SHEET INDEX NO. SHEET TITLE **COVER SHEET** SURVEY **DEMOLITION PLAN** SITE LAYOUT PLAN **GRADING & DRAINAGE PLAN STORMWATER DETAILS** UTILITY PLAN LANDSCAPE PLAN NPDES PLAN DETAILS 10

DESCRIPTION AS FURNISHED: (FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO.: 1054-4379154)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, T2S, R31W, ESCAMBIA COUNTY, FLORIDA; THENCE N 88°17'45" W ALONG THE NORTH LINE OF SAID SECTION FOR 650.89' TO THE EAST LINE OF THE WEST 1/2 OF LOT 1; THENCE S 01°51'58" W ALONG SAID EAST LINE FOR 2206.84'; THENCE N 88°20'06" W FOR 1180.38' FOR POINT OF BEGINNING; THENCE CONTINUE N 88°20'06" W FOR 219.82': THENCE N 01°45'52" E FOR 333.35'; THENCE N 17°31'38" E FOR 50.0'; THENCE S 72°28'33" E FOR 190.01' THENCE N 17°31'38" E FOR 200.00' TO SOUTH R/W LINE OF U.S. HIGHWAY 98; THENCE S 72°28'22" E ALONG SAID SOUTH R/W LINE FOR 30.0'; THENCE S 17°31'36" W FOR 200.00'; THENCE S 72°28'22" E FOR 158.53' TO CENTER LINE OF A DRAINAGE EASEMENT; THENCE S 44°31'38" W ALONG SUCH CENTER LINE 263.30'; THENCE S 11°56'22" E FOR 87.43' TO P.O.B.

AND

2

3

BEGIN AT THE NE CORNER OF SAID SECTION 21, T2S, R31W, ESCAMBIA COUNTY, FLORIDA; THENCE N 88°17'45" W ALONG THE NORTH LINE OF SAID SECTION FOR 650.89' TO THE EAST LINE OF THE WEST 1/2 OF LOT 1 OF SAID SECTION; THENCE S 01°51'58" W ALONG SUCH EAST LINE OF THE W1/2 OF SAID LOT 1 FOR 2206.84'; THENCE N 88°20'06" W FOR 1400.2' FOR POINT OF BEGINNING; THENCE CONTINUE ALONG THE LINE LAST RUN FOR 202.1'; THENCE N 01°45'52" E FOR 390.84'; THENCE S 72°28'22" E FOR 210.0'; THENCE S 01°45'52" W FOR 333.35' MORE OR LESS TO THE POB, BEING A PORTION OF LOT 2 OF SAID SECTION.

OWNER/DEVELOPER: HIGHWAY 98 LLC 1249 OLD CORRY ROAD PENSACOLA, FL 32507 **PHONE: 850-450-4656 BEAU@BLUEWATERSIGNATUREHOMES.COM**

CONSTRUCTION PLANS FOR

HIGHWAY 98 APARTMENTS

PROPERTY I.D. 21-2S-31-1308-000-001 7201 W. HIGHWAY 98 PENSACOLA, FLORIDA 32507 SECTION 21, TOWNSHIP 2S, RANGE 31W ESCAMBIA COUNTY, FLORIDA ZONED: HDR FLU: MU-U JANUARY 2022

TOTAL SITE ACREAGE:	3.96 ACRES - 172,581.22 SQ.FT.	
IM	PERVIOUS and PERVIOUS AREA	3644 - C.y C.
	EXISTING	PROPOSED
BUILDING	0.00 SQ.FT.	36,849.93 SQ.FT.
CONCRETE	0.00 SQ.FT.	19,487.32 SQ. FT.
ASPHALT	8,364.28 SQ.FT.	59,432.03 SQ. FT.
TOTAL IMPERVIOUS AREA	8,364.28 SQ.FT.	115,769.28 SQ.FT.
POND AREA	0.00 SQ.FT.	18,310.23 SQ.FT.
LANDSCAPE AREA	164,216.94 SQ.FT.	38,501.71 SQ.FT.
PERCENTAGE OF LANDSCAPE	95.15 %	22.31 %

PARKING REQUIREMENTS: 72 APARTMENTS @ 1.5 SPACES/UNIT

	REQUIRED	PROPOSED		
NON-HANDICAPPED SPACES	108	108		
HANDICAPPED SPACES	7	8		
TOTAL PARKING SPACES PROVIDED	108	108		

	Approved ESCAMBIA COUNTY DRC PLAN REVIEW
	DRC Chairman Signature
-	Printed Name: <u>Physical Printer</u> Hampton
	This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in ar 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 commencem
	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

provided to the county prior to approval of a final plat or the issuance of a



PREPARED BY

2726 WALLACE LAKE ROAD PACE, FLORIDA 32571 PHONE: (850) 995-7323

eMAIL: jma@mcguire-assoc.com WEBSITE: www.mcguire-assoc.com Gerald W. McGuire-P.E. # 39572 Engineering Business #00008435

FLOODPLAIN MANAGEMENT STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 1-PERCENT AND .2-PERCENT-ANNUAL-CHANCE FLOODPLAIN), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0368G, MAP **REVISION DATED SEPTEMBER 29, 2006.**

ECUA Engineering Manual Reference Note*

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

A. ECUA Engineering Manual Incorporated by Reference

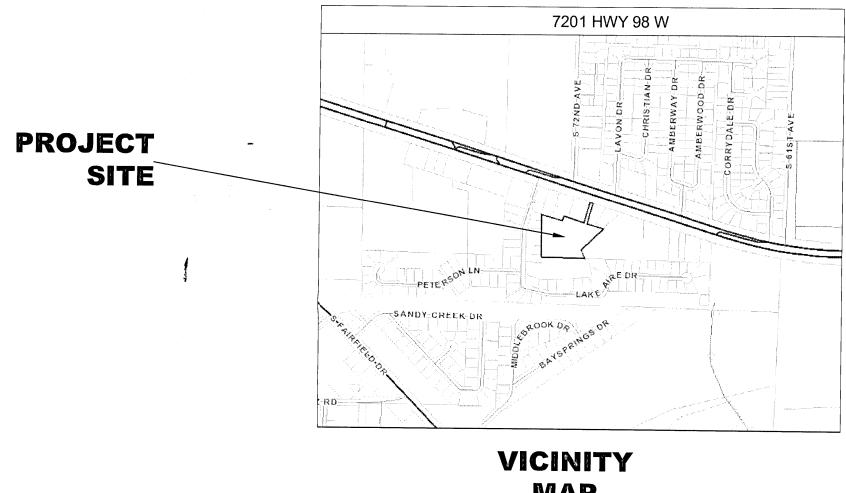
The ECUA Engineering Manual, dated September 1, 2016, along with update(s) numbered 1 hereinafter "Manual"), located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable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

B. Additional Documents (to be completed by the Engineer of Record) Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? NO. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

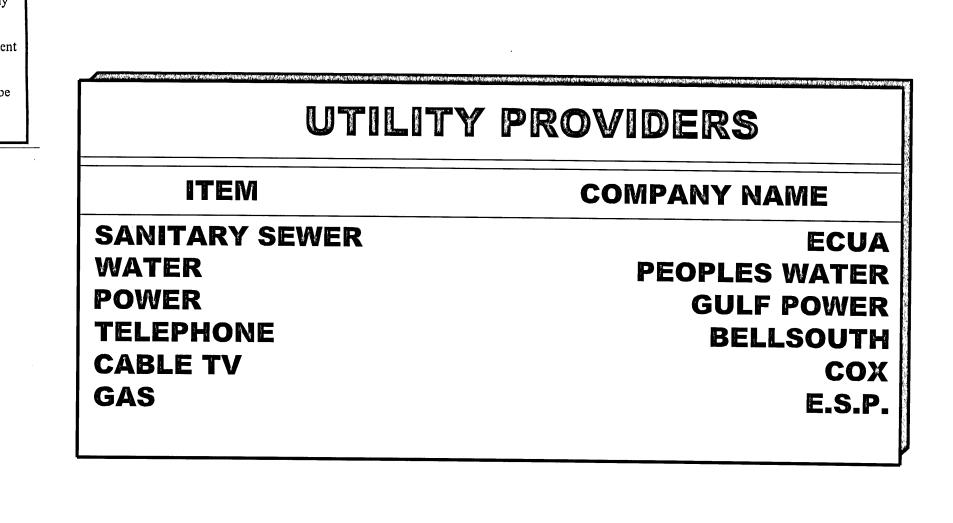
	Docum	Document Type		
Document Name	Specifi- cation	Detail	Plans	Project Manual*

