

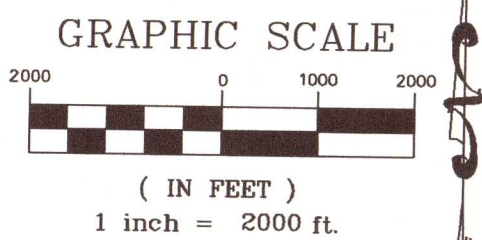
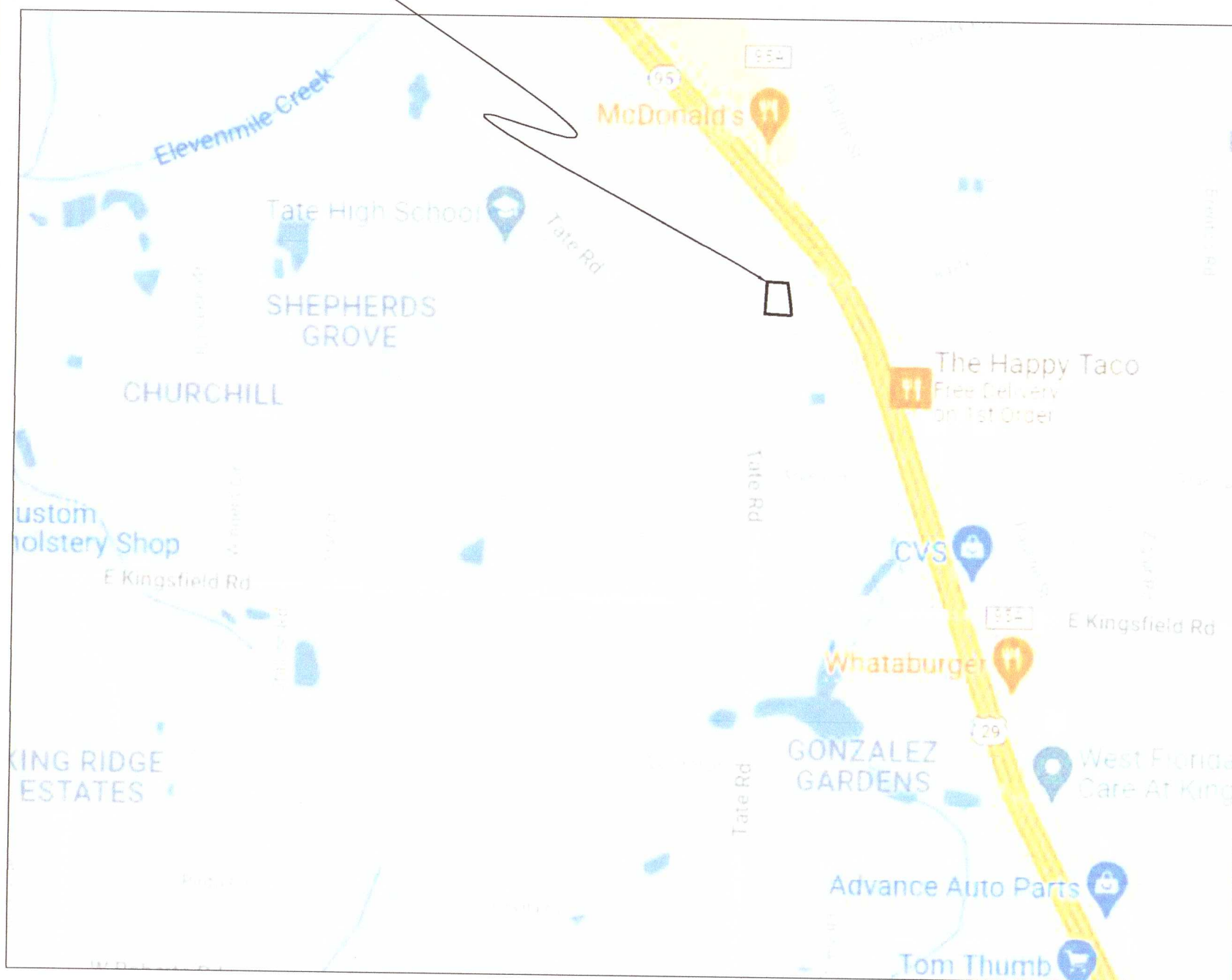
DEVELOPMENT DATA:

