City of Pensacola

Community Redevelopment Agency

Agenda

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Monday, October 19, 2020, 3:30 PM **Council Chambers, 1st Floor**

SPECIAL MEETING: Immediately following City Council Agenda Conference and Workshop Session starting at 3:30 p.m.

The public may attend the meeting in person; there will be limited seating. Consistent w/CDC guidelines, all are required to sit at least 6 feet apart & to wear face coverings that cover their nose & mouth. The public may also participate via live stream or phone at cityofpensacola.com/428/Live-Meeting-Video. Citizens may submit an online form at https://www.cityofpensacola.com/CRAinput BEGINNING AT 1 P.M.

CALL MEETING TO ORDER

Members: Jared Moore, Chairperson, Ann Hill, Vice Chairperson, Jewel Cannada-Wynn, John Jerralds, Sherri Myers, Andy Terhaar, P.C. Wu

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

ACTION ITEMS

1. 2020 -05 CRA RESOLUTION NO. 2020-05 CRA - APPROVING THE EAST GARDEN DISTRICT STREETSCAPE PROJECT MASTER REDEVELOPMENT AGREEMENT AND PRELIMINARY PLANS

Recommendation: That the Community Redevelopment Agency (CRA) adopt Resolution No. 2020-05 CRA approving and authorizing a master redevelopment agreement between the CRA, the City of Pensacola, developers of the East Garden District redevelopment project, 41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC, to award $1,375,000 towards the construction of streetscape improvements along Jefferson Street from Garden Street to Chase Street. Further, that the CRA approve the preliminary plans, in substantially the form attached. Finally, that the CRA authorize the CRA Chairperson to take all actions necessary to complete the project.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE URBAN CORE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING EXECUTION OF A MASTER REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY, THE CITY OF PENSACOLA, FLORIDA, 41 N. JEFFERSON STREET, LLC, 2 NORTH PALAFOX, LLC, AND 90 E. GARDEN STREET, LLC, PROVIDING FOR THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE REDEVELOPMENT AREA CONSISTING OF RIGHT OF WAY, STREETSCAPE AND WALKWAY IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jared Moore

Attachments: *Resolution No. 2020-05 CRA - EGD Master Redevelopment Agreem*

Appendix A - Form of Master Redevelopment Agreement

East Garden District Preliminary Plans

DISCUSSION ITEMS

2. 20-00647 COMMUNITY MARITIME PARK DAY DOCK - EMERGENCY WATER TAXI SERVICE

Sponsors: Jared Moore

Attachments: *Dock Structure Concept Layout*

Marine Technologies - Assembly and Price

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 2020 -05 CRA Community Redevelopment Agency 10/19/2020

ACTION ITEM

SPONSOR: Jared Moore, Chairperson

SUBJECT:

RESOLUTION NO. 2020-05 CRA - APPROVING THE EAST GARDEN DISTRICT STREETSCAPE PROJECT MASTER REDEVELOPMENT AGREEMENT AND PRELIMINARY PLANS

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) adopt Resolution No. 2020-05 CRA approving and authorizing a master redevelopment agreement between the CRA, the City of Pensacola, developers of the East Garden District redevelopment project, 41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC, to award $1,375,000 towards the construction of streetscape improvements along Jefferson Street from Garden Street to Chase Street. Further, that the CRA approve the preliminary plans, in substantially the form attached. Finally, that the CRA authorize the CRA Chairperson to take all actions necessary to complete the project.

> **A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE URBAN CORE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING EXECUTION OF A MASTER REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY, THE CITY OF PENSACOLA, FLORIDA, 41 N. JEFFERSON STREET, LLC, 2 NORTH PALAFOX, LLC, AND 90 E. GARDEN STREET, LLC, PROVIDING FOR THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE REDEVELOPMENT AREA CONSISTING OF RIGHT OF WAY, STREETSCAPE AND WALKWAY IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.**

SUMMARY:

On February 10, 2020, the Community Redevelopment Agency (CRA) approved the “East Garden District” Jefferson Street Road Diet / Streetscape project, with an estimated cost of $1,375,000, for funding from the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

The East Garden District project is a master-planned redevelopment located along Jefferson Street from Garden to Chase Street, and Garden Street at the intersection of Garden and Jefferson Streets, which is slated for redevelopment by developers, 41 N. Jefferson Street, LLC, 1 North Palafox, LLC, and 90 E. Garden Street, LLC. The development is planned to include a hotel, parking facilities,

restaurant, retail, and other mixed-use facilities. As a component of the redevelopment project, the developers have requested to partner with the CRA to undertake streetscape improvements along Jefferson Street from Garden Street to Chase Street. To facilitate this partnership, and in furtherance of CRA's action on February 10th, a master redevelopment agreement has been prepared.

The agreement facilitates the award of $1,375,000 towards the full cost of the streetscape improvements, which is estimated at $2,119,839. In addition to the developer's streetscape contributions, an additional $40.8 million investment is estimated to be made by the developers towards the private parcels' redevelopment. Reimbursement of the share of costs for streetscape improvements by the CRA will be made in increments, at the completion of key project milestones. The developer will retain the maintenance responsibility for the streetscape improvements. Upon completion, and prior to final payment and acceptance of the City's project, the developer will issue to the City a warranty bond that will serve as a guarantee for the maintenance of the streetscape improvements.

Implementation of this project will further the goals and objectives set forth in the Urban Core Redevelopment Plan, which expressly contemplates and encourages redevelopment and enhancement of public rights-of-way and pedestrian walkways and provides private sector participation in remediating and preventing blighted conditions.
This project will also support key waterfront connectivity, in conjunction with the enhancement of the remaining Jefferson Street segments of the "Hashtag" Waterfront Connector (Continuous Waterfront Trail System) project.

Resolution No. 2020-05 CRA and the proposed Master Redevelopment Agreement and Preliminary Plans are attached.

PRIOR ACTION:

July 15, 2019 - CRA approved Resolution No. 2019-04 CRA authorizing an interlocal agreement between the City of Pensacola and the CRA pertaining to the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

July 15, 2019 - CRA approved Supplemental Budget Resolution No. 2019-05 appropriating funding in connection with the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

August 5, 2019 - The CRA approved the scheduling of a workshop to discuss the use of the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 3, 2020 - The CRA held a workshop to review recommended projects for funding through the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 10, 2020 - The CRA approved the "Hashtag" Waterfront Connector improvements, Bruce Beach improvements, Community Maritime Park Day Marina, and Jefferson Road Diet/sidewalk repair and improvements (aka "East Garden District") projects for funding through the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

FUNDING:

Budget:	$1,375,000	CRA Contribution - Streetscape Only
	$ 744,839	Est. Developer Contribution- Streetscape Only
	$2,119,839	
Actual:	$2,119,839	

FINANCIAL IMPACT:

Funding for the CRA's share of costs is available in the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019 fund.

CITY ATTORNEY REVIEW: Yes

10/13/2020

STAFF CONTACT:

Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Asst. CRA Administrator

ATTACHMENTS:

1) Resolution No. 2020-05 CRA - EGD Master Redevelopment Agreement
2) Appendix A - Form of Master Redevelopment Agreement
3) East Garden District Preliminary Plans

PRESENTATION: Yes

RESOLUTION
NO. 2020-05 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE URBAN CORE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING EXECUTION OF A MASTER REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY, THE CITY OF PENSACOLA, FLORIDA, 41 N. JEFFERSON STREET, LLC, 2 NORTH PALAFOX, LLC AND 90 E. GARDEN STREET, LLC, PROVIDING FOR THE REDEVELOPMENT OF CERTAIN PROPERTY LOCATED IN THE REDEVELOPMENT AREA CONSISTING OF RIGHT OF WAY, STREETSCAPE AND WALKWAY IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to and under the authority of the Community Redevelopment Act of 1969 codified in Part III, Chapter 163, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared that:

(A) Pursuant to Resolution No. 54-80 adopted by the City Council of the City of Pensacola, Florida (the "City Council") on September 25, 1980, and as confirmed and ratified pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council found and determined that an area designated therein as the "Pensacola Inner City" is a blighted area as therein described, that a combination of rehabilitation, conservation and redevelopment of the Pensacola Inner City is necessary, that there exists a need for a community redevelopment agency to function in the City to carry out community redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes (the "Act"), and that the Pensacola Inner City is appropriate for community redevelopment projects and is thereby designated a community redevelopment area.

(B) Pursuant to Resolution No. 55-80 adopted by the City Council on September 25, 1980, and as readopted and reaffirmed pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council declared itself to be the "Community Redevelopment Agency" (THE "agency") in the City and vested all rights, powers, duties, privileges and immunities vested in a community redevelopment agency pursuant to the Act in the City Council.

(C) Pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council designated the boundaries and found and determined that an area designated therein as the "Urban Core Community Redevelopment Area" (the "Redevelopment Area") is a blighted area as therein described and that the rehabilitation, conservation and redevelopment is necessary and in the public interest.

(D) Pursuant to Ordinance No. 13-84 enacted by the City Council on March 8, 1984, the Urban Core Community Redevelopment Trust Fund was established into which an amount equal to the tax increment paid by each taxing authority each year is deposited in accordance

with section 163.387, Florida Statutes, for the purpose of financing community redevelopment in the Redevelopment Area (the "Tax Increment").

(E) On January 14, 2010, the City Council adopted Resolution No. 02-10 approving an "Urban Core Community Redevelopment Plan 2010" for the Redevelopment Area (as may be further amended from time to time, the "Redevelopment Plan").

(F) On July 18, 2019, the City Council adopted Resolution No. 2019-31 which authorized issuance of the City's Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019 (the "Series 2019 Bond") to refinance certain debt obligations then outstanding and to finance new redevelopment projects in the Redevelopment Area, in furtherance of the Redevelopment Plan, and provided that the Series 2019 Bond would be payable from and secured by Tax Increment Revenues paid by the Agency to the City pursuant to interlocal agreement.

(G) The Series 2019 Bond was issued on July 25, 2019.

(H) 41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC (collectively, the "Developer") own certain parcels of real property located in the East Garden District, as further described in the form of Master Redevelopment Agreement attached hereto as Appendix A (the "Master Redevelopment Agreement") which parcels are within the boundaries of Redevelopment Area (the "Developer Parcels").

(I) The Developer is undertaking redevelopment of the Developer Parcels with various uses which may include a hotel, parking facilities, restaurant, retail and other multiuse facilities (collectively, the "Developer Facilities"), all of which are generally contemplated by and are objectives of the Redevelopment Plan.

(J) The Developer desires to redevelop and improve the Jefferson Street right of way north of Garden Street and south of Chase Street, which is a City right of way (the "Affected Right of Way"), in conjunction with development and redevelopment of the Developer Parcels which are adjacent or in close proximity to the Affected Right of Way.

(K) The Developer has proposed to the City and the Agency that it will undertake all of the design, site work, construction and landscaping to modify the Affected Right of Way and adjoining areas with streetscape improvements so that it is more walkable and pedestrian friendly and to include certain aesthetic enhancements (collectively, the "Project") as further described in the Master Redevelopment Agreement.

(L) The total estimated cost of the Project is $2,203,837 a breakdown of which is included in the Project Cost Estimate included in the Master Redevelopment Agreement.

(M) The Developer has represented to the City and the Agency that it is willing to pay a substantial portion of the costs of the Project but will require financial assistance from the City and the Agency to undertake and complete the Project as herein set forth.

(N) The financial assistance to be provided by the City and Agency includes a grant in the amount of $1,375,000, all or a portion of which will be funded with proceeds of the Series 2019 Bond (the "Redevelopment Incentive").

(O) The amount of the Redevelopment Incentive is reasonably estimated to be equal

to or less than the Tax Increment generated by the Developer Parcels once improved with the Developer Facilities over the duration of the Redevelopment Plan.

(P) The financial assistance to be provided by the City and the Agency as an inducement for installation and construction of the Project will result in creation of a vibrant, attractive and pedestrian friendly destination for residents and visitors of the Redevelopment Area.

(Q) The Developer has proposed that it will install and construct the Project in conjunction with redevelopment of the Developer Parcels.

(R) The Developer Facilities are reasonably expected to generate substantial ad valorem and sales tax revenues through the term of the Redevelopment Plan and beyond.

(S) The Project is expected to act as a catalyst for additional high quality redevelopment in the Redevelopment Area, thus significantly benefiting the City's economy and its citizens and significantly advancing the community redevelopment objectives set forth in the Act and the Redevelopment Plan.

(T) The construction phase of the Developer Facilities and the Project is expected to create local jobs stemming from construction related activities, and upon completion, the Project is expected to create local jobs related to operation of the residential and commercial uses.

(U) Construction and operation of the Developer Facilities and Project is further expected to stimulate economic development in the City and the Redevelopment Area and to materially benefit the City and residents of the Redevelopment Area, the taxing authorities which contribute Tax Increment and their respective residents for many reasons, including but not limited to the increased direct and indirect funds that will be received from ad valorem tax revenue, sales tax revenue, utility revenue, and other revenues.

(V) The Agency therefore has an interest in the diverse economic benefits which would be created through construction of the Project and redevelopment of the Developer Parcels.

(W) The Agency desires to facilitate the successful construction of the Project in order to realize the public and community redevelopment benefits identified herein.

(X) Provision of the Project is a valid and important public purpose in light of the need to redevelop the land within the Redevelopment Area, and the City and the Agency are authorized by the Act to expend Tax Increment proceeds in furtherance of the community redevelopment objectives of remedying blight and preserving and enhancing the tax base.

(Y) The Agency hereby determines that the economic incentives and contributions contemplated herein are an advantageous means of inducing construction of the Project and which will serve a valid and paramount public purpose in that: (1) construction of the Project will directly promote redevelopment in the Redevelopment Area, as well as the overall economy of the City; (2) the Project will further the development of residential and commercial activities in the Redevelopment Area, thereby achieving essential objectives of the Redevelopment Plan and providing a more balanced and stable area economy and increased opportunities for gainful employment; (3) construction of the Project will stimulate and promote redevelopment in the Redevelopment Area as a whole; and (4) all economic incentives will be used for the public purposes described herein.

(Z) The Agency now desires to approve and authorize execution of the Master Redevelopment Agreement in order to provide for installation and construction of the Project in furtherance of meeting the redevelopment goals and objectives set forth in the Redevelopment Plan.

(AA) The Agency hereby determines that it is necessary and in the best interests of the health, safety and welfare of the City and its inhabitants that the City make a grant to the Developer in the form of the Redevelopment Incentive to facilitate installation and construction of the Project, and that the Project shall constitute and serve the purposes of "community redevelopment" within the meaning and in accordance with the Act.

(BB) The Master Redevelopment Agreement has been prepared and reviewed by the Agency, the City and the Developer, and all are desirous of entering into the agreement to effectuate redevelopment of the Project Site upon the terms and conditions as set forth therein.

SECTION 3. APPROVAL OF MASTER REDEVELOPMENT AGREEMENT.

(A) The Master Redevelopment Agreement, in substantially the form attached hereto as Appendix A, is hereby approved

(B) The Chairman of the Agency is authorized and directed to execute and deliver, and the City Clerk is authorized to attest, the Master Redevelopment Agreement, with such omissions, insertions, and variations as may be necessary and/or desirable and approved in consultation with the City Attorney prior to the delivery thereof, with such necessity and/or desirability and approval to be evidenced by the execution and delivery thereof, and to execute and deliver any and all papers and instruments to do and cause to be done all acts and things necessary or proper for carrying out the actions contemplated by this Resolution and the Master Redevelopment Agreement between the parties authorized hereunder.

SECTION 4. RATIFICATION AND CONFIRMATION. Based upon the findings herein, the Redevelopment Plan, and the public purpose advanced by redevelopment of the Redevelopment Area, all prior actions by the Agency associated with advancing redevelopment of the Project Site are in the public interest, serve public purposes and provide for accomplishing community redevelopment consistent with the Redevelopment Plan. The findings herein and all prior actions and plans of the Agency associated with redevelopment of the Project Site are hereby ratified and confirmed.

SECTION 5. SEVERABILITY. If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or shall for any reason whatsoever be held invalid by a court of competent jurisdiction, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

SECTION 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. This resolution shall become effective immediately upon adoption.

Adopted:_____

Approved:_____
Chairman, CRA

Attest:

_____
City Clerk

APPENDIX A

FORM OF MASTER REDEVELOPMENT AGREEMENT

MASTER REDEVELOPMENT AGREEMENT
(EAST GARDEN DISTRICT STREETSCAPE PROJECT)

By and Between

THE CITY OF PENSACOLA, FLORIDA,

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA

and

41 N. JEFFERSON STREET, LLC, 2 NORTH PALAFOX, LLC AND
90 E. GARDEN STREET, LLC

Dated as of _____, 2020

MASTER REDEVELOPMENT AGREEMENT
(EAST GARDEN DISTRICT STREETSCAPE PROJECT)

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A	Developer Parcels
B	Conceptual Project Plan
C	Project Cost Estimate

MASTER REDEVELOPMENT AGREEMENT
(EAST GARDEN DISTRICT STREETSCAPE PROJECT)

THIS MASTER REDEVELOPMENT AGREEMENT (EAST GARDEN DISTRICT STREETSCAPE PROJECT) ("Agreement") is made and entered into this _____ day of _____, 2020 by and between the **CITY OF PENSACOLA, FLORIDA**, a municipal corporation (the "City"), the **COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA**, a public body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163, Florida Statutes, (the "Agency"), and **41 N. JEFFERSON STREET, LLC, 2 NORTH PALAFOX, LLC AND 90 E. GARDEN STREET, LLC** (collectively, the "Developers").

W I T N E S S E T H:

WHEREAS, pursuant to Resolution No. 54-80 adopted by the City Council on September 25, 1980, and as confirmed and ratified pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council found and determined that an area designated therein as the "Pensacola Inner City" is a blighted area as therein described, that a combination of rehabilitation, conservation and redevelopment of the Pensacola Inner City is necessary, that there exists a need for a community redevelopment agency to function in the City to carry out community redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes (the "Act"), and that the Pensacola Inner City is appropriate for community redevelopment projects and is thereby designated a community redevelopment area; and

WHEREAS, pursuant to Resolution No. 55-80 adopted by the City Council on September 25, 1980, and as readopted and reaffirmed pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council declared itself to be the "Community Redevelopment Agency" in the City and vested all rights, powers, duties, privileges and immunities vested in a community redevelopment agency pursuant to Part III, Chapter 163, Florida Statutes, in the City Council; and

WHEREAS, pursuant to Resolution 65-81 adopted by the City Council on September 22, 1981, the City Council designated the boundaries and found and determined that an area designated therein as the "Urban Core Community Redevelopment Area" (the "Redevelopment Area") is a blighted area as therein described and that the rehabilitation, conservation and redevelopment is necessary and in the public interest; and

WHEREAS, pursuant to Ordinance No. 13-84 enacted by the City Council on March 8, 1984, the Urban Core Community Redevelopment Trust Fund was established into which the tax increment paid by each taxing authority each year is deposited in accordance with section 163.387, Florida Statutes, for the purpose of financing community redevelopment in the Redevelopment Area (the "Tax Increment"); and

WHEREAS, on January 14, 2010, the City Council adopted Resolution No. 02-10 approving an "Urban Core Community Redevelopment Plan 2010" for the Redevelopment Area (as may be further amended from time to time, the "Redevelopment Plan"); and

WHEREAS, on July 18, 2019, the City Council adopted Resolution No. 2019-31 which authorized issuance of the City's Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019 (the "Series 2019 Bond") to refinance certain debt obligations then outstanding and to finance new redevelopment projects in the Redevelopment Area, in furtherance of the Redevelopment Plan, and provided that the Series 2019 Bond would be payable from and secured by Tax Increment Revenues paid by the Agency to the City pursuant to interlocal agreement; and

WHEREAS, the Series 2019 Bond was issued on July 25, 2019; and

WHEREAS, the Developer owns certain parcels of real property located in the East Garden District as further described in Appendix A attached hereto (the "Developer Parcels") which parcels are within the boundaries of Redevelopment Area; and

WHEREAS, the Developer is undertaking redevelopment of the Developer Parcels with various uses which may include a hotel, parking facilities, restaurant, retail and other multiuse facilities (collectively, the "Developer Facilities"), all of which are generally contemplated by and are objectives of the Redevelopment Plan; and

WHEREAS, the Developer desires to redevelop and improve the Jefferson Street right of way north of Garden Street and south of Chase Street, which is a City right of way (the "Affected Right of Way"), in conjunction with development and redevelopment of the Developer Parcels which are adjacent or in close proximity to the Affected Right of Way; and

WHEREAS, the Developer has proposed to the City and the Agency that it will undertake all of the design, site work, construction and landscaping to modify the Affected Right of Way and adjoining areas with streetscape improvements so that it is more walkable and pedestrian friendly and to include certain aesthetic enhancements (collectively, the "Project") as further described in the Conceptual Project Plan attached hereto as Appendix B; and

WHEREAS, the total estimated cost of the Project is $2,203,837 a breakdown of which is included in the Project Cost Estimate attached hereto as Appendix C; and

WHEREAS, the Developer has represented to the City and the Agency that it is willing to pay a substantial portion of the costs of the Project but will require financial assistance from the City and the Agency to undertake and complete the Project as herein set forth; and

WHEREAS, the financial assistance to be provided by the City and Agency includes a

grant in the amount of $1,375,000 (the "Redevelopment Incentive"); and

WHEREAS, the amount of the Redevelopment Incentive is reasonably estimated to be equal to or less than the Tax Increment generated by the Developer Parcels once improved with the Developer Facilities over the duration of the Redevelopment Plan; and

WHEREAS, the financial assistance to be provided by the City and the Agency as an inducement for installation and construction of the Project will result in creation of a vibrant, attractive and pedestrian friendly destination for residents and visitors of the Redevelopment Area; and

WHEREAS, the Developer has proposed that it will install and construct the Project in conjunction with redevelopment of the Developer Parcels; and

WHEREAS, the City has determined that the Project is consistent with the City's comprehensive plan; and

WHEREAS, the Developer Facilities are reasonably expected to generate substantial ad valorem and sales tax revenues through the term of the Redevelopment Plan and beyond; and

WHEREAS, the Project is expected to act as a catalyst for additional high quality redevelopment in the Redevelopment Area, thus significantly benefiting the City's economy and its citizens and significantly advancing the community redevelopment objectives set forth in the Act and the Redevelopment Plan; and

WHEREAS, the construction phase of the Developer Facilities and the Project is expected to create local jobs stemming from construction related activities, and upon completion, the Project is expected to create local jobs related to operation of the residential and commercial uses; and

WHEREAS, construction and operation of the Developer Facilities and Project is further expected to stimulate economic development in the City and to materially benefit the City, the taxing authorities which contribute Tax Increment and their respective residents for many reasons, including but not limited to the increased direct and indirect funds that will be received from ad valorem tax revenue, sales tax revenue, utility revenue, and other revenues; and

WHEREAS, the City and Agency therefore have an interest in the diverse economic benefits which would be created through construction of the Project and redevelopment of the Developer Parcels; and

WHEREAS, the City and Agency desire to facilitate the successful construction of the Project in order to realize the public and community redevelopment benefits identified herein; and

WHEREAS, provision of the Project is a valid and important public purpose in light of the need to redevelop the land within the Redevelopment Area, and the City and the Agency are authorized by the Act to expend Tax Increment proceeds in furtherance of the community redevelopment objectives of remedying blight and preserving and enhancing the tax base; and

WHEREAS, the City and Agency hereby determine that the economic incentives and contributions contemplated herein are an advantageous means of inducing construction of the Project and which will serve a valid and paramount public purpose in that: (1) construction of the Project will directly promote redevelopment in the Redevelopment Area, as well as the overall economy of the City; (2) the Project will further the development of residential and commercial activities in the Redevelopment Area, thereby achieving essential objectives of the Redevelopment Plan and providing a more balanced and stable area economy and increased opportunities for gainful employment; (3) construction of the Project will stimulate and promote redevelopment in the Redevelopment Area as a whole; and (4) all economic incentives will be used for the public purposes described herein; and

WHEREAS, the parties now desire to enter into this Agreement in order to provide for installation and construction of the Project in furtherance of meeting the redevelopment goals and objectives set forth in the Redevelopment Plan; and

WHEREAS, the City has determined that it is necessary and in the best interests of the health, safety and welfare of the City and its inhabitants that the City make a grant to the Developer in the form of the Redevelopment Incentive to facilitate installation and construction of the Project, and that the Project shall constitute and serve the purposes of "community redevelopment" within the meaning and in accordance with the Act; and

WHEREAS, the parties acknowledge that redevelopment activities in the Redevelopment Area must be coordinated to insure their compliance and consistency with the Act and the Redevelopment Plan, and the parties mutually agree to cooperate to achieve such coordination, and

WHEREAS, this Agreement has been prepared and reviewed by the City, the Agency and the Developer, and all are desirous of entering into this Agreement to effectuate redevelopment of the Project Site upon the terms and conditions as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

ARTICLE 1
DEFINITIONS

Section 1.1 **Definitions.** Capitalized terms used herein shall have the meanings set forth in the Recitals above and as follows:

"Act" means Part III, Chapter 163, Florida Statutes known and referred to as the Community Redevelopment Act of 1969, as amended from time to time, and other applicable provisions of law.

"Agency" means the Community Redevelopment Agency of the City of Pensacola, Florida, created pursuant to Resolution No. 55-80 adopted by the City Council on September 25, 1980, as confirmed and ratified by Resolution No. 65-81 adopted by the City Council on September 22, 1981.

"Agreement" means this Master Redevelopment Agreement, including all Appendices and all amendments, modifications, addenda, supplements and revisions to this Agreement or to any of the Appendices.

"Approval Delay" means any delay in achieving a construction or development milestone which is caused by the failure of any applicable governmental authority to timely issue a Building Permit which is required for the construction of the Project.

"Building Permit" means the permit, certificate, license or other approval by the City or other applicable governmental authority required to be obtained, issued, granted, or received as the final such permit, certificate, license or approval prior to commencement of construction, or equipping of any existing structure located on the Project Site.

"City" means the City of Pensacola, Florida, a Florida municipal corporation and its successors or assigns.

"Commencement Date" means the date when the Developer begins the installation and construction of the Project.

"Completion Date" means the date when construction of the Project is completed as provided in Section 2.6 hereof.

"Conceptual Project Plan" means the site plan and narrative description of the conceptual plan for redevelopment of the Project Site prepared by the Developer and included herein as Appendix B.

"Construction Period" means the period of time beginning on the Commencement Date and ending on the Completion Date.

"Contract Documents" means the Design Documents and the general contractor

agreement executed by and between Developer (or any one of them) and a general contractor for the completion of the Project.

"Design Documents" means the Preliminary Design Documents and the Final Design Documents for the Project.

"Developer" means, collectively, 41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC, and their successors and assigns.

"Developer Facilities" means the various facilities and uses constructed by the Developer on the Developer Parcels which may include a hotel, parking facilities, restaurant, retail and other multiuse facilities.

"Developer Parcels" means the tax parcels owned by the Developer as described in Appendix A.

"Effective Date" means _____, 2020, the effective date of this Agreement.

"Event of Termination" has the meaning ascribed to it in Article 7.

"Final Design Documents" means the final narrative and graphic description and depiction of the Project, including the final site plan, site elevation, design concept, any recommended streetscape improvements on or adjacent to the Project Site as prepared by or for the Developer.

"Force Majeure" means failure as a result of acts of God, (including fire, flood, earthquake, storm, hurricane or other natural disaster), epidemics, pandemics and related closures, war, invasion, act of foreign enemies, hostilities, civil war, rebellion, revolution, insurrection, military or usurped power or confiscation, or terrorist activities or any other cause which is out of the control of the affected party.

"Warranty Bond" means a warranty bond provided by the Developer prior to receiving final payment for the Project, as further described in Section 2.6.F hereof.

"Preconstruction Period" means the period of time commencing upon the Effective Date of this Agreement and ending upon the sooner to occur of the following: (i) January 4, 2021 (unless extended by consent and agreement of the parties, which consent and agreement by the parties shall not be unreasonably withheld, conditioned or delayed, or by Force Majeure or Approval Delay), and (ii) the Commencement Date.

"Preliminary Design Documents" means a preliminary narrative and graphic description and depiction of the Project, including the preliminary site plan, site elevation, design concept, any recommended streetscape improvements on or adjacent to the Project, a depiction of the pedestrian and streetscape improvements prepared by or for Developer.

"Project" means installation and construction of (i) improvements to the Affected Right of Way and (ii) the Walkway Improvements.

"Project Cost Estimate" means the estimate of all Project Costs included herein as Appendix C.

"Project Costs" means all costs, both direct and indirect, incurred by the Developer in designing, permitting, installing and constructing the Project.

"Project Schedule" means the schedule and sequence of events prepared by the Developer for review and approval by the City and the Agency for the commencement, progression, and completion of the design, construction, rehabilitation, equipping and furnishing of the Project, including revisions, amendments and changes thereto made from time to time as provided herein.

"Project Site" means the site of the Affected Right of Way and Walkway Improvements.

"Termination Date" means the date on which this Agreement is terminated and is no longer of any force and effect as provided herein in Article 6.

"Walkway Improvements" means pedestrian and walkway improvements adjacent to or in proximity to the Affected Right of Way, which may include but are not limited to curbs, sidewalks, lighting, signage, benches, bollards, street art or sculptures, waste receptacles, fountains, street access points and utility relocations, if any, together with associated landscaping improvements, as further described in the Conceptual Project Plan.

Section 1.2 **Use of Words and Phrases.** Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, the singular shall include the plural as well as the singular number and the word "person" shall include corporations and associations, including public bodies, as well as natural persons. "Herein," "hereby," "hereunder," "hereof," "hereinbefore," "hereinafter" and other equivalent words refer to this Agreement and not solely to the particular portion thereof in which any such word is used.

Section 1.3 **Florida Statutes.** All references herein to "Florida Statutes" are to Florida Statutes (2019), as amended from time to time, unless specifically indicated otherwise.

ARTICLE 2
PURPOSE: FINDINGS: INTENT

Section 2.1 **Purpose.** The purpose of this Agreement is to outline the details of the transaction, and the commitments and responsibilities of each of the parties from conceptual planning through final Project completion, and to provide acceptable releases to each of the parties should the Project fail to proceed, or be terminated pursuant to the provisions of this

Agreement, at any point in time.

Section 2.2 **Findings**.

A. The City and the Agency do hereby find that the Project will advance the community redevelopment goals and objectives set forth in the Redevelopment Plan which expressly contemplates and encourages redevelopment and enhancement of public rights of way and pedestrian walkways in the Redevelopment Area and provides for private sector participation in remediating the blighted conditions therein.

B. The City and the Agency do hereby find that the Developer has represented to City and the Agency that the Developer needs financial assistance from the City and the Agency in order for the Project to proceed.

C. The City and the Agency do hereby find that there is, in fact, a need for financial assistance by the City and the Agency for the Project to proceed.

D. The City and the Agency do hereby find that the City has an interest in the diverse economic benefits resulting from the construction and operation of the Developer Facilities and that the Project is consistent with and furthers the objectives of the Redevelopment Plan and is in the best interest of the citizens of the City.

E. The parties hereto recognize and acknowledge and do mutually find that but for the financial assistance provided for herein, the Developer would not undertake construction of the Project and redevelopment of the Project Site, and such assistance is a critical and important inducement without which such construction and redevelopment would not be undertaken.

Section 2.3 **Intent**. It is the intent of the parties hereto to efficiently, effectively and economically cause the successful construction of the Project in order to improve the Affected Right of Way, specifically, and the conditions in the Redevelopment Area, in general, as well as implement the Redevelopment Plan and otherwise further the purposes of the Act. It is further the intent of the parties that the Developer shall permit, design, engineer, construct, equip, and otherwise complete the Project by a Completion Date to be mutually agreed upon by the parties. The parties mutually recognize and acknowledge that the Developer will require the City's and the Agency's financial assistance, the extent of which is set forth in Section 2.4.

Section 2.4 **Project Funding & Cost Overruns**.

A. The cost of the Project is estimated to be $2,203,837 as further described in the Project Cost Estimate. The Developer shall be responsible for funding and financing installation and construction of the Project, subject to the City contribution described below.

B. Section 163.387 of the Act authorizes "area reinvestment agreements" between a community redevelopment agency and private parties pursuant to which the increment

computed for a specific area is reinvested in services or public or private projects, or both, including debt service, supporting one or more projects consistent with the community redevelopment plan that is identified in the agreement to be constructed within that area. It is the express intent of the parties hereto that this Agreement shall constitute and be construed as an area reinvestment agreement within the meaning of the Act.

C. The City hereby agrees to pay the Redevelopment Incentive to the Developer in accordance with the terms set forth herein, to induce the Developer to install and construct the Project.

D. The City shall contribute the Redevelopment Incentive in a total amount not to exceed $1,375,000, in accordance with the following terms:

1. $125,000 upon the Developer's receipt of all necessary permits for the Project.

2. $312,500 upon completion of 30% of the Project as certified by the Developer's general contractor for the Project.

3. $312,500 upon completion of 60% of the Project as certified by the Developer's general contractor for the Project.

4. $312,500 upon completion of 90% of the Project as certified by the Developer's general contractor for the Project.

5. $312,500 upon completion of 100% of the Project as certified by the Developer's general contractor for the Project and the Developer's delivery to the City of the Warranty Bond described in Section 2.6.F hereof.

E. The foregoing payments shall be made by the City to 90 E. Garden Street, LLC within seven (7) business days of the milestones set forth above.

F. The City intends to finance such contribution with proceeds of the Series 2019 Bond.

G. Except for the contribution of the City described above, all other Project Costs associated with the design, installation and construction of the Project shall be the responsibility of the Developer.

H. Cost overruns, if any, which result from changes to the Project deemed necessary by the Agency for consistency with the Redevelopment Plan or Conceptual Project Plan shall be the responsibility of the Developer. Cost overruns, if any, which result from changes to the Project which are necessary to comply with the City's land development code provisions or requirements of other applicable regulatory boards or agencies shall be the responsibility of the Developer. Cost overruns, if any, resulting from discretionary requests of the City or Agency

pertaining to the Affected Right of Way or Walkway Improvements shall be the responsibility of the City and/or Agency.

Section 2.5 **Ownership and Operation of Improvements Comprising Project**. The City is and shall continue to be the owner of the Affected Right of Way and Project Site, and shall be solely responsible for the expenses associated with ownership, operation and maintenance of the improvements comprising the Project including the Affected Right of Way and the Walkway Improvements installed and constructed by the Developer hereunder; provided, however, that (i) the City and Agency shall assume no ownership or maintenance responsibility for Walkway Improvements or any other improvements installed or constructed by the Developer located or situated on the Developer Parcels or any other privately owned property, and (ii) the Developer is responsible for providing the Warranty Bond in accordance with Section 2.6.F hereof.

Section 2.6 **Project Schedule & Completion Date**.

A. Prior to or upon the completion of the Preconstruction Period, the Developer shall prepare and present to the City and the Agency for review and approval an overall Project Schedule detailing the Construction Period and the Completion Date, and the Developer shall commence construction of the Project in accordance with such schedule and the provisions of this Agreement.

B. The planning, design, development, construction, equipping, and completion of the Project by the Developer shall be undertaken, diligently continued and completed in substantial accordance with this Agreement and by the dates set forth in the Project Schedule subject to revision as provided below.

1. Due to changes in circumstances, expectations, or assumptions of the parties not now known to or by the parties, the Project Schedule may be revised by the Developer and/or the City from time to time, by prior written notice of such revision between the parties which revision shall be effective upon approval of such written notice by the other party. Such approval shall not be unreasonably withheld and if not approved or rejected within twenty (20) calendar days of receipt, then such revision shall be deemed approved.

2. Subject to Force Majeure and Approval Delay, in the event of a change in Completion Date of the Project, for whatever reason, the City or Developer may terminate this Agreement; provided, however, that if the City determines that the Developer is reasonably capable of achieving completion of the Project within ninety (90) days beyond the Completion Date set forth in the Project Schedule, the Developer shall have an additional ninety (90) days beyond the Completion Date to complete the Project before the City may terminate this Agreement.

C. Construction of the Project will be considered complete upon:

1. Receipt by the City of an affidavit from the Developer's contractor stating that the Project has been completed, subcontractors have been paid for construction of same and all construction or other liens related to same have been released; and

2. Acceptance of the Project by the City in accordance with City policies and standards for acceptance of public infrastructure by private developers, including but not limited to the provision of sealed as-built plans and a written release of all liens associated with the work. Such acceptance by the City shall not be unreasonably withheld, conditioned or delayed.

D. The Developer will provide periodic construction status updates to the City and will notify the City of impending completion.

E. Notwithstanding anything herein or in the Project Schedule to the contrary, the Completion Date of the Project shall be no later than one (1) year after the Effective Date, subject to Force Majeure and Approval Delays.

F. Correction Period

1. If within five (5) years after the date the City accepts the Project, the City gives the Developer written notice that any portion of the Project has been found to be to be not in accordance with the requirements of the Contract Documents or the Florida Building Code, or that the Developer's repair of any damages to the Project Site or adjacent areas has been found to be not in accordance with the requirements of the Contract Documents or the Florida Building Code, then after receipt of such notice of the condition the Developer shall promptly, without cost to the City and in accordance with the City's written instructions:

a. furnish to the City a correction/remediation plan within thirty (30) days of the City furnishing its notice of the condition.

b. Upon the City's acceptance of the Developer's correction/remediation plan, the Developer shall correct the condition or such adjacent areas as set forth in Developer's correction/remediation plan.

