



## Escambia County, Florida

3363 West Park Place  
Pensacola, FL 32505  
(850) 595-1820  
www.MyEscambia.com

**\*This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable. Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.**

Date: December 13, 2023

Freddy Knodel  
US Modular Company  
4400 Bayou Blvd  
Pensacola FL 32503  
f.knodel@mmg21.com

Project Number 23114640PSD-PA  
Job Address: 7210 LOCKHART ST, PENSACOLA, FL 32526

Dear Freddy Knodel,

Staff has completed its review of plans for the Lockhart Street Project Minor (4 Lots) that is to be located at 7210 LOCKHART ST, PENSACOLA, FL 32526. Comments from this review follow:

### Stormwater Review Comments

The following comments have been provided by **Roza Sestnov**. Should you have any questions or require additional information regarding any of these comments, please contact **Roza Sestnov** at **(850) 595-3411** or by email at **risestnov@myescambia.com**.

- i. It appears that both Right of Ways adjacent to the proposed lots have established drainage ditches. Therefore, positive outfall from these lots is present. See the next comment.
- ii. Please coordinate with Planning and Zoning if the existing two lots on the previously approved and recorded subdivision is allowed to be split more. If allowed, see the following comments for minor subdivision.
- iii. It appears that a landlocked Green Area Parcel is proposed. Coordinate with Planning and Zoning and Access Management.
- iv. Provide Lot Grading Plan with the following information:
- v. Show applicable locations of typical erosion/sediment control measures and label on plans including details for the builder.
- vi. Please include Escambia County's standard lot grading plan detail as part of plans.
- vii. Show the existing drainage topography and how that may be changed during homebuilding construction.
- viii. In order to be stormwater exempt, the total new impervious area (building, walks, driveways, etc) would need to be &le; 3,000sf per lot, if each lot is less than ¼ acre, and 3,500sf per lot, if each lot is between ¼ acre and 1 acre. If not, a stormwater management plan shall be required. Please include and highlight this info on the Lot Grading Plan. This is applicable only for lots 1 & 2.
- ix. If a stormwater management plan is required, it should include information regarding the method of retention to attenuate and treat the required 100-year storm event(s) and to hold ½" of runoff. It should also include how runoff will be managed on site without negatively impacting adjacent property owners.
- x. On the required Lot Grading Plan identify finished floor elevations, stabilization information, flow arrows, conveyance systems to an existing drainage system, etc.
- xi. Separately label and identify usage of all parcels. Include parcel designations [ie. Parcel A, private median,

