

# A PRELIMINARY PLAT OF GRAYSTONE ESTATES PHASE THREE A 61 LOT SUBDIVISION

BEING A PORTION OF  
SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
October, 2020

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature <i>[Signature]</i>	Date <i>9/16/24</i>
Printed Name: <b>Jim Day</b>	
Development Reviewer Signature <i>[Signature]</i>	

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as shown. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.

**SITE INFORMATION**

PROPERTY REFERENCE NO: 16-1N-31-2301-000-004  
 PROPERTY ADDRESS: 370 NOWAK ROAD, CANTONMENT, FL 32533  
 TOTAL SITE AREA: 20.61 ACRES  
 ACREAGE & DENSITY: TOTAL NUMBER OF LOTS = 61, 2.96 LOTS/ACRE  
 ZONING DISTRICT: LDR  
 FUTURE LAND USE: MU-S  
 PROPOSED MINIMUM LOT SIZE: 75'x149.5'  
 BUILDING SETBACK REQUIREMENTS: FRONT: 25 FEET, REAR: 25 FEET, SIDE: 10% OF LOT WIDTH (5 FEET MIN, 15 FEET MAX.)

**UTILITY SERVICE NOTES:**

**POTABLE WATER/FIRE PROTECTION:**  
 6" POTABLE WATER/FIRE PROTECTION MAINS ARE PROPOSED FOR THE SUBDIVISION. THE POINTS OF CONNECTION ARE THE STUB OUTS PROVIDED IN PHASE 2 ON CONNIE WAY AND CAYDEN WAY. FARM HILL UTILITIES, INC. WILL ASSUME OWNERSHIP & MAINTENANCE RESPONSIBILITIES OF THE POTABLE WATER/FIRE PROTECTION INFRASTRUCTURE.

**SANITARY SEWER:**  
 THE DEVELOPMENT WILL BE SERVED BY AN ECDA APPROVED LOW PRESSURE SEWER SYSTEM. THE POINTS OF CONNECTION ARE THE STUB OUTS PROVIDED IN PHASE 2 ON CONNIE WAY AND CAYDEN WAY AND THE 4" FORCE MAIN PROVIDED IN PHASE 1 ON CONNIE WAY. ECDA WILL ASSUME OWNERSHIP & MAINTENANCE RESPONSIBILITIES OF THE SANITARY SEWER INFRASTRUCTURE. PUMP STATION LOCATED ON EACH LOT SHALL BE MAINTAINED BY THE HOMEOWNER.

**STORM SEWER:**  
 THE STORMWATER RETENTION PONDS HAVE BEEN CONSTRUCTED DURING PHASE ONE FOR TREATMENT AND ATTENUATION OF STORMWATER RUNOFF FROM ALL CURRENT AND FUTURE PHASES OF GRAYSTONE ESTATES. A COLLECTION AND CONVEYANCE SYSTEM COMPRISED OF INLETS, GUTTERS, PIPING, AND GRASSED SWALES IS PROPOSED FOR PHASE THREE. ESCAMBIA COUNTY WILL ASSUME OWNERSHIP & MAINTENANCE RESPONSIBILITIES OF THE STORMWATER IMPROVEMENTS.

**ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:**  
 THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

**UTILITY SERVICE PROVIDERS:**

**BELL SOUTH**  
 605 GARDEN STREET  
 PENSACOLA, FL 32501

**COX COMMUNICATIONS**  
 2421 EXECUTIVE PLAZA ROAD  
 PENSACOLA, FL 32504

**GULF POWER**  
 ONE ENERGY PLACE  
 PENSACOLA, FL 32520-0047

**ECDA**  
 ENGINEERING DEPARTMENT  
 9300 STURDEVANT STREET  
 PENSACOLA, FL 32514-0311

**FARM HILL UTILITY INC.**  
 120 MADRID ROAD  
 CANTONMENT, FL 32533-1012

**PENSACOLA ENERGY**  
 1625 ATWOOD DRIVE  
 PENSACOLA, FLORIDA 32504



VICINITY MAP  
 SCALE: 1" = 400'

PREPARED BY



**REBOL-BATTLE & ASSOCIATES**

Civil Engineers and Surveyors  
 2301 N. NINTH AVENUE, SUITE 300  
 PENSACOLA, FLORIDA 32503  
 TELEPHONE 850.438.0400  
 FAX 850.438.0448  
 EB 00009657 LB7916