2. The City shall give any such notice of defect within 30 days of the discovery that such Project work or repairs is defective.

3. If, after receipt of a notice of defect within 30 days and within the correction period, the Developer does not furnish a correction/remediation plan, or in an emergency where delay would cause serious risk of loss or damage, the City may have the defective Project work corrected or repaired or may have the rejected work removed and replaced. The Developer shall pay all costs, losses, and damages (including but not limited to all

fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others). Except in an emergency where delay would cause serious risk of loss or damage, the City shall not undertake any repairs, review, or studies without first furnishing Developer notice and the opportunity to make corrections or furnish a correction/remediation plan.

4. As a condition precedent to the City's acceptance of the Project and obligation to make final payment, the Developer shall furnish a Warranty Bond in the sum of $425,000, substantially in the form of EJCDC® C 612, Warranty Bond (2018). The Warranty Bond period will extend to a date five (5) years after the City's acceptance of the Project, and is intended to secure the obligation of the Developer to correct work as provided in this Section 2.6.F. The Warranty Bond must be issued by the same surety that issues the performance bond required under Section 3.3.L hereof. The Developer shall deliver the fully executed Warranty Bond to City prior to or with the final application for payment.

5. The Developer's obligations under this Section 2.6.F are in addition to all other obligations and warranties. The provisions of this Section 2.6.F are not to be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

Section 2.7 **Conceptual Project Plan**. The Developer shall install and construct the Project in accordance with the Conceptual Project Plan. The Conceptual Project Plan is conceptual only and may be amended as construction unfolds, provided that any such amendment is subject to review by the Agency to ensure consistency and compliance with the Redevelopment Plan. The Agency shall expeditiously review any such modifications and agrees to not unreasonably withhold, condition or delay its approval of same.

ARTICLE 3
REPRESENTATIONS, WARRANTIES, COVENANTS AND OBLIGATIONS OF THE DEVELOPER

Section 3.1 **Representations and Warranties**. The Developer represents and warrants to the City and Agency that each of the following statements is presently true and accurate as of the date hereof and can be relied upon by the City and Agency:

A. Each constituent of the Developer (41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC) is a duly organized and validly existing limited liability company under the laws of the State of Florida, has all requisite power and authority to carry on its business as now conducted, to own or hold properties and to enter into and perform its obligations hereunder and each instrument to which it is or will be a party, and is in good standing in the State of Florida.

B. The principal place of business of the Developer is 41 N. Jefferson Street, 4th Floor, Pensacola, Florida 32502. The manager(s) or managing member(s) thereof executing this Agreement on behalf of the Developer are authorized to act on behalf of the Developer and execute this Agreement and on behalf of the Developer and any such actions by such officers shall be binding upon and enforceable against the Developer.

C. Each document in connection with the Project to which Developer is or will be a party has been duly authorized by all necessary action on the part of, and has been, or will be duly executed and delivered by, the Developer and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof (i) requires the approval and consent of any other party, except such as have been duly obtained, (ii) contravenes and existing law, judgment, government rule, regulation or order applicable to or binding on the Developer, or (iii) contravenes or results in any breach of, default under or results in the creation of any lien or encumbrance upon any property of the Developer other than the Developer Parcel under any indenture, mortgage, deed of trust, bank loan or credit agreement, the Developer's partnership or joint venture agreement, or any other agreement or instrument to which the Developer is a party.

D. This Agreement will constitute a legal, valid and binding obligation of the Developer, and each member thereof, enforceable against the Developer and each member thereof in accordance with the terms thereof, except as enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which effect creditor's rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

E. There are no pending, or to the knowledge of the Developer, threatened actions or proceedings before any court or administrative agency against the Developer or any partner thereof, which question this Agreement or the validity of any instrument or document contemplated hereunder or which are likely in any case, or in the aggregate, to materially adversely affect the successful development of the Project, the consummation of the transactions contemplated hereunder or the financial condition of the Developer.

F. The Developer, and each member thereof, has filed or caused to be filed all federal, state, local and foreign tax returns, if any, required to be filed by the Developer and each member thereof and has paid all taxes shown to be due and payable on such returns or on any assessments levied against the Developer and each member thereof.

Section 3.2 **Covenants of the Developer**. The Developer covenants with the City and the Agency that the Developer shall timely fulfill or cause to be fulfilled all of the conditions and obligations expressed herein which are within the control of the Developer or which are the responsibility of the Developer to fulfill. Each constituent member of the Developer (41 N. Jefferson Street, LLC, 2 North Palafox, LLC and 90 E. Garden Street, LLC) shall be jointly and severally obligated for performance under this Agreement.

Section 3.3 **Obligations of the Developer**.

A. The Developer shall permit, design, construct and improve the Project in accordance with the Design Documents.

B. Upon execution of this Agreement the Developer shall commence the process of designing the Project and shall forward the Preliminary Design Documents to the City and Agency for review and approval to ensure consistency with City standards for public improvements projects and the Redevelopment Plan.

C. As provided in Section 7.15 hereof, this Agreement shall not be construed as a development approval or to convey development rights upon the Developer. Prior to commencing construction of the Public Improvements, the Developer must submit to the City appropriate development applications for development permits or other entitlements. The City shall accept from the Developer for processing and review all such applications, provided that such applications are submitted in accordance with all City rules and regulations and all fees are timely and properly paid. All required permits and development approvals must be obtained prior to commencing construction. Nothing in this Agreement shall be construed to waive or modify applicable land development code and requirements of the City.

D. The Developer shall be responsible for engaging the professional services required and for the payment of all costs associated with design and construction of the Project.

E. The Developer shall coordinate with the City's engineer and the Agency through the Completion Date to ensure design and construction of the Project in a manner consistent with City standards and the Design Documents. No construction efforts shall commence until the City and Agency have reviewed and accepted the Design Documents in the manner contemplated by this Section 3.3 and Developer has received all required Building Permits.

F. All design, engineering and construction by Developer shall be done in accordance with all applicable laws and regulations of the federal, state and local governments, including but not limited to, compliance with all building codes, planning ordinances and regulations and zoning ordinances and regulations of the City.

G. The Developer shall be responsible for and shall initiate, diligently continue and complete the Project as contemplated by this Agreement, including the preparation of the Design Documents, and the construction, and equipping of the Project substantially in accordance with the approved Building Permit(s).

H. If the Final Design Documents reflect any material changes to the Preliminary Design Documents, then such documents shall be submitted to the City and the Agency for review and approval.

I. The Developer shall ensure that the Project including each component thereof

adheres to all applicable building, zoning, parking, life safety, growth management, and all other codes and ordinances that may apply to the Project and Project Site.

J. The Developer shall have no authority to borrow money secured by the Affected Right of Way or Walkway Improvements (except and only to the extent any portion of the Walkway Improvements is located on a Developer Parcel) or incur any debt or liability on behalf of the City or the Agency.

K. The Developer shall contract with a licensed and insured general or roadway contractor for the construction phase, and ensure that the contractor chosen by the Developer uses its proper skill and care in constructing the Project. The Developer shall also ensure that such contractor obtains a performance bond reasonably acceptable to the City.

L. The Developer hereby indemnifies the City and Agency against all claims, costs, losses, demands, actions, proceedings, judgments, settlements and liability arising out of any breach or non-observance of the Developer's obligations in this Agreement.

M. The Developer shall obtain and deliver to the City evidence of commercial general liability insurance in amounts reasonably satisfactory to the City, which insurance the Developer shall maintain at all times during the construction of the Project.

ARTICLE 4
REPRESENTATIONS, WARRANTIES, COVENANTS AND OBLIGATIONS OF THE CITY

Section 4.1 **Representations and Warranties**. The City represents and warrants to Developer that each of the following statements is presently true and accurate as of the date hereof and can be relied upon by Developer:

A. The City is a validly existing municipal corporation of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement and each document contemplated hereunder to which it is or will be a part.

B. This Agreement has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by, the City and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof (i) requires the approval and consent of any other party, (ii) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the City or (iii) contravenes or results in any breach of, default under or result in the creation of any lien or encumbrance upon any party or the City, under any indenture, mortgage, deed of trust, bank loan or credit agreement, any special acts, ordinances, resolutions or any other agreement or instrument to which the City is a party, specifically including any covenants of any bonds, notes, or other forms of indebtedness of the City outstanding on the Effective Date.

C. This Agreement will constitute, a legal, valid and binding obligation of the City enforceable against the City in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

D. This Agreement does not violate any laws, ordinances, rules, regulations, orders, contracts or agreements that are or will be applicable thereto.

Section 4.2 **Covenants of the City**. The City covenants with Developer that:

A. The City shall timely fulfill or cause to be fulfilled all of the conditions and obligations expressed herein which are within the control of the City or which are the responsibility of the City to fulfill.

B. The City shall not violate any laws, ordinances, rules, regulations, orders, contracts or agreements that are or will be applicable thereto, or, to the extent permitted by law, enact or adopt or urge or encourage the enactment or adoption of any laws, ordinances, resolutions, rules, regulations or orders or approve or enter into any contracts or agreements, including issuing any bonds, notes, or other forms of indebtedness, that will result in any provision of this Agreement to be in violation thereof or which would materially impair the City's ability to perform its obligations under this Agreement.

Section 4.3 **Obligations of the City**.

A. The City agrees to timely and expeditiously process all applications received by the Developer for construction approvals and permits for the Project, provided that such applications are submitted in accordance with all City rules and regulations and all fees are timely and properly paid. All required permits and construction approvals, whether issued by the City or any other governmental agency, must be obtained prior to commencing construction. Nothing in this Agreement shall be construed to waive or modify applicable land development code provisions and requirements of the City. The Developer shall be solely responsible for obtaining any construction approvals and permits required by any governmental agency other than the City for construction and completion of the Project.

B. The City agrees to cooperate and expeditiously provide information, approvals and answers to the Developer upon written request, and shall not unreasonably withhold, condition or delay any such approvals.

ARTICLE 5
REPRESENTATIONS, WARRANTIES, COVENANTS AND OBLIGATIONS OF THE AGENCY

Section 5.1 **Representations and Warranties**. The Agency represents and

warrants to Developer that each of the following statements is presently true and accurate as of the date hereof and can be relied upon by Developer:

A. The Agency is a validly existing public body corporate and politic of the State of Florida, has all requisite corporate power and authority to carry on its business as now conducted and to perform its obligations under this Agreement.

B. This Agreement has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by, the Agency and neither the execution and delivery thereof, nor compliance with the terms and provisions thereof or hereof (i) requires the approval and consent of any other party, (ii) contravenes any existing law, judgment, governmental rule, regulation or order applicable to or binding on the Agency or (iii) contravenes or results in any breach of, default under or result in the creation of any lien or encumbrance upon any party or the Agency, under any indenture, mortgage, deed of trust, bank loan or credit agreement, any special acts, ordinances, resolutions or any other agreement or instrument to which the Agency is a party, specifically including any covenants of any bonds, notes, or other forms of indebtedness of the Agency outstanding on the Effective Date.

C. This Agreement will constitute, a legal, valid and binding obligation of the Agency enforceable against the Agency in accordance with the terms thereof, except as such enforceability may be limited by applicable bankruptcy, insolvency or similar laws from time to time in effect which affect creditors' rights generally and subject to usual equitable principles in the event that equitable remedies are involved.

D. This Agreement does not violate any laws, ordinances, rules, regulations, orders, contracts or agreements that are or will be applicable thereto.

Section 5.2 **Covenants of the Agency**. The Agency covenants with Developer that:

A. The Agency shall timely fulfill or cause to be fulfilled all of the conditions and obligations expressed herein which are within the control of the Agency or which are the responsibility of the Agency to fulfill.

B. The Agency will not violate any laws, ordinances, rules, regulations, orders, contracts or agreements that are or will be applicable thereto, or, to the extent permitted by law, enact or adopt or urge or encourage the enactment or adoption of any laws, ordinances, resolutions, rules, regulations or orders or approve or enter into any contracts or agreements, including issuing any bonds, notes, or other forms of indebtedness, that will result in any provision of this Agreement to be in violation thereof or which would materially impair the Agency's ability to perform its obligations under this Agreement.

Section 5.3 **Obligations of the Agency**.

A. The Agency agrees to timely and expeditiously review the Design Documents and to negotiate in good faith any changes or revisions deemed by the Agency as necessary for the Design Documents to be consistent with the Redevelopment Plan.

B. The Agency agrees to cooperate and expeditiously provide information, approvals and answers to the Developer upon written request.

ARTICLE 6
EVENTS OF TERMINATION AND DEFAULT

Section 6.1 **Events of Termination During the Preconstruction Period**. Upon written notice to the other party during the Preconstruction Period, the respective party shall have the right to terminate this Agreement for any of the following Events of Termination. In any such Event of Termination, each party shall be responsible for its own costs.

A. Should the Developer fail to receive financing commitments, then the Developer may choose to terminate this Agreement.

B. Should the Developer fail to obtain all necessary development approvals and/or permits during the Preconstruction Period, subject to extension for Force Majeure and/or Approval Delay, then any of the parties hereto may choose to terminate this Agreement.

C. Should the parties fail to reach agreement on the Design Documents or any of its material components after good faith efforts to do so, then either party may terminate this Agreement.

D. Determination by any of the parties that the costs estimated for the Project component are too high or not economically feasible, provided, however, that each of the parties acknowledges that the costs set forth in the Budget are economically feasible.

Section 6.2 **Events of Default; Notice, Cure and Remedies**.

A. Each of the following is hereby declared an "Event of Default" with respect to this Agreement:

1. A default by any party in the due and punctual performance of the covenants, conditions, agreements and provisions contained in this Agreement.

2. Any representation or warranty of any party hereto shall prove to have been untrue in any material respect.

3. Any party admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its

creditors, consents to the appointment of a receiver or trustee for itself or shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof.

4. Any party is adjudged insolvent by a court of competent jurisdiction or is adjudged bankrupt on a petition of bankruptcy filed against the party, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the party, a receiver or trustee of the party or of the whole or any part of its property and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within sixty (60) days from the date of entry thereof.

5. If, under the provisions of any law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the party or of the whole or any substantial part of its property and such custody or control shall not be terminated within ninety (90) consecutive days from the date of assumption of such custody or control.

B. Notice of Default; Right to Cure. Upon an Event of Default by any party to this Agreement, or said party's successors and assigns, with regard to this Agreement or of any of its terms or conditions, the party alleging such default or breach shall give the breaching party not less than thirty (30) days "Notice of Default" in writing in the manner provided for giving notice as set forth in Section 7.1 of this Agreement. The time of notice shall be measured from the date of certified mailing. The Notice of Default shall specify the nature of the alleged default, and, where appropriate, the manner and period of time in which said default may be satisfactorily cured. During any period for curing the default, the party charged shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is cured, then no default shall exist, and the noticing party shall take no further action.

C. Remedies. If the default has not been cured after proper notice and the expiration of said period to cure default, the noticing party may elect to terminate this Agreement and, at its option and in addition to any other rights or remedies, may institute legal action to cure, correct or remedy any default, to enforce any covenants or agreements herein, or to enjoin any threatened or attempted violation thereof; to recover damages for any default; or to obtain any remedies consistent with the purpose of this Agreement. Such legal actions must be instituted in the Circuit Court of the County of Escambia, State of Florida. This section shall not be interpreted as a pledge of ad valorem tax or other revenues by the City or the Agency.

D. Waiver. Failure or delay in giving Notice of Default or seeking enforcement of this Agreement, shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by another party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

ARTICLE 7
MISCELLANEOUS

Section 7.1 **Notices**. Unless otherwise specifically provided herein, all notices, demands, requests for approvals or other communications which may be or are required to be given by either party to the other shall be made in writing and shall be deemed given and delivered on the date delivered in person, faxed or on the on the date mailed by registered or certified mail, postage prepaid, return receipt requested, and addressed:

To the City: City of Pensacola
222 W. Main St.
Pensacola, Florida 32502
Attention: City Administrator

With copy to: Office of the City Attorney
City of Pensacola
222 W. Main St.
Pensacola, Florida 32502

To the Agency: Community Redevelopment Agency of the City of Pensacola
222 W. Main St.
Pensacola, Florida 32502
Attention: CRA Administrator

To the Developer: c/o Chad C. Henderson
41 N. Jefferson Street, 4th Floor
Pensacola, Florida 32502

With a copy to: William H. Mitchem
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, Florida 32502

The addresses to which notices are to be sent may be changed from time to time by a written notice of such change from the party changing its address delivered to the other parties. Until such a notice is received, a party may rely upon the last address received for the other party.

Section 7.2 **Consents and Approvals**.

(A) All consents and approvals which may be given under this Agreement shall, as a condition of their effectiveness, be in writing. The granting by a party of any consent to or approval of any act requiring consent or approval under the terms of this Agreement, or the failure on the part of a party to object to any such action taken without the required consent or approval, shall not be deemed a waiver by the party whose consent was required of its right to

require such consent or approval for any other act, except as expressly set forth herein to the contrary.

(B) Unless expressly provided otherwise, all consents and approvals which may be given by a party under this Agreement shall not (whether or not so indicated elsewhere in this Agreement) be unreasonably withheld, delayed, or conditioned by such party and shall be given or denied within a reasonable time. Upon disapproval of any request for a consent or approval, the disapproving party shall, together with notice of such disapproval, submit to the requesting party a written statement setting forth with specificity its reasons for such disapproval.

Any amendments to this Agreement will require the approval of the City Council for the City and the governing body of the Agency.

Section 7.3 **Invalid Provisions**. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the requirements of applicable laws and if the remainder of this Agreement can substantially be reasonably performed without material hardship, so as to accomplish the intent and the goals of the parties hereto.

Section 7.4 **Applicable Law and Construction**. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. The submission of this document to the parties for examination thereby does not constitute an offer to buy, or a reservation of or operation for the Project, the Project Site, or any part thereof. This Agreement has been negotiated by the City, Agency and the Developer, and this Agreement, including the appendices, and each of them, the City, the Agency, and the Developer shall be deemed to have participated in the preparation thereof.

Section 7.5 **Submission to Jurisdiction**.

A. Each party to this Agreement hereby submits to the jurisdiction of the State of Florida, Escambia County and the courts thereof for the purposes of any suit, action or other proceeding arising out of or relating to this Agreement and hereby agrees not to assert by way of a motion as a defense or otherwise that such action is brought in an inconvenient forum or that the venue of such action is improper or that the subject matter thereof may not be enforced in or by such courts.

B. If at any time during the term of this Agreement, the Developer is not a resident of the State of Florida or has no officer, employee, or agent thereof available for service of process who is a resident of the State of Florida, or if any permitted assignee thereof shall be a foreign corporation, partnership or other entity or shall have no officer, employee, agent, or general partner available for service of process in the State of Florida, the Developer for itself and its successors or assigns hereby designates the Secretary of State, State of Florida, its agent for the service of process in any court action between it and the Agency

arising out of or related to this Agreement and such service shall be made as provided by the laws of the State of Florida for service upon a nonresident; provided, however, that at the time of service on the Secretary of State, a copy of such service shall be mailed by prepaid, registered mail, return receipt requested, to the Developer at the address for notices as provided in Section 7.1 hereof.

Section 7.6 **Complete Agreement**. This Agreement, including the Appendices, and all of the terms and provisions contained herein, constitute the full and complete agreement between the parties hereto, and supersedes and controls over any and all prior agreements, understandings, representations, and statements, whether written or oral, made with regard to the matters addressed by this Agreement. This Agreement can be modified or amended only by a writing signed by all parties hereto.

Section 7.7 **Captions**. The section headings and captions of this Agreement and the table of contents preceding this Agreement are for convenience and reference only and in no way define, limit or describe the scope or intent of this Agreement, or any part thereof, or in any way affect this Agreement, or construe any article or section hereof.

Section 7.8 **Successors, Assigns and Grantees**. The terms herein contained shall bind and inure to the benefit of the City, the Agency, the Developer and its successors and assigns, except as may be otherwise specifically provided herein.

Section 7.9 **Holidays**. It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given or done on a Saturday or Sunday or on a legal holiday observed in the City of Pensacola, Florida, it shall be postponed to the next following business day not a Saturday, Sunday, or legal holiday.

Section 7.10 **Appendices**. Each Appendix referred to in and attached to this Agreement is an essential part of this Agreement. The Appendices, and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of and incorporated within this Agreement.

Section 7.11 **No Brokers**. The City, the Agency and the Developer hereby represent, agree and acknowledge that no real estate broker or other person is entitled to claim or to be paid a commission solely as a result of the execution and delivery of this Agreement.

Section 7.12 **Developer Not Agent of Agency or City**. The Developer and any contractor hired by Developer are not individually or collectively and shall not be deemed to be individually or collectively an agent or contractor of the Agency or the City, and are not subject to nor shall be required to comply with any laws, ordinances, regulations, orders, or policies of or applicable to the Agency or the City applicable or relating to public works projects of the Agency or the City or contractors retained by the Agency or the City for such types of projects. Nothing contained in this Agreement shall be construed or deemed to name, designate, or cause (either directly or indirectly) the Developer, or any contractor thereof, to be an agent for the

Agency or the City.

Section 7.13 **Public Purpose**. This Agreement satisfies, fulfills, and is pursuant to and for a public purpose and municipal purpose and is in the public interest, and is a proper exercise of the City's and Agency's redevelopment powers and authority under the Act.

Section 7.14 **Technical Amendments**. The Mayor, Chair of the Agency, or his or her designee, as to the City and Agency, is authorized to approve such changes and the Mayor, Chair, his or her designee, and other appropriate City or Agency officials are authorized to execute any amendments to this Agreement to address technical terms or correct scriveners errors to make and incorporate such amendment or change to this Agreement, or any Appendix or any other agreement contemplated hereby

Section 7.15 **Agreement Not a Chapter 86-191 Laws of Florida Development Agreement**. The City, Agency, and the Developer acknowledge and agree that it is their mutual intent that this Agreement, including any Appendix, is an agreement contemplated by Part III, Chapter 163, Florida Statutes, and is not a development agreement described in Sections 163.3220-163.3243, Florida Statutes, originally enacted as Chapter 86-191, Laws of Florida, entitled the "Local Government Development Agreement Act." Nothing herein shall be construed as a development approval or to convey development rights upon the Developer.

Section 7.16 **Third Parties**. This Agreement is solely for the benefit of the Developer and the City, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Developer and the City any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement. Nothing contained in this Agreement shall limit or impair the Developer's right to protect its rights from interference by a third party.

Section 7.17 **Waiver of Jury Trial**. Each party hereto waives all right to trial by jury in any claim, action, proceeding or counterclaim the party may have against the other parties hereto regarding any matters arising out of or in any way connected with this Agreement.

Section 7.18 **Compliance with Laws**. The Developer will be solely responsible for obtaining all permitting, zoning, building, and other approvals required in conjunction with the proposed Project. The City agrees to cooperate with Developer with respect to obtaining any required approvals; however in entering into this Agreement the City expressly reserves its police power to review and determine all requested zoning and permit approvals in accordance with the City's obligations under federal, state, and local law. The Developer is responsible at all times for complying with all applicable federal, state, and local laws.

Section 7.19 **Severability**. If any portion of any term or provision of this

Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent determined by law.

Section 7.20 **Time of Essence**. Time is of the essence in each and every instance hereunder with respect to the covenants, undertakings, and conditions to be performed hereunder by the parties.

Section 7.21 **Effective Date**. The Effective Date of this Agreement shall be the day and year first above written.

Section 7.22 **Waiver of Consequential Damages.** NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, PUNITIVE, EXEMPLARY, INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGES OR LOST OPPORTUNITY OR LOST PROFITS, WHETHER BASED IN CONTRACT, TORT, STRICT LIABILITY, OTHER LAW OR OTHERWISE AND NO MULTIPLIER OR SIMILAR CONCEPT SHALL BE APPLIED FOR PURPOSES OF CALCULATING LOSSES.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City, the Agency and the Developer, by and through the undersigned, have entered into this Master Redevelopment Agreement as of the day and year first above written.

CITY OF PENSACOLA, FLORIDA

[Seal]

By: _____
Mayor

Attest:

_____
City Clerk

IN WITNESS WHEREOF, the City, the Agency and the Developer, by and through the undersigned, have entered into this Master Redevelopment Agreement as of the day and year first above written.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA

[Seal]

By: _____
Chair

Attest:

_____
City Clerk

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2 NORTH PALAFOX, LLC, a Florida limited liability company

By: _____
Chad C. Henderson, Manager

41 N. JEFFERSON STREET, LLC, a Florida limited liability company

By: _____
Chad C. Henderson, Manager

90 E. GARDEN STREET, LLC, a Florida limited liability company

By: _____
Chad C. Henderson, Manager

APPENDIX A

DEVELOPER PARCELS

APPENDIX B

CONCEPTUAL PROJECT PLAN

CRA Community Redevelopment Agency

East Garden District
Growing Since 1764

PENSACOLA
FLORIDA'S FIRST & FUTURE

Growing Pensacola …with a Local Team! EGD

CiviCon, Southtowne, Pensacola's Complete Streets Initiative, & the CRA's mission to Restore, Revitalize, & Renew Pensacola have all inspired the local East Garden District Team to reactivate a historic block with synergistic placemaking & unique community growth projects.

Catalyst
healthcare real estate

Chad Henderson, Founder & CEO of Catalyst HRE, is the local developer of the East Garden District project.

Catalyst HRE is one of the nation's fastest growing healthcare real estate development companies with 40 employees, over $500M in assets across 18 states, & offices in Pensacola & Ocala, FL, Milwaukee, WI, & Dallas, TX.

Henderson has assembled a local Pensacola team to vision and execute the East Garden District project, and has spent over ***$4.5M*** *to date on East Garden District real estate acquisitions and with local professionals on the design & engineering of the Jefferson Street Road Diet Project.*

Jerry Pate Design

Ruby Engineering, Inc

David W. Fitzpatrick, P.E., P.A.
Civil Engineering

B&L BEGGS & LANE
ATTORNEYS and COUNSELLORS at LAW

Gulf Power

GBG Gulf Blue Group

WILLIAMS-BROWN INC.
GENERAL CONTRACTORS

BEAR GENERAL CONTRACTORS

UE ENGINEERING

dalrymple | sallis architecture

East Garden District Conceptual Site Plan

- **20,000 SF Repurposed Garden Street Buildings**
- **30,000 SF New Mixed-Use Development**
- **175,000 SF New Hotel & Parking Garage**

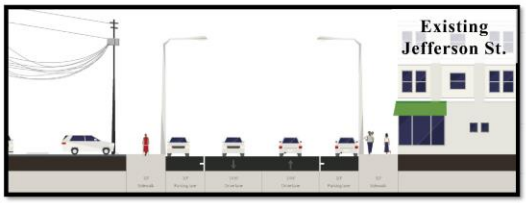
EGD Placemaking ✻ *Jefferson Street Road Diet Project Goals*

East Garden District Placemaking

Placemaking is at the heart of the East Garden District, and the Jefferson Street Road Diet Project is central to the transformational vision of the EGD. The road diet project design calls for the calming of traffic and a beautifully landscaped and pedestrian friendly streetscape that will join seamlessly with the planned new EGD boutique hotel, mixed-use building, and urban plaza.

Road Diet Project Goals

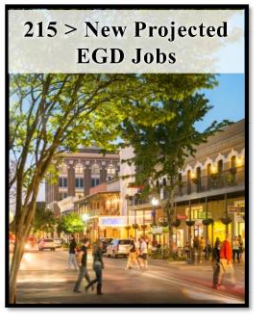
- Alignment with Pensacola's "Complete Streets Initiative"
- 120% increase in sidewalks & public areas
- Planting of over 1,200 new trees and shrubs
- Elimination all Jefferson Street power poles between Garden Street & Chase Street



Projected EGD Annual Tax Impacts

$247,000 Property Tax
$2.2M Sales Tax
$368,000 Bed Tax

$2.8M Total Projected EGD Annual Tax Impacts



EGD

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Project Status

- **Landscape & Hardscape Construction Drawings are 100% complete & bid.**
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- **FDOT permit received.**
- **Target commencement date for Jefferson Street Road Diet Project > Q1 2021.**

APPENDIX C

PROJECT COST ESTIMATE

East Garden District
Jefferson Street Road Diet Project
Project Cost Estimate

Soft Costs	**Budget**
Site Due Diligence & Conceptual Design	$31,722
Civil Engineering	$36,470
Landscape & Hardscape Design	$81,644
Utilities Engineering - Ruby Engineering	$38,385
Surveying - ($7,350 to date + $10,000 As-built Allowance)	$17,350
Owner's Representative	$101,250
Permits & Impact Fees - Allowance	$10,000
Warranty Bond Allowance	$20,000
Performance & Payment Bond Allowance	$20,000
Subtotal	**$356,821**
Catalyst HRE Developer / Project Oversight Fee (5%)	$104,945
Soft Cost Total	**$461,766**
Soft Cost Funding	
CRA / City Soft Cost Funding Commitment	**$125,000**
Developer Soft Cost Funding Estimate	**$336,766**
Developer Soft Cost Funding to Date	*$283,437*

Hard Costs - Williams Brown General Contractors	**Bid**
General Requirements	$86,200
Mobilization / Erosion Control / Traffic	$64,250
Demolition	$59,183
Earthwork	$73,979
Asphalt & Concrete	$308,574
Stormwater	$118,325
Fire	$56,720
Water	$89,541
Sewer	$50,760
Natural Gas > Allowance	$30,000
Electrical	$285,000
Hardscaping, Landscaping, Irrigation	$245,932
Site Ammenities	$9,245
General Conditions	$103,692
Subtotal	**$1,581,401**
GC Fee 8%	$126,512
Subtotal w/ GC Fee	**$1,707,913**
2% Contingency	$34,158
Road Diet Hard Cost Total	**$1,742,071**
Hard Cost Funding	
CRA / City Hard Cost Funding Commitment	**$1,250,000**
Developer Hard Cost Funding Estimate	**$492,071**

Road Diet Budget & Funding Summary	
Road Diet Total Project Cost Estimate	**$2,203,837**
CRA / City Funding Commitment	**$1,375,000**
Developer Funding Estimate	**$828,837**

CRA
Community Redevelopment Agency

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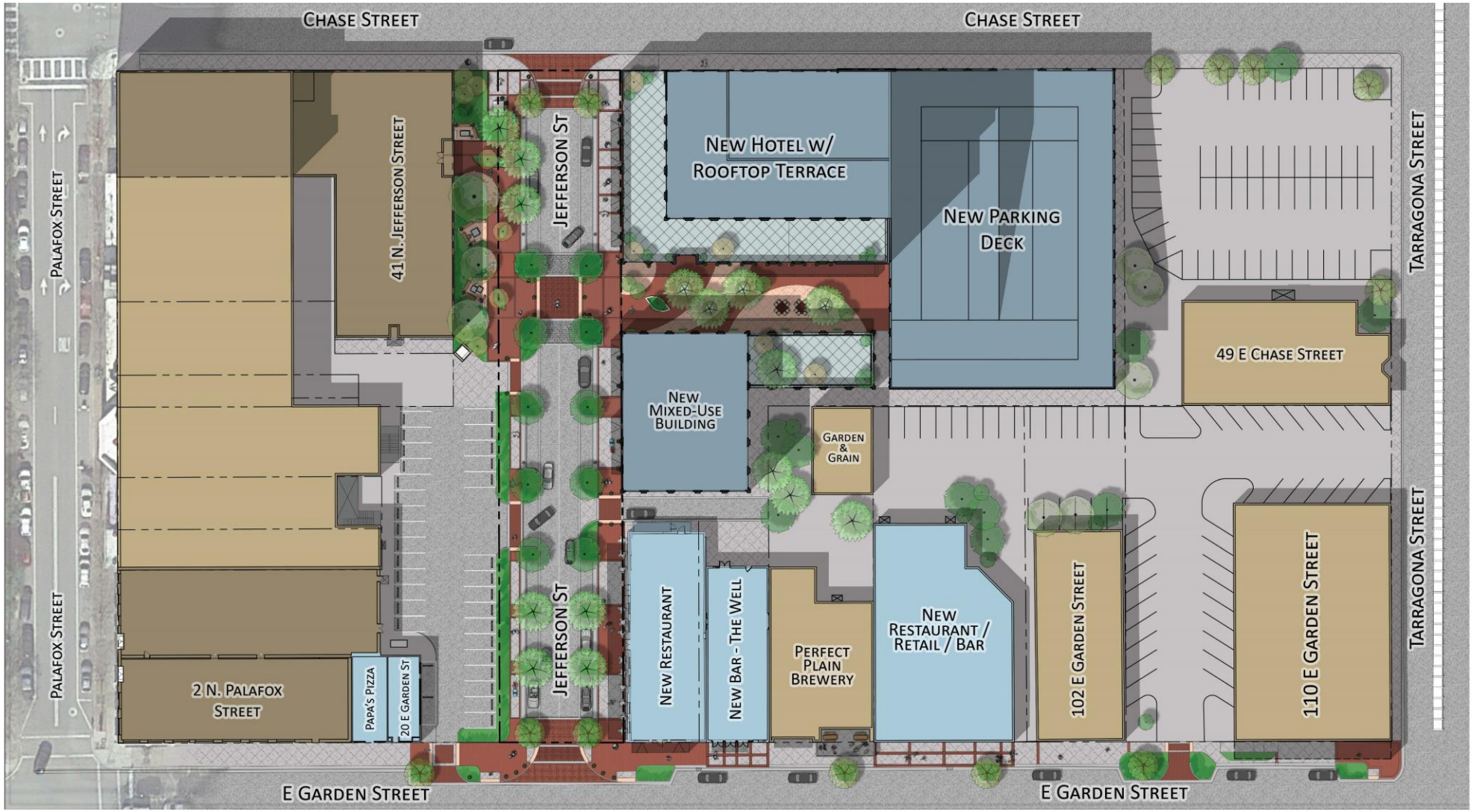
East Garden District *Conceptual Site Plan*



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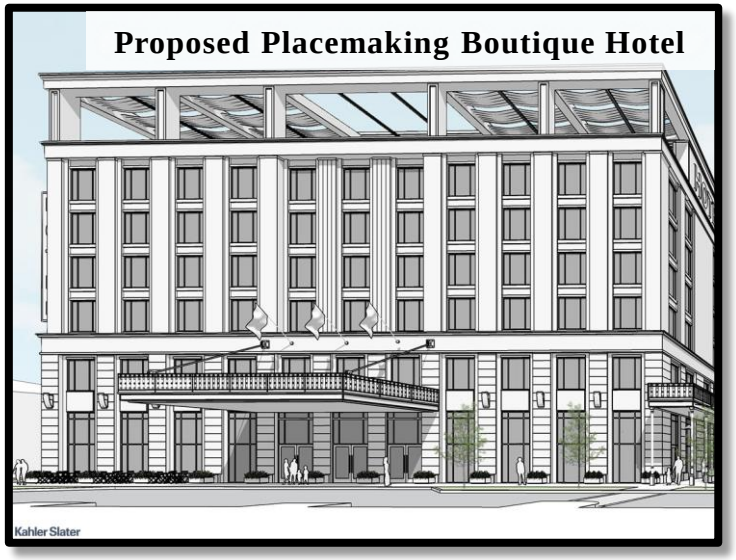

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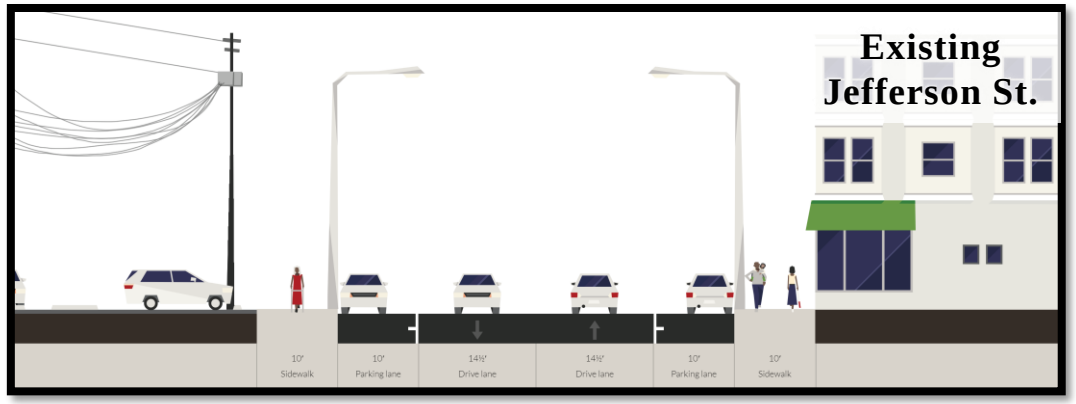

