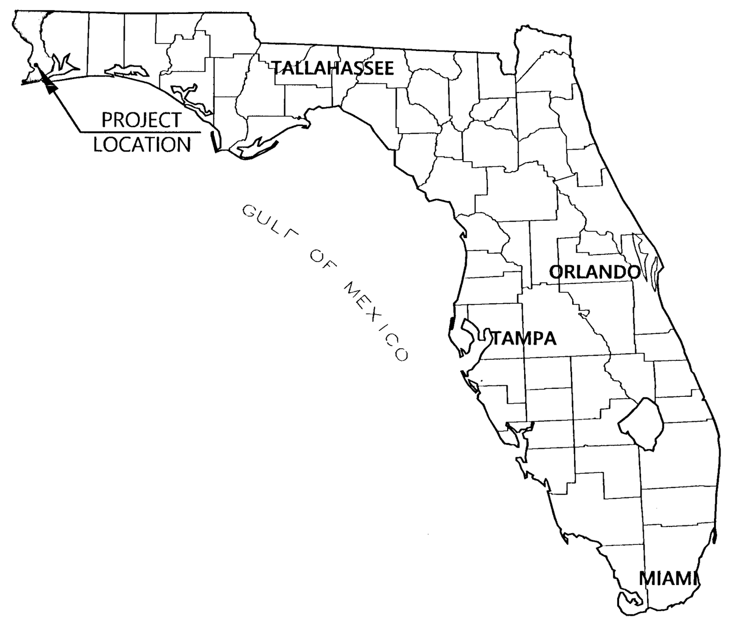
CONSTRUCTIONS PLANS FOR

SUMMERBROOKE PHASE 1

99 PROPOSED LOTS

A SUBDIVISION IN A PORTION OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA

DEVELOPER:
HERON'S LANDING, LLC
1843 Commerce Blvd.
Midway, Florida 32343



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 December 18, 2014, along with Update # 1 dated September 1, 2016 (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? ☐YES 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.

SITE DATA

Property Owner(s):	Heron's Landing Development, LLC 1843 Commerce Blvd. Midway, FL 32343
Developer:	Heron's Landing Development LLC 1843 Commerce Blvd. Midway, FL 32343
Surveyor:	Mullins, LLC 801 W. Romana St. Suite A Pensacola, FL 32502 (251) 263-3513 - kevin@mullinsllc.net J. Kevin Gardner, PLS - FL License # 7258
Engineer:	Mullins, LLC 801 W. Romana St. Suite A Pensacola, FL 32502 (256) 975-0653 - eric@mullinsllc.net Eric Lane, P.E. - FL License # 86920

Gross Project Area:	30.03 Acres
Wetland Area:	1.01 Acres
Gross Density:	1.72 Units / Acre (Residential)
Current Zoning:	HC/LI
Type of Subdivision:	Single-Family
Number of Lots:	99 Lots
Contour Interval:	One-Foot
Datum:	Florida North NAD1983 & NGVD88
Street Length:	4,391 LF
Type of Streets:	Public
R/W Width:	50'
Pavement Width:	26' B.O.C. To B.O.C.
Street Maintenance:	Public
Stormwater Maintenance	Public
Min. Lot Area:	52.00' x 130.0' (6,760 SF)
Min. Lot Width at Building Line:	50.00 feet
Min. Depth of Front Yard:	20 feet
Min. Depth of Rear Yard:	20 feet
Min. Width of Each Side Yard:	On each side, 5 feet or 10% of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet
Max. Building Height (feet):	45 feet.
Corner Lots:	

DRAINAGE FEE

Imperv. Surf. 104,234.2 Sq ft

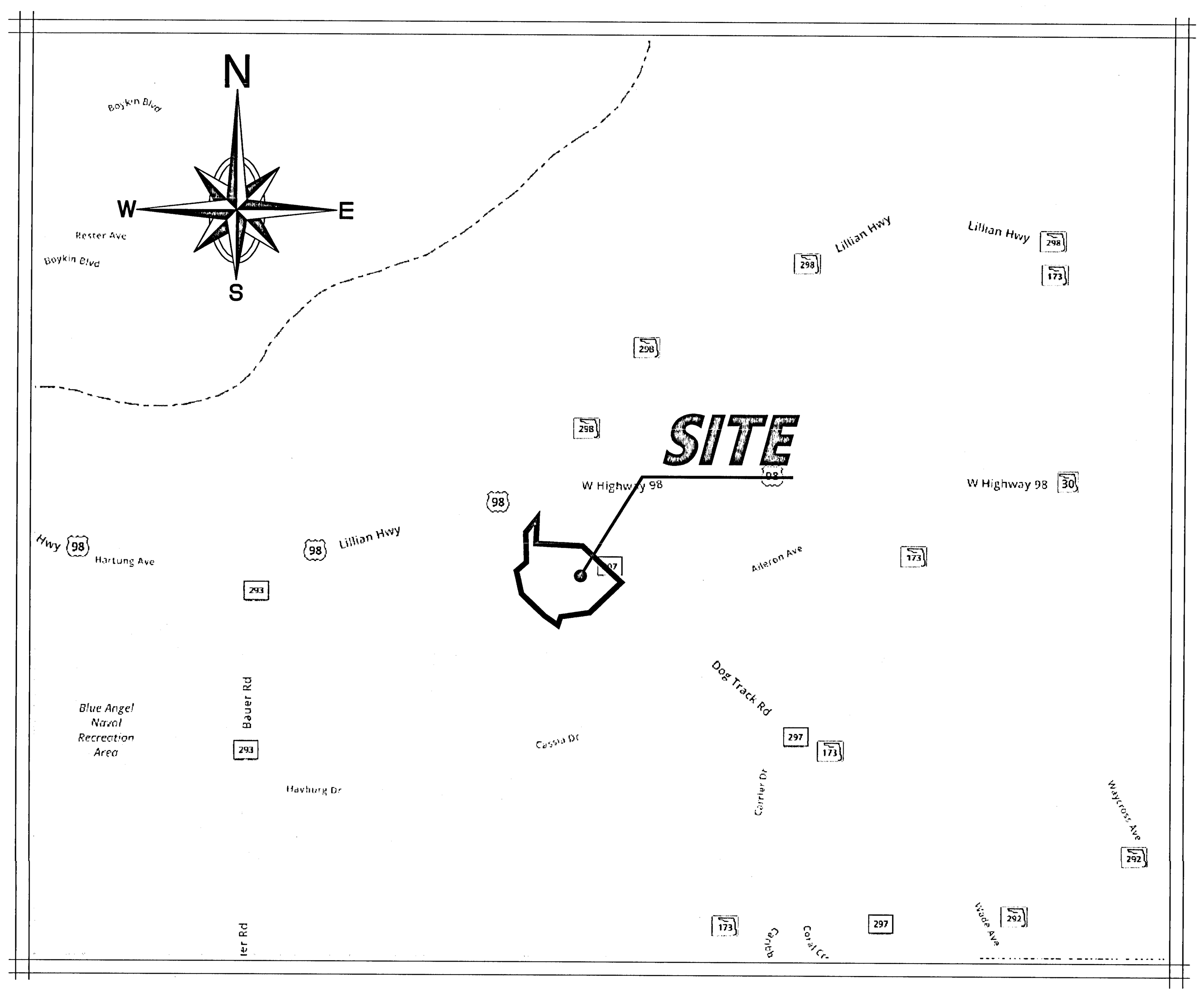
Stormwater Ret. 0.73 % (F)

Total Drainage Fee $3,804.55

Pond Maint. Fee: MSBU

Approved D. Hampton 10-27-21
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.



2000 0 2000 4000 6000

Scale: 1" = 2000'

INDEX TO SHEETS

LEGAL DESCRIPTION SUMMERBROOKE PHASE 1

BEGINNING AT A 4"x4" CONCRETE MONUMENT FOUND, SAID POINT IS LOCATED S 01°14'53" W A DISTANCE OF 288.92' FROM THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE FROM THE POINT OF BEGINNING S 88°27'13" E A DISTANCE OF 470.00';

THENCE N 01°17'30" E A DISTANCE OF 114.98';

THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 39.29', A RADIUS OF 25.00', A CHORD BEARING OF N 43°43'48" W, AND A CHORD LENGTH OF 35.37';

THENCE N 01°20'08" E A DISTANCE OF 50.00';

THENCE S 88°45'07" E A DISTANCE OF 214.98';

THENCE N 01°17'30" E A DISTANCE OF 140.00';

THENCE S 88°45'07" E A DISTANCE OF 780.00';

THENCE N 01°17'30" E A DISTANCE OF 127.11';

THENCE N 30°04'57" W A DISTANCE OF 3.76';

THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 29.68', A RADIUS OF 25.00', A CHORD BEARING OF N 64°05'16" W, AND A CHORD LENGTH OF 27.96';

THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 24.45', A RADIUS OF 150.00', A CHORD BEARING OF S 86°34'39" W, AND A CHORD LENGTH OF 24.43';

THENCE N 01°14'53" E A DISTANCE OF 50.00';

THENCE N 88°45'07" W A DISTANCE OF 26.24';

THENCE N 01°17'30" E A DISTANCE OF 140.00';

THENCE S 88°45'07" E A DISTANCE OF 8.55';

THENCE N 43°46'46" E A DISTANCE OF 638.99' TO THE SOUTHWESTERLY RIGHT OF WAY OF DOG TRACK ROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY S 46°15'31" E A DISTANCE OF 230.88' TO A 4"x 4" CONCRETE MONUMENT FOUND;

THENCE S 46°18'05" E A DISTANCE OF 429.12' TO A 5/8" REBAR FOUND;

THENCE LEAVING SAID SOUTHWESTELY RIGHT OF WAY S 43°46'46" W A DISTANCE OF 744.89' TO A CAPPED 5/8" REBAR FOUND (OVERMAN);

THENCE S 57°32'53" W A DISTANCE OF 366.88' TO A 4"x 4" CONCRETE MONUMENT FOUND;

THENCE S 30°44'41" W A DISTANCE OF 479.51' TO A CAPPED ½" REBAR FOUND (MPSES);

THENCE N 76°54'15" W A DISTANCE OF 616.16' TO A 4"x 4" CONCRETE MONUMENT FOUND;

THENCE N 59°26'07" W A DISTANCE OF 736.26' TO THE POINT OF BEGINNING, CONTAINING 30.03 ACRES, MORE OR LESS.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051, AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PREPARED BY:
J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258

ISSUED FOR REVIEW

OCTOBER 2021

48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
1-800-432-4770
www.callsunshine.com

PLANS PREPARED BY:

MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

NEIL LANE
LICENSE
No 86920
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/22/2021

ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

Mullins Project No. 20-111P

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

CONSTRUCTION PLAN SET
OCTOBER 2021

SHOP DRAWINGS TO BE SUBMITTED TO:
MULLINS, LLC
ATTN: ERIC LANE, P.E.
801 WEST ROMANA ST, SUITE A
PENSACOLA, FL 32502

NOT FOR CONSTRUCTION

ENGINEERING STATEMENT

ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

ENGINEER OF RECORD: ERIC LANE, P.E.
P.E. NO. 86920

GENERAL NOTES:

1. THE CONTRACTORS SHALL NOTIFY THE COUNTY DESIGN ENGINEER OR DESIGNEE AND ECUA 48 HOURS PRIOR TO CONSTRUCTION.
2. ALL CONDITIONS AND STIPULATIONS OF THE CONSTRUCTION PERMITS AND THE APPROVALS ISSUED BY THE ESCAMBIA COUNTY ENGINEER AND ECUA SHALL BE COMPLIED WITH IN EVERY DETAIL.
3. ALL ROADS DAMAGED BY CONSTRUCTION OPERATIONS ARE TO BE PATCHED OR RECONSTRUCTED AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE.
4. THE CONTRACTOR SHALL TAKE STEPS NECESSARY TO PREVENT EROSION AND ANY OFF SITE SEDIMENT TRANSPORT RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION BY PROVIDING SILT FENCE AND/OR STAKED HAY BALES AS REQUIRED BY FDOT SPECIFICATION 104, THE FLORIDA STORMWATER, EROSION, AND SEDIMENT CONTROL INSPECTOR'S MANUAL, LATEST EDITION, OR AS INDICATED ON THE PLANS. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ASSOCIATED DISTURBED AREAS ARE STABILIZED AS TO REDUCE SEDIMENT RUNOFF, UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR DESIGNEE.
5. ANY NECESSARY PERMITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ESCAMBIA COUNTY OR ITS DESIGNEE WILL ASSIST THE CONTRACTOR WITH REQUIRED PERMITS.
6. THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO BIDDING AND/OR CONSTRUCTION.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESERVE OR RELOCATE ALL BENCHMARKS (VERTICAL CONTROL) AS NEEDED DURING CONSTRUCTION. ALL PUBLIC OR PRIVATE CORNER MONUMENTATION SHALL BE PROTECTED. IF A PUBLIC OR PRIVATE CORNER MONUMENTATION IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR DESIGNEE IMMEDIATELY. ANY ESCAMBIA COUNTY HARN/GPS NETWORK MONUMENTS OR BUREAU OF SURVEY AND MAPPING GPS NETWORK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF ANY HARN/GPS NETWORK MONUMENTS OR BUREAU OF SURVEY AND MAPPING GPS NETWORK MONUMENTS ARE DISTURBED OR DESTROYED THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE MONUMENTS AND HAVE THE MONUMENTS POSITION DETERMINED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER USING GUIDELINES AS ESTABLISHED BY NATIONAL GEODETIC SURVEY FOR BLUE BOOKING AND APPROVAL.
8. EXISTING DRAINAGE FEATURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL MATCH EXISTING CONDITIONS AT THE BEGINNING AND END OF CONSTRUCTION AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE.
10 EXISTING STREETS AND DRIVES SHALL BE MAINTAINED TO LOCAL TRAFFIC AND PROPERTY OWNERS.
11. ALL ROADWAY CONSTRUCTION SHALL COMPLY WITH THE ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS, LATEST EDITION.
12. ALL MATERIALS, TESTING AND CONSTRUCTION METHODS SHALL CONFORM TO THE ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS, LATEST EDITION AND ECUA.
13. ANY REFERENCE TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, DIVISION 1, GENERAL REQUIREMENTS AND COVENANTS, SHALL BE EXCLUDED AND NOT APPLICABLE TO ANY SPECIFICATION REFERRED HEREIN OR OTHERWISE LISTED IN THESE PLANS OR RELATED DOCUMENTS OR THE ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS.
14. EXISTING STREET AND ROAD NAME SIGNS ON THE PROJECT SHALL BE KEPT VISIBLE AT ALL TIMES FOR THE FACILITATION OF ACCESS BY EMERGENCY VEHICLES. ALL OTHER EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE TAKEN DOWN AND STOCKPILED WITHIN THE R/W LIMITS BY THE CONTRACTOR, AS DIRECTED BY THE COUNTY ENGINEER OR DESIGNEE. ANY EXISTING SIGNS THAT ARE TO BE RELOCATED AND ARE DAMAGED BEYOND USE BY THE CONTRACTOR, SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
15. CONTRACTOR SHALL COMPLY WITH ALL F.D.E.P. AND ARMY CORP. OF ENGINEERS REQUIREMENTS.
16. IN THE EVENT THAT SURVEY MONUMENTATION OR REFERENCE POINTS ARE MISSING OR HAVE BEEN DESTROYED, PLEASE CONTACT:

    ESCAMBIA COUNTY SURVEYOR
    3363 WEST PARK PLACE
    PENSACOLA, FLORIDA 32505
    PH (850) 595-3427

17. GRADED AGGREGATE BASE SHALL BE REQUIRED WHERE THE SEASONAL HIGH GROUND WATER ENCROACHES WITHIN TWO (2) FEET OF THE BOTTOM OF BASE.
18. TREES WITHIN LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED IN PLANS.
19. ALL COMPACTED FILL SHALL BE PLACED IN FOUR INCH (4") LIFTS FOR HAND POWERED TAMPERS AND EIGHT INCH (8") LIFTS FOR HEAVY EQUIPMENT OPERATED TAMPERS.
20. MAINTENANCE OF TRAFFIC AS PER FDOT INDEX 600.
21. THE CONTRACTOR SHALL, AT A MINIMUM, MATCH EXISTING SIGNING AND PAVEMENT MARKINGS. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST FDOT DESIGN STANDARDS. THE CONTRACTOR SHALL CONTACT THE COUNTY TRAFFIC DEPARTMENT PRIOR TO INSTALLATION OF ANY SIGNING AND PAVEMENT MARKINGS.
22. 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.
23. TEMPORARY BENCHMARKS HAVE BEEN ESTABLISHED ON THIS PROPERTY WHICH SHOULD BE USED BY THE CONTRACTOR DURING CONSTRUCTION. DESCRIPTIONS OF THE BENCHMARKS CAN BE FOUND IN THESE PLANS.
24. CLEARING AND GRUBBING SHALL BE LIMITED TO THE ROADWAY RIGHT-OF-WAY, DRAINAGE EASEMENTS AND DETENTION PONDS. NO ADDITIONAL CLEARING OTHER THAN SPECIFIED ON THE PLANS SHALL BE ALLOWED, UNLESS PROPER PERMITS ARE OBTAINED THROUGH THE COUNTY.
25. ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO CURB AND BASE CONSTRUCTION.
26. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE SOILS ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
27. THE CONTRACTOR AND ECUA SHALL ADJUST ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL SURFACE ELEVATIONS.
28. 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 THE REGISTERED FLORIDA PROFESSIONAL ENGINEER.
29. 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 AND ECUA PRIOR TO REQUESTING FINAL INSPECTION.
30. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY AND ECUA 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.
31. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
32. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS AND/OR WATER AND SEWER COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
33. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
34. THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFES ARE SHOWN WITHIN THESE ZONES), 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 12033C0345G AND 12033C0365G, MAP REVISION DATED SEPTEMBER 29, 2006.

DRAINAGE NOTES:

1. CONSTRUCT THE STORMWATER MANAGEMENT FACILITY INCLUDING INLET STRUCTURE, FILTER SYSTEM (TEMP. OR FINAL), AND OUTFALL SYSTEM AND STABILIZE WITH SOD. DO NOT CLEAR ANY OTHER AREAS OF THE SITE UNTIL POND IS STABILIZED.
2. CLEAR THE REMAINING PORTION OF THE SITE AND CREATE DIVERSION CHANNELS TO DIRECT STORMWATER FLOW TO THE POND. WHERE NEEDED, CHECK DAMS CONSTRUCTED OF HAY BALES, DAMS SHALL BE USED TO TRAP SEDIMENT BEFORE IT REACHES THE POND.
3. ENDWALL DIMENSIONS, LOCATIONS AND POSITIONS ARE FOR ROUND AND ELLIPTICAL CONCRETE PIPE AND FOR ROUND AND PIPE -ARCH CORRUGATED METAL PIPE. ROUND CONCRETE PIPE SHOWN.
4. FRONT SLOPE AND DITCH TRANSITIONS SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 280.
5. ENDWALLS MAY BE CAST IN PLACE OR PRECAST CONCRETE. REINFORCING STEEL SHALL BE GRADES 40 OR 60. ADDITIONAL REINFORCEMENT NECESSARY FOR HANDLING PRECAST UNITS SHALL BE DETERMINED BY THE CONTRACTOR OR THE SUPPLIER. COST OF REINFORCEMENT SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR CONCRETE, (ENDWALLS).
6. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".
7. CONSTRUCTION OF THE ROADWAY AND DRAINAGE SYSTEMS SHALL CONFORM TO THE MOST RECENT FDOT ROAD AND BRIDGE MANUAL AND SUPPLEMENTS.
8. CONCRETE MEETING THE REQUIREMENTS OF ASTM C-478 (4000 PSI) MAY BE USED IN LIEU OF CLASS 1 CONCRETE IN PRECAST ITEMS MANUFACTURED IN PLANTS WHICH ARE UNDER THE STANDARD OPERATING PROCEDURES FOR THE INSPECTION OF PRECAST DRAINAGE PRODUCTS.
9. ON OUTFALL DITCHES WITH SIDE SLOPES FLATTER THAN 1½" : 1, PROVIDE 20' TRANSITIONS FROM THE ENDWALL TO THE FLATTER SIDE SLOPES, RIGHT OF WAY PERMITTING.
10. FOR SODDING AROUND ENDWALLS SEE INDEX NO. 281.
11. PIPE LENGTH PLAN QUANTITIES SHALL BE BASED ON THE PIPE END LOCATIONS SHOWN IN THE STANDARD LOCATION CONTROL END VIEW, OR LENGTHS BASED ON SPECIAL ENDWALL LOCATIONS CALLED FOR IN THE PLANS.
12. ALL STORM PIPE IS SUBJECT TO COUNTY CAMERA EQUIPMENT INSPECTION.

CONSTRUCTION SEQUENCE:

1. THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE FOLLOWED:

    A) CONSTRUCT TREE PROTECTION BARRICADES AND SEDIMENTATION/EROSION CONTRILS AND CLEARLY FLAG THE LIMITS OF CONSTUCTION. DO NOT BEGIN CONSTRUCTION UNTIL EROSION CONTROL DEVICES HAVE BEEN INSPECTED AND APPROVED BY THE LOCAL PERMITTING AUTHORITY.
    B) CONSTRUCT ALL STORMWATER MANAGEMENT FACILITIES. DO NOT CLEAR ANY OTHER AREAS OF THE SITE UNTIL THE POND/SWALE IS STABILIZED.
    C) CLEAR THE REMAINING PORTION OF THE SITE AND CREATE DIVISION BERMS OR CHANNELS TO DIRECT RUNOFF TO THE STORMWATER FACILITES WHERE NEEDED, CHECK DAMS CONSISTING OF HAY BALES OR OTHER MATERIALS SHALL BE USED TO TRAP ANY SEDIMENTS BEFORE THEY REACH THE POND/SWALE.
    D) CONSTRUCT UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED DRAWINGS.
    E) SEED/SOD AND LANDSCAPE IN ACCORDANCE WITH THE APPROVED DRAWINGS.
    F) OBTAIN A STORMWATER OPERATION AND MAINTENANCE PERMIT. RECORD DRAWINGS SHALL BE FILED WITH THE LOCAL PERMITTING AUTHORITY.

LAYOUT NOTES:

1. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE ALL NECESSARY STEPS TO PROVIDE FOR UTILITY PROTECTION.
3. REFERENCE BENCHMARKS EXISTS ON THIS PROPERTY AS SHOWN HEREON.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LAYOUT AND ALIGNMENT OF ALL BUILDINGS, DRIVEWAYS, PARKING AREAS, ROADS AND OTHER FACILITIES. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON ANY APPARENT CONFLICTS, AND PRIOR TO CONSTRUCTING SAID IMPROVEMENTS.
5. CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY REGARDING ANY APPARENT CONFLICTS IN THE PROPOSED IMPROVEMENTS ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.

EARTHWORK NOTE:

1. NO REPRESENTATION IS MADE REGARDING A BALANCED SITE. THE CONTRACTOR SHALL DETERMINE IF ANY ADDITIONAL FILL IS REQUIRED AND PROVIDE SAME AT NO ADDITIONAL COST TO THE OWNER. LIKEWISE, ANY EXCESS MATERIAL SHALL BE HAULED FROM THE SITE AND PROPERLY DISPOSED OF AT NO ADDITIONAL COST.

LAND DISTURBANCE NOTE:

1. ALL LAND SHALL REMAIN IN ITS CURRENTLY MAINTAINED OR NATURAL, VEGETATED STATE WHERE APPLICABLE, UNTIL SUCH TIME AS PROPER PERMITTING AND APPROVALS FOR FUTURE SITE "DEVELOPMENT" ARE GRANTED BY ESCAMBIA COUNTY AND OTHER JURISDICTIONAL AGENCIES. PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, ONCE APPROVED, THE CONSTRUCTION PLANS PHASE ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS. REMOVAL OF PROTECTED TREES, LAND CLEARING ACTIVITIES, PLACEMENT OF FILL MATERIALS, TRENCHING, EXCAVATION, GRADING, ALTERATION OF LAND TOPOGRAPHY OR VEGETATIVE COVER OR ANY OTHER "LAND DISTURBANCE ACTIVITIES" OUTSIDE APPROVED INFRASTRUCTURE AREAS WILL REQUIRE ADDITIONAL APPROVALS IN THE FUTURE. TREE REMOVAL ON RESIDENTIAL LOTS & OTHER NON-INFRASTRUCTURE AREAS PRIOR TO CONSTRUCTION OF DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE TREE REMOVAL PERMIT. PLEASE CONTACT ESCAMBIA COUNTY FOR GUIDANCE PRIOR TO ANY FUTURE SITE DEVELOPMENT WORK ACTIVITIES.

UTILITY NOTES:

1. THE LOCATION SHOWN FOR EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK IN EACH AREA. THE CONTRACTOR AGREES TO BE COMPLETELY RESPONSIBLE FOR ALL DAMAGES WHICH MIGHT OCCUR BY HIS/HER FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES.
2. UTILITY OWNERS SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION SO THAT THE UTILITY OWNER CAN SPOT VERIFY AND/OR EXPOSE THEIR UTILITIES.

    KNOWN UTILITIES OWNERS INCLUDE:

    SANITARY SEWER AND WATER - ECUA
    MR. TOMMY TAYLOR
    9255 STURDEVANT ST.
    PENSACOLA, FL. 32514
    PH: (850) 698-4677

    NATURAL GAS - PENSACOLA ENERGY
    MRS. DIANE MOORE
    1625 ATWOOD DRIVE
    PENSACOLA, FL. 32514
    PH: (850) 474-5319

    TELEPHONE - AT&T FLORIDA
    MR. STEVE KENNINGTON
    6689 MAGNOLIA STREET
    MILTON, FL. 32570
    PH: (850) 812-4848

    TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS
    MR. JOHNNY COX
    3363 WEST PARK PLACE
    PENSACOLA, FL. 32505
    PH: (850) 595-3404

    ELECTRIC - GULF POWER
    MR. ALLEN THOMPSON
    5120 DOGWOOD DRIVE
    MILTON, FL. 32570
    PH: (850) 549-1225

    CABLE - COX CABLE
    MR. TROY YOUNG
    2421 EXECUTIVE PLAZA
    PENSACOLA, FL. 32504
    PH: (850) 857-4564

    SUNSHINE STATE ONE-CALL
    7200 LAKE ELLENOR DRIVE, SUITE
    ORLANDO, FL. 32809
    PH: (800) 432-4770

3. AT&T FLORIDA WILL COMPLETE ALL WORK DURING THE HOURS OF 7:30 AM - 4:30 PM, MONDAY THRU FRIDAY. NO NIGHT OR WEEKEND WORK.
4. ALL CABLE DAMAGE MUST BE REPORTED TO THE AT&T FLORIDA REPAIR SERVICE DEPARTMENT AT 611 FROM A LAND LINE OR 877-737-2478 IF USING A CELL PHONE.
5. CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
6. UTILITIES ARE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. NECESSARY REPAIRS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS AND SHALL BE TO THE SATISFACTION OF THE UTILITY OWNERS.
7. WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALES 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.
8. ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S 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.
9. 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.
10. 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.
11. 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.
12. ALL TRANSITIONS BETWEEN DUCTILE IRON AND PVC SHALL HAVE SOLID SLEEVE COUPLINGS.
13. ALL WATER CROSSINGS UNDER ASPHALT NEED TO BE IN A CASING OR DUCTILE IRON PIPE.

ESCAMBIA COUNTY SPEACIAL NOTES:

1. CONSTRUCTION PLAN APPROVAL IS REQUIRED TO DOCUMENT THE DESIGN OF INFRASTRUCTURE TO ADEQUATELY SERVE THE CREATED LOTS. THE APPROVAL ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY AS SPECIFICALLY DESIGNATED TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS. NEITHER PLAT OR PLAN ALLOW LAND CLEARING/ LAND DISTURBANCE ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES PRIOR, ON EACH LOT/PARCEL IN THE FUTURE.

EROSION NOTES:

1. EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED BALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
3. POND SLOPES SHALL BE SODDED.
4. GRADES AT CURBS ARE AT FLOWLINE.
5. EROSION CONTROL MATTING SHALL BE BONTERRA CF9 OR EQUAL APPROVED BY THE ENGINEER. INLET FILTER SYSTEMS SHALL BE SILT-SAVER, INC. OR EQUAL APPROVED BY THE ENGINEER.
6. CONTRACTOR SHALL RETAIN ALL SOIL EROSION SEDIMENTATION ON-SITE. (BUT NOT IN THE WETLANDS)
7. ALL DISTURBED AREAS NOT SPECIFICALLY SHOWN TO BE SODDED SHALL BE GRASSED AND MULCHED. THE GRASS SEED SHALL BE 20 PARTS BERMUDA AND 80 PARTS PENSACOLA BAHIA. APPLICATION SHALL BE 100 POUNDS PER ACRE. IF CONSTRUCTION OCCURS DURING THE MONTHS OF OCTOBER THROUGH JANUARY, SEEDING SHALL BE 50 PARTS WINTER RYE AND 50 PARTS PENSACOLA BAHIA AT 100 POUNDS PER ACRE. SEEDED AREAS SHALL BE FERTILIZED WITH 8-8-8 NPK DRY FERTILIZER AT THE RATE OF 800 POUNDS PER ACRE.
8. ALL AREAS TO BE GRASSED AND MULCHED SHALL HAVE A MINIMUM OF ONE INCH OF TOPSOIL DISTRIBUTED PRIOR TO SEEDING.
9. FUNCTIONAL EROSION AND SILTATION CONTROLS SHALL BE INSTALLED AS NEEDED THROUGHOUT THE CLEARED AREAS AND AS SHOWN ON THE CONSTRUCTION PLANS IMMEDIATELY SUBSEQUENT TO ESTABLISHED ROUGH GRADE.
10. ALL EROSION CONTROL STRUCTURES SHALL BE IN PLACE BEFORE DEMOLITION BEGINS.
11. CONSTRUCT FILTER FENCES, HAY BALES AND TREE BARRICADES.
12. STRIP THE TOP SOIL AND STOCK PILE FOR USE IN LANDSCAPED AREAS.
13. STABILIZE CONSTRUCTION DRIVEWAYS WITH GRAVEL AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE.
14. INSTALL UTILITIES AND DRAINAGE PIPES PROTECTING INLETS w/STAKED HAY BALES OR FILTER FENCE TO PREVENT EROSION FORM ENTERING THE DRAINAGE SYSTEMS. CONSTRUCT STORMWATER MANAGEMENT CONTROL STRUCTURES. (FILTRATION, RATE CONTROL, ETC.)
15. CONSTRUCT BUILDINGS, PARKING AND OTHER IMPROVEMENTS AS SHOWN ON THE PLANS; MAINTAIN SEDIMENTATION, EROSION AND TREE PROTECTION MEASURES.
16. FINAL GRADE THE SITE AND LANDSCAPE AS PER PLANS AND SPECIFICATIONS, STABILIZING ALL DISTURBED AREAS.
17. USE RAIL FENCE AROUND PROTECTED TREES.
18. NO HEAVY EQUIPMENT IN NATURAL AREAS, ALL PLANTING TO BE DONE BY HAND.
19. ALL DISTURBED AREAS SHALL BE SATISFACTORILY STABILIZED. UNLESS OTHERWISE SPECIFIED, SOD SHALL BE PROVIDED IN THE FOLLOWING AREAS:

    A) ALL SLOPES 3:1 AND STEEPER.
    B) ENTIRE AREA BETWEEN SIDEWALKS AND BACK OF ROAD CURB.
    C) INTERIOR SLOPES OF PONDS AND SWALES, AND IN A THREE-FOOT WIDE STRIP ALONG THE TOP-OF BANK OF ALL PONDS AND SWALES.
    D) IN A TWO-FEET WIDE STRIP ALONG ALL BUILDINGS, STRUCTURES, ROADS WHERE NO SIDEWALKS RUN PARALLEL, AND OUTER EDGES OF ALL SIDEWALKS. OTHER AREAS MAY BE SEEDED AND MULCH, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL MAINTAIN GRASSED AREAS UNTIL PLANTS HAVE TAKEN ROOT AND THE AREA IS SATISFACTORILY STABILIZED.
    E) CONSTRUCTION ENTRANCE TO BE CONSTRUCTED OF 6 INCHES (MIN.) #57 STONE TO PREVENT TRACKING ONTO STREETS.

20. 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.
21. 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
22. 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
23. 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.
24. 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.
25. 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.
26. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL. 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.
27. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.

NOT FOR CONSTRUCTION

Date:
Date:
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MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

ERIC NEIL LANE
LICENSE
No. 86920
STATE OF FLORIDA
PROFESSIONAL ENGINEER
10/22/2021

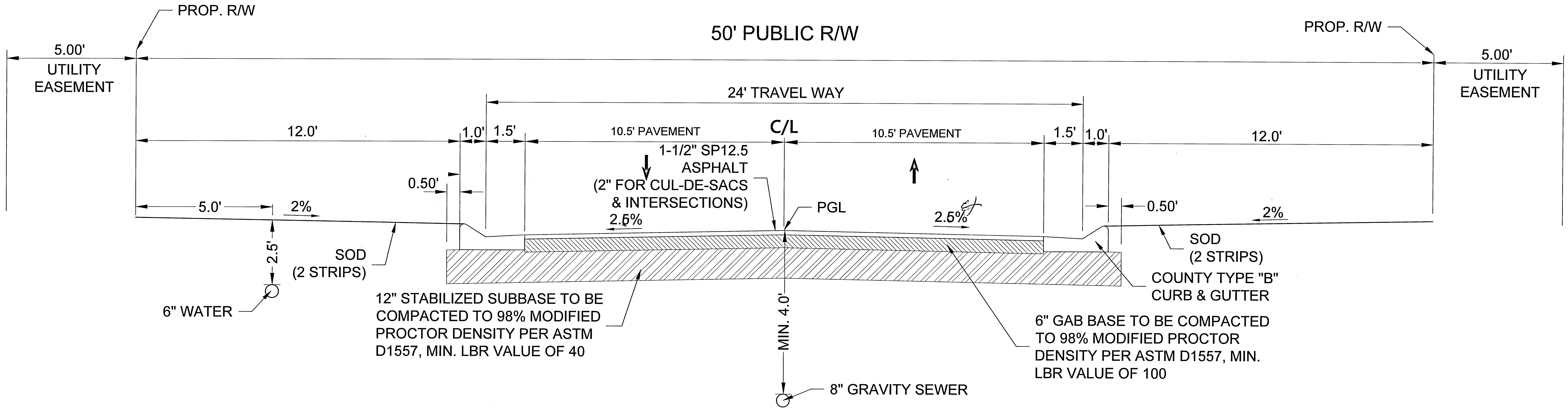
ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

General Notes

Job No. 20-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
2



TYPICAL ROADWAY SECTION

NOT TO SCALE

NOT FOR
CONSTRUCTION

Date:
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Date:

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Pensacola, FL 32502
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ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Typical Roadway Section

Job No. 21-111p
Date: 10/22/2021
Drawn By: CAB
Checked By: ENL

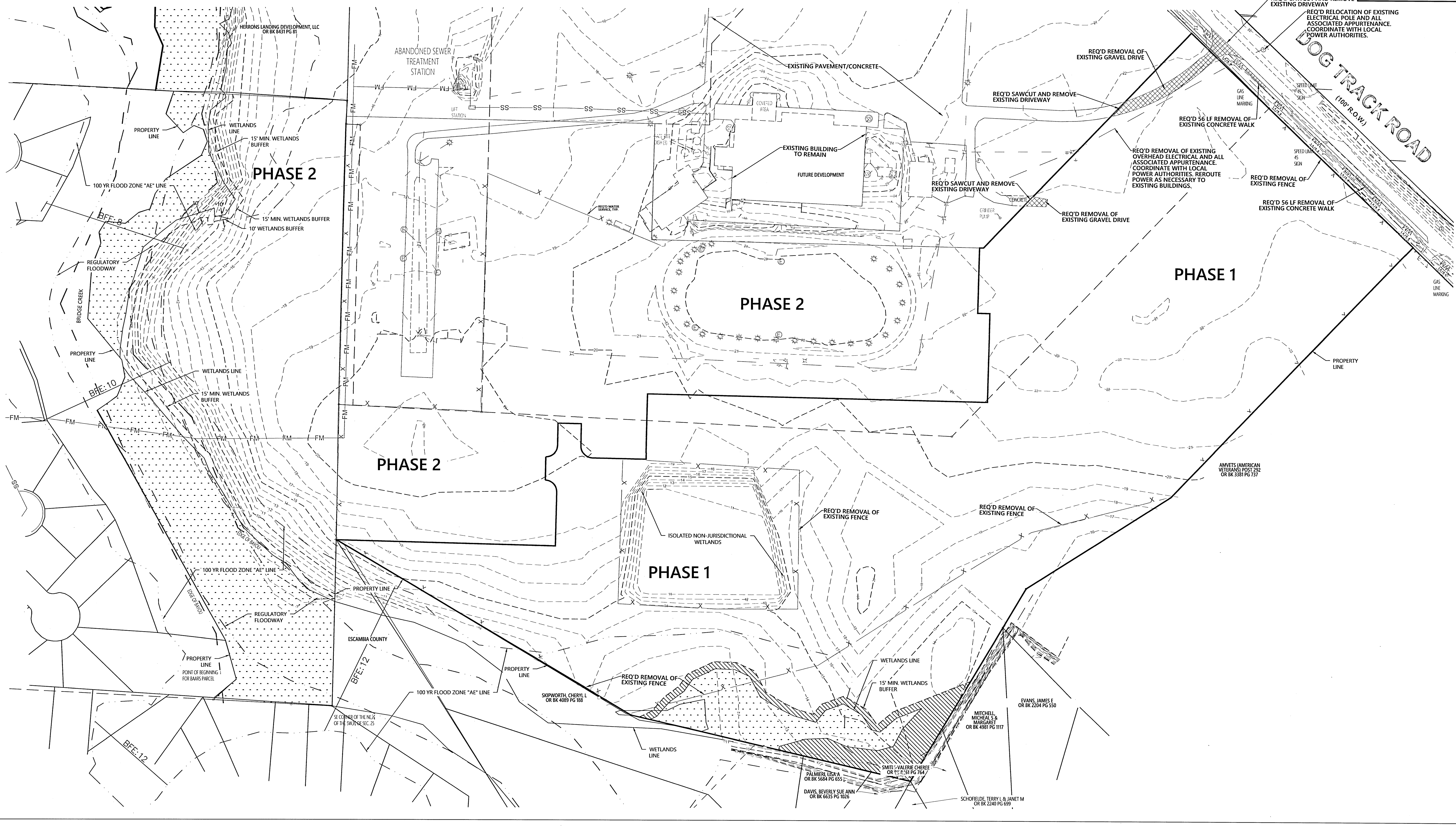
SHEET NUMBER
3

DEMOLITION LEGEND:

REMOVAL

1 INCH = 100 FEET

NOT FOR CONSTRUCTION



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FL. PE No. 86920

Construction Plans for

Summerbrooke Phase 1

Escambia County, FL

PREPARED FOR: Heron's Landing Development, LLC

Existing Conditions & Demo Plan

Job No: 21-111P
Date: 010/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER

4

LEGEND

P.R.M. ~ PERMANENT REFERENCE MONUMENT
P.C.P. ~ PERMANENT CONTROL POINT
ROW ~ RIGHT OF WAY
H.O.A. ~ HOME OWNERS ASSOCIATION
AC. ~ ACRES
PI ~ POINT OF INTERSECTION
PC ~ POINT OF CURVE
PT ~ POINT OF TANGENT
(NR) ~ NON RADIAL
(R) ~ RADIAL
LS ~ LICENSED SURVEYOR
ESMNT ~ EASEMENT
TYP ~ TYPICAL

WETLAND NOTES:

THERE IS NO PROPOSED IMPACTS TO THE WETLANDS OR OTHER "ENVIRONMENTALLY SENSITIVE LANDS" (ESLs) THAT WILL REQUIRE AVOIDANCE & IMPACT MINIMIZATION EFFORTS TO BE DEMONSTRATED.

SITE DATA

TAX PARCEL ID(S): 25-2S-31-1303-000-000
OVERALL SITE AREA: 30.03 ACRES (29.02 BUILDABLE)
WETLAND AREA: 1.01 ACRES
WETLANDS BUFFER: 0.59 ACRES
WETLANDS BUFFER IMPACT: 0.04 ACRES.
WETLANDS BUFFER REMAINING: 0.55 ACRES

SETBACK REQUIREMENTS:
FRONT SETBACK: TWENTY FEET (20')
REAR SETBACK: TWENTY FEET (20')
SIDES: FIVE FEET (5') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT AT LEAST FIVE FEET (5').
CORNER LOTS: WILL HAVE ONE FRONT SETBACK (20') AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

NOTES:

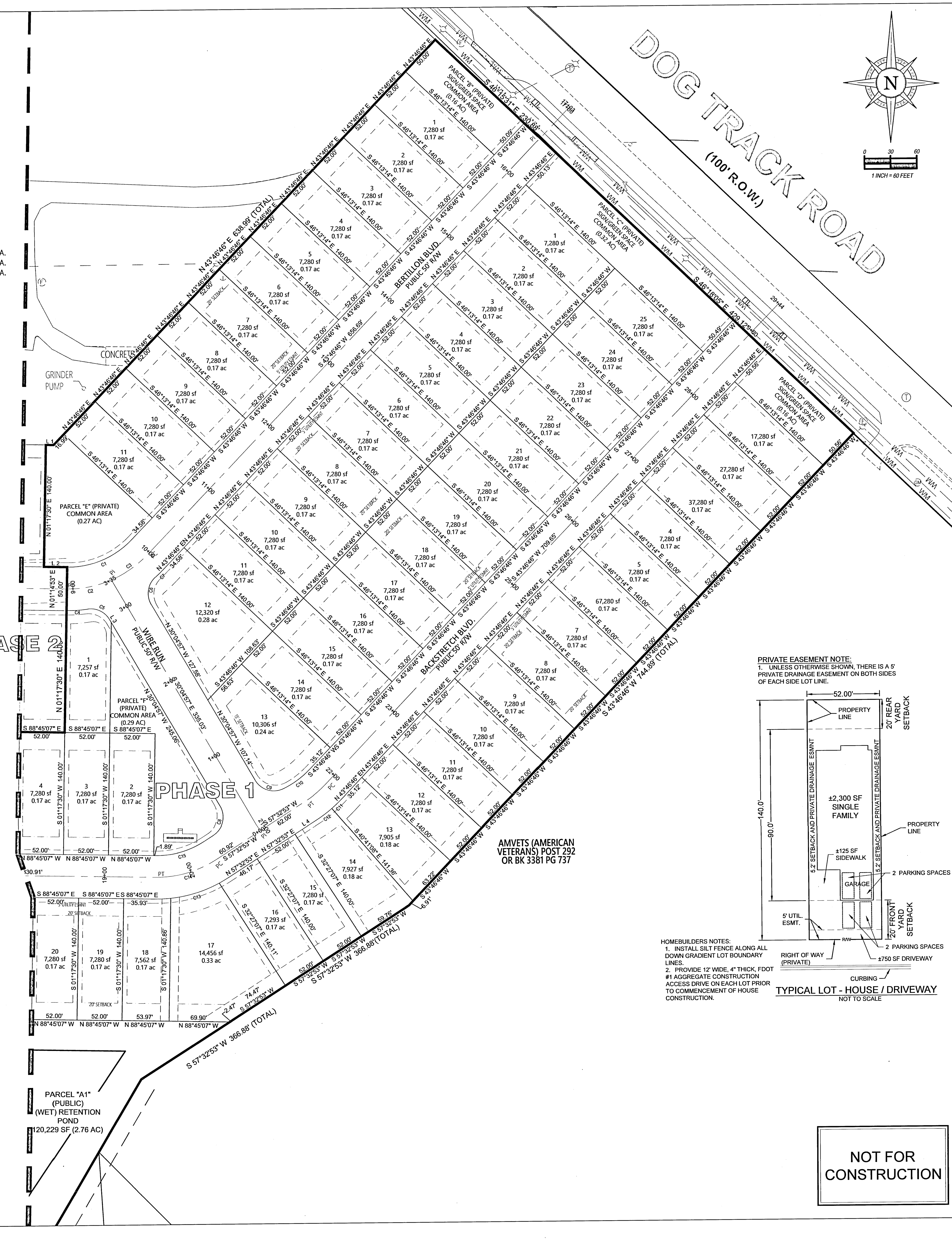
1. PROPERTY CONTAINS 99 LOTS AND 6 PARCELS
2. PROPERTY ZONED: HEAVY COMMERCIAL LIGHT INDUSTRIAL (HC/LI)
3. FUTURE LAND USE: MU-U
4. SUBDIVISION SIGN WILL BE LOCATED IN PRIVATE PARCEL PRIOR TO INSTALLATION.

OWNERSHIP:

LOTS – INDIVIDUAL OWNERSHIP
STREET RIGHT-OF-WAYS – PUBLIC
PARCEL 'A1' – STORMWATER FACILITY – PUBLIC
PARCEL 'A2' – STORMWATER FACILITY – PUBLIC
PARCEL 'B' – COMMON AREA – SIGN/GREEN SPACE – PRIVATE H.O.A.
PARCEL 'C' – COMMON AREA – SIGN/GREEN SPACE – PRIVATE H.O.A.
PARCEL 'D' – COMMON AREA – SIGN/GREEN SPACE – PRIVATE H.O.A.
PARCEL 'E' – COMMON AREA – GREEN SPACE – PRIVATE H.O.A.
PARCEL 'F' – COMMON AREA – GREEN SPACE – PRIVATE H.O.A.
PARCEL 'G' – WETLANDS – PRIVATE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C 1	100.00'	82.85'	80.50'	S 67°30'49" W	47°28'07"
C 2	150.00'	24.45'	24.43'	N 86°34'39" E	9°20'27"
C 3	25.00'	29.68'	27.96'	S 64°05'16" E	68°00'37"
C 4	25.00'	34.31'	31.68'	N 09°14'13" E	78°38'21"
C 5	100.00'	37.22'	37.00'	N 54°26'27" E	21°19'22"
C 6	25.00'	37.01'	33.72'	S 72°29'25" E	84°48'55"
C 7	25.00'	38.24'	34.62'	N 13°43'58" E	87°37'51"
C 8	125.00'	30.04'	29.97'	N 50°39'50" E	13°46'08"
C 9	150.00'	14.49'	14.49'	N 46°32'49" E	5°32'06"
C 10	150.00'	21.56'	21.54'	N 53°25'53" E	8°14'02"
C 11	150.00'	5.83'	5.83'	S 58°39'40" W	2°13'33"
C 12	150.00'	37.11'	37.02'	N 66°51'44" E	14°10'35"
C 13	150.00'	29.18'	29.14'	N 79°31'25" E	11°08'48"
C 14	150.00'	16.10'	16.10'	N 88°10'21" E	6°09'04"
C 15	125.00'	50.78'	50.43'	N 55°24'58" E	23°16'25"
C 16	125.00'	52.79'	52.39'	N 79°09'02" E	24°11'42"
C 17	100.00'	58.82'	57.97'	N 74°23'53" E	33°42'00"
C 18	125.00'	73.52'	72.47'	N 74°23'53" E	33°42'00"
C 19	25.00'	39.25'	35.34'	S 46°16'12" W	89°57'23"
C 20	25.00'	39.29'	35.37'	N 43°43'48" W	90°02'37"
C 21	50.00'	78.50'	70.68'	N 46°16'12" E	89°57'23"
C 22	75.00'	33.47'	33.20'	N 14°04'41" E	25°34'21"
C 23	75.00'	44.72'	44.06'	N 43°56'51" E	34°09'57"
C 24	75.00'	39.55'	39.10'	N 76°08'21" E	30°13'04"
C 25	240.00'	28.31'	28.29'	N 04°40'14" E	6°45'27"
C 26	240.00'	100.77'	100.03'	N 20°04'39" E	24°03'22"
C 27	240.00'	98.74'	98.05'	N 43°53'30" E	23°34'22"
C 28	240.00'	100.72'	99.98'	N 67°42'02" E	24°02'41"
C 29	25.00'	39.25'	35.34'	N 46°16'12" E	89°57'23"
C 30	75.00'	117.87'	106.11'	S 43°43'48" E	90°02'37"
C 31	50.00'	78.58'	70.74'	S 43°43'48" E	90°02'37"
C 32	25.00'	39.29'	35.37'	S 43°43'48" E	90°02'37"
C 33	25.00'	39.25'	35.34'	N 46°16'12" E	89°57'23"
C 34	25.00'	39.29'	35.37'	S 43°43'48" E	90°02'37"

LINE	BEARING	DISTANCE
L 1	S 88°45'07" E	8.55'
L 2	S 88°45'07" E	26.38'
L 3	N 30°04'57" W	3.76'
L 4	N 57°32'53" E	24.75'
L 5	S 88°45'07" E	5.02'



PRIVATE EASEMENT NOTE:
1. UNLESS OTHERWISE SHOWN, THERE IS A 5' PRIVATE DRAINAGE EASEMENT ON BOTH SIDES OF EACH SIDE LOT LINE.

HOMEBUILDERS 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.

NOT FOR CONSTRUCTION

Date:
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Date:

MULLINS, LLC
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(850) 462-8412

ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

ERIC NEIL LANE LICENSE No. 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Layout Plan

Job No: 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
5

WETLAND NOTES:

THERE IS NO PROPOSED IMPACTS TO THE WETLANDS OR OTHER "ENVIRONMENTALLY SENSITIVE LANDS" (ESLs) THAT WILL REQUIRE AVOIDANCE & IMPACT MINIMIZATION EFFORTS TO BE DEMONSTRATED.

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WETLANDS BUFFER REMAINING: 0.55 ACRES
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PARCEL 'E' – COMMON AREA – GREEN SPACE – PRIVATE H.O.A.
PARCEL 'F' – COMMON AREA – GREEN SPACE – PRIVATE H.O.A.
PARCEL 'G' – WETLANDS – PRIVATE

LEGEND
P.R.M. ~ PERMANENT REFERENCE MONUMENT
P.C.P. ~ PERMANENT CONTROL POINT
ROW ~ RIGHT OF WAY
H.O.A. ~ HOME OWNERS ASSOCIATION
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(NR) ~ NON RADIAL
(R) ~ RADIAL
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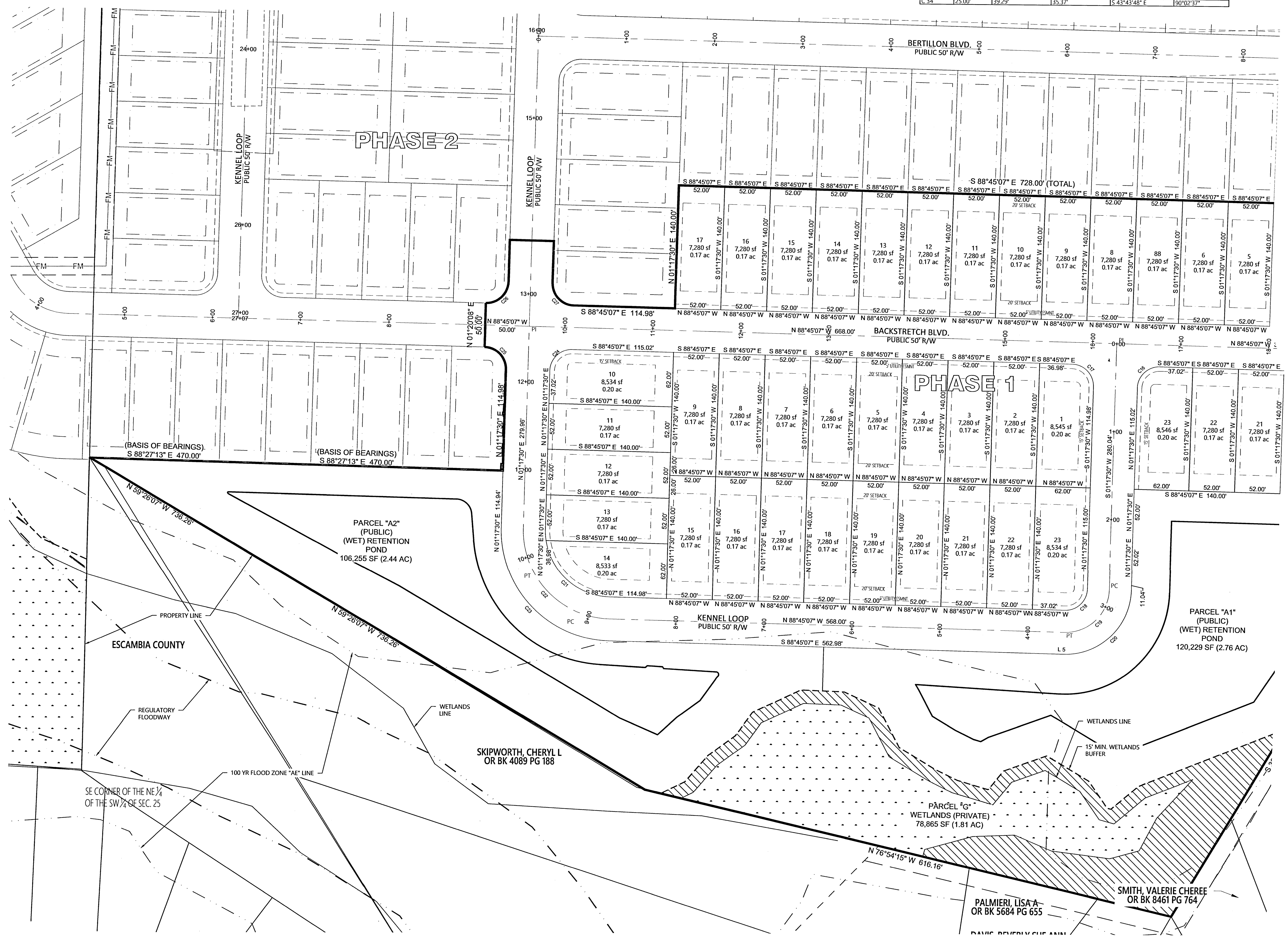
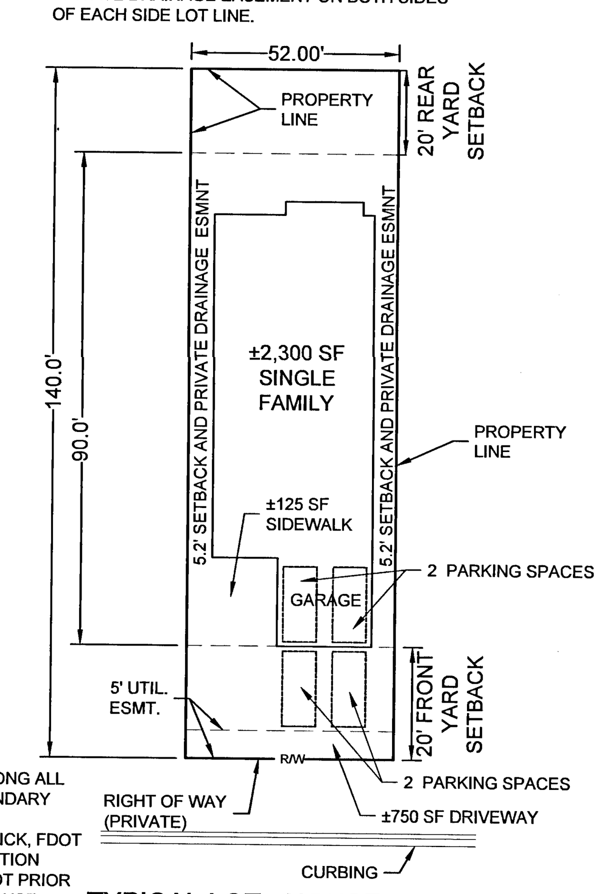
C 27	240.00'	98.74'	98.05'	N 43°53'30" E	23°34'22"
C 28	240.00'	100.72'	99.98'	N 67°42'02" E	24°02'41"
C 29	25.00'	39.25'	35.34'	N 46°16'12" E	89°57'23"
C 30	75.00'	117.87'	106.11'	S 43°43'48" E	90°02'37"
C 31	50.00'	78.58'	70.74'	S 43°43'48" E	90°02'37"
C 32	25.00'	39.29'	35.37'	S 43°43'48" E	90°02'37"
C 33	25.00'	39.25'	35.34'	N 46°16'12" E	89°57'23"
C 34	25.00'	39.29'	35.37'	S 43°43'48" E	90°02'37"

LINE	BEARING	DISTANCE
L 1	S 88°45'07" E	8.55'
L 2	S 88°45'07" E	26.38'
L 3	N 30°04'57" W	3.76'
L 4	N 57°32'53" E	24.75'
L 5	S 88°45'07" E	5.02'

1 INCH = 60 FEET



PRIVATE EASEMENT NOTE:
1. UNLESS OTHERWISE SHOWN, THERE IS A 5' PRIVATE DRAINAGE EASEMENT ON BOTH SIDES OF EACH SIDE LOT LINE.



TYPICAL LOT - HOUSE / DRIVEWAY
NOT TO SCALE

HOMEBUILDERS 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.

NOT FOR CONSTRUCTION

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ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Layout Plan

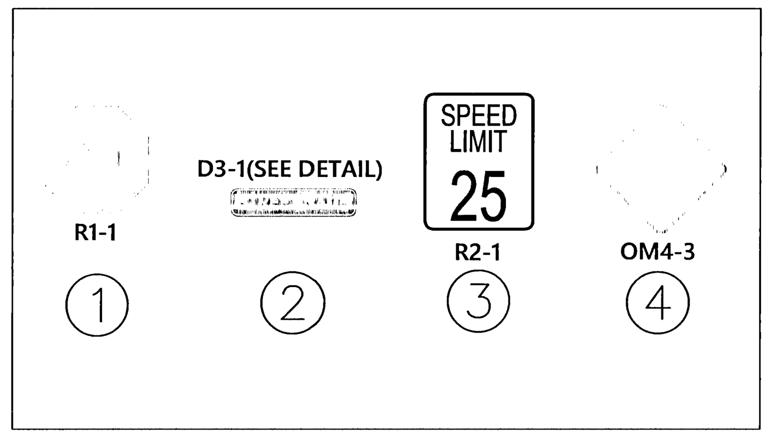
Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

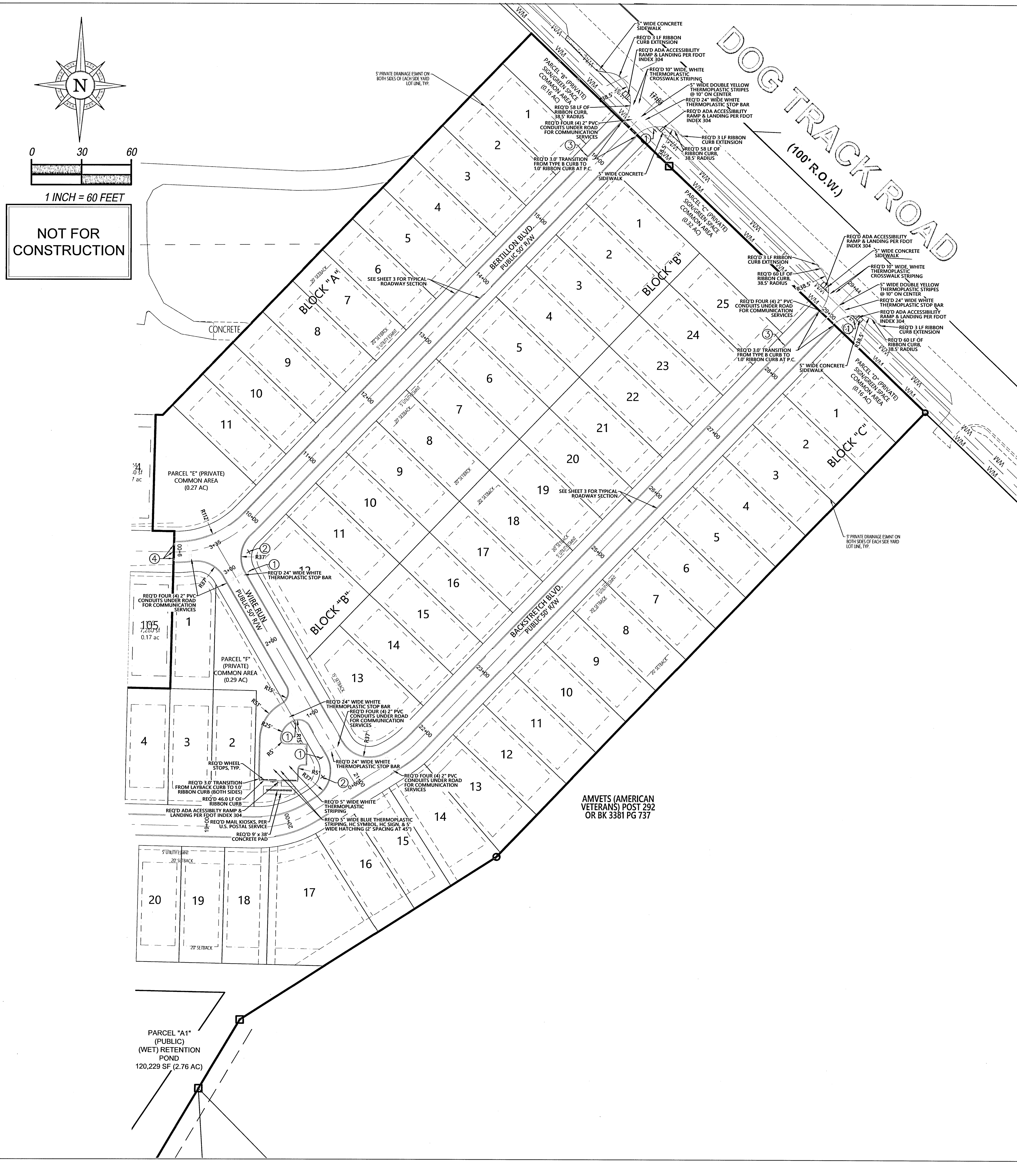
SHEET NUMBER
6

PRIVATE EASEMENT NOTE:
1) UNLESS OTHERWISE SHOWN, THERE IS A 5' PRIVATE DRAINAGE EASEMENT ON BOTH SIDES OF EACH SIDE LOT LINE.

CONDUIT NOTES:
1) CONTRACTOR IS REQUIRED TO MARK THE LOCATION OF INSTALLED 2" PVC CONDUIT.
2) ALL UTILITY PROVIDERS SHALL USE ONLY CONDUITS SHOWN ON THIS PLAN FOR STREET CROSSINGS. NO STREETS OR ROADS UNDER THE TWO-YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORE.

SIGN LEGEND





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Construction Plans for
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Site Plan

Job No. 21-111P
Date: 010/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
7

PRIVATE EASEMENT NOTE:
1) UNLESS OTHERWISE SHOWN, THERE IS A 5' PRIVATE DRAINAGE EASEMENT ON BOTH SIDES OF EACH SIDE LOT LINE.

CONDUIT NOTES:
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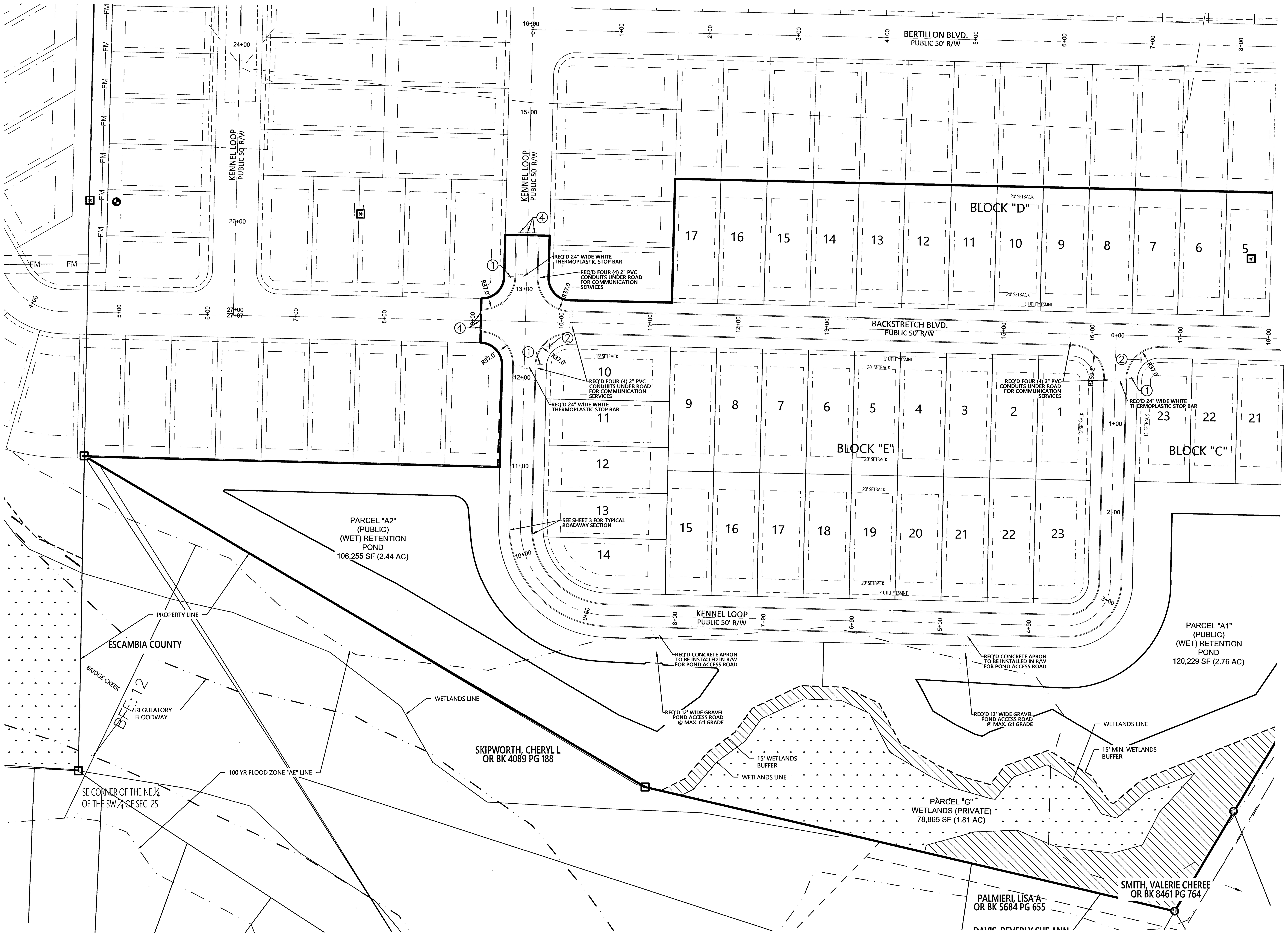
SIGN LEGEND

R1-1	D3-1(SEE DETAIL)	SPEED LIMIT 25 R2-1	OM4-3
1	2	3	4

1 INCH = 60 FEET

NOT FOR CONSTRUCTION



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Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development LLC

Site Plan

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SHEET NUMBER

8

EARTHWORK GENERAL NOTES

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2) ALL PROPOSED CONTOUR ELEVATIONS SHOWN ARE FINISH GRADE.

3) PROTECTION OF WORK: THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR THE PROTECTION OF HIS WORK. SUCH GRADING IS THE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER MAY DIRECT THE CONTRACTOR TO PERFORM NECESSARY GRADING AND DRAINAGE TO PREVENT SURFACE RUN OFF FROM DAMAGING THE WORK OR ADJACENT PROPERTY.

4) CONTRACTOR SHALL BE REQUIRED TO INSTALL SILT FENCES, HAY BALES, ETC., TO PREVENT EROSION OF DISTURBED EARTH AND FILL AREAS. SILT FENCES SHALL REQUIRED, IF NECESSARY TO PREVENT LOOSE DIRT FROM WASHING ONTO STREETS AND ADJACENT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL UNTIL FINAL INSPECTION BY THE COUNTY.

5) EARTH FILL SHALL BE PLACED IN UNIFORM LAYERS OR LIFTS NOT TO EXCEED 6 INCHES COMPACTED THICKNESS.

6) NO SLOPE SHALL BE GREATER THAN 3:1.

7) ALL LOTS SHALL BE GRADED SO THAT RUN-OFF WILL BE DIRECTED TO THE STREET OR TO DRAINAGE WAYS IN A DEDICATED EASEMENT ONCE ISSUANCE OF A BUILDING PERMIT.

8) RIGHT-OF-WAY SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

9) ALL STORM PIPES SHALL HAVE A MINIMUM OF 1 FOOT OF COVER.

10) CONTRACTOR SHALL INSTALL 30 LF OF TYPE 1 UNDERDRAIN ON BOTH SIDES OF EVERY TYPE 'A' INLET, AS NEEDED. SEE DETAIL ON SHEET 24.

11) ALL LAND SHALL REMAIN IN ITS CURRENTLY MAINTAINED OR NATURAL, VEGETATED STATE WHERE APPLICABLE AND LOT GRADING IS NOT TO BE PRFORMED, UNTIL SUCH TIME AS PROPER PERMITTING AND APPROVALS FOR FUTURE SITE "DEVELOPMENT" ARE GRANTED BY ESCAMBIA COUNTY AND OTHER JURISDICTIONAL AGENCIES. PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, ONCE APPROVED, THE CONSTRUCTION PLANS PHASE ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS. REMOVAL OF PROTECTED TREES, LAND CLEARING ACTIVITIES, PLACEMENT OF FILL MATERIALS, TRENCHING, EXCAVATION, GRADING, ALTERATION OF LAND TOPOGRAPHY OR VEGETATIVE COVER OR ANY OTHER "LAND DISTURBANCE ACTIVITIES" OUTSIDE APPROVED INFRASTRUCTURE AREAS WILL REQUIRE ADDITIONAL APPROVALS IN THE FUTURE. TREE REMOVAL ON RESIDENTIAL LOTS & OTHER NON-INFRASTRUCTURE AREAS PRIOR TO CONSTRUCTION OF DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE TREE REMOVAL PERMIT. PLEASE CONTACT ESCAMBIA COUNTY FOR GUIDANCE PRIOR TO ANY FUTURE SITE DEVELOPMENT WORK ACTIVITIES.

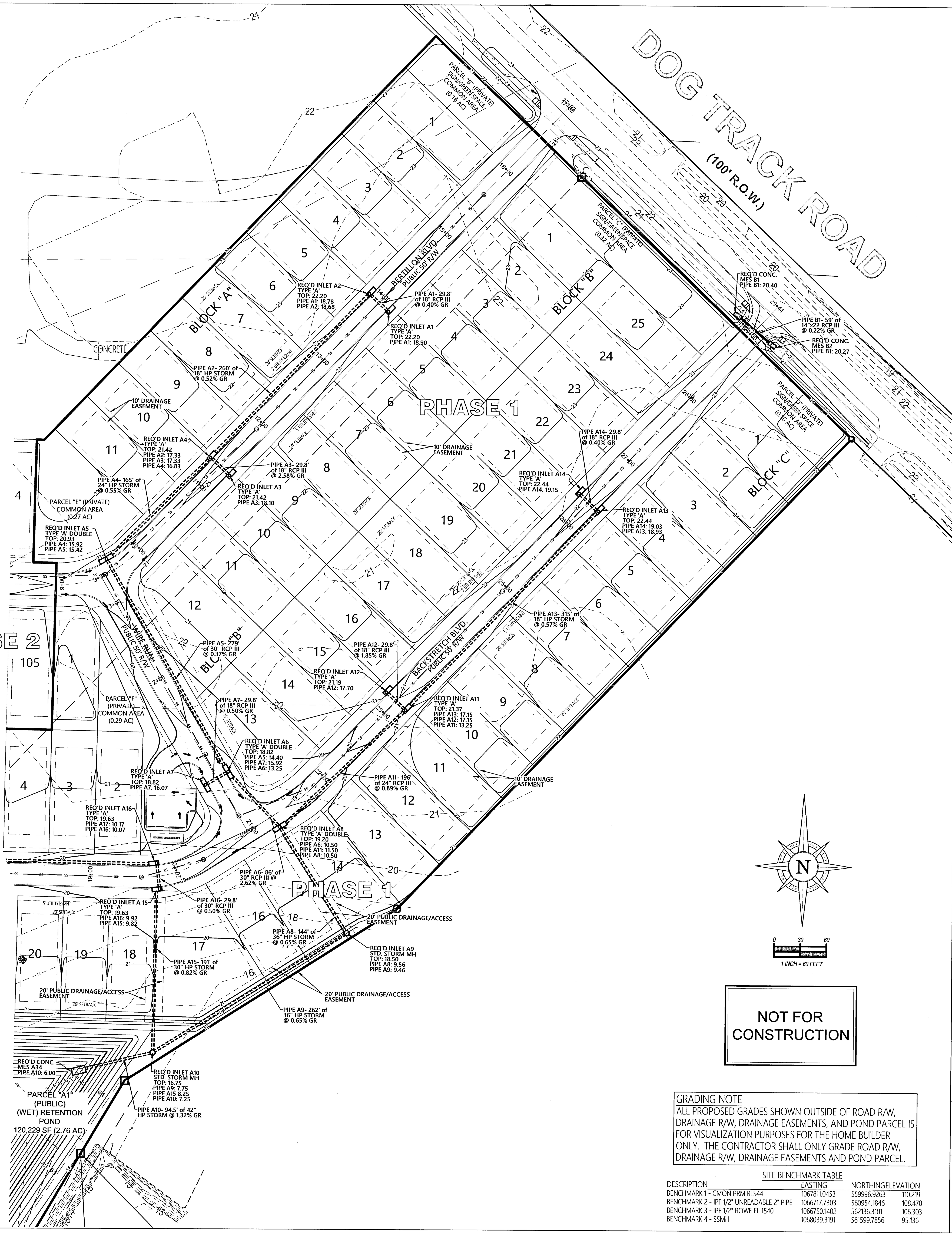
12) R/W SHOUDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATESTED ADDITION.

LEDGEND

FG 21.61	SPOT SHOT
FG	FINISH GRADE
HP	HIGH POINT

STORM PIPE AND INLET QUANTITIES

DESCRIPTION	QUANTITY
18" RCP	486.6 LF
18"ADS HP	721.8 LF
24" RCP	231 LF
24" ADS HP	247 LF
30" RCP	644 LF
30" ADS HP	399 LF
36" ADS HP	1,000 LF
42" ADS HP	94.5 LF
TYPE 'A' SINGLE INLET	17
TYPE 'A' DOUBLE INLET	10
STANDARD STORM MH	3
SEC. 18" CONC. MITERED END	4
SEC. 24" CONC. MITERED END	1
SEC. 30" CONC. MITERED END	1
SEC. 36" CONC. MITERED END	1
SEC. 42" CONC. MITERED END	1
SEC. OUTFALL STR.	2
SPILLWAY	2



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SITE BENCHMARK TABLE

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BENCHMARK 3 - IPF 1/2" ROWE FL 1540	1066750.1402	562136.3101	106.303
BENCHMARK 4 - SSMH	1068039.3191	561599.7856	95.136

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SHEET NUMBER
9

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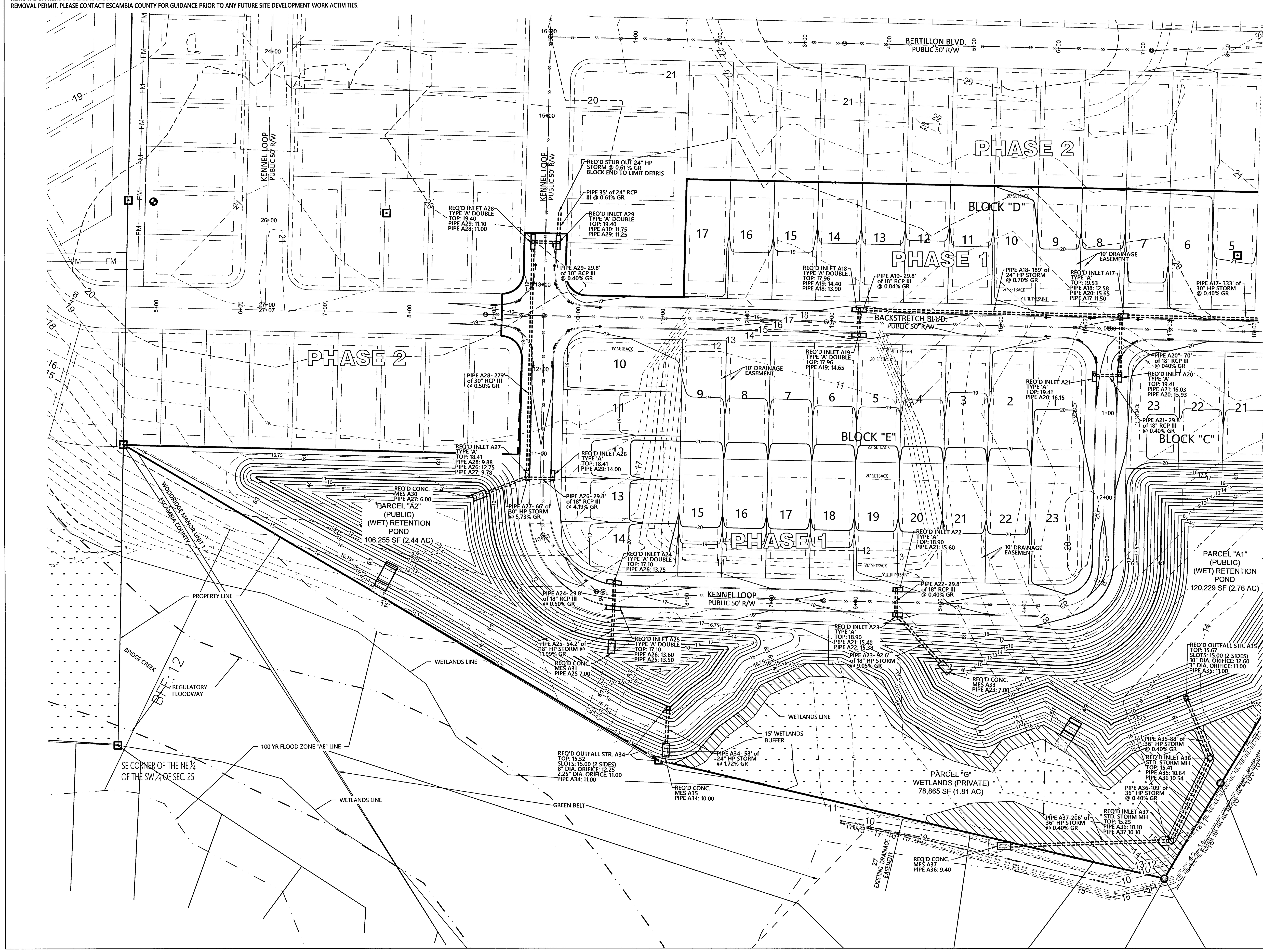

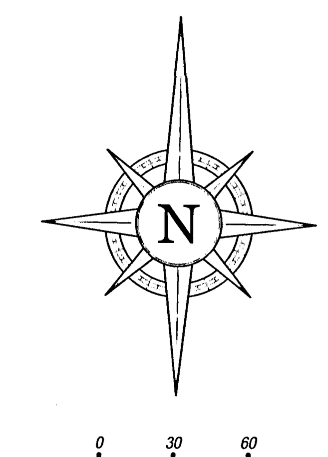

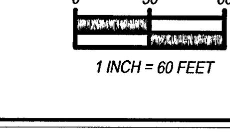

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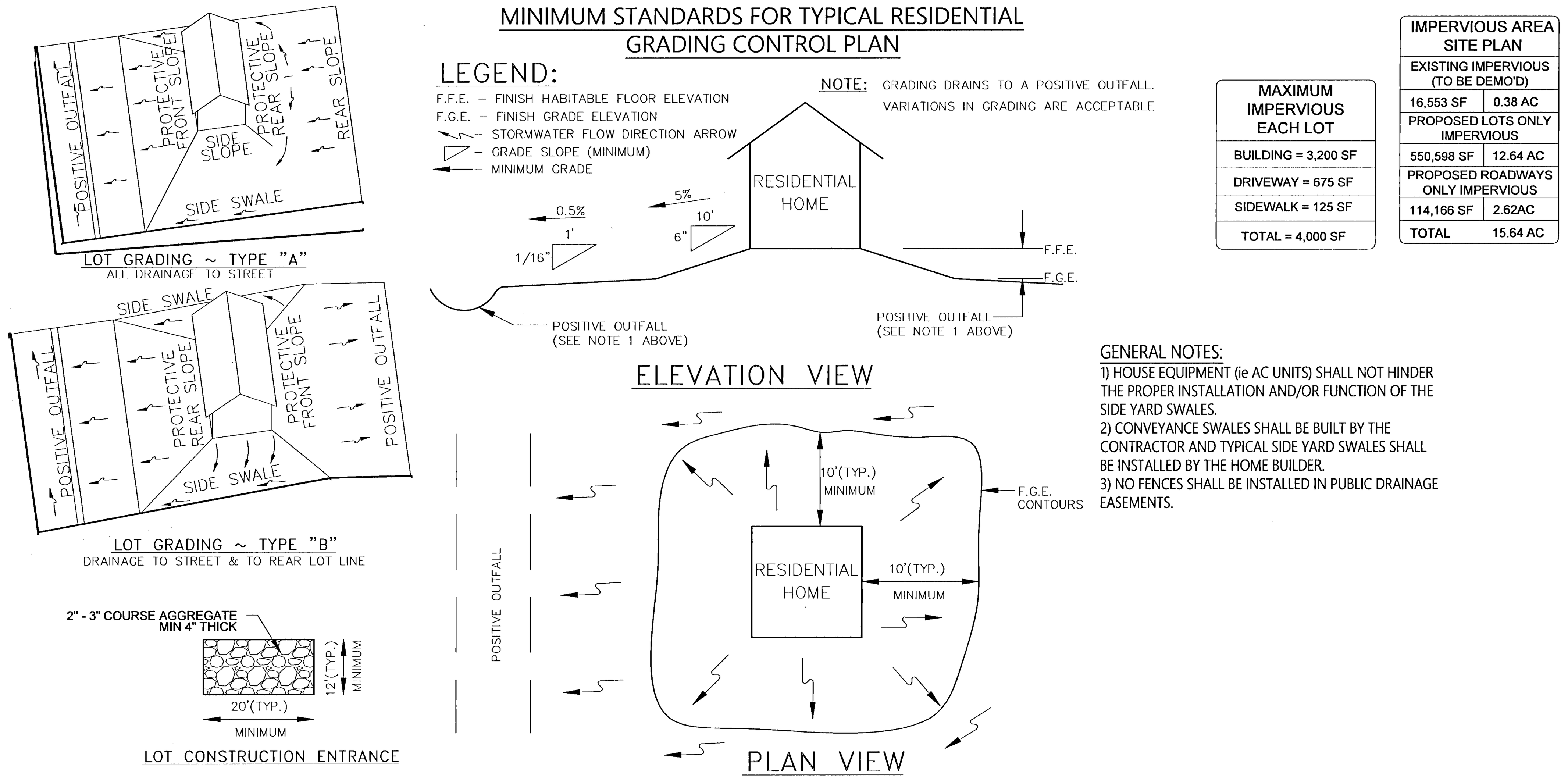
MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



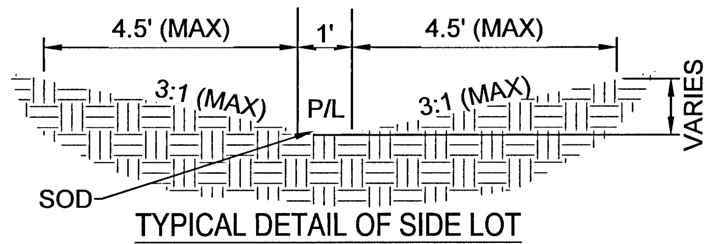
MAXIMUM IMPERVIOUS EACH LOT	
BUILDING = 3,200 SF	
DRIVEWAY = 675 SF	
SIDEWALK = 125 SF	
TOTAL = 4,000 SF	

IMPERVIOUS AREA SITE PLAN	
EXISTING IMPERVIOUS (TO BE DEMO'D)	
16,553 SF	0.38 AC
PROPOSED LOTS ONLY IMPERVIOUS	
550,598 SF	12.64 AC
PROPOSED ROADWAYS ONLY IMPERVIOUS	
114,166 SF	2.62AC
TOTAL	15.64 AC

GENERAL NOTES:
1) HOUSE EQUIPMENT (ie AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF THE SIDE YARD SWALES.
2) CONVEYANCE SWALES SHALL BE BUILT BY THE CONTRACTOR AND TYPICAL SIDE YARD SWALES SHALL BE INSTALLED BY THE HOME BUILDER.
3) NO FENCES SHALL BE INSTALLED IN PUBLIC DRAINAGE EASEMENTS.

NOTES:
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM, CURB AND 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.
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. NO WETLANDS ARE LOCATED ON THIS PROPERTY.

HOMEBUILDERS 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. FOR RESIDENTIAL LOTS, TREE REMOVAL PRIOR TO CONSTRUCTION OF THE DWELLING, SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING.
4. NO HERITAGE TREES ARE LOCATED ON THE SITE.
5. NO PROTECTED TREES THAT ARE NOT LOCATED WITHIN APPROVED LIMITS OF CONSTRUCTION (INFRASTRUCTURE AREAS, PONDS, ROADS) MAY BE REMOVED WITHOUT APPROVAL FROM ESCAMBIA COUNTY. RESIDENTIAL LOTS AND ANY OTHER AREA OUTSIDE OF THE APPROVED LIMITS OF CLEARING SHALL REMAIN VEGETATED AND/OR IN IT'S CURRENT STATE.



TYPICAL DETAIL OF SIDE LOT LINE SWALE (PRIVATE)
SCALE: N.T.S.

GRADING NOTE
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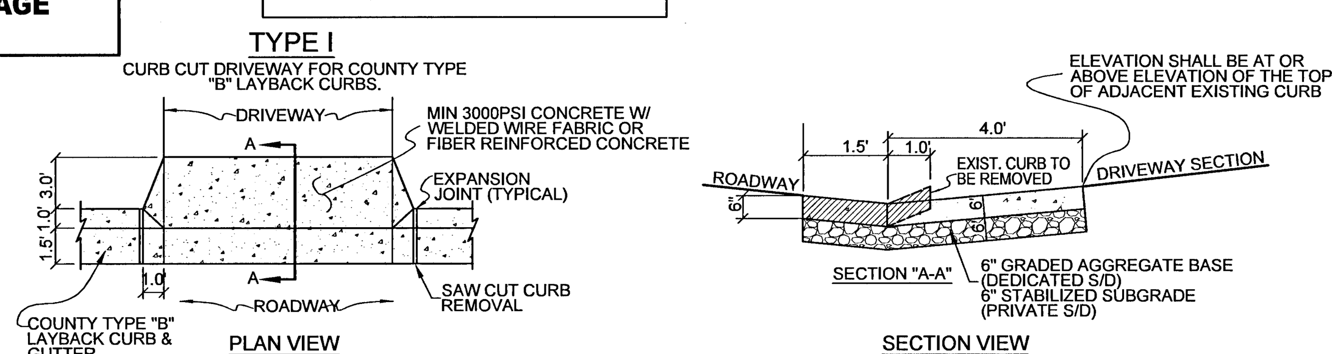
LEGEND
= SILT FENCE
FL - FLOW LINE
HP - HIGH POINT
FG - FINISHED GRADE
- FLOW ARROW

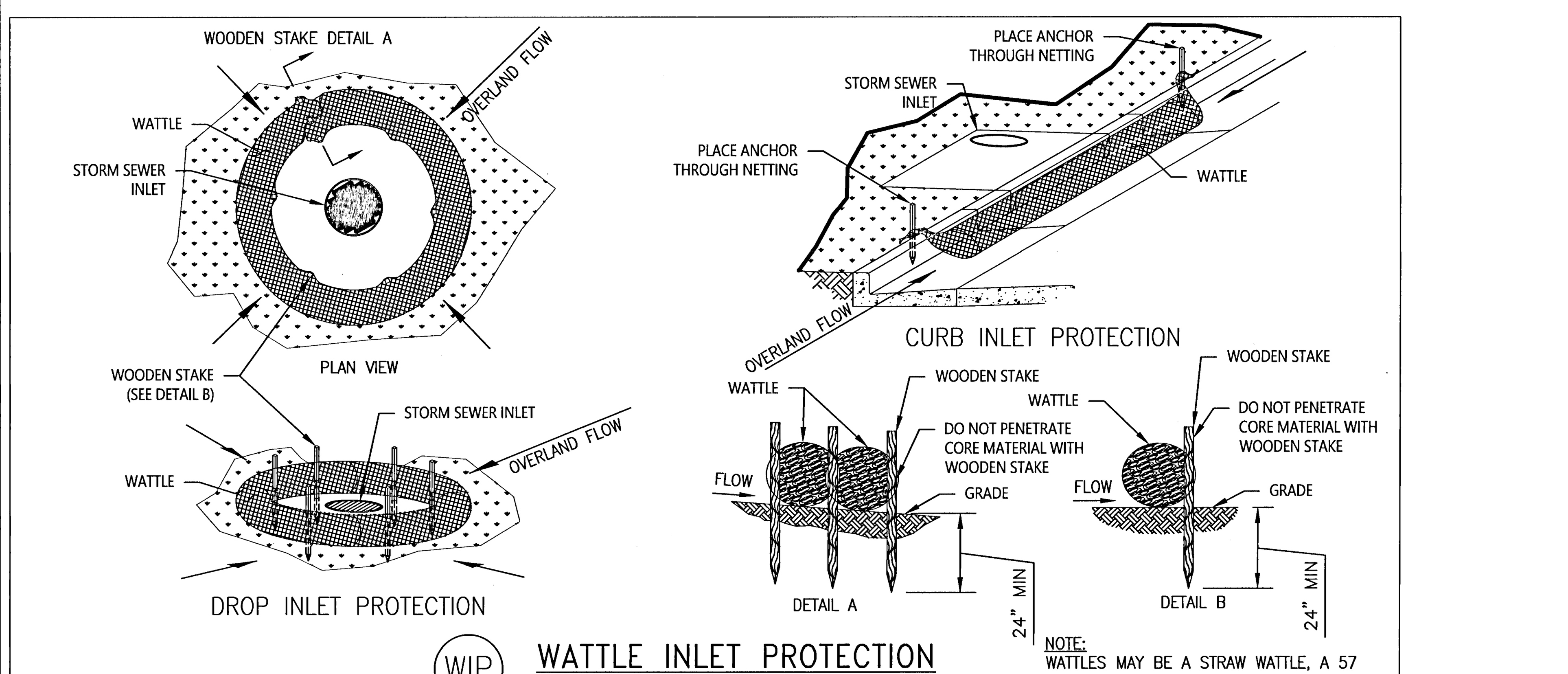


NOTES:
1. SEE STANDARD COUNTY CURB DETAILS FOR REFERENCE.
2. SEE FDOT INDEX NO. 515 FOR OTHER CONNECTIONS.

*FOR OTHER TYPES OF CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT.

TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS
NOT TO SCALE

NOTES:
1. ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 1/2" ASPHALT WITH 6" STABILIZED SUBGRADE OR 4" - 6" CONCRETE WITH 4" STABILIZED SUBGRADE, 95% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE.
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 THE DRIVEWAY.
4. IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED ABOVE.
5. RADIUS OR FLARE IS ACCEPTABLE FOR TYPE II OR TYPE III CONNNECTIONS.
6. DRIVEWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
7. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.



WIP
WATTLE INLET PROTECTION
N.T.S.

NOTE:
WATTLES MAY BE A STRAW WATTLE, A 57 STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.

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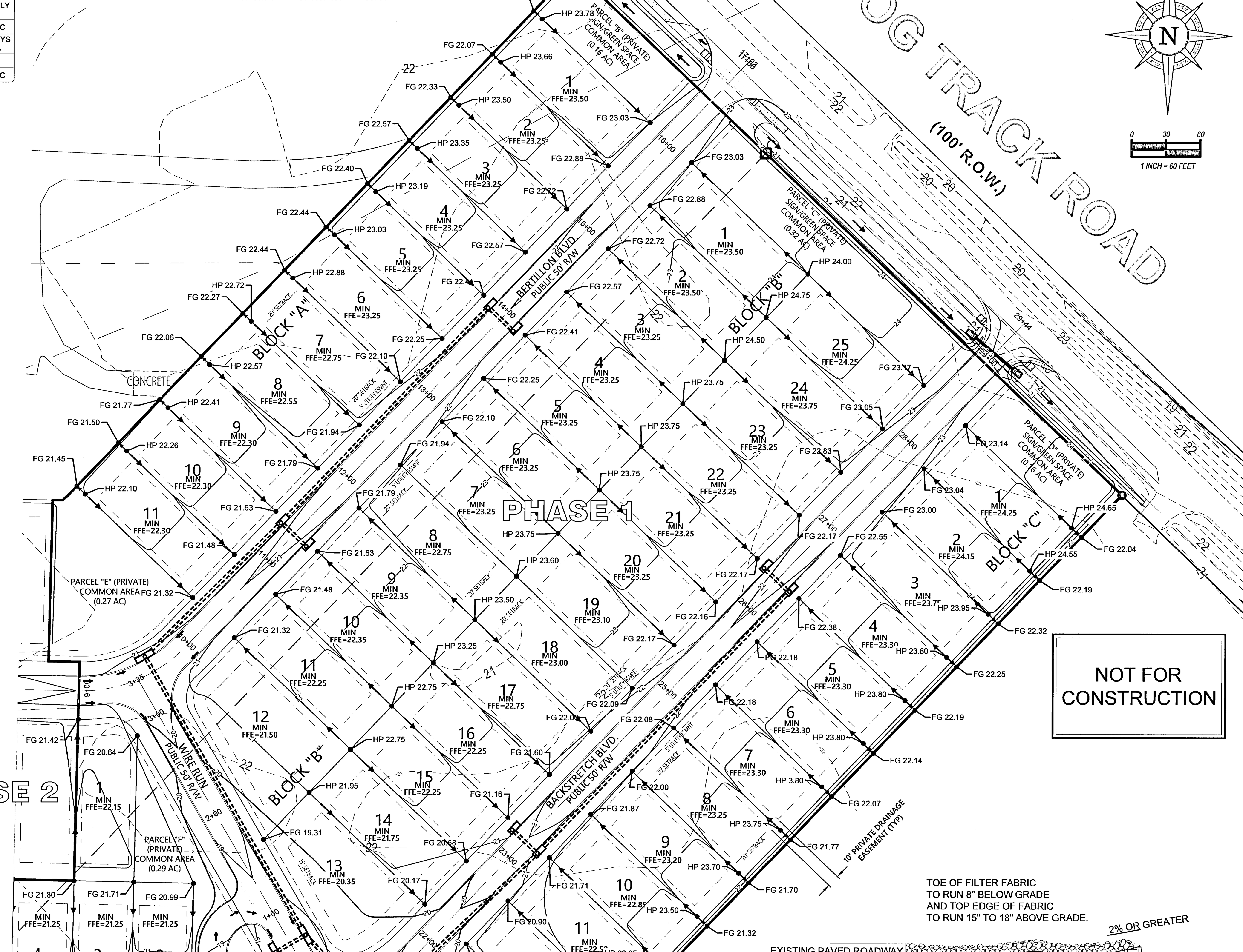

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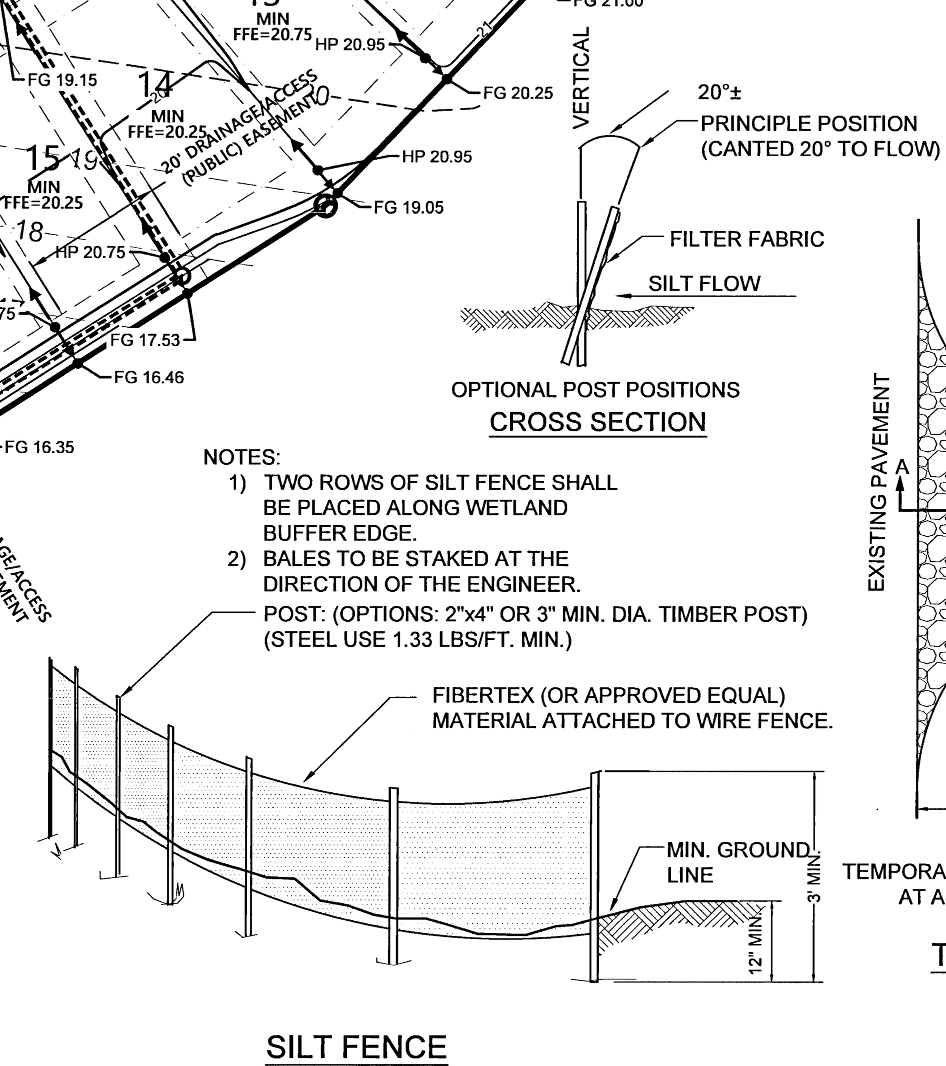
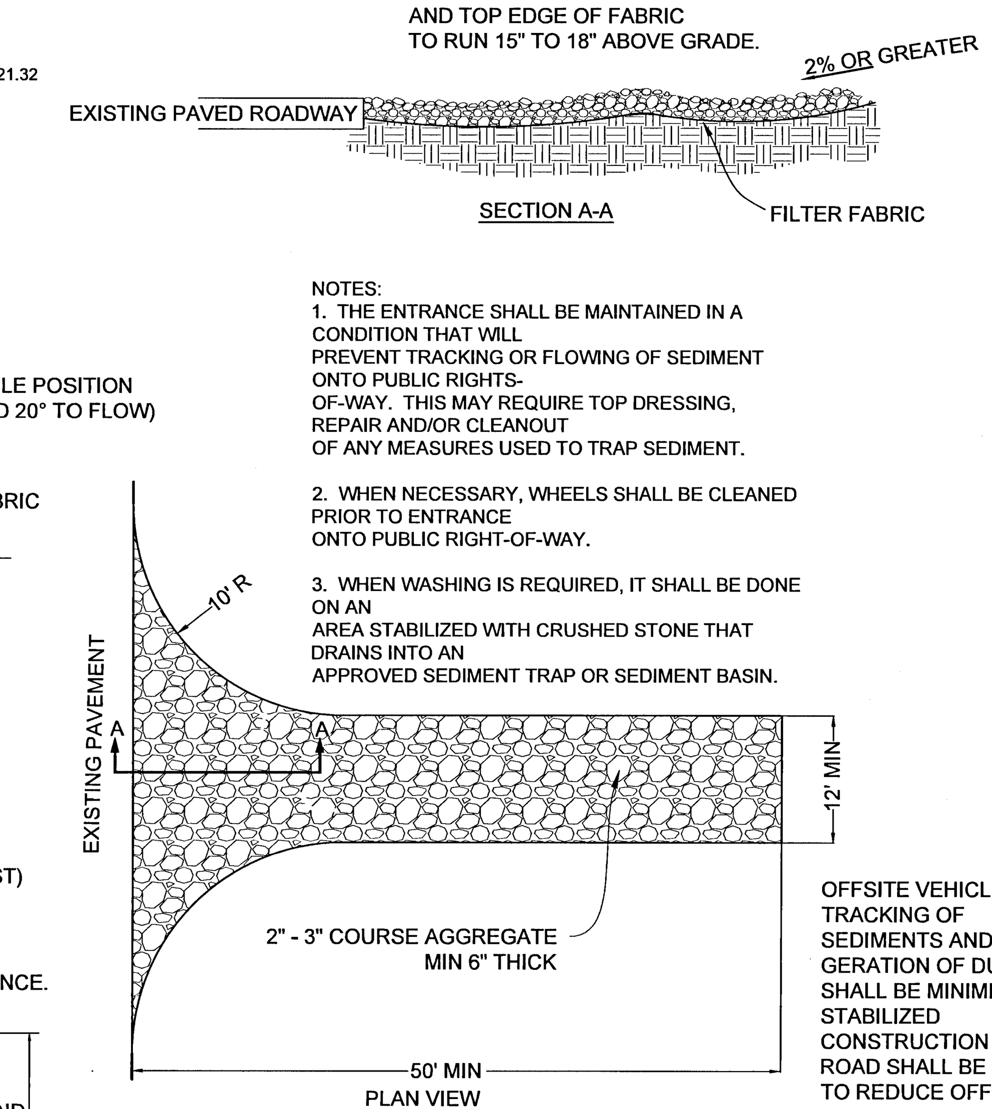


NOTES:
1) TWO ROWS OF SILT FENCE SHALL BE PLACED ALONG WETLAND BUFFER EDGE.
2) BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.
POST: (OPTIONS: 2"x4" OR 3" MIN. DIA. TIMBER POST) (STEEL USE 1.33 LBS/FT. MIN.)

SILT FENCE
NOT TO SCALE

TOE OF FILTER FABRIC TO RUN 8" BELOW GRADE AND TOP EDGE OF FABRIC TO RUN 15" TO 18" ABOVE GRADE.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.

TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS ROAD SHALL BE UTILIZED TO REDUCE OFF-SITE TRACKING. OFFSITE SEDIMENT REMOVAL SHOULD BE CONDUCTED AT A FREQUENCY NECESSARY TO MINIMIZE IMPACTS. VEHICLE WASH AREA SHOULD BE CONSIDERED IF OFFSITE TRACKING BECOMES EXCESSIVE.

Date:
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MULLINS, LLC
801 West Romana Street, Suite A
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(850) 462-8412

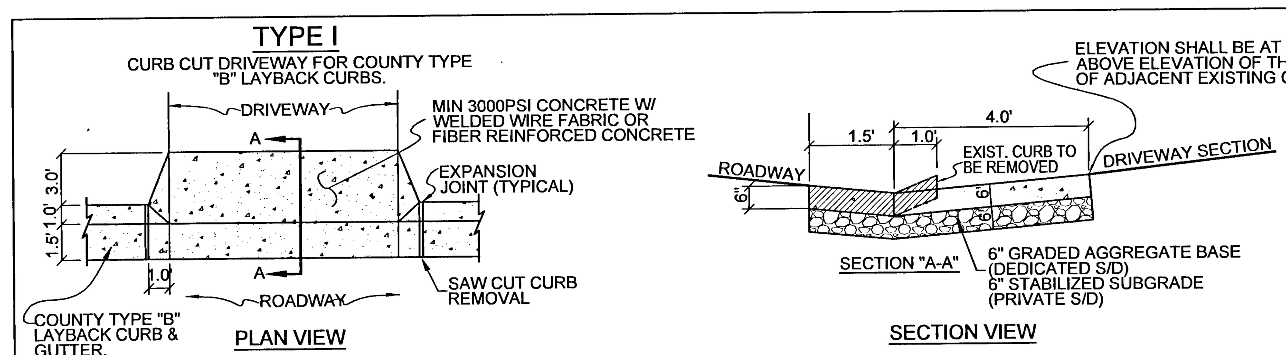
ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Lot Grading Plan

Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
11



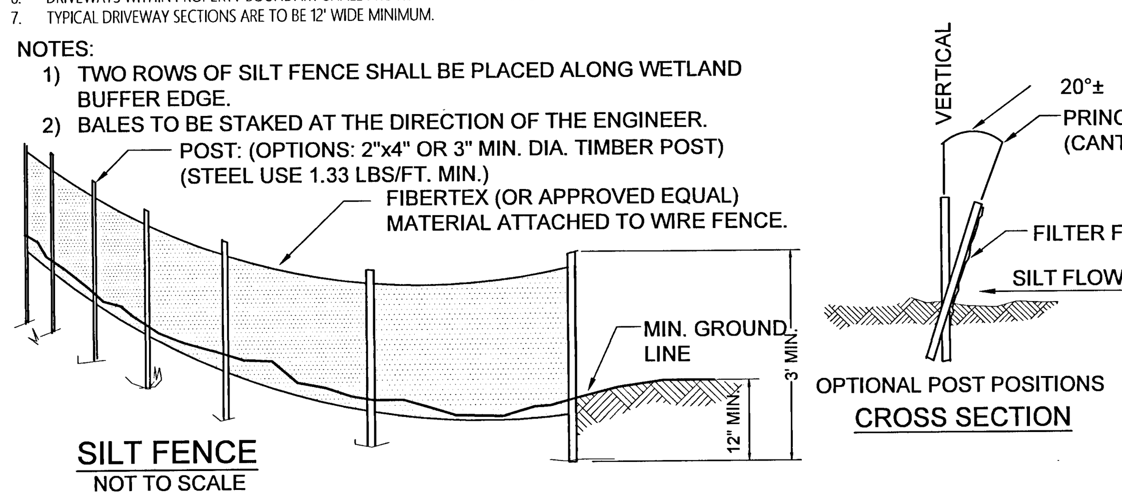
TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS
NOT TO SCALE

NOTES:
1. SEE STANDARD COUNTY CURB DETAILS FOR REFERENCE.
2. SEE FDOT INDEX NO. 515 FOR OTHER CONNECTIONS.

*FOR OTHER TYPES OF CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT.

NOTES:
1. ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 1/2" ASPHALT WITH 6" STABILIZED SUBGRADE OR 4" - 6" CONCRETE WITH 4" STABILIZED SUBGRADE, 95% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE.
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 THE DRIVEWAY.
4. IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED ABOVE.
5. RADIUS OR FLARE IS ACCEPTABLE FOR TYPE II OR TYPE III CONNNECTIONS.
6. DRIVEWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
7. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

NOTES:
1) TWO ROWS OF SILT FENCE SHALL BE PLACED ALONG WETLAND BUFFER EDGE.
2) BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.



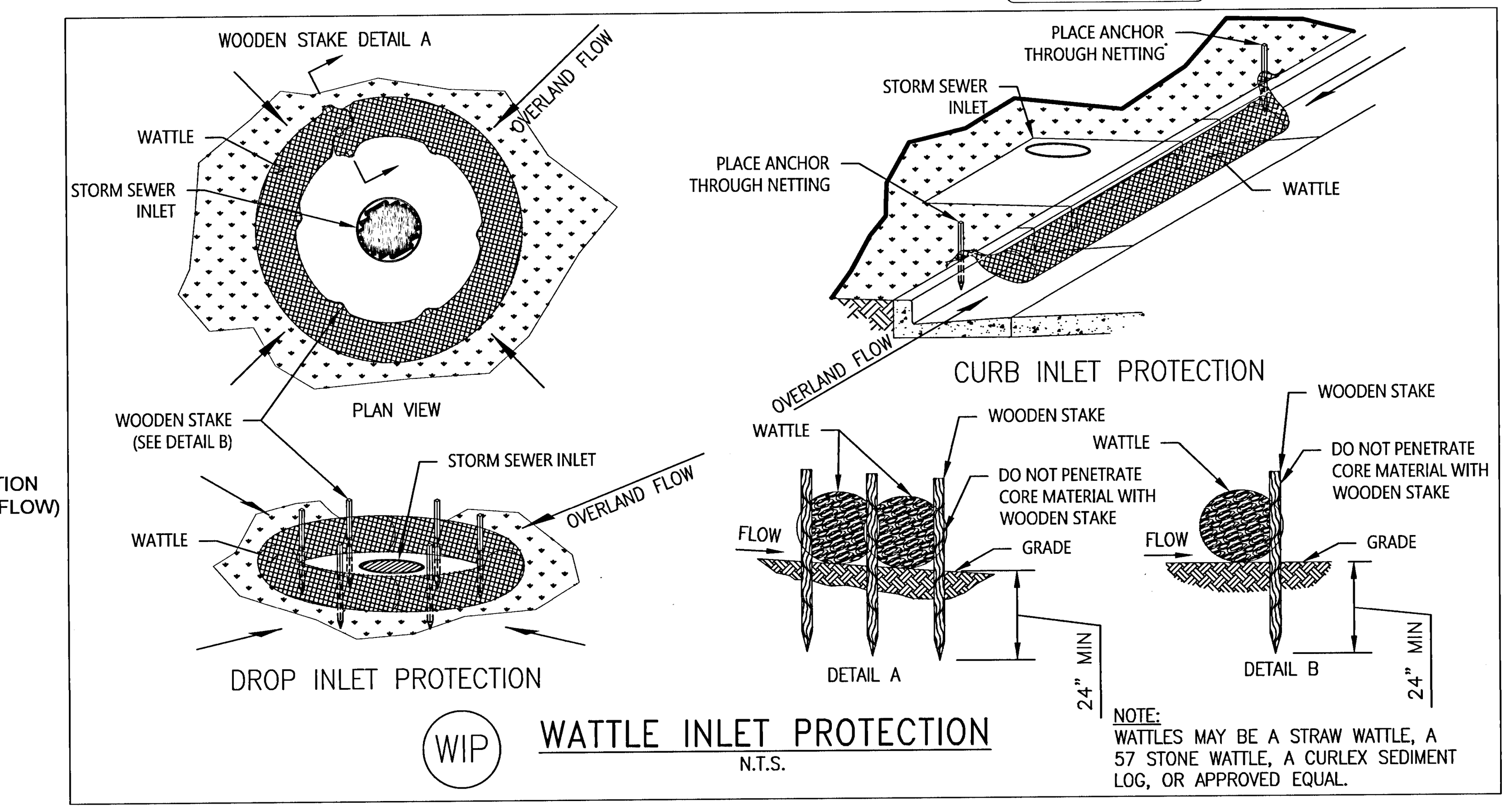
SILT FENCE
NOT TO SCALE

CROSS SECTION

GRADING NOTE
ALL PROPOSED GRADES SHOWN OUTSIDE OF ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS, AND POND PARCEL IS FOR VISUALIZATION PURPOSES FOR THE HOME BUILDER ONLY. THE CONTRACTOR SHALL ONLY GRADE ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS AND POND PARCEL.

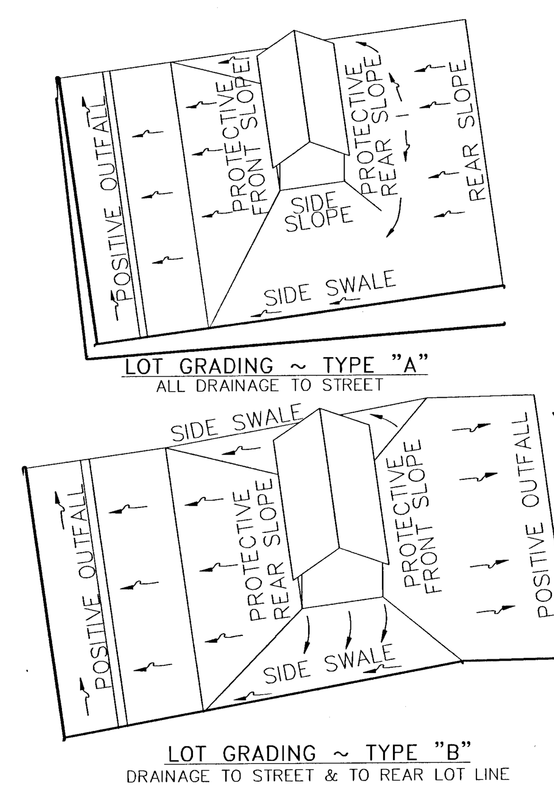
MAXIMUM IMPERVIOUS EACH LOT
BUILDING = 3,200 SF
DRIVEWAY = 675 SF
SIDEWALK = 125 SF
TOTAL = 4,000 SF

IMPERVIOUS AREA SITE PLAN	
EXISTING IMPERVIOUS (TO BE DEMO'D)	
16,553 SF	0.38 AC
PROPOSED LOTS ONLY IMPERVIOUS	
550,598 SF	12.64 AC
PROPOSED ROADWAYS ONLY IMPERVIOUS	
114,166 SF	2.62AC
TOTAL	15.64 AC



WIP WATTLE INLET PROTECTION
N.T.S.

NOTE: WATTLES MAY BE A STRAW WATTLE, A 57 STONE WATTLE, A CURLEX SEDIMENT LOG, OR APPROVED EQUAL.

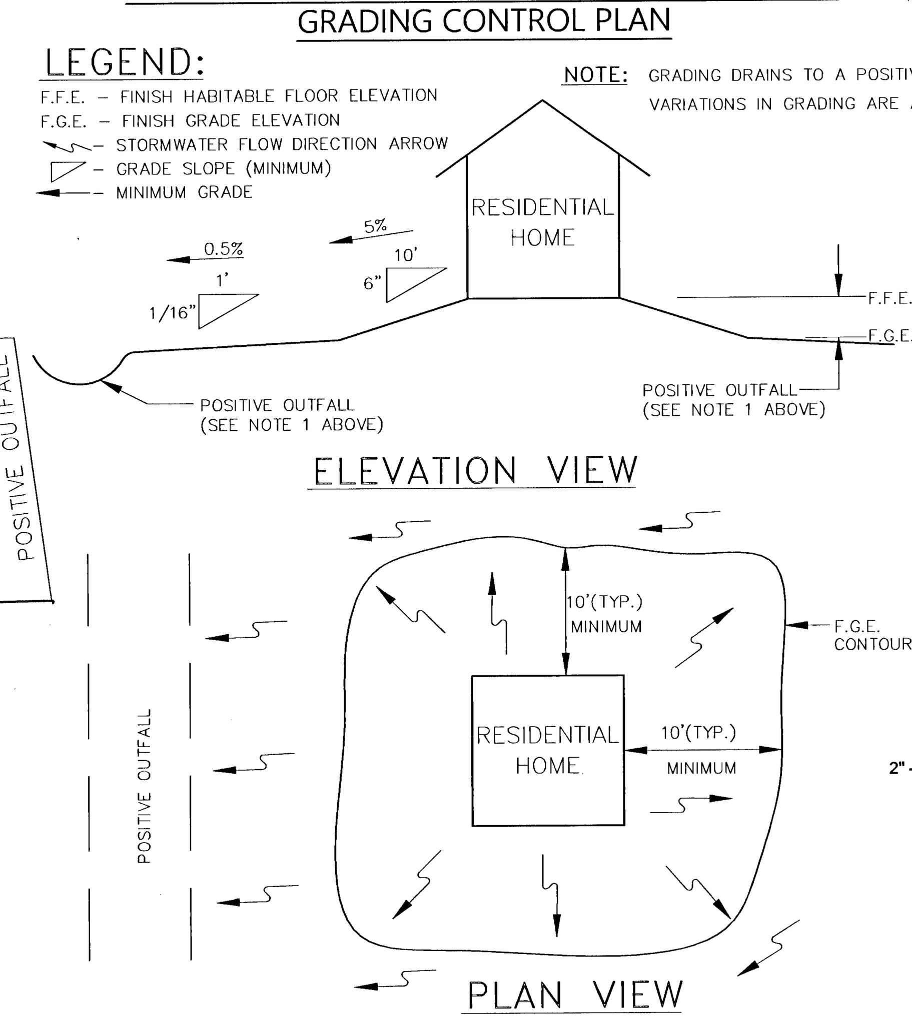


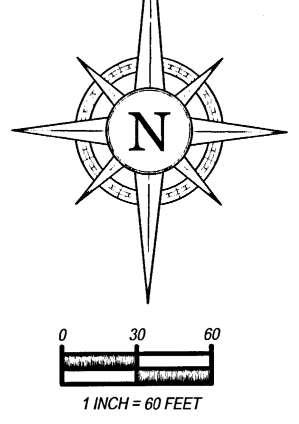
LEGEND
FL - FLOW LINE
HP - HIGH POINT
FG - FINISHED GRADE
SILT FENCE
FLOW ARROW

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

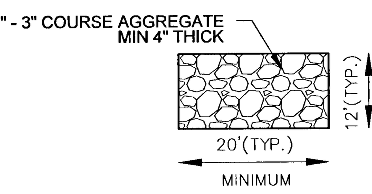
LEGEND:
F.F.E. – FINISH HABITABLE FLOOR ELEVATION
F.G.E. – FINISH GRADE ELEVATION
STORMWATER FLOW DIRECTION ARROW
GRADE SLOPE (MINIMUM)
MINIMUM GRADE

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





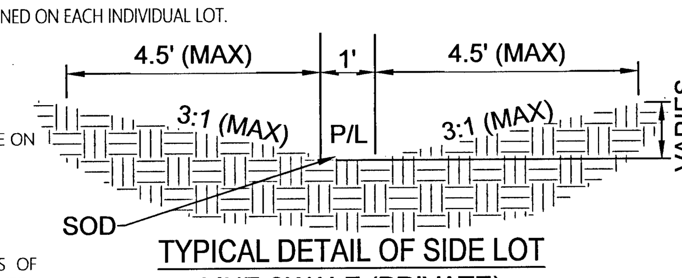
GENERAL NOTES:
1) HOUSE EQUIPMENT (ie AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF THE SIDE YARD SWALES.
2) CONVEYANCE SWALES SHALL BE BUILT BY THE CONTRACTOR AND TYPICAL SIDE YARD SWALES SHALL BE INSTALLED BY THE HOME BUILDER.
3) NO FENCES SHALL BE INSTALLED IN PUBLIC DRAINAGE EASEMENTS.



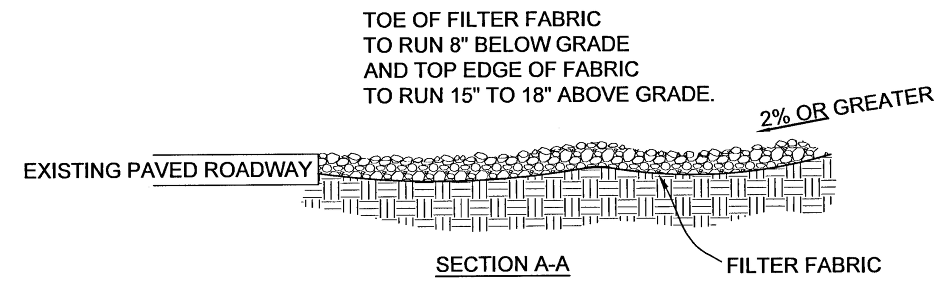
LOT CONSTRUCTION ENTRANCE

NOTES:
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM, CURB AND 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.
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. NO WETLANDS ARE LOCATED ON THIS PROPERTY.

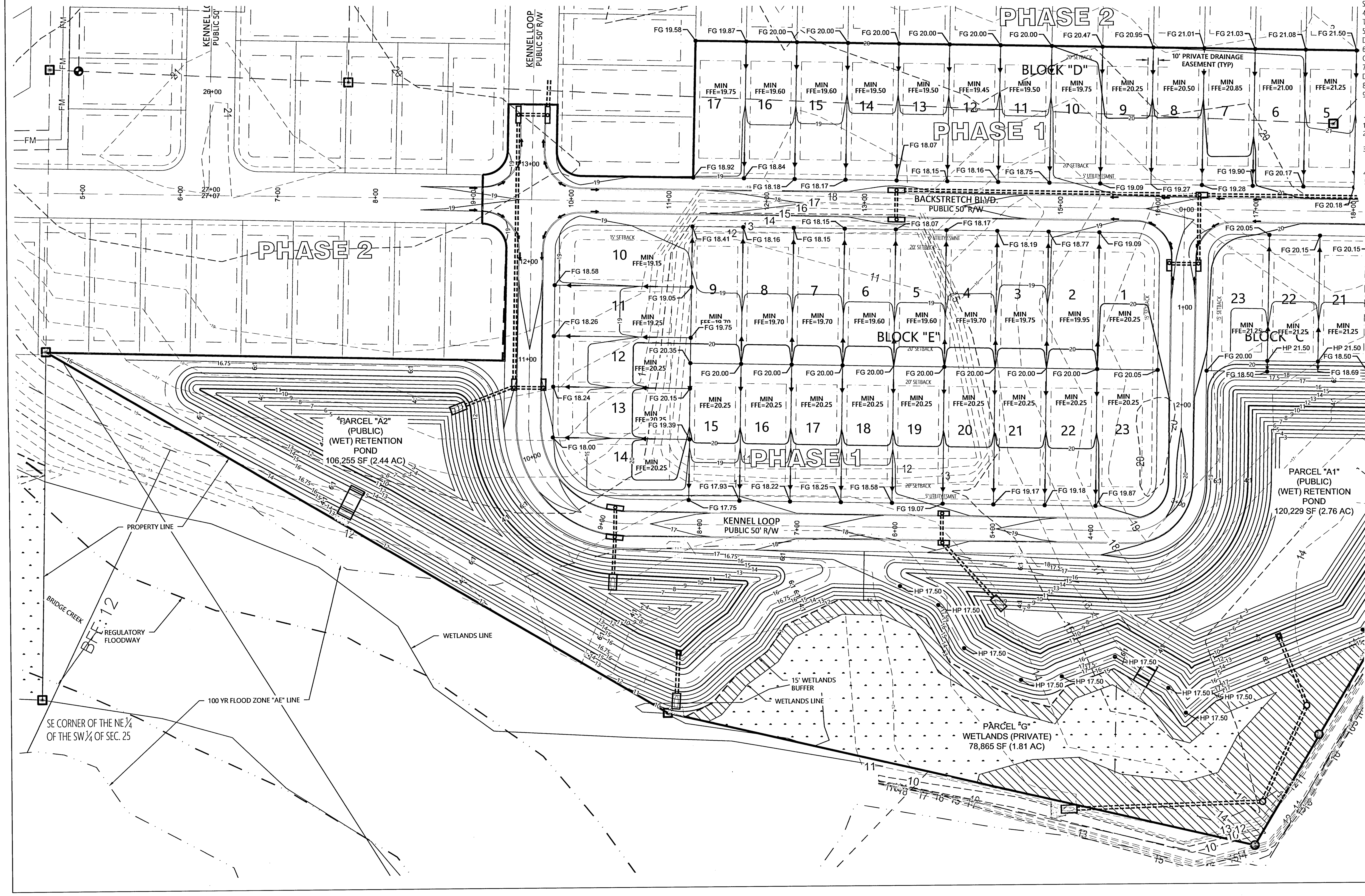
HOMEBUILDERS NOTES
1. INSTALL SILT FENCE ALONG ALL DOWN GRADIENT LOT BOUNDARY LINES.
2. PROVIDE 12' WIDE, 4" THICK, FDOT #1 AGGREGATE CONSTRUCTION ACCESS DRIVE ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.
3. FOR RESIDENTIAL LOTS, TREE REMOVAL PRIOR TO CONSTRUCTION OF THE DWELLING, SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING.
4. NO HERITAGE TREES ARE LOCATED ON THE SITE.
5. NO PROTECTED TREES THAT ARE NOT LOCATED WITHIN APPROVED LIMITS OF CONSTRUCTION (INFRASTRUCTURE AREAS, PONDS, ROADS) MAY BE REMOVED WITHOUT APPROVAL FROM ESCAMBIA COUNTY. RESIDENTIAL LOTS AND ANY OTHER AREA OUTSIDE OF THE APPROVED LIMITS OF CLEARING SHALL REMAIN VEGETATED AND/OR IN IT'S CURRENT STATE.

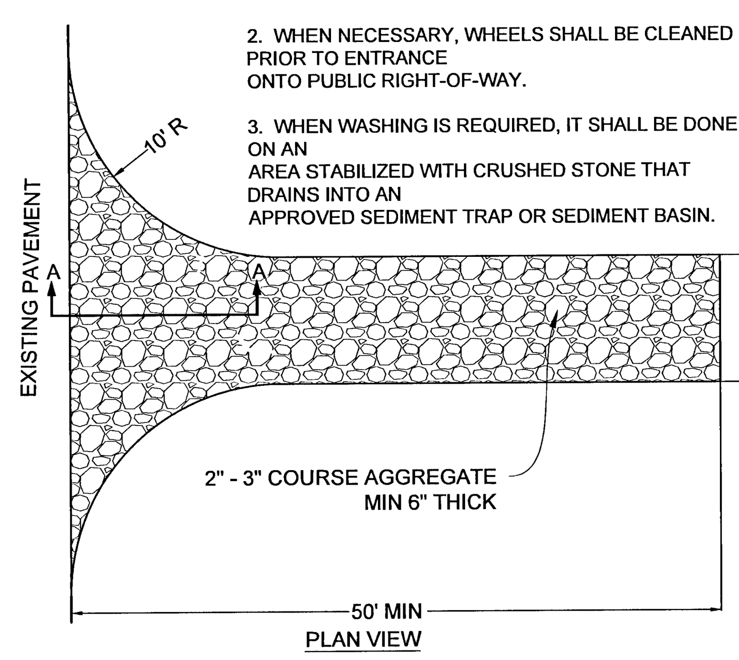


TYPICAL DETAIL OF SIDE LOT LINE SWALE (PRIVATE)
SCALE: N.T.S.



SECTION A-A





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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.

TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

SITE BENCHMARK TABLE

DESCRIPTION	EASTING	NORTHING	ELEVATION
BENCHMARK 1 - CMON PRM RLS44	1067811.0453	559996.9263	110.219
BENCHMARK 2 - IPF 1/2" UNREADABLE 2" PIPE	1066717.7303	560954.1846	108.470
BENCHMARK 3 - IPF 1/2" ROWE FL 1540	1066750.1402	562136.3101	106.303
BENCHMARK 4 - SSMH	1068039.3191	561599.7856	95.136

NOT FOR CONSTRUCTION

Date:
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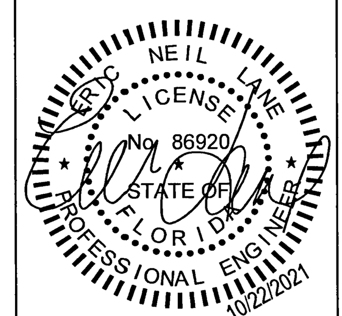


ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

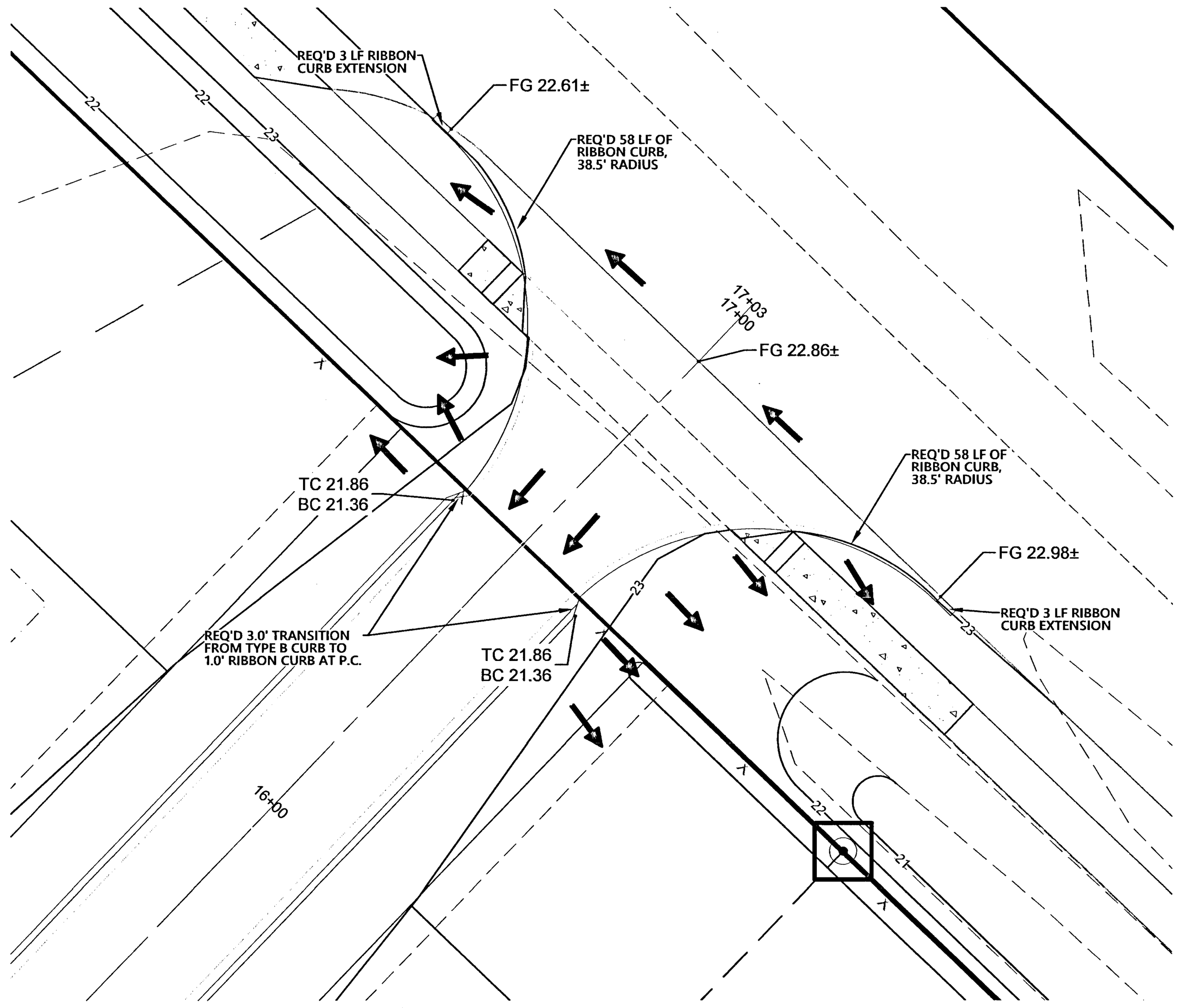
Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development LLC

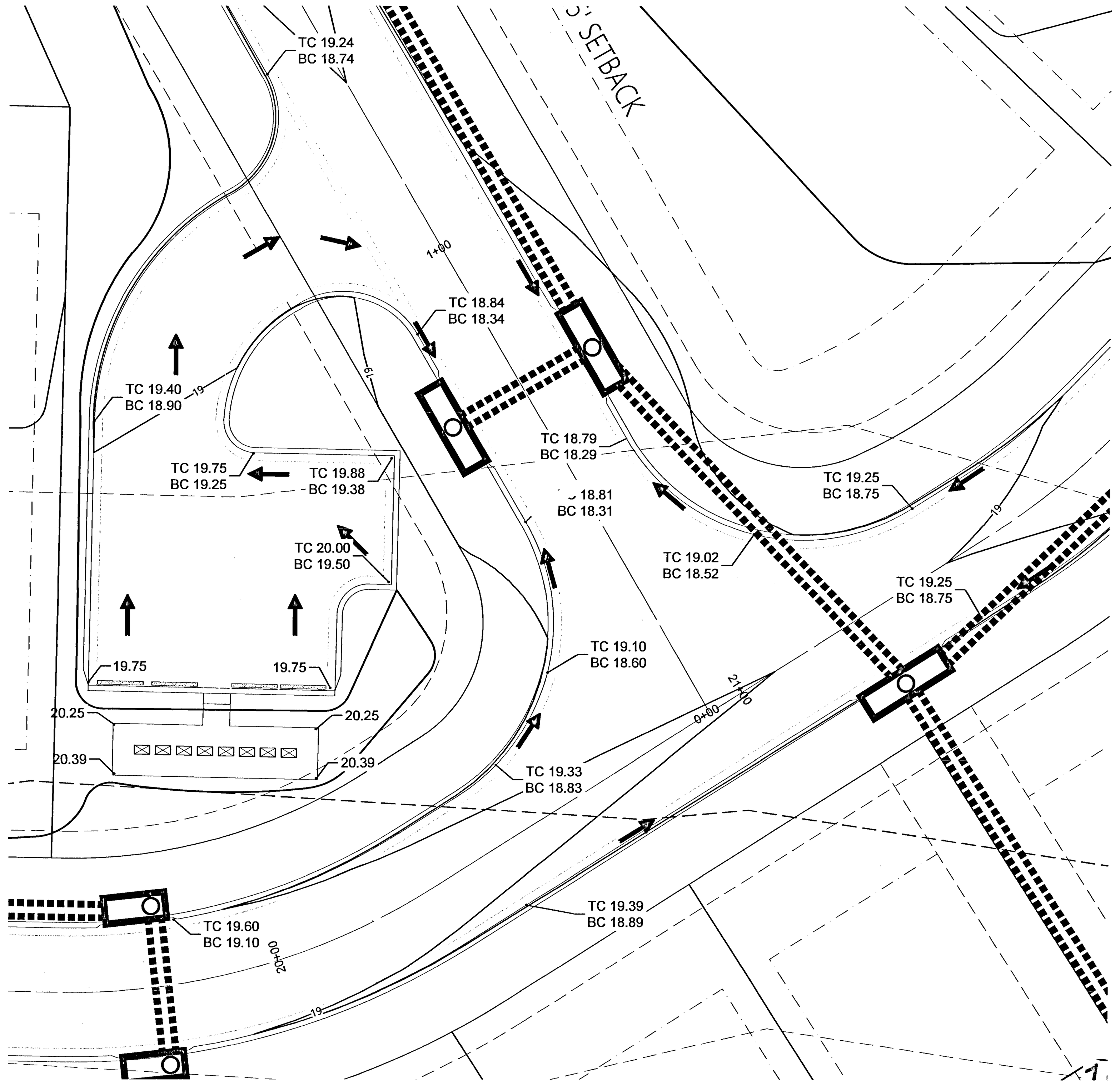
Lot Grading Plan

Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

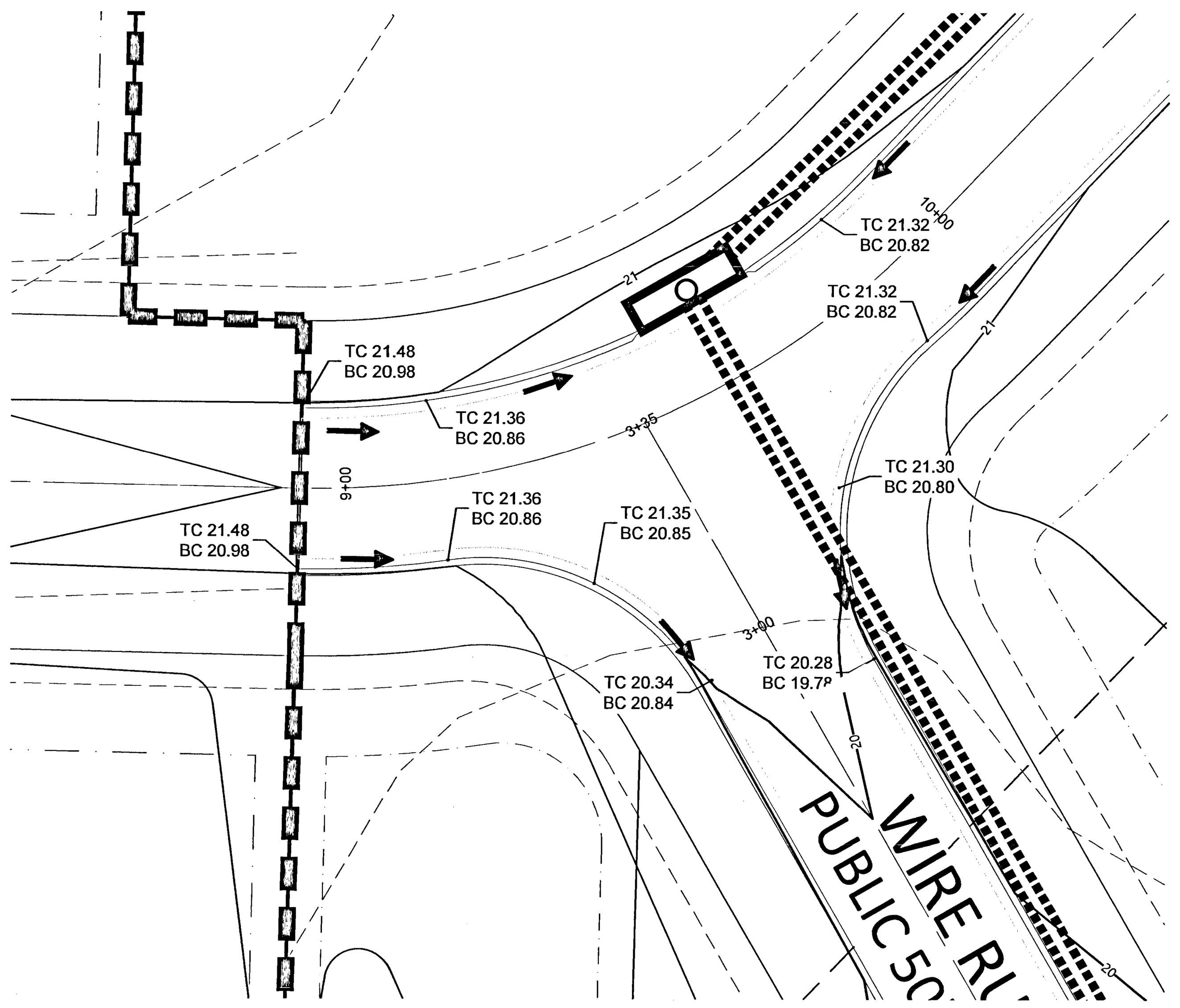
SHEET NUMBER



INTERSECTION OF BERTILLION BLVD.
AND DOG TRACK ROAD



INTERSECTION OF BACKSTRETCH BLVD.
AND WIRE RUN



INTERSECTION OF BERTILLION BLVD.
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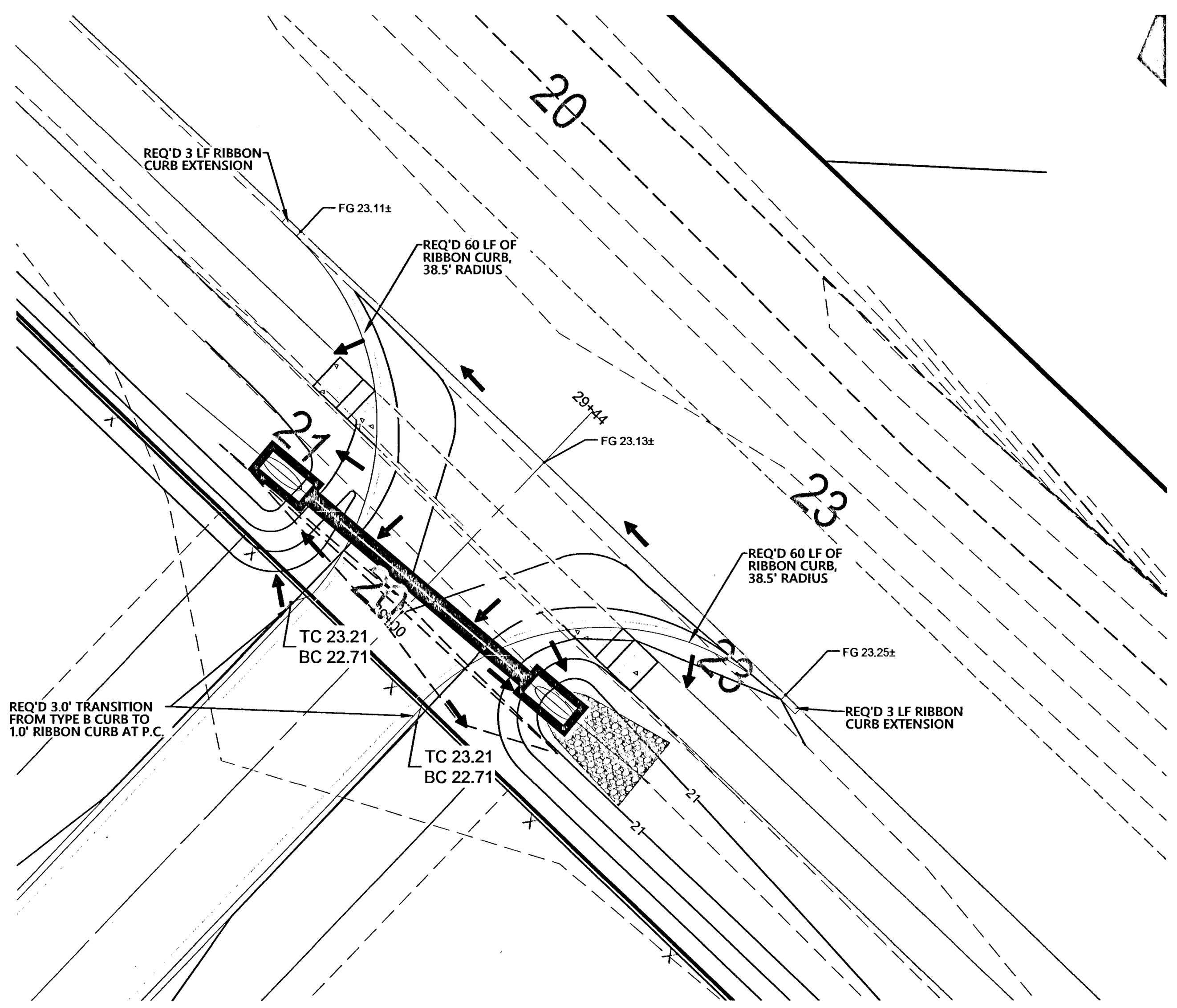
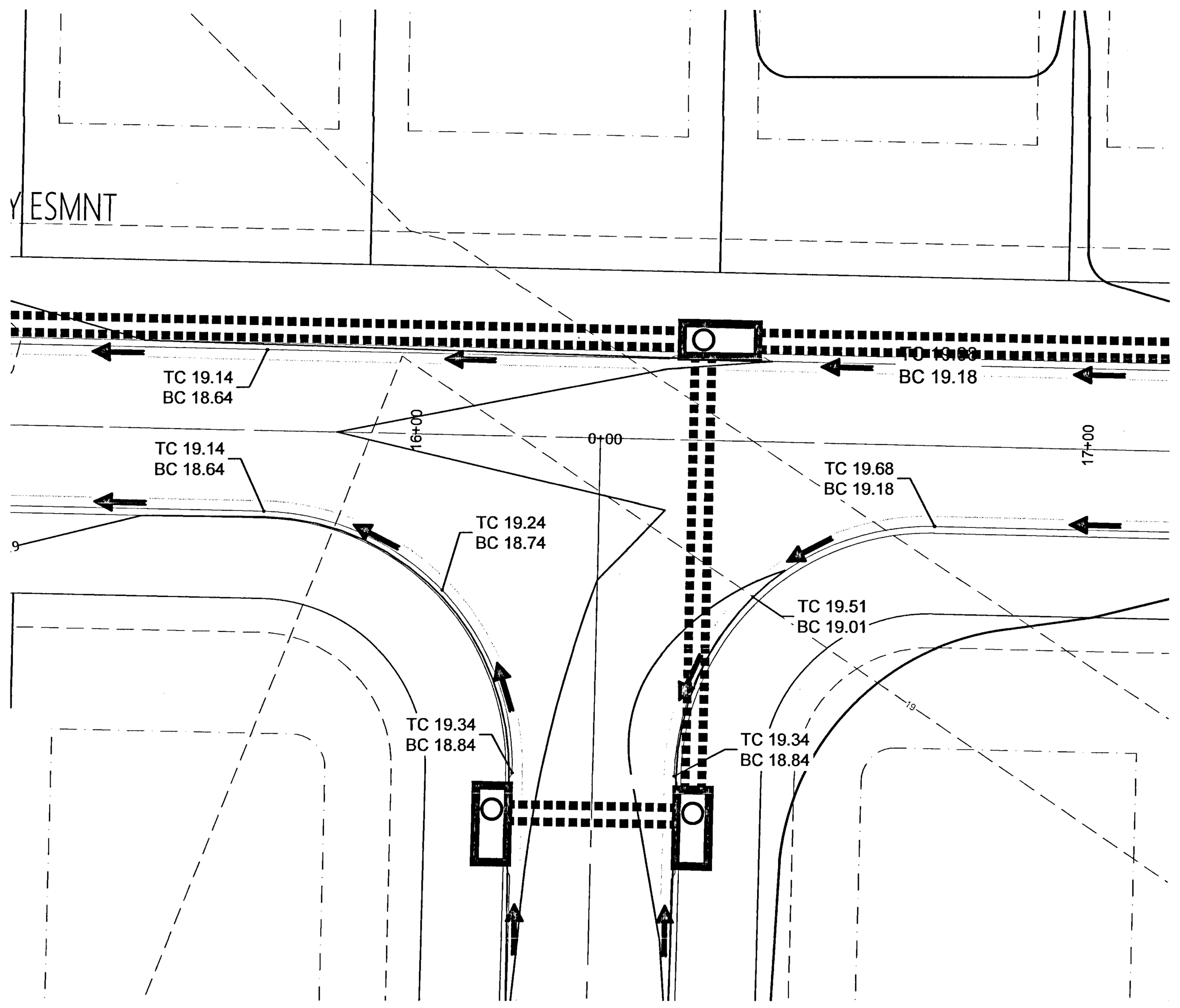
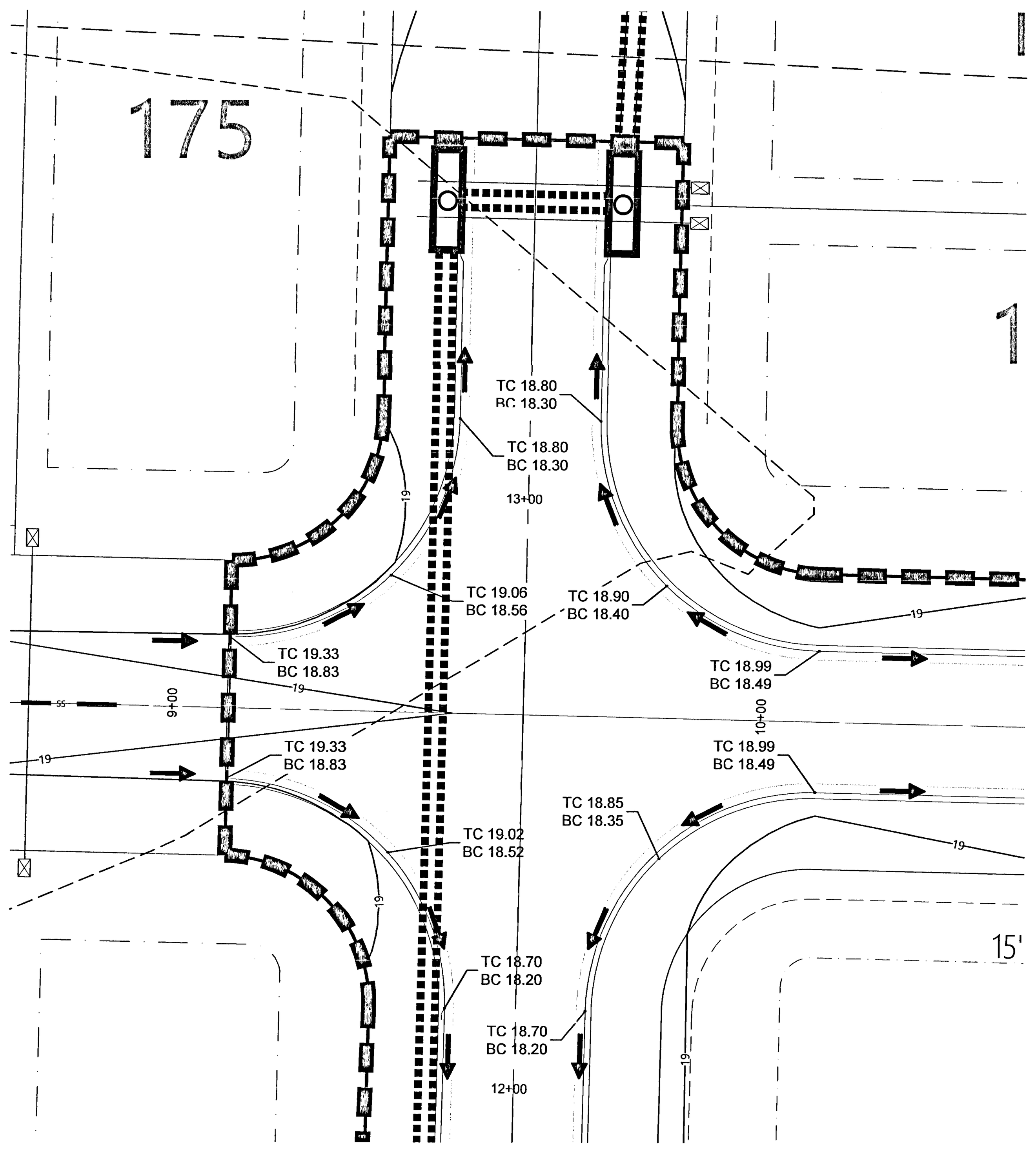


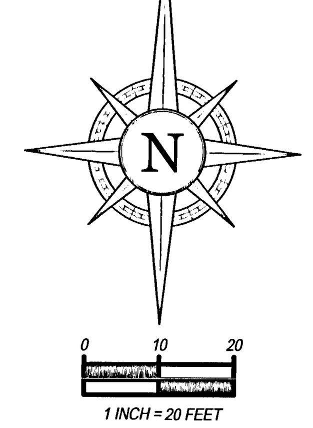
INTERSECTION OF BACKSTRETCH BLVD.
AND DOG TRACK ROAD



INTERSECTION OF BACKSTRETCH BLVD.
AND KENNEL LOOP (EAST)



INTERSECTION OF BACKSTRETCH BLVD.
AND KENNEL LOOP (WEST)



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ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

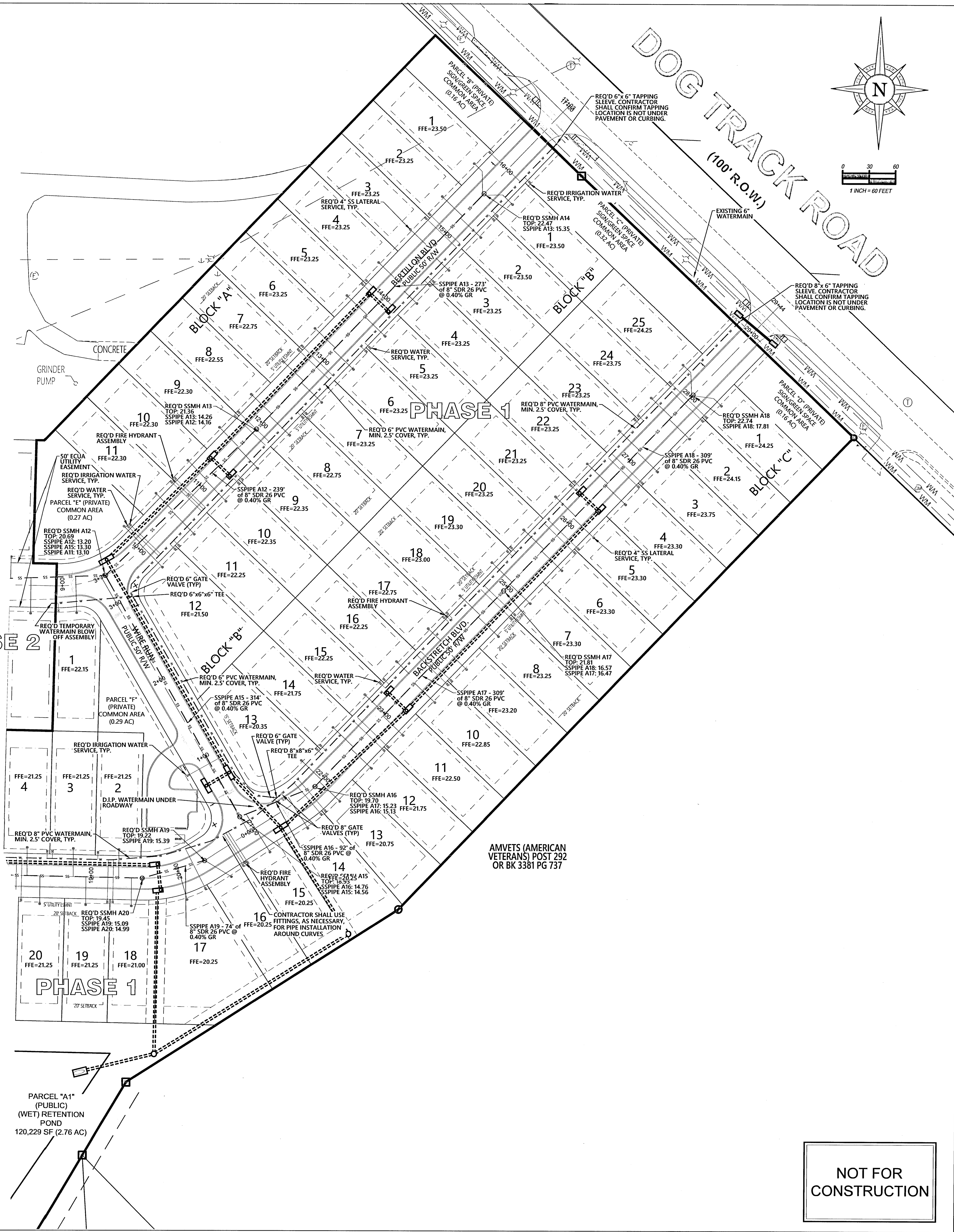
Detailed Grading Plan

Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

NOT FOR CONSTRUCTION

SHEET NUMBER
13

GENERAL NOTES:
1. ALL TRANSITIONS BETWEEN DUCTILE IRON AND PVC SHALL HAVE SOLID SLEEVE COUPLINGS.



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ERIC NEIL LANE LICENSE No. 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development LLC

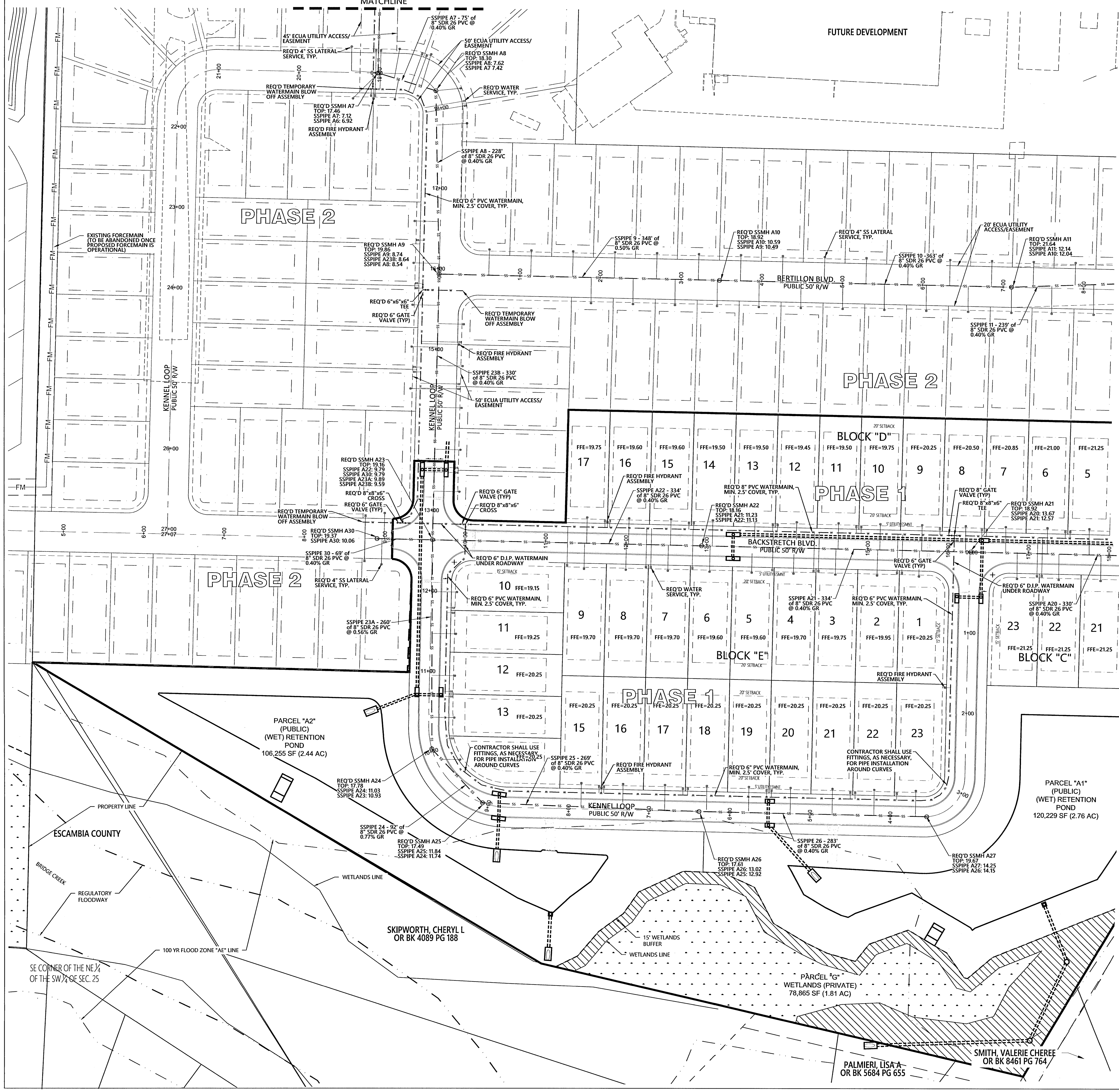
Utility Plan

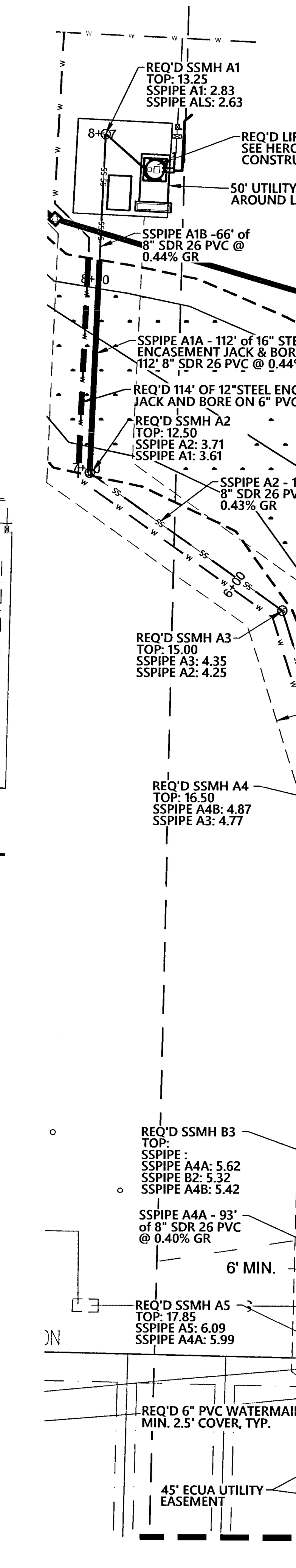
Job No. 21-111P
Date: 10/22/2021
Drawn By: CAB
Checked By: ENL

NOT FOR CONSTRUCTION

SHEET NUMBER
14

GENERAL NOTES:
1. ALL TRANSITIONS BETWEEN DUCTILE IRON AND PVC SHALL HAVE SOLID SLEEVE COUPLINGS.





NOTE:
LIFT STATION WILL BE CONSTRUCTED AS PART OF BOTH SUMMERBROOKE AND HERON'S LANDING. LIFT STATION WILL BE BUILT AND ACCEPTED PRIOR TO FINAL PLAT BEING RECORDED IN ESCAMBIA COUNTY FOR SUMMERBROOKE AND HERON'S LANDING.

0 30 60
1 INCH = 60 FEET

NOT FOR CONSTRUCTION

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FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

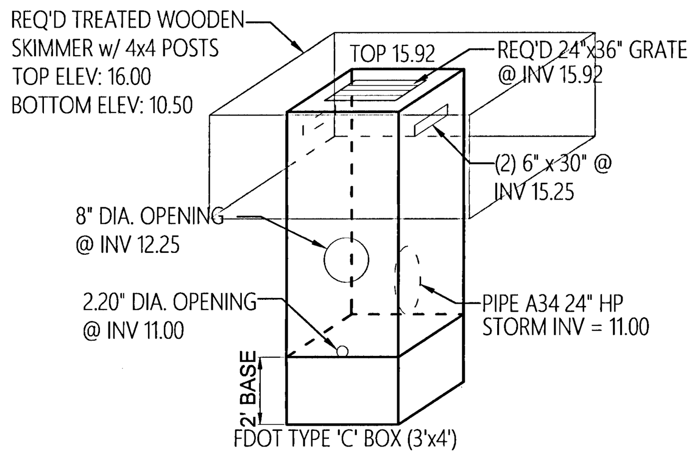
Utility Plan

Job No.	21-111P
Date:	10/22/2021
Drawn By:	CAB
Checked By:	ENL

SHEET NUMBER
15

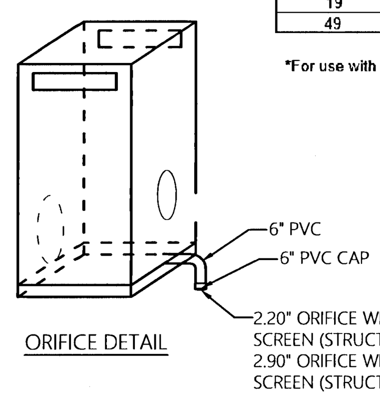
GENERAL NOTES:

1. IN THE EVENT THAT A STRUCTURAL FAILURE (SINK FEATURE) OCCURS DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITY SHALL CEASE AND A FLORIDA REGISTERED GEOTECHNICAL ENGINEER SHALL BE CONTACTED IMMEDIATELY. A CORRECTIVE MEASURES PLAN MUST BE APPROVED BY THE NWFWMD AND IMPLEMENTED PRIOR TO RESUMING CONSTRUCTION.
2. SLOPES SHALL BE STABILIZED WITH SOD IMMEDIATELY UPON CONSTRUCTION.
3. STRIP PROPOSED BERM AREAS PLUS A MARGIN OF 3' OUTSIDE THE BERM FOOTPRINT (BUT DO NOT EXTEND WORK ONTO ADJACENT PROPERTY OR WETLAND BUFFER) OF ALL SURFACE VEGETATION AND ROOT MAT (LARGE ROOTS AND SMALL ROOTS IN HIGH DENSITY).
4. BERM SOILS SHALL CONSIST OF SILTY TO CLAYEY SANDS WITH NO MORE THAN 50% PASSING THE US NO. 200 SIEVE (SILT AND CLAY FINES). DO NOT USE "PIPE CLAY", A MARBLED SANDY FAT CLAY TO FAT CLAY WITH HIGH PLASTICITY AND MORE THAT 50% SOIL FINES.
5. BERM CORE SHALL BE CLAY ROAD BASE. MATERIAL COMPACTED IN 12" LIFTS TO A DENSITY NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST ASTM 1557. PER ESCAMBIA COUNTY SPECIFICATIONS.
6. TEST THE DENSITY OF THE SOILS TO DETERMINE IF THE REQUIRED COMPACTION DENSITY HAS BEEN ACHIEVED. PERFORM AT LEAST ONE FIELD DENSITY TEST IN EACH COMPACTED LIFT FOR EVERY 50' TO 75' OF BERM LENGTH, ALTERNATING THE TESTS INSIDE AND OUTSIDE OF CENTERLINE BERM. PERFORM FURTHER MOISTURE CONDITIONING AND RE-COMPACTION AS NECESSARY IN LIFT AREAS WITH FAILING DENSITY, AND RETEST.
7. PROVIDE TOPSOIL AND SOD COVER ON THE FINISHED BERM SLOPES TO PREVENT EROSION.
8. SLOPES 4:1 OR STEEPER SHALL BE SODDED AND PINNED.

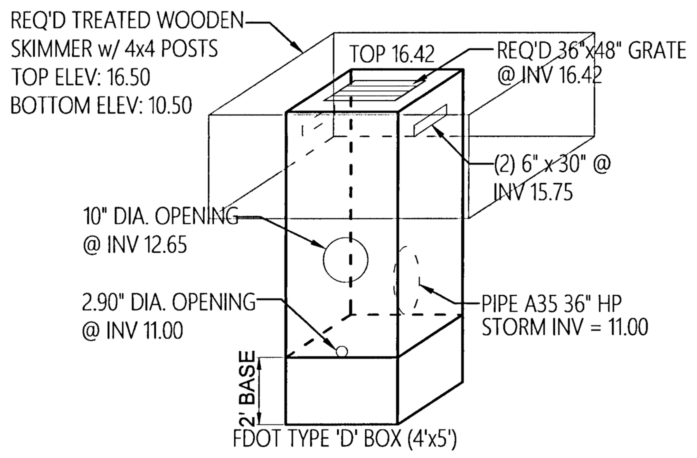


POND 2 OUTFALL STRUCTURE A34

NOTE TO SCALE

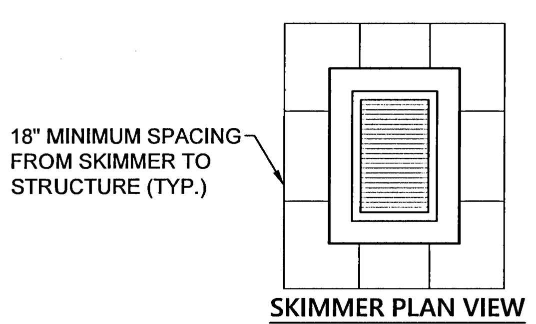


ORIFICE DETAIL



POND 1 OUTFALL STRUCTURE A35

NOTE TO SCALE



SKIMMER PLAN VIEW

Pond 1 Post - Developed Weighted Curve Number					
Project	Summerbrooke Phase 1	Designed By	KJB		
Locations		Checked	ENL		
Soil Name*	Hydrologic Group	Description	CN	Area (Ac.)	Product CNxArea
		Impervious	98	11.88	1164.24
		Pond	100	1.21	121.00
19	A	Grass	39	10.95	427.05
49	B	Grass	61	0.79	48.19
			Total	24.83	1760.48

*For use with SCS stormwater modeling

Disturbed Area (Ac.) Total Product / Total Area = 71

Pond 2 Post - Developed Weighted Curve Number					
Project	Summerbrooke Phase 1	Designed By	KJB		
Locations		Checked	ENL		
Soil Name*	Hydrologic Group	Description	CN	Area (Ac.)	Product CNxArea
		Impervious	98	5.73	561.54
		Pond	100	0.76	76.00
19	A	Grass	39	5.44	212.16
49	B	Grass	61	0.55	33.55
			Total	12.48	883.25

*For use with SCS stormwater modeling

Disturbed Area (Ac.) Total Product / Total Area = 71

Pond 1 Post -Developed Weighted Coefficient					
Project	Summerbrooke Phase 1	Designed By	KJB		
Locations		Checked	ENL		
Soil Name*	Hydrologic Group	Type	C	Area (Ac.)	Product CNxArea
		Impervious	0.90	11.85	10.67
		Pond	1.00	1.21	1.21
19	A	Grass	0.20	10.95	2.19
49	B	Grass	0.30	0.79	0.24
			Total	24.83	14.31

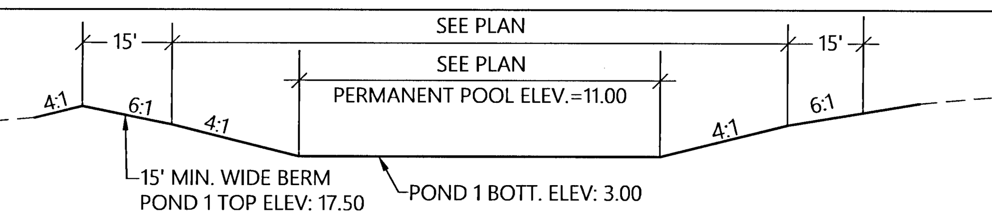
*For use with Rational Method stormwater modeling

Disturbed Area (Ac.) Total Product / Total Area = 0.58

Pond 2 Post -Developed Weighted Coefficient					
Project	Summerbrooke Phase 1	Designed By	KJB		
Locations		Checked	ENL		
Soil Name*	Hydrologic Group	Type	C	Area (Ac.)	Product CNxArea
		Impervious	0.90	5.73	5.16
		Pond	1.00	0.76	0.76
19	A	Grass	0.20	5.44	1.09
49	B	Grass	0.30	0.55	0.17
			Total	12.48	7.18

*For use with Rational Method stormwater modeling

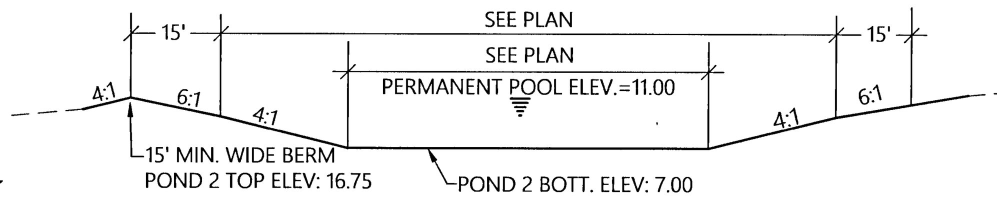
Disturbed Area (Ac.) Total Product / Total Area = 0.58



NOTES:
1) SIDE SLOPES ABOVE NORMAL POOL ELEVATION SHALL BE SODDED.
2) NO LITTORAL ZONE IS REQUIRED, BECAUSE RESIDENCE TIME WAS INCREASED BY 50%.

TYPICAL SECTION THROUGH POND 1

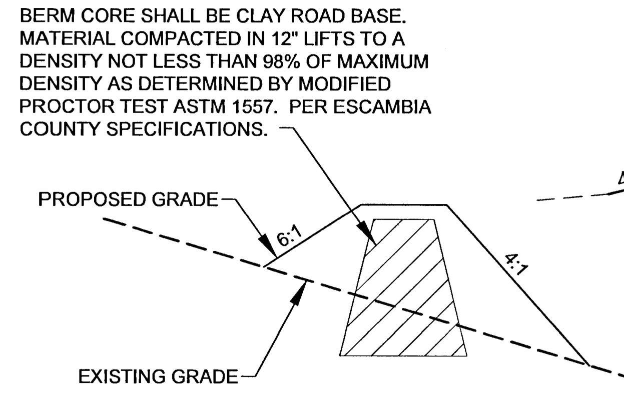
NOT TO SCALE



NOTES:
1) SIDE SLOPES ABOVE NORMAL POOL ELEVATION SHALL BE SODDED.
2) NO LITTORAL ZONE IS REQUIRED, BECAUSE RESIDENCE TIME WAS INCREASED BY 50%.

TYPICAL SECTION THROUGH POND 2

NOT TO SCALE



IMPERVIOUS BERM CORE

NOT TO SCALE

SUMMARY TABLE OF STORM EVENTS

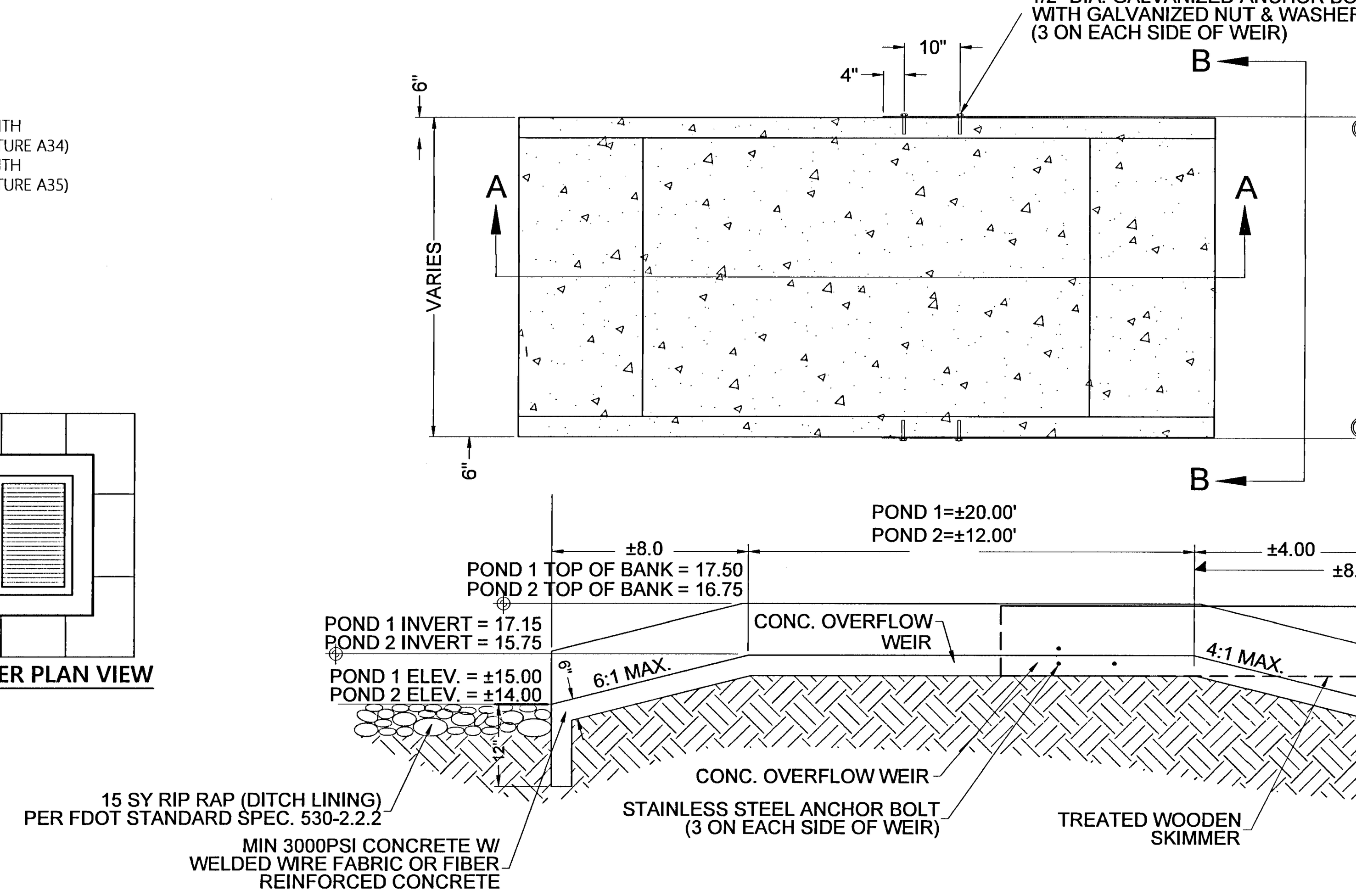
SCS TR-20 METHOD - STORM EVENT: FDOT-CRITICAL DURATION

DURATION	100 YEAR EVENT			
	PRE (CFS)	POST (CFS)	PEAK POND 1 ELV. (FT)	PEAK POND 2 ELV. (FT)
1 HR	10.05	3.16	13.02	12.43
2 HR	18.68	8.28	14.30	13.33
4 HR	30.20	12.14	15.76	14.36
8 HR	37.26	21.42	16.47	15.05
24 HR	21.90	12.33	16.06	14.41

SCS TR-20 METHOD - STORM EVENT: TYPE III-24HR

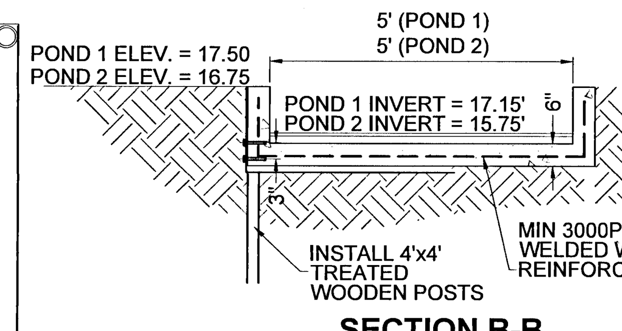
YEAR EVENT	PRE (CFS)	POST (CFS)	PEAK POND 1 ELEVATION (FT)	PEAK POND 2 ELEVATION (FT)
1	4.34	1.47	12.61	12.06
2	9.28	3.09	13.27	12.57
5	18.87	8.07	14.29	13.29
10	27.61	11.01	15.13	13.88
25	35.77	13.33	15.84	14.39
50	45.13	21.26	16.36	14.93
100	62.69	62.15	17.11	15.70

*TOP OF POND 1 ELEV: 17.50
*TOP OF POND 2 ELEV: 16.75



CONCRETE SPILLWAY DETAIL (SECTION A-A)

NOT TO SCALE



SECTION B-B

POND 1 PERMANENT POOL VOLUME CALCULATIONS:

DRAINAGE AREA (DA) = 24.83 AC
RUNOFF COEFFICIENT (C) = 0.58
WET SEASON RAINFALL DEPTH (R) = 28 INCHES
LENGTH OF WET SEASON (WS) = 122 DAYS
RESIDENCE TIME (RT) = 21 DAYS (NO LITTORAL ZONE REQUIRED)

PPV = RT x FR
PPV = (DA x C x R x RT)/(WS x CF)

100% REQ'D PPV = (24.83 AC x 0.58 x 28 INCHES x 14 DAYS)/(122 DAYS x 12) = 3.8561 AC-FT = 167,971 CF (required)

150% PROVIDED PPV = (24.83 AC x 0.58 x 28 INCHES x 21 DAYS)/(122 DAYS x 12) = 5.7842 AC-FT = 251,958 CF (NO LITTORAL ZONE NEEDED)

PROVIDED PERMANENT POOL VOLUME = 6.0979 AC-FT = 258,109 CF

SEE STAGE-STORAGE TABLE IN PART VI OF THE STORMWATER REPORT FOR POND VOLUME BETWEEN ELEVATIONS 3.00 AND 11.00)

POND 1 TREATMENT VOLUME CALCULATIONS:

REQUIRED TREATMENT VOLUME:
24.83 AC(43,560)(1 INCH/12) = 90,133 CF

TREATMENT VOLUME PROVIDED = 92,552 CF
*POND VOLUME BETWEEN ELEVATIONS 11.00 AND 12.65

(SEE STAGE-STORAGE TABLE IN PART VI OF THE STORMWATER REPORT FOR POND VOLUME BETWEEN ELEVATIONS 11.00 AND 12.60)

POND 2 PERMANENT POOL VOLUME CALCULATIONS:

DRAINAGE AREA (DA) = 12.48 AC
RUNOFF COEFFICIENT (C) = 0.58
WET SEASON RAINFALL DEPTH (R) = 28 INCHES
LENGTH OF WET SEASON (WS) = 122 DAYS
RESIDENCE TIME (RT) = 21 DAYS (NO LITTORAL ZONE REQUIRED)

PPV = RT x FR
PPV = (DA x C x R x RT)/(WS x CF)

100% REQ'D PPV = (12.48 AC x 0.58 x 28 INCHES x 14 DAYS)/(122 DAYS x 12) = 1.9382 AC-FT = 84,426 CF (required)

150% PROVIDED PPV = (12.48 AC x 0.58 x 28 INCHES x 21 DAYS)/(122 DAYS x 12) = 2.9072 AC-FT = 126,638 CF (NO LITTORAL ZONE NEEDED)

PROVIDED PERMANENT POOL VOLUME = 2.9123 AC-FT = 126,860 CF

SEE STAGE-STORAGE TABLE IN PART VI OF THE STORMWATER REPORT FOR POND VOLUME BETWEEN ELEVATIONS 3.00 AND 11.00)

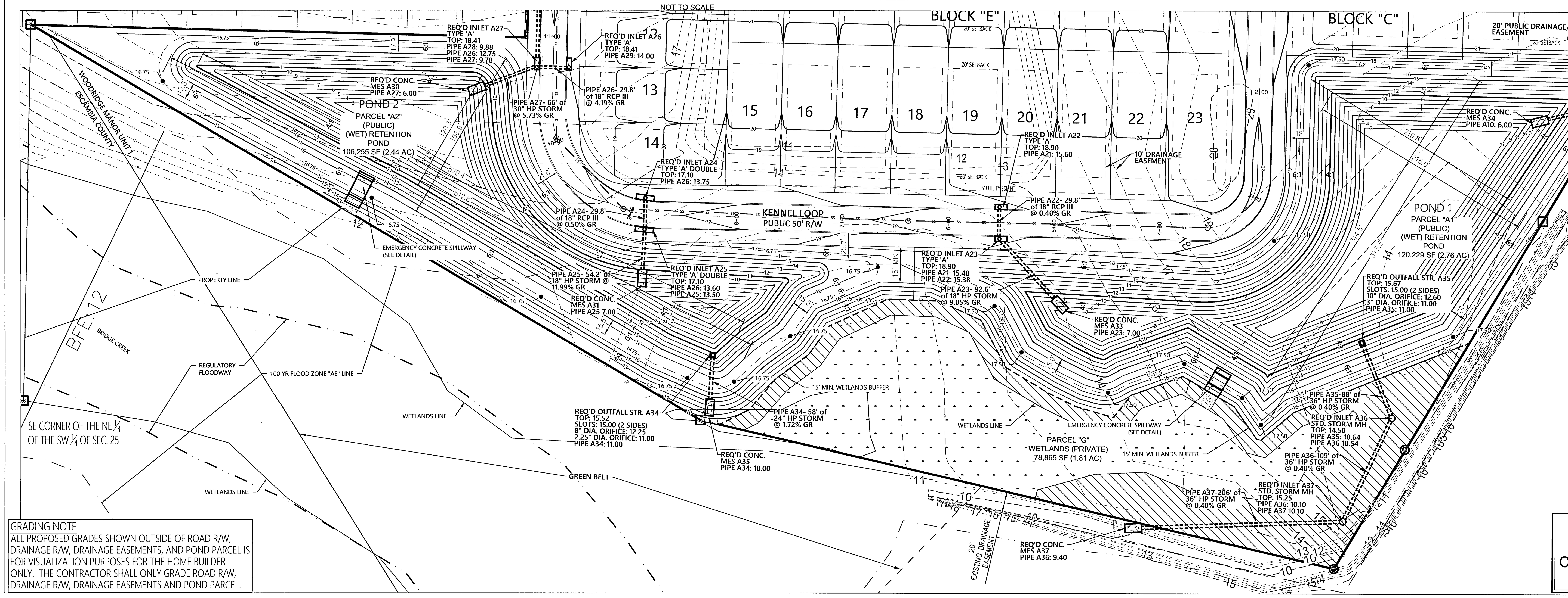
POND 2 TREATMENT VOLUME CALCULATIONS:

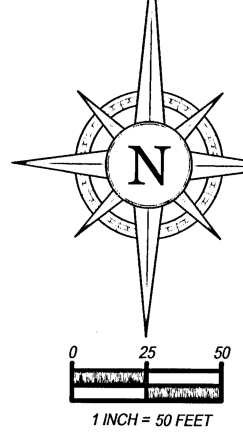
REQUIRED TREATMENT VOLUME:
12.48 AC(43,560)(1 INCH/12) = 45,303 CF

TREATMENT VOLUME PROVIDED = 45,820 CF
*POND VOLUME BETWEEN ELEVATIONS 11.00 AND 12.25

(SEE STAGE-STORAGE TABLE IN PART VI OF THE STORMWATER REPORT FOR POND VOLUME BETWEEN ELEVATIONS 11.00 AND 12.25)

NOTE:
SEE SECTION VI IN THE STORMWATER REPORT FOR VOLUME CALCULATIONS





GRADING NOTE
ALL PROPOSED GRADES SHOWN OUTSIDE OF ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS, AND POND PARCEL IS FOR VISUALIZATION PURPOSES FOR THE HOME BUILDER ONLY. THE CONTRACTOR SHALL ONLY GRADE ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS AND POND PARCEL.

NOT FOR CONSTRUCTION

MULLINS, LLC
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ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

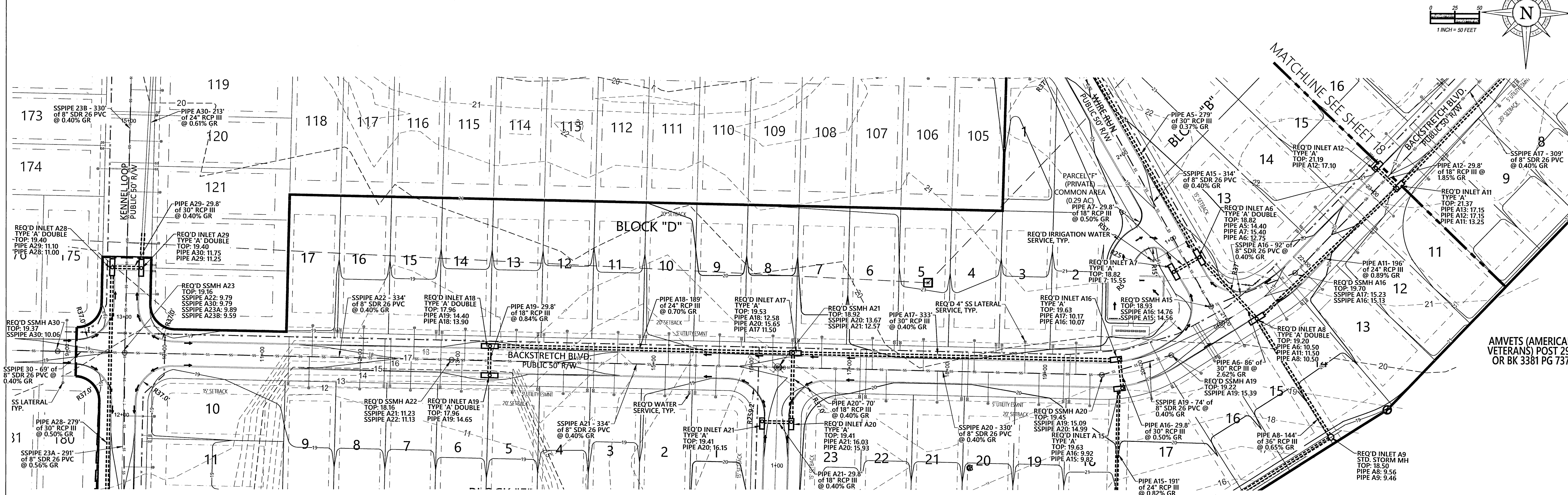
ERIC NEIL LANE LICENSE No. 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

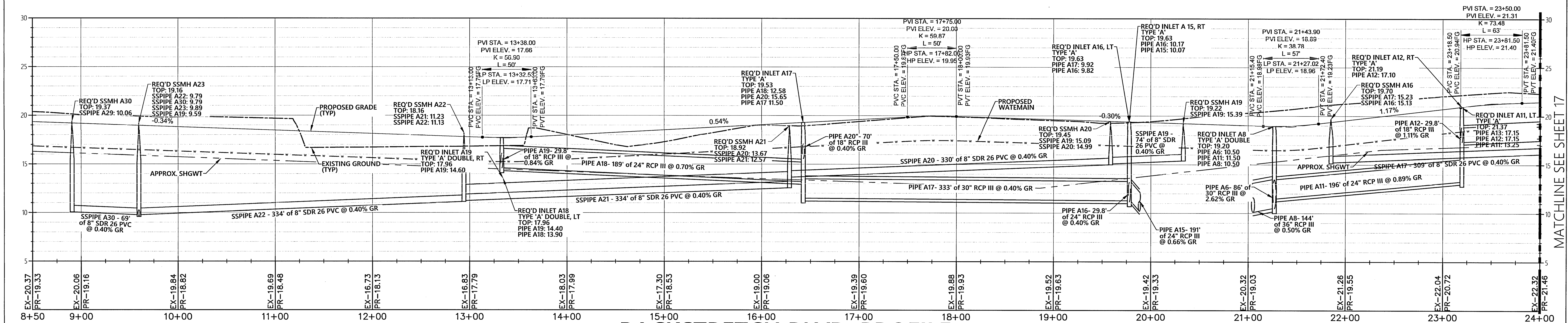
Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Stormwater Managment Facility

Job No: 20-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
16





BACKSTRETCH BLVD. PROFILE

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(850) 462-8412

ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

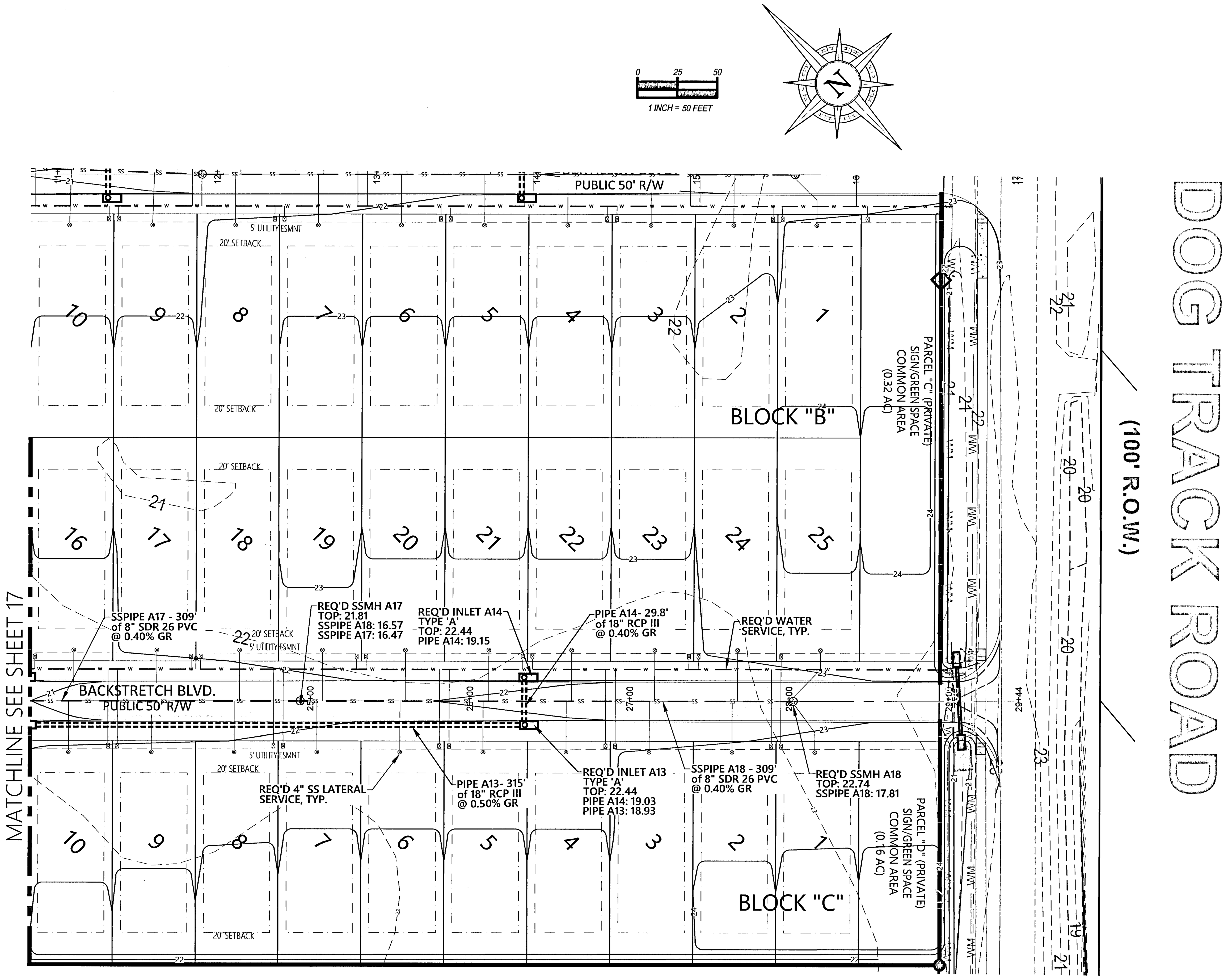
PREPARED FOR: Heron's Landing Development LLC

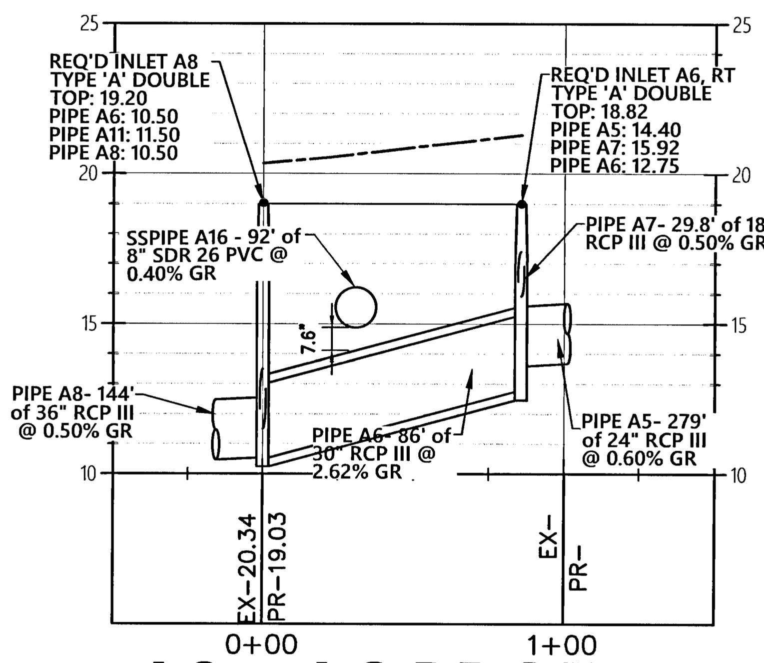
Backstretch Blvd
Plan & Profile

Job No.	21-111P
Date:	10/22/2021
Drawn By:	KJB
Checked By:	ENL

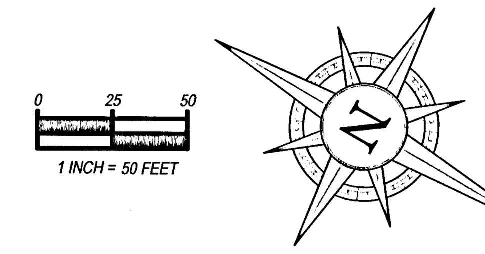
NOT FOR CONSTRUCTION

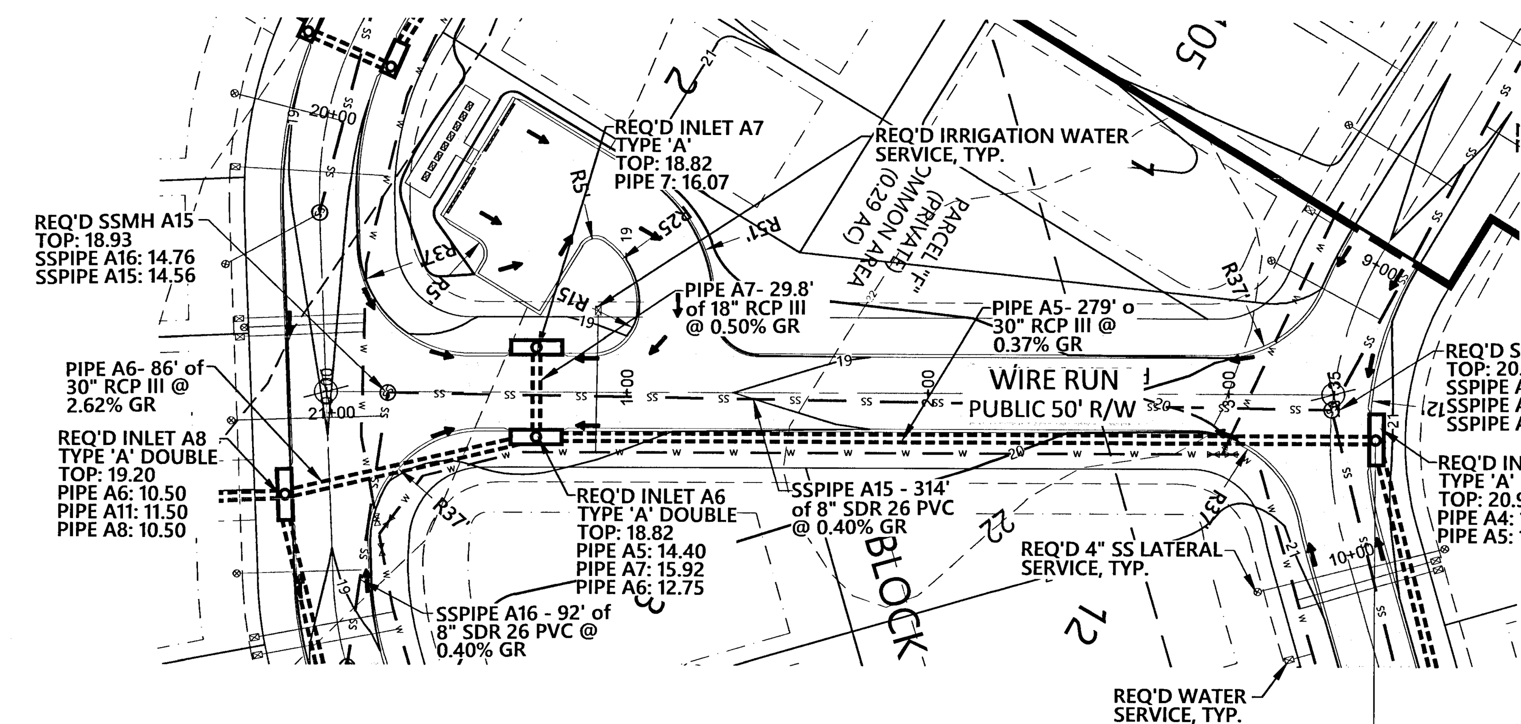
SHEET NUMBER
17

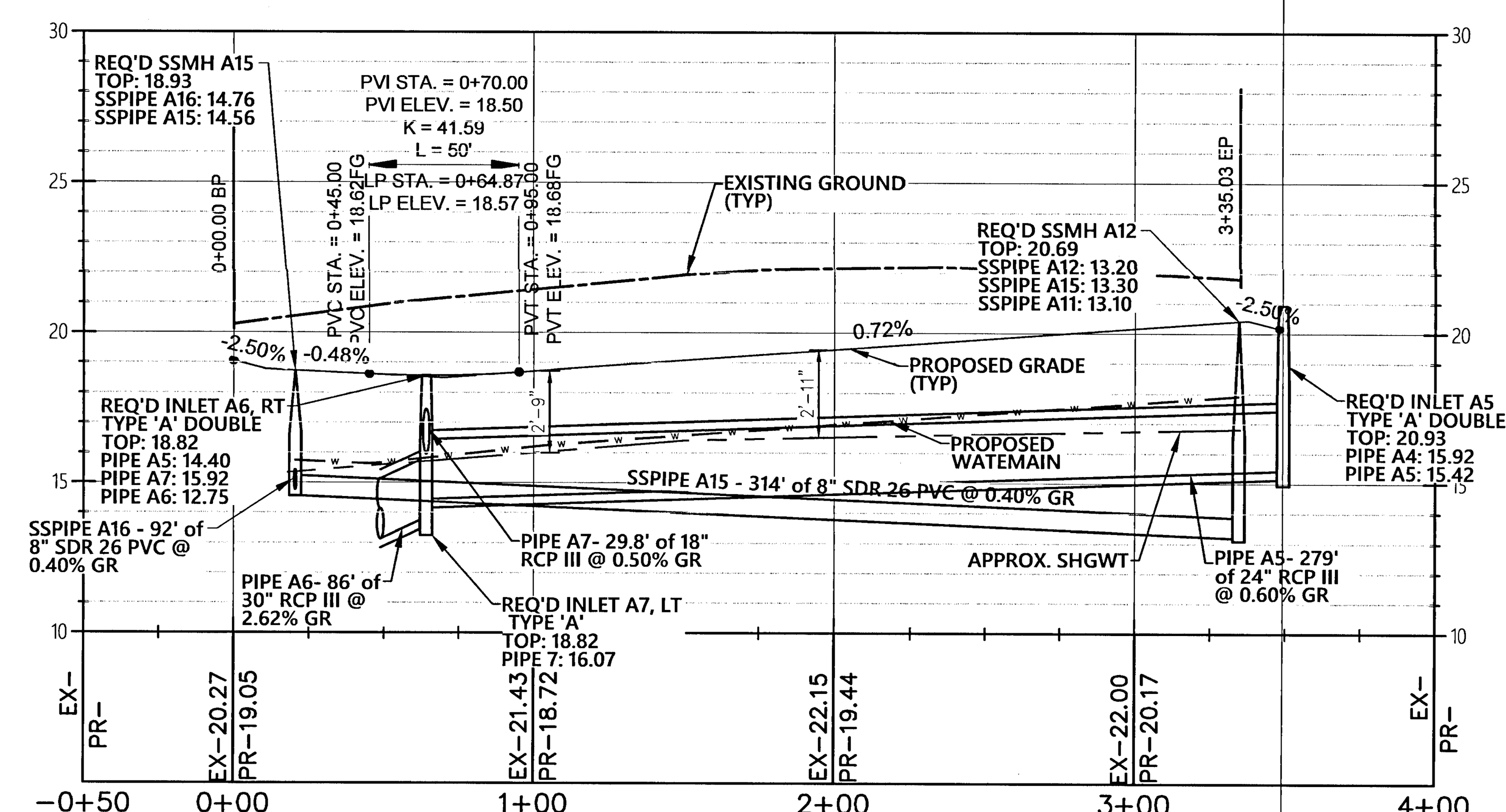




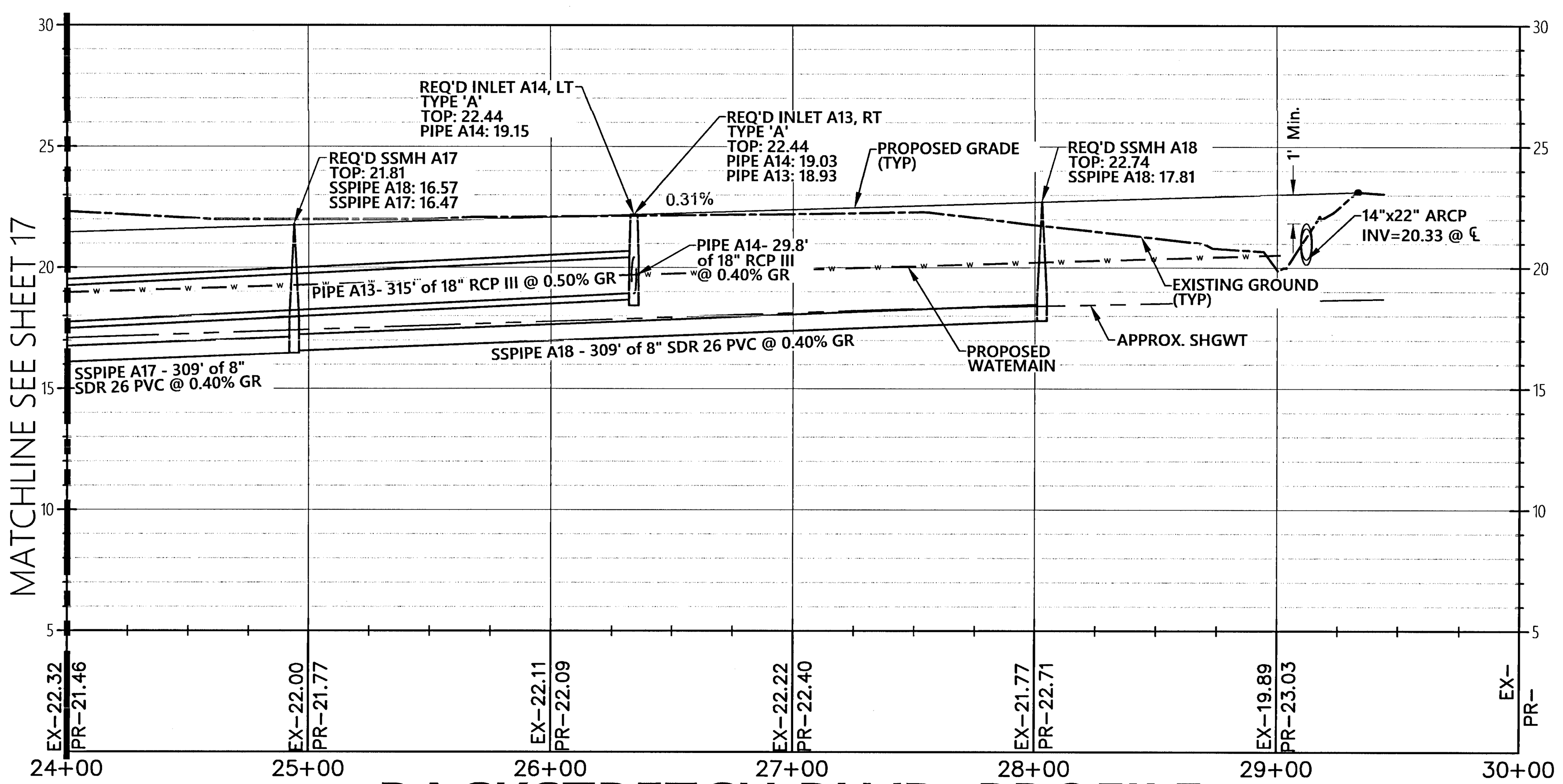
A8 - A6 PROFILE







WIRE RUN PROFILE



BACKSTRETCH BLVD. PROFILE

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MULLINS, LLC
801 West Romana Street, Suite A
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ERIC NEIL LANE LICENSE No. 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development, LLC

Backstretch Blvd & Wire Run Plan & Profile

Job No.	21-111P
Date:	10/22/2021
Drawn By:	KJB
Checked By:	ENL

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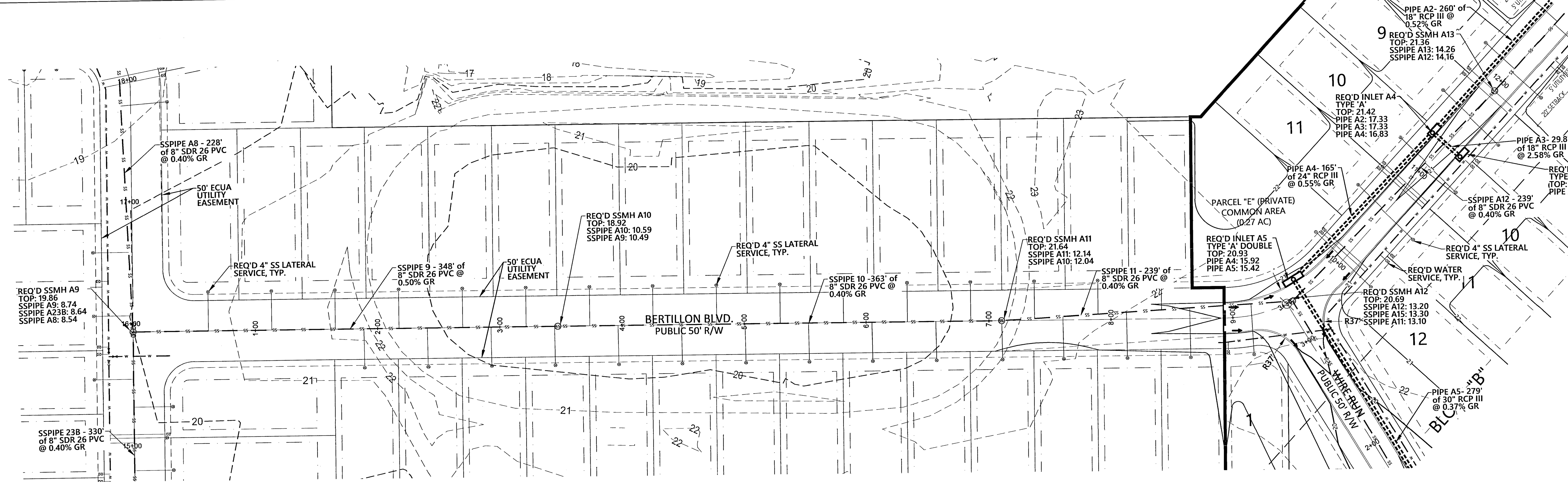
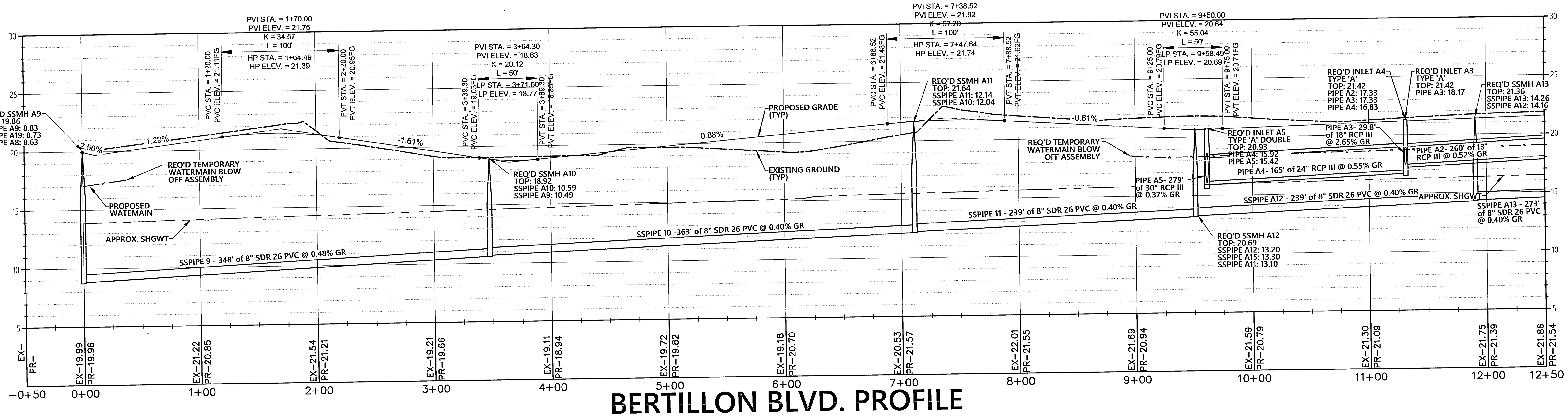
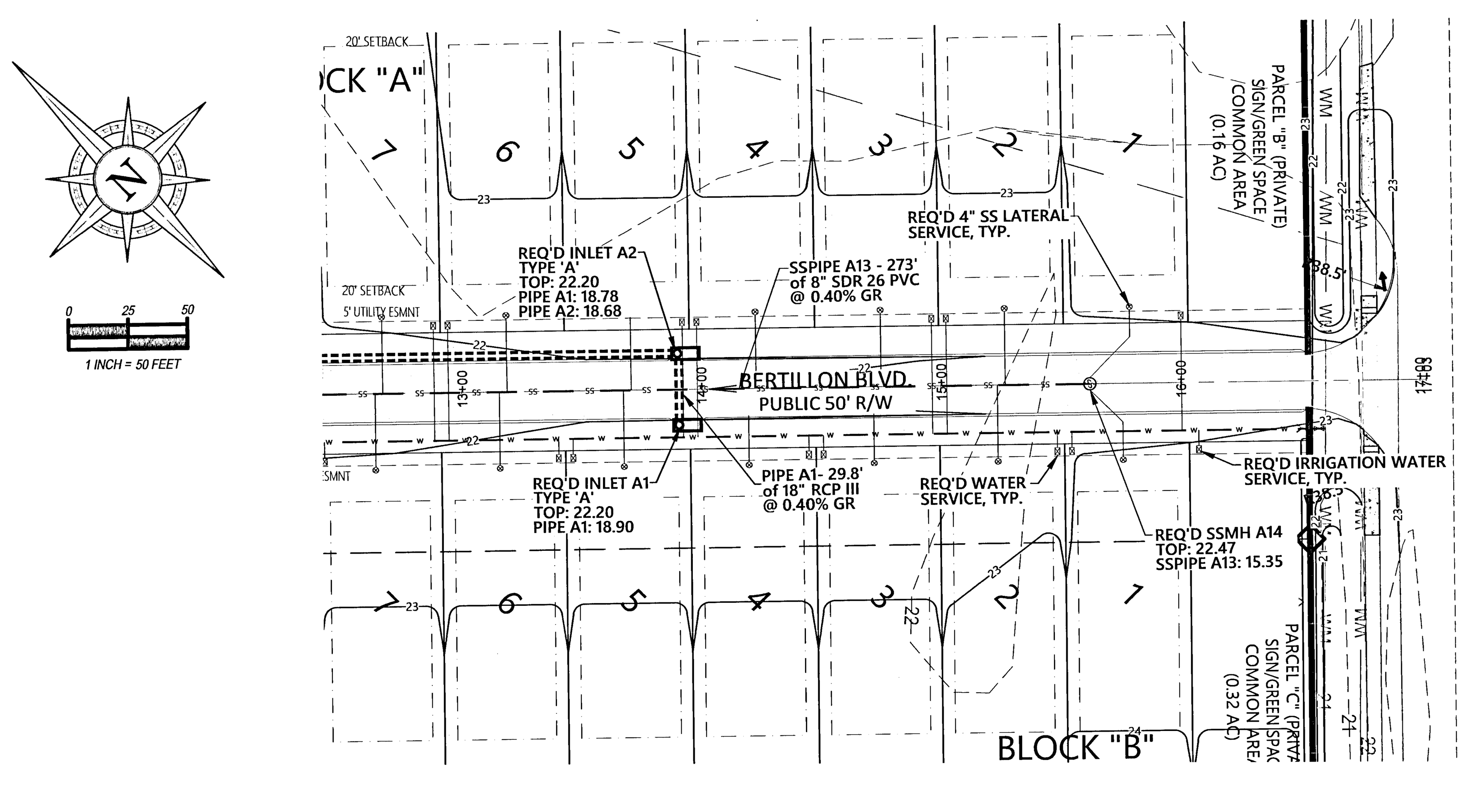
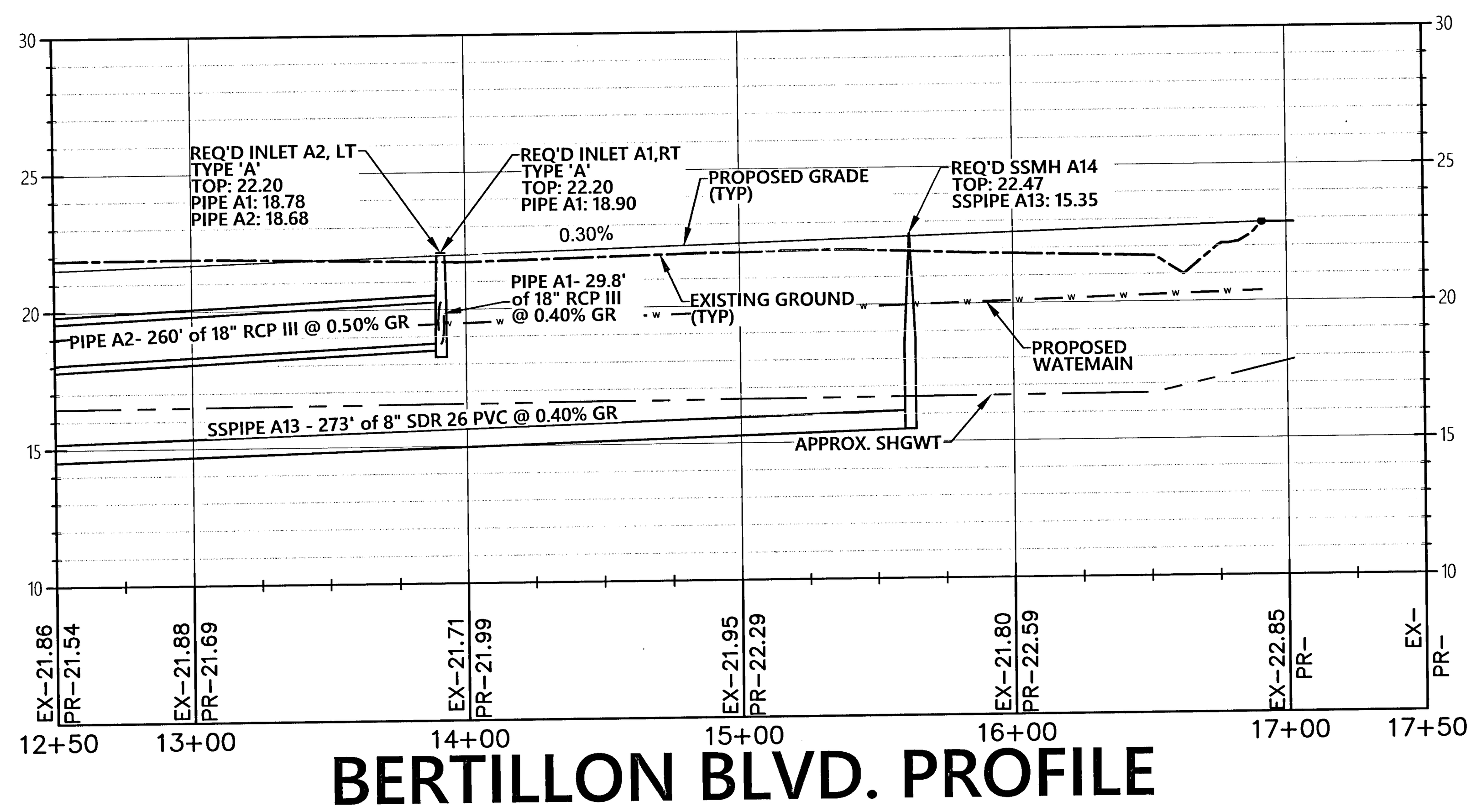
SHEET NUMBER





BERTILLON BLVD. PROFILE





BERTILLON BLVD. PROFILE

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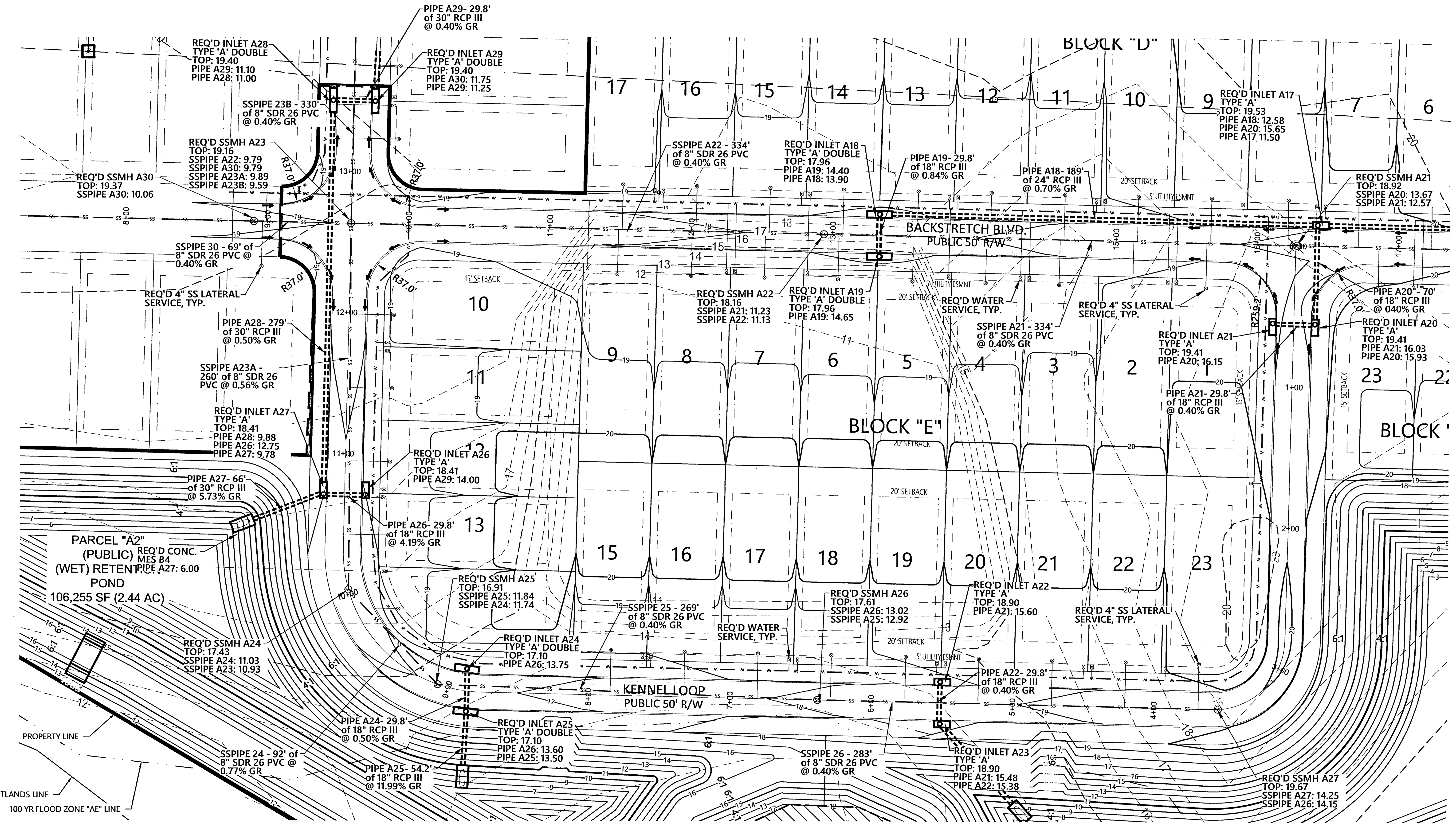
ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

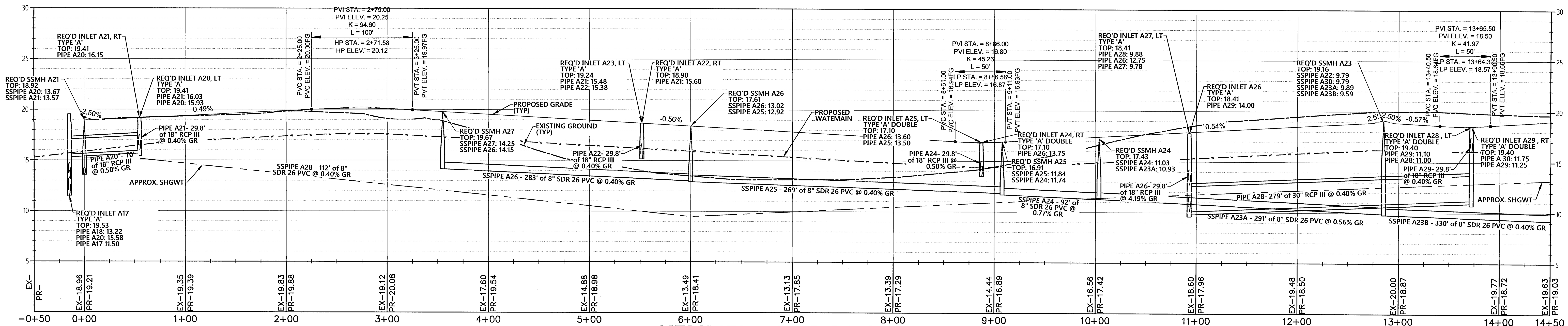
Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development, LLC

Bertillon Blvd
Plan & Profile

Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

SHEET NUMBER
19





KENNEL LOOP PROFILE

1 INCH = 50 FEET

NOT FOR CONSTRUCTION

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Pensacola, FL 32502
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ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

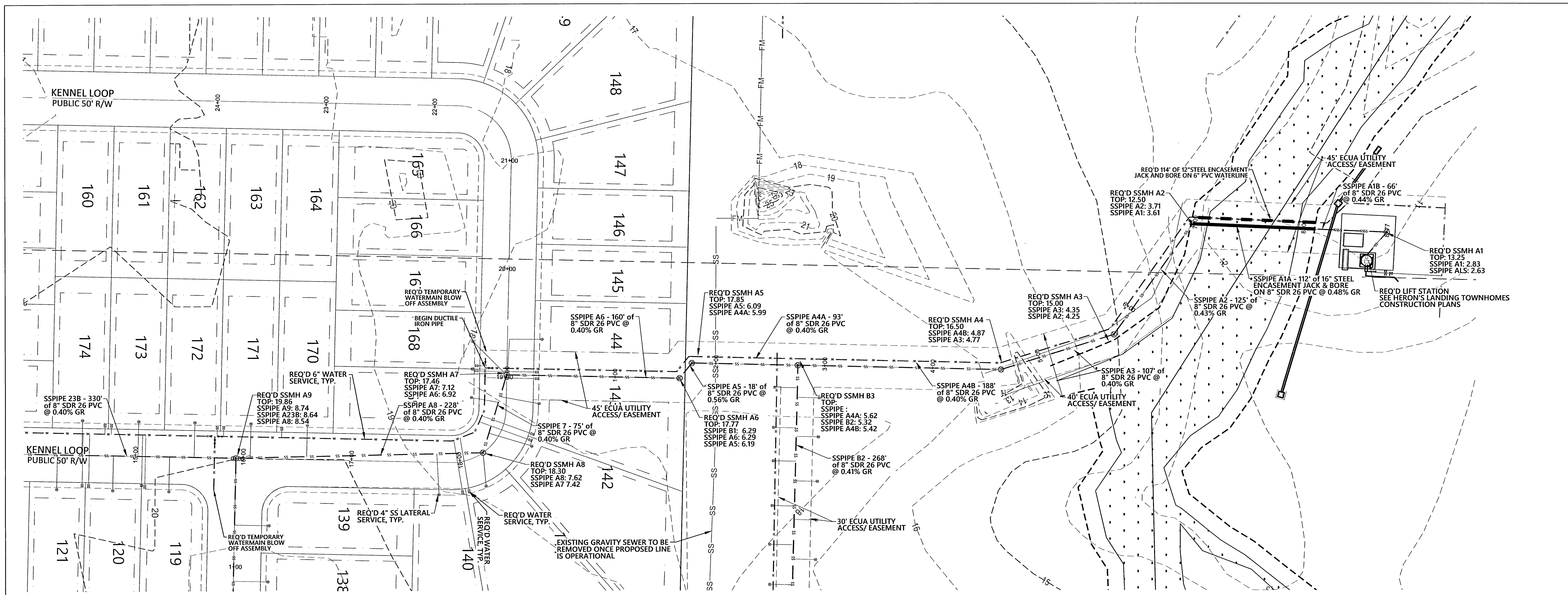
Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

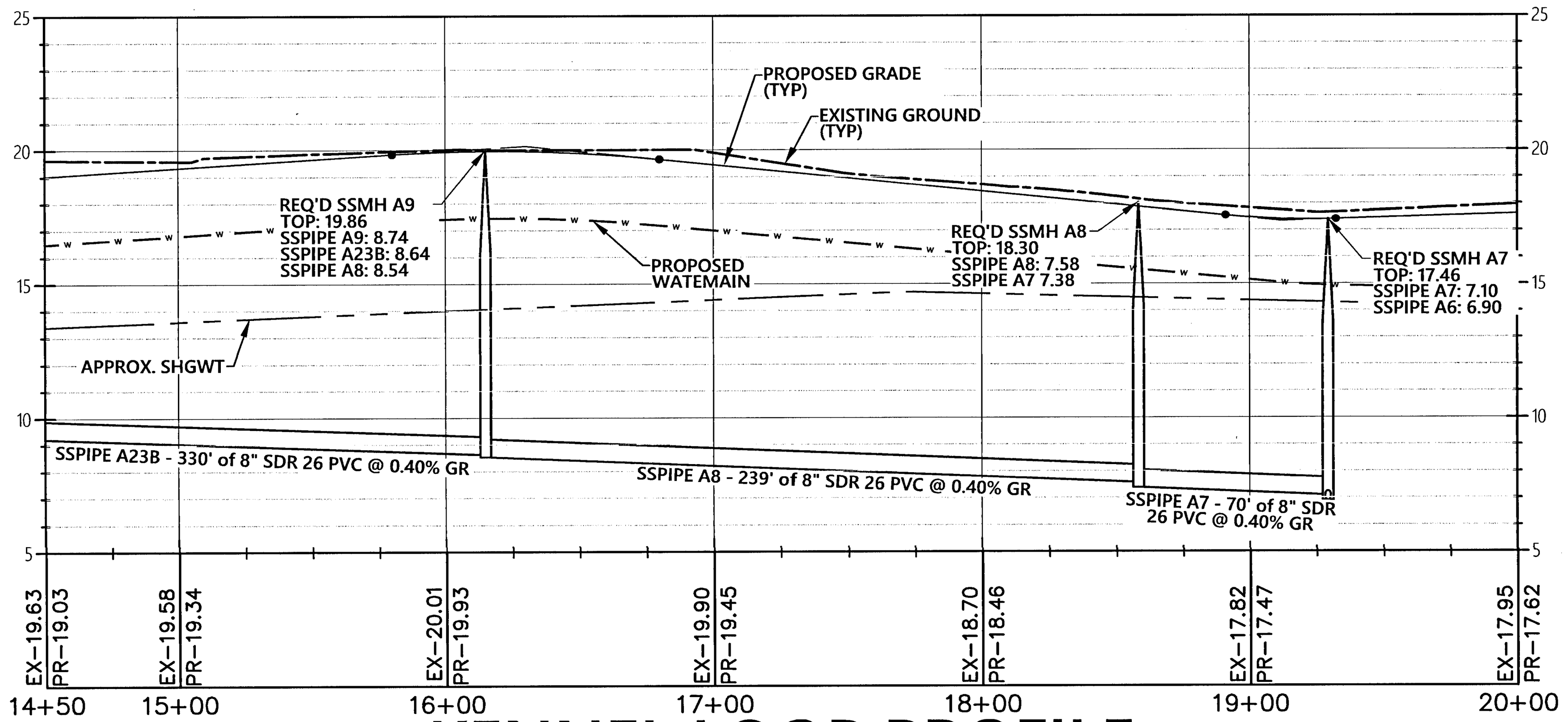
PREPARED FOR: Heron's Landing Development LLC

Kennel Loop
Plan & Profile

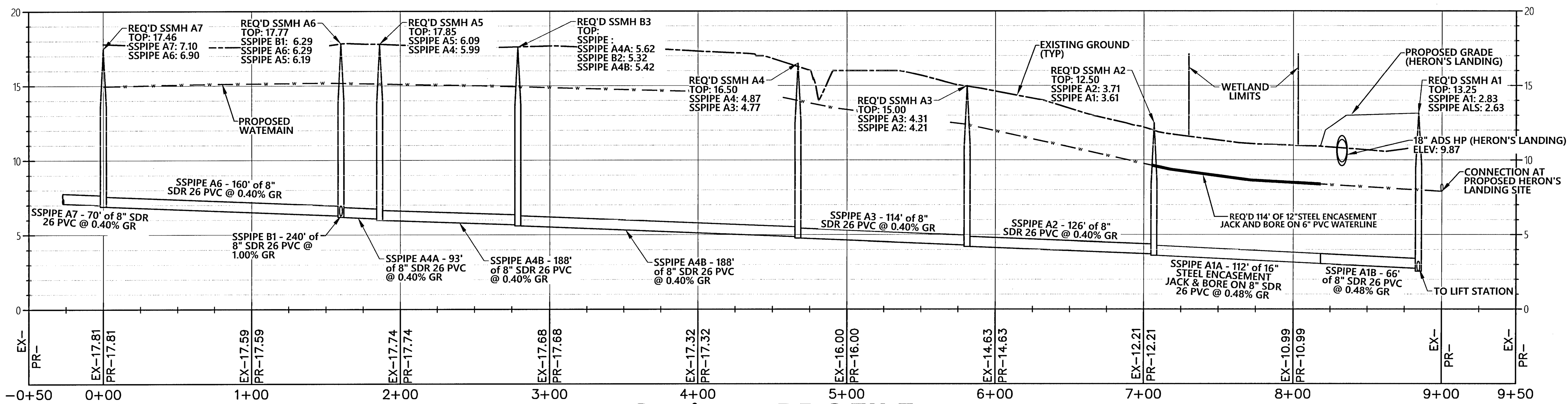
Job No.	21-111P
Date:	10/22/2021
Drawn By:	KJB
Checked By:	ENL

SHEET NUMBER





KENNEL LOOP PROFILE



Sanitary PROFILE

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Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development, LLC

Kennel Loop
Plan & Profile

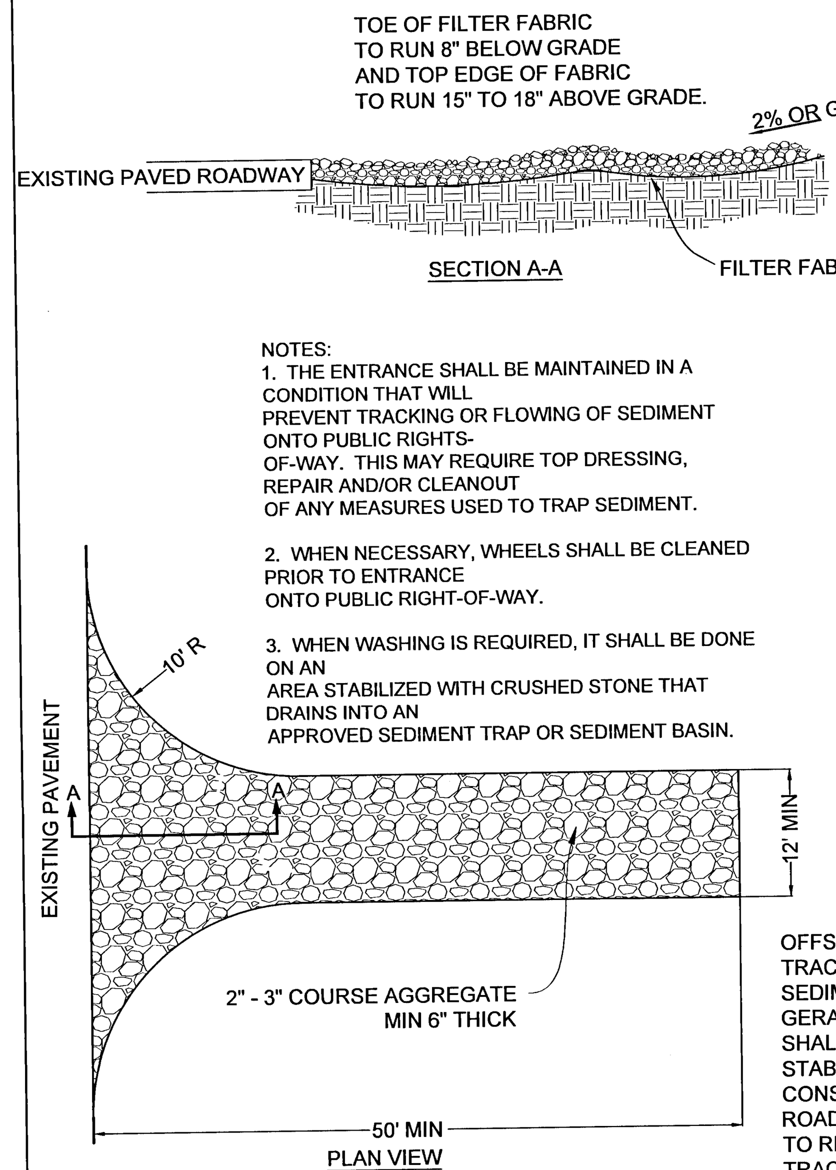
Job No. 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

NOT FOR CONSTRUCTION

SHEET NUMBER
21

EROSION & SEDIMENT CONTROL LEGEND:

(SB)	SILT FENCE	(TSG)	TOPSOIL
(CEP)	TEMPORARY CONSTRUCTION ENTRANCE	(ECB)	EROSION CONTROL BLANKET
(SOD)	SOD	(WIP)	WATTLE INLET PROTECTION OR SILT SAVER (OR APPROVED EQUAL)
(OP)	OUTLET PROTECTION		



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.

OFFSITE VEHICLE TRACKING OF SEDIMENTS AND GERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ACCESS ROAD SHALL BE UTILIZED TO REDUCE OFF-SITE TRACKING. OFFSITE SEDIMENT REMOVAL SHOULD BE CONDUCTED AT A FREQUENCY NECESSARY TO MINIMIZE IMPACTS. VEHICLE WASH AREA SHOULD BE CONSIDERED IF OFFSITE TRACKING BECOMES EXCESSIVE.

TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

EROSION CONTROL

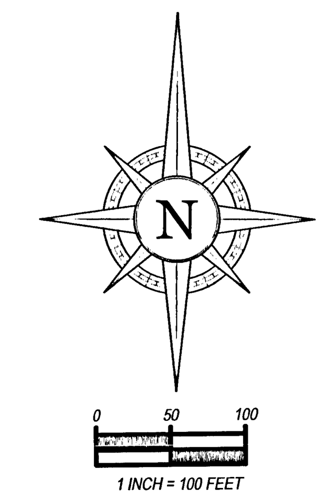
A. "DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD."
B. "ON SITES > 1 ACRE, 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."
C. "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."
D. "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."
E. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD. UTILITY
F. "ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S 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, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. 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."
G. "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."
H. "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".
I. "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."

** NOTE: INLET PROTECTION IS RECOMMENDED TO BE SILT SAVER FRAME AND FILTER ASSEMBLY.

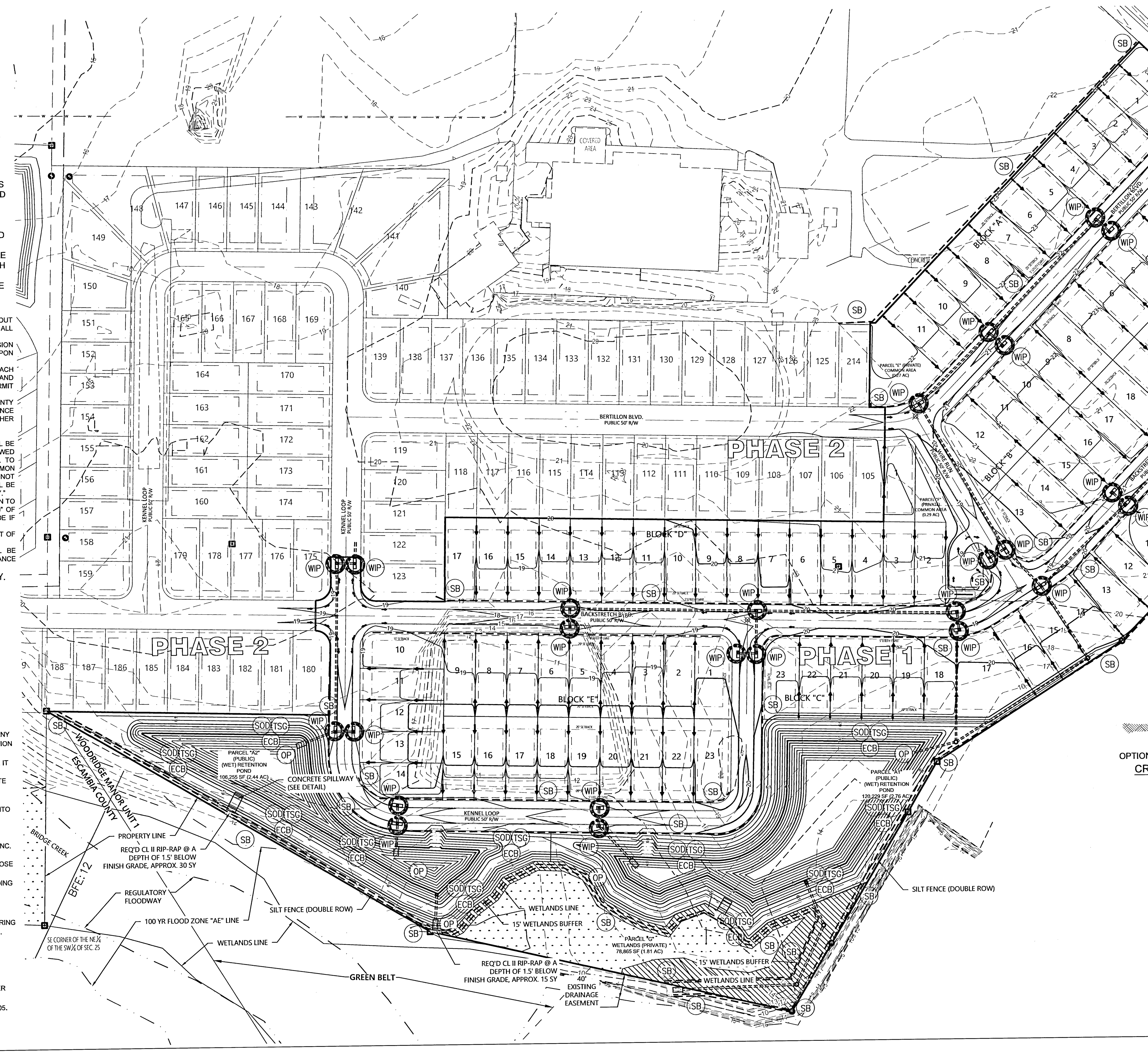
GRADING NOTE
ALL PROPOSED GRADES SHOWN OUTSIDE OF ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS, AND POND PARCEL IS FOR VISUALIZATION PURPOSES FOR THE HOME BUILDER ONLY. THE CONTRACTOR SHALL ONLY GRADE ROAD R/W, DRAINAGE R/W, DRAINAGE EASEMENTS AND POND PARCEL.

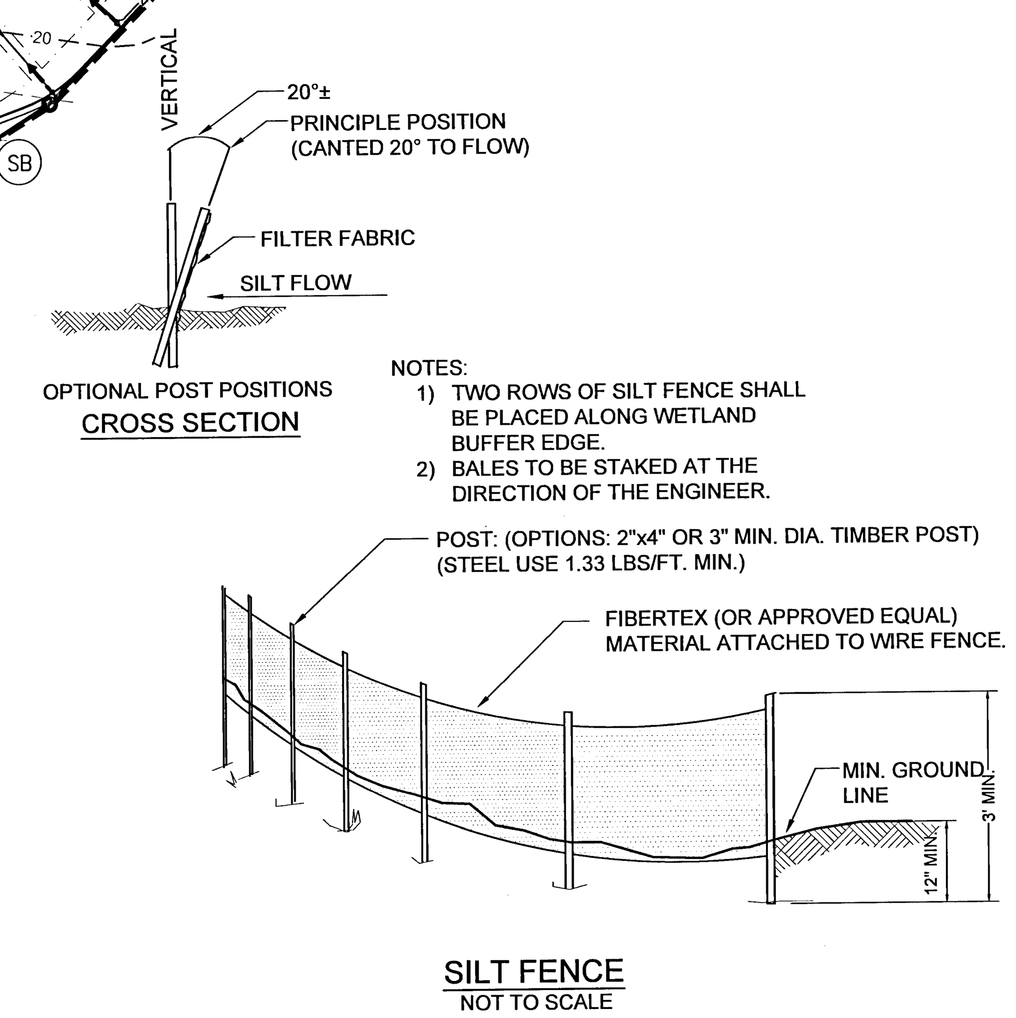
NOTES:

1. SILT FENCE SHALL BE PLACED PRIOR TO ANY CONSTRUCTION ACTIVITY AND REMAIN UNTIL ALL DISTURBED MATERIAL HAS BEEN STABILIZED AND CONSTRUCTION HAS BEEN COMPLETED.
2. THE CONSTRUCTION ENTRANCE SHALL BE SWEPT WEEKLY DURING CONSTRUCTION IN ORDER TO REMOVE ANY SEDIMENT TRACKED ONTO THE ROADWAY. THE SILT FENCE SHALL BE CHECKED DAILY FOR PROPER OPERATION AND REPLACED AS NECESSARY.
3. ANY EXCAVATED MATERIAL SHALL BE PROPERLY STORED OR DISPOSED OF OFF SITE BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO DETERMINE THE LOCATION OF MATERIAL DISPOSAL PRIOR TO BIDDING THE PROJECT. EXCAVATED MATERIAL REMOVED FROM SITE SHALL BE DONE SO PER STATE AND COUNTY REGULATIONS.
4. IF DURING CONSTRUCTION OR OPERATION OF THE STORMWATER MANAGEMENT FACILITY A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL MUST BE PROVIDED AS SOON AS PRACTICAL TO THE NWFWMD FOR REVIEW AND APPROVAL THAT PROVIDES REASONABLE ASSURANCE THAT THE BREACH WILL BE PERMANENTLY CORRECTED.
5. ALL INLETS ARE TO BE FITTED WITH A SEDIMENTATION FILTER DEVICE AS MANUFACTURED BY SILT-SAVER, INC. OR EQUAL. INLET FILTERS ARE TO BE INSPECTED AND MAINTAINED DAILY DURING CONSTRUCTION AND REMOVED AT PROJECT COMPLETION (FINAL BUILD-OUT). CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER.
6. THE RESIDENTIAL LOTS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS A BUILDING PERMIT IS ISSUED FOR THE DWELLING, PER LAND DEVELOPMENT CODE.
7. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND REMAIN IN GOOD WORKING ORDER UNTIL SITE IS STABILIZED
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.



NOT FOR CONSTRUCTION





NOTES:
1) TWO ROWS OF SILT FENCE SHALL BE PLACED ALONG WETLAND BUFFER EDGE.
2) BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.

SILT FENCE
NOT TO SCALE

Date:
Date:
Date:
Date:
Date:
Date:
Date:
Date:
Date:

MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

ERIC NEIL LANE LICENSE No 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

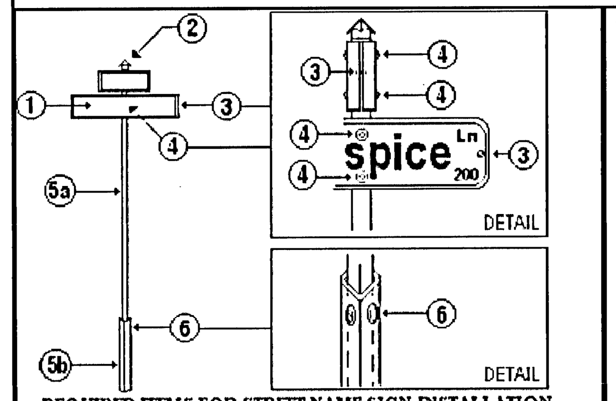
PREPARED FOR: Heron's Landing Development LLC

Erosion Control Plan

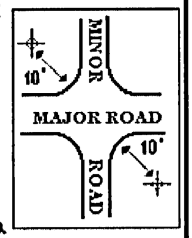
Job No.: 21-111P
Date: 10/22/2021
Drawn By: KJB
Checked By: ENL

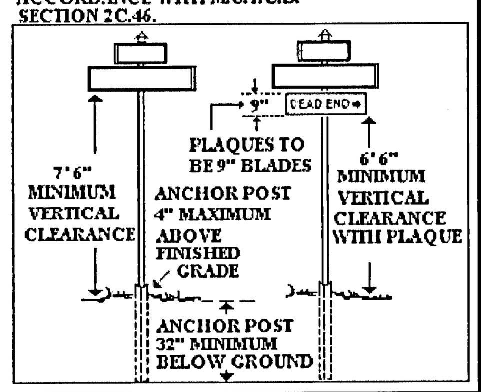
SHEET NUMBER
22

STANDARD DETAILS FOR INSTALLATION AND LOCATION OF STREET NAME SIGNS



- INSTALL STREET NAME SIGNS ON CORNERS OF INTERSECTION SO THAT THEY WILL BE ON THE FAR RIGHT SIDE OF THE INTERSECTION FOR TRAFFIC ON THE MAJOR STREET IN ACCORDANCE WITH M.U.T.C.D. SECTION 2D.38
- INSTALL STREET NAME SIGN POST AT MID RADIUS, 10' OFF EDGE OF ROAD.
- "DEAD END" (W14-1P) OR "NO OUTLET" (W14-2P) PLAQUES MAY BE CO-MOUNTED TO STREET NAME SIGNS BENEATH STREET NAME SIGN BLADES IN ACCORDANCE WITH M.U.T.C.D. SECTION 2C.46.



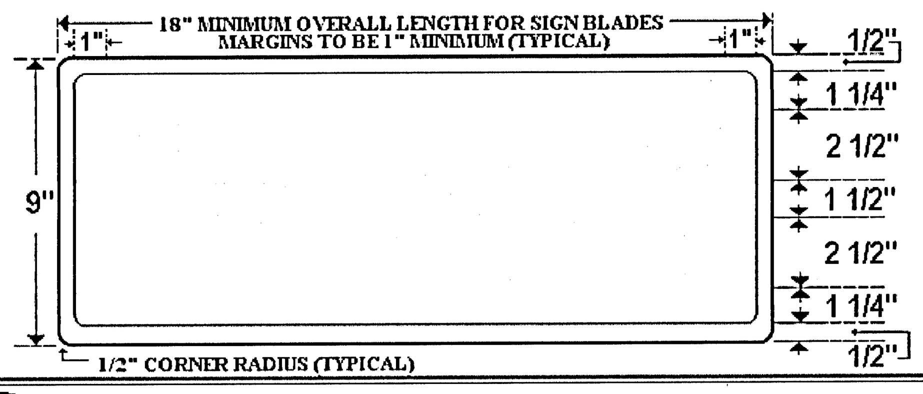


REQUIRED ITEMS FOR STREET NAME SIGN INSTALLATION

1	SIGN BLADE - .080" ALODIZED ALUMINUM CORNERS ROUNDED (1/2" RADIUS) FREE OF SHARP EDGES
2	ALUMINUM PYRAMID RAINCAP (ARC 175 OR EQUIVALENT)
3	3/16"X3/8" BLIND RIVETS (ENDS OF SIGN BLADES WILL BE RIVETED TOGETHER) (4 REQUIRED PER INSTALLATION)
4	3/8" STEEL DRIVE RIVETS ("SOUTHCO" 3878 OR EQUIVALENT) (8 REQUIRED PER INSTALLATION)
5	TELSPAR SIGN POST SYSTEM (GALVANIZED) OR EQUIVALENT (COMPRISED OF PARTS 5a AND 5b)
5a	1 3/4"X 1 3/4"X 10' - 14 GAUGE TELESCOPING TOP POST
5b	2"X 2"X 36" - 12 GAUGE SQUARE FIT ANCHOR POST
6	5/16"X 2 1/4" CORNER BOLT

STANDARD DETAILS FOR STREET NAME SIGN BLADE LAYOUT

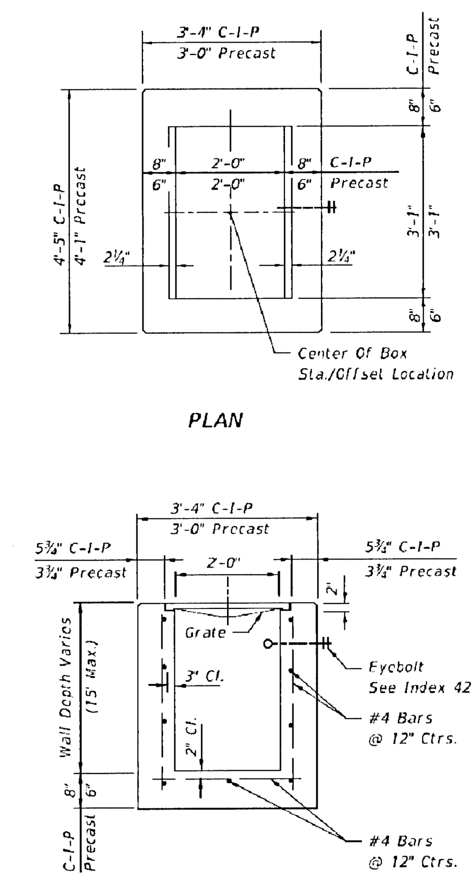
- F.D.O.T. TYPE III-A REFLECTIVE SHEETING TO BE USED ON ALL STREET NAME SIGN BLADES.
- STREET NAME SIGN BLADES TO HAVE WHITE LEGENDS. 1/2" WHITE BORDERS AND GREEN BACKGROUND.
- PRIMARY LETTERING TO SERIES B, 6" UPPER CASE AND 4 1/2" LOWER CASE.
- PREFIX AND SUFFIX LETTERING TO BE SERIES C, 2 1/2" UPPER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



ESCAMBIA COUNTY STANDARD DETAILS FOR STREET NAME SIGNS

DEPARTMENT OF ENGINEERING - TRAFFIC ENGINEERING DIVISION
Suite 1, 1190 West Leonard Street, Pensacola, Florida 32501-1116

BY: Alan Thedford, Engineering Technician III Revised 6-2002 * NOT TO SCALE *



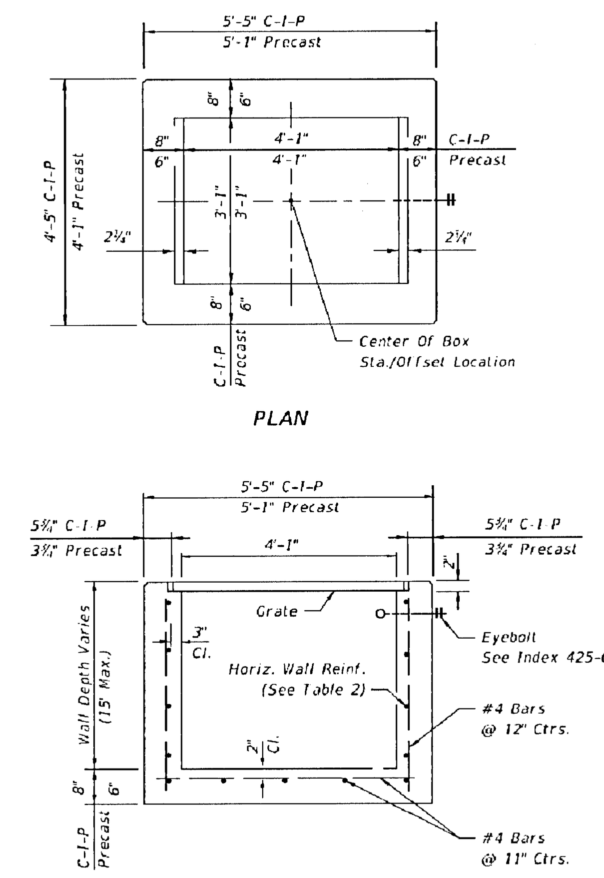
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING	
			BARS	WWF
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:

2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)



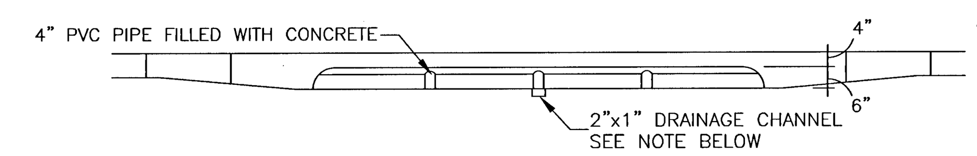
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

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	5½"	5"

TYPE D

Recommended Maximum Pipe Size:

3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe

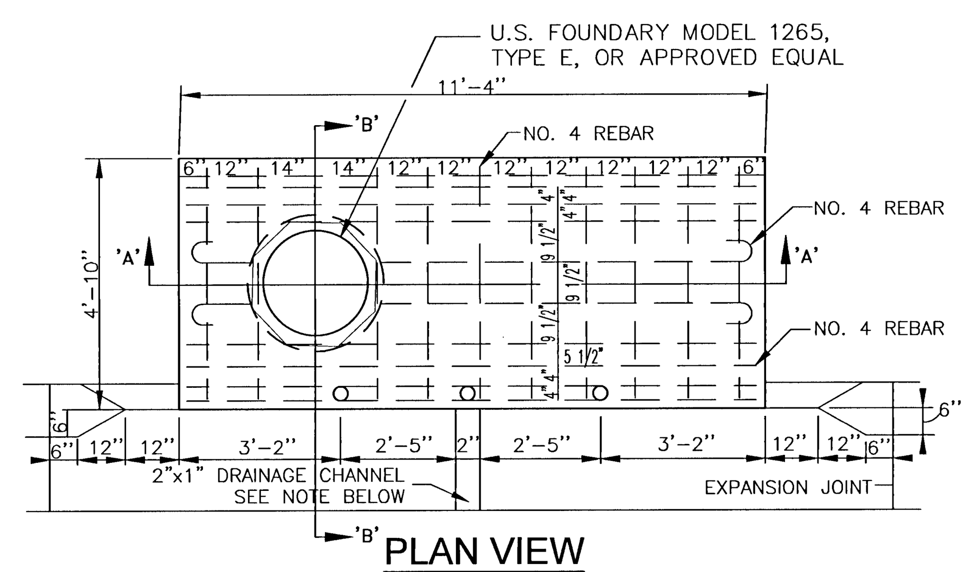


COUNTY TYPE "A" & "A-1" INLET THROAT ELEVATION

NOT TO SCALE

NOTE: CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNEL PRIOR TO CONCRETE POUR.

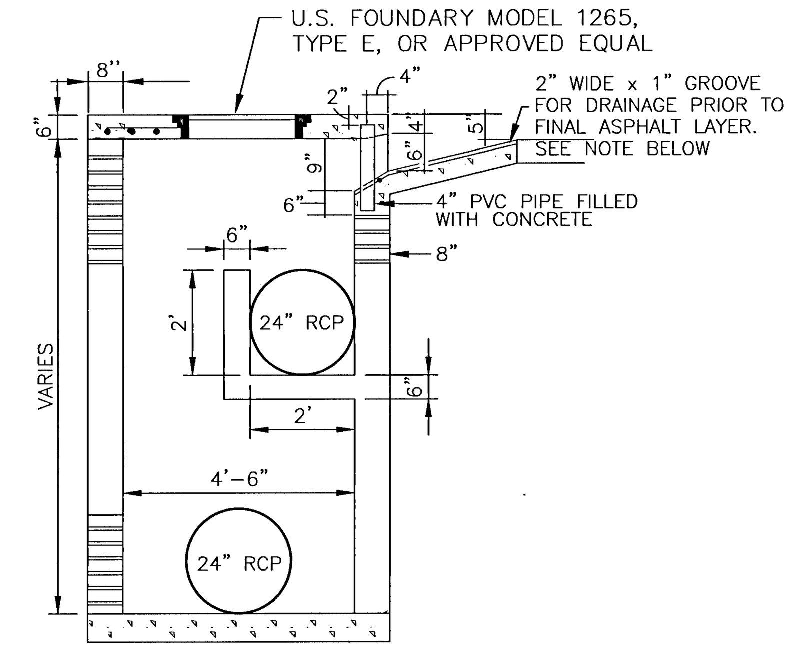
NOTE: CONTRACTOR SHALL COORDINATE STEPS IN ALL INLETS AND STRUCTURES DEEPER THAN 4'



PLAN VIEW
COUNTY TYPE "A" CURB INLET DETAIL

NOT TO SCALE

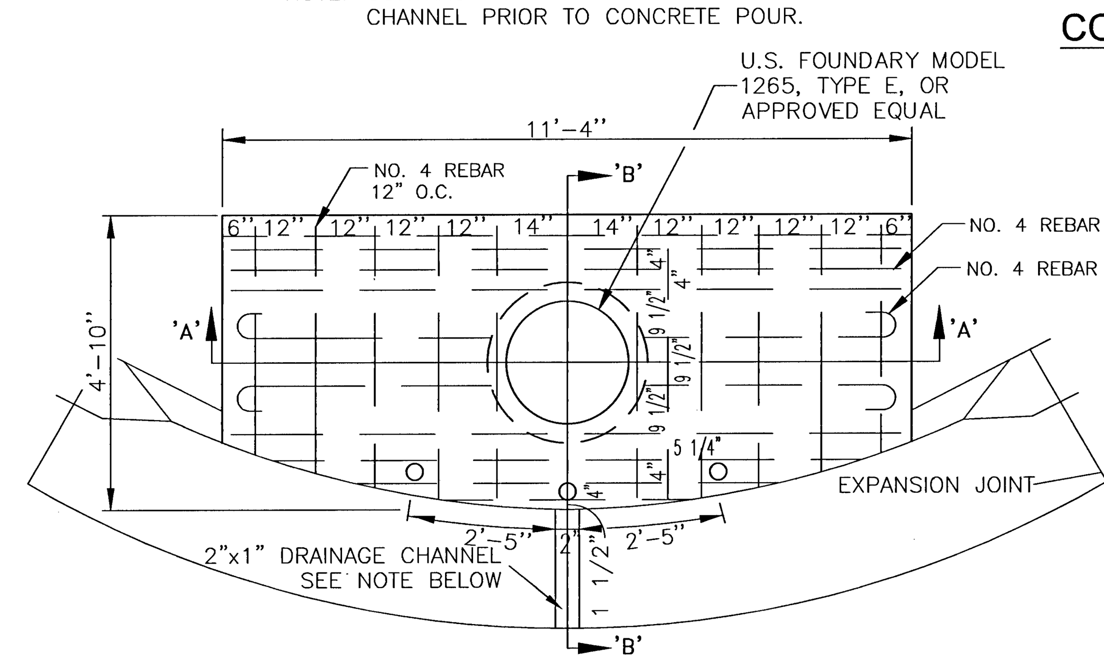
NOTE: CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNEL PRIOR TO CONCRETE POUR.



SECTION 'B'-'B'
COUNTY TYPE "A & A-1" MODIFIED INLET

NOT TO SCALE

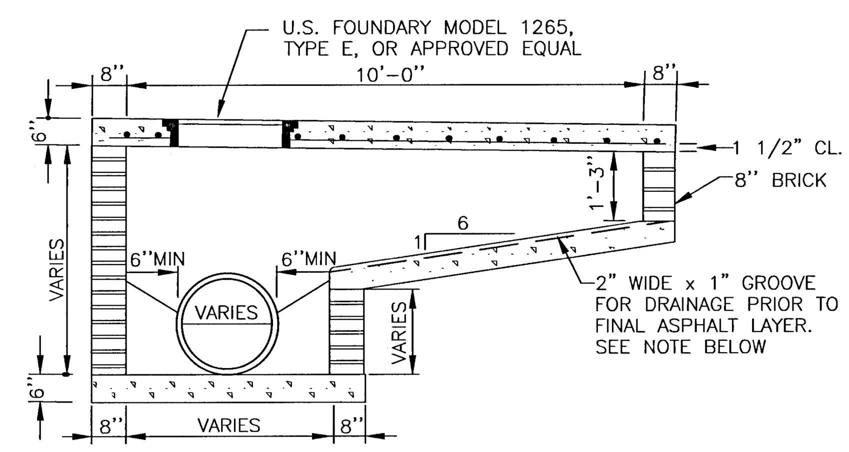
CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNEL PRIOR TO CONCRETE POUR.



PLAN VIEW
COUNTY TYPE "A-1" CURB INLET DETAIL

NOT TO SCALE

NOTE: CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNEL PRIOR TO CONCRETE POUR.

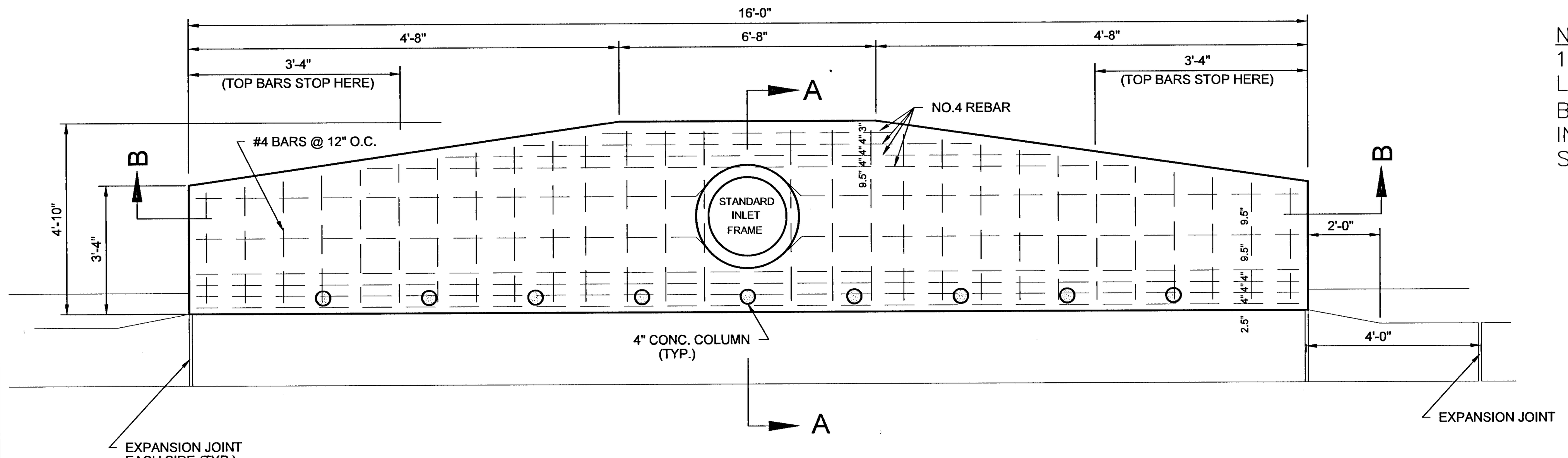


SECTION 'A'-'A'
COUNTY TYPE "A" WITH END BOX

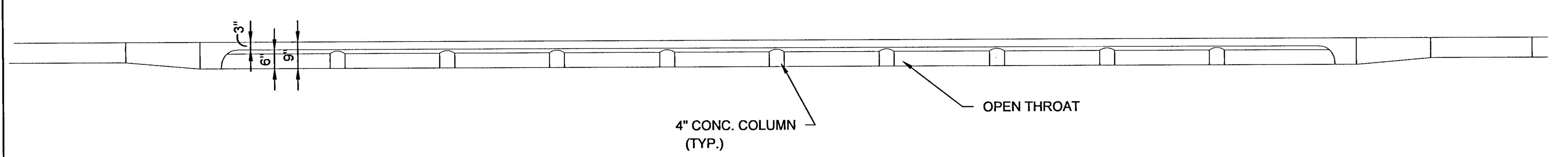
NOT TO SCALE

NOTE: CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNEL PRIOR TO CONCRETE POUR.

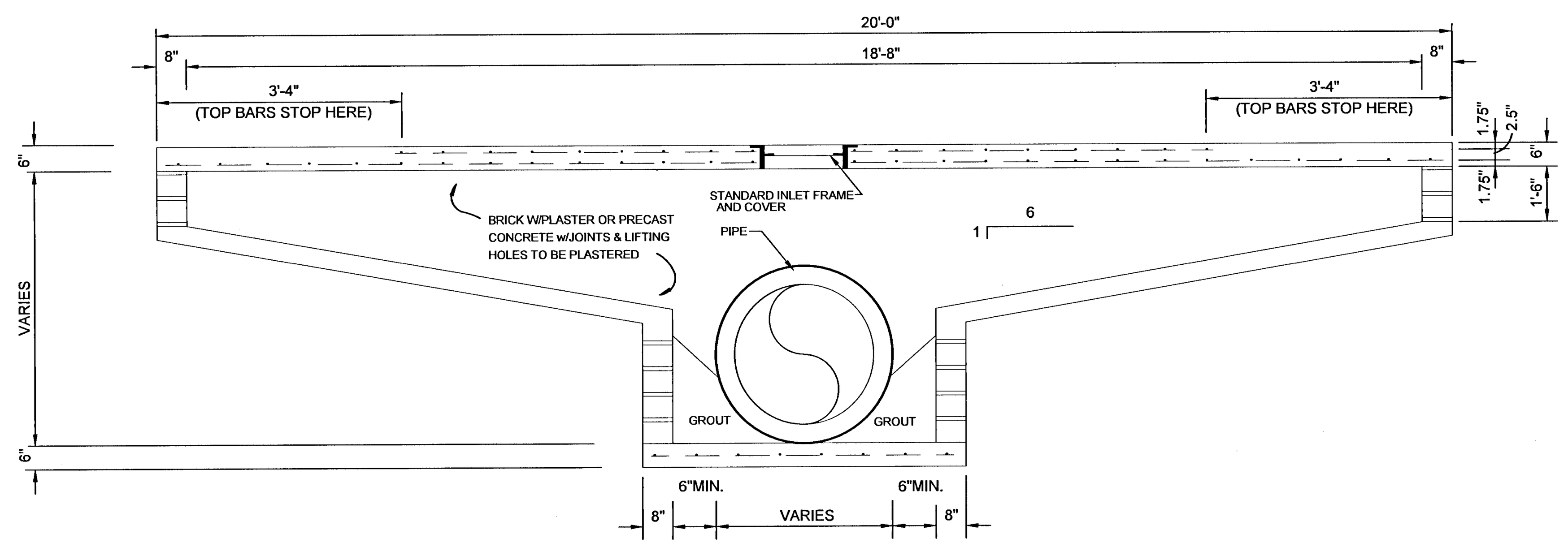
NOTE:
1. CONTRACTOR SHALL INSTALL 30 LF OF TYPE 1 UNDERDRAIN ON BOTH SIDES OF EVERY TYPE 'A' INLET, AS NEEDED. SEE DETAIL ON SHEET 24.



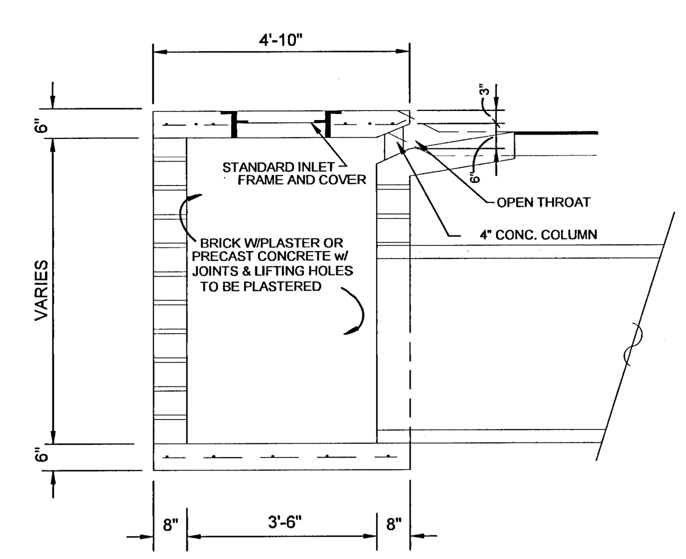
PLAN VIEW



THROAT ELEVATION



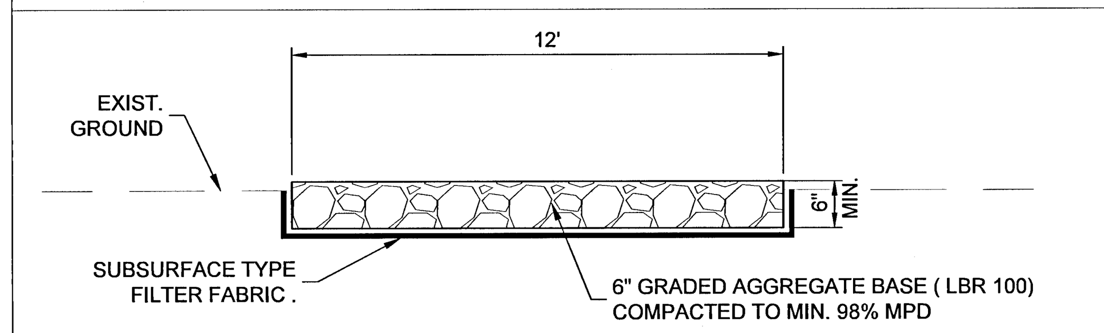
SECTION B-B



SECTION A-A

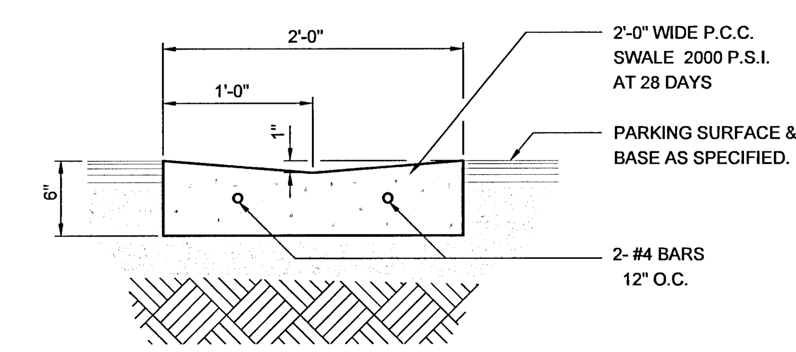
TYPE DOUBLE "A" DROP INLET DETAIL

N.T.S.



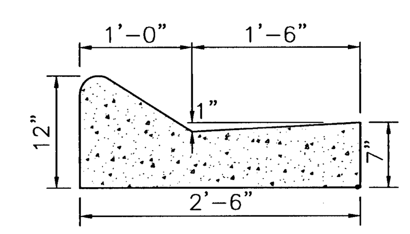
POND ACCESS ROAD TYPICAL SECTION

NOT TO SCALE



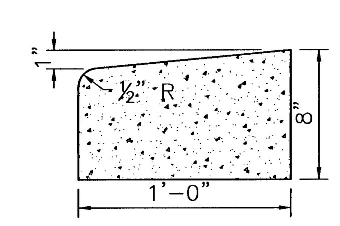
CONCRETE VALLEY GUTTER

NOT TO SCALE



TYPE 'B' CURB & GUTTER FOR CURB MACHINE

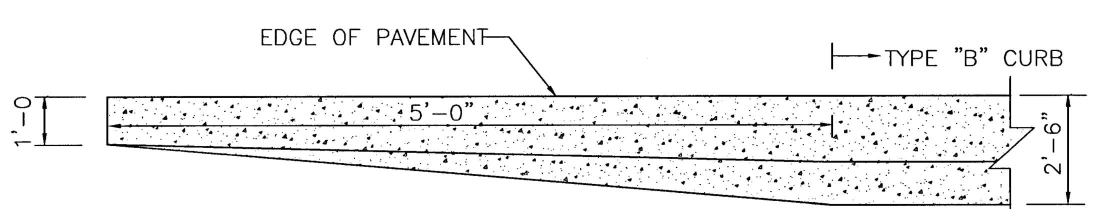
NOT TO SCALE



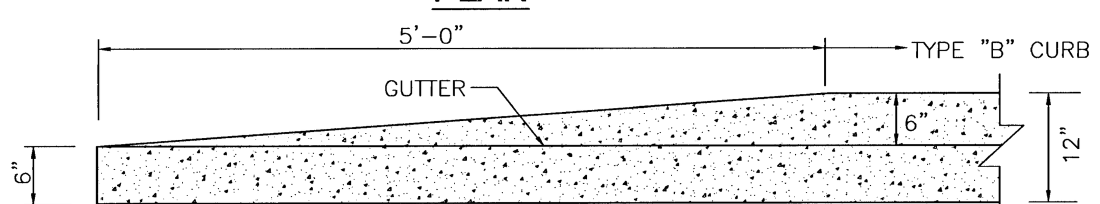
COUNTY CONCRETE RIBBON CURB

NOT TO SCALE

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. TYPICAL FOR ALL CURB.
3. CONCRETE TO BE 3000 PSI.



PLAN



PROFILE

TYPICAL 5' CURB TRANSITION

NOT TO SCALE

NOT FOR CONSTRUCTION

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801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

Date:
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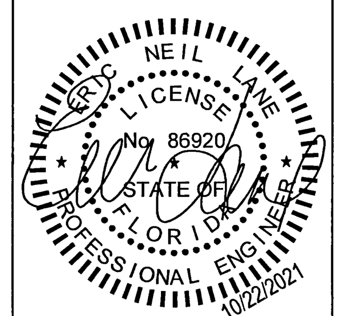


ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

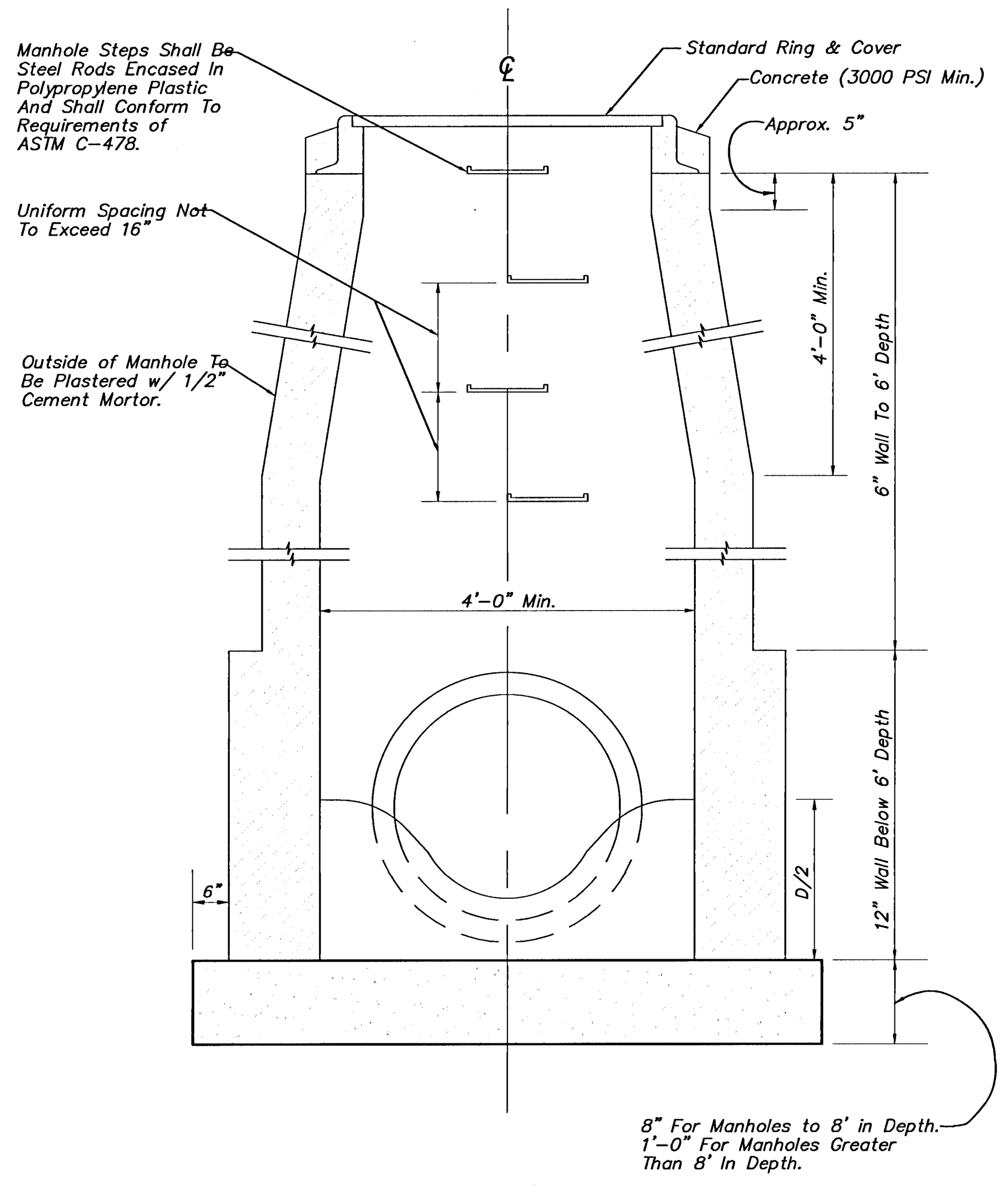
PREPARED FOR: Heron's Landing Development LLC

Details

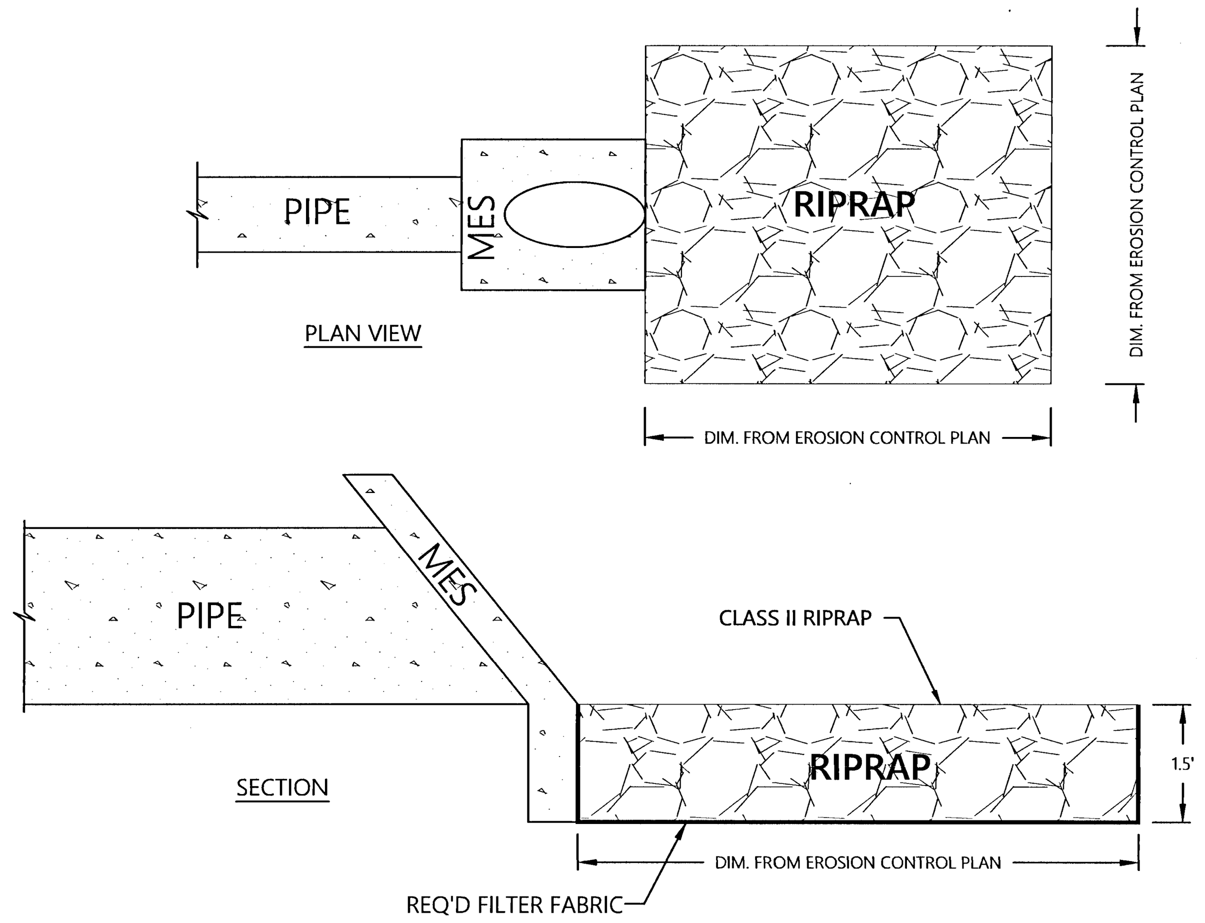
Job No.	21-111p
Date:	10/22/2021
Drawn By:	CAB
Checked By:	ENL

SHEET NUMBER

23



STANDARD STORM SEWER MANHOLE



RIPRAP (CLASS II) INSTALLATION DETAIL

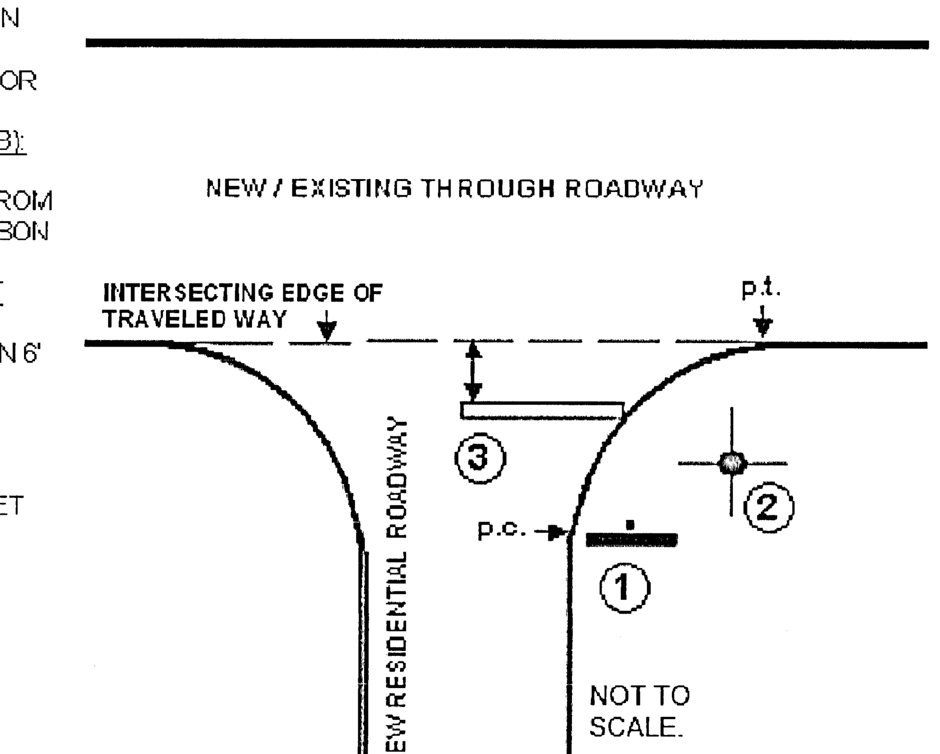
NOT TO SCALE

GENERAL NOTES

1. ALL SIGN INSTALLATIONS MUST COMPLY WITH THE LATEST *MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)* SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND COMPLY WITH SECTION 711 OF F.D.O.T.'s *STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.*
3. STOP BAR APPLICATION IS NOT REQUIRED AT THE INTERSECTION OF TWO RESIDENTIAL ROADWAYS AND / OR ROADWAYS LOCATED WITHIN INTERIORS OF A SUBDIVISION UNLESS SPECIFICALLY NOTED OTHERWISE.

(1) STOP SIGN

SIGN PLACEMENT: LOCATE SIGN ADJACENT TO POINT OF CURVATURE (p.c.) OF CURBING OR EDGE OF ASPHALT TURN OUT.
LATERAL CLEARANCE (W / CURB): NO PART OF SIGN ASSEMBLY SHALL BE LESS THAN 1 FOOT FROM BACK OF CURB (EXCLUDES RIBBON CURB).
LATERAL CLEARANCE WITHOUT CURB: NO PART OF SIGN ASSEMBLY SHALL BE LESS THAN 6' FROM EDGE OF ASPHALT (INCLUDES RIBBON CURB).
VERTICAL CLEARANCE: SIGN SHALL DISPLAY A MINIMUM VERTICAL CLEARANCE OF 7 FEET (MEASURED FROM BOTTOM OF SIGN BLADE TO LEVEL OF ADJACENT ROADWAY).



(2) STREET NAME SIGN

SIGN PLACEMENT: LOCATE STREET NAME SIGN AT MID-RADIUS POINT OF TURN OUT ON SAME SIDE OF STREET AS STOP SIGN.
NOTE: SEE *ESCAMBIA COUNTY STANDARD DETAILS FOR STREET NAME SIGNS* FOR FURTHER FABRICATION, LOCATION AND INSTALLATION REQUIREMENTS.

(3) 24"STOP BAR

OPTIONAL (SEE GEN. NOTE # 3).

PLACEMENT: LEADING EDGE OF STOP BAR CANNOT BE LESS THAN 4 FEET IN ADVANCE OF INTERSECTING EDGE OF TRAVELED WAY OR MARKED / UNMARKED CROSSWALK. STOP BAR MUST BE LOCATED AS TO PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE PER F.D.O.T.'s *DESIGN STANDARDS INDEX # 546.*

INSTALLATION DETAILS

TRAFFIC CONTROL SIGNS & MARKINGS FOR NEW RESIDENTIAL INTERSECTIONS

ACCEPTABLE PER CURRENT ESCAMBIA COUNTY INSPECTION PRACTICES

GENERAL NOTES:

1. Install underdrain pipe that is either 4" smooth or 5" corrugated tubing unless otherwise shown in the Plans. The size to be furnished will be based on the nominal internal diameter of a pipe with a smooth interior wall. Except when prohibited by the Plans, the special provisions or this standard, pipe with a corrugated interior wall may be provided based on the following size equivalency.

4" smooth interior equivalent to 5" corrugated interior
5" smooth interior equivalent to 6" corrugated interior
6" smooth interior equivalent to 8" corrugated interior
8" smooth interior equivalent to 10" corrugated interior

2. Fine aggregate is quartz sand meeting the requirements of Specifications 902-4.

3. Coarse aggregate is gravel or stone meeting the requirements of Specification 901-2 or 901-3. The gradation is in accordance with Specifications 901, Grades 4, 467, 5, 56 or 57 stone unless otherwise shown restricted in the Plans.

4. Install Underdrain Type I, II, III and V in accordance with Specification 440.

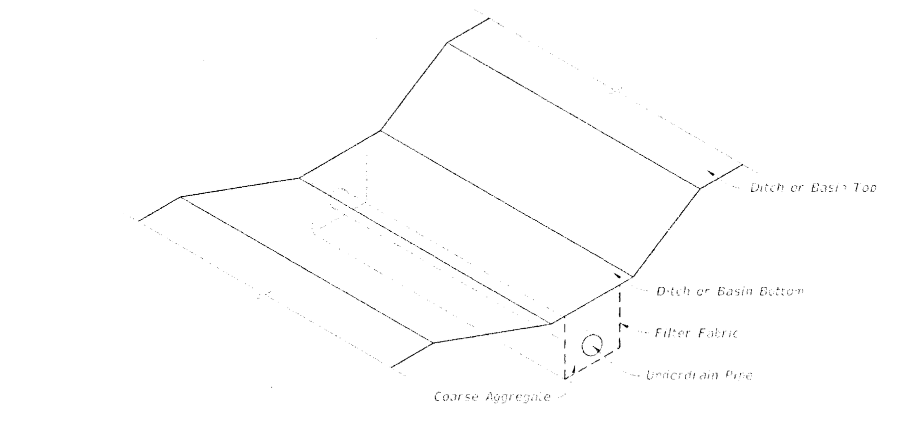
5. Install filter fabric Type D-3 in accordance with Specifications 985. The internal filter fabric of Type V underdrain has a permittivity of 0.7 /sec. and an AOS of #40 sieve.

6. When Type I is used, use a filter fabric sock in accordance with Specification 948.

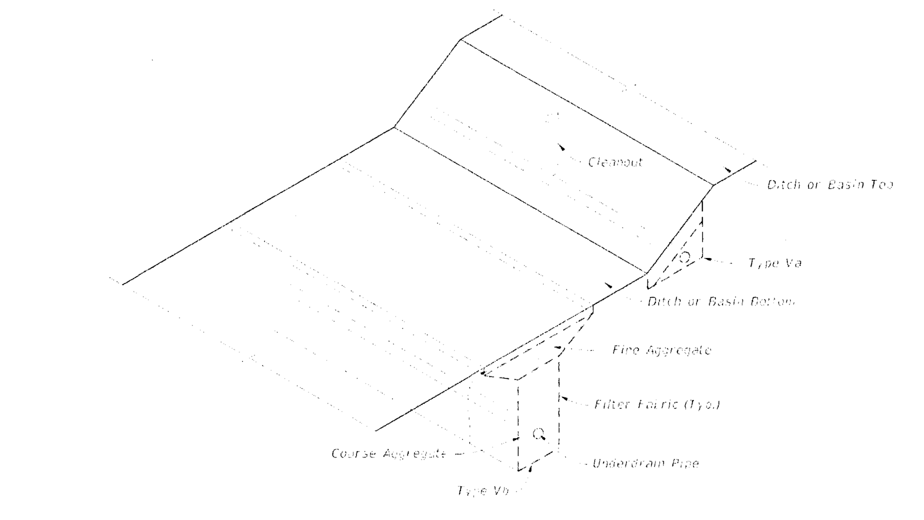
7. See Index 120-002 for the standard location of Type I, II, and III underdrain. The location of Type V underdrain and nonstandard locations of Type I, II, and III underdrain will be as detailed in the plans.

8. Install filter fabric joints with a overlap a minimum of 1'. Install the internal filter fabric of Type V underdrain with an overlap into the coarse aggregate or the fine aggregate a minimum of 1'.

9. Use nonperforated pipes for underdrain outlet and make all bends using ⅛ (45 deg.) elbows. Construct 90 deg. bends with two ⅛ elbows separated by at least 1' of straight pipe. Outlet pipes stubbed into inlets or other drainage structures must be a minimum 6" above the structure flow line. Install concrete aprons, hardware cloth, and sod for outlet pipes discharging to grassed areas as shown in Index 446-001 for Edgedrain Outlets.



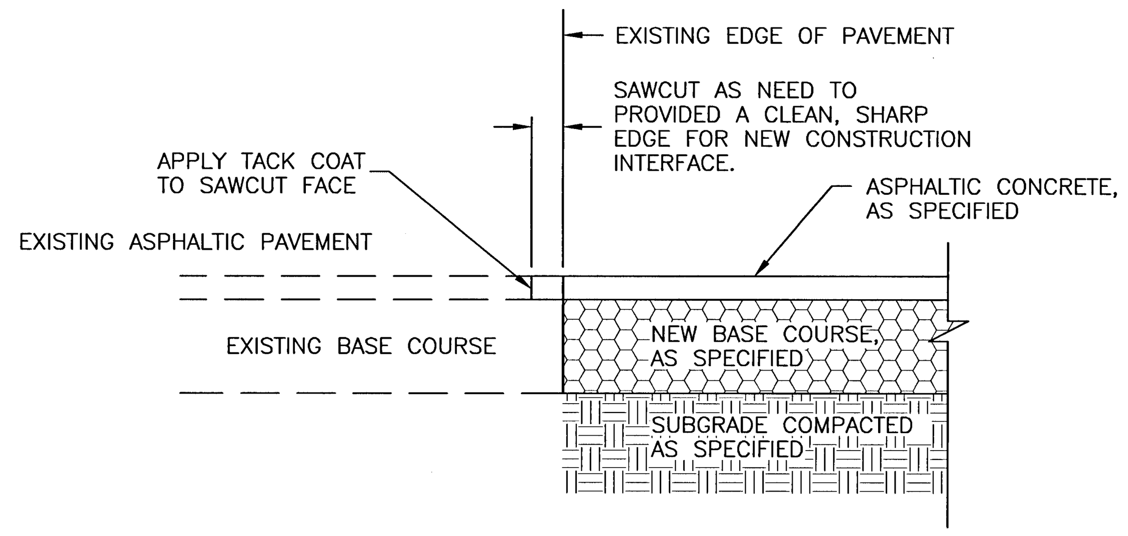
UNDERDRAIN TYPE I, II, AND III ASSEMBLY
(Type II Shown, Others Similar)



UNDERDRAIN TYPE Va AND Vb ASSEMBLY

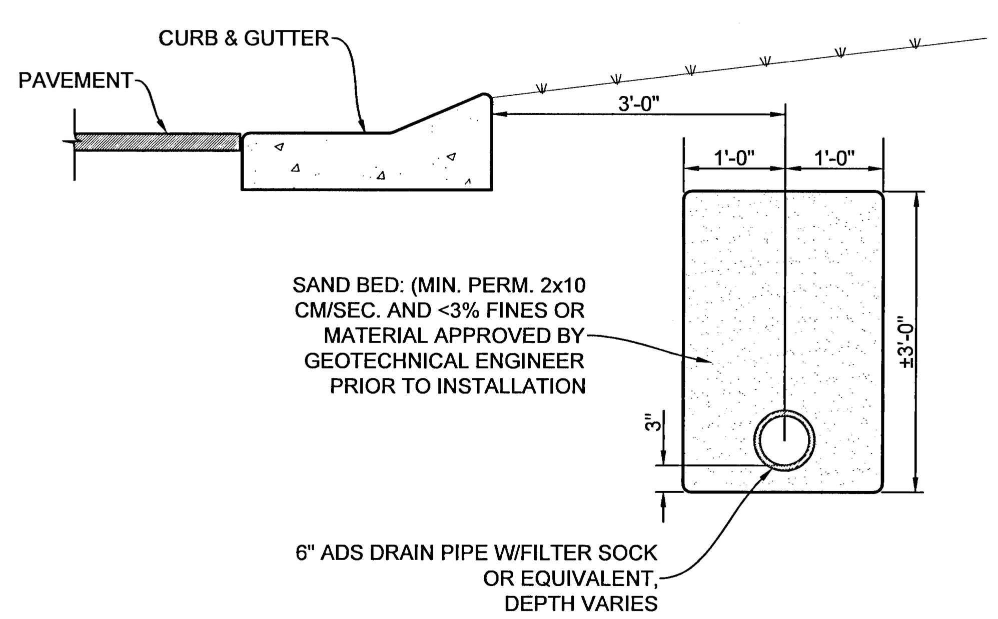
TABLE OF CONTENTS:	
Sheet	*Description*
1	*General Notes and Contents*
2	*Type I, II, and III Underdrains*
3	*Type Va, Vb, and Cleanout*

LAST REVISION	DESCRIPTION:		FY 2020-21 STANDARD PLANS	UNDERDRAIN	INDEX	SHEET
11/01/19		FDOT			440-001	1 of 3



NEW/EXISTING PAVEMENT INTERFACE

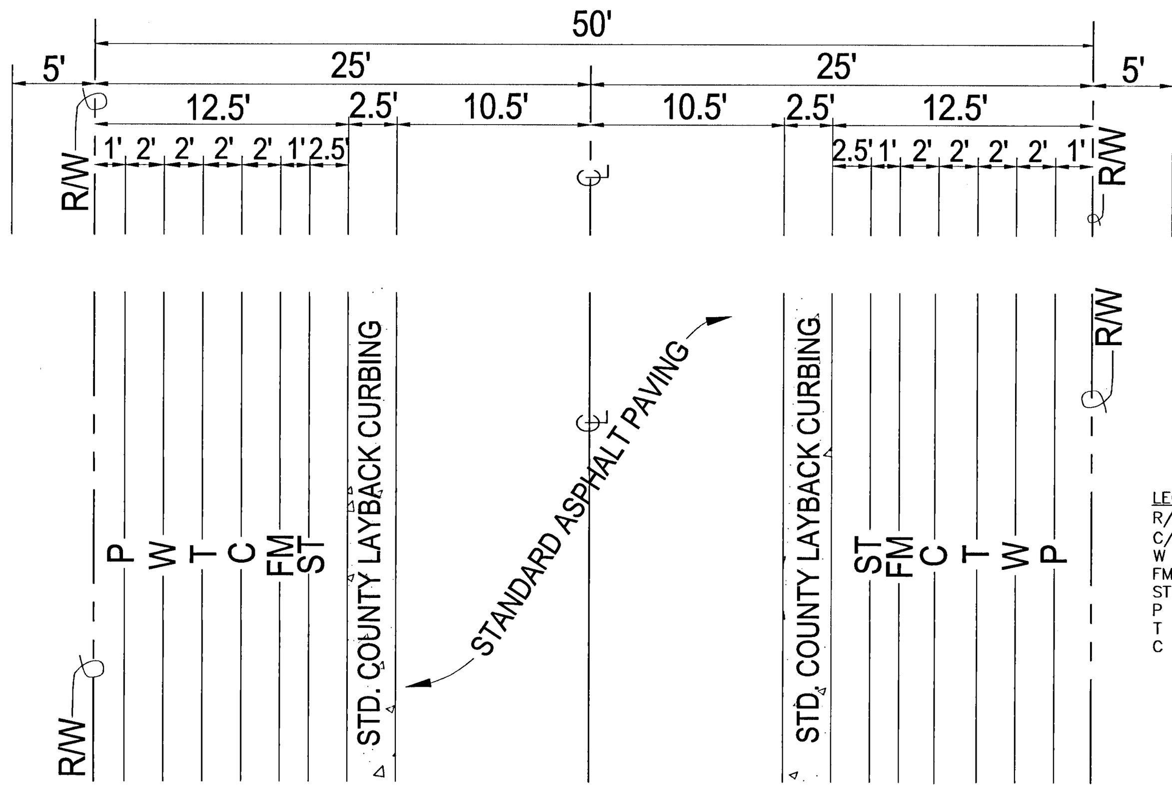
NOT TO SCALE



UNDERDRAIN DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION



LEGEND:
R/W – RIGHT OF WAY LINE
C/L – CENTERLINE
W – WATER MAIN
FM – FORCE MAIN
ST – STORM SEWER
P – UNDERGROUND POWER CABLE
T – UNDERGROUND TELEPHONE CABLE
C – UNDERGROUND TELEVISION CABLE

COMMON TRENCH & UTILITY LOCATIONS
TYPICAL ROAD PLAN VIEW

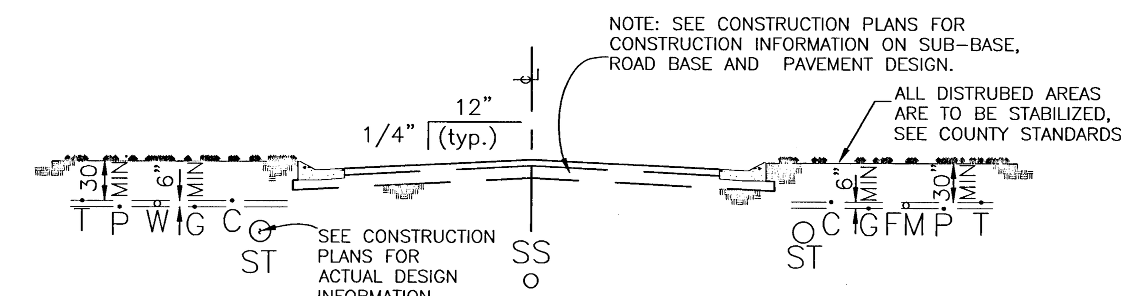
NOT TO SCALE

NOTES:
1) 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 AND STORM SEWER).

2) ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S 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 IS NOT FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY SHALL BE REQUIRED TO USE THE CONDUIT.

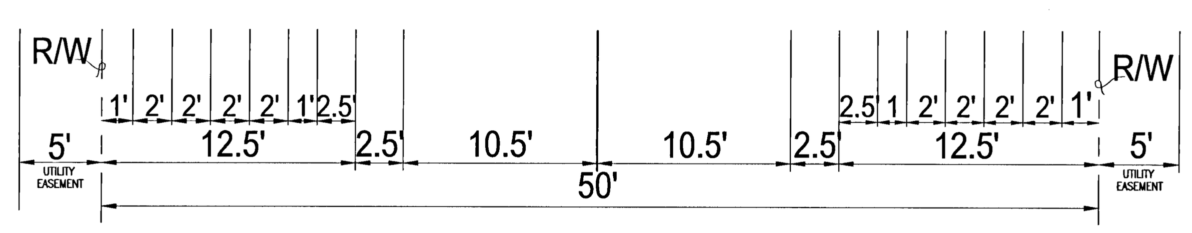
3) ALL R/W CONSTRUCTION WORK SHALL COMPLY WITH ESCAMBIA COUNTY TECHNICAL SPECIFICATIONS.

4) CONTRACTORS SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.



COMMON TRENCH & UTILITY LOCATIONS
TYPICAL ROAD CROSS SECTION

NOT TO SCALE



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MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
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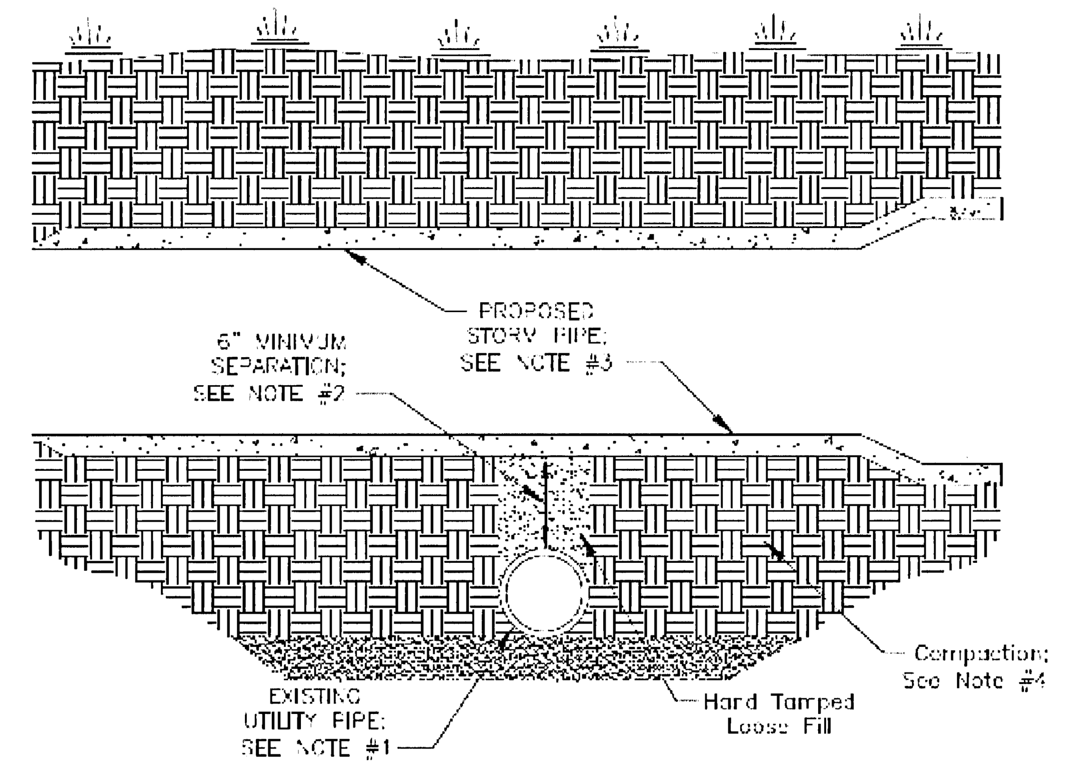
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Details

Job No. 21-111p
Date: 10/22/2021
Drawn By: CAB
Checked By: ENL

SHEET NUMBER

24



NOTES FOR STORM SYTEM INSTALLATION:

1. The first step in avoiding any potential conflict between a proposed storm system design and an existing utility pipe is confirmation of the exact horizontal and vertical location of the existing utility pipe. Per industry standard best management practices, the storm system designer should have the existing utility pipe exposed and survey the exact horizontal location and vertical elevation prior to designing the storm system, thus allowing conflicts to be avoided as much as possible, or, when needed, utility relocations designed into contract.
2. Maintain at least 6" of vertical separation as shown from the exterior of the storm pipe to the exterior of the utility pipe. In situations where 6" cannot be provided, then E.C.U.A. will determine if less than 6" will be allowed. Separations less than 3" are generally not allowed.
3. Contractor shall layout storm system piping such that midpoint of storm pipe segment is centered over utility pipe as much as practical. Bell and spigot ends of storm pipe shall be kept as far away from utility pipe as possible.
4. In order to 'bridge' utility pipe, Contractor shall compact soil under entire segment of storm pipe that is over utility pipe to 98% modified Proctor for a depth of 12" below storm pipe, while taking care not to damage utility pipe. Fill space between utility pipe and storm pipe with loose fill and hand tamp.

ECUA EMERALD COAST UTILITIES AUTHORITY — SCALE: N.T.S. — DATE: 9/21/2016

STORM SEWER VERTICAL SEPARATION — DETAIL D-66

STORM SEWER VERTICAL CLEARANCES

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING • CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN	WATER MAIN; 3 FT. MINIMUM; OTHER PIPE	WATER MAIN; 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED; OTHER PIPE	ALTERNATE 3 FT. MINIMUM; WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN	WATER MAIN; 10 FT. PREFERRED 6 FT. MINIMUM (2); OTHER PIPE	WATER MAIN; 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED; OTHER PIPE	ALTERNATE 6 FT. MINIMUM; WATER MAIN

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.

NOTES:

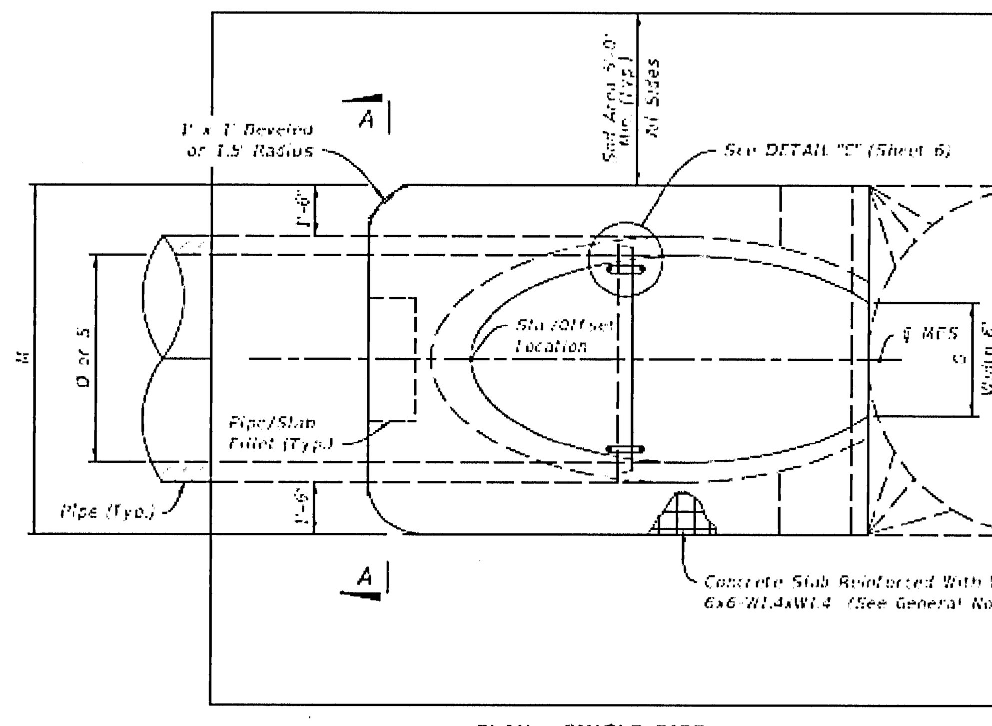
A. INFORMATION PROVIDED FROM FDEP RULE 62-555. IF OTHER FDEP RULES CONFLICT, THEN USE THE MOST STRINGENT RULE.
B. IF THERE ARE CONFLICTS IN THE SEPARATION REQUIREMENTS BETWEEN COLLECTION SYSTEMS AND DRINKING WATER FACILITIES ESTABLISHED IN FOOTNOTES (1) AND (2) ABOVE AND THOSE ESTABLISHED IN CHAPTER 62-532 OR 62-555, F.A.C., THEN THE REQUIREMENTS IN CHAPTER 62-532 OR 62-555, F.A.C., SHALL APPLY.

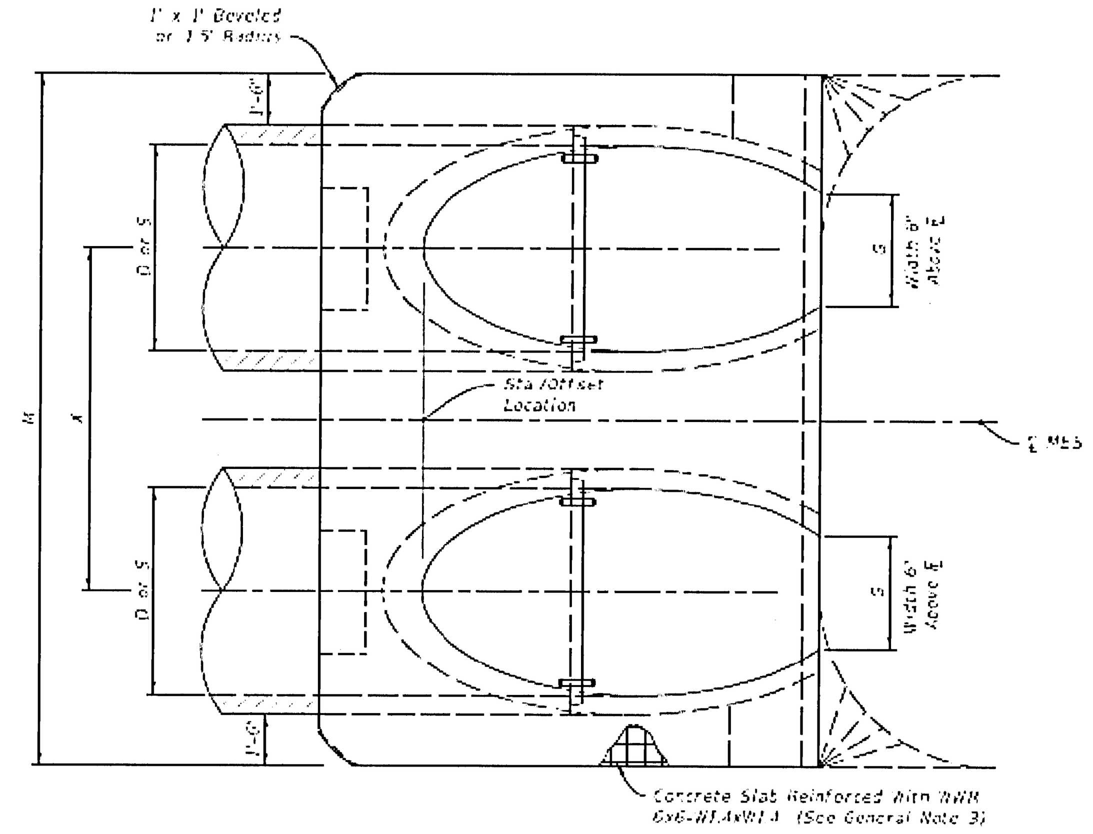
ECUA EMERALD COAST UTILITIES AUTHORITY — SCALE: N.T.S. — DATE: 9/21/2016

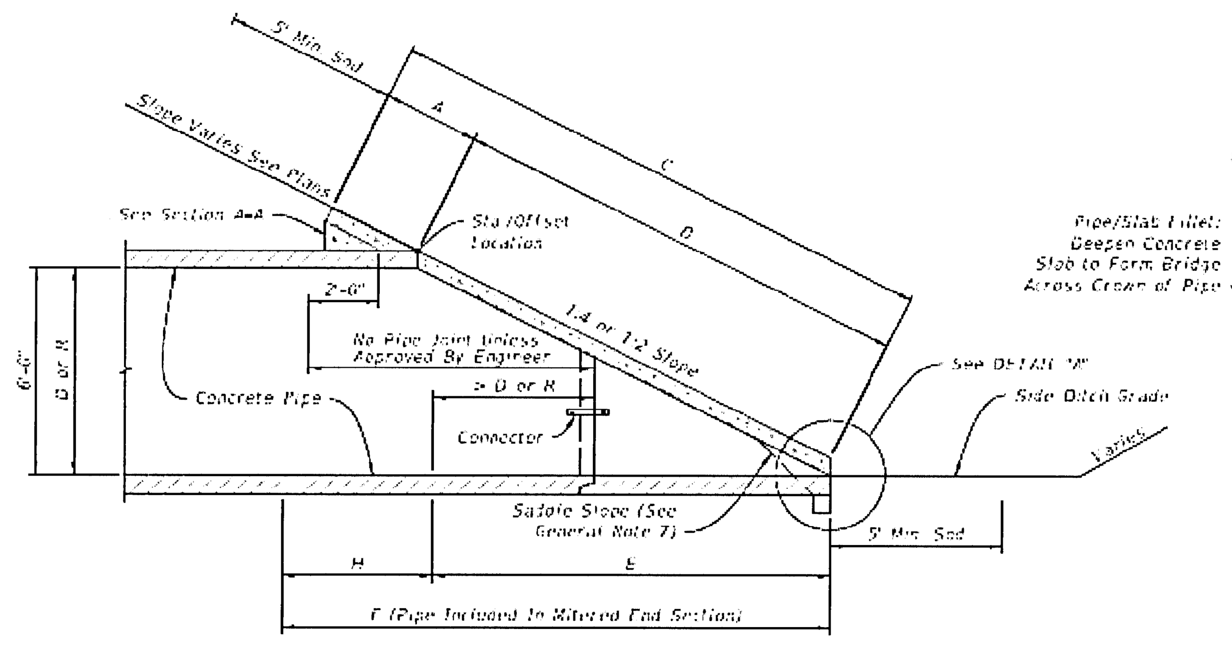
WATER / SEWER SEPARATION — DETAIL D-64

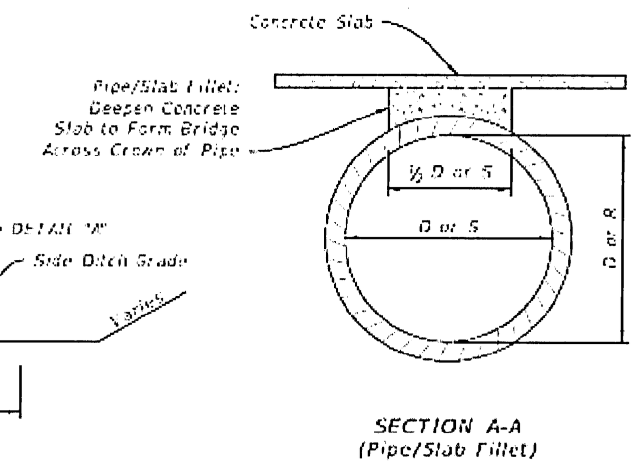
WATER/SEWER SEPARATION

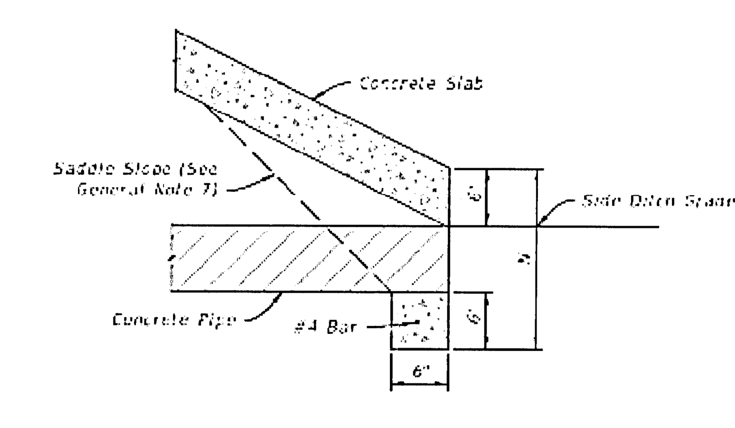
NOT FOR CONSTRUCTION











ROUND CONCRETE PIPE (Elliptical Pipe Similar)

TABLE 1
SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

		Dia D	Rise R	Span S	X	A	B	C	E	F	G	H	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad. Pipe	N	5½" Conc. Slab (CY) (See General Note 3) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	3" Conc. Slab (CY) (See General Note 3) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Sodding (SY) Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe
Round Concrete Pipe	1:2 Slope	15"	—	—	2'-7"	1.92'	2.18'	4.10'	2.06'	5'	1.22	2.9'	4.63'	7.21'	9.79'	12.37'	1.19'	0.38	0.58	0.77	0.95	0.27	0.41	0.54	0.67	21	24	27	30
		18"	—	—	2'-10"	1.92'	2.74'	4.71'	2.56'	6'	1.41	3.4'	4.92'	7.75'	10.58'	13.42'	1.21	0.44	0.65	0.87	1.09	0.31	0.45	0.60	0.75	22	25	28	31
		24"	—	—	3'-5"	2.05'	3.85'	5.91'	3.56'	7'	1.73	3.4'	5.50'	8.92'	12.33'	15.75'	1.25'	0.54	0.83	1.12	1.42	0.39	0.59	0.79	1.00	24	28	32	35
		30"	—	—	4'-3"	2.15'	4.95'	7.10'	4.56'	8'	2.00	3.4'	6.08'	10.33'	14.58'	18.83'	1.29'	0.69	1.09	1.50	1.91	0.46	0.76	1.04	1.32	26	31	35	40
		36"	—	—	5'-1"	2.25'	6.08'	8.17'	5.56'	9'	2.24	3.4'	6.67'	11.75'	16.83'	21.92'	1.33'	0.81	1.38	1.95	2.51	0.55	0.94	1.33	1.71	28	34	39	45
		42"	—	—	6'-0"	2.34'	7.21'	9.55'	6.56'	10'	2.45	3.4'	7.25'	13.25'	19.25'	25.25'	1.38'	0.97	1.70	2.45	3.19	0.66	1.15	1.66	2.15	30	37	43	50
		48"	—	—	6'-9"	2.43'	8.33'	10.76'	7.56'	11'	2.65	3.4'	7.83'	14.58'	21.33'	28.08'	1.42'	1.13	2.04	2.93	3.84	0.76	1.37	1.96	2.57	32	39	47	54
		54"	—	—	7'-6"	2.52'	9.44'	11.96'	8.56'	12'	2.83	3.4'	8.42'	16.08'	23.75'	31.42'	1.46'	1.31	2.44	3.58	4.72	0.87	1.62	2.38	3.14	34	42	51	59
		60"	—	—	8'-6"	2.62'	10.56'	13.18'	9.56'	14'	3.00	4.4'	9.00'	17.50'	26.00'	34.50'	1.50'	1.51	2.89	4.29	5.68	0.99	1.90	2.81	3.73	36	45	55	64
		66"	—	—	9'-2"	2.71'	11.68'	14.39'	10.56'	15'	3.18	4.4'	9.58'	18.75'	27.92'	37.08'	1.54'	1.68	3.25	4.84	6.43	1.11	2.15	3.21	4.27	38	48	58	68
		72"	—	—	10'-0"	2.80'	12.80'	15.60'	11.56'	16'	3.30	4.4'	10.16'	20.16'	30.16'	40.16'	1.58'	1.89	3.74	5.59	7.45	1.24	2.46	3.68	4.90	40	51	62	73
	1:4 Slope	15"	—	—	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22	4.0'	4.63'	7.21'	9.79'	12.37'	1.19'	0.57	0.87	1.15	1.44	0.40	0.61	0.80	1.00	23	26	29	32
		18"	—	—	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41	4.0'	4.92'	7.75'	10.58'	13.42'	1.21	0.66	0.99	1.31	1.65	0.47	0.69	0.91	1.14	25	28	31	35
		24"	—	—	3'-5"	2.53'	7.18' △	9.71'	7.03' △	11'	1.73	4.0'	5.50'	8.92'	12.33'	15.75'	1.25'	0.85	1.30	1.75	2.20	0.60	0.90	1.21	1.52	28	32	36	40
		30"	—	—	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00	4.0'	6.08'	10.33'	14.58'	18.83'	1.29'	1.10	1.74	2.39	3.05	0.76	1.19	1.63	2.07	31	36	41	46
		36"	—	—	5'-1"	2.87'	11.31' ◇	14.18'	11.03' ◇	15'	2.24	4.0'	6.67'	11.75'	16.83'	21.92'	1.33'	1.32	2.21	3.08	3.96	0.89	1.48	2.05	2.63	34	40	46	52
		42"	—	—	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45	4.0'	7.25'	13.25'	19.25'	25.25'	1.38'	1.58	2.76	3.91	5.09	1.05	1.82	2.57	3.34	38	44	51	58
		48"	—	—	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65	4.0'	7.83'	14.58'	21.33'	28.08'	1.42'	1.85	3.30	4.73	6.17	1.21	2.15	3.07	4.00	41	48	56	63
		54"	—	—	7'-6"	3.39'	17.49'	20.88'	17.03'	21'	2.83	4.0'	8.42'	16.08'	23.75'	31.42'	1.46'	2.14	3.95	5.77	7.58	1.39	2.55	3.72	4.88	44	52	61	69
		60"	—	—	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00	4.0'	9.00'	17.50'	26.00'	34.50'	1.50'	2.45	4.66	6.87	9.07	1.59	3.02	4.44	5.86	47	56	66	75
		66"	—	—	9'-2"	3.73'	21.62'	25.35'	21.03'	25'	3.18	4.0'	9.58'	18.75'	27.92'	37.08'	1.54'	2.88	5.54	8.18	10.84	1.91	3.66	5.40	7.15	49	59	69	80
		72"	—	—	10'-0"	3.91'	23.68'	27.59'	23.03'	27'	3.30	4.0'	10.16'	20.16'	30.16'	40.16'	1.58'	3.54	6.61	9.87	13.13	2.12	4.18	6.24	8.30	52	63	74	85
Elliptical Concrete Pipe	1:2 Slope	—	12"	18"	2'-10"	1.97'	1.62'	3.59'	1.56'	4'	1.50	2.4'	4.92'	7.75'	10.58'	13.42'	1.21	0.30	0.49	0.67	0.85	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	3.1'	5.38'	8.71'	12.04'	15.38'	1.23'	0.37	0.59	0.81	1.02	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	3.3'	6.04'	10.04'	14.04'	18.04'	1.27'	0.50	0.80	1.09	1.39	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'	3.4'	6.79'	11.79'	16.79'	21.79'	1.31	0.62	1.03	1.45	1.86	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	3.6'	7.50'	13.42'	19.33'	25.25'	1.38'	0.75	1.30	1.84	2.39	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'	3.8'	8.25'	15.25'	22.25'	29.25'	1.42'	0.90	1.61	2.32	3.03	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'	3.1'	8.92'	16.75'	24.58'	32.42'	1.46'	1.03	1.89	2.74	3.60	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'	3.3'	9.67'	18.58'	27.50'	36.42'	1.56'	1.19	2.26	3.33	4.40	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'	3.4'	10.42'	20.33'	30.25'	40.17'	1.54'	1.38	2.65	3.93	5.21	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'	3.6'	11.08'	21.75'	32.42'	43.08'	1.58'	1.55	3.03	4.50	5.96	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'	3.8'	11.83'	23.56'	35.17'	46.83'	1.63'	1.75	3.47	5.20	6.93	1.17	2.33	3.49	4.66	39	52	65	78
	1:4 Slope	—	12"	18"	2'-10"	2.36'	3.06'	5.42'	3.03'	5'	1.50	2.0'	4.92'	7.75'	10.58'	13.42'	1.21	0.45	0.68	0.92	1.14	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'	2.3'	5.38'	8.71'	12.04'	15.38'	1.23'	0.53	0.83	1.13	1.42	0.36	0.56	0.76	0.95	24	28	32	35
		—	19"	30"	4'-0"	2.62'	5.47'	8.09'	5.30'	8'	2.37	2.6'	6.04'	10.04'	14.04'	18.04'	1.27	0.74	1.15	1.57	1.98	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'	3.0'	6.79'	11.79'	16.79'	21.79'	1.31	0.97	1.57	2.19	2.81	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	3.3'	7.50'	13.42'	19.33'	25.25'	1.38'	1.22	2.07	2.92	3.77	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'	2.6'	8.25'	15.25'	22.25'	29.25'	1.42'	1.48	2.62	3.77	4.92	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'	3.3'	8.92'	16.75'	24.58'	32.42'	1.46'	1.72	3.12	4.53	5.92	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'	3.6'	9.67'	18.58'	27.50'	36.42'	1.56'	2.02	3.78	5.56	7.32	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'	4.0'	10.42'	20.33'	30.25'	40.17'	1.54'	2.34	4.49	6.64	8.79	1.53	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'	3.3'	11.08'	21.75'	32.42'	43.08'	1.58'	2.66	5.17	7.66	10.16	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'	3.6'	11.83'	23.56'	35.17'	46.83'	1.63'	3.02	5.98	8.95	11.90	2.04	4.04	6.05	8.05	50	63	76	89

B C
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.

◇ 10.60' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.

CONCRETE PIPE DIMENSIONS AND QUANTITIES

LAST REVISION	DESCRIPTION:				
11/01/19		FDOT FY 2021-22 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 3 of 6

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MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

NEIL LANE LICENSE No. 86920 STATE OF FLORIDA PROFESSIONAL ENGINEER 10/22/2021

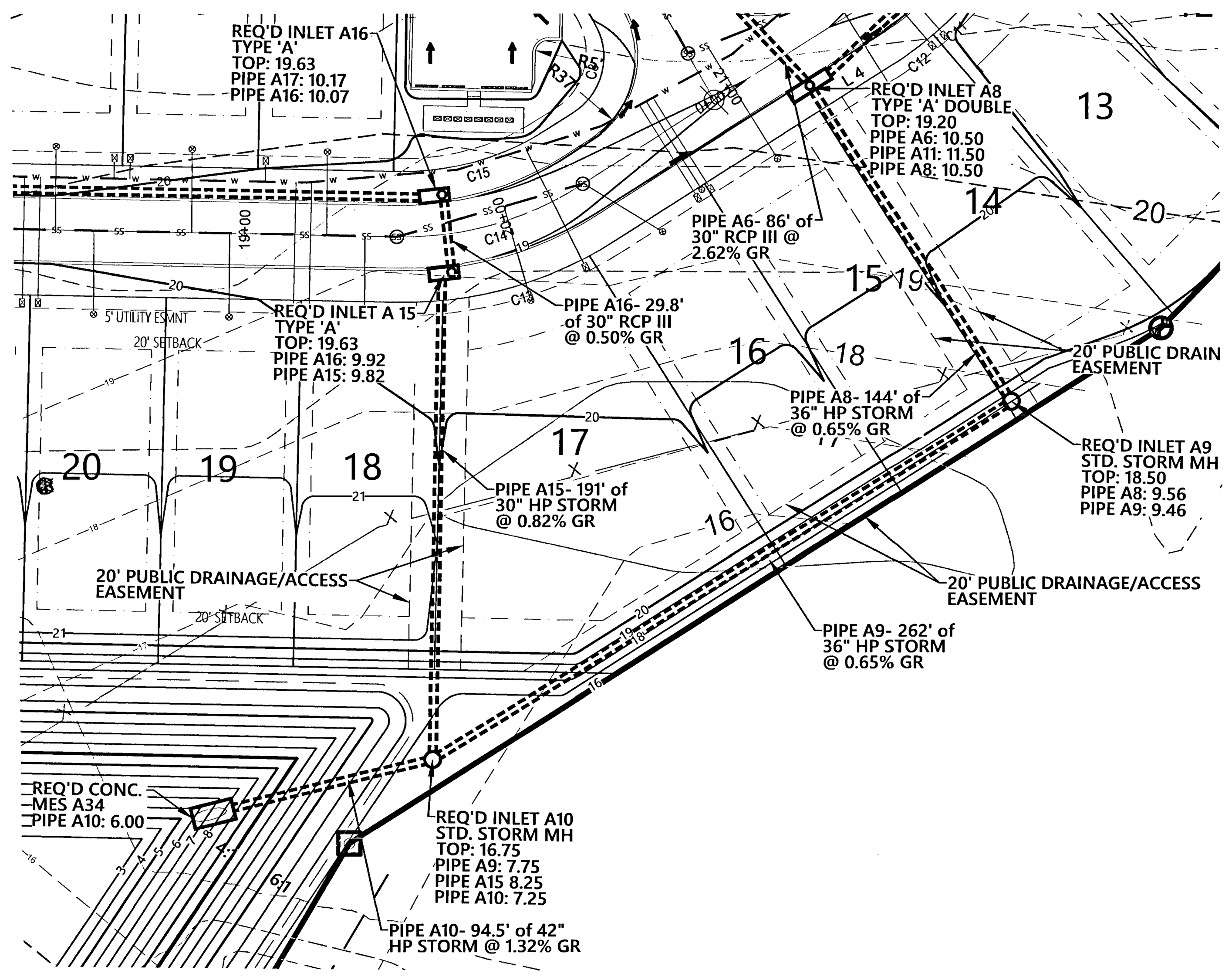
ERIC NEIL LANE, P.E. COA# 32689
FL PE No. 86920

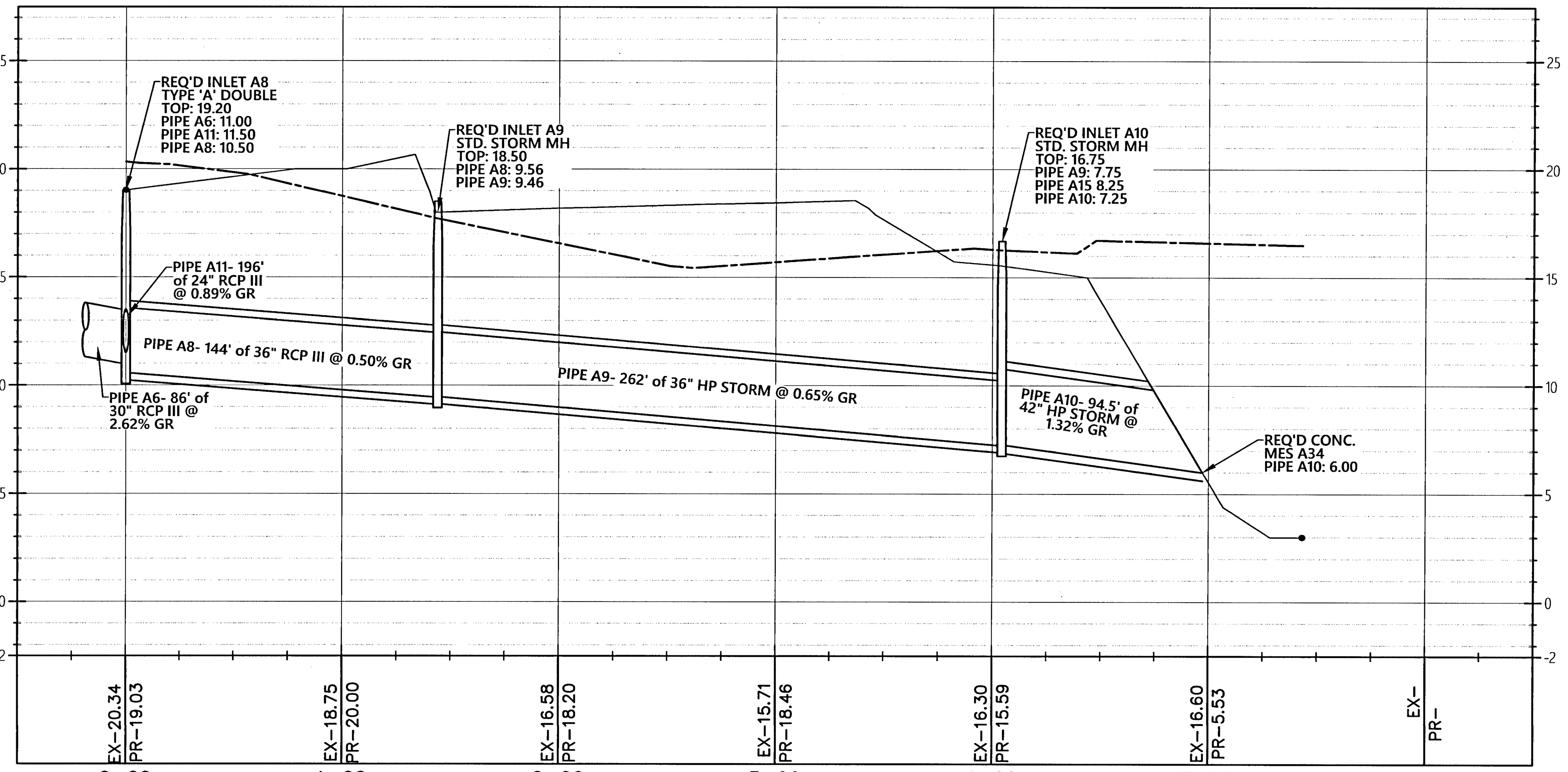
Construction Plans for
Summerbrooke Phase 1
Escambia County, FL
PREPARED FOR: Heron's Landing Development LLC

Details

Job No. 21-111p
Date: 10/22/2021
Drawn By: CAB
Checked By: ENL

SHEET NUMBER
25





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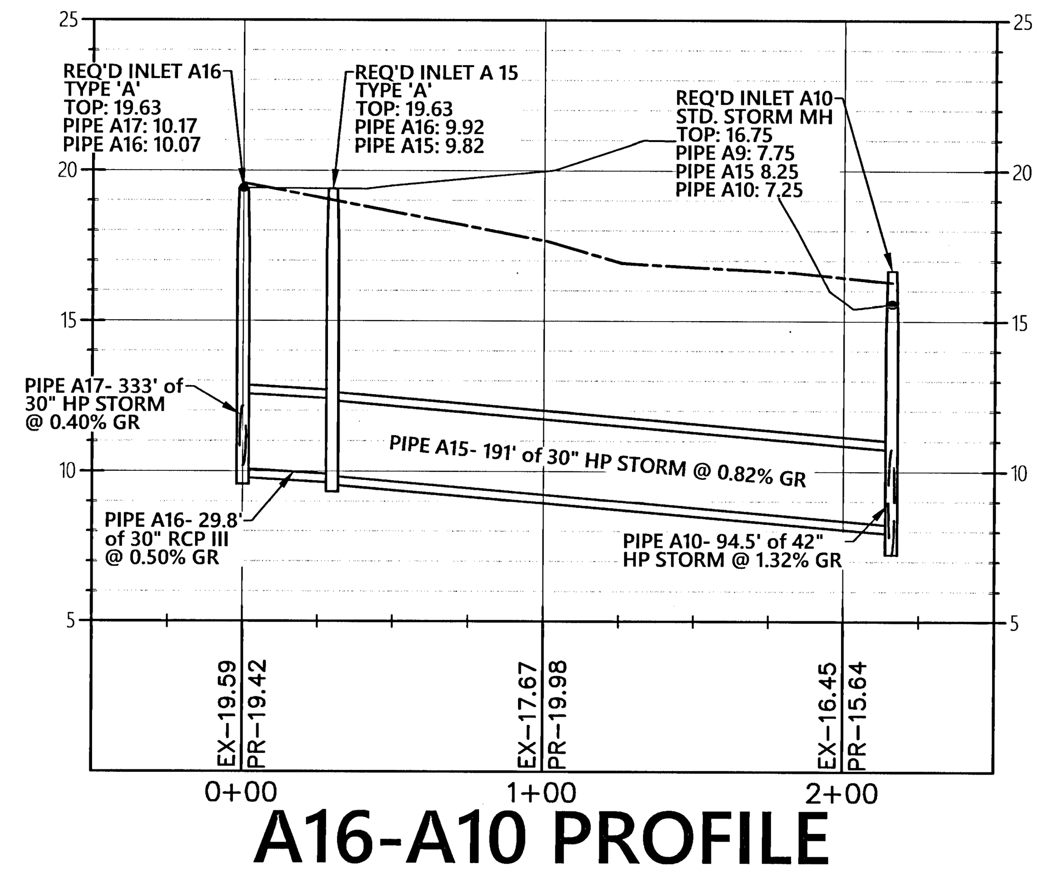

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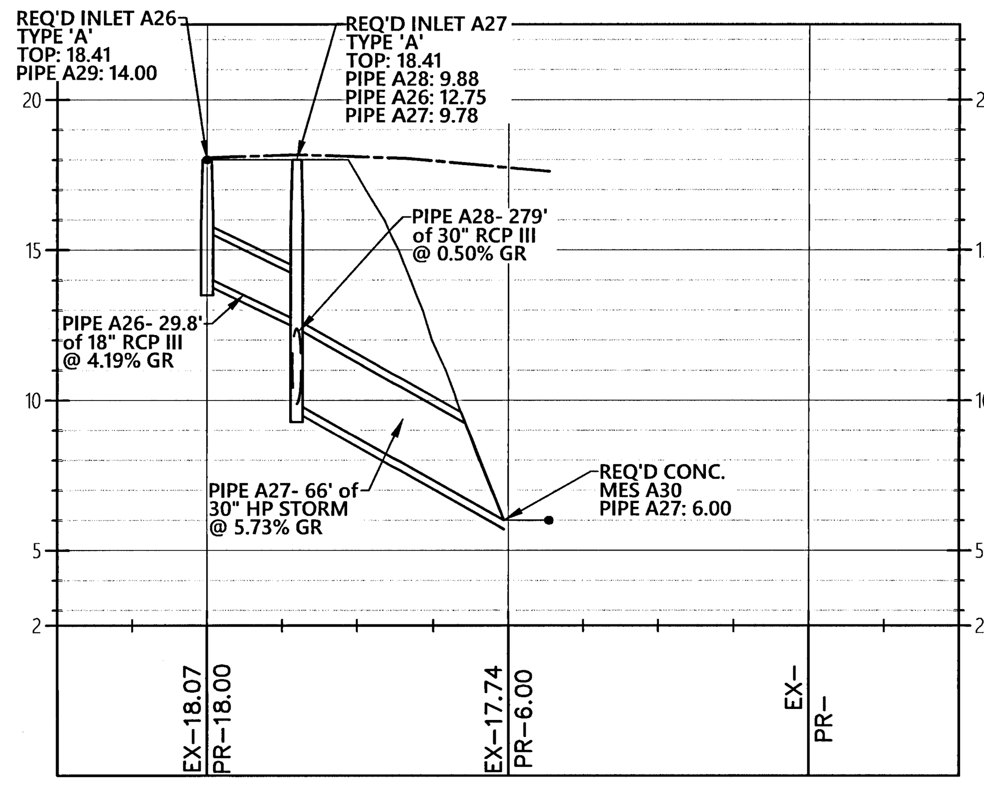

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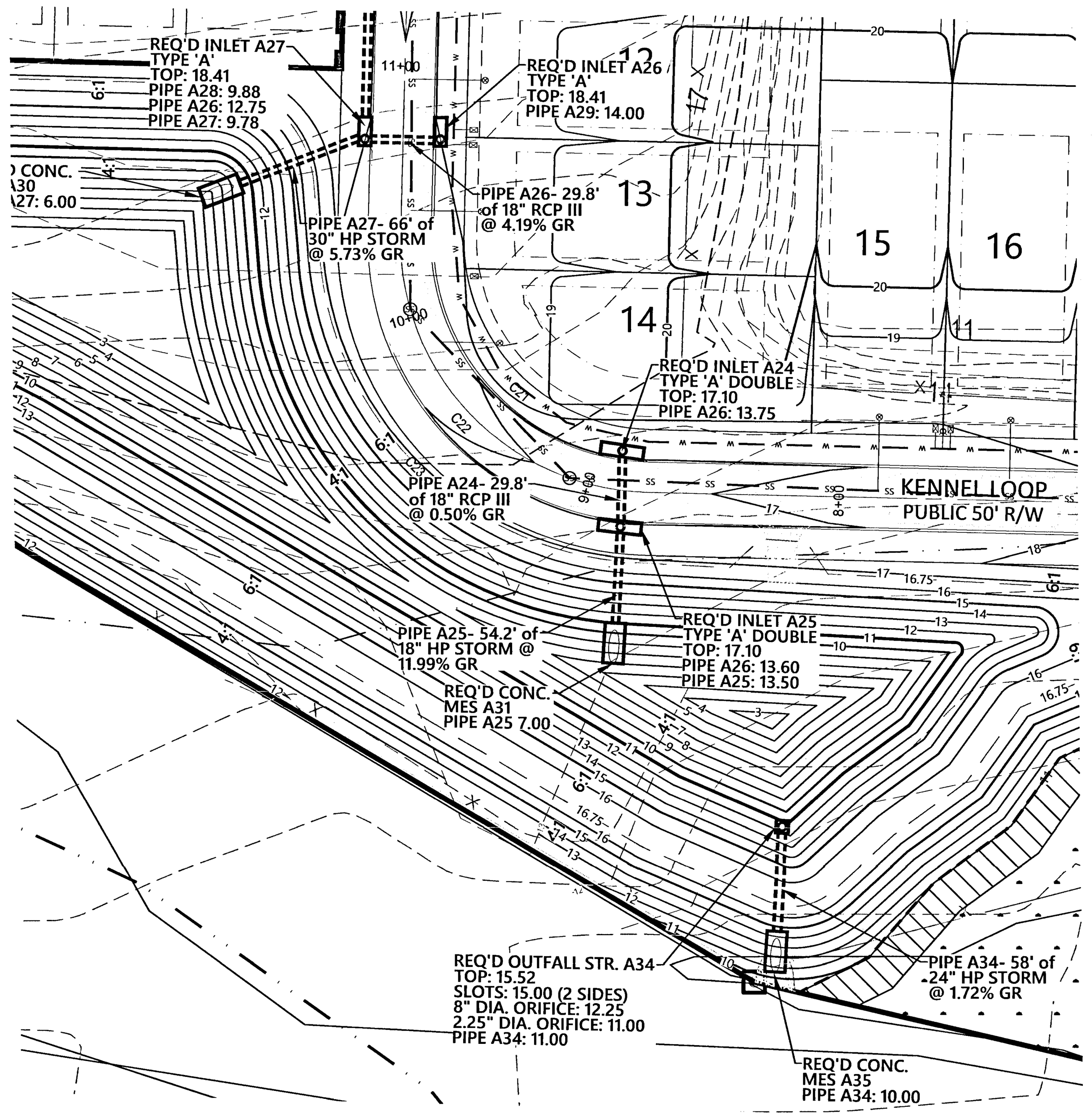

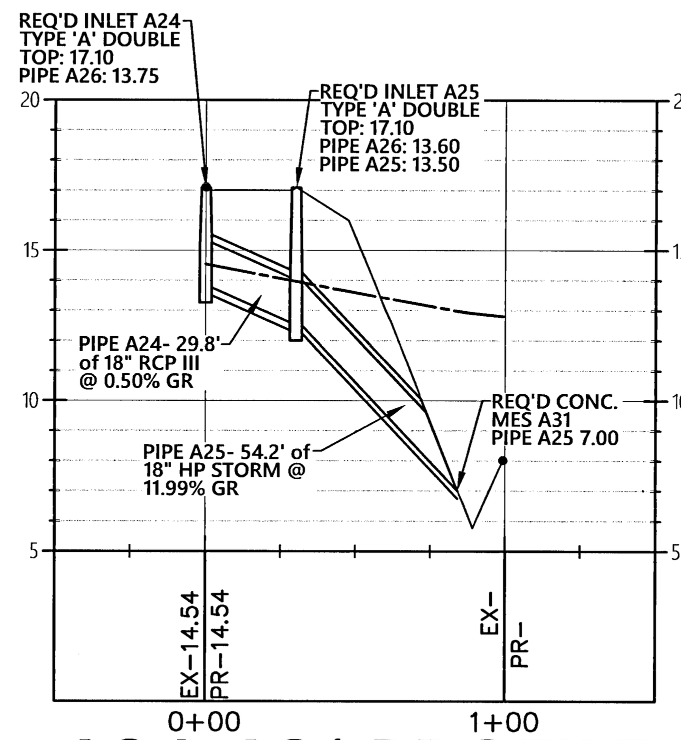

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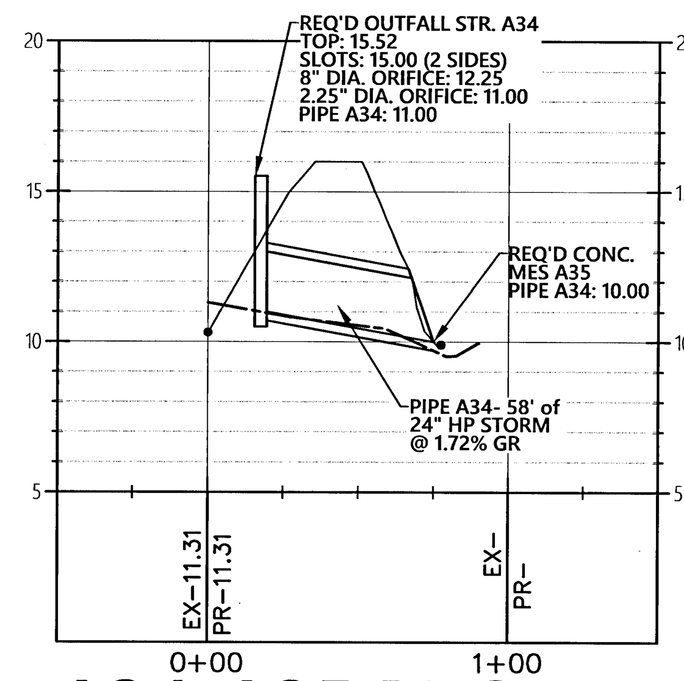

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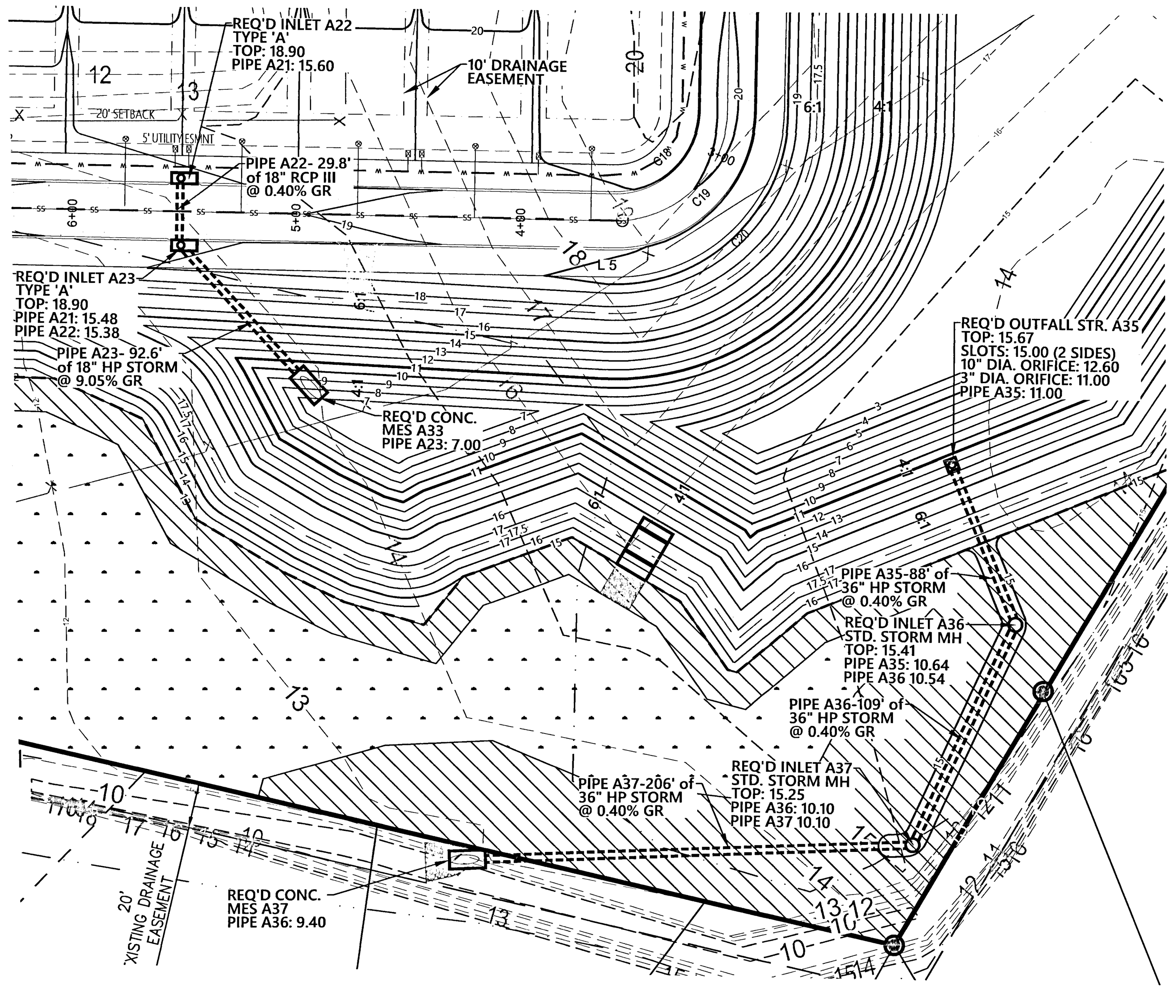

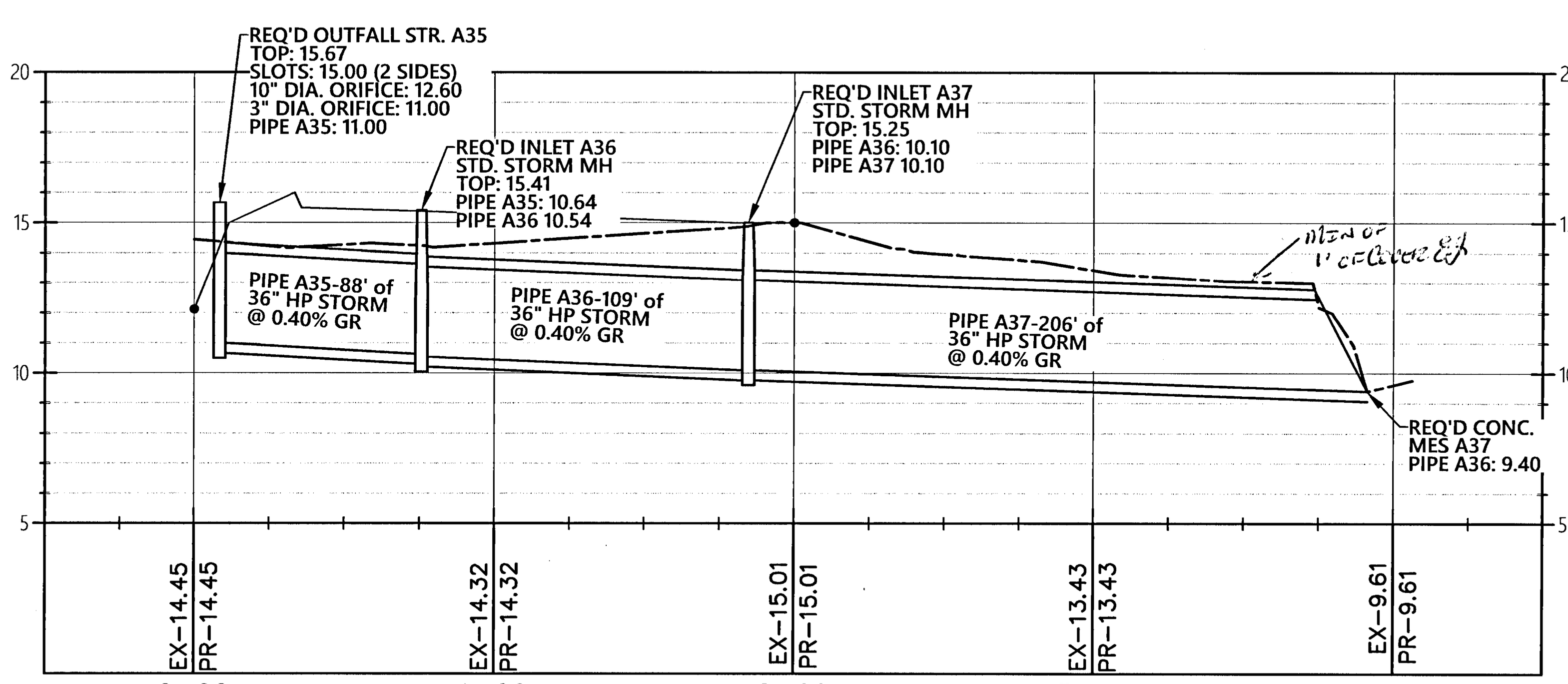

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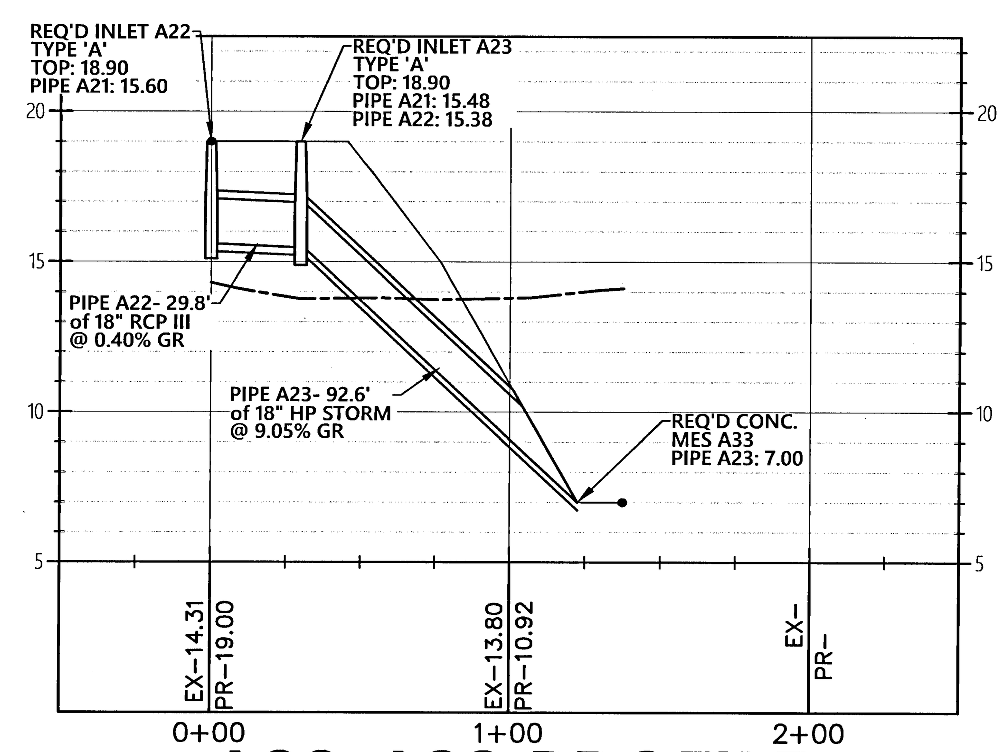

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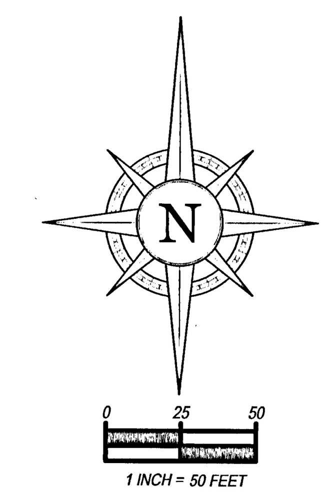

NOT FOR CONSTRUCTION

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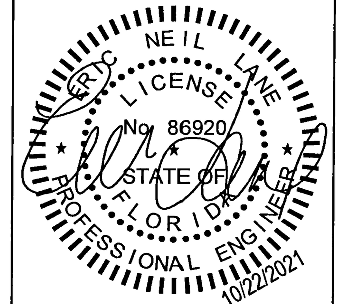
MULLINS, LLC
801 West Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412



ERIC NEIL LANE, P.E. COA# 32689
FL. PE No. 86920

Construction Plans for
Summerbrooke Phase 1
Escambia County, FL

PREPARED FOR: Heron's Landing Development LLC

Drainage Plan
& Profiles

Job No.	21-111P
Date:	10/21/2021
Drawn By:	KJB
Checked By:	ENL

SHEET NUMBER
26