PARCEL ID #S: 20-1N-30-2207-000-000
NUMBER OF EXISTING LOTS: 1
TOTAL BOUNDARY AREA = 39,250 SF (0.90 AC. +/-)
TOTAL LOTS IN OVERALL BOUNDARY = 3 LOTS
ZONED: LDR
FLU: MU-S
BUILDING REQUIREMENTS FOR LDR ZONE:
- DENSITY: A MAXIMUM DENSITY OF FOUR DWELLING UNITS PER ACRE.
- FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 FOR ALL USES.
- 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 60 FEET AT THE RIGHT-OF-WAY.
- 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-FIVE FEET IN THE FRONT AND REAR.
- SIDES: ON EACH SIDE, 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.

LEGEND:

4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
3/4" PLAIN IRON ROD, UNNUMBERED (FOUND)
1/2" CAPPED IRON ROD, NUMBER 6112 (FOUND)
1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
P.I. ~ POINT OF INTERSECTION (RIGHT-OF-WAY)
R/W ~ RIGHT OF WAY
O.R. ~ OFFICIAL RECORDS
(F) ~ FIELD MEASUREMENT / INFORMATION
(D) ~ DEED / INFORMATION
--- INDICATES NOT TO SCALE
4" HIGH CHAIN LINK FENCE
OE ~ OVERHEAD ELECTRIC LINE
CU ~ UTILITY POLE

PROJECT LOCATION



DESCRIPTION:

(O.R. BOOK 7669, AT PAGE 1777)

PARCELS 11 & 12: Commence at the Southwest corner of the Northwest one-quarter of the Northwest one-quarter of Section 20, Township 1 North, Range 30 West, Escambia County, Florida; thence go North along the West line of Section 20 a distance of 614.02 feet to the Point of Beginning; thence continue North along the West line of Section 20 a distance of 230.00 feet to the South right-of-way line of the Old Tate School Road; thence go North 88 degrees 53 minutes East along said right of way a distance of 147.35 feet; thence go South 11 degrees 09 minutes East a distance of 197.75 feet to a point of curvature; thence go along a curve to the right having a radius of 196.18 feet an arc length of 38.18 feet; thence go South 89 degrees 42 minutes West a distance of 189.23 feet to the Point of Beginning.

DESCRIPTION:

(PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL "A":
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP-1-NORTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 614.02 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 76.67 FEET; THENCE, DEPARTING SAID WEST LINE OF SECTION 20, GO NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 177.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PEACE TERRACE (66' R/W); THENCE GO SOUTH 11 DEGREES 09 MINUTES 09 SECONDS EAST, CHORD LENGTH=38.12 FEET; THENCE GO SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 189.23 FEET TO THE POINT OF BEGINNING.

DESCRIPTION:

(PREPARED BY MERRILL PARKER SHAW, INC.)

PARCEL "B":
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP-1-NORTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 614.02 FEET; THENCE, CONTINUE ALONG SAID WEST LINE OF SECTION 20, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.67 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID WEST LINE OF SECTION 20, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SECTION 20, GO NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 162.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PEACE TERRACE (66' R/W); THENCE GO SOUTH 11 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 78.05 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY, GO SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 177.93 FEET TO THE POINT OF BEGINNING.

DESCRIPTION:

(PREPARED BY MERRILL PARKER SHAW, INC.)

