

# SITE CONSTRUCTION PLANS

FOR

# WCI BEACH CLUB

14359 PERDIDO KEY DRIVE / SR 292

ESCAMBIA COUNTY, FLORIDA

MARCH 08, 2016

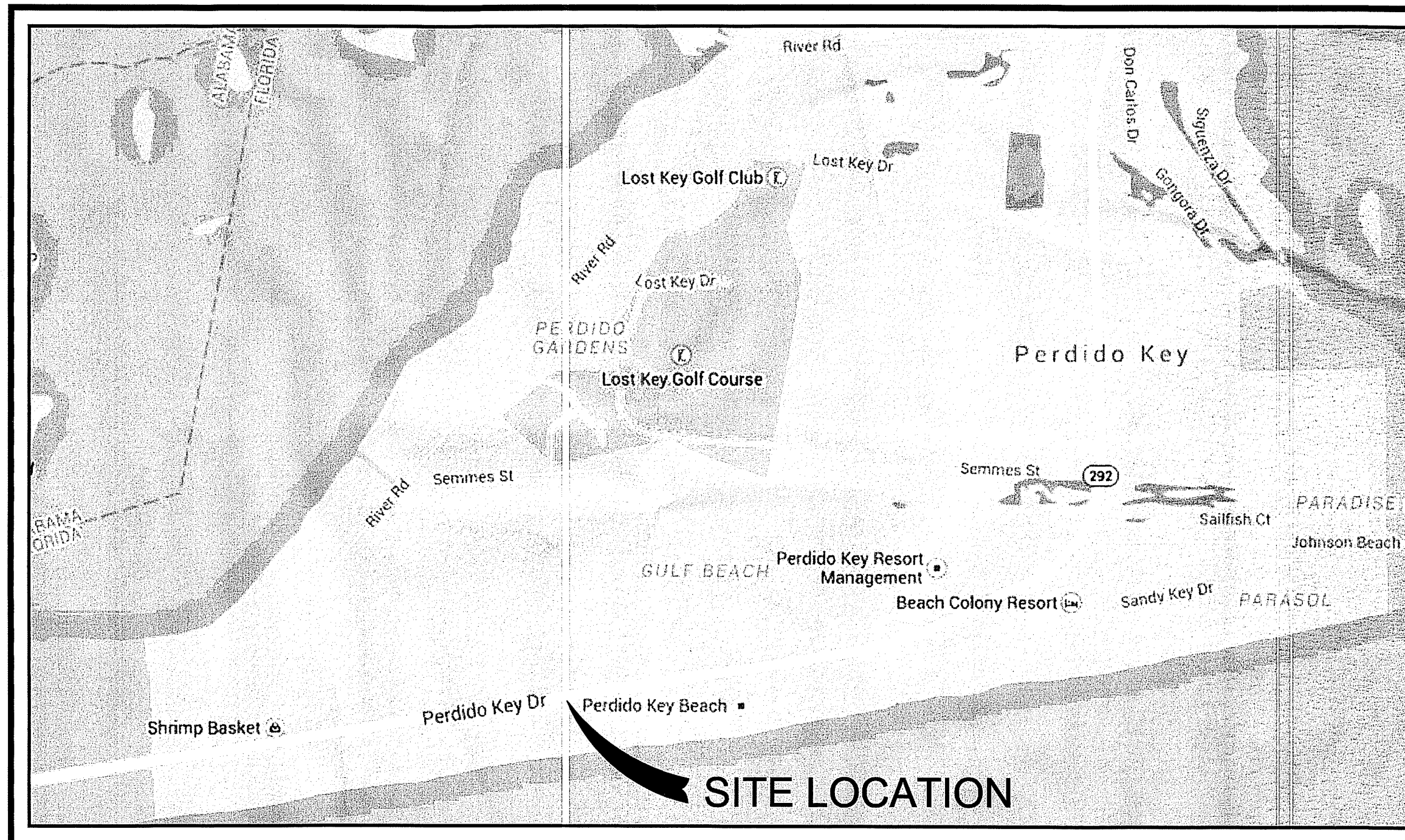
RBA PROJECT NO.: 2015.009

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature: <i>Chloe F. [Signature]</i>	Date: 4/13/2016
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 must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC 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.	

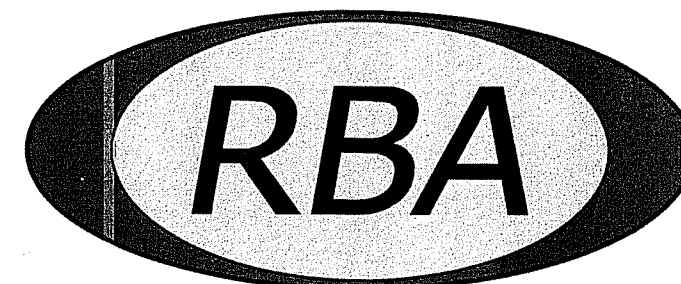
SITE INFORMATION	
OWNER:	WCI COMMUNITIES LLC 24301 WALDEN CENTER DR STE 300 BONITA SPRINGS, FL 34134
DEVELOPER:	WCI COMMUNITIES LLC 14000 PERDIDO KEY DRIVE PERDIDO KEY, FL 32507 PH: 850.549.2120
PROPERTY REFERENCE NO:	14-3S-32-1001-001-032 & 14-3S-32-1001-000-031
PROPERTY ADDRESS:	14359 PERDIDO KEY DR 32507
PROPERTY AREA:	1.54 ACRES
PROJECT AREA:	1.54 ACRES
PROPERTY ZONING:	CC-PK
FUTURE LAND USE:	MU-PK
PROPOSED ACTIVITY:	BEACH CLUB
REQUIRED BUILDING SETBACKS CC-PK:	FRONT YARD - 20 FT. SIDE YARD - 10 FT. REAR YARD - 15 FT.

**FLOOD ZONE NOTE:**  
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'VE', BASE FLOOD ELEVATION (BFE) 14.13 AND FLOOD ZONE AE BFE 12. AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0320G, MAP REVISION DATED SEPTEMBER 29, 2006

CONTACTS	
GULF POWER 500 BAYFRONT PARKWAY PENSACOLA, FLORIDA 32520	CONTACT: DON SCHOFIELD PHONE: 850.444.6555 FAX: 850.444.6432
COX CABLE 2205 LAVISTA AVE. PENSACOLA, FLORIDA 32504	CONTACT: RICHARD EMMONS PHONE: 850.477.2695 FAX: 850.479.3912
ECUA P.O. BOX 15311 PENSACOLA, FLORIDA 32514	CONTACT: WENDELL KUTZER PHONE: 850.476.5110
ENERGY SERVICES GAS 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	CONTACT: JOHN DeMARS PHONE: 850.474.5322 FAX: 850.474.5330
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	CONTACT: SHARON BLACKMAN PHONE: 850.436.1662
ESCAMBIA COUNTY ENGINEER 1190 W. LEONARD STREET PENSACOLA, FLORIDA 32501	CONTACT: JOY BLACKMON PHONE: 850.595.3434
MCI	PHONE: 800.624.9675
SUNSHINE UTILITIES	PHONE: 800.432.4770



VICINITY MAP  
SCALE: 1"=1000'



**REBOL-BATTLE & ASSOCIATES**

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400  
Fax 850.438.0448  
EB 00009657 LB 7916

ECUA REQUIRED PLAN NOTES  
(NOTES SHALL BE INSERTED IN THE UPPER RIGHT CORNER OF TITLE SHEET)

#### A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

THE ECUA ENGINEERING MANUAL, DATED DECEMBER 18, 2014, ALONG WITH ANY LISTED UPDATES (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 THE PLANS, CONTRACTOR SHALL CONSULT ENGINEER OF RECORD ON THE APPROPRIATE RESOLUTION.

#### B. ADDITIONAL DOCUMENTS (TO BE COMPLETED BY THE ENGINEER OF RECORD)

DOES THIS PROJECT HAVE ADDITIONAL TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS THAT 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 PORTION 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.

## INDEX OF DRAWINGS

- C1.0 OVERALL EXISTING SITE
- C1.1 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
- C1.2 SITE NOTES AND EROSION CONTROL DETAILS
- C2.0 SITE LAYOUT AND DIMENSION PLAN
- C2.1 SITE DETAILS
- C2.2 SITE DETAILS
- C3.0 GRADING AND DRAINAGE PLAN
- C3.1 SITE SECTIONS
- C3.2 SITE SECTIONS
- C3.3 GRADING AND DRAINAGE DETAILS
- C4.0 UTILITY PLAN
- C4.1 UTILITY DETAILS
- C5.0 LANDSCAPE, STRIPING AND SIGNAGE PLAN
- C5.1 LANDSCAPE, STRIPING AND SIGNAGE DETAILS
- C6.0 FDOT 660 SURVEY
- C7.0 MAINTENANCE OF TRAFFIC DETAILS

## LEGAL DESCRIPTION

(O.R. 6504, PAGE 1360)

PARCEL 1  
LOTS 31, 32, 78, 81, 84, 100 102 AND 103, GULF BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 5819, PAGE 1226.

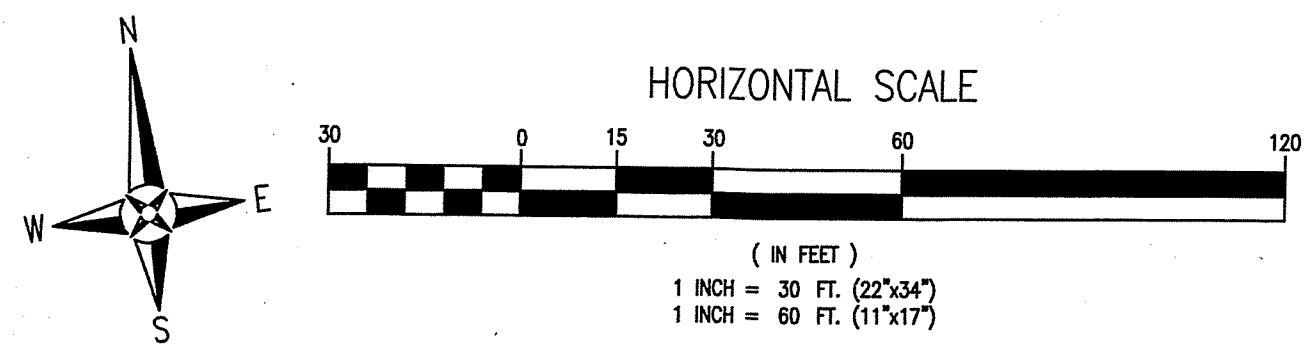
LESS AND EXCEPT (O.R. 5819, PAGE 1226)

SOUTH PARCEL:  
THE NORTH 6.00 FEET OF LOT 31 AND THE NORTH 18 FEET OF LOT 32, GULF BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING ENTIRELY IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 2 INCH IRON PIPE WITH G.L.O. DISK AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE SOUTH 01°29'39" WEST (FDOT RIGHT-OF-WAY MAP SECTION 4854-101 BEARING SOUTH 00°00'38.8" WEST) FOR 2437.21 FEET TO THE CENTER LINE OF S-292 ~ PERDIDO KEY DRIVE (100' R/W); THENCE SOUTH 82°39'41" WEST (FDOT RIGHT-OF-WAY MAP SECTION 4854-101 BEARING SOUTH 81°08'38.8" WEST) ALONG THE CENTERLINE OF SAID S-292 FOR 1755.79 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 07°20'19" EAST FOR 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S-292; SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 31, GULF BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 07°21'42" EAST ALONG THE EAST LOT LINE OF LOT 31 FOR 6.00 FEET; THENCE DEPARTING SAID EAST LOT LINE SOUTH 82°39'41" WEST FOR 97.51 FEET TO THE EAST LOT LINE OF LOT 32 OF THE AFORESAID SUBDIVISION; THENCE SOUTH 07°21'42" EAST ALONG SAID SOUTH 82°39'41" WEST FOR 12.00 FEET; THENCE DEPARTING SAID EAST LOT LINE SOUTH 82°39'41" WEST FOR 102.57 FEET TO THE WEST LOT LINE OF LOT 32; THENCE NORTH 07°21'42" WEST ALONG SAID WEST LOT LINE FOR 18.00 FEET TO THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF S-292 ~ PERDIDO KEY DRIVE (100' R/W); THENCE NORTH 82°39'41" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 200.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.056 ACRES MORE OR LESS.

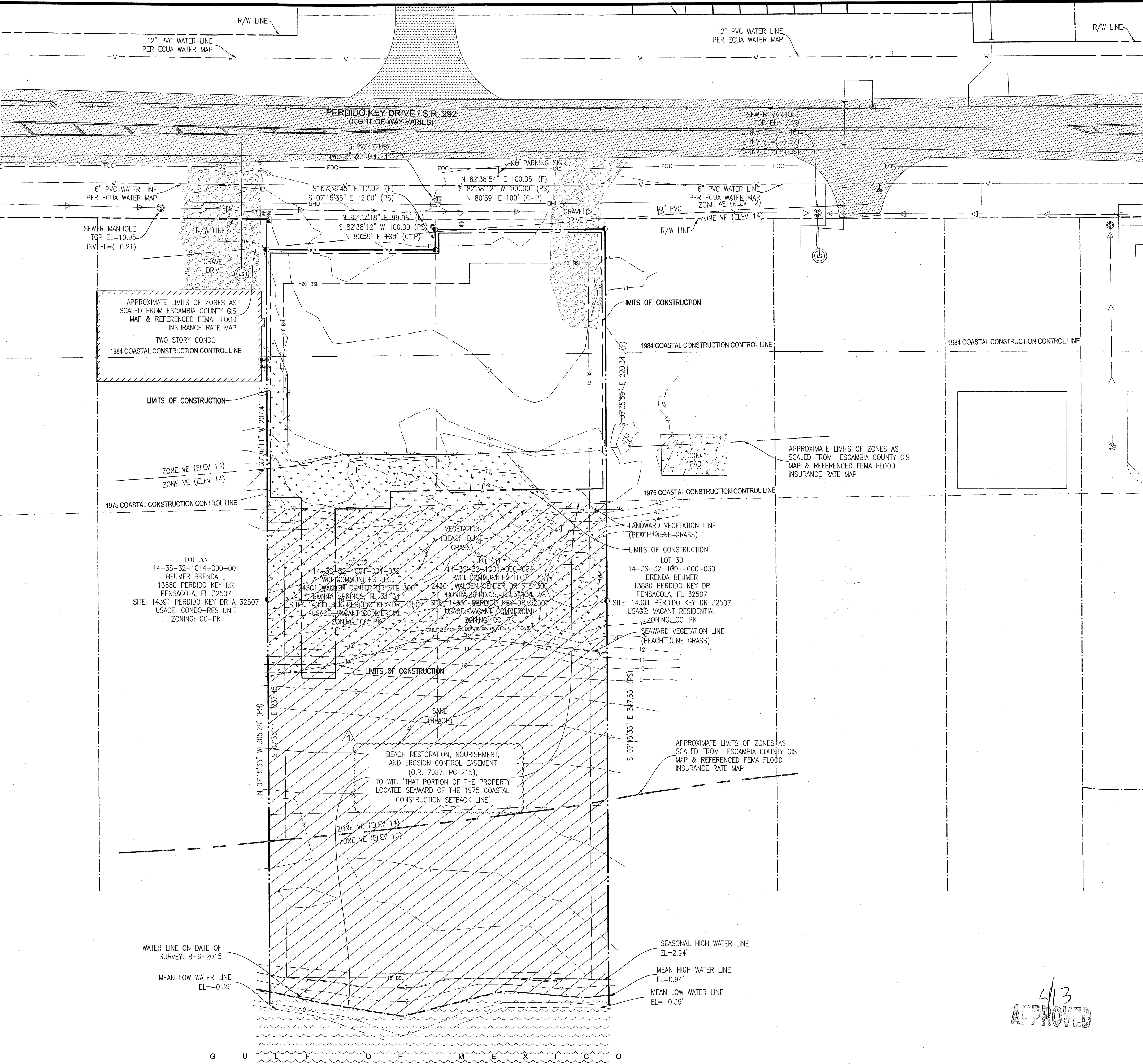
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING "RELEASED FOR CONSTRUCTION" DRAWINGS FROM REBOL-BATTLE & ASSOCIATES BEFORE BEGINNING CONSTRUCTION. REBOL-BATTLE & ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION BASED ON PLANS THAT HAVE NOT BEEN RELEASED FOR CONSTRUCTION.





LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	DEMOLITION
	BEACH DUNE GRASS
	WATER
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	1984 COASTAL CONSTRUCTION CONTROL LINE
	1975 COASTAL CONSTRUCTION CONTROL LINE
	FLOOD ZONE LINE
	VEGETATION LINE
	WATER LINE
	SEWER LINE (GRAVITY)
	FORCE MAIN
	OVERHEAD UTILITIES
	BURIED TELEPHONE LINE
	BURIED FIBER OPTIC CABLE
	EXISTING CONTOUR
	UTILITY POLE
	GUY ANCHOR
	TELEPHONE BOX
	SIGN
	BENCHMARK
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SEWER MANHOLE

**FLOOD ZONE NOTE:**  
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'VE', BASE FLOOD ELEVATION (BFE) 14, 13 AND FLOOD ZONE AE BFE 12, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C03206, MAP REVISION DATED SEPTEMBER 29, 2006

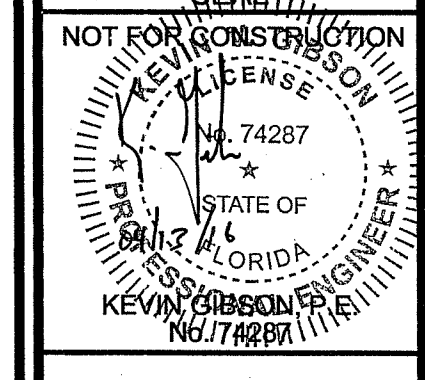


**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400 Fax 850.438.0446  
E8 00255571 12/9/16

**OVERALL EXISTING SITE**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	ESCO COMMENTS
No. 1	02-24-16	

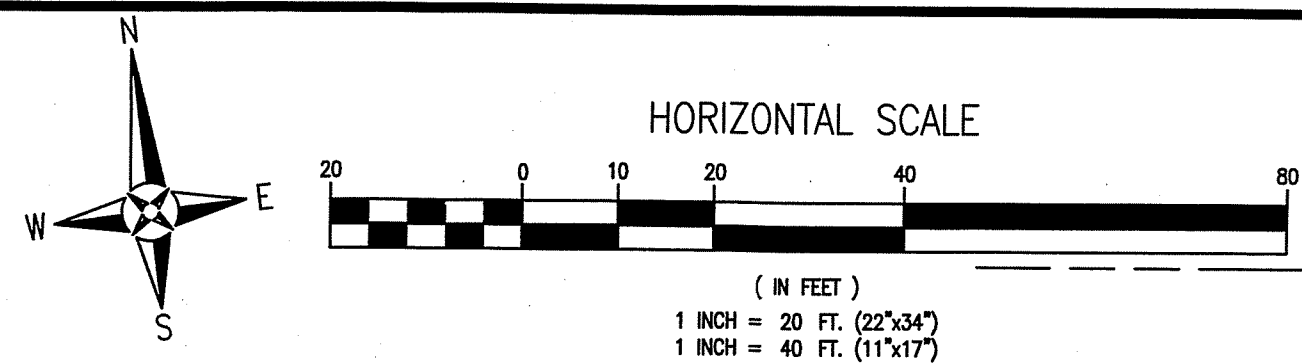


Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016

DRAWING No.  
**C1.0**  
SHEET 2 OF 17

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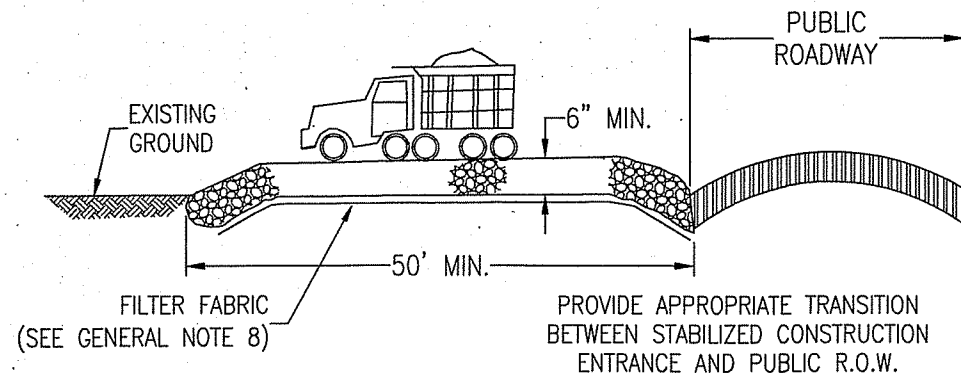




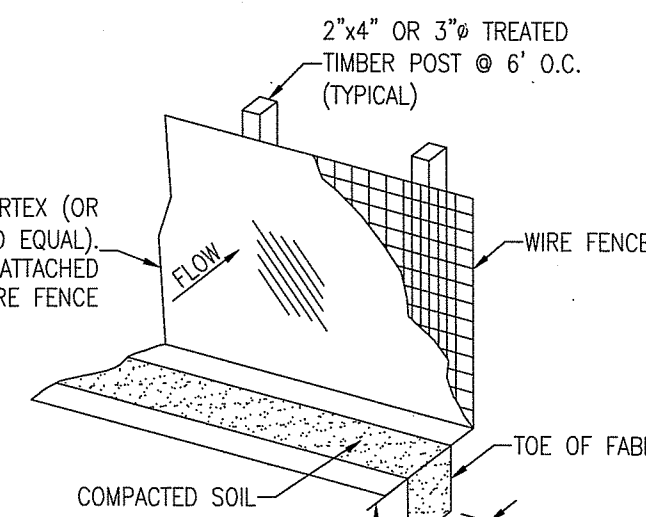
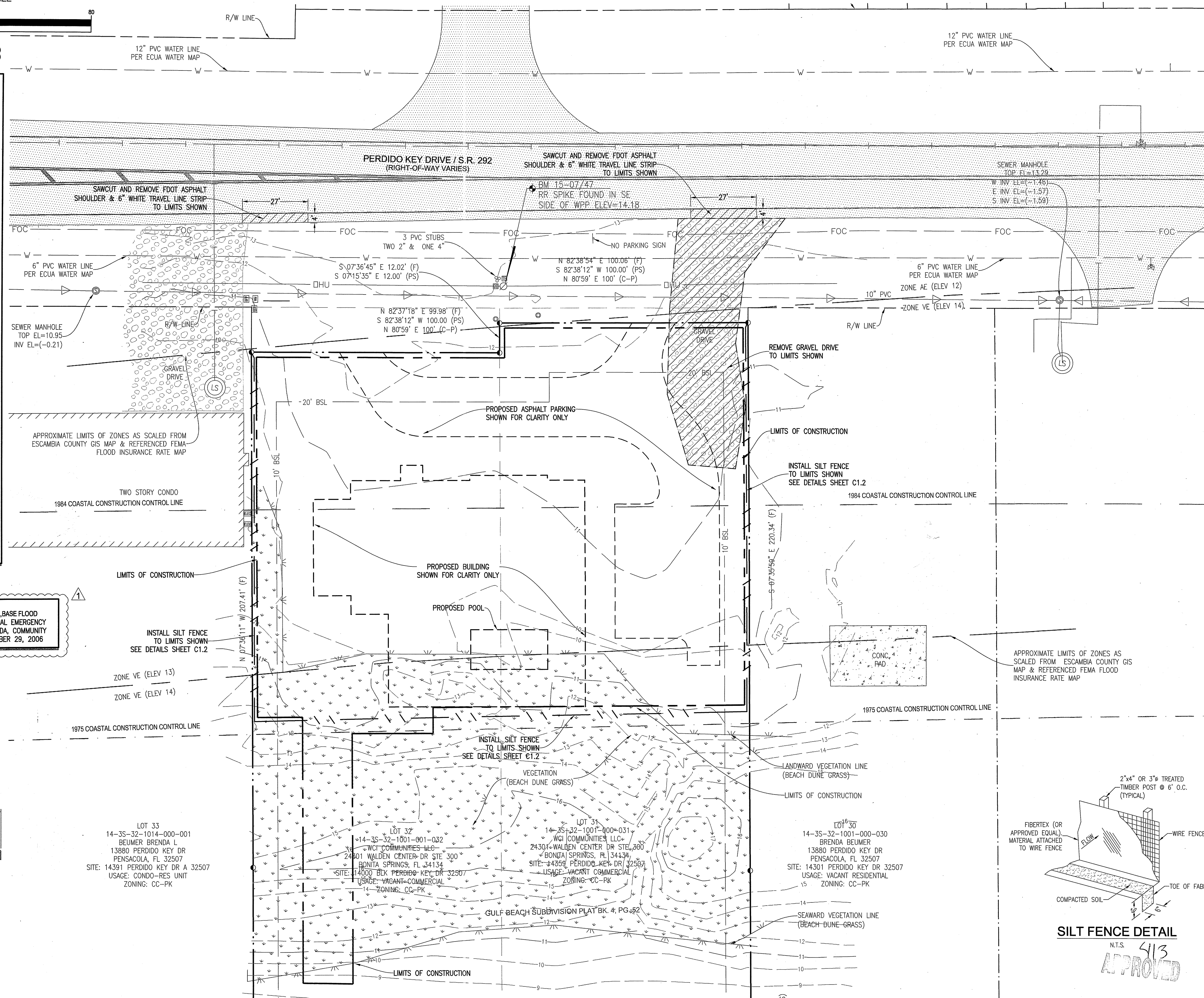
LEGEND	
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**EXISTING TREE NOTE:**  
THERE ARE NO EXISTING TREES ON-SITE.



**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



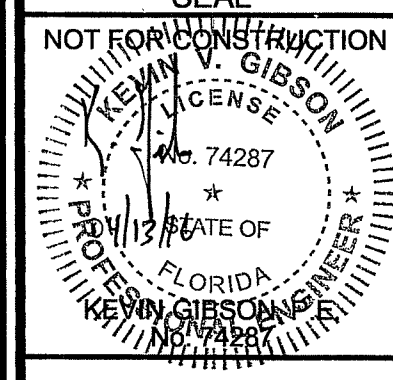
**SILT FENCE DETAIL**  
N.T.S.

**RBA**  
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Telephone 850.438.0400 Fax 850.438.0448  
EB 0000657 LB7916

**EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		



Dr. By: GTP  
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Date: 04-08-2016  
DRAWING No.  
**C1.1**  
SHEET 3 OF 17

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## GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
- THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
- RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE FDOT INDEX.
- ALL AREAS, NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE CLEANED OF DEBRIS AND CONSTRUCTION MATERIAL AND RAKED SMOOTH.
- ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING & GRUBBING REQUIRED.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR TO COORDINATE WITH RESPONSIBLE UTILITY FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.
- DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.

## DEMOLITION NOTES:

- ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.
- NO DEMOLITION DEBRIS WILL BE STOCKPILED OR GATHERED ON THE PROJECT SITE OR ADJACENT PROPERTIES, WITHOUT PRIOR AUTHORIZATION OF THE OWNER.

## PROHIBITED MATERIAL:

- (A) APPROVED MATERIAL:  
APPROVED MATERIALS ARE THOSE CONSTRUCTIONS AND LANDSCAPING MATERIALS WHOSE MINERALOGICAL COMPOSITION IS WHITE FINE TO MEDIUM GRAINED QUARTZ SAND. HOWEVER, OYSTER SHELL, LIMESTONE OR WHITE DOLOMITE MAY BE USED FOR ROAD BED OR FOUNDATION CONSTRUCTION IF REASONABLY THE SAME COLOR AS APPROVED SAND AFTER EXPOSURE TO THE SUN AND NOT CONTAINING CLAY OR OTHER DISCOLORING, STAINING OR DARKENING MATERIAL. FOR THE PURPOSES OF THIS SECTION, WHITE FINE TO MEDIUM GRAINED QUARTZ SAND SHALL HAVE THE FOLLOWING CHARACTERISTICS:
- COLOR:  
A MUNSSELL COLOR CHART VALUE OF 9.25 OR WHITER AND A CHROMA OF 0.5 OR LESS ON THE 2.5, 5, 7.5 OR 10YR SCALE WHEN CHECKED IN AN AIR DRY CONDITION.
  - GRAIN SIZE:  
A GRAIN SIZE OF 75 PERCENT OF THE SAMPLE BY WEIGHT BETWEEN 0.43 MILLIMETERS (MM) AND 0.08 MM, WITH THE REMAINING 25 PERCENT BEING COARSER THAN 0.43MM BUT NOT LARGER THAN 1.0 MM AS DESCRIBED UNDER THE UNIFIED SOIL CLASSIFICATION SYSTEM. THIS CORRESPONDS TO THE NUMBER 40-200 SIEVE SIZES FOR GRADATION CURVE ANALYSIS.
- (B) PROHIBITED MATERIAL:  
PROHIBITED MATERIALS ARE ANY DARKENING, DISCOLORING OR STAINING MATERIALS HAVING THE ABILITY TO PERMANENTLY (GREATER THAN SIX MONTHS) CHANGE THE COLOR OR DARKEN THE NATURAL WHITE SANDS OF SANTA ROSA ISLAND OR PERDIDO KEY, OR ANY APPROVED MATERIALS, WHENEVER COMING INTO CONTACT WITH THEM. PROHIBITED MATERIALS INCLUDE ANY WITH THE FOLLOWING CHARACTERISTICS:
- COLOR:  
A COLOR DARKER THAN THE COLOR REQUIRED FOR APPROVED MATERIALS.
  - GRAIN SIZE:  
A GRAIN SIZE WITH OVER TEN PERCENT BY WEIGHT OF THE SAMPLE OUTSIDE THE RANGE REQUIRED FOR APPROVED MATERIALS.
  - COMPOSITION OR CHARACTER:  
ANY MATERIAL WHICH, IN WHOLE OR IN PART, IS COMPOSED OF OR CONTAINS CLAY OR ANY OTHER SUBSTANCE THAT WOULD DARKEN, STAIN OR DISCOLOR THE NATURAL BARRIER ISLAND SANDS OR APPROVED MATERIAL.

## EROSION CONTROL NOTES:

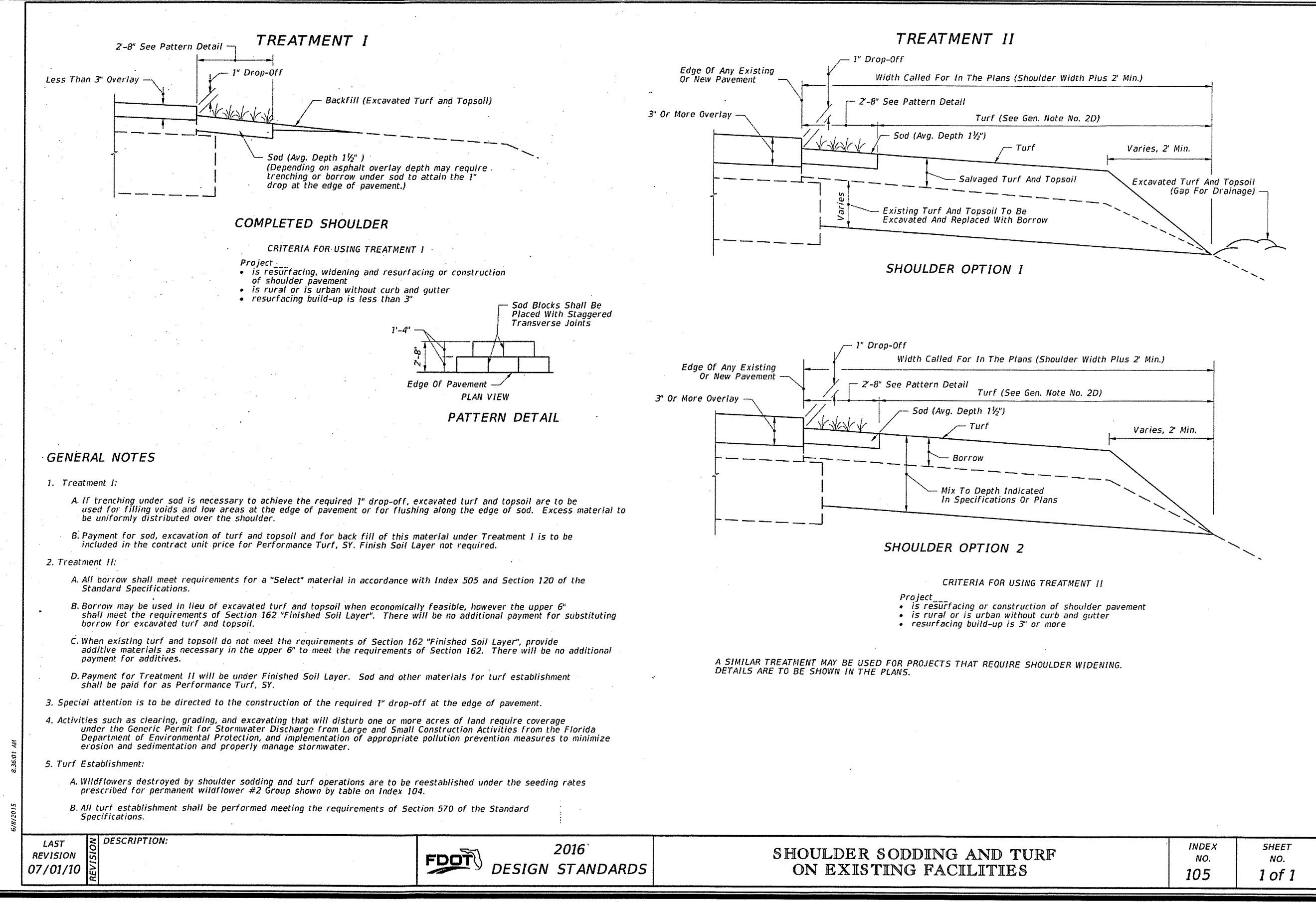
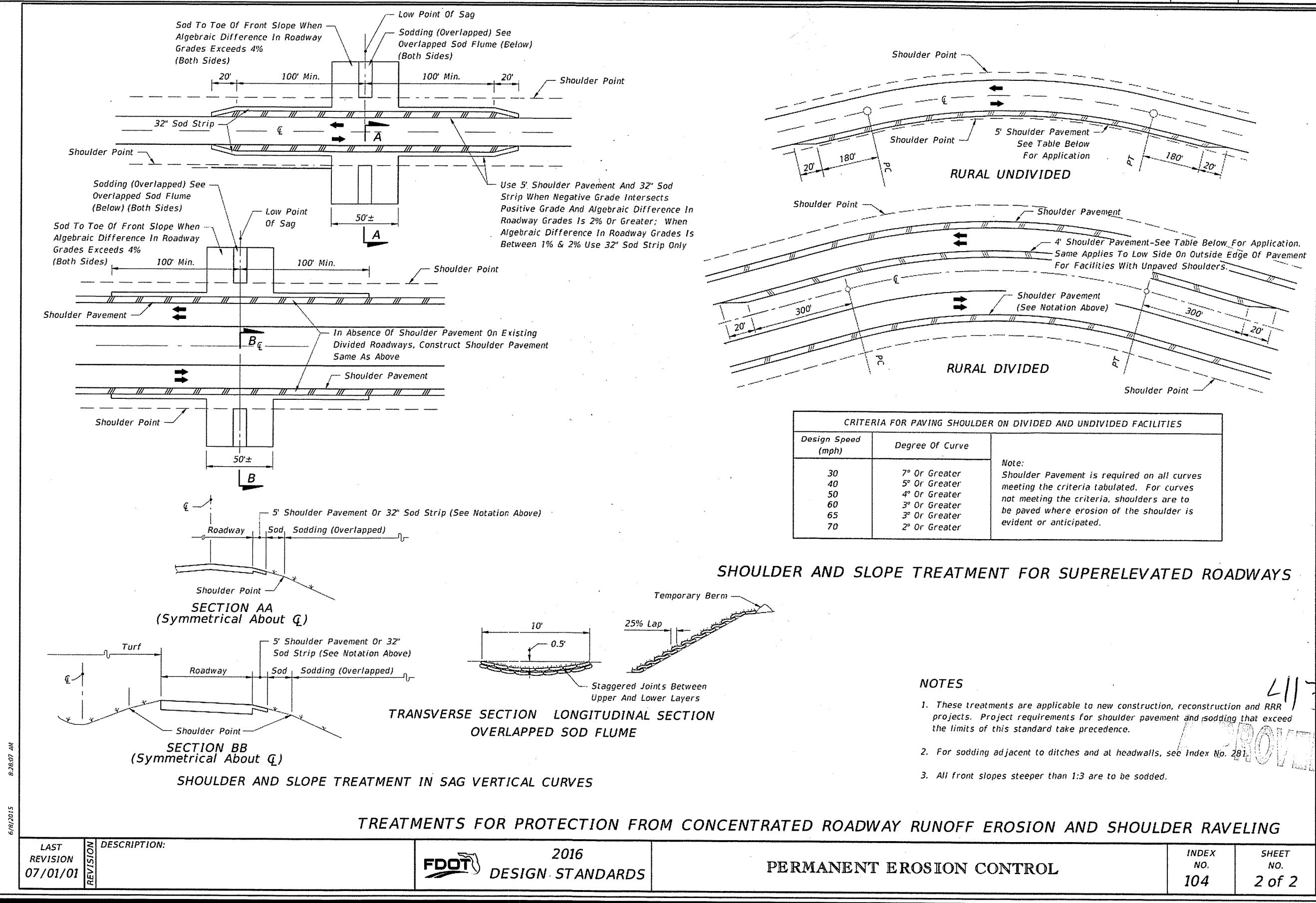
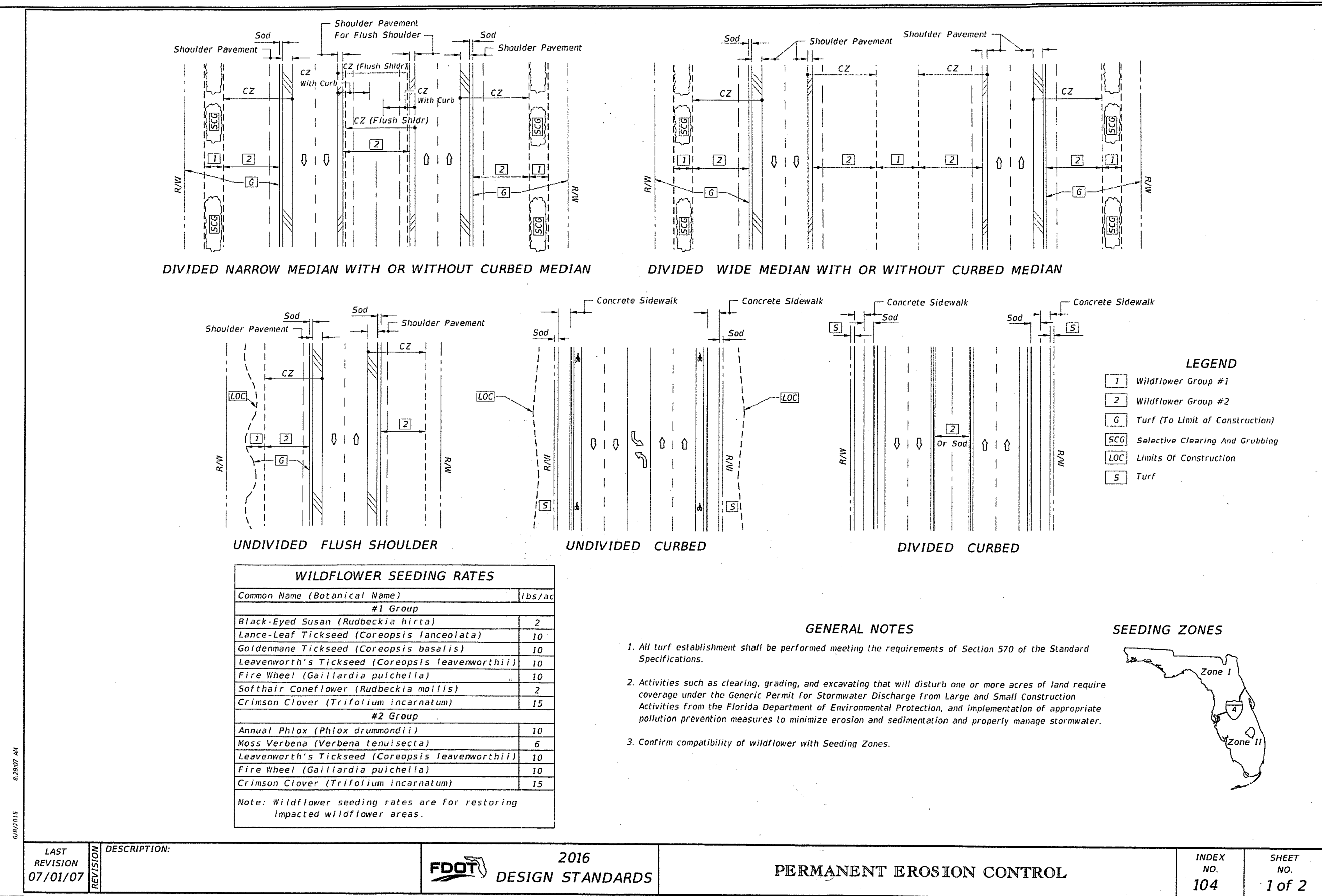
- THE CONTRACTOR SHALL ESTABLISH EROSION CONTROL PRIOR TO COMMENCING ANY CONSTRUCTION OR DEMOLITION ON THE PROJECT. EROSION CONTROL BARRIER PLACEMENT AS INDICATED IS SUGGESTED ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM CONTROLLING EROSION AND SEDIMENT WITHIN THE PROJECT SITE. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND BE MAINTAINED DURING THE ENTIRE TIME OF CONSTRUCTION AND DEMOLITION ON THE PROJECT.
- AN EROSION CONTROL BARRIER IS TO BE PLACED ALONG ALL BOUNDARIES OF THE PROJECT AREA AS SHOWN BEFORE CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL CONSTRUCTION IS FINISHED AND ACCEPTED AND FINAL STABILIZATION IS COMPLETE.
- INSPECT AND REESTABLISH EROSION CONTROL BARRIERS WEEKLY AND AFTER EVERY SIGNIFICANT STORM EVENT.
- 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.

## ALLOWABLE LANDSCAPING MATERIAL:

- ALL LANDSCAPING MATERIAL SHALL BE LIMITED TO APPROPRIATE, SALT TOLERANT, NATIVE, COASTAL VEGETATION. WATER CONSERVATION THROUGH PROPER PLANT SELECTION, INSTALLATION AND MAINTENANCE PRACTICES, ETC., SHOULD BE INCORPORATED ON THIS COASTAL SITE. THE FOLLOWING XERISCAPE PRINCIPLES ARE TO BE INCORPORATED INTO ALL LANDSCAPE DESIGNS;
- PROPOSED PLANT MATERIAL SHALL BE TOLERANT OF BEACH CONDITIONS, INCLUDING SLAT, WIND, LOW NUTRIENT LEVELS AND DROUGHT.
- LIMIT TURF TO LOCATIONS WHERE IT PROVIDES FUNCTIONAL BENEFITS.
- PROVIDE EFFICIENT IRRIGATION SYSTEM.

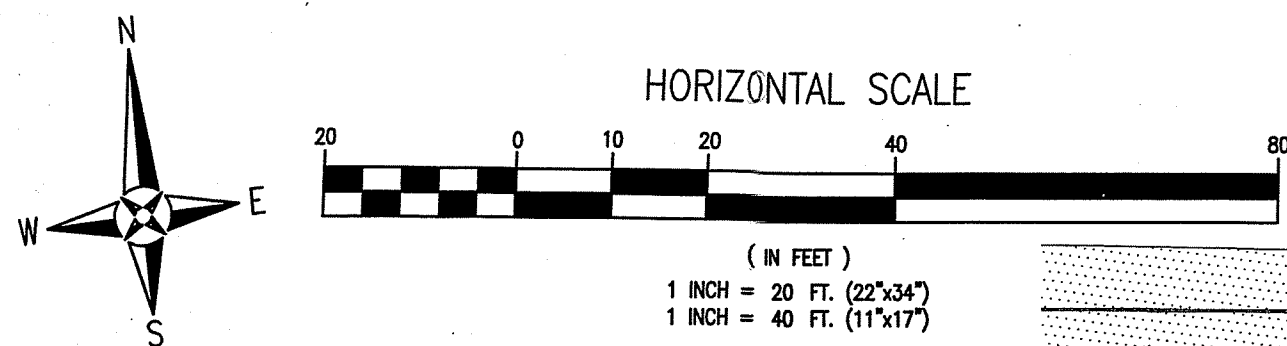
## PROHIBITED MATERIAL PERMIT REQUIRED:

- ALL PROJECTS INVOLVING THE PLACEMENT OF SAND OR OTHER CONSTRUCTION LANDSCAPING MATERIALS ON SANTA ROSA ISLAND OR PERDIDO KEY SHALL REQUIRE COUNTY APPROVAL OF A REPRESENTATIVE SAMPLE OF THE MATERIALS ACCORDING TO THE COMPLIANCE REVIEW PROCESSES OF CHAPTER 2 PRIOR TO TRANSPORT ON THE BARRIER ISLANDS. AN ESCAMBIA COUNTY LAND DISTURBANCE PERMIT APPLICATION FOR THIS PROPOSED ACTIVITY MAY BE OBTAINED FROM THE ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL PERMITTING SECTION, 3363 WEST PARK PLACE, PENSACOLA, FL 32505; (850)595-3475
- ESCAMBIA COUNTY LDC CHAPTER 4, SEC. 4-5.7 BARRIER ISLAND SAND (e) REMOVAL OF PROHIBITED MATERIALS, (1) GENERAL. ANY TIME RECONSTRUCTION, REDEVELOPMENT, IMPROVEMENT, OR USE OF A SITE ON SANTA ROSA ISLAND OR PERDIDO KEY UNCOVERS OR EXPOSES "PROHIBITED MATERIALS" AS DEFINED IN DSM CHAPTER 2- BARRIER ISLAND SAND SECTION THOSE MATERIALS MUST BE IMMEDIATELY REMOVED FROM THE SITE AND RELOCATED OFF THE BARRIER ISLAND.



REVISION	DATE	ESCO COMMENTS
1	02-24-16	





#### LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED ON-SITE ASPHALT
	PROPOSED FDOT ASPHALT
	PROPOSED CONCRETE
	PROPOSED BOARDWALK
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	1984 COASTAL CONSTRUCTION CONTROL LINE
	1975 COASTAL CONSTRUCTION CONTROL LINE
	FLOOD ZONE BOUNDARY

#### GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX 17346 (LATEST EDITION).
2. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT SPECIFICATIONS.
3. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER FDOT STANDARD INDEX 105 (LATEST EDITION).
4. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FDOT STANDARD INDEX 17346 (LATEST EDITION).
5. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
6. ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865 (LATEST EDITION), WIND ZONE No.:1.
7. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

#### DIMENSION NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

#### STRIPING & SIGNAGE NOTE:

REFER TO SHEET C5.0 FOR ADDITIONAL DETAILS REGARDING ALL STRIPING AND SIGNAGE

#### EVACUATION NOTE:

ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.

#### ESCAMBIA COUNTY SIGNAGE NOTE:

(PER LDC SECTION 5.8-7 ON-PREMISES SIGNS)  
TOTAL SITE SIGN AREA, WALL AND FREESTANDING, IS LIMITED TO 3000.0 SQ. FT. (200x1.5) AND 35 FEET IN HEIGHT. TOTAL WALL SIGN AREA IS ADDITIONALLY LIMITED TO 10% OF THE AREA OF WALL SURFACE FACING PERDIDO KEY DRIVE, AND NO ONE FREE-STANDING SIGN MAY EXCEED 200 SQ. FT. EACH. FREESTANDING SIGN IS LIMITED TO A MINIMUM 10 FEET SETBACK FROM RIGHTS-OF-WAY AND MUST MAINTAIN VISUAL CLEARANCE ALONG RIGHTS-OF-WAY AND AT INTERSECTIONS. A VALID

ESCAMBIA COUNTY SIGN PERMIT MUST BE OBTAINED PRIOR TO ERECTING, CONSTRUCTING, ALTERING, OR RELOCATING ANY SITE SIGNAGE. (PER LDC SECTION 5.8-3 SIGN PERMITS)

#### AREA CALCULATIONS:

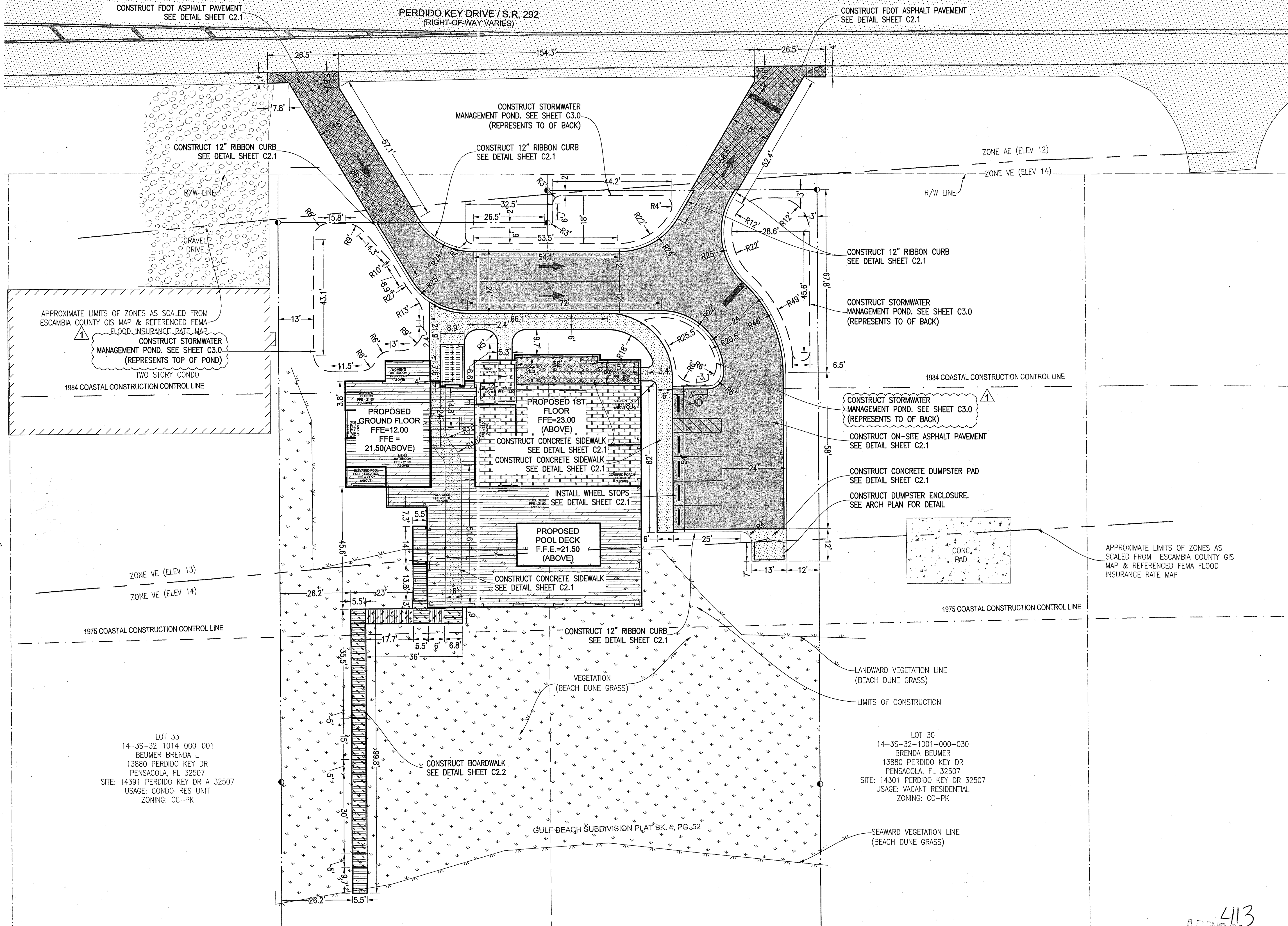
TOTAL PROPERTY AREA = 67,518 SF

EXISTING BUILDING AREA = 0 SF  
EXISTING IMPERVIOUS AREA = 0 SF  
EXISTING PERVIOUS AREA = 67,518 SF

PROPOSED BUILDING AREA (FOOTPRINT) = 8,855 SF  
PROPOSED IMPERVIOUS AREA (TOTAL) = 16,619 SF (25.3%)  
PROPOSED PERVIOUS AREA = 50,899 SF (74.7%)

#### PARKING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES:  
VISITORS AND EMPLOYEES WILL BE SHUTTLED TO AND FROM THE BEACH CLUB  
TOTAL PARKING SPACES PROVIDED = 5  
STANDARD PARKING SPACES = 4  
H.C. PARKING SPACES = 1

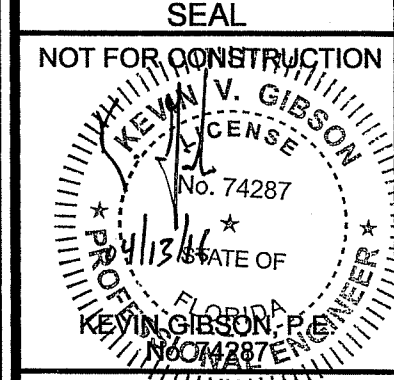


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EB 00009857 LB7916

**SITE LAYOUT &  
DIMENSION PLAN**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

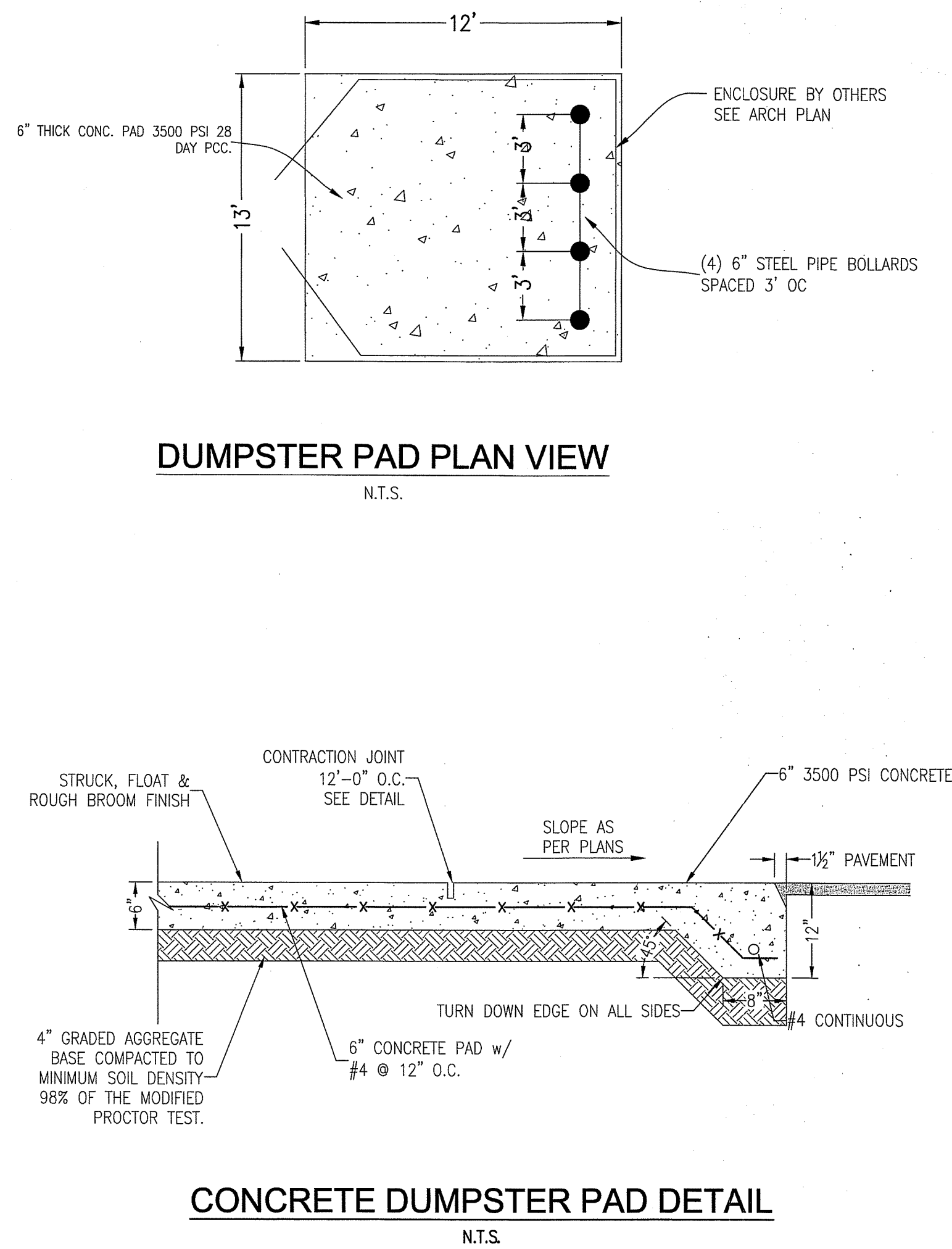
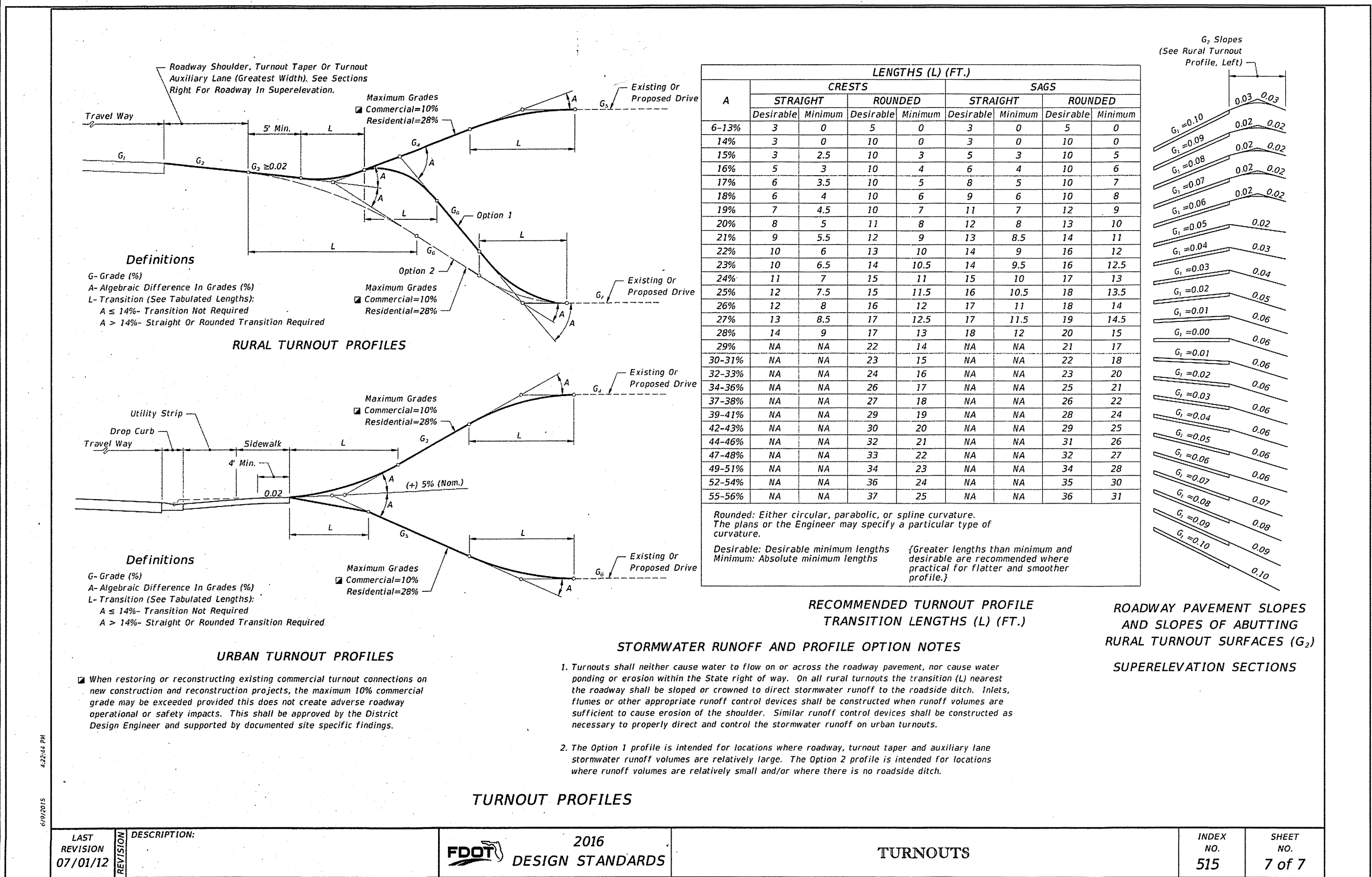
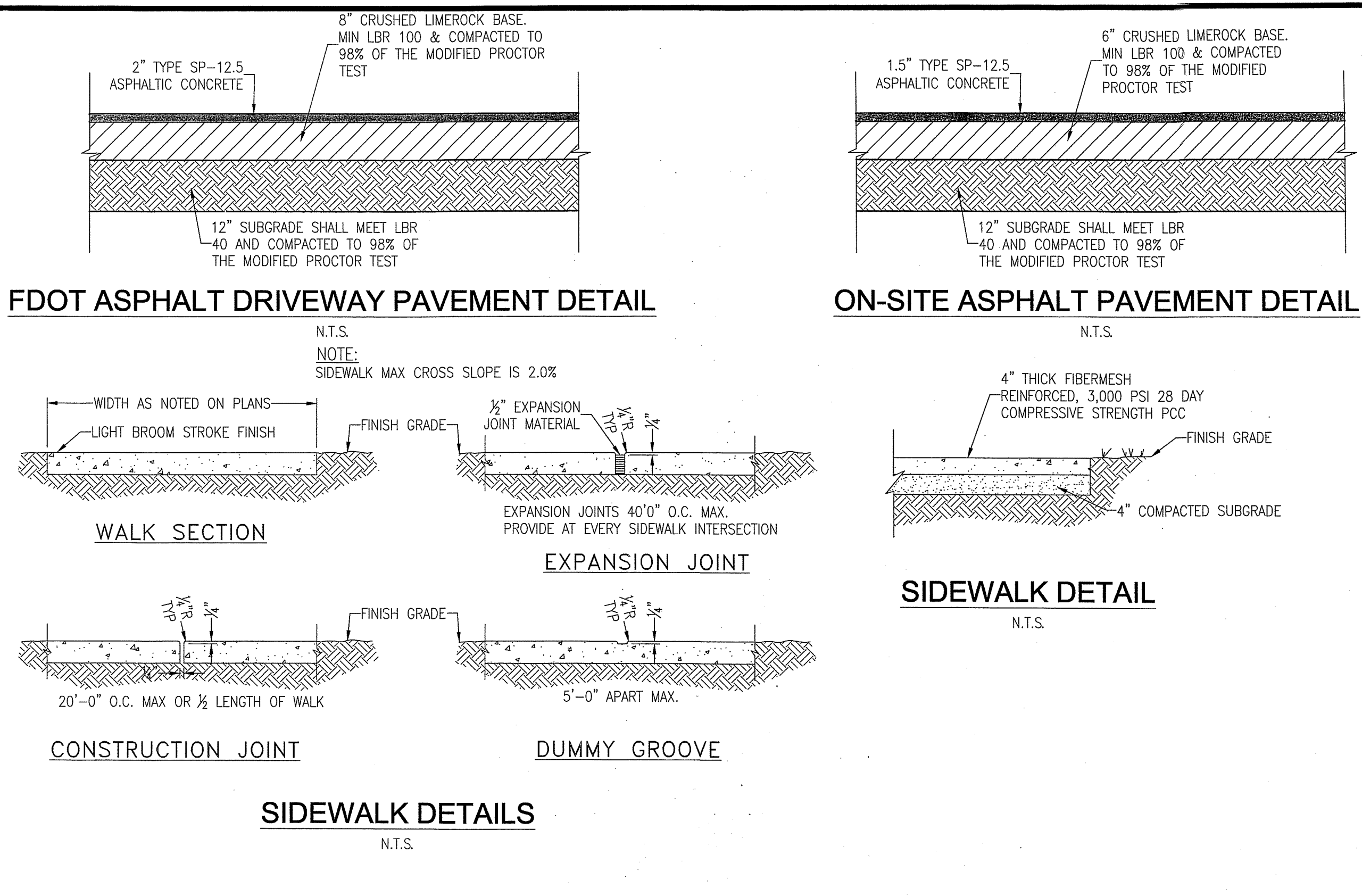
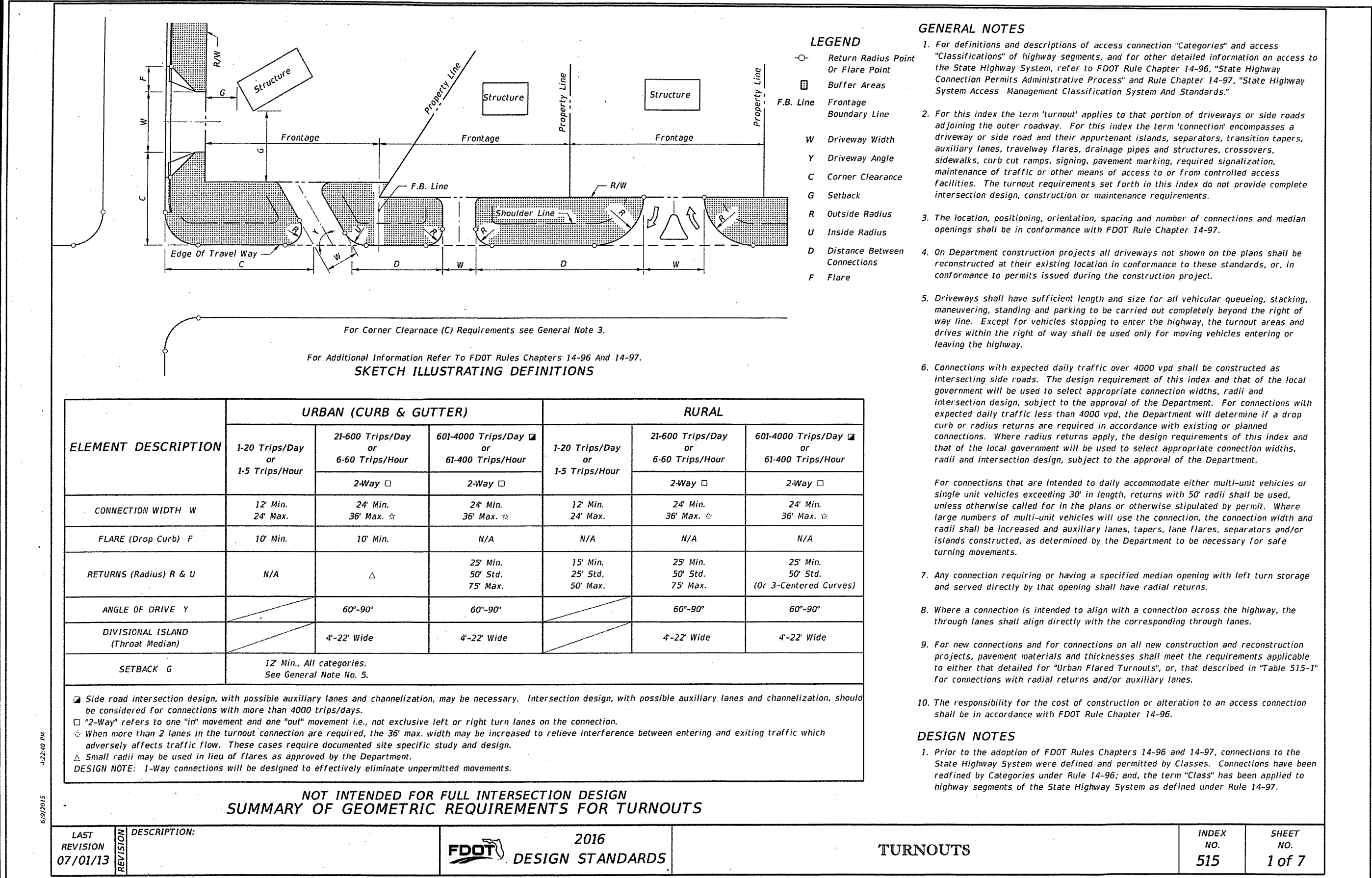
No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		



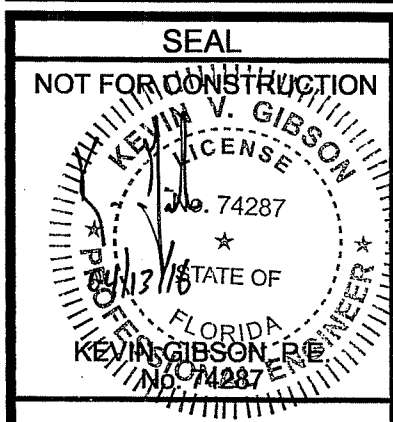
Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016  
DRAWING No.  
**C2.0**  
SHEET 5 OF 17

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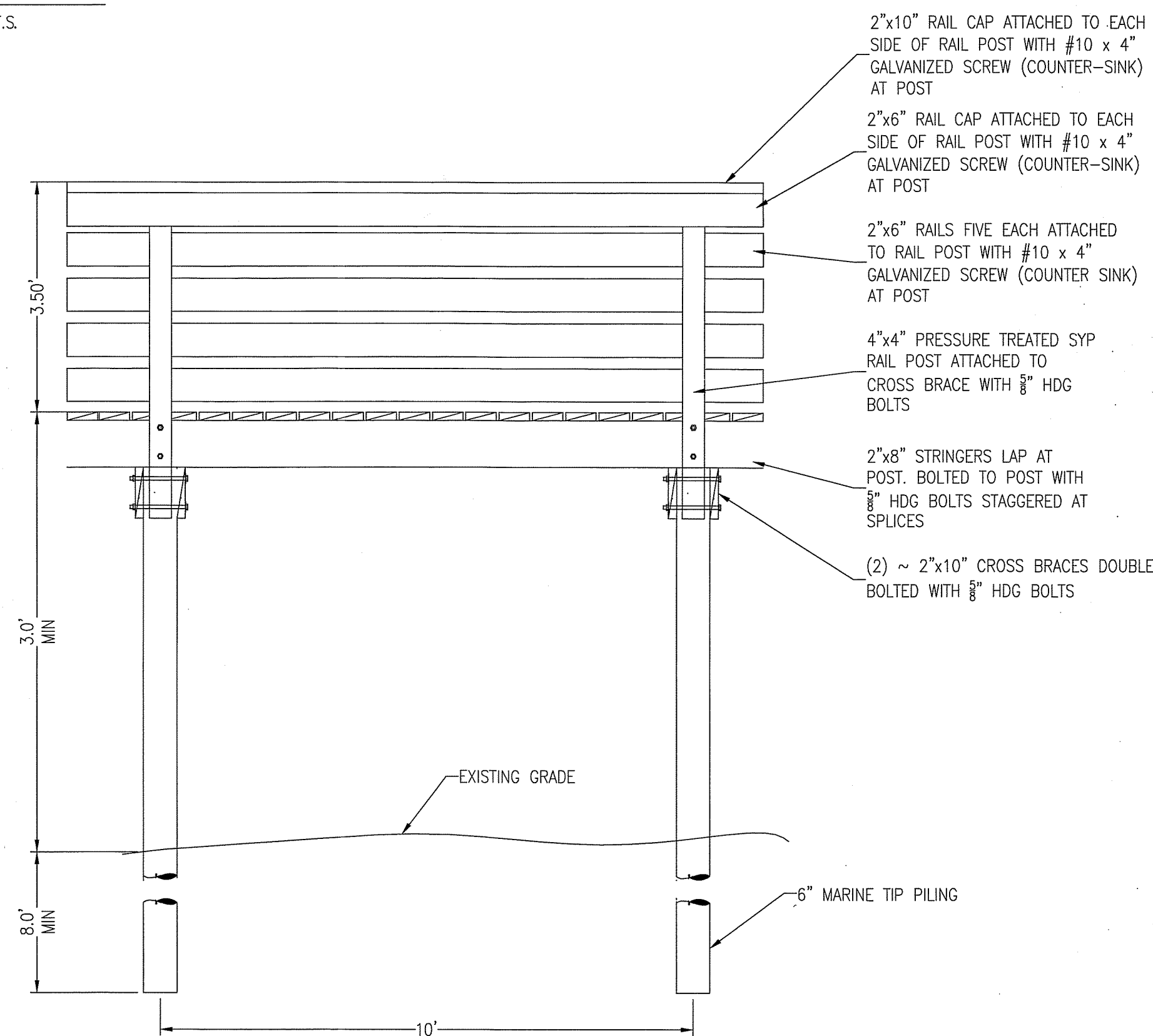
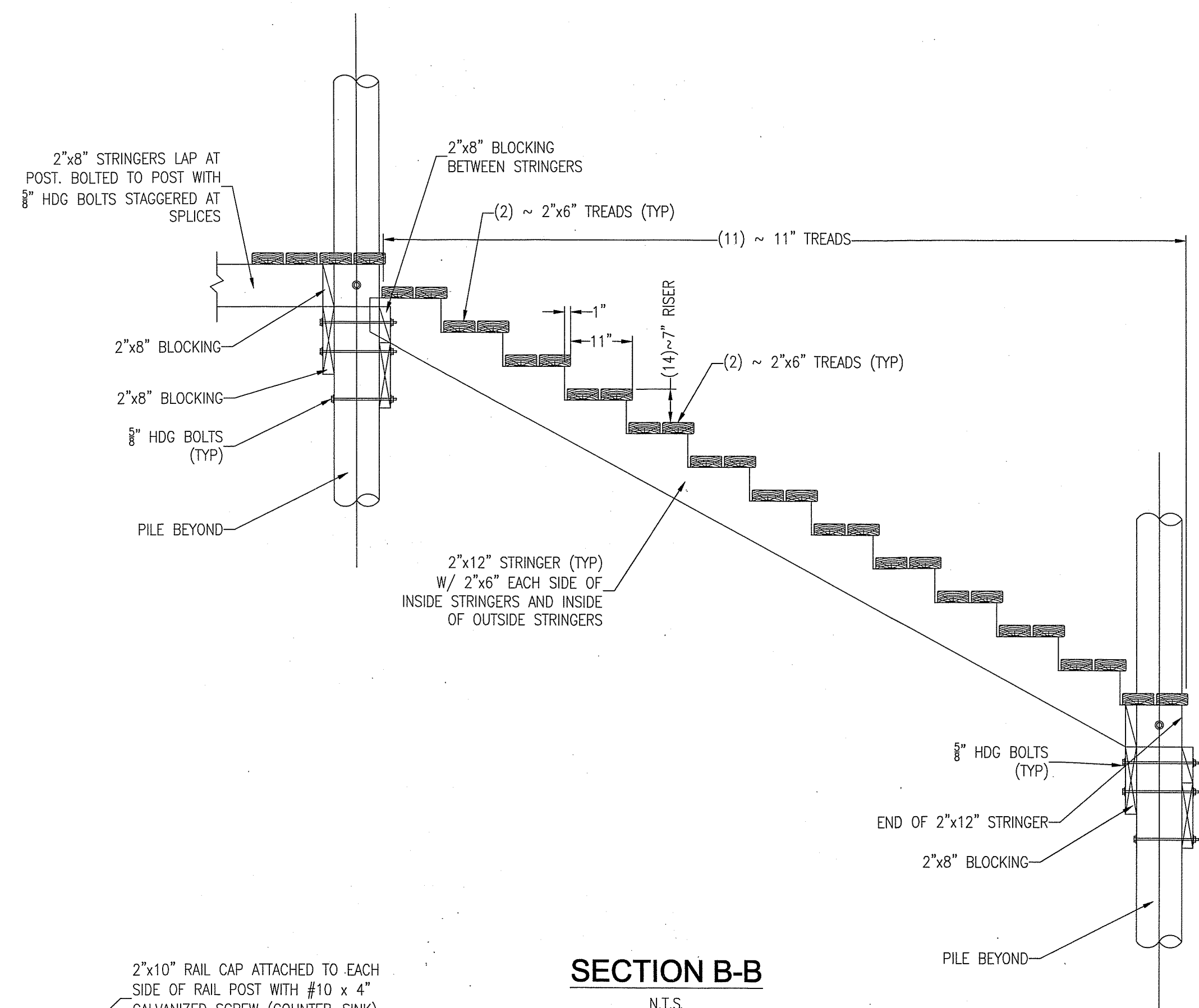
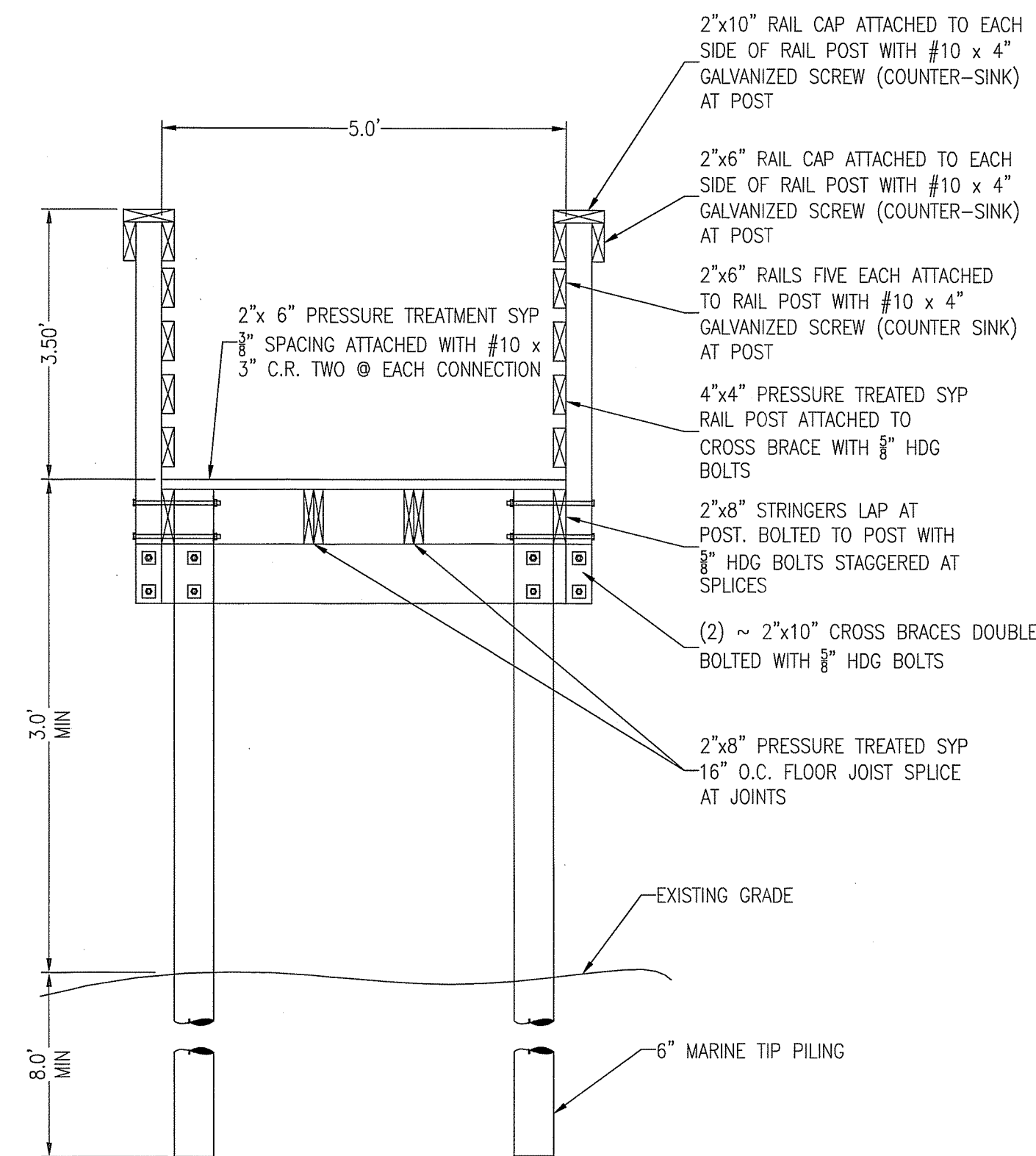
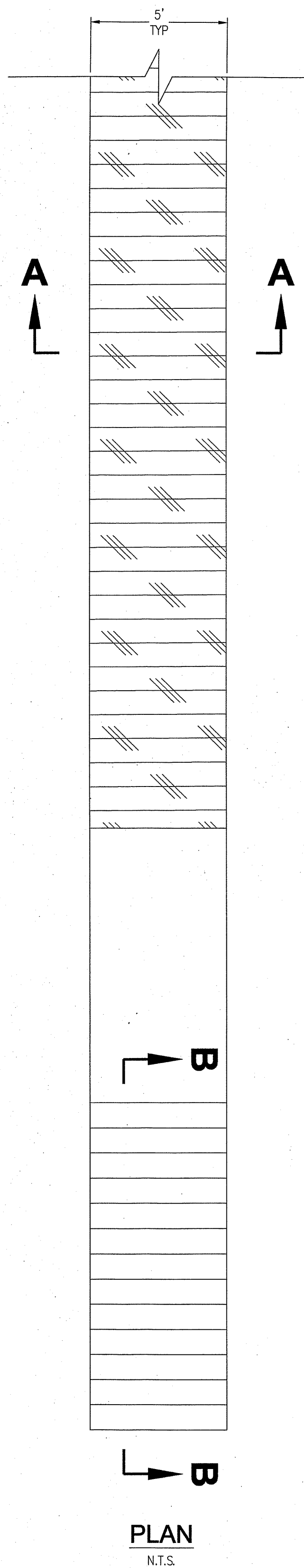




No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		







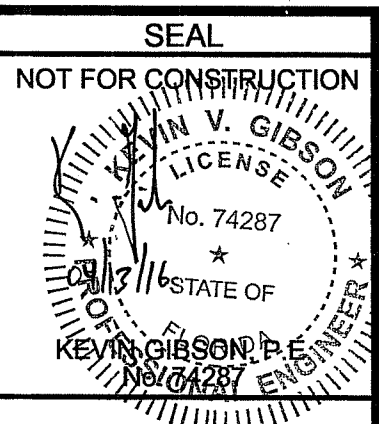
# **DUNE WALKOVER DETAILS**

N.T.S.

## **SITE DETAILS**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	COMMENTS
1	02-24-16	ESCO COMMENTS



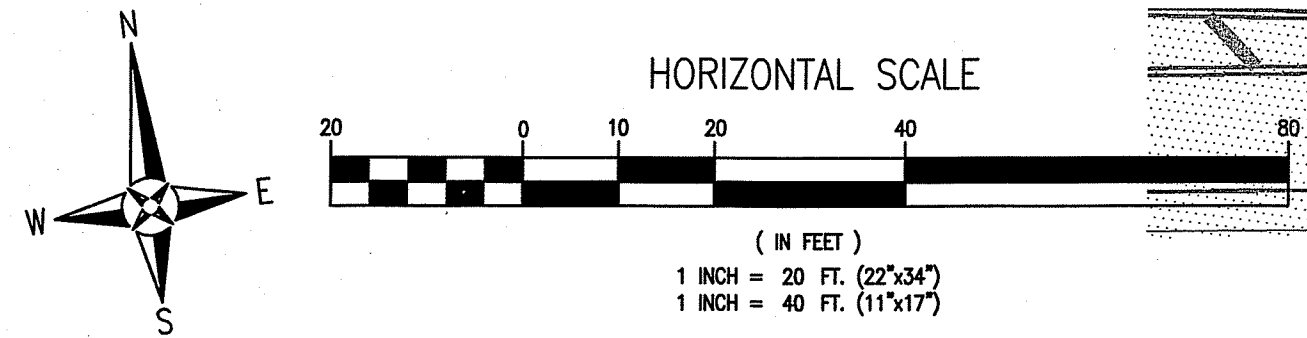
Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016

DRAWING No.

**C2.2**  
SHEET 7 OF 17

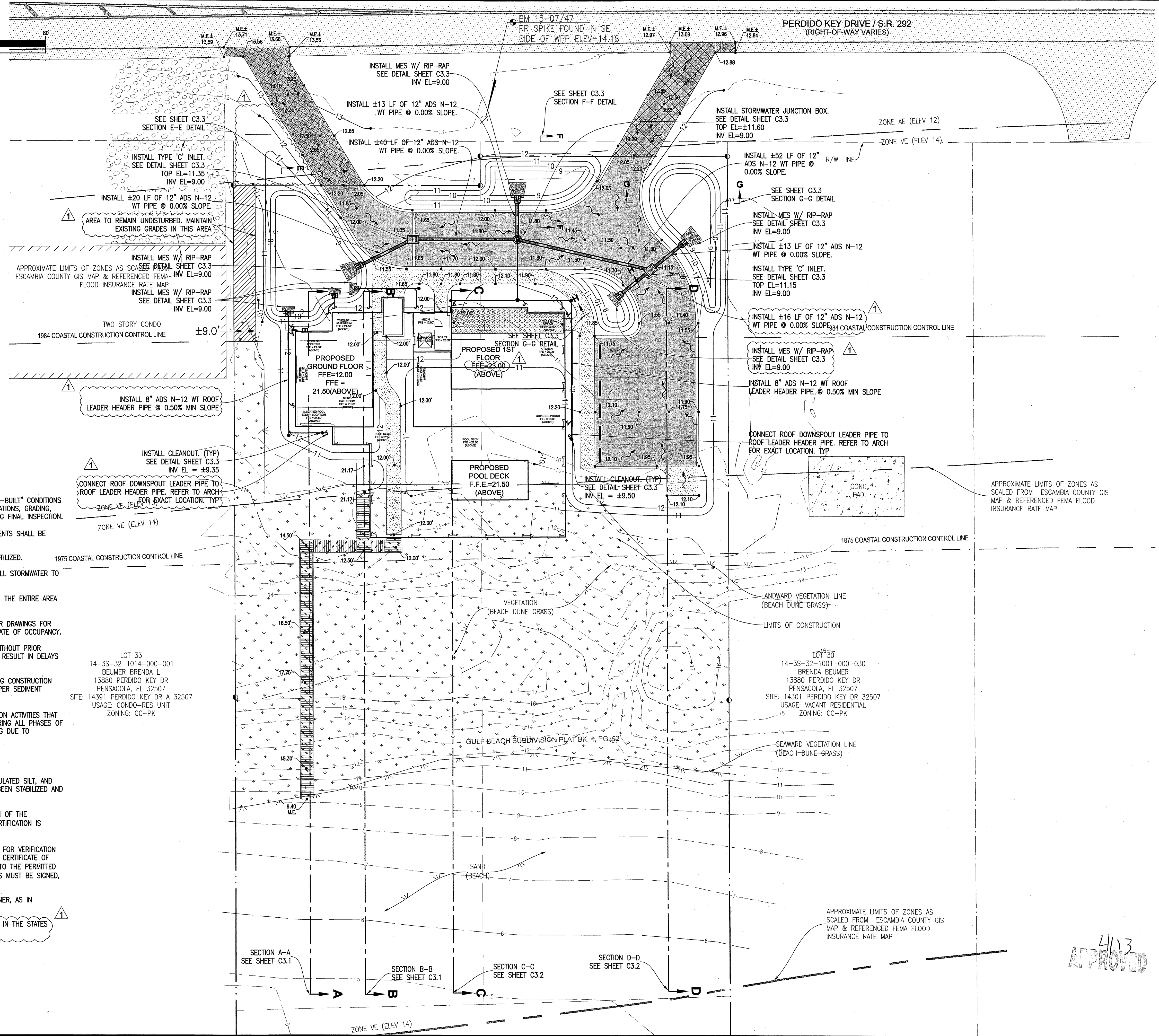
4/13  
APPROVED





- LEGEND**
- EXISTING ASPHALT
  - EXISTING GRAVEL
  - DUNE VEGETATION
  - PROPOSED ON-SITE ASPHALT
  - PROPOSED FDOT ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED BOARDWALK
  - BOUNDARY LINE
  - EASEMENT LINE
  - RIGHT-OF-WAY LINE
  - 1984 COASTAL CONSTRUCTION CONTROL LINE
  - 1975 COASTAL CONSTRUCTION CONTROL LINE
  - FLOOD ZONE BOUNDARY
  - VEGETATION LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - GUY ANCHOR
  - BENCHMARK
  - UTILITY POLE
  - FLOW ARROW
  - SEWER MANHOLE
  - PROPOSED SPOT ELEVATION
  - STORMWATER MANHOLE
  - PROPOSED SPOT ELEVATION MEET EXISTING

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
  2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
  3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
  4. DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED & FERTILIZED.
  5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
  6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH A FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.
  7. THE PROJECT ENGINEER SHALL PROVIDE TO ESCAMBIA COUNTY AS-BUILT CERTIFICATION AND/OR DRAWINGS FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY.
  8. 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.
  9. THE 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 MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).
  10. 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.
  11. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)
  12. THE DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN-OUT ACCUMULATED SILT, AND STABILIZE RETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
  13. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS (595-3434). AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
  14. THE PROJECT ENGINEER 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 CERTIFICATE OF OCCUPANCY, OR 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 A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
  15. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
  16. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATES RIGHTS-OF-WAY

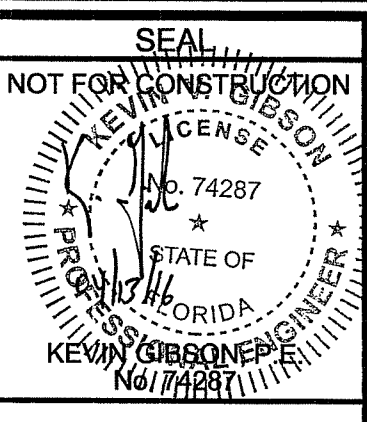


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**GRADING & DRAINAGE PLAN**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

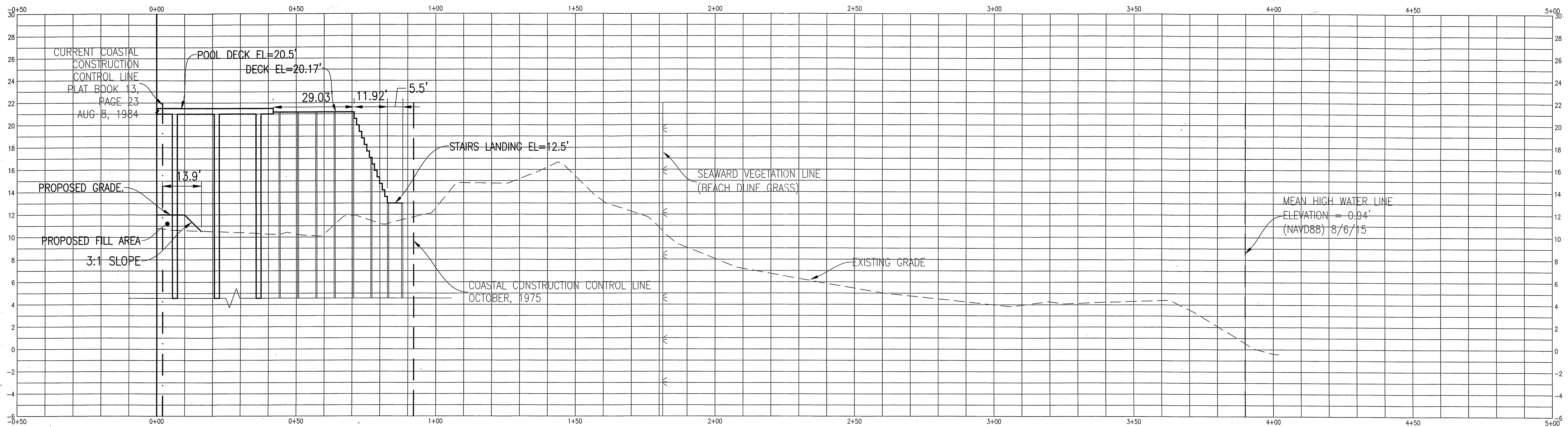
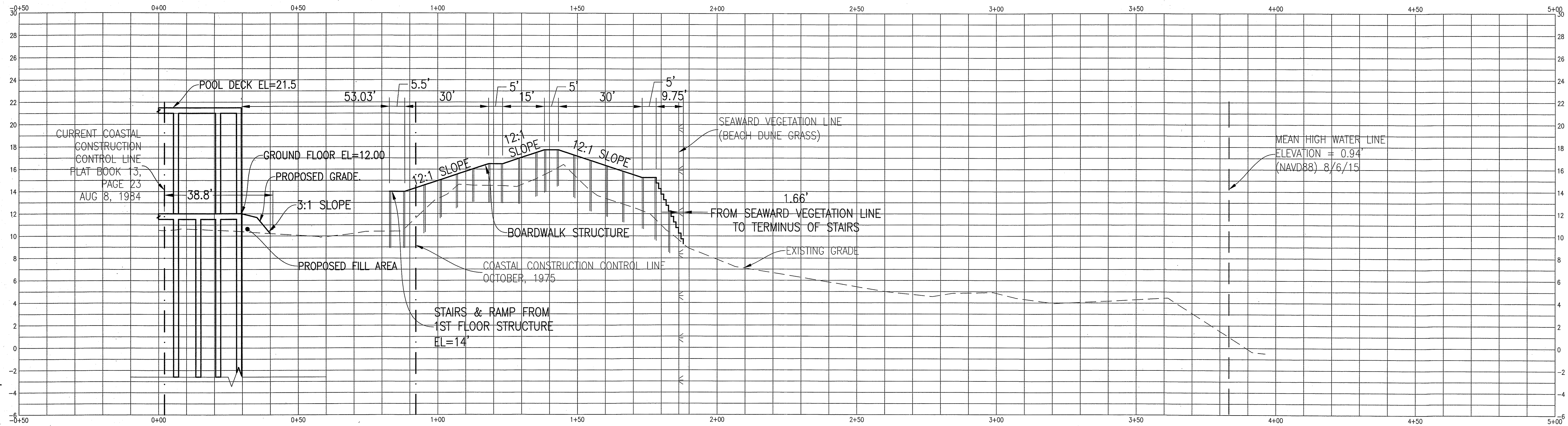
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1		02-24-16	



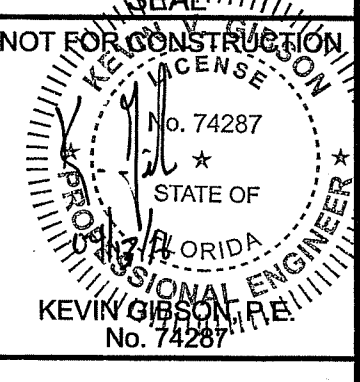
Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016  
DRAWING No.  
**C3.0**  
SHEET 8 OF 17

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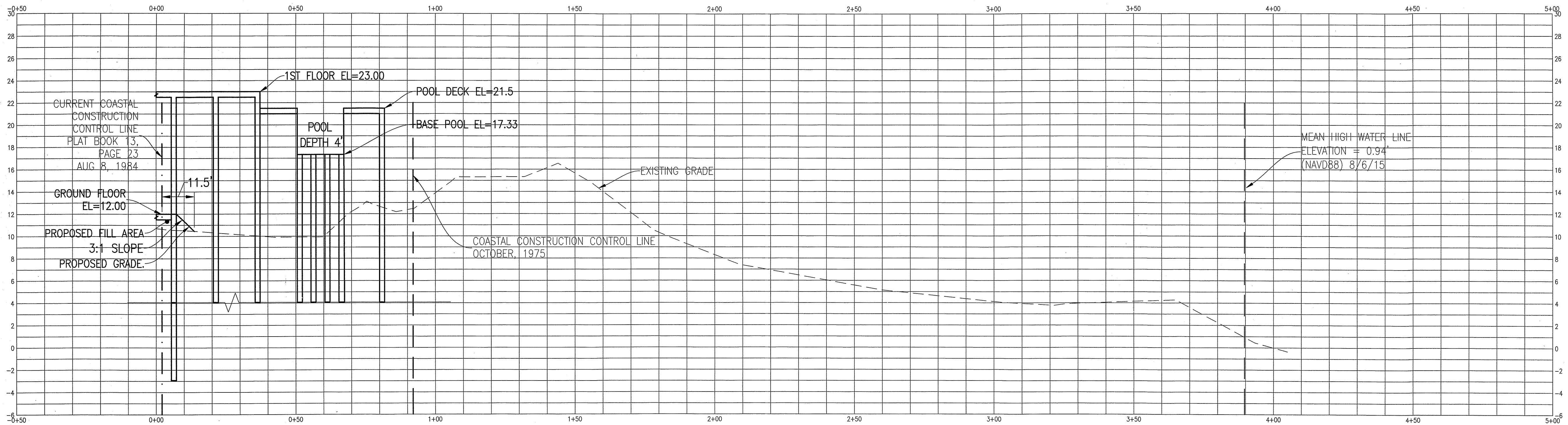


REVISION	DATE	ESCO COMMENTS
1	02-24-16	



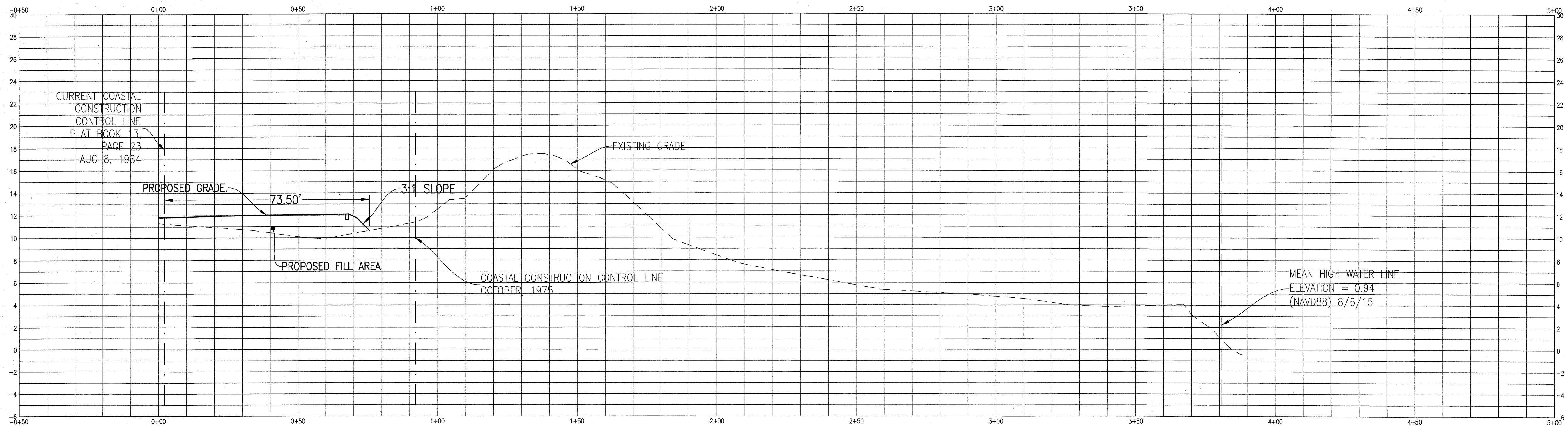
413  
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### CROSS SECTION C-C

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'



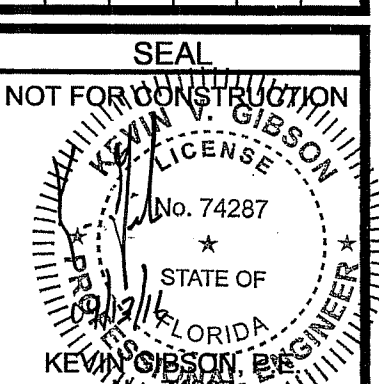
### CROSS SECTION D-D

HORIZONTAL SCALE: 1"=20'  
VERTICAL SCALE: 1"=5'

### SITE SECTIONS

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		



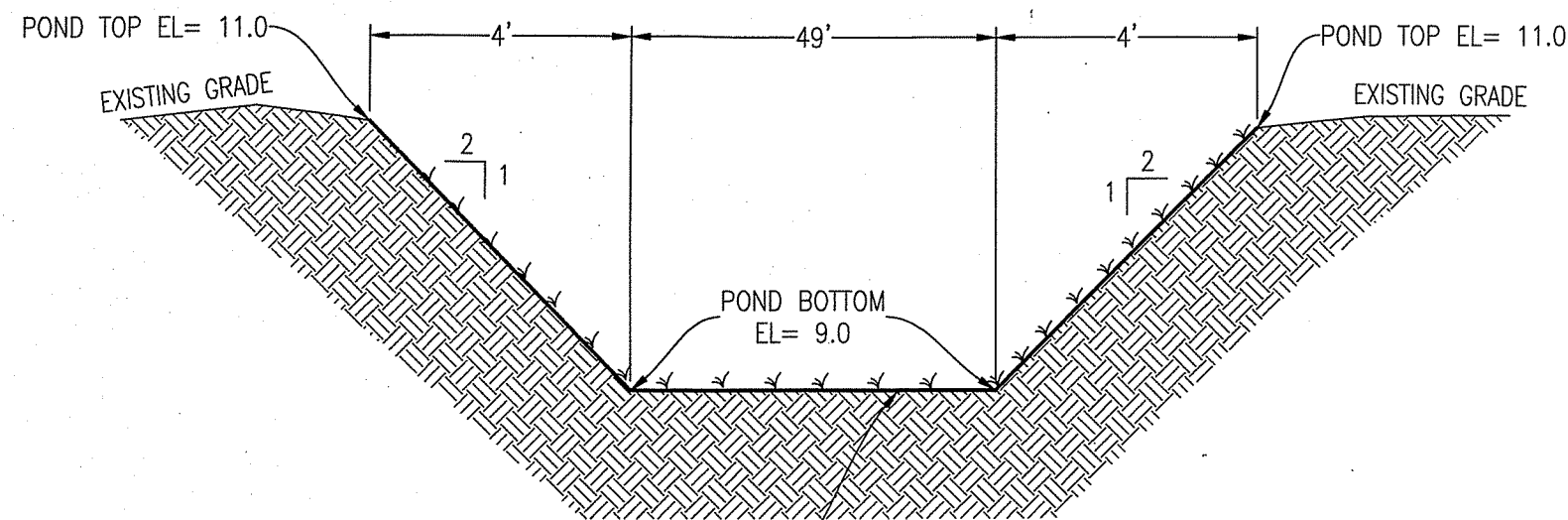
Dr. By: GTP  
Ck By: KVG  
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DRAWING No.

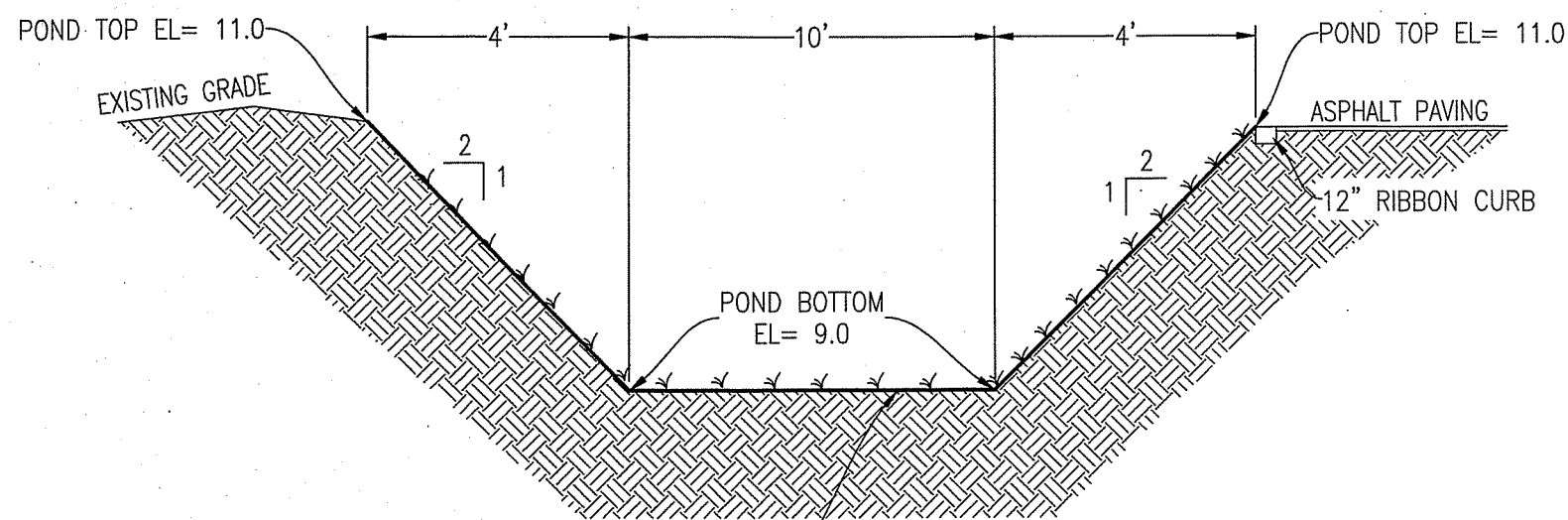
**C3.2**  
SHEET 10 OF 17

4/13  
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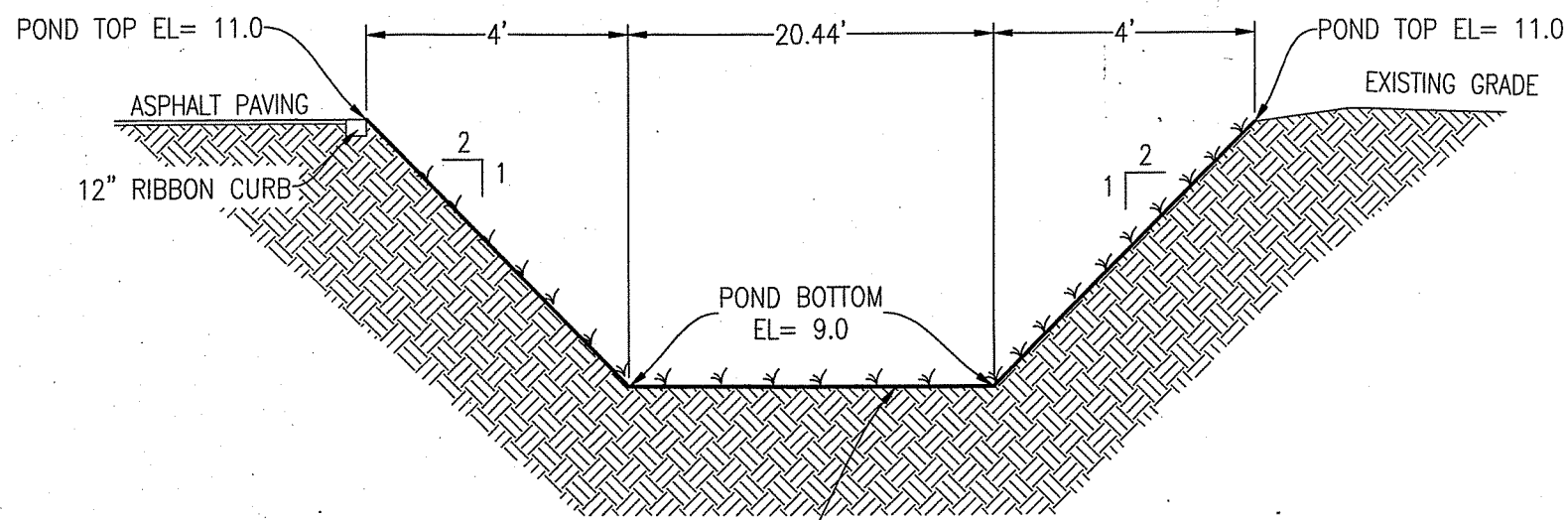




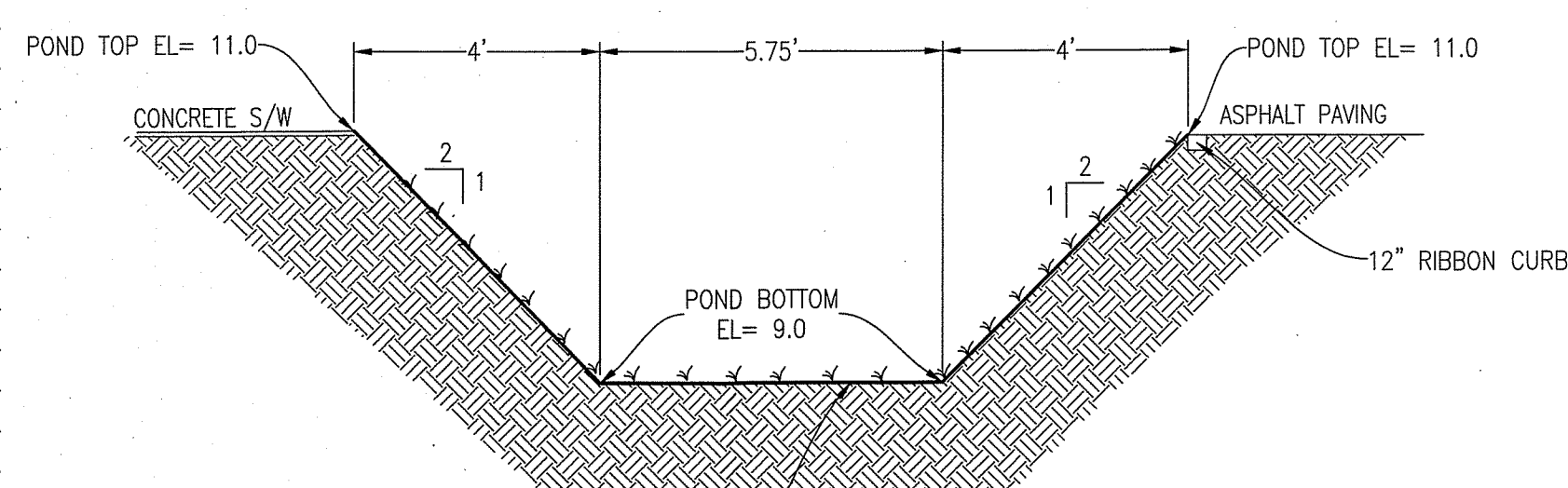
**POND 'E-E' CROSS SECTION**  
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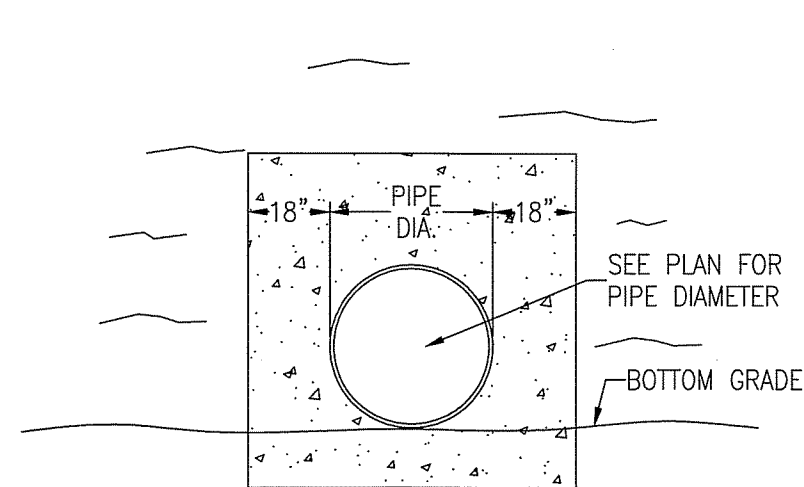
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N.T.S.



**POND 'G-G' CROSS SECTION**  
N.T.S.

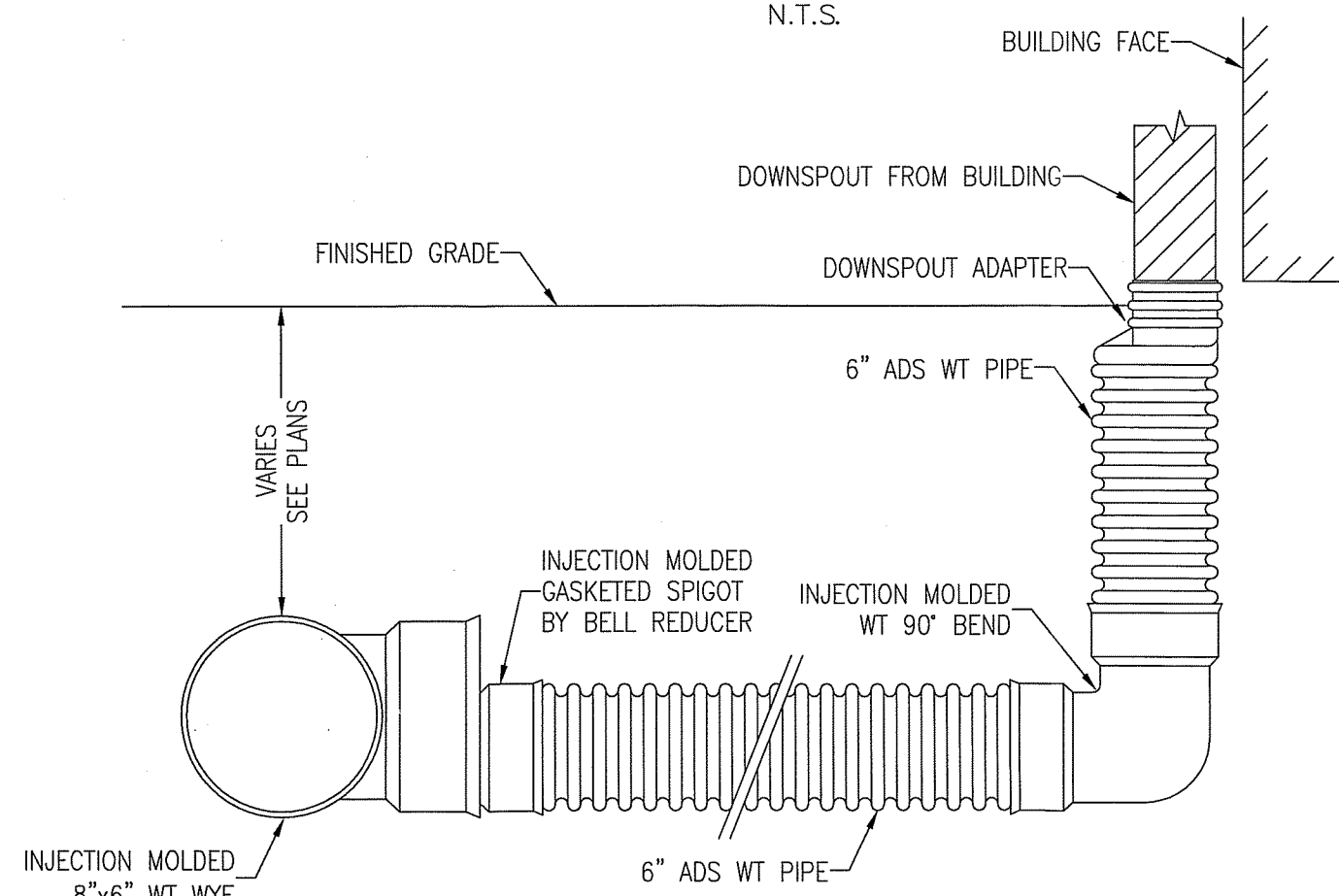


**POND 'H-H' CROSS SECTION**  
N.T.S.

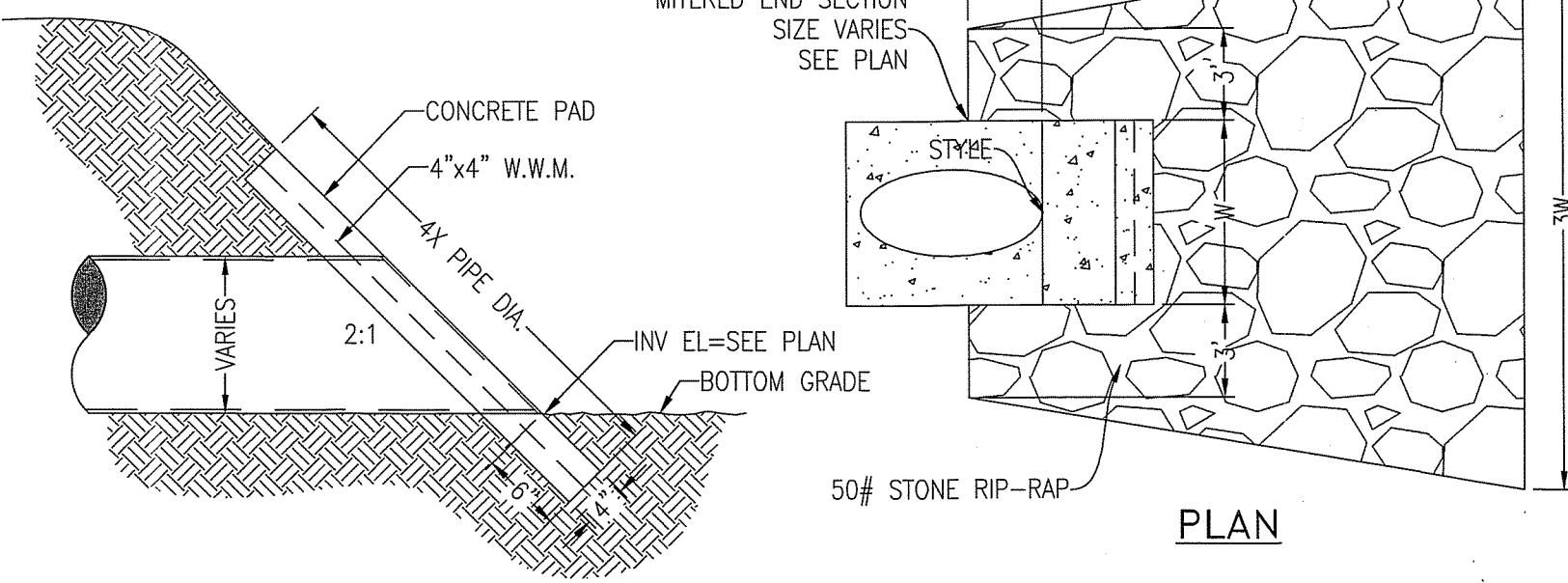


**NOTE:**  
CUT DRAIN PIPE ENDS TO MITERED SECTIONS. COMPACT SOIL ADJACENT TO ENDS AND SOD ACCORDINGLY. ALSO, COMPACT SOIL LIFT COVERING DRAIN PIPES AND SOD ACCORDINGLY.

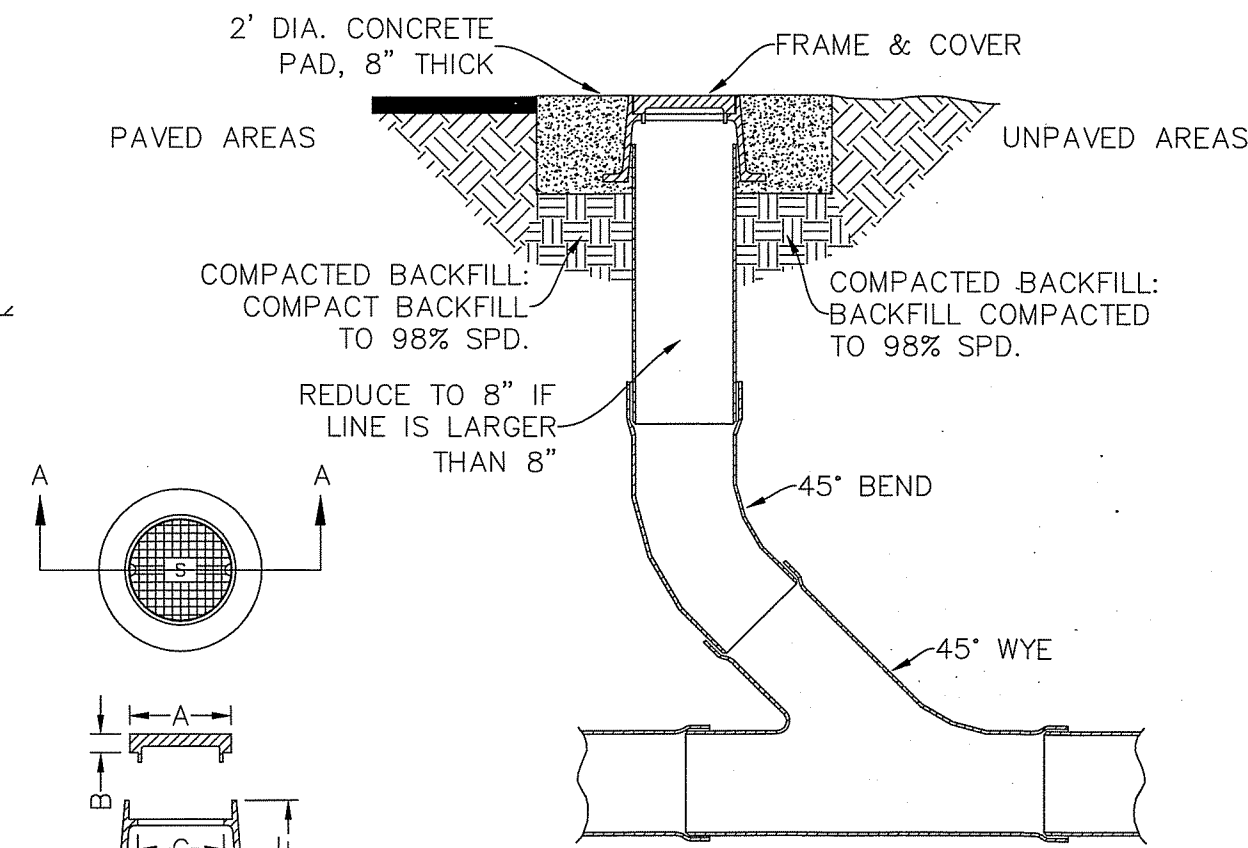
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N.T.S.



**DOWNSPOUT CONNECTION DETAIL**  
N.T.S.

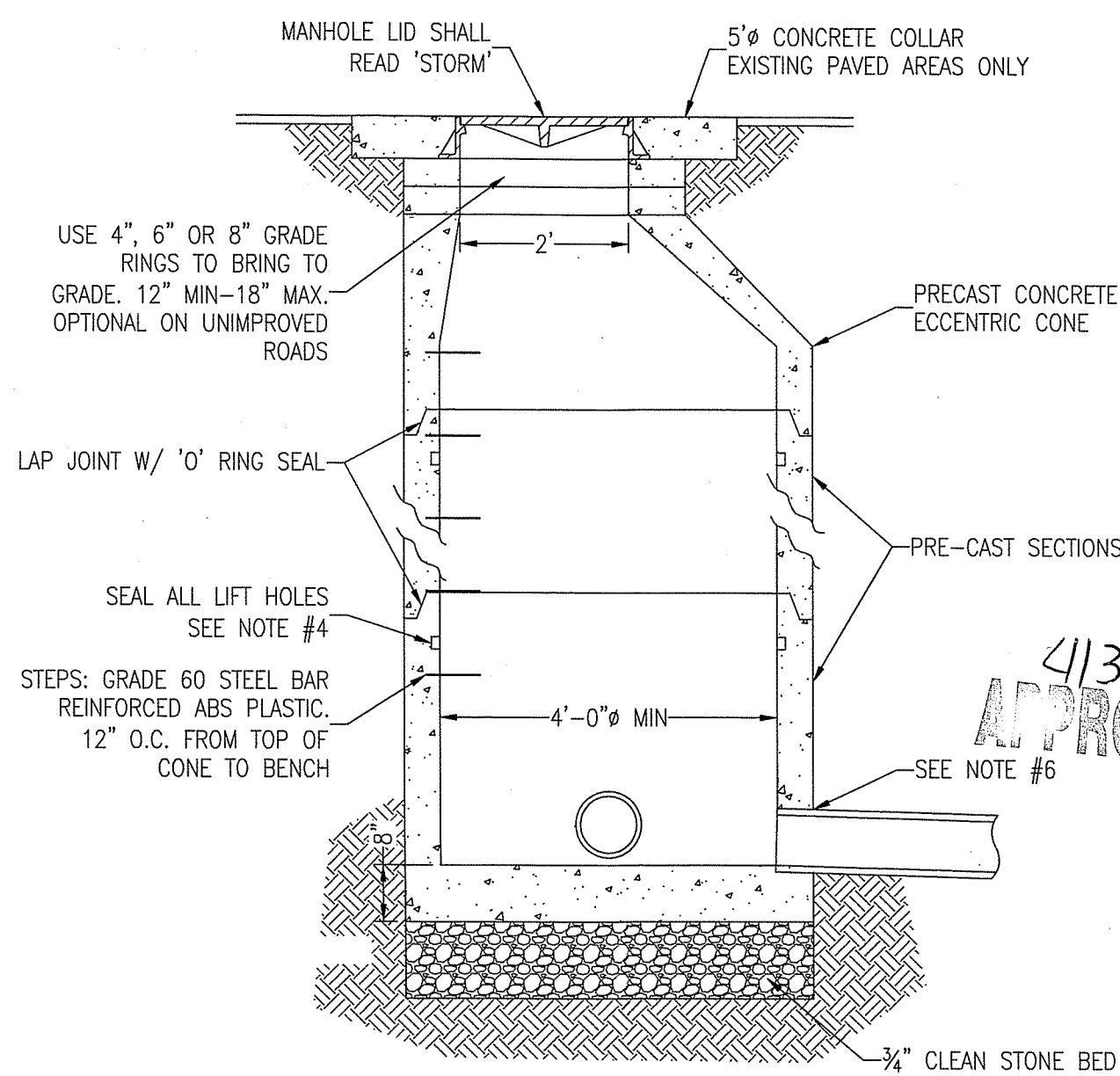


**TYPICAL SECTION**  
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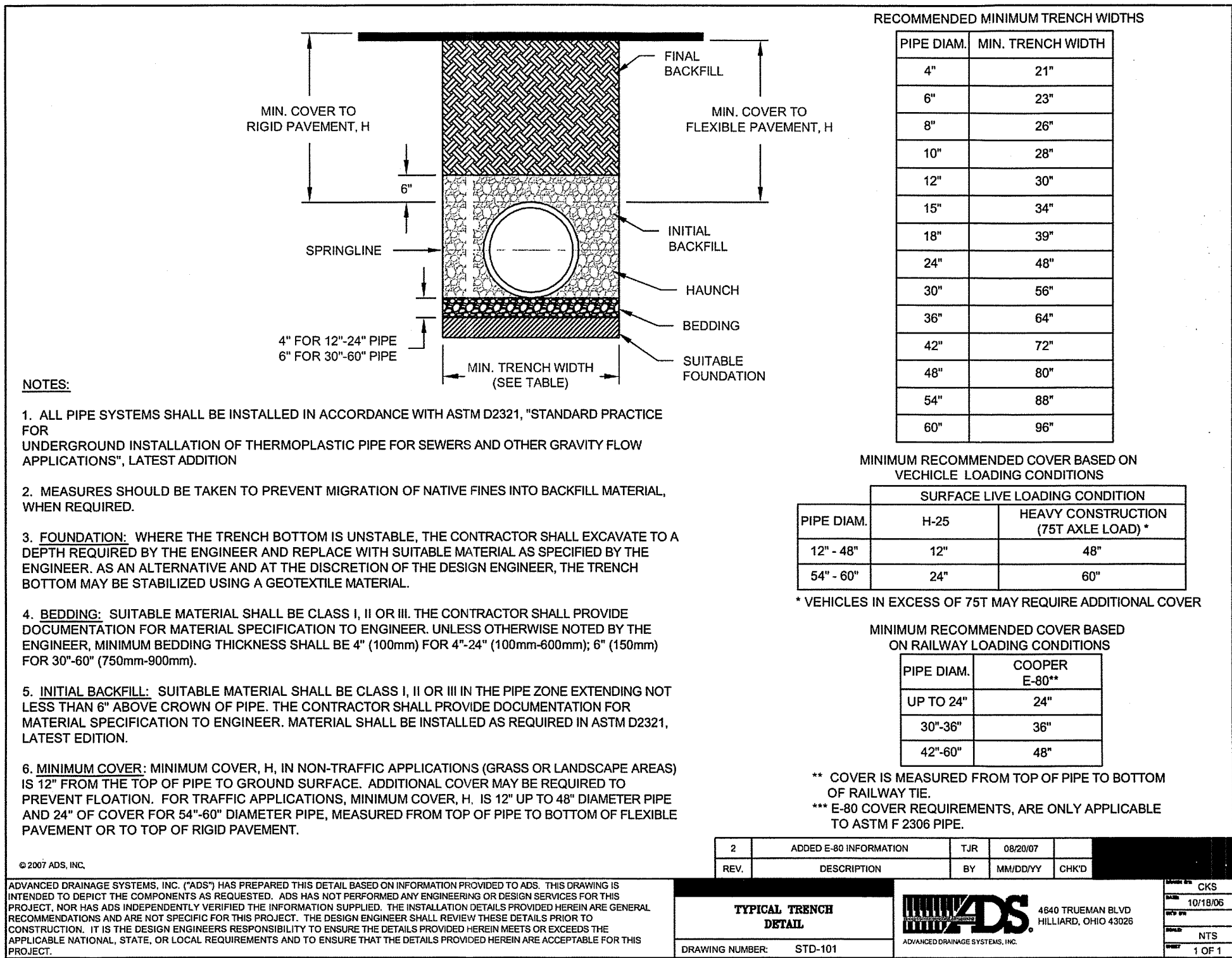


**CLEANOUT DETAIL**  
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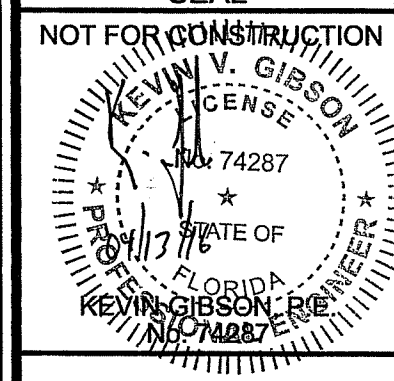
- NOTES:**
1. MANHOLE SHALL CONFORM TO A.S.T.M. C 478 SPECIFICATIONS WITH 4000 PSI CONCRETE.
  2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
  3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FORM PLASTIC GASKET OR EQUAL.
  4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
  5. CONCRETE TO BE 2500 P.S.I., REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60 OR PROVIDE PRE-CAST MANHOLE BASE SECTION IN CONFORMANCE WITH ASTM C-478.
  6. SEAL WITH A-LOK, KORE-N-SEAL OR LOCK-JOINT
  7. CAST IN PLACE MANHOLE MAY BE ALLOWED IN PRE-APPROVED LOCATIONS.



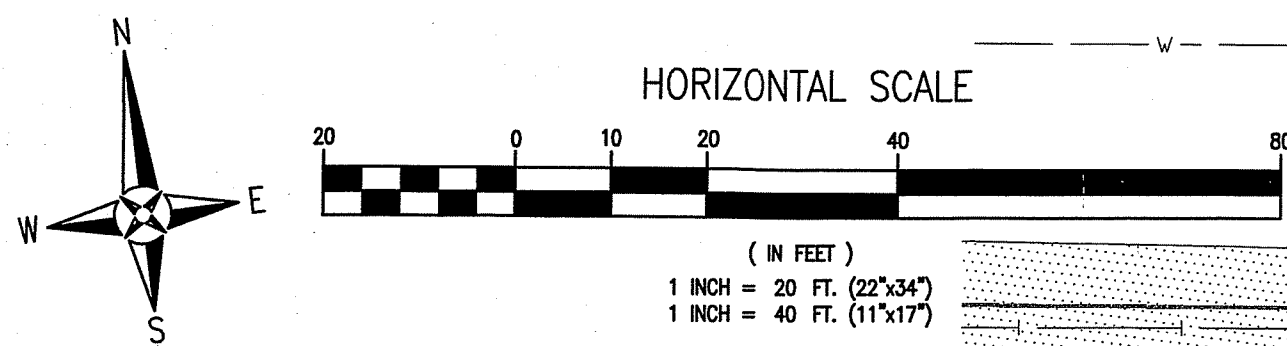
**STORMWATER JUNCTION BOX DETAIL**  
N.T.S.



No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		



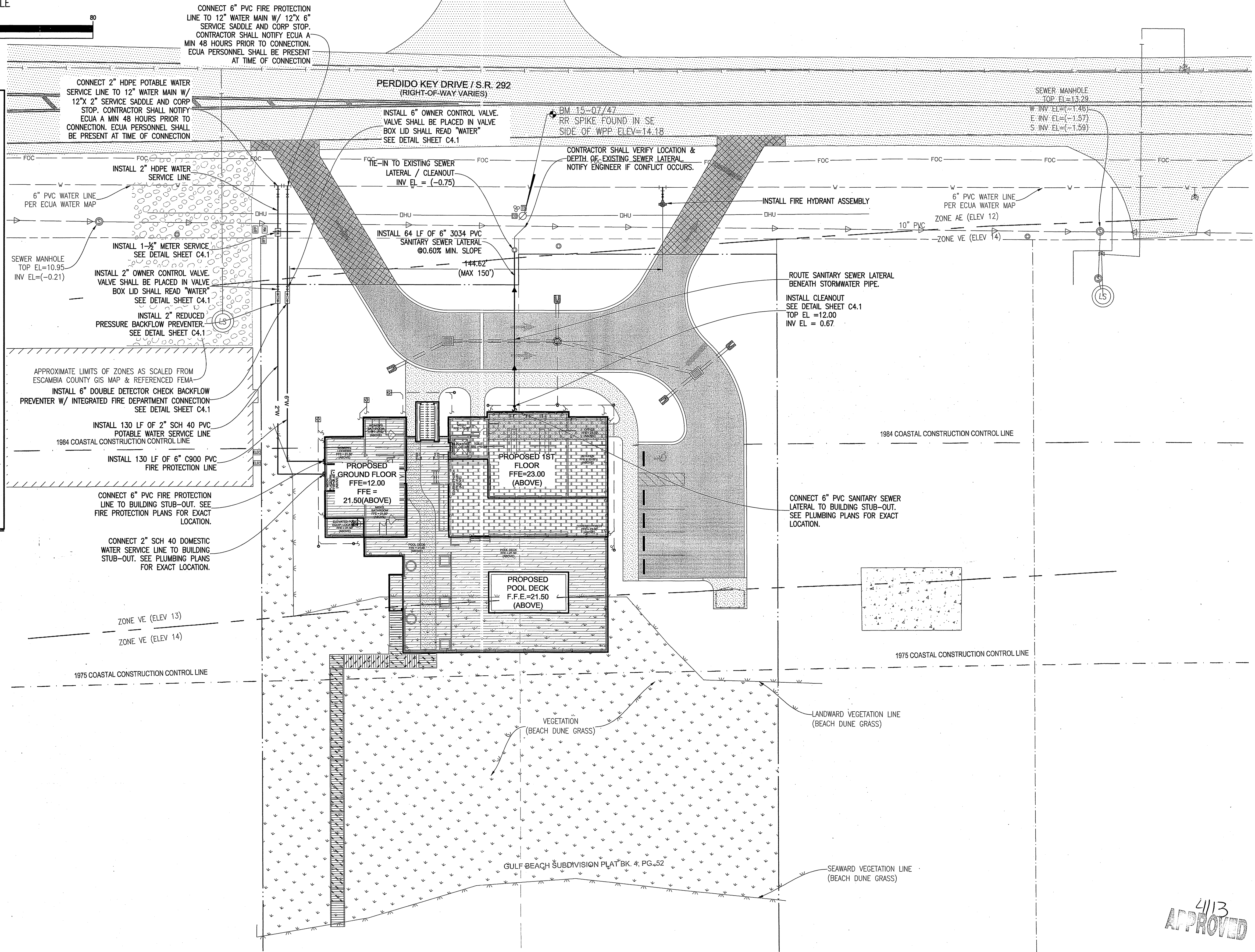




LEGEND	
	EXISTING ASPHALT
	EXISTING GRAVEL
	DUNE VEGETATION
	PROPOSED ON-SITE ASPHALT
	PROPOSED FDOT ASPHALT
	PROPOSED CONCRETE
	PROPOSED BOARDWALK
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	1984 COASTAL CONSTRUCTION CONTROL LINE
	1975 COASTAL CONSTRUCTION CONTROL LINE
	FLOOD ZONE BOUNDARY
	VEGETATION LINE
	WATER LINE
	SEWER LINE (GRAVITY)
	FORCE MAIN
	BURIED FIBER OPTIC CABLE
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	TELEPHONE BOX
	SIGN
	STORMWATER MANHOLE
	BENCHMARK
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	CLEANOUT
	SEWER MANHOLE

#### UTILITY NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.
2. THE CONTRACTOR SHALL COORDINATE WITH ECUA, GULF POWER, OR ANY OTHER UTILITY COMPANIES HAVING JURISDICTION FOR REMOVAL/RELOCATION AND/OR PROTECTION OF EXISTING UTILITY POLES, AERIAL LINES, FIRE HYDRANTS, AND OTHER UTILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.
3. ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
4. ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE.
5. MAINTAIN 18 INCH MINIMUM VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).
6. THE TOP OF ALL CLEANOUTS SHALL BE FLUSH WITH THE PAVEMENT OR, WHEN NOT IN THE PAVEMENT, FLUSH WITH THE FINISH GRADE. CONNECTION POINTS FOR UTILITIES SHALL BE CLEARLY MARKED FOR FUTURE BUILDING CONNECTION. COORDINATE WITH THE PLUMBING CONTRACTOR.
7. ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ECUA ENGINEERING MANUAL.
8. ADEQUATE PROVISIONS SHALL BE MADE FOR THE FLOW OF SEWERS, DRAINS AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.
10. ALL NEW WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30 INCHES (MAXIMUM 36"), UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHTS-OF-WAY IN ACCORDANCE WITH ESCAMBIA COUNTY AND THE ECUA GUIDELINES.
12. THE CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR BUILDING UTILITY CONNECTIONS.
13. ALL CONNECTIONS TO THE ECUA WATER AND SEWER SYSTEM SHALL BE MADE WITH ECUA PERSONNEL PRESENT.
14. ANY REMOVAL OR RELOCATION OF ECUA WATER/SEWER UTILITIES MUST BE APPROVED IN WRITING PRIOR TO THE WORK BEING DONE.

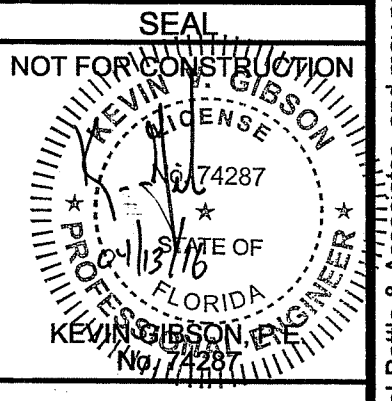


4/13  
APPROVED

#### UTILITY PLAN

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	ESCO COMMENTS
No. 1	02-24-16	



Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016

DRAWING No.  
**C4.0**  
SHEET 12 OF 17



WATER FLOW TEST REPORT



HYDRANT # & LOCATION 14359 Perdido Key Dr Hydrant #3658 & 3659 DATE: 2.25.16  
TEST BY: Josh Meininger Day or Week: Thurs TIME OF DAY: 9:20am MIN. OF FLOW: 1

WATER SUPPLIED BY: ECUA -  
PURPOSE OF TEST: Per Engineer Request - Rebol Battle

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	
COEFFICIENT:	0.9	0.9	
PITOT READING:	25	25	
GPM:	839	839	0

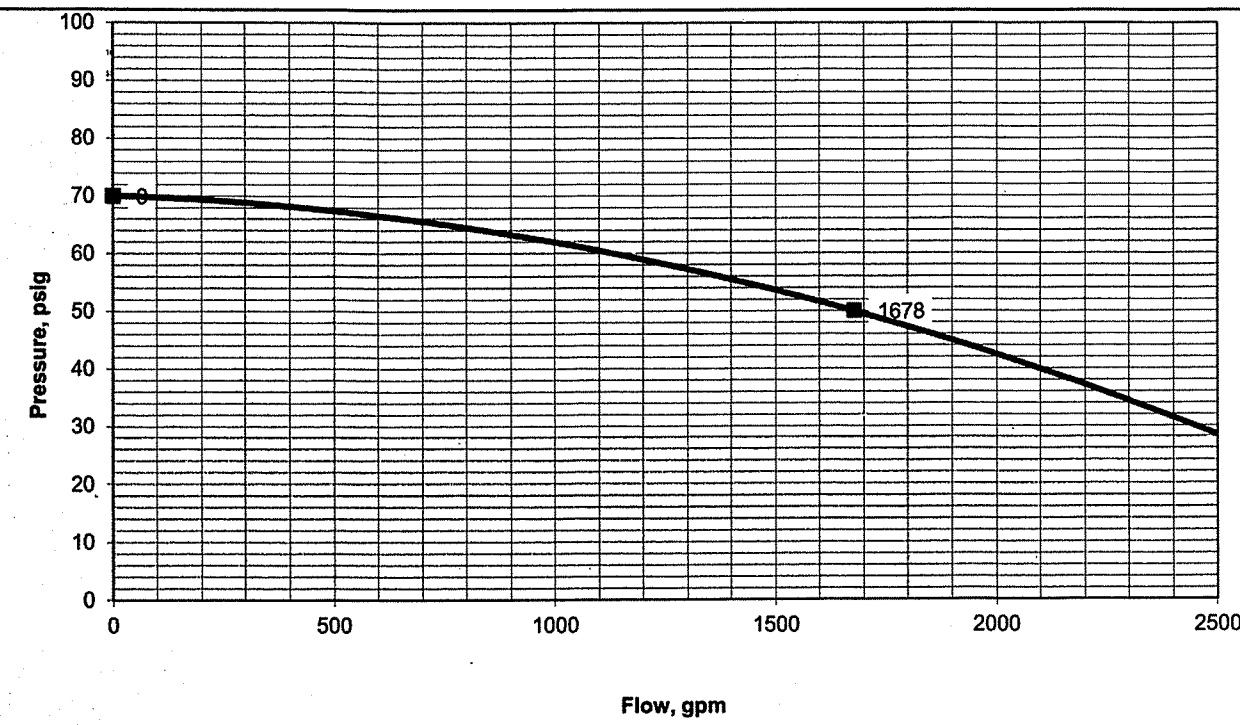
TOTAL FLOW DURING TEST: 1678 GPM

STATIC READING: 70 PSI RESIDUAL: 50 PSI

RESULTS: AT 20 PSI RESIDUAL 2752 GPM AT 0 PSI 3300 GPM

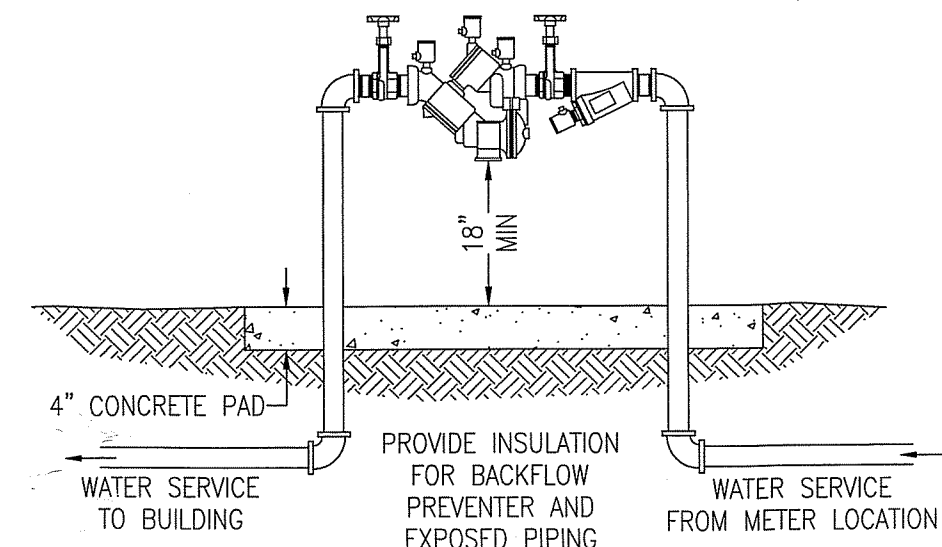
ESTIMATED CONSUMPTION: 1678 GAL

REMARKS: Flowed - #3659 Gauged - #3658

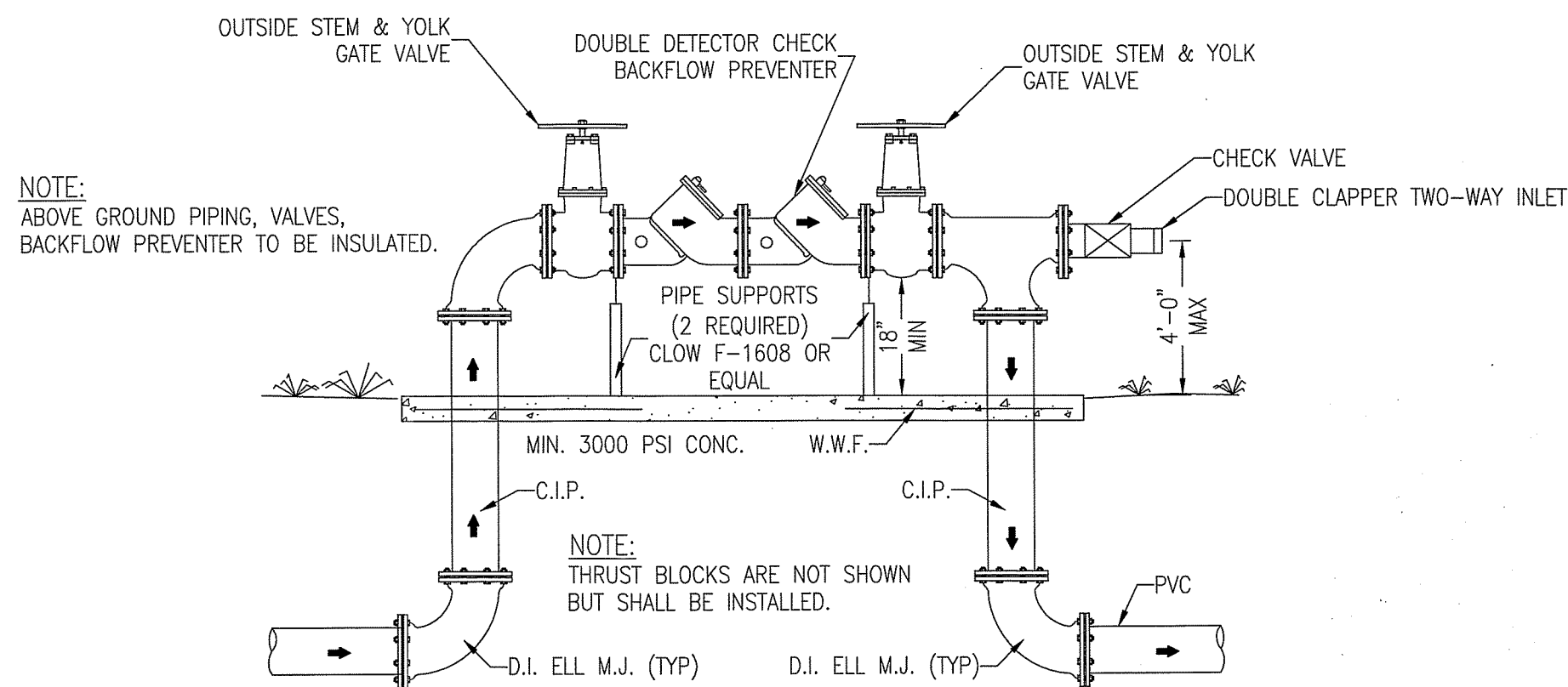


Provided by:  
Living Water Fire Protection, LLC.

1160 McKenzie Rd.  
Cantonment, FL 32533  
(850) 937-1850



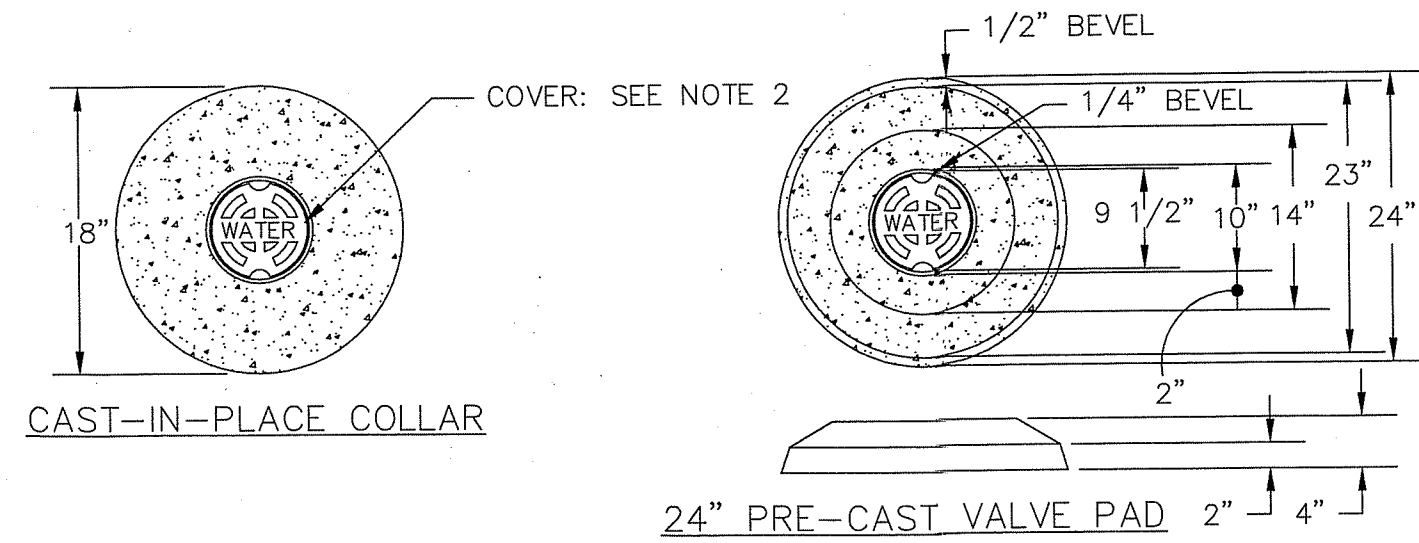
ECUA APPROVED  
REDUCED PRESSURE PRINCIPLE  
BACKFLOW PREVENTION ASSEMBLY  
N.T.S.



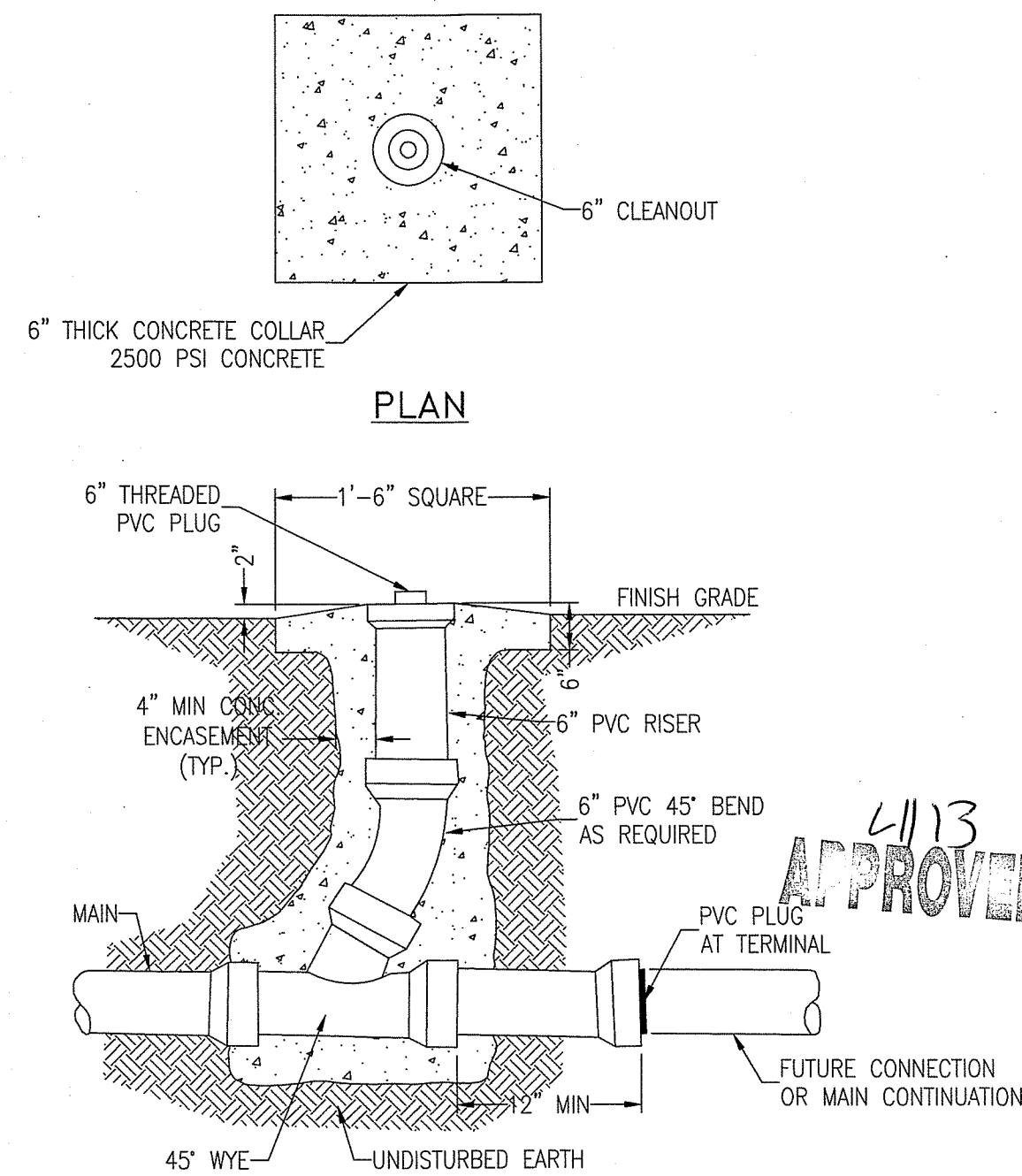
DOUBLE DETECTOR CHECK BACKFLOW PREVENTER W/  
INTEGRATED FIRE DEPT CONNECTION DETAIL  
N.T.S.

NOTES:

1. VALVE BOX AND BOOT SHALL BE CAST IRON.
2. VALVE COVER SHALL BE MARKED "WATER".
3. VALVE BOX TOP SHALL BE FLUSH WITH FINISHED GRADE OR 1/2" ABOVE NATURAL GROUND LEVEL.
4. GATE VALVE SHALL BE AWWA C509 DISC TYPE RESILIENT SEAT WITH MECHANICAL JOINT ENDS OR APPROVED EQUAL.
5. EARTH UNDER FLANGE OF VALVE BOX & COLLAR TO BE FIRM AND WELL TAMPED TO ENSURE AGAINST VALVE BOX SETTLING.



TYPICAL WATER  
VALVE & BOX INSTALLATION  
N.T.S.



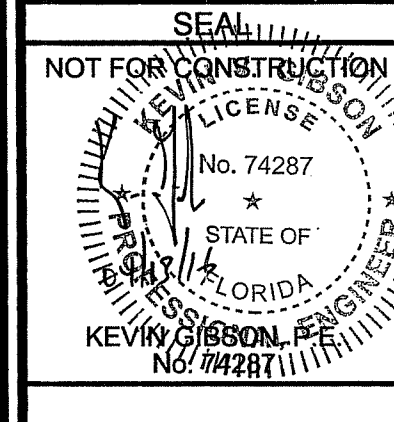
CLEANOUT DETAIL  
N.T.S.

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400 Fax 850.438.0448  
EB 0009657 LB7516

UTILITY DETAILS

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

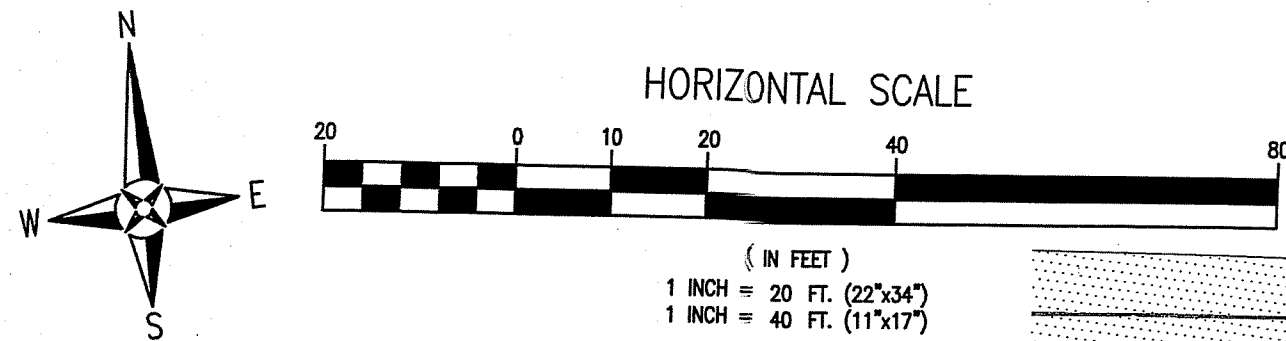
REVISION	DATE	ESCO COMMENTS
1	02-24-16	



Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016

DRAWING No.  
**C4.1**  
SHEET 13 OF 17





LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED ON-SITE ASPHALT
	PROPOSED FDOT ASPHALT
	PROPOSED CONCRETE
	PROPOSED BOARDWALK
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	1984 COASTAL CONSTRUCTION CONTROL LINE
	1975 COASTAL CONSTRUCTION CONTROL LINE
	FLOOD ZONE BOUNDARY

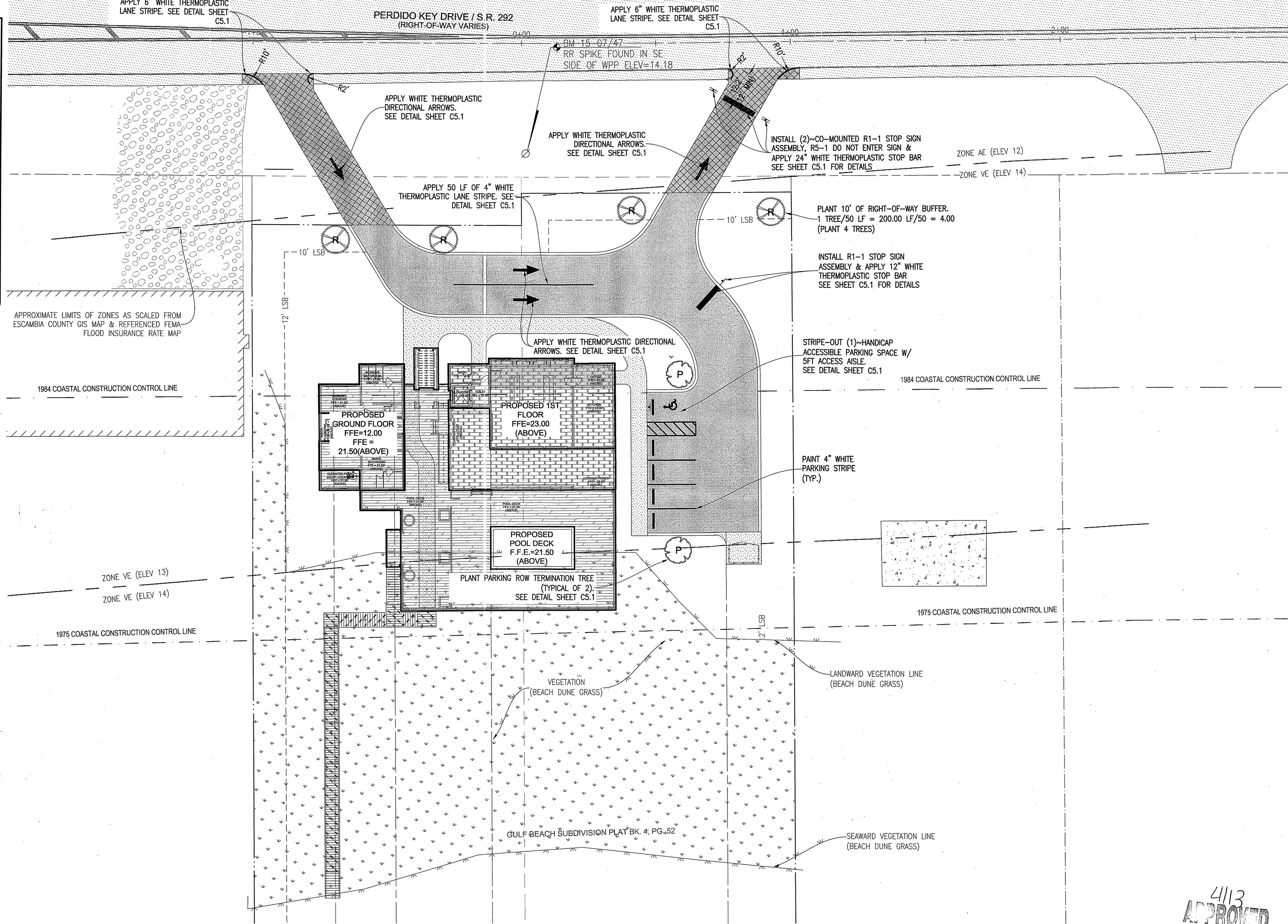
LEGEND	
	DENOTES PROPOSED PARKING ROW TERMINUS TREE (MIN. 9' HEIGHT AT TIME OF PLANTING) (MATURE HEIGHT >30 FEET) TOTAL REQUIRED = 2
	DENOTES PROPOSED R/W BUFFER TREE (MIN. 9' HEIGHT AT TIME OF PLANTING) (MATURE HEIGHT >30 FEET) TOTAL REQUIRED = 4

#### LANDSCAPE NOTES:

1. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.
2. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.
3. NO PROTECTED TREES INDICATED FOR PRESERVATION SHALL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN OR EXCESSIVELY PRUNED.
4. ALL TREES SHALL BE A MINIMUM HEIGHT OF 9' FROM FINISHED GRADE AT TIME OF PLANTING. A LIST OF RECOMMENDED TREES IS AVAILABLE AT NESD.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED & MULCH AND/OR SOD.
6. ROOT PRUNING SHALL OCCUR WHERE THE GRADE IS LOWERED OR INSTALLING BASE MATERIAL WITHIN DRIP LINE OF A PROTECTED TREE. THE CONTRACTOR SHALL SEVER THE ROOTS CLEANLY WITH A SHARP INSTRUMENT TO A DEPTH OF 18". ROOTS SHALL NOT BE TORN AS WITH THE USE OF A BACK HOE.

#### STRIPPING & SIGN NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX 17346.
2. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FDOT STANDARD INDEX 17346.
3. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
4. ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865, WIND ZONE No.1.



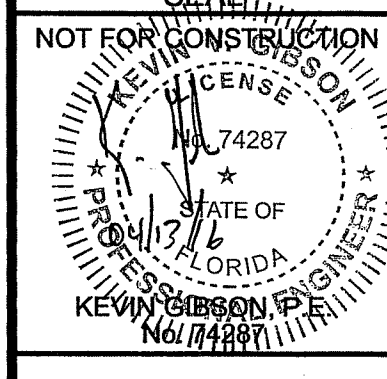
**FLOOD ZONE NOTE:**  
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'VE' AND 'AE', (FLOOD DEPTHS OF 1 TO 3 FEET (AREAS SUBJECT TO INUNDATION BY 1-PERCENT-ANNUAL-CHANCE SHALLOW FLOODING (USUALLY SHEET FLOW ON SLOPING TERRAIN) WHERE AVERAGE DEPTHS ARE 1-3 FEET. BFE'S DERIVED FROM DETAILED HYDRAULIC ANALYSES ARE SHOWN IN THIS ZONE), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C05512G, MAP REVISION DATED SEPTEMBER 29, 2006

**RBA**  
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EB 0009857 LB1216

**LANDSCAPE, STRIPING AND SIGNAGE PLAN**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION	ESCO COMMENTS
1	02-24-16		

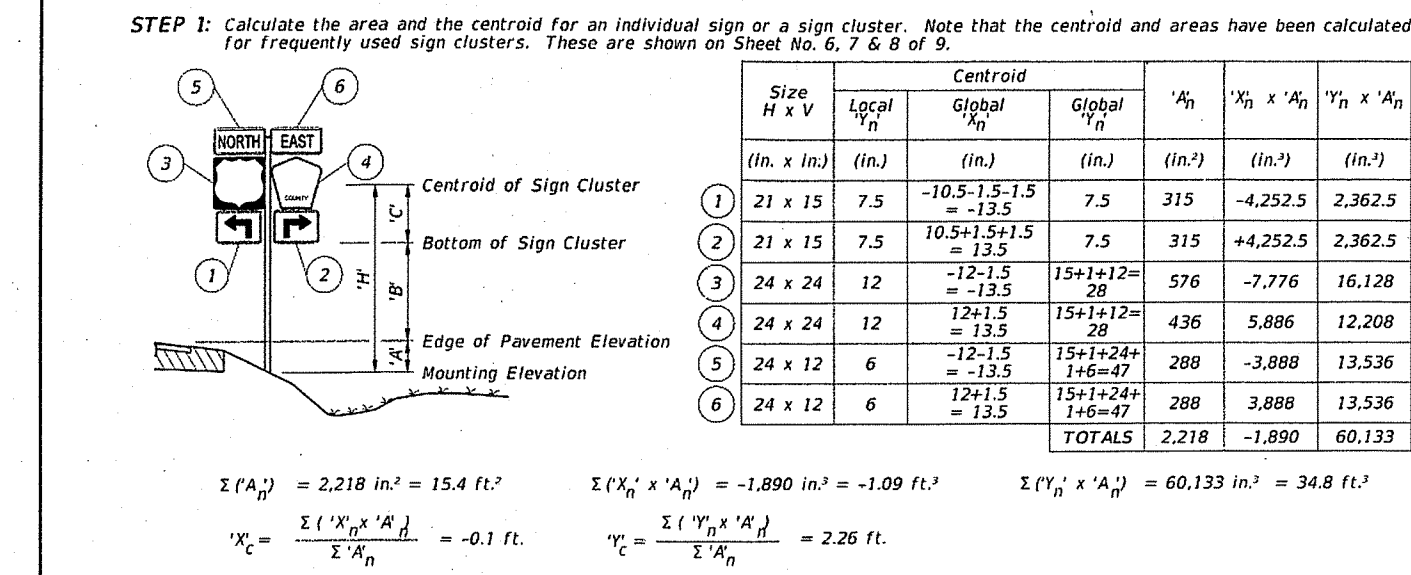


Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016

DRAWING No.  
**C5.0**  
SHEET 14 OF 17

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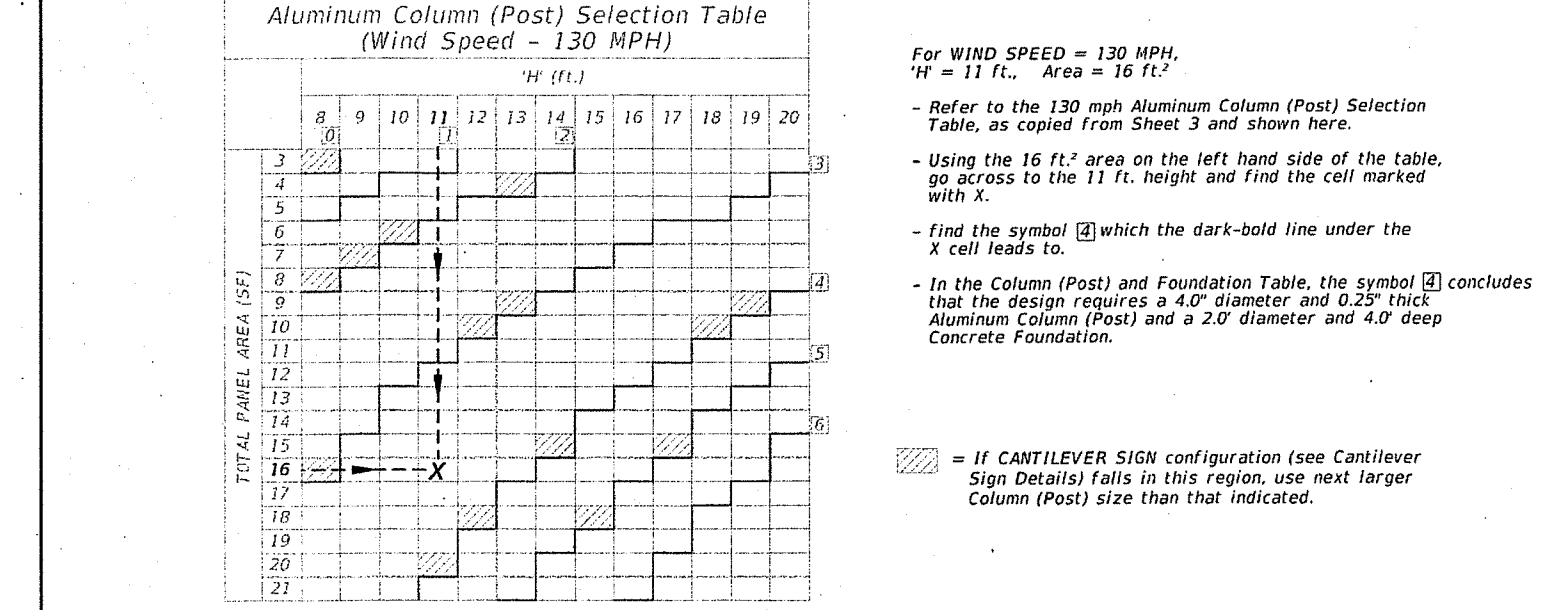




STEP 2: Determine the height 'H' from groundline for the individual sign or the cluster.  
Assume: Bay County, Wind Speed = 120 mph, 'K' = 1 ft., 'W' = 7 ft.  
Calculated:  $X_c = -0.1 \text{ ft}$ ,  $Y_c = 2.26 \text{ ft}$   
Since  $X_c = -0.1 < 0$ , it is not a cantilever sign, only dark-bold lines in the table will be referenced to.

'H' = 'A' + 'B' + 'C' = 10.26 ft. => **USE 11 ft.**  $\Sigma(A_c) = 15.4 \text{ ft}^2$  => **USE 16 ft.**

STEP 3: Select the appropriate Aluminum Column (Post) Selection Tables by Wind Speed and find the intersection point. See Sheet 3.



STEP 4: Design the Column (Post) and the foundation according to the dark-bold lines or shaded area (if cantilever sign) in the Aluminum Column (Post) Selection Tables and Column (Post) and Foundation Table. For sign assemblies with signs oriented in two directions, only the sign with the largest area should be analyzed to determine the Column (Post) requirements.

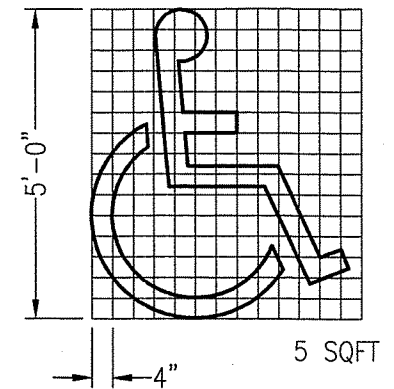
GUIDE TO USE THIS STANDARD

LAST REVISION	DESCRIPTION	2016 DESIGN STANDARDS	SINGLE COLUMN GROUND SIGNS	INDEX NO.	SHEET NO.
07/01/15				11860	1 of 9

SHEET NO.	CONTENTS
1	General Notes and Example
2	Centroid and Height
3	Column and Foundation Tables
4	Slip Base and Foundation Details
5	Driven Post and Soil Plate Details
6	Connection and Wind Beam
7, 8 & 9	Frequently Used Sign Clusters

- GENERAL NOTES:
- Design Wind Speed is determined by County (see WIND SPEEDS BY COUNTY)
  - Maximum sign area (single or cluster) is 30 sq. ft.
  - Maximum sign width (X) single or cluster (including rotated sign panels) is 60 inches.
  - Shop drawings: Not required.
  - Aluminum Sign, Wind Beams and Column (Post) Materials:
    - Aluminum Plates: ASTM B209, Alloy 6061-T6
    - Aluminum Bars and Extruded Shapes: ASTM B221, Alloy 6061-T6
    - Aluminum Structural Shapes: ASTM B308 Alloy 6061-T6
    - Cast Aluminum: Alloy 356-T6
    - Aluminum Weld Material: ER 5556
  - Sign Mounting Bolts (Screws), Nuts and Washers:
    - Aluminum Button Head and Flat Head Bolts (Screws): ASTM F 468 Alloy 2024-T4
    - Aluminum Hex Nuts: ASTM F 467 Alloy 6061-T6 or 6262-T9
    - Aluminum Washers: ASTM B221, Alloy 1075-T6
    - Galvanized Steel U-Bolts: ASTM A 307 Grade A
    - Galvanized Hex Nuts: ASTM A 563
  - Stainless Steel Bolts, Nuts and Washers may be used in lieu of the Aluminum button head and flat head Bolts (Screws) as follows:
    - Stainless Steel Bolts (Screws): ASTM F 593 Alloy Group 2, Condition A, CW1 or SH1
    - Stainless Steel Nuts: ASTM F 594
  - Sign Column (Post) Bolts, Nuts and Washers:
    - Aluminum Fasteners: Anodic coating (0.0002 inches min.) and chromate sealed
    - High Strength Steel Bolts Nuts and Washers: ASTM F 3299
    - All other steel items (excluding stainless steel): Hot-dip galvanize - ASTM A123
    - Repair damaged galvanizing in accordance with Specification Section 562
  - Coatings:
    - Aluminum Fasteners: Anodic coating (0.0002 inches min.) and chromate sealed
    - High Strength Steel Bolts Nuts and Washers: ASTM F 3299
    - All other steel items (excluding stainless steel): Hot-dip galvanize - ASTM A123
    - Repair damaged galvanizing in accordance with Specification Section 562

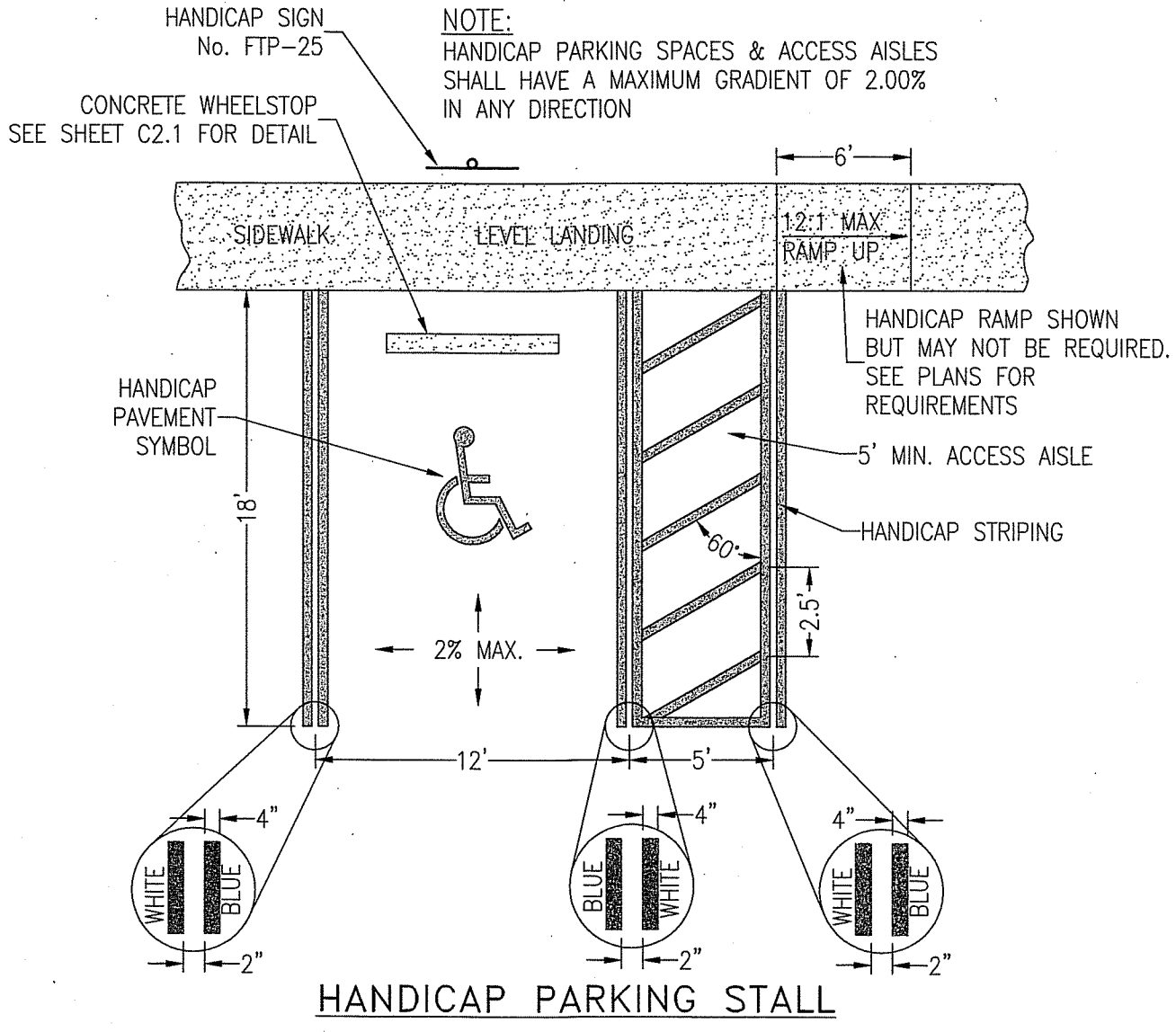
NOTES AND EXAMPLE



HANDICAP PAVEMENT SYMBOL

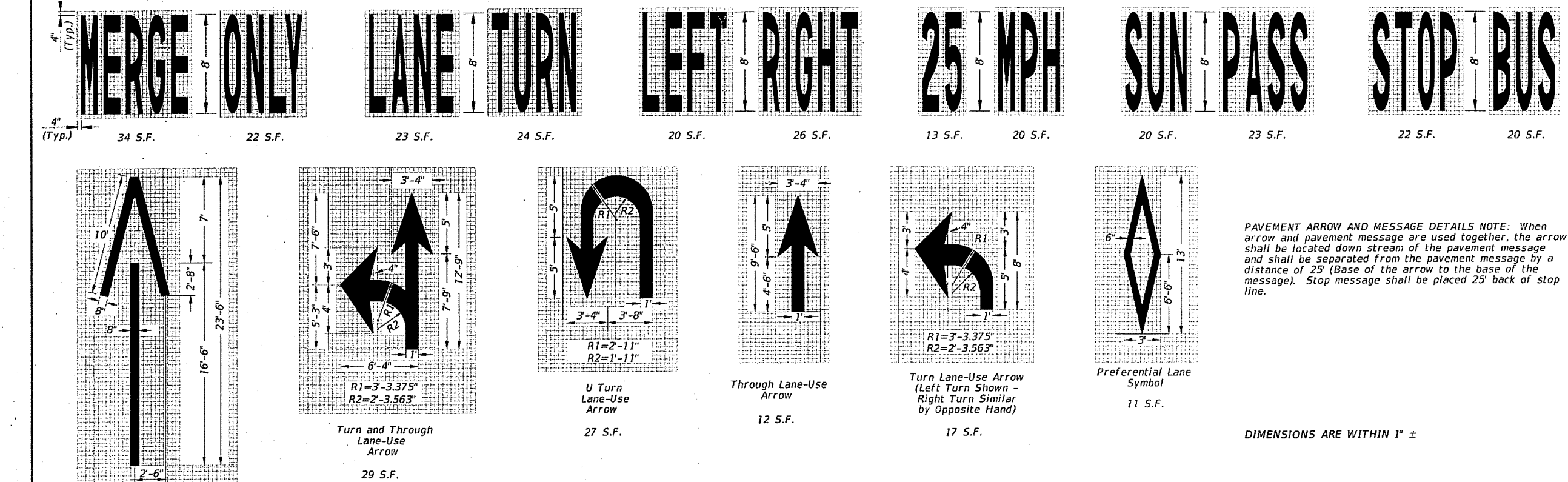
- NOTES:
- TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
  - BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  - FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
  - SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT, (7' FROM PAVEMENT TO BOTTOM OF SIGN).
  - SIGN COLUMN TO BE AS PER F.D.O.T. STANDARDS, INDEX NO'S 11860 AND 11865.

SIGN USED AS PER FLORIDA STATUTES  
FTP 25 Per FS 316.1955, FS 316.1956

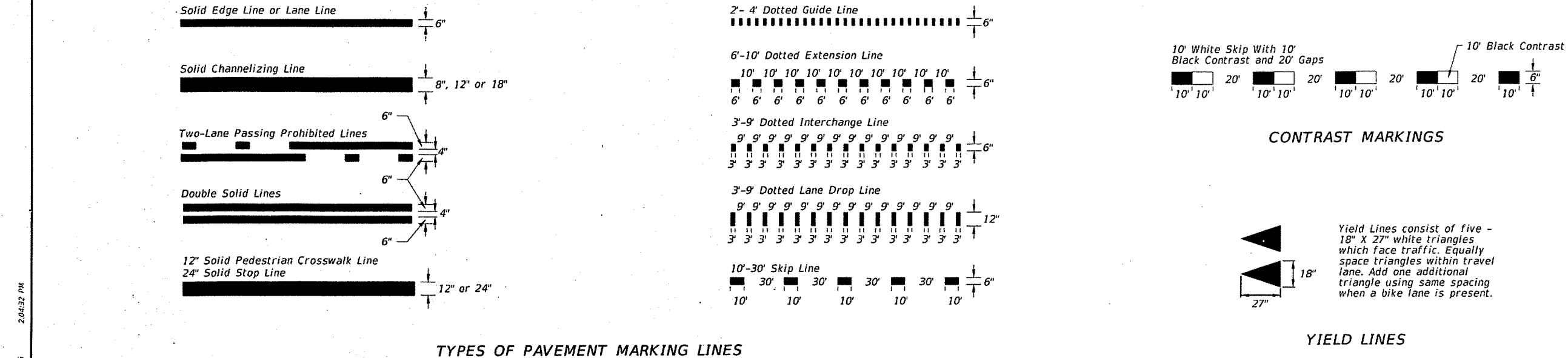


HANDICAP PARKING STALL DETAILS

N.T.S.



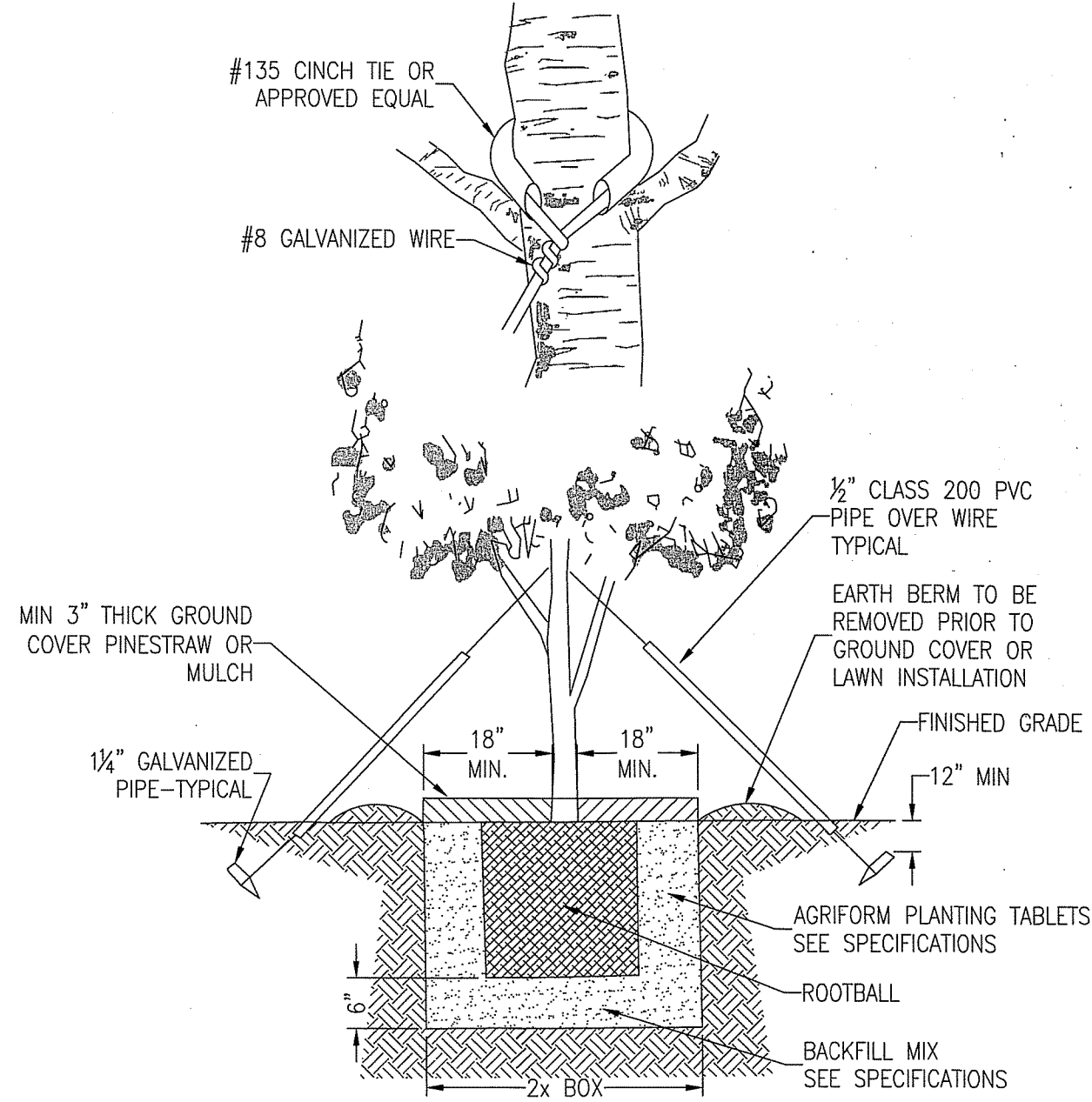
PAVEMENT ARROW AND MESSAGE DETAILS



TYPES OF PAVEMENT MARKING LINES

YIELD LINES

LAST REVISION	DESCRIPTION	2016 DESIGN STANDARDS	SPECIAL MARKING AREAS	INDEX NO.	SHEET NO.
01/21/15				17346	1 of 14



TREE PLANTING DETAIL

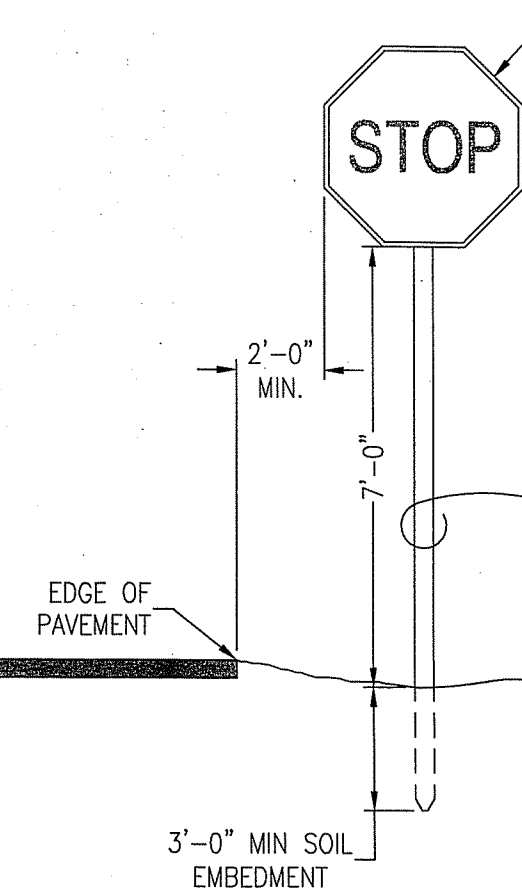
N.T.S.



FDOT STANDARD  
R5-1  
2'-0" x 2'-0"  
N.T.S.



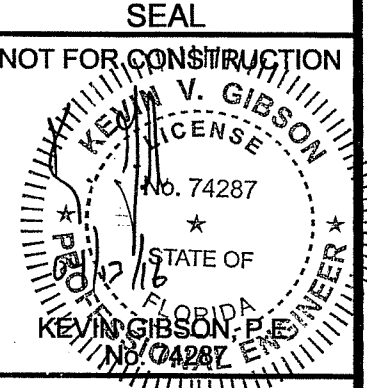
FDOT STANDARD  
R1-1  
30" x 30"  
N.T.S.



SIGN MOUNTING DETAIL

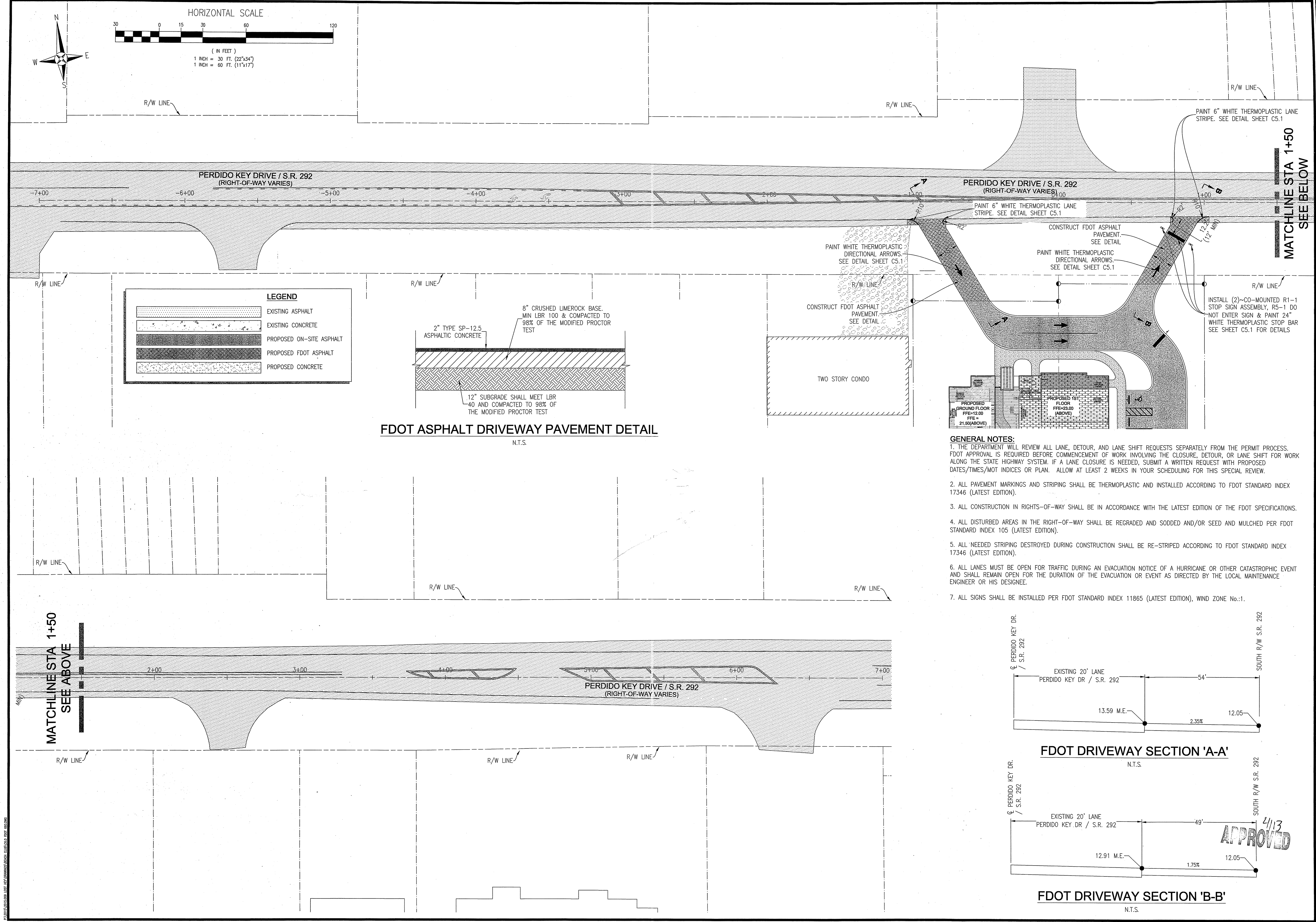
N.T.S.

REVISION	DATE	DESCRIPTION
1	02-24-16	ESCO COMMENTS



Dr. By: GTP  
Ck By: KVG  
Job No.: 2015.009  
Date: 04-08-2016





LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ON-SITE ASPHALT
	PROPOSED FDOT ASPHALT
	PROPOSED CONCRETE

- GENERAL NOTES:**
1. THE DEPARTMENT WILL REVIEW ALL LANE, DETOUR, AND LANE SHIFT REQUESTS SEPARATELY FROM THE PERMIT PROCESS. FDOT APPROVAL IS REQUIRED BEFORE COMMENCEMENT OF WORK INVOLVING THE CLOSURE, DETOUR, OR LANE SHIFT FOR WORK ALONG THE STATE HIGHWAY SYSTEM. IF A LANE CLOSURE IS NEEDED, SUBMIT A WRITTEN REQUEST WITH PROPOSED DATES/TIMES/MOT INDICES OR PLAN. ALLOW AT LEAST 2 WEEKS IN YOUR SCHEDULING FOR THIS SPECIAL REVIEW.
  2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX 17346 (LATEST EDITION).
  3. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT SPECIFICATIONS.
  4. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER FDOT STANDARD INDEX 105 (LATEST EDITION).
  5. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FDOT STANDARD INDEX 17346 (LATEST EDITION).
  6. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
  7. ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865 (LATEST EDITION), WIND ZONE No.1.

**RBA**  
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Telephone 850.438.0400 Fax 850.438.0448  
EB 00009657 LB7916

**FDOT**  
**660' SURVEY**

**WCI BEACH CLUB**  
14359 PERDIDO KEY DR / SR 292  
ESCAMBIA COUNTY, FLORIDA

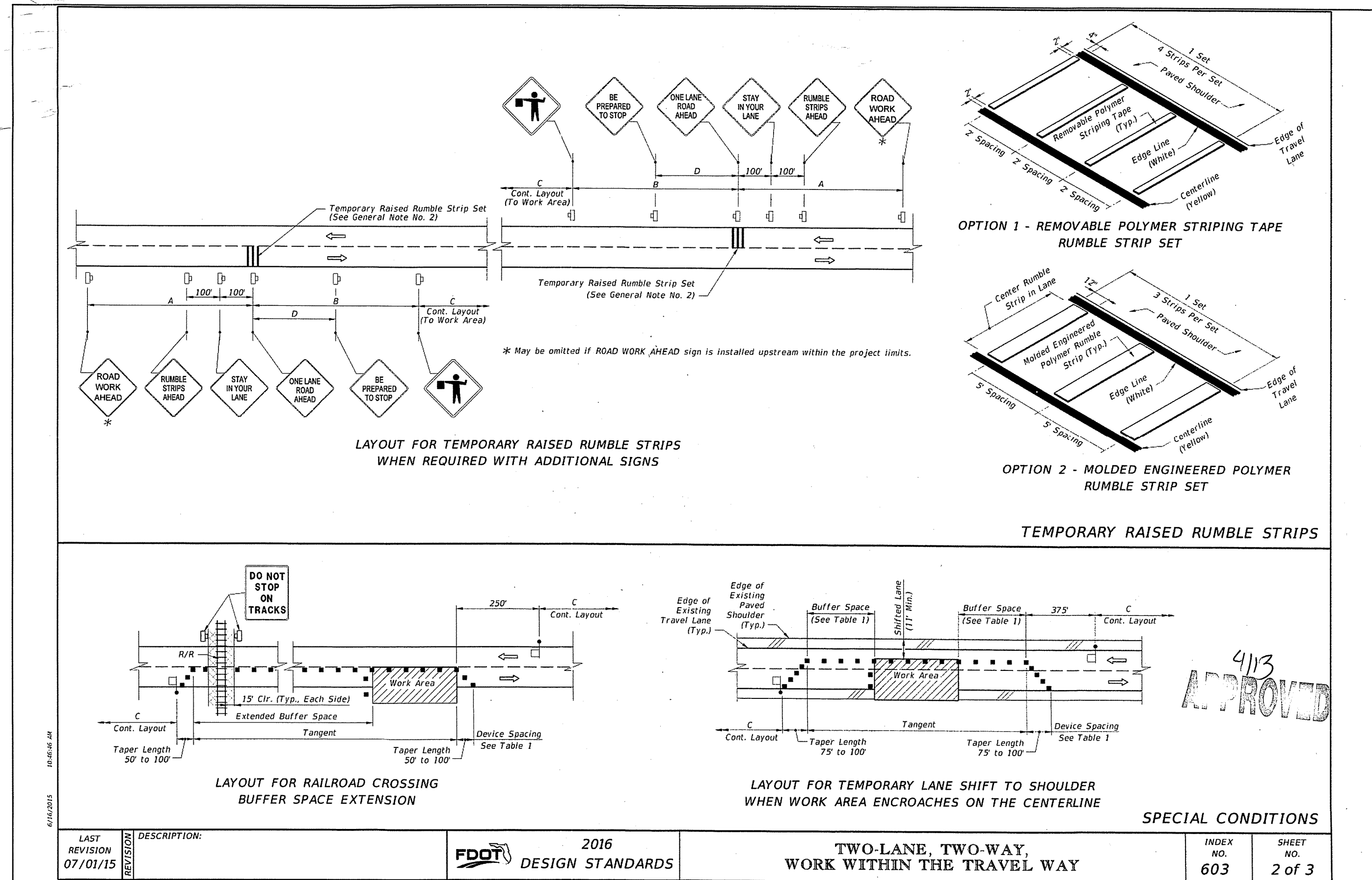
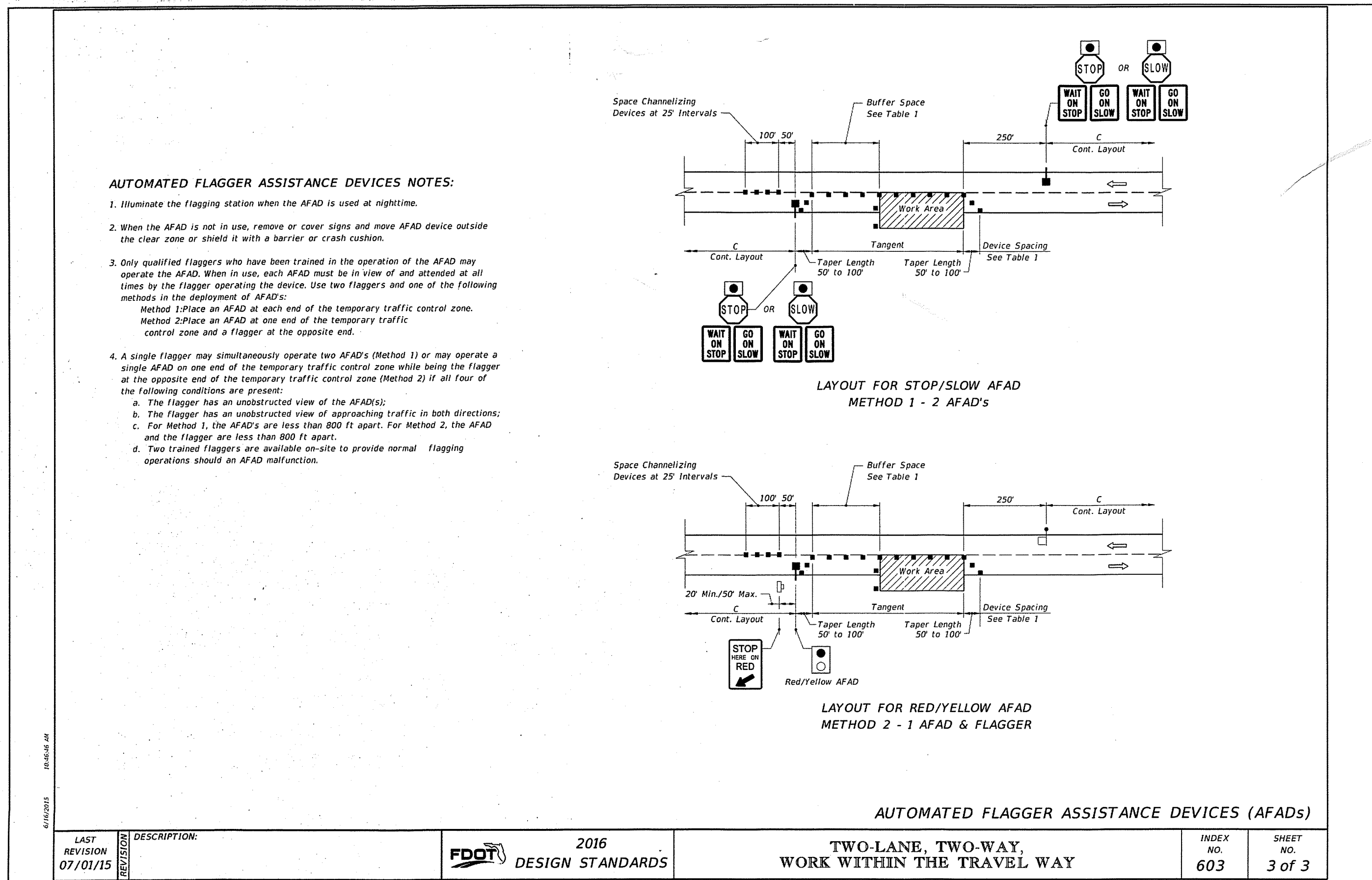
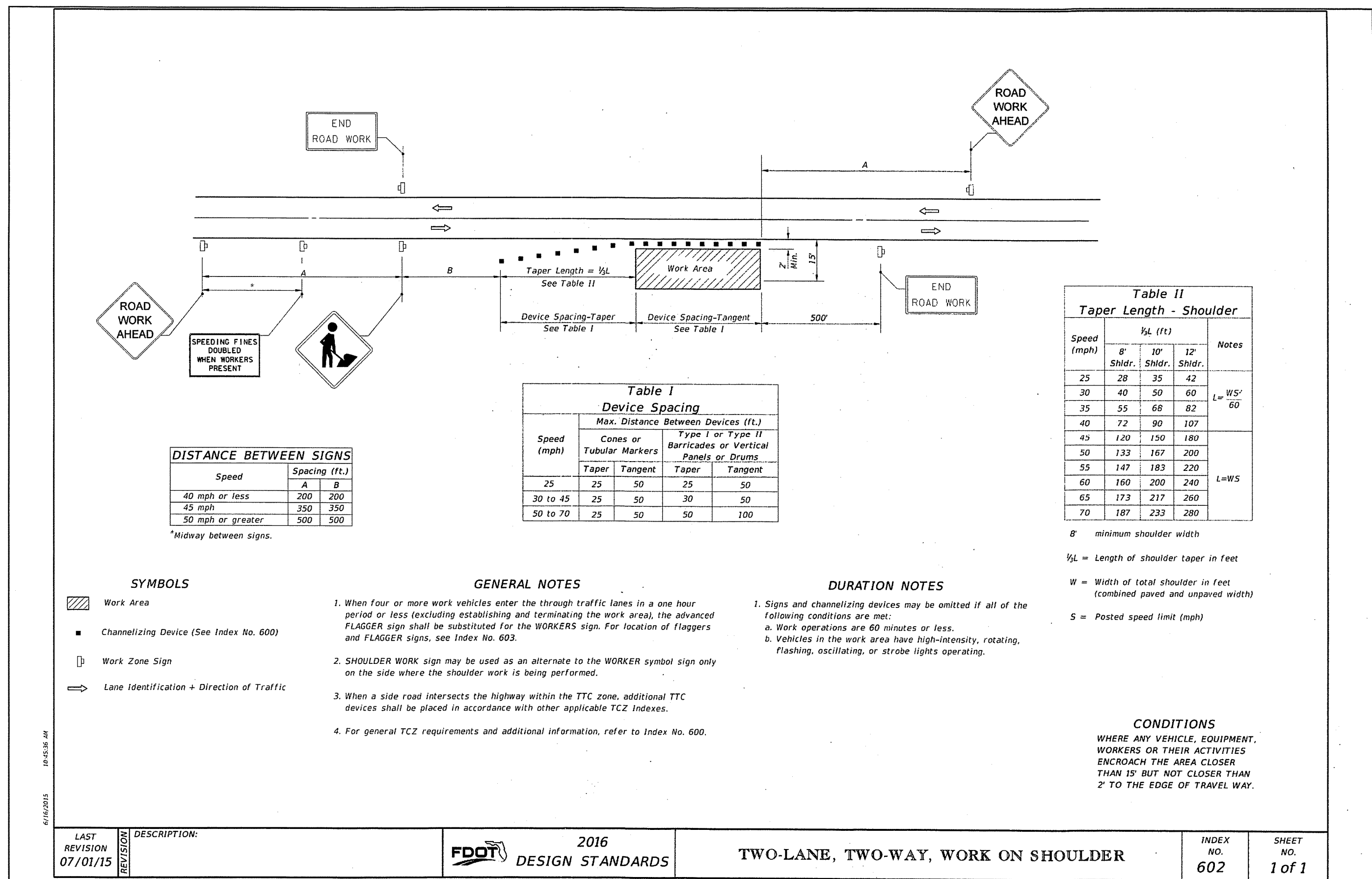
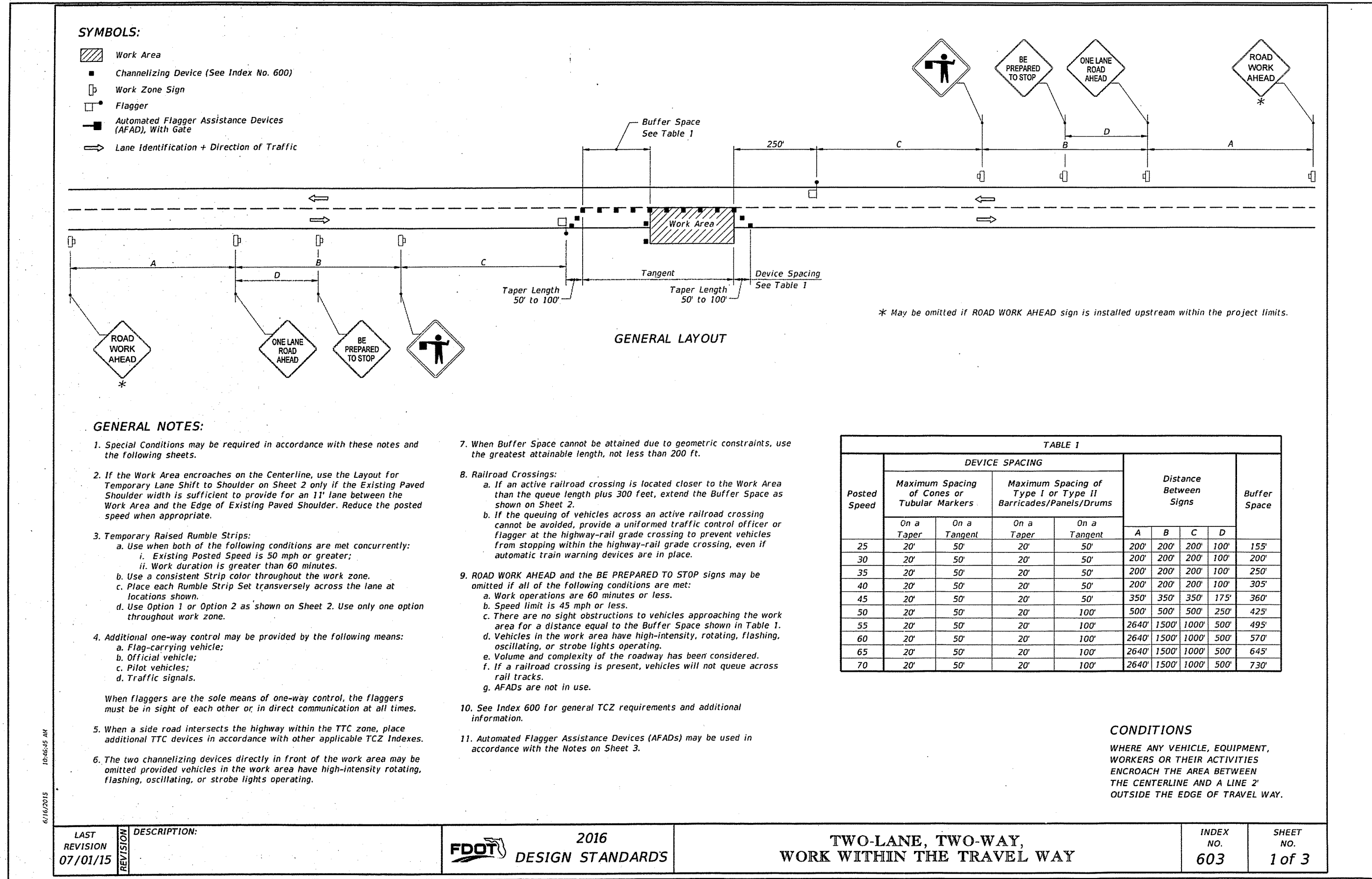
REVISION	DATE	COMMENTS
No. 1	02-24-16	ESCO COMMENTS

Dr. By: GTP  
Ck By: KVG  
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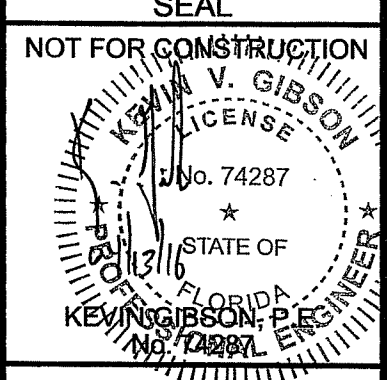
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SHEET 16 OF 17

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REVISION	DATE	ESCO COMMENTS
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SHEET 17 OF 17

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