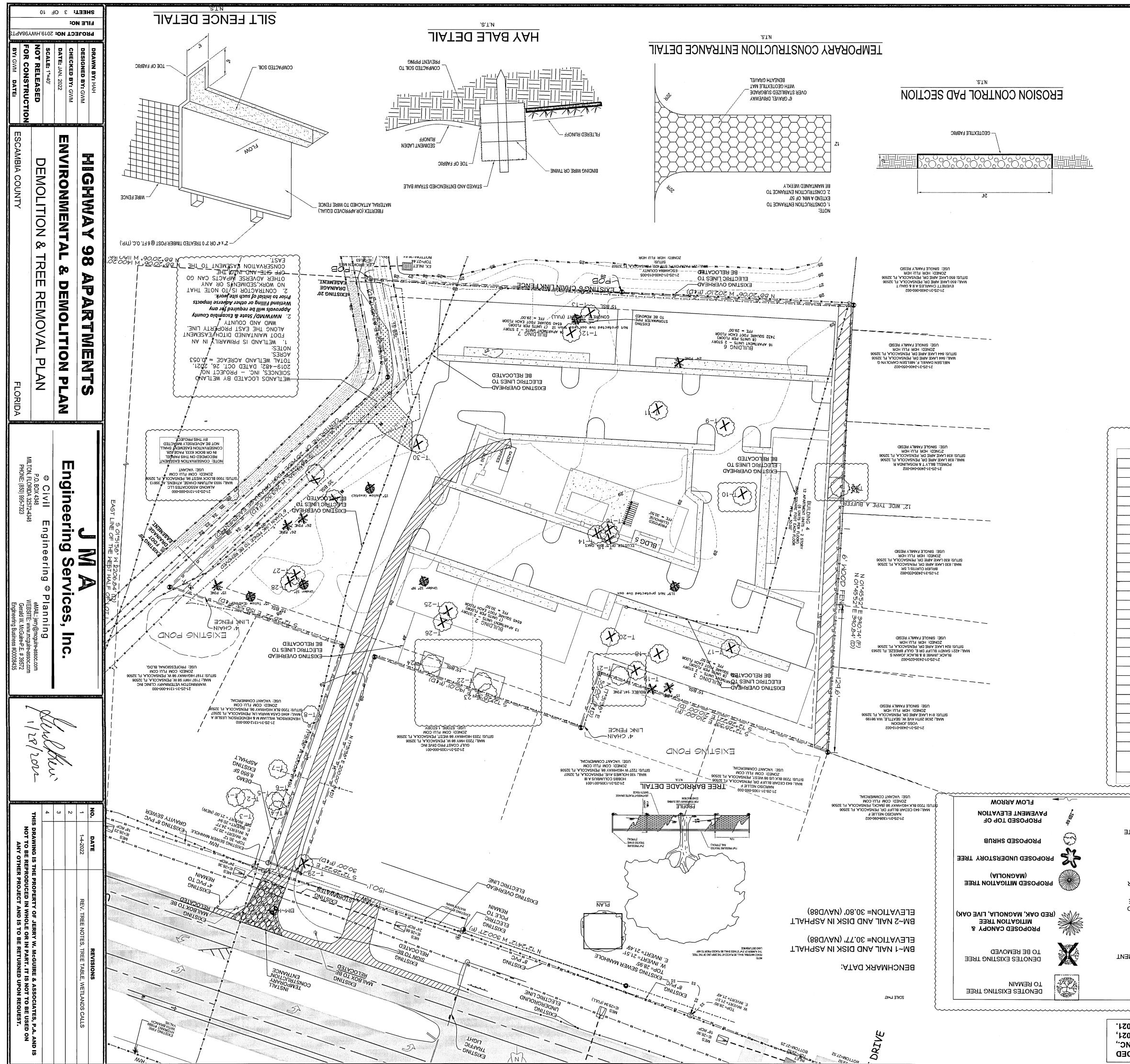
*Project Manuals used only with ECUA CIP Projects C. Engineer of Record Responsibilities

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.



MAP N.T.S.



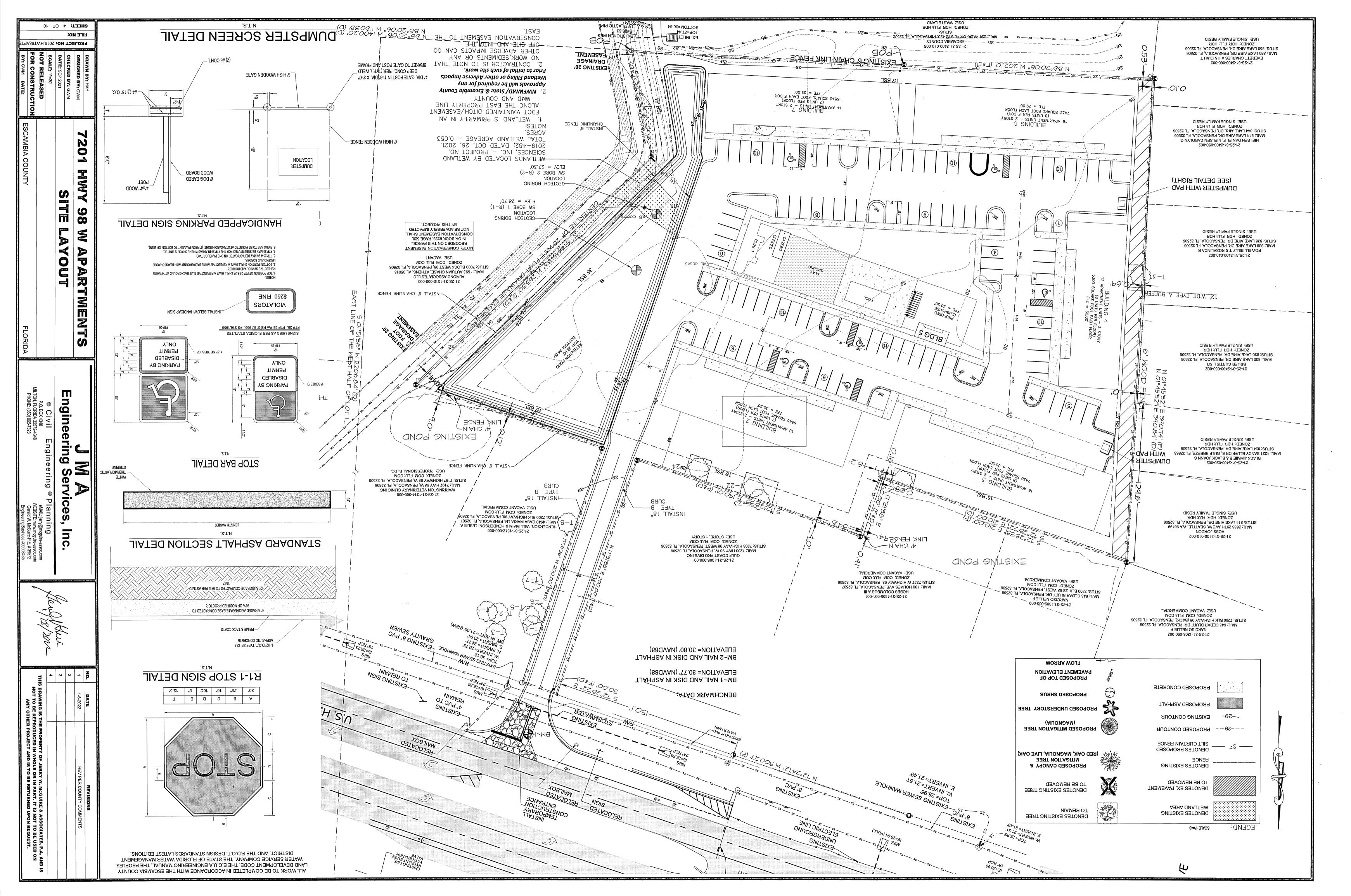


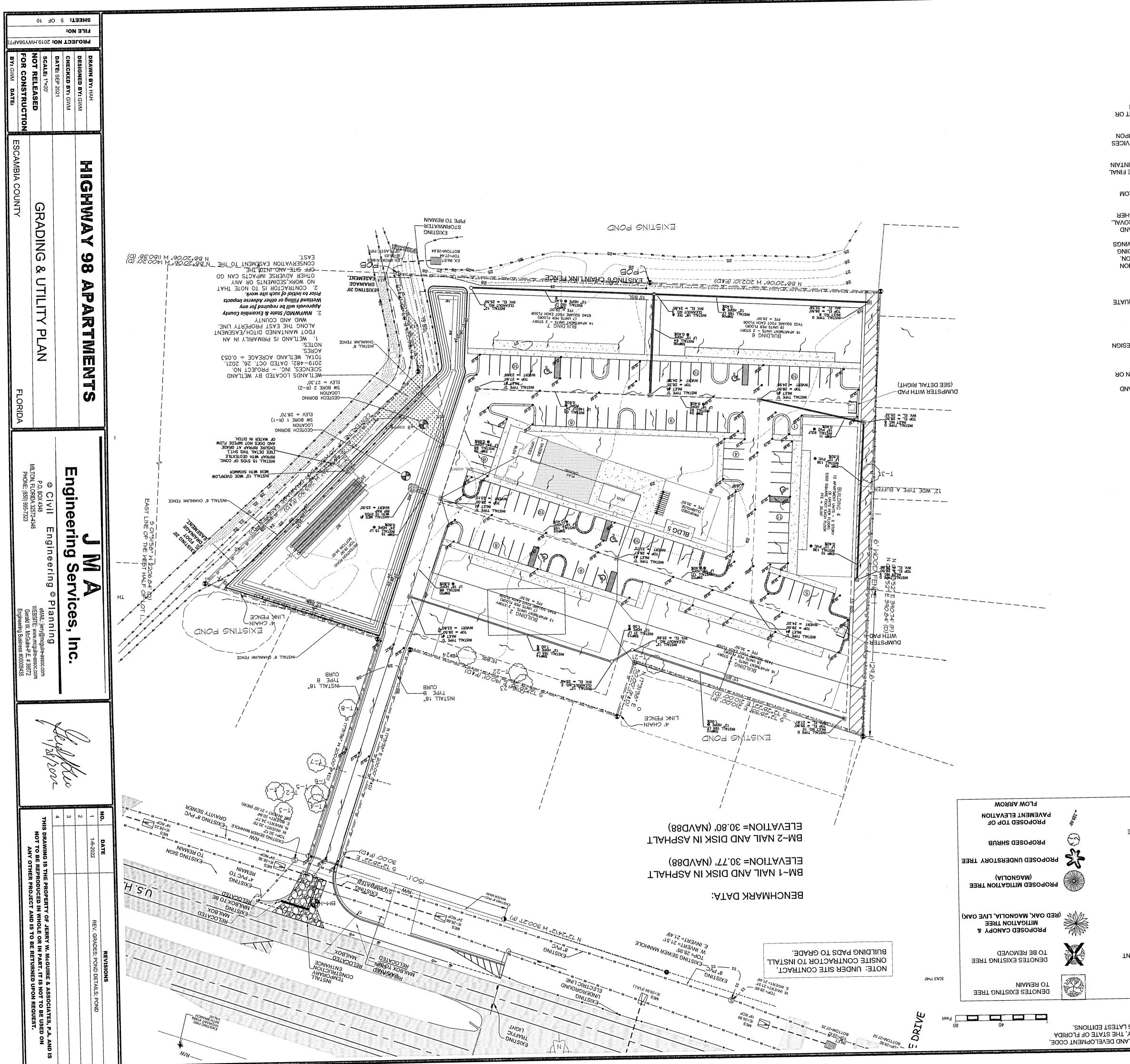
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15. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.

04. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO

COUNTY APPROVAL OF SITE.







RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

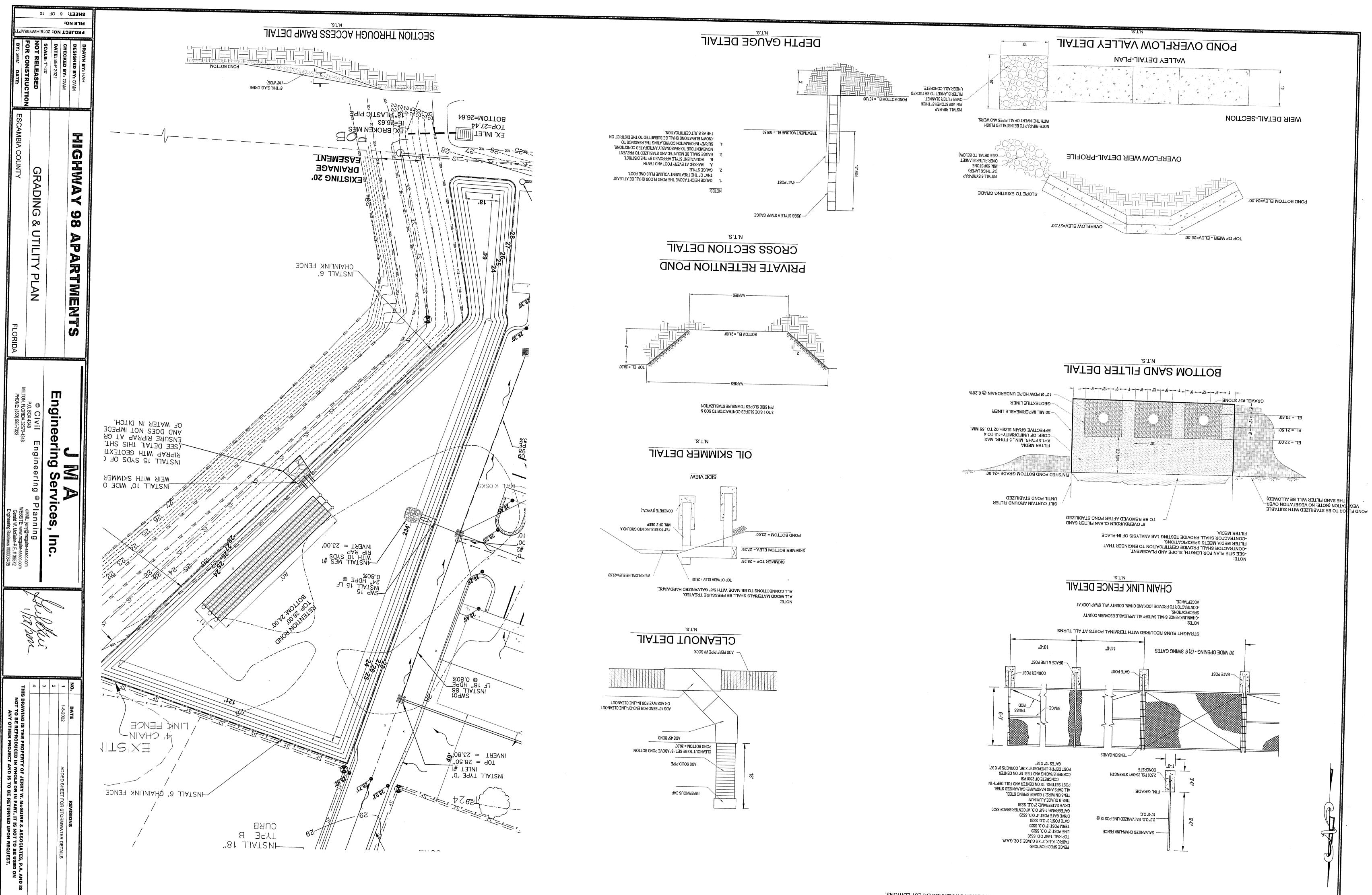
- AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION 15. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR 14. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS. COMPLETION.
- PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL INSPECTION OF THE DEVELOPMENT UPON 13. THE CONTRACTOR SHALL ARRANGE/SCHEDULE WITH THE COUNTY ENGINEER AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION BY ESCAMBIA COUNTY/THE WATER MANAGEMENT DISTRICT.
- DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT NIATNIAM QNA NOITJUATENOJ AO TAATE HT OT AOIA9 JJATEL INSTALL INSTALL PRIOR TO THE DEVELOPMENT OF CONSTRUCTION ON AND MAINTAIN 15. EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL 14. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY. THE COUNTY.
- 13. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILTS" SIGN OFF FROM 12. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770. THAN 2 FEET.
- 11. PRIOR TO CONSTRUCTION A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALL(S) HIGHER ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL. 10. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND
- SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION BY ESCAMBIA COUNTY. PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THESE RECORD DRAWINGS 9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR FINAL INSPECTION. 8. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION .8
 - 7. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO RETENTION/DETENTION 6. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
- REASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS. STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE 5. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE
 - ENFORCEMENT VIOLATION. MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE
- 4. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY. 3. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
 - 2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- AS-BUILT" CERTIFICATION THAT THE CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATION. THE "AS-BUILT" CERTIFICATION OR APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND **GENERAL NOTES**

APPROVAL/ACCEPTANCE.

- 14. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED AREAS IS REQUIRED PRIOR TO COUNTY MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. SEEDED AREAS SHALL INCLUDE A BAHAI
 - 13. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING,
 - 12. CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
 - MANNER TO CAUSE NO DAMAGE TO THE TREE.
- A NI 337 347 MOAA YAWA 38 JIAH2 NIAM3A OT 39A HOIHW 23377 PRON THE TREE IN A BUFFERS UNLESS OTHERWISE NOTED. 10. NO LAND DISTURBANCE SHALL OCCUR IN AREAS DEFINED AS WETLANDS AND/OR WETLAND
- UNDERTAKEN WITHIN 90 DAYS. PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE TAHT NO SYAD ONNAROW 01 NI HTIW GASILIBATS BSIWABHTO AO GATNAJA BB GJUOHS NOISOAB
- 9. IF MORE THAN 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EXCAVATED PONDS FROM BLINDING DUE TO SEDIMENTS.
- PAVEMENT BASE BEGINS. THE CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO PREVENT 8. ALL STORMWATER PONDS SHALL BE SUBSTANTIALLY COMPLETE BEFORE EXCAVATION FOR FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION.
- 7. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR AREAS IN VIOLATION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP
- . SAITIROHTUA REPORTED TO THE PROJECT ENGINEER AND PROPER AUTHORITIES. 5. ALL BLOWOUTS, UNDERMINING AND DAMAGED SEDIMENT FENCING SHALL BE REPAIRED
- 4. ADDITIONAL SEDIMENT FENCING MAY BE REQUIRED IN ALL AREAS SUBJECT TO EROSION.
- 3. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS.
- NOITAAAO AAO REPAIRS AND SEDIMENT REMOVAL NECESSARY FOR PROPER OPERATION. 2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF ALL SEDIMENT CONTROL
- .YAAQNUOA CONSTRUCTION AS REQUIRED TO CONTAIN EROSION AND SEDIMENTS WITHIN THE PROPERTY
- CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF SEDIMENT FENCING PRIOR TO STOR MATER NOTES:

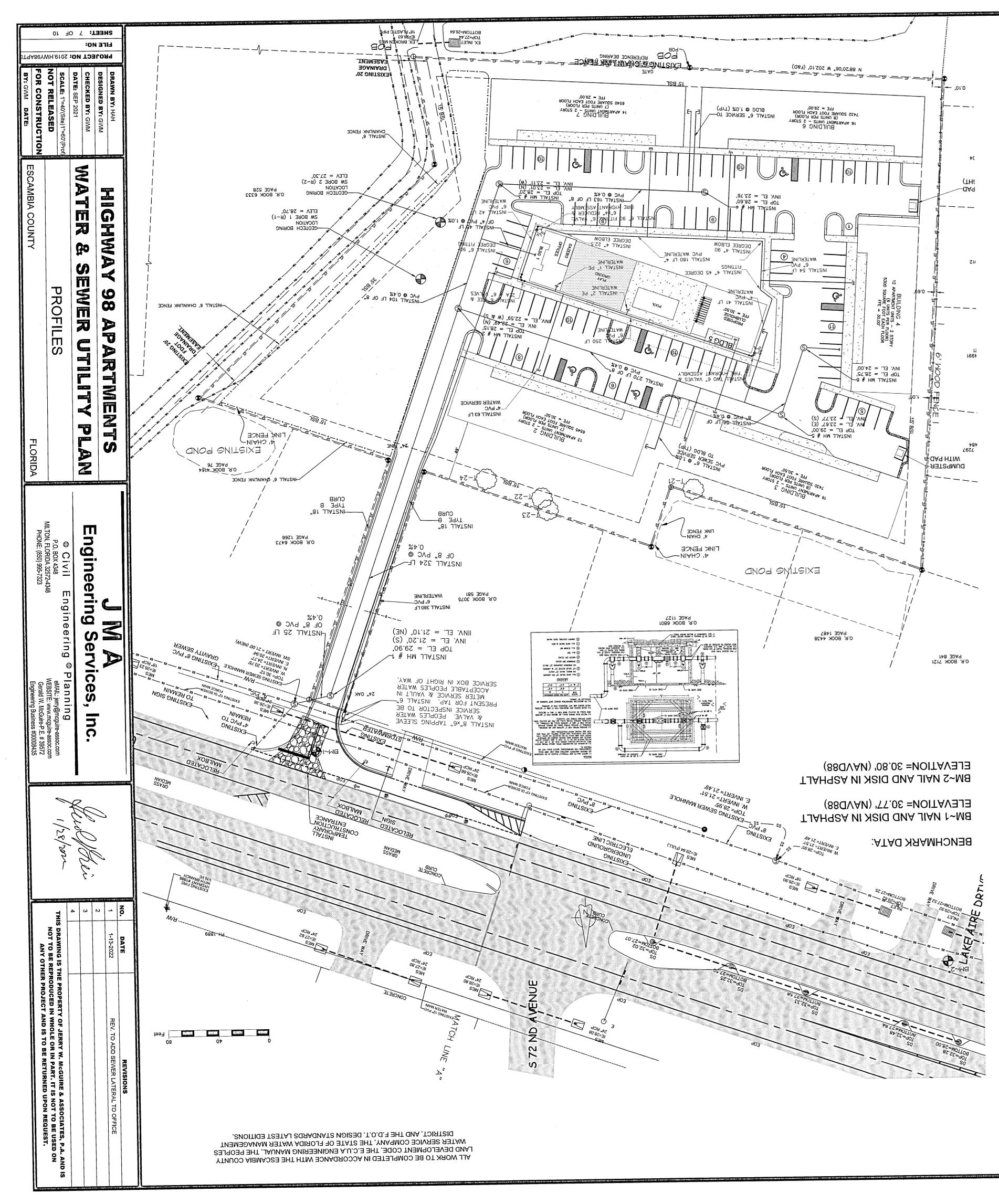
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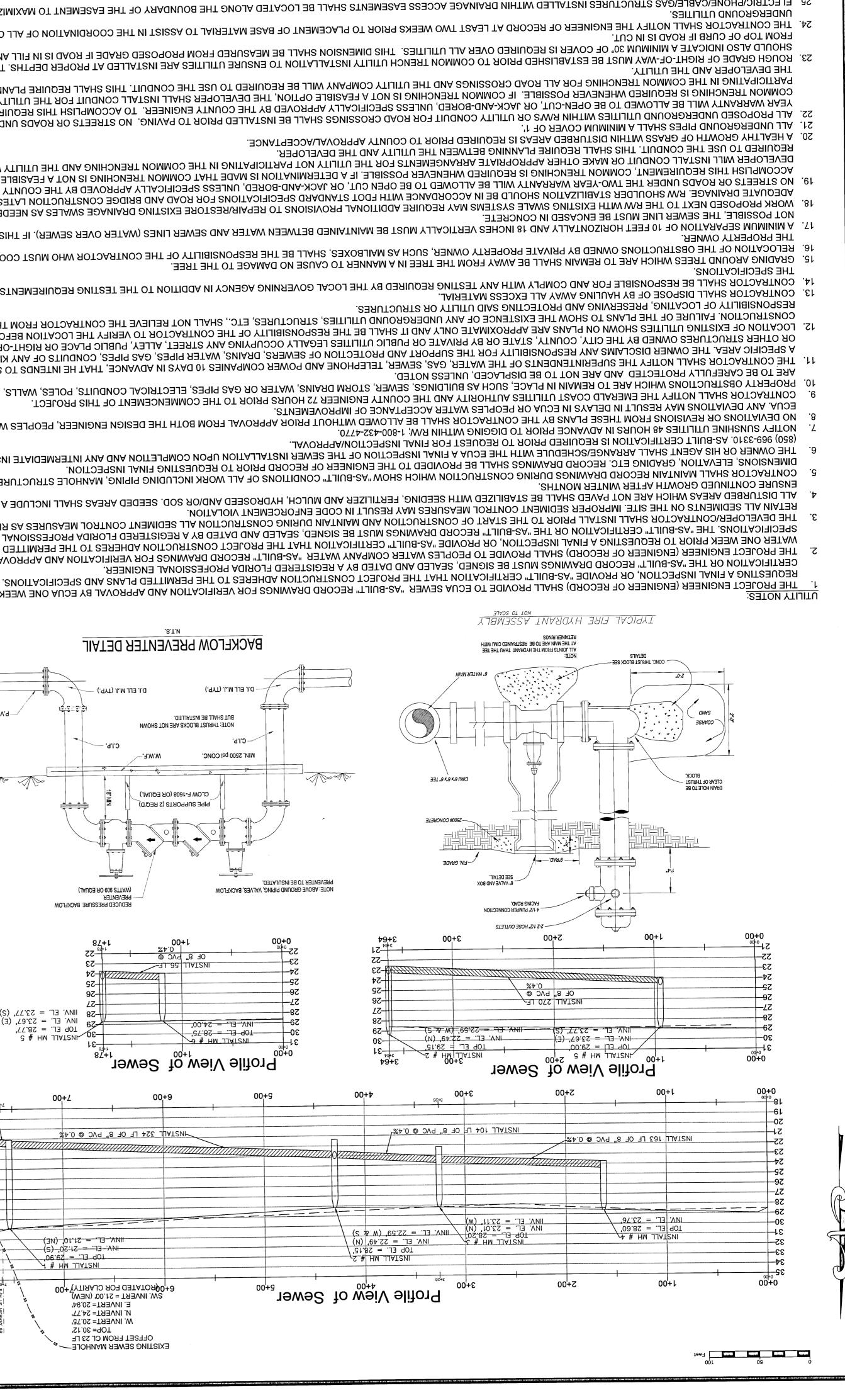
.2001 SUDITICE TEAL DISTRICT, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS. THE E.C.U.A ENGINEERING MANUAL, THE PEOPLES WATER SERVICE COMPANY, THE STATE OF FLORIDA ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE,



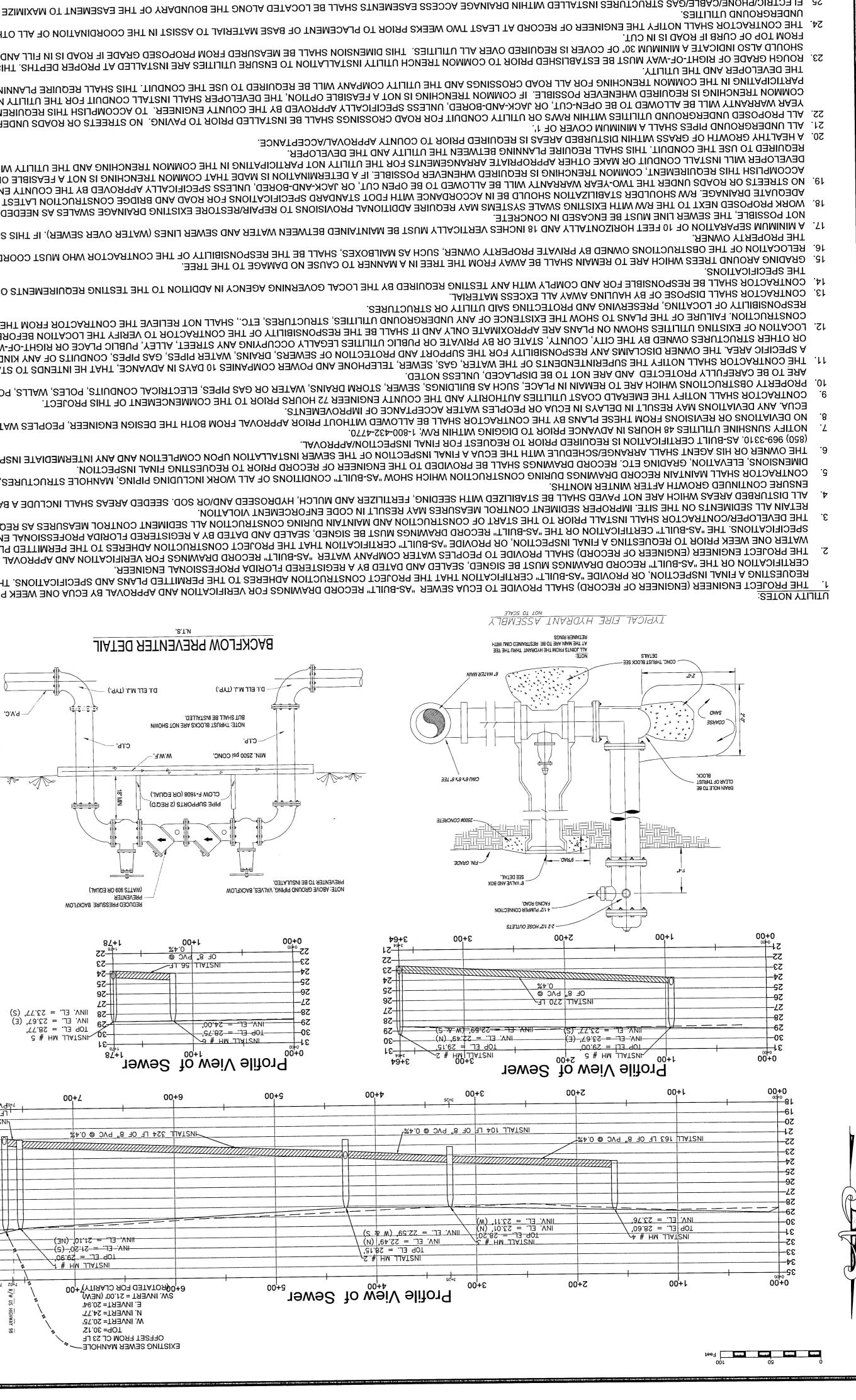
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, THE E.C.U.A ENGINEERING MANUAL, THE PEOPLES WATER SERVICE COMPANY, THE STATE OF FLORIDA WATER MANAGEMENT DISTRICT, AND THE F.D.O.T. DESIGN STANDARDS LATEST EDITIONS.

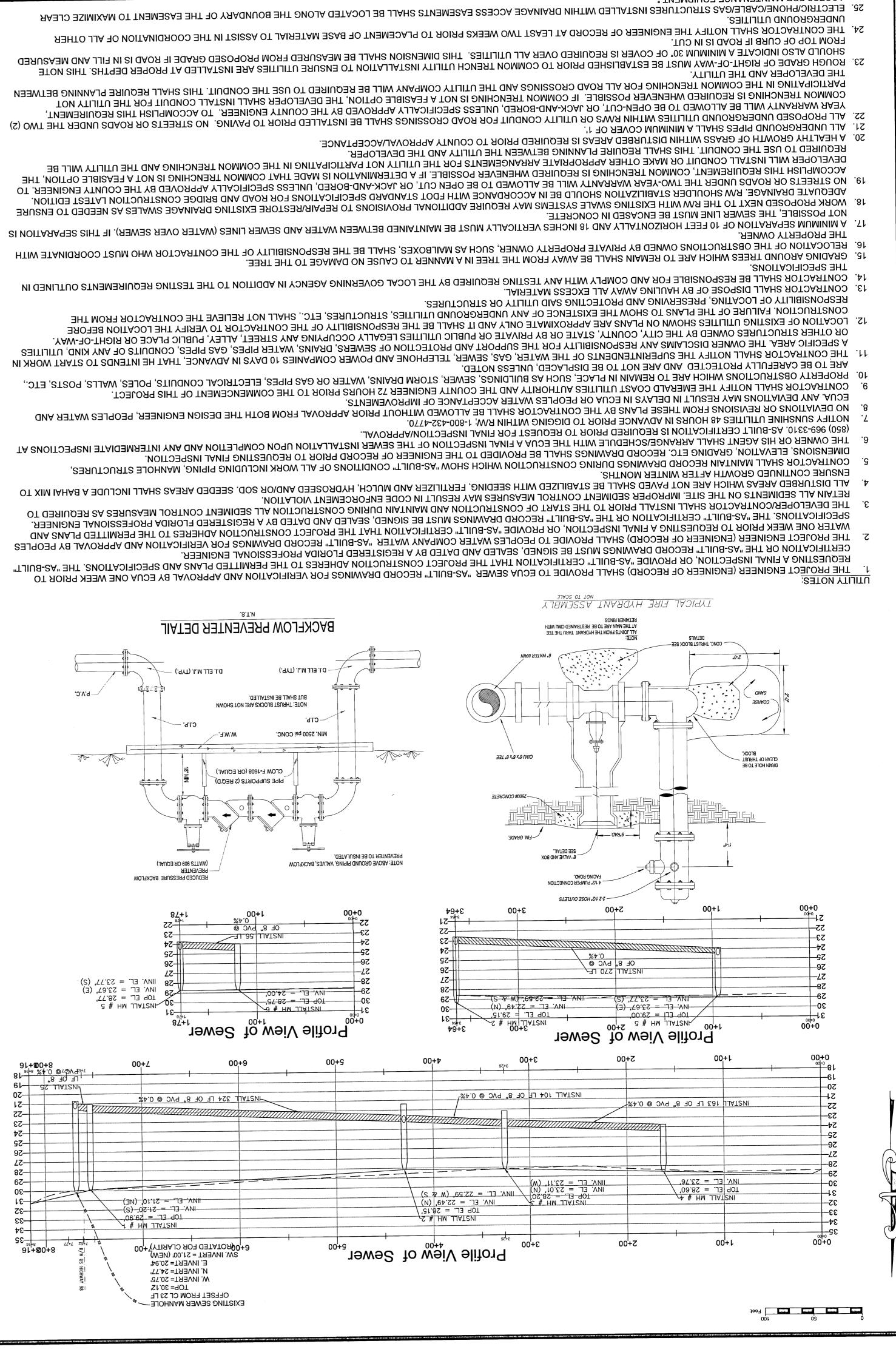
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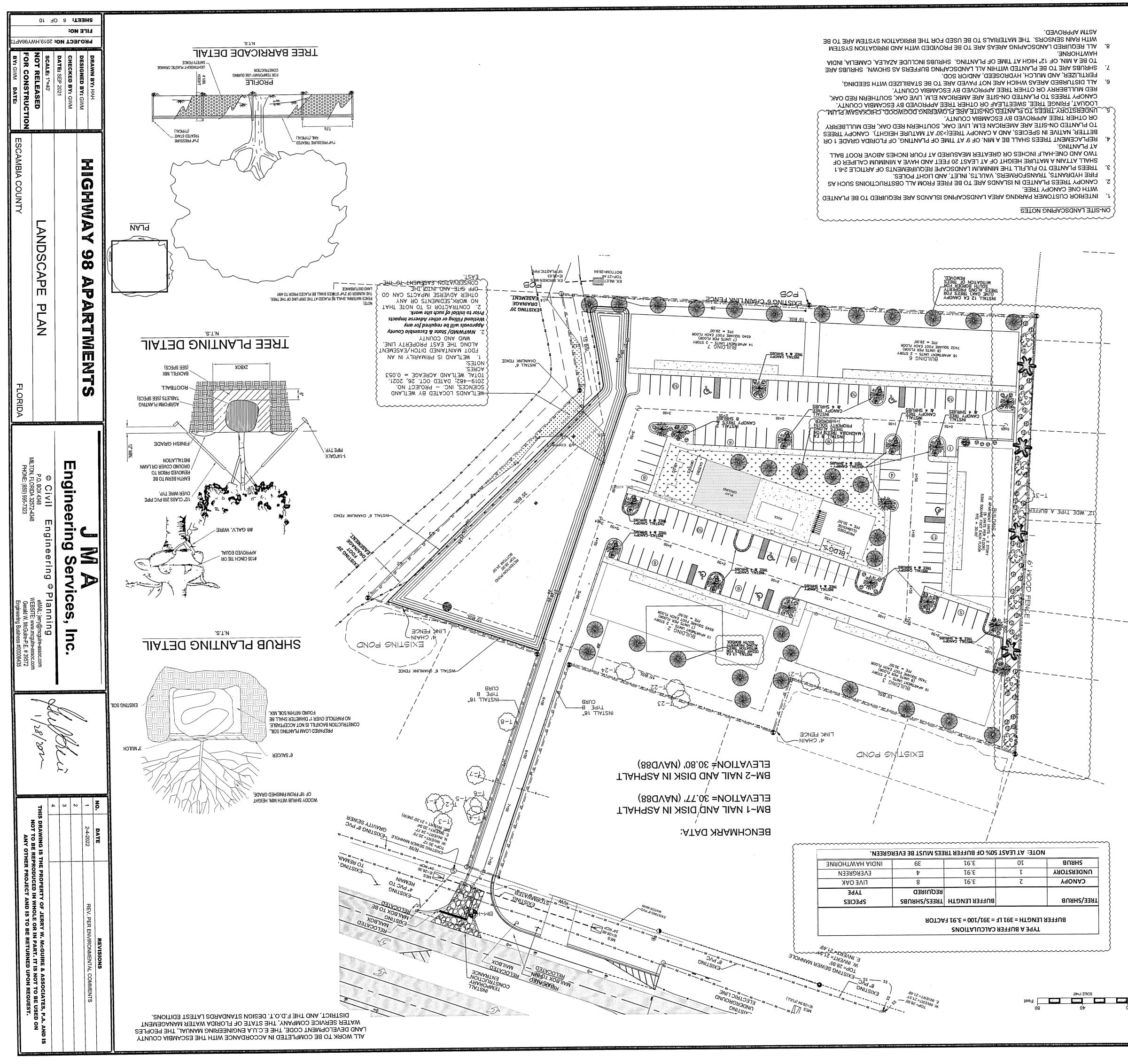




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WETLAND SCIENCES, INC. PROJECT #219-482, DATED OCTOBER 26, 2021.	0.0	IE BA	SURVEY AS DOM				٨	
SET MITIGATION/REPLACEMENT NOTES:								

A. LIMIT UNDER SECTION 2-5.2(C). FOR 3.97 ACRES X 25 INCHES/ACRE = :SNOIT90 3. DUE TO LIMITED SITE AREA, DEVELOPER WISHES TO PURSUE TREE REPLACEMENT 2. TREE REPLACEMENT AT 0.5 INCHES PER REMOVAL OF TREE = 165.6 INCHES. 331.2 INCHES.

99.25 INCHES OF TREES. (at 3" PER REPLACEMENT TREES = 33 TREES.)

4. REFERENCE TABLE ABOVE FOR LOCATION OF TREES TO BE REMOVED.

CONSISTENT WITH THE DEVELOPMENT ORDER. PROTECTED TREES MARKED FOR PRESERVATION PRIOR TO ANY LAND DISTURBANCE 1. TREE PROTECTION BARRICADES SHOULD BE PLACED AROUND THE DRIPLINE OF ALL TREE PROTECTION NOTES

(10.60.10.7) DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES. DEVELOPMENT ORDER), DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, 2. NO PROTECTED TREES WILL BE REMOVED (OTHER THAN WHAT IS PERMITTED BY THE

4. For all heritage and protected tree, all adequate tree protection measures and SHALL NOT OCCUR UNDER THE DRIPLINE OF THE PROTECTED TREES ON SITE. THE DRIPLINE OF PROTECTED TREES TO REMAIN ONSITE. STORAGE OF HEAVY EQUIPMENT 3. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER

working order until project is complete and site becomes stabilized barricades shall be installed prior to site disturbance and maintained in good

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BY: GVM DATE:	NOT RELEASED	SCALE: 1"=20'	CHECKED BY: GWM DATE: SEP 2021	DRAWN BY: HAH Designed by: gvm	te of Florida Generic Permit for Stormwater Discharge nce with a system designed to assure that qualified the system, or those persons directly responsible for a aware that there are significant penalties for	ebrosse in noisivre	nder my direction or supe quiry of the person or per and belief, true, accurate,	da marte prepared u d. Based on my in dr. Based on my in	m yns ion ars arant fi saiti
ан онықалын немі		anti dabad yan farati ni ka Ma	anatus jerzis da contra filia de	ad and the star way and the other later.	Date Discharge Discharge			Qualification	
ESCAMBIA COUNTY				an an gran			Gerap	1.17	outlet protection
MBIA (and profit	Temporary Construction Fencing	.4.	Hay Bales Jeotextile	52 [°]	eter ditch and gutter road surface
				to an anger that	Waste disposal / housekeeping Dam Sand Bag	33.	Vulch Cemporary seed / sod Cemporary seed / sod	23. I 23. I	ative preservation area tion Pond ruction entrance stabiliz
7				GHWAY	Tree protection Detention pond Retention pond	30.	Seinforced soil retainin Sabion Sediment Basin	50 [°] C	drain inlet protection ative buffer strip
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				er verste støder af fl af støder	ע / Other Remarks	юйэА эчйээтгоЭ	Current Condition (wolad aas)	ate installed / bafficed	T ype of control T (see below)
					dentification Number: FLR10		TO DHA ANI IO SINOU 72	2 nidtiw bus A90	ow s 90no tesel teruoo
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	MILTON, FLORIDA 32372-4340 PHONE: (850) 995-7323	P.O. E		П 5 5					
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Name (Responsible Authority)

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rearge and Small Construction Activities The above signature also shall certify that this

Inspector Information:

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Project Name:

18. Rock outle	9. Level spreaders
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It Construction	5. Sediment Trap
13. Retention	alews 4
12. Vegetative	3. Structural diversion
11. Vegetative	2. Earth dikes
10. Storm drain	1. Silt Fence
	Control Type Codes

C = Needs to be cleaned = Oth $\mathbf{G} = \mathbf{Good}$ nM = MaDOD HOUIDION

		Condition Code:
s)	Rain data	Location
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Inspections must occur

Vame (Operator and/or Responsible Authority)

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

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fences, settling ponds, the proper use of flocculating agents or other appropriate means.

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

deficiencies, appropriate action must be taken to attain compliance.

3. Determine that both on-site and off-site sedimentation, erosion and turbidity is being prevented. If the contractor finds 2. Determine that all specified practices have been installed and are being maintained according to the plan.

1. Determine that an erosion and sediment control plan for the site has been approved. The contractor's job is to:

failures and remedy the problems.

Compliance

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individual in making this kind of performance based rule work because the contractor is the first person to recognize performance encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This

responsible for any fines levied by any governing agency on the project during construction.

compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off-site effective in controlling erosion and preventing off-site sedimentation for the site to be in compliance. Following an approved plan The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be

construction site is evaluated fairly and consistently and that the site is kept in compliance.

determine if the performance standards and intent of the rule are being met. He/She is the key person in ensuring that the The goal of the program is to prevent accelerated erosion and off-site sedimentation. The contractor is the first person to

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

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

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

or measures identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be Areas Used for Storage of exposed Materials - These are locations where construction materials (including excavated soils) are tracking. The inspection should reveal whether the stabilization of the construction entrance is effective, and what should be . Construction Entrances - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment

necessary. The inspection should reveal whether the on- site BMPs are effective, and what should be done to increase the preventing significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as Discharge Points - Discharge points shall be inspected to determine whether erosion control measures are effective in

shall be added or replaced as necessary to provide effective control. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed

* Structural Controls - Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was Stabilization Measures - Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be

Notice of Termination has been submitted.

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

Site Description

internal road, driving lanes and parking will be paved curbs. The project parcel is 3.96 acres and currently stands primarily This development consists of the construction of an apartment complex consisting of 74 units with one retention pond. The the limits of Escambia County, Florida. The proposed 74 APARTMENTS is located on a 3.96 acre parcel and is located at 7201 U. S. Highway 98 W. The site is within

NOVA Engineering Sciences performed geotechnical borings in the pond location. Groundwater was not encountered during W "05'22'38 & NSS. 1'15'05 are found of based discharge point are 30'31'1'1 23W & 87'22'30" W. ultimately discharge into the FDOT maintained ditch running the length of the east side of the property. The approximate catastrophic event greater than a 100 year storm occur and the pond overtop its banks, excess runoff from the site would to retain all runoff from a 100-year critical duration storm while discharge at less than the pre-development rate. Should a stormwater runoff generated from the project will be collected and treated via an onsite retention pond. The pond is designed to SOUTHEAST across the property and directs stormwater runoff towards the south and offsite. Following construction, all vacant, but there is an existing paved road that comes onto the site. The project parcel has a gentle slope from NORTHWEST

Erosion and Sedimentation Controls geotechnical boring operations at 9' feet below existing grade, so none is expected to be encountered during construction.

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

Stabilization and Structural Practices

permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and

discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fences, earth dikes, Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the temporarily or permanently ceased. initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have

protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins. diversion swales, sediment traps, check dams, subsurtace drains, pipe slope drains, level spreaders, storm drain inlet

Stormwater Management

aforementioned BMP's shall be in place prior to any activity that disturbs soils. After clearing and rough grading activities, entrance will be installed in the area of the proposed asphalt driveway on the south side of the property. All of the shall be installed at the designated construction ingress/egress location. It is anticipated that the temporary construction preventing downstream sedimentation. In addition to the aforementioned silt fence perimeter, a gravel construction entrance plans. This will limit the extents of construction and help deter encroachment onto the adjacent properties as well as assist in A single row of type III silt fencing shall be installed around the perimeter of the property as illustrated on the construction

prior to discharge off-site. Silt fences, and hay bales if necessary, shall be installed across the outfalls until final stabilization is velocity control is to be used, as necessary, at the outfalls from the stormwater management system for velocity dissipation swales may require temporary seeding and check dams to minimize velocities and avoid excessive erosion. Rip-rap or similar the proposed pond shall be directed toward the reinforced perimeter erosion control also utilizing diversion swales. These Runoff from uphill areas shall be directed to the pond, where feasible, by diversion swales. The remaining runoff downhill from should be under-excavated and all feasible on-site runoff shall be directed towards this basin during construction activities. as a temporary stormwater storage and sediment basin to help avoid sedimentation onto the adjacent property. The pond runoff velocities and the potential for excessive erosion. The proposed stormwater pond shall first be constructed and utilized check dams and additional silt fencing and hay bales shall be installed, as necessary, uphill of the perimeter controls to reduce

stabilization is achieved and acceptance of work has been received from the owner. Erosion control facilities shall be actively maintained throughout the course of construction and shall remain until final achieved. Silt saver frame and assemblies will be used around installed inlets until other permanent stabilization has occurred.

Controls for Other Potential Pollutants

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

* Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products: Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their

* Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.

trailer in not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance

holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction

maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a

throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized

be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize Offsite vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access road shall

* Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with * Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.

* Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. Locate

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

* Limit the use of detergents on the site. Wash water containing detergent should not be discharged to the stormwater

Fertilizers and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices

* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually

* Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually

* Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.

additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help

Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.

* Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.

* Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These

* Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.

.* Limit the application of tertilizers to the minimum area and the minimum recommended amounts.

impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

* Apply fertilizer and use detergents only in the recommended manner and amounts.

Contain and clean up petroleum spills immediately.

* Perform preventative maintenance for on-site equipment to prevent leakage.

Apply asphaltic substances properly according to the manufacturer's instructions.

management practices will reduce the amounts of pesticides that could contact stormwater:

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical

with applicable State and local regulations.

applicable State and/or local waste disposal regulations.

practices should provide for proper disposal of construction wastes:

* Apply fertilizer more frequently, but at lower application rates.

 Strictly follow recommended application rates and methods. * Have measures on site to contain and clean up spills.

should be used to reduce the risks of nutrient pollution:

 Provide curbs or dikes to contain spills. Store pesticides in a dry, covered area.

Keep materials in a dry, covered area.

Handle pesticides as infrequently as possible.

avoid pollution of stormwater by these materials:

Contain and clean up spills immediately after they occur.

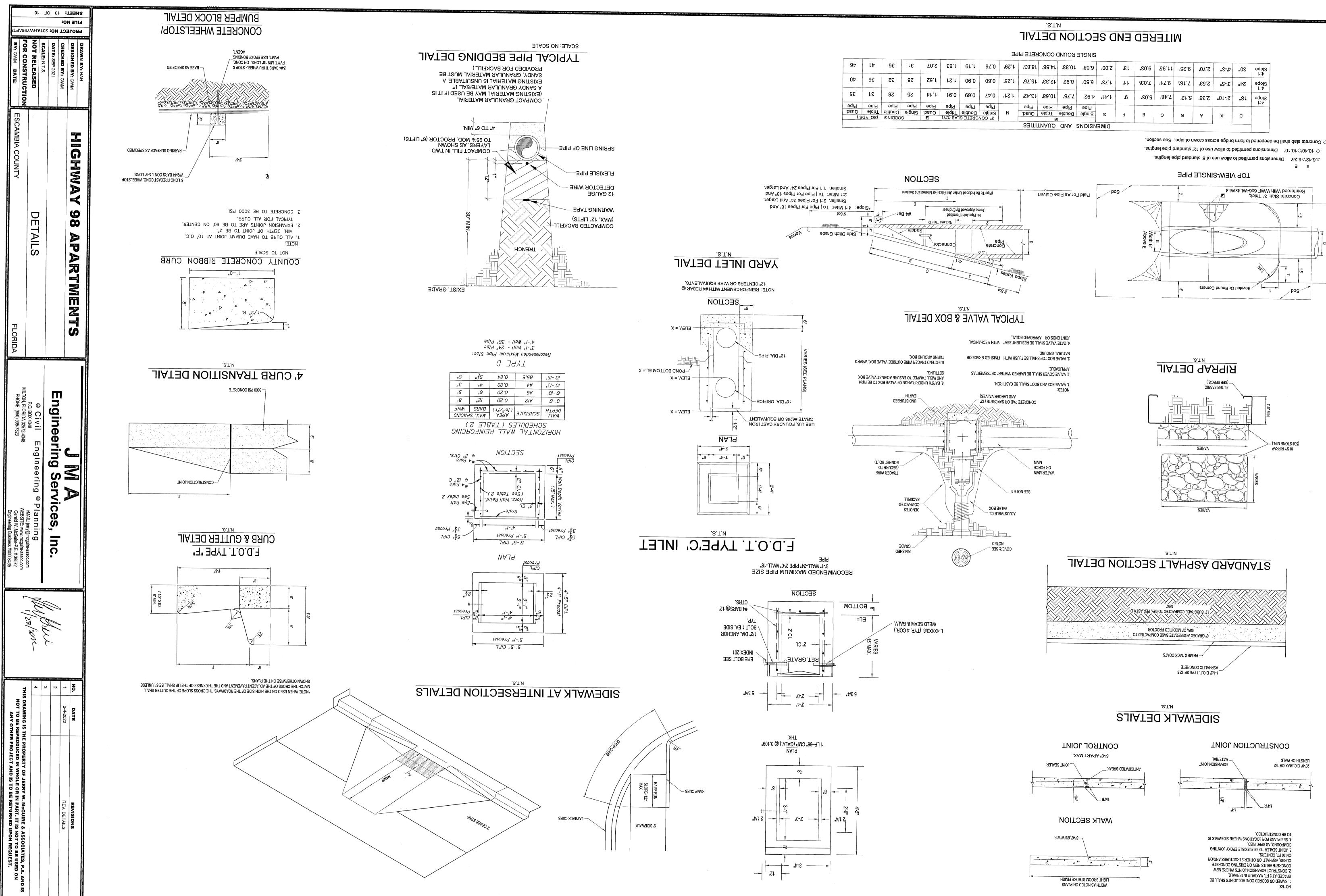
printed on the containers.

are printed on the containers.

containers in covered areas, where possible.

.matayement system.

Designate a waste disposal area on the site.



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06.0	09.0	1.25'	'87.81	12.33'	۶°-8،	·08.8	'£7.1	.	AE0.7	۲۲.6،	∆81.7	5.53'	39"		4:1 Slope
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 $\Delta \diamondsuit$ Concrete slab shall be deepened to form bridge across crown of pipe. See section.

