OWNER/DEVELOPER

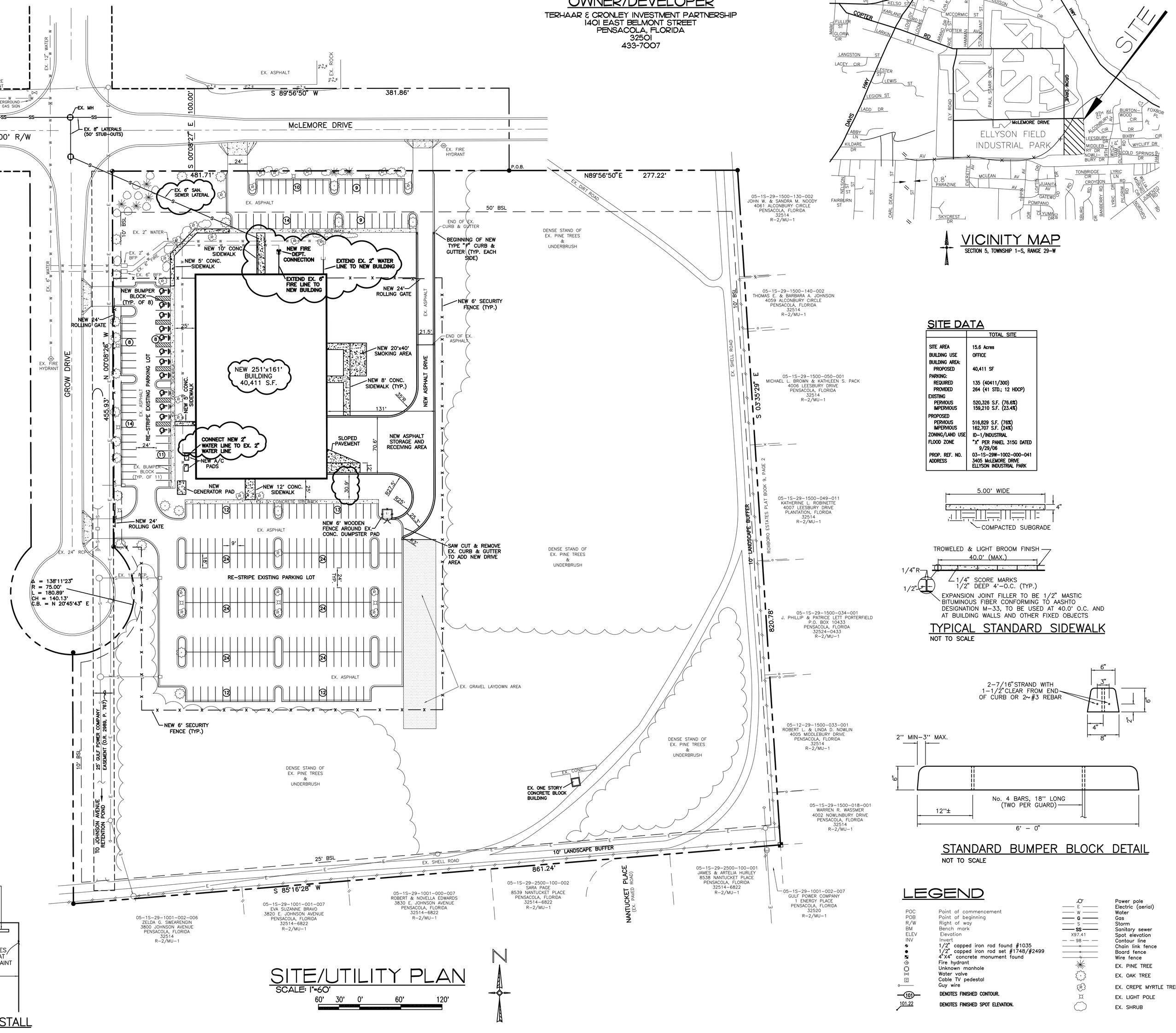
TERHAAR & CRONLEY INVESTMENT PARTNERSHIP
1401 EAST BELMONT STREET
PENSACOLA, FLORIDA
32501
433-7007

