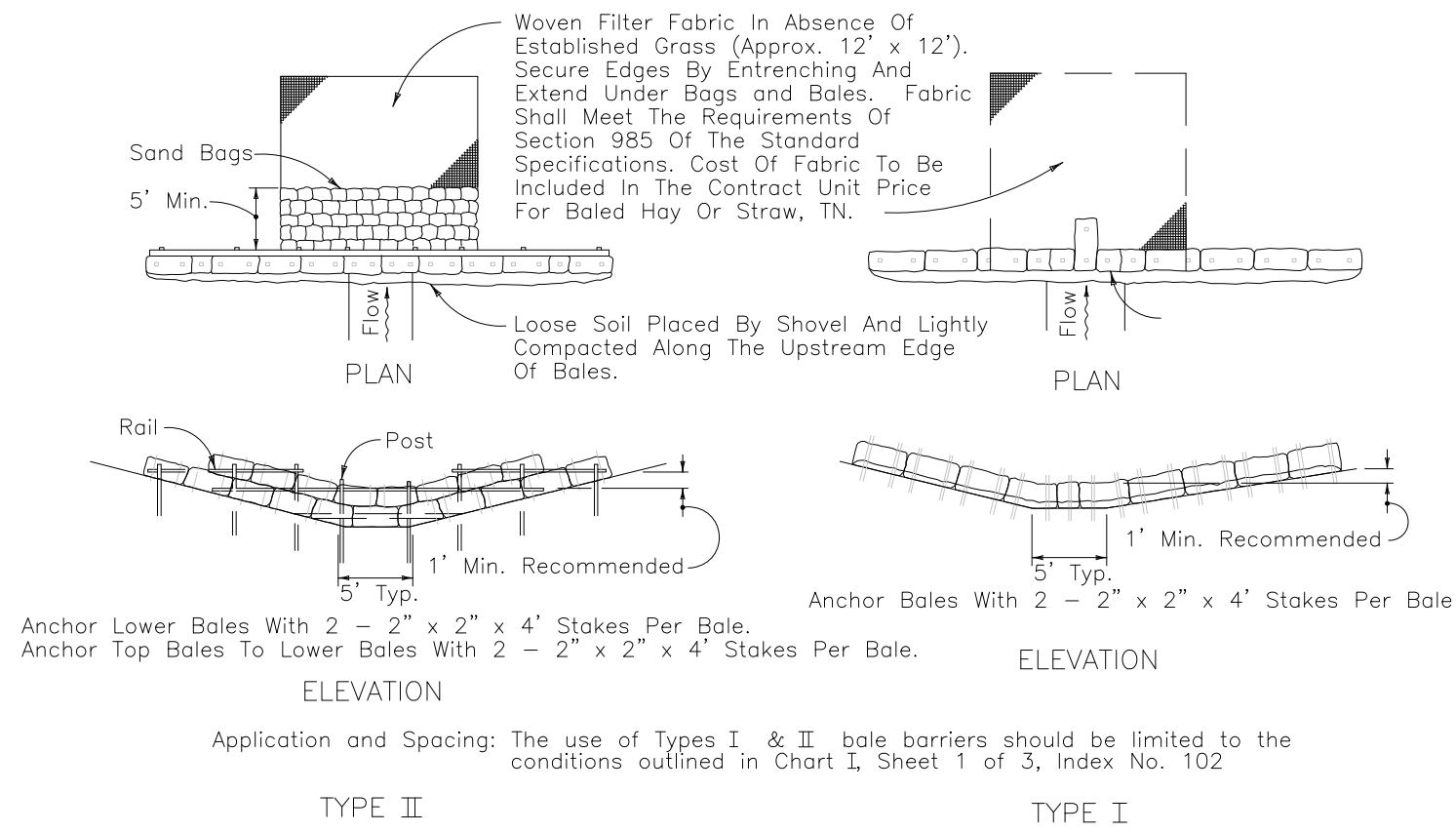
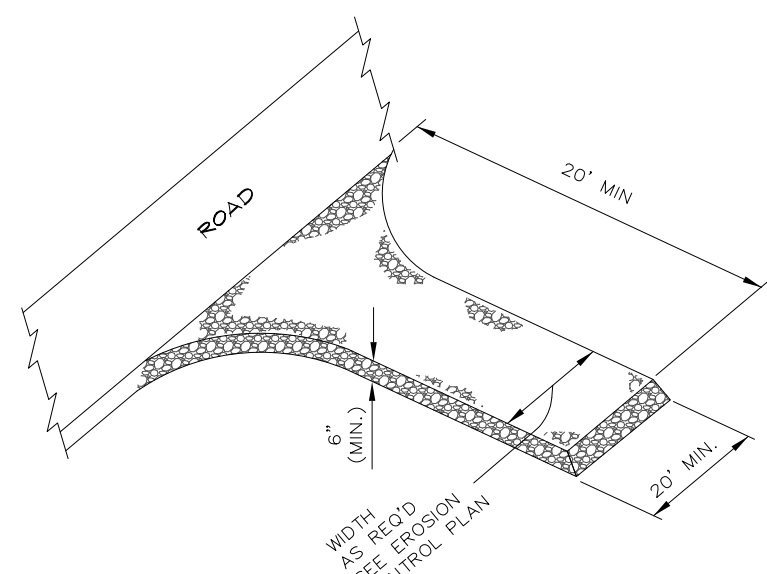


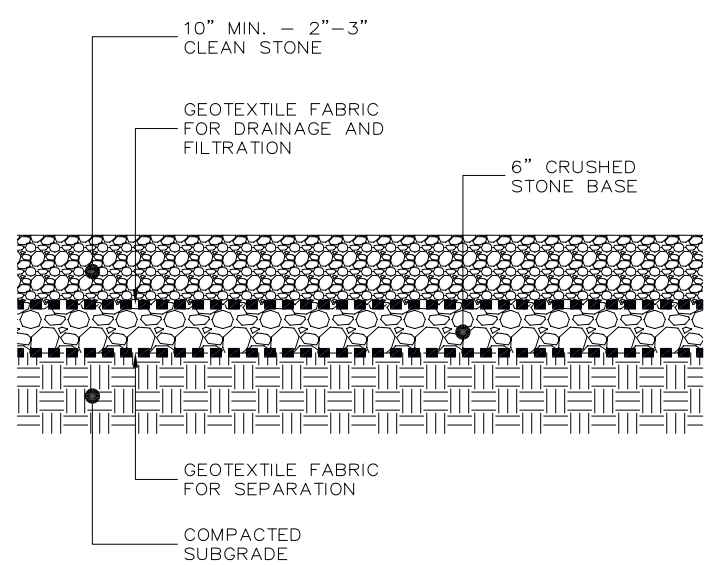
CHART I
RECOMMENDED SPACING FOR TYPE I AND TYPE II
HAY BALE BARRIERS, AND TYPE III SILT FENCES



