SITE DEVELOPMENT PLANS FOR

MID-WEST SECTOR PLAN DSAP OVERLAY: SUBURBAN GARDEN

WOODLAND HILLS

A 316 LOT SUBDIVISION
OF A PORTION OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
PROPERTY ID. NO.: 33-2N-31-2000-000-001, 2 & 3
ZONED: MDR
FLU = DSPA OVERLAY: SUBURBAN GARDEN
MAY 2020

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TOTAL SITE ACREAGE:	93.53 ACRES - 4,074,166.80 SQ FT	
IMPERVIOUS and PERVIOUS AREA		
	EXISTING	PROPOSED
BUILDINGS	0.00 SQ.FT.	774,200.00 SQ.FT.
CONCRETE / PAVING	0.00 SQ.FT.	557,411.10 SQ. FT.
GRAVEL	0.00 SQ.FT.	2304.71 SQ.FT.
TOTAL IMPERVIOUS AREA	0.00 SQ.FT.	1,353,915.81 SQ.FT.
LANDSCAPE AREA	0.00 SQ.FT.	2,720,250.99 SQ.FT.
PRESERVED WETLANDS/BUFFER	0.00	0.00
PERCENTAGE OF LANDSCAPE	0.00%	66.77%

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN **FLOOD ZONE A**, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE LOOD EVENT. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN), AND **FLOOD ZONE X**, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0240G, MAP REVISION DATED SEPTEMBER 29, 2006."

PREPARED BY

JMA
Engineering Services, Inc.
Civil Engineering Planning

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PROJECT SURVEYOR
FRED R. THOMPSON, PSM
NORTHWEST FLORIDA SURVEYING, INC.
7142 BELGIUM ROAD
PENSACOLA, FL 32526
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OWNER & DEVELOPER
FRED HEMMER
CLEARWATER 103 LLC
1406 E. JACKSON STREET
PENSACOLA, FL 32501
PHONE: 813-229-9855
E-MAIL: FHEMMER209@GMAIL.COM

LEGAL DESCRIPTION:

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.

NEW PARCEL CREATED AT THE CLIENT'S REQUEST

DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 41 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 33 FOR A DISTANCE OF 2654.67 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE GO SOUTH 87 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 33 FOR A DISTANCE OF 592.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 11 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 33 FOR A DISTANCE OF 2075.85 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 33; THENCE GO NORTH 02 DEGREES 22 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 33 FOR A DISTANCE OF 1778.08 FEET; THENCE GO SOUTH 84 DEGREES 09 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 3.03 FEET; THENCE GO NORTH 02 DEGREES 22 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 186.02 FEET; THENCE GO SOUTH 79 DEGREES 57 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 3.03 FEET TO THE AFORESAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE GO NORTH 02 DEGREES 22 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 121.59 FEET; THENCE GO SOUTH 86 DEGREES 57 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 163.03 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 29 (STATE ROAD NO. 95, 200' R/W) SAID POINT BEING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2932.93 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2932.93 FEET FOR AN ARC DISTANCE OF 587.99 FEET (DELTA= 11 DEGREES 29 MINUTES 11 SECONDS, CHORD BEARING= NORTH 14 DEGREES 54 MINUTES 57 SECONDS WEST, CHORD DISTANCE= 587.00 FEET) TO A POINT ON THE NORTH LINE OF SECTION 33; THENCE GO NORTH 86 DEGREES 57 MINUTES 56 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 33 FOR A DISTANCE OF 2039.48 FEET; THENCE GO SOUTH 02 DEGREES 54 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 2651.55 FEET TO THE POINT OF BEGINNING. A THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 126.23 ACRES MORE OR LESS.

ECUA Engineering Manual Reference Note*
*note shall be inserted in the upper right corner of title sheet
* applicable only to ECUA infrastructure to be constructed in public ROW or in utility easement; not to be applied to private water/sewer facilities on private property (see Building Code)

A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated September 1, 2016, along with update(s) numbered 1 hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

B. Additional Documents (to be completed by the Engineer of Record)

Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? **NO**. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specification	Detail	Plans	Project Manual*
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐
	☐	☐	☐	☐

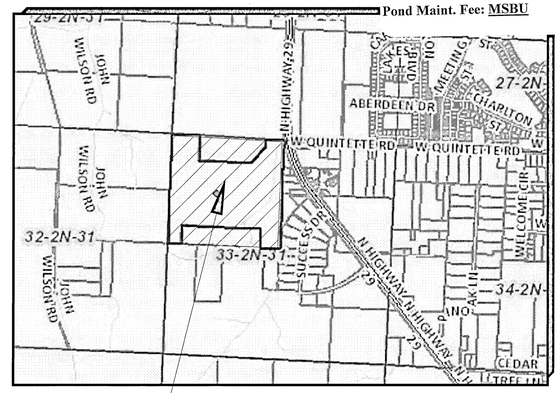
*Project Manuals used only with ECUA CIP Projects

C. Engineer of Record Responsibilities

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

DRAINAGE FEE

Imperv. Surf. 557,411 Sq ft
Stormwater Ret. .1 % (F)
Total Drainage Fee $2,787.06
Pond Maint. Fee: MSBU



PROJECT SITE

VICINITY MAP
SCALE: 1"=1000'

Approved A. Hampton 11-18-2020
Designee Date

This document has been reviewed in accordance with 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 drawn.

UTILITY PROVIDER:

ITEM	COMPANY NAME
WATER	COTTAGE HILL
SEWER	ECUA
POWER	GULF POWER
TELEPHONE	BELLSOUTH
CABLE TV	SPECTRUM
GAS	ESP

PROJECT NUMBER:2020.WOODLANDHILLS

Site Description

The proposed WOODLAND HILLS project is located OFF OF U.S. Highway 29 NORTH, SOUTH OF QUINTETTE ROAD. The site is within the limits of ESCAMBIA County, Florida. This development consists of the construction of a 316 single family lot subdivision and associated infrastructure. The project parcel is 123.23 acres and currently stands vacant and unimproved. The project parcel slopeS from EAST to THE WEST across the property and directs stormwater runoff towards THE WEST. Following construction, all stormwater runoff generated from the project will be collected and treated via an onsite retention pond. The pond is designed to retain all runoff from a 100-year critical duration storm while providing 6" of freeboard during a critical duration storm. Should a catastrophic event greater than a 100 year storm occur and the pond overtop its banks, excess runoff from the site would ultimately sheet flow to the WETLANDS AND WEST SIDE OF THE PARCEL. The approximate latitude and longitude of this southern discharge point are 30.647089° and -87.358717°. According to a the Web Soil Survey maps, the soil TYPES found on-site consist of:

BIGBEE-GARCON-MUCKALEE COMPLEX, FLOODED
PELHAM LOAMY SAND,ROBERTSDALE SANDY LOAM, 0 TO 1 PERCENT SLOPES
ESCAMBIA FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
NOTCHER FINE SANDY LOAM, 5 TO 8 PERCENT SLOPES
NOTCHER FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES
POARCH-TROUP-MUCKALEE COMPLEX, RAVINES, 1 TO 12 PERCENT SLOPES
BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES
POARCH SANDY LOAM, 5 TO 8 PERCENT
BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES
TROUT-POARCH COMPLEX, 5 TO 8 PERCENT SLOPES
BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES
DOROVAN AND MUCKALEE SOILS, FREQUENTLY FLOODED
POARCH SANDY LOAM, 2 TO 5 PERCENT
POARCH-TROUP-MUCKALEE COMPLEX, RAVINES, 1 TO 12 PERCENT SLOPES

Groundwater was encountered during geotechnical boring operations. GROUND WATER DEPTHS VARY ON SITE.

Erosion and Sedimentation Controls

Erosion and sedimentation from the construction site shall be controlled at all times using Best Management Practices (BPMs). Perimeter controls shall be installed prior to clearing activities or any construction activity that disturbs soils. Installation of those controls may be staged to correspond with the clearing and construction schedule. Immediate after clearing activities appropriate controls shall be installed to limit and minimize the velocity of stormwater runoff over unprotected soils. Temporary BPMs shall be used as necessary inside the the perimeter controls as the construction progresses. Perimeter controls shall be actively maintained until final stabilization of those portions of the site uphill of the perimeter controls. Temporary controls shall be removed when stabilization is achieved or when necessary for the next stage of construction. Controls shall be consistent with the performance standards for erosion and sedimentation control as set forth in Section 62-40.432 F.A.C.

Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased. Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fences, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

Stormwater Management

A single row of TYPE III silt fencing shall be installed around the perimeter of the property as illustrated on the construction plans. This will limit the extents of construction and help deter encroachment onto the adjacent properties as well as assist in preventing downstream sedimentation. In addition to the aforementioned silt fence perimeter, a gravel construction entrance shall be installed at the designated construction ingress/egress location. It is anticipated that the temporary construction entrance will be installed in the area of the proposed asphalt driveway on the south side of the property. All of the aforementioned BMP's shall be in place prior to any activity that disturbs soils. After clearing and rough grading activities, check dams and additional silt fencing and hay bales shall be installed, as necessary, uphill of the perimeter controls to reduce runoff velocities and the potential for excessive erosion. The proposed stormwater pond should be under-excavated and all feasible on-site runoff shall be directed towards this basin during construction activities. Runoff from uphill areas shall be directed to the pond, where feasible, by diversion swales. The remaining runoff downhill from the proposed pond shall be directed toward the reinforced perimeter erosion control also utilizing diversion swales. These swales may require temporary seeding and check dams to minimize velocities and avoid excessive erosion. Rip-rap or similar velocity control is to be used, as necessary, at the outfalls from the stormwater management system for velocity dissipation prior to discharge off-site. Silt fences, and hay bales if necessary, shall be installed across the outfalls until final stabilization is achieved. Erosion control facilities shall be actively maintained throughout the course of construction and shall remain until final stabilization is achieved and acceptance of work has been received from the owner.

Contractor Requirements

The contractor must have technical expertise in erosion prevention and sediment control. The contractor must at all time maintain erosion control methods that prevent any violation of the NPDES program.

Faulty Installation and/or Poor Maintenance

Most noncompliance occurs because measures were not installed correctly or maintained properly, or both. Determining the reason why the measures are failing requires technical knowledge about the devices and how to construct them properly. Contractors failure to control erosion, sedimentation or turbidity both onsite and offsite is not acceptable. Failure to do so may result in possible fines and/or termination from the site without payment for construction progress.

Compliance

The goal of the program is to prevent accelerated erosion and off-site sedimentation. The contractor is the first person to determine if the performance standards and intent of the rule are being met. He/She is the key person in ensuring that the construction site is evaluated fairly and consistently and that the site is kept in compliance. The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be effective in controlling erosion and preventing off-site sedimentation for the site to be in compliance. Following an approved plan and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off-site sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely responsible for any fines levied by any governing agency on the project during construction. The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key individual in making this kind of performance based rule work because the contractor is the first person to recognize performance failures and remedy the problems. The contractor's job is to:

1. Determine that an erosion and sediment control plan for the site has been approved.
2. Determine that all specified practices have been installed and being maintained according to the plan.
3. Determine that both on-site and off-site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

Control of Non-Stormwater Discharges

It is expected that the following non-stormwater discharges may occur from the site during construction period: water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

Controls for Other Potential Pollutants

A materials management area shall be designated on-site for protected storage of chemicals, solvents, fertilizers and other potentially toxic materials. Storage areas can become a major source of risk due to possible mishandling of materials and accidental spills. An inventory should be compiled and maintained of the storage area and the site. Special care should be taken to identify any materials that have the potential to come into contact with stormwater.

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

* Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling
* Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
* Contain and clean up petroleum spills immediately.
* Perform preventative maintenance for on-site equipment to prevent leakage.
* Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

* Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
* Contain and clean up spills immediately after they occur.
* Keep materials in a dry, covered area.
* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management practices will reduce the amounts of pesticides that could contact stormwater:

* Handle pesticides as infrequently as possible.
* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
* Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
* Store pesticides in a dry, covered area.
* Provide curbs or dikes to contain spills.
* Have measures on site to contain and clean up spills.
* Strictly follow recommended application rates and methods.

Fertilizers and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should be used to reduce the risks of nutrient pollution:

* Limit the application of fertilizers to the minimum area and the minimum recommended amounts.
* Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
* Apply fertilizer more frequently, but at lower application rates.
* Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.
* Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
* Limit the use of detergents on the site. Wash water containing detergents hould not be discharged to the stormwater management system.
* Apply fertilizer and use detergents only in the recommended manner and amounts.

Proper management and disposal of building materials and other construction site wastes are an essential part of pollution prevention. Construction wastes include surplus or refuse building materials as well as hazardous wastes. Management practices for these wastes include trash disposal, recycling, material handling, and spill prevention and clean up. These practices should provide for proper disposal of construction wastes:

* Designate a waste disposal area on the site.
* Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. Locate containers in covered areas, where possible.
* Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.
* Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction trailer in not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

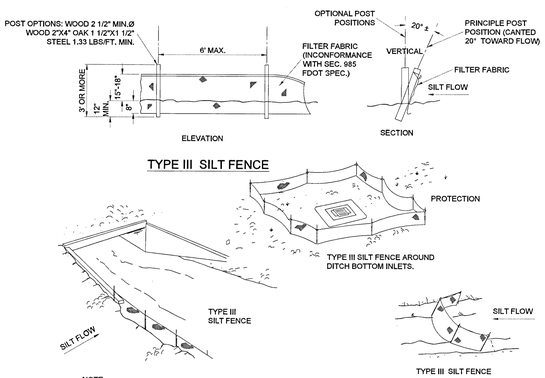
Controls of pollutants shall be maintained throughout construction period and until final stabilization is achieved. Qualified personnel shall inspect all points of discharge and all disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of every storm event that produces at least 0.25 inches of rainfall. Where sites have been finally stabilized, such inspection shall be conducted at least once every month until a Notice of Termination has been submitted.

Maintenance and Inspection Controls

* Stabilization Measures - Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
* Structural Controls - Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.
* Discharge Points - Discharge points shall be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on- site BMPs are effective, and what should be done to increase the effectiveness.
* Construction Entrances - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. The inspection should reveal whether the stabilization of the construction entrance is effective, and what should be done to increase the effectiveness.
* Areas Used for Storage of exposed Materials - These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMP's, practices or measures identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection.

A Report summarizing the scope of each inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations related to the implementation of the stormwater pollution prevention plan, and modifications to the stormwater pollution prevention plan shall be prepared and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of non-compliance.



NOTE:
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS DETAIL

N.T.S.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (RULE 62-621.300(4), F.A.C.)

You must submit this completed Notice of Intent (NOI) form to the Department to get coverage under the Generic Permit for Stormwater Discharge from Large and Small Construction Activities pursuant to subsection 62-621.300(4), F.A.C. The Generic Permit for Stormwater Discharge from Large and Small Construction Activities authorizes stormwater discharge, but you obtain and terminate coverage, what you must do to minimize pollution from your construction site, and what conditions apply to your project to use the generic permit. **You must submit the appropriate generic permit fee, as specified in paragraph 62-4.050(4)(0), F.A.C., with this NOI Form to obtain permit coverage.** You must read and understand the requirements of the generic permit document and the attached instructions before completing this NOI form. **Please print or type information in the appropriate areas below.**

For construction activities also requiring an Individual Environmental Resource Permit (ERP), under Chapter 62-330, F.A.C.:
If your construction activities are already authorized by a valid Individual ERP issued by the Department, Water Management District, or a delegated Local Government, you may also elect to use this NOI form to provide the supplemental information of commencement of construction, in lieu of Form 62-330.350(1) ("Construction Commencement Notice").

Do you wish to also provide notice of commencement of construction activities authorized under an Individual ERP permit through the use of this form? ☐ Yes ☐ No

I. IDENTIFICATION NUMBER:
A. Facility ID (if renewing coverage): _____
B. ERP Permit Number* (if applicable): IND 013 - 296450 - 1
C. ERP Permitting Agency (if applicable): NWFL WMD
*If the ERP permit authorizes phased construction, please also indicate which phase.

II. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND READY TO BE IMPLEMENTED: ☑ Yes ☐ No
*If No, you may not submit your NOI at this time.

III. APPLICANT INFORMATION:

A. Operator Name: Clearwater 103 LLC * ERP Permittee Name (if different than "Operator"), if applicable:	B. Operator Status: P
C. Address: 1604 W. Jackson Street	
D. City: Pensacola E. State: FL F. Zip Code: 32501	
G. Responsible Authority: Fred Hemmer, Managing Member	

DEP Form 62-621.300(4)(b)
Effective Date: 9/2/2015

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H. Responsible Authority's Phone No.: 813-299-9855
I. Responsible Authority's Fax No.: N/A
J. Responsible Authority's E-mail Address: fhemmer209@gmail.com

IV. PROJECT/SITE LOCATION INFORMATION:

A. Project Name: Woodland Hills	
B. Project Address Location: 2400 Block of Highway 29	
C. City: Cantonment D. State: FL E. Zip Code: 32526	
F. County: Escambia G. Latitude: 30 ° 38 ' 52 " Longitude: 87 ° 21 ' 27 "	
H. Is the site located on Indian Country Lands? ☐ Yes ☑ No I. Water Management District: NWFL WMD	
J. Project Contact: Jerry McGuire	
K. Project Contact's Phone No.: 850-995-7323	
L. Project Contact's Fax No.: N/A	
M. Project Contact's E-mail Address: jerry@mcguire-assoc.com	
N. Additional E-mail correspondence, optional: N/A	

V. PROJECT/SITE ACTIVITY INFORMATION:

A. Indicate whether the project is Large or Small Construction (check only one):	☑ Large Construction (Project will disturb 5 or more acres of land, Fee $400) ☐ Small Construction (Project will disturb between 1 and 4.99 acres of land, Fee $250)
B. Approximate total area of land disturbance from commencement through completion of construction: _____ acres	
C. SWPPP Location: ☑ Address in Part III above ☐ Address in Part V above ☐ Other address (specify below)	
D. SWPPP Address: 2726 Wallace Lake Road	
E. City: Pace F. State: FL G. Zip Code: 32571	
H. Construction Period: Start Date: Jan. 2020 Completion Date: Jan. 2021	

VI. DEWATERING INFORMATION:

A. Will dewatering operations be performed as part of the construction activities? ☐ No ☑ Yes If yes, complete Items B and C below. If no, skip to Item D.
B. Is the project site currently identified as contaminated, or is there a site within 500-feet of the dewatering project identified as contaminated by a DEP or EPA cleanup/restoration program? You may use the Quick Link to DEP's Contamination Locator Map (CLMs) and DEP's Institutional Controls Registry (ICR) Web Viewer to determine cleanup restoration status. You may access the CLMs at http://tlhapps.dep.state.fl.us/IwtOnline/mapViewer.do or
C. Will the dewatering discharge be to a municipal separate storm sewer system (MS4)? You may use the Quick Link to FDOT's MS4 Mapping Application at http://fdotgis.maps.arcgis.com/apps/webappviewer/index.html?id=0e3f1ab1e0ed4ed0a0ed0ed0ed0ed0ed

DEP Form 62-621.300(4)(b)
Effective Date: 9/2/2015

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Are you the duly-elected representative (Texas representative: Tax Ch. B. may be accessed at: http://oag.state.fl.us/waste/categories/brownfields/pages/ICR.thtm, or http://oag.state.fl.us/cupdate/) because: see

☐ YES Continue to VI.C, below.
☑ NO Continue to Part VII.

C. Has the site been remediated?
☐ YES Continue to Part VII.
☐ NO Continue to VII.D, below.

D. Are the pollutants of concern (i.e. contamination) present in ground water at the dewatering project site at concentrations equal to or exceeding the surface water criteria in Rule 62-302.500?
☐ YES Dewatering activities do not qualify for coverage under this generic permit. However, the site may qualify for coverage under Rule 62-621.300(11), F.A.C., or under an individual wastewater permit on the appropriate form listed in Rule 62-620.910, F.A.C.
☐ NO Continue to Part VII.

VII. DISCHARGE INFORMATION:

A. MS4 Operator Name (if applicable): Escambia County
B. Receiving Water Name: Jacks Branch

VII.B CERTIFICATION*:

I certify, under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

If providing notice of commencement of construction as required by an Individual Environmental Resource Permit, I also certify that I am authorized by the Permittee (identified in Part III.A., above), to commence construction activities authorized by the ERP Permit (identified in Part I.B., above).

Responsible Authority Name and Official Title (Operator Name)

Responsible Authority Signature: Date Signed:

* Signatory requirements are contained in Rule 62-620.305, F.A.C.

DEP Form 62-621.300(4)(b)
Effective Date: 9/2/2015

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Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: _____ FDEP NPDES Stormwater Identification Number: FLR10

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
G = Good M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement
C = Needs to be cleaned O = Other

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system	28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion	29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin	30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod	31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod	32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch	33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Hay Bales	34. Temporary Construction Fencing
8. Pipe slope drain	17. Paved road surface	26. Geotextile	
9. Level spreaders	18. Rock outlet protection	27. Rip-rap	

Inspector Information:

Name Qualification Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

* * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) Date

IMPLEMENTED BMP'S

TYPE:	Implemented by: Company Name, Contact Person, Address & Phone Number
Perimeter Silt Fencing/ Hay Bales	
Temporary Construction Entrance	
Tree Barricades	

Contractor Certification

This Stormwater Pollution Prevention Plan must clearly identify, for each measure identified within the the Stormwater Pollution Prevention Plan, the contractor(s) or subcontractor(s) that will implement each measure. All contractor(s) and subcontractor(s) identified in the Stormwater Pollution Prevention Plan must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder"

Name, Title	Signature	Company Name, Address & Phone Number	Date

Responsible Authority

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Project Name and location information:	WOODLAND HILLS 2501 HWY 29, 2400 BLK HWY 29 PENSACOLA, FL 32533
Responsible Authority Information:	CLEARWATER 103, LLC FRED HEMMER CONSULTING
Project Contact:	FRED HEMMER

Name (Operator and/or Responsible Authority) Date

NO.	DATE	REVISIONS
1		
2		
3		
4		

THIS DRAWING IS THE PROPERTY OF JMA ENGINEERING SERVICES, INC., AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

J M A
Engineering Services, Inc.
Engineering Planning
Civil Engineering
2726 WALLACE LAKE ROAD
PACE, FLORIDA 32571
PHONE: (850) 995-7323
EMAIL: jerry@mcguire-assoc.com
WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

WOODLAND HILLS
NPDES/S.W.P.P.P.
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: N.T.S.
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 15 OF 59

GRAPHIC SCALE 1 inch = 100 ft. (IN FEET)

THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND .2 PERCENT-ANNUAL-CHANCE-FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA,FIRM MAP NUMBER 12033C0270G, REVISED SEPTEMBER 29, 2006.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

CONTRACTOR TO INSTALL AND MAINTAIN EROSION THROUGHOUT CONSTRUCTION. FOR SILT CURTAIN SEE SHEET 15.

EROSION CONTROL

8. 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.
9. Retention/detention areas shall be substantially complete 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.
10. "All disturbed areas which are not sodded or paved shall be stabilized with seeding, fertilizer and mulch and/or hydroseed. Seeded areas shall include a Bahia mix to ensure continued growth after winter months. Seed in accordance with FDOT Section 570 and Standard Index 105.
11. Developer/Contractor/Homeowners 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.
12. On sites > 1 acre, if > 1 contiguous acre is cleared, a ground cover sufficient to prevent erosion should be planted or otherwise stabilized within 10 working days on that portion of the site upon which further active construction will not be undertaken within 90 days.
13. To comply with NPDES requirements, all erosion control measures shall be inspected after each 1/2" 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/NWFWMD.
14. A healthy growth of grass within disturbed right-of-way areas is required prior to County approval/acceptance. If time constraints exist during the Final Plat approval and acceptance
process, a minimum of two strips of sod (minimum 2' wide) behind the back of curb with all other disturbed areas seeded/mulched/fertilized will be acceptable.
15. (Policy 9-28-05) Sag filters in curb throats are not an allowable sediment control method.

UTILITY

16. Rough grade of right-of-way must be established prior to common trench utility installation to ensure utilities are installed at proper depths. This note should also indicate a minimum 30" of cover is required over all utilities. This dimension shall be measured from proposed grade if road is in fill and measured from top of curb if road is in cut.
17. The contractor shall notify the engineer of record at least two weeks prior to placement of base material to assist in the coordination of all other underground utilities.

ENVIRONMENTAL NOTES:

1. 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. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF EROSION CONTROL AS SHOWN ON PLANS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF ALL SEDIMENT CONTROL AREAS, ANY REPAIRS AND SEDIMENT REMOVAL NECESSARY FOR PROPER OPERATION. CONTRACTOR TO MAINTAIN NPDES RECORDS FOR PROJECT.
3. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS AND NO WORK SHALL COMMENCE UNTIL ALL PERMITS ARE IN HAND.
4. ADDITIONAL SEDIMENT FENCING MAY BE REQUIRED IN ALL AREAS SUBJECT TO EROSION.
5. ALL BLOWOUTS, UNDERMINING AND DAMAGED SEDIMENT FENCING SHALL BE REPAIRED IMMEDIATELY AND REPORTED TO THE PROJECT ENGINEER AND PROPER AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
7. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY AND ENTER CITY STORMWATER SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION.
8. IF MORE THAN 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITH IN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
9. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE 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.
10. ALL DISTURBED AREAS WHICH ARE NOT SODDED OR PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH AND/OR HYDROSEED. SEEDED AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
11. 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.
12. ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
13. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" 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/NWFWMD.
14. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL/ACCEPTANCE. IF TIME CONSTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.
15. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
16. (POLICY 9-28-05) SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
17. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

DENOTES WETLAND JURISDICTION
DENOTES WETLAND BUFFER
DENOTES CONSERVATION EASEMENT
DENOTES SILT FENCE
DENOTES BOUNDARY
DENOTES RIGHT-OF-WAY
DENOTES EASEMENT
DENOTES BUILDING SETBACK LINE

TEMPORARY CONSTRUCTION ENTRANCE
SITE BOUNDARY
LESS & EXCEPT (PRIVATE) PARCEL B 5.46 ACRES (NOT INCLUDED IN THIS PROJECT)
INSTALL SINGLE ROW OF SILT FENCE
INSTALL DOUBLE ROW OF SILT FENCE WITH HAY BALES
GREEN SPACE (PRIVATE) HOMEOWNERS ASSOCIATION PARCEL E - 4.32 ACRES
2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.
LESS & EXCEPT (PRIVATE) PARCEL A 1.40 ACRES (NOT INCLUDED IN THIS PROJECT)
CONSERVATION EASEMENT C (PRIVATE) 4.19 ACRES
CONSERVATION EASEMENT B (PRIVATE) 3.34 ACRES
CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL 'C' - 3.35 ACRES
COMMON AREA (PRIVATE) - POA PARCEL G - 1.25 AC.
CONSERVATION EASEMENT "D" (PRIVATE) 0.93 ACRES
DOG PARK 0.45 AC.
CONSERVATION EASEMENT (PRIVATE) 0.77 ACRES
COMMON AREA (PRIVATE) - HOA PARCEL F - 4.38 AC.
FUTURE AMENITY AREA 4.63 ACRES RESERVED FOR FUTURE DEVELOPMENT PROCESS WITH ESCAMBIA COUNTY TO PERMIT THE AREA.
DRY STORMWATER POND (PUBLIC) PARCEL C - 10.76 ACRES
ECUA PARCEL H 9.29 ACRES
CONTRACTOR TO STABILIZE WITH SEED & MULCH LOTS 1 - 10 & LOTS 37-44.
CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL 'C' - 3.35 ACRES
WEST QUINTETTE ROAD (125' PUBLIC R/W)
QUINTETTE HILLS (60' PUBLIC R/W)
QUINTETTE LOOP (60' PUBLIC R/W)
QUINTETTE CIRCLE (60' PUBLIC R/W)
QUINTETTE WAY (60' PUBLIC R/W)
QUINTETTE TRAIL (60' PUBLIC R/W)
QUINTETTE RIDGE (60' PUBLIC R/W)
PROPOSED 135' RIGHT-OF-WAY
INSTALL STANDARD COUNTY CURB & GUTTER (SEE SHT 19)
INSTALL AIR RELIEF VALVE PER ECUA DETAIL 324
INSTALL 18"SS CONC. VALLEY GUTTER
INSTALL 12"LF CONC. VALLEY GUTTER
INSTALL SINGLE ROW OF SILT FENCE
INSTALL DOUBLE ROW OF SILT FENCE WITH HAY BALES
INSTALL DOUBLE ROW OF SILT FENCE WITH HAY BALES
INSTALL SINGLE ROW OF SILT FENCE

GRAPHIC SCALE 1 inch = 100 ft. (IN FEET)

THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND .2 PERCENT-ANNUAL-CHANCE-FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA,FIRM MAP NUMBER 12033C0270G, REVISED SEPTEMBER 29, 2006.

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

GENERAL NOTES:

1. 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 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.
2. 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.
3. 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) 595-3434. As-built plans and certification are required prior to request for final inspection/approval.
4. Notify Sunshine utilities 48 hours in advance prior to digging within R/W, 1-800-432-4770.
5. All aspects of the Stormwater/drainage components and/or transportation components shall be completed prior to requesting a final inspection.
6. No deviations or revisions from these plans by the contractor shall be allowed without prior written approval from both the design engineer and the Escambia County. Any deviations may result in delays in County acceptance of improvements.
7. The contractor shall notify FDOT 48 hours in advance prior to initiating any work in the state rights-of way.

EROSION CONTROL

8. 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.
9. Retention/detention areas shall be substantially complete 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.
10. "All disturbed areas which are not sodded or paved shall be stabilized with seeding, fertilizer and mulch and/or hydroseed. Seeded areas shall include a Bahia mix to ensure continued growth after winter months. Seed in accordance with FDOT Section 570 and Standard Index 105.
11. Developer/Contractor/Homeowners 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.
12. On sites > 1 acre, if > 1 contiguous acre is cleared, a ground cover sufficient to prevent erosion should be planted or otherwise stabilized within 10 working days on that portion of the site upon which further active construction will not be undertaken within 90 days.
13. To comply with NPDES requirements, all erosion control measures shall be inspected after each 1/2" 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/NWFWMD.
14. A healthy growth of grass within disturbed right-of-way areas is required prior to County approval/acceptance. If time constraints exist during the Final Plat approval and acceptance process, a minimum of two strips of sod (minimum 2' wide) behind the back of curb with all other disturbed areas seeded/mulched/fertilized will be acceptable.
15. (Policy 9-28-05) Sag filters in curb throats are not an allowable sediment control method.

UTILITY

16. Rough grade of right-of-way must be established prior to common trench utility installation to ensure utilities are installed at proper depths. This note should also indicate a minimum 30" of cover is required over all utilities. This dimension shall be measured from proposed grade if road is in fill and measured from top of curb if road is in cut.
17. The contractor shall notify the engineer of record at least two weeks prior to placement of base material to assist in the coordination of all other underground utilities.

ENVIRONMENTAL NOTES:

1. 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. CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF EROSION CONTROL AS SHOWN ON PLANS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
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4. ADDITIONAL SEDIMENT FENCING MAY BE REQUIRED IN ALL AREAS SUBJECT TO EROSION.
5. ALL BLOWOUTS, UNDERMINING AND DAMAGED SEDIMENT FENCING SHALL BE REPAIRED IMMEDIATELY AND REPORTED TO THE PROJECT ENGINEER AND PROPER AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
7. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY AND ENTER CITY STORMWATER SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION.
8. IF MORE THAN 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITH IN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
9. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE 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.
10. ALL DISTURBED AREAS WHICH ARE NOT SODDED OR PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH AND/OR HYDROSEED. SEEDED AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
11. 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.
12. ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
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14. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL/ACCEPTANCE. IF TIME CONSTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.
15. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
16. (POLICY 9-28-05) SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
17. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
18. THERE ARE NO HERITAGE TREES ON SITE DUE TO TIMBER BEING HARVESTED BY OTHERS PRIOR TO THIS DEVELOPMENT.
19. Land clearing and tree removal shall only be allowed once approved and/or permitted by Escambia County through the Development Review Process for road right of ways, pond, easements, and the stockpile area as noted on the plans. Land clearing and tree removal for residential lots will require a building permit through the Building Inspections Department.

DENOTES WETLAND JURISDICTION
DENOTES WETLAND BUFFER
DENOTES CONSERVATION EASEMENT
DENOTES SILT FENCE
DENOTES RIGHT-OF-WAY
DENOTES EASEMENT
DENOTES BUILDING SETBACK LINE

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33...
N 02°22'11"E 1778.08'
2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.
LESS & EXCEPT (PRIVATE) PARCEL B 5.46 ACRES (NOT INCLUDED IN THIS PROJECT)
GREEN SPACE (PRIVATE) HOMEOWNERS ASSOCIATION PARCEL E - 4.32 ACRES
LESS & EXCEPT (PRIVATE) PARCEL A 14.01 ACRES (NOT INCLUDED IN THIS PROJECT)
CONSERVATION EASEMENT C (PRIVATE) 4.19 ACRES
CONSERVATION EASEMENT (PRIVATE) 0.50 ACRES
COMMON AREA (PRIVATE) HOA PARCEL G 7.25 AC
DOG PARK 0.40 AC
CONSERVATION EASEMENT (PRIVATE) (1.17 ACRES)
COMMON AREA (PRIVATE) HOA PARCEL I 0.04 AC
FUTURE AMENITY AREA 1.52 ACRES (NOTE: ADDITIONAL PERMITTING REQUIRED TO DEVELOPMENT THIS AREA. CONTACT HOA FOR PROCESS WITH ESCAMBIA COUNTY TO DEVELOPMENT THIS AREA.
DRY STORMWATER POND (PUBLIC) PARCEL C - 10.76 ACRES
CONSERVATION EASEMENT B (PRIVATE) 3.34 ACRES
LESS & EXCEPT (PRIVATE) PARCEL A-1 - 7.49 ACRES (NOT INCLUDED IN THIS PROJECT)
CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES
ECUA PARCEL H 0.29 ACRES
MATCHLINE 'A'
MATCHLINE 'B'
QUINTETTE HILLS (60' PUBLIC R/W)
QUINTETTE TRAIL (60' PUBLIC R/W)
QUINTETTE LOOP (60' PUBLIC R/W)
QUINTETTE CIRCLE (60' PUBLIC R/W)
QUINTETTE WAY (60' PUBLIC R/W)
QUINTETTE RIDGE (60' PUBLIC R/W)
WEST QUINTETTE ROAD (120' PUBLIC R/W)
NORTH LINE OF SECTION 33... N 86°57'56" W 2014.65'
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 33... N 86°57'56" W 483.87'
PROPOSED 135' RIGHT OF WAY
S 03°04'54" W 600.00' (F&D)

NO.	DATE	REVISIONS
1	9-25-2020	REV. PER COUNTY COMMENTS
2		
3		
4		

THIS DRAWING IS THE PROPERTY OF JMA ENGINEERING SERVICES, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

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Civil Engineering Planning
eMail: jerry@mcguire-assoc.com
Website: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435
2726 VALLACE LAKE ROAD
PENSACOLA, FL 32533
PHONE: (850) 995-2323

WOODLAND HILLS
FLORIDA
KEY SHEET
ESCAMBIA COUNTY

DRAWN BY:	HAH
DESIGNED BY:	GWM
CHECKED BY:	GWM
DATE:	MAY 2020
SCALE:	1"= 100'
BY:	
DATE:	

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 17 OF 59

GRAPHIC SCALE 1 inch = 100 ft. (IN FEET)

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

— SS — DENOTES GRAVITY SEWER MAIN
— W — DENOTES POTABLE WATERLINE
— SD — DENOTES STORMWATER PIPE
— U/D — DENOTES UNDERDRAIN
— SF — DENOTES PROPOSED SILT CURTAIN FENCE

NOTE: ALL UTILITIES, EXCLUDING WATER AND SEWER, SHALL BE INSTALLED IN PROPOSED CONDUITS ONLY. NO STREETS OR ROADS UNDER THE 2-YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT OR JACK & BORE.

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33...

ESCAMBIA COUNTY
33-2N-31-130-100-4100
CURRENT ZONE: HC/LI

MATCHLINE 'A'

MATCHLINE 'B'

MATCHLINE 'C'

QUINTETTE LOOP (60' PUBLIC R/W)

QUINTETTE CIRCLE (60' PUBLIC R/W)

QUINTETTE HILLS (60' PUBLIC R/W)

BLOCK-A

BLOCK-B

BLOCK-C

BLOCK-D

BLOCK-E

BLOCK-F

BLOCK-G

BLOCK-H

BLOCK-J

BLOCK-K

BLOCK-L

BLOCK-M

BLOCK-N

FUTURE AMENITY AREA

SHERRILL KENT D 45% INT. &
SHERRILL SENIE JANIS 45% INT. &
SHERRILL LINDSEY A 2.5% INT &
SHERRILL KATE E 2.5% INT
28-2N-31-300-000-0000
CURRENT ZONE: AGR

ESCAMBIA COUNTY
33-2N-31-320-100-4000
CURRENT ZONE: HC/LI

ESCAMBIA COUNTY
33-2N-31-130-100-4000
CURRENT ZONE: HC/LI

NO.	DATE	REVISIONS
1		
2		
3		
4		

THIS DRAWING IS THE PROPERTY OF JHA ENGINEERING SERVICES, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

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WOODLAND HILLS

UTILITIES - OVERALL

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH	PROJECT NO: 2020.WH
DESIGNED BY: GWM	FILE NO: 2020.WH
CHECKED BY: GWM	SHEET: 18 OF 59
DATE: MAY 2020	
SCALE: 1"= 100'	
BY: DATE:	

GRAPHIC SCALE 1 inch = 100 ft. (IN FEET)

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

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NOTE: ALL UTILITIES, EXCLUDING WATER AND SEWER, SHALL BE INSTALLED IN PROPOSED CONDUITS ONLY. NO STREETS OR ROADS UNDER THE 2-YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT OR JACK & BORE.

SHERRILL KENT D 45% INT &
SHERRILL SENIE JANIS 45% INT &
SHERRILL LINDSEY A 2.5% INT &
SHERRILL KASEE C 2.5% INT
28-2N-31-300-000-0000
CURRENT ZONE: AGR

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.

SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33...