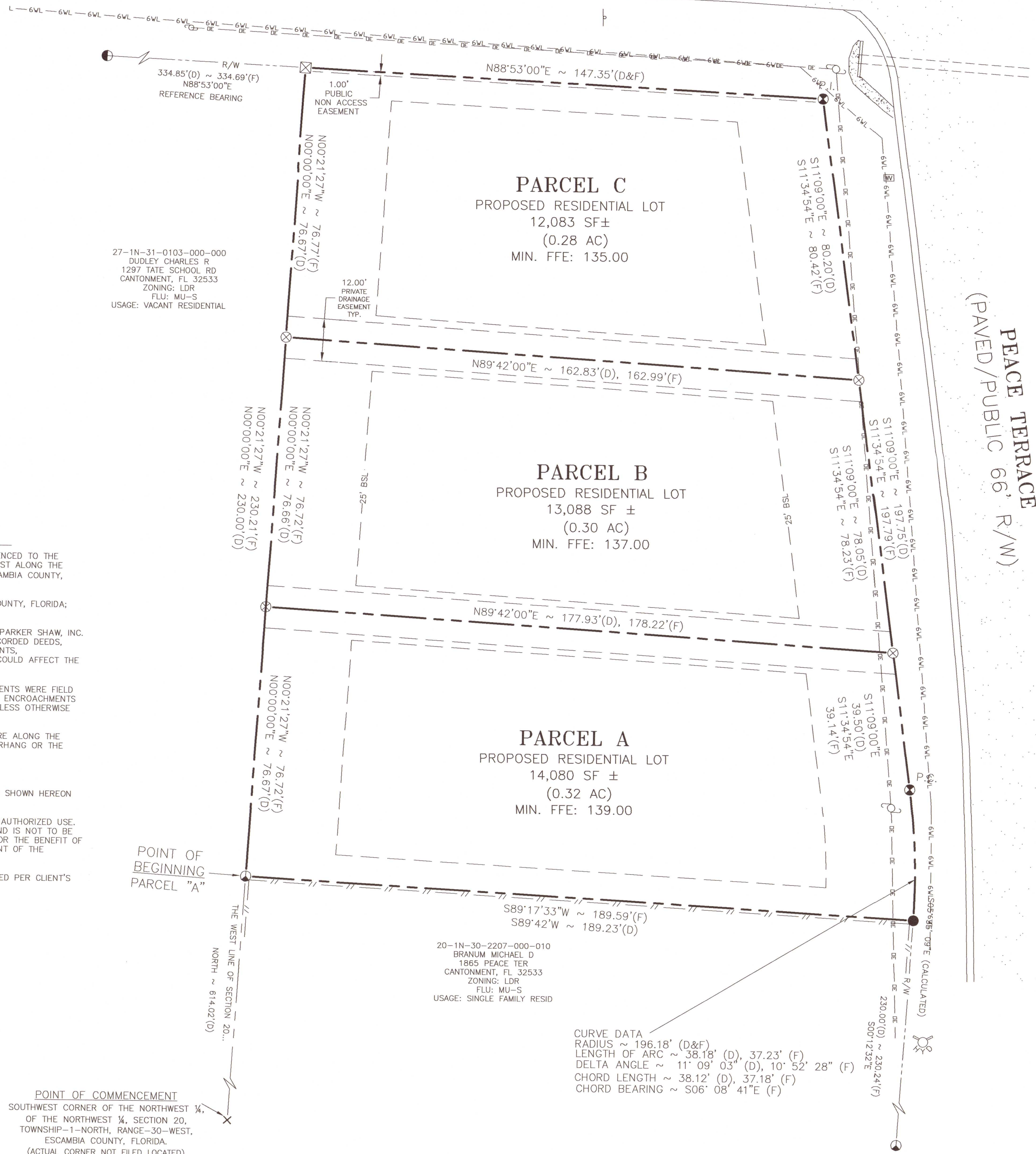
PARCEL "C":
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP-1-NORTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH ALONG THE WEST LINE OF SECTION 20 A DISTANCE OF 614.02 FEET; THENCE, CONTINUE ALONG SAID WEST LINE OF SECTION 20, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 153.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID WEST LINE OF SECTION 20, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD TATE SCHOOL ROAD (66' R/W); THENCE, DEPARTING SAID WEST LINE OF SECTION 20, GO NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 147.35 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PEACE TERRACE (66' R/W); THENCE GO SOUTH 11 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 80.20 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY, GO SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 162.83 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF OLD TATE SCHOOL ROAD (66' R/W) ESCAMBIA COUNTY, FLORIDA.
- SOURCE OF INFORMATION: THE DEEDS OF RECORD OF ESCAMBIA COUNTY, FLORIDA; AND EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- THE PARCEL OF LAND AS SHOWN HEREON IS A NEW PARCEL CREATED PER CLIENT'S REQUEST AND INSTRUCTIONS.

ENTIRE PARCEL LIES WITHIN THE 20 YEAR TIME OF TRAVEL CONTOUR OF A PROTECTED POTABLE WELLHEAD

OLD TATE SCHOOL ROAD
(PAVED/PUBLIC 66' R/W)



Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

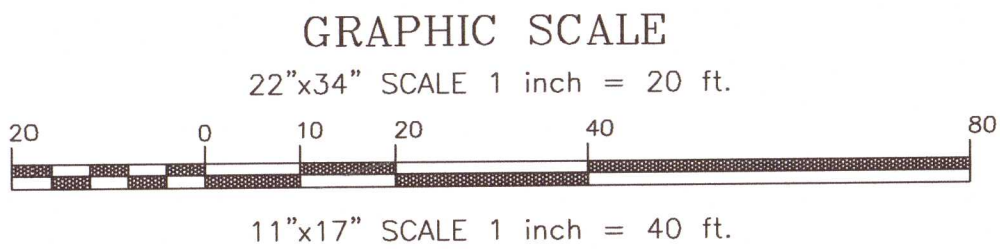
DRG Chairman Signature: *Eric Johnson* Date: 11/14/21

Printed Name: Eric Johnson
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.

CONSTRUCTION PLANS FOR		REVISIONS	
TATE SCHOOL RD MINOR SUBDIVISION		NO.	DATE
SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST STAKING PLAN		1.	10/29/2021
AS PER ESCAMBIA COUNTY DRC REVIEW		AS PER ESCAMBIA COUNTY DRC REVIEW	
ESCAMBIA COUNTY FLORIDA		THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.	
DRAWN BY: CY		DESIGNED BY: TGH/ARS	
CHECKED BY: TGH		DATE: OCTOBER 2021	
SCALE: AS SHOWN		NOT RELEASED FOR CONSTRUCTION	
BY:		DATE:	
PROJECT NO: 21-108		SHEET: 1 OF 2	

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@BELANDESIGN.COM



LEGEND:

- 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- 3/4" PLAIN IRON ROD, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 6112 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- P.I. ~ POINT OF INTERSECTION (RIGHT-OF-WAY)
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (F) ~ FIELD MEASUREMENT / INFORMATION
- (D) ~ DEED / INFORMATION
- ~ INDICATES NOT TO SCALE
- ~ 4" HIGH CHAIN LINK FENCE
- DE ~ OVERHEAD ELECTRIC LINE
- UT ~ UTILITY POLE
- ELEV. ~ ELEVATION
- INV. ~ INVERT ELEVATION
- C.C.P. ~ CORRUGATED PLASTIC PIPE
- SPOT ~ SPOT ELEVATION
- 136 ~ CONTOUR LINE
- BENCHMARK IN VICINITY
- WATER VALVE
- UTILITY POLE
- RAILROAD SIGN

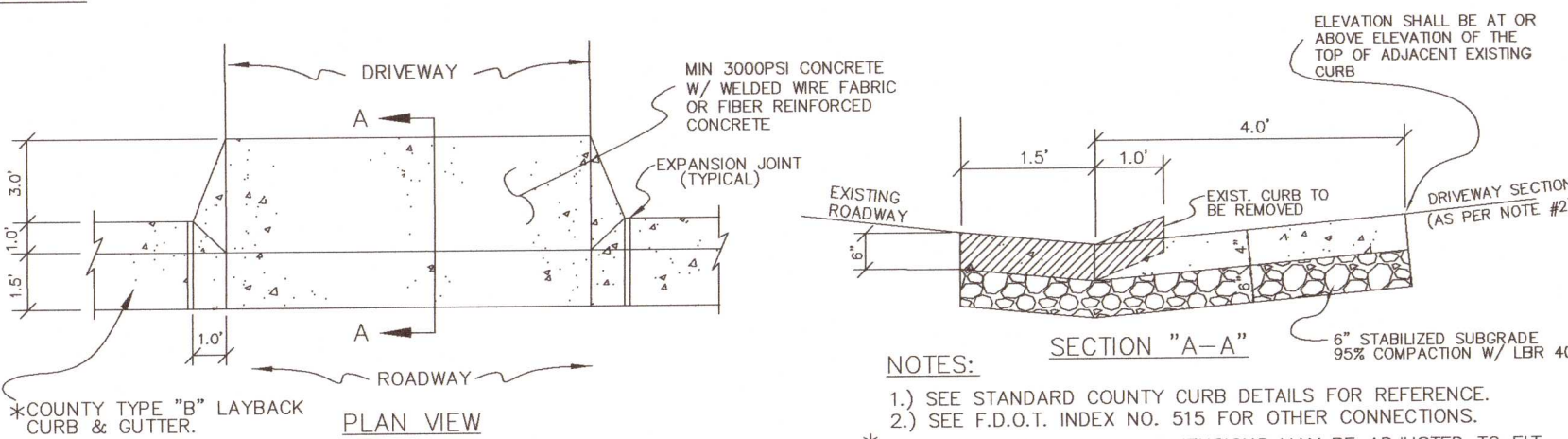
NOTES:

- THE HOMEOWNER SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
- ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
- ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.
- DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOIL. IF HOME IS CONSTRUCTED, STABILIZE AT LEAST THE FIRST 10' WITH SOIL, AND SOIL AND/OR SEED AND MULCH THE PERIMETER OF THE LOT.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: 1-800-432-4770.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
- HOMEOWNER SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- HOME EQUIPMENT (I.E. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.
- ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO IMPEDE STORMWATER FLOW.
- MINIMUM DISTANCE BETWEEN FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT) AND FINISHED GRADE OF LOTS SHALL BE AS PER CURRENT BUILDING CODE.
- LAND DISTURBING ACTIVITIES, INCLUDING ANY PLACEMENT OF FILL MATERIALS, GRADING OF LAND, EXCAVATION, ETC. &/OR TREE REMOVAL ON RESIDENTIAL LOTS PRIOR TO CONSTRUCTION OF A SINGLE-FAMILY OR TWO DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR SEPARATE COUNTY PERMITTING.

TYPICAL DRIVEWAY CONNECTION STANDARDS
FOR EXISTING ROADWAY CONDITIONS

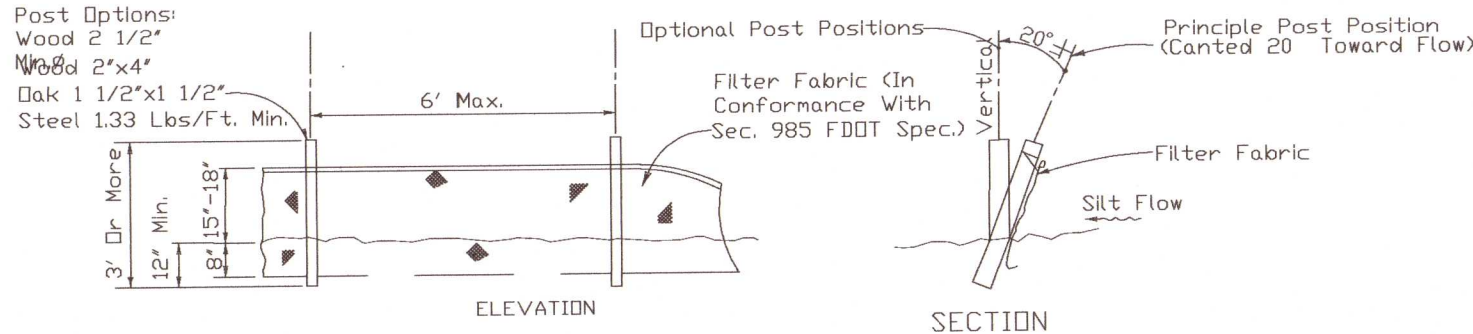
- ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
- RESIDENTIAL DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 - 1/2" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" CONCRETE WITH 6" STABILIZED SUB GRADE - 85% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
- IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED BELOW.
- RADIUS OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
- PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
- TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM. (4" MIN. RESIDENTIAL DEPTH - 6" MIN. COMMERCIAL DEPTH)
- DRIVEWAY SLOPE SHALL NOT CREATE OR EXACERBATE VEHICULAR SCRAPING. ATTEMPTS SHALL BE MADE TO CORRECT THIS TYPE OF PROBLEM.

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



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

TYPE IV-A REQUIRES A F.D.O.T. CONNECTION PERMIT (PROVIDE APPROVED F.D.O.T. PERMIT TO OBTAIN COUNTY APPROVAL). REFER TO INDEX NO. 515 AND CONTACT F.D.O.T. AT (850) 981-3000. MAY REQUIRE PLANS PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.).



TYPE III SILT FENCE

NOTES:

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

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

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

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

FLOOD ZONE DATA

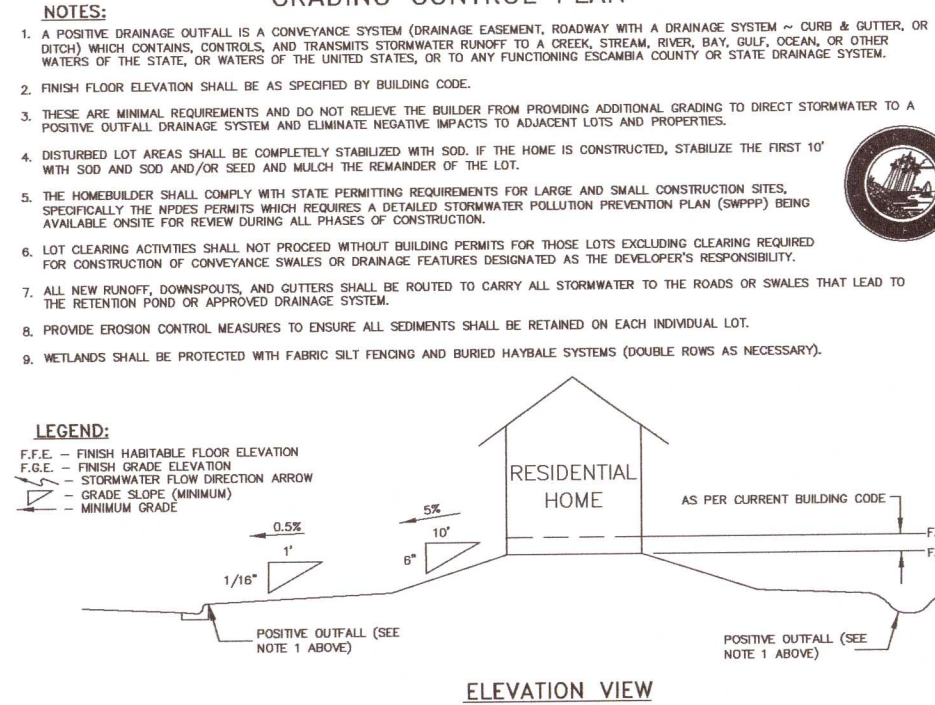
THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X. (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLAINS. NO EFFECTS OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 1203C02850, MAP REVISION DATED SEPTEMBER 29, 2006.					
FLOOD ZONE(S)	NFIP COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	120080	12033C	0285	G	SEPTEMBER 29, 2006

STORMWATER EXEMPTION	
LOT IS EXEMPT FROM STORMWATER [DSM CH.1, ART.1-1.6(B)] MANAGEMENT PLAN IF	
LOT	PROPOSED IMPERVIOUS SURFACE
PARCEL A	< 3,500 SF
PARCEL B	< 3,500 SF
PARCEL C	< 3,500 SF

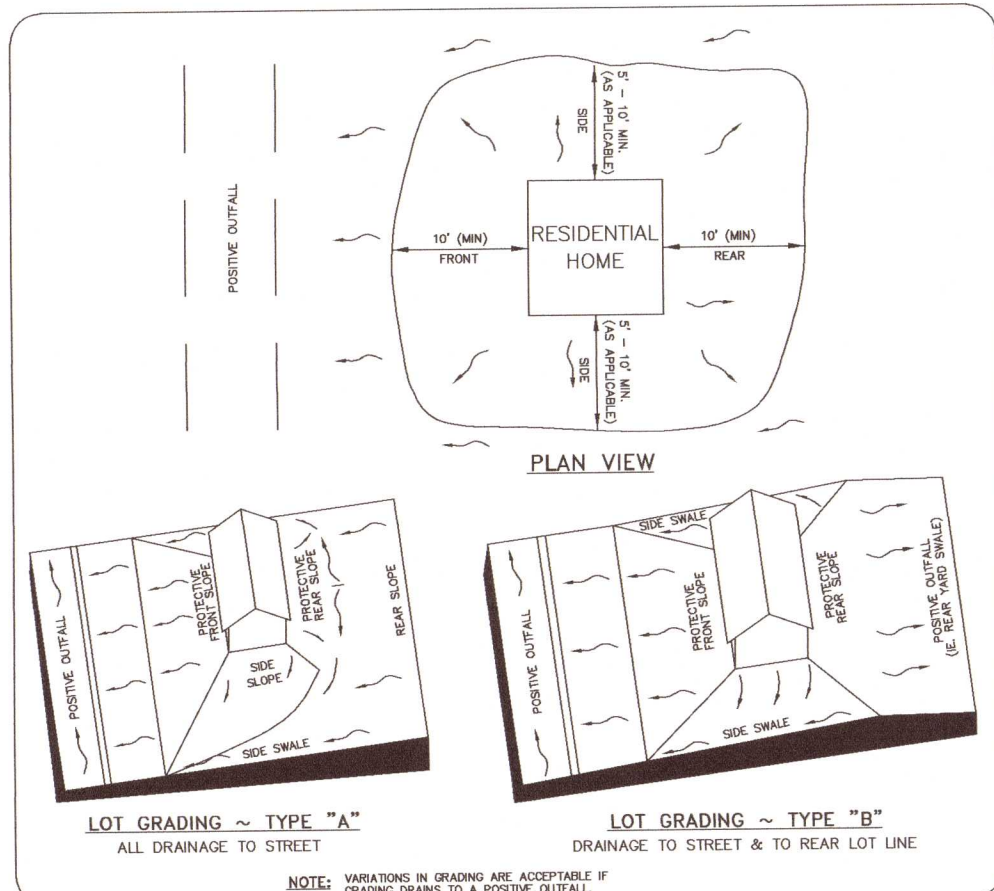
EX. FIRE HYDRANTS ARE WITHIN 500 FEET OF THE FURTHEST CORNERS OF PROPOSED LOTS.

WELLHEAD PROTECTION NOTE: THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA- EMERALD COAST UTILITIES AUTHORITY (850) 476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES.

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



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



UTILITY NOTES:

- THE HOMEOWNER SHALL BE RESPONSIBLE FOR PERMITTING AND CONNECTIONS TO EXISTING POTABLE WATER SYSTEM.
- HOME BUILDER IS RESPONSIBLE FOR SEPTIC TANK/DRAIN FIELD PERMITTING AND CONSTRUCTION ON EACH LOT

NOTE:

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

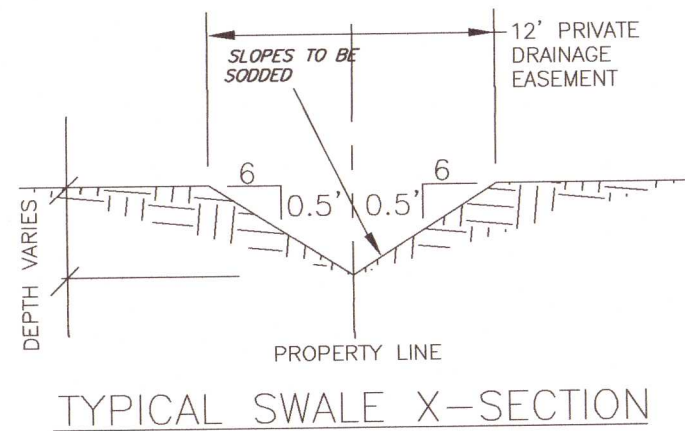
NOTE:

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

NOTE:

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

ENTIRE PARCEL LIES WITHIN THE 20 YEAR TIME OF TRAVEL CONTOUR OF A PROTECTED POTABLE WELLHEAD



TYPICAL SWALE X-SECTION

NTS

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

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

EX. FH #7322

OLD TATE SCHOOL ROAD
(PAVED/PUBLIC 66' R/W)

BENCHMARK "B"
NAIL AND DISK IN ASPHALT
ELEV. = 132.15'

BENCHMARK "A"
4" x 4" PLAIN CONCRETE MONUMENT
ELEV. = 137.54'

PARCEL C
PROPOSED RESIDENTIAL LOT
12,083 SF ±
(0.28 AC)
MIN. FFE: 135.00

PARCEL B
PROPOSED RESIDENTIAL LOT
13,088 SF ±
(0.30 AC)
MIN. FFE: 137.00

PARCEL A
PROPOSED RESIDENTIAL LOT
14,080 SF ±
(0.32 AC)
MIN. FFE: 139.00

INSTALL TYPE III SILT FENCE

PEACE TERRACE
(PAVED/PUBLIC 66' R/W)

EX. 6" PVC WATERLINE

EXISTING UTILITY POLE TO REMAIN

EX. FH #7321
APPROX. 220'
SOUTH OF
PROPERTY
CORNER

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

CONSTRUCTION PLANS
FOR
TATE SCHOOL RD
MINOR SUBDIVISION
SECTION 20, TOWNSHIP 1 NORTH,
RANGE 30 WEST
GRADING PLAN
FLORIDA

DRAWN BY: DY
DESIGNED BY: TGH/ARS
CHECKED BY: TGH
DATE: OCTOBER 2021
SCALE: AS SHOWN
NOT RELEASED FOR
CONSTRUCTION
BY: DATE:

PROJECT NO: 21-108

SHEET: 2 OF 2