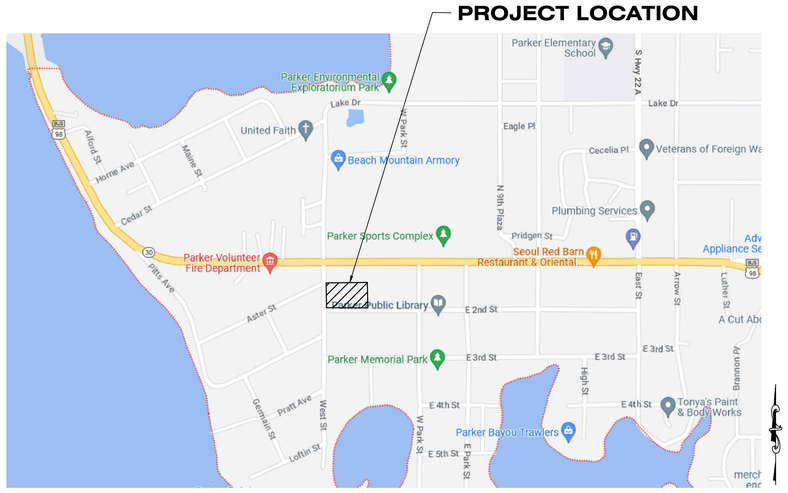
SITE CONSTRUCTION PLANS
FOR
ALL METAL ROOFING & SIDING

WEST STREET
CITY OF PARKER, FL
BAY COUNTY

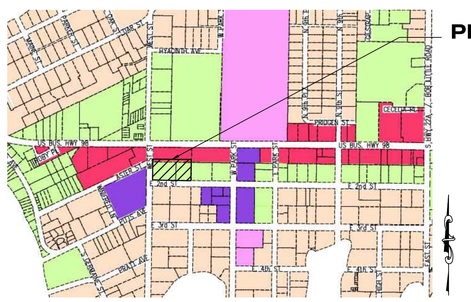
FEBRUARY, 2023

△1 REVISED: 10/25/23
CITY OF PARKER
SUBMITTAL REVIEW COMMENTS NO. 2

△2 REVISED: 1/22/24
CITY OF PARKER
SUBMITTAL REVIEW COMMENTS NO. 3



VICINITY MAP
NOT TO SCALE



LAND USE MAP
NOT TO SCALE

DEVELOPER/OWNER

COASTAL ACQUISITIONS OF FLORIDA, LLC.
423 TARTAN WAY
ENTERPRISE, AL 36330
TEL: (334)-701-6583

NES PROJECT NO. FL0012-22

NORTHSTAR ENGINEERING SERVICES
2431 HARTFORD HIGHWAY DOTHAN, ALABAMA 36305
www.northstarengineering.com
PHONE (334) 673-9895

INDEX TO SHEETS

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EROSION CONTROL PLAN ____ 6
STORMWATER DRAINAGE PLAN ____ 7
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LANDSCAPING PLAN ____ 9
CONSTRUCTION DETAILS ____ 10-11
BOUNDARY SURVEY ____ APPENDIX A

P.E. SANTORA LICENSE No. 53698 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PHILLIP E. SANTORA P.E. ON THE DATE ADJACENT TO THE SEAL.

Phillip E Santora
Digitally signed by Phillip E Santora
Date: 2024.01.23 11:16:32 -06'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES

1. Existing conditions and utilities shown are from field observations at the time of survey and available records. No guarantee is made that other underground utilities do not exist.
2. The Contractor shall be responsible for contacting the appropriate municipal authorities and utility companies to obtain their assistance in locating underground utilities. The Contractor shall be responsible for the protection of all utilities throughout the construction period. The costs for repairing utilities damaged by construction activities shall be the responsibility of the Contractor.
3. The Contractor shall comply with local, state, and federal regulations. An NPDES permit will be obtained by the Owner. The permit shall be posted at the construction entrance. All other permits and licenses required for the construction activities shall be the responsibility of the Contractor.
4. The Contractor shall be responsible for construction stake out and field engineering.
5. The Contractor shall protect existing control points and benchmarks, whether public or private. The owners of control points and benchmarks that will be disturbed by construction activities shall be contacted prior to disturbance of the markers.
6. Traffic control devices shall be installed and maintained in accordance with Florida Department of Transportation specifications and the "Manual on Uniform Traffic Control Devices."
7. The Contractor shall be responsible for the repair of any roadways or haul routes damaged by construction operations.
8. Prior to beginning earthwork operations, the site grading area shall be cleared and grubbed and stripped of any topsoil. Any topsoil shall be stockpiled on site to be reused in landscaped areas, and/or areas outside pavements and building structures.
9. Debris from clearing and grubbing operations may be utilized for erosion control, and shall be removed from the project site and legally disposed of by the Contractor. Burning on site will not be allowed without approval and permits from all authorities having jurisdiction.
10. All debris and organic materials shall be removed from areas receiving fill and the owner's engineer shall be notified before beginning any backfill operations. An inspection shall be performed to determine stability of existing material. Should un-suitable material be encountered, the contractor shall remove same, at the direction of the engineer, and replace with embankment material. Fill material shall be suitable on-site material or a locally approved mixture suitable for structural fill. Embankment fill shall be accomplished in lifts of 8 inch maximum compacted thickness. Each lift shall be compacted to a minimum of 98% Standard Proctor Density (ASTM D698). The top 6" layer of fill in structural areas, and the top 6" of sub-grade in cut areas shall be processed and compacted to 100% Standard Proctor Density (ASTM D698).
11. The Contractor shall employ an approved independent testing laboratory approved by the Owner's representative to perform density tests. Testing will be required as follows:
    A. test every 700 S.Y. per lift of fill, subgrade, and base processed or placed.
    B. There shall be no subsequent layers placed before the underlying layer has all passing density tests.

    Test locations shall be approved by the Owner's Representative and a City of Parker representative must be present for all tests within public right of ways or as required for building permit approval.
13. Concrete shall develop a minimum 28-day compressive strength of 3,000 psi unless noted otherwise.
14. Pipe bedding and installation shall be in accordance with the minimum recommendations of the supplier and shall meet City of Parker's requirements. Pipe trenches shall be backfilled and properly compacted so that excessive trench settlement does not occur.
15. The Contractor shall be responsible for compliance with all OSHA guidelines and regulations.
16. The utility Contractor shall notify the City of Parker water and sewer departments of the start date of construction and schedule a pre-construction meeting to discuss potential conflicts and verify compliance with material standards and installations.
17. The final grades of all appurtenances, i.e. manholes, valve boxes, cleanouts, etc., shall be adjusted to match final grades.
18. The City of Parker shall be notified prior to beginning work. The contractor shall secure city approval and schedule work before making taps on existing lines or working around existing utilities.
19. The contractor is responsible for all drainage and erosion control during construction.
20. In all landscaping areas and curbed islands, the site contractor shall provide a minimum topsoil thickness of 2 feet.
21. The Developer shall be responsible for the relocation of any conflicting utilities within or related to the development of this property.
22. It is the contractor's responsibility to restrict public access to this site during construction.
23. The Contractor shall notify the City of Parker water department concerning the temporary use of water in the development during construction. Any use of water from the City of Parker system must be regulated and billed either through a meter set installed by the City of Parker or from a fire hydrant whose usage has been granted by the City of Parker and its procedures and billings are followed by the contractor.
24. The site contractor shall refer to architectural plans furnished by the owner for dimensions of the building, and shall coordinate and verify layout dimensions prior to construction.
25. The site will be maintained in accordance with rules and regulations set by FDOT, Bay County, the City of Parker, and not create a public safety hazard or nuisance to the City of Parker.