ESCAMBIA COUNTY
33-2N-31-130-100-4100
CURRENT ZONE: HCLI

ESCAMBIA COUNTY
33-2N-31-130-100-0000
CURRENT ZONE: HCLI

NO.	DATE	REVISIONS
1		
2		
3		
4		

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WOODLAND HILLS

UTILITIES CONDUIT CROSSINGS

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 100'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 18A OF 59

GRAPHIC SCALE

60 0 30 60 120 240

1 inch = 60 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

BENCHMARK DATA:

- BM–1 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 611696.18 EASTING = 1071728.44 ELEVATION= 124.42' (NAVD88)
- BM–2 60D NAIL IN 12" PINE TREE NORTHING = 611658.48 EASTING = 1071413.33 ELEVATION= 122.74' (NAVD88)
- BM–3 60D NAIL IN 14" PINE TREE NORTHING = 610959.18 EASTING = 1070292.56 ELEVATION= 96.02' (NAVD88)
- BM–4 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 611785.76 EASTING = 1070507.93 ELEVATION= 90.19' (NAVD88)
- BM–5 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610941.34 EASTING = 1070770.27 ELEVATION= 104.96' (NAVD88)
- BM–6 60D NAIL IN 12" PINE TREE NORTHING = 610273.98 EASTING = 1070736.36 ELEVATION= 120.42' (NAVD88)
- BM–7 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610236.99 EASTING = 1071149.35 ELEVATION= 117.92' (NAVD88)
- BM–8 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609238.63 EASTING = 1069809.45 ELEVATION= 71.38' (NAVD88)
- BM–9 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610077.67 EASTING = 1070024.74 ELEVATION= 81.60' (NAVD88)
- BM–10 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609292.61 EASTING = 1070618.82 ELEVATION= 102.88' (NAVD88)
- BM–11 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609380.67 EASTING = 1071429.85 ELEVATION= 118.33' (NAVD88)

WOODLAND HILLS WATER LINES

ID#	LENGTH	DIAMETER	TYPE	STREET
W01	113	8"	PVC	Quintette Hills
W02	322	8"	PVC	Quintette Hills
W03	618	8"	PVC	Quintette Trail
W04	307	6"	PVC	Quintette Hills
W05	932	8"	PVC	Quintette Hills
W06	50	8"	PVC	Quintette Hills
W07	275	8"	PVC	Quintette Hills
W08	957	6"	PVC	Quintette Hills
W09	608	6"	PVC	Quintette Hills
W10	765	8"	PVC	Quintette Hills
W11	252	8"	PVC	Quintette Hills
W12	901	8"	PVC	Quintette Hills
W13	264	8"	PVC	Quintette Hills
W14	304	8"	PVC	Quintette Ridge
W15	431	8"	PVC	Quintette Loop
W16	495	6"	PVC	Quintette Loop
W17	322	6"	PVC	Quintette Loop
W18	47	6"	PVC	Quintette Loop
W19	150	6"	PVC	Quintette Loop
W20	376	6"	PVC	Quintette Loop
W21	1511	8"	PVC	Quintette Hills
W22	1316	6"	PVC	Quintette Circle
W23	819	6"	PVC	Quintette Way
W24	293	8"	PVC	Quintette Loop
W25	816	8"	PVC	Quintette Loop
TOTAL	13,244 LF			

WOODLAND HILLS MANHOLES

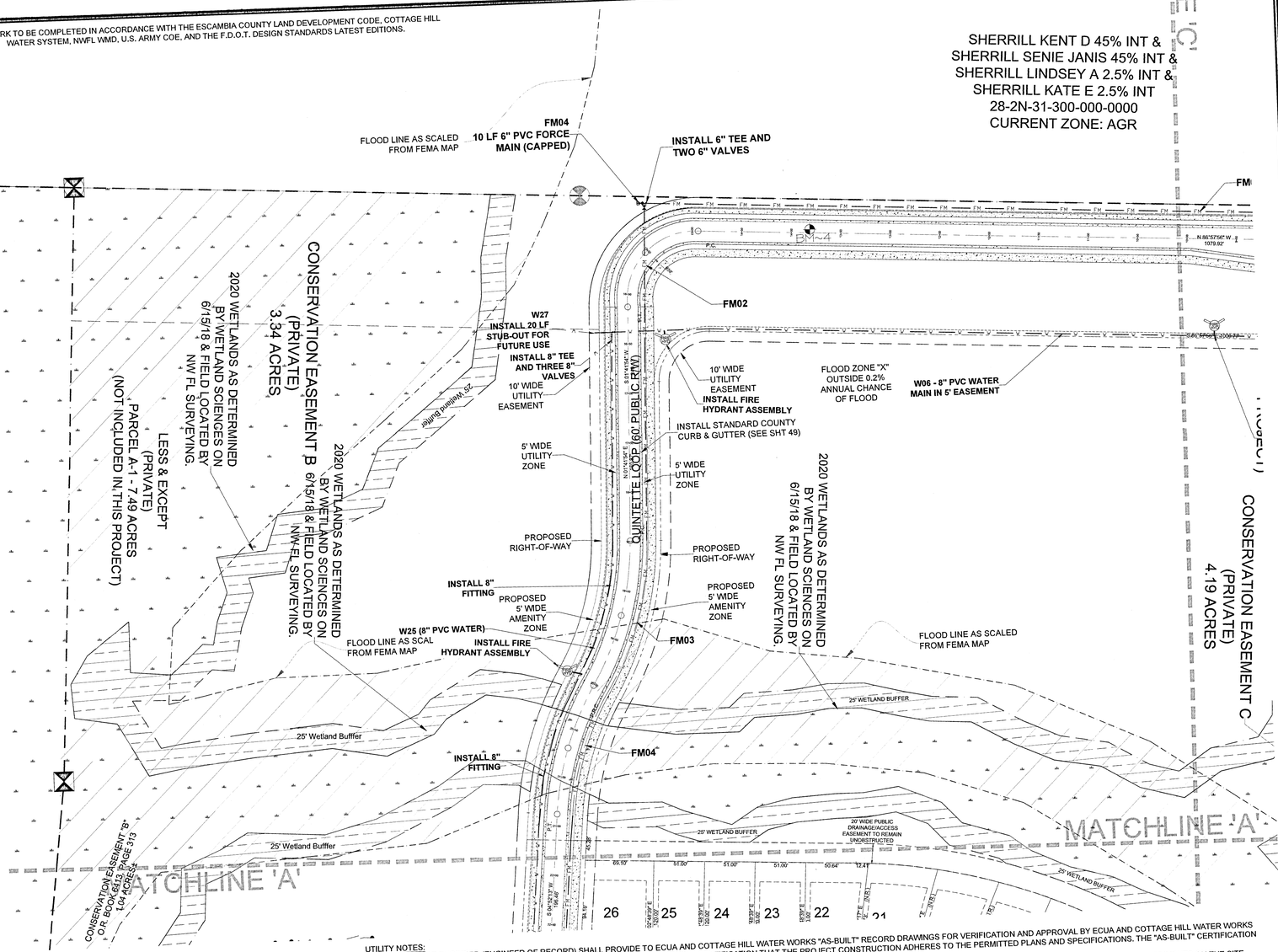
MH #	DESCRIPTION	STA	STREET	PROPOSED ELEVATIONS TOP	INVERT IN	INVERT OUT	DEPTH
LS01	LIFT STATION	40+90.14 - 41+46.26	QUINTETTE HILLS	88.5	77.91	77.81	10.69
DMH01	DROP MANHOLE	40+88.09	QUINTETTE HILLS	88.50	83.02/81.72	78.6	9.90
MH02	MANHOLE	36+99.35	QUINTETTE HILLS	105.00	98.22	98.12	6.88
MH03	MANHOLE	32+99.55	QUINTETTE HILLS	106.71	102.46	102.36	4.35
MH04	MANHOLE	28+99.72	QUINTETTE HILLS	114.11	109.05	108.95	5.16
MH05	MANHOLE	25+04.39	QUINTETTE HILLS	118.40	111.31	111.21	7.19
MH06	MANHOLE	24+52.91	QUINTETTE TRAIL	118.96	111.62	111.52	7.44
MH07	MANHOLE	15+21.26	QUINTETTE TRAIL	118.62	112.67	N/A	5.95
MH09	MANHOLE	12+16.29	QUINTETTE TRAIL	114.44	110.94	110.84	3.60
MH10	MANHOLE	08+00.67	QUINTETTE TRAIL	113.81	109.25	109.15	4.66
MH11	MANHOLE	04+00.86	QUINTETTE TRAIL	110.20	106.08	105.98	4.22
MH12	MANHOLE	43+76.64	QUINTETTE HILLS	87.17	83.02	82.92	4.25
DMH13	DROP MANHOLE	46+99.36	QUINTETTE HILLS	91.15	84.3/84.71	80.77	10.38
MH14	MANHOLE	50+99.07	QUINTETTE HILLS	108.15	103.96	103.86	4.29
MH15	MANHOLE	53+74.29	QUINTETTE HILLS	118.77	107.44	107.34	11.43
MH16	MANHOLE	57+74.10	QUINTETTE HILLS	120.73	109.14	109.04	11.69
MH17	MANHOLE	60+33.88	QUINTETTE HILLS	116.40	N/A	110.19	6.21
MH19	MANHOLE	15+15.52	QUINTETTE LOOP	114.76	109.02	108.92	5.84
MH20	MANHOLE	42+42.37	QUINTETTE LOOP	111.69	108.14	108.04	3.65
MH21	MANHOLE	39+48.26	QUINTETTE LOOP	121.60	106.87	106.77	14.83
MH22	MANHOLE	36+22.51	QUINTETTE LOOP	117.49	105.47	105.37	12.12
MH23	MANHOLE	32+23.95	QUINTETTE LOOP	97.86	87.45	87.35	10.51
MH24	MANHOLE	30+69.93	QUINTETTE LOOP	91.30	82.24	82.14	9.16
MH25	MANHOLE	27+93.12	QUINTETTE LOOP	90.08	83.44	83.34	6.74
MH27	MANHOLE	26+35.73	QUINTETTE LOOP	90.14	84.17	84.07	6.07
DMH28	DROP MANHOLE	03+46.05	QUINTETTE WAY	113.97	105.98	105.88	8.09
DMH29	DROP MANHOLE	04+50.39	QUINTETTE WAY	116.79	113.04	109.9	6.89
MH30	MANHOLE	07+17.69	QUINTETTE WAY	118.70	114.21	114.11	4.59
MH31	MANHOLE	11+90.13	QUINTETTE CIRCLE	118.63	112.66	112.56	6.07
MH32	MANHOLE	09+85.24	QUINTETTE CIRCLE	116.27	110.52	110.42	5.85
MH33	MANHOLE	06+46.53	QUINTETTE CIRCLE	109.41	104.81	104.71	4.70
MH34	MANHOLE	04+07.15	QUINTETTE CIRCLE	102.56	98.81	98.71	3.85
MH35	MANHOLE	23+35.53	QUINTETTE CLOOP	89.48	86.31	86.21	3.17
MH41	MANHOLE	8-82.52	QUINTETTE HILLS	118.74	115.17	115.07	3.67
MH42	MANHOLE	11+14.45	QUINTETTE HILLS	117.96	113.61	113.51	4.45
MH43	MANHOLE	12+77.16	QUINTETTE CIRCLE	116.27	N/A	113	3.27
MH44	MANHOLE	8+11.64	QUINTETTE WAY	119.38	N/A	114.58	4.80
MH45	MANHOLE	20+33.99	QUINTETTE HILLS	116.57	N/A	113.18	3.39
MH46	MANHOLE	16+71.27	QUINTETTE HILLS	112.54	N/A	109.54	3.00
MH47	MANHOLE	7+97.96	QUINTETTE HILLS	119.03	N/A	115.65	3.38

WOODLAND HILLS SANITARY SEWER PIPES

PIPE #	LENGTH	TYPE	FROM	FROM INVERT	TO	TO INVERT	SLOPE	COMMENTS
SP00	100	8" PVC	MH01	78.65	LS01	78.25	0.40%	
SP01	400	8" PVC	MH02	98.12	MH01	83.02	3.78%	TO DROP MANHOLE
SP02	400	8" PVC	MH03	102.36	MH02	98.22	1.04%	
SP03	400	8" PVC	MH04	108.95	MH03	102.46	1.62%	
SP04	400	8" PVC	MH05	111.18	MH04	109.05	0.53%	
SP05	53	8" PVC	MH06	112.09	MH05	111.28	1.52%	
SP06	389	8" PVC	MH45	113.78	MH06	112.19	0.41%	
SP08	304	8" PVC	MH07	112.67	MH09	110.94	0.57%	
SP09	400	8" PVC	MH09	110.84	MH10	109.25	0.40%	
SP10	400	8" PVC	MH10	109.15	MH11	106.08	0.77%	
SP11	400	8" PVC	MH11	105.98	MH12	83.02	5.74%	
SP12	299	8" PVC	MH12	82.92	MH01	81.72	0.40%	TO DROP MANHOLE
SP13	322	8" PVC	MH13	84.30	MH12	83.02	0.40%	
SP14	400	8" PVC	MH14	103.86	MH13	84.71	4.79%	TO DROP MANHOLE
SP15	275	8" PVC	MH15	107.34	MH14	103.96	1.23%	
SP16	400	8" PVC	MH16	109.04	MH15	107.44	0.40%	
SP17	260	8" PVC	MH17	110.19	MH16	109.14	0.40%	
SP20	155	8" PVC	MH46	109.21	MH19	108.90	0.40%	
SP21	191	8" PVC	MH19	108.90	MH20	108.14	0.40%	
SP22	292	8" PVC	MH20	108.04	MH21	106.87	0.40%	
SP23	326	8" PVC	MH21	106.77	MH22	105.47	0.40%	
SP24	399	8" PVC	MH22	105.37	MH23	87.45	4.50%	
SP25	146	8" PVC	MH23	87.35	MH24	82.24	3.50%	
SP26	371	8" PVC	MH24	82.14	MH13	80.77	0.40%	TO DROP MANHOLE
SP27	276	8" PVC	MH25	83.34	MH24	82.24	0.40%	
SP28	157	8" PVC	MH27	84.07	MH25	83.44	0.40%	
SP30	346	8" PVC	MH28	102.96	MH27	84.07	5.46%	
SP31	103	8" PVC	MH29	103.47	MH28	103.06	0.40%	
SP32	266	8" PVC	MH30	104.63	MH29	103.57	0.40%	
SP33	92	8" PVC	MH44	106.42	MH30	104.73	1.84%	
SP34	86	8" PVC	MH43	113.23	MH31	112.88	0.41%	
SP35	204	8" PVC	MH31	112.78	MH32	110.74	1.00%	
SP36	339	8" PVC	MH32	110.64	MH33	105.07	1.65%	
SP37	240	8" PVC	MH33	104.97	MH34	99.06	2.46%	
SP38	400	8" PVC	MH34	98.96	MH35	85.47	3.37%	
SP39	300	8" PVC	MH35	85.37	MH27	84.17	0.40%	
SP44	63	8" PVC	MH47	115.65	MH41	115.27	0.60%	
SP45	253	8" PVC	MH41	115.17	MH42	113.58	0.63%	
SP46	400	8" PVC	MH42	113.48	MH19	108.90	1.15%	

WOODLAND HILLS 6" FORCE MAIN PIPES

PIPE #	PHASE	LENGTH	TYPE	SLOPE
FM01	1C	1,456.31	6" FORCE MAIN	0.004
FM02	1C	252.00	6" FORCE MAIN	0.004
FM03	1C	167.02	6" FORCE MAIN	0.004
FM04	1C	124.68	6" FORCE MAIN	0.004
FM05	1C	387.55	6" FORCE MAIN	0.004
FM06	1C	230.82	6" FORCE MAIN	0.004
FM07	1C	29.82	6" FORCE MAIN	0.004
FM08	1C	244.38	6" FORCE MAIN	0.004
FM10	1C	386.62	6" FORCE MAIN	0.004
FM11	1C	72.55	6" FORCE MAIN	0.004
FM12	1C	148.81	6" FORCE MAIN	0.004
FM13	1C	180.72	6" FORCE MAIN	0.004
FM14	1C	180.95	6" FORCE MAIN	0.004
FM15	1C	35.61	6" FORCE MAIN	0.004
FM16	1C	70.81	6" FORCE MAIN	0.004



UTILITY NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ECUA AND COTTAGE HILL WATER WORKS "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ECUA AND COTTAGE HILL WATER WORKS 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.
2. 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.
3. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. SEEDED AREAS SHALL INCLUDE A BAHAI MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS.
4. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, MANHOLE STRUCTURES, DIMENSIONS, ELEVATION, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
5. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE ECUA AND COTTAGE HILL WATER WORKS A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 969-3310 (ECUA) AND (850) 968-5485 (COTTAGE HILL WATER WORKS). AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
6. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: 1-800-432-4770.
7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER, ECUA AND COTTAGE HILL WATER WORKS. ANY DEVIATIONS MAY RESULT IN DELAYS IN ECUA ACCEPTANCE OF IMPROVEMENTS.
8. CONTRACTOR SHALL NOTIFY THE EMERALD COAST UTILITIES AUTHORITY, COTTAGE HILL WATER WORKS AND THE COUNTY ENGINEER 72 HOURS PRIOR TO THE COMMENCEMENT OF THIS PROJECT.
9. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, STORM DRAINS, WATER OR GAS PIPES, ELECTRICAL CONDUITS, POLES, WALLS, POSTS, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.
10. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, TELEPHONE AND POWER COMPANIES 10 DAYS IN ADVANCE, THAT HE INTENDS TO START WORK IN A SPECIFIC AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
11. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES AND ARE NOT TO BE REMOVED.
12. CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE TESTING REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
14. GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
15. RELOCATION OF THE OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER, SUCH AS MAILBOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER. IF THIS SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE AWAY FROM THE R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER
16. A MINIMUM SEPARATION OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES (WATER OVER SEWER). IF THIS SEPARATION IS NOT POSSIBLE, THE SEWER LINE MUST BE ENCASED IN CONCRETE.
17. WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
18. NO STREETS OR ROADS UNDER THE TWO-YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, A DETERMINATION IS MADE THAT COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER WILL INSTALL CONDUIT OR MAKE OTHER APPROPRIATE COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF A DETERMINATION IS MADE THAT COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER WILL INSTALL CONDUIT OR MAKE OTHER APPROPRIATE ARRANGEMENTS FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING AND THE UTILITY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE UTILITY AND THE DEVELOPER.
19. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL/ACCEPTANCE.
20. ALL UNDERGROUND PIPES SHALL A MINIMUM COVER OF 1'.
21. ALL UNDERGROUND UTILITIES WITHIN R/WS OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT, OR JACK-AND-BORED. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT, THIS SHALL ALSO INDICATE A MINIMUM 30" OF COVER IS REQUIRED OVER ALL UTILITIES. THIS DIMENSION SHALL BE MEASURED FROM PROPOSED GRADE IF ROAD IS IN FILL AND MEASURED FROM TOP OF CURB IF ROAD IS IN CUT. DEVELOPER AND THE UTILITY.
22. ROUGH GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. THIS NOTE SHOULD ALSO INDICATE A MINIMUM 30" OF
23. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
24. ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT."

REVISIONS		
NO.	DATE	REV. PER ECUA COMMENTS
1	10-27-2020	
2		
3		
4		

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WOODLAND HILLS

WATER & SEWER UTILITY PLAN

1 OF 6

FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GVM
CHECKED BY: GVM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY:
DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 19 OF 59

GRAPHIC SCALE

1 inch = 60 ft. (IN FEET)

NOTE: SEE SHEET 19 FOR PIPE LENGTHS, ELEVATIONS AND PIPE SLOPES.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

MATCHLINE 'C'

45% INT &
IIS 45% INT &
A 2.5% INT &
2.5% INT
)0-0000
E: AGR

FM01

INSTALL AIR RELIEF VALVE 2" NPT, ARI MODEL D-025P

MEDIAN PRIVATE HOME OWNERS ASSOC. AND SIGN IS TO REMAIN - (PRIVATE PARCEL J - 0.05 ACRES)

INSTALL 12"x6" TAPPING SLEEVE & VALVE WITH 6" CHECK VALVE. ECUA INSPECTOR TO BE PRESENT WHEN TAPPED.

FOR WORK DETAILS IN THE FDOT RIGHT-OF-WAY SEE SHEETS 30-35

N 86°57'56" W 1079.92'

N 86°57'56" W 1393.57'

WEST QUINTETTE ROAD (125' PUBLIC R/W)

P.I.

N 86°57'56" W 310.63'

BM-1

BM-2

PROPOSED CROSSWALK

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8" CROSS AND THREE 8" VALVES

MEDIAN (PRIVATE) HOME OWNERS ASSOC. AND SIGN IS TO REMAIN - (PRIVATE PARCEL I - 0.05 ACRES)

N 86°57'56" W 250.08'

W07 - 8" PVC WATER MAIN IN 5' EASEMENT

INSTALL FIRE HYDRANT ASSEMBLY

NOTE: WORK PROPOSED NEXT TO HIGHWAY 29 R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISION TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEED TO ENSURE ADEQUATE DRAINAGE. STABILIZATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

N14°41'01"W 1040.86'

SITE BOUNDARY

R/W

CONCRETE FLUME

GUINETTE ROAD 66' R/W

NORTH LINE OF SECTION 33...

EXISTING 12" W/M

INSTALL 12"x8" TAPPING SLEEVE & VALVE. COTTAGE HILL INSPECTOR TO BE PRESENT WHEN TAPPED.

INSTALL 16" STEEL CASING VIA JACK & BORE. CASING TO EXTEND 5' BEYOND EXISTING EDGE OF PAVEMENT.

LESS & EXCEPT (PRIVATE) PARCEL A - 1.01 ACRES (NOT INCLUDED IN THIS PROJECT)

CONSERVATION EASEMENT C (PRIVATE) 4.19 ACRES

25' WETLAND BUFFER

10' WIDE UTILITY EASEMENT

S 00°05'52" W 414.18'

QUINTETTE HILLS (110' PUBLIC R/W)

10' WIDE UTILITY EASEMENT

ENTIRE MEDIAN AND SIGN IS TO REMAIN PRIVATE WITH OWNERSHIP AND MAINTENANCE BY HOA (PRIVATE PARCEL K - 3.46 ACRES)

W21 (8" PVC WATER)

INSTALL 8" FITTING

INSTALL FIRE HYDRANT ASSEMBLY

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.

FLOOD LINE AS SHOWN FROM FEMA MAP

MATCHLINE 'A'

MATC

10' WIDE UTILITY EASEMENT

INSTALL 8" FITTING

10' WIDE UTILITY EASEMENT

S78°17'49"E 2.66'

S 87°37'49" E 187.54'

INSTALL MANHOLE #47 (MH47)

1

SP44

S 87°37'49" E 159.86' (N.R.)

2

MH41

S 87°37'49" E 144.91' (N.R.)

INSTALL 8" FITTING

Drainage Easement

S 87°37'49" E

WILLIAMS ROGERT L
2490 N HWY 29
33-2N-31-120-100-0000
CURRENT ZONE: RMU

16

15

14

NO.	DATE	REVISIONS
1		
2		
3		
4		

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WOODLAND HILLS

WATER & SEWER UTILITY PLAN

2 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 20 OF 59

GRAPHIC SCALE 60 0 30 60 120 240 — 1 inch = 60 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

NOTE: SEE SHEET 19 FOR PIPE LENGTHS, ELEVATIONS AND PIPE SLOPES.

MATCHLINE 'A'

WETLANDS

JURISDICTION LINE AS FLAGGED BY WETLAND SCIENCE FIELD LOCATED 6/16/05

CONSERVATION EASEMENT "B" O.R. BOOK 6413, PAGE 313 1.44 ACRES±

25' Wetland Buffer

INSTALL 6' CHAIN LINK FENCE PER DETAIL

INSTALL GATE PER DETAIL

INSTALL 14' WIDE GATE PER DETAIL THIS SHEET

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.

CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES

INSTALL 6' CHAIN LINK FENCE PER DETAIL

MATCHLINE 'B'

WETLANDS

25' WETLAND BUFFER

29' WIDE PUBLIC DRAINAGE/ACCESS EASEMENT TO REMAIN UNOBSTRUCTED

BLOCK -L

BLOCK-M

BLOCK -N

BLOCK -J

QUINTETTE LOOP (60' PUBLIC R/W)

QUINTETTE CIRCLE

10' WIDE UTILITY EASEMENT

20' BUFFER

FUTURE AMENITY AREA
1.52 ACRES
(NOTE: AMENITY AREA WILL BE REQUIRED TO GO THROUGH A SEPARATE DEVELOPMENT REVIEW PROCESS WITH ESCAMBIA COUNTY TO PERMIT THIS AREA.

INSTALL 74 LF CONC. VALLEY GUTTER

INSTALL 81 LF CONC. VALLEY GUTTER

INSTALL 110 LF CONC. VALLEY GUTTER

INSTALL 4" PVC SEWER LATERAL FOR CLUBHOUSE

INSTALL 1.5" WATER SERVICE FOR AMENITY AREA

INSTALL 12' WIDE TEMP. ROCK ROAD (1,230 SYDS)

PROPOSED 25' EGRESS/INGRESS EASEMENT

INSTALL 6" VALVE

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8"X 6" REDUCER

INSTALL ONE 8"X8" TEE TWO 8" VALVES

INSTALL 6" FITTINGS

INSTALL 8"X8" TEE TWO 8" VALVES

INSTALL 8"X 6" REDUCER

INSTALL 6" TEE AND TWO 6" VALVES

INSTALL 6" FITTING

INSTALL 6" VALVE

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8" FITTING

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL AIR RELIEF VALVE PER DETAIL D&S

WATER SERVICES (TYP)

SEWER SERVICES (TYP)

W26 (8" PVC WATER)

W24 (8" PVC WATER)

W18 8" PVC WATER)

W20 (8" PVC WATER)

W19 (6" PVC WATER)

W17 (6" PVC WATER)

W14 (8" PVC WATER)

W23 (6" PVC WATER)

W22 (6" PVC WATER)

SP24 SP25 SP26 (DETAILED PROFILE SHT. 23) SP27 SP28 SP30 SP31 SP32 SP33 SP37 SP38 SP39

MH22 MH23 MH24 MH25 MH26 MH27 MH28 MH29 MH30 MH33 MH34 MH35 MH44

FM05 FM06 FM07 FM08 FM10

BM#4 BM#5

NO.	DATE	REVISIONS
1		
2		
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WOODLAND HILLS

WATER & SEWER UTILITY PLAN

3 OF 6

FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 60'
NOT RELEASED FOR CONSTRUCTION
BY:
DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 21 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

NOTE: SEE SHEET 19 FOR PIPE LENGTHS, ELEVATIONS AND PIPE SLOPES.

MATCHLINE 'A'

MATCHLINE 'B'

WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.

FLOOD LINE AS SCALED FROM FEMA MAP

25' WETLAND BUFFER

INSTALL FIRE HYDRANT ASSEMBLY

10' WIDE UTILITY EASEMENT

INSTALL 8" FITTING

INSTALL MANHOLE #47 (MH47)

SP44

MH41

SP45

MH42

SP46

INSTALL MANHOLE #46 (MH46)

MH43

MH32

MH30

MH31

MH44

MH21

MH20

MH19

MH17

SP33

SP34

SP35

SP36

SP23

SP22

SP21

SP20

INSTALL 110 LF CONC. VALLEY GUTTER

INSTALL 6" VALVE

INSTALL 6" FITTING

INSTALL 6" TEE AND 6" VALVES

INSTALL 8"X6" REDUCER

INSTALL 8" VALVE & FITTINGS

INSTALL 8" VALVE

INSTALL ONE 8"X8" TEE ONE 8" VALVE

W16 (6" PVC WATER)

W17 (6" PVC WATER)

W21 (8" PVC WATER)

W22 (6" PVC WATER)

W15 (8" PVC WATER)

QUINTETTE CIRCLE (60' PUBLIC R/W)

QUINTETTE LOOP (60' PUBLIC R/W)

QUINTETTE HILLS (60' PUBLIC R/W)

BLOCK -K

BLOCK -L

BLOCK -M

BLOCK -B

BLOCK -A

5' WIDE PUBLIC DRAINAGE EASEMENT

10' WIDE UTILITY EASEMENT

SEWER SERVICES (TYP)

WATER SERVICES (TYP)

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33...

N 02°22'11" E (BASIS OF BEARINGS) 1802.20'

SILCOX RANDY & DENISE
2435 N HWY 29
33-2N-31-120-102-2001
CURRENT ZONE: RMU

WHITE WILLIE E
2425 HWY 29
33-2N-31-120-102-0001
CURRENT ZONE: RMU

ESCAMBIA COUNTY
33-2N-31-130-000-100
CURRENT ZONE: HC/LI

REVISIONS		
NO.	DATE	
1		
2		
3		
4		

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WOODLAND HILLS

WATER & SEWER UTILITY PLAN

4 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 22 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

0 120 240 Feet

MATCHLINE 'B'

WETLANDS

NOTE: SEE SHEET 19 FOR PIPE LENGTHS, ELEVATIONS AND PIPE SLOPES.

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES & FIELD LOCATED BY NW FL SURVEYING.

OPEN SPACE 0.71 AC

INSTALL 6" SEWER LINE WITH SWING

FM10

SP26 (DETAILED PROFILE SHT. 23)

BLOCK -J

W14 (8" PVC WATER)

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8" VALVE

MH14

10' WIDE UTILITY EASEMENT

SP15

INSTALL 8" FITTINGS

QUINTETTE HILLS (60' PUBLIC R/W)

FM11

INSTALL FIRE HYDRANT ASSEMBLY

DROP MH13

SP14

W10 (8" PVC WATER)

INSTALL 8"X8" CROSS ONE 8" VALVE

INSTALL 8"X 6" REDUCER

INSTALL 6" VALVE

W11 (8" PVC WATER)

FM12

W10 (8" PVC WATER)

BLOCK-I

SP13 INSTALL ONE 8"X8" TEE ONE 8" VALVE

INSTALL 8"X 6" REDUCER INSTALL 6" VALVE

SEWER SERVICES (TYP)

W09 (6" PVC WATER)

WATER SERVICES (TYP)

INSTALL ONE 6"X6" CROSS TWO 6" VALVES

INSTALL FIRE HYDRANT ASSEMBLY

FM13

INSTALL FIRE HYDRANT ASSEMBLY

QUINTETTE RIDGE (60' PUBLIC R/W)

INSTALL 6" VALVE

10' WIDE UTILITY EASEMENT

BLOCK -E

MH12

QUINTETTE TRAIL (60' PUBLIC R/W)

10' WIDE UTILITY EASEMENT

INSTALL 8" VALVE

SP11

MH11

SP10

INSTALL 6" VALVE

MH10

SP09

FM14

SP12

BLOCK -F

W02 (6" PVC WATER)

W04 (6" PVC WATER)

INSTALL 6" VALVE

INSTALL 8"X 6" REDUCER

FM15

INSTALL FIRE HYDRANT ASSEMBLY INSTALL 2 ea- 8" 45 DEGREE FITTINGS & 2 EA - 8" VALVES

W03 (8" PVC WATER)

10' WIDE UTILITY EASEMENT

INSTALL FIRE HYDRANT ASSEMBLY

INSTALL 8"X8" TEE & 8" VALVE

INSTALL 8" VALVE

SP03

10' BUFFER

SP00

QUINTETTE HILLS (60' PUBLIC R/W)

SP01

MH02

10' WIDE UTILITY EASEMENT

SP02

MH03

WETLANDS

POB

CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES

25' Natural Buffer

BLOCK -C

25' Natural Buffer

BLOCK -C

MANHOLE # 13 (MH13)
STA # 46+99.36 (QUINTETTE HILLS)
TOP = 91.15'
INVERT IN = 84.30'
INVERT IN = 84.71'
INVERT OUT = 80.77'

MANHOLE # 24
STA # 30+69.85 (QUINTETTE LOOP)
TOP = 91.30'
INVERT IN = 82.24'
INVERT = 82.14'

PROPOSED GRADE

EXISTING GRADE

SP26
371 LF 8" PVC @ 0.40%

95 90 85 80

REVISIONS

NO.	DATE

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WOODLAND HILLS

WATER & SEWER UTILITY PLAN

(5 OF 6)

FL

ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

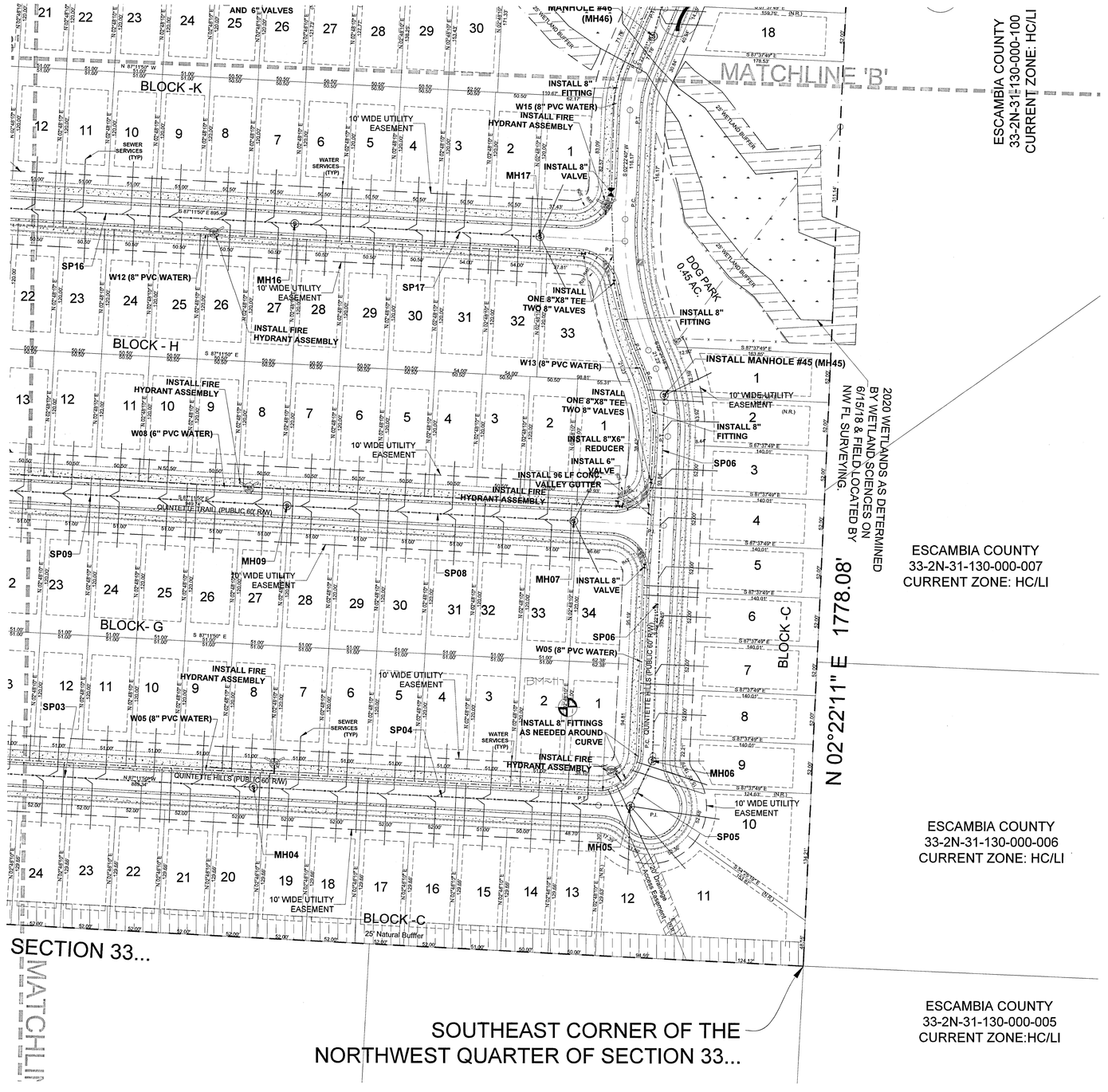
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 23 OF 59

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

NOTE: SEE SHEET 19 FOR PIPE LENGTHS, ELEVATIONS AND PIPE SLOPES.



NO.	DATE	REVISIONS
1		
2		
3		
4		

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Engineering Business #00008435

WOODLAND HILLS

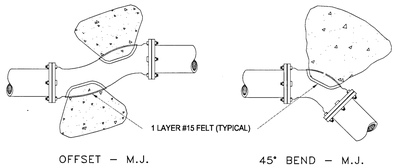
WATER & SEWER UTILITY PLAN

6 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 24 OF 59



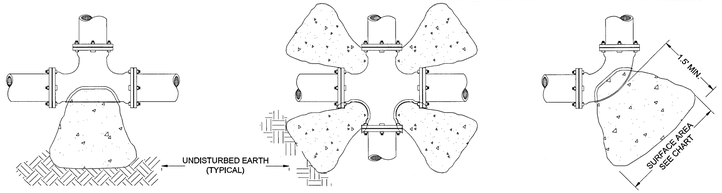
OFFSET – M.J.

45° BEND – M.J.

MINIMUM THRUST BLOCK DIMENSIONS:
SURFACE AREA AGAINST UNDISTURBED SOIL

PIPE SIZE / FITTING	DEAD END OR TEE	90° BEND	45° BEND	22.5° BEND
4"	1' X 2'	1.5' X 1.5'	1' X 1.5'	1' X 1'
6"	2' X 2'	2.5' X 2.5'	2' X 1.5'	1' X 1.5'
8"	2.25' X 3'	3' X 3'	2' X 2.5'	1.5' X 1.5'
10"	3.5' X 3'	4' X 3.75'	2.75' X 3'	2' X 2'
12"	4' X 4'	4' X 5'	3' X 4'	2' X 3'
16"	5' X 5.5'	6' X 6.5'	4' X 5'	3' X 3.5'

NOTES:
1. ONE LAYER OF #15 FELT TO BE USED TO PREVENT ADHESION OF CONCRETE TO FITTING.
2. ALL THRUST BLOCKS TO BE BACKED BY UNDISTURBED SOIL



TEE – M.J.

CROSS – M.J.

90° BEND – M.J.

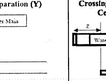
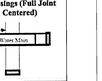
THRUST BLOCK DETAILS

N.T.S.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 62-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in Rule 62-67-555.314, F.A.C. Exceptions to these required distances are addressed on the second page.

Separation Requirements for Public Water System Mains:

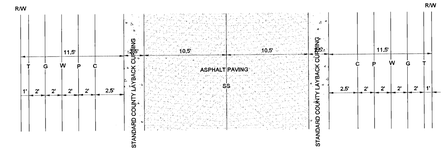
Other Pipe	Horizontal Separation (X)	Crossings Vertical Separation (Y)	Joint Spacing (Z) @ Crossings (Full Joint Centered)
			
• **Storm Sewers** • **Stormwater Force Mains** • **Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C.**	3 ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
• **Vacuum Sanitary Sewer**	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum 12 inches minimum if water main is below other pipe	Alternate 3 ft. minimum
• **Gravity or Pressure Sanitary Sewer** • **Sanitary Sewer Force Main** • **Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C.**	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred 12 inches minimum if water main is below other pipe	Alternate 6 ft. minimum
• **On-Site Sewage Treatment & Disposal System**	10 ft. minimum	NA	NA

Refer to the next page for exceptions to the minimum separation requirements provided above.

Disclaimer – This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, COTTAGE HILL WATER SYSTEM SPECIFICATIONS,AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/WS OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT OR JACK-AND-BORED. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.



R/W - RIGHT-OF-WAY
℄ - CENTER LINE
W - WATER MAIN
SS - SANITARY SEWER
FM - FORCE MAIN
G - GAS MAIN
ST - STORM SEWER
P - UNDERGROUND POWER CABLE
T - UNDERGROUND TELEPHONE CABLE
C - UNDERGROUND TELEVISION CABLE
UD - ROADSIDE UNDERDRAIN (STORM)

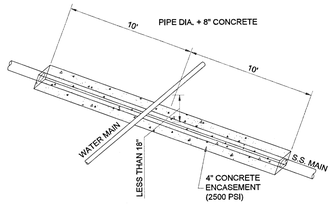
NOTES:
THIS IS A TYPICAL LOCATION PLAN. SEE CONSTRUCTION PLANS TO DETERMINE WHICH SIDE OF THE R/W ACTUALLY RECEIVES UTILITIES. SOME UTILITIES MAY ONLY BE ON ONE SIDE (i.e. WATER & FORCE MAIN)
*ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.
CONTRACTORS SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.

COMMON TRENCH DETAIL

N.T.S.

SANITARY SEWER LINES (GRAVITY OR PRESSURE) SHALL HAVE 18" OR GREATER VERTICAL CLEARANCE BELOW ANY POTABLE WATER LINE WHEN CROSSING. A MINIMUM OF 6" VERTICAL CLEARANCE IS REQUIRED FOR OTHER UTILITIES. HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER LINE THAT IS PARALLEL TO AND LESS THAN 18" BELOW A POTABLE WATER LINE SHALL BE 10' OR GREATER. A MINIMUM OF 30" IS REQUIRED FOR OTHER UTILITIES.

IF THIS IS NOT POSSIBLE OR PRACTICAL, SEE BELOW:



FOR CROSSING: ENCASE AS ABOVE SO THAT THE ENDS OF ENCASEMENT ARE AT LEAST 12' FROM ANY WATER LINE JOINT. WATER LINE JOINT MUST NOT BE CLOSER THAN 5' TO THE POINT OF CROSSING, OR IT MUST ALSO BE ENCASED.

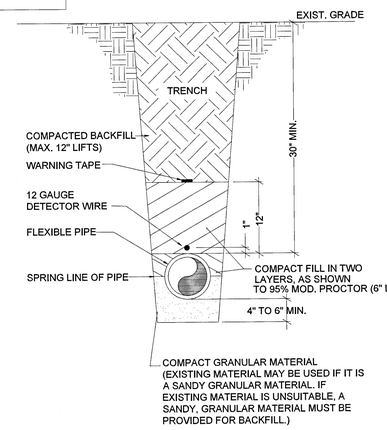
ALTERNATE 1: USE EQUALLY (OR HIGHER) RATED PRESSURE PIPE FOR SEWER WITH NO JOINTS CLOSER THAN 12' APART AND 6" VERTICAL.

ALTERNATE 2: PLACE SEWER LINE INTO STEEL CASING AND CENTER 20' PIECE WITH 4' VERTICAL CLEARANCE AND SEAL ENDS.

FOR PARALLEL: AND 6' TO 10' APART USE ALTERNATE 2, BUT IF MORE THAN 40' IN LENGTH, ALTERNATE 1 MUST BE USED AND JOINTS ARE TO BE STAGGERED. IF LINES MUST BE 3' TO 6' APART, ALTERNATE 1 MUST BE USED WITH A HIGHER RATED PRESSURE PIPE FOR SEWER (i.e., WATER LINE IS DR25 THEN USE DR18 OR 21 FOR SEWER).

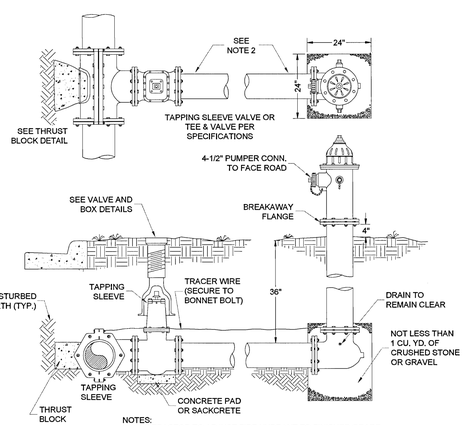
SEWER-WATER SEPARATION & CLEARANCES DETAIL

N.T.S.



TYPICAL PIPE BEDDING DETAIL

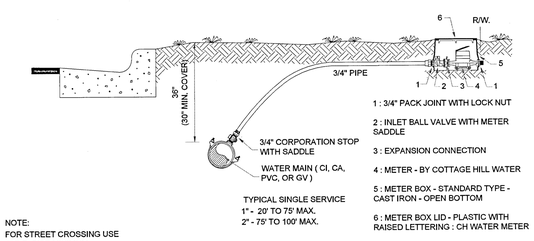
SCALE: NO SCALE



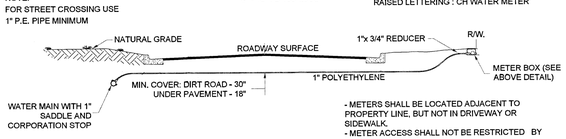
NOTES:
1. CONTRACTOR TO ADJUST FIRE HYDRANT TO FINISHED GRADE.
2. HYDRANT CONNECTORS, D.I.P. SPOOLS WITH MEGALUG JOINT RESTRAINTS, OR APPROVED EQUAL (THRUST BLOCKING NOT REQUIRED)

TYPICAL FIRE HYDRANT INSTALLATION TAPPING SLEEVE & VALVE DETAIL

N.T.S.