**OWNER AND DEVELOPER**  
 NORTHERN GULF NOWAK, LLC  
 P.O. BOX 12204  
 PENSACOLA, FL 32591

**PROFESSIONAL SURVEYOR AND MAPPER**

MARK A. NORRIS P.S.M.  
 REBOL-BATTLE & ASSOCIATES, LLC  
 2301 NORTH NINTH AVE., SUITE 300  
 PENSACOLA, FL 32503  
 850-438-0400

**CIVIL ENGINEER**  
 PAUL A. BATTLE P.E.  
 REBOL-BATTLE & ASSOCIATES, LLC  
 2301 NORTH NINTH AVE., SUITE 300  
 PENSACOLA, FL 32503  
 850-438-0400

**SURVEYOR'S NOTES:**

- NORTH AND THE SURVEY DATA SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) AND WERE DERIVED USING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL TIME KINEMATIC (RTK) MODE UTILIZING THE NETWORK TRANSPORT OF RTCM VIA THE INTERNET PROTOCOL (NTRIP); COPY OF ESCAMBIA COUNTY PROPERTY APPRAISER MAP OF SECTION 16, TOWNSHIP-1-NORTH, RANGE-31-WEST (SHEET 1 & 2 OF 2); PREVIOUS SURVEYS OF PORTIONS OF THE SUBJECT PROPERTY BY THOMAS F. BENSON, CIVIL ENGINEER & SURVEYOR (JOB NUMBER 86-08-025, DATED 9-2-86), JOHNSON SURVEYING AND MAPPING (PROJECT NUMBER J011.01, DATED 2-22-01); COPIES OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCUMENTS OF RECORD; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- BASIS OF BEARINGS REFERENCE: NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), (NAD83) - (2011)-(EPOCH 2010.0000) AND IS BASED ON THE STATE PLANE BEARING OF N 02°39'05" E ALONG THE MONUMENTED WEST LINE SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) VERTICAL CONTROL NETWORK AND ARE BASED ON NGS BENCHMARK Q 162, HAVING A PUBLISHED ELEVATION OF 158.56 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF PROVIDING ESCAMBIA COUNTY A PRELIMINARY PLAT FOR THE SUBJECT PROPERTY.
- ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011-177.151, FLORIDA STATUTES.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- EXISTING IMPROVEMENTS UPON THE SUBJECT PROPERTY (EXISTING INTERNATIONAL WELL SITE ADJACENT TO BOOKER STREET AT THE NORTHEAST CORNER OF THE OVERALL PROPERTY, FENCES, ETC.) ARE NOT SHOWN HEREON FOR CLARITY PURPOSES.
- VISIBLE UTILITIES ARE AS SHOWN HEREON. UTILITIES OTHER THAN SHOWN WERE NOT FIELD LOCATED.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033002806, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

**GENERAL NOTES:**

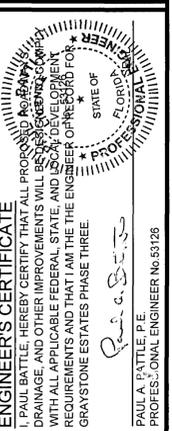
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- THE DEVELOPER/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.
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION 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 AT THE END OF THE 2 YEAR WARRANTY PERIOD.
- 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.
- 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) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/ APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- 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 COUNTY ACCEPTANCE OF IMPROVEMENTS.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- NO HERITAGE TREES EXIST ON THE PROJECT SITE.
- ALL PROPOSED RIGHT-OF-WAYS MAY BE CLEARED UPON PRELIMINARY PLAT APPROVAL, HOWEVER PROTECTED TREES MUST BE PRESERVED UNTIL CONSTRUCTION PLAN APPROVAL. UPON CONSTRUCTION PLAN APPROVAL, ALL NON-HERITAGE TREES MAY BE REMOVED FROM THE PROPOSED RIGHT-OF-WAY & STORMWATER PARCELS/EASEMENTS. ALL RESIDENTIAL LOTS SHALL REMAIN IN THEIR NATURAL VEGETATED STATE UNTIL A BUILDING PERMIT IS ISSUED FOR THE INDIVIDUAL DWELLING.