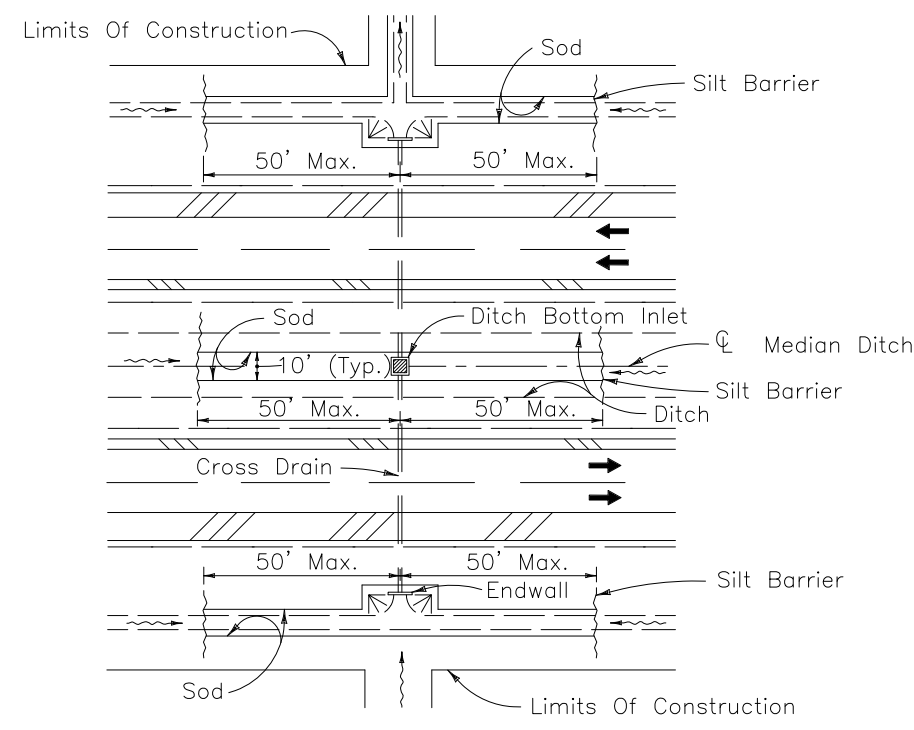
BARRIER FOR UNPAVED DITCHES
NOT TO SCALE



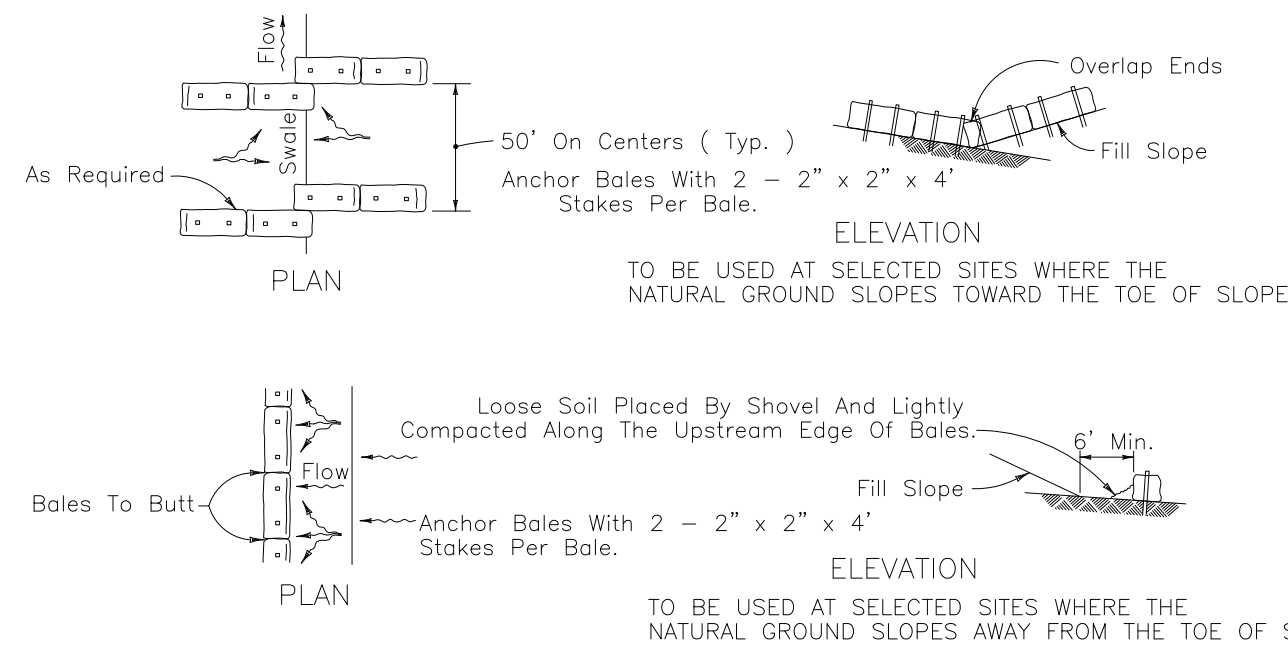
GRAVEL PAD IS REQUIRED TO PROVIDE BUFFER AREA WHERE VEHICLES CAN DROP THEIR MUD AND SEDIMENT TO AVOID TRANSPORTING IT ONTO PAVED STREETS, TO CONTROL EROSION FROM SURFACE RUNOFF, AND TO HELP CONTROL DUST.