NOTE:
FOR STREET CROSSING USE
1" P.E. PIPE MINIMUM

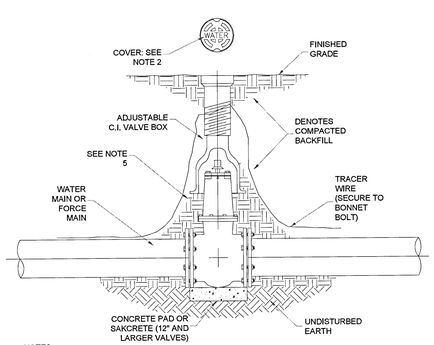


- METERS SHALL BE LOCATED ADJACENT TO PROPERTY LINE, BUT NOT IN DRIVEWAY OR SIDEWALK.
- METER ACCESS SHALL NOT BE RESTRICTED BY FENCE, VEGETATION, ETC.

TYPICAL SINGLE SERVICE - STREET CROSSING
1" - 20' TO 75' MAX.
2" - 75' TO 100' MAX.

TYPICAL WATER SERVICE DETAIL

5/8" METER N.T.S.



NOTES:
1. VALVE BOX AND BOOT SHALL BE CAST IRON.

2. VALVE COVER SHALL BE MARKED "WATER" OR "SEWER" AS APPLICABLE.

3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR NATURAL GROUND.

4. GATE VALVE SHALL BE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUAL.

5. EARTH UNDER FLANGE OF VALVE BOX TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.

6. EXTEND TRACER WIRE OUTSIDE VALVE BOX, WRAP 3 TURNS AROUND BOX.

TYPICAL VALVE & BOX DETAIL

N.T.S.

NO.	DATE	REVISIONS
1		
2		
3		
4		

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eMAIL: jerry@mcguire-assoc.com
WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 38672
Engineering Business #00008435

WOODLAND HILLS

POTABLE WATER DETAILS

FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: N.T.S.
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

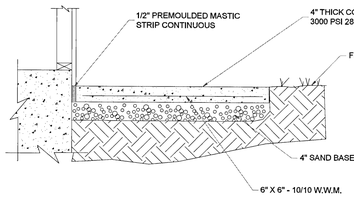
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 25 OF 59

0 60 120 Feet

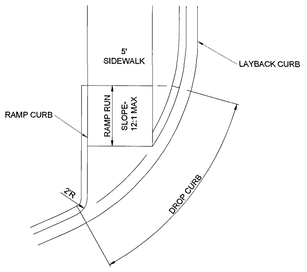
TOTAL SITE ACREAGE:	93.53 ACRES - 4,074,166.80 SQ FT

IMPERVIOUS and PERVIOUS AREA

	EXISTING	PROPOSED
BUILDINGS	0.00 SQ.FT.	774,200.00 SQ.FT.
CONCRETE / PAVING	0.00 SQ.FT.	557,411.10 SQ. FT.
GRAVEL	0.00 SQ.FT.	2304.71 SQ.FT.
TOTAL IMPERVIOUS AREA	0.00 SQ.FT.	1,353,915.81 SQ.FT.
LANDSCAPE AREA	0.00 SQ.FT.	2,720,250.99 SQ.FT.
PRESERVED WETLANDS/BUFFER	0.00	0.00
PERCENTAGE OF LANDSCAPE	0.00%	66.77%



SIDEWALK DETAIL
N.T.S.



SIDEWALK AT INTERSECTION DETAILS
N.T.S.

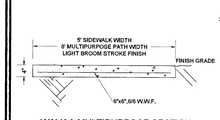
Entire roof runoffs on lots 25 thru 38, Block M, lots 10 thru 12, Block N, lots 1 thru 10, Block I, lots 12 thru 22, Block F, lots18 thru 33, Block H, and lots 18 thru 34, Block G, shall be routed towards the streets. Roof gutters are acceptable. Only grassed backyards are allowed to be sloped towards adjacent lots"

NOTE: THE MAXIMUM AVERAGE LOT COVERAGE BASED ON PIPING AND POND SIZING FOR THE DEVELOPMENT IS 2,450 SF. PLEASE NOTE THIS AN AVERAGE AND SOME HOMES MAY BE SMALLER OR LARGER DUE TO LOT SIZING AND CONFIGURATION.

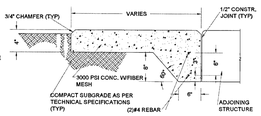
BENCHMARK DATA:

- BM~1 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 611696.18 EASTING = 1071728.44 ELEVATION= 124.42' (NAVD88)
- BM~2 60D NAIL IN 12" PINE TREE NORTHING = 611658.48 EASTING = 1071413.33 ELEVATION= 122.74' (NAVD88)
- BM~3 60D NAIL IN 14" PINE TREE NORTHING = 610959.18 EASTING = 1070292.56 ELEVATION= 96.02' (NAVD88)
- BM~4 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 611785.76 EASTING = 1070507.93 ELEVATION= 90.19' (NAVD88)
- BM~5 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610941.34 EASTING = 1070770.27 ELEVATION= 104.96' (NAVD88)
- BM~6 60D NAIL IN 12" PINE TREE NORTHING = 610273.98 EASTING = 1070736.36 ELEVATION= 120.42' (NAVD88)
- BM~7 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610236.99 EASTING = 1071149.35 ELEVATION= 117.92' (NAVD88)
- BM~8 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609238.63 EASTING = 1069809.45 ELEVATION= 71.38' (NAVD88)
- BM~9 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 610077.67 EASTING = 1070024.74 ELEVATION= 81.60' (NAVD88)
- BM~10 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609292.61 EASTING = 1070618.82 ELEVATION= 102.88' (NAVD88)
- BM~11 1/2" RED CAPPED IRON ROD NUMBERED 7277 NORTHING = 609280.67 EASTING = 1071429.85 ELEVATION= 118.33' (NAVD88)

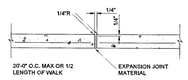
NOTES:
1. SAWED OR SCORED CONTROL JOINTS SHALL BE SPACED AT 5 FT. MAXIMUM INTERVALS.
2. CONSTRUCT EXPANSION JOINTS WHERE NEW CONCRETE ABUTS NEWOR EXISTING CONCRETE CURBS, ASPHALT, OR OTHER STRUCTURES AND/OR ON 20 FT. CENTERS.
3. JOINT SEALER TO BE FLEXIBLE EPOXY JOINTING COMPOUND, AS SPECIFIED.
4. WALKWAY SLOPE VARIES, SEE PLANS.



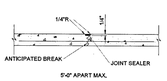
WALK & MULTIPURPOSE SECTION



TURNDOWN



CONSTRUCTION JOINT

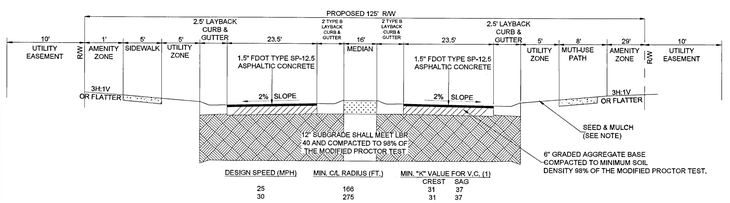


CONTROL JOINT

SIDEWALK & MULTIPURPOSE PATH DETAILS
N.T.S.

MAX. LOT COVERAGE PER LOT/BLOCK

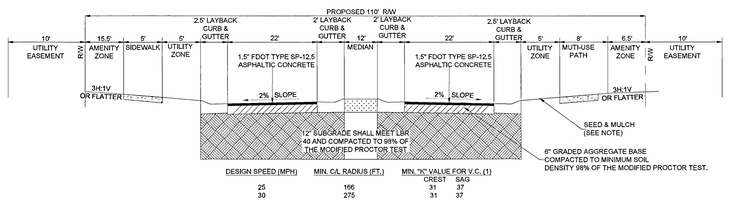
BLOCK	LOT NUMBERS	MAX. FOOTPRINT
A	1 - 18	2456
B	1 - 11	2496
C	1 - 9; 13-42	2496
C	10 - 11; 44 - 44	3282
E	1 - 10	2456
F	1 - 22	2934
G	1 - 34	2456
H	1 - 33	2456
I	1 - 19	2496
J	1 - 15	2496
K	1 - 30	2456
L	1 - 26	2933
M	1 - 38	2933



DESIGN SPEED (MPH)	MIN. C/L RADIUS (FT.)	MIN. "K" VALUE FOR V.C. (1) CREST	SAG
25	166	31	37
30	275	31	37

NOTES:
1. FROM CURB TO RIGHT-OF-WAY LINE, SLOPES ARE NOT TO EXCEED 3:1, WHEN SLOPES ARE 3:1, SODDING & PINNING IS REQUIRED. WHEN SLOPES ARE LESS THEN 3:1, SEEDING & MULCHING IS ACCEPTABLE.
2. SUBGRADE SHOULD HAVE A 40 LBR, AND HAVE COMPACTED THICKNESS OF 12".
3. SUBGRADE TO BE COMPACTED TO 98% MOD. PROCTOR.

TYP URBAN RESIDENTIAL COLLECTOR BOULEVARD
(125' RIGHT-OF-WAY)



DESIGN SPEED (MPH)	MIN. C/L RADIUS (FT.)	MIN. "K" VALUE FOR V.C. (1) CREST	SAG
25	166	31	37
30	275	31	37

NOTES:
1. FROM CURB TO RIGHT-OF-WAY LINE, SLOPES ARE NOT TO EXCEED 3:1, WHEN SLOPES ARE 3:1, SODDING & PINNING IS REQUIRED. WHEN SLOPES ARE LESS THEN 3:1, SEEDING & MULCHING IS ACCEPTABLE.
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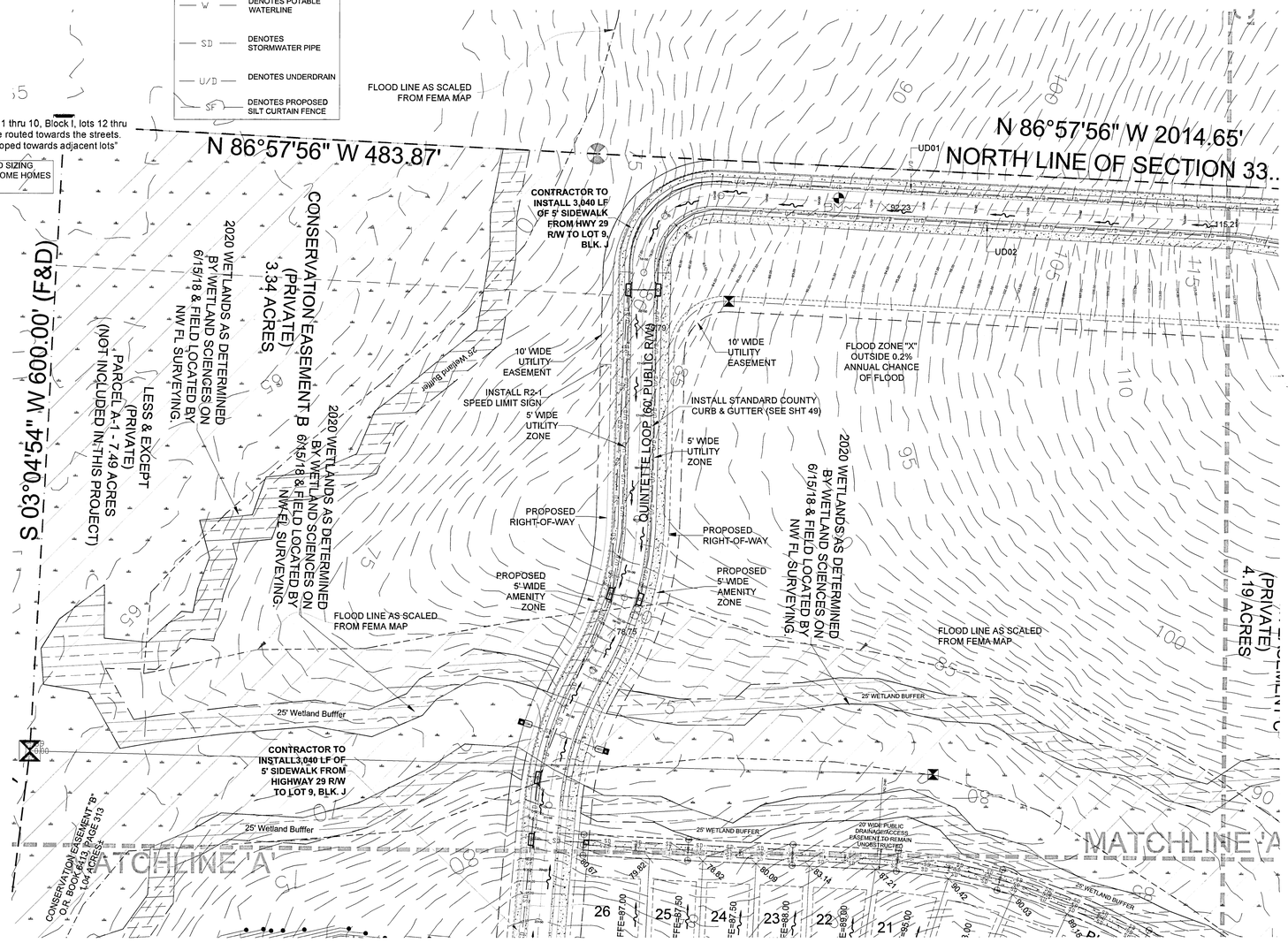
TYP URBAN RESIDENTIAL COLLECTOR BOULEVARD
(110' RIGHT-OF-WAY)

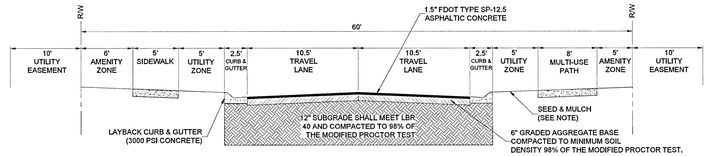
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

— SS — DENOTES GRAVITY SEWER MAIN
— W — DENOTES POTABLE WATERLINE
— SD — DENOTES STORMWATER PIPE
— U/D — DENOTES UNDERDRAIN
— SF — DENOTES PROPOSED SILT CURTAIN FENCE

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

NOTE:
1. EROSION CONTROL IS ESSENTIAL ON PROJECT DUE TO AMOUNT OF DEVELOPMENT AND SLOPING OF THE LAND. DOUBLE ROW ON SILT CURTAIN ALONG ALL WETLANDS REINFORCED WITH HAY BALES.
2. AT LEAST A SINGLE ROW OF SILT CURTAIN WITH HAY BALES ON THE DOWNHILL SIDE OF RIGHTS OF WAYSTREETS.
3. FAILURE TO ADEQUATE CONTROL EROSION AND RUNOFF WILL RESULTS IN FINES AND PENALTIES FROM THE COUNTY AND WMD.





NOTES:
1. FROM CURB TO RIGHT-OF-WAY LINE, SLOPES ARE NOT TO EXCEED 3:1, WHEN SLOPES ARE 3:1, SODDING & PINNING IS REQUIRED. WHEN SLOPES ARE LESS THEN 3:1, SEEDING & MULCHING IS ACCEPTABLE.
2. SUBGRADE SHOULD HAVE A 40 LBR, AND HAVE COMPACTED THICKNESS OF 12".
3. SUBGRADE TO BE COMPACTED TO 98% MOD. PROCTOR.

TYPICAL STREET CROSS SECTION WITH 10.5' DRIVING LANES
N.T.S.

ENGINEER'S CERTIFICATE:

I, GERALD W. MCGUIRE, P.E. HEREBY CERTIFY THAT ALL DRAINAGE IMPROVEMENTS, EASEMENT LOCATIONS AND ACCESS LOCATIONS ARE ACCURATE AS SHOWN, THERE WILL BE NO NEGATIVE IMPACTS TO ADJACENT PROPERTIES.

SIGNED THIS ___ DAY OF _____ 2020.

NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENT
2		
3		
4		

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WEBSITE: www.jmaplan-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

WOODLAND HILLS
LOT GRADING PLAN
1 OF 6
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 26 OF 59

0 60 120 Feet

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BENCHMARK DATA:

BM~1 1/2" RED CAPPED IRON ROD NUMBERED 7277
ELEVATION= 124.42' (NAVD88)

BM~2 60D NAIL IN 12" PINE TREE
ELEVATION= 122.74' (NAVD88)

BM~3 60D NAIL IN 14" PINE TREE
ELEVATION= 96.02' (NAVD88)

FOR WORK DETAILS IN THE FDOT RIGHT-OF-WAY SEE SHEETS 50-55

WEST QUINTETTE ROAD (125' PUBLIC R/W)

PARCEL A 14.01 ACRES (PRIVATE) LESS & EXCEPT (NOT INCLUDED IN THIS PROJECT)

CONSERVATION EASEMENT C (PRIVATE) 4.19 ACRES

QUINTETTE HILLS (110' PUBLIC R/W)

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES 6/15/18 & FIELD LOCATED NWFL SURVEY

FLOOD LINE AS SCALED FROM FEMA MAP

SWP48 SWP48A SWP49 SWP50

I46 I47 I48 I48A

BM~1 BM~2 BM~3

NOTE: WORK PROPOSED NEXT TO HIGHWAY 29 R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISION TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEED TO ENSURE ADEQUATE DRAINAGE. STABILIZATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION.

N14°41'01"W

SITE BOUNDARY

WILLIAMS ROGERT L
2490 N HWY 29

MATCHLINE 'A'

NOTE:
1. CONSTRUCTION ENTRANCE TO EXTEND A MIN. OF 50'
2. CONSTRUCTION ENTRANCE TO BE MAINTAINED WEEKLY

12' 20'R 20'R

6" GRAVEL DRIVEWAY OVER STABILIZED SUBGRADE WITH GEOTEXTILE MAT BENEATH GRAVEL

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.

NORTH LINE OF SECTION 33

QUINTETTE ROAD (66' R/W)

24'

6"

EXISTING 12" W/M

GEOTEXTILE FABRIC

EROSION CONTROL PAD SECTION

N.T.S.

TYPICAL DRIVEWAY CONNECTION STANDARDS
FOR EXISTING ROADWAY CONDITIONS

NOTES:
1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
2) RESIDENTIAL DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 - 1/2" ASPHALT WITH 4" STABILIZED SUB GRADE OR 4" CONCRETE WITH 3" STABILIZED SUB GRADE. = 98% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 MINIMUM 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 MASTICS CONCRETE (IF IN DOUBT) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
4) IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED BELOW.
5) RADIUS OR FLARE IS REQUIRED FOR TYPE I, OR TYPE II 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. (SEE NOTE #2 FOR PAVEMENT TYPES AND DEPTHS)
8) DRIVEWAY SLOPE SHALL NOT EXCEED OR EXACERBATE VEHICULAR SCRAPING. ATTEMPTS SHALL BE MADE TO CORRECT THIS TYPE OF PROBLEM.
9) FOR COUNTY APPROVAGED PROJECTS, REPLACEMENT DRIVEWAYS SHALL MATCH EXISTING WIDTHS AT ROADWAY EDGE OF TRAVEL WITHOUT COMPROMISING SAFETY.

TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "S" LAYBACK CURBS.

TYPE II DITCH DRIVEWAY WITHOUT CROSS PIPE (SWALE)

TYPE III-A CROSS PIPE (CULVERT) DRIVEWAY

TYPE IV SPECIAL INNOVATIVE DRIVEWAY CONNECTION AS DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.) OR LICENSED CONTRACTOR APPROVED BY THE APPROPRIATE PUBLIC WORKS / DEVELOPMENT REVIEW STAFF AND REQUIRES A DETAILED PLAN SUBMITTAL FOR REVIEW PRIOR TO ISSUANCE OF PERMIT.

TYPE IV-A REQUIRES A F.D.O.T. CONNECTION PERMIT (PROVIDE APPROVED F.D.O.T. PERMIT TO OBTAIN COUNTY APPROVAL). REFER TO INDEX NO. 515 AND CONTACT F.D.O.T. AT (850) 981-3200. MAY REQUIRE PLANS PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.).

NOTE: HOME BUILDER TO ERECT AND MAINTAIN EROSION CONTROL (SILT FENCE) AS NECESSARY TO PREVENT ANY SEDIMENTS FROM EXITING THE LOT BEING DEVELOPED.

TYPICAL HOME SITE

CONST. SILT FENCE

GRAVEL AREA W#57 STONE

10'

OPENING FOR ACCESS ONLY

PUBLIC RIGHT OF WAY

EROSION CONTROL FOR HOMEBUILDER

N.T.S.

ENGINEER'S CERTIFICATE:

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SIGNED THIS ___ DAY OF _____ 2020.

NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENT
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3		
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PACE, FLORIDA 32571
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WOODLAND HILLS

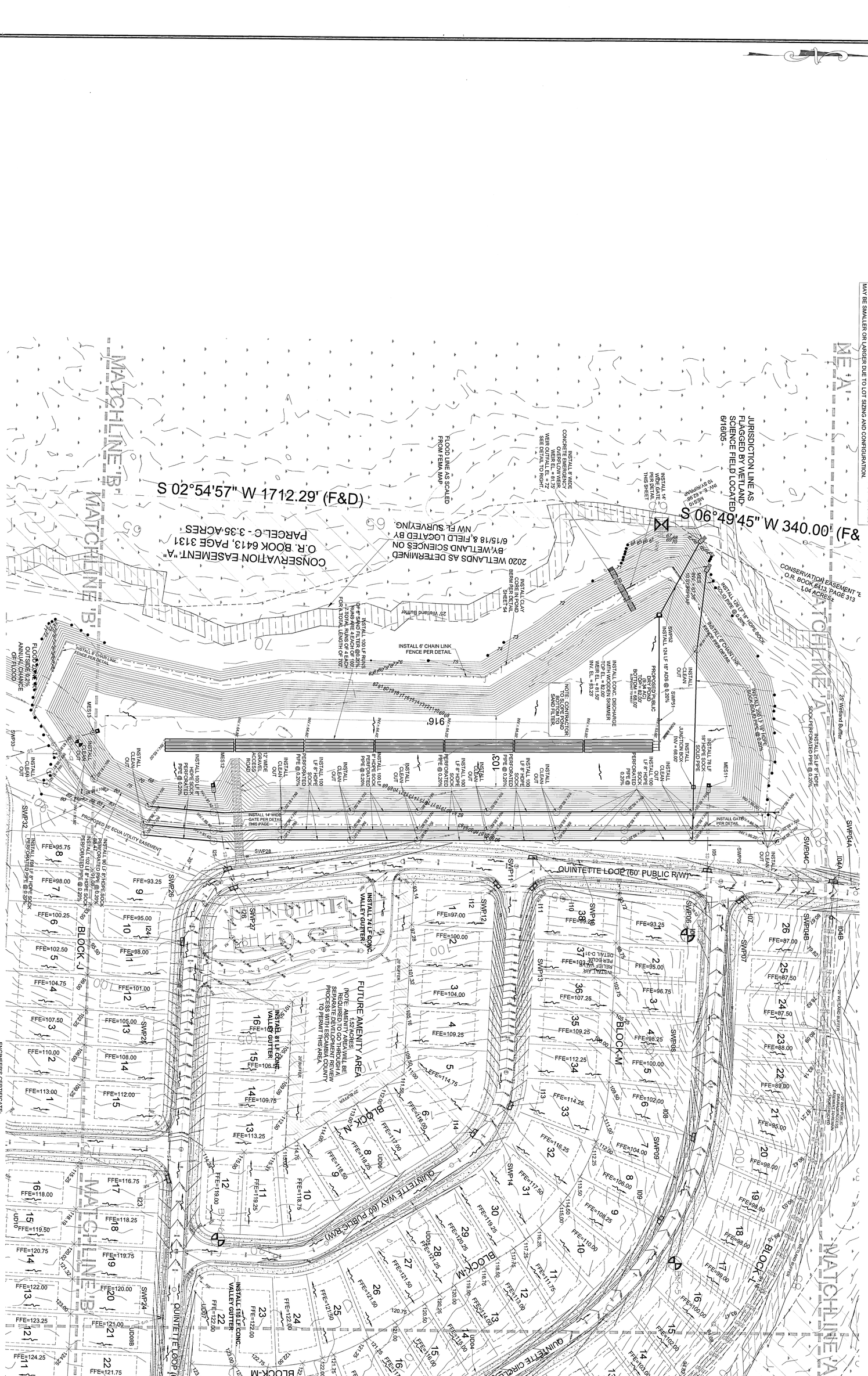
LOT GRADING PLAN

2 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 27 OF 59


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JURISDICTION LINE AS FLAGGED BY WETLAND SCIENCE FIELD LOCATED 6/16/05
S 06°49'45" W 340.00' (F&
S 02°54'57" W 1712.29' (F&D)
CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES
2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.
CONSERVATION EASEMENT "E O.R. BOOK 6413, PAGE 313 1.04 ACRES
MATCHLINE 'A'
MATCHLINE 'B'
QUINTETTE LOOP (60' PUBLIC R/W)
QUINTETTE WAY (60' PUBLIC R/W)
FUTURE AMENITY AREA
(NOTE: AMENITY AREA WILL BE REQUIRED TO GO THROUGH A SEPARATE DEVELOPMENT REVIEW PROCESS WITH ESCAMBIA COUNTY TO PERMIT THIS AREA.)
BLOCK-J
BLOCK-M
BLOCK-N
BLOCK-H
BLOCK-G
FLOOD LINE AS SCALED FROM FEMA MAP
INSTALL 6' CHAIN LINK FENCE PER DETAIL
INSTALL 6' WIDE CONCRETE EMERGENCY OVERFLOW WEIR EL = 81.75 SEE DETAIL 1 & 2 SHEET 12
INSTALL 14' WIDE GATE PER DETAIL THIS SHEET
INSTALL CLAY CORE IN POND BERM PER DETAIL SHEET 14
INSTALL 6' CHAIN LINK FENCE PER DETAIL
INSTALL 100 LF RIP-RAP OF 6" SIZE STONE FILTER @0.20% SLOPE AND 4' DEEP FOR A TOTAL LENGTH OF 700'
INSTALL CONC. DISCHARGE WITH WOODEN SKIMMER WEIR EL = 81.50' INV. EL = 80.22'
PROPOSED PUBLIC DRY POND NO. 4 BOTTOM = 68.00'
NOTE: CONTRACTOR TO SLOPE POND SAND FILTER.
INSTALL 6' CHAIN LINK FENCE PER DETAIL
INSTALL 25 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%
INSTALL 78 LF 18" HDPE SOCK SOLID PIPE @ 0.20%
INSTALL 124 LF 18" ADS @ 0.20%
INSTALL 124 LF 18" HDPE SOCK PERFORATED PIPE @ 0.20%
INSTALL GATE PER DETAIL
INSTALL 14' WIDE GATE PER DETAIL THIS PAGE
PROPOSED ECUA UTILITY EASEMENT
INSTALL 100 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%
INSTALL 100 LF 8" HDPE SOCK SOLID PIPE @ 0.20%
INSTALL 6' CONC. VALLEY GUTTER
INSTALL CLEAN OUT
INSTALL SEAM
INSTALL 12' WIDE GRAVEL ACCESS ROAD
INSTALL 6' CONC. VALLEY GUTTER
INSTALL 4' CONC. VALLEY GUTTER

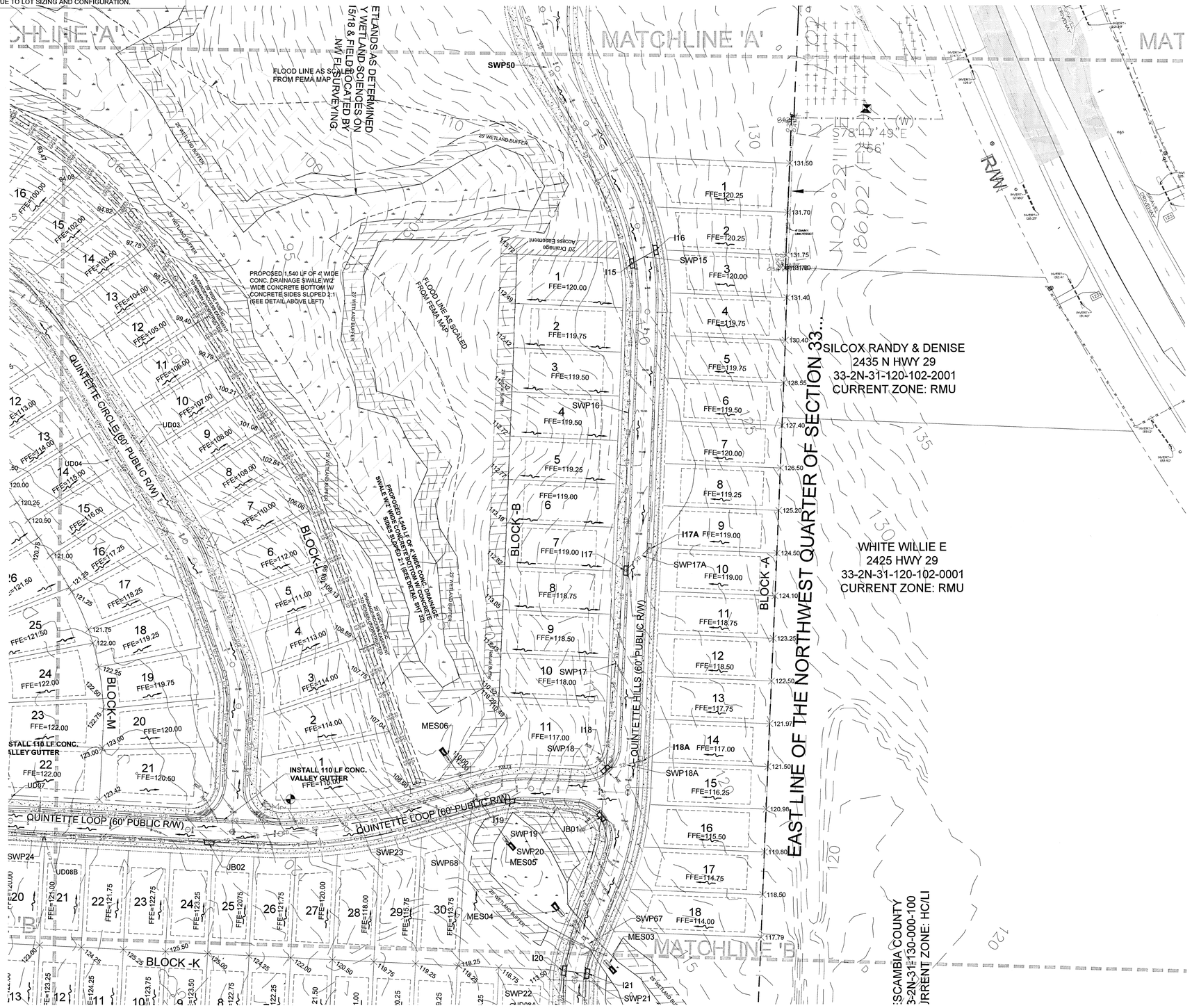
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PACE, FLORIDA 32571
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WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

WOODLAND HILLS

LOT GRADING PLAN

4 OF 6

FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
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BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 29 OF 59

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WOODLAND HILLS

LOT GRADING PLAN

5 OF 6

ESCAMBIA COUNTY FLORIDA

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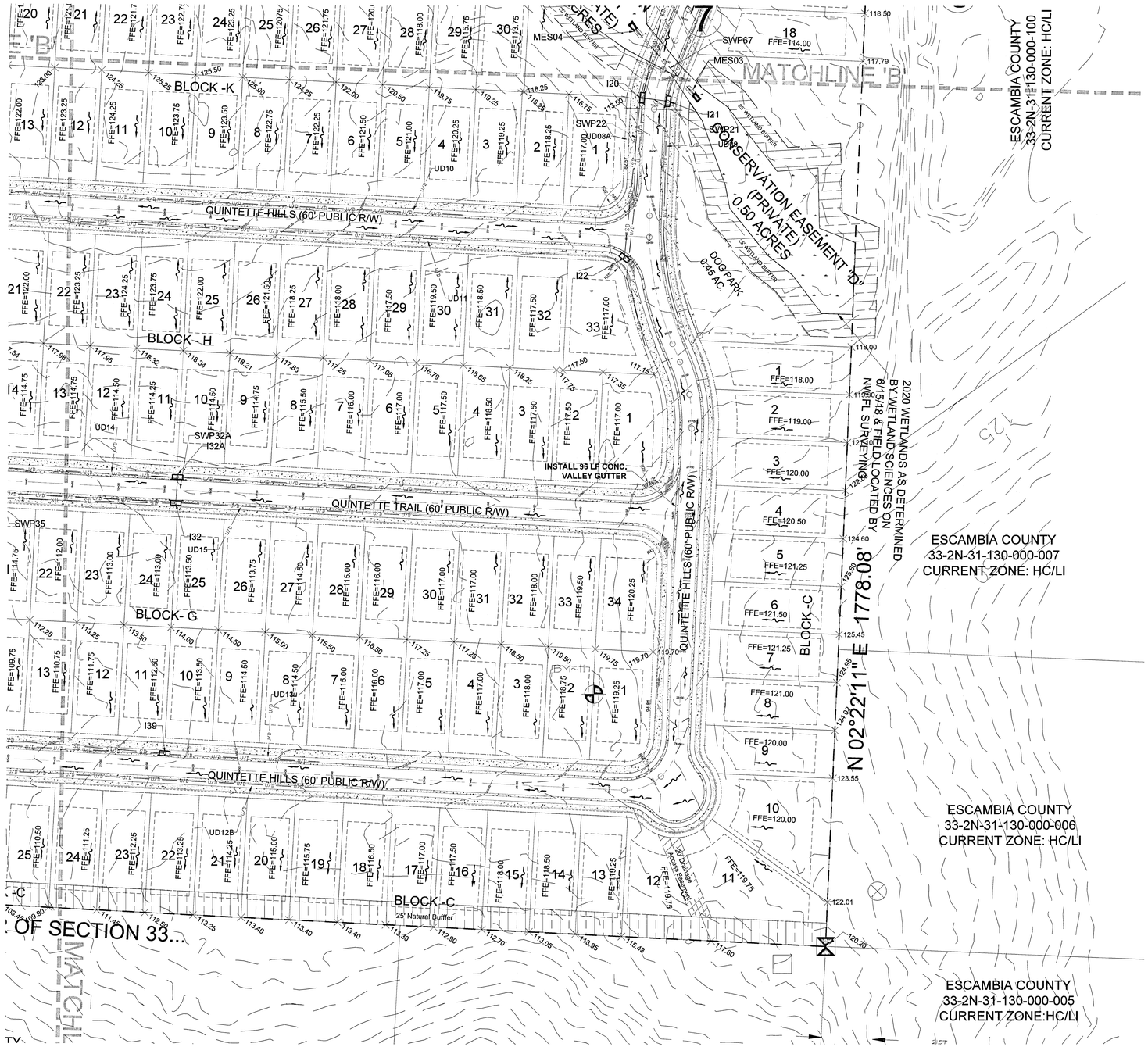
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WOODLAND HILLS

LOT GRADING PLAN

6 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
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DATE: MAY 2020
SCALE: 1"= 60'
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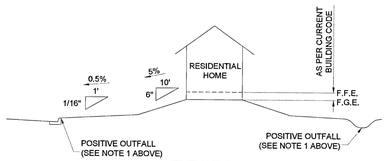
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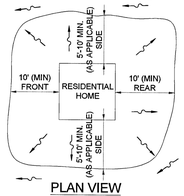
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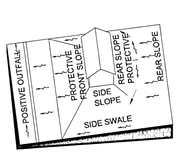
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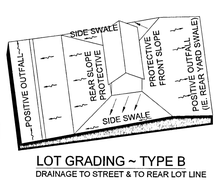
ELEVATION VIEW



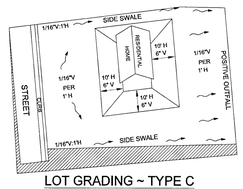
PLAN VIEW



LOT GRADING ~ TYPE A
ALL DRAINAGE TO STREET



LOT GRADING ~ TYPE B
DRAINAGE TO STREET & TO REAR LOT LINE



LOT GRADING ~ TYPE C
ALL DRAINAGE TOREAR LOT LINE

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

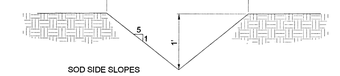
NOTES:
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, 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 LOT 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 HOMEBUILDER 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 ONSITE 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, WITH THE EXCEPTION OF SELECT CLEARING AREAS APPROVED DURING DEVELOPMENT REVIEW PROCESS.
7. ALL NEW RUNOFF, DOWNSPOUTS, AND GUTTERS 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 FENCING AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS AS NECESSARY).

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

N.T.S.

HOMEBUILDER LOT GRADING & EROSION CONTROL PLAN

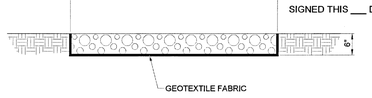
1. HOMEBUILDER IS REQUIRED TO CONSTRUCT AND MAINTAIN, AT ALL TIMES DURING CONSTRUCTION, APPROPRIATE EROSION CONTROL MEASURES (SILT FENCE, HAY BALES, ETC) TO ENSURE THAT NO SEDIMENTS LEAVE THE LOT UNDER CONSTRUCTION OR THE RIGHT-OF-WAY ADJACENT TO THE LOT UNDER CONSTRUCTION. ANY VIOLATIONS COULD RESULT IN CODE ENFORCEMENT ACTION FROM ESCAMBIA COUNTY, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR ENVIRONMENTAL PROTECTION AGENCY.
2. HOMEBUILDER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR CONSTRUCTION ACTIVITIES. WITHIN THE FIRST 6" OF THE FIRST 10' OF THE HOME SHALL COMPLY WITH CURRENT BUILDING CODES. HOMEBUILDER MUST PROVIDE PROOF OF APPLICATION OF THE NPDES PERMIT WHICH REQUIRES A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON-SITE DURING ALL PHASES OF CONSTRUCTION.
3. HOMEBUILDER IS TO ENSURE THAT, AT ALL TIMES DURING CONSTRUCTION, STORMWATER FLOWS FROM AREAS UPSTREAM OF THE LOT UNDER CONSTRUCTION ARE NOT IMPEDED IN ANY WAY, CONSTRUCTION OF SWALES WITHIN THE FRONT, REAR AND SIDE YARDS MAY BE REQUIRED TO ENSURE PRE-DEVELOPMENT DRAINAGE PATTERNS ARE NOT ALTERED. THE CONVEYANCE SWALES SHALL BE BUILT BY THE CONTRACTOR AND TREATMENT OR SIDE YARD SWALE SHALL BE BUILT BY THE HOMEBUILDER. BOTTOM OF SIDE SWALE SHALL BE MINIMUM OF 6" BELOW ADJACENT GRADE.
4. A POSITIVE OUTFALL IS A CONVEYANCE SYSTEM WHICH CONTAINS, CONTROLS AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OTHER WATERS OF THE STATE, WATERS OF THE UNITED STATES OR TO ANY APPROVED ESCAMBIA COUNTY OR FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE SYSTEM. OUTFALL DRAINAGE SYSTEM ELIMINATES NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
5. 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, WITH THE EXCEPTION OF SELECT CLEARING AREAS APPROVED DURING DEVELOPMENT REVIEW PROCESS.
6. UNTREATED STORMWATER RUNOFF DIRECTLY INTO WATER BODIES OR JURISDICTIONAL WETLANDS IS PROHIBITED.
7. AS A GUIDELINE, THE MINIMUM FINISHED HABITABLE FLOOR ELEVATION (FFE) FOR LOTS SHALL TYPICALLY BE 8" (SODDED AROUND BUILDING) OR 10" (UNSODDED) ABOVE FINISHED GRADES OF LOTS, UNLESS OTHERWISE DICTATED BY FLOOD ZONE. FINISHED GRADES SHALL SLOPE FROM THE FOUNDATION 6" WITHIN 10' (5% GRADE), INCLUDING SIDEWALKS, PATIOS AND DRIVE- WAYS AND THEN SLOPED AT A MINIMUM 1/16" PER FOOT (0.5% GRADE) TO A POSITIVE OUTFALL (FFE EXCLUDES BASEMENT ELEVATIONS).
8. BLOCK A, LOTS 1-18; BLOCK C, LOTS 1-44; BLOCK F, LOTS 1-22; BLOCK G,LOTS 1-34; BLOCK H, LOTS 1-33; BLOCK I, LOTS 1-19; BLOCK J, LOTS 9-15; BLOCK K, LOTS 1-30; BLOCK M, LOTS 1-38; AND BLOCK N, LOTS 1-16 SHALL CONFORM TO **TYPE A** LOT GRADING PLAN. BLOCK B, LOTS 1-11; BLOCK E, LOTS 1-10; BLOCK J, LOTS 1-8; AND BLOCK L, LOTS 1-26 SHALL CONFORM TO **TYPE C** LOT GRADING PLAN.
9. DISTURBED R/W AREAS NOT PAVED SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY. DISTURBED LOT AREAS NOT PAVED SHALL BE STABILIZED WITH SOD PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY.
10. THESE ARE MINIMUM REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINIATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
11. FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT ELEVATIONS) SHALL BE SET A MINIMUM 8 -INCHES ABOVE THE ADJACENT TOP OF CURB ELEVATION OR (WHEN APPLICABLE) TOP OF REAR YARD CONVEYANCE SWALE ELEVATION UNLESS MORE RESTRICTIVE BUILDING CODES OR FLOOD ZONE RESTRICTIONS APPLY.
12. DISTURBED RIGHT-OF-WAY AREAS SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTY ACCEPTANCE.
13. DISTURBED AREAS NOT PAVED SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS.
14. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD.
15. THE HOMEBUILDER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE & SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMIT WHICH REQUIRES A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ONSITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
16. 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.
17. ALL NEW ROOF RUNOFF, DOWNSPOUTS, AND GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND.
18. FENCES SHALL BE INSTALLED NOT TO IMPEDE STORMWATER FLOW.
19. HOME EQUIPMENT (I.E. AC UNITS) SHALL NOT IMPEDE STORMWATER FLOW.
20. LOTS WILL NOT UTILIZE RETAINING WALLS OR OTHER METHODS OR FILL IN THE REAR THAT WILL BLOCK OFFSITE DRAINAGE
21. THE HOMEBUILDER IS TO SLOPE ONLY THE REAR YARD PERVIOUS AREAS OFFSITE. ALL NEW IMPERVIOUS AREAS WILL SLOPE TO FRONT FOR EVENTUAL COLLECTION IN STREETS AND PIPING SYSTEM TO POND.
22. THE CONCRETE CONVEYANCE SWALE SHALL BE BUILT BY THE CONTRACTOR AND THE SIDE YARD SWALES SHALL BE BUILT BY THE HOMEBUILDER.
23. NO FENCES SHALL BE CONSTRUCTED IN DRAINAGE/ACCESS EASEMENTS THAT MAY PROHIBIT ACCESS TO THESE EASEMENTS. APPLICABLE GATES 12' WIDE SHALL BE INSTALLED FOR ACCESS PURPOSES.
24. A MINIMUM ONE (1) FOOT GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.