EROSION & SEDIMENT CONTROL NOTES

1. AN NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SHALL BE OBTAINED BY THE OWNER PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE.
2. COPIES OF ALL ENVIRONMENTAL PERMITS SHALL BE POSTED ONSITE AND A RAIN GAUGE SHALL BE INSTALLED ONSITE.
3. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED BY THE PROJECT ENGINEER AND A COPY OF THE SWPPP SHALL BE KEPT ONSITE DURING CONSTRUCTION.
4. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL MANUAL AND AS PER MANUFACTURER RECOMMENDATIONS.
5. SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AT THE BEGINNING OF SITE GRADING AS SOON AS PRACTICAL. THESE DEVICES WILL REQUIRE PERIODIC MAINTENANCE AND REPAIR AND SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL SITE HAS BEEN ADEQUATELY STABILIZED WITH VEGETATION. THE EROSION AND SEDIMENT CONTROL MEASURES REPRESENTED IN THESE DRAWINGS SHALL BE CONSIDERED MINIMUM REQUIREMENTS, AND ADDITIONAL MEASURES COULD BE REQUIRED DEPENDING ON SITE CONDITIONS, WEATHER, CONSTRUCTION METHODS, ETC...
6. INSPECTION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE DONE AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A STORM EVENT THAT HAS 0.50" OR GREATER RAINFALL ACCUMULATIONS.
7. CONTRACTOR SHALL MAINTAIN A LOG OF ALL RAINFALL MEASUREMENTS DURING CONSTRUCTION.
8. SITE INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR THAT HAS SUCCESSFULLY COMPLETED THE FLORIDA DEP STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTOR CERTIFICATION. COPIES OF THE INSPECTION REPORTS SHALL BE KEPT ONSITE AT THE TEMPORARY CONSTRUCTION OFFICE AND SHALL BE AVAILABLE FOR REVIEW BY FDEP PERSONNEL.
9. MODIFICATIONS OF THE EROSION AND SEDIMENT CONTROL PLAN CAN BE EXPECTED AS THE PROJECT IS CONSTRUCTED & ADDITIONAL MEASURES SHALL BE IDENTIFIED IF NEEDED AS A RESULT OF SITE INSPECTIONS.
10. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION OF EROSION & SEDIMENT CONTROL DEVICES.
11. MINIMIZE DISTURBANCE BY RESTRICTING CLEARING LIMITS TO NECESSARY CONSTRUCTION/GRADING AREAS ONLY.
12. PROVIDE AND MAINTAIN A 30 FOOT NATURAL RIPARIAN BUFFER AROUND SURFACE WATERS.
13. INSTALL 50'X20' (MINIMUM) GRAVEL PAD AT CONSTRUCTION ENTRANCE/EXIT TO REDUCE OFF-SITE VEHICLE TRACKING.
14. INSTALL SILT FENCE AT TOE OF SLOPES ON PERIMETER OF CONSTRUCTION AREAS PRIOR TO EARTHWORK.
15. PROVIDE INLET PROTECTION USING SILT FENCE DROP INLET PROTECTION OR "SILT SAVER" DOMES FOR EXCAVATED DROP INLET PROTECTION. INSTALL BLOCK AND GRAVEL OR "SILT SAVER" CURB INLET PROTECTION AROUND EXISTING CURB INLETS. INLET PROTECTION SHALL BE ADEQUATELY MAINTAINED.
16. ALL DISTURBED AREAS AND SLOPES NOT CURRENTLY UNDERGOING GRADING/CONSTRUCTION FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION. ALL DISTURBED AREAS THAT HAVE BEEN GRADED AND NOT RECEIVING PAVEMENT OR OTHER PERMANENT IMPROVEMENTS SHALL RECEIVE TOPSOIL, SEEDING, AND MULCHING.
17. PROTECT ALL TREES THAT ARE NOT TO BE REMOVED FROM SITE. DO NOT PARK VEHICLES, CONSTRUCTION EQUIPMENT, OR STOCKPILE MATERIALS WITHIN DRIP LINE OF TREES.
18. MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES.
19. WASTEWATER FROM WASHOUT OF CONCRETE TRUCKS OR EQUIPMENT SHALL BE PROPERLY MANAGED. A CONCRETE WASHOUT PIT SHALL BE CONSTRUCTED ONSITE AND ALL CONCRETE WASTE MATERIALS SHALL BE ADEQUATELY CONTAINED.
20. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS AND CITY REPRESENTATIVE. SILT FENCING SHALL BE MEASURED AND DATED ON EACH RUN. AN INSPECTION LOG WILL BE REQUIRED TO BE SUBMITTED TO THE CITY. SILTATION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND AT MINIMUM ONCE A MONTH. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED AS PER THE CITY OR ENGINEER'S APPROVAL.
21. ANY BMP DEFICIENCIES NOTED DURING INSPECTIONS SHALL BE CORRECTED WITHIN 5 DAYS OF THE INSPECTION UNLESS PREVENTED BY UNSAFE WEATHER CONDITIONS. IF UNSAFE WEATHER CONDITIONS ARE PRESENT, THEY SHOULD BE DOCUMENTED WITHIN THE DAILY INSPECTION LOG.
22. THE CONTRACTOR SHALL PROMPTLY TAKE ALL STEPS TO REMOVE, TO THE MAXIMUM EXTENT PRACTICAL, SEDIMENT ACCUMULATIONS OR OTHER POLLUTANTS DEPOSITED OFFSITE OR IN ANY WATERBODY OR STORMWATER CONVEYANCE STRUCTURE.

LEGAL DESCRIPTION:

A lot or parcel of land being located in the City of Parker, Bay County, Florida, and being more particularly described as follows:

BEGINNING at the intersection of the South Right of Way (R/W) of East U.S. Highway 98 (70' R/W) with the East R/W of West Street (50' R/W) as marked by an existing iron pin (EIP) (5/8" Rebar); thence along said South R/W bearing S 89°31'10" E a distance of 173.12 FT to an EIP (1" Pipe); thence along said North R/W bearing N 89°35'07" E a distance of 197.88 FT to an EIP (1" Pipe); thence depart said South R/W bearing S 00°26'55" W a distance of 165.51 FT to an EIP (Fletcher PSM 6712); thence S 00°23'54" W a distance of 172.99 FT to the North R/W of East 2nd Street (50' R/W) as marked by an EIP (1" Pipe); thence along said North R/W bearing N 89°59'09" W a distance of 371.35 FT to said East R/W as marked by an EIP (Illegible); thence along said East R/W bearing N 00°29'02" E a distance of 173.00 FT to a set iron pin (SIP); thence along said East R/W bearing N 00°29'02" E a distance of 165.43 FT to the POINT OF BEGINNING. Said parcel being located in the City of Parker, Bay County, Florida, in the Northwest 1/4 of the Northwest 1/4 of Fractional Section 24, Township 4 South, Range 14 West and containing 2.87 acres, more or less.

811 Know what's below. Call before you dig.

1-800-432-4770

11 Plantation Road
DeBary, FL 32713

PROJECT DEVELOPER/OWNER
COASTAL ACQUISITIONS OF FLORIDA, LLC.
423 TARTAN WAY
ENTERPRISE, AL 36330
CONTACT: PHILLIP SANTORA
(334) 701-6583

ENGINEER OF RECORD
PHILLIP SANTORA, P.E.
NORTHSTAR ENGINEERING SERVICES
2431 HARTFORD HWY.
DOTHAN, AL 36305
(334) 673-9895

UTILITY OWNERS

WATER & SANITARY SEWER
CITY OF PARKER
1001 WEST PARK STREET
PARKER, FL 32404
(850) 871-4949

ELECTRIC
GULF COAST ELECTRIC COOPERATIVE
6243 E. HIGHWAY 98
PANAMA CITY, FL 32404
(850) 265-3631

GAS
TECO PEOPLES GAS
3706 W. 23RD ST.
PANAMA CITY, FL 32405
(850) 914-6143

TELEPHONE & CABLE SERVICES
AT&T
1 (850) 769-1616

WOW!
(850) 215-1000

PROJECT No.
FL 0012-22

DATE: FEB., 2023
SCALE: N.T.S.

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

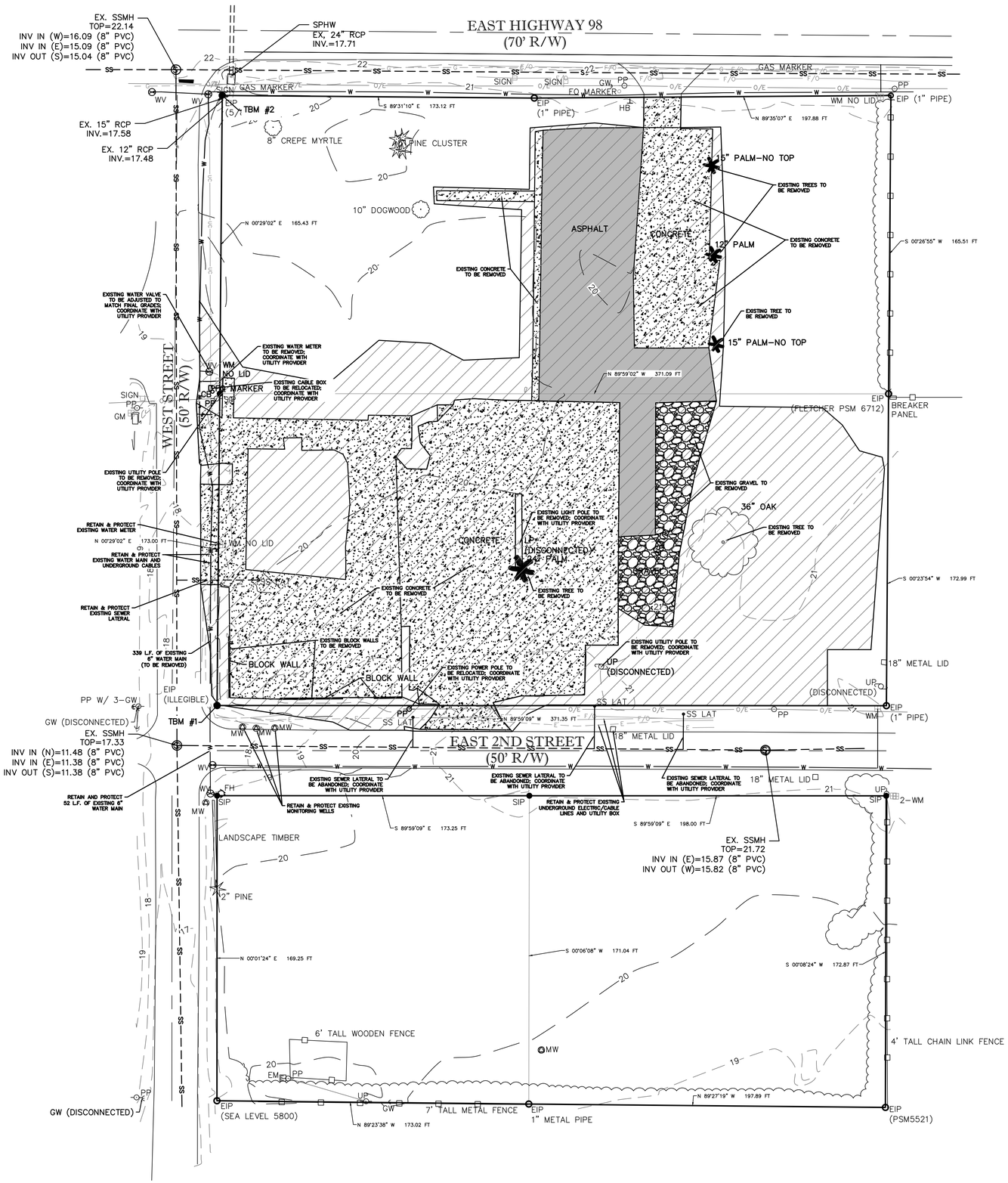
SITE CONSTRUCTION PLANS FOR
ALL METAL ROOFING & SIDING
CITY OF PARKER
BAY COUNTY, FLORIDA
GENERAL NOTES

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL. 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLAN. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, PROPERTY LINE, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF PARKER REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND INVERTS OF ALL EXISTING SANITARY SEWER STRUCTURES, STORM SEWER STRUCTURES, AND ALL OTHER UTILITIES.



T.B.M. #1

EXISTING IRON PIN (EIP) (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY
N: 412665.9890
E: 1618312.1270
ELEV: 19.251

T.B.M. #2

EXISTING IRON PIN (EIP) (5/8" REBAR) LOCATED NORTH OF THE PROPERTY ALONG HIGHWAY 98 RIGHT OF WAY
N: 413004.4030
E: 1618314.9850
ELEV: 19.729

LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — POWER POLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- WV — WATER VALVE
- WM — WATER METER
- GM — GAS METER
- GV — GAS VALVE
- S — SANITARY MANHOLE
- SANITARY CLEANOUT
- D — DRAINAGE MANHOLE
- T — TELEPHONE BOX
- SIGN
- ECM — EXISTING CONCRETE MONUMENT
- EIP — EXISTING IRON PIN
- M — MAILBOX
- GW — GUY WIRE
- C — CABLE RISER
- E — ELECTRIC METER
- SCM — SET CONCRETE MONUMENT
- SIP — SET IRON PIN
- G — EXISTING GAS
- UT — UNDERGROUND TELEPHONE
- UC — UNDERGROUND CABLE
- O/C — OVERHEAD CABLE
- O/E — OVERHEAD ELECTRIC
- OEC — OVERHEAD ELECTRIC AND CABLE LINE
- SS — EXIST. SANITARY SEWER LINE
- FM — EXIST. SANITARY SEWER FORCE MAIN
- W — EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE
- X — EXISTING FENCE (WIRE)
- EXISTING FENCE (WOODEN)
- EXISTING FENCE (CHAIN LINK)
- 325 — EXISTING CONTOUR
- (325) — PROPOSED CONTOUR
- PRO W — PROPOSED WATER LINE
- FH — PROPOSED FIRE HYDRANT ASSEMBLY
- PRO SS — PROPOSED SANITARY SEWER LINE
- MBL — MINIMUM BUILDING LINE
- UE — UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CENTERLINE OF ROAD
- CLEARING AND GRUBBING AREA (1.96± ACRES)
- EXISTING CONCRETE (TO BE REMOVED)
- EXISTING GRAVEL (TO BE REMOVED)
- EXISTING ASPHALT (TO BE REMOVED)

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

30 0 30 60 90

SCALE: 1"=30'

PROJECT No.
FL 0012-22

DATE: FEB., 2023
SCALE: 1"=30'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR ALL METAL ROOFING & SIDING CITY OF PARKER BAY COUNTY, FLORIDA

EXISTING CONDITIONS/DEMO. PLAN

NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
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NOTES:

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3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, PROPERTY LINE, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF PARKER REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND INVERTS OF ALL EXISTING SANITARY SEWER STRUCTURES, STORM SEWER STRUCTURES, AND ALL OTHER UTILITIES.
7. PRIOR TO ANY SITE WORK CONSTRUCTION, VERIFY THE BUILDING DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. COORDINATES PROVIDED ON THE "BUILDING CORNER COORDINATE CHART" ARE FOR BUILDING PAD BUILD UP AND NOT INTENDED TO BE USED AS THE FOUNDATION STAKEOUT POINTS.
8. PRIOR TO ANY SITE PAVING, COORDINATE THE PLACEMENT OF ANY UNDERGROUND UTILITIES, IRRIGATION DUCTS, OR ELECTRICAL DUCTS FOR AREA LIGHTING WITH THE OWNER AND ARCHITECTURAL DRAWINGS.

SITE/ZONING INFORMATION

SITE AREA: 2.87 AC. (125,017 SQ.FT.)
EXISTING SITE ZONING: GC, MU-1
PROPOSED SITE ZONING: GC
MAXIMUM BUILDING HEIGHT (GC): 60 FT – 6 STORIES
MINIMUM LOT SETBACKS (GC):
FRONT YARD: 15 FT
SIDE YARD: 7 FT
REAR YARD: 15 FT
CORNER LOTS: 10 FT
MAXIMUM LOT COVERAGE: 90%
MINIMUM LOT SIZE: 5,000 SQ.FT.
FLOOR AREA RATIO (FAR): 1.5
IMPERVIOUS SURFACE RATIO (ISR): 0.7
CURRENT USE: VACANT
PROPOSED USE: COMMERCIAL (METAL ROLL FORMING)
MAXIMUM BUILDING HEIGHT PROPOSED: 24'–0"
BUILDING SQUARE FOOTAGE: 28,000 SQ.FT.
DISTURBED AREA: 2.28 AC
OVERALL DRAINAGE STUDY AREA: 3.08.
EXISTING OVERALL IMPERVIOUS AREA: 1.78 AC. (77,536 SQ.FT.)
PROPOSED IMPERVIOUS AREA: 1.16 AC (50,696 SQ.FT.)
PROPOSED IMPERVIOUS SURFACE RATIO (SITE AREA): 0.41
(PROPOSED IMPERVIOUS (SITE AREA) / SITE AREA)
FLOOR AREA RATIO (SITE AREA): 0.22
(FLOOR AREA / SITE AREA)

SITE DATA

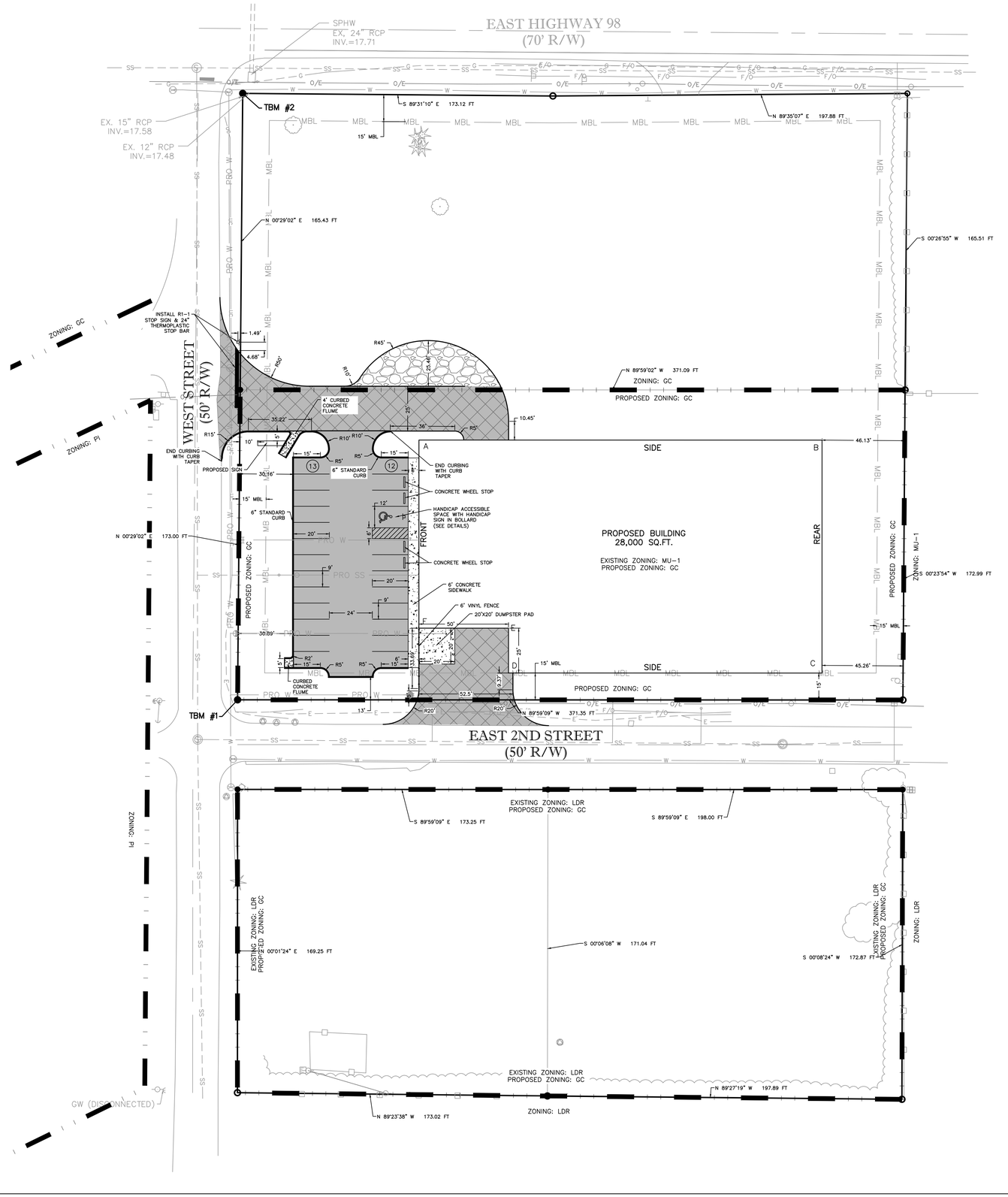
BUILDING FOOTPRINT: 28,000 SQ.FT
PAVEMENT/PARKING AREAS: 12,787 SQ.FT
SIDEWALKS: 1,128 SQ.FT
DRIVE HEAVY DUTY ASPHALT: 7,297 SQ.FT
GRAVEL AREA: 1,484 SQ.FT
STORMWATER PONDS: 5,136 SQ.FT
TOTAL OF IMPERVIOUS STRUCTURES: 55,832 SQ. FT

PARKING INFORMATION

PROPOSED ZONING: GC
TOTAL PARKING SPACES PROVIDED (MANUFACTURING) = 25
HANDICAP SPACES REQUIRED = 1
HANDICAP SPACES PROVIDED = 1

BUILDING CORNER COORDINATE CHART

POINT	NORTHING	EASTING
A	412810.9689	1618413.3519
B	412728.5239	1618472.4088
C	412680.9131	1618638.3197
D	412680.9565	1618463.3197
E	412705.9565	1618463.3259
F	412705.9689	1618413.3259



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LOCATED NORTH OF THE PROPERTY ALONG HIGHWAY 98 RIGHT OF WAY
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- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- TELEPHONE BOX
- SIGN
- ECM EXISTING CONCRETE MONUMENT
- EIP EXISTING IRON PIN
- MAILBOX
- GW GUY WIRE
- CABLE RISER
- ELECTRIC METER
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- O/C OVERHEAD CABLE
- O/E OVERHEAD ELECTRIC
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- SS EXIST. SANITARY SEWER LINE
- FM EXIST. SANITARY SEWER FORCE MAIN
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- EXIST. STORM DRAIN LINE
- EXISTING TREE LINE
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- MBL MINIMUM BUILDING LINE
- UE UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CENTERLINE OF ROAD
- ZONING LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVEL PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

30 0 30 60 90

SCALE: 1"=30'

PROJECT No.
FL 0012–22

DATE: FEB., 2023
SCALE: 1"=30'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

SITE CONSTRUCTION PLANS FOR ALL METAL ROOFING & SIDING CITY OF PARKER BAY COUNTY, FLORIDA

LAYOUT PLAN

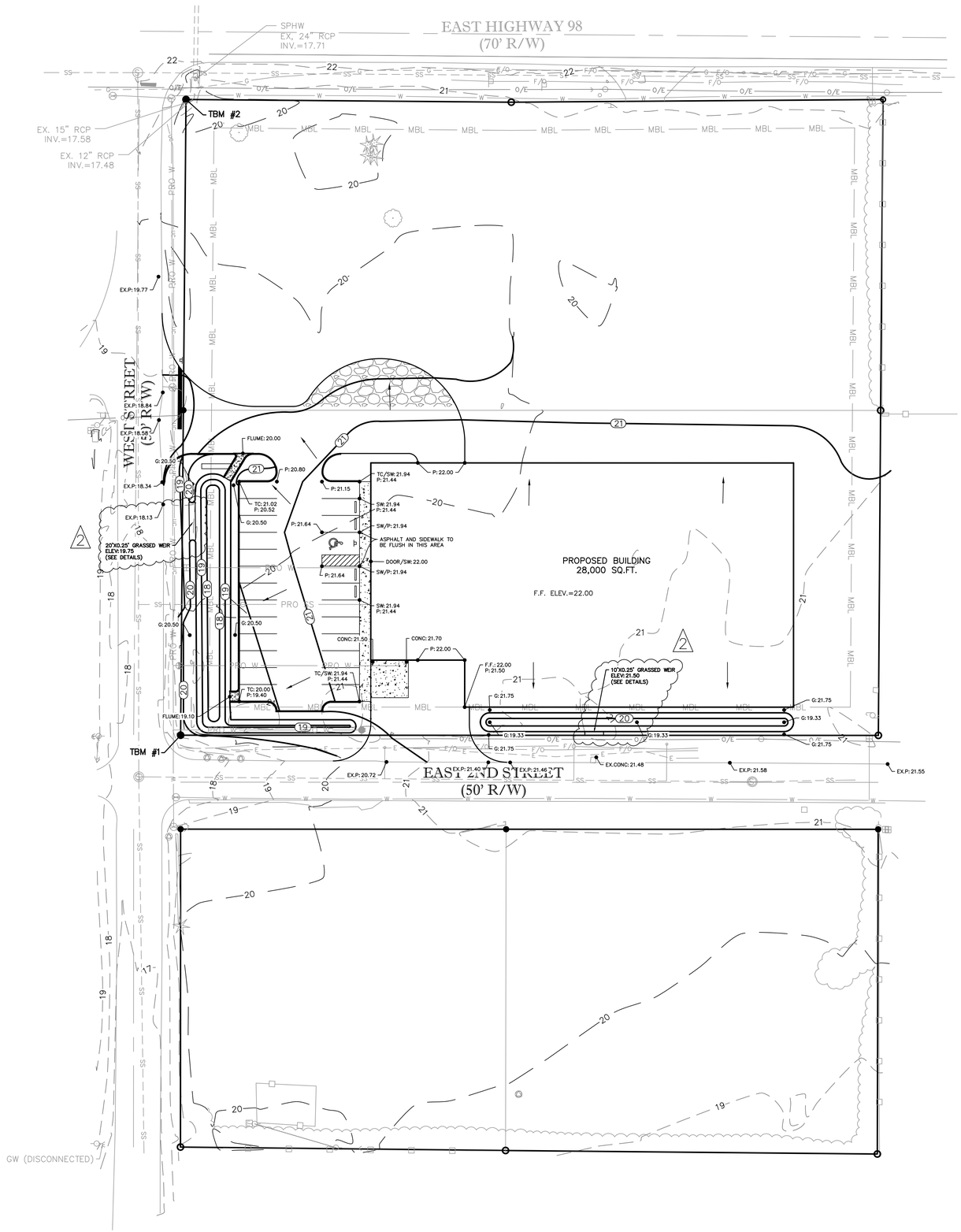
NORTHSTAR ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL. 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA–1896E, CA–0621LS
FL CERT. OF AUTH. 26312–E, 7858–S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E–00001825

SHEET 4
OF 11

NOTES:

1. INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SOON AS CLEARING AND GRUBBING OPERATIONS ARE BEGUN. SEE EROSION CONTROL PLAN. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
2. CONTRACTOR SHALL STRICTLY ADHERE TO CLEARING AND GRUBBING LIMITS UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER. DO NOT PARK VEHICLES OR STOCKPILE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
3. ALL DISTURBED AREAS SHALL BE GRASSED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
4. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, PROPERTY LINE, RIGHT OF WAY, OR ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
5. PAVEMENT MARKINGS SHALL BE REFLECTIVE PAINT IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF PARKER REGULATIONS.
6. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, DEPTHS, AND INVERTS OF ALL EXISTING SANITARY SEWER STRUCTURES, STORM SEWER STRUCTURES, AND ALL OTHER UTILITIES.
7. THE ENGINEER OF RECORD AND CITY OF PARKER MAY REQUIRE UNDERDRAIN IF SITE CONDITIONS WARRANT.



T.B.M. #1
EXISTING IRON PIN (EIP) (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY
N: 412665.9890
E: 1618312.1270
ELEV: 19.251

T.B.M. #2
EXISTING IRON PIN (EIP) (5/8" REBAR)
LOCATED NORTH OF THE PROPERTY ALONG HIGHWAY 98 RIGHT OF WAY
N: 413004.4030
E: 1618314.9850
ELEV: 19.729

LEGEND

- FH — EXISTING FIRE HYDRANT
- PP — POWER POLE
- LP — LIGHT POLE
- UP — UTILITY POLE
- WV — WATER VALVE
- WM — WATER METER
- GM — GAS METER
- GV — GAS VALVE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- TELEPHONE BOX
- SIGN
- ECM — EXISTING CONCRETE MONUMENT
- EIP — EXISTING IRON PIN
- MAILBOX
- GW — GUY WIRE
- CABLE RISER
- ELECTRIC METER
- SCM — SET CONCRETE MONUMENT
- SIP — SET IRON PIN
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- 325 — EXISTING CONTOUR
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- MBL — MINIMUM BUILDING LINE
- UE — UE — UNDERGROUND ELECTRIC
- PROPERTY LINE
- EXISTING EASEMENT LINE
- CENTERLINE OF ROAD
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRAVEL

PROPOSED SPOT ELEVATION

EX=EXISTING
P=PROPOSED PAVEMENT
TC=TOP OF CURB
FLUME=CONCRETE FLUME
SW=SIDEWALK
F.F.=FINISH FLOOR
G=GROUND

GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

30 0 30 60 90

SCALE: 1"=30'

PROJECT No.
FL 0012-22

DATE: FEB., 2023
SCALE: 1"=30'