LEGAL DESCRIPTION

BEGIN AT THE NORTHWEST CORNER OF SECTION, THENCE GO SOUTH 74 DEGREES 29 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SECTION AND NORTH LINE OF ELLYSON INDUSTRIAL PARK 2329.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90 (SCENIC HIGHWAY SR. 10-A, 80' RIGHT-OF-WAY), THENCE GO SOUTH 34 DEGREES 04 MINUTES 42 SECONDS EAST ALONG RIGHT-OF-WAY LINE 108 FEET TO THE INTERSECTION WITH THE EAST LINE OF ELLYSON INDUSTRIAL PARK, THENCE GO SOUTH 00 DEGREES 08 MINUTES 26 SECONDS EAST 3043.92 FEET TO THE SOUTH LINE OF MCLEMORE DRIVE (100' R/W) FOR THE POINT OF BEGINNING; THENCE GO NORTH 89 DEGREES 56 MINUTES 50 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MCLEMORE DRIVE 227.10 FEET; THENCE GO SOUTH 03 DEGREES 36 MINUTES 16 SECONDS EAST FOR 774.61 FEET; THENCE GO SOUTH 85 DEGREES 16 MINUTES 28 SECONDS WEST FOR 808.35 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 26 SECONDS WEST FOR 252.15 FEET TO A POINT ON THE RIGHT-OF-WAY OF CUL-DE-SAC AT SOUTH END OF GROW ROAD, SAID RIGHT-OF-WAY BEING NON-TANGENT CIRCULAR CURVE CONCAVE WITH RADIUS 75 FEET, CENTRAL ANGLE 138 DEGREES 11 MINUTES 23 SECONDS, CHORD BEARING NORTH 20 DEGREES 45 MINUTES 52 SECONDS EAST, CHORD DISTANCE 140.13 FEET; THENCE GO NORTHERLY ALONG SAID CURVE & RIGHT-OF-WAY LINE ARC DISTANCE OF 180.89 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 26 SECONDS WEST ALONG RIGHT-OF-WAY LINE OF GROW DRIVE (100' R/W) 455.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCLEMORE DRIVE; THENCE NORTH 89 DEGREES 56 MINUTES 50 SECONDS EAST ALONG SOUTH RIGHT-OF-WAY LINE OF MCLEMORE DRIVE FOR 481.86 FEET TO THE POINT OF BEGINNING. OR BOOK 4193 PAGES 80, 83, & 85.