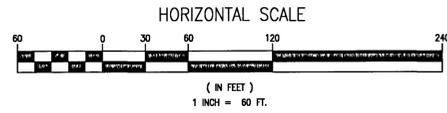
**FENCE RESTRICTION NOTE:**

ALL FENCING, LANDSCAPING, RETAINING WALLS OR OTHER STRUCTURES MAINTAINED OR CONSTRUCTED WITHIN THE PRIVATE 5' DRAINAGE EASEMENTS ALONG COMMON LOT LINES MUST NOT OBSTRUCT THE FLOW OF STORMWATER ACROSS OR THROUGH SAID DRAINAGE EASEMENTS. NO STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED IN THE PRIVATE OR PUBLIC DRAINAGE/ACCESS EASEMENTS.

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2301 N. Ninth Avenue, Suite 300  
 Pensacola, Florida 32503  
 Telephone 850.438.0400 Fax 850.438.0448  
 EB 00009657

A PRELIMINARY PLAT OF  
**GRAYSTONE ESTATES PHASE THREE**  
 (OF MASTER PLAN DO# PSD151100049)  
**A 61 LOT SUBDIVISION**  
 BEING A PORTION OF  
 SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST  
 ESCAMBIA COUNTY, FLORIDA





DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PARCEL OF LAND FOR GRAYSTONE ESTATES PHASE 3, A 61 LOT SUBDIVISION BEING ENTIRELY IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK A OF GRAYSTONE ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 19 AT PAGE 46-46A; THENCE PROCEED SOUTH 87°09'38" EAST FOR A DISTANCE OF 1086.16 FEET; THENCE PROCEED SOUTH 02°47'23" WEST FOR A DISTANCE OF 30.44 FEET; THENCE PROCEED SOUTH 87°12'37" EAST FOR A DISTANCE OF 7.56 FEET; THENCE PROCEED SOUTH 02°45'23" WEST FOR A DISTANCE OF 784.97 FEET; THENCE PROCEED NORTH 87°20'55" WEST FOR A DISTANCE OF 920.20 FEET; THENCE PROCEED SOUTH 02°39'05" WEST FOR A DISTANCE OF 27.87 FEET; THENCE PROCEED NORTH 87°20'55" WEST FOR A DISTANCE OF 172.00 FEET; THENCE PROCEED NORTH 02°39'05" EAST FOR A DISTANCE OF 846.86 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 20.61 ACRES MORE OR LESS.

### SITE ENVIRONMENTAL INFORMATION

OVERALL SITE (PHASE 3)	20.61 ACRES
ACOE/NWFWMD/ESCAMBIA COUNTY JURISDICTIONAL OTHER WATERS	0.34 ACRES
UPLANDS	20.27 ACRES
OTHER WATERS IMPACT	0.34 ACRES

Line Table: Alignments				
Line #	Length	Direction	Curve #	Delta
L50	581.41	N 02°39'05" E	C50	45°05'01"
L51	298.86	S 87°10'54" E	C51	45°05'01"
L52	314.15	S 87°10'54" E	C52	44°54'59"
L53	579.62	S 02°39'05" W	C53	44°54'59"
L54	630.54	N 02°39'05" E		
L55	20.61	N 47°44'06" E		
L56	20.81	N 42°15'54" W		

Curve Table: Alignments				
Curve #	Delta	Radius	Length	Chord
C50	45°05'01"	50.00	39.34	38.34
C51	45°05'01"	50.00	39.34	38.34
C52	44°54'59"	50.00	39.20	38.20
C53	44°54'59"	50.00	39.20	38.20

PARCEL NOTE: OWNERSHIP OF COMMON AREA PARCEL 'CC' IS TO BE OWNED BY THE GRAYSTONE ESTATES HOA. EASEMENT ACCESS WILL BE MAINTAINED BY THE GRANTEE, INTERNATIONAL PAPER.

