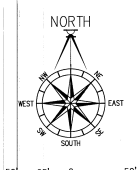


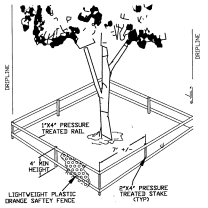
LOT COVERAGE		
TOTAL LAND AREA	219,143 SF	5.03 ACRES
EXISTING IMPERVIOUS	1,611 SF	0.7%
EXISTING SEMI-IMPERVIOUS	0 SF	0.0%
EXISTING PERVIOUS	217,532 SF	99.3%
EXISTING IMP. TO BE REMOVED	1,611 SF	
EXISTING SEMI-IMP. TO BE REMOVED	0 SF	
PROPOSED PAVING/CONCRETE	52,063 SF	
PROPOSED BUILDINGS	51,650 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING IMPERVIOUS	103,713 SF	47.3%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0.0%
REMAINING PERVIOUS	115,430 SF	52.7%

TREE PROTECTION NOTES:

1. ROOT PRUNING SHALL BE PERFORMED ON ROOTS OF IMPACTED TREES REMAINING ON SITE. ROOTS MUST BE PRUNED OR CUT CLEANLY WITH APPROPRIATE EQUIPMENT. (NOT TORN AS WITH USING A BACK HOE).
2. TREE BARRIERS SHALL BE INSTALLED PRIOR TO SITE DEVELOPMENT ACTIVITIES, INSPECTED, AND MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED) AND SITE IS STABILIZED.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUT OF TREES ROOT PROTECTION ZONE AT ALL TIMES. NO GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON SITE.
4. TO PROTECT TREES STABILIZING ROOTS, TRENCHING SHOULD BE NO CLOSER THAN 6 FEET FROM TRUNK OF THE TREE REMAINING ON SITE.
5. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

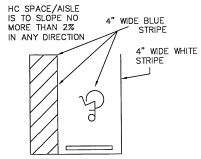
DENSITY CALCULATION:

DENSITY REQUIREMENTS PER ESCAMBIA COUNTY LDC:
MAXIMUM ALLOWABLE DENSITY : TEN DWELLING UNITS PER ACRE
SITE ACREAGE: 5.03
PROPOSED DWELLING UNITS: 44
PROPOSED DENSITY: 8.75 UNITS/ACRE

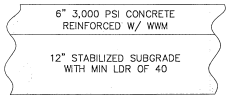


TREE BARRICADES SHOULD BE IN PLACE AROUND THE DRIPLINE OF THE PROTECTED TREES MARKED FOR PRESERVATION PRIOR TO ANY LAND DISTRUBANCE CONSISTENT WITH THE DEVELOPMENT ORDER.

TREE BARRICADE
N.T.S.



STRIPING DETAIL
NTS



CONCRETE DETAIL
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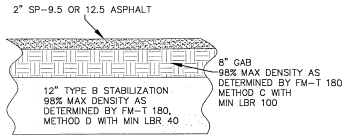
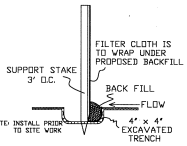
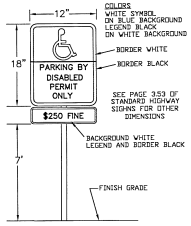


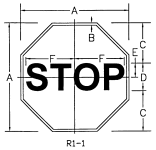
ASPHALT DETAIL
NTS



SILT FENCE DETAIL
N.T.S.



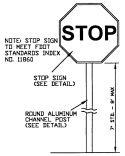
DISABLED PARKING SIGN
#G-61-B5 W/ FINE MESSAGE
NTS



SIGN	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
STD.	30	3/4	10	10C	5	12-1/2

COLORS
LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)

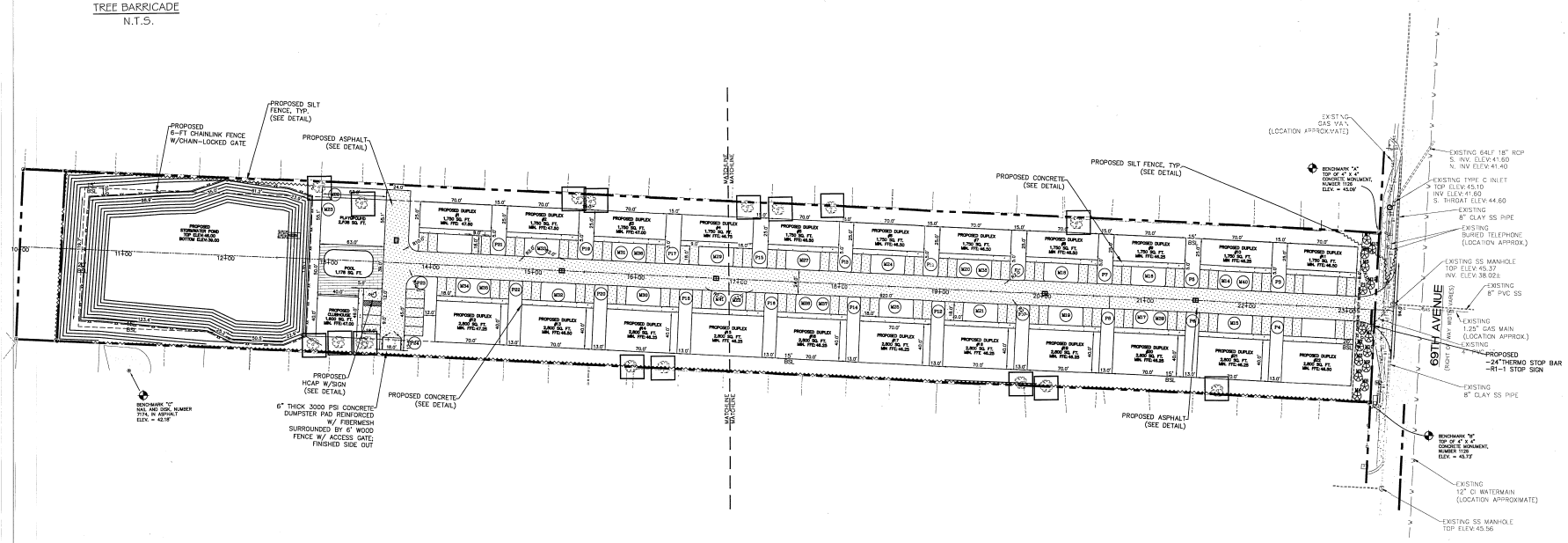
STOP SIGN DETAIL
NTS



SIGN MOUNTING HEIGHT DETAIL
NTS

SUITE NUMBERING

BUILDING #1: 101, 102	BUILDING #12: 1201, 1202
BUILDING #2: 201, 202	BUILDING #13: 1301, 1302
BUILDING #3: 301, 302	BUILDING #14: 1401, 1402
BUILDING #4 401, 402	BUILDING #15 1501, 1502
BUILDING #5: 501, 502	BUILDING #16: 1601, 1602
BUILDING #6: 601, 602	BUILDING #17: 1701, 1702
BUILDING #7: 701, 702	BUILDING #18: 1801, 1802
BUILDING #8 801, 802	BUILDING #19 1901, 1902
BUILDING #9 901, 902	BUILDING #20 2001, 2002
BUILDING #10 1001, 1002	BUILDING #21 2101, 2102
BUILDING #11 1101, 1102	BUILDING #22 2201, 2202



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3203 NORTH 9TH AVENUE
PENSACOLA, FL 32503
PH: (850)476-9977 FAX: (850)476-7708

MOREAU DUPLEXES

SITE PLAN-OVERALL

NUMBER	REVISION	DATE

DRAWN BY: B. PEMENT
DESIGNED BY: D. FITZPATRICK

SIGNATURE/SEAL
DAVID W. FITZPATRICK LICENSE NO. 6423 STATE OF FLORIDA PROFESSIONAL ENGINEER
08/03/21

PROJECT NUMBER: 19006
PLOT DATE: 08/03/21
SHEET C2 OF C16