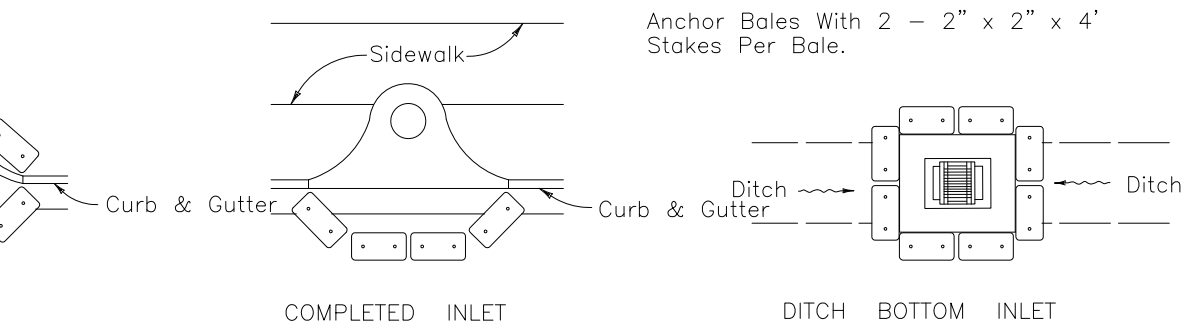
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



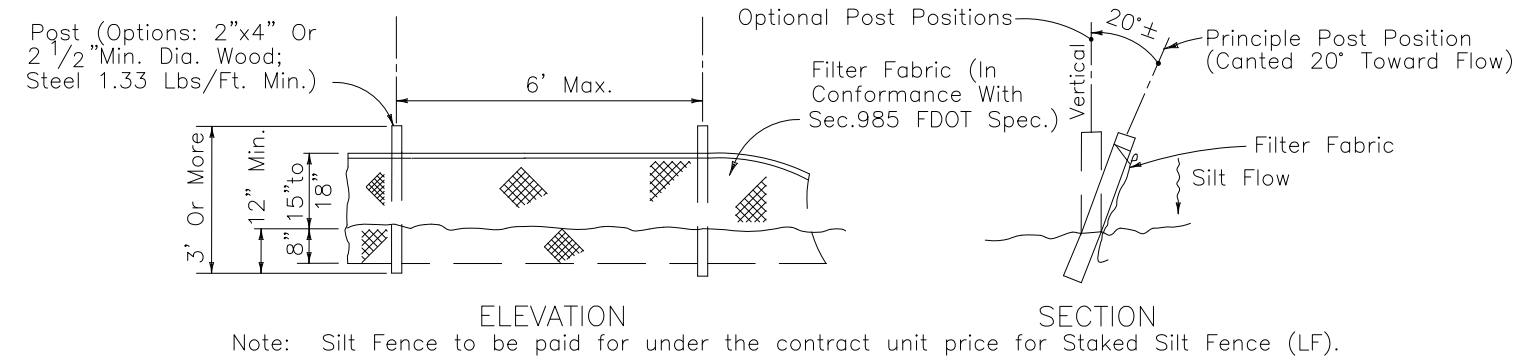
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES
NOT TO SCALE