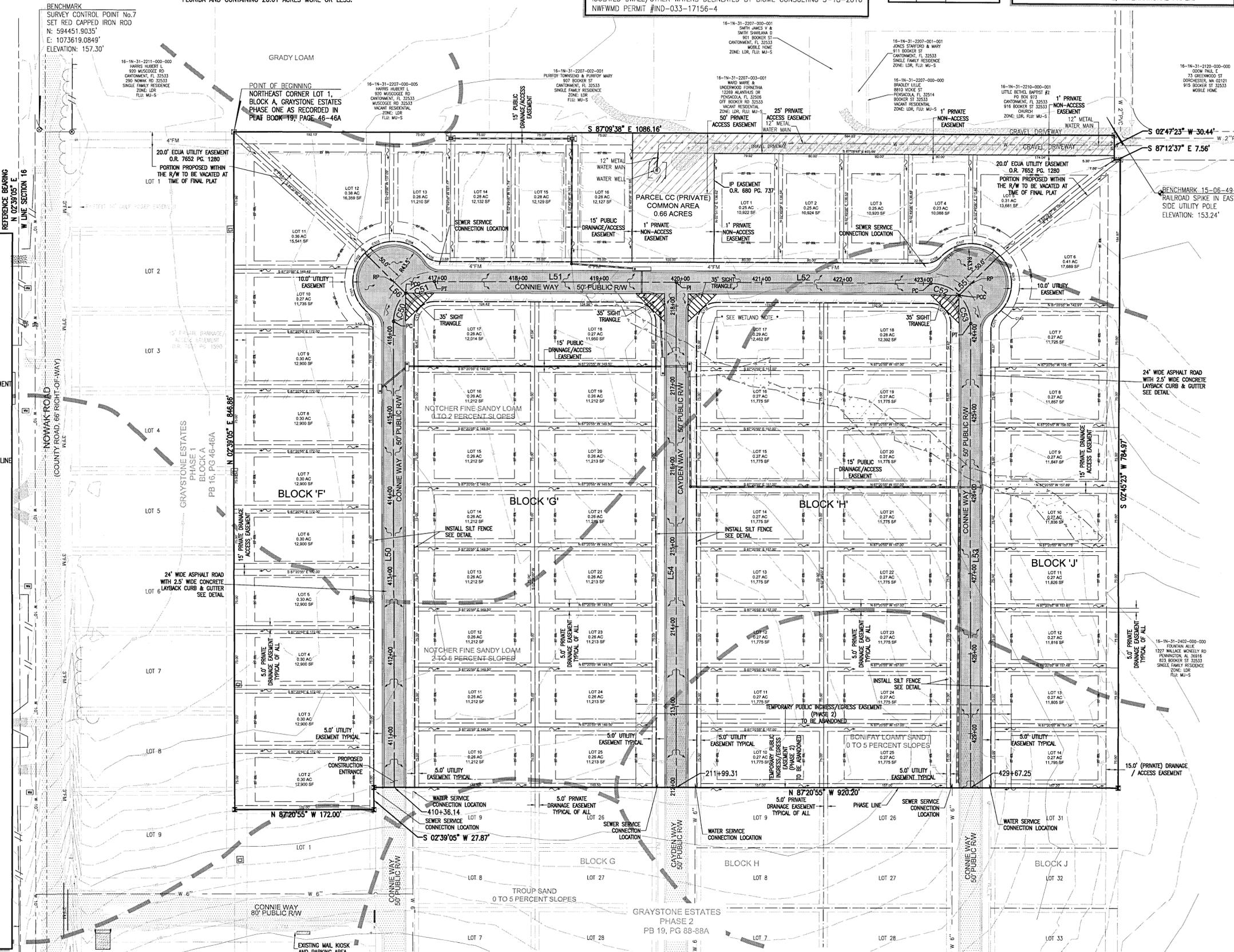
\* WETLAND NOTE \*: ISOLATED SWALE/OTHER WATERS DELINEATED BY BIOME CONSULTING 5-18-2016 NWFWMD PERMIT #IND-033-17156-4