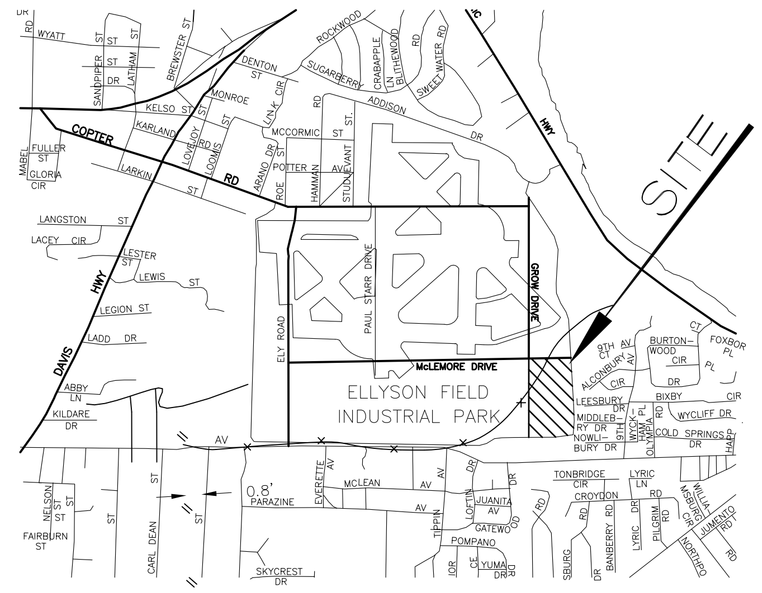
GENERAL NOTES

- ALL DISTURBED AREAS (NOT PAVED) TO BE STABILIZED WITH SEED, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
- ALL SITE DRAINAGE INCLUDING ROOF DRAINS, DOWNSPOUTS, OR GUTTERS ARE TO BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- NO PROTECTED TREES TO BE REMOVED. TREES TO BE LEFT STANDING SHALL BE PROTECTED PER COUNTY ORD. 7.01.04.
- THE LOCATIONS OF KNOWN UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION PRIOR TO CONSTRUCTION AND MAINTENANCE/REPAIRS DURING CONSTRUCTION OF SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS AND EROSION ON THE SITE OF DEVELOPMENT. THE PROVISIONS AS SHOWN HEREON REPRESENT THE MINIMUM EROSION CONTROL MEASURES TO BE TAKEN.
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES.
- CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT IN SWALES AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AND ADJACENT ROADSIDE DITCH SYSTEMS AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOWS AS BUILT CONDITION OF ALL WORK INCLUDING PIPING, DRAINAGE BASINS, STRUCTURES, ETC. THESE RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO REQUESTING A FINAL INSPECTION.
- THERE SHALL BE NO FREE STANDING SIGN AS A PART OF THIS PERMIT.
- ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA GRADE No. 1 OR BETTER QUALITY.
- ALL LANDSCAPE AND SOD/GRASS AREAS SHALL BE FULLY IRRIGATED.
- ALL PLANTING BEDS AND HEDGEROWS SHALL BE MULCHED WITH A MINIMUM OF 2" LEAF OR BARK MULCH.
- SOLID WASTE SHALL BE KEPT IN AN EXISTING DUMPSTER.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL APPROVAL.
- THE PROJECT ENGINEER MUST PROVIDE TO ESCAMBIA COUNTY RETENTION/ DETENTION POND AS-BUILT RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT CERTIFICATION" THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. AS-BUILT DRAWINGS SHALL INCLUDE TOPO OF POND VERIFYING VOLUME, OUTLET STRUCTURE DETAILS, AND HYDROLOGY STUDY ON AS-BUILT DATA. BOTH AS-BUILT CERTIFICATION AND AND AS-BUILT RECORD DRAWINGS MUST BE SIGNED SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- ALL TREE PROTECTION BARRICADES SHALL BE PLACED PRIOR TO COMMENCEMENT OF ANY SITE WORK, INCLUDING LAND CLEARING, AND SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND NOTIFICATION OF THE ESCAMBIA COUNTY ENGINEERING SERVICES DIVISION.



SITE/UTILITY PLAN

SCALE: 1"=60'
60' 30' 0' 60' 120'