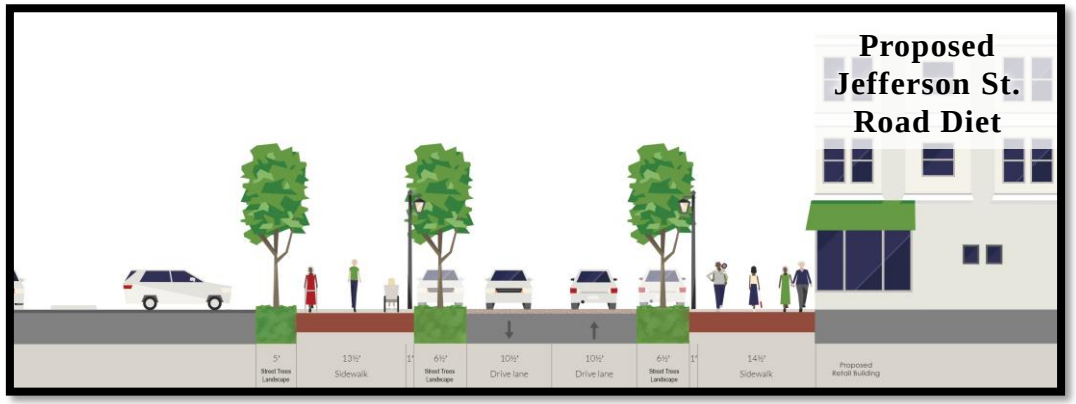

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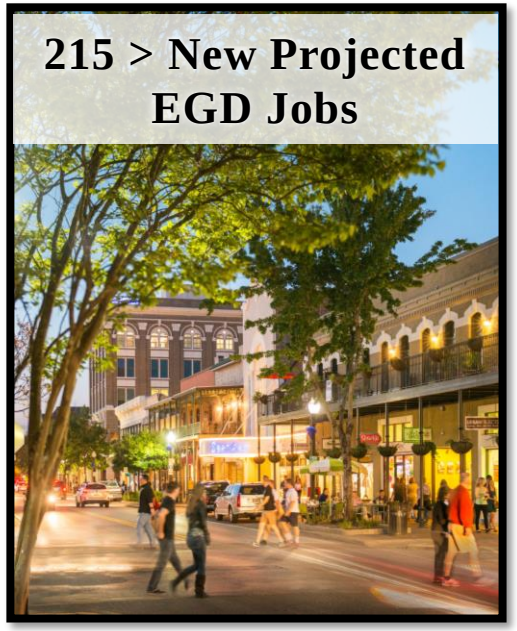

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Sheet List Table

Sheet Number	Sheet Title	DWG Rev Number
General		
G100	Cover Page	1
G200	Existing Conditions	1
G300	Site Key Plan	1
Layout		
L101	Site Layout Plan	1
L102	Site Layout Plan	1
Site Materials		
L201	Site Materials Plan	1
L202	Site Materials Plan	1
L203	Site Materials Sections	1
L204	Site Materials-Bid Alternate - 1	1
Landscape		
L301	Landscape Plan	1
L302	Landscape Plan	1
Landscape Architecture Details		
L401	Landscape Architecture Details	1
L402	Landscape Architecture Details	1
L403	Landscape Architecture Specs	1
Irrigation		
L501	Irrigation Plan	1
L502	Irrigation Plan	1
L503	Irrigation Details	1
L504	Irrigation Details	1

DATE PREPARED:

08/12/2020

CITY OF PENSACOLA RIGHT-OF-WAY:

BETWEEN
FDOT ROADWAY ID: 48100001 (CHASE ST.)
NORTH MILEPOST: N JEFFERSON ST - 0.064
&
FDOT ROADWAY ID: 48080060 (GARDEN ST.)
SOUTH MILEPOST: JEFFERSON ST - 4.020

PREPARED FOR:

90 E GARDEN STREET, LLC
41 N JEFFERSON STREET, 4TH FLOOR
PENSACOLA, FLORIDA 32502
CONTACT: TOSH BELSINGER
EMAIL: TB@GULFBLUEGROUP.COM
PHONE: (850) 776-2655

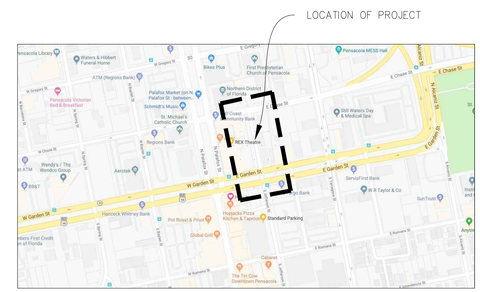
SIGNATURE BLOCK

ABBREVIATIONS

ADJ	ADJUST
AGG	AGGREGATE
AMER	AMERICAN
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
ASA	AMERICAN STANDARDS ASSOCIATION
AWG	AMERICAN WIRE GAUGE
APP	APPROVED
APPROX	APPROXIMATELY
ARCH	ARCHITECT/ARCHITECTURE
ARB	ARCHITECTURE REVIEW BOARD
AVG	AVERAGE
BFP	BACKFLOW PREVENTER
BOC	BOTTOM OF CURB
CB	CATCH BASIN
CL	CENTER LINE
CERT	CERTIFICATION
CL200	CLASS 200 PIPE
CAD	COMPUTER AIDED DESIGN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
CF	CUBIC FOOT/FEET
CU FT	CUBIC FOOT/FEET
DEG	DEGREE
DEMO	DEMOLISH/DEMOLITION
DIAG	DIAGONAL
DIAM	DIAMETER
DBH	"DIAM AT BREAST HT: 4'6" ABOVE GRADE"
DIM	DIMENSION/DIMENSIONING
DID	DOWNTOWN IMPROVEMENT DISTRICT
DWG	DRAWING
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EQ	EQUAL/EQUALLY
EXG	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
F/S	FEET PER SECOND
FFE	FINISHED FLOOR ELEVATION
FT	FOOT
GAL	GALLON
GPM	GALLONS PER MINUTE
GRND	GROUND
HP	HIGH POINT
HV	HIGH VOLTAGE
HORZ	HORIZONTAL
HR	HOUR
IN	INCH/INCHES
IN/HR	INCHES PER HOUR
ID	INSIDE DIAMETER
ISO	INT ORG FOR STANDARDIZATION
INV	INVERT
J-BOX	JUNCTION BOX
KWH	KILOWATT HOUR
LA	LANDSCAPE ARCHITECT
LAT	LATERAL
LH	LEFT-HAND
MAINT	MAINTENANCE
MH	MANHOLE
MFD	MANUFACTURED
MFR	MANUFACTURER
MFG	MANUFACTURING
MAT	MATERIAL
MAX	MAXIMUM
MED	MEDIUM
MEMB	MEMBRANE
MM	MILLIMETER
MIN	MINIMUM
NEC	NATIONAL ELECTRICAL CODE
NPT	NATIONAL PIPE TAPER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER(S)
OPP	OPPOSITE
ORIG	ORIGINAL
OD	OUTER DIAMETER
POC	POINT OF CONNECTION
POI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE
PSI	POUNDS PER SQUARE INCH
PRECIP	PRECIPITATION
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REV	REVISION
ROW	RIGHT-OF-WAY
RH	RIGHT-HAND
SCH	SCHEDULE
SCH40	SCHEDULE 40 POLYVINYL CHLORIDE
SCH80	SCHEDULE 80 POLYVINYL CHLORIDE
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STA	STATION
SYM	SYMMETRICAL
TB	TITLE BLOCK
TOC	TOP OF CURB
TYP	TYPICAL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
W/O	WITHOUT
WI	WROUGHT IRON
YD	YARD
YR	YEAR

STATE LOCATION MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

CONSTRUCTION DOCUMENT GENERAL NOTES:

1. SEE ACCOMPANYING SPECIFICATIONS
2. ALL PLANTS, MATERIALS, HARDSCAPE AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. SUBSTITUTIONS OR ADJUSTMENTS SHALL BE CONSIDERED UNAPPROVED UNLESS IN WRITING BY LANDSCAPE ARCHITECT.
3. ALL UNAPPROVED FIELD CHANGES, ADJUSTMENTS AND SUBSTITUTIONS SHALL BE CONSIDERED UNAPPROVED THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL UTILITIES SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. LANDSCAPE PLANS SHALL BE USED IN CONJUNCTION WITH ENGINEERING CONSTRUCTION DOCUMENTS.
6. ALL STORMWATER, SUBSURFACE UTILITIES SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS.
7. CONTRACTOR SHALL REFERENCE ENGINEERING CONSTRUCTION DOCUMENTS FOR EXISTING CONDITIONS, SURVEY, DEMOLITION & ALL OTHER SITE IMPROVEMENTS WHICH FALL OUTSIDE THE SCOPE OF LANDSCAPE ARCHITECTURE CONSTRUCTION DOCUMENTS.
8. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CHAPTER 212 - INTERSECTIONS.
9. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
10. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

COVER PAGE

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: G100

DRAFT - NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENT GENERAL NOTES:

1. SEE ACCOMPANYING SPECIFICATIONS
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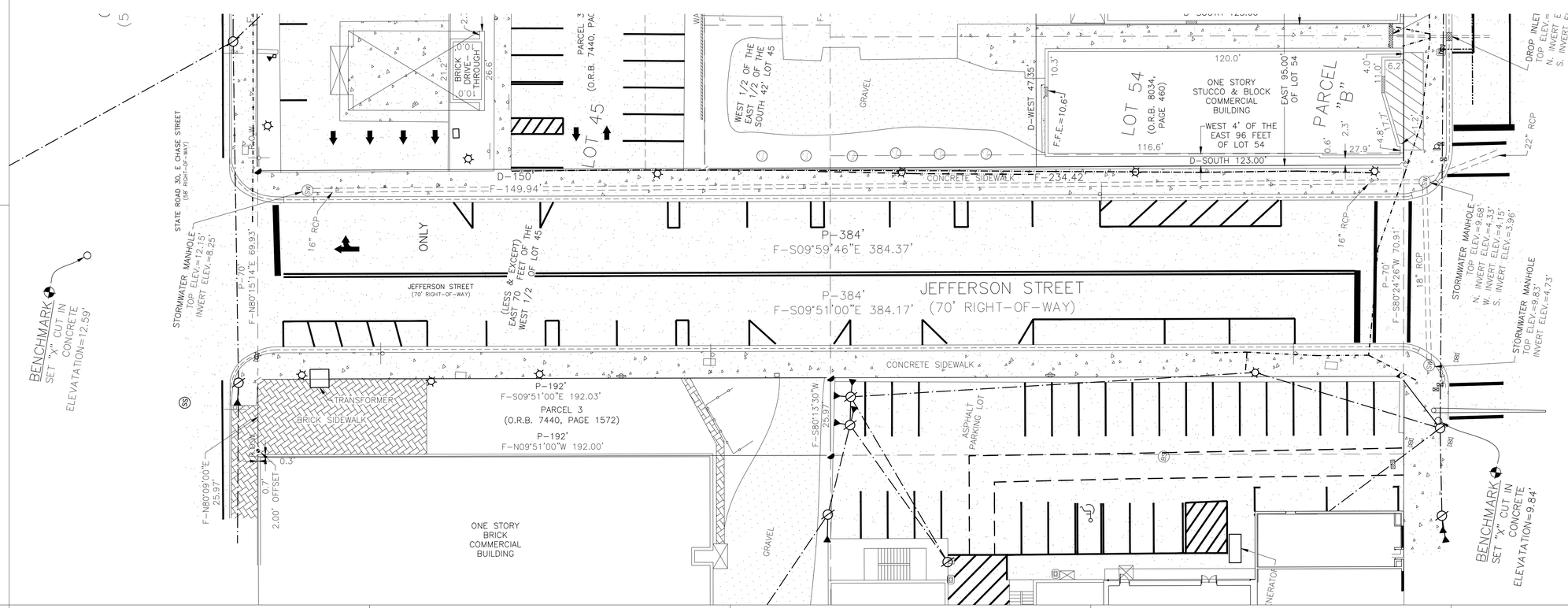

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

EXISTING CONDITIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: G200

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CONSTRUCTION DOCUMENT GENERAL NOTES:

1. SEE ACCOMPANYING SPECIFICATIONS
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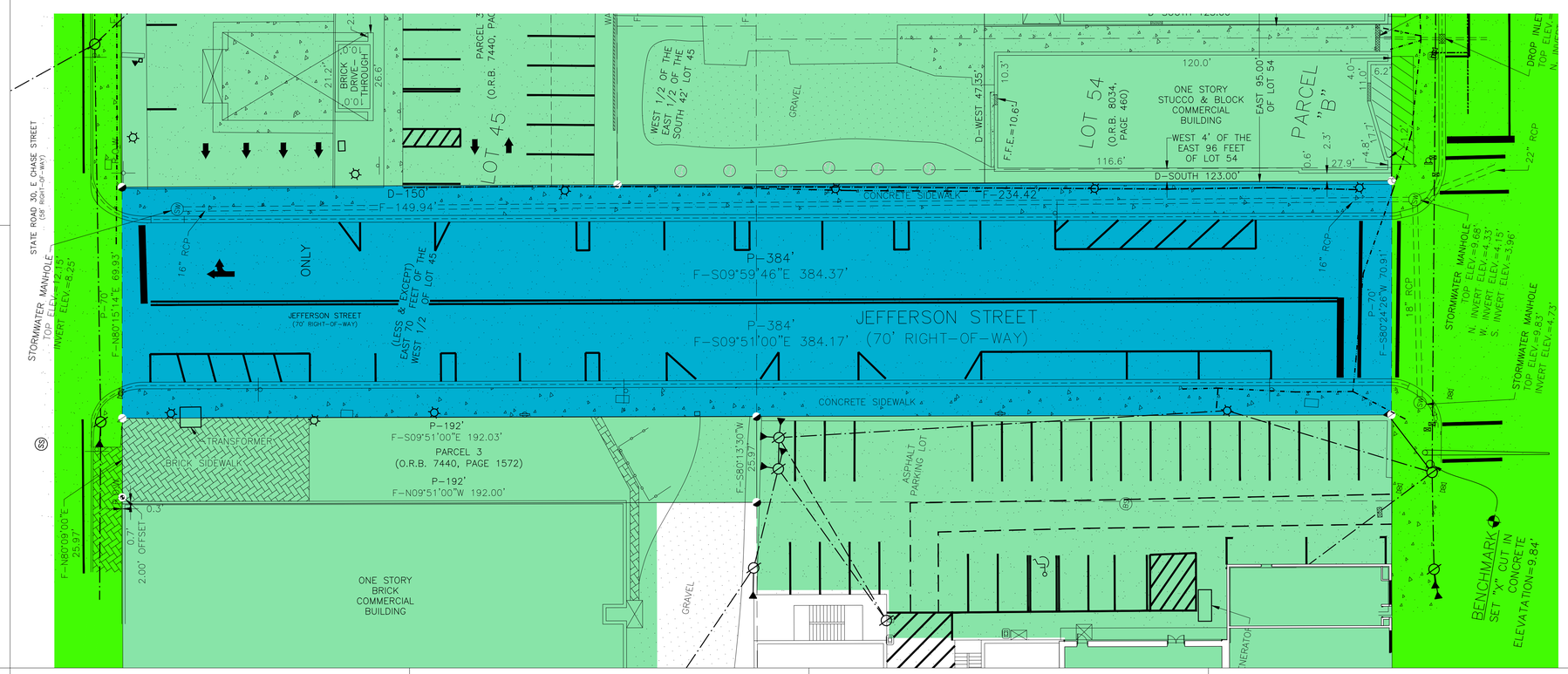
NOTE:

1. DOCUMENTS CONTAINED HEREIN SHALL BE APPLICABLE TO ONLY THE CITY OF PENSACOLA RIGHT-OF-WAY AS DELINEATED HERE AND IN THE FIELD BY SURVEY POINTS.
2. NO CONSTRUCTION SHALL OCCUR OUTSIDE THE PENSACOLA CITY RIGHT-OF-WAY WITHOUT APPROVAL FROM THE AUTHORITY(S) HAVING JURISDICTION.
3. NO CONSTRUCTION SHALL OCCUR WITHIN THE CITY RIGHT-OF-WAY UNTIL PROPER NOTIFICATIONS ARE GIVEN TO CITY STAFF AND ENGINEERING DEPARTMENTS PER FL STATUTES.



PROPERTY OWNERSHIP/JURISDICTION MAP

EGD DEVELOPER OWNED PROPERTY

CITY OF PENSACOLA RIGHT-OF-WAY

FLORIDA DEPT OF TRANS RIGHT-OF-WAY

NORTH

GRAPHIC SCALE 0 10' 20' 1 IN = 20 FT

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JEFFERSON STREET ROAD DIET

SITE KEY PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: G300

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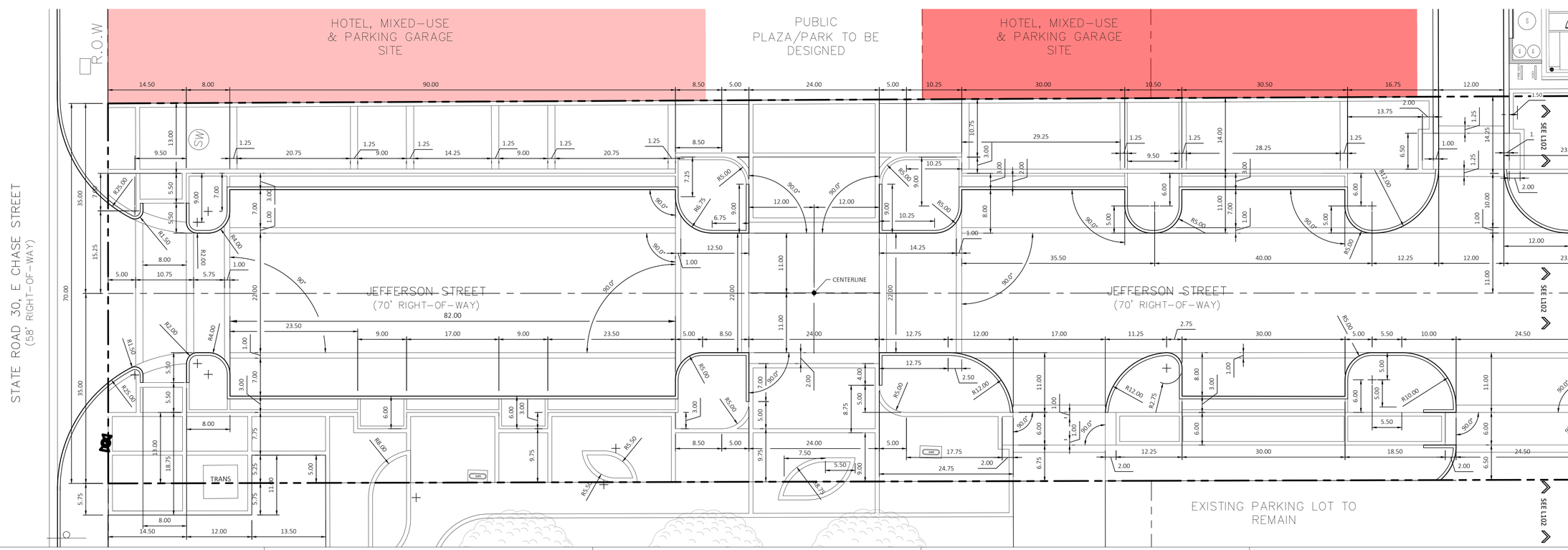

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE LAYOUT PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L101

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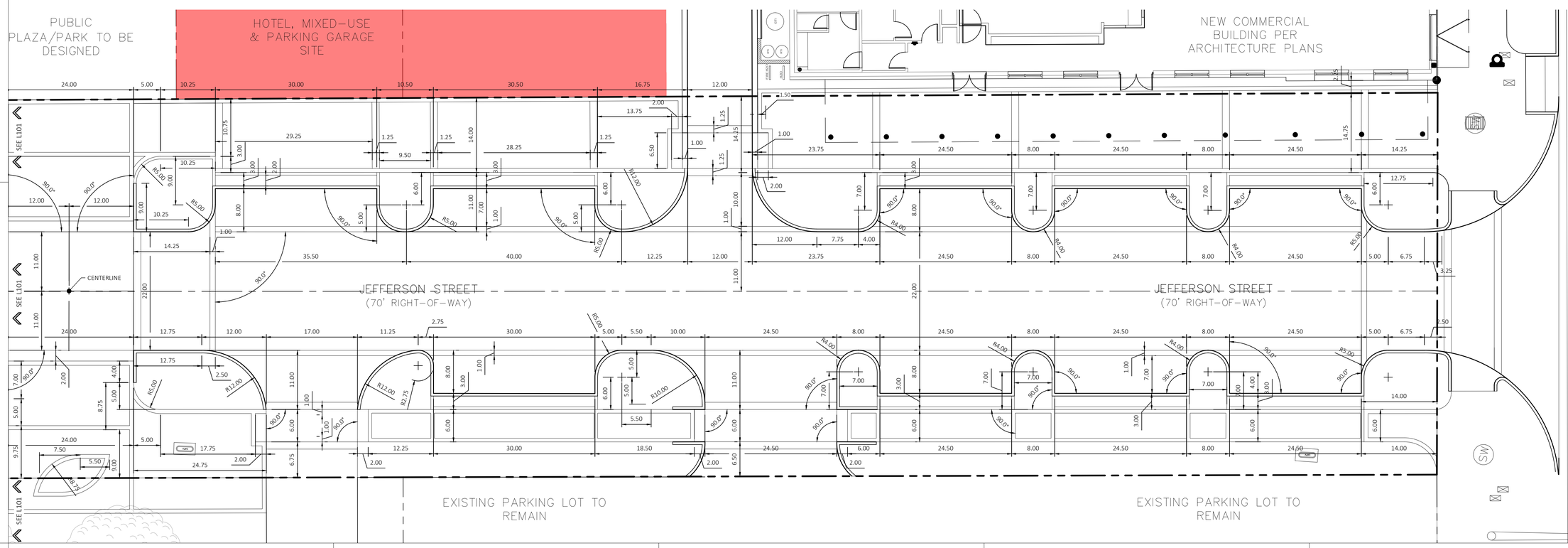

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE LAYOUT PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

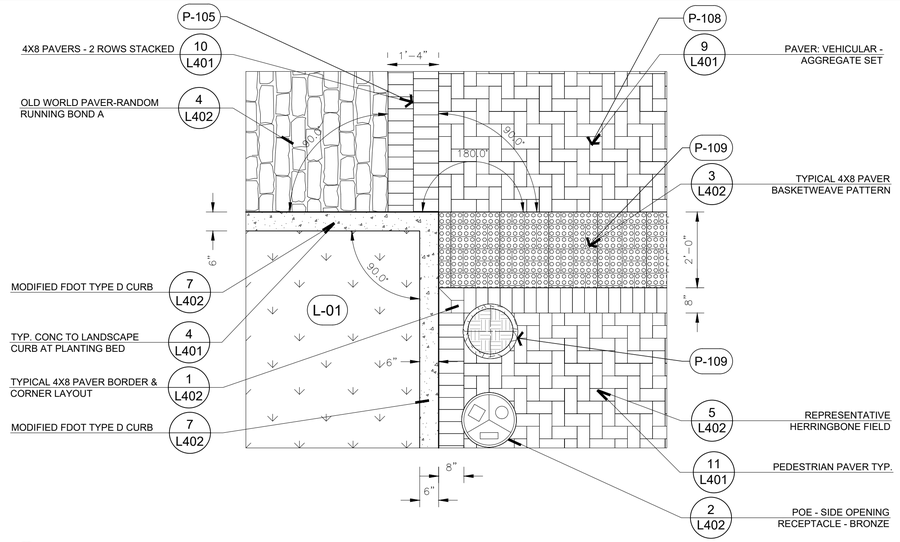
SHEET NO.: L102

DRAFT - NOT FOR CONSTRUCTION

REFERENCE NOTES SCHEDULE CITY ROW

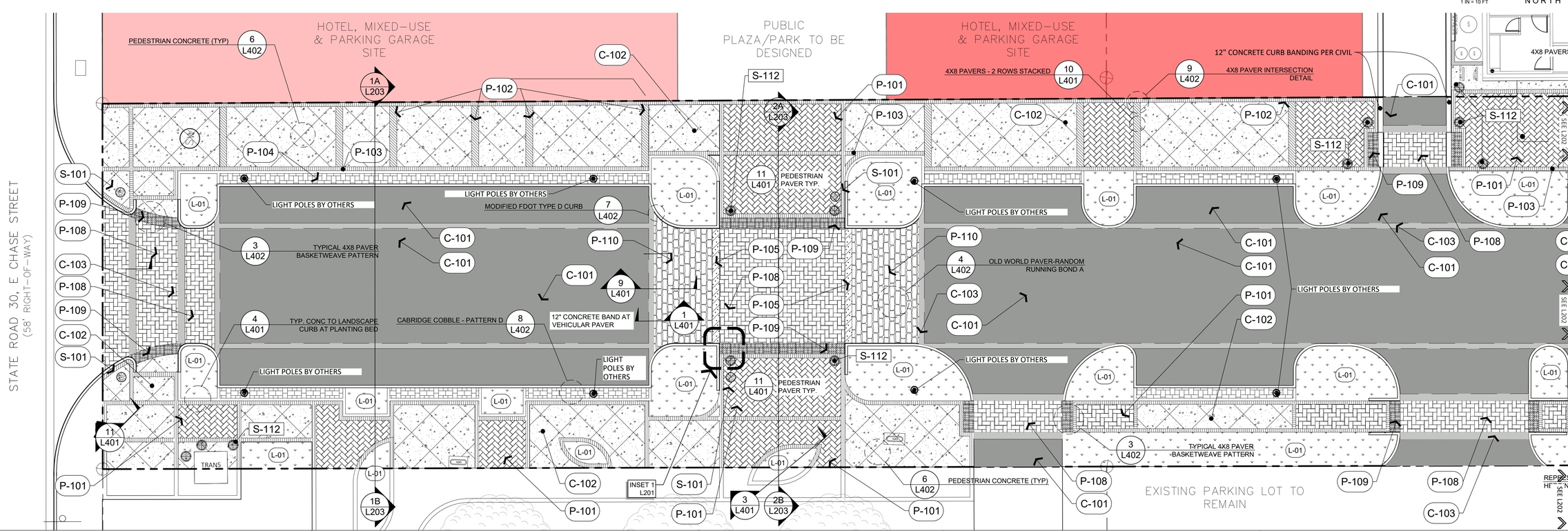
SYMBOL	Vehicular Curbing DESCRIPTION	QTY	DETAIL
C-101	Asphalt-See Civil	10,183 sf	
C-102	Pedestrian Concrete - Per Details	4,554 sf	6/L402
C-103	Vehicular Concrete - Per Civil	851 sf	
SYMBOL	**Landscape DESCRIPTION**	**QTY**	**DETAIL**
L-01	Landscape-See Planting Plan	2,801 sf	
SYMBOL	**Unit Paving DESCRIPTION**	**QTY**	**DETAIL**
P-101	4X8-Pedestrian-Herringbone Pattern-Per Details	2,553 sf	5/L402
P-102	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Per Details	228 sf	10/L401
P-103	4x8 Soldier Course-Per Details	1,076 sf	1/L402
P-104	Cambridge Cobble - Belgard Hardscapes (3 Piece) Pattern (OAE) - See Details	766 sf	8/L402
P-105	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Crosswalk Specific	59 sf	
P-108	4x8-Vehicular-Herringbone Pattern-Per Details	1,613 sf	9/L401
P-109	4x8-Pedestrian-Basket Weave Pattern-Detectable Warning-Per Details	208 sf	3/L402
P-110	Old World A - Belgard Hardscapes (OAE) Random Running Bond A	539 sf	4/L402
SYMBOL	**Site Amenities DESCRIPTION**	**QTY**	**DETAIL**
S-101	Litter Receptacle - Per Specs	5	2/L402
S-112	Round Planter - 20"W x 22"H	12	

SCORE PATTERN NOTE: CONCRETE SCORE PATTERN IS SHOWN FOR INFORMATION PURPOSES ONLY. SHALL BE ASSESSED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT.



INSET 1 / LS201

NTS



GRAPHIC SCALE
0 5' 10'
1 IN = 10 FT

NORTH

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L201

DRAFT - NOT FOR CONSTRUCTION

REFERENCE NOTES SCHEDULE CITY ROW

SYMBOL	DESCRIPTION	QTY	DETAIL
	Vehicular Curbing		
C-101	Asphalt-See Civil	10,183 sf	
C-102	Pedestrian Concrete - Per Details	4,554 sf	6/L402
C-103	Vehicular Concrete - Per Civil	851 sf	
	Landscape		
L-01	Landscape-See Planting Plan	2,801 sf	
	Unit Paving		
P-101	4X8-Pedestrian-Herringbone Pattern-Per Details	2,553 sf	5/L402
P-102	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Per Details	228 sf	10/L401
P-103	4x8 Soldier Course-Per Details	1,076 sf	1/L402
P-104	Cambridge Cobble - Belgard Hardscapes (3 Piece) Pattern (OAE) - See Details	766 sf	8/L402
P-105	4X8-Pedestrian-Two Rows-Soldier Course Stacked-Crosswalk Specific	59 sf	
P-108	4x8-Vehicular-Herringbone Pattern-Per Details	1,613 sf	9/L401
P-109	4x8-Pedestrian-Basket Weave Pattern-Detectable Warning-Per Details	208 sf	3/L402
P-110	Old World A - Belgard Hardscapes (OAE) Random Running Bond A	539 sf	4/L402
	Site Amenities		
S-101	Litter Receptacle - Per Specs	5	2/L402
S-112	Round Planter - 20"W x 22"H	12	

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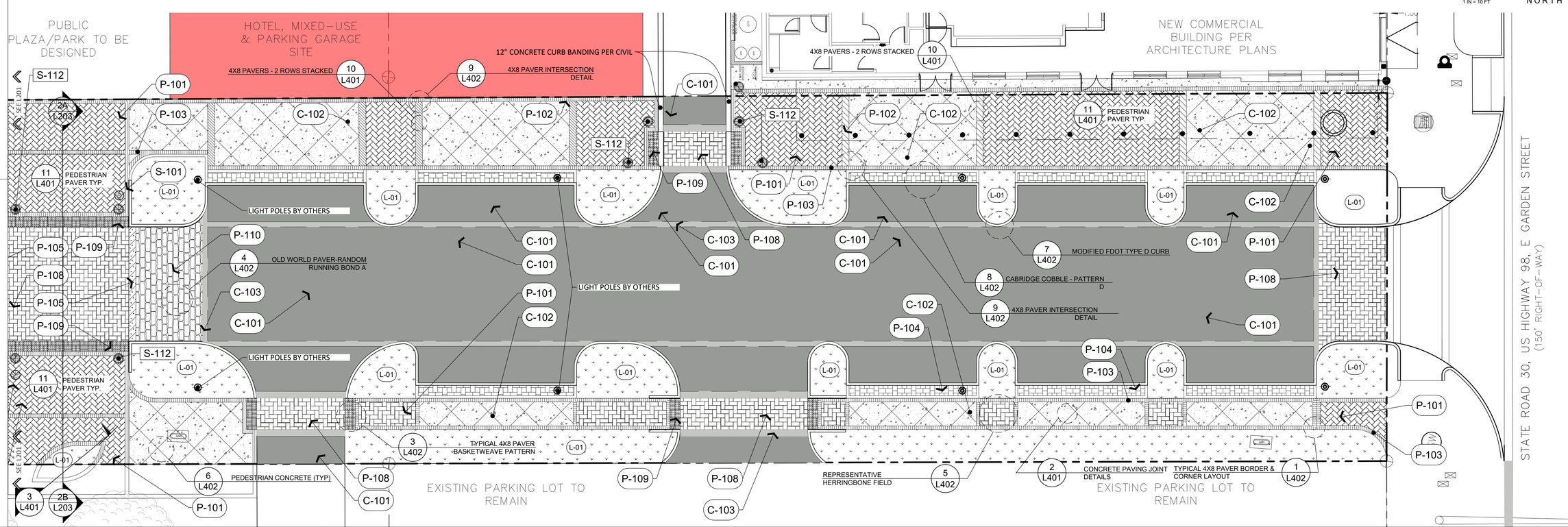

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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1	09/29/2020 DRAFT

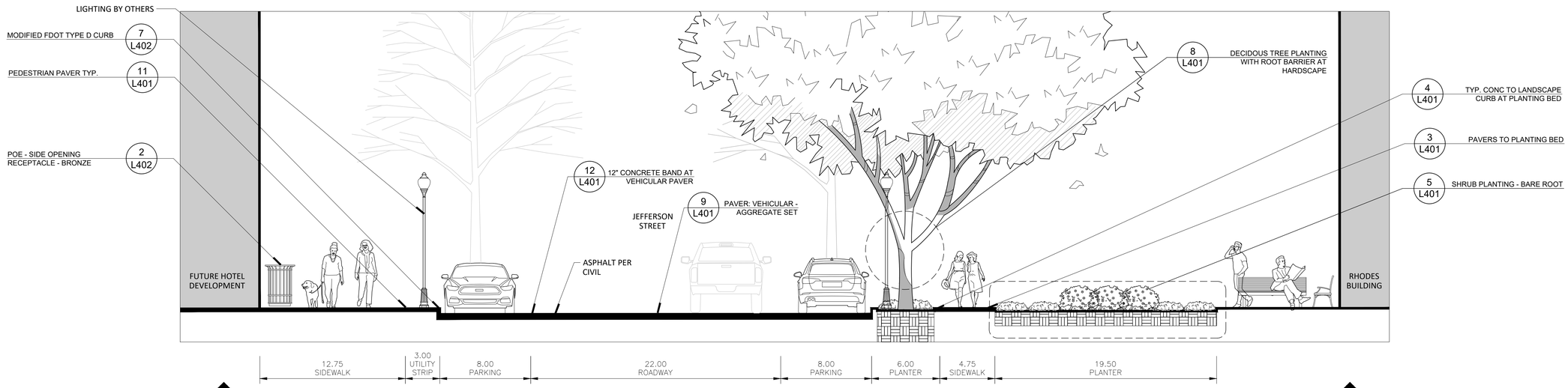
JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L202

DRAFT - NOT FOR CONSTRUCTION

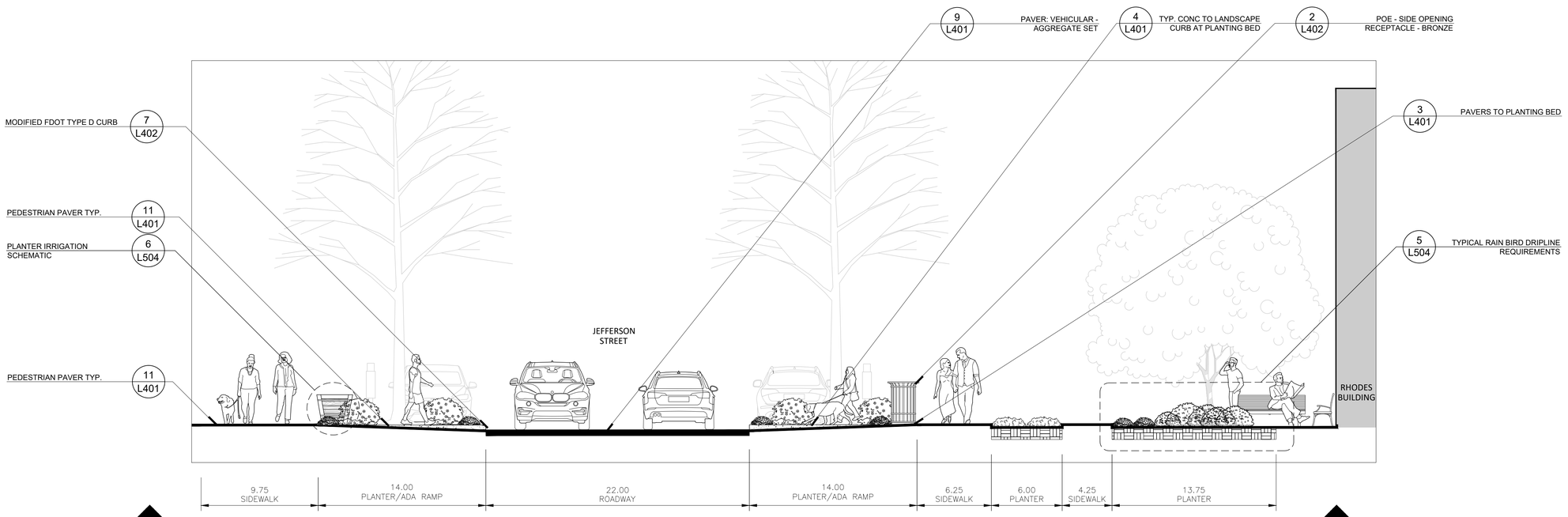


1A L203 SECTION ELEVATION

SCALE: 1" = 5'-0"

1B L203

GRAPHIC SCALE 0 2.5' 5' 1 IN = 5 FT



2A L203 SECTION ELEVATION

SCALE: 1" = 5'-0"

2B L203

GRAPHIC SCALE 0 2.5' 5' 1 IN = 5 FT

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
SITE MATERIALS SECTIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L203