### SITE WASTEWATER NOTE

ALL LOTS ON LOW PRESSURE SYSTEM

Curve Table					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C100	21.03	25.00	48°11'23"	20.41	S 21°26'37" E
C101	57.90	50.00	66°20'43"	54.72	S 12°21'56" E
C102	25.18	50.00	28°51'16"	24.91	S 35°14'03" W
C103	32.23	50.00	36°56'00"	31.68	S 68°07'41" W
C104	47.48	50.00	54°24'48"	45.72	N 66°11'55" W
C105	21.03	25.00	48°11'23"	20.41	N 63°05'12" W
C106	21.03	25.00	48°11'23"	20.41	S 68°43'25" W
C107	43.63	50.00	49°59'47"	42.26	S 69°37'37" W
C108	38.62	50.00	44°15'16"	37.67	N 63°14'51" W
C109	69.72	50.00	79°53'31"	64.21	N 01°10'27" W
C110	10.53	50.00	12°04'09"	10.51	N 44°48'23" E
C111	21.03	25.00	48°11'23"	20.41	N 26°44'46" E
C112	39.34	25.00	90°10'02"	35.41	N 47°44'06" E
C113	39.21	25.00	89°51'58"	35.31	S 42°16'55" E
C114	39.33	25.00	90°07'49"	35.40	N 47°43'12" E
C115	39.21	25.00	89°51'58"	35.31	S 42°16'55" E

LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING DIRT
	WETLAND
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING IP EASEMENT
	PROPOSED ACCESS EASEMENT
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	JURISDICTIONAL WETLAND LINE
	WATER LINE
	OVERHEAD UTILITIES
	SEWER FORCE MAIN
	GRAVITY SEWER
	GAS LINE
	EXISTING CONTOUR
	SOIL SURVEY LINE
	FLOW ARROW
	BENCHMARK
	CAPPED IRON ROD POST
	STREET SIGN/ SIGN
	FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT NO. 7916
	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT NO. 7916 (PLACED)
	MAILBOX
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	GAS VALVE
	GAS MARKER
	GAS REGULATOR
	SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	IRRIGATION VALVE
	WELL
	DITCH BOTTOM INLET
AC	AC DENOTES ACRES
BSL	BSL DENOTES BUILDING SETBACK LINE
EQUA	EQUA DENOTES EMERALD COAST UTILITIES AUTHORITY
FL	FL DENOTES FLORIDA
FLU	FLU DENOTES FUTURE LAND USE
FM	FM DENOTES FORCE MAIN
IP	IP DENOTES INTERNATIONAL PAPER
LDR	LDR DENOTES LOW-DENSITY RESIDENTIAL
MA	MA DENOTES MASSACHUSETTS
MU-S	MU-S DENOTES MIXED USE-SUBURBAN
N.T.S.	N.T.S. DENOTES NOT TO SCALE
OR	OR DENOTES OFFICIAL RECORDS
PB	PB DENOTES PLAT BOOK
PG	PG DENOTES PAGE
PC	PC DENOTES POINT OF CURVATURE
PCC	PCC DENOTES POINT OF COMPOUND CURVATURE
PT	PT DENOTES POINT OF TANGENCY
PRC	PRC DENOTES POINT OF REVERSE CURVATURE
PI	PI DENOTES POINT OF INTERSECTION
PVC	PVC DENOTES POLYVINYL CHLORIDE
RD	RD DENOTES ROAD
RP	RP DENOTES RADIUS POINT
R/W	R/W DENOTES RIGHT-OF-WAY
SF	SF DENOTES SQUARE FEET
ST	ST DENOTES STREET



# GRAYSTONE ESTATES PHASE THREE

A 61 LOT SUBDIVISION

REBOL-BATTLE & ASSOCIATES  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400 Fax 850.438.0408  
EID 0008687

SECTION 16, TOWNSHIP 1 NORTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA.

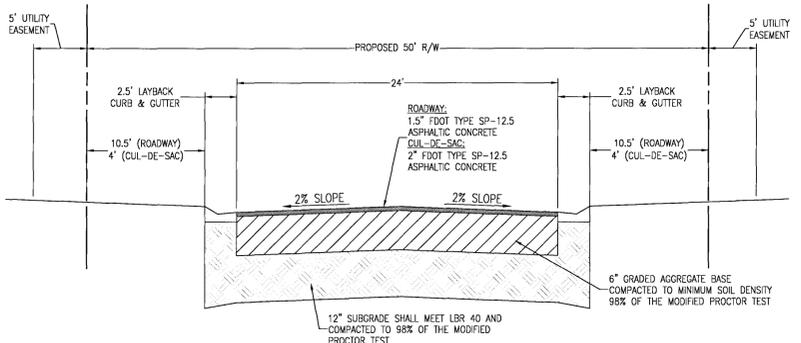
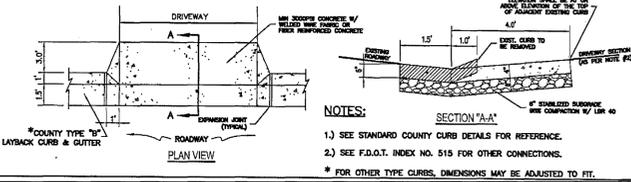
PAUL A. BATTLE, P.E.  
PROFESSIONAL ENGINEER NO. 53126

SHEET 2 OF 3

- NOTES:**
- TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS**
- 1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
  - 2) DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1" - 4" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUB GRADE - 98% COMPACTION (MODIFIED PROCTOR) WITH LRS 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
  - 3) DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
  - 4) IF NECESSARY, REFER TO FOOT INDEX DETAILS AS REFERENCED BELOW.
  - 5) RADIUS OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
  - 6) PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
  - 7) TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

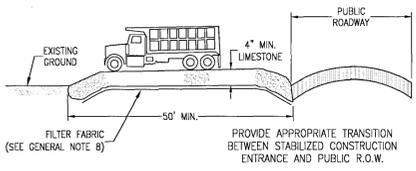


**TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "B" LAYBACK CURBS.**



**TYPICAL CROWNED ROAD / CUL-DE-SAC SECTION**

N.T.S.



**12' WIDE STABILIZED CONSTRUCTION ENTRANCE DETAIL**

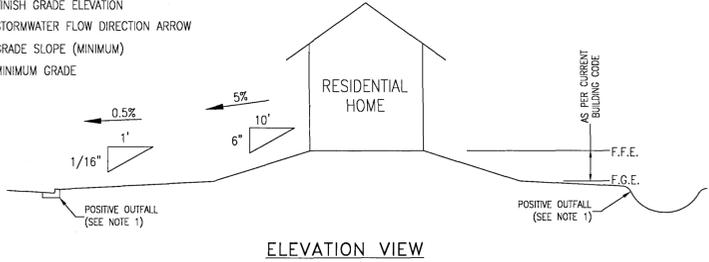
N.T.S.

**NOTES:**

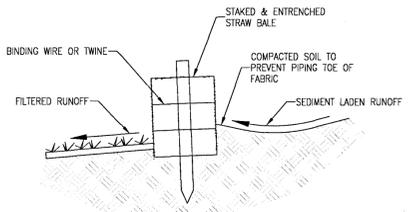
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOD AND SOD AND/OR SEED AND MULCH THE REMAINDER OF THE LOT.
5. THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRES A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ONLINE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW RUNOFF, DOWNSPOUTS AND DRAINAGE SYSTEMS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
8. PROVIDE EROSION CONTROL MEASURES TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCE AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS ARE NECESSARY).

**LEGEND**

- F.F.E. - FINISH HABITABLE FLOOR ELEVATION
- F.G.E. - FINISH GRADE ELEVATION
- - STORMWATER FLOW DIRECTION ARROW
- △ - GRADE SLOPE (MINIMUM)
- - MINIMUM GRADE

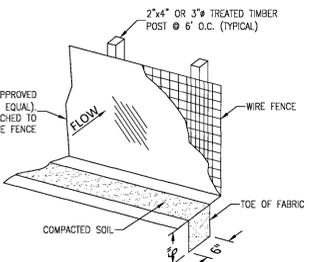


**ELEVATION VIEW**



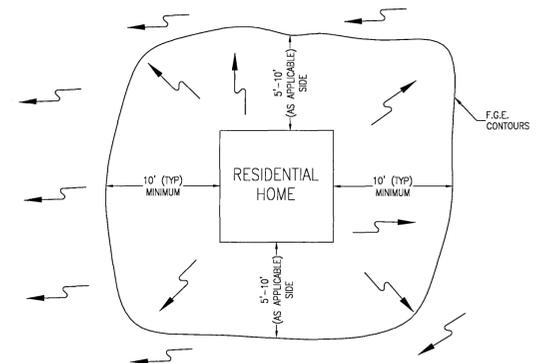
**STRAW BALE DETAIL**

N.T.S.