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

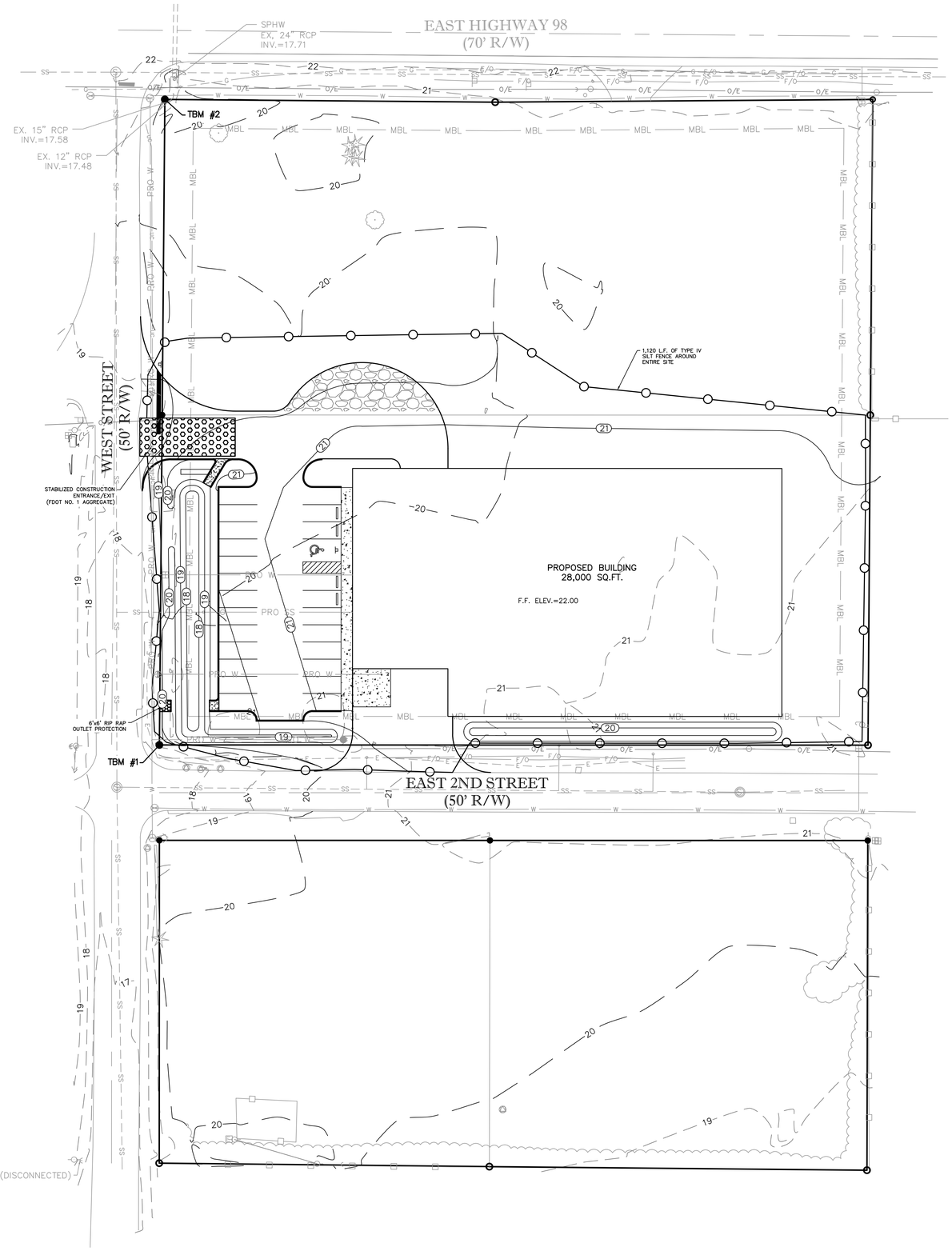
REVISIONS:

SITE CONSTRUCTION PLANS FOR
ALL METAL ROOFING & SIDING
CITY OF PARKER
BAY COUNTY, FLORIDA
GRADING PLAN

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SEE GENERAL NOTES, SHEET 2
FOR EROSION CONTROL NOTES



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- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TYPE IV SILT FENCE
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GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

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T. SCARBOROUGH

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REVISIONS:

SITE CONSTRUCTION PLANS FOR ALL METAL ROOFING & SIDING CITY OF PARKER BAY COUNTY, FLORIDA EROSION CONTROL PLAN

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SHEET 6
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STORMWATER INFORMATION

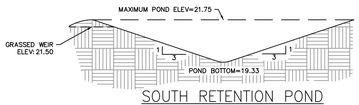
SITE AREA: 2.87 AC. (125,017 SQ.FT.)
OVERALL DRAINAGE STUDY AREA: 2.88 AC.
DISTURBED AREA: 1.96 AC
EXISTING OVERALL IMPERVIOUS AREA: 1.78 AC. (77,536 SQ.FT.)
PROPOSED IMPERVIOUS AREA: 1.16 AC (50,696 SQ.FT.)

PROPOSED IMPERVIOUS SURFACE AREA < EXISTING IMPERVIOUS SURFACE AREA THEREFORE POST DEVELOPMENT CN WILL BE LOWER THAN PREDEVELOPMENT CN. (SEE PONDPACK PRINTOUT AND SUMMARY FOR DETAILS)

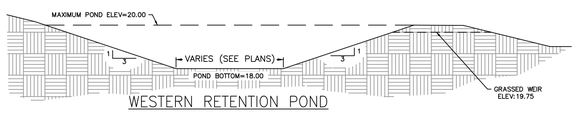
REQUIRED TREATMENT VOLUME = FIRST 1" OVER IMPERVIOUS SURFACE AREA
REQUIRED TREATMENT VOLUME = 3,829 CUBIC FEET
TREATMENT VOLUME PROVIDED = 6,229 CUBIC FEET

INFILTRATION RATE = 15.4 INCHES/HOUR
FACTOR OF SAFETY = 2.0 = 7.7 INCHES/HOUR
MAXIMUM WATER SURFACE ELEVATION = 20.00

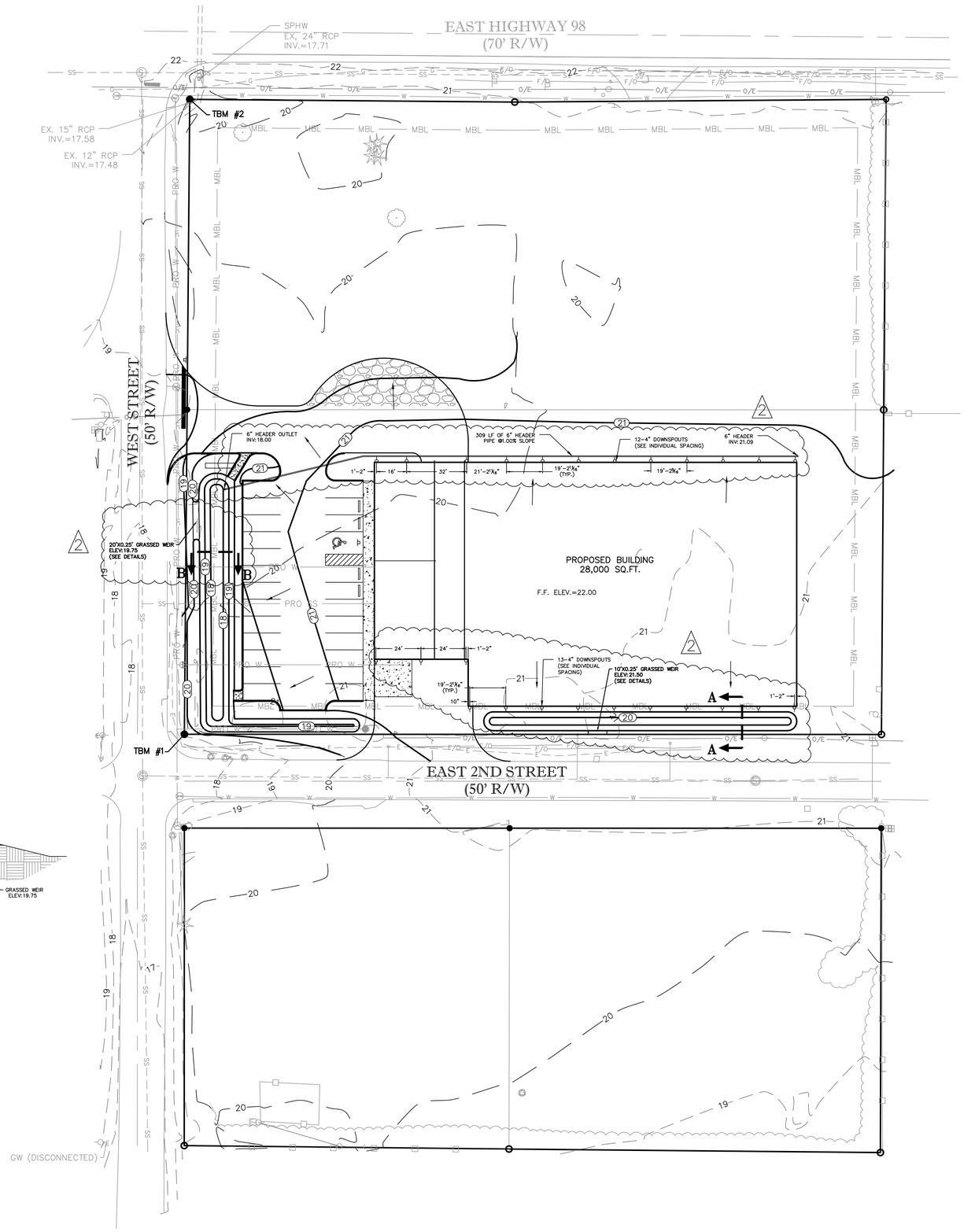
RECOVERY TIME= (MAX SURFACE ELEVATION–BOTTOM OF POND)*12"/INFIL. RATE
= [(20.00'–18.00')*12"]/7.7 INCHES/HR
= 3.12 HOURS TO RECOVER << 72 HOURS MAXIMUM



