

GRAPHIC SCALE

22"x34" SCALE 1 inch = 200 ft.



11"x17" SCALE 1 inch = 400 ft.

LEGEND:

- ④ ~ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ① ~ 1/2" CAPPED IRON ROD, NUMBER 7919 (FOUND)
- ② ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ④ ~ 4" x 4" PLAIN CONCRETE MONUMENT (FOUND)
- ④ ~ 4" x 4" "ST REGIS" CONCRETE MONUMENT (FOUND)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- XX ~ 4" HIGH WIRE FENCE
- OE ~ INDICATES NOT TO SCALE
- ~ OVERHEAD UTILITY LINES
- ~ FIRE HYDRANT
- ~ GUY ANCHOR
- ~ UTILITY POLE
- ~ BURIED FIBER OPTIC CABLE MARKER
- ~ COE/NWFWD/ESCAMBIA COUNTY WETLANDS 319,063 SF (7.32 ACRES)
- ~ NWFWD/ESCAMBIA COUNTY 25' WETLAND BUFFER 178,345 SF (4.09 ACRES)
- ~ EXISTING ASPHALT
- ELEV. ~ ELEVATION
- INV. ~ INVERT ELEVATION
- B.M. ~ BENCHMARK
- SPOT ~ SPOT ELEVATION
- ~ CONTOUR LINE
- ~ BENCHMARK IN VICINITY

NOTE:
THERE ARE NO EXISTING HERITAGE TREES ON-SITE.

NOTE:
ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

NOTE:
TREE REMOVAL PRIOR TO CONSTRUCTION OF THE DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE TREE REMOVAL PERMIT.

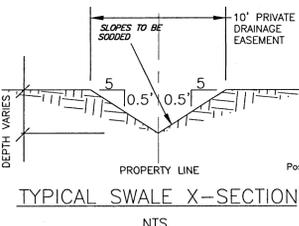
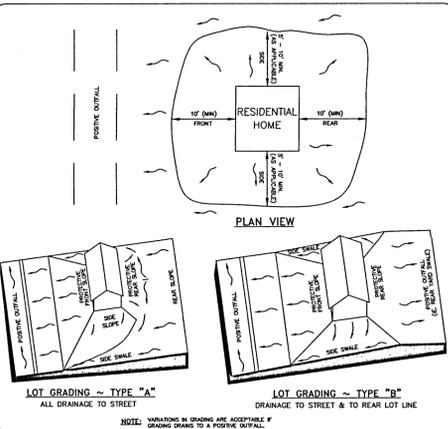
BUFFER CALCULATION:
7121 LF DELINEATED WETLAND LINE
178,345 SF WETLAND BUFFER/7121 LF = 25.04' AVERAGE BUFFER WIDTH

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EXISTING ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR DITCH WITH CONCRETE OR METAL CHANNELS) THAT CONVEYS SURFACE WATER TO A DRAINAGE SYSTEM (DITCH, CULVERT, OR OTHER WATER 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. THERE ARE MINIMUM REQUIREMENTS AND DO NOT EXCEED THE BUFFER FROM PROHIBING 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 SOG. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOG AND SOG AND/OR SEED AND MAINTAIN THE REMAINDER OF THE LOT.
5. THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES. IDEALLY, THE HOMEOWNER SHOULD REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON-SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT OBTAINING PERMITS FOR THOSE LOTS EXHIBITING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE CHANNELS OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW BRACK, CONDUITS, AND UTILITY SHALL BE MOVED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RESIDUAL FLOOD 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 BARRIERS (DOUBLE ROWS AS NECESSARY).



- HOMEOWNER NOTES:**
1. INSTALL SILT FENCE ALONG ALL DOWN GRADIENT LOT BOUNDARY LINES.
 2. PROVIDE 12" WIDE, 4" THICK, FDOT #1 AGGREGATE CONSTRUCTION ACCESS DRIVE ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.
 3. FENCES SHALL BE INSTALLED IN A MANNER WHICH SHALL NOT IMPED STORMWATER FLOW.



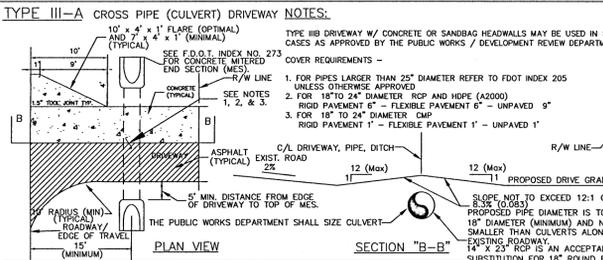
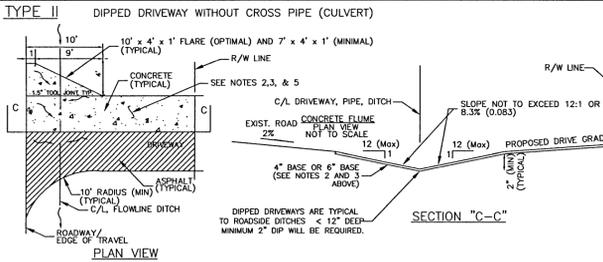
TYPICAL SWALE X-SECTION
NTS

NOTE: DRAINAGE CONVEYANCE SWALES ARE TO BE BUILT BY THE CONTRACTOR. SIDE YARD SWALES ARE TO BE BUILT BY THE HOMEOWNER.