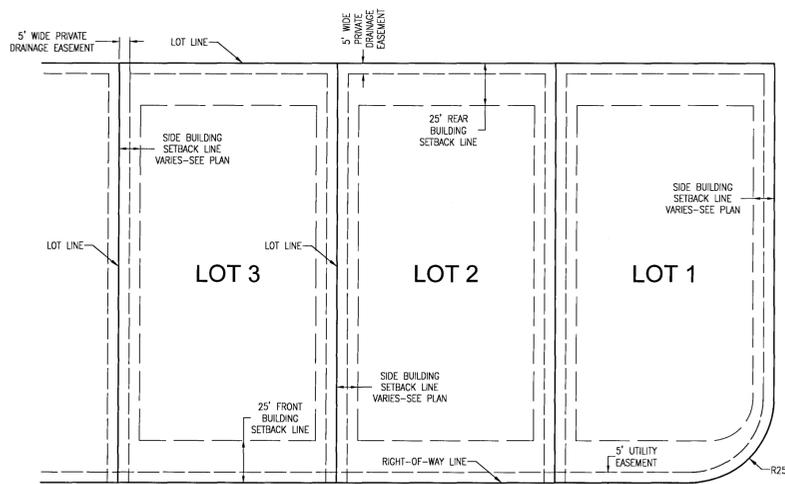


**SILT FENCE DETAIL**

N.T.S.

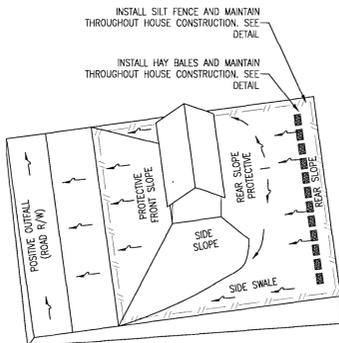


**PLAN VIEW**



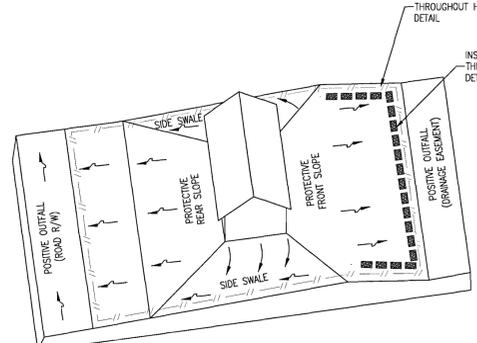
**BUILDING SETBACK REQUIREMENTS:**

- N.T.S.
- FRONT = 25'
  - REAR = 25'
  - SIDE = 10% OF LOT WIDTH NOT TO EXCEED 15'
  - ALL LOT LINES WHICH ADJOIN ANOTHER LOT ARE SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT (5' EACH LOT) .



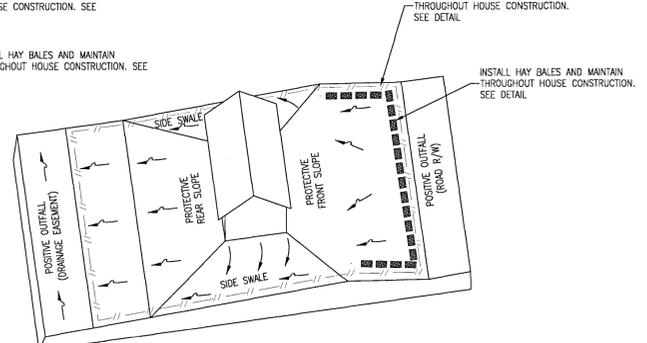
**LOT GRADING TYPE 'A'**

ALL DRAINAGE TO STREET



**LOT GRADING TYPE 'B'**

DRAINAGE TO STREET & REAR LOT LINE



**LOT GRADING TYPE 'C'**

REVERSE OF OF TYPICAL LOT 'A' GRADING. THE MAJORITY OF THE LOT SHALL SLOPE TO THE DRAINAGE EASEMENT AT THE REAR OF THE LOT INSTEAD OF THE STREET

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF GRADING DRAINS TO A POSITIVE OUTFALL.

**MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN**

N.T.S.

**FLOOD ZONE NOTE:**  
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X', (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANGE FLOOD PLAINS, NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0280G, MAP REVISION DATED SEPTEMBER 29, 2006.