- Parcel B retention pond (if any), Parcel C common area (if any)].
- xii. Provide applicable driveway access detail, (typical).
  - xiii. Provide typical private drainage easement swale detail, which is required along lot property lines.
  - xiv. Please add the following notes to the general notes:
  - xv. "The homebuilder shall install prior to the start of construction and maintain during construction all sediment control measures as required to retain all sediments on the site. Improper sediment control measures may result in Code Enforcement Violation."
  - xvi. "Any damage to existing roads during construction will be repaired by the homebuilder prior to final "as-built" sign off from the county."
  - xvii. "All lots shall require a certified boundary survey at the time of purchase".
  - xviii. "Disturbed lot areas shall be completely stabilized with sod. If home is constructed, stabilize the first 10' with sod and sod and/or seed and mulch the perimeter of the lot."
  - xix. "Notify Sunshine utilities 48 hours in advance prior to digging within R/W; 1-800-432-4770."
  - xx. "No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the Escambia County. Any deviations may result in delays in obtaining a certificate of occupancy."
  - xxi. "Homebuilder shall control stormwater during all phases of construction."
  - xxii. "Home equipment (i.e. AC units) shall not hinder the proper installation and/or function of side yard swales".
  - xxiii. "All fences in private drainage easements along lot property lines shall be installed not to impede stormwater flow."
  - xxiv. Please note that proposed multi-family development on lot 3 shall require a stormwater management plan. See comments below.
  - xxv. Provide a Stormwater Management Plan signed and sealed by a professional engineer registered in the State of Florida. Provide drainage calculations for retention/detention facilities, at minimum, must satisfy LDC, DSM Sec. 1-1.1 and one of the following:
  - xxvi. For a positive drainage outfall system,  $Q_{post} < Q_{pre}$  for a 100-year frequency of critical duration, up to and including a 24-hour duration storm event, with metered positive discharge into an approved functioning drainage system. FDOT Drainage Connection Permit for positive outfall is required. Positive outfall has to be demonstrated for this site. If demonstrated, the entire pond shall be recovered in no more than 7 days.
  - xxvii. For retention facilities designed with no positive outfall, the retention volume must be adequate to collect and percolate runoff from up to and including a 24-hour, 100-year design storm frequency including upland acreage runoff. The entire pond shall be recovered in no more than 10 days.
  - xxviii. The County does NOT require the use of the Atlas 14 curves for stormwater design; however, it will be discussed at our Professional Advisory Committee meeting for consideration. To that extent, we request that you provide the data in separate calculations so that we can compare the delta in the pond size/discharge requirements. You can label these calculations as "Atlas 14 comparison".
  - xxix. When applicable please provide the following notes on the plans:
  - xxx. "The project engineer (engineer of record) shall provide to Escambia County "As-Built" record drawings for verification and approval by Escambia County one week prior to requesting a final inspection and certificate of occupancy or provide "As-Built" certification that the project construction adheres to the permitted plans and specifications. The "As-Built" certification or the "As-Built" record drawings must be signed, sealed and dated by a registered Florida Professional Engineer".
  - xxxi. "All aspects of the stormwater/drainage components and/or transportation components shall be completed prior to issuance of a final certificate of occupancy."
  - xxxii. "No deviations or revisions from these plans by the contractor shall be allowed without prior approval from both the design engineer and the Escambia County. Any deviations may result in delays in obtaining a certificate of occupancy."
  - xxxiii. "The contractor shall install prior to the start of construction and maintain during construction all sediment control measures as required to retain all sediments on the site. Improper sediment control measures may result in Code Enforcement Violation."
  - xxxiv. "Retention/detention areas shall be substantially completed prior to any construction activities that may increase stormwater runoff rates. The contractor shall control stormwater during all phases of construction and take adequate measures to prevent the excavated pond from blinding due to sediments."
  - xxxv. "All disturbed areas which are not paved shall be stabilized with seeding, fertilizer and mulch, hydroseed and/or sod."
  - xxxvi. "All new building roof drains, down spouts, or gutters shall be routed to carry all stormwater to retention/detention areas."