SOUTH RETENTION POND
SECTION A–A
NOT TO SCALE



WESTERN RETENTION POND
SECTION B–B
NOT TO SCALE



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SCALE: 1"=30'

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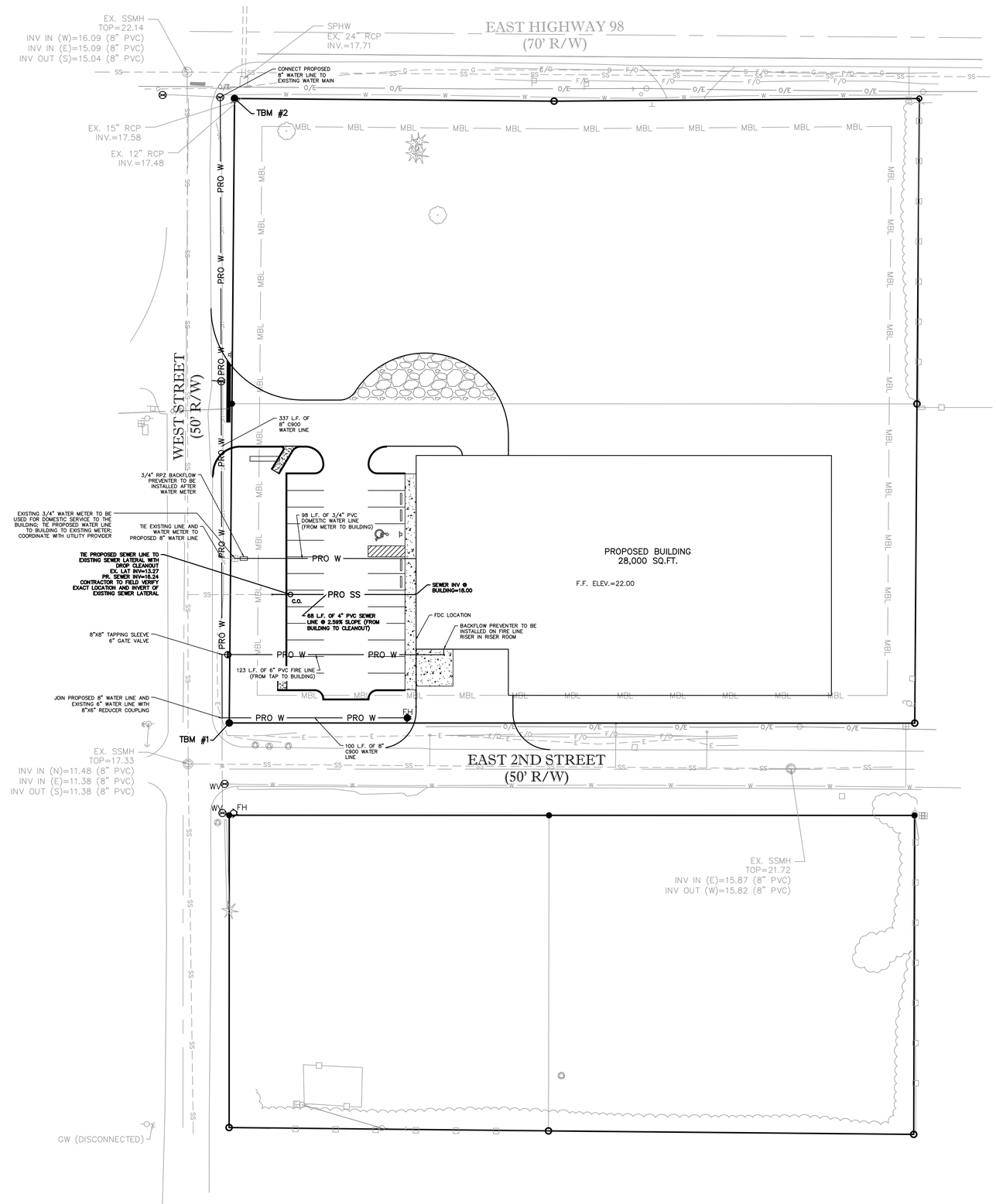
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7. PVC SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D 3034, SDR-35. SANITARY SEWER PIPE IN CASING OR WITH LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ASA A21.51 (AWWA C151).
8. 1" PVC WATER LINE SHALL BE SCHEDULE 40 PIPE. 6" PVC WATER MAIN SHALL BE C900 PRESSURE CLASS 200 PIPE. WATER LINES/MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER.



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GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

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UTILITIES PLAN

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SHEET 8
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LANDSCAPING SCHEDULE

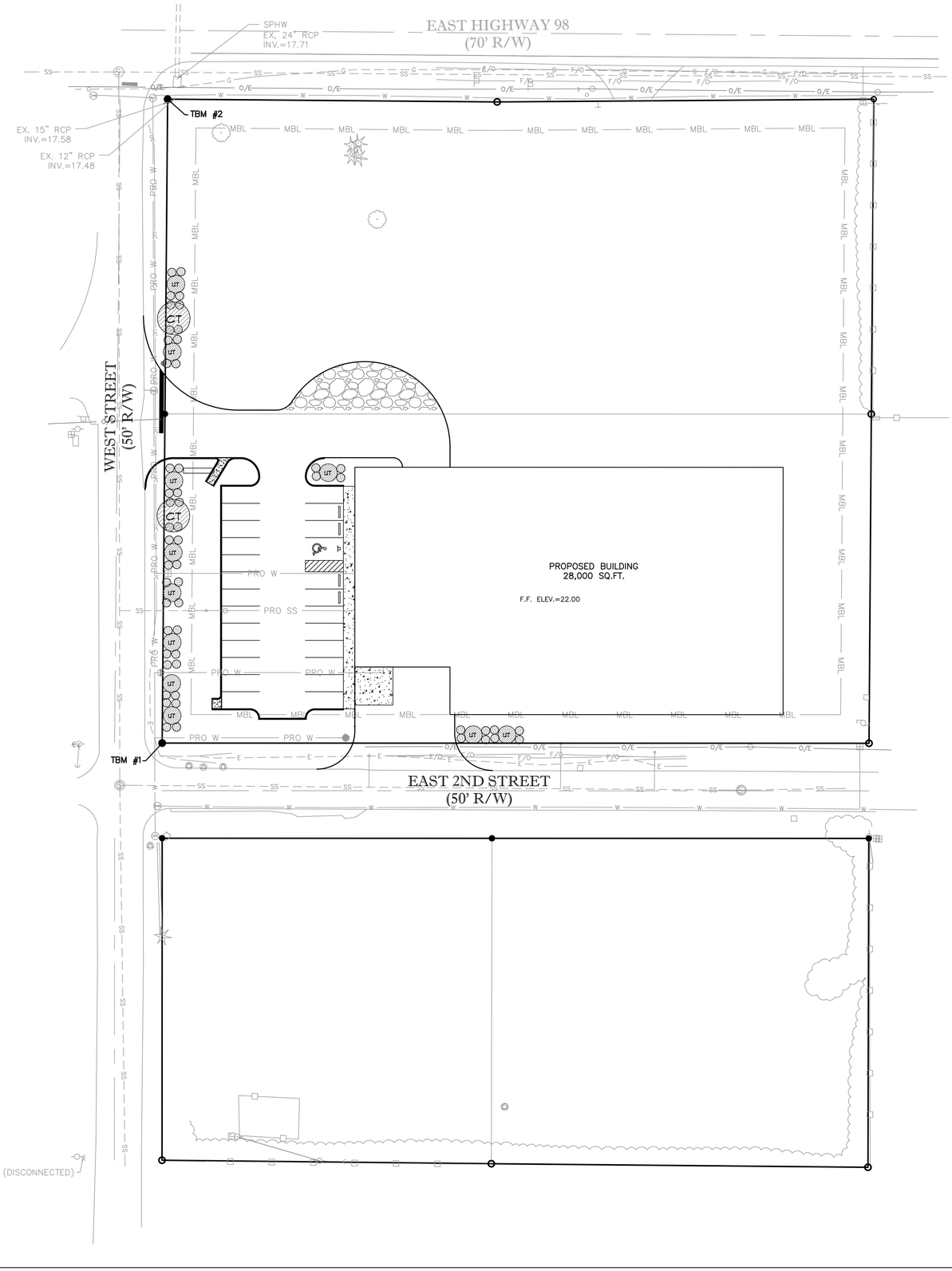
CT — CANOPY TREE± 2 1/2" CALIPER, 10' TALL.
OAK, RED MAPLE, HICKORY, BEECH, PECAN SYCAMORE, SWEETGUM, POPLAR, ASH, RIVER BIRCH

UT — UNDERSTORY TREE± SINGLE TRUNK - 1 1/2" DIAMETER MULTIPLE TRUNK - MIN 3 TRUNKS, 8' TALL± FLOWERING DOGWOOD, HOLLY, GRANCY GRAYBEARD, LILAC CHASTE, PURPLE LEAF PLUM, SOUTHERN WAX MYRTLE, CREPE MYRTLE, JAPANESE MAPLE, SOURWOOD, YAUPON, CAROLINA SILVER BELL, CHERRY LAUREL, LIGUSTRUM

SHRUB± 18" OR 3 GALLONS±
ABELIA, ANISE, ARBORVITAE, AZALEA, BANANA SHRUB, BOTTLEBRUSH, CAMELLIA, CHINESE QUINCE, ELAEAGNUS, FORSYTHIA, HYDRANGEAS, HOLLIES, LEUCOTHOE LIGUSTRUM, LOROPETALUM, OLEANDER, PITTSOPORUM, ROSES, SPIRAEA, VIBURNUM, YEW

LANDSCAPING NOTES:
ALL DISTURBED AREAS AND SLOPES NOT CURRENTLY UNDERGOING GRADING/CONSTRUCTION FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION.

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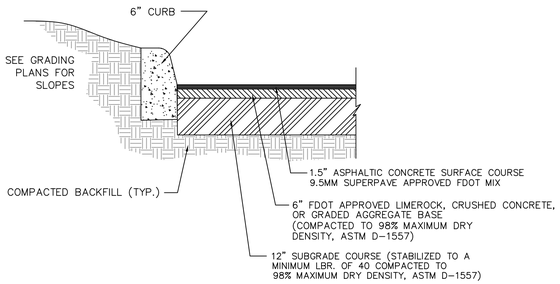
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REVISIONS:

SITE CONSTRUCTION PLANS FOR
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CITY OF PARKER
BAY COUNTY, FLORIDA
LANDSCAPING PLAN

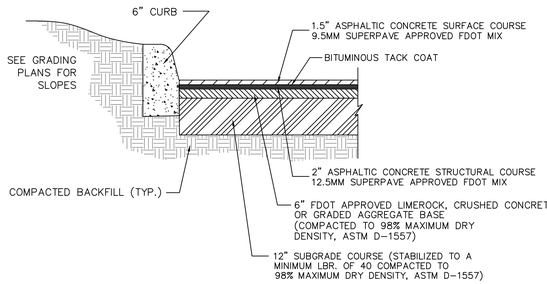
NORTHSTAR ENGINEERING SERVICES
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2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

AL CERT. OF AUTH. CA-1896E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825



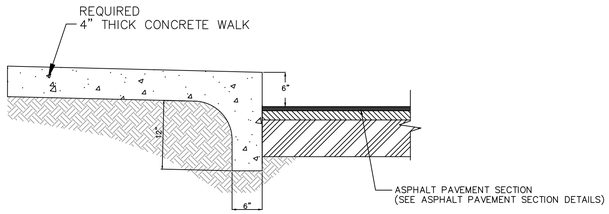
STANDARD DUTY ASPHALT PAVEMENT SECTION

NO SCALE



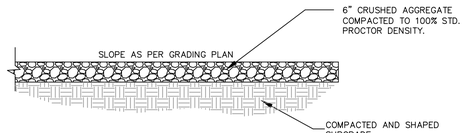
HEAVY DUTY ASPHALT PAVEMENT SECTION

NO SCALE



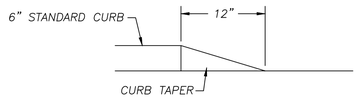
ASPHALT PAVING AT SIDEWALK DETAIL

NO SCALE



GRAVEL PAVEMENT SECTION

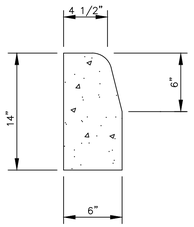
NO SCALE



CURB TAPER

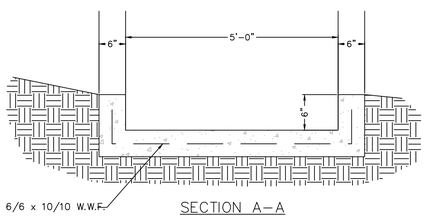
NOT TO SCALE

SECTION B–B

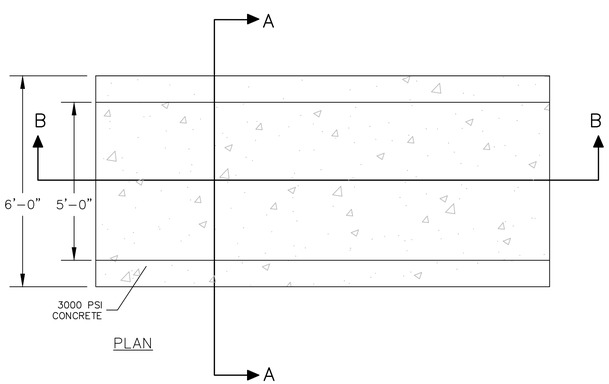


6" STANDARD CURB

NO SCALE

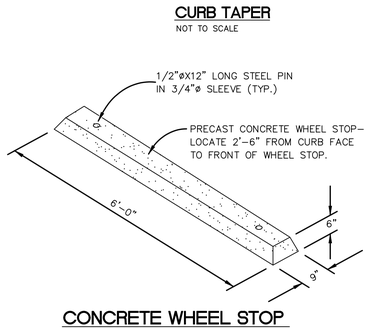


SECTION A–A



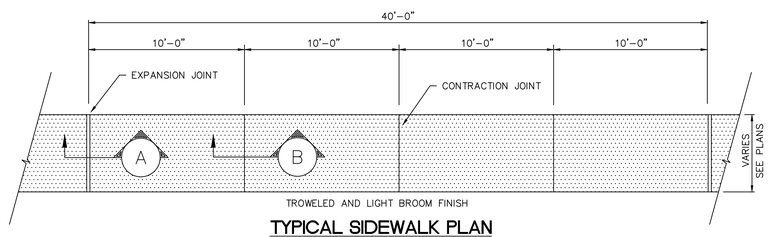
PLAN

CURBED CONCRETE FLUME DETAIL



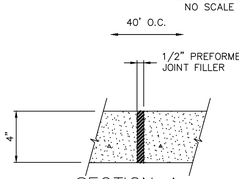
CONCRETE WHEEL STOP

NOT TO SCALE



TYPICAL SIDEWALK PLAN

NO SCALE



SECTION A WALK EXPANSION JOINT

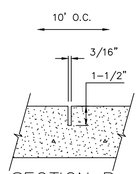
NO SCALE

SIDEWALK NOTES:

CONSTRUCT CONTRACTION JOINTS EVERY 10 FT. O.C.

CONSTRUCT EXPANSION JOINTS (1/2") EVERY 40 FT. O.C.

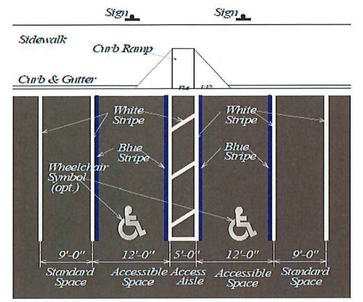
FIBERMESH OR WELDED WIRE FABRIC REINFORCEMENT SHALL BE PLACED IN ALL SIDEWALKS. 3000 P.S.I. CLASS A CONCRETE.



SECTION B (SAWED)

NO SCALE

Considering the above: in Florida, all accessible parking spaces ***must*** be designated with blue paint. In this case, Florida law is applied in addition to the standard described in MUTCD. The correct markings for accessible parking spaces have ***both*** white and blue stripes and access aisles are marked in white. Usually this is applied with the blue paint 'inside' the white paint for the space (see drawing below, which illustrates the Florida Department of Transportation Standard Plans, Index 711-001.)



Accessible Parking Spaces (as described in FDOT Standards)

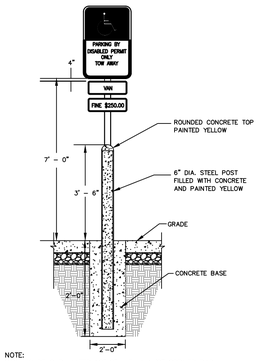
NOTES TO DRAWING:

According to the MUTCD, the pavement markings for the parking space and the access aisle (blue and white stripes) may be either 4" or 6".

If used, a ground-level wheelchair symbol should be white.

If there is a curb, there must be a curb ramp (1:12 max. slope) outside the space and access aisle. A perpendicular curb ramp must have flared sides (1:12 max. slope) if pedestrians may cross it transversely.

A pair of parallel curb ramps may also be used (w/5'-0" landing at the bottom). Wheel stops should be used to limit vehicular encroachment on the sidewalk.



NOTE:
SIGN TO BE SUBLIMATED 12"x6" WITH 1 1/2" CORNER RADII SERIES "C" BLUE LEGEND & 1/2" BLUE BORDER WITH A WHITE BACKGROUND.

VAN ACCESSIBLE SIGN MUST BE INCLUDED ON POLE IN FRONT OF VAN ACCESSIBLE SPACE.

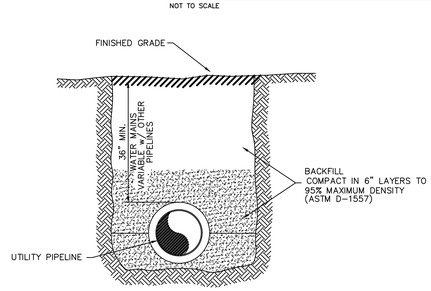
HANDICAP SIGN IN BOLLARD DETAIL

FDOT Design Standards show dimensions to the centerline between two adjacent stripes. This is intended primarily for double lines between travel lanes on a roadway. For parking spaces, it is appropriate to dimension to the centerline of the white stripes and then add the blue stripes.

Also, as described above, the Florida accessible parking space provides the space for an automobile or a lift-equipped van. Therefore, a 'van accessible' sign and an 8' access aisle are not required. The standard for accessible parking in Florida is a 12' minimum parking space with an adjacent 5' minimum access aisle. Two accessible parking spaces may share an access aisle.