NOTE: PRIVATE SIDE YARD EASEMENTS SHALL NOT BE BLOCKED BY ANYTHING THAT MAY HINDER THE FLOW OF STORMWATER (i.e. A/C UNITS, ETC.).

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" - 3" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" CONCRETE WITH 6" STABILIZED SUB GRADE - 88% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF DRIVEWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
 - 3) DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
 - 4) IF NECESSARY, REFER TO FOOT INDEX DETAILS AS REFERENCED BELOW.
 - 5) RADIUS OR FLARE IS REQUIRED FOR TYPE 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. (4" MIN. RESIDENTIAL DEPTH - 6" MIN. COMMERCIAL DEPTH)
 - 8) DRIVEWAY SLOPE SHALL NOT EXCEED OR EXAGGERATE VEHICULAR SCRAPING. ATTEMPTS SHALL BE MADE TO CORRECT THIS TYPE OF PROBLEM.

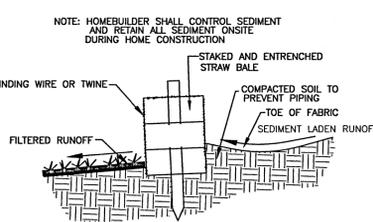


TYPE IV SPECIAL INNOVATIVE DRIVEWAY CONNECTION AS DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.) OR LICENSED CONTRACTOR APPROVED BY THE APPROPRIATE PUBLIC WORKS / DEVELOPMENT REVIEW STAFF AND REQUIRES A DETAILED PLAN SUBMITTAL FOR REVIEW OF PERMIT.

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) 981-3000. MAY REQUIRE PLANS PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.).

- NOTES:**
1. THE HOMEOWNER 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.
 2. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
 3. ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.
 4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOG. IF HOME IS CONSTRUCTED, STABILIZE AT LEAST THE FIRST 10' WITH SOG, AND SOG AND/OR SEED AND MULCH THE PERIMETER OF THE LOT.
 5. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
 6. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
 7. HOMEOWNER SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
 8. HOME EQUIPMENT (I.E. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.
 9. ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO IMPED STORMWATER FLOW.
 10. MINIMUM DISTANCE BETWEEN FINISHED FLOOR ELEVATIONS (INCLUDING BASEMENT) AND FINISHED GRADE OF LOTS SHALL BE AS PER CURRENT BUILDING CODE.

- UTILITY NOTES:**
- 1.) THE HOMEOWNER SHALL BE RESPONSIBLE FOR PERMITTING AND CONNECTIONS TO EXISTING POTABLE WATER SYSTEM.
 - 2.) HOMEOWNER RESPONSIBLE FOR PERMITTING AND CONSTRUCTION OF SEPTIC SYSTEM FOR EACH RESIDENTIAL LOT.



NOTE: HOMEOWNER SHALL CONTROL SEDIMENT AND RETAIN ALL SEDIMENT ON-SITE DURING HOME CONSTRUCTION.

NOTE: INSTALL SILT FENCE AS DETAILED. INSTALL HAYBALES ALONG UPSTREAM SIDE OF SILT FENCE WITH BINDING STRINGS OR WIRE RUNNING PARALLEL TO THE GROUND.

NOTES:

THERE IS NO PROPOSED IMPERVIOUS SURFACE ASSOCIATED WITH THIS DEVELOPMENT (ALL LOTS) WHICH MEETS THE STORMWATER EXEMPTION CRITERIA OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

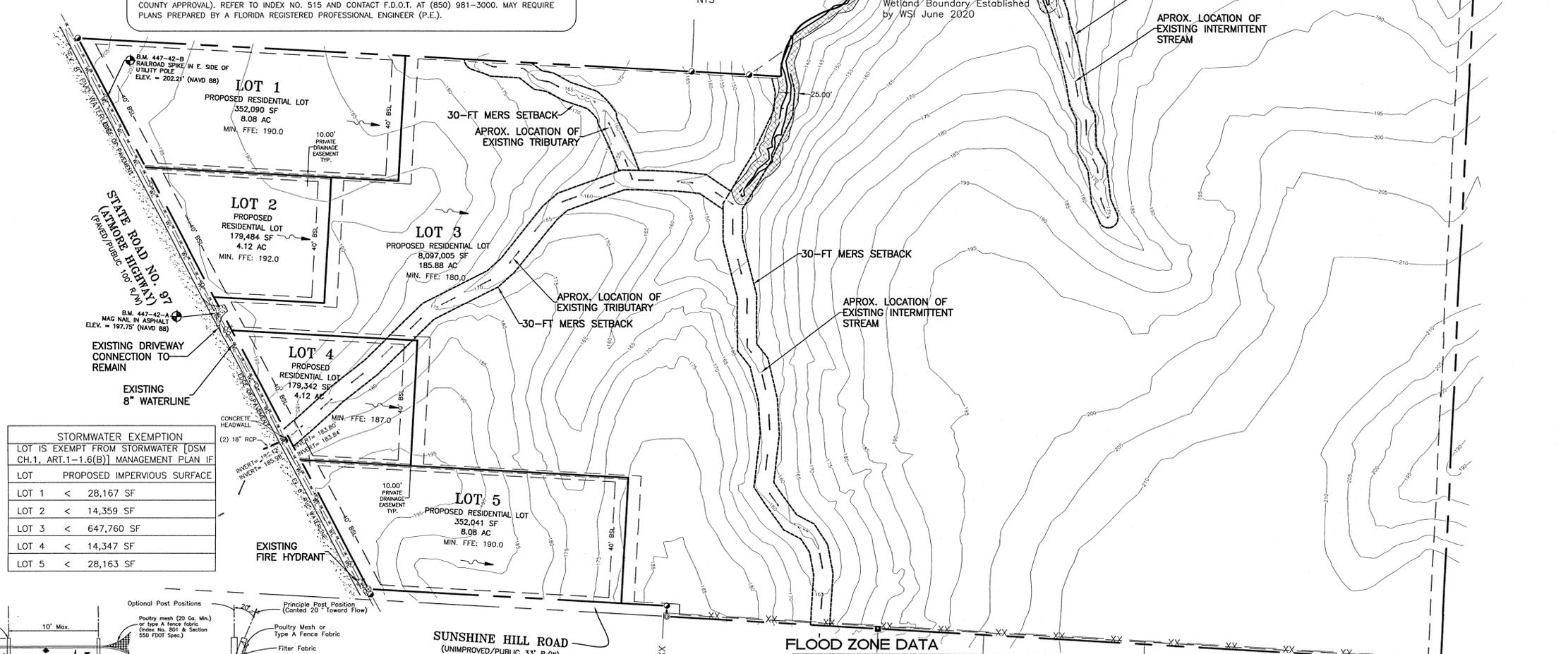
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A STORMWATER MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER MAY BE REQUIRED BY ESCAMBIA COUNTY IF PROPOSED IMPERVIOUS COVER EXCEEDS 3,000 SQUARE FEET ON LOTS LESS THAN 1/4 ACRE IN SIZE; OR 3,500 SQUARE FEET OF LOT AREA ON 1/4 ACRE UP TO ONE ACRE IN SIZE; OR EIGHT PERCENT OF LOT AREA GREATER THAN ONE ACRE IN SIZE.

NOTE:

EACH LOT MAY BE REQUIRED TO OBTAIN AN ENVIRONMENTAL RESOURCE JOINT USE PERMIT UNLESS EXEMPTED AS PER 62-330.051(13) F.A.C.

EACH LOT SHALL OBTAIN A DRIVEWAY PERMIT FROM ESCAMBIA COUNTY'S TRAFFIC AND TRANSPORTATION DEPARTMENT AFTER OBTAINING FDOT CONNECTION PERMIT. CONTACT JASON WALTERS 850-595-3422 FOR SPECIFICS.

- NOTES:**
- TRIBUTARIES AND/OR STREAMS MAY LIMIT ACCESSES AND LOCATION OF RESIDENCES ON LOT 4 AND LOT 3. HOMEOWNER TO COORDINATE LOCATION OF DRIVEWAY AND HOME IMPROVEMENTS ON THESE LOTS WITH COUNTY STAFF PRIOR TO CONSTRUCTION.
 - IF ANY CROSSING OF EXISTING TRIBUTARY(S) OR STREAM(S) IS PLANNED, APPLICABLE PERMITTING THROUGH STATE AND FEDERAL AGENCIES MAYBE REQUIRED. THESE CROSSINGS SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.



STORMWATER EXEMPTION

LOT IS EXEMPT FROM STORMWATER [DSM CH.1, ART.1-1.6(B)] MANAGEMENT PLAN IF

LOT	PROPOSED IMPERVIOUS SURFACE
LOT 1	< 28,167 SF
LOT 2	< 14,359 SF
LOT 3	< 647,760 SF
LOT 4	< 14,347 SF
LOT 5	< 28,163 SF

FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLANS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033001450 & 12033001650, MAP REVISION DATED SEPTEMBER 29, 2006.

FLOOD ZONE(S)	FIRM COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	120080	12033C	0145/0165	G	SEPTEMBER 29, 2006

REVISIONS

NO.	DATE	AS PER ESCAMBIA COUNTY DRC COMMENTS	AS PER ESCAMBIA COUNTY DRC COMMENTS
1.	12/8/2020		
2.	12/15/2020		

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH 5TH STREET
PENSACOLA, FLORIDA 32505
850 434-2603
850 850-434-2650
TOM@SELANDDESIGN.COM

CONSTRUCTION PLANS FOR BLUEWATER CREEK ESTATES GRADING PLAN

ESCAMBIA COUNTY FLORIDA

DESIGNED BY: TGH/ARB	PROJECT NO: 17-026
CHECKED BY: TGH	SHEET: 2 OF 2
DATE: DECEMBER 2020	
SCALE: AS SHOWN	
NOT RELEASED FOR CONSTRUCTION	
BY:	DATE: