

PRELIMINARY PLAT FOR PLESS LANDING

A REPLAT OF A PORTION OF BLOCK H LOT R OF NAVY POINT, PLAT BOOK 2, PAGE 26
SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST

60 LOT SINGLE-FAMILY TOWNHOME SUBDIVISION
IN
ESCAMBIA COUNTY, FLORIDA
G&A REFERENCE NO. 28807

ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR PLESS LANDING SUBDIVISION AND ALL PROPOSED ROADWAY, DRAINAGE, AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

CLINT A. GECI, P.E., VICE PRESIDENT
GECI & ASSOCIATES ENGINEERS, INC.
FLORIDA P.E. NO. 73924

LEGAL DESCRIPTION:

A PORTION OF RESUBDIVISION OF LOT R, BLOCK H, NAVY POINT, BEING A SUBDIVISION OF A PORTION OF SECTION 50, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID RESUBDIVISION OF LOT R, BLOCK H, NAVY POINT;
THENCE RUN SOUTH 27 DEGREES 20 MINUTES 54 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GIBBS ROAD (PLAT = PARK PLACE), (80' R/W) A DISTANCE OF 534.92 FEET;
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH 62 DEGREES 28 MINUTES 36 SECONDS WEST, A DISTANCE OF 245.97 FEET;
THENCE RUN SOUTH 72 DEGREES 12 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.42 FEET;
THENCE RUN NORTH 89 DEGREES 33 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 132.79 FEET;
THENCE RUN NORTH 72 DEGREES 12 MINUTES 58 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 63.22 FEET;
THENCE RUN NORTH 67 DEGREES 43 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.62 FEET;
THENCE RUN NORTH 27 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 15' WIDE ALLEY, A DISTANCE OF 278.65 FEET;
THENCE RUN NORTH 47 DEGREES 56 MINUTES 38 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 15' WIDE ALLEY, A DISTANCE OF 92.12 FEET;
THENCE RUN NORTH 32 DEGREES 44 MINUTES 43 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 176.78 FEET;
THENCE RUN NORTH 24 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 164.61 FEET;
THENCE RUN NORTH 39 DEGREES 48 MINUTES 39 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 91.40 FEET;
THENCE RUN NORTH 63 DEGREES 19 MINUTES 48 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.25 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT NOTES:

- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION 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.
- THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN THROUGH CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CORRE ENFORCEMENT ACTION.
- RESTORATION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOTS, OR OUTLETS SHALL BE ROUTED TO CARRY ALL STORMWATER INTO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2-YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGH CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PAVING, DRAINAGE STRUCTURES, DRAINAGE OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (800) 565-1475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN THE PROJECT BEING STOPPED UNTIL A CORRECTIVE PERMIT APPLICANT FOR PROPER REPAIR IS FILED.
- FENCES & OTHER STRUCTURES MAY NOT BE PLACED IN DRAINAGE EASEMENTS IN A MANNER THAT MAY IMPIDE STORMWATER FLOW.
- SOILS: (1) HURRICANE SAND, 0 TO 5 PERCENT SLOPES (100% SITE AREA)
- PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DESIGN OF THE LAND MEETS ALL LAND USE REGULATIONS OF THE LOCAL GOVERNMENT. DISTURBANCE ACTIVITIES ARE NOT PERMITTED UNDER THIS PLAT. CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY WILL BE ALLOWED AS SPECIFICALLY AUTHORIZED UNDER THE CONSTRUCTION PLANS. ONCE APPROVED, HOWEVER, NEITHER THE PLAT OR PLAN ALLOW LAND DISTURBANCE ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS ASSURANCE OF ESCAMBIA COUNTY BUILDING CODES WILL BE REQUIRED FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES PER, ON EACH LOT/PARCEL IN THE FUTURE.

SURVEYOR'S NOTES:

- THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY AND TOPOGRAPHIC MAP WITH IMPROVEMENTS FOR WHICH PURPOSE IS TO DEFINE THE RECORD BOUNDARY ON GROUND BY REINFORCEMENT OF THE RECORD PLAT BY THE RECORD PLAT OF THE ABOVE REFERENCED SUBDIVISION, AND/OR RECOVERY, AND/OR PLACEMENT OF MONUMENTATION OF SAID BOUNDARY, AND ALSO, VERTICALLY DEPT. GROUND SURFACE ELEVATION BY SPOT ELEVATIONS TO ADJACENT LOTS AND PROPERTIES.
- DISTURBED AREAS SHALL BE COMPLETELY STABILIZED WITH SOIL. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOIL AND SOIL AND/OR SEED AND MULCH THE REMAINDER OF THE LOT.
- DISTURBED AREAS NOT PAVED SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS.
- DISTURBED RIGHT-OF-WAY AREAS SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTY APPROVAL.
- THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
- CONSTRUCTION ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
- PROVIDE EROSION CONTROL MEASURE TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
- STORMWATER CONVEYANCE NOTES:**
 - CONVEYANCE SWALES SHALL BE BUILT BY CONTRACTOR AND TREATMENT OR SIDE YARD SWALES SHALL BE BUILT BY THE HOMEOWNER.
 - ALL NEW ROOF RUNOFF, DOWNSPOTS, AND GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
 - HOME EQUIPMENT (I.E. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTIONING OF THE SIDE YARD SWALES.
 - FENCES SHALL BE INSTALLED IN SUCH A WAY AS TO NOT IMPIDE STORMWATER FLOW. LOTS WHICH DO NOT UTILIZE RETAINING WALLS OR OTHER METHODS OF FILL IN THE REAR THAT WILL BLOCK OFFSIDE DRAINAGE.
 - ALL SIDEWALKS, CURB RAMPS, BUS STOP/LANDINGS AND ALL ASSOCIATED CONSTRUCTION SHALL FOLLOW THE LATEST EDITION OF DESIGN STANDARDS, MEMBERS WITH DISABILITIES ACT (ADA) GUIDELINES, PROGRAM AND THE FOOT TRAVEL GUIDE GUIDELINES.

- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDRATED AND/OR SOIL WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTY APPROVAL. SEEDING AREAS SHALL INCLUDE A BAHN MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. SEED IN ACCORDANCE WITH FOOT SECTION 570 AND STANDARD INDEX 105.
- DISTURBED RIGHT-OF-WAY AREAS SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTY APPROVAL. ACCEPTANCE OF THE CONSTRAINTS DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS. A MINIMUM OF TWO STRIPS OF SOIL (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS/REMOVED/REPLACED WILL BE ACCEPTABLE.
- DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOIL.
- THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE & SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
- LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
- ON INDIVIDUAL SUBDIVISION LOTS, ALL LAND CLEARING & TREE REMOVAL SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE LAND DISTURBING OR TREE REMOVAL PERMIT. PER ESCAMBIA COUNTY LOCAL ORDINANCES REMAIN IN THEIR NATURAL STATE, UNLESS FURTHER PERMITTING ALLOWS FOR DEVELOPMENT, SITE DISTURBANCE &/OR TREE REMOVAL.
- NO HERITAGE TREES EXIST ON-SITE.
- CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE, INCLUDING LAND CLEARING & REMOVAL OF PROTECTED TREES WITHIN R/W OR POND PARCELS/AREAS WILL BE ALLOWED AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

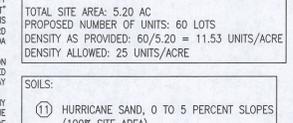
UTILITY NARRATIVE:

POTABLE WATER IS PROVIDED BY NEW 6" WATER MAINS LOCATED IN THE RIGHTS-OF-WAY AND SEED FOR FIRE PROTECTION. THE WATER CONNECTION(S) IS TO THE WATER SYSTEM LOCATED AT THE WEST SIDE OF GIBBS RD (EXISTING 8" MAIN) AS WELL AS AT THE WEST SIDE OF NW GILLIARD RD (EXISTING 6" MAIN). SANITARY SEWER IS PROVIDED BY NEW 8" GRAVITY MAINS LOCATED IN THE RIGHTS-OF-WAY. THE GRAVITY SEWER CONNECTION IS TO AN EXISTING EQUA MANHOLE LOCATED IN THE INTERSECTION OF NW GILLIARD RD & HARJONE ROAD. EQUA IS TO ACCEPT SANITARY SEWER MAINS FOR OWNERSHIP, OPERATION & MAINTENANCE UPON COMPLETION OF CONSTRUCTION. THE NEW STORMWATER SYSTEM INCLUDES STORM PIPE & INLETS LOCATED IN THE RIGHTS-OF-WAY WHICH DRAIN TO THE NEW STORMWATER POND. IT IS PROPOSED THAT ESCAMBIA COUNTY ACCEPT THIS STORMWATER SYSTEM FOR OWNERSHIP, OPERATION & MAINTENANCE AFTER THE 2-YEAR WARRANTY PERIOD. SERVICE LINES LOCATED ON EACH LOT SHALL BE HOMEOWNERS RESPONSIBILITY.

Parcel Tabulation	Owner	Acres	Legend
A COMMON AREA	HOMEOWNER'S ASSOCIATION	0.16	PUBLIC DRAINAGE & ACCESS EASEMENT
B COMMON AREA	HOMEOWNER'S ASSOCIATION	0.09	
C DRY STORMWATER POND	PUBLIC	0.35	
D DRAINAGE WAY	HOMEOWNER'S ASSOCIATION	0.09	
E WET STORMWATER POND	PUBLIC	0.66	
LEROY POULSON LN. & JOHN PHELPS LN. PUBLIC		1.49	

TOTAL SITE AREA: 5.20 AC
PROPOSED NUMBER OF UNITS: 60 LOTS
DENSITY AS PROVIDED: 60/5.20 = 11.53 UNITS/ACRE
DENSITY ALLOWED: 25 UNITS/ACRE

SOILS:
(1) HURRICANE SAND, 0 TO 5 PERCENT SLOPES (100% SITE AREA)



TYPICAL SIGHT TRIANGLE DETAIL

TYPICAL PUBLIC STREET CROSS SECTION

TYPICAL LOT DETAIL

CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNUSABLE, QUESTIONABLE MATERIAL, OR ANY THAT HAS A PUMPING ACTION (E.G. FRODO) GROUNDWORK. THESE AREAS WILL BE DISCARDED, REMOVED FROM THE PROJECT AND BACK FILL WITH READY COMPACTABLE SOILS IN 8' LIFTS AND STABILIZED TO A MAXIMUM SOIL DENSITY OF 98% OF THE MOIST PROCTOR TEST (ASTM D1557) OR SOIL DENSITY OF 100% OF THE STANDARD PROCTOR TEST (ASTM D698). SURFACE TOP GROUND SURFACE SHOULD BE COMPACTED TO A MINIMUM SOIL DENSITY OF 98% OF THE MOIST PROCTOR TEST (ASTM D1557).

INSTALL 1,236 LF OF TYPE-1 SILT FENCE (SEE DETAIL ON C500)

INSTALL 950 LF OF TYPE-1 SILT FENCE (SEE DETAIL ON THIS SHEET)

INSTALL NEW MAIL KIOSK TYP. (4 TOTAL) (SEE DETAIL ON C500)

EXISTING DIRT PATHWAY TO BE RELOCATED IN COUNTY ALLEYWAY (ROW)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

ENTRANCE SIGN WITHIN PRIVATE EASEMENT

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

ENTRANCE SIGN WITHIN PRIVATE EASEMENT

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

35' SIGHT TRIANGLE

CURB INLET

TOP ELEV.=14.2'

N. INVERT ELEV.=10.14'

S. INVERT ELEV.=10.34'

35' SIGHT TRIANGLE

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75'

N. INVERT ELEV.=10.99'

S. INVERT ELEV.=11.09'

5' UTILITY EASEMENT

1' NON-ACCESS EASEMENT (PUBLIC)

INSTALL NEW CONSTRUCTION (SEE DETAIL ON C500)

BENCHMARK

SET PINK 'KUM' CAPPED IRON ROD

ELEVATION=14.64'

DROP INLET

TOP ELEV.=13.75