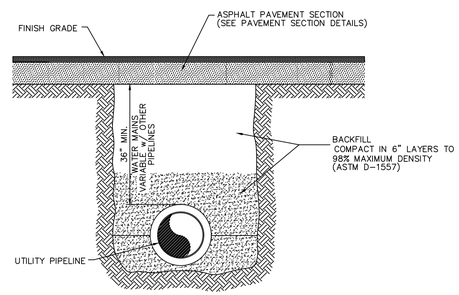
ACCESSIBLE HANDICAP SIGN AND STRIPING DETAILS

NOT TO SCALE



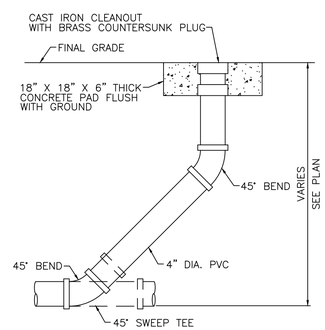
UNPAVED AREAS PIPELINE INSTALLATION

NO SCALE



PAVED AREAS PIPELINE INSTALLATION

NO SCALE



SANITARY SEWER CLEANOUT

SITE CONSTRUCTION PLANS FOR
ALL METAL ROOFING & SIDING
CITY OF PARKER
BAY COUNTY, FLORIDA
CONSTRUCTION DETAILS

PROJECT No. FL 0012–22

DATE: FEB., 2023

SCALE: N.T.S.

DRAWN BY: T. SCARBOROUGH

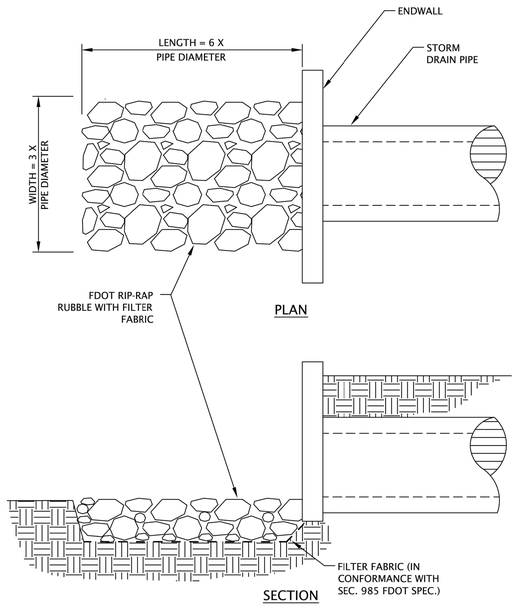
APPROVED BY: P. SANTORA

REVISIONS:

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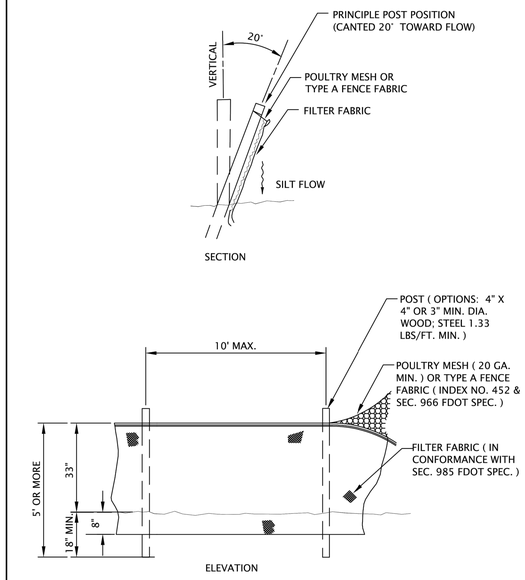
SHEET 10
OF 11



BAY COUNTY UTILITIES STANDARD DETAILS

STORM DRAIN OUTLET PROTECTION

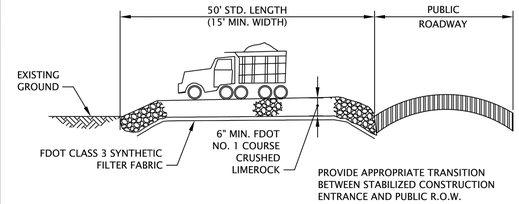
DATE : SEP 2017
SCALE : NTS
FIGURE : G-4



BAY COUNTY UTILITIES STANDARD DETAILS

TYPE IV SILT FENCE (FDOT INDEX 102)

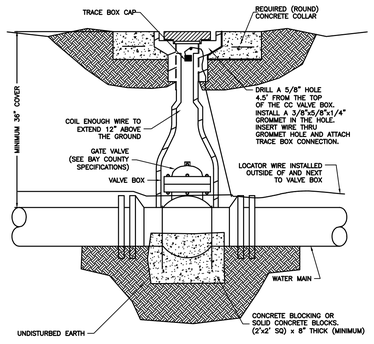
DATE : SEP 2017
SCALE : NTS
FIGURE : G-3



BAY COUNTY UTILITIES STANDARD DETAILS

STABILIZED CONSTRUCTION ENTRANCE

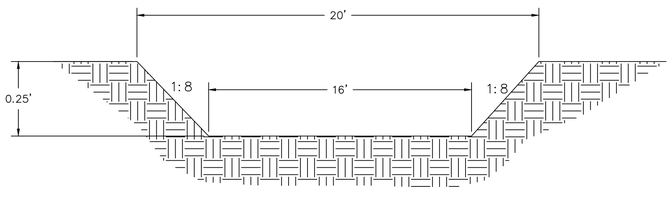
DATE : SEP 2017
SCALE : NTS
FIGURE : G-6



NOTES:

1. ALL GATE VALVE TYPES AND INSTALLATIONS SHALL BE PER CITY OF PARKER SPECIFICATIONS.
2. CONCRETE COLLAR AND VALVE BOX COVER SHALL BE FLUSH WITH FINISH GRADE.
3. VALVE STAND TO BE SET STRAIGHT (WITHOUT LEANING) AND CENTERED OVER VALVE NUT TO ALLOW FULL SEPARATION WITH VALVE WRENCH.

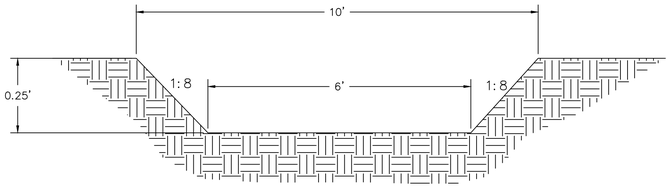
GATE VALVE WITH LOCATOR WIRE
Not to scale



WESTERN POND OVERFLOW

SPILLWAY DETAIL

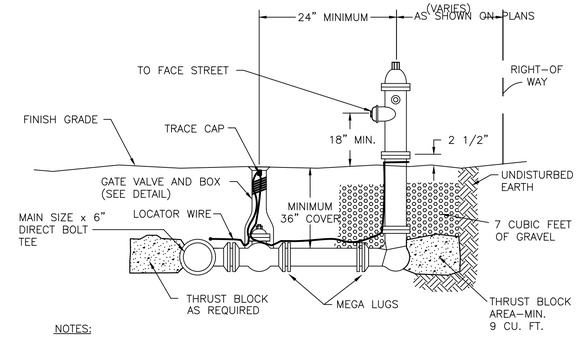
NO SCALE



SOUTHERN POND OVERFLOW

SPILLWAY DETAIL

NO SCALE



NOTES:

1. ALL FIRE HYDRANTS SHALL FACE THE STREET AND SHALL BE INSTALLED AS SHOWN ON PLANS & DRAWINGS OR AS DIRECTED BY UTILITY PROVIDER.
2. ALL FIRE HYDRANTS SHALL HAVE MAIN SIZE BY 6" DIRECT BOLT TEES AND ALL LEGS OR LATERALS SHALL BE DUCTILE IRON CEMENT LINED CLASS 50 WATER PIPE W/ MEGA LUGS (JOINTS REQUIRE US LOK GASKETS OR CITY OF PARKER APPROVED EQUAL).
3. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ADAPTERS, GLANDS AND OTHER FITTINGS REQUIRED TO PROPERLY INSTALL THE FIRE HYDRANT. FIRE HYDRANT SPOOL PIECES BY THE SAME BRAND AS THE FIRE HYDRANT SHALL BE USED TO ADJUST THE FIRE HYDRANT TO PROPER GRADE. ALL FIRE HYDRANTS TO BE TRUE AND PLUMB. EARTH BUILT-UP AROUND THE FIRE HYDRANT IS NOT ACCEPTABLE.
4. CONCRETE THRUST BLOCKS SHALL NOT OBSTRUCT FIRE HYDRANT DRAIN HOLES.
5. INSTALL A LOCATOR WIRE TO THE FIRE HYDRANT VALVE STAND ACCORDING TO THE GATE VALVE DETAIL AND LOCATE WIRE SPECIFICATIONS.
6. INSTALL FIRE HYDRANT MARKERS ACCORDING TO THE FIRE HYDRANTS MARKER DETAIL AND FIRE HYDRANTS SPECIFICATIONS.
7. ALL FIRE HYDRANTS SHALL BE PAINTED ACCORDING TO THE FIRE HYDRANT SPECIFICATIONS.
8. FIVE (5) MIL POLYETHLENE PLASTIC SHALL BE USED TO COVER THE FIRE HYDRANT FITTINGS PRIOR TO POURING THE TRUST BLOCKING.

FIRE HYDRANT ASSEMBLY DETAIL
Not to scale

PROJECT No.
FL 0012-22

DATE: FEB., 2023
SCALE: N.T.S.

DRAWN BY:
T. SCARBOROUGH

APPROVED BY:
P. SANTORA

REVISIONS:

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