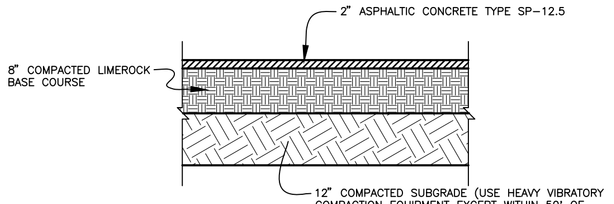


VICINITY MAP

SECTION 5, TOWNSHIP 1-S, RANGE 29-W

SITE DATA

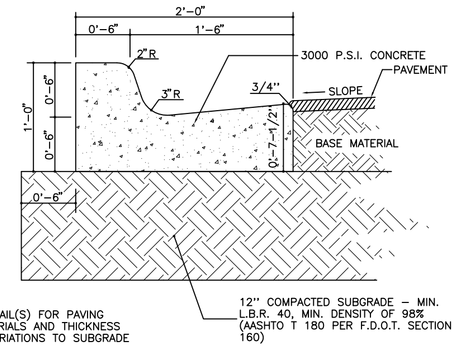
	TOTAL SITE
SITE AREA	15.6 Acres
BUILDING USE	OFFICE
BUILDING AREA:	
PROPOSED	40,411 SF
PARKING:	
REQUIRED	135 (40411/300)
PROVIDED	264 (41 STD.; 12 HDCP)
EXISTING	
PERVIOUS	520,326 S.F. (76.6%)
IMPERVIOUS	159,210 S.F. (23.4%)
PROPOSED	
PERVIOUS	516,829 S.F. (76%)
IMPERVIOUS	162,707 S.F. (24%)
ZONING/LAND USE	ID-1/INDUSTRIAL
FLOOD ZONE	"X" PER PANEL 315G DATED 9/29/06
PROP. REF. NO. ADDRESS	03-1S-29W-1002-000-041 3405 McLEMORE DRIVE ELLYSON INDUSTRIAL PARK



TYPICAL PAVING SECTION

NOT TO SCALE

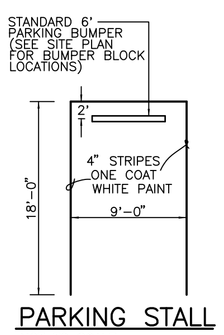
NOTE:
ALL MATERIALS USED FOR CONCRETE, AND THE DESIGN OF ALL CONCRETE MIXES, SHALL CONFORM WITH THE RECOMMENDATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318). ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. IF ANY CONCRETE SHOULD FAIL TO MEET THE STRENGTH REQUIREMENT THE STRUCTURE SHALL BE REMOVED AS NECESSARY TO REMOVE THE DEFECTIVE CONCRETE AND SHALL THEN BE REBUILT AT THE CONTRACTOR'S EXPENSE.



NOTE:
SEE PAVING DETAIL(S) FOR PAVING AND BASE MATERIALS AND THICKNESS AND/OR ANY VARIATIONS TO SUBGRADE PREPARATION

F.D.O.T. TYPE "F" CURB DETAIL

NOT TO SCALE



PARKING STALL

NOT TO SCALE

TYPICAL STANDARD SIDEWALK

NOT TO SCALE

STANDARD BUMPER BLOCK DETAIL

NOT TO SCALE

LEGEND

POC	Point of commencement
POB	Point of beginning
R/W	Right of way
BM	Bench mark
ELEV	Elevation
INV	Invert
●	1/2" capped iron rod found #1035
●	1/2" capped iron rod set #1748/#2499
■	4"X4" concrete monument found
	Fire hydrant
	Unknown manhole
	Water valve
	Cable TV pedestal
	Guy wire
101	DENOTES FINISHED CONTOUR.
101.22	DENOTES FINISHED SPOT ELEVATION.
E	Electric (aerial)
W	Water
G	Gas
S	Storm
SS	Sanitary sewer
X97.41	Spot elevation
98	Contour line
	Chain link fence
	Board fence
	Wire fence
	EX. PINE TREE
	EX. OAK TREE
	EX. CREPE MYRTLE TREE
	EX. LIGHT POLE
	EX. SHRUB

jhj jehle-halstead, inc.
Civil Engineering and Surveying
49 East Chase Street • Pensacola, Florida 32502
(850) 434-0059 • Fax (850) 434-3929
5414 Highway 90 • Pace, Florida 32571
(850) 994-9503 • Fax (850) 994-9504
www.jehle-halstead.com
Certificate of Authorization #00006869
Surveying License Number LB7483

COX COMMUNICATIONS
ESCAMBIA COUNTY ~ FLORIDA

SITE/UTILITY PLAN

embossed seal

Revisions	
Date	Description
1/14/08	ESC. CO.
2/29/08	UTILITY REVS.

Designed By: DPJ
Drawn By: CMB
Checked By: DPJ
Job No.: 070099
Date: DEC. '07
Scale: AS SHOWN
Sheet No.: C-1 OF 2