

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION AND THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
3. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
4. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
6. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR COMPLIANCE PERIOD.
7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
8. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE RETENTION UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
9. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
10. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
11. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
12. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
13. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

UTILITIES NARRATIVE:

POTABLE WATER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTION OF PRIVATE LOW PRESSURE SYSTEMS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM LOCATED WITHIN THE RIGHTS OF WAYS AND EASEMENTS WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

PRIVATE GRINDER STATIONS SHALL BE MAINTAINED BY THE HOME OWNERS.

STORM SEWER:

AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL REMAIN PRIVATELY OWNED AND MAINTAINED.

ELECTRIC, GAS, TELEPHONE & TV CABLE:

THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
P: (850) 434-2603
F: (850) 434-4650

DEVELOPER:
MARY ANNETTA ESTATES, LLC
G. KEVIN DUNNAM
2702 E. DESOTO STREET
PENSACOLA, FL 32503
P: (850)-602-1811

OWNER:
SUNRISE PROPERTIES LLC
2328 E LAKEVIEW AVE
PENSACOLA, FL 32503
P: (850)-602-1811

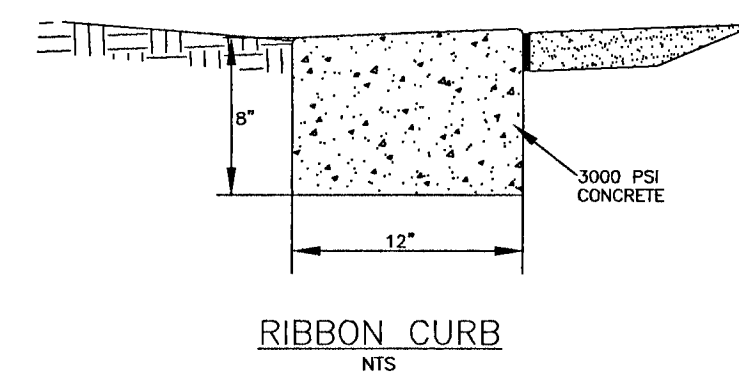
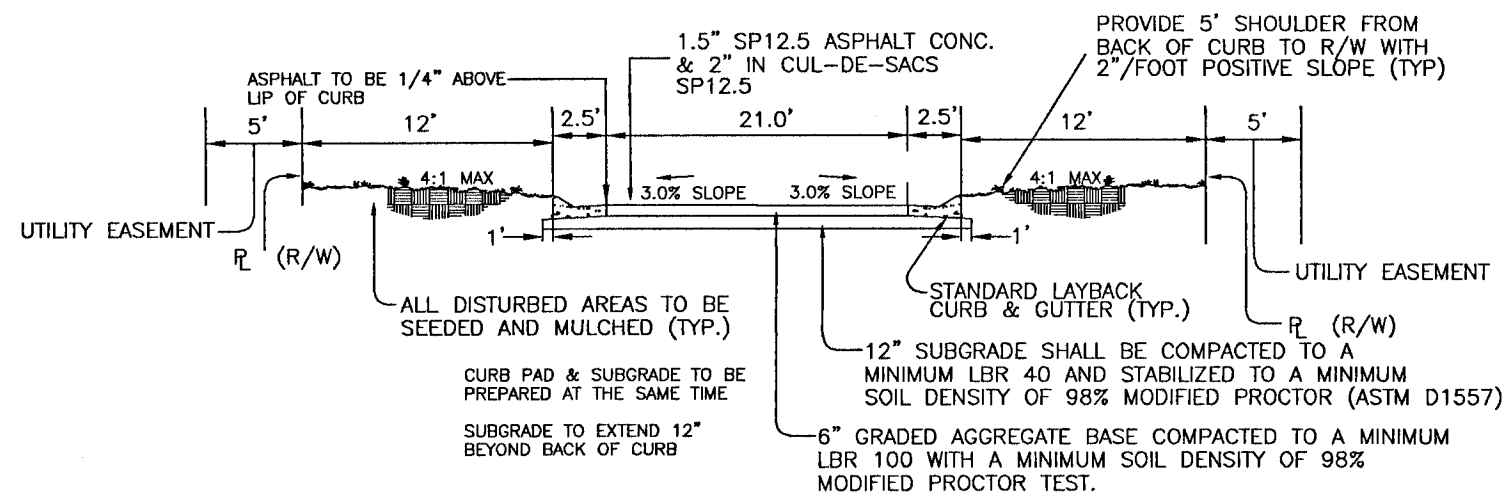
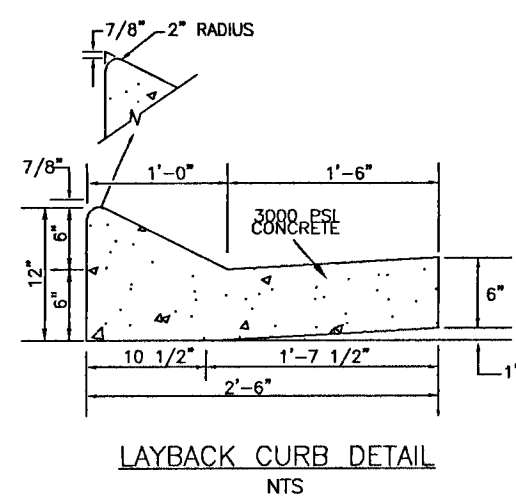
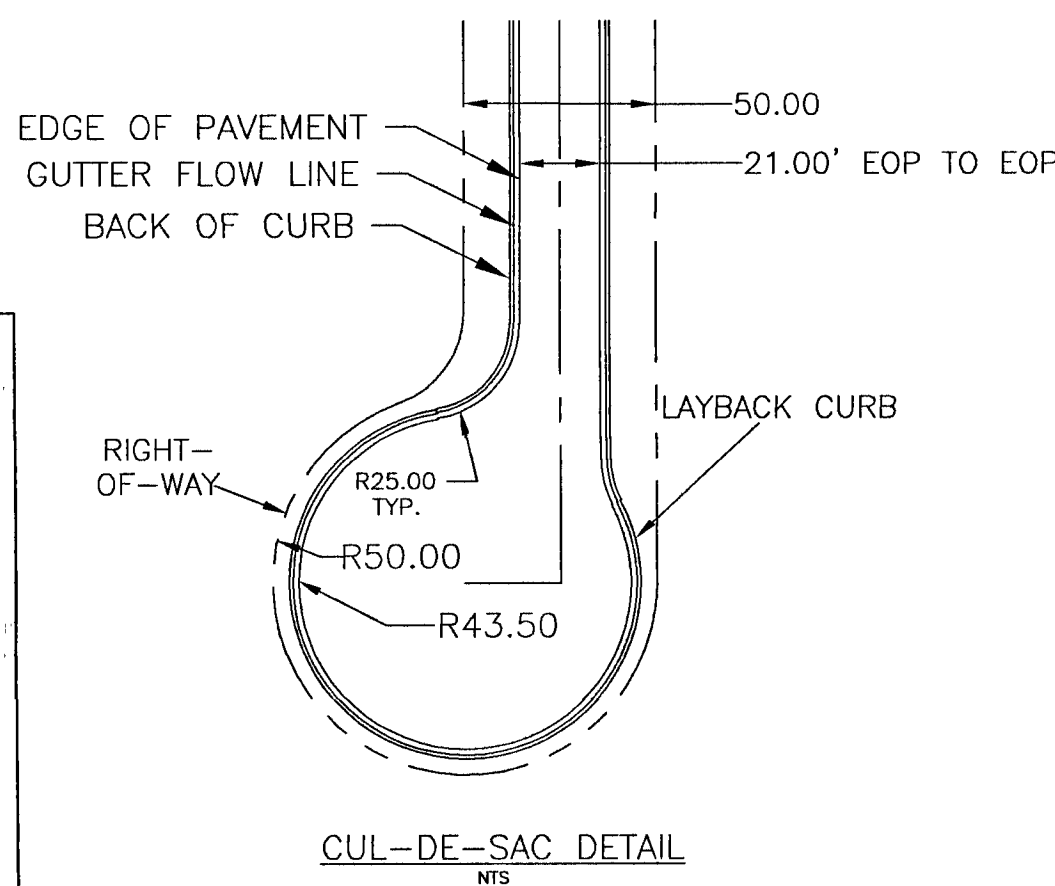
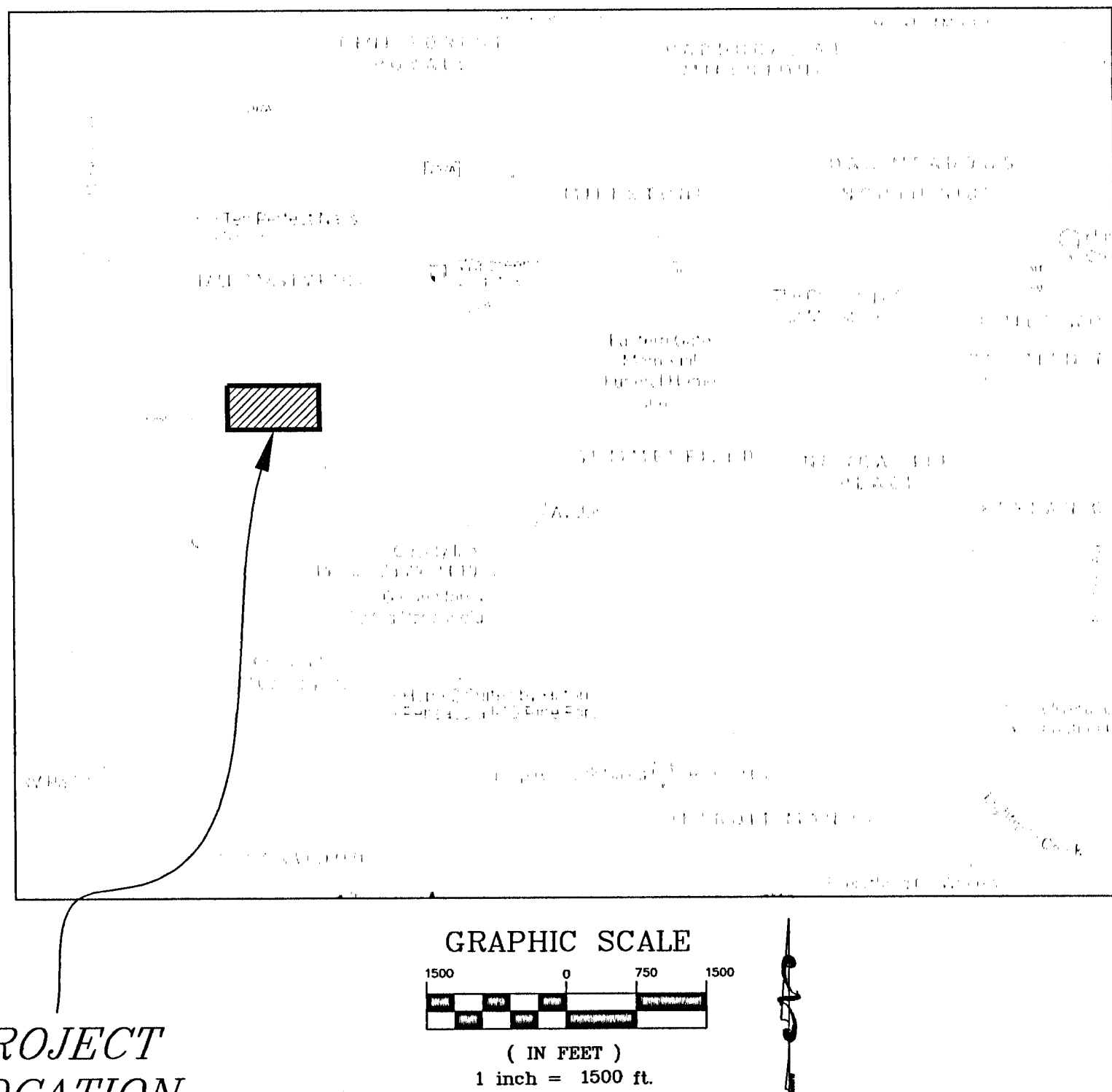
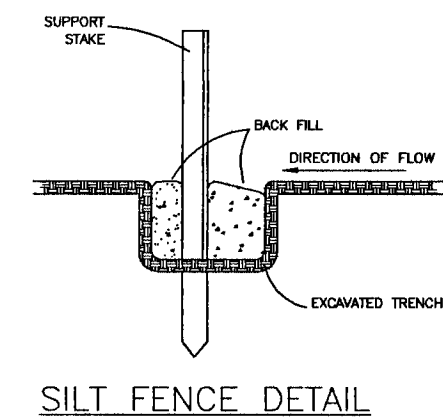
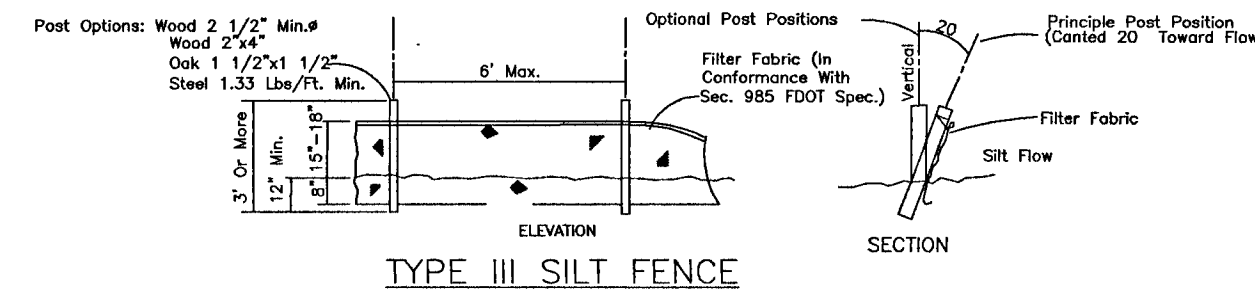
SURVEYOR:
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY
PENSACOLA, FL 32503
P: (850)-478-4923
F: (850)-478-4924

DEVELOPMENT DATA:

PARCEL ID #S: 11-15-31-1301-001-001
ADDRESS: 9100 EIGHT MILE CREEK RD 32534
TOTAL BOUNDARY AREA = 465,510 SQUARE FEET (10.69 ACRES)
TOTAL PROPOSED RETENTION AREA = 94,085 SQUARE FEET (2.16 ACRES)
TOTAL LOTS IN OVERALL BOUNDARY = 45 LOTS
PROPOSED DENSITY OF OVERALL SITE = 4.21 LOTS PER ACRE
ZONED: MDR
FLU: MU-U

BUILDING REQUIREMENTS FOR MDR ZONE:

-DENSITY: A MAXIMUM DENSITY OF TEN DWELLING UNITS PER ACRE.
-FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 WITHIN THE MU-S FUTURE LAND USE CATEGORY AND 2.0 WITHIN MU-U.
-STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET.
-LOT WIDTH: FOR A NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 40 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE MINIMUM WIDTH FOR ALL OTHER NEW LOTS IS AS FOLLOWS:
A-SINGLE-FAMILY DETACHED, FIFTY FEET AT THE STREET RIGHT-OF-WAY FOR SINGLE-FAMILY DETACHED DWELLINGS.
B-TWO-FAMILY, EIGHTY FEET AT THE STREET RIGHT-OF-WAY OR TWO-FAMILY DWELLINGS.
C-MULTI-FAMILY AND OTHER, EIGHTY FEET AT THE STREET RIGHT-OF-WAY FOR TOWNHOUSE GROUPS AND BOARDING OR ROOMING HOUSES. NO MINIMUM LOT WIDTH REQUIRED BY ZONING FOR OTHER USES.
-LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
-STRUCTURE SETBACKS:
-FRONT AND REAR: TWENTY FEET.
-SIDES: TEN FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOUSES. ON EACH SIDE OF ALL OTHER STRUCTURES, FIVE FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
-CORNER LOTS: THE FRONT SETBACK SHALL APPLY TO THE FRONTAGE OF THE ASSIGNED STREET ADDRESS AND THE SIDE SETBACK SHALL APPLY TO ANY STREET FRONTAGE THAT ADJOINS THE ADDRESSED FRONTAGE.



Approved	
ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature	12-1-21
Printed Name:	Date
Development Services Director or Designee	
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.	

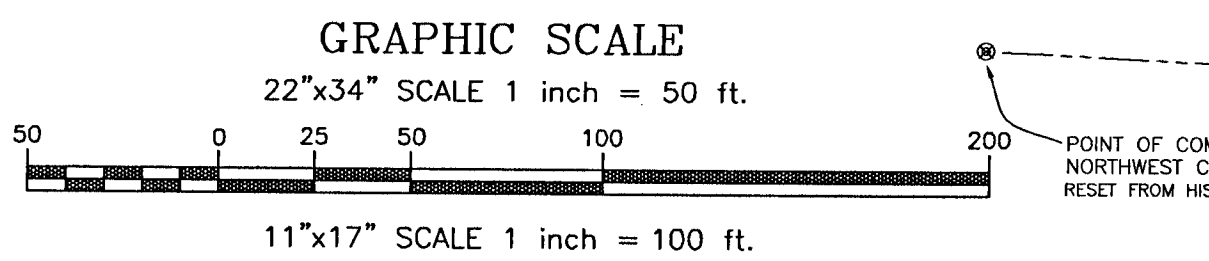
ENGINEER'S CERTIFICATE:

I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR MARY ANNETTA ESTATES, ALL PROPOSED IMPROVEMENTS AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.

THOMAS G. HAMMOND, JR.
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12345

2 Pages

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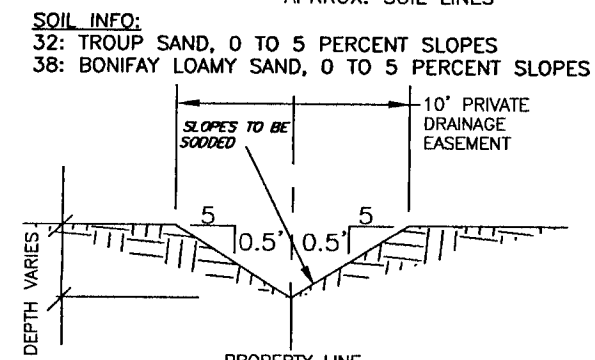
A PRELIMINARY PLAT OF MARY ANNETTA ESTATES

A 45 LOT PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT
IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
ZONED: MDR FLU: MU-U

NOTES:

- 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
- 5/8" CAPPED IRON ROD, NUMBERED 5863 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 7312 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 1748 (FOUND)
- 1" IRON PIPE, UNNUMBERED (FOUND)
- 5/8" CAPPED IRON ROD, "SHOOTS" (FOUND)
- 1/2" IRON ROD, UNNUMBERED (FOUND)
- 5/8" IRON ROD, UNNUMBERED (FOUND)
- NAIL AND DISK, UNNUMBERED (PER CCR)
- 4"x4" CONCRETE MONUMENT, UNNUMBERED (PER CCR)
- 6" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
- NAIL IN ASPHALT, UNNUMBERED (FOUND)
- NAIL AND DISK, NUMBER 7174 (SET)
- DEED INFORMATION
- FIELD INFORMATION
- OFFICIAL RECORDS
- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- MAIL BOX
- WATERLINE
- FORCEMAIN
- APPROX. SILT FENCE
- APPROX. SOIL LINES

- SOIL INFO:
32: TROUP SAND, 0 TO 5 PERCENT SLOPES
35: BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES
- NOTE: DRAINAGE CONVEYANCE SWALES ARE TO BE BUILT BY THE CONTRACTOR. SIDE YARD SWALES ARE TO BE BUILT BY THE HOMEOWNER.
NOTE: PRIVATE SIDE YARD EASEMENTS SHALL NOT BE BLOCKED BY ANYTHING THAT MAY HINDER THE FLOW OF STORMWATER (i.e. A/C UNITS, ETC.).



EROSION CONTROL NOTES

A HEALTHY GROWTH OF GRASS WITHIN THE 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.

SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.

NOTES:

- NO FENCES SHALL BE INSTALLED WITHIN PRIVATE OR PUBLIC DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- LOT OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES OR OTHER STRUCTURES WITHIN DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.
- FENCES AND OTHER STRUCTURES IN 10' PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES SHALL NOT IMPEDE STORMWATER FLOW.

ENGINEER:

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PENSACOLA, FL 32505
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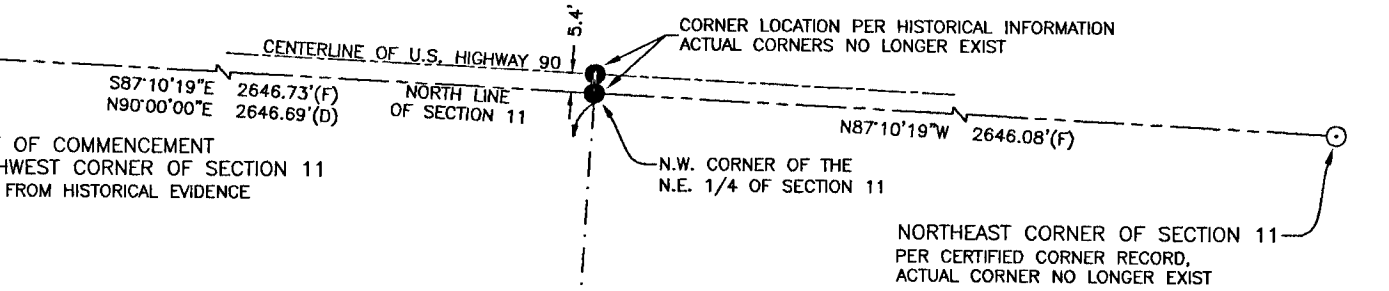
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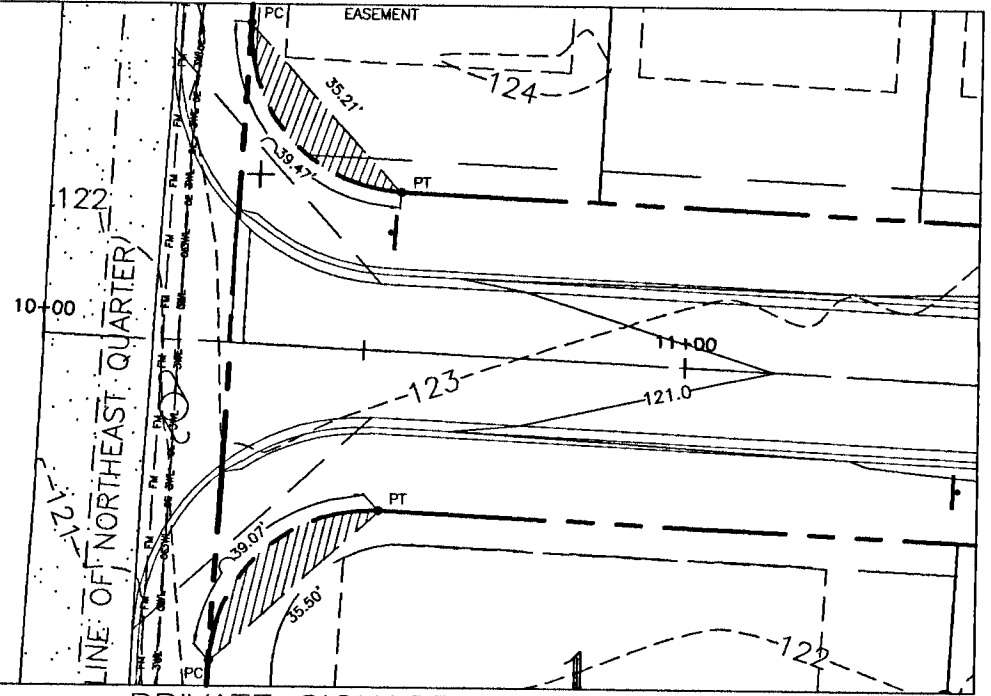
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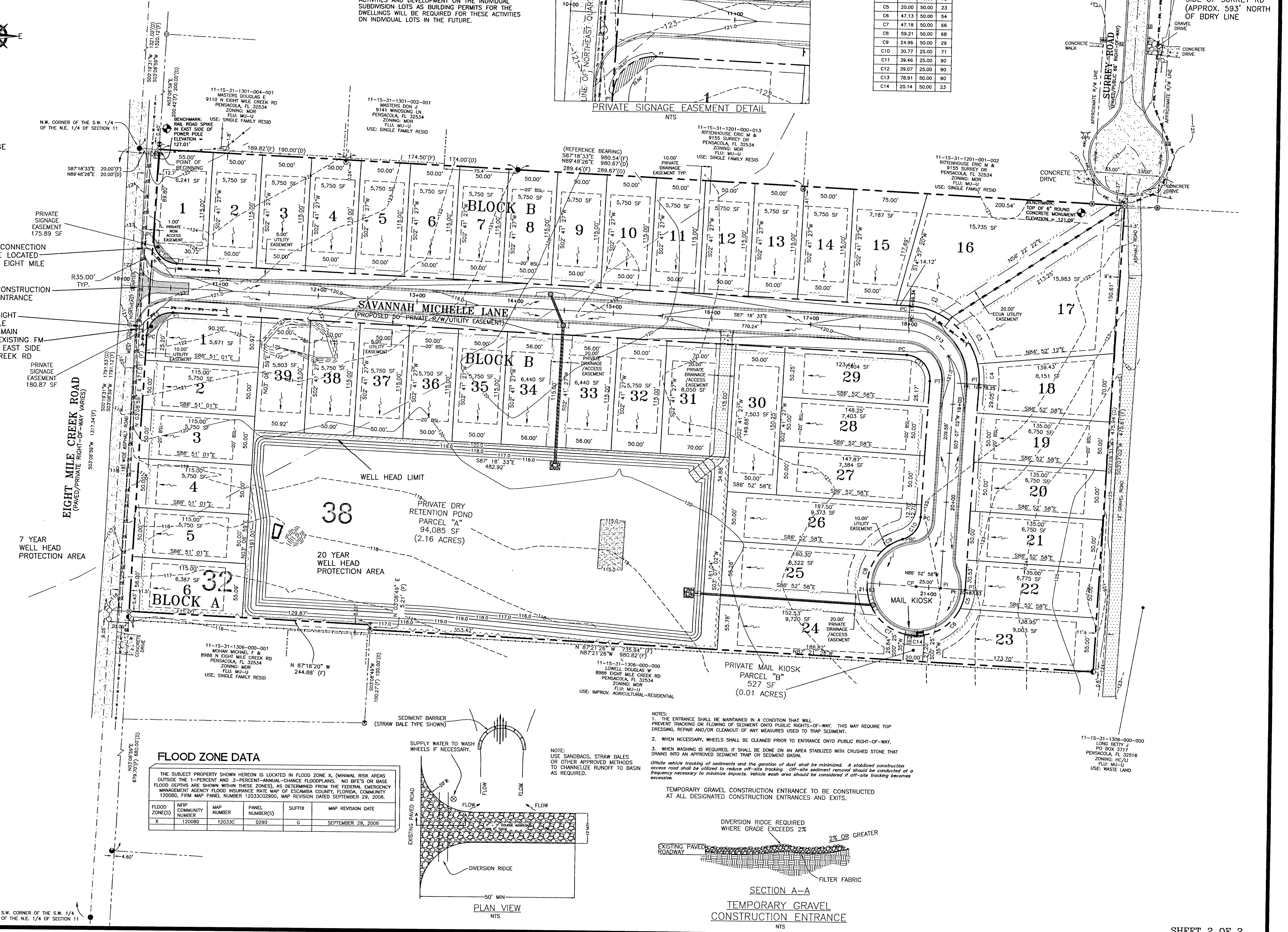


NOTES:
PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. LAND DISTURBANCE ACTIVITIES ARE NOT AUTHORIZED UNDER THIS PLAT. CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY WILL BE ALLOWED AS DESIGNATED UNDER THE CONSTRUCTION PLANS, ONCE APPROVED. HOWEVER, NEITHER THE PLAT OR PLAN ALLOW ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES ON INDIVIDUAL LOTS IN THE FUTURE.



Curve #	Length	Radius	Delta
C1	39.47	25.00	90
C2	41.71	75.00	32
C3	55.42	75.00	54
C4	21.24	75.00	16
C5	20.00	50.00	23
C6	47.13	50.00	54
C7	47.18	50.00	66
C8	59.21	50.00	68
C9	24.96	50.00	29
C10	30.77	25.00	71
C11	39.46	25.00	90
C12	39.07	25.00	90
C13	78.91	50.00	90
C14	20.14	50.00	23

PROPOSED WATERLINE CONNECTION TO EXISTING WATERLINE LOCATED ON THE EAST SIDE OF SURREY RD (APPROX. 593' NORTH OF BDRY LINE)



FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLAINS. NO BFE'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 1203302006, MAP REVISION DATED SEPTEMBER 29, 2006.

FLOOD ZONE(S)	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	120080	120330	0290	G SEPTEMBER 29, 2006