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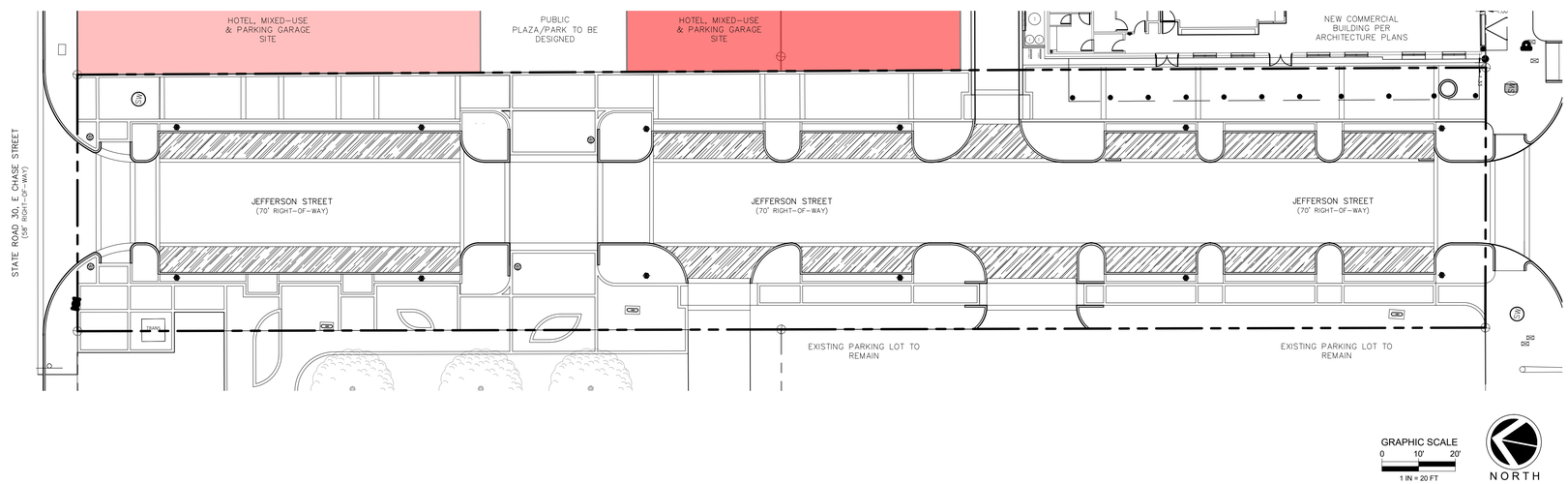
REFERENCE NOTES SCHEDULE - BID ALTERNATE - 1

SYMBOL	Vehicular Curbing DESCRIPTION	QUANTITY	DETAIL
	BID ALTERNATE - 1 VEHICULAR PAVER - SIMILAR TO ADJACENT SITE VEHICULAR PAVERS	3,406	9/L401



SEE L202
SEE L202
SEE L202

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JEFFERSON STREET ROAD DIET
SITE MATERIALS-BID ALTERNATE - 1

SIGNATURE BLOCK

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JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L204

DRAFT - NOT FOR CONSTRUCTION

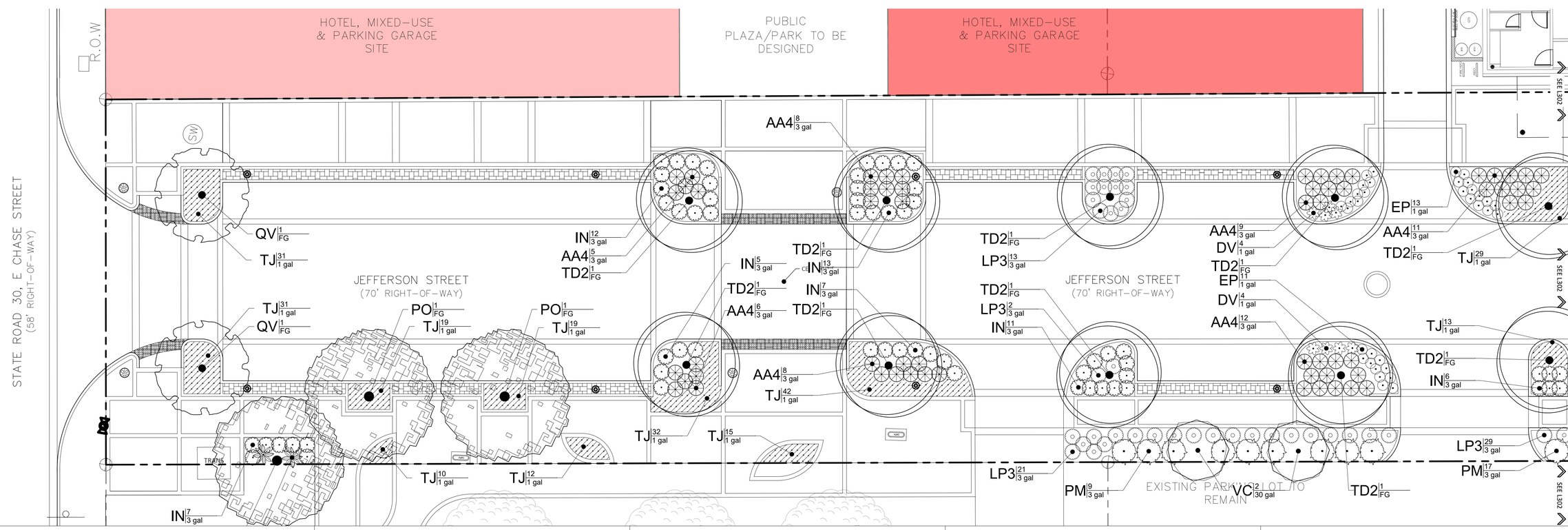
PLANT SCHEDULE CITY R-O-W

2020-09-08 17:01

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	MIN. HT.
	PO	7	Platanus occidentalis American Sycamore	FG	3" DBH	16`-18` HT
	QV	4	Quercus virginiana Southern Live Oak	FG	4" DBH	
	TD2	10	Taxodium distichum Bald Cypress	FG	4"Cal	14`-16` HT
	VC	6	Vitex agnus-castus Chaste Tree	30 gal		6`-8` HT

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPEC	SPACING
	AA4	59	Azalea Encore `Autumn Coral` TM Autumn Coral Azalea	3 gal		36" o.c.
	CD	2	Cycas debaoensis Cycad	7 gal		48" o.c.
	DV	8	Daniellia tasmanica `Variegata` Varigated Flax Lily	1 gal		30" o.c.
	EP	34	Echinacea purpurea Purple Coneflower	1 gal	24" O.C.	24" o.c.
	IN	85	Ilex vomitoria `Nana` Dwarf Yaupon	3 gal		36" o.c.
	LP3	85	Loropetalum chinense `Purple Pixie` Purple Pixie Loropetalum	3 gal		36" o.c.
	PM	26	Podocarpus macrophyllus maki Shrubby Yew	3 gal	18" OA	60" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	TJ	385	Trachelospermum jasminoides Star Jasmine	1 gal	6"Tx6"W Min.	18" o.c.



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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
LANDSCAPE PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L301

DRAFT - NOT FOR CONSTRUCTION

PLANT SCHEDULE CITY R-O-W

2020-09-08 17:01

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	MIN. HT.
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	QV	4	Quercus virginiana Southern Live Oak	FG	4" DBH	
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
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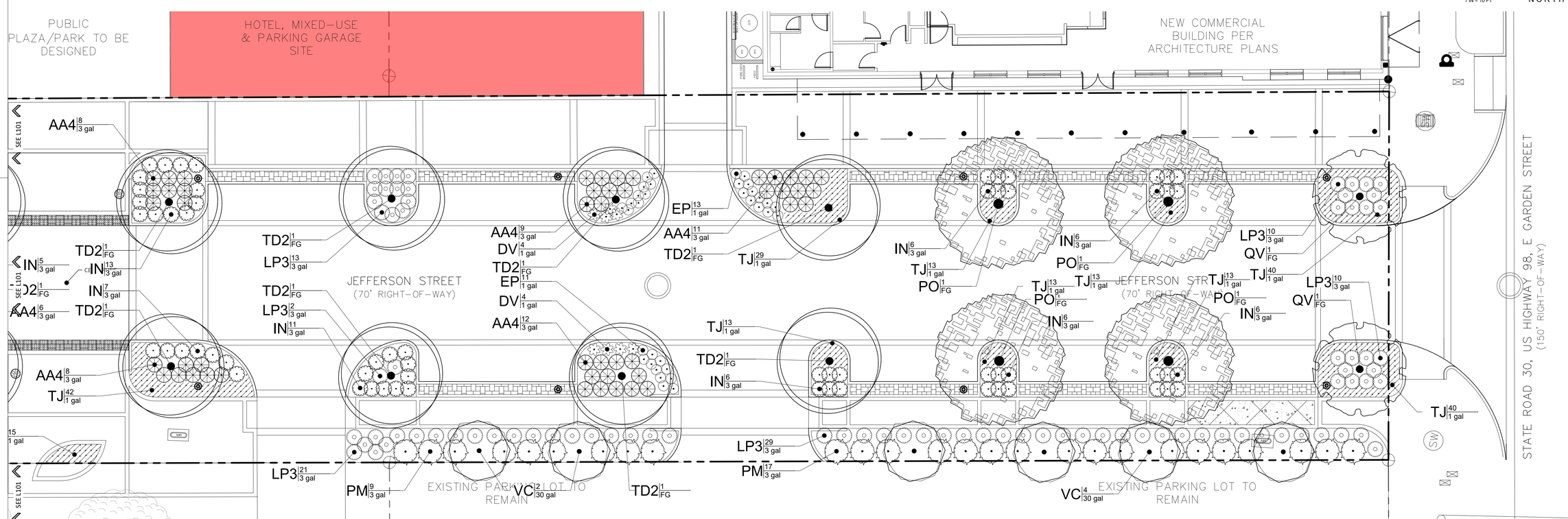

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JEFFERSON STREET ROAD DIET
LANDSCAPE PLAN

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1	09/29/2020 DRAFT

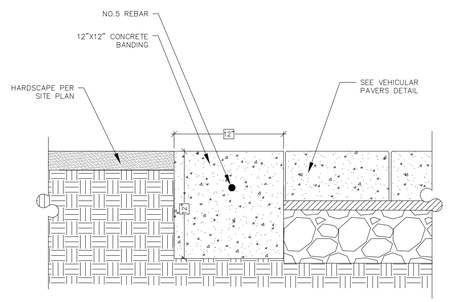
JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L302

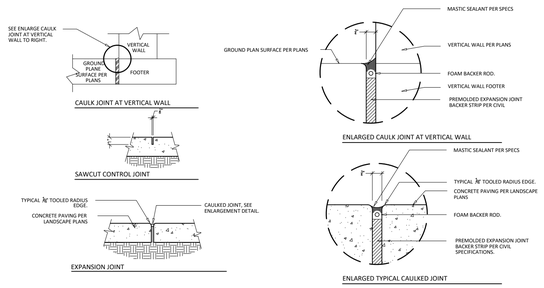
DRAFT - NOT FOR CONSTRUCTION



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

1 12" CONCRETE BAND AT VEHICULAR PAVER

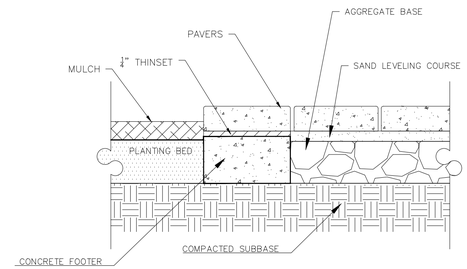
NTS JPD-CO-CONJ-329343-17



NOTE: ALL NEW CONCRETE WHERE MEETS EXISTING SHALL BE JOINTED BY EXPANSION JOINT PER LANDSCAPE DETAIL.

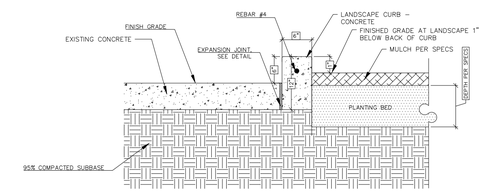
2 CONCRETE PAVING JOINT DETAILS

1" = 1" JPD-CO-CONJ-28



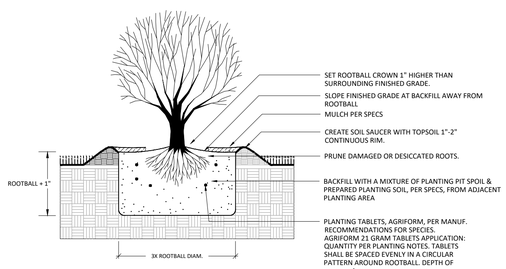
3 PAVERS TO PLANTING BED

NTS JPD-CO-PAV-329343-15



4 TYP. CONC TO LANDSCAPE CURB AT PLANTING BED

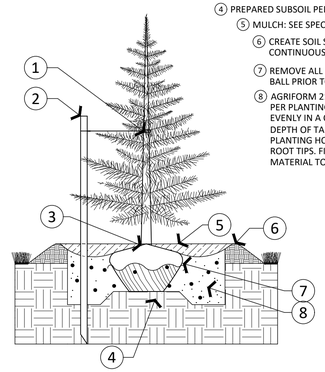
1" = 1" JPD-CO-CONJ-27



5 SHRUB PLANTING - BARE ROOT

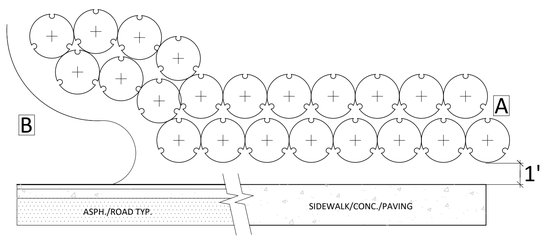
NTS DETAIL-FILE

1. RUBBER HOSE AROUND WIRE AT TREE
2. LOCATE ANCHOR STAKE 18" AWAY FROM TREE TRUNK ON THE SIDE OF PREVAILING WIND. 2X2 WOOD STAKE. ANCHOR FIRMLY
3. CROWN OF ROOT BALL SHALL BE 2"-3" ABOVE GRADE. PLACED ON SUBGRADE PEDESTAL.
4. PREPARED SUBSOIL PEDESTAL
5. MULCH: SEE SPECS
6. CREATE SOIL SAUCER WITH TOPSOIL 3" CONTINUOUS RIM.
7. REMOVE ALL BURLAP, STRAPS & METAL FROM ROOT BALL PRIOR TO PLANTING.
8. AGRIFORM 21 GRAM TABLETS APPLICATION: QUANTITY PER PLANTING NOTES. TABLETS SHALL BE SPACED EVENLY IN A CIRCULAR PATTERN AROUND ROOTBALL. DEPTH OF TABLETS 1/2 ROOTBALL DEPTH. BACKFILL PLANTING HOLE HALFWAY, PLACE TABLETS 1"-2" FROM ROOT TIPS. FINISH FILLING THE HOLE AROUND PLANT MATERIAL TO LEVEL SPECIFIED BY DETAIL.



6 CONIFEROUS TREE PLANTING

NTS JPD-CO-PLA-329343-05



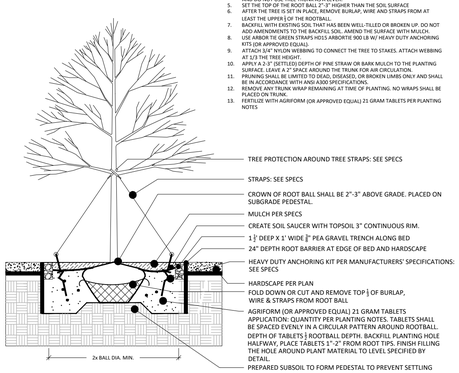
A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

C FIRST ROW OF SHRUBS ADJACENT TO CURB, BEDLINES & CONCRETE SHALL BE A OFFSET A DISTANCE OF 1'.

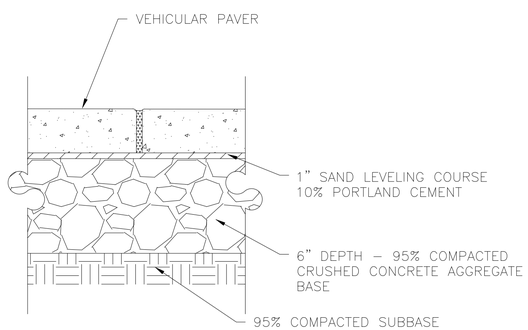
7 TYPICAL SPACING DETAIL

NTS JPD-CO-PLA-04



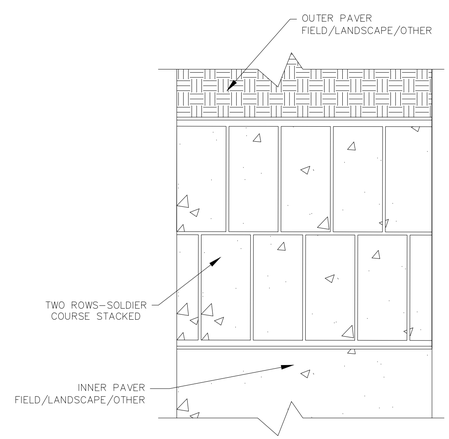
8 DECIDOUS TREE PLANTING WITH ROOT BARRIER AT HARDSCAPE

NTS JPD-CO-PLA-11



9 PAVER: VEHICULAR - AGGREGATE SET

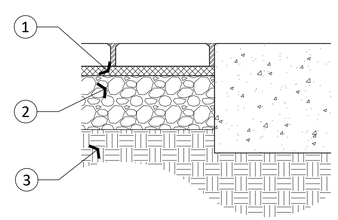
NTS JPD-CO-PAV-28



10 4X8 PAVERS - 2 ROWS STACKED

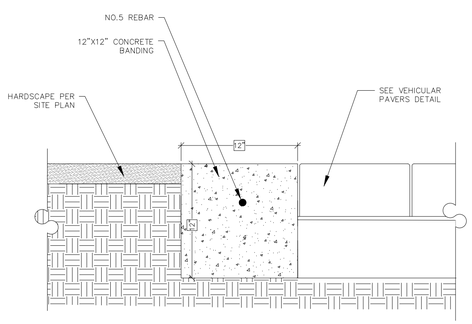
NTS

1. 1" LEVELING COURSE: WHITE MASONRY SAND (TYP.) 10% PORTLAND CEMENT
2. 4" PAVER SUBGRADE BASE. 95% COMPACTED CRUSHED AGGREGATE PER MANF. RECOMMENDATION.
3. 95% COMPACTED SUBGRADE PER CIVIL



11 PEDESTRIAN PAVER TYP.

NTS JPD-CO-PAV-329343-23



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

12 12" CONCRETE BAND AT VEHICULAR PAVER

NTS JPD-CO-PAV-321413-01

NOTES: TREE PLANTING (>2"CAL.)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERYSTOCK (ANSI ·60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SURGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY OR COMPACTED SOIL TYPES.
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL 1"-3" HIGHER THAN THE SOIL SURFACE
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER ⅔ OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE ARBOR TIE GREEN STRAPS H015 ARBORTIE 900 LB W/ HEAVY DUTY ANCHORING KITS (OR APPROVED EQUAL).
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING TO TREE AT 2/3 HEIGHT.
10. APPLY A 2-3" SETTLED DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
13. FERTILIZE WITH AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS PER PLANTING NOTES

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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE DETAILS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4

SCALE:

DATE: 08/12/2020

SHEET NO.: L401

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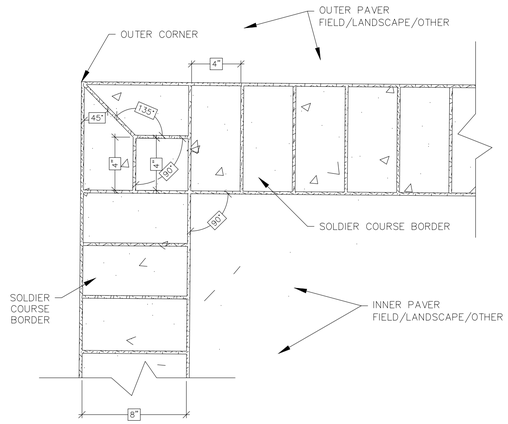
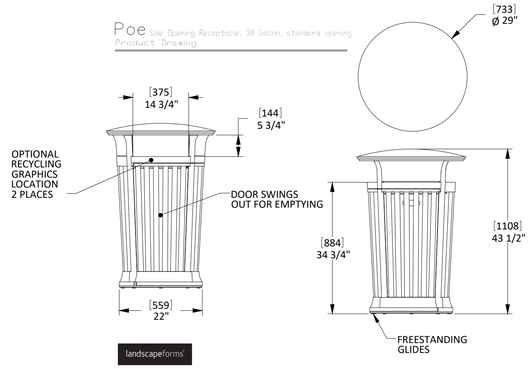


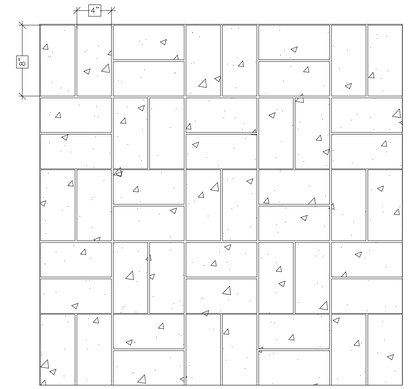
1 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT

NTS P1-033363-12



2 POE - SIDE OPENING RECEPTACLE - BRONZE

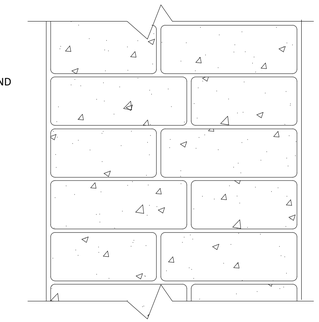
NTS JPD-CO-FUR-23



3 TYPICAL 4X8 PAVER BASKETWEAVE PATTERN

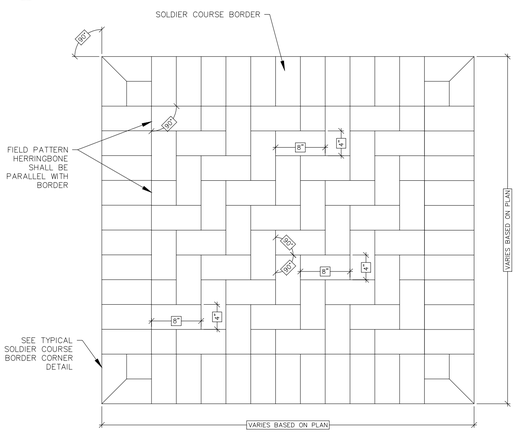
NTS JPD-CO-PAV-329343-21

BELGARD HARDSCAPES
OLD WORLD A
PATTERN: RANDOM RUNNING BOND
A-SEE DETAIL
COLOR: SEE SPECS
SIZE: SEE SPECS
FINISH: SEE SPECS



4 OLD WORLD PAVER-RANDOM RUNNING BOND A

NTS JPD-CO-PAV-25

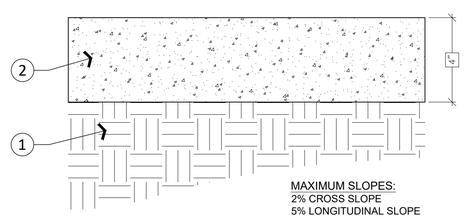


5 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT

NTS P1-033363-14

1. 95% COMPACTED PREPARED SUBGRADE
2. PEDESTRIAN RATED CONCRETE

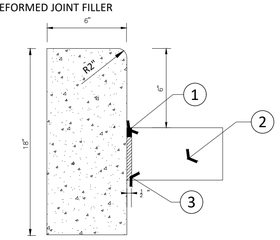
NOTE:SEE SPECIFICATIONS FOR PARAMETERS & SAW CUTTING PATTERN.



6 PEDESTRIAN CONCRETE (TYP)

NTS JPD-CO-CONJ-329343-15

1. JOINT SEAL
2. CONCRETE./ASPHALT/PAVING PER SITE PLAN
3. EXPANSION JOINT/ PREFORMED JOINT FILLER

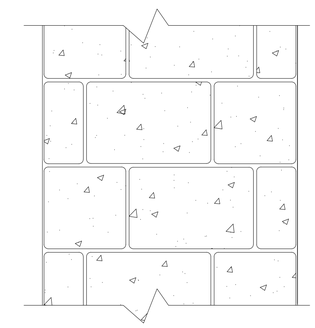


NOTE:
1. FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
2. ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.

7 MODIFIED FDOT TYPE D CURB

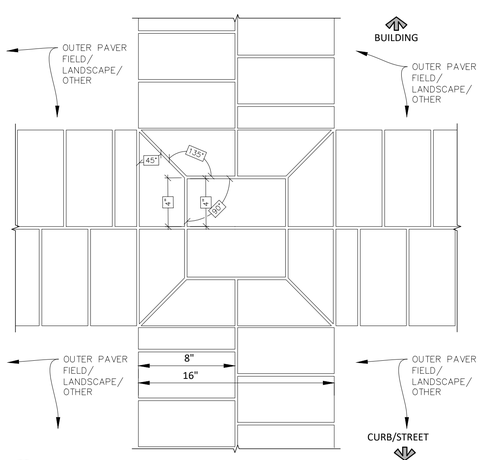
NTS JPD-CO-CONJ-329343-16

BELGARD HARDSCAPES
CAMBRIDGE COBBLE
PATTERN: (3) PIECE
PATTERN-SEE DETAIL
COLOR: SEE SPECS
SIZE: SEE SPECS
FINISH: SEE SPECS



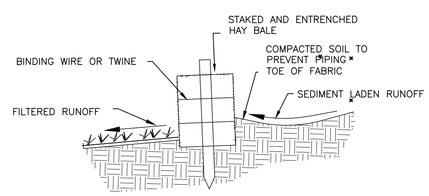
8 CABRIDGE COBBLE - PATTERN D

NTS



9 4X8 PAVER INTERSECTION DETAIL

NTS JPD-CO-PAV-321413-02



10 PROPOERLY INSTALLED HAY BALE

NTS JPD-ER-312513-02

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East Garden District
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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE DETAILS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
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3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L402

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1. LANDSCAPE ARCHITECTURE GENERAL PROJECT NOTES & SPECS
1.1. EXISTING SITE CONDITIONS PROVIDED BY OTHERS.
1.2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
1.3. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER/OWNER'S REPRESENTATIVE.
1.4. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.
1.5. RELOCATION OR REPLACEMENT OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
1.6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
2. DEMOLITION NOTES:
2.1. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
2.2. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.
2.3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
3. HARDSCAPE NOTES:
3.1. DEFINITIONS:
3.1.1. HARDSCAPE - CONCRETE FLATWORK, CONCRETE RAMPS, STAMPED CONCRETE, DECORATIVE CONCRETE, PEDESTRIAN RATED PAVERS, VEHICULAR RATED PAVERS, UNIT PAVERS, POURED CONCRETE WALLS, MASONRY WALLS AND ALL OTHER MATERIALS PROPOSED WITHIN THE SCOPE OF THE LANDSCAPE ARCHITECTURE DRAWINGS.
3.2. BIDDER QUALIFICATIONS:
3.2.1. HARDSCAPE CONTRACTORS SUBMITTING BIDS SHALL BE A LICENSED FLORIDA CONTRACTOR.
3.2.2. BIDDING CONTRACTORS MUST HAVE AT LEAST FIVE (5) YEARS OF CONSTRUCTION EXPERIENCE WITH CONSTRUCTING AND RENOVATING SIMILAR TYPES OF HARDSCAPE.
3.2.3. FURTHER, BIDDERS SHALL PROVIDE QUALIFICATIONS FOR THE PROJECT SUPERINTENDENT WHO WILL BE ON THE SITE ON A DAILY BASIS.
3.2.3.1. SUPERINTENDENT SHALL POSSESS THE MINIMUM QUALIFICATIONS LISTED ABOVE.
3.3. ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.
3.4. SHOULD MINOR FIELD ADJUSTMENTS BE NECESSARY THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDED COURSE OF ACTION.
3.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS NOT APPROVED BY THE LANDSCAPE ARCHITECT.
3.6. WHERE HARDSCAPE ABUTS BUILDING FACE IT SHALL BE SEALED WITH:
3.6.1. SEALANT TO MATCH ARCHITECTURE DRAWINGS AND SPECIFICATIONS.
4. MATERIALS
4.1. MATERIALS LISTED UNDER THIS SECTION ARE EXPRESSLY SPECIFIED FOR USE BUT DOES NOT PROHIBIT OR RESTRICT THE CONTRACTOR FROM PROVIDING OTHER APPROVED MATERIALS NOT LISTED IN ORDER TO COMPLETE THE WORK REQUIRED HEREIN. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION.
4.2. IRRIGATION SYSTEM MATERIALS: ALL PARTS, PIECES, COMPONENTS AND PRODUCTS SHALL BE OF NEW, UNUSED, PERFECT CONDITION.
4.2.1. THE IRRIGATION SYSTEM COMPONENTS SHALL COMPLY WITH THOSE FOUND ON PERMIT DOCUMENT'S IRRIGATION PLAN(S) UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, UNLESS OTHERWISE NOTED, AS SET FORTH IN THE CURRENT EDITION OF THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE OF FLORIDA.
4.4. PRE-EMERGENCE WEED CONTROL: CONTRACTOR OPTION (GRANULAR)
4.5. POST-EMERGENCE WEED CONTROL: CONTRACTOR OPTION
4.6. HERBICIDE: CONTRACTOR OPTION.
4.7. INSECTICIDE: CONTRACTOR OPTION.
4.8. FUNGICIDE: CONTRACTOR OPTION.
4.9. SHRUB BED FERTILIZER: AGRIFORM TABLETS PER MANUFACTURER'S RECOMMENDED RATES FOR EACH PLANT USED.
4.10. LAWN FERTILIZER: N/A
4.11. TREE FERTILIZER: AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS. APPLIED PER MANUFACTURER SPECIFICATIONS.
4.12. MULCH: NATURAL PINE STRAW - 3" MINIMUM DEPTH.
4.13. TREE STAKES AND GUYS: ARBORTIE HD-15 OR APPROVED EQUAL APPROVED IN FDOT STANDARD PLANS (LATEST EDITION).
4.14. PAVERS
4.14.1. 4X8 PEDESTRIAN
4.14.1.1. MAKE: BELGARD HARDSCAPES-HOLLAND STONE-OR APPROVED EQUAL.
4.14.1.2. COLOR:
4.14.1.3. FINISH: SMOOTH
4.14.1.4. SIZE: 60MM

----- CONTINUED NEXT COLUMN -----

----- CONTINUED FROM PREVIOUS COLUMN -----

4.14.1.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.2. 4X8-VEHICULAR
4.14.2.1. MAKE: BELGARD HARDSCAPES - HOLLAND STONE-OR APPROVED EQUAL
4.14.2.2. COLOR: PER OWNER
4.14.2.3. FINISH: PER OWNER
4.14.2.4. SIZE: 80MM
4.14.2.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.3. 4X8-PEDESTRIAN - ADA COMPLIANT PAVER
4.14.3.1. MAKE: KEYSTONE - CITYSCAPE ADA
4.14.3.2. COLOR: CHARCOAL
4.14.3.3. FINISH: SMOOTH
4.14.3.4. SIZE: 60MM
4.14.3.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.3. CAMBRIDGE COBBLE (3) PIECE MODULAR
4.14.3.1. MAKE: BELGARD HARDSCAPES OR APPROVED EQUAL
4.14.3.2. COLOR: GRANITE
4.14.3.3. FINISH: SMOOTH (NON-PROCESS)
4.14.3.4. SIZE: 60MM
4.14.3.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS.
4.14.4. OLD WORLD PAVER
4.14.4.1. MAKE: BELGARD HARDSCAPES OR APPROVED EQUAL
4.14.4.2. COLOR: GRANITE
4.14.4.3. FINISH: PRESSED FACE
4.14.4.4. SIZE: 80MM
4.14.4.5. PATTERN: PER PLAN DOCUMENTS AND DETAILS
4.14.5. CONCRETE
4.14.5.1. 3,000 PSI AT 28 DAYS
4.14.5.2. SALT PITTED CONCRETE APPLICATION
4.14.5.2.1. APPLY MEDIUM BROOM FINISH PRIOR TO APPLYING SALT PARTICLES.
4.14.5.2.2. USE SALT CRYSTALS 3/8 INCH DIAM IN SIZE. PRESS INTO THE SURFACE TO A DEPTH OF APPROXIMATELY 3/8 INCH.
4.14.5.2.2.1. AVOID PRODUCING INDENTS LARGER THAN 1/4 INCH.
4.14.5.2.3. DISTRIBUTE EVENLY ACROSS SURFACE.
4.14.5.2.4. BEGIN WORKING SALT CRYSTALS INTO THE CONCRETE WHEN CONCRETE IS JUST BEGINNING TO SET.
4.14.5.2.4.1. A GOOD TEST IS TO PRESS YOUR FINGER INTO THE SURFACE. THE CONCRETE IS AT THE CORRECT STIFFNESS WHEN THE IMPRINT DEPTH IS APPROX 1/4 INCH.
4.14.5.2.5. WASH SALT AWAY ONCE CONCRETE IS ABLE TO BE WALKED ON. WHEN WASHING THE SALT AWAY, REMOVE ALL TRACES OF SALT TO PREVENT SURFACE DISCOLORATION.
4.14.5.2.5.1. SALT WILL DISCOLOR AND/OR STAIN CONCRETE, PAVERS, ASPHALT AND ALL OTHER HARDSCAPE SURFACES IF NOT FULLY REMOVED.
4.14.5.2.5.2. WASH SALT IN ACCORDANCE WITH ALL FLORIDA STATUTES.
4.14.5.3. CONTROL JOINTS
4.14.5.3.1. SAW CUT CONTROL JOINTS 1/8 INCH DEEP AND THICK.
4.14.5.3.2. SAW CUTS SHALL BE A 5 FOOT BY 5 FOOT GRID INSTALLED AT A 45 DEGREE ANGLE FROM CENTERLINE OF JEFFERSON STREET.
4.15. JOINT SEALANT
4.15.1. FDOT COMPLIANT MASTIC JOINT SEALANT, SUBMIT COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
4.16. LITTER RECEPTACLES: LANDSCAPE FORMS POE, SIDE OPENING 34 GALLON, BRONZE IN COLOR, SURFACE MOUNTED THROUGH PAVERS INTO CONCRETE SUB-BASE/FOOTER.
4.17. PLANTERS: VARIOUS ON SITE DIFFERING IN SIZE. VERADEK BRAND, BLACK IN COLOR, SIZES PER DRAWINGS AND CALLOUTS.
5. LANDSCAPE GENERAL NOTES
5.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN NOTES. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, JERRY PATE DESIGN.
5.2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
5.3. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY PROPOSED OR REMAINING UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER FACILITIES AND DRAINAGE DISCHARGE PATHS, EXISTING SIGNAGE, AND EXISTING LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK ADJUSTED THAT HAS NOT BEEN APPROVED PREVIOUSLY BY THE LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.
5.4. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
5.5. PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN ARE MINIMUM ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S OWN QUANTITY TAKE-OFF AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL THE PLANTING BEDS TO MEET DESIGN INTENT.
5.6. PROTECTION OF EXISTING TREES TO REMAIN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.
5.7. THE CONTRACTOR SHALL ENSURE, PRIOR TO MOVING ON SITE, ALL

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EQUIPMENT WHICH LAST OPERATED IN PLACES KNOW TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.
5.8. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE JOB SITE. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND ON THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
5.9. ANY PUBLIC LAND SURVEY SYSTEM CORNER OR ANY MONUMENT THAT PERPETUATES THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT.
6. PLANTING BED PREPARATION
6.1. ALL TRASH, ASPHALT, CONCRETE SIGNAGE, WEEDS AND OTHER SPOILAGE SHALL BE REMOVED FROM SITE PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
6.2. ALL AREAS TO BE PLANTED OR SODDED SHALL BE GRADED TO SITE SPECIFICATIONS PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.
6.3. CONTRACTOR SHALL CONFIRM ALL PLANTING BEDS ARE NOT COMPACTED BEYOND 85 PERCENT TO ENSURE DRAINAGE. SHOULD COMPACTED SOILS EXIST, SOILS SHALL BE EXCAVATED AND REPLACED WITH WELL-DRAINING SOIL PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR. NO PARKING LOT SUB-BASE, ASPHALT MATERIAL OR CONCRETE SPOILS SHALL REMAIN IN PLANTING BEDS.
6.4. ALL EXISTING VEGETATION SHALL BE REMOVED IN ALL PLANTING BED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. HERBICIDE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE THE PROPER TRAINING AND LICENSURE, AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY FDOT FOR CHEMICAL CONTROL. CONTACT THE ESCAMBIA COUNTY EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDES, PESTICIDES, AND REQUIRED LICENSES.
6.5. ALL SOIL AMENDMENTS SHALL BE ADDED TO THE PLANTING BEDS AND INCORPORATED INTO THE SOIL PRIOR TO COMMENCING FINAL GRADING AND PLANTING. ALL BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE WITH NO AREAS WHERE STANDING WATER COULD OCCUR.
6.6. ALL PLANTING BED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE TO ENSURE THAT WEEDS WILL BE CONTROLLED.
7. PLANTING NOTES
7.1. THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE IS NOT DAMAGED BY OTHER WORK/TRADES AND VICE VERSA.
7.2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY AND PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR FIELD ADJUSTMENTS.
7.3. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN TWO WEEKS OF NOTICE.
7.3.1. INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
7.3.2. ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS.
7.3.3. ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE.
7.3.3.1. ROOT BOUND PLANTS SHALL NOT BE ACCEPTED.
7.3.4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
7.4. THE CONTRACTOR
7.5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE PLANTING BED FIELD CHANGES TO ACCOMMODATE SITE CONDITIONS AND TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL FLAG ALL TREE AND BED LINE LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
7.6. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL APPROPRIATE SOIL AMENDMENTS AND A PROPERLY PREPARED FINISHED SOIL LAYER IN ACCORDANCE WITH CURRENT FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
7.7. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING VEGETATION INTENDED TO REMAIN THAT IS DISTURBED BY PLANT MATERIAL INSTALLATION ACTIVITIES. THIS REPAIR /REPLACEMENT SHALL BLEND SEAMLESSLY WITH THE EXISTING LANDSCAPE.
7.8. ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN, BY HAND IF THE IRRIGATION SYSTEM IS NOT YET FUNCTIONING PROPERLY. ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY. ALL BLACK PLASTIC PLACED AROUND TREE ROOTBALLS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE SITE.
7.8.1. TREES NOT PLANTED WITHIN 6 HOURS OF DELIVERY TO THE SITE: WATER SHALL BE IMMEDIATELY APPLIED TO THE ROOTBALL AND FOLIAGE. THE TOPS SHALL BE UNTIED AND THE TREES STORED UPRIGHT WITH MULCH COVERING THE ROOTBALLS.
7.8.2. TREES SHALL NOT BE STORED LYING DOWN.
7.8.3. IF TREES HAVE PLASTIC TRUNK PROTECTORS, THE PROTECTORS MAY STAY IN PLACE PRIOR TO PLANTING BUT SHALL NOT BE LEFT ON INDEFINITELY.
7.9. SHRUBS:
7.9.1. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 3x DIAMETER OF ROOTBALL OR CONTAINER.
7.10. TREES:
7.10.1. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 2x DIAMETER OF ROOTBALL OR CONTAINER.
7.11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING AND GRADES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE INCLUDES: KEEPING BEDS FREE OF DEBRIS, WEEDS, DISEASES, AND INFESTATIONS.

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7.12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT WATER TO THE PLANTS DURING THIS TIME AND REPAIRING ERODED AREAS WITHIN THE LANDSCAPE SCOPE.
7.13. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND LABOR BEGINNING UPON FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
7.14. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
8. UTILITY NOTES
8.1. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY, AND INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
8.2. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TWO BUSINESS DAYS PRIOR TO DEMOLITION AND/OR EXCAVATION. CALL "SUNSHINE STATE ONE CALL SYSTEM" (OR 811) SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.
8.3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.
8.4. NO UTILITY IS TO BE RELOCATED.
8.5. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO ADDRESS ANY UTILITY CONFLICTS.
9. MOCK UPS
9.1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO OBTAIN A FULL LIST OF REQUIRED MOCK UPS, INFORMATIONAL SUBMITTALS, PRODUCT SUBMITTALS AND ALL OTHER REQUIREMENTS TO ACHIEVE EXPECTED QUALITY.
9.2. MOCK UPS REQUIRED
9.2.1. CONCRETE - VEHICULAR
9.2.2. CONCRETE - PEDESTRIAN
10. SUBMITTALS REQUIRED
10.1. SUBMITTALS REQUIRED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.
10.2. CONCRETE PAVERS:
10.2.1. AGGREGATES
10.2.1.1. SIEVE ANALYSIS PER ASTM C136 FOR SUBBASE, BASE, BEDDING AND JOINT AGGREGATE MATERIALS.
10.2.1.2. MINIMUM 3 LB. SAMPLE OF EACH MATERIAL FOR INDEPENDENT TESTING.
10.3. CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL A MINIMUM OF FOUR FULL-SIZE SAMPLES OF EACH CONCRETE PAVER TYPE/SIZE/THICKNESS/COLOR/FINISH SPECIFIED.
10.4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW THE HARDSCAPE LAYOUT PRIOR TO INSTALLATION.
10.5. REPRESENTATIVE COLORS LISTED IN MATERIALS LIST.
10.6. MASTIC SEALANT COLOR CHART FOR SELECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
10.10. MANUFACTURER INFORMATIONAL CUT SHEETS ASSOCIATED WITH PAVERS USED IN DESIGN.
10.11. SHOP DRAWINGS FOR PAVER LAYOUT METHODS & PATTERNS.
10.10. MATERIALS TESTING AS PROVIDED BY MANUFACTURER IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REQUIREMENTS.
10.11. PLANT MATERIAL
10.11.1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH REPRESENTATIVE PLANT PHOTOS TO APPROVE FOR ALL PLANT MATERIALS PRIOR TO ANY PLANT DELIVERY. MEASURING STICKS SHALL BE SHOWN IN PHOTOS, AS APPROPRIATE.
10.11.2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO COMPLETION TO SCHEDULE A FINAL WALK-THROUGH.
10.11.3. ALL CERTIFICATIONS & LITERATURE ASSOCIATED WITH SIZE, HEALTH AND BRAND.
10.11.4. MANUFACTURER INFORMATION, CUT SHEETS AND SHOP DRAWINGS FOR ALL 4x8 PAVERS, VEHICULAR & PEDESTRIAN.
10.11.5. NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY.
10.11.5.1. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.
10.12. MANUFACTURER SPECIFICATIONS AND TESTING FOR CONCRETE AS REQUIRED BY FDOT STANDARD SPECIFICATIONS.
10.13. THE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10.13.1. SUBMIT ALL SOIL SAMPLES AND AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.
10.13.2. THE SOIL SAMPLE TEST RESULTS SHALL INCLUDE, AT A MINIMUM, PH, PRIMARY MACRO-NUTRIENTS, MICRO-NUTRIENTS, PERCENTAGE OF ORGANIC MATTER, AND SOIL TEXTURE.
10.13.3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY IMPROPER SOIL CONDITION INCLUDING NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC. AND SHALL RECOMMEND TO THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY VIGOROUS PLANT GROWTH.

Jerry Pate Design
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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

LANDSCAPE ARCHITECTURE SPECIFICATIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L403

DRAFT - NOT FOR CONSTRUCTION

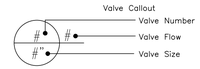
2020-08-10 17:03

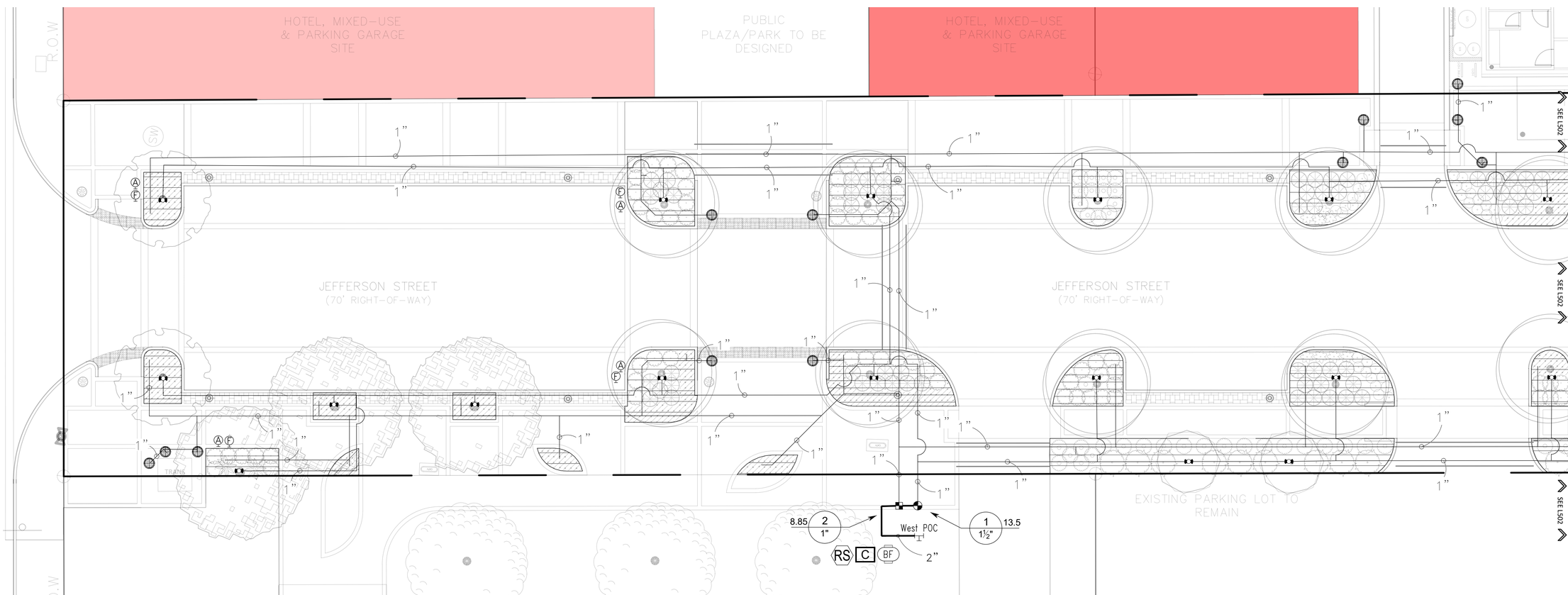
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	DETAIL
	Rain Bird 1800-1400 Flood 1402	27	360	40	0.50	/
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				**DETAIL**
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	1				7/L503
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	6				6/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
	Area to Receive Dripline Rain Bird XFD-06-24 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,353 l.f.				5/L504

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PEB 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	10/L503
BF	Backflow 1" Reduced Pressure Backflow Preventer as Approved by City of Pensacola & Florida Statute.	1	3/L504
C	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	12/L503
RS	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1	4/L503





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East Garden District
Growing Since 1764

EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
IRRIGATION PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L501

DRAFT - NOT FOR CONSTRUCTION

2020-08-10 17:03

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	DETAIL
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SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**	**QTY**				**DETAIL**
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F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	6				6/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
A	Rain Bird ARV050 1/2" 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6.0" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	6				8/L503
	Area to Receive Dripline Rain Bird XFD-06-24 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	2,353 l.f.				5/L504

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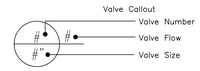
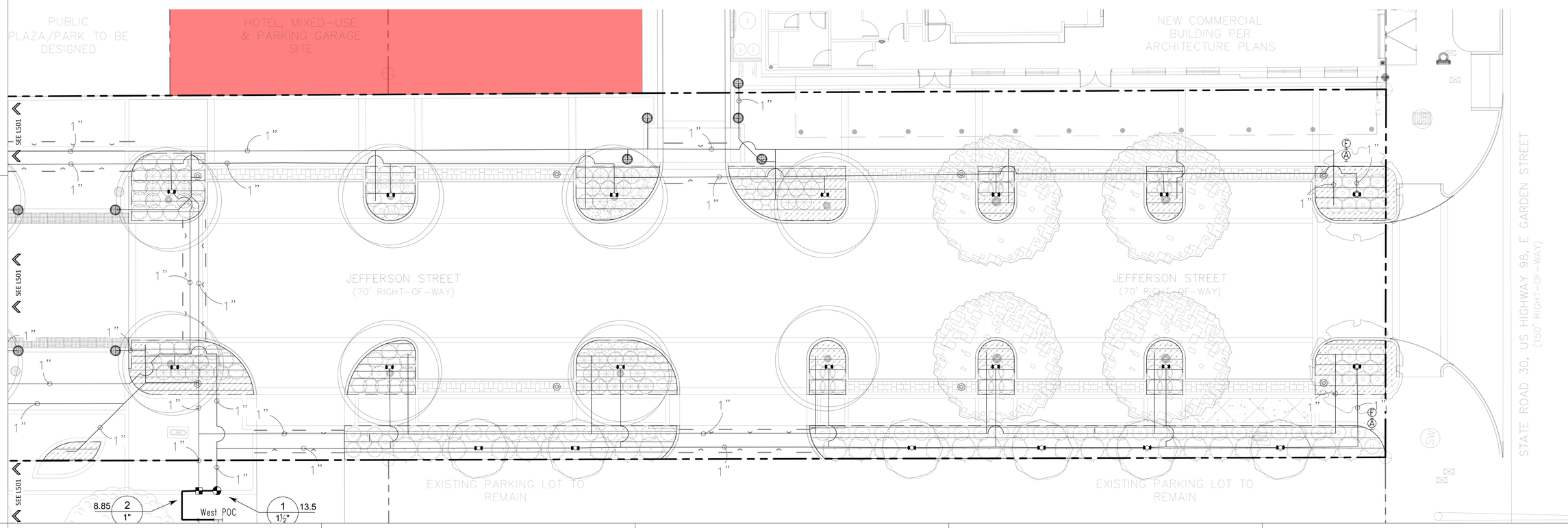


IRRIGATION NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS
11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS.
14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
18. SHOULD ANY WORK REQUIRE ENCROACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.



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East Garden District
Growing Since 1764

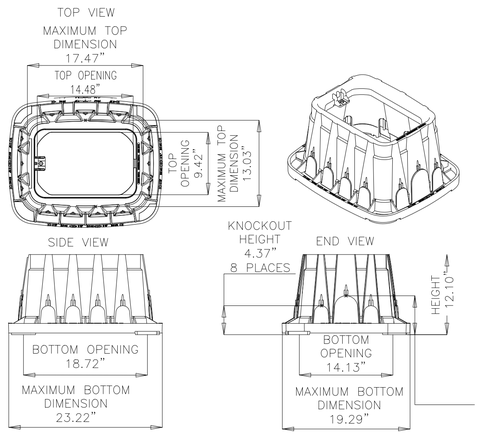
EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET
IRRIGATION PLAN

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
3	
2	
1	09/29/2020 DRAFT

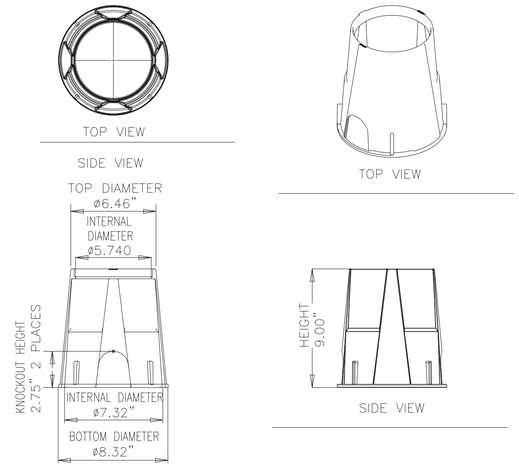
JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L502

DRAFT - NOT FOR CONSTRUCTION



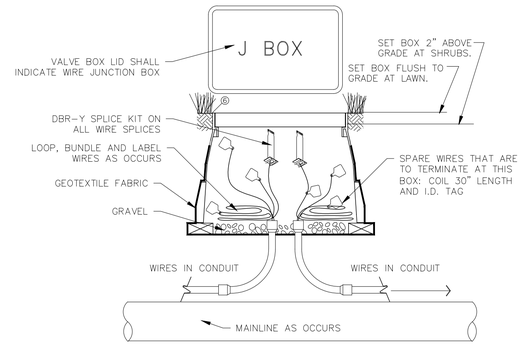
1 JUMBO VALVE BOX

NTS JPD–IR–CIRR–VALV–328406–13



2 6" ROUND VALVE BOX

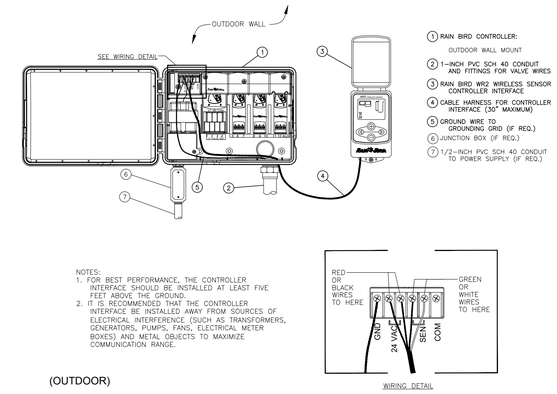
NTS JPD–IR–CIRR–AUXI–328409–08



NOTE: ALL WIRING SHALL BE IN ACCORDANCE WITH NEC ARTICLE 300.5 AND 310.10(F).
NOTE: ALL UNDERGROUND WIRE SHALL HAVE WARNING TAPE INSTALLED 6"[150MM] ABOVE WIRE.

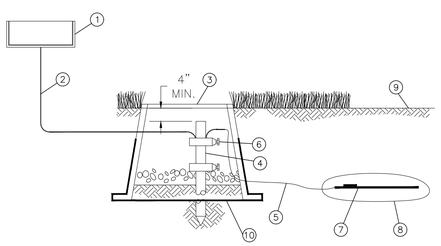
3 WIRE BUNDLE JUNCTION BOX

NTS JPD–IR–CIRR–AUXI–328409–09



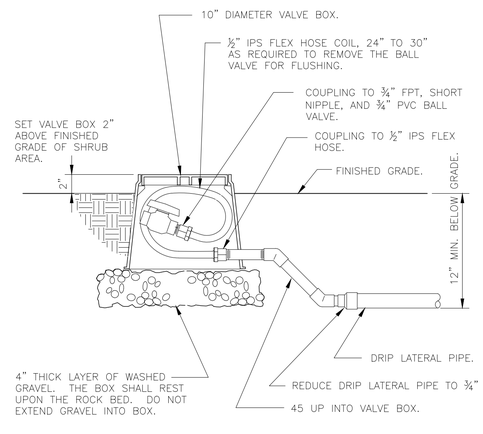
4 WIRELESS RAIN/FREEZE SENSOR (OUTDOOR)

NTS JPD–IR–CIRR–AUXI–328409–12



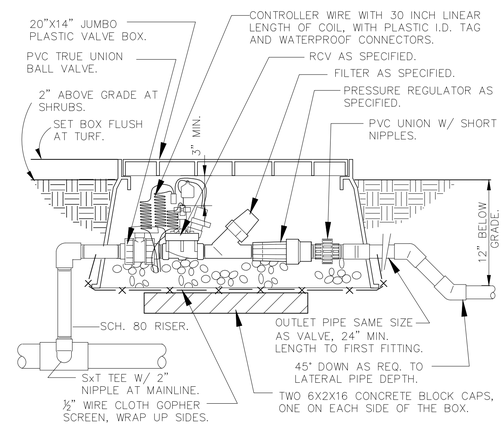
5 CONTROLLER GROUNDING GRID

NTS JPD–IR–CIRR–AUXI–328413–23



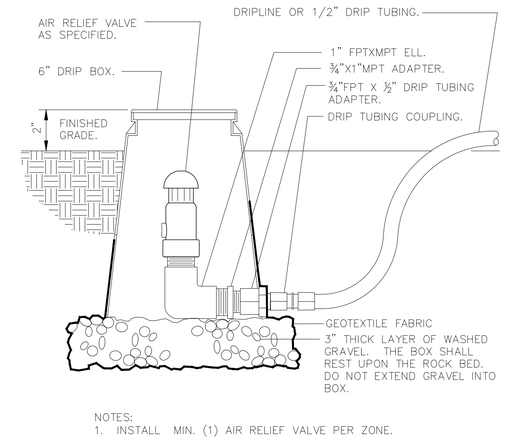
6 HARD PIPE TO FLUSH VALVE

1 1/2" = 1'–0" FX–IR–FX–DRIP–Ø5



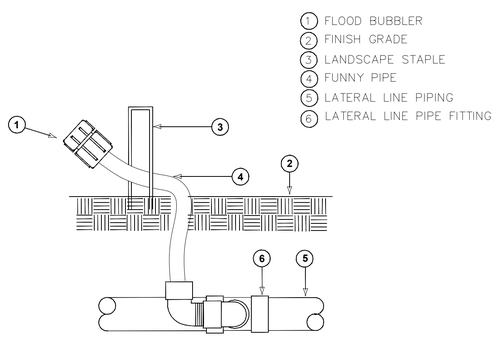
7 1" DRIP VALVE/FILTER/REGULATOR DETAIL

NTS JPD–IR–CIRR–DRIP–328413–08



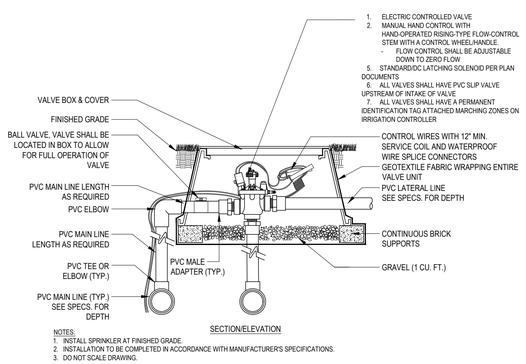
8 DRIP AIR RELIEF VALVE IN BOX

NTS JPD–IR–CIRR–DRIP–328413–10



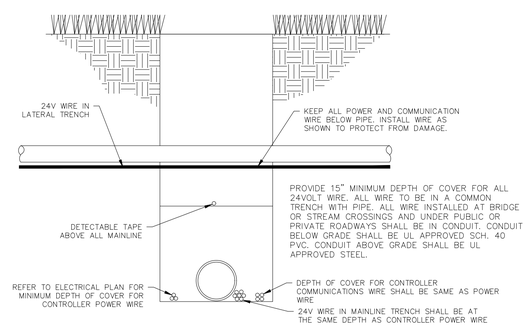
9 FLOOD BUBBLER ON FUNNY PIPE

NTS JPD–IR–CIRR–DRIP–328403–07



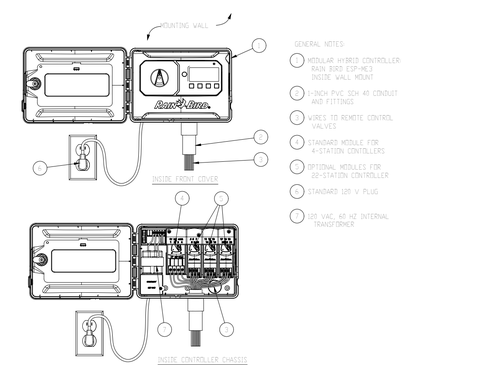
10 REMOTE CONTROL ELECTRIC VALVE-GLOBE/ANGLE

NTS JPD–IR–CIRR–VALV–328413–33



11 TRENCHING DETAIL

NTS JPD–IR–CIRR–PIPE–328409–11



12 CONTROLLER: RAINBIRD ESP4ME

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

IRRIGATION DETAILS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
6	
5	
4	
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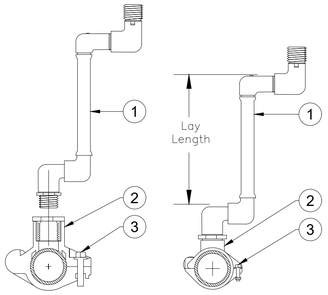
2	
1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L503

DRAFT - NOT FOR CONSTRUCTION



LASCO Fittings, Inc.

1. SWIVEL JOINTS.
2. SADDLE, LASCO. PUT AN "X" IN THE BOX NEXT TO THE PART NUMBER'S BELOW TO SELECT THE MODEL'S USED ON THE PROJECT.
3. RETAINING BOLT, 5/16"–18 x 1 1/2" LONG, 304 STAINLESS STEEL WITH NUT.

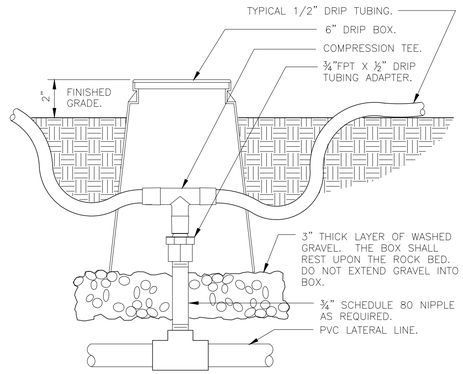
SADDLE SERVICE CONNECTIONS

- ☐ 1½" Saddle x 1" Socket outlet, Part # 361–211
- ☐ 1½ Saddle x ½" FIPT outlet, Part # 362–209
- ☐ 1½ Saddle x ¾" FIPT outlet, Part # 362–210
- ☐ 1½ Saddle x 1" FIPT outlet, Part # 362–211

Note: These FIPT threads are for use with LASCO Swivel Joints only. Use a non–hardening pipe sealant w/o PTTE on NPT threaded connections. Never use metal MIPT threads into plastic FIPT fittings.

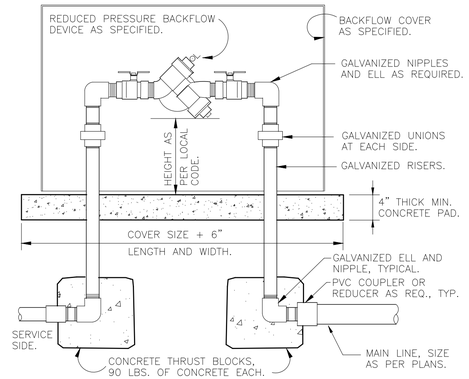
1 LASCO 1-1/2" SADDLE

N.T.S. FX–IR–LASC–SADD–Ø3



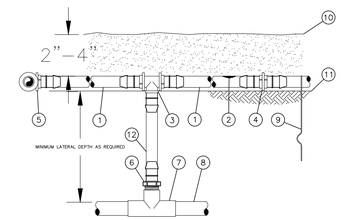
2 ZONE CONTROL

3" = 1'–0" FX–IR–FX–DRIP–02



3 RP BACKFLOW W/ENCLOSURE

1" = 1'–0" FX–IR–FX–BACK–06

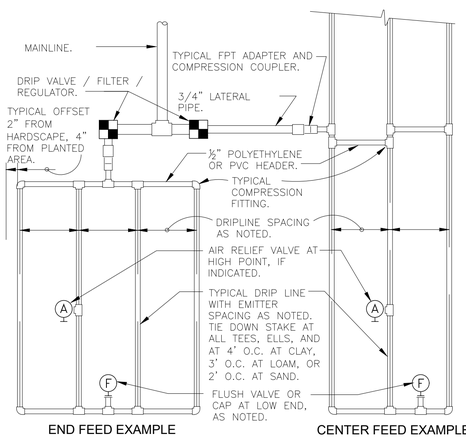


1. ON–SURFACE DRIPLINE:
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm
4. BARB COUPLING 17x17mm
5. BARB ELBOW 17x17mm
6. BARB MALE ADAPTER
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE:
10. MULCH
11. FINISH GRADE
12. TUBING LENGTH AS REQUIRED

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

4 ON SURFACE DRIPLINE RISER ASSEMBLY

1" = 1" JPD–IR–CIRR–DRIP–22



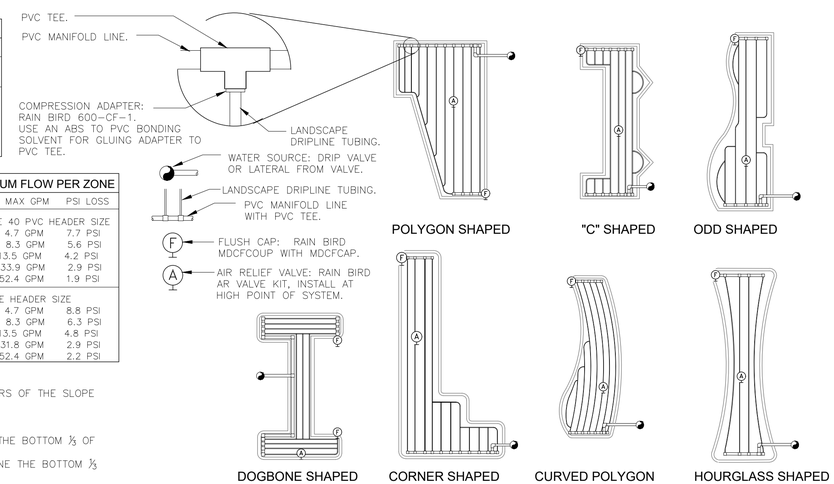
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

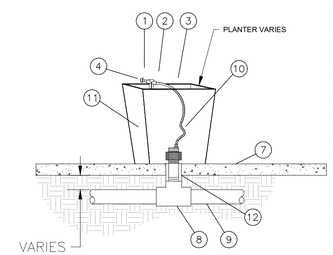
MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1–1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1–1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

3" = 1'–0" JPD–IR–CIRR–DRIP–328413–22



1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. SINGLE OUTLET ½" FPT INLET X BARB OUTLET EMITTER: RAIN BIRD XERI–BUG XBT EMITTER
5. PVC SCH 80 NIPPLE(LENGTH AS REQUIRED)
6.
7. TOP OF MULCH
8. FINISH GRADE
9. PVC SCH 40 TEE OR ELL
10. LATERAL PIPE
11. POLY FLEX PIPE SNAKED UP IN RAISED PLANTER. RAIN BIRD XQ DISTRIBUTION TUBING AS NEEDED PER SPECS.
12. RAISED PLANTERS TO BE IRRIGATED, SHAPE VARIES.

SCH 40 SLEEVE TO FINISHED GRADE

6 PLANTER IRRIGATION SCHEMATIC

NTS

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EAST GARDEN DISTRICT
JEFFERSON STREET ROAD DIET

IRRIGATION DETAILS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE
7	
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1	09/29/2020 DRAFT

JPD PROJECT NUMBER: 19008-4
SCALE:
DATE: 08/12/2020
SHEET NO.: L504

DRAFT - NOT FOR CONSTRUCTION

SHEET INDEX

SHEET	DESCRIPTION
LD1	KEY SHEET
C1	EXISTING CONDITIONS / DEMOLITION PLAN
C2	EXISTING CONDITIONS / DEMOLITION PLAN
C3	EXISTING CONDITIONS / DEMOLITION PLAN
C4	DRAINAGE PLAN
C5	DRAINAGE PLAN
C6	DRAINAGE PLAN
C7	DRAINAGE DETAILS
LD2	LAYOUT PLAN
LD3	LAYOUT PLAN
LD4	LAYOUT PLAN
LD5	SITE PLAN
LD6	SITE PLAN
LD7	SITE PLAN
LD8	DETAILS
LD9	DETAILS
LD10	DETAILS
LD11	FDOT COMPLIANCE PLANS
LD12	FDOT COMPLIANCE PLANS
LD13	IRRIGATION PLAN
LD14	IRRIGATION PLAN
LD15	IRRIGATION DETAILS
LD16	GENERAL NOTES

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Garden & Jefferson

Project Location

36–118 E Garden Street,
Pensacola, Florida 32502

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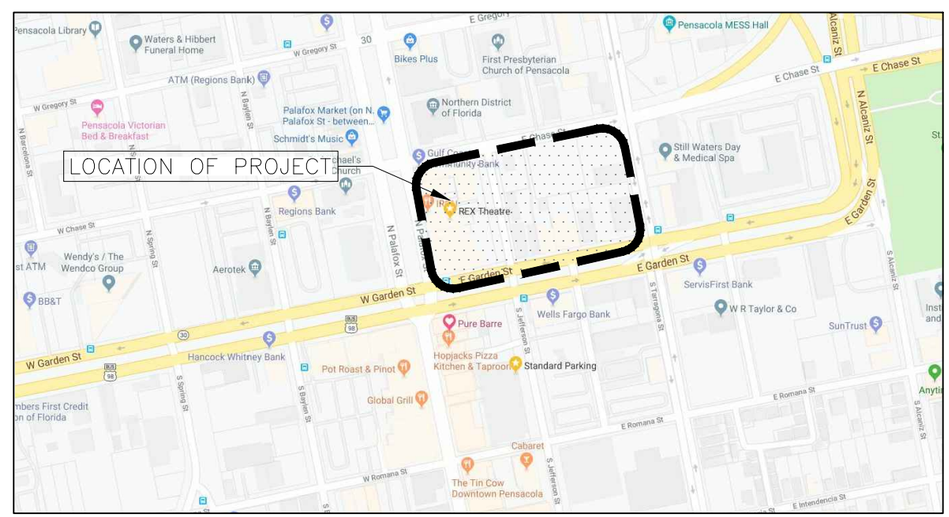
ABBREVIATION:

N	DENOTES LINE SHOWN NOT TO SCALE
BOC	DENOTES BACK OF CURB
BFE	DENOTES BASE FLOOD ELEVATION
BUS	DENOTES ECAT BUS STOP SIGN
(C)	DENOTES CALCULATED PER DEED
CPO	DENOTES CUSTOMER PARKING ONLY SIGN
(D)	DENOTES DEED INFORMATION
DIA	DENOTES DIAMETER
ECUA	DENOTES EMERALD COAST UTILITIES AUTHORITY
EOP	DENOTES EDGE OF PAVEMENT
(F)	DENOTES FIELD INFORMATION
FDOT	DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM	DENOTES FLOOD INSURANCE RATE MAP
GAS	DENOTES CAUTION BURIED GAS LINE SIGN
HCP	DENOTES HANDICAPPED PARKING SIGN
I-110	DENOTES INTERSTATE I-110 SIGN
LSA	DENOTES LANDSCAPING AREA
LZ	DENOTES LOADING ZONE SIGN
#MPH	DENOTES SPEED LIMIT SIGN (SPEED INDICATED)
NO.	DENOTES NUMBER
NP	DENOTES NO PARKING SIGN
OW>	DENOTES ONE WAY SIGN (ARROW SHOWS DIRECTION)
(P)	DENOTES PLAT INFORMATION
POB	DENOTES POINT OF BEGINNING
PP	DENOTES PRIVATE PARKING SIGN
PSI	DENOTES POUNDS PER SQUARE INCH
ROW	DENOTES RIGHT-OF-WAY
R/W	DENOTES RIGHT-OF-WAY
STOP	DENOTES STOP SIGN
S/W	DENOTES SIDEWALK
TAZ	DENOTES TOW-AWAY ZONE SIGN
TYP.	DENOTES TYPICAL OF
USL	DENOTES UTILITY SPOT LOCATION

NOTES:

1. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
2. ALL CONCRETE SHALL BE MINIMUM 3,000PSI CONCRETE AT 28 DAYS.
3. ALL PAVERS WITHIN THE FDOT & CITY OF PENSACOLA RIGHT-OF-WAY SHALL HAVE CONCRETE FOOTERS INCLUDED. SEE DETAILS & SPECIFICATIONS.
4. ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED ACCORDING TO FDOT DESIGN MANUAL (LATEST EDITION) & ADA STANDARDS.
5. ALL LANDSCAPE WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SITE TRIANGLE(S) SHALL COMPLY WITH FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL (LATEST EDITION) CH. 212 INTERSECTIONS.
6. CONNECT ALL LATERAL IRRIGATION LINES TO AN FDOT COMPLIANT IRRIGATION SYSTEM CONTAINING A WEATHER STATION CAPABLE OF SHUTTING THE SYSTEM OFF IN THE EVENT OF PRECIPITATION IN ACCORDANCE WITH STATE LAWS & REGULATIONS.
7. IRRIGATION CONTROLLER, WEATHER STATION, RAIN SENSOR, MAINLINE & VALVES SHALL NOT BE LOCATED WITHIN THE FDOT RIGHT-OF-WAY.



DAVID W. FITZPATRICK

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CERTIFICATE # 00008423
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

KEY SHEET

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD1 OF LD172

DAVID W. FITZPATRICK

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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

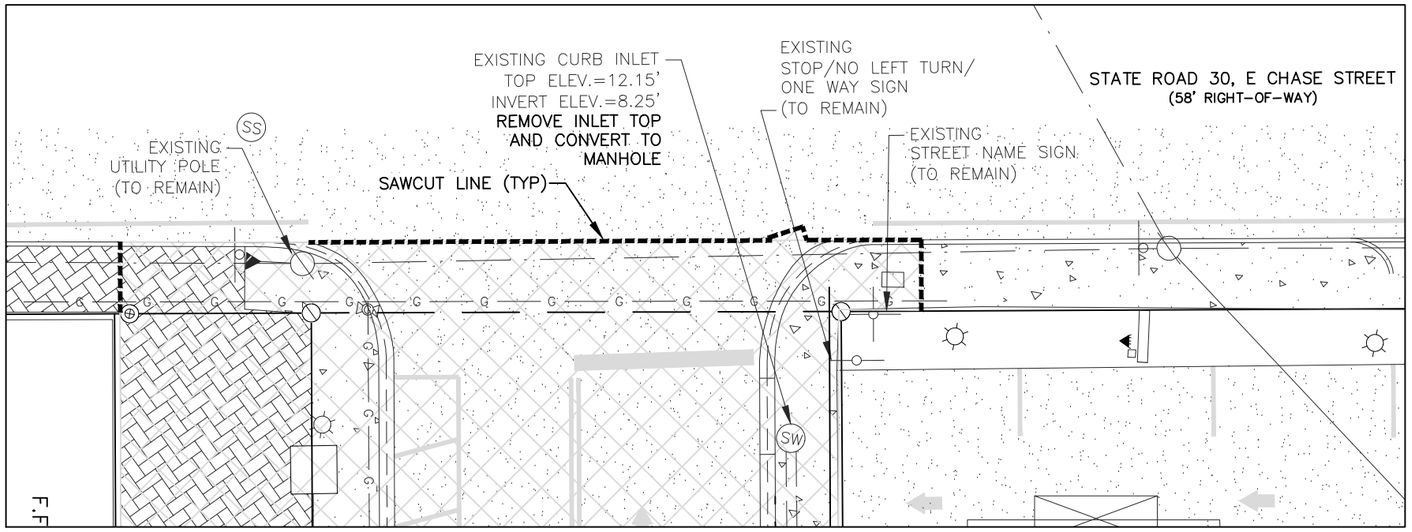
PLOT DATE 4/21/20

SHEET C1 OF C7

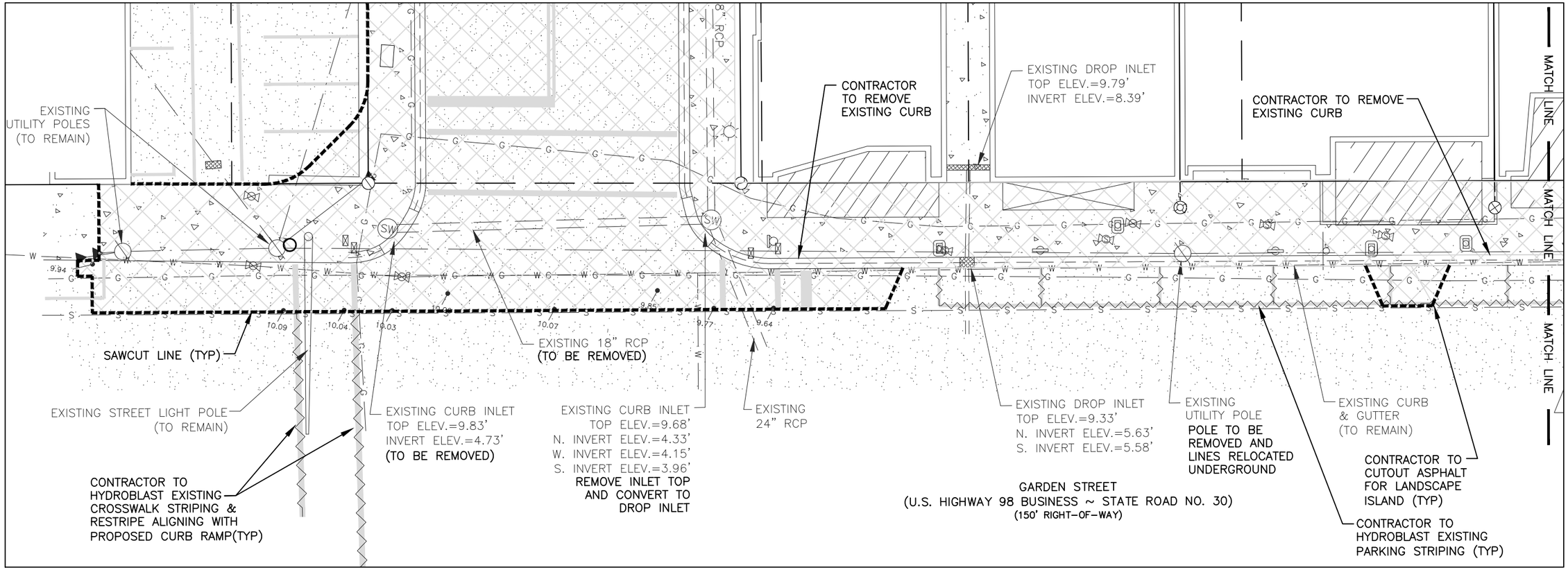
GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 1



INSET 2



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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

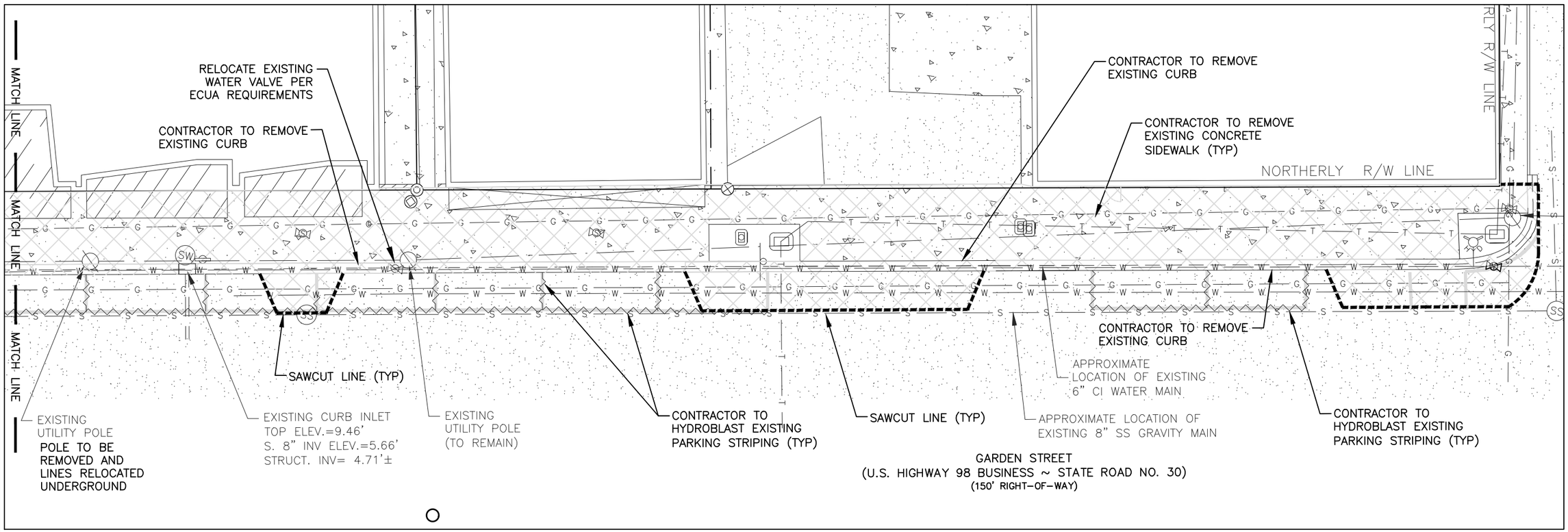
PLOT DATE 4/21/20

SHEET C2 OF C7

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 3



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GARDEN & JEFFERSON

EXISTING CONDITIONS / DEMOLITION PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

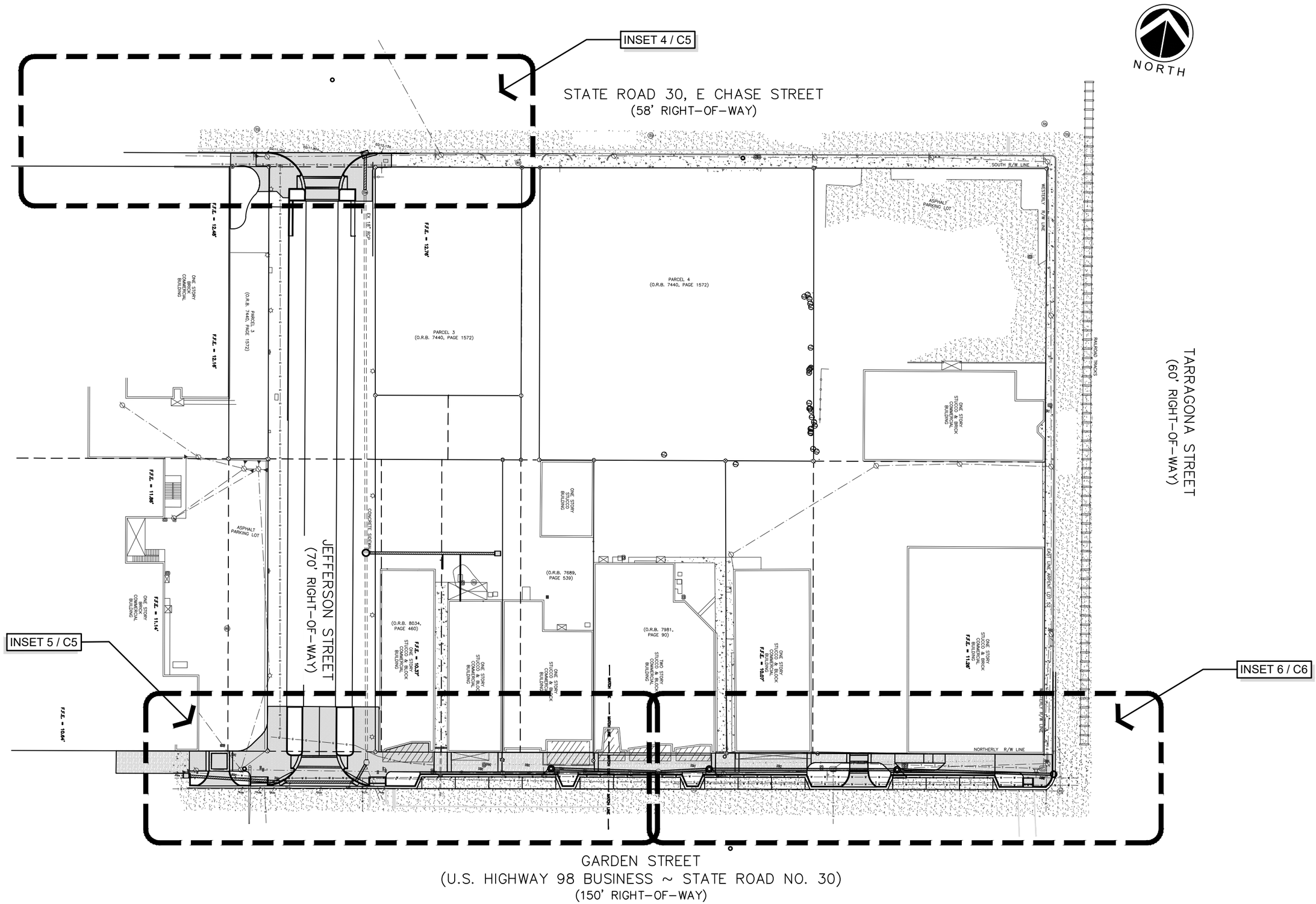
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C3 OF C7



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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

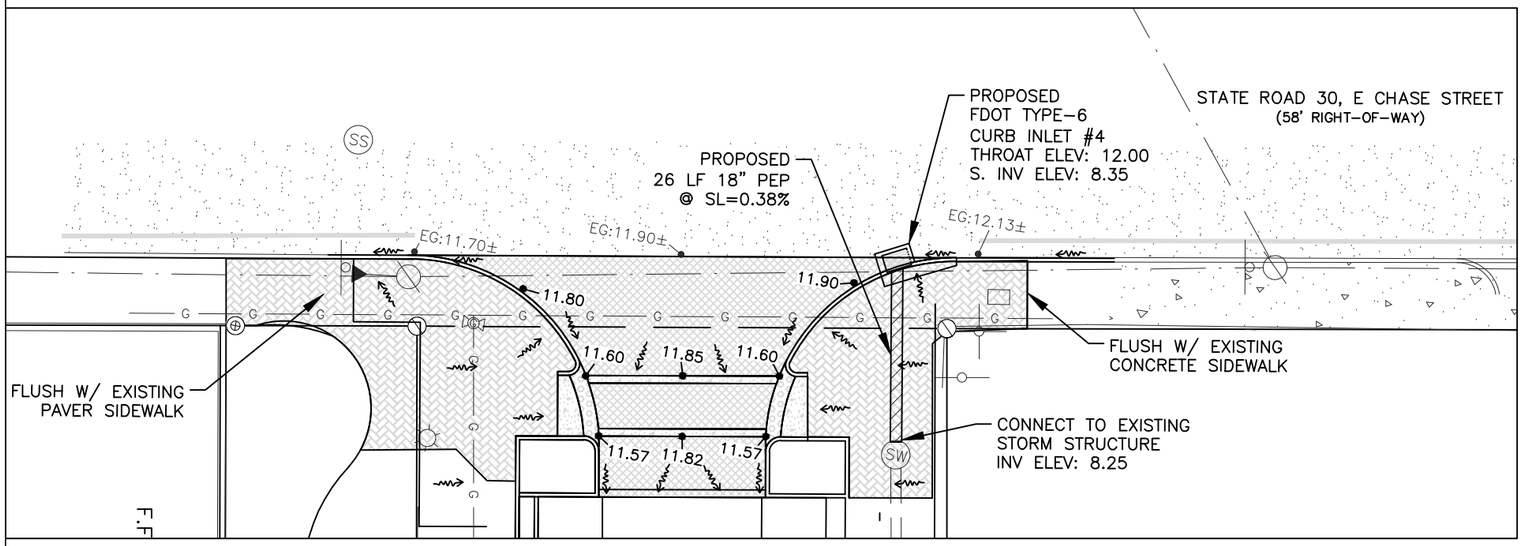
PLOT DATE 4/21/20

SHEET C4 OF C7

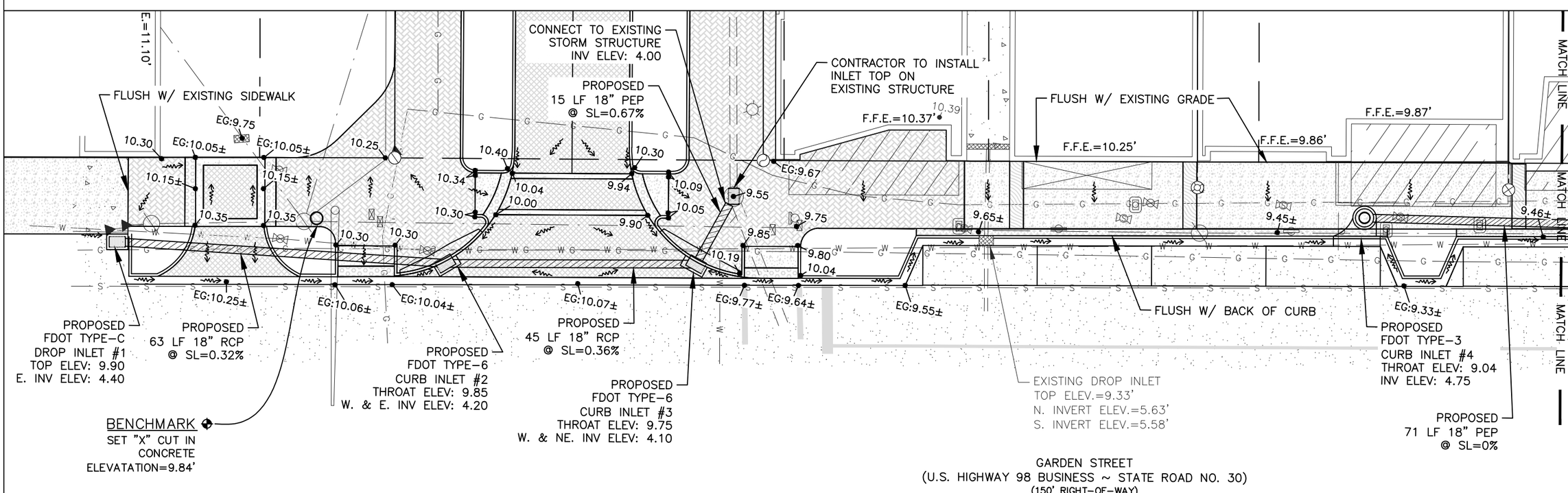
GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 1



INSET 2



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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

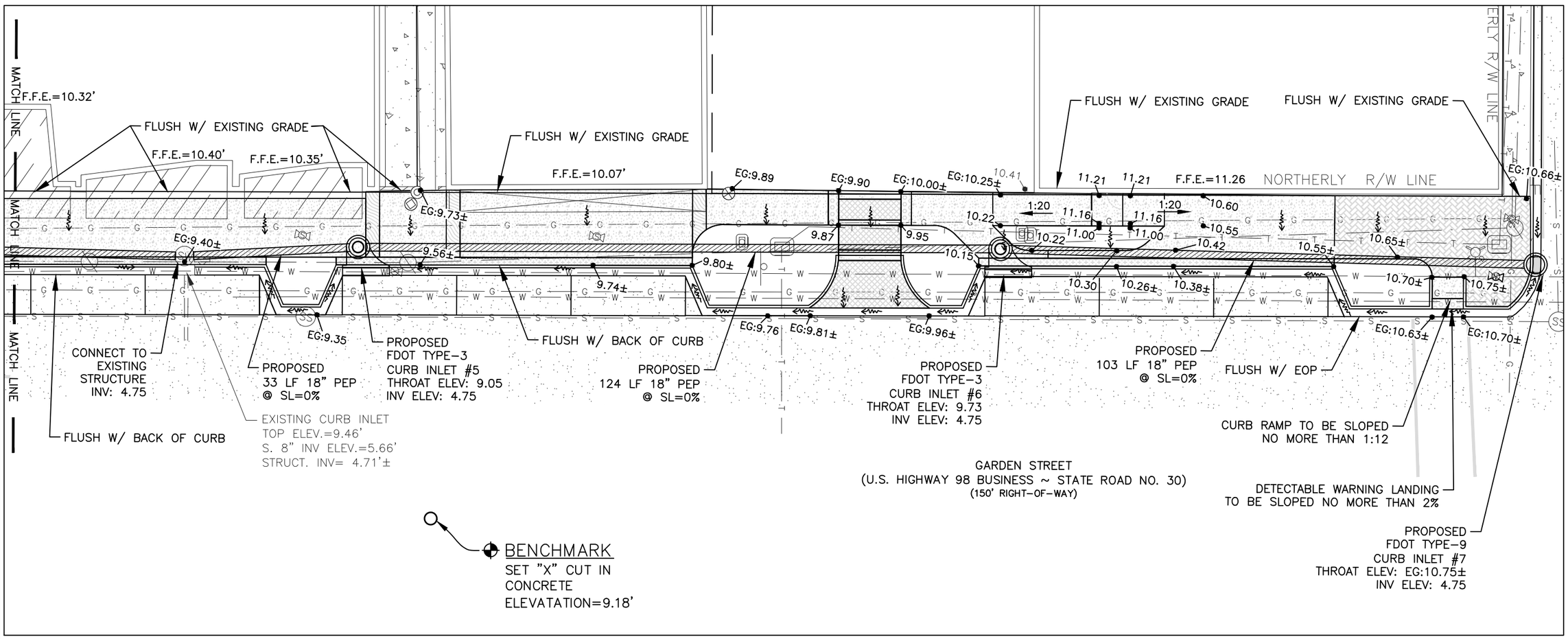
PLOT DATE 4/21/20

SHEET C5 OF C7

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

NORTH

INSET 3



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GARDEN & JEFFERSON

DRAINAGE PLAN

DRAWN BY: A. BURKETT

DESIGNED BY: D. FITZPATRICK

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C6 OF C7

NOTE: SEE FDOT STANDARD PLANS FOR
TYPICAL FDOT DRAINAGE DETAILS

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GARDEN & JEFFERSON

DRAINAGE DETAILS

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

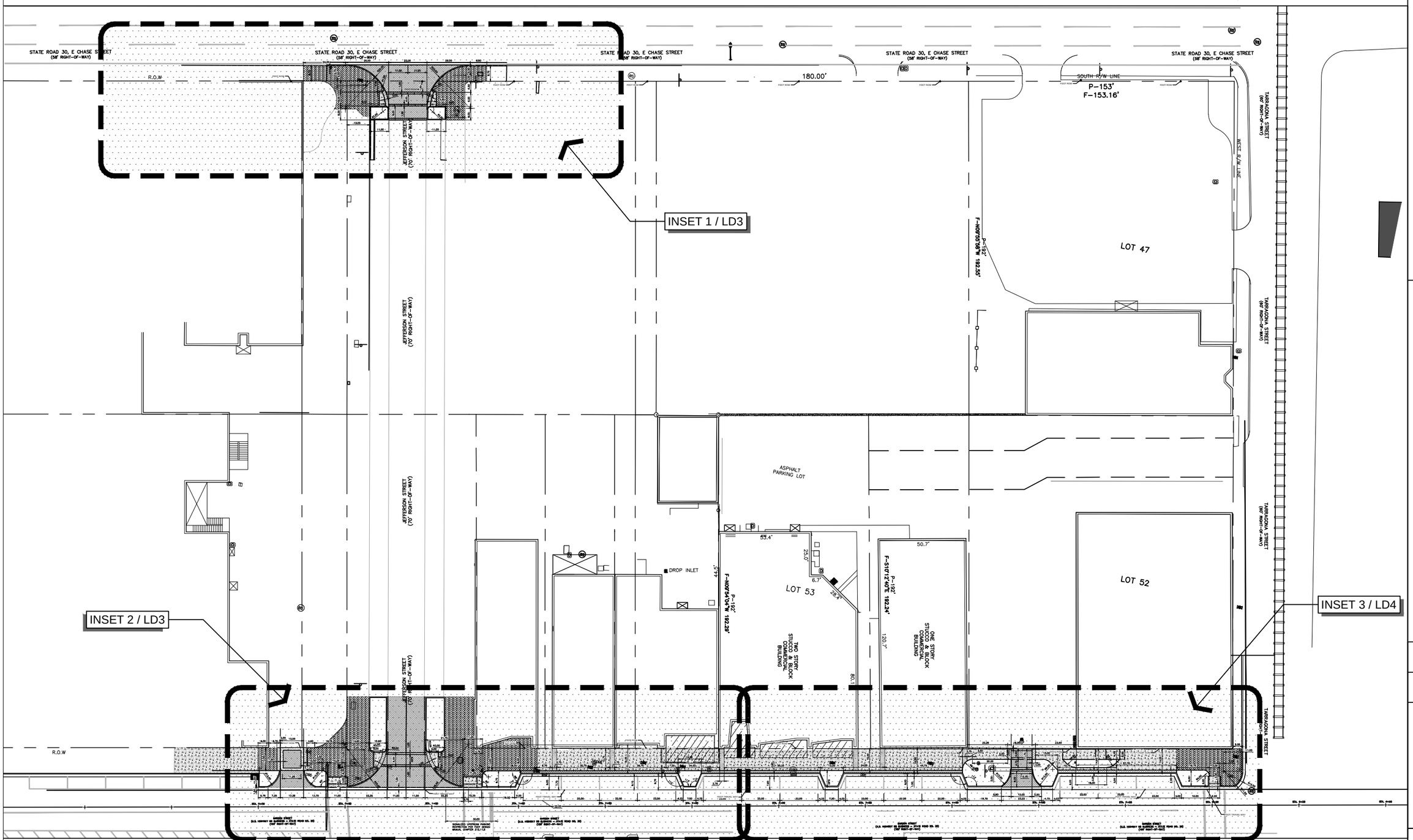
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19-007

PLOT DATE 4/21/20

SHEET C7 OF C7



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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD2 OF LD1

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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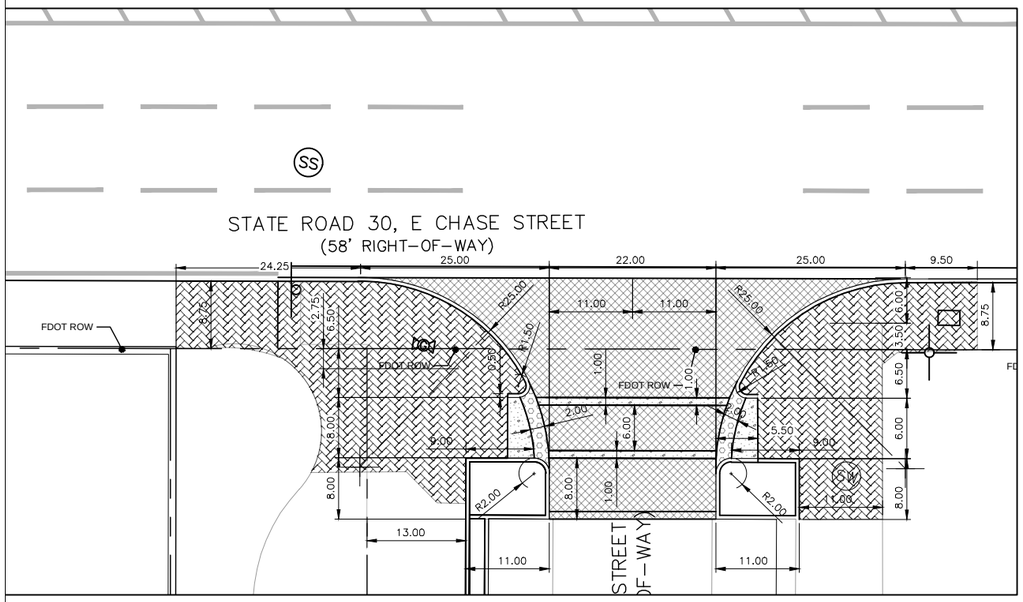
INSET 1



FDOT DRIVEWAY ANALYSIS:

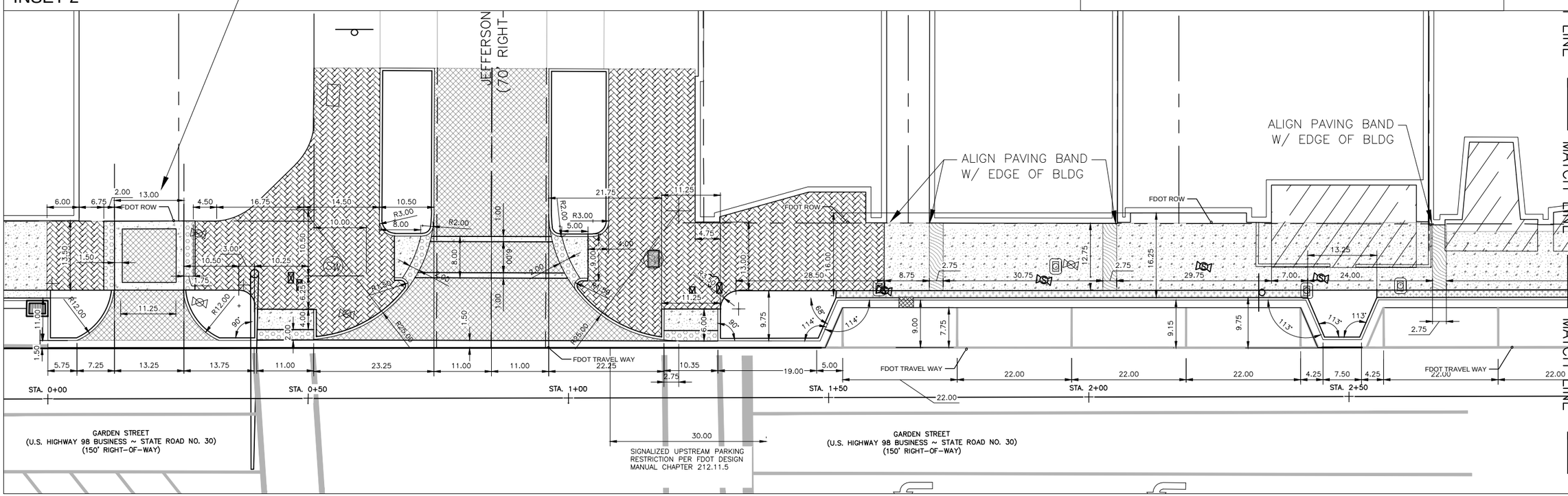
PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14

- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
  - -- CATEGORY ' A '
    - --- 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
  - -- W = 12' MIN/24' MAX PER FDM 214.3.2
  - -- R = 12'
  - -- Y = 90 DEGREES
  - -- S = N/A
  - -- G = 12' MIN.
  - -- C & D = N/A

INSET 2

PNJ DRIVEWAY. SEE ANALYSIS ABOVE



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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD3 OF LD1

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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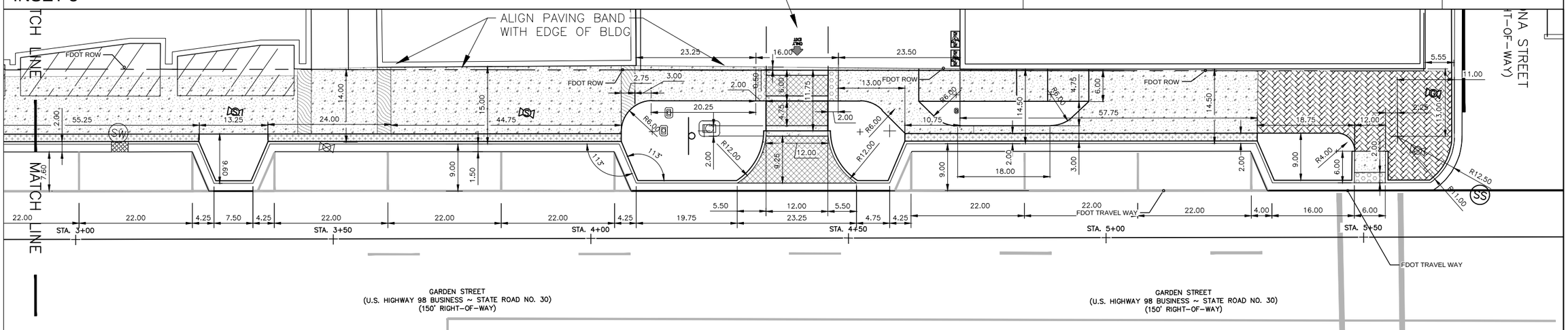
FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
- CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
  - CATEGORY ' A '
    - 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
- DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
- DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
- DIMENSIONS:
  - W = 12' MIN/24' MAX PER FDM 214.3.2
  - R = 12'
  - Y = 90 DEGREES
  - S = N/A
  - G = 12' MIN.
  - C & D = N/A

LOT 52 DRIVEWAY. SEE ALAYSIS ABOVE

INSET 3



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GARDEN & JEFFERSON

LAYOUT PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD4 OF LD1

NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

NORTH

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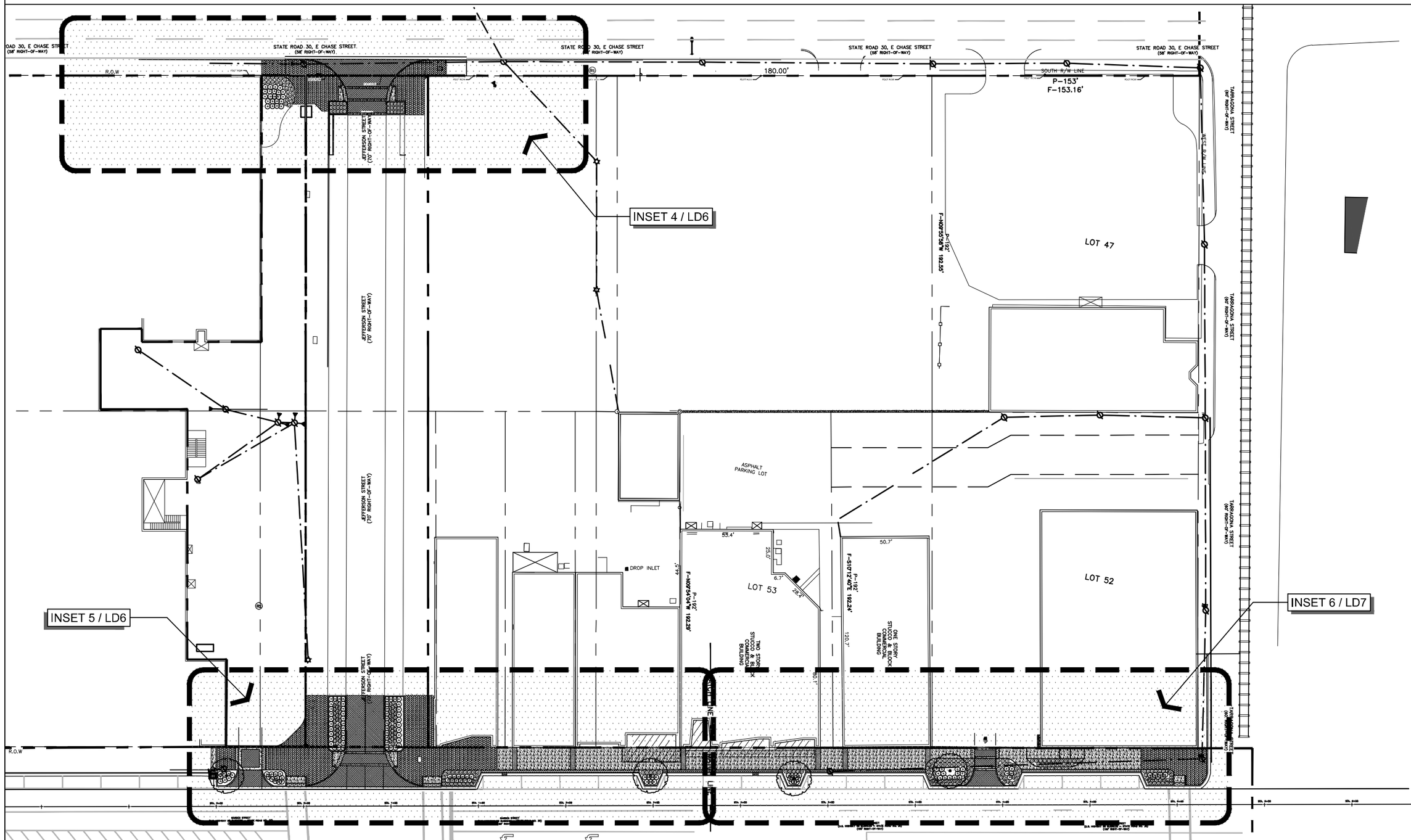

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GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD5 OF LD16

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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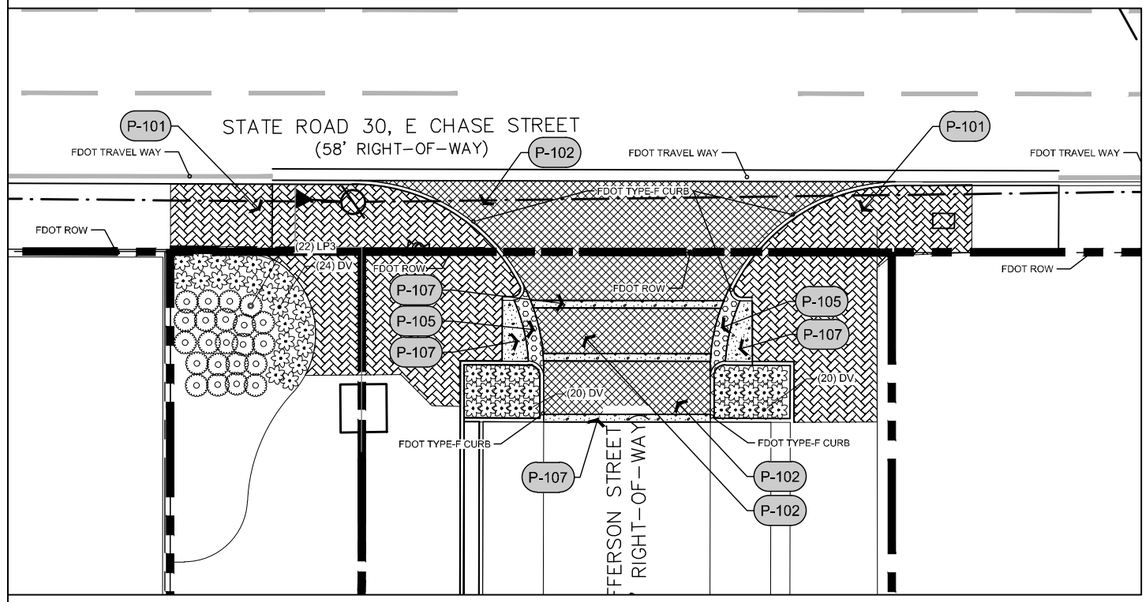
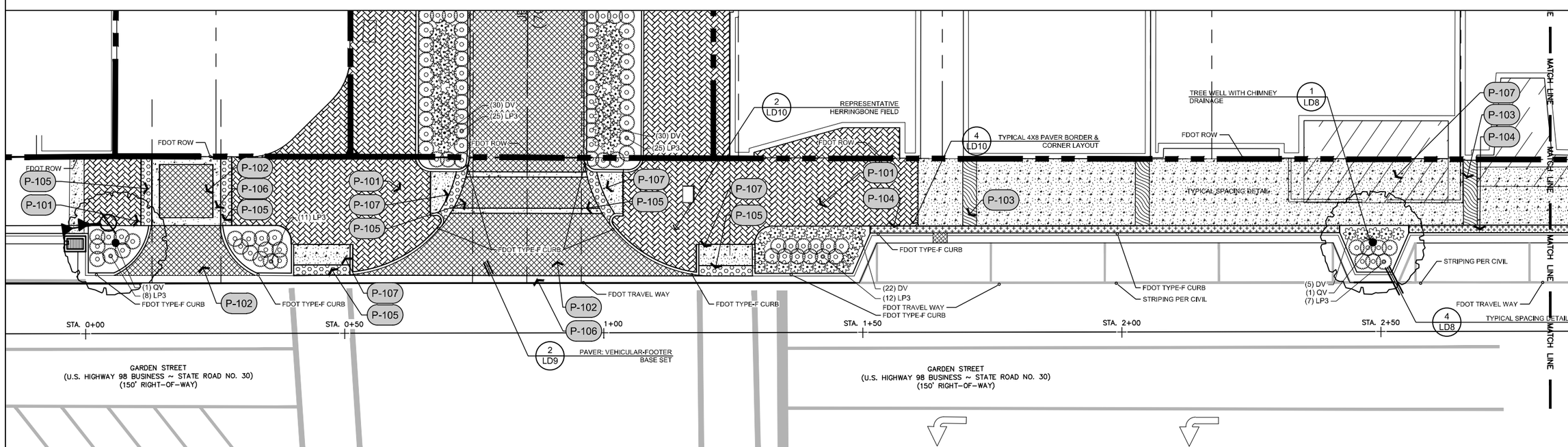
NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

INSET 4



INSET 5



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GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD6 OF LD16

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	DBH	
	QV	4	Quercus virginiana / Southern Live Oak Quercus virginiana or other shade producing canopy tree as approved by The City of Pensacola & appropriate utility authorities. At the time of planting all trees installed within FDOT Sight Triangle shall comply with FDOT Design Manual Chapter 212.	FG	6" DBH	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPEC**	**SPACING**
	DV	267	Daniellia tasmanica `Variegata` / Varigated Flax Lily	1 gal		30" o.c.
	LP3	144	Loropetalum chinense `Purple Pixie` / Purple Pixie Loropetalum	3 gal		36" o.c.

NOTE: ALL TREES WITHIN THE FDOT SIGHT TRIANGLE LIMITS OF CLEAR SIGHT SHALL CONFORM TO FDOT DESIGN MANUAL CH 212.11.2.

REFERENCE NOTES SCHEDULE

	Unit Paving		
CODE	**DESCRIPTION**	**QTY**	**DETAIL**
P-101	PAVER TYPE 1 - 4X8 Pedestrian Paver - See Materials List & Details. PATTERN: 4X8 Herringbone - Aligned w/ Garden St/Jefferson St.	4,664 sf	1/LD9
P-102	PAVER TYPE 2 - 4X8 Vehicular Paver - See Materials List & Details- PATTERN: Herringbone - Aligned w/ Garden St./Jefferson St.	2,787 sf	2/LD9
P-103	PAVER TYPE 4 - 4X8 Pedestrian Paver - See Materials List & Details PATTERN: (4) FOUR Rows of Running Bond	194 sf	5/LD10
P-104	PAVER TYPE 5 - 6X6 Belgard Cambridge Cobble - Pedestrian Paver - See Materials List & Details. PATTERN: (3) Three Rows Stacked Bond.	423 sf	1/LD10
P-105	ADA Truncated Dome Pad per FDOT Design Manual	213 sf	/
P-106	CON. TYPE 1 - Proposed Vehicular Concrete. See Details.	172 sf	
P-107	CON. TYPE 2 - Proposed Pedestrian Concrete. See Details.	4,171 sf	

NOTE: ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

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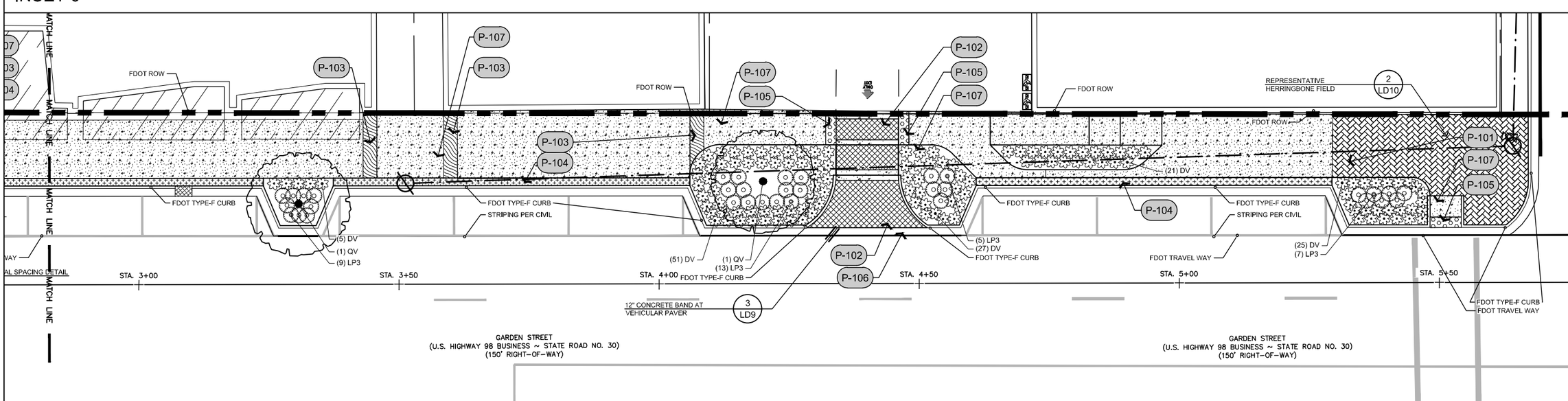
NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

INSET 6



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GARDEN & JEFFERSON

SITE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

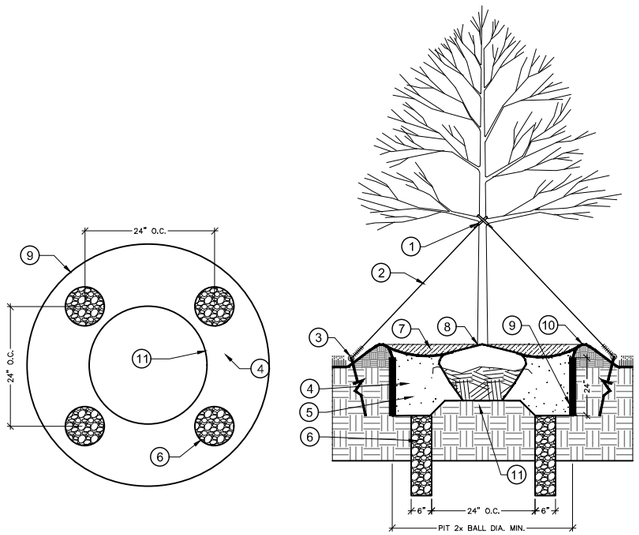
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD7 OF LD16

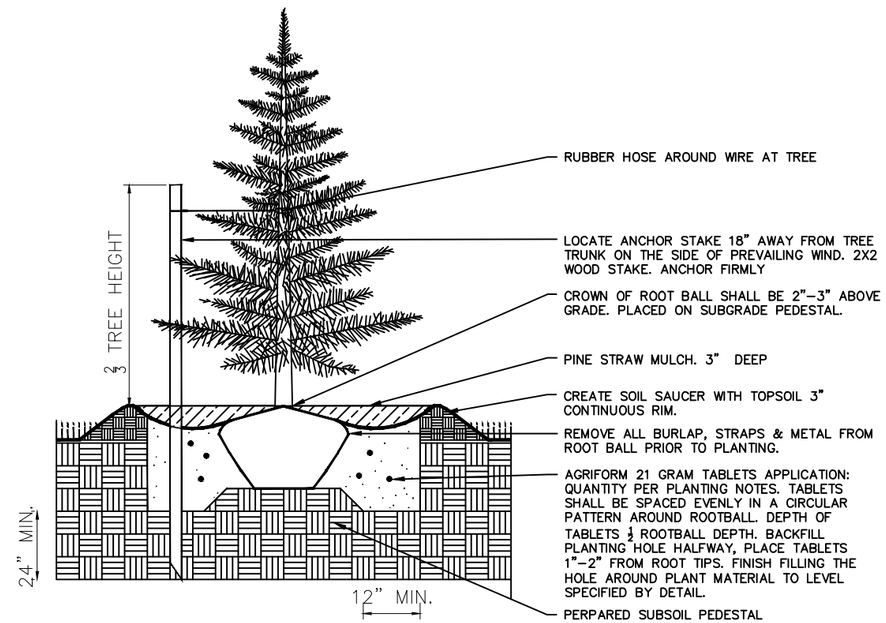


1. ARBORTIE GREEN STRAPS KNOTTED PER MANF. SPEC.
2. FABRIC STRAPS. WIRE WILL NOT BE ACCEPTED UNLESS OTHERWISE NOTED.
3. ARBORTIE HD15 HEAVY DUTY ANCHORING KIT INSTALLED PER MANF. SPEC.
4. SPECIFIED PLANTING MIX. WATER AND TAMP TO REMOVE AIR POCKETS AND PREVENT SETTLING.
5. PLANTING TABLETS
6. TREE CHIMNEY. AGGREGATE FILLED WITH 3/8" PEA GRAVEL 12" BELOW IMPERMEABLE STRATA. MIN. 6" DIAM. CHIMNEY. SPACED 24" O.C. CONTRACTOR TO PRICE FOR CHIMNEY AS UNIT PRICE. ADD ALTERNATIVE IF NEEDED PER FIELD CONDITIONS.
7. MULCH
8. ROOT BALL CROWN SHALL BE 2"-3" ABOVE FINISHED GRADE.
9. ROOT BARRIER. 24" DEPTH FROM TOP OF TREE PIT DOWN, SURROUNDING ENTIRE TREE PIT OR AT EDGE OF HARDSCAPE IF LESS THAN SPECIFIED TREE PIT WIDTH IS NOT ACHIEVABLE IN URBAN CONDITIONS.
10. CREATE 3" CONTINUOUS RIM SOIL SAUCER W/ SPEC. TOPSOIL.
11. UNDISTURBED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.

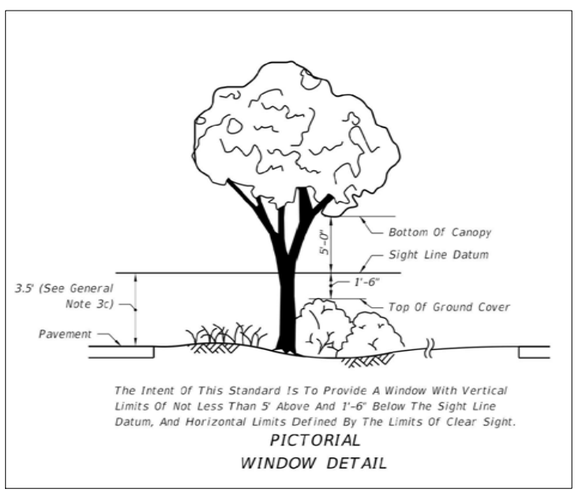
NOTES: TREE PLANTING (>2"CAL.)

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER IN ACCORDANCE WITH FLORIDA GRADES AND STANDARDS.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL 2"-3" HIGHER THAN THE SOIL SURFACE.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. APPLY A 2-3" (SETTLED) DEPTH OF MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
9. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
10. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

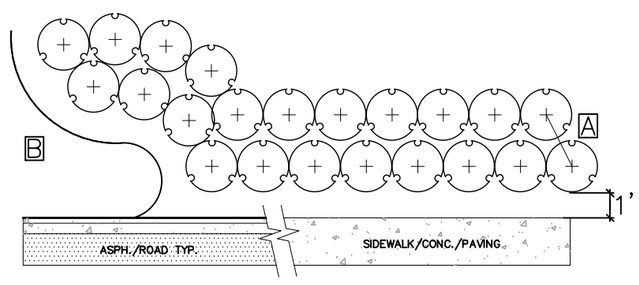
1 TREE WELL WITH CHIMNEY DRAINAGE
NTS
JPD-CO-PLA-329343-06



2 CONIFEROUS TREE PLANTING
NTS
JPD-CO-PLA-03



3 FDOT PICTORIAL WINDOW DETAIL
NTS
JPD-CO-PLA-329343-09



A SHRUBS AND GROUNDCOVERS ADJACENT TO STRAIGHT EDGES SHALL BE TRIANGULAR - SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE.

B SHRUBS AND GROUNDCOVERS ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGES. CURVED EDGES TO BE VERY SMOOTH RADII.

C FIRST ROW OF SHRUBS ADJACENT TO CURB, BEDLINES & CONCRETE SHALL BE A OFFSET A DISTANCE OF 1'.

4 TYPICAL SPACING DETAIL
NTS
JPD-CO-PLA-329333-04

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PH: (850)476-8677 FAX: (850)476-7708

GARDEN & JEFFERSON

DETAILS

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

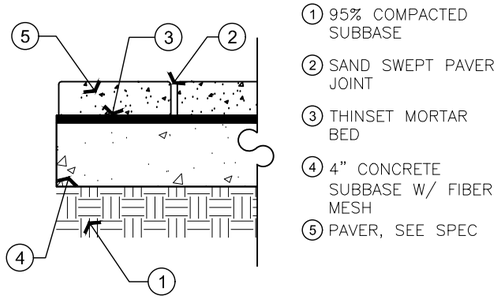
SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

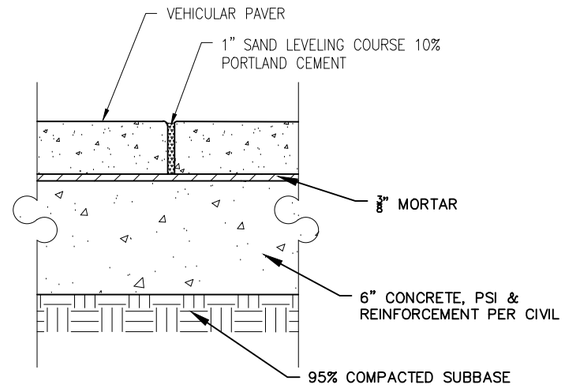
PLOT DATE 4/21/2020

SHEET LD8 OF LD16



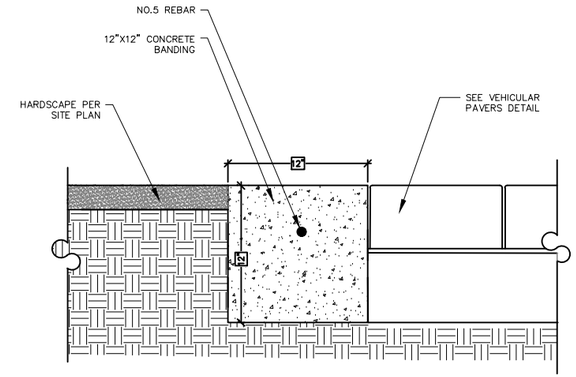
1 PAVER: PEDESTRIAN-FOOTER BASE SET

NTS P1-321413-20



2 PAVER: VEHICULAR-FOOTER BASE SET

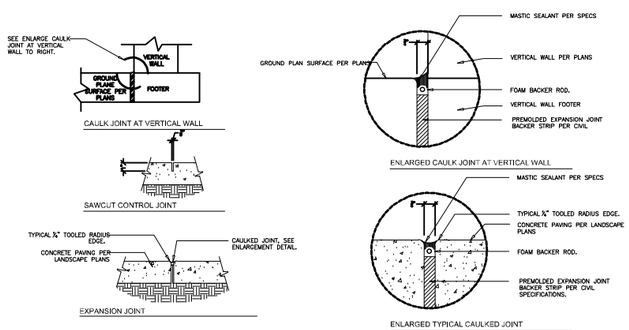
NTS JPD-CO-PAV-329343-18



NOTE: ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS

3 12" CONCRETE BAND AT VEHICULAR PAVER

NTS JPD-CO-PAV-321413-01



NOTE: ALL NEW CONCRETE WHERE MEETS EXISTING SHALL BE JOINTED BY EXPANSION JOINT PER LANDSCAPE DETAIL.

4 CONCRETE PAVING JOINT DETAILS

1" = 1" JPD-CO-CONJ-28

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GARDEN & JEFFERSON

DETAILS

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD9 OF LD16

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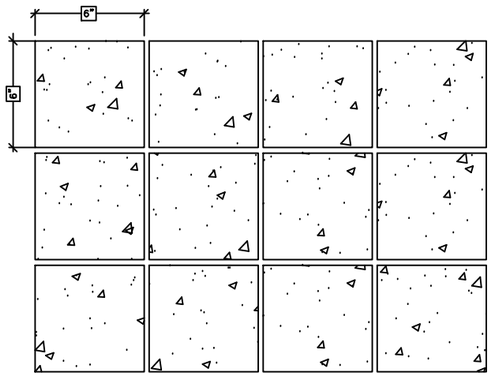
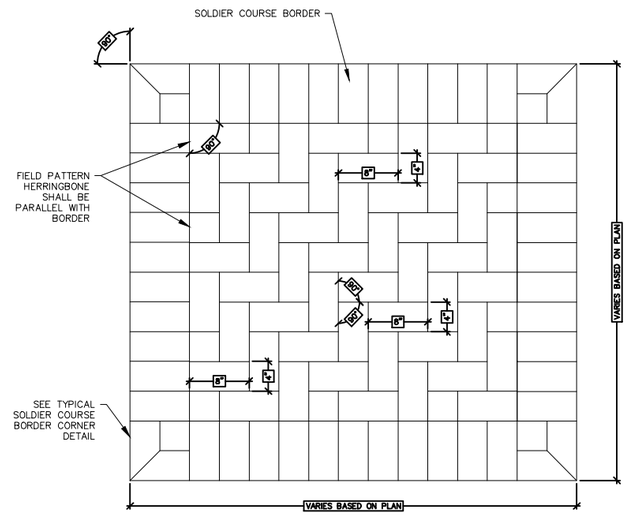
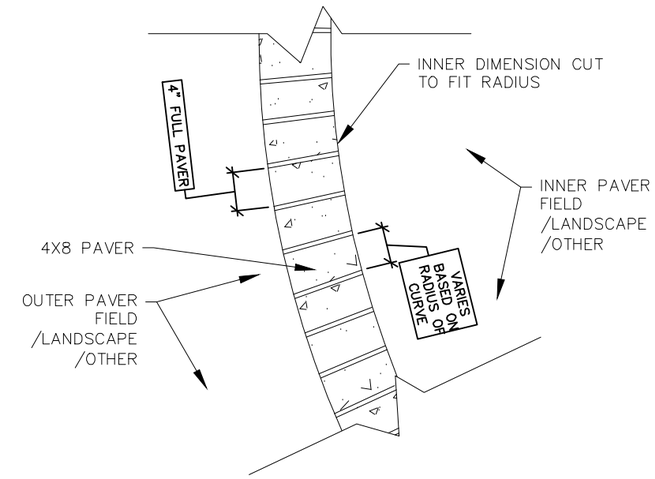


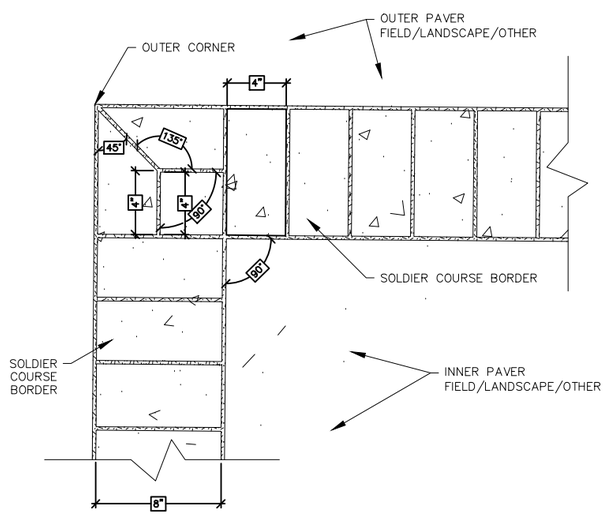
1 TYPICAL 6X6 PAVER STACKED PATTERN
NTS JPD-CO-PAV-329343-22



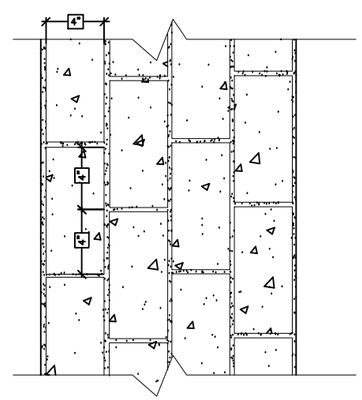
2 REPRESENTATIVE HERRINGBONE FIELD PATTERN LAYOUT
NTS P1-033363-14



3 TYPICAL 4X8 PAVER BORDER ON RADIUS
NTS P1-033363-11



4 TYPICAL 4X8 PAVER BORDER & CORNER LAYOUT
NTS P1-033363-12



5 TYPICAL 4X8 PAVER RUNNING BOND PATTERN
NTS JPD-CO-PAV-329343-20

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GARDEN & JEFFERSON

DETAILS

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD10 OF LD16

ANALYSIS: E. GARDEN STREET & JEFFERSON STREET
–GARDEN STREET
-- SPEED LIMIT: 30 MPH
INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED

– IN ACCORDANCE WITH FDM 212.11.3 SIGNAL CONTROL (AASHTO CASE D)
1. SIGHT DISTANCES DEVELOPED BASED ON AASHTO CASE D INTERSECTIONS WITH SIGNAL CONTROL
2. THE FIRST VEHICLE STOPPED ON ANY APPROACH LEG IS VISIBLE TO THE DRIVER OF THE FIRST VEHICLE STOPPED ON EACH OF THE OTHER APPROACH LEGS.
3. FOR PERMISSIVE LEFT TURNS PROVIDE SUFFICIENT SIGHT DISTANCE FOR LEFT TURNING VEHICLES TO SELECT GAPS IN ONCOMING TRAFFIC AND COMPLETE LEFT TURNS.
4. IF A TRAFFIC SIGNAL IS TO BE PLACED ON TWO–WAY FLASHING OPERATION (I.E. FLASHING YELLOW ON THE MAJOR ROAD APPROACHES AND FLASHING RED ON THE MINOR ROAD APPROACHES) UDER OFF PEAK OR NIGHTTIME CONDITIONS, THEN PROVIDE THE APPROPRIATE DEPARTURE SIGHT TRANGLES FOR AASHTO CASE B (STOP CONTROL ON THE MINOR ROAD).
5. IF RIGHT TURNS ON RED ARE PERMITTED FROM ANY APPROACH LEG THEN PROVIDE THE APPROPRIATE DEPARTURE SIGN TRIANGLE TO THE LEFT FOR AASHTO CASE B.

RIGHT TURN ON RED ANALYSIS
--- FDM 212.11.1 STOP CONTROL (AASHTO CASE B)
---- MINIMUM DRIVER EYE SETBACK: 14.5 FEET FROM THE EDGE OF THE TRAVELED WAY MAY BE ADJUSTED ON ANY INTERSECTION LEG ONLY WHEN JUSTIFIED BY A DOCUMENTED, SITE SPECIFIC FIELD STUDY OF VEHICLE STOPPING POSITION AND DRIVER EYE POSITION.
---- DR : 90 FEET
---- DL : 255 FEET

ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.

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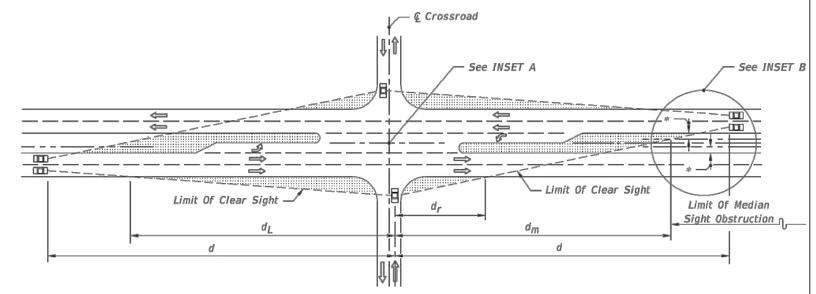
INTERSECTION SIGHT DISTANCE: 4-LANE DIVIDED

Median 22' or Less				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_r (Ft.)	d_m (Ft.)
30	395	280	90	325
35	460	325	100	380
40	525	375	115	430
45	590	420	130	485
50	655	465	145	540
55	720	510	160	590
60	785	555	175	645
65	850	605	185	700

25'-64' Median				
Design Speed (mph)	d (Ft.)	d_L (Ft.)	d_V (Ft.)	d_{VL} (Ft.)
30	355	255	330	240
35	415	295	390	280
40	470	335	445	320
45	530	375	500	360
50	590	420	550	400
55	650	460	610	440
60	705	500	665	480
65	765	545	720	520

Passenger Vehicle

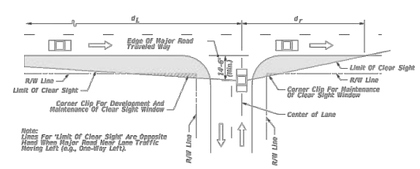


4-LANE DIVIDED

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles



The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 **through** ***212-7*** **provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.**

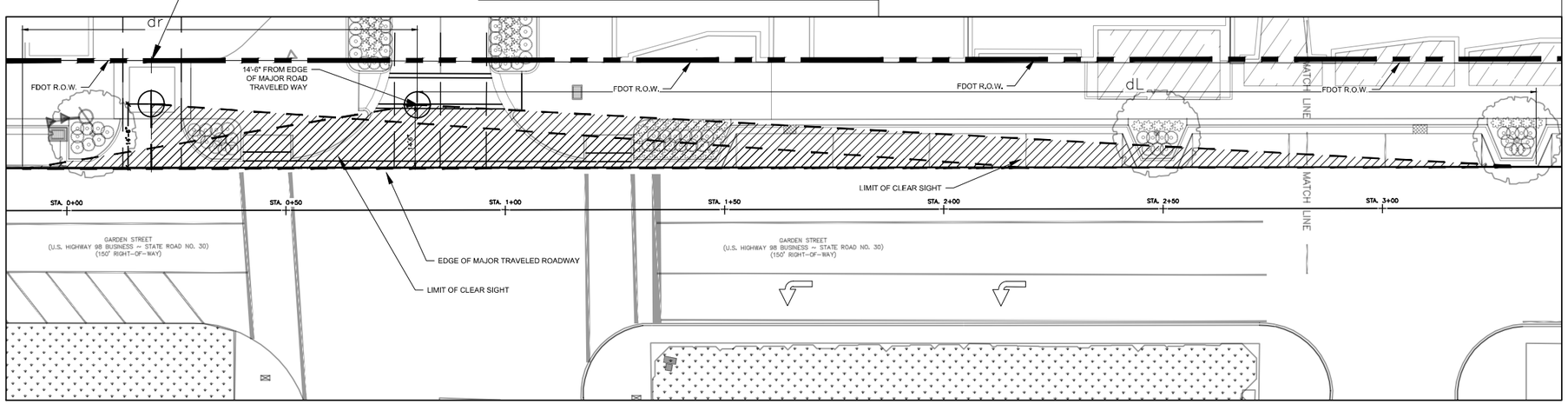
FDOT DRIVEWAY ANALYSIS:

PNJ DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14
– CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
-- CATEGORY ' A '
--- 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
– DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
– DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
– DIMENSIONS:
-- W = 12' MIN/24' MAX PER FDM 214.3.2
-- R = 12'
-- Y = 90 DEGREES
-- S = N/A
-- G = 12' MIN.
-- C & D = N/A

LEGEND

SYMBOL	DESCRIPTION
	EXISTING FDOT RIGHT OF WAY BOUNDARY
	LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212



NORTH

GRAPHIC SCALE
0 15' 30'
1 inch = 30 ft.

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GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY: E.ZHANG
DESIGNED BY: B.ALEXANDER
SIGNATURE & SEAL
DATE:
PROJECT NUMBER 19008
PLOT DATE 4/21/2020
SHEET LD11 OF LD1

ANALYSIS: E. GARDEN ST.

GARDEN STREET

-- SPEED LIMIT: 30 MPH
-- INTERSECTIONS ADJACENT EAST & WEST: SIGNAL CONTROLLED

– IN ACCORDANCE WITH FDM 214.6 SIGHT DISTANCE AT DRIVEWAYS
-- WHEN INTERSECTION SIGHT DISTANCE CANNOT BE MET ON VERY LOW SPEED (DESIGN SPEED LESS THAN OR EQUAL TO 35 MPH) ROADWAYS, PROVIDE THE GREATEST SIGHT DISTANCE POSSIBLE, BUT NOT LESS THAN MINIMUM STOPPING SIGHT DISTANCE VALUES IN FDM 210.11.1

– IN ACCORDANCE WITH FDM 210.11.1 STOPPING SIGHT DISTANCE TABLE 210.11.1 MINIMUM STOPPING SIGHT DISTANCE
-- DL = 200 FT

ALL LANDSCAPE MATERIAL WHICH FALLS WITHIN THE FDOT LIMITS OF CLEAR SIGHT SHALL COMPLY WITH FDOT DESIGN MANUAL CHAPTER 228 LATEST VERSION.

FDOT DRIVEWAY ANALYSIS:

LOT 52 DRIVEWAY

GARDEN STREET (US HIGHWAY 98 BUSINESS – STATE ROAD NO. 30)
FUNCTIONAL CLASS: 14

– CONNECTION (DRIVEWAY) CATEGORY 'A' AS DEFINED BY 214.1.1 DRIVEWAY TERMINOLOGY
-- CATEGORY ' A '
--- 1–20 TRIPS/DAY OR 1–5 TRIPS/HOUR
– DESIGN & LAYOUT PER 214.2 & TABLE 214.2.1
– DIMENSIONS PER FDM TABLE 214.3.1 DRIVEWAY
– DIMENSIONS:
-- W = 12' MIN/24' MAX PER FDM 214.3.2
-- R = 12'
-- Y = 90 DEGREES
-- S = N/A
-- G = 12' MIN.
-- C & D = N/A

Table 210.11.1 Minimum Stopping Sight Distance

Grade (percent)		Minimum Stopping Sight Distance (feet)									
		Design Speed (mph)									
		25	30	35	40	45	50	55	60	65	70
Downgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	158	205	257	315	378	446	520	598	682	771
	4	160	208	261	320	385	454	530	610	696	788
	5	162	211	266	326	392	464	541	623	712	806
	6	165	215	271	333	400	474	553	638	728	825
	7	167	218	276	339	408	484	565	652	746	845
	8	170	222	281	346	417	495	579	669	765	867
	9	173	227	287	354	427	507	593	686	785	891
Upgrade	≤ 2	155	200	250	305	360	425	495	570	645	730
	3	147	190	237	289	344	405	469	538	612	690
	4	146	188	234	285	339	399	462	530	602	678
	5	144	186	231	281	335	393	456	522	593	668
	6	143	184	229	278	331	388	450	515	584	658
	7	142	182	226	275	327	383	443	508	576	648
	8	141	180	224	272	323	379	438	501	568	639
	9	139	179	222	269	320	375	433	495	561	631

NORTH

GRAPHIC SCALE
0 15' 30'
1 inch = 30 ft.

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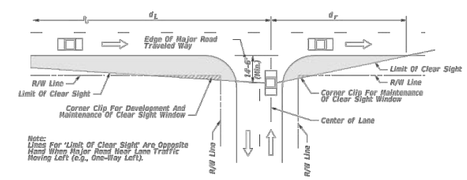
850–479–4653 www.JerryPateDesign.com

212.11.1 Stop Control (AASHTO Case B)

Figure 212.11.1 illustrates clear sight triangles for intersections and driveways.

Figure 212.11.1 Clear Sight Triangles

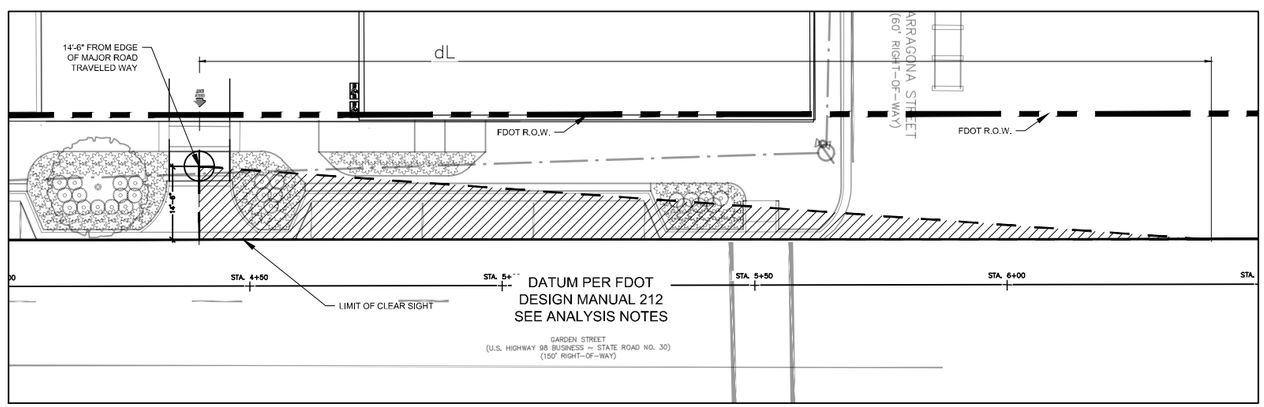


The minimum driver-eye setback of 14.5 feet from the edge of the traveled way may be adjusted on any intersection leg only when justified by a documented, site-specific field study of vehicle stopping position and driver-eye position.

Exhibits 212-4 through ***212-7*** provide intersection sight distances for stop controlled intersections. The tables in the exhibits provide sight distance values for Passenger vehicles, Single Unit (SU) Trucks, and Combination vehicles for design speeds ranging from 30 mph to 65 mph. Intersection sight distance based on Passenger vehicles is suitable for most intersections; however, consider the values for SU Vehicles or Combination vehicles for intersections with high truck volumes.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING FDOT RIGHT OF WAY BOUNDARY
	LIMIT OF CLEAR SIGHT PER FDOT DESIGN MANUAL CHAPTER 212



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PH: (850)476–8677 FAX: (850)476–7708

GARDEN & JEFFERSON

FDOT COMPLIANCE PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
25 50 10 20	Toro 570S-FB-PC Pressure-Compensating Flood Bubbler on Fixed Riser. 0.25GPM, 0.5GPM, 1.0GPM, and 2.0GPM.	8	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
F	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	1
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	1
	Area to Receive Drip Emitters Toro T-DPC-DC Single Outlet Emitter. Self-Flushing, Pressure Compensating, with Color-Coded Dust Cap. 0.5GPH=Blue; 1.0GPH=Black; 2.0GPH=Red.	948.2 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	Toro CC-M12 12-Station Irrigation Controller with Wall-Mount Metal Cabinet. Comes with internal transformer and high-surge protection. Controller & valves shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1
WS	Toro 53853 Wired Rain/Freeze Sensor. Mount as noted or approved, use controller power or optional transformer. Adjust rain shutoff index. Normally-Open or Normally-Closed. Shall be located outside the FDOT ROW. Final location to be approved by Landscape Architect.	1
— · — · —	Irrigation Lateral Line: HDPE PE4710 DR 11	1,000 l.f.

NORTH

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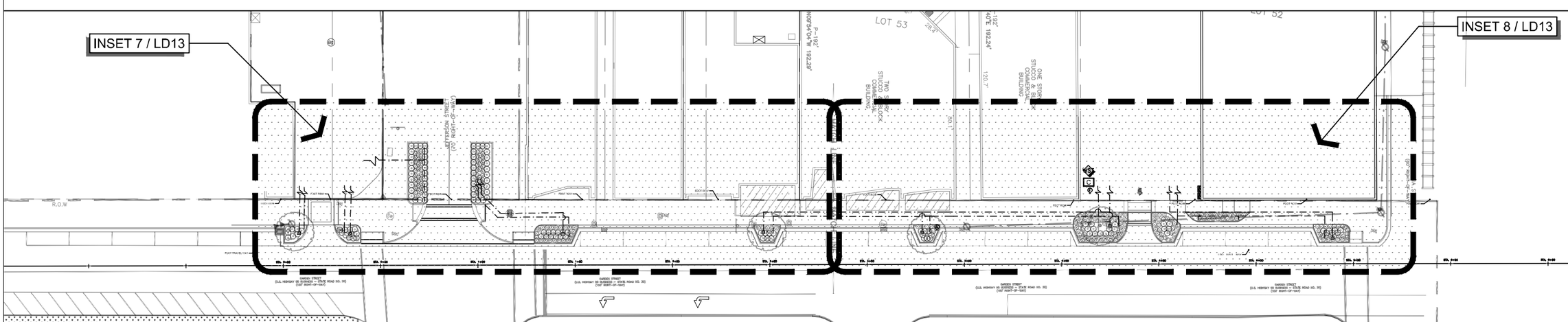

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GARDEN & JEFFERSON

IRRIGATION PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

NORTH

GRAPHIC SCALE
0 10' 20'
1 inch = 20 ft.

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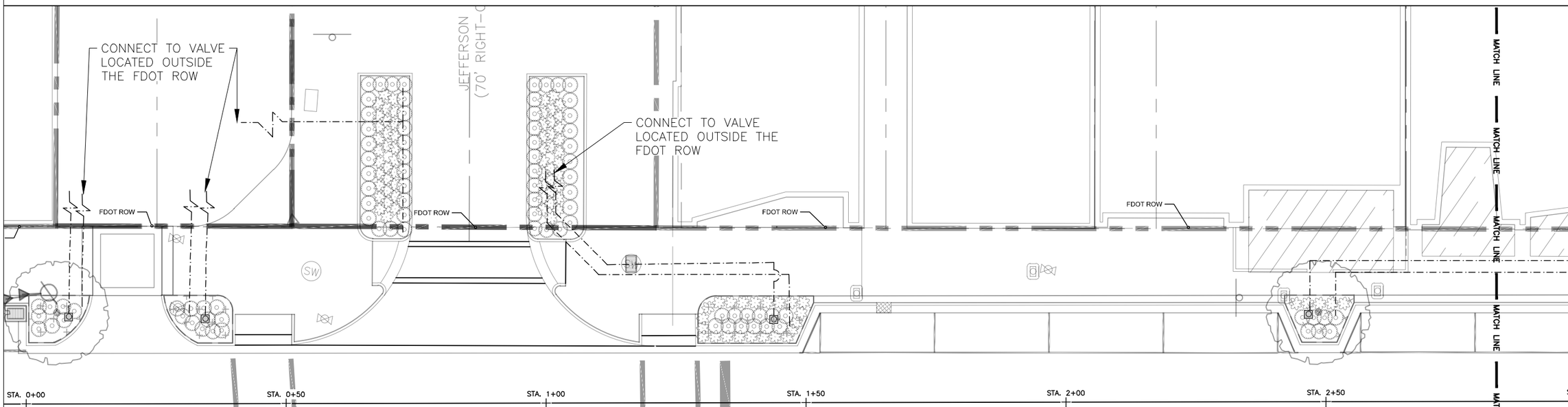
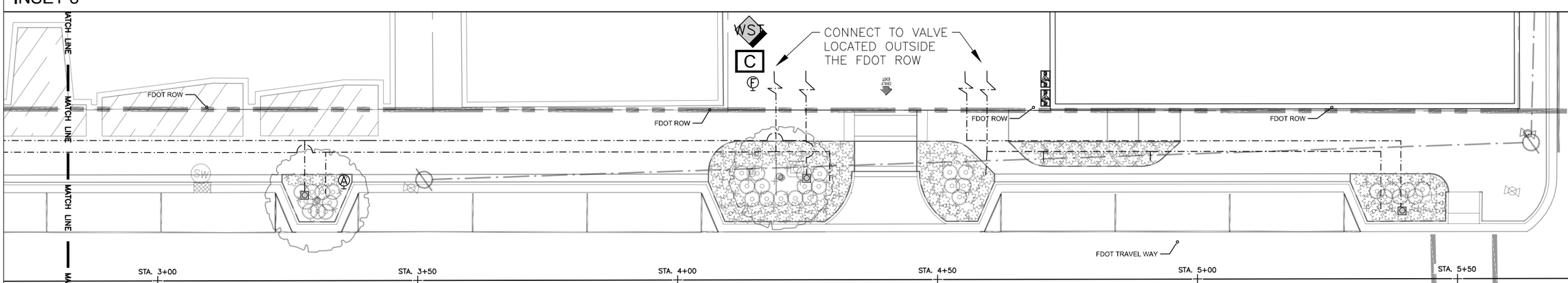
INSET 7



INSET 8



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GARDEN & JEFFERSON

IRRIGATION PLAN

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

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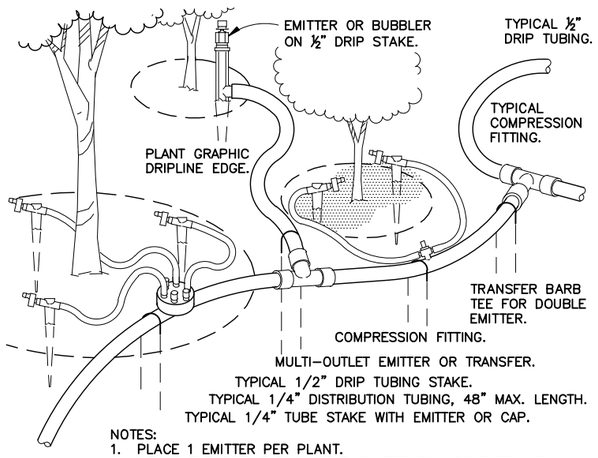
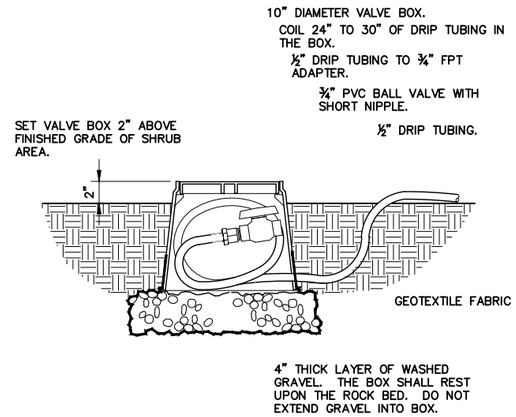


NOTES:
1. PLACE 1 EMITTER PER PLANT.
2. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

1 TYPICAL DRIP TUBING

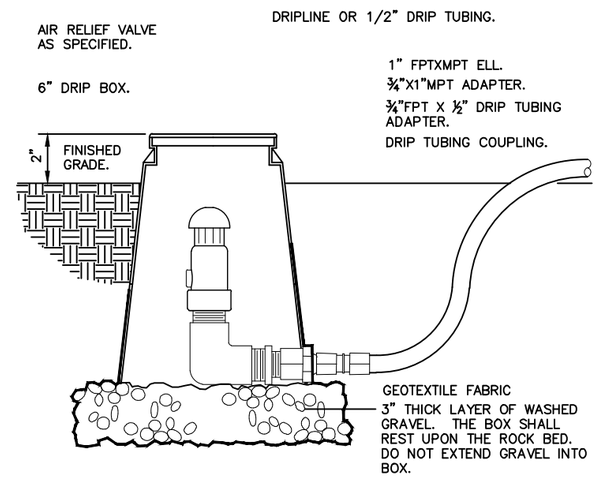
NTS JPD-IR-CIRR-DRIP-328413-06



NOTES:
1. INSTALL (1) FLUSH VALVE AT THE END OF EACH 3/4" TUBING RUN.
2 ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND 3' OUT OF THE VALVE BOX WHEN FLUSHING.

2 DRIP FLUSH BALL VALVE ASSEMBLY

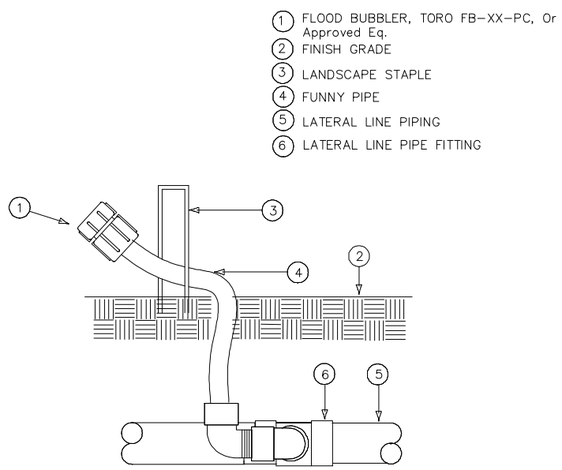
NTS JPD-IR-CIRR-DRIP-328413-09



NOTES:
1. INSTALL MIN. (1) AIR RELIEF VALVE PER ZONE.

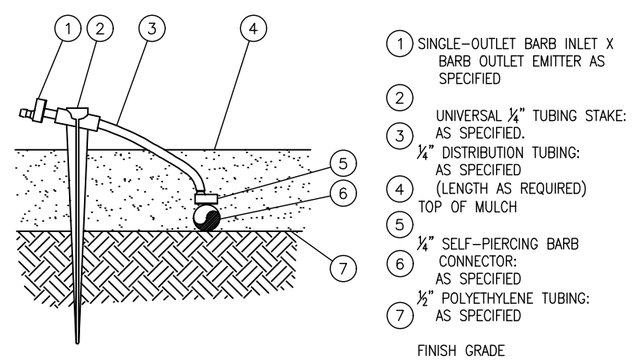
3 DRIP AIR RELIEF VALVE IN BOX

NTS JPD-IR-CIRR-DRIP-328413-10



4 FLOOD BUBBLER TORO FB-XX-PC

NTS JPD-IR-CIRR-DRIP-328413-16



5 TORO T-DPC-DC DRIP EMITTER

NTS JPD-IR-CIRR-DRIP-328413-21

IRRIGATION NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES, ELECTRICAL WIRING, WATER, SEWER, TELEPHONE, CABLE TV, AND OTHER UNDERGROUND LINES BEFORE LANDSCAPE AND IRRIGATION INSTALLATION.
2. INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO ENSURE 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER SHOWING ALL INFORMATION REQUIRED BY LOCAL CODES AND NECESSARY FOR THE EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
3. ELEMENT LOCATION ON THE DRAWINGS IS SCHEMATIC SHOWING INTENT. CONTRACTOR SHALL NOT MAKE CHANGES TO PIPE SIZING OR ROUTING WITHOUT PRIOR APPROVAL OF OWNER & IRRIGATION DESIGNER.
4. THE CONTROLLER SHALL BE EQUIPPED BY THE CONTRACTOR WITH PROPERLY LOCATED AND INSTALLED RAIN / FREEZE / WIND SHUTOFF SENSORS. THE SENSORS SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL, WIND, AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES. ALL SENSORS, CONTROLLERS & VALVES SHALL BE LOCATED OUTSIDE THE FDOT ROW.
5. THE LANDSCAPE BID SHALL BE FOR THE IRRIGATION MATERIALS SPECIFIED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AND OWNER'S APPROVAL GIVEN IN WRITING BEFORE THE SUBSTITUTION IS ALLOWED. REQUESTS TO USE EQUAL, SUBSTITUTE MATERIALS SHALL INCLUDE COMPLETE PRODUCT SPECIFICATIONS AND ANY COST SAVINGS TO THE PROJECT.
6. IF DISCREPANCIES OCCUR BETWEEN THE PLANS, NOTES, AND ACTUAL CONDITIONS CONTACT THE LANDSCAPE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
7. THE INSTALLER SHALL BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
8. IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE WARRANTIED FOR ONE YEAR. MANUFACTURER'S WARRANTIES SHALL BE PASSED TO THE OWNER.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS, AND ESCAMBIA COUNTY IRRIGATION STANDARDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CONFORM TO THE PARTICULAR CODES AND REGULATIONS APPLICABLE TO THIS LOCATION, AS WELL AS ESCAMBIA COUNTY IRRIGATION STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING THOSE FOR ANY NEW WATER LINE TAPS OR WELLS, LOCATES, AND INSPECTIONS.
10. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS
11. IRRIGATION SCHEDULES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PERFORMING THEIR OWN TAKE OFF BASED ON PLAN DOCUMENTS & ENSURING UNIFORM COVERAGE OF LANDSCAPED AREAS.
12. IRRIGATION WATER SCHEDULE SHALL BE UNDERSTOOD TO BE FOR INFORMATIONAL PURPOSES ONLY. SHOULD LANDSCAPE MATERIAL REQUIRE INCREASED PRECIPITATION THE IRRIGATION WATERING SCHEDULE SHALL BE ADJUSTED AS NEEDED TO ENSURE A HEALTHY LANDSCAPE.
13. IRRIGATION SYSTEM AND ITS COMPONENTS SHALL BE INSTALLED ACCORDING TO MANUFACTURES' SPECIFICATIONS.
14. ALL UTILITIES IN THE FDOT RIGHT OF WAY AND ADJACENT SHALL BE ACCURATELY LOCATED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
15. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
16. PUBLIC WORKS STAFF SHALL BE NOTIFIED PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT OF WAY.
17. ALL CONSTRUCTION AND LABOR SHALL BE IN ACCORDANCE WITH INDEX NO. 102-612 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
18. SHOULD ANY WORK REQUIRE ENCROACHMENT ON THE EXISTING SIDEWALKS WITHIN THE DELINEATED FDOT RIGHT OF WAY, THE WORK SHALL BE IN ACCORDANCE WITH INDEX NO. 102-660 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (LATEST EDITION).
19. ALL MAINTENANCE OF LANDSCAPE AND IRRIGATION WITHIN THE FDOT RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE FDOT.
20. ALL PROPOSED DEPTH OF IRRIGATION LINES SHALL BE MIN. 12" DEPTH OF COVER WITHIN THE FDOT RIGHT OF WAY.

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GARDEN & JEFFERSON

IRRIGATION DETAILS

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

Jerry Pate Design
301 Schubert Drive – Pensacola, FL 32504
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1. LANDSCAPE ARCHITECTURE GENERAL PROJECT NOTES & SPECS

1.1. EXISTING SITE CONDITIONS PROVIDED BY OTHERS.

1.2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

1.3. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER/OWNER'S REPRESENTATIVE.

1.4. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES.

1.5. RELOCATION OR REPLACEMENT OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.

1.6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD PLANS (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.

2. DEMOLITION NOTES:

2.1. ALL DEBRIS RESULTING FROM PROPOSED DEM0LITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.

2.2. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.

2.3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT.

3. HARDSCAPE NOTES

3.1. DEFINITIONS:

3.1.1. HARDSCAPE - CONCRETE FLATWORK, CONCRETE RAMPS, STAMPED CONCRETE, DECORATIVE CONCRETE, PEDESTRIAN RATED PAVERS, VEHICULAR RATED PAVERS, UNIT PAVERS, POURED CONCRETE WALLS, MASONRY WALLS AND ALL OTHER MATERIALS PROPOSED WITHIN THE SCOPE OF THE LANDSCAPE ARCHITECTURE DRAWINGS.

3.2. BIDDER QUALIFICATIONS:

3.2.1. HARDSCAPE CONTRACTORS SUBMITTING BIDS SHALL BE A LICENSED FLORIDA CONTRACTOR.

3.2.2. BIDDING CONTRACTORS MUST HAVE AT LEAST FIVE (5) YEARS OF CONSTRUCTION EXPERIENCE WITH CONSTRUCTING AND RENOVATING SIMILAR TYPES OF HARDSCAPE.

3.2.3. FURTHER, BIDDERS SHALL PROVIDE QUALIFICATIONS FOR THE PROJECT SUPERINTENDENT WHO WILL BE ON THE SITE ON A DAILY BASIS.

3.2.3.1. SUPERINTENDENT SHALL POSSESS THE MINIMUM QUALIFICATIONS LISTED ABOVE.

3.3. ALL PAVERS LOCATED WITHIN THE CITY RIGHT OF WAY & FDOT RIGHT OF WAY SHALL HAVE A CONCRETE BASE IN ACCORDANCE WITH CITY STANDARDS & DETAILS.

3.4. SHOULD MINOR FIELD ADJUSTMENTS BE NECESSARY THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RECOMMENDED COURSE OF ACTION.

3.5. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS NOT APPROVED BY THE LANDSCAPE ARCHITECT.

3.6. WHERE HARDSCAPE ABUTS BUILDING FACE IT SHALL BE SEALED WITH:

3.6.1. SEALANT TO MATCH ARCHITECTURE DRAWINGS AND SPECIFICATIONS.

4. MATERIALS

4.1. MATERIALS LISTED UNDER THIS SECTION ARE EXPRESSLY SPECIFIED FOR USE BUT DOES NOT PROHIBIT OR RESTRICT THE CONTRACTOR FROM PROVIDING OTHER APPROVED MATERIALS NOT LISTED IN ORDER TO COMPLETE THE WORK REQUIRED HEREIN. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION.

4.2. IRRIGATION SYSTEM MATERIALS: ALL PARTS, PIECES, COMPONENTS AND PRODUCTS SHALL BE OF NEW, UNUSED, PERFECT CONDITION.

4.2.1. THE IRRIGATION SYSTEM COMPONENTS SHALL COMPLY WITH THOSE FOUND ON PERMIT DOCUMENT'S IRRIGATION PLAN(S) UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

4.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, UNLESS OTHERWISE NOTED, AS SET FORTH IN THE CURRENT EDITION OF THE 'GRADES AND STANDARDS FOR NURSERY PLANTS,' STATE OF FLORIDA.

4.4. PRE-EMERGENCE WEED CONTROL: CONTRACTOR OPTION (GRANULAR)

4.5. POST-EMERGENCE WEED CONTROL: CONTRACTOR OPTION

4.6. HERBICIDE: CONTRACTOR OPTION.

4.7. INSECTICIDE: CONTRACTOR OPTION.

4.8. FUNGICIDE: CONTRACTOR OPTION.

4.9. SHRUB BED FERTILIZER: AGRIFORM TABLETS PER MANUFACTURER'S RECOMMENDED RATES FOR EACH PLANT USED.

4.10. LAWN FERTILIZER: N/A

4.11. TREE FERTILIZER: AGRIFORM (OR APPROVED EQUAL) 21 GRAM TABLETS. APPLIED PER MANUFACTURER SPECIFICATIONS.

4.12. MULCH: NATURAL PINE STRAW - 3" MINIMUM DEPTH.

4.13. TREE STAKES AND GUYS: ARBORTIE HD-15 OR APPROVED EQUAL APPROVED IN FDOT STANDARD PLANS (LATEST EDITION).

4.14. PAVERS

4.14.1. PAVER TYPE 1 - 4X8 PEDESTRIAN PAVER: USA HARDSCAPES

4.14.1.1. 50% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.

4.14.2. PAVER TYPE 2 - 4X8 VEHICULAR RATED PAVER: USA HARDSCAPES

4.14.2.1. 50% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.

4.14.3. PAVER TYPE 4 - 4X8 PEDESTRIAN PAVER: USA HARDSCAPES.

4.14.3.1. 0% RED, 25%03-ORANGE, 25% DARK BROWN IN COLOR.

4.14.4. PAVER TYPE 5 - 6X6 BELGARD CAMBRIDGE COBBLE-PEDESTRIAN RATED

4.14.4.1. GRAPHITE IN COLOR

4.14.5. PAVER TYPE 6 - 4X8 ADA USA HARDSCAPES - PEDESTRIAN RATED.

4.14.5.1. SANDSTONE IN COLOR

4.15. JOINT SEALANT

4.15.1. FDOT COMPLIANT MASTIC JOINT SEALANT, SUBMIT COLOR OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.

5. LANDSCAPE GENERAL NOTES

5.1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN NOTES. NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT, JERRY PATE DESIGN.

5.2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.

5.3. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY PROPOSED OR REMAINING UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER FACILITIES AND DRAINAGE DISCHARGE PATHS, EXISTING SIGNAGE, AND EXISTING LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK ADJUSTED THAT HAS NOT BEEN APPROVED PREVIOUSLY BY THE LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S EXPENSE.

5.4. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.

5.5. PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN ARE MINIMUM ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S OWN QUANTITY TAKE-OFF AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL THE PLANTING BEDS TO MEET DESIGN INTENT.

5.6. PROTECTION OF EXISTING TREES TO REMAIN SHALL BE IN ACCORDANCE WITH THE MOST CURRENT "FDOT DESIGN MANUAL - CHAPTER 329 LANDSCAPE PLANS" AND ALL OTHER PLANTING SPECIFICATIONS INCLUDED IN THE PERMIT DOCUMENTS.

5.7. THE CONTRACTOR SHALL ENSURE, PRIOR TO MOVING ON SITE, ALL EQUIPMENT WHICH LAST OPERATED IN PLACES KNOW TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.

5.8. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE JOB SITE. IF ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL IS FOUND ON THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.

5.9. ANY PUBLIC LAND SURVEY SYSTEM CORNER OR ANY MONUMENT THAT PERPETUATES THE RIGHT-OF-WAY WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED BY THE CONTRACTOR. IF A MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT.

6. PLANTING BED PREPARATION

6.1. ALL TRASH, ASPHALT, CONCRETE SIGNAGE, WEEDS AND OTHER SPOILAGE SHALL BE REMOVED FROM SITE PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.

6.2. ALL AREAS TO BE PLANTED OR SODDED SHALL BE GRADED TO SITE SPECIFICATIONS PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR.

6.3. CONTRACTOR SHALL CONFIRM ALL PLANTING BEDS ARE NOT COMPACTED BEYOND 85 PERCENT TO ENSURE DRAINAGE. SHOULD COMPACTED SOILS EXIST, SOILS SHALL BE EXCAVATED AND REPLACED WITH WELL-DRAINING SOIL PRIOR TO MOBILIZATION OF PLANTING CONTRACTOR. NO PARKING LOT SUB-BASE, ASPHALT MATERIAL OR CONCRETE SPOILS SHALL REMAIN IN PLANTING BEDS.

6.4. ALL EXISTING VEGETATION SHALL BE REMOVED IN ALL PLANTING BED AREAS UNLESS OTHERWISE NOTED ON THE PLANS. HERBICIDE MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. ALL PERSONNEL INVOLVED IN THE CHEMICAL PROGRAM ARE TO RECEIVE THE PROPER TRAINING AND LICENSURE, AND FOLLOW THE OPERATING GUIDELINES PROVIDED BY FDOT FOR CHEMICAL CONTROL. CONTACT THE ESCAMBIA COUNTY EXTENSION SERVICE FOR ADDITIONAL INFORMATION REGARDING HERBICIDES, PESTICIDES, AND REQUIRED LICENSES.

6.5. ALL SOIL AMENDMENTS SHALL BE ADDED TO THE PLANTING BEDS AND INCORPORATED INTO THE SOIL PRIOR TO COMMENCING FINAL GRADING AND PLANTING. ALL BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE WITH NO AREAS WHERE STANDING WATER COULD OCCUR.

6.6. ALL PLANTING BED AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE TO ENSURE THAT WEEDS WILL BE CONTROLLED.

7. PLANTING NOTES

7.1. THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE IS NOT DAMAGED BY OTHER WORK/TRADES AND VICE VERSA.

7.2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY AND PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, OR FIELD ADJUSTMENTS.

7.3. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN TWO WEEKS OF NOTICE.

7.3.1. INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

7.3.2. ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS.

7.3.3. ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE.

7.3.3.1. ROOT BOUND PLANTS SHALL NOT BE ACCEPTED.

7.3.4. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

7.4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE PLANTING BED FIELD CHANGES TO ACCOMMODATE SITE CONDITIONS AND TO ACHIEVE THE DESIGN INTENT. THE CONTRACTOR SHALL FLAG ALL TREE AND BED LINE LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.

7.5. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL APPROPRIATE SOIL AMENDMENTS AND A PROPERLY PREPARED FINISHED SOIL LAYER IN ACCORDANCE WITH CURRENT FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.

7.6. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING VEGETATION INTENDED TO REMAIN THAT IS DISTURBED BY PLANT MATERIAL INSTALLATION ACTIVITIES. THIS REPAIR /REPLACEMENT SHALL BLEND SEAMLESSLY WITH THE EXISTING LANDSCAPE.

7.7. ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN, BY HAND IF THE IRRIGATION SYSTEM IS NOT YET FUNCTIONING PROPERLY. ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY. ALL BLACK PLASTIC PLACED AROUND TREE ROOTBALLS SHALL BE REMOVED IMMEDIATELY UPON DELIVERY TO THE SITE.

7.7.1. TREES NOT PLANTED WITHIN 6 HOURS OF DELIVERY TO THE SITE: WATER SHALL BE IMMEDIATELY APPLIED TO THE ROOTBALL AND FOLIAGE. THE TOPS SHALL BE UNTIED AND THE TREES STORED UPRIGHT WITH MULCH COVERING THE ROOTBALLS.

7.7.2. TREES SHALL NOT BE STORED LYING DOWN.

7.7.3. IF TREES HAVE PLASTIC TRUNK PROTECTORS, THE PROTECTORS MAY STAY IN PLACE PRIOR TO PLANTING BUT SHALL NOT BE LEFT ON INDEFINITELY.

7.8. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 3X DIAMETER OF ROOTBALL OR CONTAINER.

7.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING AND GRADES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. THIS MAINTENANCE INCLUDES: KEEPING BEDS FREE OF DEBRIS, WEEDS, DISEASES, AND INFESTATIONS.

7.10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT WATER TO THE PLANTS DURING THIS TIME AND REPAIRING ERODED AREAS WITHIN THE LANDSCAPE SCOPE.

7.11. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND LABOR BEGINNING UPON FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.

7.12. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.

8. UTILITY NOTES

8.1. THE LOCATIONS OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY, AND INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.

8.2. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES TWO BUSINESS DAYS PRIOR TO DEMOLITION AND/OR EXCAVATION. CALL "SUNSHINE STATE ONE CALL SYSTEM" (OR 811) SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.

8.3. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING CONSTRUCTION.

8.4. NO UTILITY IS TO BE RELOCATED.

8.5. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO ADDRESS ANY UTILITY CONFLICTS.

9. MOCK UPS

9.1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO OBTAIN A FULL LIST OF REQUIRED MOCK UPS, INFORMATIONAL SUBMITTALS, PRODUCT SUBMITTALS AND ALL OTHER REQUIREMENTS TO ACHIEVE EXPECTED QUALITY.

9.2. MOCK UPS REQUIRED

9.2.1. CONCRETE - VEHICULAR

9.2.2. CONCRETE - PEDESTRIAN

9.2.3. PAVER TYPE 1

9.2.3.1. HERRINGBONE

9.2.3.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)

9.2.4. PAVER TYPE 2

9.2.4.1. HERRINGBONE PATTERN

9.2.4.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)

9.2.5. PAVER TYPE 4

9.2.5.1. FOUR ROWS RUNNING BOND

9.2.5.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)

9.2.6. PAVER TYPE 5

9.2.6.1. COBBLE PAVER - THREE ROWS STACKED COURSE.

9.2.6.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)

9.2.7. PAVER TYPE 6

9.2.7.1. DETECTABLE WARNING STRIP - BASKETWEAVE

9.2.7.1.1. EXAMPLE(S) AND LAYOUT METHOD(S)

10. SUBMITTALS REQUIRED

10.1. SUBMITTALS REQUIRED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.

10.2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW THE HARDSCAPE LAYOUT PRIOR TO INSTALLATION.

10.3. REPRESENTATIVE COLORS LISTED IN MATERIALS LIST.

10.4. MASTIC SEALANT COLOR CHART FOR SELECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.

10.5. PLANT MATERIAL

10.5.1. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH REPRESENTATIVE PLANT PHOTOS TO APPROVE FOR ALL PLANT MATERIALS PRIOR TO ANY PLANT DELIVERY. MEASURING STICKS SHALL BE SHOWN IN PHOTOS, AS APPROPRIATE.

10.5.2. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO COMPLETION TO SCHEDULE A FINAL WALK-THROUGH.

10.5.3. ALL CERTIFICATIONS & LITERATURE ASSOCIATED WITH SIZE, HEALTH AND BRAND.

10.5.4. MANUFACTURER INFORMATION, CUT SHEETS AND SHOP DRAWINGS FOR ALL 4X8 PAVERS, VEHICULAR & PEDESTRIAN.

10.5.5. NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY.

10.5.5.1. A FINAL WALK-THROUGH SHALL NOT BE PERFORMED IF PREVIOUS PUNCH LISTS ARE NOT COMPLETED.

10.6. MANUFACTURER SPECIFICATIONS AND TESTING FOR CONCRETE AS REQUIRED BY FDOT STANDARD SPECIFICATIONS.

10.7. THE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

10.7.1. SUBMIT ALL SOIL SAMPLES AND AMENDMENT RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW.

10.7.2. THE SOIL SAMPLE TEST RESULTS SHALL INCLUDE, AT A MINIMUM, PH, PRIMARY MACRONUTRIENTS, MICRONUTRIENTS, PERCENTAGE OF ORGANIC MATTER, AND SOIL TEXTURE.

10.7.3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY IMPROPER SOIL CONDITION INCLUDING NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC. AND SHALL RECOMMEND TO THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY VIGOROUS PLANT GROWTH.

10.8. PAVERS

10.8.1. MANUFACTURER INFORMATIONAL CUT SHEETS ASSOCIATED WITH PAVERS USED IN DESIGN.

10.8.2. SHOP DRAWINGS FOR PAVER LAYOUT METHODS & PATTERNS.

10.8.3. MATERIALS TESTING AS PROVIDED BY MANUFACTURER IN ACCORDANCE WITH FEDERAL, STATE & LOCAL REQUIREMENTS.

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GARDEN & JEFFERSON

GENERAL NOTES

DRAWN BY: E.ZHANG

DESIGNED BY: B.ALEXANDER

SIGNATURE & SEAL

DATE:

PROJECT NUMBER 19008

PLOT DATE 4/21/2020

SHEET LD16 OF LD1

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00647 Community Redevelopment Agency 10/19/2020

DISCUSSION ITEM

FROM: Jared Moore, Chairperson

SUBJECT:

COMMUNITY MARITIME PARK DAY DOCK - EMERGENCY WATER TAXI SERVICE

SUMMARY:

On February 10, 2020, the Community Redevelopment Agency approved funding for the Community Maritime Park Day Marina Project. The Day Marina is a project identified in the adopted 2010 Urban Core Community Redevelopment Plan. Permitting and design of the marina has been completed, and the project is currently moving toward construction.

In an effort to provide additional transportation options for our citizens to and from Escambia and Santa Rosa Counties due to the closure of the Pensacola Bay Bridge caused by Hurricane Sally impacts, Staff is working through the established emergency procurement process to include a new dock structure at the Community Maritime Park (CMP) Day Marina site for a temporary water taxi service.

The water taxi service is a collaborative effort with the City of Gulf Breeze, Escambia County, FL, the Santa Rosa Island Authority, and our private charter partners to transport citizens via Pensacola Bay to offset vehicular congestion, public safety response, travel time delays, fossil fuel emission, etc.

The planning and design work completed for the CMP Day Marina Project will be utilized to expedite the production and installation of a new floating dock structure erected off the existing breakwater at the southwest corner of the CMP site.

The intent is to have the dock structure installed and operational in October 2020, where private charter captains can board and disembark passengers desiring to access the City of Pensacola, Gulf Breeze, or Pensacola Beach. Further, it is intended that this dock structure will be incorporated into the full build-out of the CMP Day Marina Project that is expected for construction in Spring 2021.

The vendor, Marine Technologies, has been procured to produce and deliver the dock structure to the site with anticipated delivery late October 2020. Concurrent to the lead time for production and delivery, City Staff will solicit and procure a local marine contractor to drive the necessary piles (in advance of dock delivery) and install the dock upon delivery.

PRIOR ACTION:

July 15, 2019 - CRA approved Resolution No. 2019-04 CRA authorizing an interlocal agreement between the City of Pensacola and the CRA pertaining to the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

July 15, 2019 - CRA approved Supplemental Budget Resolution No. 2019-05 appropriating funding in connection with the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.

August 5, 2019 - The CRA approved the scheduling of a workshop to discuss the use of the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 3, 2020 - The CRA held a workshop to review recommended projects for funding through the Urban Core Redevelopment Refunding and Improvements Revenue Bond, Series 2019.

February 10, 2020 - The CRA approved the “Hashtag” Waterfront Connector improvements, Bruce Beach improvements, Community Maritime Park Day Marina, and Jefferson Road Diet/sidewalk repair and improvements (aka “East Garden District”) projects for funding through the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

STAFF CONTACT:

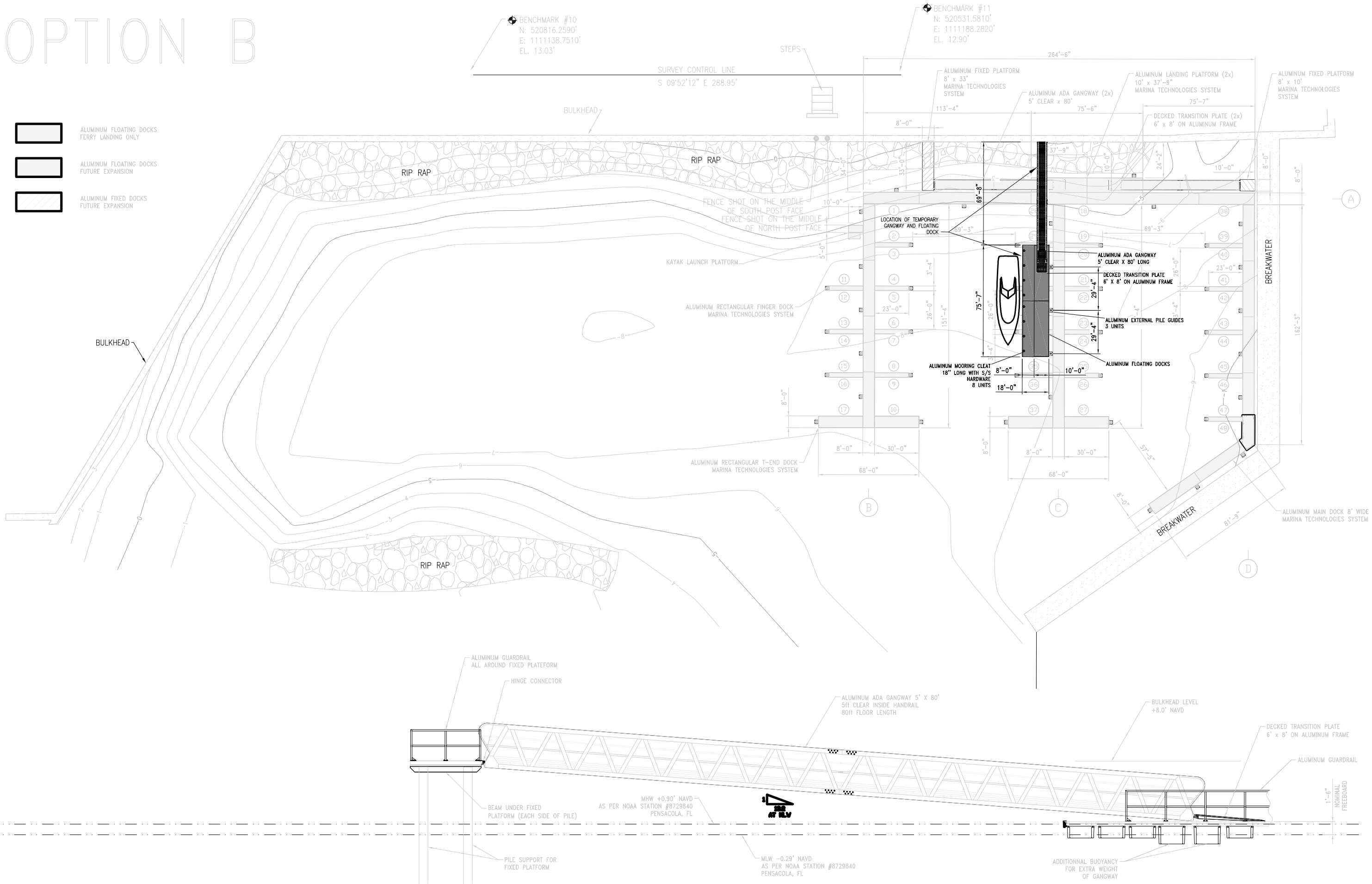
Kerrith Fiddler, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
David Forte, Capital Improvements Project Manager

ATTACHMENTS:

1) Dock Structure Concept Layout
2) Marine Technologies - Assembly and Price

PRESENTATION: No

OPTION B


ALUMINUM FLOATING DOCKS FERRY LANDING ONLY
ALUMINUM FLOATING DOCKS FUTURE EXPANSION
ALUMINUM FIXED DOCKS FUTURE EXPANSION
BENCHMARK #10
N: 520816.2590'
E: 1111138.7510'
EL. 13.03'
BENCHMARK #11
N: 520531.5810'
E: 1111188.2820'
EL. 12.90'
SURVEY CONTROL LINE
S 09°52'12" E 288.95'
STEPS
BULKHEAD
RIP RAP
FENCE SHOT ON THE MIDDLE OF SOUTH POST FACE
FENCE SHOT ON THE MIDDLE OF NORTH POST FACE
KAYAK LAUNCH PLATFORM
ALUMINUM RECTANGULAR FINGER DOCK MARINA TECHNOLOGIES SYSTEM
ALUMINUM RECTANGULAR T-END DOCK MARINA TECHNOLOGIES SYSTEM
ALUMINUM FIXED PLATFORM 8' x 33' MARINA TECHNOLOGIES SYSTEM
ALUMINUM ADA GANGWAY (2x) 5' CLEAR x 80'
ALUMINUM LANDING PLATFORM (2x) 10' x 37'-9" MARINA TECHNOLOGIES SYSTEM
ALUMINUM FIXED PLATFORM 8' x 10' MARINA TECHNOLOGIES SYSTEM
DECKED TRANSITION PLATE (2x) 6' x 8' ON ALUMINUM FRAME
LOCATION OF TEMPORARY GANGWAY AND FLOATING DOCK
ALUMINUM ADA GANGWAY 5' CLEAR X 80' LONG
DECKED TRANSITION PLATE 6' X 8' ON ALUMINUM FRAME
ALUMINUM EXTERNAL PILE GUIDES 3 UNITS
ALUMINUM FLOATING DOCKS
ALUMINUM MOORING CLEAT 18" LONG WITH S/S HARDWARE 8 UNITS
BREAKWATER
ALUMINUM MAIN DOCK 8' WIDE MARINA TECHNOLOGIES SYSTEM
ALUMINUM GUARDRAIL ALL AROUND FIXED PLATEFORM
HINGE CONNECTOR
ALUMINUM ADA GANGWAY 5' X 80' 5ft CLEAR INSIDE HANDRAIL 80ft FLOOR LENGTH
BULKHEAD LEVEL +8.0' NAVD
DECKED TRANSITION PLATE 6' x 8' ON ALUMINUM FRAME
ALUMINUM GUARDRAIL
BEAM UNDER FIXED PLATFORM (EACH SIDE OF PILE)
MHW +0.90' NAVD AS PER NOAA STATION #8729840 PENSACOLA, FL
SEA AT MLW
MLW -0.29' NAVD AS PER NOAA STATION #8729840 PENSACOLA, FL
PILE SUPPORT FOR FIXED PLATFORM
ADDITIONNAL BUOYANCY FOR EXTRA WEIGHT OF GANGWAY
1'-6" NOMINAL FREEBOARD

MARINA TECHNOLOGIES

September 28, 2020

PENSACOLA, FLORIDA
PROPOSAL FOR NEW ALUMINUM DOCKS AND GANGWAY
Project No: MTI-0264 – Rev-3

DESCRIPTION

ADA Compliant GANGWAY

Structure	:	Marine-grade aluminum, 6061-T6
Width	:	5 ft clear
Length	:	80 ft plus transition plate with rollers
Decking	:	Aluminum planks, non-skid
Handrail	:	Handicap handrail and kickplate
Capacity	:	50 PSF
Deflection	:	L/240
Mounting	:	Aluminum mounting bracket with hinge for concrete seawall cap

FERRY LANDING DOCK

Structure	:	Marine-grade aluminum, 6061-T6
Freeboard	:	18" nominal
Decking	:	Composite planks, 5/4" x 6" nominal, with non-skid grooves – Grey
Fenders	:	PVC D-fender with corner bumpers on all exposed sides – Grey
Floatation	:	High-density foam-filled polyethylene floats
Anchoring	:	(3x) Heavy-duty aluminum external pile guides with rollers – mounts to adjustable track system – **Piles will be reusable for future marina.**
Cleats	:	(8x) 18" powder-coated cast-aluminum cleats, 5-ton capacity, mounts to adjustable track system

This proposal includes:

- Design, engineering and shop drawings
- Delivery of all the components required for the new gangway system and landing docks, by truck to Pensacola, FL, included
- Gangway will be shipped in 2 pieces, on-site installation required (by others)
- Some polyethylene floats may need to be installed on site, if required.

LANDING DOCK: **18' wide x 76' long** (4 reusable dock sections): **$ 93,850.00**
GANGWAY: **5' clear width x 80' long:** **$ 49,875.00**

Offloading and installation not included

Delivery = 4 weeks after approved drawings
Payment terms: 50% down – 50% prior to delivery

Acceptance: _____
Print Name and Title

Signature: _____ Date: _____