- xxxvii. "Developer/Contractor shall reshape per plan specifications, clean out accumulated silt, and stabilize retention/detention pond(s) at the end of construction when all disturbed areas have been stabilized and prior to request for inspection."
- xxxviii. "Contractor shall maintain record drawings during construction which show "as-built" conditions of all work including piping, drainage structures, topo of pond(s), outlet structures, dimensions, elevations, grading etc. Record drawings shall be provided to the Engineer of Record prior to requesting final inspection."
- xxxix. "The owner or his agent shall arrange/schedule with the County a final inspection of the development upon completion and any intermediate inspections at (850) 595-3472. As-built certification is required prior to request for final inspection/approval."
  - xl. "Prior to construction a separate Building Inspection Department permit(s) shall be obtained for all Retaining wall(s) higher than 2 feet."
  - xli. "Notify Sunshine utilities 48 hours in advance prior to digging within R/W; 1-800-432-4770."
  - xl.ii. "Any damage to existing roads during construction will be repaired by the developer prior to final "as-built" sign off from the county."
  - xl.iii. "The contractor shall notify FDOT 48 hours in advance prior to initiating any work in the state rights-of-way."
  - xl.ii. Show applicable locations of erosion/sediment control measures and label on plans.
  - xl.ii. If applicable, include on plans energy dissipaters at discharge points of all pipes and flumes based upon applicable design velocities. Rip-rap dissipater detail(s) should include minimum stone weight (suggest 50 #), spread and depth dimensions. Splash pad dissipater detail(s) should include construction specifications, dimensions, material etc.
  - xl.ii. Include cross-section detail(s) of proposed pond(s) including side slopes, the top and bottom elevations, pond embankment stabilization notes, associated inflow/outflow structures, etc.
  - xl.ii. Detention and retention basins (ponds), designed to impound more than two feet of water, must contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two feet below control elevation. Alternatively, the basin can be fenced with a perimeter fence to restrict public access.
  - xl.ii. If applicable, include a cross section of all proposed swales/open ditches including side slopes, and the proper stabilization notes if applicable. Plan view should include % slope, elevations, contours, and grading requirements as necessary for construction purposes.
  - xl.ii. Provide a complete grading/drainage plan by tying existing contours to proposed contours.
    - l. A geotechnical soil analysis report is required for projects > 9,000 total sq ft of impervious area.
    - li. Demonstrate on plans how stormwater runoff is conveyed to receiving drainage system.
    - lii. Provide a copy of a Maintenance Plan to both the County and the entity/owner responsible for maintenance which includes a listing setting forth scheduled maintenance needs and operation/maintenance instructions for the stormwater facilities and erosion repairs.
    - liii. Provide a general description of drainage for on site, abutting property and adjacent roadway, the project objectives and conclusions, pertinent information critical to the project, etc.
    - liii. Include a brief summary of impacts to adjacent properties, receiving drainage system, and area-wide drainage systems for post development conditions. The stormwater design must provide reasonable assurance to protect adjacent properties.
    - liii. FYI: It is Engineer/Developer's responsibility to obtain all state required permits.
    - liii. Drainage fees shall be paid at the time of the final comparison submittal. Drainage fees will be determined at the time of route sheet sign off.
    - liii. Please provide on the drawings a table listing existing and proposed impervious, semi-impervious, and pervious areas.

### Community Redevelopment Area (CRA) Review Comments

The following comments have been provided by **Sherry Duffey**. Should you have any questions or require additional information regarding any of these comments, please contact **Sherry Duffey** at **(850) 595-1673** or by email at **saduffey1@myescambia.com**.

This project is not located within a CRA Redevelopment District. The CRA has no comments.

### Fire and Life Safety Review Comments

The following comments have been provided by **Brian Hatler**. Should you have any questions or require additional information regarding any of these comments, please contact **Brian Hatler** at **(850) 595-1815** or by email at **bdhatler@myescambia.com**.

- i. **18.2.2.1 Access Box(es)**. The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.
- ii. **18.1.1.2 Fire Hydrant Systems**. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- iii. **18.2.3.4.1.1 Fire department access roads** shall have an unobstructed width of not less than 20 ft (6.1 m).
- iv. **18.2.3.4.1.2 Fire department access roads** shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- v. **18.2.3.4.2 Surface**. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface capable of supporting 40 tons.
- vi. **18.2.3.4.3.2 Turns** in fire department access roads shall maintain the minimum road width.
- vii. **18.2.3.4.4 Dead Ends**. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.
- viii. **18.2.3.4.6.3 Fire department access roads connecting to roadways** shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.
- ix. **18.2.4.1.1** The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
- x. **18.3.1\*** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. **Indicate the location of the closest fire hydrant on the site plan. A fire hydrant must be within 500ft of the furthest point of each of the structures. Provide current fire hydrant flow test data. Indicate the location of the underground fire line required for each of the fire sprinkler systems.**
- xi. **18.4.5.2 Buildings Other Than One- and Two-Family Dwellings**. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.
- xii. **18.4.5.2.1** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).
- xiii. **18.4.5.2.2** A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).
- xiv. **18.4.5.3\*** For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.
- xv. **13.3.2.17 New Apartment Buildings**. 13.3.2.17.1 All buildings shall be protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 13.3.2.17.2. [101:30.3.5.1]
- xvi. **13.3.2.17.2** Where an automatic sprinkler system is installed, either for total or partial building coverage, the system shall be installed in accordance with Section 13.3, as modified by 13.3.2.17.3 and 13.3.2.17.5. In buildings four or fewer stories above grade plane, systems in accordance with NFPA 13R shall be permitted. [101:30.3.5.2]
- xvii. **NOTE: SINGLE FAMILY HOMES DO NOT REQUIRE A SPRINKLER SYSTEM**

### **Access Management Review Comments**

The following comments have been provided by **Jason Walters**. Should you have any questions or require additional information regarding any of these comments, please contact **Jason Walters** at **(850) 595-3422** or by email at **jjwalter@myescambia.com**.

- 1) Relocating the driveway for the multi-family aspect of the master plan may be required. The driveway for the multi-family needs to be located as far away from the Mobile Highway intersection as possible (TBD). This potential relocation must be weighed against having the multi-family driveway adjacent to the existing commercial driveway on the opposite side of the street, or having a slight offset from each centerline if located further north from Mobile Highway.
- 2) How will solid waste be accommodated for the multi-family aspect of the site?
- 3) If any passive recreational facilities may be proposed within the "green space", pedestrian access should be provided.
- 4) Additional comments may be forthcoming after your next submittal.

### **Planning and Zoning Comments**

The following comments have been provided by **Kim Wilson**. Should you have any questions or require additional information regarding any of these comments, please contact **Kim Wilson** at or by email at **klwilson@myescambia.com**.

- i. On the top/cover sheet of the plane set provide a scaled and oriented site vicinity map locating the development site relative to principal roads, section lines, etc.
- ii. On the plan provide the zoning district(s), future land use category (FLU), and existing uses of the development site and adjoining parcels(s).
- iii. Provide typical sight triangle detail for corner lots.
- iv. Provide on plat required yard and side street setbacks.
- v. A separate driveway permit shall be required for each lot.
- vi. **Buffers. (a) Required by use.** The character of adjoining land uses primarily determines the type of buffering required. See Section **2-2.3 Buffers** of the LDC.
- vii. Provide required number of parking spaces/calculations based on multi-family dwelling units and show parking spaces on site plan.
- viii. If entrance signs are proposed show location, setbacks and sight triangle.
- ix. Provide all information and details per DRC subdivision application.

### **Health Department Review Comments**

The following comments have been provided by **Louviminda Donado**. Should you have any questions or require additional information regarding any of these comments, please contact **Louviminda Donado** at **(850) 823-5813** or by email at **louviminda.donado@flhealth.gov**.

No comments since project is not proposing septic tanks.

### **ECUA (Water and Sewer Utility) Review Comments**

The following comments have been provided by **Andre Calaminus**. Should you have any questions or require additional information regarding any of these comments, please contact **Andre Calaminus** at **(850) 969-5822** or by email at **andre.calaminus@ecua.fl.gov**.

Projects that propose subdividing land in which the resulting new parcels will abut existing County right-of-way should contact ECUA to evaluate if existing water and sewer facilities are present/sufficient to accommodate the newly created parcels. It is possible the property owner may be required to install new water and sewer facilities to serve the new parcels should the existing facilities not be present or sufficient in size. Please contact ECUA Customer Service at 850-476-0480 or the ECUA Engineering Map Room at 850-969-3311 for more information.

Please contact ECUA Customer Service at 850-476-0480 or [customer.service@ecua.fl.gov](mailto:customer.service@ecua.fl.gov) to set up services for the new residential homes once the new parcels have been created.

The 6-plex unit will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (<https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>). Water and sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311.

### **Addressing Review Comments**

The following comments have been provided by **Lily Blackburn**. Should you have any questions or require additional information regarding any of these comments, please contact **Lily Blackburn** at **(850) 595-3598** or by email at **lblackburn@myescambia.com**.