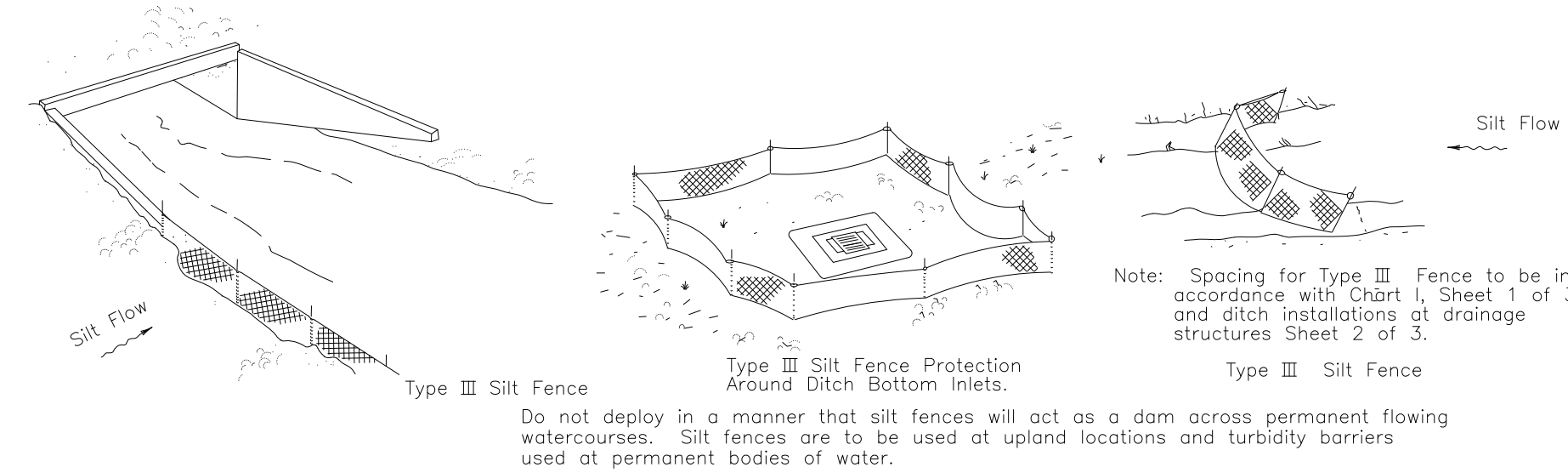
BARRIERS FOR FILL SLOPES
NOT TO SCALE



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
NOT TO SCALE



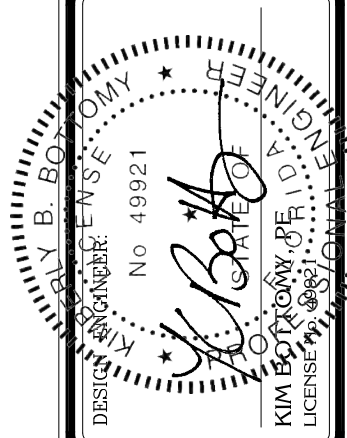
TYPE III SILT FENCE
NOT TO SCALE



SILT FENCE APPLICATIONS
NOT TO SCALE

FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION

REVISIONS	DESCRIPTION
No.	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



K & Associates
ENGINEERING - SURVEYING
4116 N. HWY 231 E. BLDG. PANAMA CITY, FLORIDA 32404
Phone (850) 265-6979 Fax (850) 265-5944-28715
FLORIDA LICENSE No. 137728

SHEET TITLE:
DETAILS - EROSION CONTROL

PROJECT NAME:
F.B.I. COMMERCIAL PARK
BAY COUNTY, FLORIDA

CLIENT NAME:
FRONT BEACH INVESTMENTS, LLC

HORIZ. SCALE: AS SHOWN

VERT. SCALE: 1/2"=1'-0"

PROJECT No.: R12570

FILE No.: 3-14-17

DATE SIGNED: 10/10/2015

SHEET: C.5