ALL SWALES ON SITE ARE FOR INDIVIDUAL LOT DRAINAGE. NO COMMON SWALES ARE ANTICIPATED. BUILDING CONTRACTOR IS CONSTRUCT SIDE YARD AND REAR YARD SWALES AS PART OF HOME CONSTRUCTION.

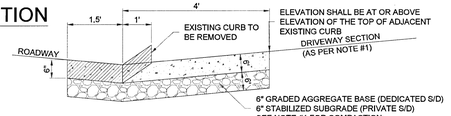
PRIVATE DRAINAGE EASEMENT SWALE DETAIL

N.T.S.

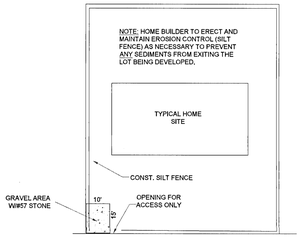


EROSION CONTROL PAD SECTION

N.T.S.

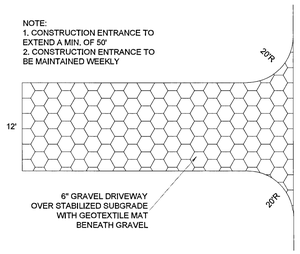


SECTION A-A



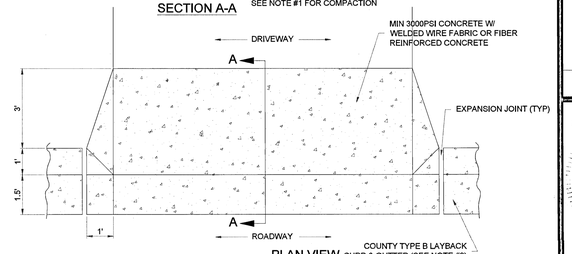
EROSION CONTROL FOR HOMEBUILDER

N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL

N.T.S.



PLAN VIEW

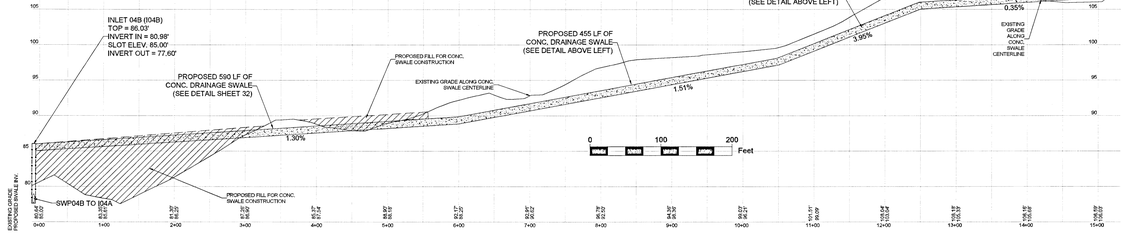
NOTES:
1. DRIVEWAY SECTIONS ABUTTING CURB OR CURB CUT SHALL BE 6" CONCRETE WITH 6" STABILIZED SUBGRADE AND 4" TO 6" CONCRETE DRIVEWAY WITH 4" STABILIZED SUBGRADE ~ 95% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE.
2. FOR OTHER TYPE CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT. IF NECESSARY, REFER TO F.D.O.T. INDEX DETAILS.
3. DRIVEWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
4. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

TYPICAL DRIVEWAY SECTION

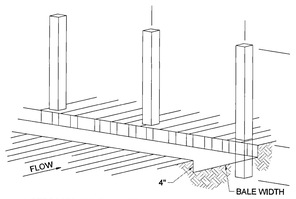
N.T.S.

PROPOSED CONC. STORMWATER DRAINAGE SWALE

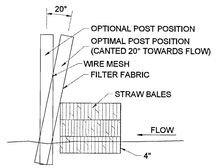
LOCATED ALONG THE REAR LOTS LINES OF BLOCK 'L' , LOTS 1-26



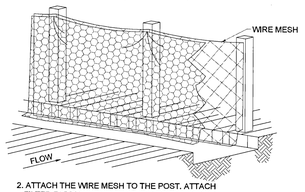
SEE 100' CROSS SECTIONS ON SHEET



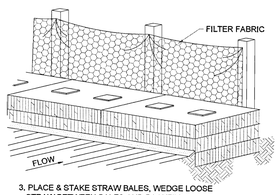
1. SET POSTS AND EXCAVATE A 4" DEEP & BALE WIDTH TRENCH UPSLOPE ALONG THE LINE OF POSTS. POSTS SHOULD BE 2"X4" WOOD OR 2-1/2" ° STEEL (1.33 LBS/FT MIN).



SECTION



2. ATTACH THE WIRE MESH TO THE POST. ATTACH FILTER FABRIC AND EXTEND IT INTO THE DITCH. FILTER FABRIC TO CONFORM WITH FDOT SPECIFICATIONS, SECTION 985.

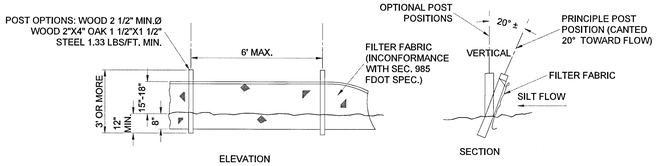


3. PLACE & STAKE STRAW BALES, WEDGE LOOSE STRAW BETWEEN BALES AND BACKFILL & COMPACT EXCAVATED SOIL.

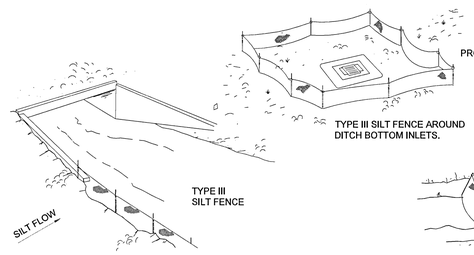
HOMEBUILDER SILT FENCE DETAIL

NOT TO SCALE

*WIRE BACKED SILT FENCE TO USED ALONG FRONT OF TYPICAL LOTS. STAKE FABRIC SILT FENCE FOR ALL OTHER SIDES AS NEEDED.



TYPE III SILT FENCE



NOTE:
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWNG WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS DETAIL

N.T.S.

Stormwater Piping	**10,001 LF**
Inlets	**50 EA**
Junction Boxes	**4 EA**
Mitered End Sections	**8 EA**
Underdrains	**15,250 LF**

Entire roof runoffs on lots 25 thru 38, Block M, lots 10 thru 12, Block N, lots 1 thru 10, Block I, lots 12 thru 22, Block F, lots18 thru 33, Block H, and lots 18 thru 34, Block G, shall be routed towards the streets. Roof gutters are acceptable. Only grassed backyards are allowed to be sloped towards adjacent lots"

NOTE: THE MAXIMUM AVERAGE LOT COVERAGE BASED ON PIPING AND POND SIZING FOR THE DEVELOPMENT IS 2,450 SF. PLEASE NOTE THIS AN AVERAGE AND SOME HOMES MAY BE SMALLER OR LARGER DUE TO LOT SIZING AND CONFIGURATION.

NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENT
2		
3		
4		

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Engineering Business #00008435

WOODLAND HILLS

LOT GRADING DETAILS

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HHH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"=40' AND 1"=100'
NOT RELEASED FOR CONSTRUCTION
DATE:
BY:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 32 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

— SS — DENOTES GRAVITY SEWER MAIN

— W — DENOTES POTABLE WATERLINE

— SD — DENOTES STORMWATER PIPE

— U/D — DENOTES UNDERDRAIN

— SF — DENOTES PROPOSED SILT CURTAIN FENCE

WOODLAND HILLS - STORMWATER INLETS						
INLET	Type of Inlet	STA	Street Name	Top Elev	Invert IN Elev	Invert OUT Elev
I01	TYPE 'A'	16+37.28	WOODLAND HILLS CIRCLE # 1	87.25	79.20	79.20
I01A	TYPE 'A'	16+37.28	WOODLAND HILLS CIRCLE # 1	86.77	79.08	78.98
I02	TYPE 'A'	19+24.30	WOODLAND HILLS CIRCLE # 1	82.75	77.96	77.96
I03	TYPE 'A'	19+24.30	WOODLAND HILLS CIRCLE # 1	83.20	77.84	77.74
I04A	TYPE 'A'	21+71.41	WOODLAND HILLS CIRCLE # 1	85.93	76.64	76.54
104B	TYPE D INLET WITH SLOTS/APRON	21.+71.41	WOODLAND HILLS CIRCLE # 1	86.03	80.98	77.60
I05	TYPE 'A'	23+56.06	WOODLAND HILLS CIRCLE # 1	89.32	75.80	75.80
I06	TYPE 'A'	0+37.61 23+56.06	WOODLAND HILLS CIRCLE # 2 WOODLAND HILLS CIRCLE # 1	91.51	77.39	77.39
I07	TYPE 'A'	0+27.84 23+06.67	WOODLAND HILLS CIRCLE # 2 WOODLAND HILLS CIRCLE # 1	88.73	78.26	78.26
I08	TYPE 'A'	3+77.65	WOODLAND HILLS CIRCLE # 2	101.42	94.77	94.77
I09	TYPE 'A'	5+13.29	WOODLAND HILLS CIRCLE # 2	105.90	98.65	98.65
I10	TYPE 'A'	26+11.83	WOODLAND HILLS CIRCLE # 1	91.41	79.05	79.05
I11	TYPE 'A'	26+10.48 0+30.50	WOODLAND HILLS CIRCLE # 1 WOODLAND HILLS TRAIL	93.23	80.48	80.48
I12	Double A	26+64.14 0+27.05	WOODLAND HILLS CIRCLE # 1 WOODLAND HILLS TRAIL	95.24	81.00	81.00
I13	Double A	3+45.57	WOODLAND HILLS TRAIL	114.80	108.86	108.86
I14	Double A	4+03.75	WOODLAND HILLS TRAIL	116.74	111.27	111.27
I15	TYPE 'A'	8+69.76	WOODLAND HILLS BOULEVARD	119.28	112.09	112.09
I16	Double A	9+54.01	WOODLAND HILLS BOULEVARD	119.28	112.29	112.29
I17	Double A	12+44.64	WOODLAND HILLS BOULEVARD	118.02	109.58	109.58
I17A	Double A	12+44.64	WOODLAND HILLS BOULEVARD	118.02	108.28	108.28
I18	TYPE 'A'	14+87.38 44+07.63	WOODLAND HILLS BOULEVARD WOODLAND HILLS CIRCLE # 1	115.64	107.21	107.21
I18A	TYPE 'A'	14+87.38 44+07.63	WOODLAND HILLS BOULEVARD WOODLAND HILLS CIRCLE # 1	115.64	106.24	106.24
I19	Double A	42+90.95	WOODLAND HILLS CIRCLE # 1	111.72	102.26	102.26
I20	TYPE 'A'	17+42.07	WOODLAND HILLS BOULEVARD	112.78	107.15	107.15
I21	TYPE 'A'	17+45.74	WOODLAND HILLS BOULEVARD	112.78	107.88	107.88
I22	Double A	60+98.36 19+16.58	WOODLAND HILLS BOULEVARD WOODLAND HILLS BOULEVARD	114.91	109.28	109.28
I23	TYPE 'A'	0+20.01 35+17.40	WOODLAND HILLS LANE WOODLAND HILLS CIRCLE # 1	114.72	92.12	92.12
I24	Double A	31+71.86	WOODLAND HILLS CIRCLE # 1	92.50	80.76	80.76
I25	TYPE 'A'	30+59.74	WOODLAND HILLS CIRCLE # 1	90.75	76.38	76.38
I26	Double A	30+50.01	WOODLAND HILLS CIRCLE # 1	90.90	77.00	77.00
I27	TYPE 'A'	52+54.98 2+73.71	WOODLAND HILLS BOULEVARD WOODLAND HILLS LANE	116.00	104.84	104.84
I28	TYPE 'A'	52+57.28 3+24.84	WOODLAND HILLS BOULEVARD WOODLAND HILLS LANE	115.61	104.13	104.13
I29	TYPE 'A'	50+30.94	WOODLAND HILLS BOULEVARD	104.91	98.38	98.38
I30	Double A	46+96.95	WOODLAND HILLS BOULEVARD	91.67	74.78	74.78
I31	TYPE 'A'	46+85.89	WOODLAND HILLS BOULEVARD	91.33	74.63	74.63
I32	Double A	10+62.43	WOODLAND HILLS RIDGE ROAD	113.65	106.64	106.64
I32A	Double A	10+62.43	WOODLAND HILLS RIDGE ROAD	113.65	106.87	106.87
I33	TYPE 'A'	6+93.13 6+25.22	WOODLAND HILLS RIDGE ROAD WOODLAND HILLS LANE	114.65	104.34	104.34
I34	Double A	6+92.45 5+74.05	WOODLAND HILLS RIDGE ROAD WOODLAND HILLS LANE	114.65	104.49	104.49
I35	TYPE 'A'	4+12.91	WOODLAND HILLS RIDGE ROAD	110.95	102.35	102.35
I36	Double A	0+27.09 43+51.55	WOODLAND HILLS RIDGE ROAD WOODLAND HILLS BOULEVARD	87.56	77.49	77.49
I37	TYPE 'A'	0+43.95 44+5.44	WOODLAND HILLS RIDGE ROAD WOODLAND HILLS BOULEVARD	87.80	77.28	77.28
I38	TYPE 'A'	44+09.78	WOODLAND HILLS BOULEVARD	87.75	77.06	77.06
I39	Double A	30+30.47	WOODLAND HILLS BOULEVARD	112.40	104.06	104.06
I40	Double A	33+99.48 8+75.82	WOODLAND HILLS BOULEVARD WOODLAND HILLS LANE	105.33	98.72	98.72
I41	Double A	34+08.53	WOODLAND HILLS BOULEVARD	105.33	99.86	99.86
I42	Double A	36+79.43	WOODLAND HILLS BOULEVARD	105.65	95.59	95.59
I44	Double A	41+96.77	WOODLAND HILLS BOULEVARD	87.00	78.47	78.47
I45	TYPE 'A'	41+96.77	WOODLAND HILLS BOULEVARD	86.90	78.35	78.35
I46	TYPE 'A'	1+12.97	WOODLAND HILLS BOULEVARD	121.84	117.82	117.82
I47	TYPE 'A'	1+12.97	WOODLAND HILLS BOULEVARD	121.84	117.38	117.28
I48	TYPE 'A'	5+12.66	WOODLAND HILLS BOULEVARD	120.49	114.60	114.50
JB01	JUNC BOX	15+45.41 44+3.05	WOODLAND HILLS BOULEVARD WOODLAND HILLS CIRCLE # 1	114.76	105.92	105.92

TOTAL STORMWATER SYSTEM:	
1. INLETS	48 EA.
2. JUNCTION BOXES	4 EA.
3. MES'S	8 EA.
4. STORM PIPE	10,001 LF
5. UNDERDRAINS	15,250 LF

BENCHMARK DATA:

BM–1 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 611696.18 EASTING = 1071728.44
ELEVATION= 124.42' (NAVD88)

BM–2 60D NAIL IN 12" PINE TREE
NORTHING = 611658.48 EASTING = 1071413.33
ELEVATION= 122.74' (NAVD88)

BM–3 60D NAIL IN 14" PINE TREE
NORTHING = 610959.18 EASTING = 1070292.56
ELEVATION= 96.02' (NAVD88)

BM–4 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 611785.76 EASTING = 1070507.93
ELEVATION= 90.19' (NAVD88)

BM–5 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 610941.34 EASTING = 1070770.27
ELEVATION= 104.96' (NAVD88)

BM–6 60D NAIL IN 12" PINE TREE
NORTHING = 610273.98 EASTING = 1070736.36
ELEVATION= 120.42' (NAVD88)

BM–7 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 610236.99 EASTING = 1071149.35
ELEVATION= 117.92' (NAVD88)

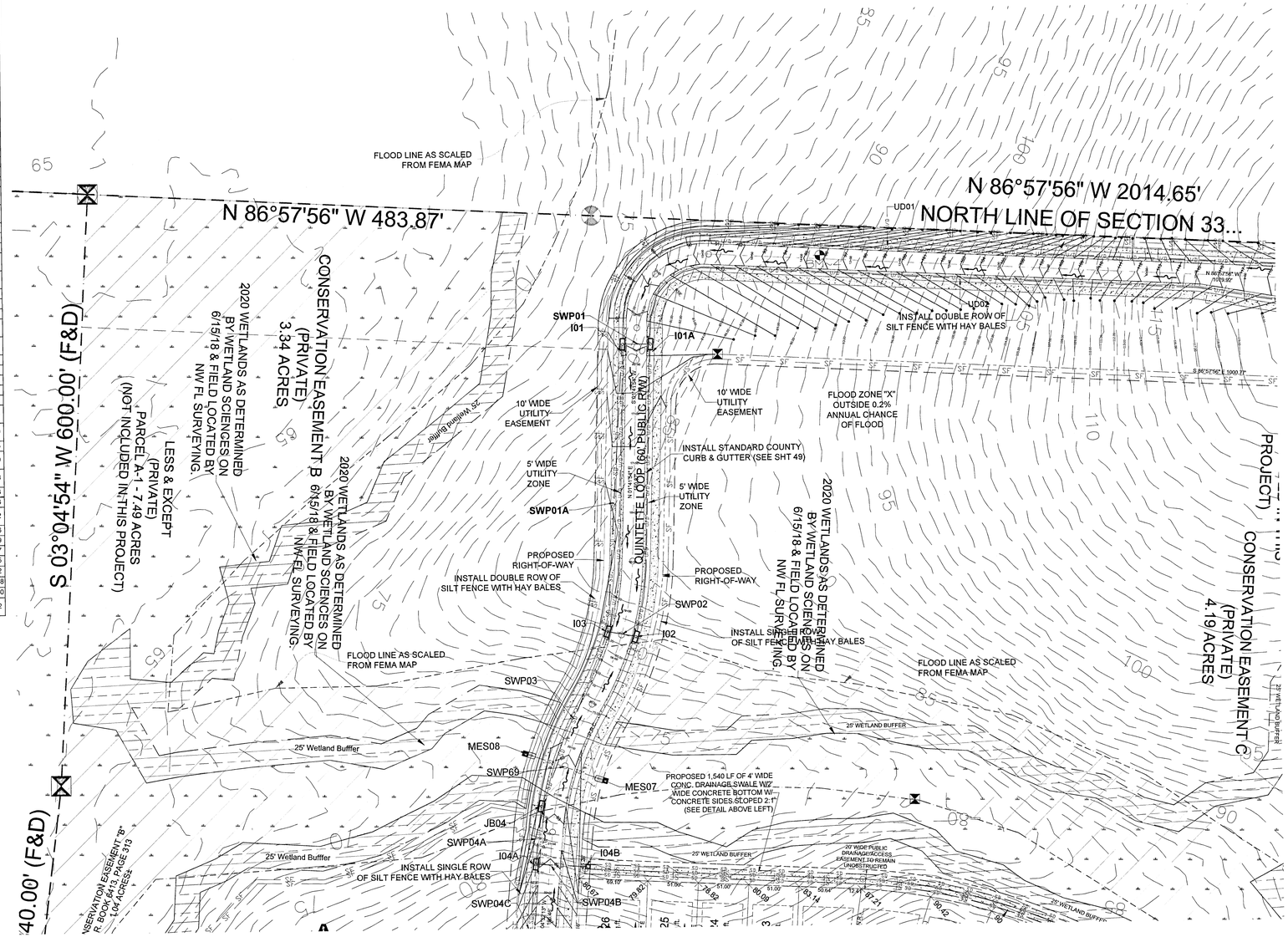
BM–8 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 609238.63 EASTING = 1069809.45
ELEVATION= 71.38' (NAVD88)

BM–9 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 610077.67 EASTING = 1070024.74
ELEVATION= 81.60' (NAVD88)

BM–10 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 609292.61 EASTING = 1070618.82
ELEVATION= 102.88' (NAVD88)

BM–11 1/2" RED CAPPED IRON ROD NUMBERED 7277
NORTHING = 609380.67 EASTING = 1071429.85
ELEVATION= 118.33' (NAVD88)

WOODLAND HILLS - STORMWATER PIPES										
SWP	From Inlet	From Invert Elevation	To Inlet	To Invert Elevation	Length (ft)	Slope	Slope %	Diam (in)	Manning n	Type Pipe
SWP01	I01	79.2	I01A	79.08	30	0.004	**0.40%**	18	0.0150	RCP
SWP01A	I01A	78.98	I03	77.84	284	0.004	**0.40%**	18	0.0090	HP Pipe
SWP02	I02	77.96	I03	77.84	31	0.004	**0.40%**	18	0.0150	RCP
SWP03	I03	77.74	JB04	76.98	189	0.004	**0.40%**	18	0.0150	RCP
SWP04A	JB04	76.88	I04A	76.64	59	0.004	**0.40%**	18	0.0090	HP Pipe
SWP04B	I04A	76.54	I04B	76.91	51	0.007	**0.72%**	18	0.0150	RCP
SWP04C	I04A	76.54	I05	75.80	185	0.004	**0.40%**	18	0.0090	HP Pipe
SWP05	I05	75.8	MES11	76.98	111	0.011	**1.06%**	48	0.0150	RCP
SWP06	I06	77.39	I05	75.80	55	0.029	**2.90%**	18	0.0150	RCP
SWP07	I07	78.26	I06	77.39	51	0.017	**1.70%**	18	0.0150	RCP
SWP08	I08	94.77	I06	77.39	336	0.052	**5.17%**	24	0.0090	HP Pipe
SWP09	I09	98.65	I08	94.77	130	0.030	**2.99%**	24	0.0090	HP Pipe
SWP10	I10	79.05	I05	75.80	256	0.013	**1.27%**	36	0.0090	HP Pipe
SWP11	I11	80.48	I10	79.05	45	0.032	**3.21%**	24	0.0150	RCP
SWP12	I12	81	I11	80.48	53	0.010	**0.98%**	18	0.0150	RCP
SWP13	I13	108.86	I11	81.00	320	0.087	**8.70%**	24	0.0150	RCP
SWP14	I14	111.27	I13	108.86	67	0.036	**3.58%**	18	0.0150	RCP
SWP15	I16	112.29	I15	112.09	33	0.006	**0.61%**	24	0.0150	RCP
SWP16	I15	112.09	I17	109.58	374	0.010	**1.02%**	24	0.0090	HP Pipe
SWP17	I17	109.58	I18	107.21	244	0.008	**0.83%**	24	0.0090	HP Pipe
SWP18	I18	107.21	JB01	105.92	58	0.022	**2.21%**	24	0.0150	RCP
SWP19	JB01	105.92	I19	102.26	112	0.033	**3.28%**	30	0.0090	HP Pipe
SWP20	I20	107.15	JB01	105.92	193	0.006	**0.64%**	24	0.0090	HP Pipe
SWP21	I21	107.88	I20	107.15	31	0.023	**2.35%**	24	0.0090	RCP
SWP22	I22	109.28	I20	107.15	175	0.012	**1.22%**	18	0.0090	RCP
SWP23	I19	102.26	JB02	99.10	369	0.0086	**0.86%**	36	0.0090	RCP
SWP24	JB02	99.1	I23	92.12	400	0.017	**1.75%**	36	0.0090	HP Pipe
SWP25	I23	92.12	I24	76.38	346	0.046	**4.55%**	42	0.0150	RCP
SWP26	I24	80.76	I25	76.38	127	0.035	**3.46%**	42	0.0150	RCP
SWP27	I26	77	I25	76.38	31	0.020	**2.02%**	18	0.0150	RCP
SWP28	I25	76.38	MES12	76.98	114	0.005	**0.53%**	42	0.0150	RCP
SWP29	I27	104.84	I28	104.13	51	0.014	**1.39%**	18	0.0150	RCP
SWP30	I28	104.13	I29	98.38	226	0.025	**2.54%**	18	0.0150	RCP
SWP31	I29	98.38	I30	74.78	322	0.073	**7.33%**	24	0.0150	RCP
SWP32	I30	74.78	I31	74.63	34	0.004	**0.44%**	24	0.0150	RCP
SWP33	I31	74.63	MES13	76.98	164	0.014	**1.43%**	48	0.0090	HP Pipe
SWP34	I38	77.06	I31	74.63	286	0.008	**0.85%**	42	0.0090	RCP
SWP35	I32	106.64	I33	104.34	369	0.006	**0.62%**	18	0.0090	HP Pipe
SWP36	I34	104.54	I33	104.34	51	0.004	**0.39%**	18	0.0150	RCP
SWP37	I33	104.34	I35	102.35	281	0.007	**0.71%**	24	0.0150	RCP
SWP38	I35	102.35	I36	77.49	385	0.064	**6.45%**	30	0.0090	HP Pipe
SWP39	I36	77.49	I37	77.28	55	0.004	**0.38%**	30	0.0150	RCP
SWP40	I37	77.28	I38	77.06	52	0.004	**0.43%**	36	0.0150	RCP
SWP41	I45	78.35	I38	77.06	211	0.006	**0.61%**	36	0.0150	RCP
SWP42	I39	104.06	I40	98.72	370	0.014	**1.44%**	18	0.0090	HP Pipe
SWP43	I41	99.86	I40	98.72	42	0.027	**2.73%**	24	0.0150	RCP
SWP44	I41	98.72	I42	95.59	279	0.011	**1.12%**	30	0.0150	RCP
SWP45	I42	95.59	JB03	79.28	397	0.041	**4.11%**	30	0.0090	HP Pipe
SWP46	JB03	79.28	I44	78.47	95	0.009	**0.85%**	30	0.0090	HP Pipe
SWP47	I44	78.47	I45	78.35	31	0.004	**0.39%**	30	0.0150	RCP
SWP48	I46	117.824	I47	117.38	66	0.0067	**0.67%**	24	0.0150	RCP
SWP49	I47	117.282	I48	114.60	400	0.0067	**0.67%**	24	0.0150	RCP
SWP50	I48	114.502	I15	112.09	360	0.0067	**0.67%**	24	0.0150	RCP
SWP51	SFCO	64.2	CDW/S	63.83	183	0.0020	**0.20%**	18	0.0090	ADS
SWP52	CDW/S	63.83	MES10	63.58	124	0.0020	**0.20%**	18	0.0150	RCP
SWP67	MES3	109.18	MES4	109.08	94	0.001	**0.11%**	24	0.0150	RCP
SWP68	MES5	105.44	MES6	105.34	132	0.001	**0.08%**	24	0.0150	RCP
SWP69	MES7	72.75	MES8	71.80	80	0.0118	**1.18%**	42	0.0150	RCP
			TOTAL	10,001				10,001		



Woodland Hills Underdrains along Roadways						
ID	Road Name	Side of Road	STA From	STA To	Length	TO Inlet
UD01	Woodland Hills Circle/Entrance Road	right	6+42.42	19+23.81	1,303	I03
UD02	Woodland Hills Circle/Entrance Road	left	6+42.42	19+23.81	1,225	I02
UD03	Woodland Hills Circle # 2	right	13+20.06	0+27.36	1,320	I07
UD04	Woodland Hills Circle # 2	left	13+20.06	5+09.36	783	I09
UD05	Woodland Hills Trail	right	8+45.29	3+47.53	520	I13
UD06	Woodland Hills Trail	left	8+45.29	4+04.76	417	I14
UD07	Woodland Hills Circle/Entrance Road	right	42+84.09	30+54.58	1,194	I26
UD08b	Woodland Hills Circle/Entrance Road	left	42+30.68	31+72.14	1,060	phs line
UD08a	Woodland Hills Boulevard	right	20+13.83	42+30.68	638	I24
UD9	Woodland Hills Boulevard	left	20+12.85	16+14.38	388	I21
UD10	Woodland Hills Boulevard	right	59+21.75	46+84.86	1,250	I31
UD11	Woodland Hills Boulevard	left	59+21.75	46+95.15	1,214	I30
UD12a	Woodland Hills Boulevard	left	40+35.99	41+97.49	258	I45
UD12b	Woodland Hills Boulevard	left	28+63.89	40+35.99	1,171	phs line
UD13	Woodland Hills Boulevard	right	28+63.89	40+91.86	1,214	JB03
UD14	Woodland Hills Ridge Road	left	13+39.40	6+91.70	650	I34
UD15	Woodland Hills Ridge Road	right	13+39.40	6+91.70	646	I33

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SIGNED THIS ___ DAY OF _____ 2020.

NO.	DATE	REVISIONS
1		
2		
3		
4		

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WOODLAND HILLS
DRAINAGE PLAN
1 OF 6
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 33 OF 59

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

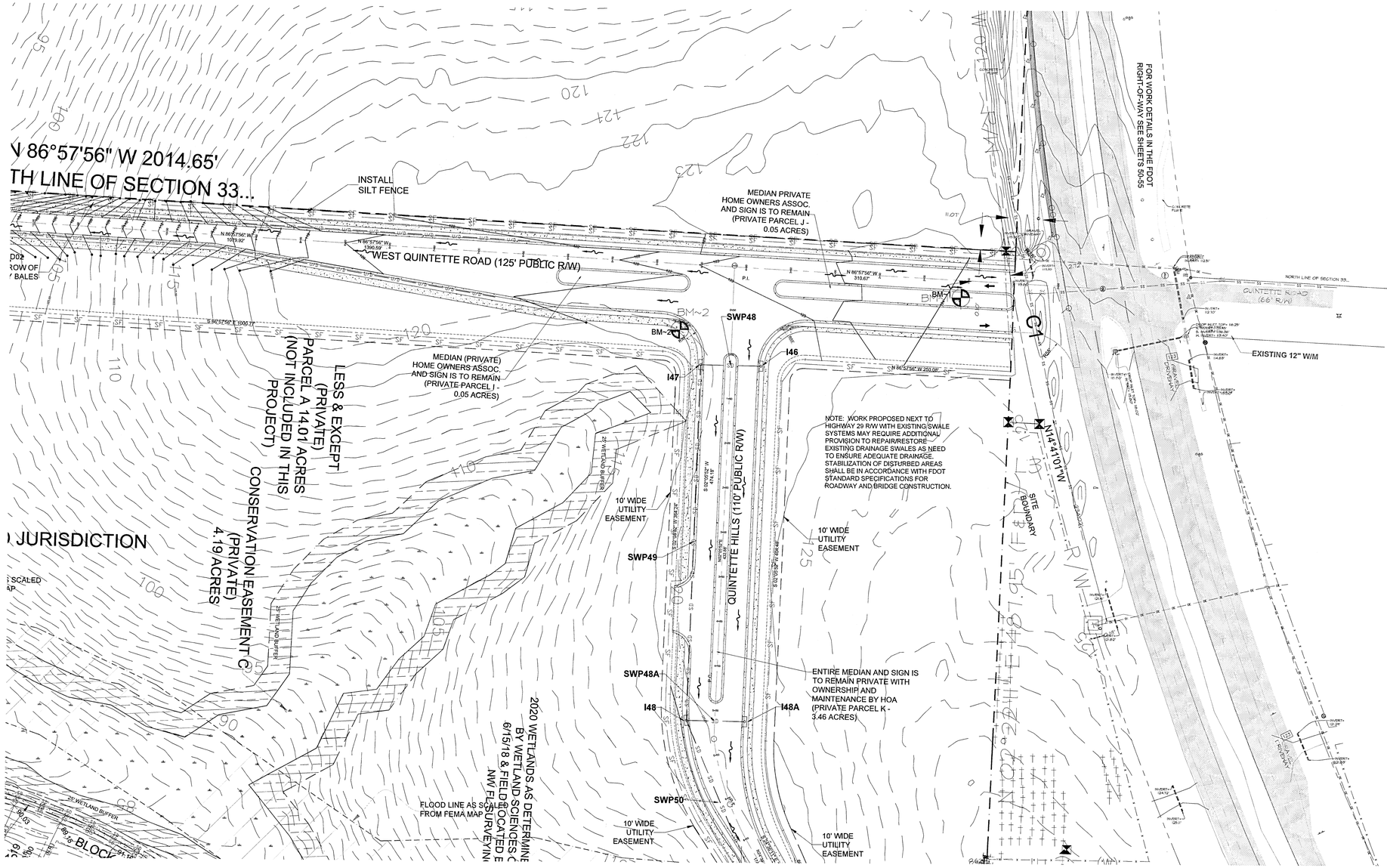
— SS — DENOTES GRAVITY SEWER MAIN

— W — DENOTES POTABLE WATERLINE

— SD — DENOTES STORMWATER PIPE

— U/D — DENOTES UNDERDRAIN

— SF — DENOTES PROPOSED SILT CURTAIN FENCE



NO.	DATE	REVISIONS
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Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

WOODLAND HILLS

DRAINAGE PLAN

2 OF 6

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
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SIGNED THIS ___ DAY OF _____ 2020.

GRAPHIC SCALE 60 0 30 60 120 240 — 1 inch = 60 ft. (IN FEET)

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PARKING LOT GRADING PLAN
SCALE 1" = 30'

SS	DENOTES GRAVITY SEWER MAIN
W	DENOTES POTABLE WATERLINE
SD	DENOTES STORMWATER PIPE
U/D	DENOTES UNDERDRAIN
SF	DENOTES PROPOSED SILT CURTAIN FENCE

FM07
20' BUFFER
INSTALL 74 LF CONC. VALLEY GUTTER.
FUTURE AM
1.5
(NOTE: AMEN
REQUIRED
SEPARATE DE
PROCESS WIT
TO PERI
INST.
VALL
16
SWP27
I26
S 87°11'50" W 99.23'
60.00'
S 02°48'49" W 120.00'
N 87°11'50" W 279.79'
61.84'
59.38'
59.38'
S 87°11'21" E 279.79'
20' BUFFER
N 06°41'13" W 234.39'
S 06°41'13" E 234.39'

JURISDICTION LINE AS FLAGGED BY WETLAND SCIENCE FIELD LOCATED 6/16/05
CONSERVATION EASEMENT "B" O.R. BOOK 6413, PAGE 313 1.04 ACRES
25' Wetland Buffer
INSTALL SINGLE ROW OF SILT FENCE WITH HAY BALES
INSTALL CLEAN OUT
INSTALL 6' CHAIN LINK FENCE PER DETAIL
INSTALL 14' WIDE GATE PER DETAIL THIS SHEET
INSTALL DOUBLE SILTATION FENCE WITH HAY BALES
INSTALL 8' WIDE CONCRETE EMERGENCY OVERFLOW WEIR. WEIR EL. = 81.75' WEIR OUTFALL EL. = 72' SEE DETAIL TO RIGHT.
INSTALL CLAY CORE IN POND BERM PER DETAIL SHEET 54
FLOOD LINE AS SCALED FROM FEMA MAP
INSTALL 700 LF RUNS OF 6" SAND FILTER @0.20% RUNS ARE 4 EACH OF 100', 7 TOTAL RUNS OF 4 EACH FOR A TOTAL LENGTH OF 700'
INSTALL SILT FENCE
PROPOSED PUBLIC DRY POND (9.34 AC) TOP = 82.00' BOTTOM = 68.00' SLOPE EAST TO WEST
INSTALL CONC. DISCHARGE WITH WOODEN SKIMMER TOP EL. = 82.00' WEIR EL. = 81.50' INV. EL. = 63.23'
NOTE: CONTRACTOR TO SLOPE POND BOTTOM TO SAND FILTER.
SWP51
SWP52
INSTALL 124 LF 18" ADS @ 0.20%
MES11
MES12
MES13
12' WIDE GRAVEL ACCESS ROAD
2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES ON 6/15/18 & FIELD LOCATED BY NW FL SURVEYING.
CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES
MATCHLINE "A"
MATCHLINE "B"
SWP04A
SWP04C
SWP04B
SWP07
SWP06
SWP08
SWP09
SWP10
SWP11
SWP12
SWP13
SWP14
SWP28
SWP27
SWP26
SWP25
SWP24
SWP32
I04A
I04B
I05
I07
I09
I10
I11
I12
I13
I14
I24
I23
INSTALL SINGLE ROW OF SILT FENCE
INSTALL DOUBLE ROW OF SILT FENCE WITH HAY BALES
10' WIDE UTILITY EASEMENT
20' WIDE PUBLIC DRAINAGE ACCESS EASEMENT TO REMAIN UNOBSTRUCTED
25' WETLAND BUFFER
QUINTETTE LOOP (60' PUBLIC R/W)
QUINTETTE WAY (60' PUBLIC R/W)
BLOCK -L
BLOCK-M
BLOCK -N
BLOCK -J
FUTURE AMENITY AREA
1.52 ACRES
(NOTE: AMENITY AREA WILL BE REQUIRED TO GO THROUGH A SEPARATE DEVELOPMENT REVIEW PROCESS WITH ESCAMBIA COUNTY TO PERMIT THIS AREA.
INSTALL 74 LF CONC. VALLEY GUTTER.
INSTALL 81 LF CONC. VALLEY GUTTER
INSTALL 110 LF CONC. VALLEY GUTTER
INSTALL AIR RELEASE VALVE PER DETAIL D-3
INSTALL POND BUFFER RED TOPS AT 4'O.C. ALONG POND/ROAD INTERFACE
PROPOSED 30' ECUA UTILITY EASEMENT
INSTALL SINGLE ROW
BM-5
BM-6
UD04
UD05
UD06
UD07
UD08B

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SIGNED THIS ___ DAY OF _____ 2020.

NO.	DATE	REVISIONS
1		
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3		
4		

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Gerald W. McGuire-P.E.# 39572
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WOODLAND HILLS
DRAINAGE PLAN
3 OF 6
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 35 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

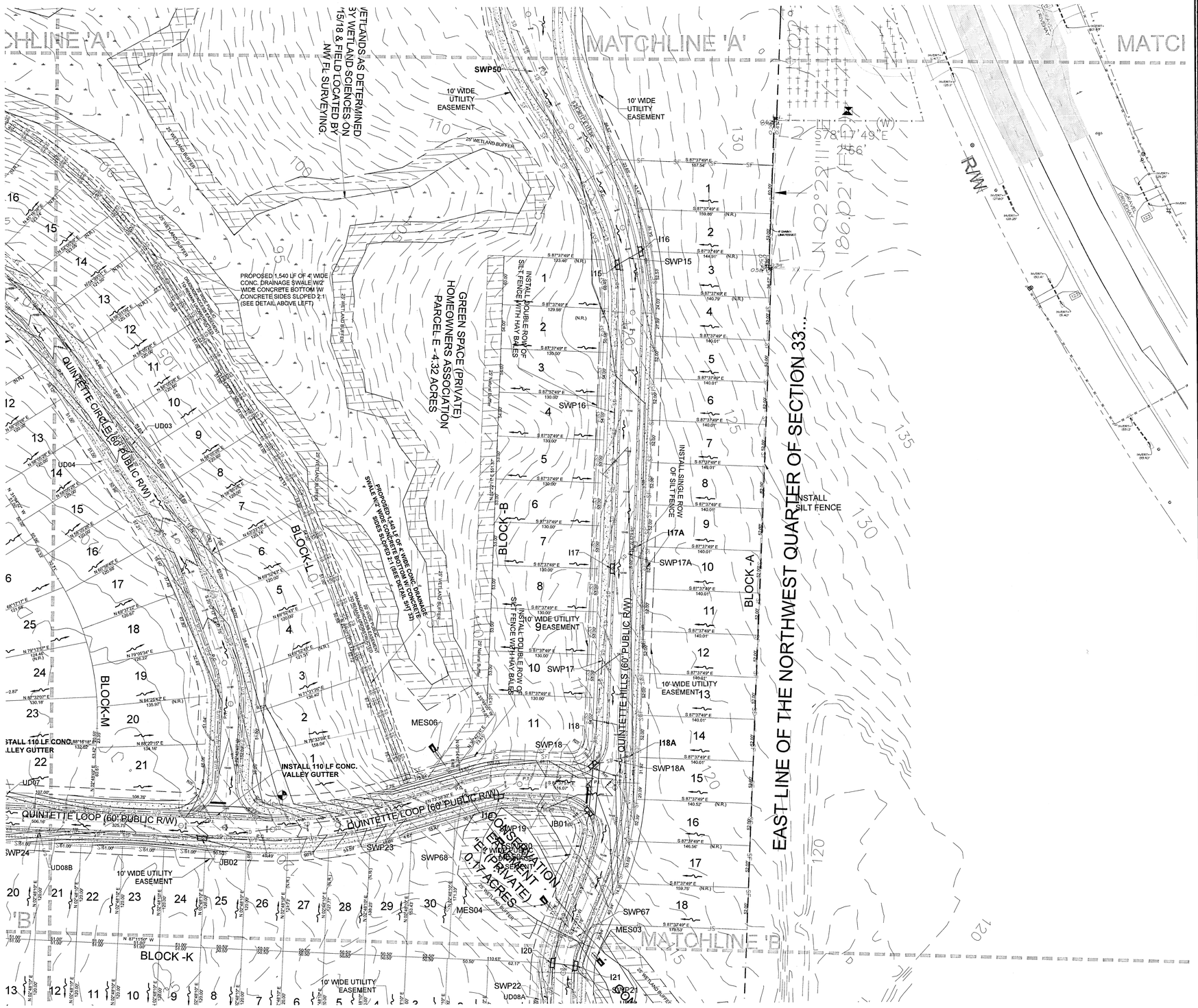
— SS — DENOTES GRAVITY SEWER MAIN

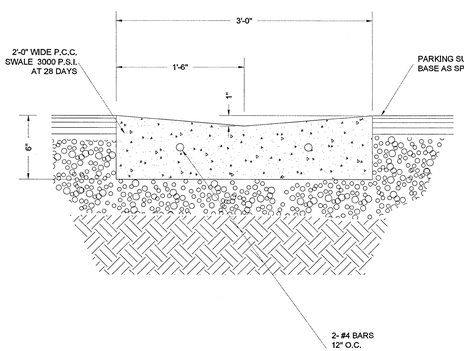
— W — DENOTES POTABLE WATERLINE

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CONCRETE VALLEY DETAIL

N.T.S.

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Engineering Business #00006435

WOODLAND HILLS

DRAINAGE PLAN

4 OF 6

FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH
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60 0 30 60 120 240

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SD — DENOTES STORMWATER PIPE

U/D — DENOTES UNDERDRAIN

SF — DENOTES PROPOSED SILT CURTAIN FENCE

2020 WETLANDS AS DETERMINED BY WETLAND SCIENCES & FIELD LOCATED BY NW FL SURVEYING.

INSTALL DOUBLE ROW OF SILTATION FENCE WITH HAY BALES

FLOOD LINE AS SCALED FROM FEMA MAP

FLOOD ZONE "A" OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD

CONTRACTOR TO INSTALL 125 LF OF 5' SIDEWALK FROM LOT 10, BLK F TO LOT 8, BLK J

INSTALL 90 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%

INSTALL 102 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%

INSTALL 708 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%

INSTALL CLEAN OUT

MES13

PROPOSED 18" ECUA UTILITY

INSTALL SINGLE ROW OF SILT FENCE

INSTALL DOUBLE ROW OF SILT FENCE WITH HAY BALES

QUINTETTE HILLS (60' PUBLIC R/W)

QUINTETTE RIDGE (60' PUBLIC R/W)

QUINTETTE TRAIL (60' PUBLIC R/W)

BLOCK -J

BLOCK -I

BLOCK -F

BLOCK -E

BLOCK -C

UD08B

UD10

UD11

UD12A

UD12B

UD13

UD14

SWP29

SWP30

SWP31

SWP32

SWP33

SWP34

SWP35

SWP36

SWP37

SWP38

SWP39

SWP40

SWP41

SWP42

SWP43

SWP44

SWP45

SWP46

SWP47

I27

I28

I29

I30

I31

I33

I34

I35

I36

I37

I38

I40

I41

I42

I44

I45

JB03

BM=8

BM=9

20' Private Drainage Access Easement

25' Natural Buffer

10' BUFFER

CONSERVATION EASEMENT "A" O.R. BOOK 6413, PAGE 3131 PARCEL C - 3.35 ACRES

POB

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTIO
S 87°11'50" E 2075.85'

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WOODLAND HILLS

DRAINAGE PLAN

5 OF 6

ESCAMBIA COUNTY FLORIDA

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FILE NO: 2020.WH
SHEET: 37 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, THE COTTAGE HILL WATER SYSTEM, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

60 0 30 60 120 240

GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

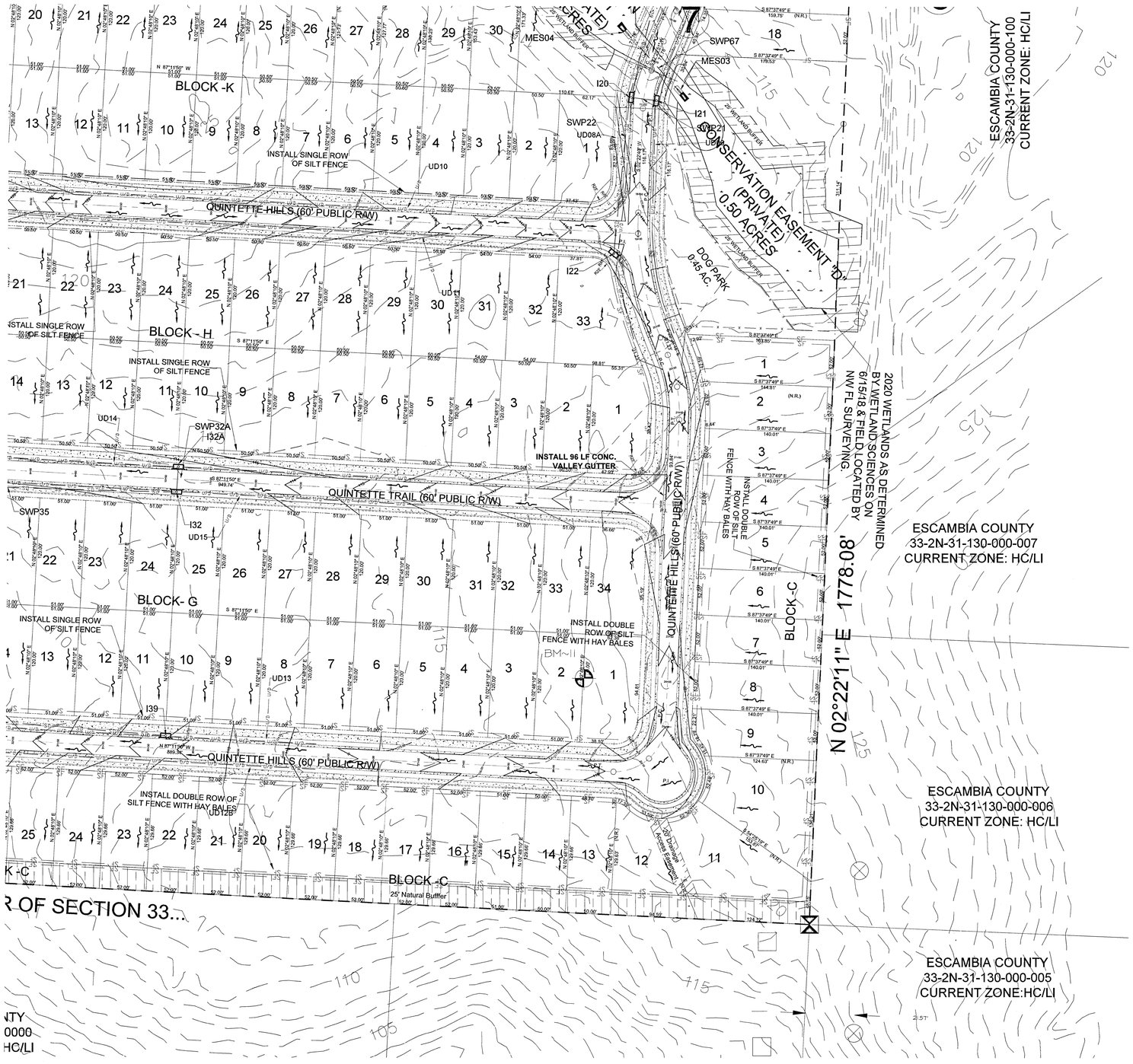
— SS — DENOTES GRAVITY SEWER MAIN

— W — DENOTES POTABLE WATERLINE

— SD — DENOTES STORMWATER PIPE

— U/D — DENOTES UNDERDRAIN

— SF — DENOTES PROPOSED SILT CURTAIN FENCE



ENGINEER'S CERTIFICATE:

I, GERALD W. MCGUIRE, P.E. HEREBY CERTIFY THAT ALL DRAINAGE IMPROVEMENTS, EASEMENT LOCATIONS AND ACCESS LOCATIONS ARE ACCURATE AS SHOWN, THERE WILL BE NO NEGATIVE IMPACTS TO ADJACENT PROPERTIES.

SIGNED THIS ___ DAY OF _____ 2020.

NO.	DATE	REVISIONS
1		
2		
3		
4		

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Engineering Services, Inc.
Civil Engineering ⊕ Planning ⊕
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EMAIL: jerry@mcguire-assoc.com
WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 35572
Engineering Business #00009435

WOODLAND HILLS

DRAINAGE PLAN

6 OF 6

FLORIDA

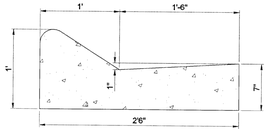
ESCAMBIA COUNTY

DRAWN BY: HH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 60'
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 38 OF 59

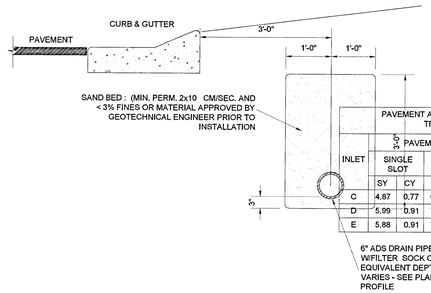
GRAPHIC SCALE 1 inch = 60 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.



NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER
3. CONCRETE TO BE 3000 PSI

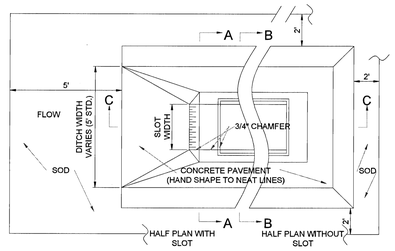
STANDARD COUNTY CURB & GUTTER
N.T.S.



PAVEMENT AND SODDING QUANTITIES FOR TRAVERSABLE SLOTS

INLET	PAVEMENT SINGLE SLOT SY	PAVEMENT SINGLE SLOT CY	PAVEMENT DOUBLE SLOT SY	PAVEMENT DOUBLE SLOT CY	SOD SINGLE SLOT SY	SOD DOUBLE SLOT CY
C	4.87	0.77	6.16	0.93	12	16
D	5.99	0.91	7.70	1.10	14	19
E	5.88	0.91	7.37	1.08	14	18

UNDERDRAIN DETAIL
N.T.S.

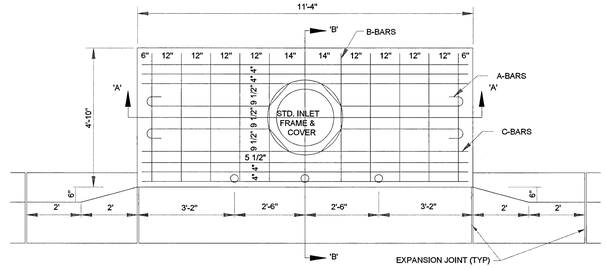


PLAN VIEW

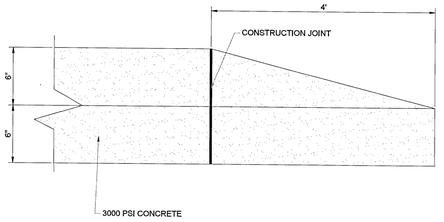


TYPE 'A' INLET THROAT ELEVATION
N.T.S.

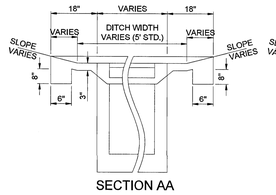
ALL STORM INLETS, MANHOLES AND JUNCTION BOXES DEEPER THAN 4' SHALL HAVE STEPS IN ACCORDANCE WITH THE LATEST ESCAMBIA COUNTY TECHNICAL STANDARDS.



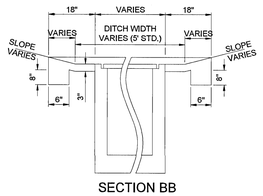
TYPE 'A' INLET PLAN VIEW
N.T.S.



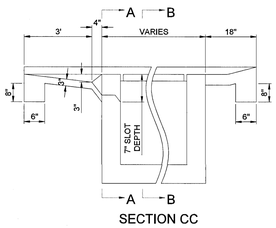
4' CURB TRANSITION DETAIL
N.T.S.



SECTION AA

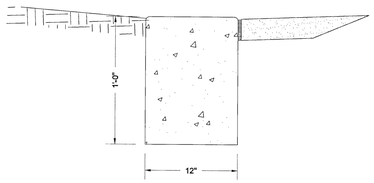


SECTION BB

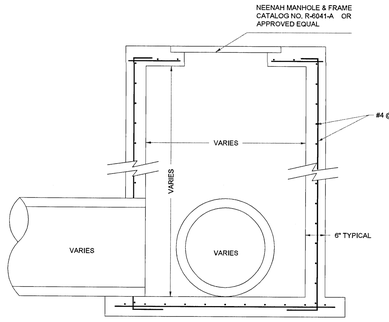


SECTION CC

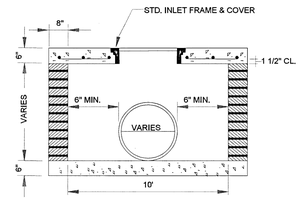
DITCH BOTTOM INLETS TYPES C, D, E & H
N.T.S.



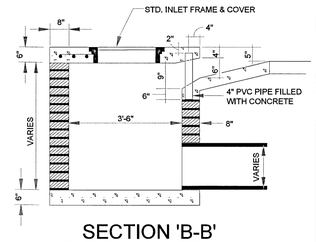
12" RIBBON CURB DETAIL
N.T.S.



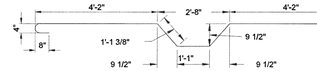
TYPICAL JUNCTION BOX DETAIL
N.T.S.



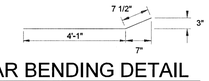
SECTION 'A-A' TYPE 'A' INLET
N.T.S.



SECTION 'B-B' TYPE 'A' INLET
N.T.S.



A-BAR BENDING DETAIL
N.T.S.



B-BAR BENDING DETAIL
N.T.S.

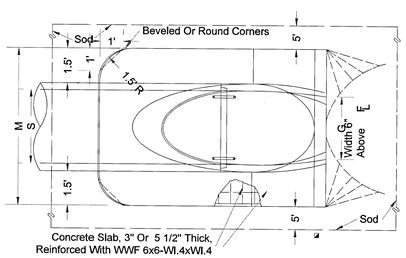
	Rise R	Span S	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	3" CONC. SLAB (CY) Single Pipe	3" CONC. SLAB (CY) Double Pipe	3" CONC. SLAB (CY) Triple Pipe	3" CONC. SLAB (CY) Quad. Pipe	SODDING (SQ. YDS.) Single Pipe	SODDING (SQ. YDS.) Double Pipe	SODDING (SQ. YDS.) Triple Pipe	SODDING (SQ. YDS.) Quad. Pipe
2:1 Slope	12"	18"	2'-10"	1.97'	1.62'	3.59'	1.56'	4'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'	0.19	0.33	0.45	0.57	21	24	27	30
	14"	23"	3'-4"	2.01'	1.99'	4.00'	1.89'	5'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'	0.25	0.40	0.55	0.69	22	26	29	33
	19"	30"	4'-0"	2.11'	2.92'	5.03'	2.73'	6'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	0.34	0.55	0.75	0.95	24	28	33	37
	24"	38"	5'-0"	2.20'	3.85'	6.05'	3.56'	7'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	0.43	0.71	1.00	1.28	26	31	37	42
	29"	45"	5'-11"	2.34'	4.79'	7.13'	4.39'	8'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38'	0.52	0.90	1.27	1.65	28	34	41	47
	34"	53"	7'-0"	2.43'	5.72'	8.15'	5.23'	9'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	0.62	1.11	1.60	2.09	30	37	45	53
	38"	60"	7'-10"	2.52'	6.46'	8.98'	5.89'	9'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	0.70	1.29	1.87	2.46	31	40	49	57
	43"	68"	8'-11"	2.62'	7.39'	10.01'	6.73'	10'	4.28'	9.67'	18.58'	27.50'	36.42'	1.50'	0.81	1.54	2.26	2.99	33	43	53	63
	48"	76"	9'-11"	2.71'	8.33'	11.04'	7.56'	11'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	0.93	1.79	2.66	3.53	35	46	57	68
	53"	83"	10'-8"	2.80'	9.26'	12.06'	8.39'	12'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	1.04	2.04	3.03	4.02	37	49	61	73
	58"	91"	11'-8"	2.90'	10.19'	13.09'	9.23'	13'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	1.17	2.33	3.49	4.66	39	52	65	78
4:1 Slope	12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50'	4.92'	7.75'	10.58'	13.42'	1.21'	0.30	0.45	0.61	0.76	23	26	29	32
	14"	23"	3'-4"	2.44'	3.75'	6.19'	3.70'	6'	1.90'	5.38'	8.71'	12.04'	15.38'	1.23'	0.36	0.56	0.76	0.95	24	28	32	35
	19"	30"	4'-0"	2.62'	5.47'	8.09'	5.36'	8'	2.37'	6.04'	10.04'	14.04'	18.04'	1.27'	0.51	0.79	1.08	1.36	27	32	36	40
	24"	38"	5'-0"	2.79'	7.18'	9.97'	7.03'	10'	2.85'	6.79'	11.79'	16.79'	21.79'	1.31'	0.68	1.10	1.53	1.96	30	36	41	47
	29"	45"	5'-11"	3.05'	8.90'	11.95'	8.70'	12'	3.19'	7.50'	13.42'	19.33'	25.25'	1.38'	0.86	1.45	2.04	2.63	33	40	46	53
	34"	53"	7'-0"	3.22'	10.62'	13.84'	10.36'	13'	3.57'	8.25'	15.25'	22.25'	29.25'	1.42'	1.02	1.81	2.60	3.39	36	44	52	59
	38"	60"	7'-10"	3.39'	11.99'	15.38'	11.70'	15'	3.95'	8.92'	16.75'	24.58'	32.42'	1.46'	1.18	2.14	3.10	4.05	38	47	56	65
	43"	68"	8'-11"	3.56'	13.71'	17.27'	13.36'	17'	4.28'	9.67'	18.58'	27.50'	36.42'	1.50'	1.38	2.58	3.79	4.99	41	51	61	71
	48"	76"	9'-11"	3.73'	15.43'	19.16'	15.03'	19'	4.59'	10.42'	20.33'	30.25'	40.17'	1.54'	1.59	3.05	4.51	5.97	44	55	66	77
	53"	83"	10'-8"	3.91'	17.15'	21.06'	16.70'	20'	4.77'	11.08'	21.75'	32.42'	43.08'	1.58'	1.80	3.50	5.19	6.88	47	59	71	83
	58"	91"	11'-8"	4.08'	18.87'	22.95'	18.36'	22'	5.01'	11.83'	23.50'	35.17'	46.83'	1.63'	2.04	4.04	6.05	8.05	50	63	76	89

DIMENSIONS & QUANTITIES

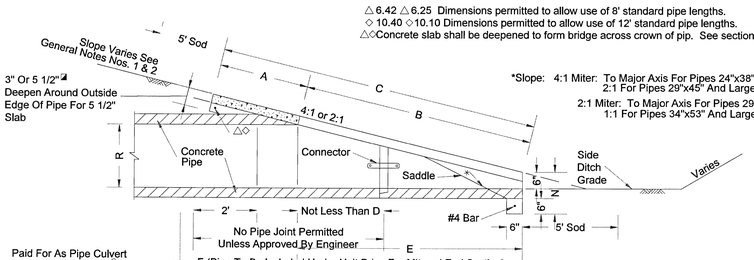
◪ See General Note No. 3.
◪ See Sheet 5 Of 6 For 5 1/2" Slab Quantities

NOTE: See Sheet 6 For Details And Notes.

△ 6.42 △ 6.25 Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40 ◇10.10 Dimensions permitted to allow use of 12' standard pipe lengths.
△◇Concrete slab shall be deepened to form bridge across crown of pip. See section below.



TOP VIEW-SINGLE PIPE

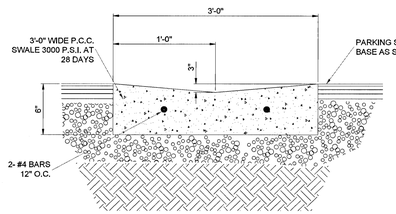


SECTION

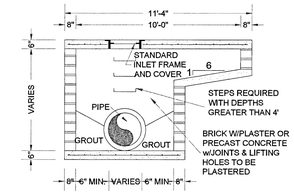
*Slope: 4:1 Miter: To Major Axis For Pipes 24"x38" And Smaller. 2:1 For Pipes 29"x45" And Larger.
2:1 Miter: To Major Axis For Pipes 29"x45" And Smaller. 1:1 For Pipes 34"x53" And Larger.

CROSS DRAIN MITERED END SECTION
N.T.S.

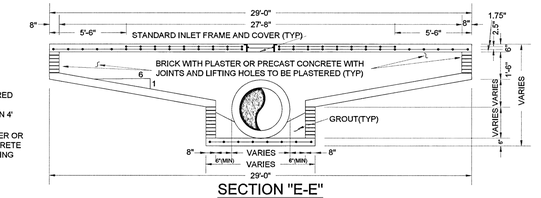
ot be constructed of PVC (aka A2000) or HDPE (aka ADS) pipe. Use only concrete or d end sections, as indicated in FDOT Standard Specifications 430-4.6. When use in with corrugated MES, connection shall be by either a formed metal band specifically oin HDPE or PVC pipe. When used in conjunction with a concrete MES, connection shall be acket constructed in accordance with Index No 280 (FDOT).



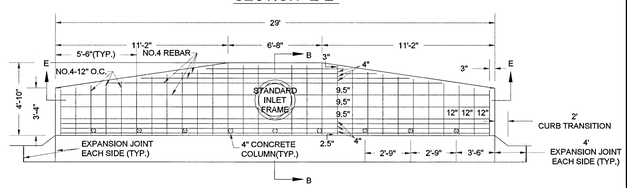
CONCRETE VALLEY DETAIL
N.T.S.



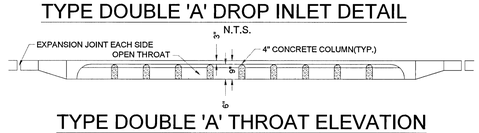
SECTION B-B
N.T.S.



SECTION "E-E"



TYPE DOUBLE 'A' DROP INLET DETAIL



TYPE DOUBLE 'A' THROAT ELEVATION
N.T.S.

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NO.	DATE	REVISIONS
1		
2		
3		
4		

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PACE, FLORIDA 32571
PHONE: (850) 995-7323
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Gerald W. McGuire-P.E. # 35572
Engineering Business #00009435

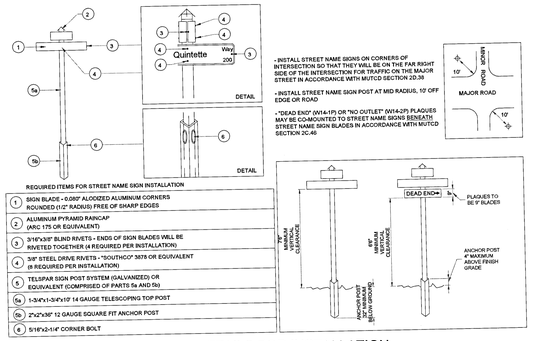
WOODLAND HILLS
STORMWATER DETAILS
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: N.T.S.
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 39 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

SIDEWALKS, SHARED PATHS AND DRIVEWAYS ARE TO BE BUILT TO THE LATEST ADDITION OF THE ADA STANDARDS AND GUIDE LINES, DESIGN STANDARDS, COUNTY STANDARDS AND PROWAG



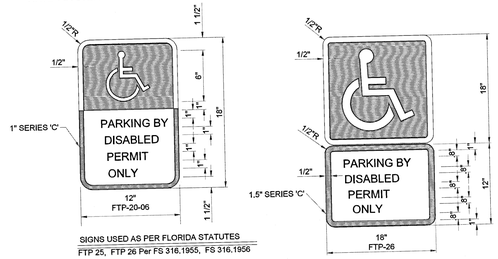
STANDARD DETAILS FOR INSTALLATION AND LOCATION OF STREET NAME SIGNS



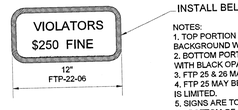
- FDOT TYPE III-A REFLECTIVE SHEETING TO BE USED ON ALL STREET NAME SIGN BLADES
- STREET NAME SIGN BLADES TO HAVE WHITE LEGENDS, 1/2" WHITE BORDERS AND GREEN BACKGROUND
- PRIMARY LETTERING TO BE SERIES B, 6" UPPER CASE AND 4-1/2" LOWER CASE
- PREFIX AND SUFFIX LETTERING TO BE SERIES C, 2-1/2" UPPER CASE AND 1-3/4" LOWER CASE

STANDARD DETAILS FOR STREET NAME SIGN BLADE LAYOUT

N.T.S.



SIGNS USED AS PER FLORIDA STATUTES
FTP 25, FTP 26 Per FS 316.1955, FS 316.1956

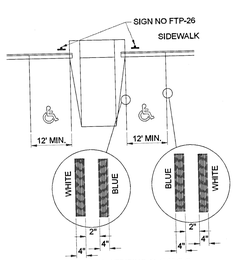


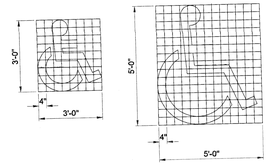
INSTALL BELOW HANDICAP SIGN

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVMENT TO BOTTOM OF SIGN).

HANDICAPPED PARKING SIGN DETAIL

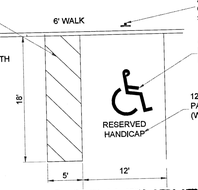
N.T.S.





USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL. WHEN USED THE SYMBOL SHALL BE 3 OR 5 FT. HIGH AND WHITE IN COLOR.

*CURB CUT RAMP AS APPLICABLE PER PLANS



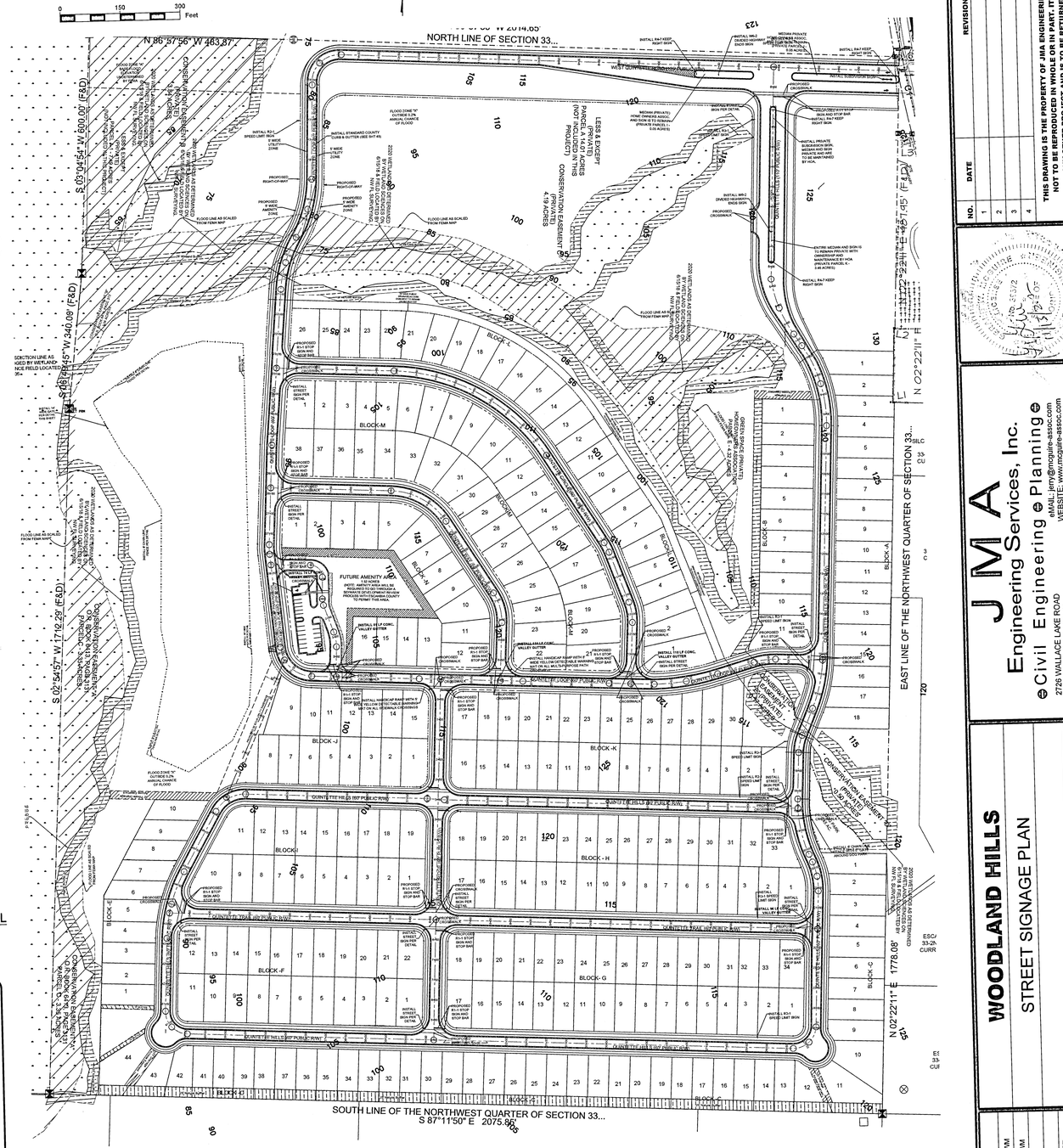
NOTE: ALL OTHER PARKING SPACES TO BE MARKED WITH WHITE STRIPING (4") WIDE.

NOTE: NO EXISTING FREE STANDING SIGNS ON SITE, NONE PROPOSED AT THIS TIME.

*ONE HANDICAP SPACE TO HAVE F.D.O.T. "VAN ACCESSIBLE" SIGN

HANDICAPPED PARKING & PAVEMENT DETAIL

N.T.S.

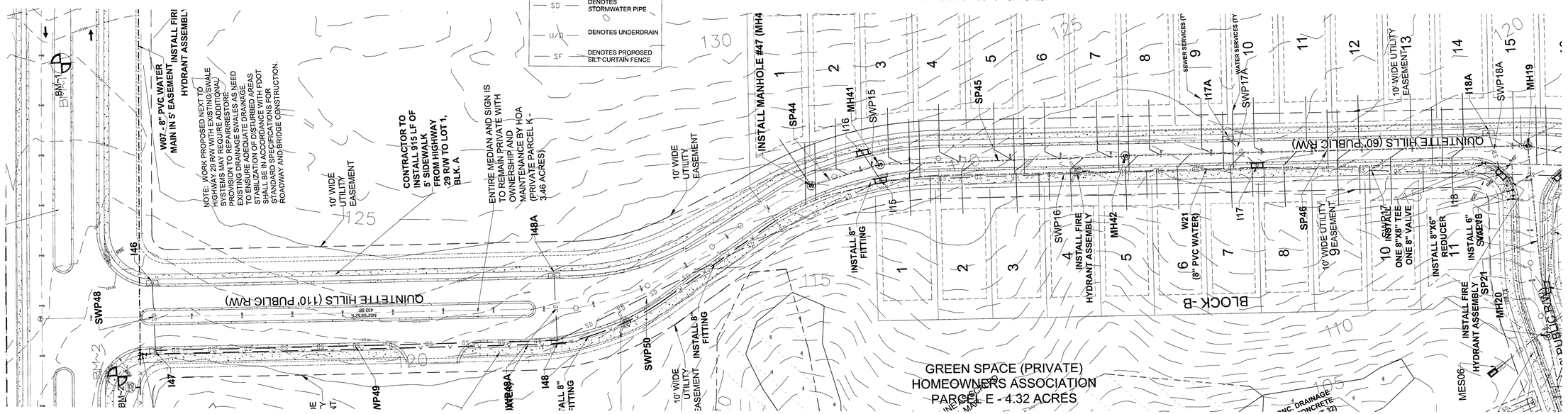

0
150
300
Feet
N 86°57'56" W 463.87'
NORTH LINE OF SECTION 33...
S 05°04'54" W 500.00' (F&D)
S 89°24'45" W 340.09' (F&D)
S 02°54'57" W 1712.29' (F&D)
N 02°22'11" E 1778.08'
EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33...
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 33...
S 87°11'50" E 2075.86'
WEST QUARTER LINE OF SECTION 33...
LESS & EXCEPT PARCEL A 1.61 ACRES (PRIVATE) FOR THIS PROJECT
CONSERVATION EASEMENT (PRIVATE) 4.19 ACRES
MERIAN (PRIVATE) HOME OWNERS ASSOC. AND SIGN IS TO REMAIN (PRIVATE PARCEL K - 3.04 ACRES)
INSTALL PRIVATE SUBDIVISION SIGN, LANDSCAPING AND WALLS TO BE MAINTAINED BY HOA.
ENTIRE MEDIAN AND SIGN IS TO REMAIN PRIVATE WITH MERIAN HOA MAINTENANCE BY HOA (PRIVATE PARCEL K - 3.46 ACRES)
FUTURE AMENITY 1.52 ACRES
BLOCK-L
BLOCK-M
BLOCK-A
BLOCK-B
BLOCK-J
BLOCK-K
BLOCK-I
BLOCK-H
BLOCK-F
BLOCK-G
BLOCK-D
BLOCK-E
BLOCK-C
QUINTETTE TRACE (50' PUBLIC R/W)
QUINTETTE HILLS (50' PUBLIC R/W)
QUINTETTE TRAIL (50' PUBLIC R/W)
QUINTETTE TER. (50' PUBLIC R/W)
CONSERVATION EASEMENT (PRIVATE) 4.50 ACRES
FLOOD ZONE "X" OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD
FLOOD ZONE "AE" WITH BASE FLOOD ELEVATIONS DETERMINED
FLOOD LINE AS SCALED FROM FEMA MAP
BOUNDARY LINE AS VERIFIED BY MARYLAND NCE FIELD LOCATED
INSTALL R4-7 KEEP RIGHT SIGN
INSTALL R1-1 STOP SIGN AND STOP BAR
INSTALL W6-2 GUIDED ROUNDABOUT SIGN
INSTALL R3-5 LEFT TURN ONLY SIGN
INSTALL R3-7 RIGHT TURN ONLY SIGN
INSTALL STREET SIGN PER DETAIL
INSTALL SELF CONC. VALLEY GUTTER
INSTALL R1-2 SPEED LIMIT SIGN
INSTALL W16-9P "ADVISORY SPEED" PLAQUE
INSTALL HANDICAP RAMP WITH 5' WIDE YELLOW DETECTABLE WARNING MAT ON ALL SIDEWALK CROSSINGS
PROPOSED CROSSWALK
PROPOSED R1-1 STOP SIGN AND STOP BAR
PROPOSED 5' WIDE ASPHALT PATH
PROPOSED 8' WIDE ASPHALT PATH
PROPOSED RIGHT-OF-WAY
5' WIDE UTILITY ZONE
INSTALL STANDARD COUNTY CURB & GUTTER (SEE SHT #5)
INSTALL R3-1 "NO LEFT TURN" SIGN
INSTALL R3-2 "NO RIGHT TURN" SIGN
INSTALL R3-3 "NO U-TURN" SIGN
INSTALL R3-4 "NO TURN ON RED" SIGN
INSTALL R3-5 "LEFT TURN ONLY" SIGN
INSTALL R3-7 "RIGHT TURN ONLY" SIGN
INSTALL R3-8 "NO TURNS" SIGN
INSTALL R3-9 "DO NOT ENTER" SIGN
INSTALL R3-10 "ONE WAY" SIGN
INSTALL R3-17 "BIKE LANE" SIGN
INSTALL R3-27 "NO PARKING" SIGN
INSTALL R4-1 "DO NOT PASS" SIGN
INSTALL R4-2 "PASS WITH CARE" SIGN
INSTALL R4-3 "KEEP RIGHT" SIGN
INSTALL R4-7 "KEEP RIGHT" SIGN
INSTALL R5-1 "DO NOT ENTER" SIGN
INSTALL R5-1a "WRONG WAY" SIGN
INSTALL R6-1 "ONE WAY" SIGN
INSTALL R6-2 "ONE WAY" SIGN
INSTALL R7-8 "RESERVED PARKING" SIGN
INSTALL R7-8a "VAN ACCESSIBLE" SIGN
INSTALL R8-3 "NO PARKING ANY TIME" SIGN
INSTALL R9-3 "NO STOPPING ANY TIME" SIGN
INSTALL R9-3a "NO STOPPING EXCEPT BUSES" SIGN
INSTALL R9-6 "BUS STOP" SIGN
INSTALL R9-7 "TAXI ZONE" SIGN
INSTALL R9-9 "NO STOPPING BUSES" SIGN
INSTALL R9-11 "NO STOPPING TRUCKS" SIGN
INSTALL R10-1 "PEDESTRIAN CROSSING" SIGN
INSTALL R10-3 "SCHOOL CROSSING" SIGN
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INSTALL R10-19 "SCHOOL" SIGN
INSTALL R10-19a "SCHOOL" SIGN
INSTALL R10-19b "SCHOOL" SIGN
INSTALL R10-19c "SCHOOL" SIGN
INSTALL R10-19d "SCHOOL" SIGN
INSTALL R10-19e "SCHOOL" SIGN
INSTALL R10-19f "SCHOOL" SIGN
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INSTALL R10-19o "SCHOOL" SIGN
INSTALL R10-19p "SCHOOL" SIGN
INSTALL R10-19q "SCHOOL" SIGN
INSTALL R10-19r "SCHOOL" SIGN
INSTALL R10-19s "SCHOOL" SIGN
INSTALL R10-19t "SCHOOL" SIGN
INSTALL R10-19u "SCHOOL" SIGN
INSTALL R10-19v "SCHOOL" SIGN
INSTALL R10-19w "SCHOOL" SIGN
INSTALL R10-19x "SCHOOL" SIGN
INSTALL R10-19y "SCHOOL" SIGN
INSTALL R10-19z "SCHOOL" SIGN
INSTALL R10-20 "SCHOOL" SIGN
INSTALL R10-20a "SCHOOL" SIGN
INSTALL R10-20b "SCHOOL" SIGN
INSTALL R10-20c "SCHOOL" SIGN
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INSTALL R10-20s "SCHOOL" SIGN
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INSTALL R10-20u "SCHOOL" SIGN
INSTALL R10-20v "SCHOOL" SIGN
INSTALL R10-20w "SCHOOL" SIGN
INSTALL R10-20x "SCHOOL" SIGN
IN

0 50 100 Feet

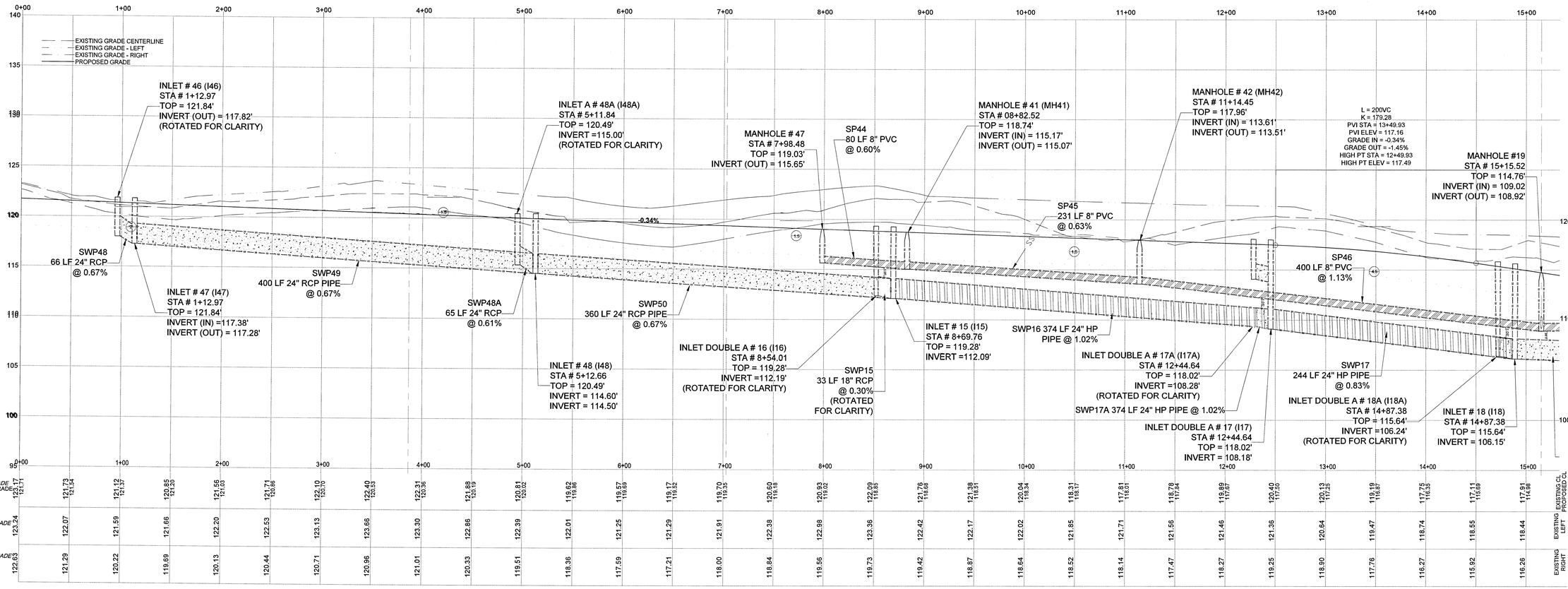
— SS — DENOTES GRAVITY SEWER MAIN
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— UD — DENOTES UNDERDRAIN
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ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

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PROFILE OF QUINTETTE HILLS (0+00 TO 15+00)



NO.	DATE	REVISIONS
1	8-25-2020	REV. PER COUNTY COMMENTS
2		
3		
4		

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EMAIL: jerry@jmaengineering.com
WEBSITE: www.jmaengineering.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

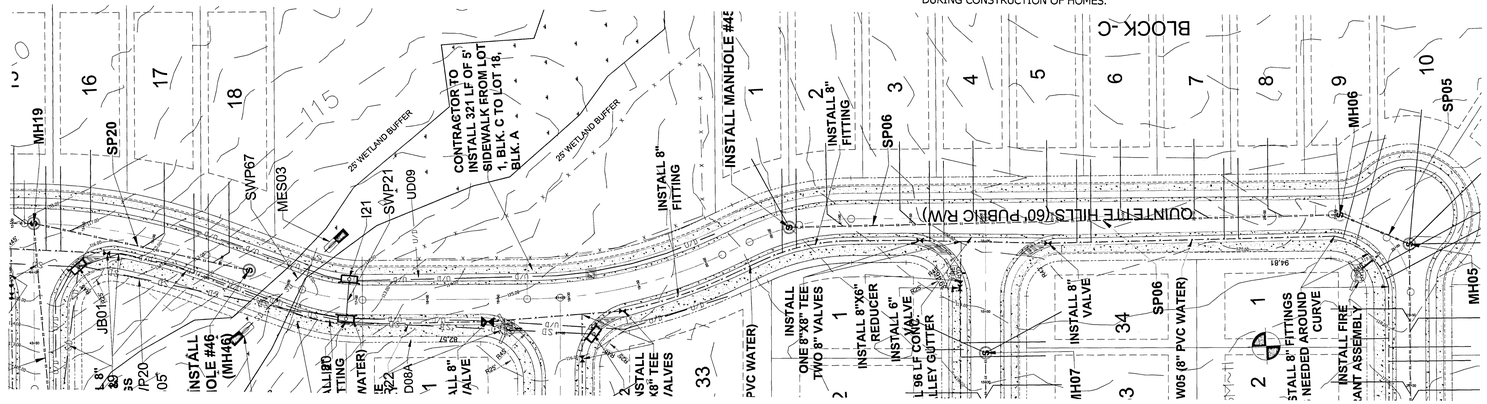
WOODLAND HILLS
PLAN & PROFILE
QUINTETTE HILLS 0+00 - 15+00
ESCAMBIA COUNTY FLORIDA

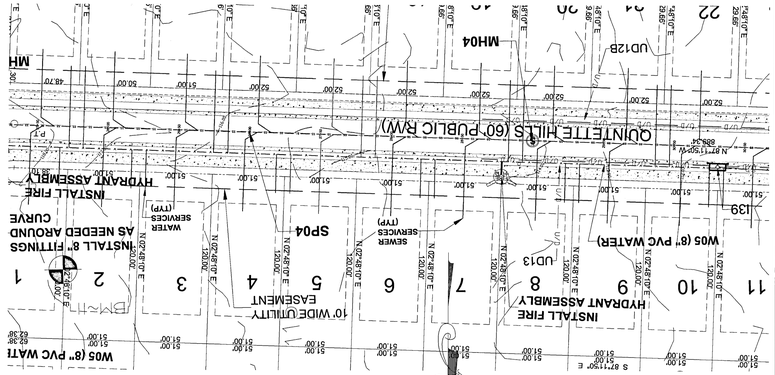
DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 41 OF 59

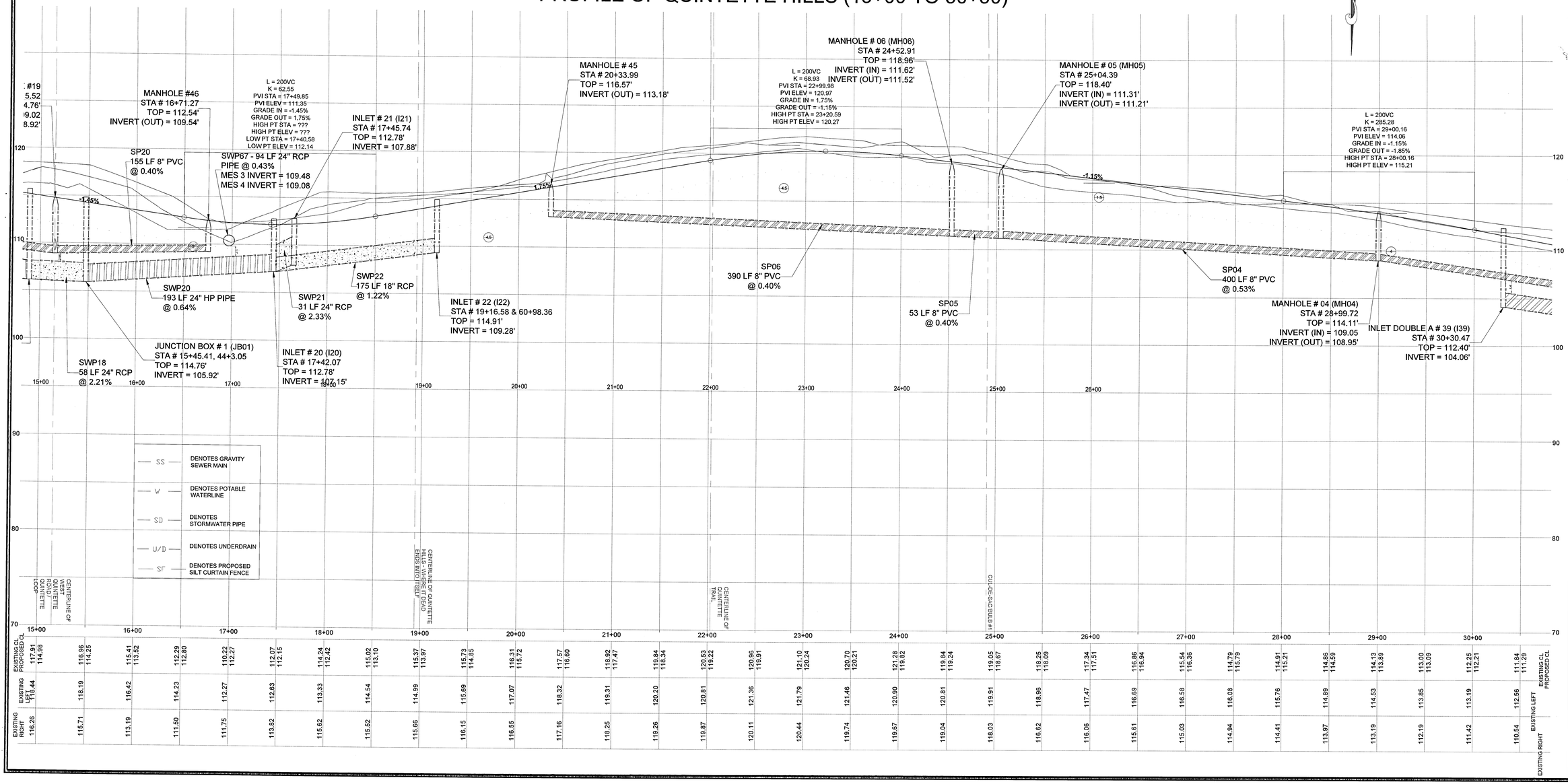
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PROFILE OF QUINTETTE HILLS (15+00 TO 30+50)



NO.	DATE	REVISIONS
1	8-5-2020	REV. PER ECUA COMMENTS
2		
3		
4		

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WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00009435

WOODLAND HILLS

PLAN & PROFILE

QUINTETTE HILLS (15+00 - 30+50)

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HKH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'

BY:	DATE:

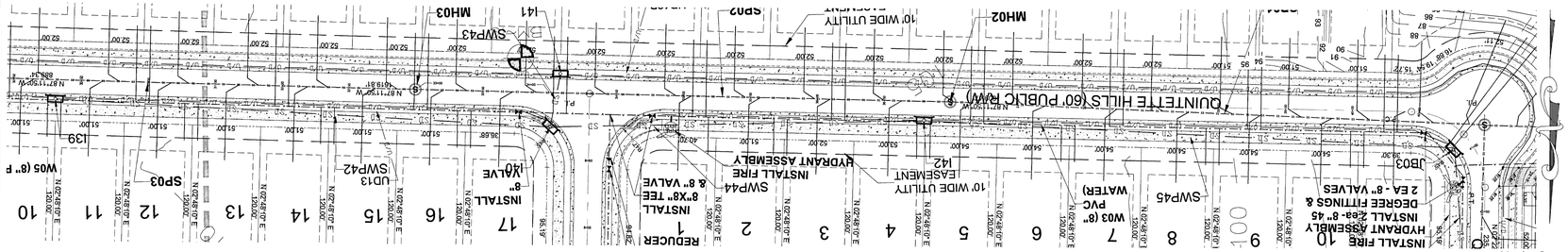
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 42 OF 59

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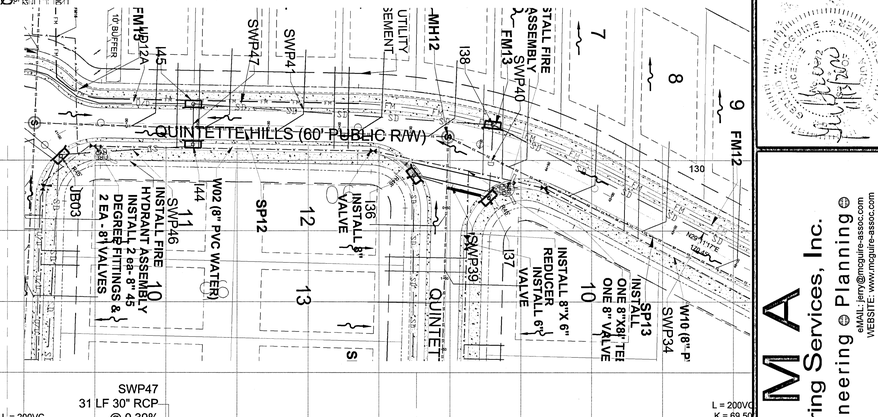
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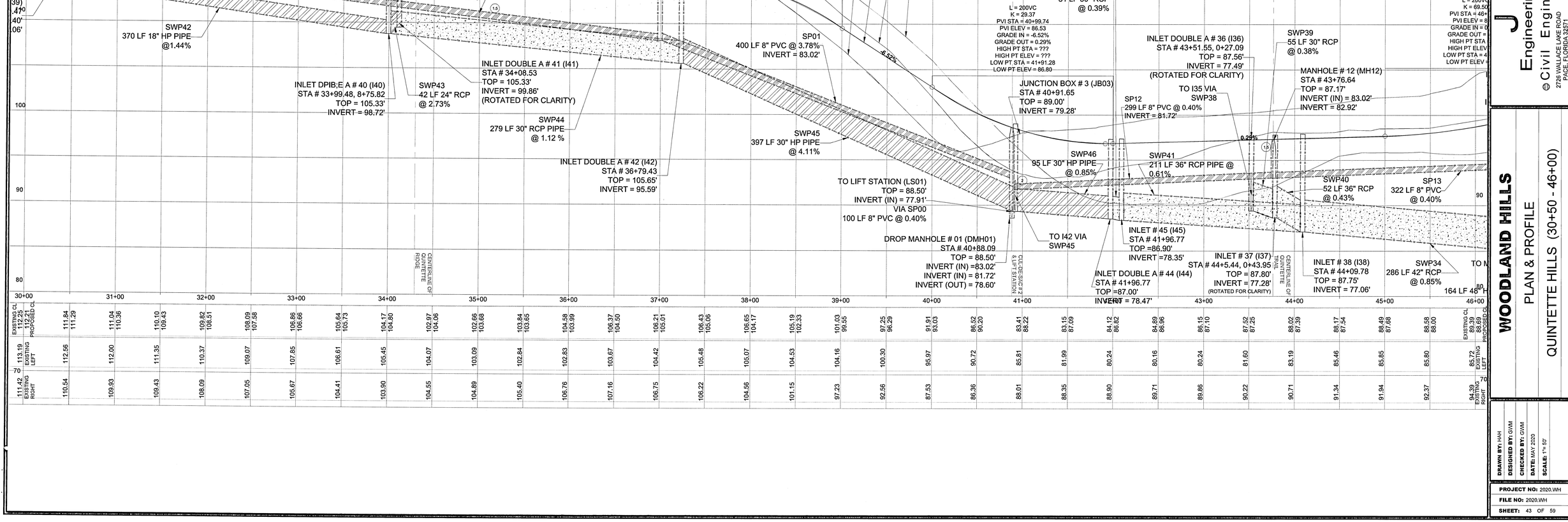
0 50 100 Feet

SS — DENOTES GRAVITY SEWER MAIN
W — DENOTES POTABLE WATERLINE
SD — DENOTES STORMWATER PIPE
U/D — DENOTES UNDERDRAIN
SF — DENOTES PROPOSED SILT CURTAIN FENCE



PROFILE OF QUINTETTE HILLS (30+50 TO 46+00)





NO.	DATE	REVISIONS
1	8-5-2020	REV. PER ECUA COMMENTS
2		
3		
4		

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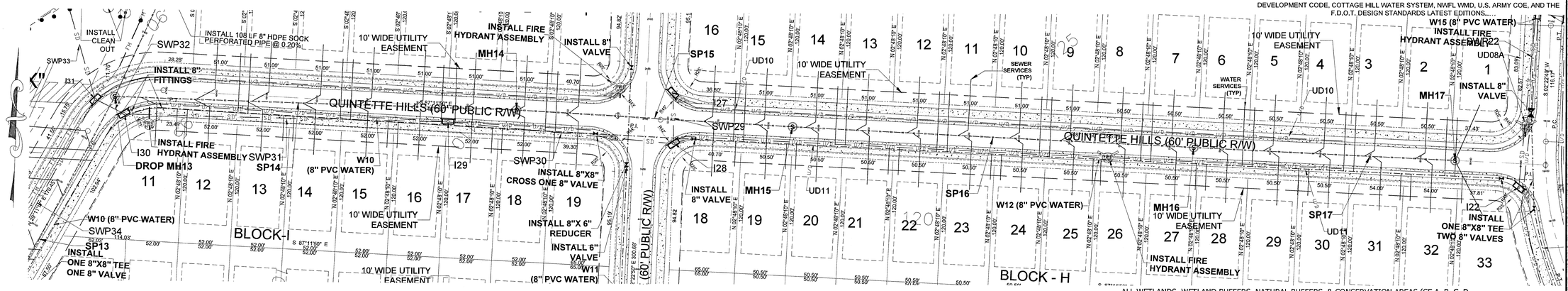
JMA
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Gerald W. McGuire-P.E. # 35572
Engineering Business #00009435
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PACE, FLORIDA 32571
PHONE: (850) 995-1213

WOODLAND HILLS
PLAN & PROFILE
QUINTETTE HILLS (30+50 - 46+00)
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

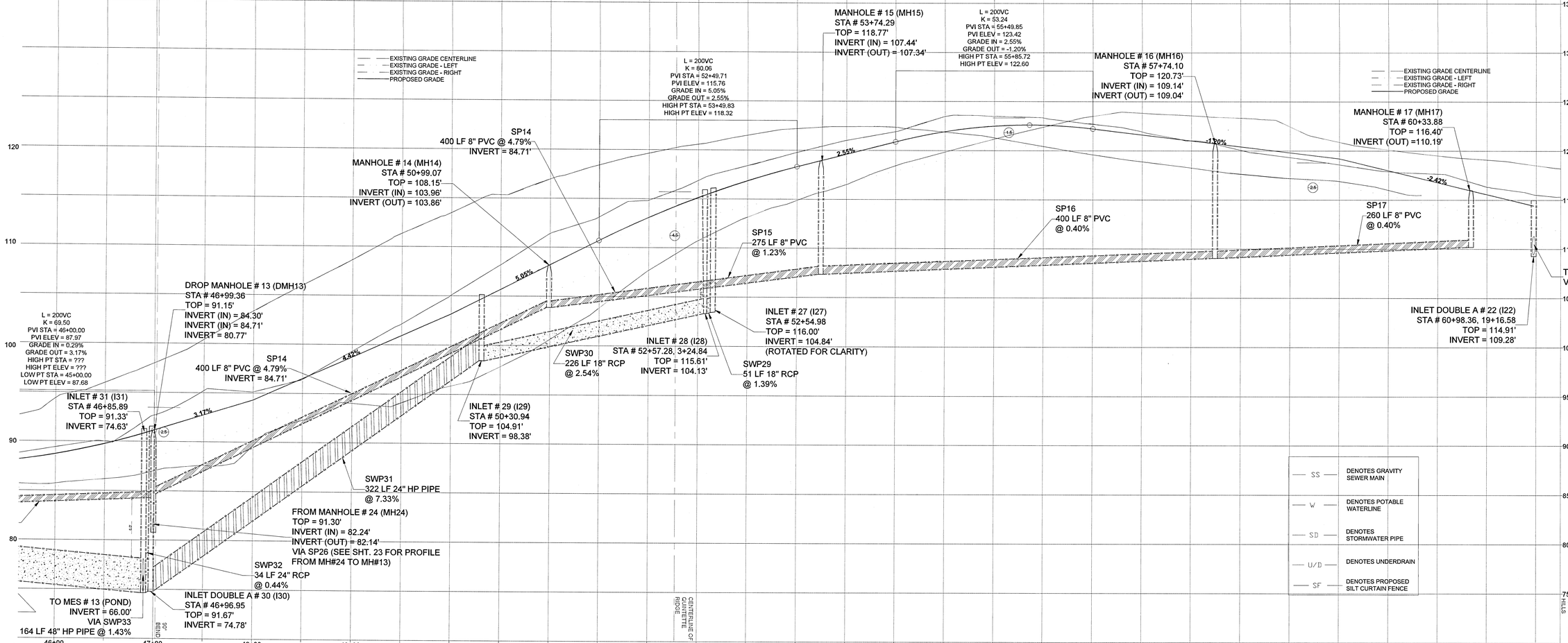
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 43 OF 59

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.....



PROFILE OF QUINTETTE HILLS (46+00 TO 61+25)

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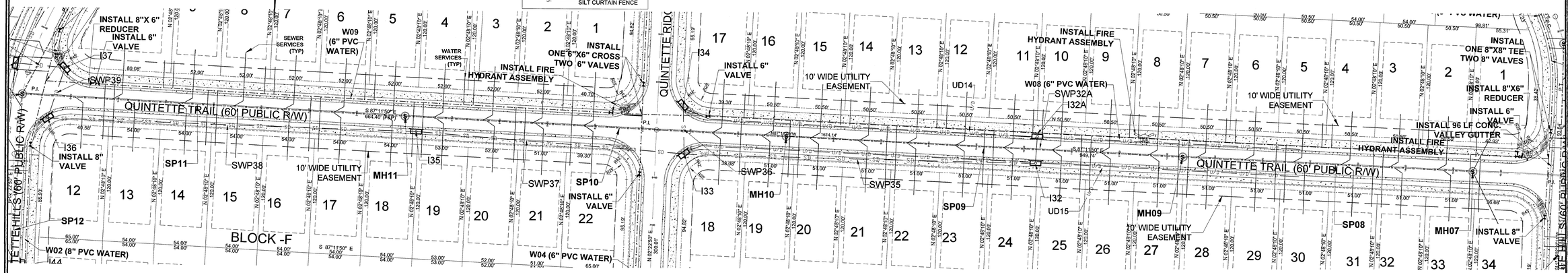
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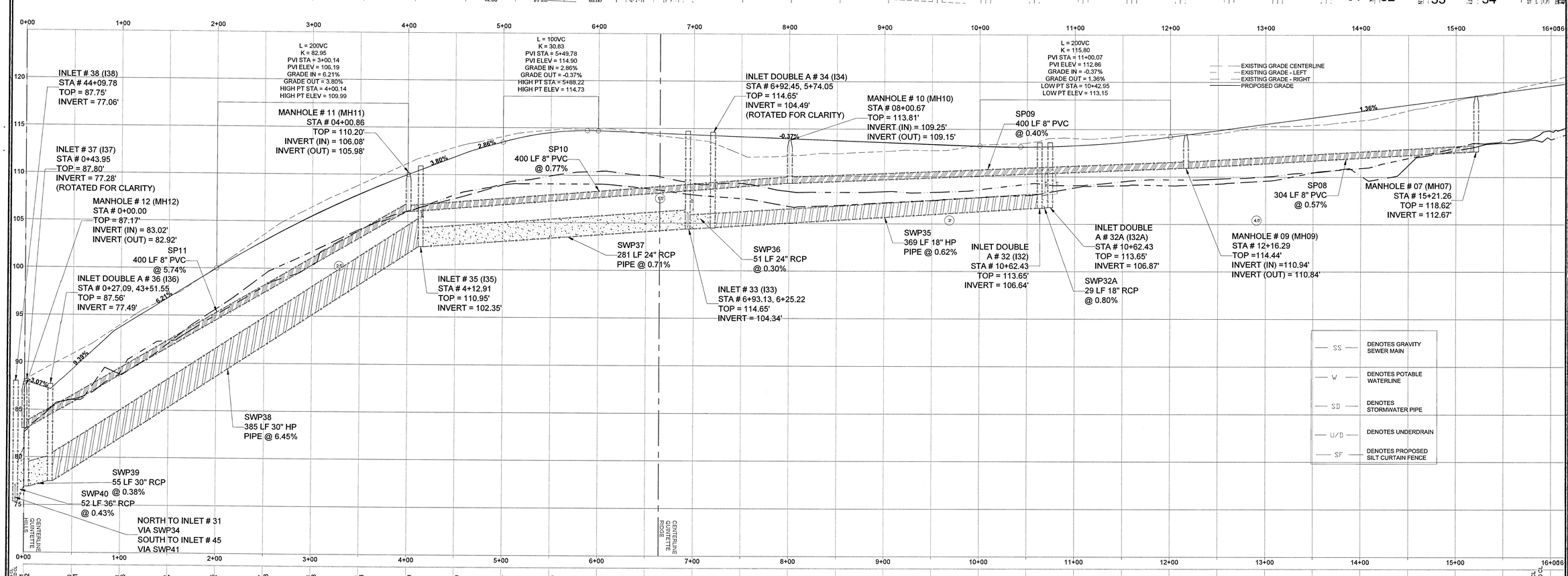
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0 50 100 Feet

— SS — DENOTES GRAVITY SEWER MAIN
— W — DENOTES POTABLE WATERLINE
— SD — DENOTES STORMWATER PIPE
— U/D — DENOTES UNDERDRAIN
— SF — DENOTES PROPOSED SILT CURTAIN FENCE





— SS — DENOTES GRAVITY SEWER MAIN
— W — DENOTES POTABLE WATERLINE
— SD — DENOTES STORMWATER PIPE
— U/D — DENOTES UNDERDRAIN
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NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENTS
2		
3		
4		

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WEBSITE: www.jmaplin-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435
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PACE, FLORIDA 32571
PHONE: (850) 995-1283

WOODLAND HILLS
PLAN & PROFILE
QUINTETTE TRAIL
ESCAMBIA COUNTY FLORIDA

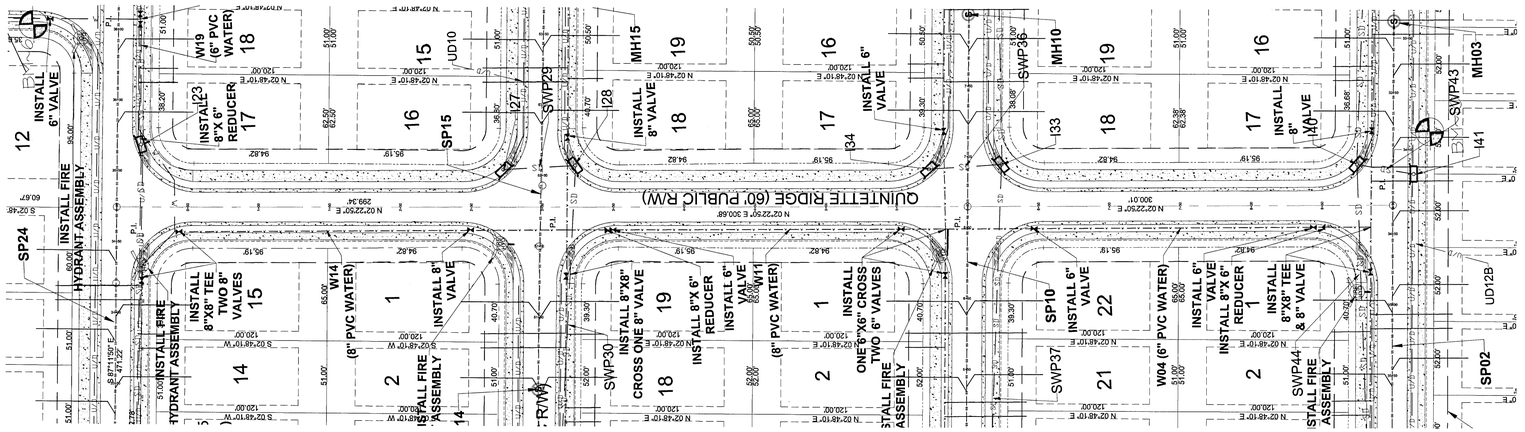
DRAWN BY: HAH	BY:
DESIGNED BY: GWM	DATE:
CHECKED BY: GWM	
DATE: MAY 2020	
SCALE: 1"= 50'	

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 45 OF 59

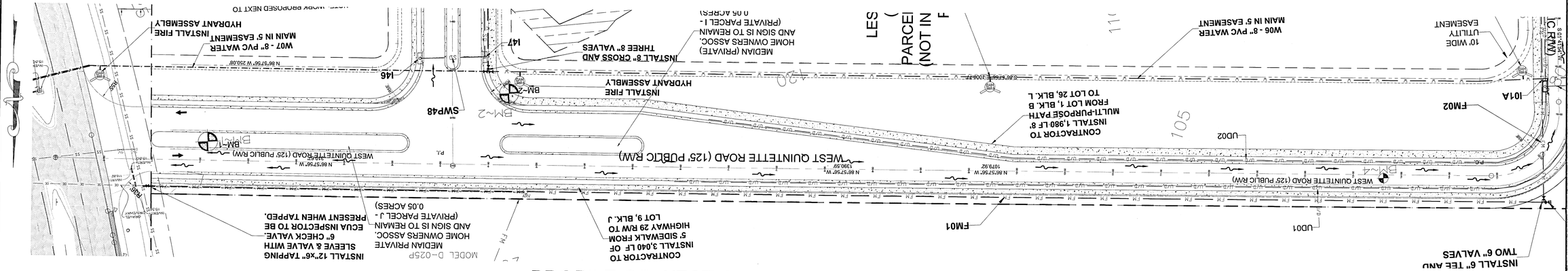
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0 50 100 Feet

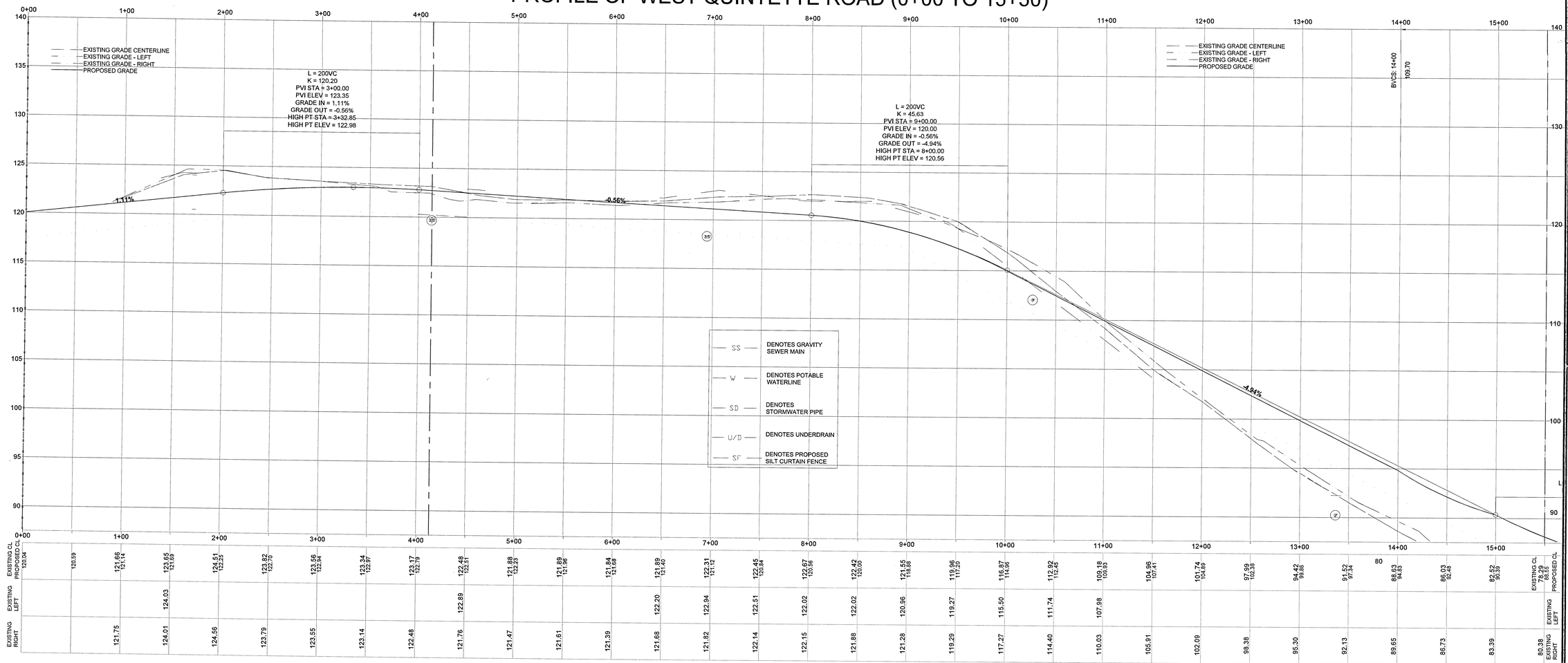
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— SF — DENOTES PROPOSED SILT CURTAIN FENCE


QUINTETTE RIDGE (60' PUBLIC R/W)
INSTALL 6" VALVE
INSTALL FIRE HYDRANT ASSEMBLY
INSTALL 8"X8" TEE TWO 8" VALVES
INSTALL 8"X 6" REDUCER
INSTALL 8" VALVE
INSTALL 8"X8" TEE & 8" VALVE
INSTALL 6" VALVE
INSTALL 8"X 6" REDUCER
INSTALL 8" VALVE
INSTALL 6" VALVE
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PROFILE OF WEST QUINTETTE ROAD (0+00 TO 15+50)



	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	11+00	12+00	13+00	14+00	15+00
EXISTING CL. PROPOSED CL.	120.04	120.59	121.66 121.14	123.65 121.69	124.51 122.25	123.82 122.76	123.56 122.94	123.34 122.97	123.17 122.79	122.48 122.51	121.88 122.23	121.89 121.96	121.84 121.68	121.89 121.40	122.31 121.12	122.45 120.84
EXISTING LEFT			124.03		122.89			122.20	122.94	122.51	122.02	122.02	120.96	119.27	117.50	115.87 114.66
EXISTING RIGHT		121.75	124.01	124.56	123.79	123.55	123.14	122.48	121.76	121.47	121.61	121.39	121.68	121.82	122.14	122.15

	80	9+00	10+00	11+00	12+00	13+00	14+00	15+00
EXISTING CL. PROPOSED CL.	84.55 84.55	122.42 120.00	121.55 119.88	119.96 117.50	116.87 114.66	112.92 110.45	109.18 106.93	104.96 101.41	101.74 98.89	97.99 102.38	94.42 99.86	91.52 97.34	88.63 94.83	86.03 92.48	82.52 90.39
EXISTING LEFT		120.96	119.27	117.50	115.87	111.74	107.88	105.91	102.09	98.38	95.30	92.13	89.65	85.73	83.39
EXISTING RIGHT	80.38 79.72														

NO.	DATE	REVISIONS
1		
2		
3		
4		

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VERIFIED FOR 2020
Gerald W. McGuire-P.E. # 39572
Engineering Business #00009435

WOODLAND HILLS

PLAN & PROFILE

WEST QUINTETTE ROAD (0+00 - 15+50)

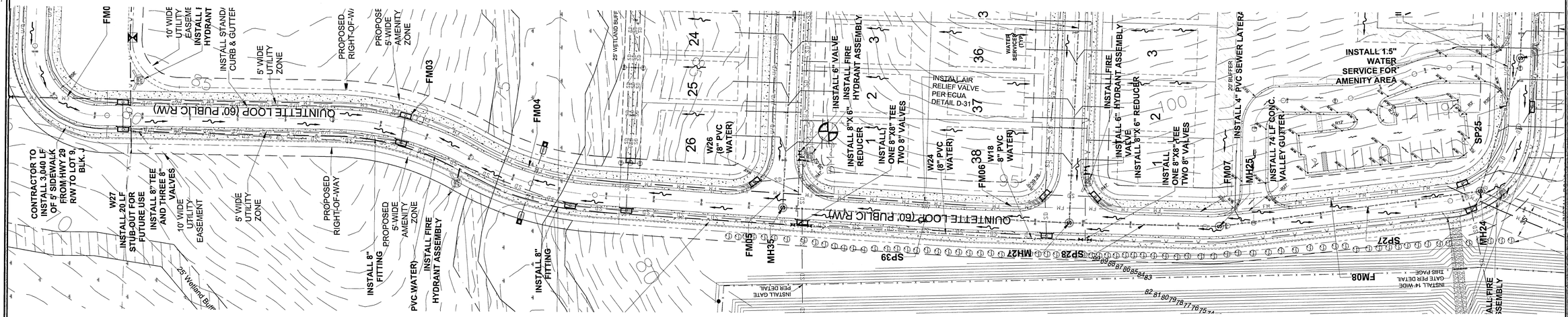
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 47 OF 59

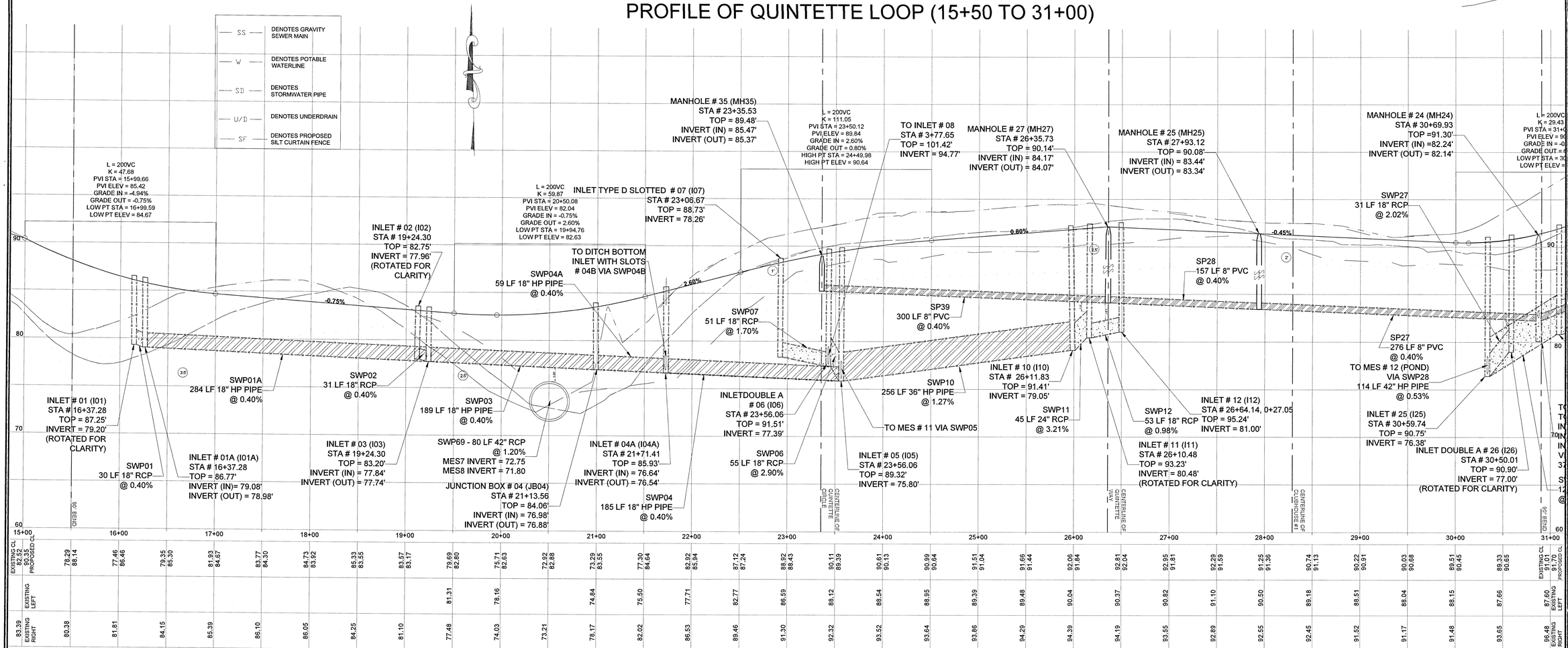
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0 50 100 Feet



PROFILE OF QUINTETTE LOOP (15+50 TO 31+00)

SS	DENOTES GRAVITY SEWER MAIN
W	DENOTES POTABLE WATERLINE
SD	DENOTES STORMWATER PIPE
U/D	DENOTES UNDERDRAIN
SF	DENOTES PROPOSED SILT CURTAIN FENCE



EXISTING CL	82.39	78.29	77.46	79.35	81.93	83.77	84.73	85.33	83.57	79.69	75.71	72.92	73.29	77.30	82.92	87.12	88.92	90.11	90.61	90.99	91.51	91.66	92.06	92.81	92.95	92.29	91.25	90.74	90.22	90.03	89.51	89.33	EXISTING CL	87.60
PROPOSED CL	90.35	88.14	86.46	85.30	84.67	84.30	83.92	83.55	83.17	82.80	82.63	82.88	83.55	84.64	85.94	87.24	88.43	89.39	90.13	90.64	91.04	91.44	91.84	92.04	91.81	91.59	91.56	91.13	90.91	90.68	90.45	90.65	PROPOSED CL	91.70
EXISTING LEFT					81.31	78.16	74.84	75.50	77.71	82.77	86.59	88.12	88.54	88.95	89.39	89.48	90.04	90.37	90.82	91.10	90.50	89.18	88.51	88.04	88.15	87.66	EXISTING LEFT	87.60
EXISTING RIGHT	83.39	80.38	81.61	84.15	85.39	86.10	86.05	84.25	81.10	77.48	74.03	73.21	78.17	82.02	86.53	89.46	91.30	92.32	93.52	93.64	93.86	94.29	94.39	94.19	93.55	92.89	92.55	92.45	91.52	91.17	91.48	93.65	EXISTING RIGHT	96.48

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Civil Engineering Planning
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WEB SITE: www.mcguire-assoc.com
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NO.	DATE	REVISIONS
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4		

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WOODLAND HILLS

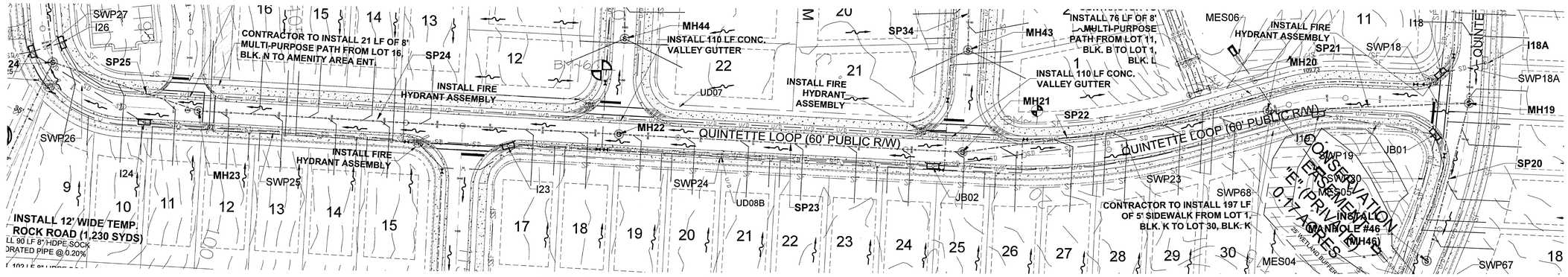
PLAN & PROFILE

QUINTETTE LOOP (15+50 - 31+00)

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
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SHEET: 48 OF 59

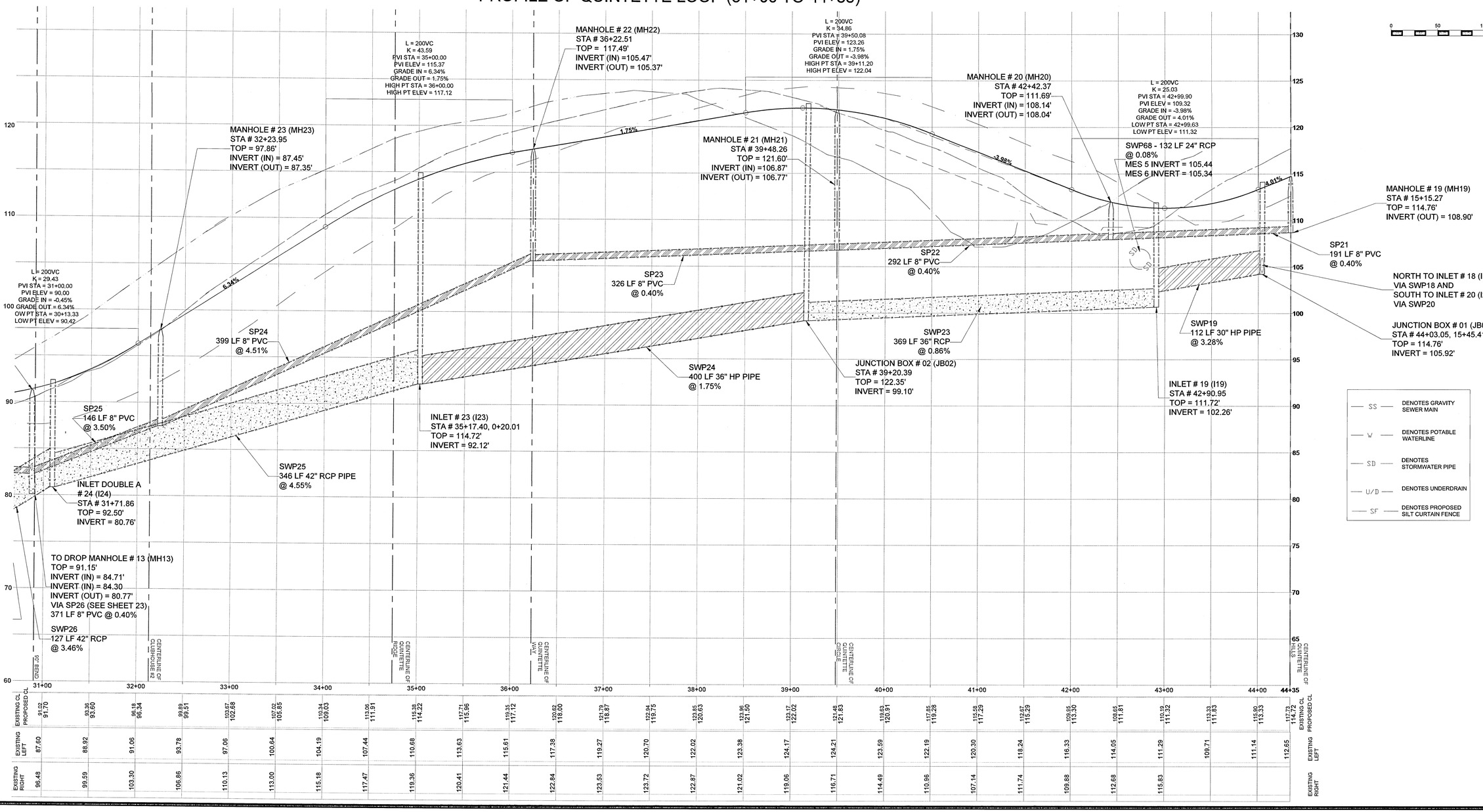


ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE RESIDENTIAL DEVELOPMENT ORDINANCE, CODE OF THE HILL, WATER SYSTEM AND THE LATEST EDITION OF F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

NO.	DATE	REVISIONS
1	8-05-2020	REV. PER ECUA COMMENTS
2		
3		
4		

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PROFILE OF QUINTETTE LOOP (31+00 TO 44+35)



	31+00	32+00	33+00	34+00	35+00	36+00	37+00	38+00	39+00	40+00	41+00	42+00	43+00	44+00	44+35
EXISTING CL	91.02	93.35	96.18	99.89	103.67	107.02	110.34	113.06	115.18	117.31	119.15	120.62	121.79	122.84	123.85
PROPOSED CL	91.70	93.60	96.34	99.51	102.68	105.85	109.03	111.91	114.22	115.96	117.12	118.00	118.87	119.75	120.63
EXISTING LEFT	87.60	88.92	91.06	93.78	97.06	100.64	104.19	107.44	110.68	113.63	115.61	117.38	119.27	120.70	122.02
EXISTING RIGHT	96.48	99.59	103.30	106.86	110.13	113.00	115.18	117.47	119.36	120.41	121.44	122.84	123.53	123.72	122.87

	44+35	44+00	43+00	42+00	41+00	40+00	39+00	38+00	37+00	36+00	35+00	34+00	33+00	32+00	31+00
EXISTING CL	114.72	115.80	113.33	111.83	110.19	108.65	106.96	105.30	103.61	101.95	100.27	98.58	96.90	95.22	93.54
PROPOSED CL	114.76	115.80	113.33	111.81	111.32	111.29	111.83	115.30	115.29	115.27	117.29	117.28	120.91	121.83	122.02
EXISTING LEFT	112.65	111.14	109.71	111.29	111.74	114.05	116.33	118.24	119.24	119.27	120.30	122.19	124.17	124.21	123.59
EXISTING RIGHT				115.83	109.88	112.68	114.49	116.71	118.74	120.96	121.02	122.87	123.72	123.53	122.84

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WOODLAND HILLS
PLAN & PROFILE
QUINTETTE LOOP (31+00 - 44+35)
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HHH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 49 OF 59

DENOTES GRAVITY SEWER MAIN
DENOTES POTABLE WATERLINE
DENOTES STORMWATER PIPE
DENOTES UNDERDRAIN
DENOTES PROPOSED SILT CURTAIN FENCE

NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENTS
2		
3		
4		

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	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00	10+00	11+00	12+00	13+00	13+50
EXISTING CL	89.82	91.92	91.96	90.16	93.50	94.35	99.48	102.95	103.89	106.12	107.24	108.60	109.94	111.31	112.37	112.80	112.88	113.75	115.80	117.52	119.01	118.74	118.10	118.68	119.60	121.02
PROPOSED CL	90.00	91.55	93.09	94.64	96.19	97.73	99.28	100.83	102.37	103.92	105.47	106.94	108.27	109.46	110.50	111.47	112.43	113.40	114.37	115.34	116.31	117.19	117.89	118.41	118.75	119.00	119.24	119.76
EXISTING RIGHT	90.38	92.46	93.99	93.46	93.41	97.12	101.78	104.53	105.68	106.89	107.77	109.07	110.47	111.61	112.94	113.75	114.29	114.52	114.96	115.68	117.50	119.01	120.07	119.82	119.60	120.04	120.97	122.16
EXISTING LEFT	89.09	90.54	89.84	88.05	88.74	92.62	97.83	100.43	102.21	103.62	104.31	105.26	106.72	108.14	109.67	110.53	110.78	111.31	111.54	112.73	114.19	116.12	117.93	117.11	116.47	117.21	118.32	119.88

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

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Gerald W. McGuire-P.E. # 39572
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WOODLAND HILLS

PLAN & PROFILE

QUINTETTE CIRCLE

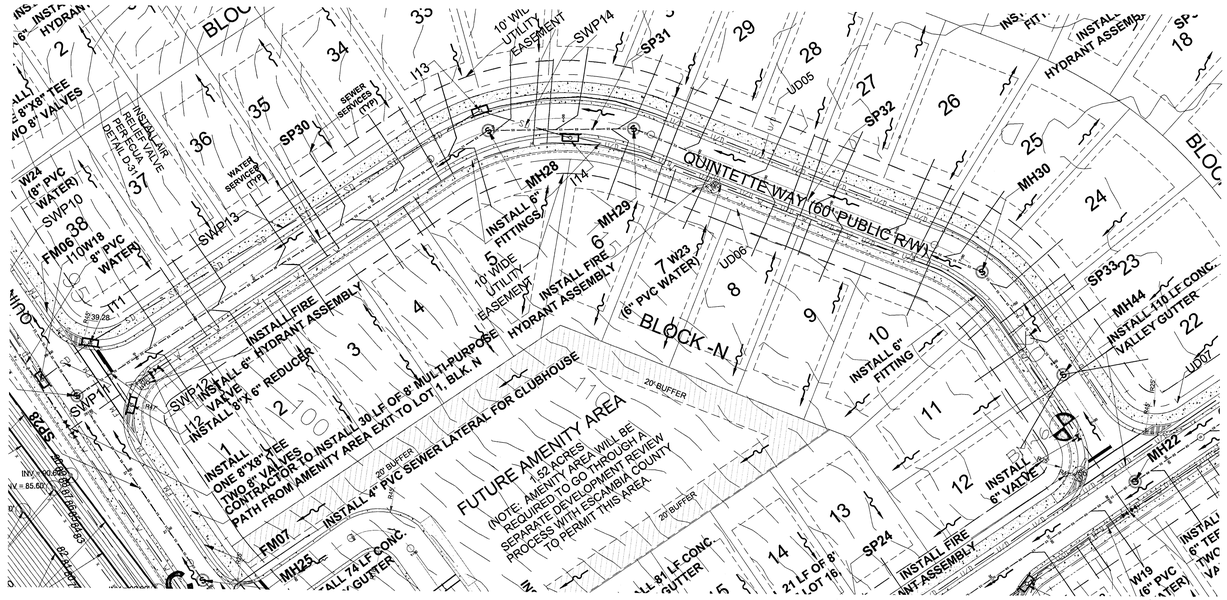
FLORIDA

ESCAMBIA COUNTY

DRAWN BY: HAH	
DESIGNED BY: GWM	
CHECKED BY: GWM	
DATE: MAY 2020	
SCALE: 1"= 50'	
BY:	DATE:

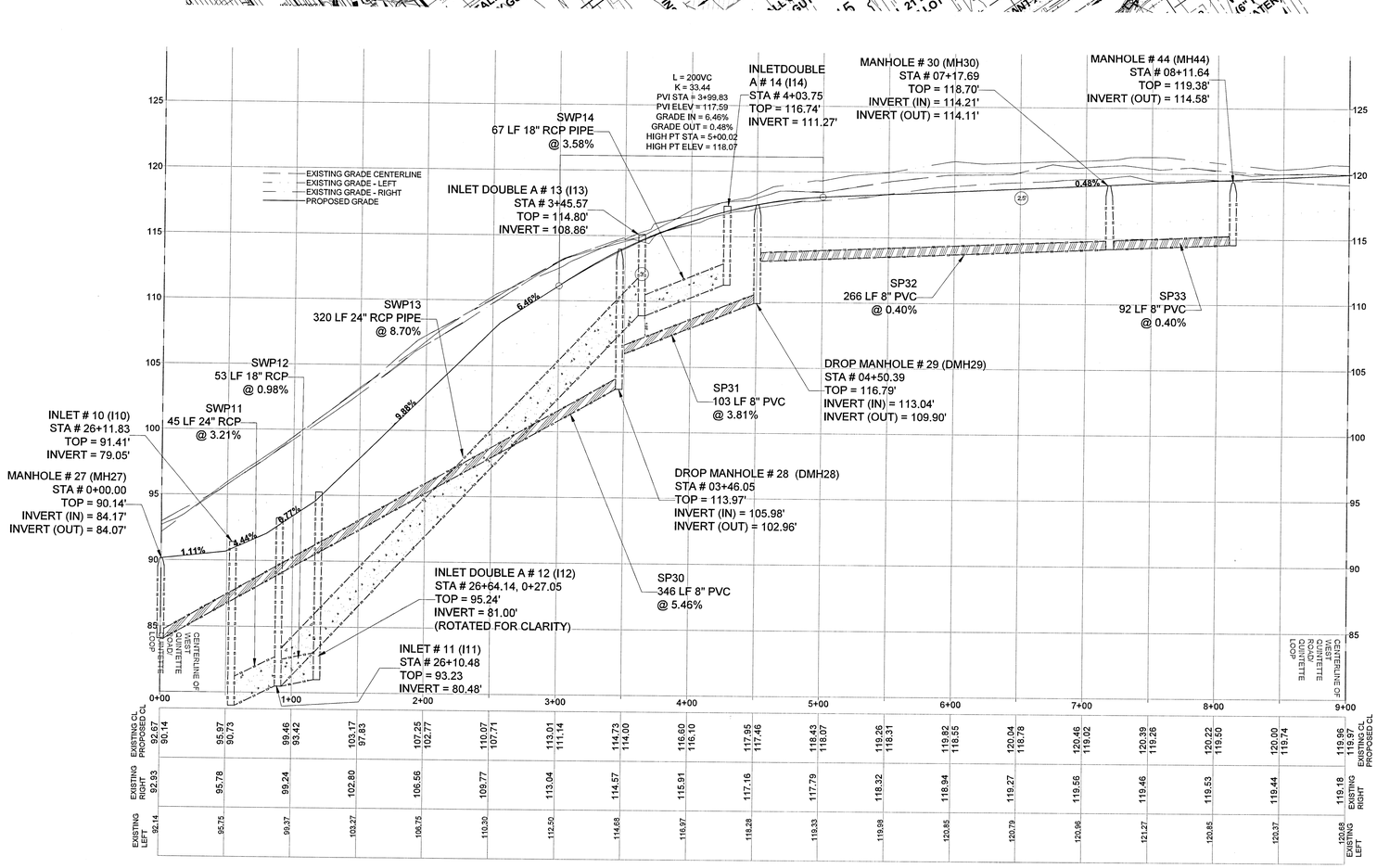
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 50 OF 59

0 60 120 Feet



ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

SS	DENOTES GRAVITY SEWER MAIN
W	DENOTES POTABLE WATERLINE
SD	DENOTES STORMWATER PIPE
U/D	DENOTES UNDERDRAIN
SF	DENOTES PROPOSED SILT CURTAIN FENCE



	EXISTING CL	PROPOSED CL	EXISTING RIGHT	EXISTING LEFT
0+00	92.67	90.14	92.93	92.14
1+00	95.97	90.73	95.78	95.75
2+00	99.46	93.42	99.24	99.37
3+00	103.17	97.83	102.80	103.27
4+00	107.25	102.77	106.56	106.75
5+00	110.07	107.71	109.77	110.30
6+00	113.01	111.14	113.04	112.50
7+00	114.73	114.00	114.57	114.68
8+00	116.60	116.10	115.91	116.97
9+00	117.95	117.46	117.16	118.28
	118.43	118.07	117.79	118.33
	119.26	118.31	118.32	118.98
	119.82	118.55	118.94	120.85
	120.04	118.78	119.27	120.79
	120.46	119.02	119.56	120.96
	120.39	119.26	119.46	121.27
	120.22	119.50	119.53	120.85
	120.00	119.74	119.44	120.37
	119.96	119.97	119.18	120.05

NO.	DATE	REVISIONS
1	9-23-2020	REV. PER COUNTY COMMENTS
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3		
4		

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WOODLAND HILLS

PLAN & PROFILE

QUINTETTE WAY

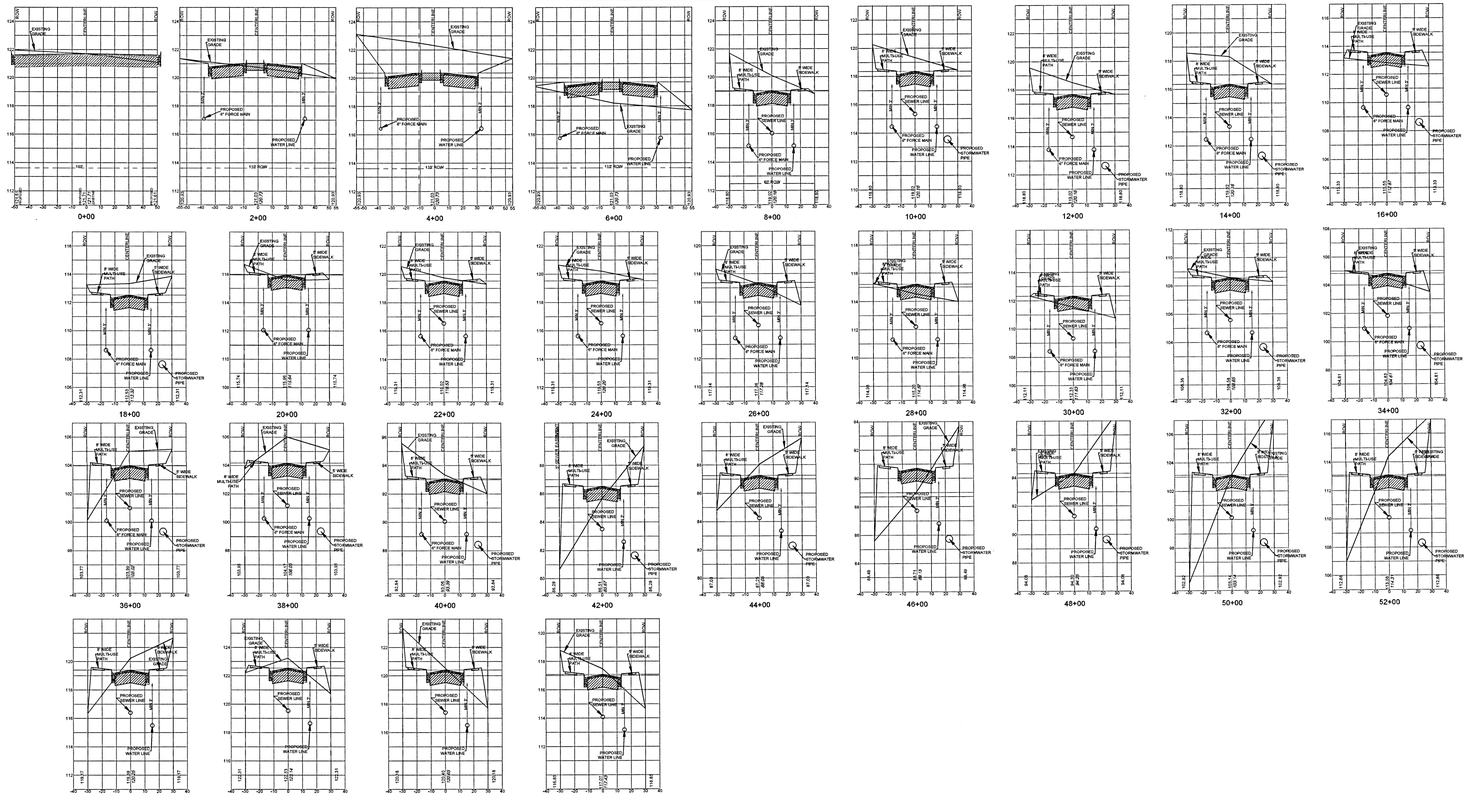
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 51 OF 59

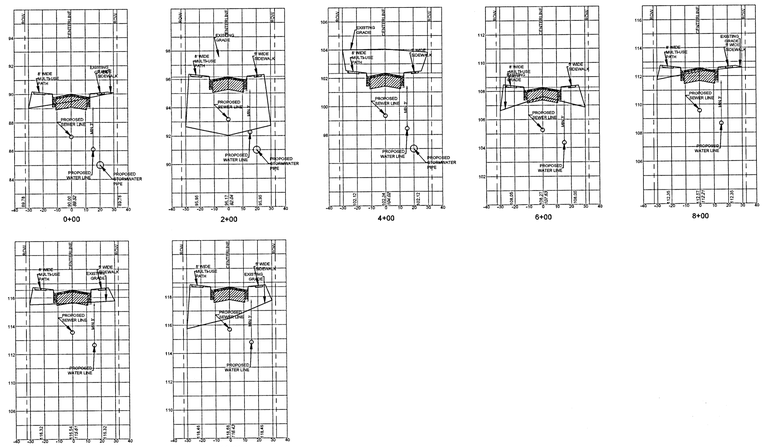
GRAPHIC SCALE 1 inch = 50 ft. (IN FEET)

QUINTETTE HILLS

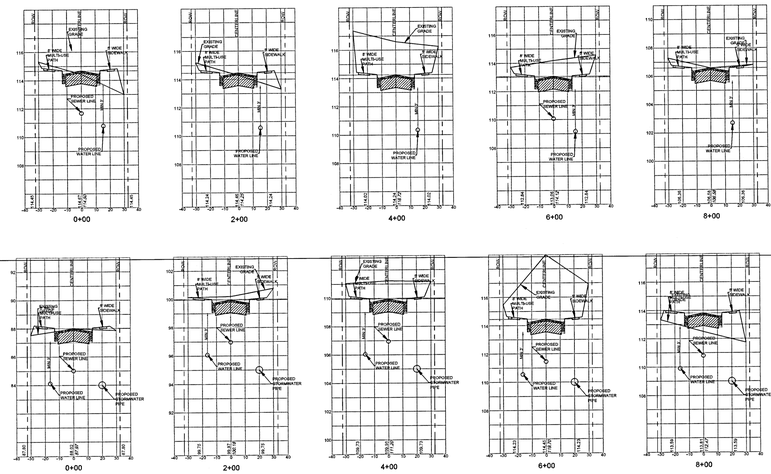


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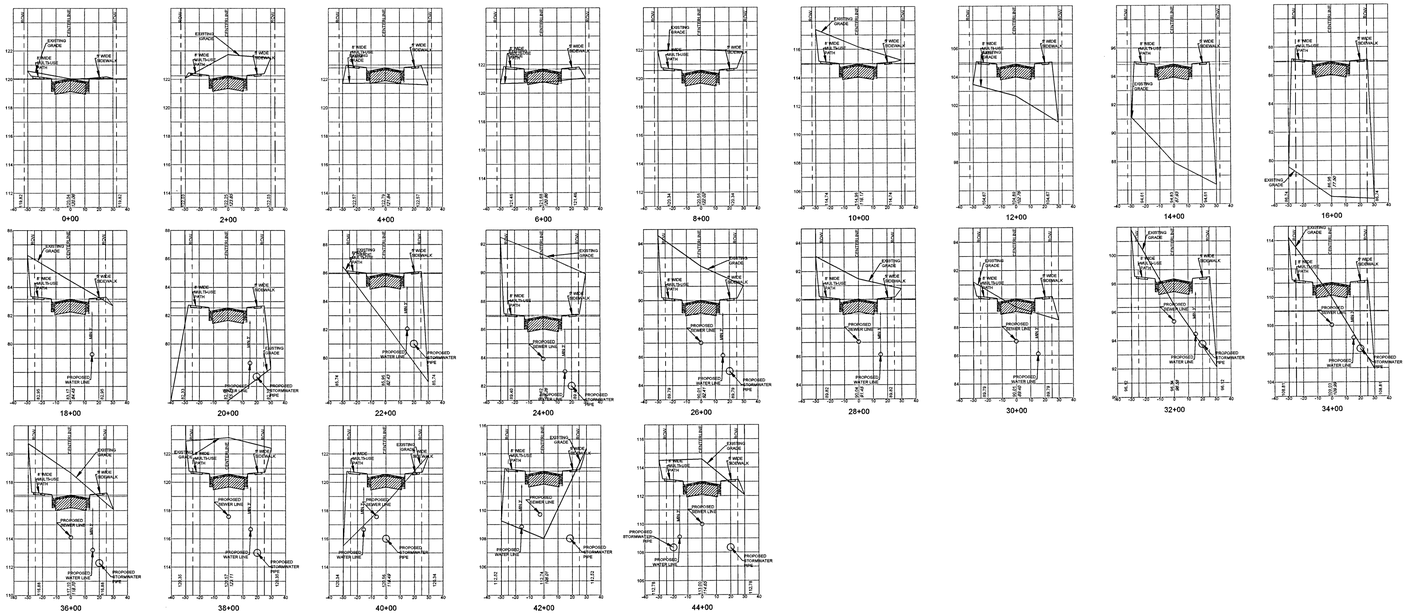
QUINTETTE CIRCLE



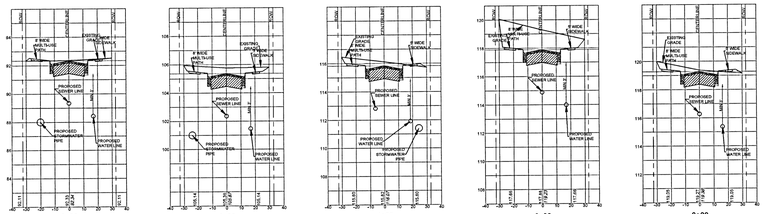
QUINTETTE RIDGE



WEST QUINTETTE ROAD (0+00 - 15+00) & QUINTETTE LOOP (15+00 -)



QUINTETTE WAY



NO.	DATE	REVISIONS
1		
2		
3		
4		

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Gerald W. McGuire-P.E. # 39572
Engineering Business #00009435

WOODLAND HILLS

CROSS SECTIONS

1 OF 2

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 52 OF 59

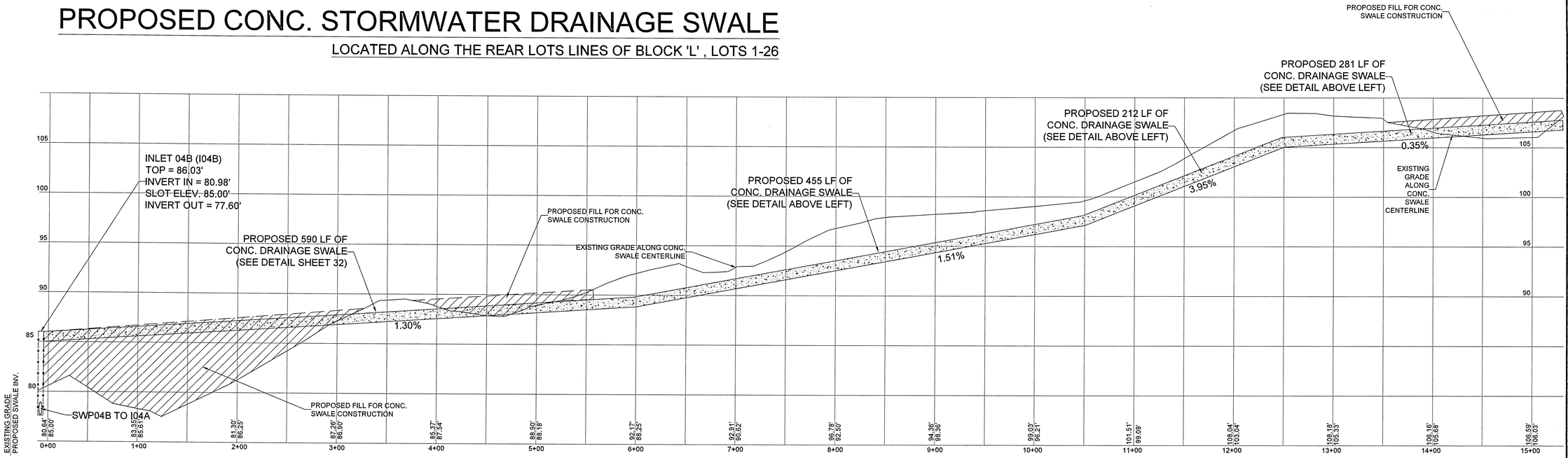
50 0 25 50 100 200

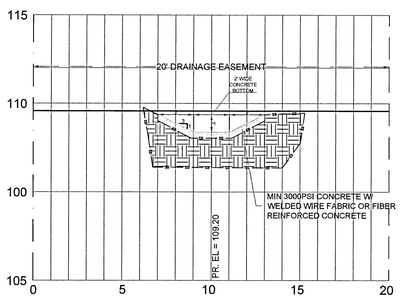
GRAPHIC SCALE 1 inch = 50 ft. (IN FEET)

ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, COTTAGE HILL WATER SYSTEM, NWFL WMD, U.S. ARMY COE, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

PROPOSED CONC. STORMWATER DRAINAGE SWALE

LOCATED ALONG THE REAR LOTS LINES OF BLOCK 'L' , LOTS 1-26





CONCRETE SWALE
2' WIDE CONC. BOTTOM
2:1 SIDE SLOPES / 4" THICK CONC.
(SWALE SHALL NOT BE STEEPER THAN 3:1)

NO.	DATE	REVISIONS
1		
2		
3		
4		

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WOODLAND HILLS

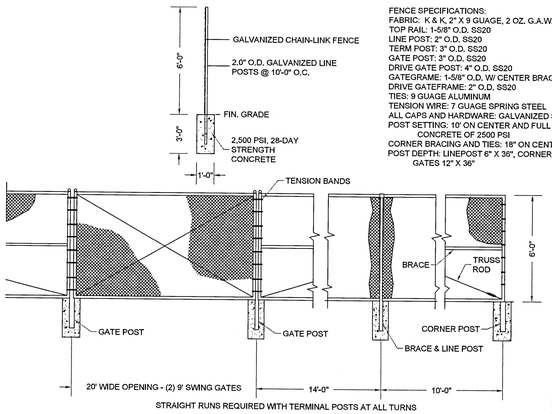
CROSS SECTIONS

2 OF 2

ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1"= 50'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 53 OF 59



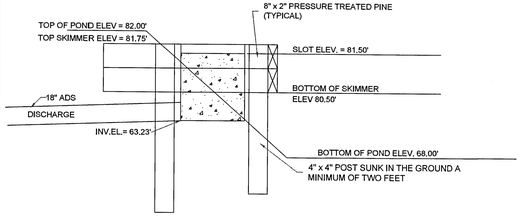
FENCE SPECIFICATIONS:
FABRIC: K & K, 2" X 9 GUAGE, 2 OZ. G.A.W.
TOP RAIL: 1-5/8" O.D. SS20
LINE POST: 2" O.D. SS20
TERM POST: 3" O.D. SS20
GATE POST: 3" O.D. SS20
DRIVE GATE POST: 4" O.D. SS20
GATEGRAME: 1-5/8" O.D. W/ CENTER BRACE SS20
DRIVE GATEFRAME: 2" O.D. SS20
TIES: 9 GUAGE ALUMINUM
TENSION WIRE: 7 GUAGE SPRING STEEL
ALL CAPS AND HARDWARE: GALVANIZED STEEL
POST SETTING: 10' ON CENTER AND FULL DEPTH IN CONCRETE OF 2500 PSI
CORNER BRACING AND TIES: 18" ON CENTER
POST DEPTH: LINEPOST 6" X 36", CORNERS 8" X 36", GATES 12" X 36"

NOTES:
-CHAINLINK FENCE SHALL SATISFY ALL APPLICABLE SANTA ROSA COUNTY SPECIFICATIONS.
-DEVELOPER TO PROVIDE LOCK AND CHAIN. COUNTY WILL SWAP LOCK AT ACCEPTANCE.

CHAIN LINK FENCE DETAIL

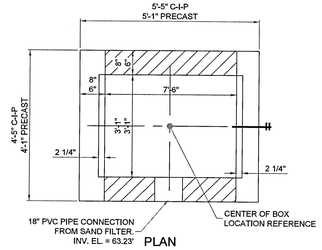
N.T.S.

NOTE:
ALL WOOD MATERIALS SHALL BE C.C.A. PRESSURE TREATED, ALL CONNECTIONS WILL BE MADE WITH 5/8" GALVANIZED HARDWARE.

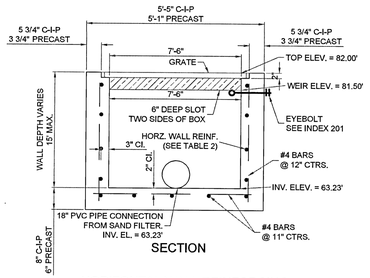


OIL SKIMMER DETAIL

N.T.S.



PLAN



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (IN. 2/FT.)	MAX. SPACING	
			BARS	WWF
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5 1/2"	5"

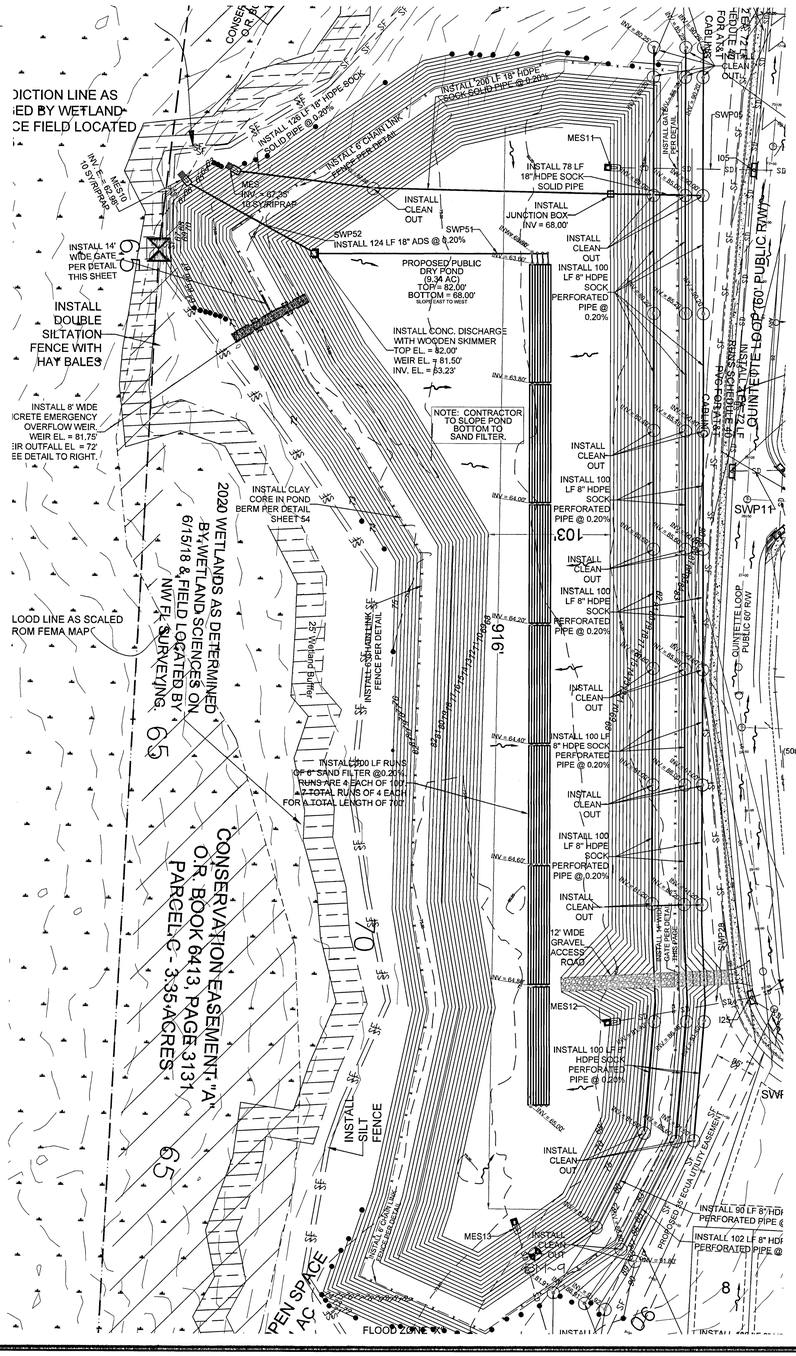
RECOMMENDED MAXIMUM PIPE SIZE:
3'-1" WALL - 24" PIPE
4'-1" WALL - 36" PIPE

DISCHARGE BOX DETAIL

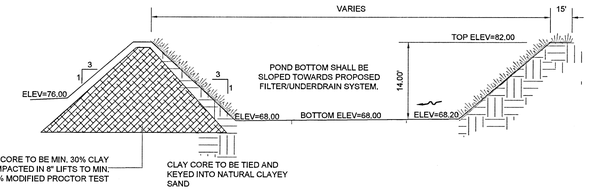
N.T.S.

WOODLAND HILLS POND

SLOPE	ELEVATION	AREA-SQ FT	AREA-ACRES	STORAGE	CUMULATIVE STORAGE
3:1	68	122,585.00	2.81	-	0
3:1	69	129,216.00	2.97	125,900.50	125,900.50
3:1	70	135,935.00	3.12	132,575.50	258,476.00
3:1	71	142,688.00	3.28	139,311.50	397,787.50
3:1	72	149,514.00	3.43	146,101.00	543,888.50
3:1	73	156,403.00	3.59	152,958.50	696,847.00
3:1	74	163,362.00	3.75	159,882.50	856,729.50
3:1	75	170,387.00	3.91	166,874.50	1,023,604.00
3:1	76	177,478.00	4.07	173,932.50	1,197,536.50
3:1	77	186,632.00	4.28	182,055.00	1,379,591.50
3:1	78	191,859.00	4.40	189,245.50	1,568,837.00
3:1	79	199,147.00	4.57	195,503.00	1,764,340.00
3:1	80	206,504.00	4.74	202,825.50	1,967,165.50
3:1	81	213,932.00	4.91	210,218.00	2,177,383.50
3:1	82	221,419.00	5.08	217,675.50	2,395,059.00



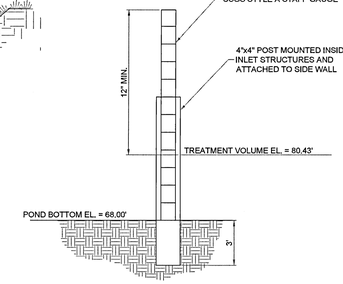
POND AND BERM SIDE SLOPES TO BE SODDED AND PINNED IN A MANNER THAT GUARANTEES HEALTHY GROWTH (FREE FROM NOXIOUS WEEDS)



RETENTION POND CROSS SECTION DETAIL

N.T.S.

ALL WETLANDS, WETLAND BUFFERS, NATURAL BUFFERS, & CONSERVATION AREAS (CE A, B, C, D, & E) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES. ALL VEGETATIVE BUFFERS SHOWN ON LOTS ARE TO REMIAN IN THEIR NATURAL STATE AND BE PROTECTED DURING CONSTRUCTION OF HOMES.

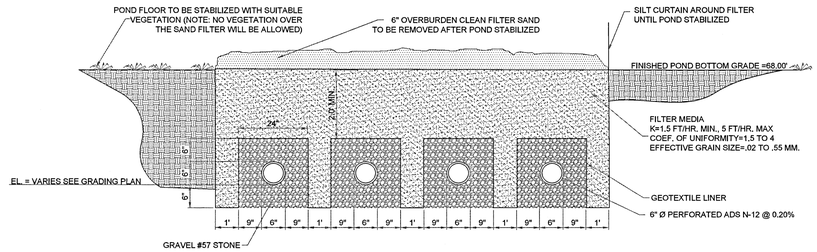


NOTES:
1. GAUGE HEIGHT ABOVE THE POND FLOOR SHALL BE AT LEAST THAT OF THE TREATMENT VOLUME PLUS ONE FOOT.
2. GAUGE STYLE:
   A. MARKED AT EVERY FOOT AND TENTH.
   B. EQUIVALENT STYLE APPROVED BY THE DISTRICT.
3. GAUGE SHALL BE MOUNTED INSIDE OF RETENTION AND STABILIZED TO PREVENT MOVEMENT DUE TO REASONABLY ANTICIPATED CONDITIONS.
4. SURVEY INFORMATION CORRELATING THE READINGS TO KNOWN ELEVATIONS SHALL BE SUBMITTED TO THE DISTRICT ON THE AS BUILT CERTIFICATION.

NOTE:
-SEE SITE PLAN FOR LENGTH, SLOPE AND PLACEMENT.
-CONTRACTOR SHALL PROVIDE CERTIFICATION TO ENGINEER THAT FILTER MEDIA MEETS SPECIFICATIONS.
-CONTRACTOR SHALL PROVIDE TESTING LAB ANALYSIS OF IN-PLACE FILTER MEDIA.

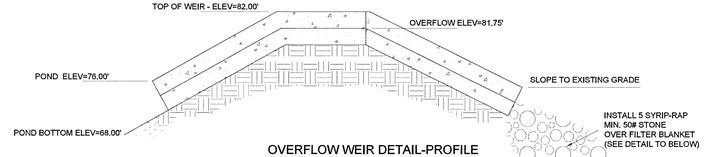
DEPTH GAUGE DETAIL

N.T.S.

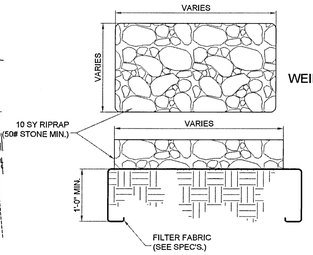


BOTTOM SAND FILTER DETAIL

N.T.S.



OVERFLOW WEIR DETAIL-PROFILE

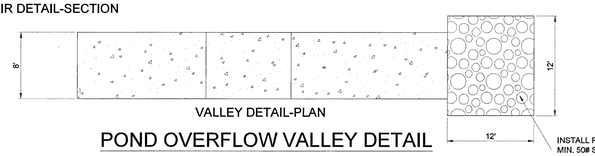


RIPRAP DETAIL

N.T.S.

WEIR DETAIL-SECTION

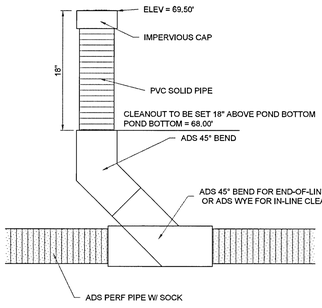
NOTE: RIP-RAP TO BE INSTALLED FLUSH WITH THE INVERT OF ALL PIPES AND WEIRS.



VALLEY DETAIL-PLAN

POND OVERFLOW VALLEY DETAIL

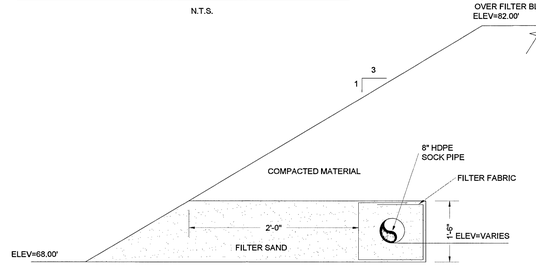
N.T.S.



CLEANOUT DETAIL

N.T.S.

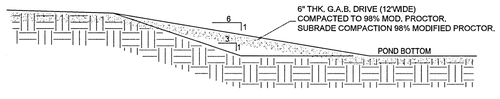
INSTALL RIP-RAP MIN. 50# STONE OVER FILTER BLANKET ELEV=82.00'



FILTER MEDIA - K = 5ft. / HR.
MAXIMUM C.O.E.F. OF UNIFORMITY = 1.5 TO 4 EFFECTIVE GRAIN SIZE = 0.2 TO 0.55 MM

INBANK UNDERDRAIN DETAIL

N.T.S.



SECTION THROUGH ACCESS RAMP DETAIL

N.T.S.

NO.	DATE	REVISIONS
1	11-19-19	ADDED SIDE DRAINS TO POND
2		
3		
4		

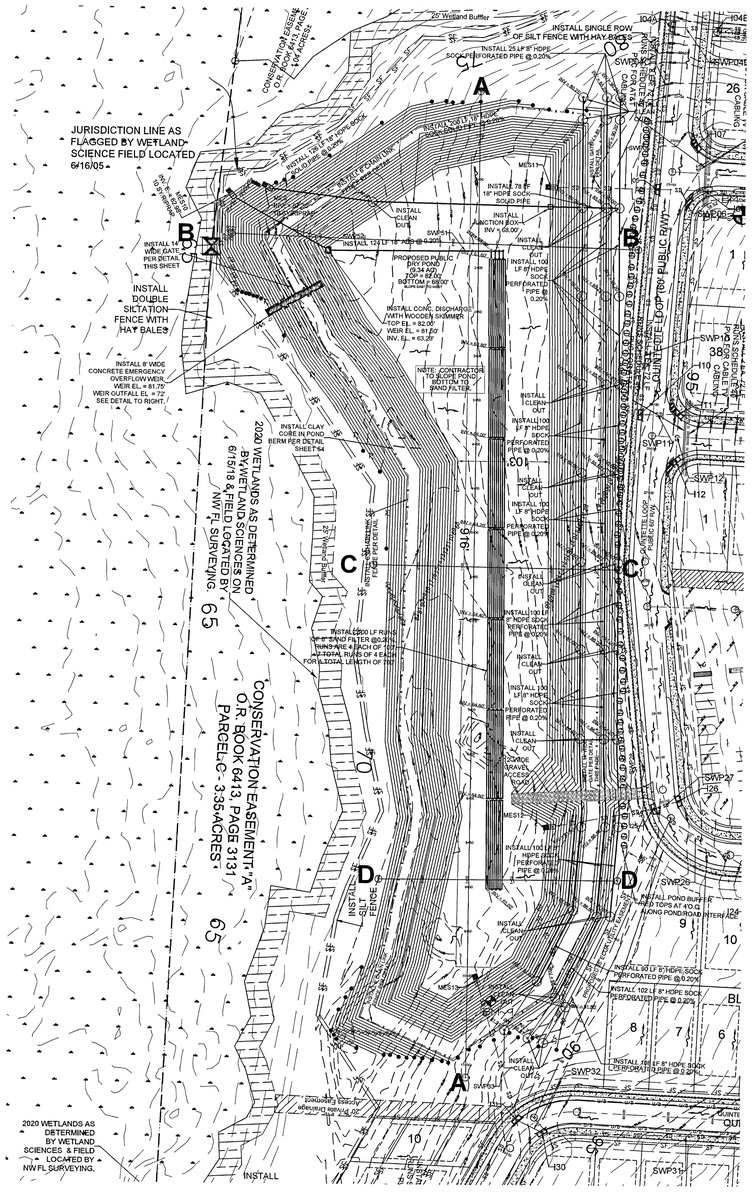
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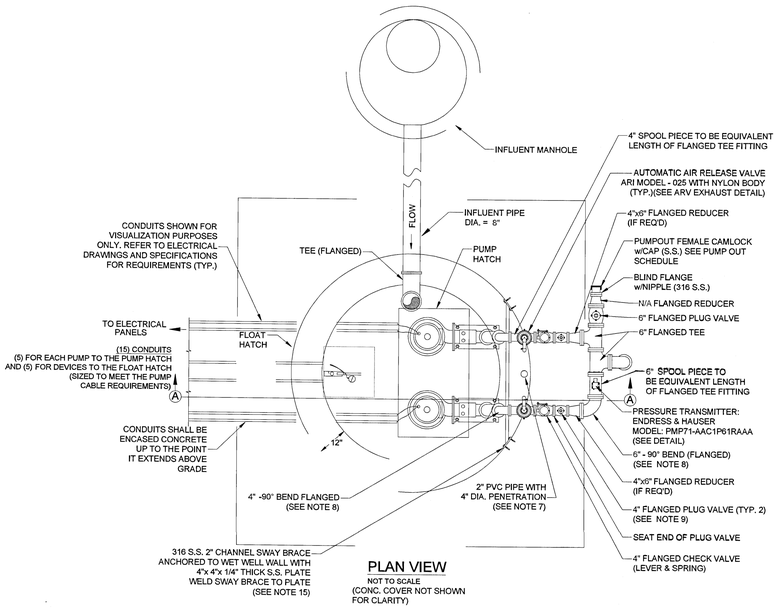
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WEBSITE: www.jmaengineering.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00009435

WOODLAND HILLS
POND DETAILS
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 80'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 54 OF 59

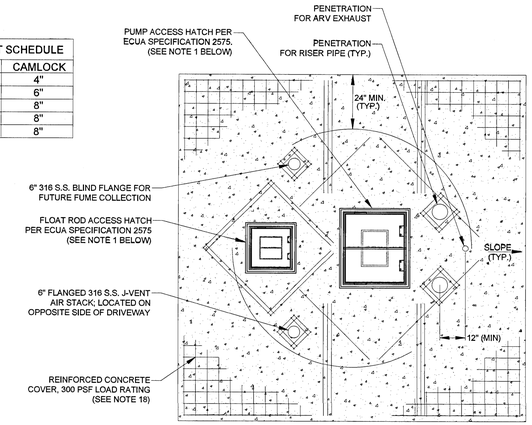

25' Wetland Buffer
INSTALL SINGLE ROW OF SILT FENCE WITH HAY BALES
INSTALL 25 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%
CONSERVATION EASEMENT O.R. BOOK 6413, PAGE 3131 PARCEL 'C' - 3.35 ACRES
JURISDICTION LINE AS FLAGGED BY WETLAND SCIENCE FIELD LOCATED 6/16/05
INSTALL 78 LF 18" HDPE SOCK SOLID PIPE
INSTALL JUNCTION BOX - INV = 84.00'
INSTALL 124 LF 18" ADS @ 0.20%
INSTALL 14' WIDE GATE PER DETAIL THIS SHEET
INSTALL DOUBLE SILTATION FENCE WITH HAY BALES
INSTALL 8' WIDE CONCRETE EMERGENCY OVERFLOW WEIR WEIR EL. = 81.75' WEIR OUTFALL EL. = 72' SEE DETAIL TO RIGHT.
PROPOSED PUBLIC ACCESS ROAD TOP = 82.00' BOTTOM = 69.00'
INSTALL CONC. DISCHARGE WITH WOODEN SKIMMER TOP EL. = 82.00' WEIR EL. = 81.50' INV. EL. = 63.25'
NOTE: CONTRACTOR TO SLOPE POND FROM TOP TO BOTTOM AND FILTER
INSTALL CLAY CORE IN POND BERM PER DETAIL SHEET 54
INSTALL 100 LF 8" HDPE SOCK PERFORATED PIPE @ 0.20%
INSTALL 200 LF 8" HDPE SOCK SOLID PIPE @ 0.20%
INSTALL 126 LF 8" HDPE SOCK SOLID PIPE @ 0.20% TO MES W/ INV = 67.35'
INSTALL 4 - 200 LF RUNS 8" PERT PIPE @ 0.20%
INSTALL 100 LF 8" HDPE SOCK PERFORATED



PLAN VIEW

NOT TO SCALE
(CONC. COVER NOT SHOWN FOR CLARITY)

PUMP OUT SCHEDULE	
DISCHARGE	CAMLOCK
4"	4"
6"	6"
8"	8"
10"	8"
12"+	8"

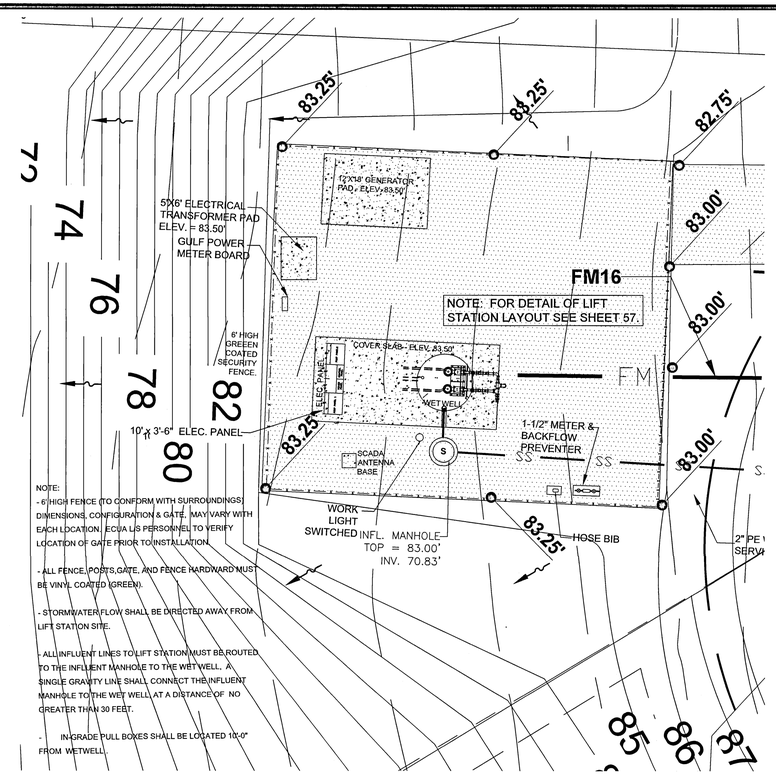


NOTES:

1. FAILURE TO PROVIDE HATCHES AS SPECIFIED IN SECTION 2575 WILL RESULT IN ECUA'S REJECTION OF ACCESS HATCH AND/OR WET WELL.
2. ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE SHALL BE COATED WITH A BITUMASTIC PAINT.

CONCRETE COVER PLAN

NOT TO SCALE



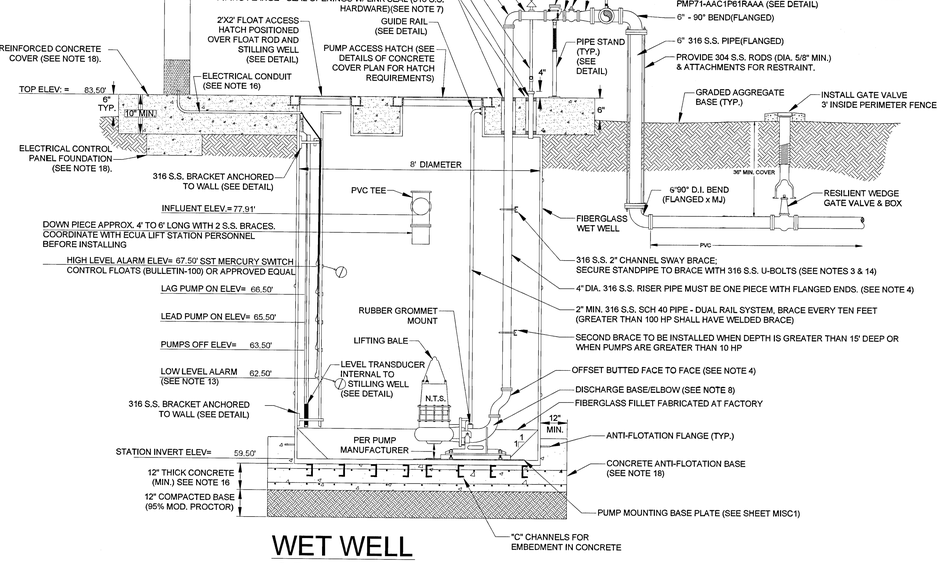
NOTE:
- 6' HIGH FENCE (TO CONFORM WITH SURROUNDINGS) DIMENSIONS, CONFIGURATION & GATE, MAY VARY WITH EACH LOCATION. ECVA LIS PERSONNEL TO VERIFY LOCATION OF GATE PRIOR TO INSTALLATION.

- ALL FENCE, POSTS,GATE, AND FENCE HARDWARD MUST BE VINYL COATED (GREEN).

- STORMWATER FLOW SHALL BE DIRECTED AWAY FROM LIFT STATION SITE.

- ALL INFLUENT LINES TO LIFT STATION MUST BE ROUTED TO THE INFLUENT MANHOLE TO THE WET WELL. A SINGLE GRAVITY LINE SHALL CONNECT THE INFLUENT MANHOLE TO THE WET WELL AT A DISTANCE OF NO GREATER THAN 30 FEET.

- IN-GRADE PULL BOXES SHALL BE LOCATED 10'-0" FROM WETWELL.



WET WELL CROSS SECTION A-A

NOT TO SCALE

GENERAL LIFT STATION NOTES

1. THE LOCATION OF INFLUENT LINES, WATER SUPPLY, ETC. ARE DRAWN OUT OF ORIENTATION ON SECTIONAL VIEW FOR CLARITY. SEE PLAN VIEW FOR PROPER ORIENTATION.

2. ALL PENETRATIONS IN WET WELL WALL FOR PIPING, ELECTRICAL, ETC. SHALL BE SEALED & SLEEVED.

3. TO PROTECT RISER PIPE FROM SWAY BRACE, EITHER WRAP PIPE WITH RUBBER SHEETING OR INSERT ALL U-BOLTS THROUGH RUBBER HOSE.

4. PIPING WITHIN THE WET WELL SHALL BE FLANGED SCHEDULE 10 316 STAINLESS STEEL. INTERMEDIATE JOINTS SHALL BE WELDED. FITTINGS WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL. ALL NUTS, BOLTS & ACCESSORIES WITHIN THE WET WELL SHALL BE 316 STAINLESS STEEL.

5. PIPE AND FITTINGS OUTSIDE OF THE WET WELL AND ABOVE GROUND SHALL BE 316 STAINLESS STEEL (FLANGED, SCHEDULE 10). ALL WELD-ON FLANGES SHALL BE 125# RF SOCKET- WELD FLANGE OR RF WELD NECK FLANGE (TYPE). ALL BOLTS, WASHERS AND NUTS SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH "NEVER SEIZE" COMPOUND.

6. THE ANNULAR SPACE BETWEEN CONCRETE COVER AND RISER PIPE SHALL BE SEALED VIA LINK SEAL.

7. PROVIDE 4" PENETRATION THROUGH CONCRETE TOP WITH CAPPED TOP AND OPEN END BOTTOM.

8. INTERIOR SURFACES OF FITTINGS INDICATED, INCLUDING THE FLANGE MATING SURFACES, AS WELL AS THE PUMP IMPELLER, VOLUTE, AND BACKPLATE SHALL BE COATED WITH BELZONA 1321 CERAMIC S-METAL. (UNLESS OTHERWISE SPECIFIED BY OWNER)

9. PLUG VALVES SHALL HAVE AN ALLOWABLE FLOW CAPACITY EQUAL TO 100% OF THE ADJACENT PIPE AREA, AND SHALL ALLOW "PIGGING".

10. THE INTERIOR OF ALL VALVES SHALL BE COATED.

11. CONTRACTOR SHALL PROVIDE 2-3/4" CONDUITS (ONE FOR POWER AND ONE FOR SIGNAL) FOR FLOW METER (IF REQUIRED). CONTRACTOR SHALL TERMINATE WIRES IN OWNER PROVIDED ELECTRICAL CONTROL CABINET.

12. EXHAUST OF ARV'S TO BE FIELD LOCATED, PROVIDE FITTINGS AS NECESSARY, AND PIPED TO WET WELL USING 2" SCH. 80 PVC PIPE w/4" DIA. PENETRATION.

13. LOW LEVEL ALARM ELEV. TO BE SET IN COORDINATION WITH ECUA AND PUMP MANUFACTURER.

14. CONNECTION OF SWAY BRACE MOUNTING PLATE SHALL BE COORDINATED WITH PUMP MANUFACTURER.

15. A SECOND BRACE IS TO BE INSTALLED WHEN THE DEPTH OF WET WELL IS GREATER THAN 10' DEEP OR WHEN THE PUMPS ARE GREATER THAN 10 HP.

16. UNDERGROUND ELECTRICAL CONDUIT SHALL BE RIGID PER ELECTRICAL CODE. CONTRACTOR SHALL ACHIEVE THIS VIA THE USE OF METAL CONDUIT, OR PVC ENCASED IN CONCRETE, OR ALTERNATE METHOD AT THE ECUA'S APPROVAL TO MEET CODE.

17. FOR ALL SYSTEMS REQUIRING BRACES: PROVIDE MINIMUM OF THREE (3) 316 STAINLESS STEEL BRACES, EVENLY SPACED. ADD ADDITIONAL BRACES IF BRACE SPACING EXCEEDS 10'.

18. CONTRACTOR SHALL PROVIDE DESIGN PERFORMED BY FLORIDA LICENSED P.E. AND SHALL INCLUDE DESIGN IN DELEGATED ENGINEERING DOCUMENTS.

Lift Station Pump Selection Worksheet

This document shall be prepared by the Engineer of Record (EOR) and used to evaluate the three best pump options from ECUA's list of approved manufacturers for the project listed below. The pumps listed are not necessarily 'equal' with respect to overall performance, price, etc.; however, they have been reviewed and approved by ECUA. These three pumps shall be listed on the plans in order to allow Bidders to price and use any of them on this project.

Project Name: Woodland Hills Subdivision Project CIP #: _____

EOR/Company: JMA Engineering Services, Inc.

ECUA Project Manager: Blaine Beck Design pump rate (gpm): 255 and TDH (feet): 135

Pump Property	Pump 'A'	Pump 'B'	Pump 'C'
Manufacturer/Model #	KSB KRT F 80-253/222AE S		
Supplier Company Name	PPEI		
Sales Rep Name	Jeb Smith		
Vortex or Non-clog*	Vortex		
RPM*	3500		
Impeller diameter (in.)*	9.299		
Duty point flow, head (gpm/ft)*	255gpm @ 135'		
Shutoff Head (ft)	162		
Shutoff head – Duty point head	162-135=27		
Duty point efficiency (%)*	41		
Duty Point Motor Size (HP)*	21.3		
NOL motor size (HP)*	30.0		
NOL Motor FLA Rating (Amps)	33.4		
Voltage required (V)	460		
Max. Impellor Size (in.)	7.0		
Max. Motor Size (HP)	36		
Budget estimate for 3 pumps	$30,055		
Delivery time (weeks)	12 weeks estimate		

*Attach copy of system curve plotted on manufacturer's pump curve. Spreadsheet curves not allowed.

Approval of these pumps for use on this project:

Engineer of Record (EOR) Date: 2020.04.30 09:56:26 -05'00'

4-30-2020

ECUA Project Engineer Date ECUA Lift Station Staff Date

Revised Sep. 1, 2015

Lift Station Pump Selection Worksheet

This document shall be prepared by the Engineer of Record (EOR) and used to evaluate the three best pump options from ECUA's list of approved manufacturers for the project listed below. The pumps listed are not necessarily 'equal' with respect to overall performance, price, etc.; however, they have been reviewed and approved by ECUA. These three pumps shall be listed on the plans in order to allow Bidders to price and use any of them on this project.

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EOR/Company: JMA Engineering Services, Inc.

ECUA Project Manager: Blaine Beck Design pump rate (gpm): 255 and TDH (feet): 135

Pump Property	Pump 'A'	Pump 'B'	Pump 'C'
Manufacturer/Model #	Hydromatic HxQ3P7000EX	Grundfos SEV.81.60.3.460.4.5EN.S.250.Q.E.X.D.411	Grundfos SEV.50.40.60.250
Supplier Company Name	C&R Equip/Tim Maloney	Gilbert Pump	Gilbert Pump
Sales Rep Name	Chad Roberts/Tim Maloney	Will Auclair	Will Auclair
Vortex or Non-clog*	Non-Clog	Non-Clog	Vortex
RPM*	1730	1739	3600
Impeller diameter (in.)*	11.38"	11.42"	9.25"
Duty point flow, head (gpm/ft)*	251 gpm/137.9'	261 gpm/141.5'	255 gpm
Shutoff Head (ft)	164.3	168.9	201
Shutoff head – Duty point head	28.8'	24.8'	15.99'
Duty point efficiency (%)*	44.78%	42.6%	39%
Duty Point Motor Size (HP)*	19.26	21.75 Hp	21 Hp
NOL Motor FLA Rating (Amps)	80.2/40.1	19.4 Amps	31 Amps
Voltage required (V)	230/460V	460V	460V
Max. Impellor Size (in.)	12"	8.25"	9.25"
Max. Motor Size (HP)	40	25 Hp	25 Hp
Budget estimate for 3 pumps	$495,000.00 (Pump Only)	$25,000.00 (Pumps Only)	$35,000.00" (Pumps Only)
Delivery time (weeks)	4-6 weeks	8-10 weeks	8-10 Weeks

*Attach copy of system curve plotted on manufacturer's pump curve. Spreadsheet curves not allowed.

Approval of these pumps for use on this project:

Engineer of Record (EOR) Date: 2020.04.30 09:56:26 -05'00'

4-30-2020

ECUA Project Engineer Date ECUA Lift Station Staff Date

Revised Sep. 1, 2015

Lift Station Pump Selection Worksheet

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EOR/Company: JMA Engineering Services, Inc.

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Pump Property	Pump 'A'	Pump 'B'	Pump 'C'
Manufacturer/Model #	KSB KRT F 80-253/222AE S		
Supplier Company Name	PPEI		
Sales Rep Name	Jeb Smith		
Vortex or Non-clog*	Vortex		
RPM*	3500		
Impeller diameter (in.)*	9.299		
Duty point flow, head (gpm/ft)*	255gpm @ 135'		
Shutoff Head (ft)	162		
Shutoff head – Duty point head	162-135=27		
Duty point efficiency (%)*	41		
Duty Point Motor Size (HP)*	21.3		
NOL motor size (HP)*	30.0		
NOL Motor FLA Rating (Amps)	33.4		
Voltage required (V)	460		
Max. Impellor Size (in.)	7.0		
Max. Motor Size (HP)	36		
Budget estimate for 3 pumps	$30,055		
Delivery time (weeks)	12 weeks estimate		

*Attach copy of system curve plotted on manufacturer's pump curve. Spreadsheet curves not allowed.

Approval of these pumps for use on this project:

Engineer of Record (EOR) Date: 2020.04.30 09:56:26 -05'00'

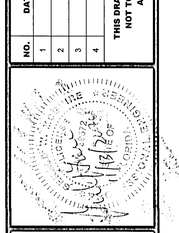
4-30-2020

ECUA Project Engineer Date ECUA Lift Station Staff Date

Revised Sep. 1, 2015

NO.	DATE	REVISIONS
1		
2		
3		
4		

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Gerald W. McCallie-P.E. # 39572
Engineering Business #00008435

WOODLAND HILLS

LIFT STATION DETAILS

1 OF 2

ESCAMBIA COUNTY FLORIDA

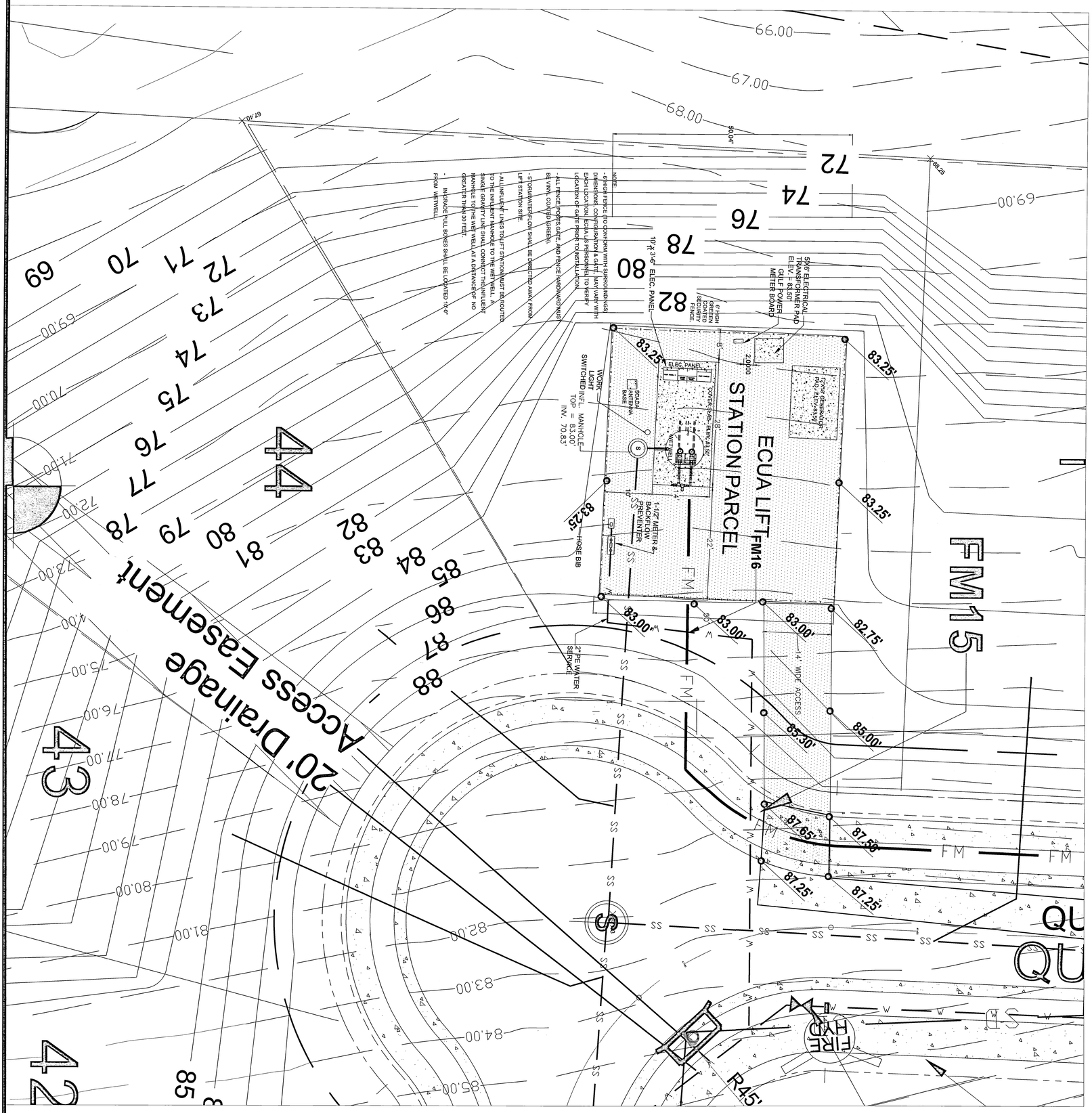
DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 30'
BY: DATE:

PROJECT NO: 2020.WH

FILE NO: 2020.WH

SHEET: 56 OF 59

SCALE: 1" = 10'



DRAWN BY: HAH	
DESIGNED BY: GWM	
CHECKED BY: GWM	
DATE: MAY 2020	
SCALE: 1" = 10'	
BY:	DATE:

WOODLAND HILLS

LIFT STATION DETAILS

1 OF 2

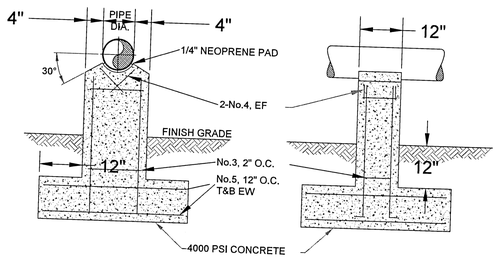
ESCAMBIA COUNTY FLORIDA

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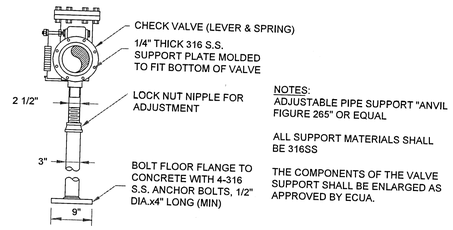
NO.	DATE	REVISIONS
1		
2		
3		
4		

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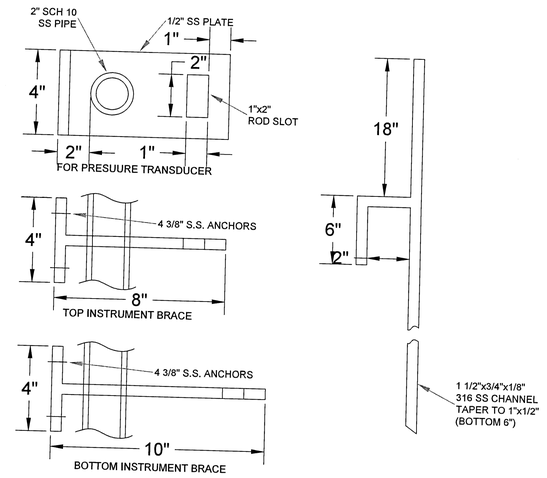
PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 57 OF 59



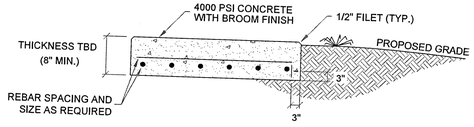
1 PIPE SUPPORT DETAIL
N.T.S.



4 ADJUSTABLE PIPE STAND DETAIL
N.T.S.

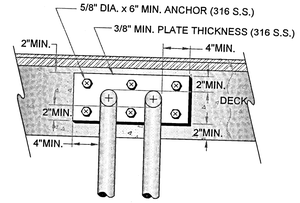


6 LEVEL INSTRUMENTATION SUPPORT
N.T.S.



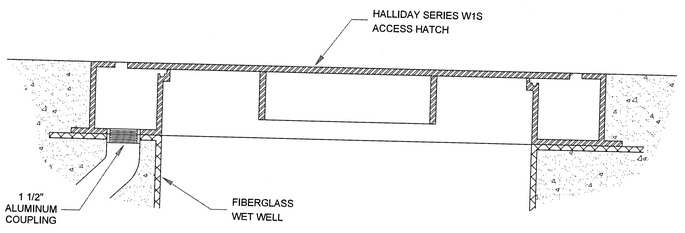
- OTHER DIMENSIONS TO BE DETERMINED BY GENERATOR SIZE
- MINIMUM OF 1' CLEARANCE AROUND ALL SIDES OF GENERATOR AND/OR TRAILER.

2 GENERATOR SLAB DETAIL
N.T.S.



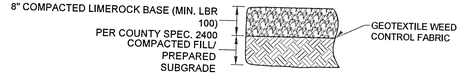
- REQUIRE SUBMITTAL FOR "STYLE" OF RAIL ATTACHMENT.
- PUMP RAILS TO BE 2" MIN. 316 S.S. WELDED TO PLATE IN A MANNER ACCEPTABLE TO ECUA.

5 GUIDE RAIL
N.T.S.



NOTE:
- ALL ALUMINUM SURFACES IN CONTACT WITH CONCRETE SHALL BE COATED WITH A BITUMASTIC PAINT.

8 HATCH DETAIL
N.T.S.

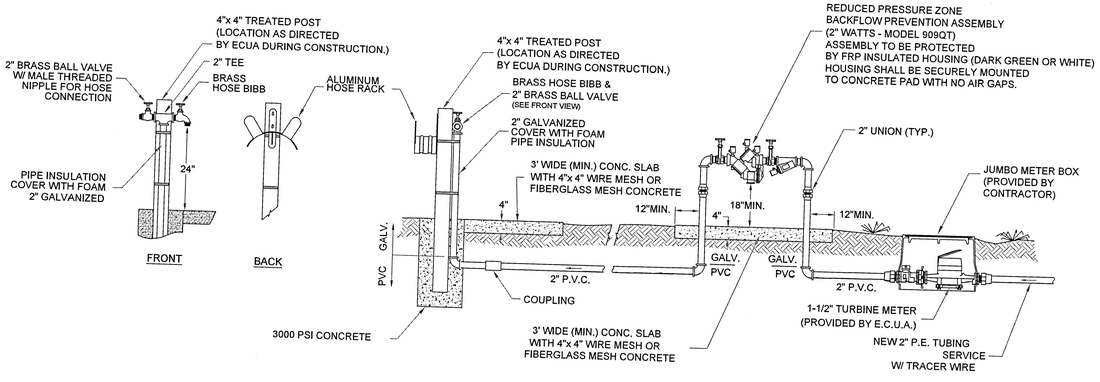


NOTES:
1. ALL DEPTHS ARE COMPACTED DEPTHS.

2. PREPARE SUBGRADE BY CLEANING AND GRUBBING, STRIPPING TOPSOIL AND PLACING GEOTEXTILE FABRIC.

3. FILL FOR LIFT STATION SITE SHALL BE SAND MECHANICALLY COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAXIMUM 12-INCH LIFTS LOOSE MEASUREMENT TO ACHIEVE CORRECT GRADE.

7 LIFT STATION SITE DETAIL
N.T.S.



3 LIFT STATION METER DETAIL
N.T.S.

GENERAL LIFT STATION NOTES

1. THE LOCATION OF INFLUENT LINES, WATER SUPPLY, ETC. ARE DRAWN OUT OF ORIENTATION ON SECTIONAL VIEW. SEE PLAN VIEW FOR ORIENTATION.

2. ALL PENETRATIONS IN WET WELL WALL FOR PIPING, ELECTRICAL, ETC. SHALL BE SEALED & SLEEVED.

3. TO PROTECT STANDPIPE FROM SWAY BRACE, EITHER WRAP PIPE WITH RUBBER SHEETING OR INSERT ALL U-BOLTS THROUGH RUBBER HOSE.

4. PIPING WITHIN THE WET WELL SHALL BE FLANGED SCHEDULE 40 316 STAINLESS STEEL. INTERMEDIATE JOINTS SHALL BE WELDED. FITTINGS WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL. ALL NUTS, BOLTS & ACCESSORIES WITHIN THE WET WELL SHALL BE 316 STAINLESS STEEL. ALL FITTINGS SHALL BE FACTORY BUILT TO ANSI STANDARDS.

5. PIPE AND FITTINGS OUTSIDE OF THE WET WELL AND ABOVE GROUND SHALL BE 316 STAINLESS STEEL (FLANGED, SCHEDULE 40).. ALL WELD-ON FLANGES SHALL BE 125# RF SOCKET- WELD FLANGE OR RF WELD NECK FLANGE (TYPE). ALL BOLTS, WASHERS AND NUTS SHALL BE 316 STAINLESS STEEL AND SHALL BE COATED WITH "NEVER SEIZE" TYPE COATING.

6. THE ANNULAR SPACE BETWEEN TOP SLAB AND FORCE MAIN PIPE SHALL BE SEALED VIA LINK SEAL.

7. PROVIDE 4" PIPE (PVC, SCH. 80) THROUGH CONCRETE TOP WITH CAPPED TOP AND OPEN END BOTTOM. SEAL AROUND CONCRETE TOP WITH NON-SHRINK GROUT.

8. INTERIOR SURFACES OF FITTINGS INDICATED, INCLUDING THE FLANGE MATING SURFACES, AS WELL AS THE PUMP IMPELLER, VOLUTE, AND BACKPLATE SHALL BE COATED WITH BELZONA 1321 CERAMIC S-METAL. (UNLESS OTHERWISE SPECIFIED BY OWNER)

9. PLUG VALVES SHALL HAVE AN ALLOWABLE FLOW CAPACITY EQUAL TO 100% OF THE ADJACENT PIPE AREA, AND SHALL ALLOW "PIGGING".

10. THE INTERIOR OF ALL VALVES SHALL BE COATED.

11. CONTRACTOR SHALL PROVIDE 2-3/4" CONDUITS (ONE FOR POWER AND ONE FOR SIGNAL) FOR FLOW METER (IF REQUIRED). CONTRACTOR SHALL TERMINATE WIRES IN OWNER PROVIDED ELECTRICAL CONTROL CABINET.

12. EXHAUST OF ARV'S TO BE FIELD LOCATED, PROVIDE FITTINGS AS NECESSARY, AND PIPED TO WET WELL USING 2" 316 S.S. PIPE.

13. LOW LEVEL ALARM ELEV. TO BE SET IN COORDINATION WITH ECUA AND PUMP MANUFACTURER.

14. CONNECTION OF SWAY BRACE MOUNTING PLATE SHALL BE COORDINATED WITH PUMP MANUFACTURER.

15. A SECOND BRACE IS TO BE INSTALLED WHEN THE DEPTH OF WET WELL IS GREATER THAN 10' DEEP OR WHEN THE PUMPS ARE GREATER THAN 10 HP.

NO.	DATE	REVISIONS
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WOODLAND HILLS
LIFT STATION DETAILS
2 OF 2
ESCAMBIA COUNTY
FLORIDA

DRAWN BY: HAH
DESIGNED BY: GWM
CHECKED BY: GWM
DATE: MAY 2020
SCALE: 1" = 30'
BY: DATE:

PROJECT NO: 2020.WH
FILE NO: 2020.WH
SHEET: 58 OF 59

EMERALD COAST UTILITIES AUTHORITY

EOR's Summary of Performance and Design Criteria for Contractor's Delegated Engineering Documents

This sheet acts as a summary only. Contractor is required to thoroughly examine the remainder of these plans as well as ECUA's Engineering Manual for all performance and design criteria, which as a whole, is considered sufficient for Contractor's use in bidding and coordinating professional design sevices for the development of Contractor's Delegated Engineering Documents.

Delegated Engineering Design	EOR Supplied Design Criteria	Applicable Design Standards
Fiberglass Wet Well	Diameter (feet): 8' Depth (feet): 24'	Plans, ECUA Engineering Manual, ASTM D3753, Fiberglass Manufacturer's Recomendations
Pump Mounting Baseplate	See Wet Well dimensions above and List of Allowable Pumps on Pump Selection Worksheet	Plans and ECUA Engineering Manual
Anti-flotation Concrete Base	See Wet Well dimensions above	Plans and ECUA Engineering Manual
Concrete Cover	See Site Plan for cover dimensions	Plans and ECUA Engineering Manual
Control Panel Base	See Control Panel information above and Site Plan for location	Plans and ECUA Engineering Manual
Electrical Control Panels	Panel Layout: ☐ Abutting ☐ Linear Service Voltage: ☐ 480V ☐ 240V Starter Type: ☐ FVNR ☐ RVSS ☐ VFD	Plans, ECUA Engineering Manual, and ECUA Design Standard Drawings DS-xx through DS-xx
Work/Security Light Poles and Bases	See Plans	Plans and ECUA Engineering Manual
Concrete Pole and Base for SCADA Antenna (if applicable)	Antenna Height (feet): 30	Plans and ECUA Engineering Manual

THIS SHEET CREATED BASED ON DESIGN STANDARD DRAWINGS DS-8.

NO.	DATE	REVISIONS
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3		
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WOODLAND HILLS
ECUA DED PERFORMANCE DESIGN CRITERIA
59 OF 60
ESCAMBIA COUNTY FLORIDA

DRAWN BY: HAH
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