- Please contact the GIS Department for addressing of new structures as needed. Phone number: 850.595.3458 or [GIS@myescambia.com](mailto:GIS@myescambia.com) or on our webpage:

<http://myescambia.com/our-services/development-services/gis/address-request>

- On April 5, 2012, the United States Postal Service (USPS) revised Postal Operations Manual (POM) subchapter 63, providing the Postal Service with autonomy in determining the modes of delivery when adding new deliveries, thereby enabling the Postal Service to provide services adequate and necessary to meeting its basic function in the most efficient manner. The Local Postal Service representatives are still required to meet with builders and developers early in the process to ensure the best choices are made. The USPS reserves the right to establish delivery in the most consistent and cost effective means viable to meet our federal mandate of providing a free form of service that best meets the need to establish and maintain a safe, reliable, and efficient national Postal Service. In order for the USPS to make contact with the builder early in the process, their contact information would be very helpful if provided. Delivery will begin in the newly developed area ONLY upon approval from the USPS representative and only to locations and equipment provided by the USPS. Street delivery will be held until such time as an approved site location is agreed upon.
- MYRTLE GROVE STATION - 32506 or 32526
- Contact: Robert Gentry (850) 458.1602
- [32506ducmyrtlegrovepensacolaf@usps.gov](mailto:32506ducmyrtlegrovepensacolaf@usps.gov)

### Floodplain Management Comments

The following comments have been provided by **Caleb MacCartee**. Should you have any questions or require additional information regarding any of these comments, please contact **Caleb MacCartee** at **(850) 595-3473** or by email at **cgmaccartee@myescambia.com**.

- i. Please insert the following statement in your plans:

The subject property as shown hereon is located in **flood zone X**, (Minimal risk areas outside the 1-percent and .2 percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones), as determined by the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers **12033C0355G**, map revision dated September 29, 2006.

### Environmental Review Comments

The following comments have been provided by **Kim Wilson**. Should you have any questions or require additional information regarding any of these comments, please contact **Kim Wilson** at or by email at **klwilson@myescambia.com**.

- i. Per code, please label all Environmental features onsite as derived from Surveys (& any other follow-up documentation as needed) on all revised site plans moving forward. Including but not limited to:
- ii. **Tree Protection & Preservation**/ **Protected Trees**/ **Landscaping**, **Inventory drawing**, **Landscaping Plan & Land Disturbance Activities** (LDAs): Please be aware certain trees are considered "Protected" on residential & commercial properties/parcels & codes which pertain to site-work (i.e. Land Disturbing *Activities*) i.r.t. Protected & Heritage trees. If for a residential subdivision, have the project's consultant also clarify the presence of (at least) any "*Heritage trees*" (60" DBH or greater) onsite (if not all "Protected" trees) while they are already onsite to assist in future site development. If/for any commercial aspects, all "Protected trees" (i.e. those 12" greater) shall be Inventors/ Surveyed as well. **Please ensure the above is clear for all areas, parcel, & trees moving forward.** Code requires the above per/ under an onsite Protected Tree "*Inventory & Assessment*", on/over each "*Inventory area*". (See as needed DSM Sec. 2-4.1 & 2-4.2)
- iii. **Land Disturbance Activities**: Please note, all Protected & Heritage trees shall remain onsite and any proposed land clearing/ "*Land Disturbing Activities*", including the placement of fill/ fill materials, grading, excavating, etc. shall not occur until such time as appropriate DRC approval(s) & subsequent permit(s) are issued for such site work. For contractor/ developer guidance, please relay the following general note, per code, on the revised Site Plans & Plats- "*All land shall remain vegetated & in its natural state until such time as DRC Site Plan, Plat, & any additional permitting approvals allow for additional Land Disturbing Activities, per code. All tree removal, land clearing, placement of fill materials, or other Land Disturbing Activities, etc. shall be permitted or otherwise approved by the County prior to initiation.*"

### ADA Review Comments

The following comments have been provided by **Wendy Blackmon**. Should you have any questions or require additional information regarding any of these comments, please contact **Wendy Blackmon** at or by email at **wblackmon@myescambia.com**.

**Please contact Charles Wiley at ckwiley@myescambia.com for ADA comments.**

This is a preliminary review designed to provide information and guide the applicant through the Development Review Process. Once your project has been formally submitted (fees paid and application processed) to Escambia County for review, there may be additional Land Development Code and Comprehensive Plan regulations that may be applicable.

Please contact the DRC Coordinator for submittal timelines, fees, and the submittal checklist for the project.

Thank you,

12/13/2023 9:52:54 AM  
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Wendy Blackmon

Attachment  
CC: