

OWNER/DEVELOPER:  
ADOR DEVELOPMENT, LLC  
C/O: PAUL SILVOS  
401 E CHASE STREET, SUITE 100  
PENSACOLA, FL 32502  
PHONE: (850) 637-1880

ENGINEER:  
GECI & ASSOCIATES ENGINEERS, INC.  
CONTACT: CLINT GECI, P.E.  
2950 NORTH 12th AVENUE  
PENSACOLA, FLORIDA 32503  
PHONE: (850) 432-2929

SURVEYOR:  
KJM LAND SURVEYING, LLC.  
C/O: MICHAEL WATTS AUSTIN  
1616 W AVERY STREET  
PENSACOLA, FL 32501  
PHONE: (850) 438-0202

UTILITY COMPANIES:  
UTILITY INFORMATION SHOWN AS PER FIELD INFORMATION AND INFORMATION  
FURNISHED BY UTILITY COMPANIES INVOLVED.

TELEPHONE – AT & T, INC., 605 WEST GARDEN STREET, PENSACOLA, FLORIDA  
32501; (850) 436-1616

ELECTRIC – GULF POWER COMPANY, 9220 PINE FOREST ROAD, PENSACOLA,  
FLORIDA 32534; (850) 484-5770

SANITARY SEWER – EMERALD COAST UTILITY AUTHORITY, ELLYSON INDUSTRIAL  
PARK, PENSACOLA, FLORIDA; (850) 476-5110

WATER – PEOPLE'S WATER SERVICE COMPANY,  
905 LOWME AVEENUE, PENSACOLA, FLORIDA; (850) 455-8552

NATURAL GAS – PENSACOLA ENERGY, 16 SOUTH PALAFOX STREET, PENSACOLA,  
FLORIDA; (850) 474-5322

A. ECUA Engineering Manual Incorporated by Reference

The ECUA Engineering Manual, dated December 18, 2014, along with Update #1 dated September 1, 2016 (hereinafter "Manual"), located at [www.ecua.fl.gov](http://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 supercede 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                 |                          |
|---------------|--------------------------|--------------------------|--------------------------|--------------------------|
|               | Specifi-<br>cation       | Detail                   | Plans                    | Project<br>Manual*       |
|               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\*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 the Project.

COUNTY INSPECTION NOTE:

THE CONTRACTOR SHALL NOTIFY ESCAMBIA COUNTY INSPECTOR 48 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (595-3434). THE CONTRACTOR SHALL HAVE ALL EROSION CONTROL IN PLACE PRIOR TO NOTIFYING COUNTY THE PROJECT HAS STARTED.

UTILITY NOTE:

THE ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE EASEMENT SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.

ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT, OR JACK-AND-BORED, TO ACCOMPLISH THIS REQUIREMENT. COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.

ROUGH GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. ALL UNDERGROUND UTILITIES MUST MAINTAIN AT LEAST 30" OF GROUND COVER (AFTER ROUGH GRADING OF R/W)

CONTRACTOR NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE REGULATIONS GOVERNING STORMWATER DISCHARGE AND SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY EROSION ONTO PROPERTY OWNED BY OTHERS AND INDEMNIFIES THE OWNER AGAINST ANY CLAIMS OR REGULATORY PENALTIES DURING DEVELOPMENT.

RETENTION / DETENTION POND NOTE:

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.

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 534.82 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 16 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 61.13 FEET; THENCE RUN SOUTH 37 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 54.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 15 FOOT WIDE ALLEY; THENCE RUN NORTH 32 DEGREES 33 MINUTES 22 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.79 FEET; THENCE RUN SOUTH 72 DEGREES 12 MINUTES 56 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 40 MINUTES 53 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 15' WIDE ALLEY, A DISTANCE OF 276.65 FEET; THENCE RUN NORTH 12 DEGREES 48 MINUTES 39 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.42 FEET; THENCE RUN NORTH 47 DEGREES 56 MINUTES 38 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 15' WIDE ALLEY, A DISTANCE OF 92.12 FEET; THENCE RUN NORTH 32 DEGREES 44 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 176.76 FEET; THENCE RUN NORTH 24 DEGREES 32 MINUTES 47 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.61 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 46 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 63.25 FEET TO THE POINT OF BEGINNING.

Approved \_\_\_\_\_ Date \_\_\_\_\_

This document has been reviewed in accordance with 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.

## SITEWORK CONSTRUCTION PLANS FOR

# PLESS LANDING

60 LOT SINGLE-FAMILY TOWNHOME SUBDIVISION

IN

ESCAMBIA COUNTY, FLORIDA

G&A REFERENCE NO. 28807

### DRAINAGE FEE

Imperv. Surf. 39750.0 Sq ft

Stormwater Ret. 0.81 % (F)

Total Drainage Fee \$ 1,609.88

Pond Maint. Fee: MSBU

#### GENERAL NOTES:

- DATUM PLAN USED IS NAVD OF 88.
- BOUNDARY SURVEY & LEGAL DESCRIPTION PROVIDED BY KJM LAND SURVEYING, LLC. DATED JULY 21, 2021.
- ALL FINISHED PAVING GRADES SHOWN HEREON ARE TOP OF PAVEMENT GRADES, UNLESS SHOWN OTHERWISE.
- LOCATION OF EXISTING UTILITIES WERE TAKEN FROM THE RECORDS OF APPROPRIATE UTILITY COMPANIES AND HAVE NOT BEEN VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
- ALL SANITARY SEWER CONSTRUCTION TO CONFORM TO THE CURRENT EMERALD COAST UTILITY AUTHORITY STANDARDS.
- ALL POTABLE WATER CONSTRUCTION TO CONFORM TO THE CURRENT PEOPLE'S WATER SERVICE COMPANY STANDARDS.
- ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBIA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALES SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE.
- TO ASSURE THE CONTRACTOR IS ON THE SAME VERTICAL AND HORIZONTAL DATUM AS THIS SURVEY, IT IS STRONGLY RECOMMENDED THAT VERTICAL CHECKS BE MADE BETWEEN TWO BENCHMARKS AND THAT HORIZONTAL CHECKS BE MADE BETWEEN THREE CONTROL POINTS OR PROPERTY CORNERS.
- THE CONTRACTOR SHALL NOTIFY F.D.O.T., NFWMD, EMERALD COAST UTILITIES AUTHORITY, AND THE COUNTY DESIGNEE AND/OR INSPECTOR AT LEAST THREE WORKING DAYS (72 HOURS MIN.) PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROPOSE OF ALL SURPLUS EARTH OFF THE SITE.
- THE CONTRACTOR SHALL HAVE A COMPACTION TEST MADE BY AN INDEPENDENT TESTING LAB AT INTERVALS NOT TO EXCEED 300 LINEAR FEET, AND THESE TESTS SHALL INDICATE THAT THE BASE CONSTRUCTION IS IN ACCORDANCE WITH SECTION 240 OF THE D.O.T. SPECIFICATIONS. COPIES OF THESE SHALL BE FURNISHED TO THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST TWO WEEKS PRIOR TO THE PLACING OF THE BASE MATERIAL TO HELP THE ENGINEER COORDINATE THE OTHER UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL GRASS AND MULCH ALL THE RIGHT-OF-WAY AND DISTURBED AREAS UNLESS AT A SLOPE OF 5 TO 1 OR GREATER AND THESE SHALL BE SODDED AND PINNED.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
- ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS, AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR IS CAUTIONED TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BIDDING.
- SHOULD THE CONTRACTOR IDENTIFY DISCREPANCIES IN PROJECT PLANS OR ON FIELD CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- NO DERIVATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN THE COUNTY ACCEPTANCE OF IMPROVEMENTS.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- NOTIFY SUNSHINE STATE ONE CALL 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- ROUGH GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. A MINIMUM 30" OF COVER IS REQUIRED OVER ALL UTILITIES, MEASURED FROM PROPOSED GRADE IF ROAD IS IN FILL AND FROM TOP OF CURB IF ROAD IS IN CUT.
- 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 RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- 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 BUNDDING DUE TO SEDIMENTS.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR MULCH (UNLESS SOD IS REQUIRED). SEEDED AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNSUABLE, QUESTIONABLE MATERIAL, OR ANY THAT HAS A PUMPING ACTION OR PERCHED GROUNDWATER, THESE AREAS WILL BE EXCAVATED, REMOVED FROM THE PROJECT AND BACK FILL WITH CLEAN SAND.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS-BUILT PLANS AND CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- GECI & ASSOCIATES WILL BE RESPONSIBLE FOR MONITORING CONSTRUCTION, SUBMITTING NOTICE OF CONSTRUCTION COMMENCEMENT, AND SUBMITTING AS-BUILT CERTIFICATIONS.
- CONSTRUCTION WILL BEGIN WITHIN 6 MONTHS OF OBTAINING PERMITS AND WILL BE COMPLETED WITHIN 12 MONTHS OF COMMENCEMENT.
- 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 DEVELOPERS RESPONSIBILITY.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- ALL PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES PERTAINING TO THIS PROJECT COVER ONLY THOSE CONSTRUCTION ACTIVITIES CONTAINED WITHIN THESE PLANS. UNLESS SPECIFICALLY NOTED OTHERWISE, CONSTRUCTION ACTIVITIES WITHIN THE LOTS OF THE SUBDIVISION ARE NOT CONSIDERED PART OF THESE CONSTRUCTION PLANS. THE LOT GRADING PLAN IS TO SERVE ONLY AS A GUIDE IN THE EVALUATION OF THE DRAINAGE PLAN FOR THE INDIVIDUAL HOMES/LOTS.
- ELECTRIC/PHONE/CABLE/GAS STRUCTURE INSTALLED WITHIN DRAINAGE EASEMENT SHALL BE LOCATED ALONG BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.
- A MINIMUM ONE-FOOT GROUND COVER IS REQUIRED FOR ALL STORMWATER PIPES AND 30" COVER FOR ALL OTHER UTILITIES. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
- THE CONTRACTOR SHALL HAVE A GEOTECH ENGINEER DETERMINE THE NEED FOR ROADWAY UNDERDRAINS (AS SHOWN IN THE DETAIL HEREIN) AFTER ROADBEDS HAVE BEEN CUT.
- ALL P.C. SANITARY SEWER PIPE TO BE SDR 26.
- THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIL ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
- 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.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
- ALL PROPOSED UNDERGROUND UTILITIES WITHIN RIGHTS OF WAY OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT OR JACK-AND-BORED, TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.
- CONTRACTOR TO ENSURE FINISHED GRADES MATCH DRAINAGE FLOW ARROWS SHOWN HEREON.
- ALL SIDEWALKS, CURB RAMPS, BUS STOPS/LANDINGS AND ALL ASSOCIATED CONSTRUCTION SHALL FOLLOW THE LATEST EDITION OF DESIGN STANDARDS, AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES, PROWAG AND THE FDOT TRANSIT FACILITY GUIDELINES.

#### CONSTRUCTION PLAN NOTE:

THESE PLANS ARE FOR THE CONSTRUCTION OF PAVING, STORM DRAINAGE, POTABLE WATER AND SANITARY SEWERS WITHIN THE PROPOSED RIGHT-OF-WAYS, EASEMENTS AND PARCELS TO SERVE THIS DEVELOPMENT. THESE PLANS DO NOT COVER ANY CONSTRUCTION OR CLEARING ON ANY LOTS WITHIN THIS DEVELOPMENT UNLESS SHOWN AS A FILL AREA. DURING CONSTRUCTION, IF ANY AREA WITHIN THE LOTS ARE DISTURBED, THEY SHALL BE GRASSED AND MULCHED OR SODDED. FUTURE LOT GRADING SHALL BE IN ACCORDANCE WITH ESCAMBIA COUNTY STANDARDS, BY THE LOT BUILDER. ALL PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES PERTAINING TO THIS PROJECT COVER ONLY THOSE CONSTRUCTION ACTIVITIES CONTAINED WITHIN THESE PLANS. UNLESS SPECIFICALLY NOTED OTHERWISE, CONSTRUCTION ACTIVITIES WITHIN THE LOTS OF THE SUBDIVISION ARE NOT CONSIDERED PART OF THESE CONSTRUCTION PLANS. THE LOT GRADING PLAN IS TO SERVE ONLY AS A GUIDE IN THE EVALUATION OF THE DRAINAGE PLAN FOR THE INDIVIDUAL HOMES/LOTS.

#### CONTRACTOR'S EROSION AND SEDIMENT CONTROL NOTE:

SEDIMENT SHALL BE RETAINED ON THE SITE OF THE DEVELOPMENT. EROSION AND SEDIMENTATION CONTROLS WILL BE PROVIDED BY CONTRACTOR AT ALL TIMES AS PER ESCAMBIA COUNTY, DEP, NPDES, AND EPA. REQUIREMENTS.

THE CONTRACTOR SHALL AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT, PROVIDE AND MAINTAIN THE NECESSARY EARTH BERMS, PONDING AREAS AND SEDIMENTATION CONTROL WALLS OF STRAW ALONG ALL THE STREET RIGHT-OF-WAY AND EASEMENTS TO CONTROL THE RUNOFF FROM THIS PROJECT. (NO DIRECT PAYMENT FOR THIS. PAYMENT FOR THIS TO BE INCLUDED IN THE ITEM OF BASE AND PRIME.)

#### EROSION AND SEDIMENT CONTROL NOTE:

THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIL ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.

THE DEVELOPER SHALL REQUIRE THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT TO PROVIDE AND MAINTAIN THE NECESSARY EARTH BERMS, HAY BALES, PONDING AREAS, SILT FENCES AND SEDIMENTATION CONTROLS ALONG ALL THE STREET RIGHTS-OF-WAY, EASEMENTS AND DETENTION/RETENTION AREAS TO CONTROL AND PREVENT EROSION RESULTING FROM INCREASED RUNOFF DURING CONSTRUCTION OF THIS PROJECT. EROSION AND SEDIMENTATION CONTROLS SHALL BE ESTABLISHED TO MEET OR EXCEED ESCAMBIA COUNTY, DEP., NPDES., AND EPA. REQUIREMENTS. LOCATION AND DETAIL OF THE ABOVE TO BE INCLUDED ON THE CONSTRUCTION PLANS FOR THE PROJECT AND SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTIONOR CLEARING.

ON SITES GREATER THAN 1 ACRE, IF GREATER THAN 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.

TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS. INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP/NFWMD.

A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREA IS REQUIRED PRIOR TO COUNTY APPROVAL/ACCEPTANCE. IF TIME CONSTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.



PROJECT LOCATION  
300 GIBBS ROAD  
PENSACOLA, FL 32507

#### ESCAMBIA COUNTY NOTE:

CONSTRUCTION PLAN APPROVAL IS REQUIRED TO DOCUMENT THE DESIGN OF INFRASTRUCTURE TO ADEQUATELY SERVE THE CREATED LOTS. THE APPROVAL ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY AS SPECIFICALLY DESIGNATED TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS. NEITHER PLAT OR PLAN ALLOW LAND CLEARING/ LAND DISTURBANCE ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES PRIOR, ON EACH LOT/PARCEL IN THE FUTURE.

#### 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

#### SITE NOTES:

- SITE AREA: 5.20 AC
- TOTAL LOTS: 60
- PARCEL ID: 50-25-30-6092-014-008, 50-25-30-6092-004-008, 50-25-30-6092-003-008, & 50-25-30-6092-018-008
- FLUJ: MU-U
- PROJECT ADDRESS: GIBBS ROAD, PENSACOLA, FLORIDA 32507
- BUILDING SETBACK REQUIREMENTS: 15' FRONT, 15' REAR, & 10' SIDE OR 10% WHICHEVER IS LESS, BUT AT LEAST 5'
- MAX. BUILDING HEIGHT: 15'
- LOT COVERAGE: 85% MAXIMUM LOT COVERAGE AS PER ZONING REGULATIONS, OR THE LOT COVERAGE SHOWN ON THIS LOT GRADING PLAN, WHICHEVER IS LESS.

#### SURVEYOR LENDEND:

- FOUND 1/2" CAPPED IRON ROD LB #7092
- FOUND 1/2" CAPPED IRON ROD LB #6832
- FOUND 1/2" CAPPED IRON ROD LS #1748
- FOUND 1/2" CAPPED IRON ROD LS #475
- FOUND ILLEGIBLE 5/8" CAPPED IRON ROD
- FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
- FOUND PLAIN 5/8" IRON ROD
- FOUND PLAIN 1/2" IRON ROD
- FOUND 1" IRON PIPE
- SET 1/2" CAPPED IRON ROD LD #8298
- POWER POLE WITH GUY ANCHOR
- OVERHEAD UTILITY LINES
- WATER METER
- WATER VALVE
- NATURAL GAS METER
- TELEPHONE PEDESTAL
- MAILBOX
- FIRE HYDRANT

#### SURVEYORS NOTES:

- THE MAP OF SURVEY AS SHOWN HEREON IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH IMPROVEMENTS FOR WHICH PURPOSE IS TO DEFINE THE RECORD BOUNDARY ON THE GROUND BY RETRACEMENT OF THE RECORD PLATTED LOTS AND BLOCK OF THE ABOVE REFERENCED SUBDIVISION, AND/OR RECOVERY, AND/OR PLACEMENT OF MONUMENTATION OF SAID BOUNDARY, AND ALSO; VERTICALLY DEPICT GROUND SURFACE ELEVATIONS BY SPOT ELEVATIONS AND/OR 1.0 FOOT CONTOUR INTERVALS RELATIVE TO MEAN SEA LEVEL AND ALSO; LOCATE HORIZONTALLY AND VERTICALLY; DIMENSIONALLY MEASURED FIXED PERTINENT SURFACE AND SUB-SURFACE FEATURE IMPROVEMENTS AND GRAPHICALLY DEPICT FIXED NON-PERTINENT SURFACE AND SUB-SURFACE FEATURE IMPROVEMENTS TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- BASIS OF DEED BEARINGS: NORTH AND THOSE RECORD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE DEED BEARING OF 53°09'00"E ALONG THE WESTERLY R/W LINE OF GIBBS ROAD AS MONUMENTED.
- BASIS OF STATE PLANE FIELD BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF S27°20'54"E ALONG THE WESTERLY R/W LINE OF GIBBS ROAD AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE)- (NAD83) - (2011) - (EPOCH 2010.0000).
- THE BEARING EQUATION DIFFERENCE BETWEEN STATE PLANE GRID AND RECORD OF THE SURVEY AS SHOWN HEREON IS 11°39'06". AS BOTH CANNOT RETAIN THEIR INTEGRITY BY ROTATION OF ONE INTO THE OTHER, BOTH ARE DIFFERENTIATED FOR CLIENT'S NEEDS AND DUE DILIGENCE TO THE LATTER, FOR RECORD INTENTS AND PURPOSES.
- VERTICAL DATA IS BASED ON RTN GPS/GNSS OBSERVATIONS THROUGH THE FFRN, CORS REFERENCE STATION NETWORKS. ELEVATIONS ARE DETERMINED USING THE GED018 MODEL AND ARE RELATIVE TO NAVD '83 WITH ACCURACIES TO 2-3 CM. ELEVATIONS DEPICTED WITHIN THIS SURVEY ARE SUB-CM INFORMATIONAL PURPOSES ONLY AND MAY NOT MEET THE ACCURACY REQUIREMENTS TO SURVEY STANDARDS.
- REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF PLAT OF NAVY POINT, PLAT BOOK 1 PAGE 100; COPY OF PLAT OF RESUBDIVISION OF BLOCKS G & H NAVY POINT, PLAT BOOK 2, PAGE 7; COPY OF RESUBDIVISION OF LOT R, BLOCK H NAVY POINT, PLAT BOOK 2, PAGE 26; COPY OF SURVEYS BY THIS FIRM, /08 #08-14256.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.
- THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT PLANT FILE #21-18597, AS PROVIDED BY WESTCOR LAND TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF FEBRUARY 12, 2021.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR; EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.
- THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
- ENCROACHMENTS ARE AS SHOWN.
- FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC, IS L.B. 8286.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR AND ANY ENTITIES AS DECLARED TO HEREON ONLY AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.
- IT IS OF THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:

| THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW: |                  |             |                 |        |                   |
|---|------------------|-------------|-----------------|--------|-------------------|
| Flood zone(s)   | Community number | Map number  | Panel number(s) | Suffix | Map Revision Date |
| X   | 120080           | 12033C0366G | 0368            | G      | 9/29/2006         |

#### COUNTY INSPECTION NOTE:

THE CONTRACTOR SHALL NOTIFY ESCAMBIA COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (981-7100). THE CONTRACTOR SHALL HAVE ALL EROSION CONTROL IN PLACE PRIOR TO NOTIFYING COUNTY THE PROJECT HAS STARTED.

| INDEX OF DRAWING |   |
|------------------|---|
| SHEET            | DESCRIPTION   |
| C000             | COVER SHEET   |
| C100             | OVERALL PLAN  |
| C110             | EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN |
| C130             | LOT GRADING PLAN  |
| C135             | STORMWATER & SANITARY SEWER STRUCTURE PLAN              |
| C200             | LERROY POULSON LANE PLAN & PROFILE 1                    |
| C210             | LERROY POULSON LANE PLAN & PROFILE 2                    |
| C220             | RUPERT FAIRFIELD LANE & JOHN PHELPS LANE PLAN & PROFILE |
| C230             | ONSITE STORMWATER PIPE PLAN & PROFILE                   |
| C300             | UTILITY PLAN  |
| C310             | TRAFFIC PLAN  |
| C320             | STORMWATER PONDS  |
| C400             | CROSS-SECTIONS  |
| C500             | DETAILS   |
| LS-1             | LIFT STATION PLAN                                       |
| LS-2             | EXISTING LIFT STATION DEMO PLAN                         |
| LS-3             | NEW LIFT STATION MODIFICATIONS                          |
| LS-4             | PANEL ENCLOSURE DETAIL                                  |
| LS-5             | MECHANICAL DETAILS                                      |

GECI & ASSOCIATES, INC.  
ENGINEERS

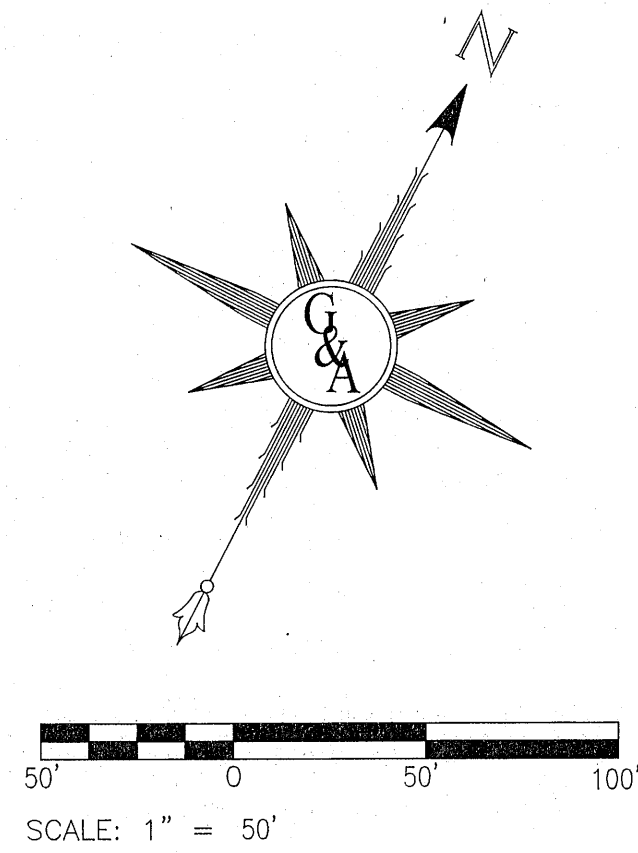
2950 N. 12th Ave. PENSACOLA, FL 32503  
Phone (850) 432-2929 - Fax (850) 432-2875  
CERTIFICATE OF AUTHORIZATION NUMBER 00005149  
E-Mail: [geci@geciengineering.com](mailto:geci@geciengineering.com)



STEWOR CONSTRUCTION PLANS  
FOR  
PLESS LANDING

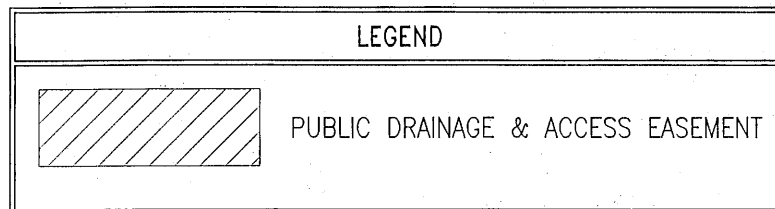
PROJECT NO. 28807  
SHEET NO. C000





| PARCEL TABULATION: |                                     |                         |         |
|--------------------|-------------------------------------|-------------------------|---------|
| NAME               | DESCRIPTION                         | OWNER                   | ACREAGE |
| A                  | COMMON AREA                         | HOMEOWNER'S ASSOCIATION | 0.16    |
| B                  | COMMON AREA                         | HOMEOWNER'S ASSOCIATION | 0.09    |
| C                  | DRY STORMWATER POND                 | PUBLIC                  | 0.35    |
| D                  | RAINAGE WAY                         | PUBLIC                  | 0.09    |
| E                  | WET STORMWATER POND                 | PUBLIC                  | 0.66    |
| F                  | LEREY POULSON LN. & JOHN PHELPS LN. | PUBLIC                  | 1.49    |

- SITE NOTES:**
- SITE AREA: 5.20 AC
  - TOTAL LOTS: 60
  - PARCEL ID: 50-25-30-6092-014-008, 50-25-30-6092-004-008, 50-25-30-6092-003-008, & 50-25-30-6092-018-008
  - LATITUDE & LONGITUDE: 30°22'44"N, 87°17'24"W
  - ZONING: COM
  - AIRPORT ZONING: AIPD-2
  - FLU: MU-U
  - PROJECT ADDRESS: GIBBS ROAD, PENSACOLA, FLORIDA 32507
  - BUILDING SETBACK REQUIREMENTS: 15' FRONT, 15' REAR, & 10' SIDE OR 10% WHICHEVER IS LESS, BUT AT LEAST 5'
  - MAX. BUILDING HEIGHT: 150'
  - LOT COVERAGE: 85% MAXIMUM LOT COVERAGE AS PER ZONING REGULATIONS, OR THE LOT COVERAGE SHOWN ON THIS LOT GRADING PLAN, WHICHEVER IS LESS.



## GENERAL NOTES:

- THE LOT GRADING PLAN INCLUDED IN THESE PLANS ONLY SERVES AS A GUIDE FOR THE CONSTRUCTION OF INDIVIDUAL HOMES/LOTS.
- THERE WILL BE NO ADVERSE IMPACTS TO EXISTING DRAINAGE DUE TO THE STORMWATER RUNOFF OF THIS PROJECT. THIS PROJECT WILL NOT CAUSE FLOODING ON ADJACENT PROPERTIES IN A 100-YR STORM EVENT.
- NO HERITAGE TREES EXIST ON PROJECT SITE.
- HOME BUILDER NOTE: EACH HOME BUILDER WILL BE REQUIRED TO CONTROL ALL EROSION AND SEDIMENT ON EACH INDIVIDUAL LOT.
- SEE NOTE: A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR SIGNS FROM THE BUILDING INSPECTION DEPARTMENT.
- FUTURE BUILDING NOTE:**
  - ALL FUTURE BUILDINGS SHALL COMPLY WITH ESCAMBA COUNTY BUILDING CODES WHICH INCLUDE THAT ALL FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT) SHALL BE A MINIMUM OF 8" ABOVE ADJACENT TOP OF CURB OR, WHEN APPLICABLE, 4" ABOVE TOP OF REAR YARD CONVEYANCE SWALE ELEVATION UNLESS BUILDING IS IN A FLOOD ZONE WHICH DICTATES THE ELEVATION ABOVE FINISHED GRADE.
  - HOME BUILDERS WILL BE REQUIRED TO CONSTRUCT AND MAINTAIN, AT ALL TIMES DURING CONSTRUCTION, APPROPRIATE EROSION CONTROL MEASURES (SILT FENCE, HAY BALES, ETC.) TO INSURE THAT NO SEDIMENTS LEAVE THE LOT UNDER CONSTRUCTION OR THE RIGHT-OF-WAY ADJACENT TO THE LOT UNDER CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROL NOTES:**
  - HAYBALES:**
    - BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ADJUTING ONE ANOTHER PRIOR TO EARTHWORK OPERATIONS.
    - ALL BALES SHALL BE EITHER WIDE-GROUND OR STRAW-TIED. STRAW BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES (IN ORDER TO PREVENT DETERIORATION OF THE BINDINGS).
    - THE BARRIER SHALL BE EXTENDED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STACKED AND CHAINED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
    - EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
    - THE GAPS BETWEEN BALES SHALL BE CHAINED (FILLED BY WEEDING) WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. (LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY.)
    - STRAW BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR UTILITY, BUT NOT BEFORE THE UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
    - STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
    - CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END ROUNDS AND UNDERCUTTING BENEATH BALES.
    - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
    - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER.
    - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.
  - A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR DITCH WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBA COUNTY OR STATE DRAINAGE SYSTEM. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
  - DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOD AND SOD 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 COUNTRY ACCEPTANCE.
  - 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.
  - 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.
  - PROVIDE EROSION CONTROL MEASURE TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
- STORMWATER CONVEYANCE NOTES:**
  - THE CONVEYANCE SWALES SHALL BE BUILT BY CONTRACTOR AND TREATMENT OR SIDE YARD SWALES SHALL BE BUILT BY THE HOMEOWNER.
  - ALL NEW ROOF RUNOFF, DOWNSPOUTS, 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 (E.G. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTIONING OF THE SIDE YARD SWALES.
  - FENCES INSTALLED SHALL BE INSTALLED NOT TO IMPED STORMWATER FLOW.
  - LOTS WILL NOT UTILIZE RETAINING WALLS OR OTHER METHODS OF FILL IN THE REAR THAT WILL BLOCK OFFSITE DRAINAGE.
  - A MINIMUM OF ONE (1) FOOT OF GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.

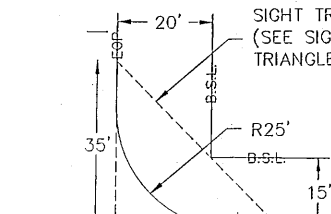
## SUBDIVISION GENERAL NOTES:

- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTRY ACCEPTANCE. SEEDING AREAS SHALL INCLUDE A BAMA 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 COUNTRY APPROVAL/ACCEPTANCE. IF TIME CONSTRAINTS EXIST DURING THE FINAL PLAN APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STOPS OF SOD (MINIMUM 2" NODS) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDING/MULCHING/FERTILIZED WILL BE ACCEPTABLE.
- DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD.
- 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 COUNTRY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE LAND DISTURBING OR TREE REMOVAL PERMIT. PER ESCAMBA COUNTY LOC. LOTS SHOULD REMAIN IN THEIR NATURAL STATE UNTIL 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 ON-SITE WITHIN R/W OR POND PARCELS/AREAS WILL BE ALLOWED AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

## UTILITY NARRATIVE:

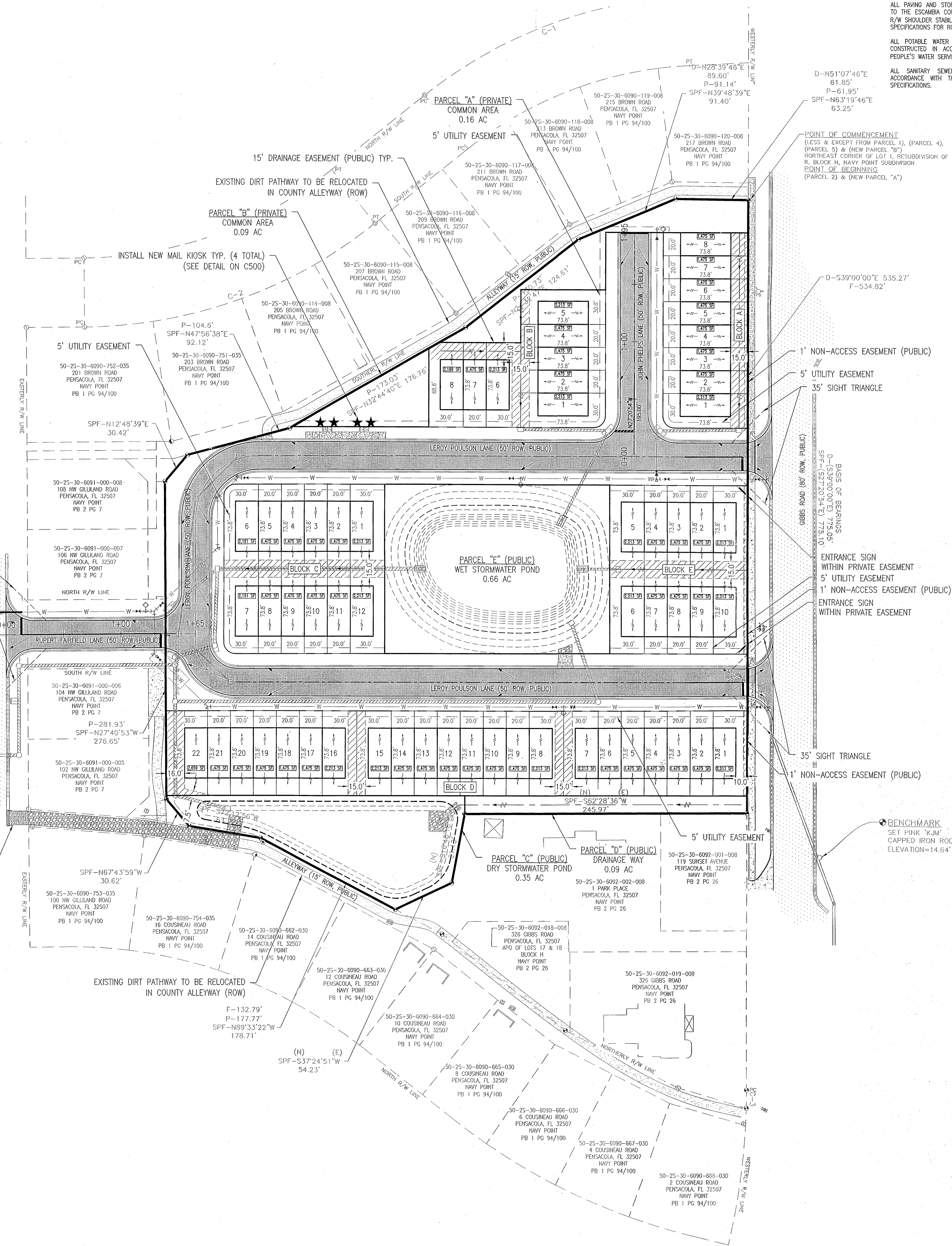
POTABLE WATER IS PROVIDED BY NEW 6" WATER MAINS LOCATED IN THE RIGHTS-OF-WAY AND SIZED FOR FIRE PROTECTION. THE WATER CONNECTION(S) IS TO PEOPLE'S WATER SYSTEM LOCATED AT THE WEST SIDE OF GIBBS RD. EXISTING 8" MAIN AS WELL AS AT THE WEST SIDE OF NW GILLIARD RD. (EXISTING 6" MAIN). SANITARY SEWER IS PROVIDED 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 & JACQUE 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 ESCAMBA COUNTY ACCEPT THIS STORMWATER SYSTEM FOR OWNERSHIP, OPERATION & MAINTENANCE AFTER THE 2-YR WARRANTY PERIOD. SERVICE LINES LOCATED ON EACH LOT SHALL BE HOMEOWNERS RESPONSIBILITY.

|        |  |
|--------|--|
| 73.75' |  |
| 4      |  |
| 3      |  |
| 2      |  |

TYPICAL LOT DETAIL  
N.T.S.TYPICAL SIGHT TRIANGLE DETAIL  
N.T.S.

35' SIGHT TRIANGLE  
BENCHMARK  
SET "KJM" NAIL & DISK  
ELEVATION=12.69'

12' GRAVEL POND ACCESS ROAD  
w/ CONCRETE DRIVEWAY



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.O.D.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF EQUA STANDARD SPECIFICATIONS.

| DATE | REVISION | NO. | 1 | 2 | 3 | 4 | 5 |
|------|----------|-----|---|---|---|---|---|
|      |          |     |   |   |   |   |   |

**PROJECT NO.** 28807 **SHEET NO.** C100

**NOT RELEASED FOR CONSTRUCTION**

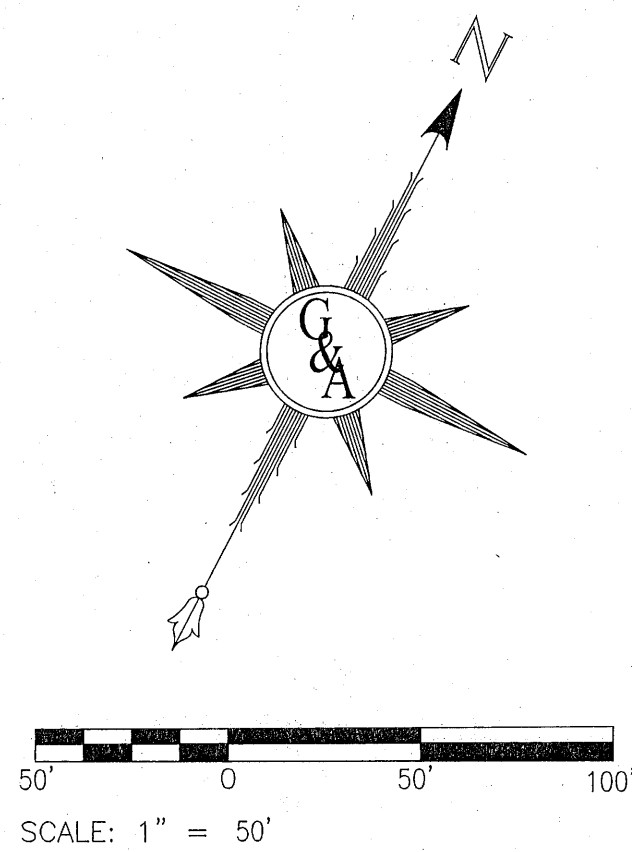
**GECCI & ASSOCIATES, INC.**  
**ENGINEERS**  
 2950 N. 12th Ave. PENSACOLA, FL 32503  
 Phone (850) 432-2929 - Fax (850) 432-2875  
 CERTIFICATE OF AUTHORIZATION NUMBER 00005149  
 E-Mail: gecci@geccieengineering.com

**SCALE:** AS SHOWN **DESIGNED:** CAG **DRAWN:** KRD **CHECKED:** SAG **DATE:** 6/30/22

**POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS**

**PLESS LANDING**  
**OVERALL PLAN**





## NOTES:

- CONTRACTOR SHALL REFER TO BOUNDARY & TOPO SURVEY PROVIDED BY KIM LAND SURVEYING, LLC., DATED SEPTEMBER 17TH, 2021 FOR ALL EXISTING CONDITIONS.
- LOCATION OF EXISTING UTILITIES WERE TAKEN FROM THE RECORDS OF APPROPRIATE UTILITY COMPANIES AND HAVE NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
- ALL AREAS REQUIRED FOR CONSTRUCTION OF ROADS, PONDS, LAY DOWN AREAS, STOCKPILE AREAS, UTILITIES, AND INFRASTRUCTURE REQUIRED TO CONSTRUCT THE DEVELOPMENT TO BE CLEARED & GRUBBED.
- ALL EXISTING IMPROVEMENTS LOCATED ON SITE INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVEMENT, FENCES, AND UTILITIES TO BE DEMOLISHED & HAULED OFF SITE.
- ALL EXISTING STRUCTURES WILL REQUIRE SEPARATE DEMO PERMITS FROM BUILDING INSPECTIONS AT TIME OF DEMOLITION.
- NO HERITAGE TREES EXIST ON PROJECT SITE.

ALL PROPOSED STORMWATER STRUCTURES TO BE INSTALLED WITH SILT SAVERS (SEE DETAIL C500)

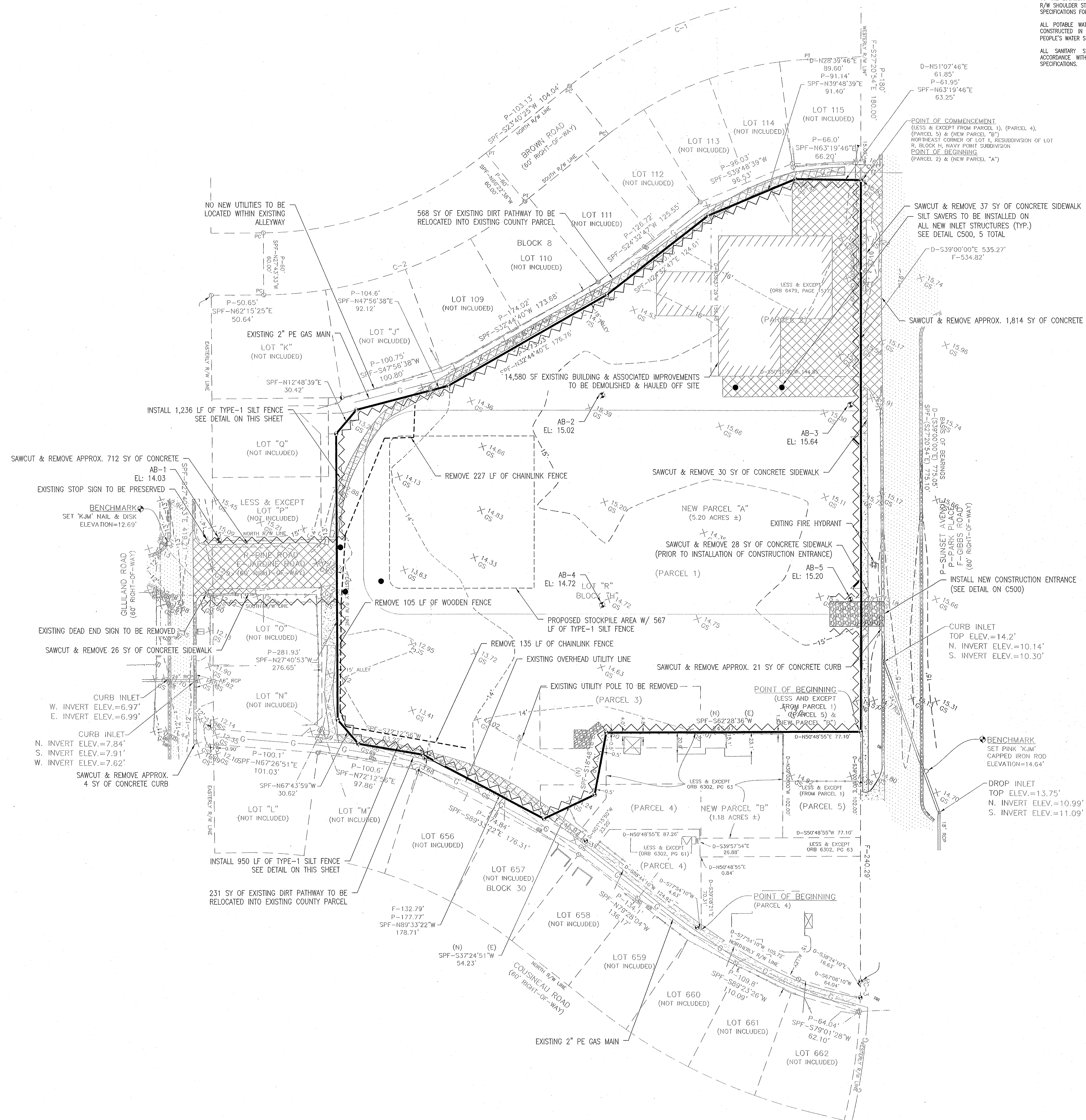
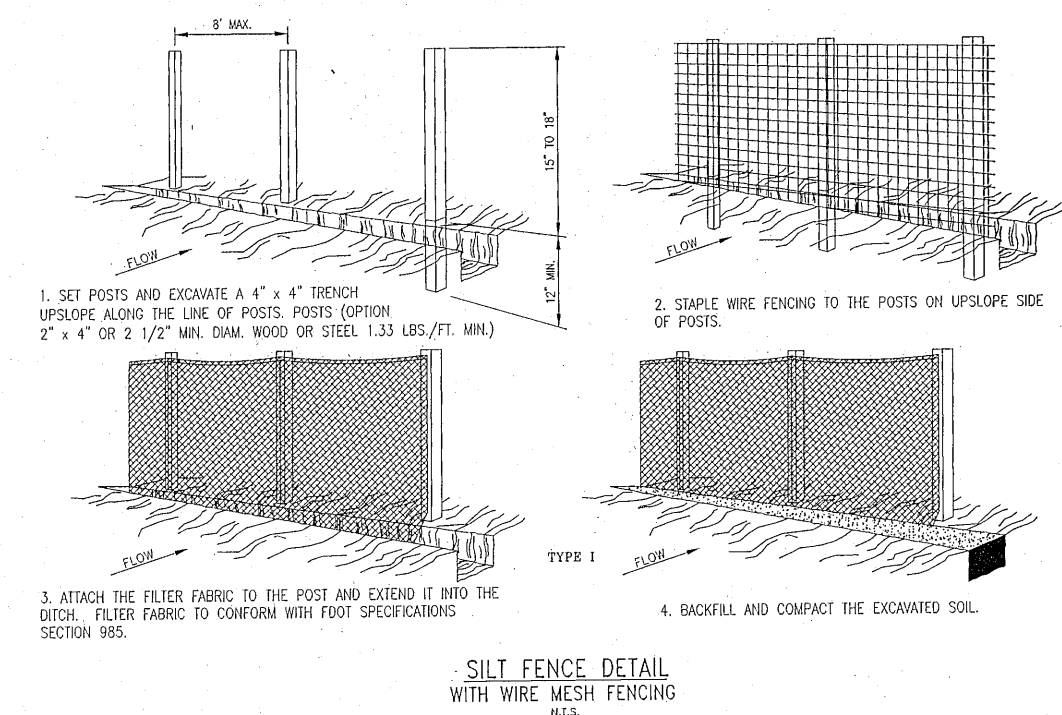
## SURVEYOR LEGEND:

- - FOUND 1/2" CAPPED IRON ROD LB #7092
- - FOUND 1/2" CAPPED IRON ROD LB #6832
- - FOUND 1/2" CAPPED IRON ROD LS #1748
- - FOUND 1/2" CAPPED IRON ROD LS #475
- - FOUND ILLEGIBLE 5/8" CAPPED IRON ROD
- - FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
- - FOUND PLAIN 5/8" IRON ROD
- - FOUND PLAIN 1/2" IRON ROD
- - FOUND 1" IRON PIPE
- - SET 1/2" CAPPED IRON ROD LD #8298
- - POWER POLE WITH GUY ANCHOR
- - OVERHEAD UTILITY LINES
- - WATER METER
- - WATER VALVE
- - NATURAL GAS METER
- - TELEPHONE PEDESTAL
- - MAILBOX
- - FIRE HYDRANT

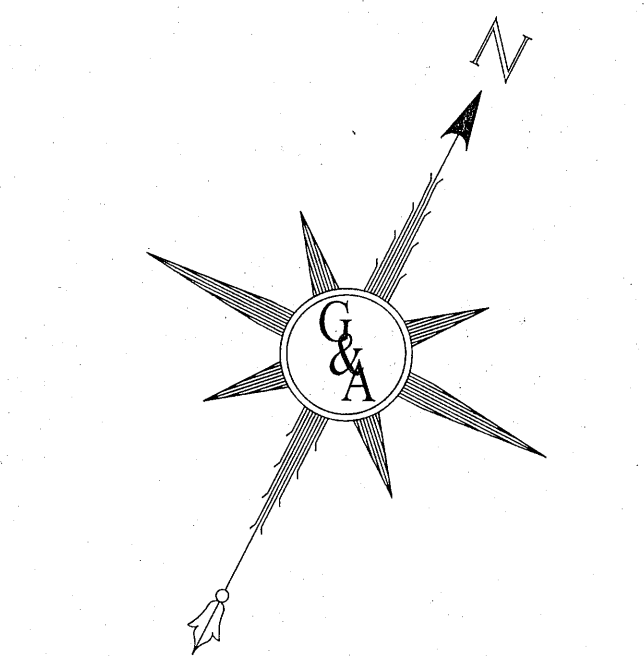
## SURVEYOR ABBREVIATIONS:

- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- LS - LICENSED SURVEYOR
- LB - LICENSED BUSINESS
- R/W - RIGHT-OF-WAY
- A/C - AIR CONDITIONER
- PC - POINT OF CURVATURE
- D - DEED
- P - PLAT
- F - FIELD
- NFIP - NATIONAL FLOOD INSURANCE PROGRAM
- N/A - NOT APPLICABLE
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- RCP - REINFORCED CONCRETE PIPE
- RTN - REAL TIME NETWORK
- GNSS - GLOBAL NAVIGATION SATELLITE SYSTEM
- GPS - GLOBAL POSITIONING SYSTEM
- FPRN - FLORIDA PERMANENT REFERENCE NETWORK
- CORS - CONTINUOUSLY OPERATING REFERENCE STATION
- NAVD - NORTH AMERICAN VERTICAL DATUM
- CM - CENTIMETER

| CURVE TABLE |            |         |           |         |               |
|-------------|------------|---------|-----------|---------|---------------|
| CURVE       | SOURCE     | RADIUS  | DELTA     | LENGTH  | CHORD BEARING |
| C-1         | PLAT FIELD | 393.33' | 36°18'    | 249.12' | N/A           |
|             |            | 393.33' | 36°00'18" | 247.17' | S41°49'15"W   |
| C-2         | PLAT FIELD | 405.85' | 38°42'    | 274.6'  | N/A           |
|             |            | 405.85' | 38°39'05" | 273.78' | N42°56'54"E   |
| C-3         | PLAT FIELD | 585.7'  | N/A       | 16.25'  | N/A           |
|             |            | 585.70' | 01°32'25" | 15.75'  | S26°36'02"E   |







SCALE: 1" = 40'

#### SITE FILL NOTES:

1. THE CONTRACTOR SHALL CLEAR ALL TRASH, VEGETATION AND ORGANIC OR UNSUITABLE MATERIALS IN THE FILL AREAS.
2. THE CONTRACTOR SHALL GRUB, GRADE AND SCARIFY TO A DEPTH OF AT LEAST 4", THE FILL AREA BEFORE PLACING FILL IN ORDER TO ENSURE PROPER BOND AND PREVENT SLIPPING BETWEEN THE TWO LAYERS.
3. THE CONTRACTOR SHALL PLACE THE FILL IN 6" LAYERS COMPACTED CONTINUOUSLY UNTIL THE REQUIRED MAXIMUM DENSITY AT OPTIMUM MOISTURE IS ACHIEVED.
4. FILL MATERIAL SHALL BE CLEAN OF ALL VEGETATION AND FREE ROOTS AND ROCKS.
5. THE CONTRACTOR SHALL GRASS AND MULCH ALL AREAS CLEARED, FILLED OR DISTURBED UNLESS AT A SLOPE OF 3:1 OR GREATER AND THESE SHALL BE SOOED AND PINNED.
6. NO HERITAGE TREES EXIST ON PROJECT SITE.

#### GENERAL NOTES:

1. DRAINAGE EASEMENTS TO REMAIN UNOBTAINED BY FENCES.
2. CONVEYANCE SWALES SHALL BE BUILT BY THE CONTRACTOR. SIDE YARD SWALES SHALL BE BUILT BY THE HOMEOWNER.
3. HOME EQUIPMENT (e.g. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND / OR FUNCTION OF THE SIDE YARD SWALES.
4. THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 1200300080, MAP REVISION DATED SEPTEMBER 22, 2006.
5. A MINIMUM OF ONE (1) FOOT OF GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.

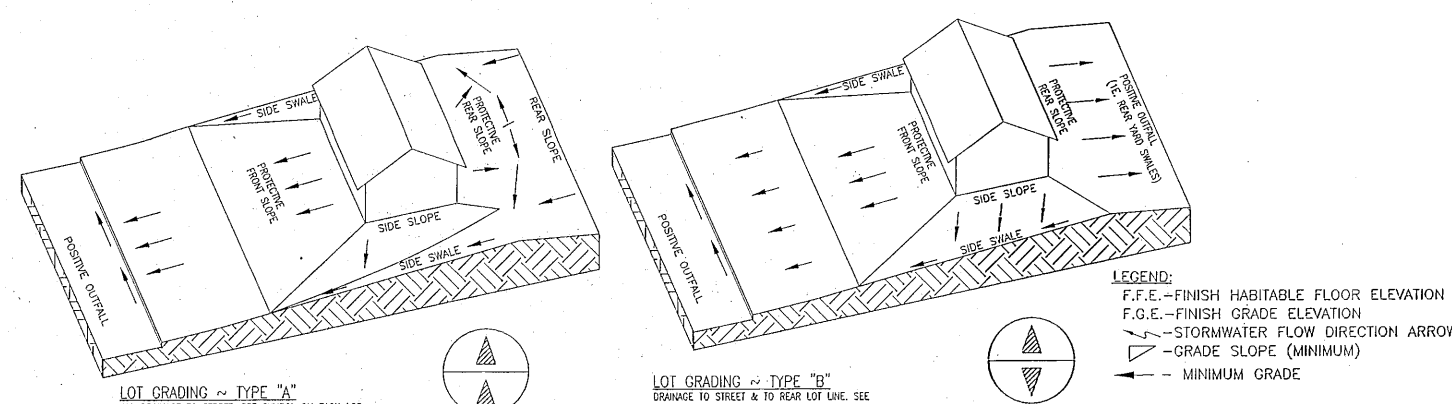
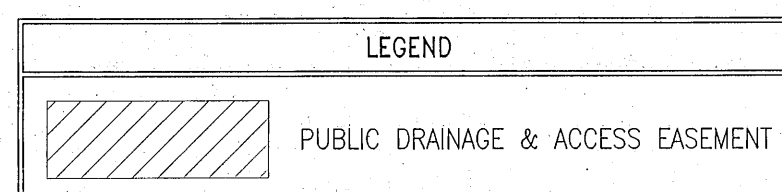
#### ON-SITE IMPERVIOUS AREAS:

1. (AVERAGE) MAXIMUM ALLOWABLE LOT COVERAGE (BUILDINGS, DRIVEWAYS, & ASSOCIATED STRUCTURES) = 1,334 SF
2. TOTAL IMPERVIOUS SURFACE ON ALL LOTS & ASSOCIATED RIGHTS OF WAY = 80,040 SF
3. TOTAL NEW (ON-SITE) IMPERVIOUS INFRASTRUCTURE (ROADWAY, CURB, & SIDEWALK) = 39,750 SF
4. MAXIMUM TOTAL (ON-SITE) IMPERVIOUS SURFACE OF LOTS & INFRASTRUCTURE = 119,790 SF

#### MINIMUM FINISHED FLOOR ELEVATIONS

THE HOME BUILDER IS RESPONSIBLE FOR SETTING ACTUAL FINISHED FLOOR ELEVATIONS ACCORDING COUNTY STANDARDS. THE MINIMUM FFE'S LISTED ON THE PLANS ARE SET TO BE ABOVE FLOOD LEVELS. OTHER FACTORS SUCH AS LOT GRADING, DRIVEWAYS, RETAINING WALLS, & ETC ARE NOT CONSIDERED. THESE REQUIREMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNER.

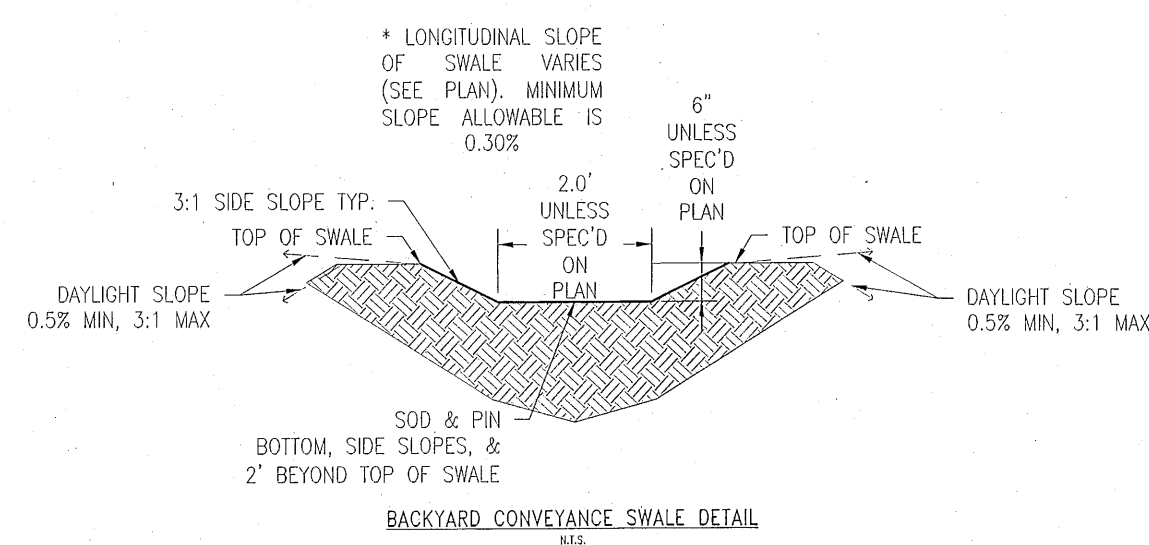
CONTRACTOR TO ENSURE FINISHED GRADES MATCH DRAINAGE FLOW ARROWS SHOWN HEREON.



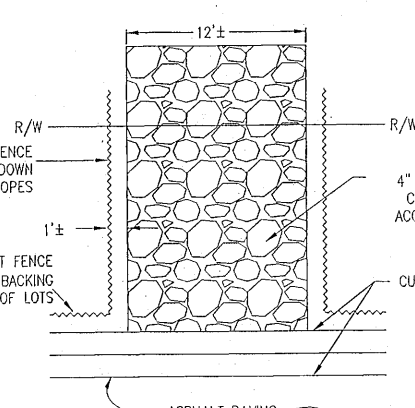
#### NOTES:

1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR DITCH) WHICH CONVEYS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, LAKE, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMUM REQUIREMENTS AND DO NOT RELIEVE THE HOMEOWNER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH 500, IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10" WITH 500 AND 500 AND/OR SEED AND MULCH THE REMAINDER OF THE LOT. THE HOMEOWNER SHALL COMPLY WITH STATE PLANTING REQUIREMENTS FOR LOTS AND SHALL CONSTRUCT SITES SPECIFICALLY THE IMPERMEABLE PERMITS WHICH REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ON-SITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
5. LOT CLEANSING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THESE LOTS EXCLUDING CLEANSING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
6. ALL NEW RUNOFF, UNDERPASS, AND OUTLETS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
7. PROVIDE EROSION CONTROL MEASURE TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
8. WETLANDS & WETLAND BUFFERS SHALL BE PROTECTED WITH FABRIC SALT FENCING AND BURRED HAVEN SYSTEMS (DOUBLE ROWS AS NECESSARY).

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



BACKYARD CONVEYANCE SWALE DETAIL

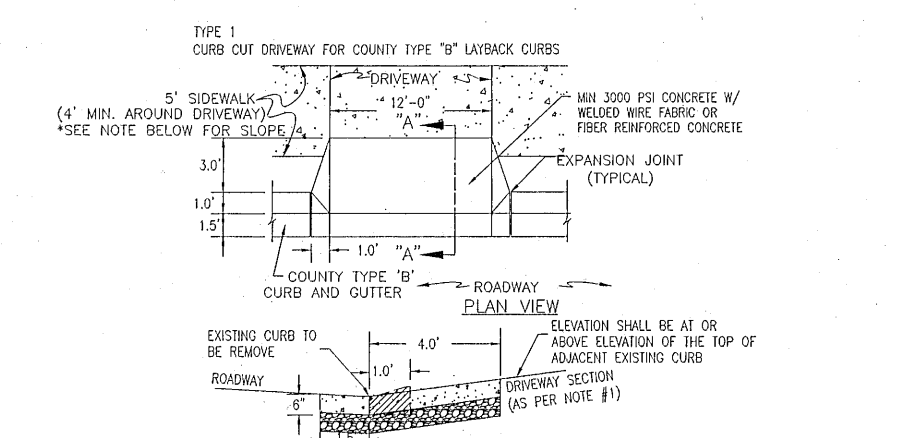


TYPICAL LOT EROSION & SEDIMENT CONTROL MEASURE

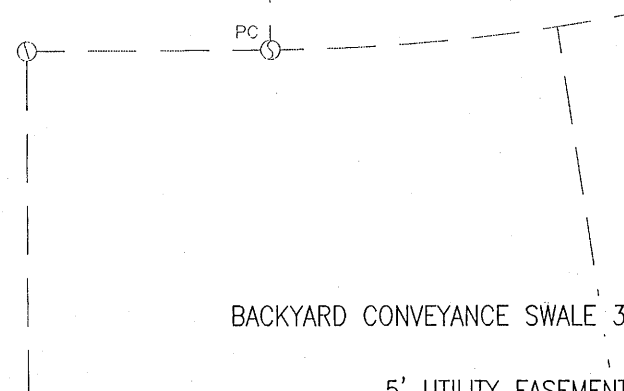
|        |   |    |
|--------|---|----|
| 73.75' | 4 | 10 |
| 20.00' | 3 | 10 |
| 10.00' | 2 | 10 |

TYPICAL LOT DETAIL

BENCHMARK  
SET 'KJM' NAIL & DISK  
ELEVATION=12.69'



TYPICAL DRIVEWAY CONNECTION STANDARDS FOR NEW SUBDIVISION (CURB & GUTTER) ROADWAY CONDITIONS



BACKYARD CONVEYANCE SWALE 310

5' UTILITY EASEMENT

15' DRAINAGE EASEMENT (PUBLIC) TYP.

PARCEL "A" (PRIVATE) COMMON AREA 0.16 AC

PARCEL "B" (PRIVATE) COMMON AREA 0.09 AC

PARCEL "C" (PUBLIC) WET STORMWATER POND 0.66 AC

PARCEL "D" (PUBLIC) DRY STORMWATER POND 0.35 AC

PARCEL "E" (PUBLIC) DRAINAGE WAY 0.09 AC

PARCEL "F" (PUBLIC) DRAINAGE WAY 0.09 AC

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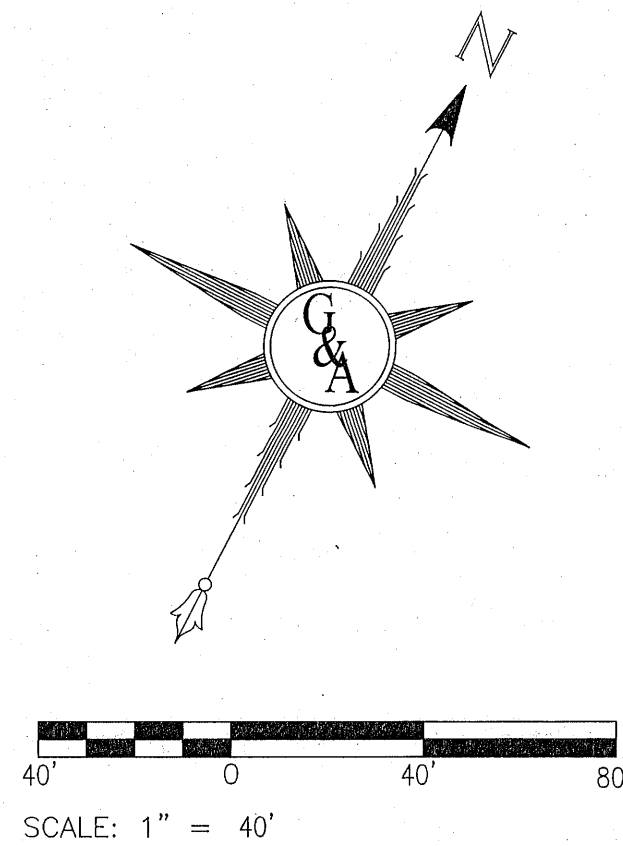
PARCEL "FF" (PUBLIC) DRAINAGE WAY 0.09 AC

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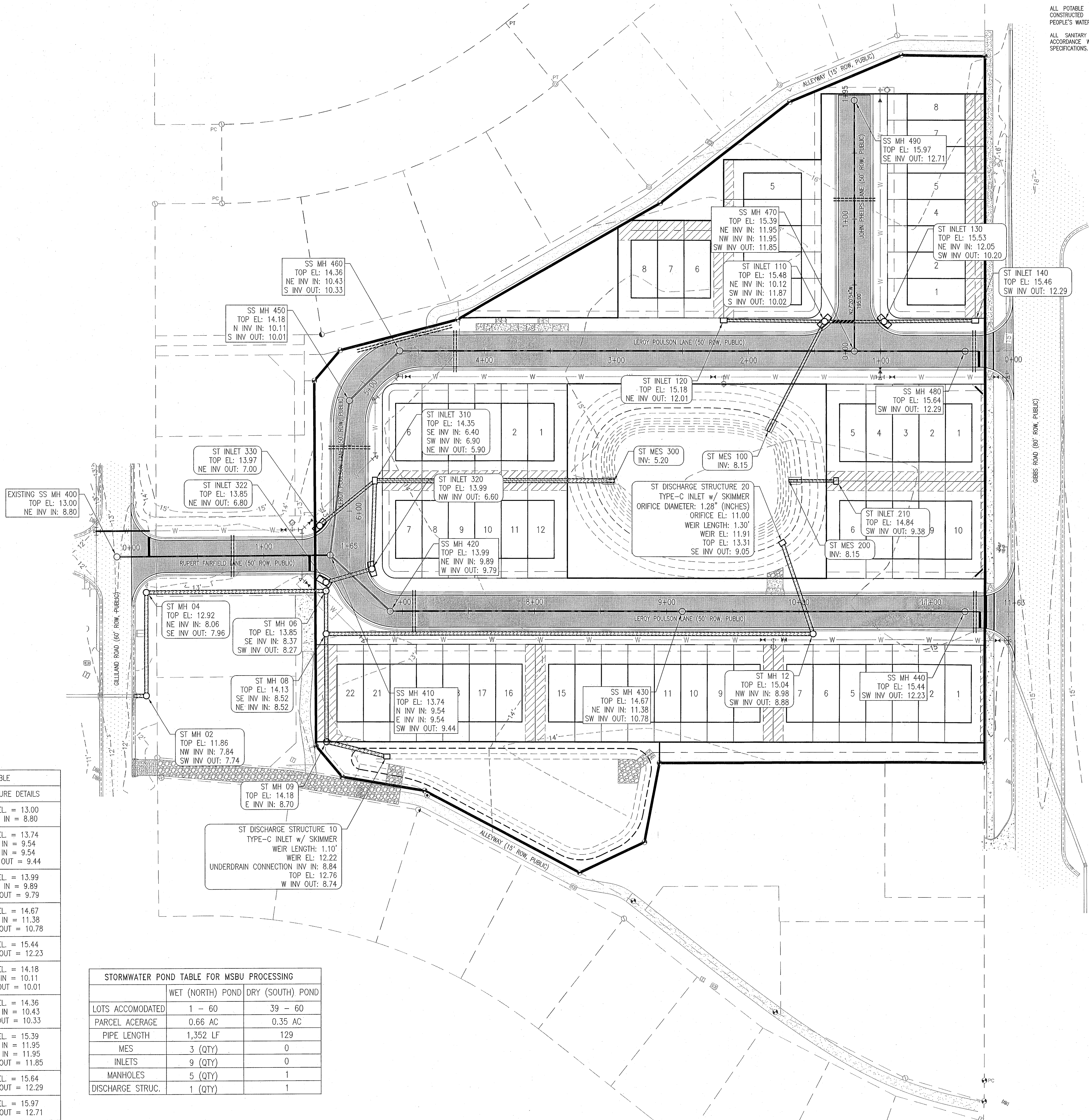




| STORM STRUCTURE TABLE     |  |
|---------------------------|--|
| STRUCTURE NAME            | STRUCTURE DETAILS  |
| ST DISCHARGE STRUCTURE 10 | TOP EL. = 12.76<br>W INV OUT = 8.74  |
| ST DISCHARGE STRUCTURE 20 | TOP EL. = 13.31<br>SE INV OUT = 9.05   |
| ST INLET 110              | TOP EL. = 15.48<br>NE INV IN = 10.12<br>SW INV IN = 11.87<br>S INV OUT = 10.02 |
| ST INLET 120              | TOP EL. = 15.18<br>NE INV OUT = 12.01  |
| ST INLET 130              | TOP EL. = 15.53<br>NE INV IN = 12.05<br>SW INV OUT = 10.20                     |
| ST INLET 140              | TOP EL. = 15.46<br>SW INV OUT = 12.29  |
| ST INLET 210              | TOP EL. = 14.84<br>SW INV OUT = 9.38   |
| ST INLET 310              | TOP EL. = 14.35<br>SE INV IN = 6.40<br>SW INV IN = 6.90<br>NE INV OUT = 5.90   |
| ST INLET 320              | TOP EL. = 13.99<br>NW INV OUT = 6.60   |
| ST INLET 322              | TOP EL. = 13.85<br>NE INV OUT = 6.80   |
| ST INLET 330              | TOP EL. = 13.97<br>NE INV OUT = 7.00   |
| ST MES 100                | TOP EL. = 15.01<br>N INV IN = 8.15   |
| ST MES 200                | TOP EL. = 15.00<br>NE INV IN = 8.15  |
| ST MES 300                | TOP EL. = 9.49<br>SW INV IN = 5.20   |
| ST MH 02                  | TOP EL. = 11.86<br>NW INV IN = 7.84<br>SW INV OUT = 7.74                       |
| ST MH 04                  | TOP EL. = 12.92<br>NE INV IN = 8.06<br>SE INV OUT = 7.96                       |
| ST MH 06                  | TOP EL. = 13.85<br>SE INV IN = 8.37<br>SW INV OUT = 8.27                       |
| ST MH 08                  | TOP EL. = 14.13<br>SE INV IN = 8.52<br>NE INV IN = 8.52                        |
| ST MH 09                  | TOP EL. = 14.18<br>E INV IN = 8.70   |
| ST MH 12                  | TOP EL. = 15.04<br>NW INV IN = 8.98<br>SW INV OUT = 8.88                       |

| SANITARY SEWER STRUCTURE TABLE |   |
|--------------------------------|---|
| STRUCTURE NAME                 | STRUCTURE DETAILS   |
| EXISTING SS MH 400             | TOP EL. = 13.00<br>NE INV IN = 8.80   |
| SS MH 410                      | TOP EL. = 13.74<br>N INV IN = 9.54<br>E INV IN = 9.54<br>SW INV OUT = 9.44      |
| SS MH 420                      | TOP EL. = 13.99<br>NE INV IN = 9.89<br>W INV OUT = 9.79                         |
| SS MH 430                      | TOP EL. = 14.67<br>NE INV IN = 11.38<br>SW INV OUT = 10.78                      |
| SS MH 440                      | TOP EL. = 15.44<br>SW INV OUT = 12.23   |
| SS MH 450                      | TOP EL. = 14.18<br>N INV IN = 10.11<br>S INV OUT = 10.01                        |
| SS MH 460                      | TOP EL. = 14.36<br>NE INV IN = 10.43<br>S INV OUT = 10.33                       |
| SS MH 470                      | TOP EL. = 15.39<br>NE INV IN = 11.95<br>NW INV IN = 11.95<br>SW INV OUT = 11.85 |
| SS MH 480                      | TOP EL. = 15.64<br>SW INV OUT = 12.29   |
| SS MH 490                      | TOP EL. = 15.97<br>SE INV OUT = 12.71   |

| STORMWATER POND TABLE FOR MSBU PROCESSING |                  |                  |
|---|------------------|------------------|
|   | WET (NORTH) POND | DRY (SOUTH) POND |
| LOTS ACCOMMODATED                         | 1 - 60           | 39 - 60          |
| PARCEL ACERAGE                            | 0.66 AC          | 0.35 AC          |
| PIPE LENGTH                               | 1,352 LF         | 129              |
| MES                                       | 3 (QTY)          | 0                |
| INLETS                                    | 9 (QTY)          | 0                |
| MANHOLES                                  | 5 (QTY)          | 1                |
| DISCHARGE STRUC.                          | 1 (QTY)          | 1                |



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECMA STANDARD SPECIFICATIONS.

STATIONWORK CONSTRUCTION PLANS FOR

PLESS LANDING

STORMWATER & SANITARY SEWER STRUCTURE PLAN

POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

PROJECT NO. 28807

SHEET NO. C135

DATE

REVISION

NO.

1

2

3

4

5

APPR.

DESIGNED: CAG

DRAWN: KRD

CHECKED: SAG

DATE: 6/30/22

GEI & ASSOCIATES, INC.

ENGINEER

2950 N. 12th Ave. PENSACOLA, FL 32503

Phone (850) 432-2929 - Fax (850) 432-2875

CERTIFICATE OF AUTHORIZATION NUMBER 00005149

Email: gei@geiengineering.com

NOT RELEASED FOR CONSTRUCTION

SCALE: AS SHOWN

DESIGNED: CAG

DRAWN: KRD

CHECKED: SAG

DATE: 6/30/22

FLORIDA PROFESSIONAL ENGINEER

NO. 13924

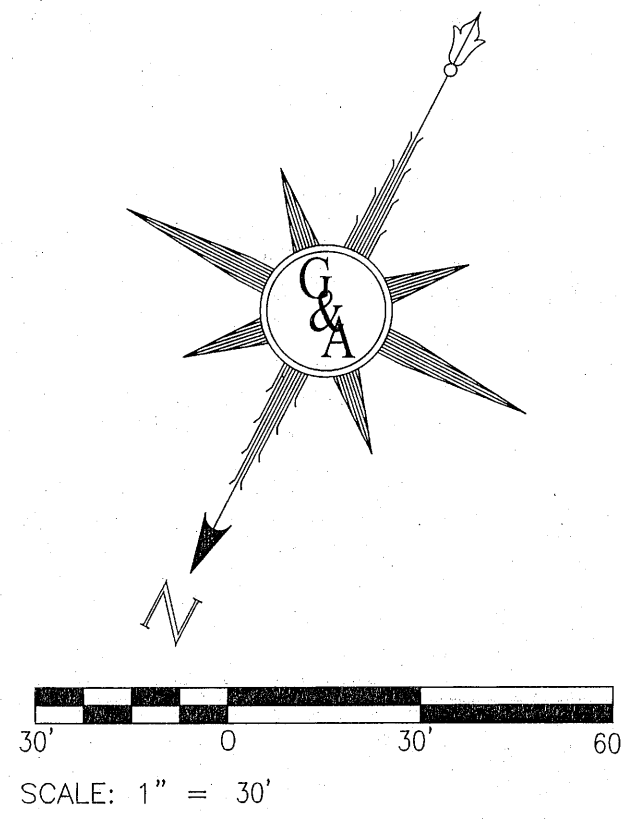
6/30/22

10/1/2024

PROFESSIONAL SEAL

FLORIDA

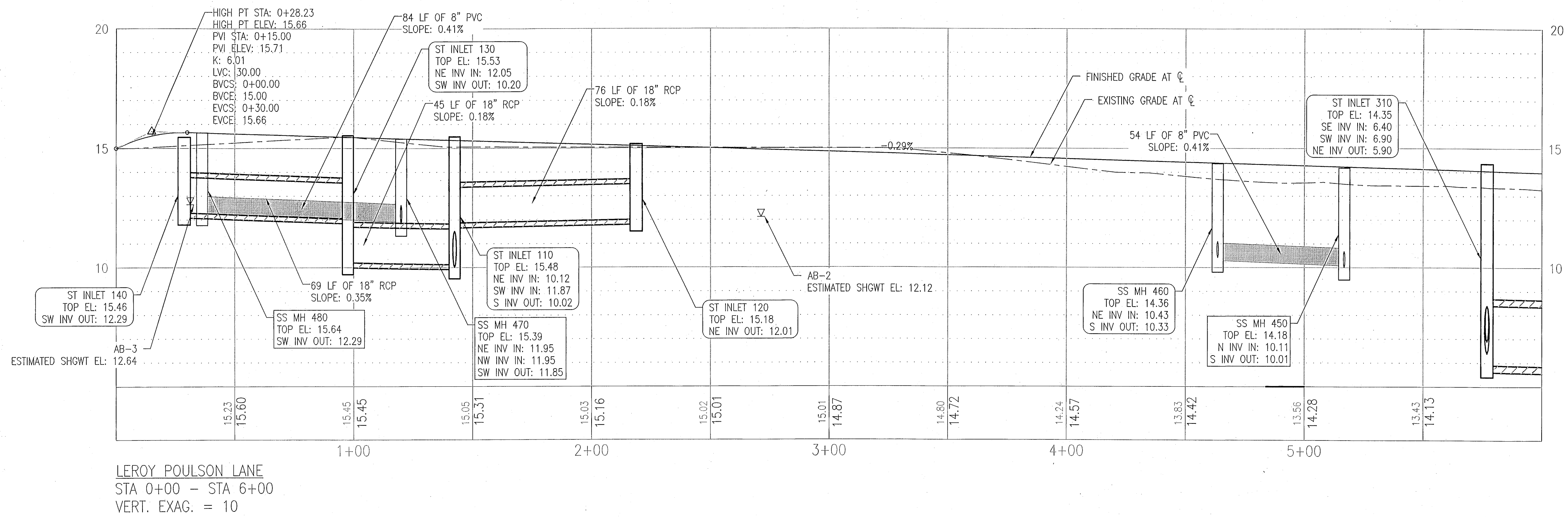
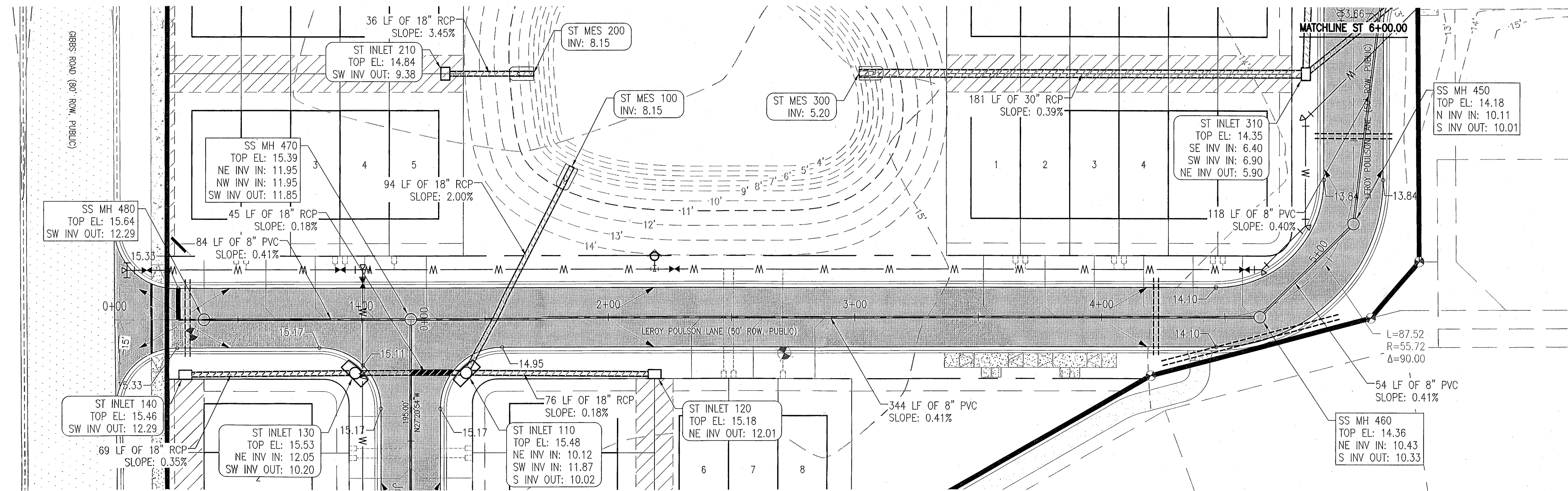




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LEROY POULSON LANE  
STA 0+00 - STA 6+00  
VERT. EXAG. = 10

| REVISION |          | DATE |       | APPR. |          |
|----------|----------|------|-------|-------|----------|
| NO.      | REVISION | DATE | APPR. | NO.   | REVISION |
| 1        |          |      |       | 1     |          |
| 2        |          |      |       | 2     |          |
| 3        |          |      |       | 3     |          |
| 4        |          |      |       | 4     |          |
| 5        |          |      |       | 5     |          |

|  |  |                                    |  |
|--|--|------------------------------------|--|
| GECI & ASSOCIATES, INC.                      |  | ENGINEERS                          |  |
| 2950 N. 19th Ave., Pensacola, FL 32503       |  | P.O. Box 1250, Pensacola, FL 32503 |  |
| (850) 432-2525 - Fax (850) 432-2875          |  | E-Mail: gec@geciengineering.com    |  |
| CERTIFICATE OF AUTHORIZATION NUMBER 00005149 |  | DATE: 6/30/22                      |  |

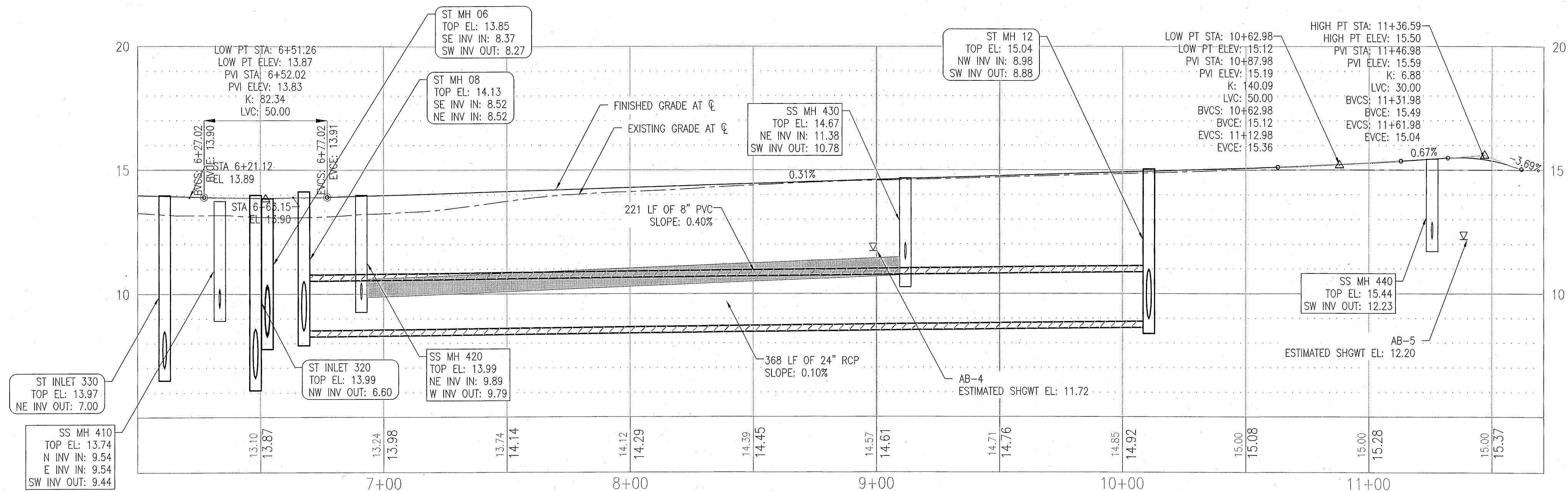
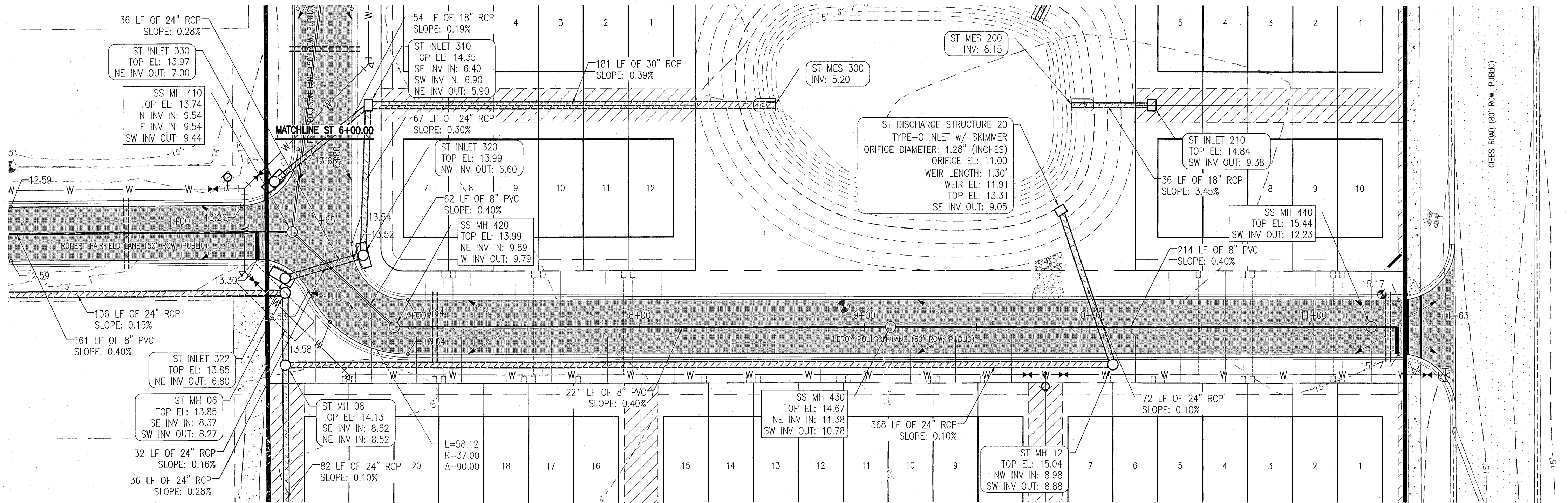
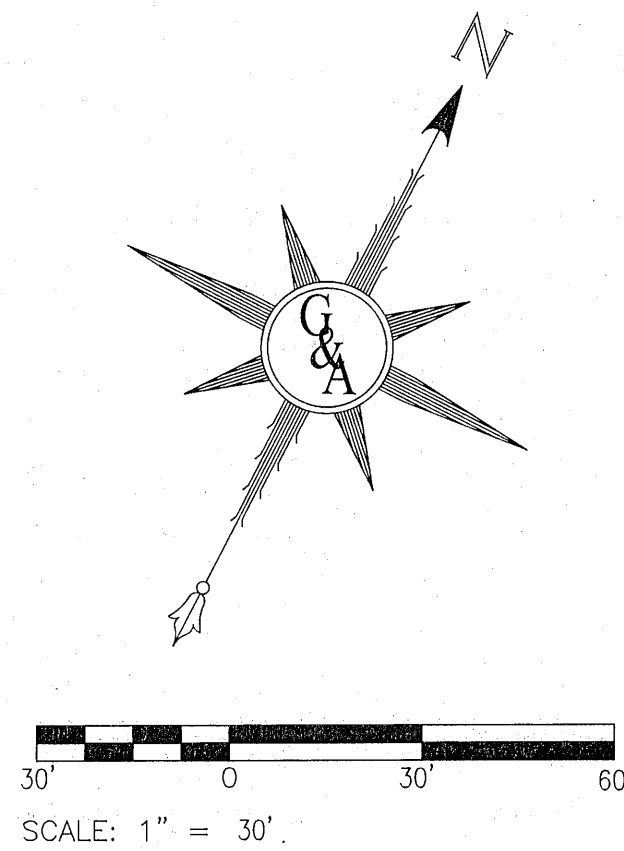
  

|                               |               |            |              |
|-------------------------------|---------------|------------|--------------|
| SCALE: AS SHOWN               | DESIGNED: CAG | DRAWN: KRD | CHECKED: SAG |
| NOT RELEASED FOR CONSTRUCTION |               |            |              |

|  |           |
|--|-----------|
| SITWORK CONSTRUCTION PLANS FOR                               |           |
| PLESS LANDING  |           |
| LEROY POULSON LANE PLAN & PROFILE 1                          |           |
| POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS |           |
| PROJECT NO.  | SHEET NO. |
| 28807  | C200      |





LEROY POULSON LANE  
STA 6+00 - STA 11+71  
VERT. EXAG. = 10

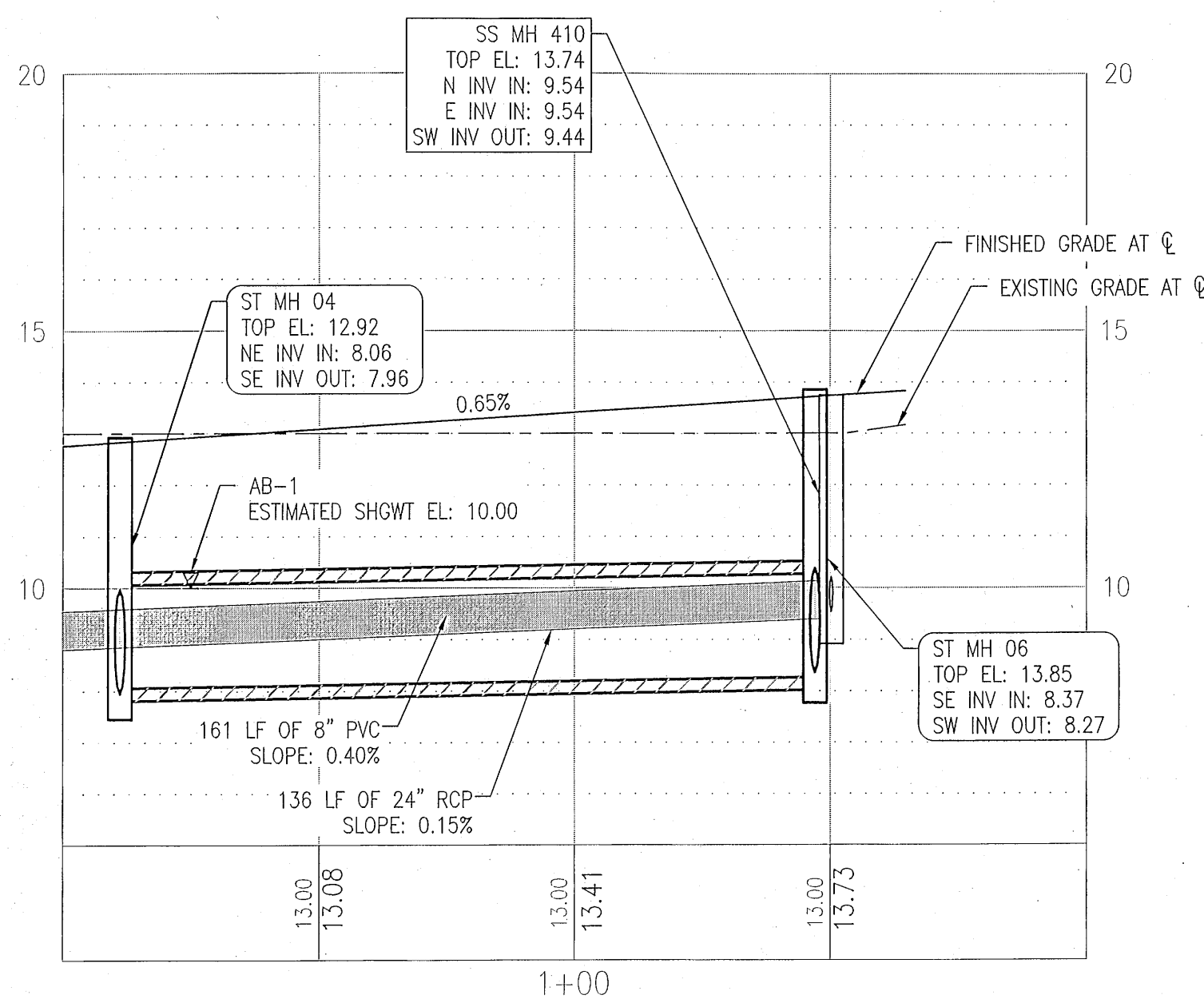
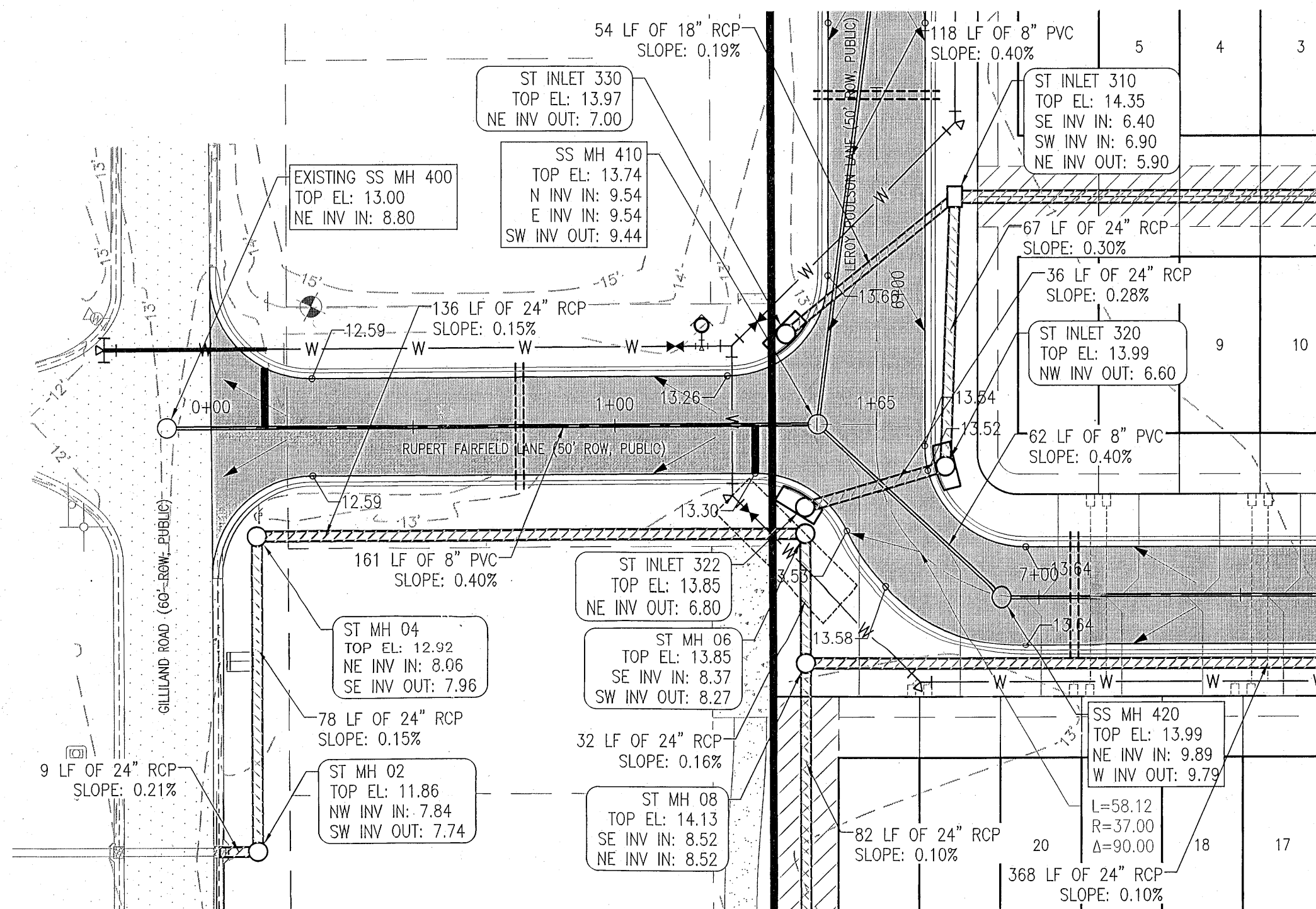
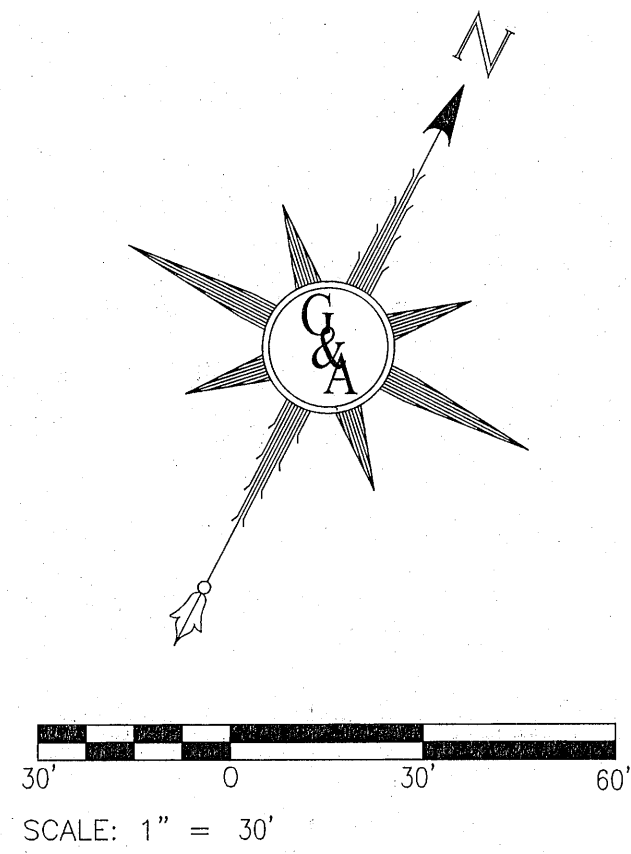
ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBIA COUNTY STANDARDS AND F.D.O.T. STANDARDS.  
R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECWA STANDARD SPECIFICATIONS.

| REVISION   |   | DATE      |   | APPR. |   |
|--|---|-----------|---|-------|---|
| NO.  | 1 | 2         | 3 | 4     | 5 |
| GECI & ASSOCIATES, INC.  |   |           |   |       |   |
| ENGINEER   |   |           |   |       |   |
| 2950 N. 12th Ave. PENSACOLA, FL 32503<br>Phone (850) 432-2929 - Fax (850) 432-2875<br>CERTIFICATE OF AUTHORIZATION NUMBER 00005149<br>E-Mail: geci@geciengineering.com |   |           |   |       |   |
| NOT RELEASED FOR CONSTRUCTION  |   |           |   |       |   |
| SCALE: AS SHOWN DESIGNED: CAG DRAWN: KRJ CHECKED: SAG DATE: 6/30/22  |   |           |   |       |   |
| SITework CONSTRUCTION PLANS FOR  |   |           |   |       |   |
| PLESS LANDING  |   |           |   |       |   |
| LERoy POULSON LANE PLAN & PROFILE 2  |   |           |   |       |   |
| POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS   |   |           |   |       |   |
| PROJECT NO.  |   | SHEET NO. |   |       |   |
| 28807  |   | C210      |   |       |   |



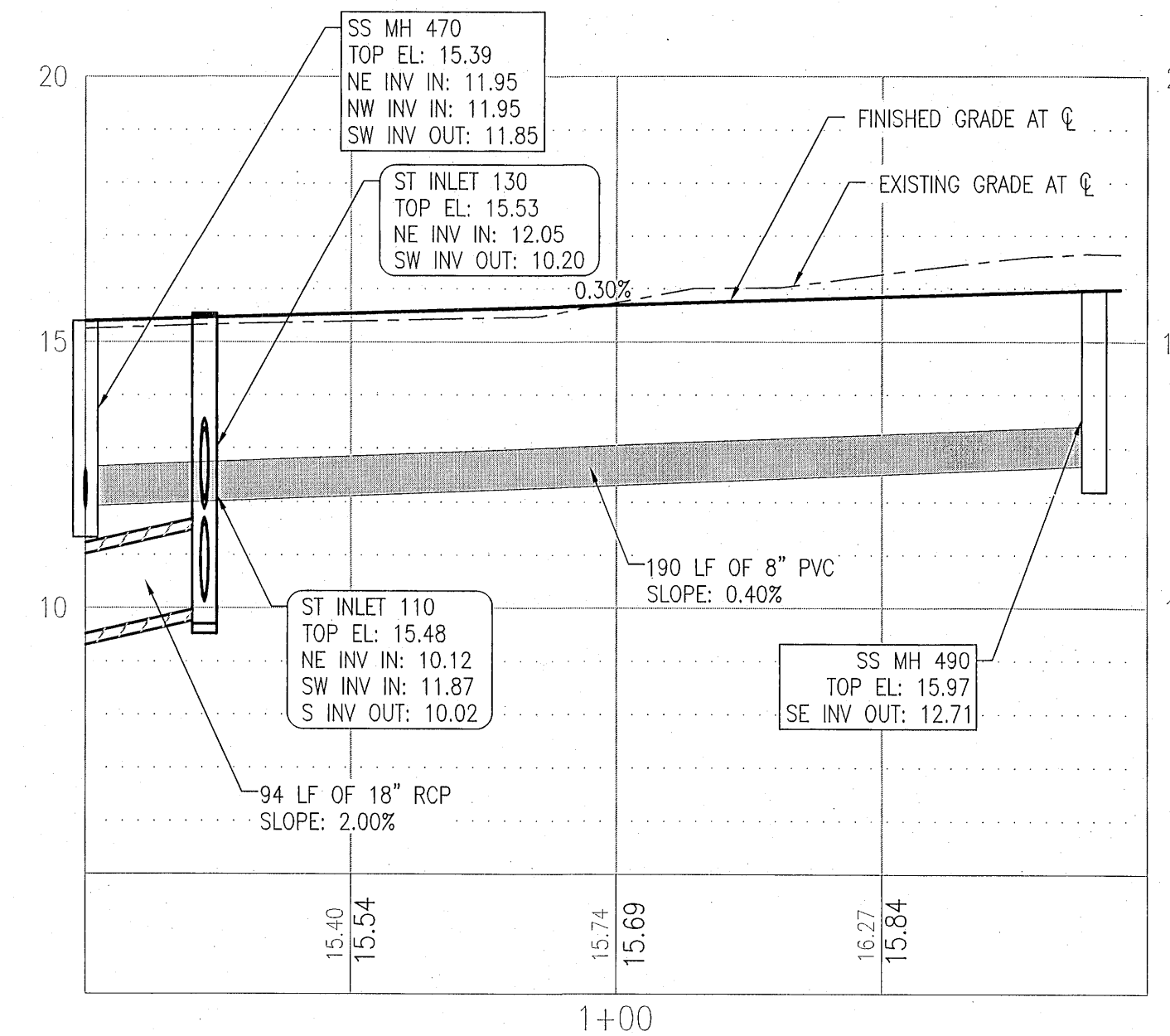
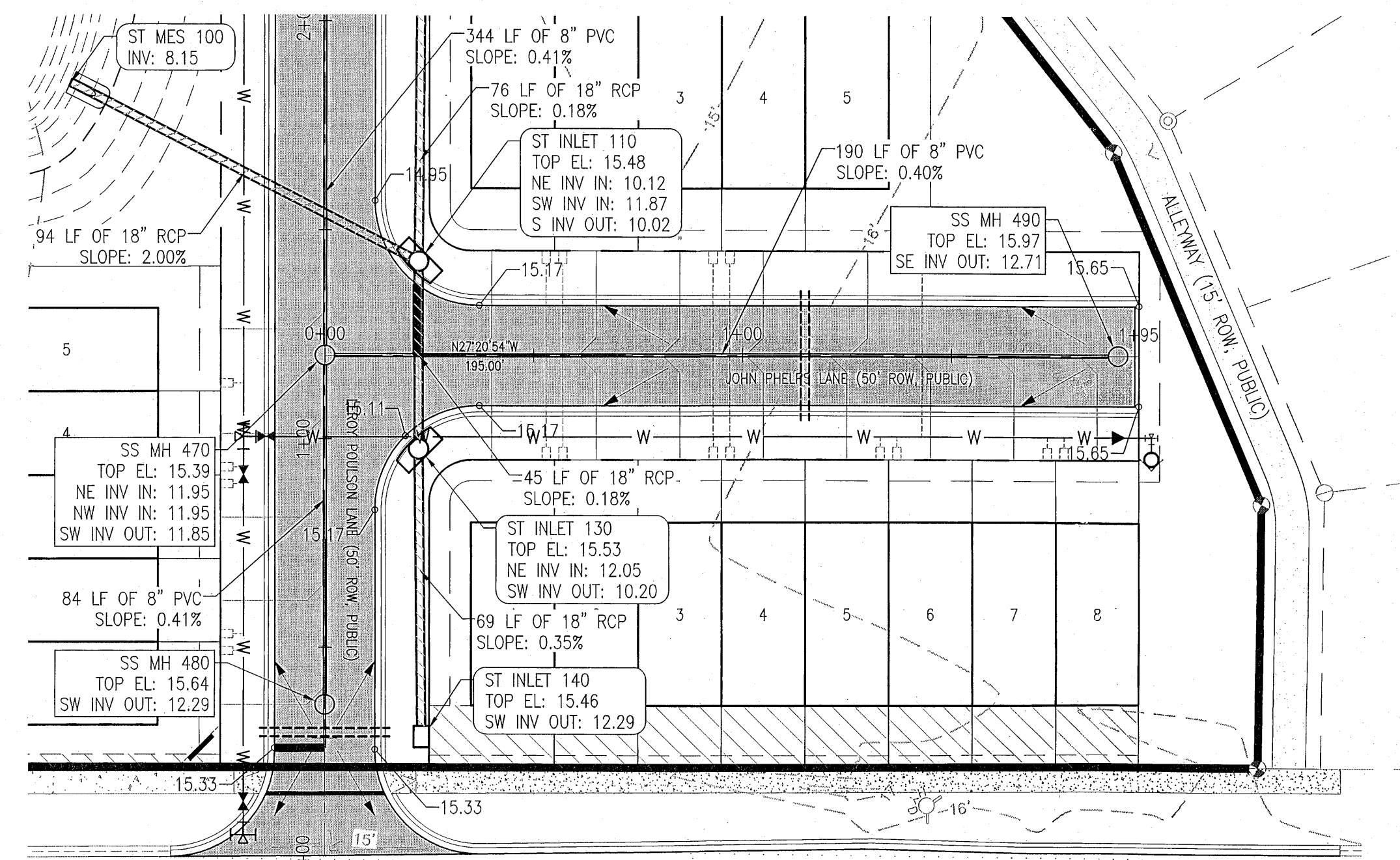
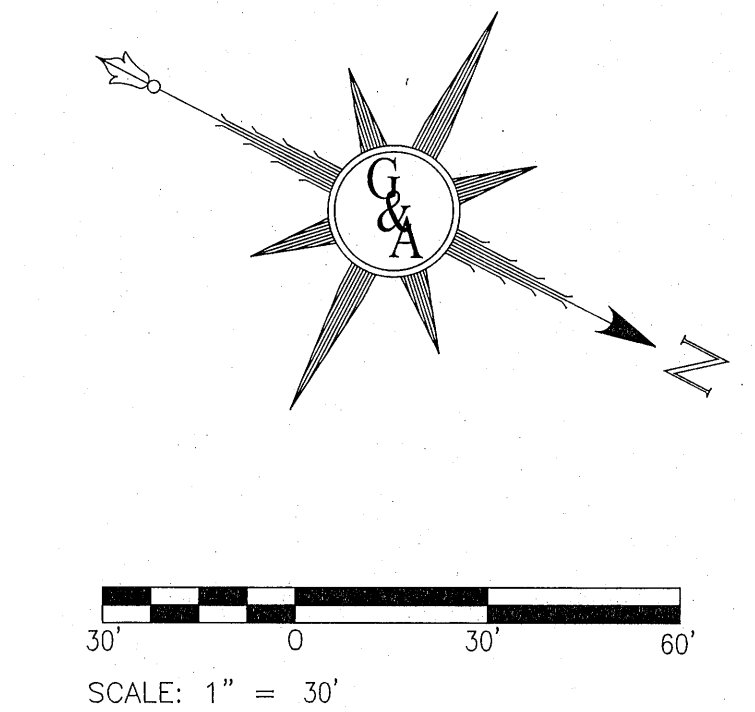


RUPERT FAIRFIELD LANE  
STA 0+00 - STA 2+00  
VERT. EXAG. = 10

ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

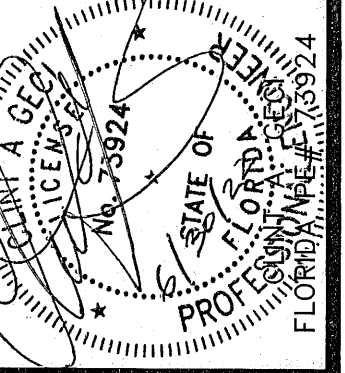
ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECWA STANDARD SPECIFICATIONS.



JOHN PHELPS LANE  
STA 0+00 - STA 2+00  
VERT. EXAG. = 10

| NO. | REVISION | DATE | APPR. |
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| 1   |          |      |       |
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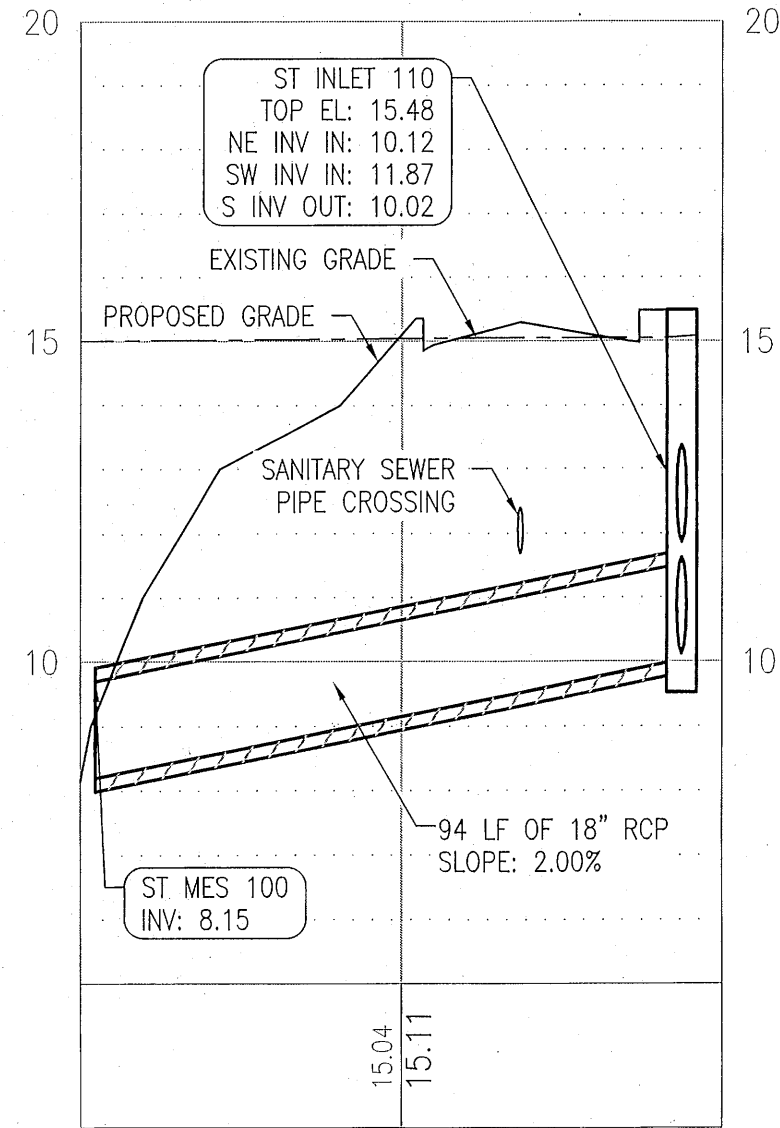
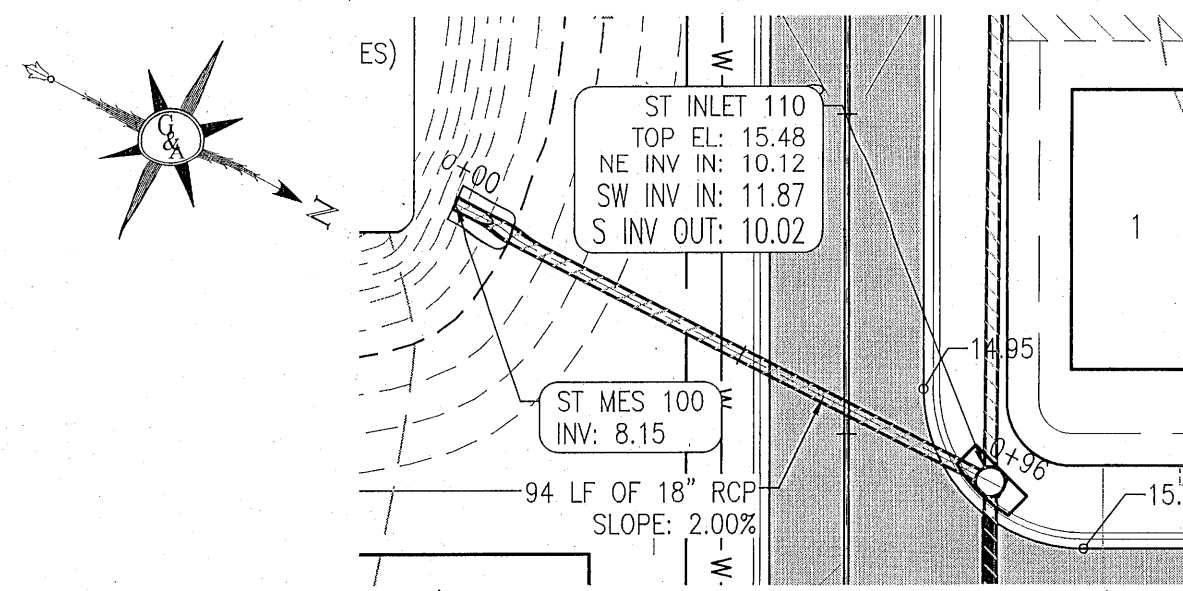
ENGINEER  
GECI & ASSOCIATES, INC.  
2950 N. 12th Ave. PENSACOLA, FL 32503  
Phone (850) 432-2929 - Fax (850) 432-2875  
CERTIFICATE OF AUTHORIZATION NUMBER 00005149  
E-Mail - gec@geciengineering.com



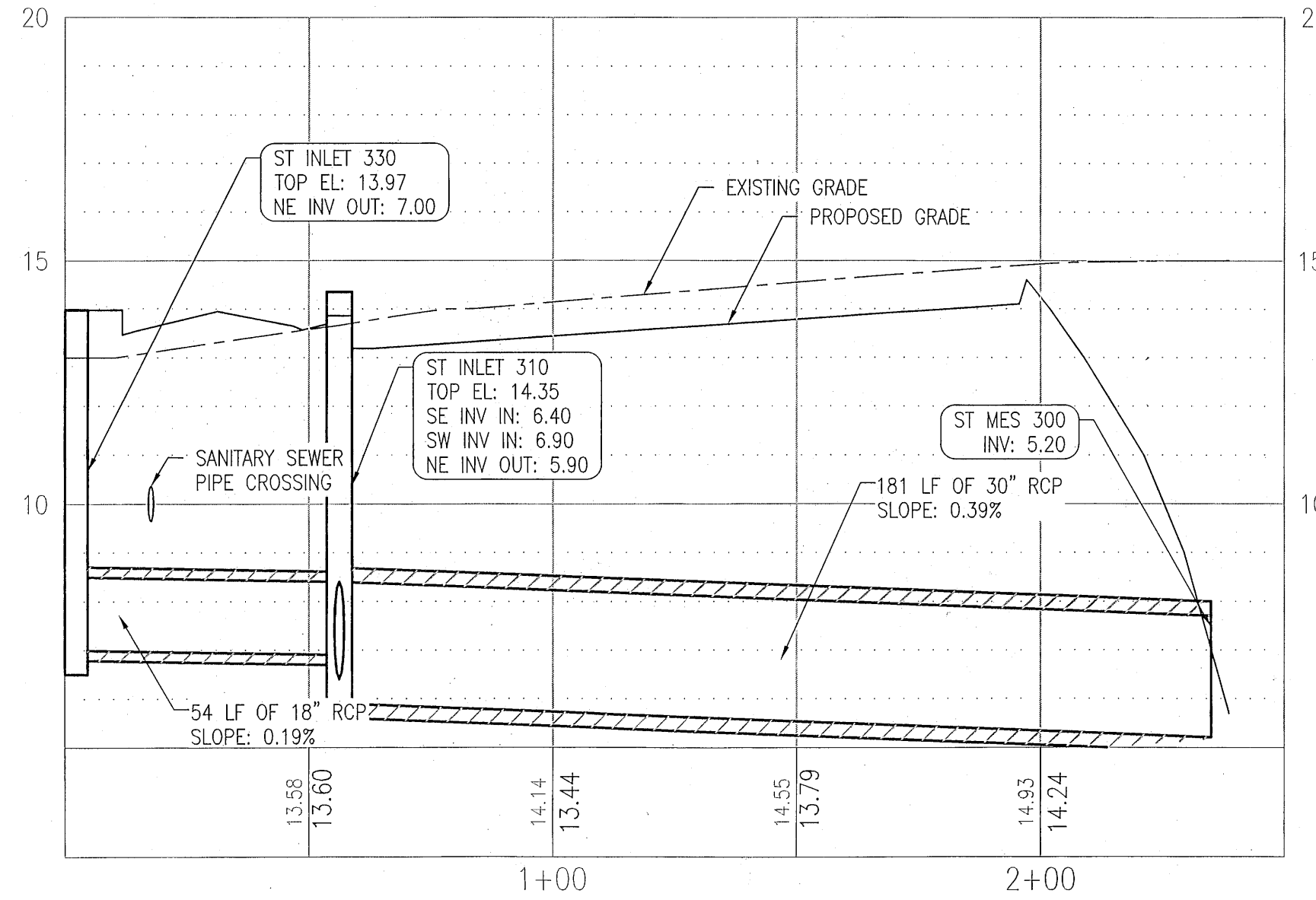
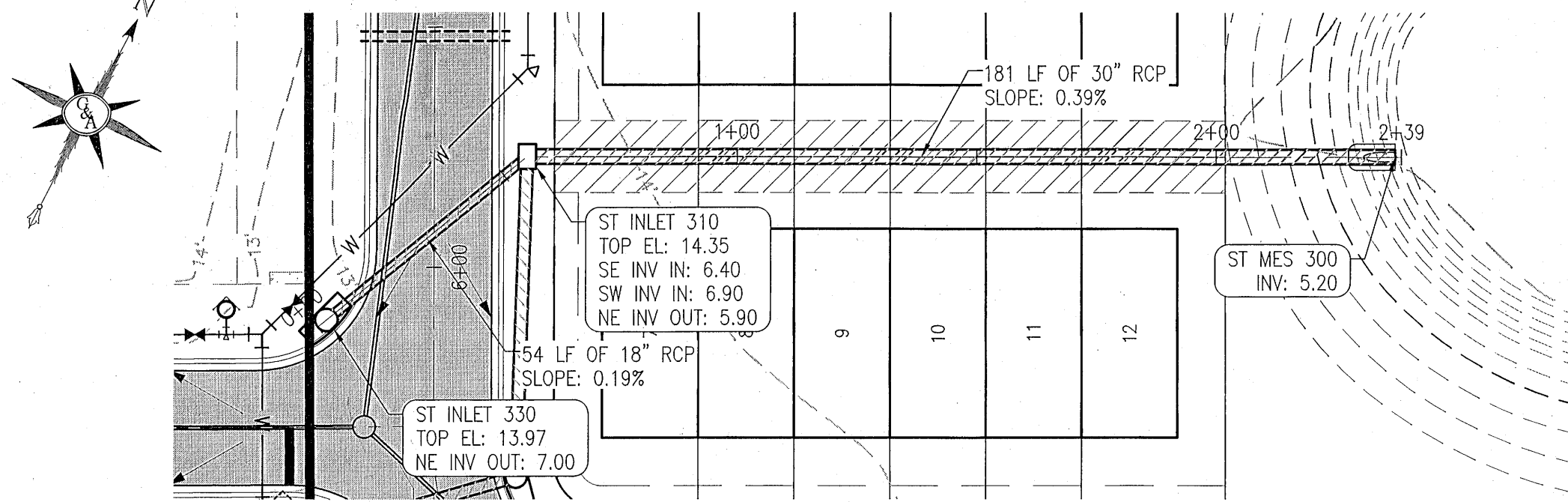
SITWORK CONSTRUCTION PLANS  
FOR  
**PLESS LANDING**  
RUPERT FAIRFIELD LANE & JOHN PHELPS LANE  
PLAN & PROFILE  
POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

| PROJECT NO. | SHEET NO. |
|-------------|-----------|
| 28807       | C220      |

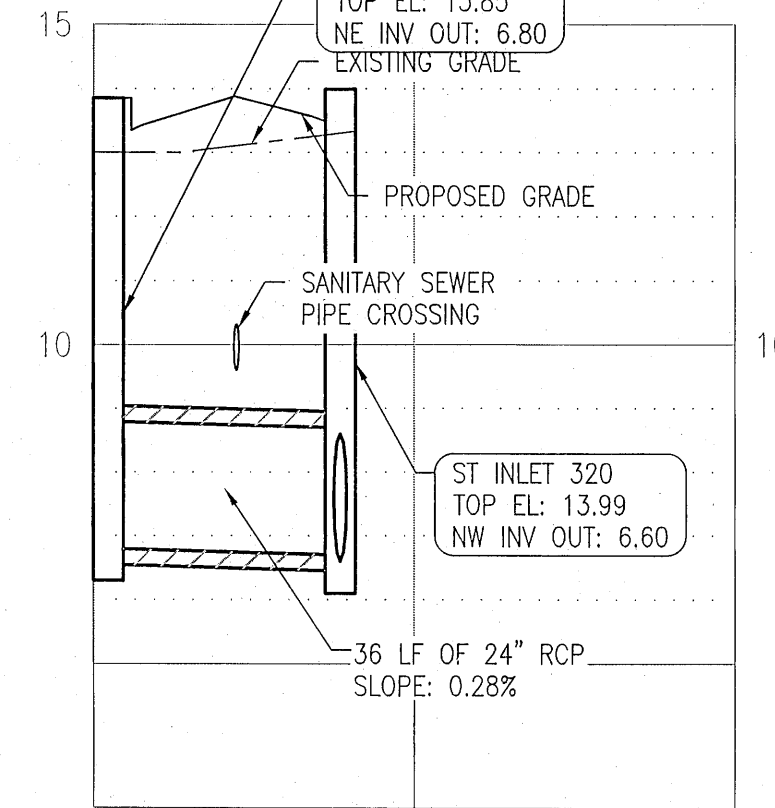
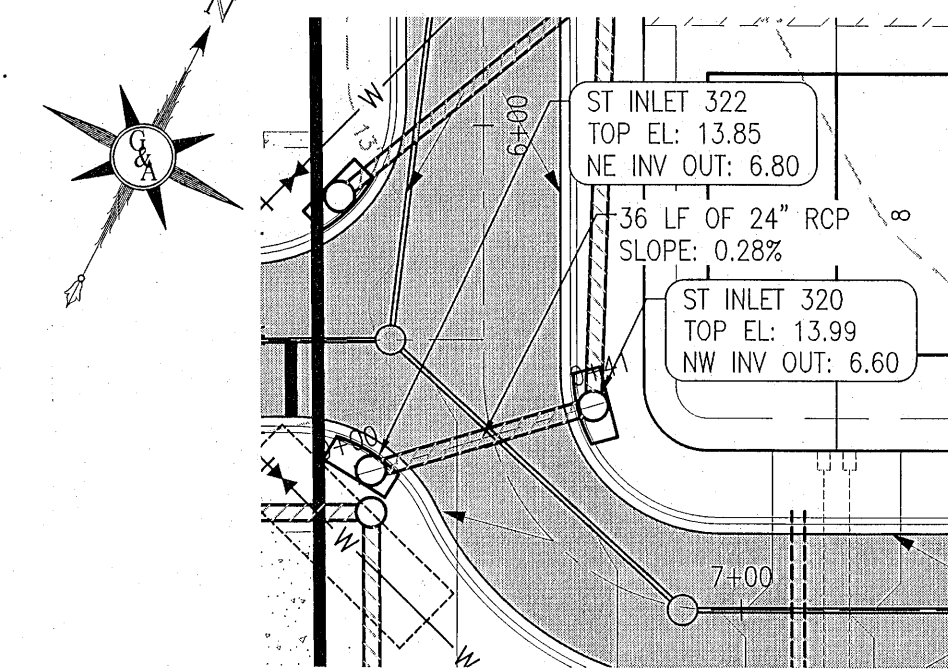




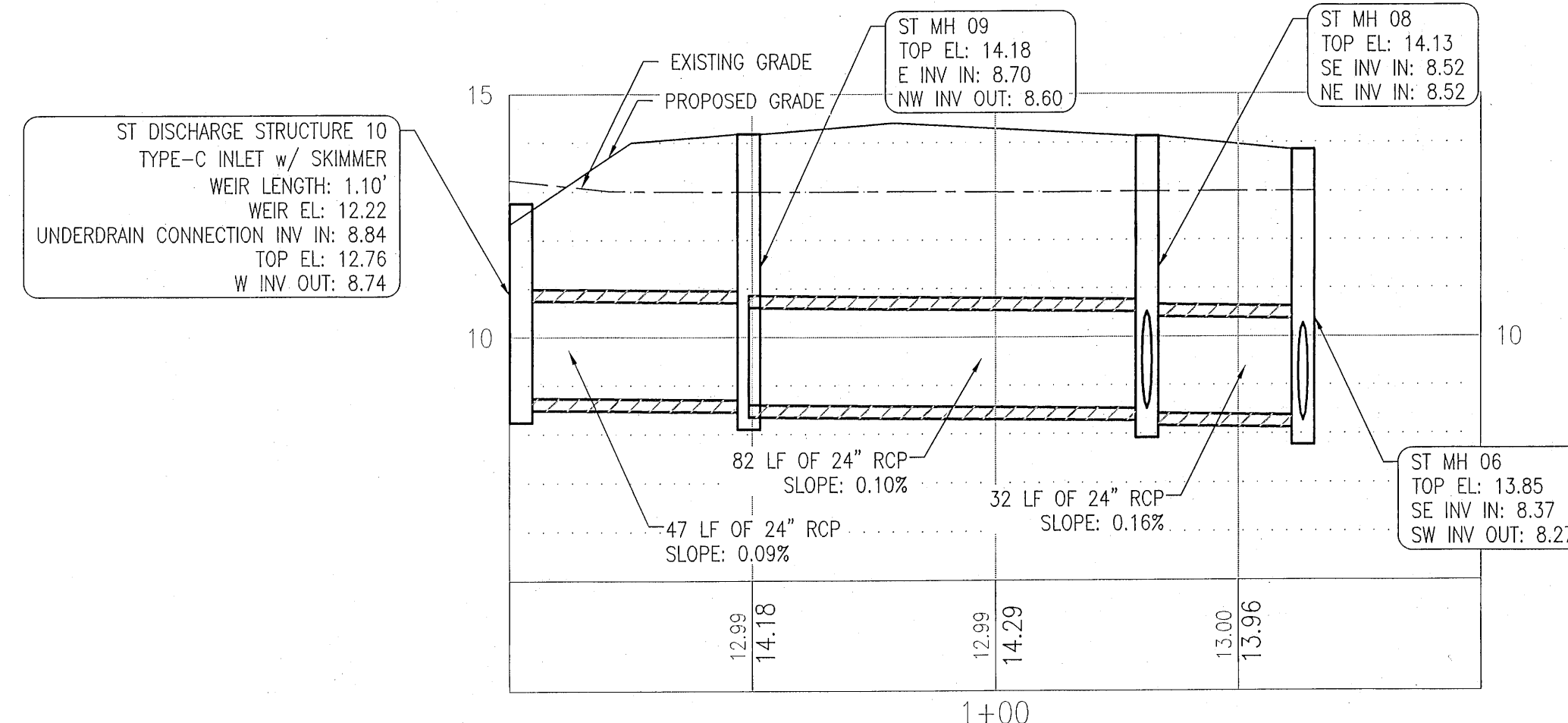
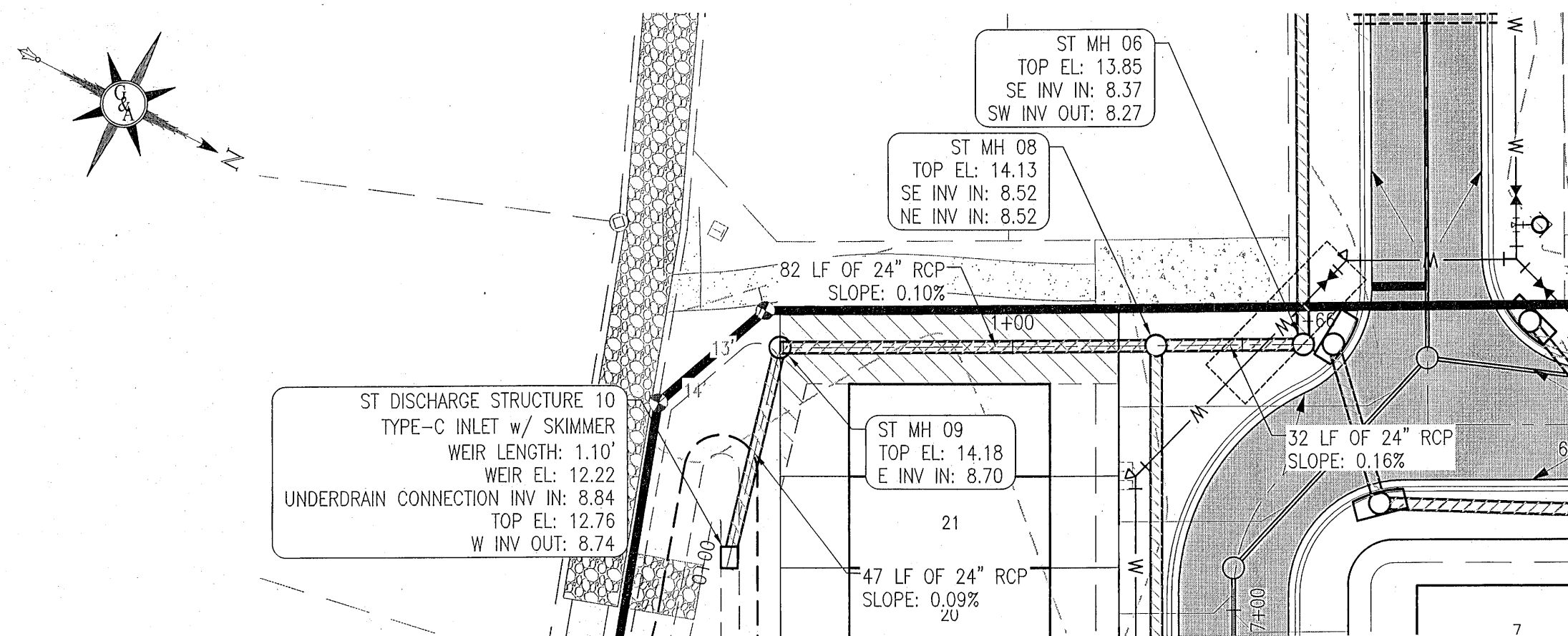
ONSITE PIPE 1  
STA 0+00 - STA 1+00  
VERT. EXAG. = 10



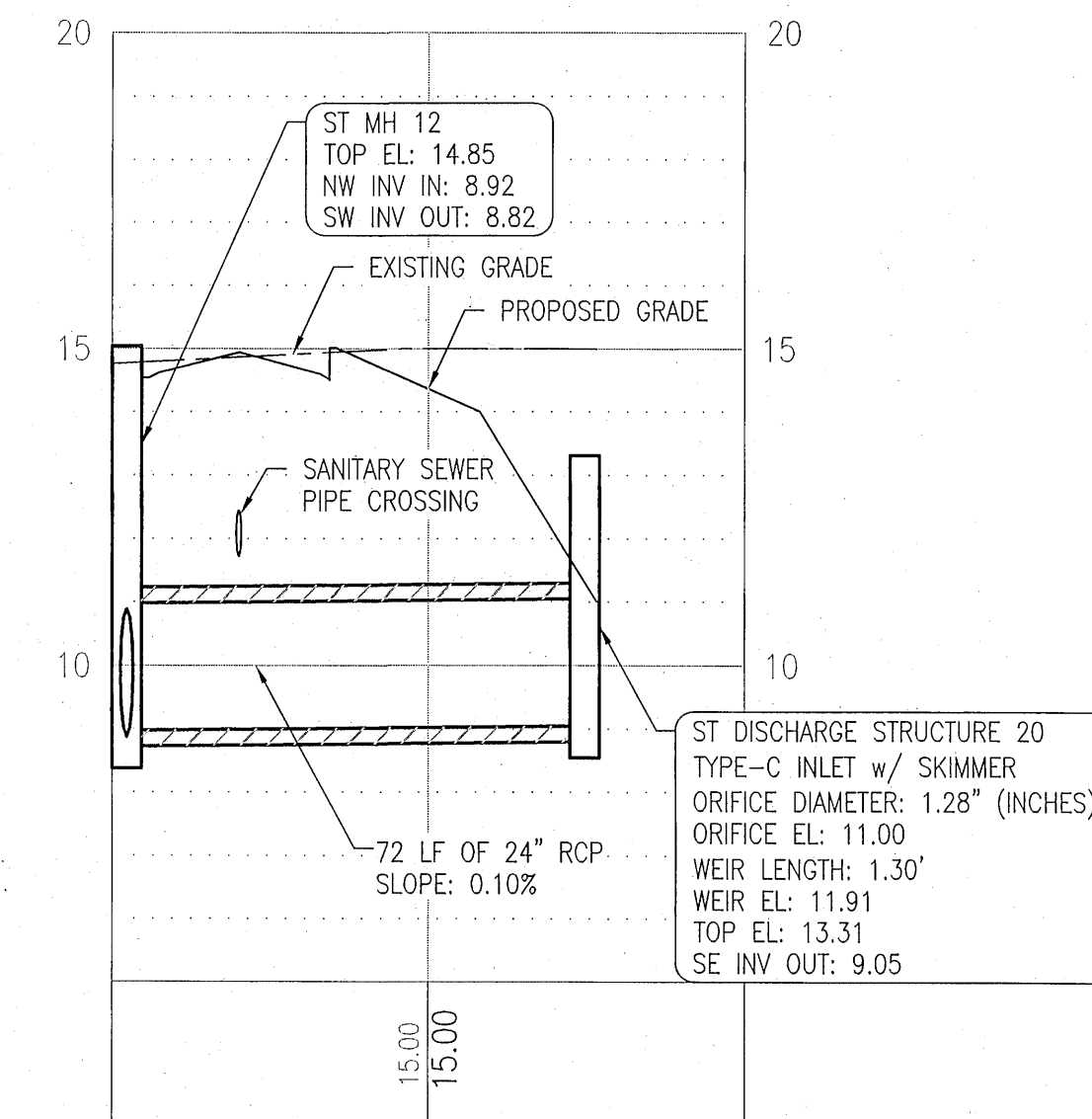
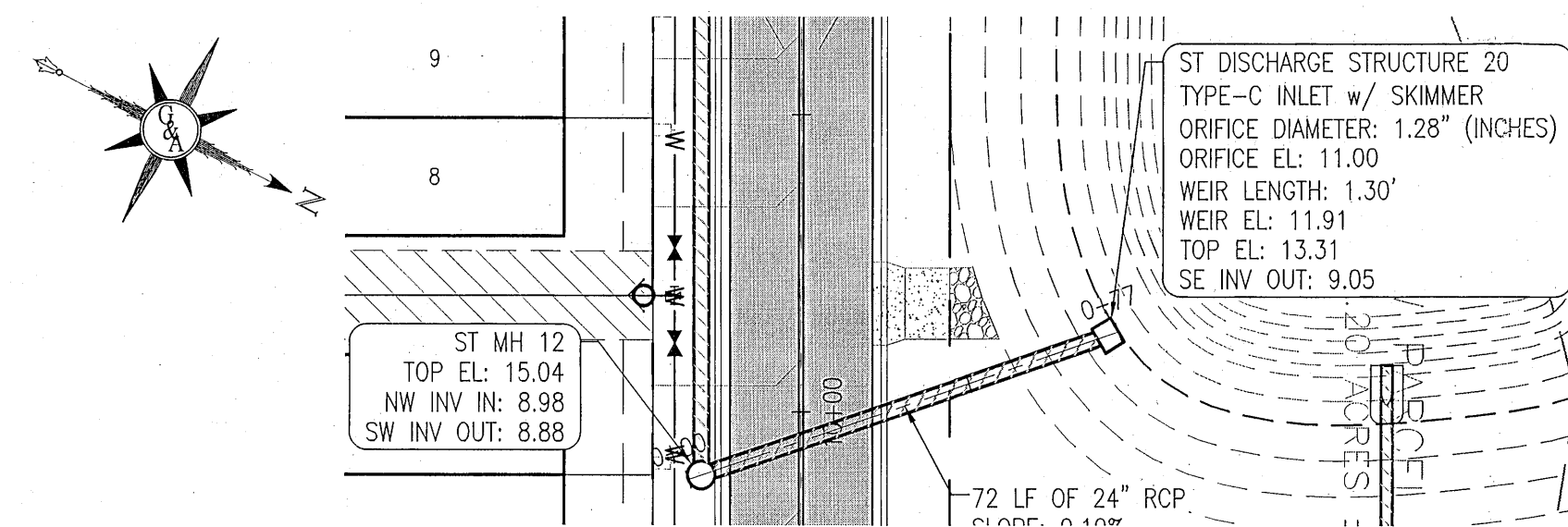
ONSITE PIPE 2  
STA 0+00 - STA 2+50  
VERT. EXAG. = 10



ONSITE PIPE 3  
STA 0+00 - STA 1+00  
VERT. EXAG. = 10

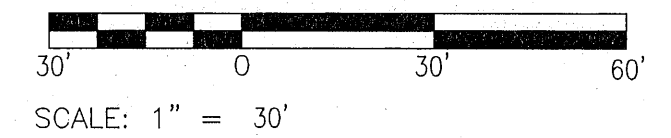


ONSITE PIPE 4  
STA 0+00 - STA 2+00  
VERT. EXAG. = 10



ONSITE PIPE 5  
STA 0+00 - STA 1+00  
VERT. EXAG. = 10

ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS.  
R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.  
ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.  
ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECWA STANDARD SPECIFICATIONS.



| REVISION |   | DATE | APPR. |
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|  |  |
|--|--|
| GECI & ASSOCIATES, INC.                      |  |
| ENGINEERS                                    |  |
| 2950 N. 12th Ave. PENSACOLA, FL 32503        |  |
| Phone (850) 432-2929 - Fax (850) 432-2875    |  |
| CERTIFICATE OF AUTHORIZATION NUMBER 00005149 |  |
| E-Mail: geci@geciengineering.com             |  |

|                 |               |            |              |               |
|-----------------|---------------|------------|--------------|---------------|
| SCALE: AS SHOWN | DESIGNED: CAG | DRAWN: KRJ | CHECKED: SAG | DATE: 6/30/22 |
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| NOT RELEASED FOR CONSTRUCTION |  |
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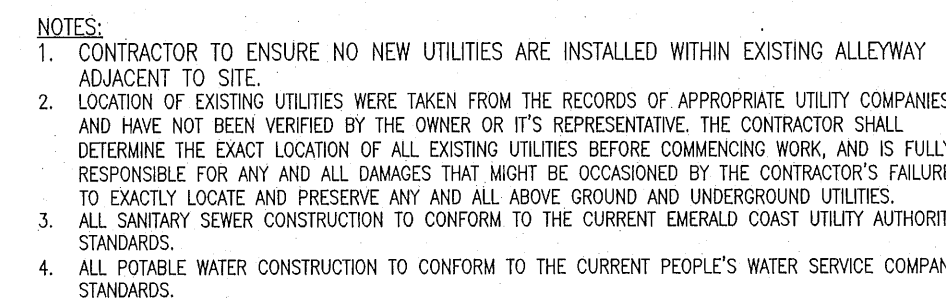
  

|  |  |
|--|--|
| SITWORK CONSTRUCTION PLANS FOR                               |  |
| PLESS LANDING  |  |
| ONSITE STORMWATER PIPE PLAN & PROFILE                        |  |
| POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS |  |

|             |           |
|-------------|-----------|
| PROJECT NO. | SHEET NO. |
| 28807       | C230      |

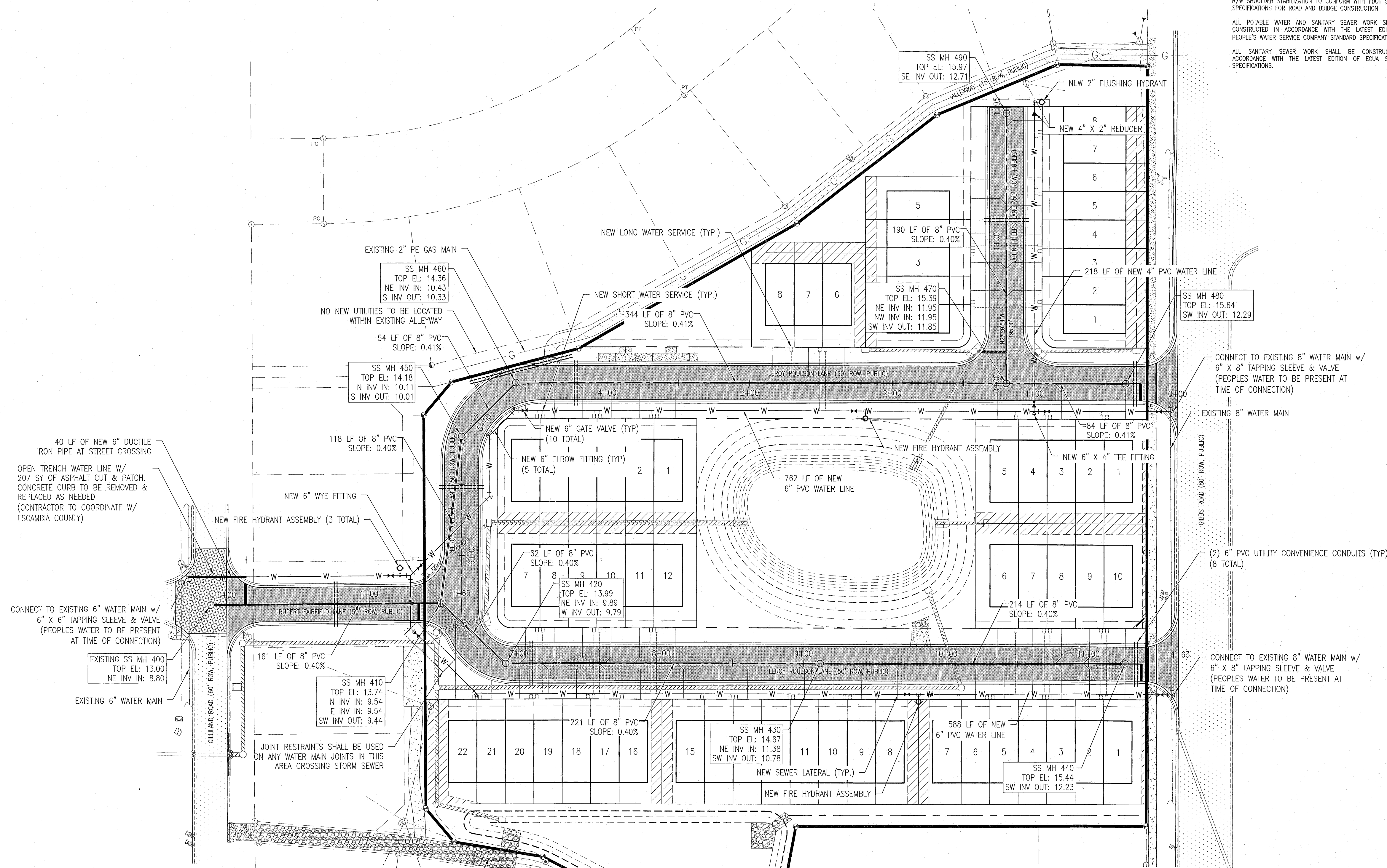




ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBIA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

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ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECWA STANDARD SPECIFICATIONS.

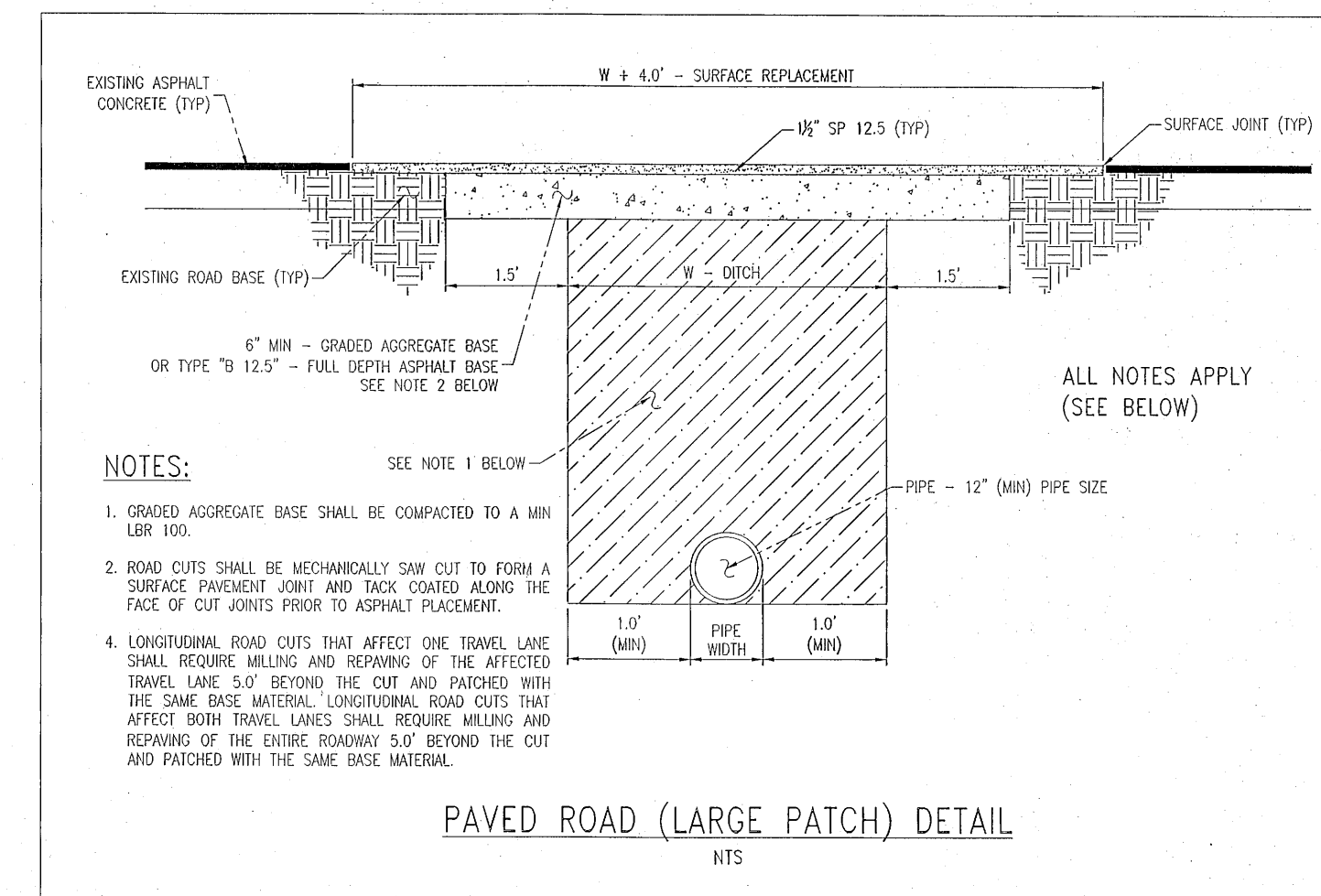




| OTHER PIPE  | HORIZONTAL SEPARATION   | CROSSINGS (1)  | JOINT SPACING • CROSSINGS<br>(FULL JOINT CENTERED) |
|---|---|--|--|
| STORM SEWER,<br>STORMWATER FORCE MAIN                               | <p>3 FT. MINIMUM</p> <p>OTHER PIPE</p>                          | <p>12 INCHES IS THE MINIMUM,<br/>EXCEPT FOR STORM SEWER,<br/>THEN 6 INCHES IS THE MINIMUM<br/>AND 12 INCHES IS PREFERRED</p> <p>OTHER PIPE</p>   | <p>ALTERNATE 3 FT. MINIMUM</p>                     |
| GRAVITY OR PRESSURE<br>SANITARY SEWER,<br>SANITARY SEWER FORCE MAIN | <p>10 FT. PREFERRED<br/>6 FT. MINIMUM (2)</p> <p>OTHER PIPE</p> | <p>12 INCHES IS THE MINIMUM,<br/>EXCEPT FOR GRAVITY SEWER,<br/>THEN 6 INCHES IS THE MINIMUM<br/>AND 12 INCHES IS PREFERRED</p> <p>OTHER PIPE</p> | <p>ALTERNATE 6 FT MINIMUM</p>                      |

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.  
(2) 3 FT. GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER

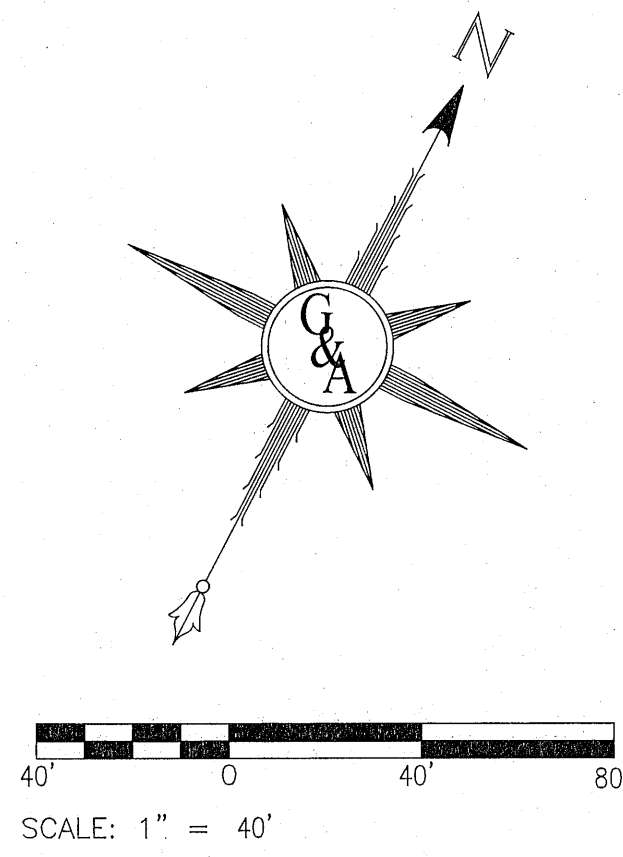
NOTES:

- A. INFORMATION PROVIDED FROM FDEP RULE 62-555. IF OTHER FDEP RULES CONFLICT, THEN USE THE MOST STRINGENT RULE.
- B. IF THERE ARE CONFLICTS IN THE SEPARATION REQUIREMENTS BETWEEN COLLECTION SYSTEMS AND DRINKING WATER FACILITIES ESTABLISHED IN FOOTNOTES (1) AND (2) ABOVE AND THOSE ESTABLISHED IN CHAPTER 62-532 OR 62-555, F.A.C., THEN THE REQUIREMENTS IN CHAPTER 62-532 OR 62-555, F.A.C., SHALL APPLY.

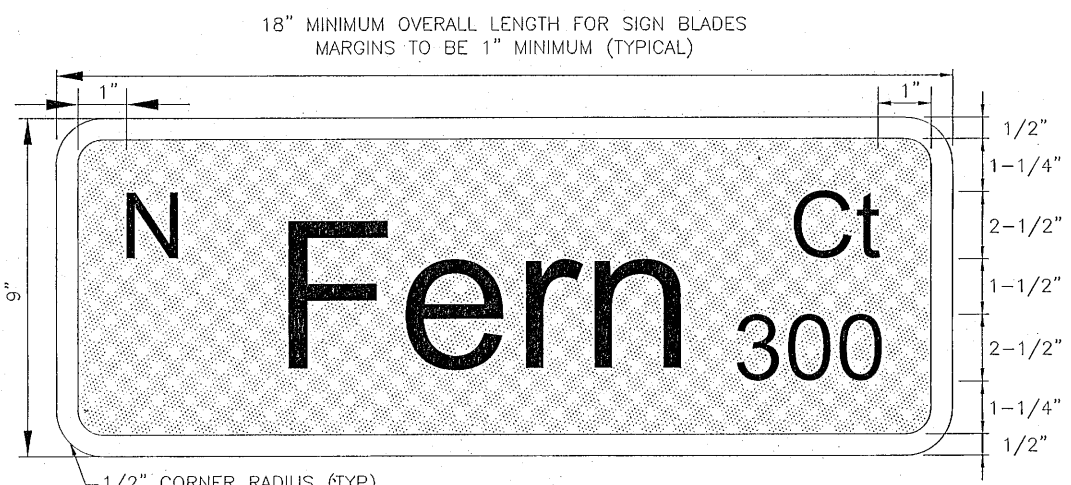


|                                    |  |   |  |   |  |   |  |   |  |
|------------------------------------|--|---|--|---|--|---|--|---|--|
| SITework CONSTRUCTION PLANS<br>FOR |  |  |  |   |  | <b>GECI &amp; ASSOCIATES, INC.</b><br><b>E N G I N E E R S</b><br>2950 N. 12th Ave. PENSACOLA, FL 32503<br>Phone (850) 432-2929 - Fax (850) 432-2875<br>CERTIFICATE OF AUTHORIZATION NUMBER 00005149<br>E-Mail - <a href="mailto:geci@tectengineering.com">geci@tectengineering.com</a> |  | NO.      R E V I S I O N      DATE      APPR. |  |
|                                    |  |   |  |   |  |   |  | 1   |  |
|                                    |  |   |  |   |  |   |  | 2   |  |
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|                                    |  |   |  |   |  |   |  | 4   |  |
|                                    |  |   |  |   |  |   |  | 5   |  |
| PROJECT NO. 28807                  |  | SHEET NO. C300  |  | SCALE: AS SHOWN    DESIGNED: CAG    DRAWN: KRD    CHECKED: SAG    DATE: 6/30/22   |  | NOT RELEASED FOR CONSTRUCTION   |  |   |  |
|                                    |  |   |  | POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS<br>C. N. G. & A. ASSOCIATES, INC.<br>2950 N. 12th Ave. PENSACOLA, FL 32503<br>Phone (850) 432-2929 - Fax (850) 432-2875<br>CERTIFICATE OF AUTHORIZATION NUMBER 00005149<br>E-Mail - <a href="mailto:geci@tectengineering.com">geci@tectengineering.com</a> |  |   |  |   |  |



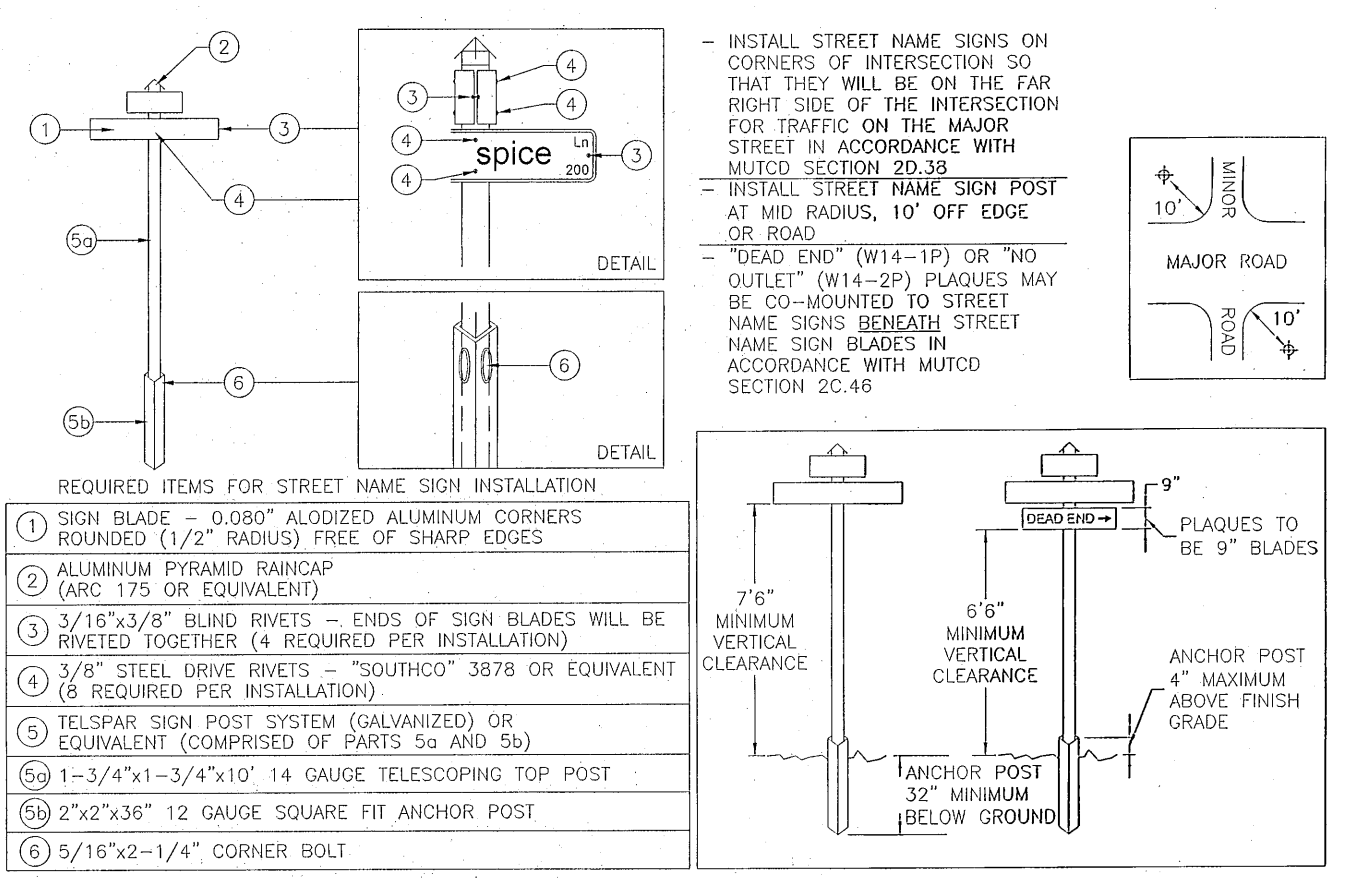


- GENERAL NOTES:**
1. ALL STRIPING MUST BE THERMOPLASTIC PAINT. NO PRE-MANUFACTURED STRIPING (TAPE) APPLICATION ALLOWED.
  2. SIGN LETTERING HEIGHTS AND RETRO REFLECTIVITY SHALL BE IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.

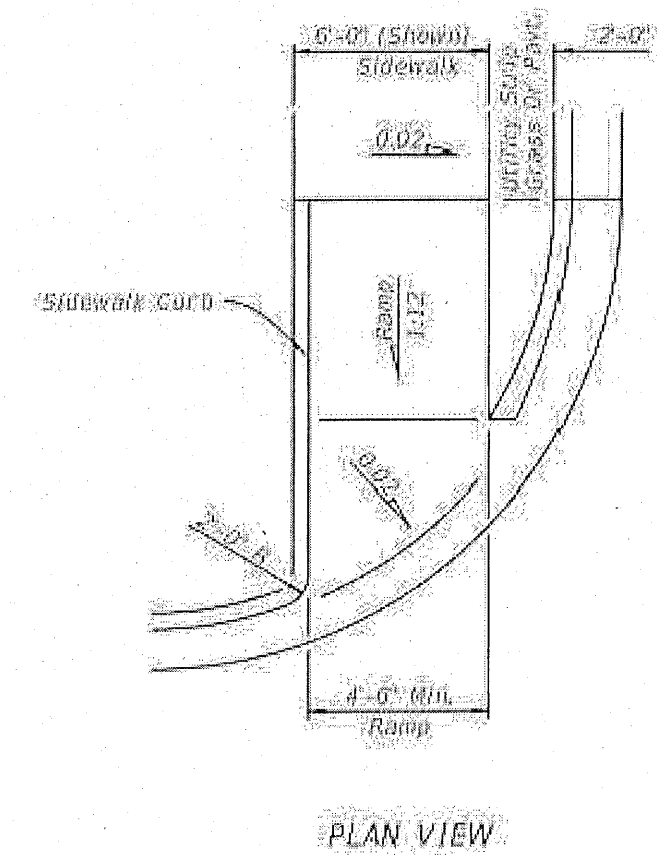


1. FOOT TYPE III-A REFLECTIVE SHEETING TO BE USED ON ALL STREET NAME SIGN BLADES
2. STREET NAME SIGN BLADES TO HAVE WHITE LEGENDS, 1/2" WHITE BORDERS AND GREEN BACKGROUND
3. PRIMARY LETTERING TO BE SERIES B, 6" UPPER CASE AND 4-1/2" LOWER CASE
4. PREFIX AND SUFFIX LETTERING TO BE SERIES C, 2-1/2" UPPER CASE AND 1-3/4" LOWER CASE
5. STREET NAME SIGNS SHALL CONTAIN ALL ROAD NAMES AND BLOCK ADDRESS NUMBERS

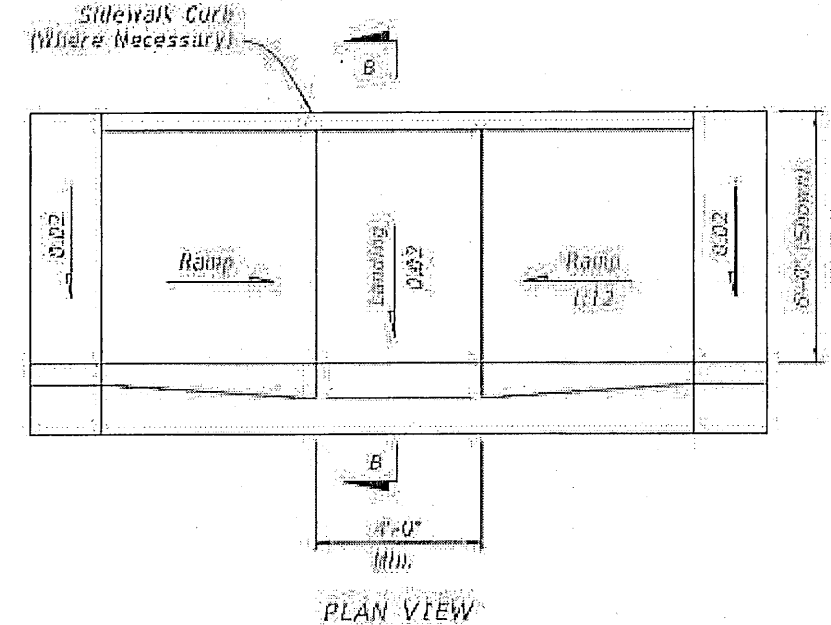
STREET NAME SIGN BLADE LAYOUT  
NOT TO SCALE



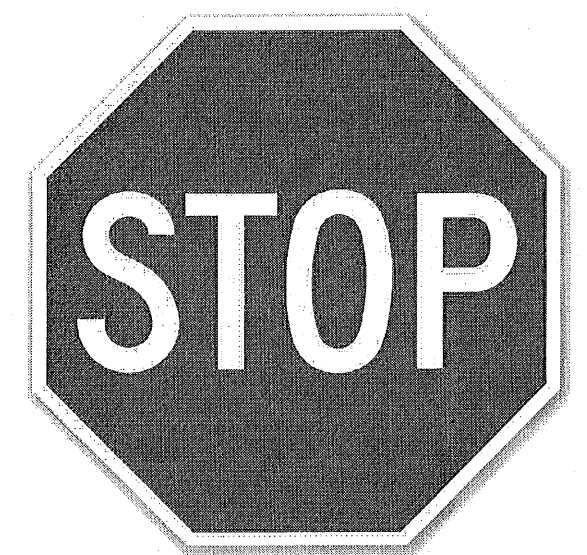
STANDARD DETAILS FOR INSTALLATION  
AND LOCATION OF STREET NAME SIGNS  
NOT TO SCALE



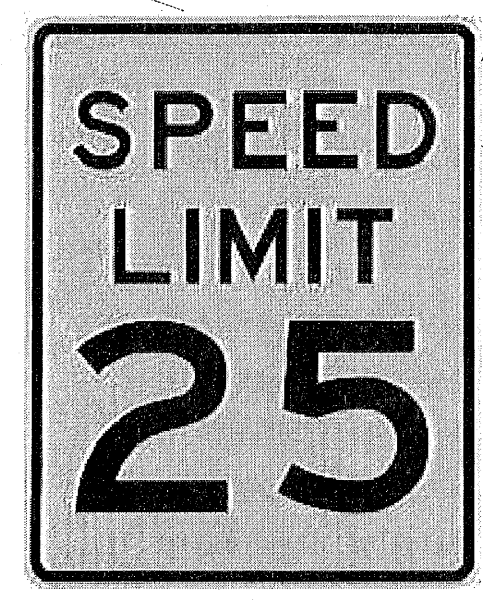
FOOT TYPE-F CURB RAMP  
\*SEE FOOT STANDARD PLAN 522-002\*



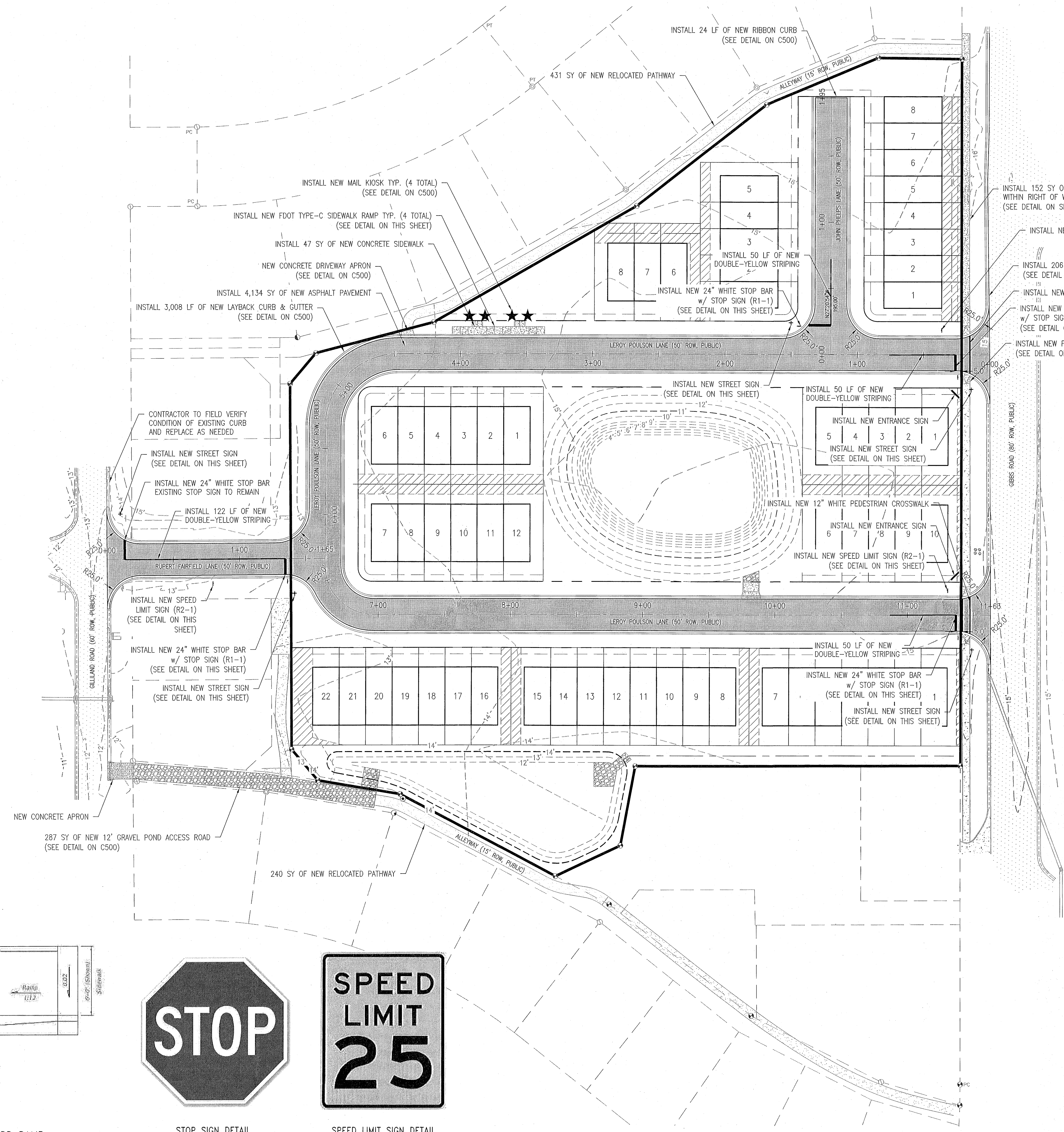
FOOT TYPE-C CURB RAMP  
\*SEE FOOT STANDARD PLAN 522-002\*



STOP SIGN DETAIL  
STANDARD MUTCD R1-1  
PLAQUE SIZE 30x30



SPEED LIMIT SIGN DETAIL  
STANDARD MUTCD R2-1  
PLAQUE SIZE 30x36



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.O.D.T. STANDARDS.  
R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

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| REVISION |      | DATE |      | APPR. |      |
|----------|------|------|------|-------|------|
| NO.      | DATE | NO.  | DATE | NO.   | DATE |
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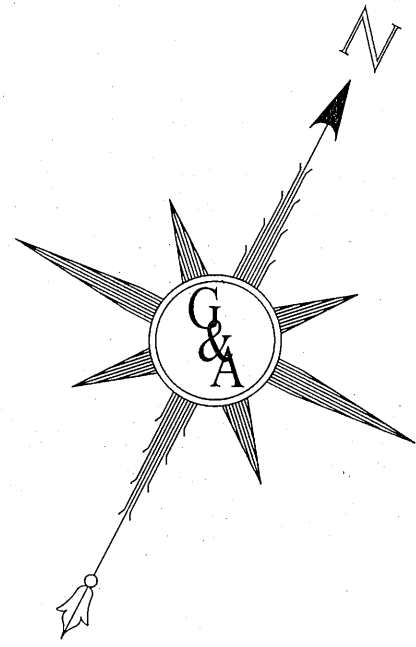
**GEI & ASSOCIATES, INC.**  
ENGINEER  
2950 N. 12th Ave. PENSACOLA, FL 32503  
Phone (850) 432-2929 - Fax (850) 432-2875  
CERTIFICATE OF AUTHORIZATION NUMBER 00005149  
E-Mail: gei@geieng.com

**NOT RELEASED FOR CONSTRUCTION**  
SCALE: AS SHOWN DESIGNED: CAG DRAWN: KRD CHECKED: SAG DATE: 6/30/22

**PLESS LANDING**  
TRAFFIC PLAN  
POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

PROJECT NO. 28807 SHEET NO. C310





SCALE: 1" = 30'

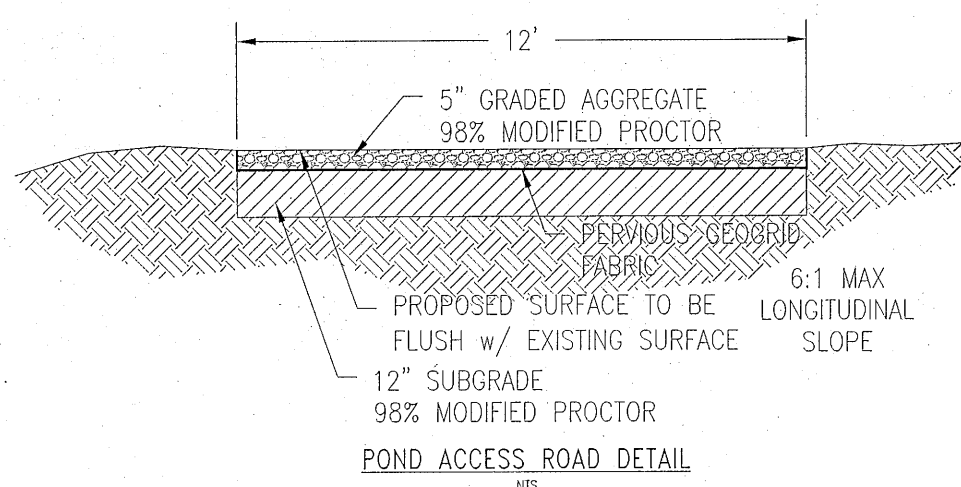
PLANTING LEGEND

3 GAL. / 10" WAX MYRTLE (SPACED 8' O.C.)

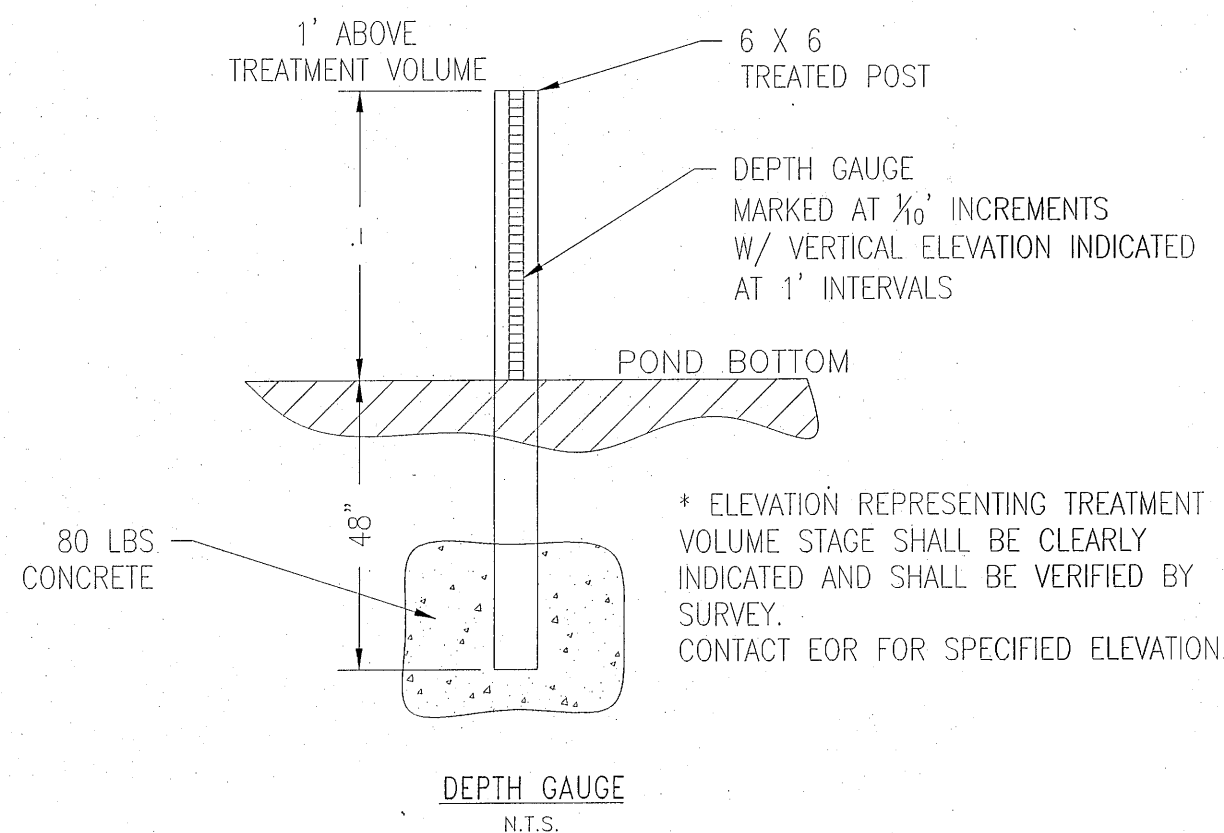
NOTES:  
1. ALL UNDERDRAIN CLEANOUTS TO INCLUDE SCH 40 PVC THREADED CAP INSTALLED 8" ABOVE FINISHED GRADE.



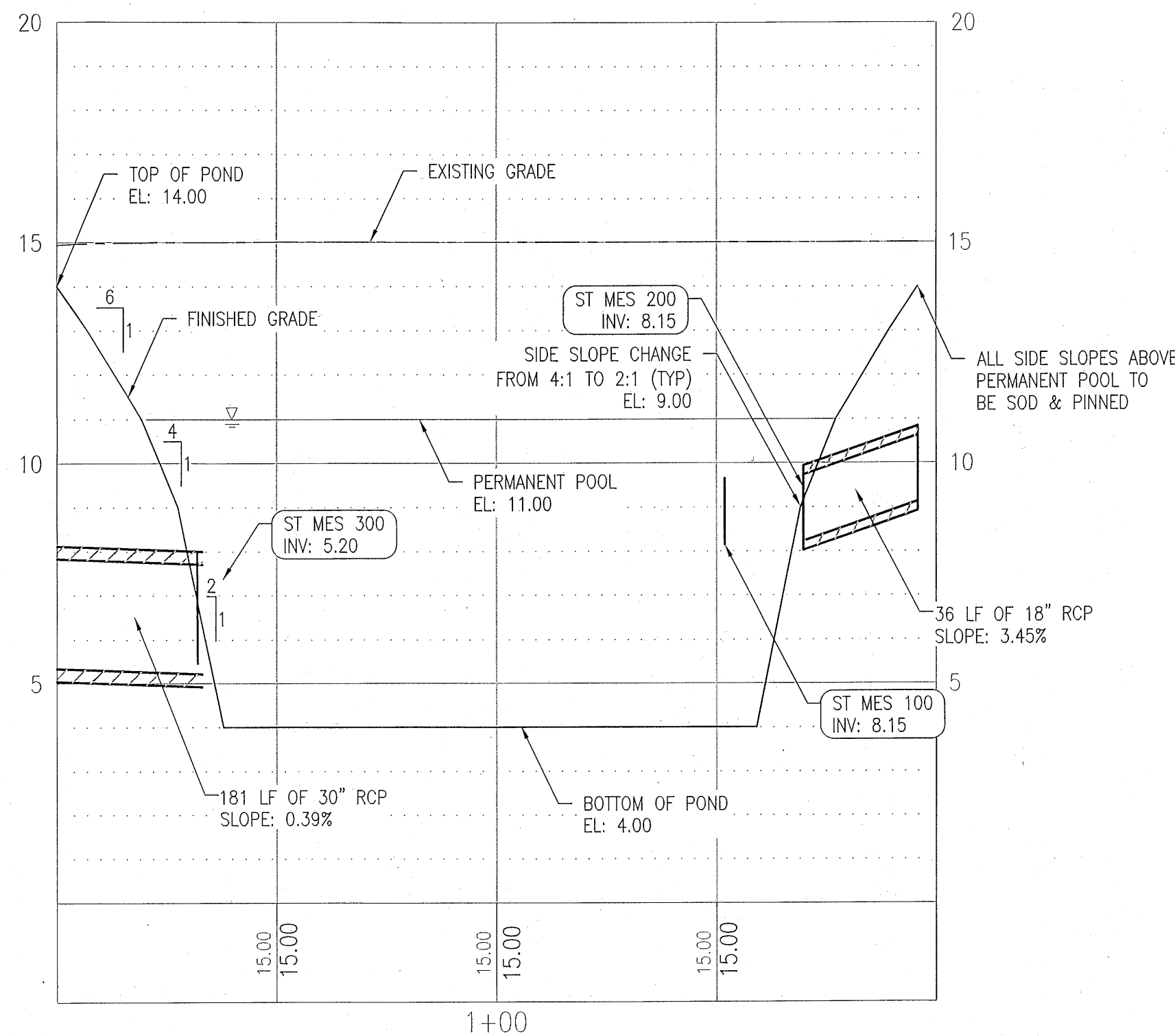
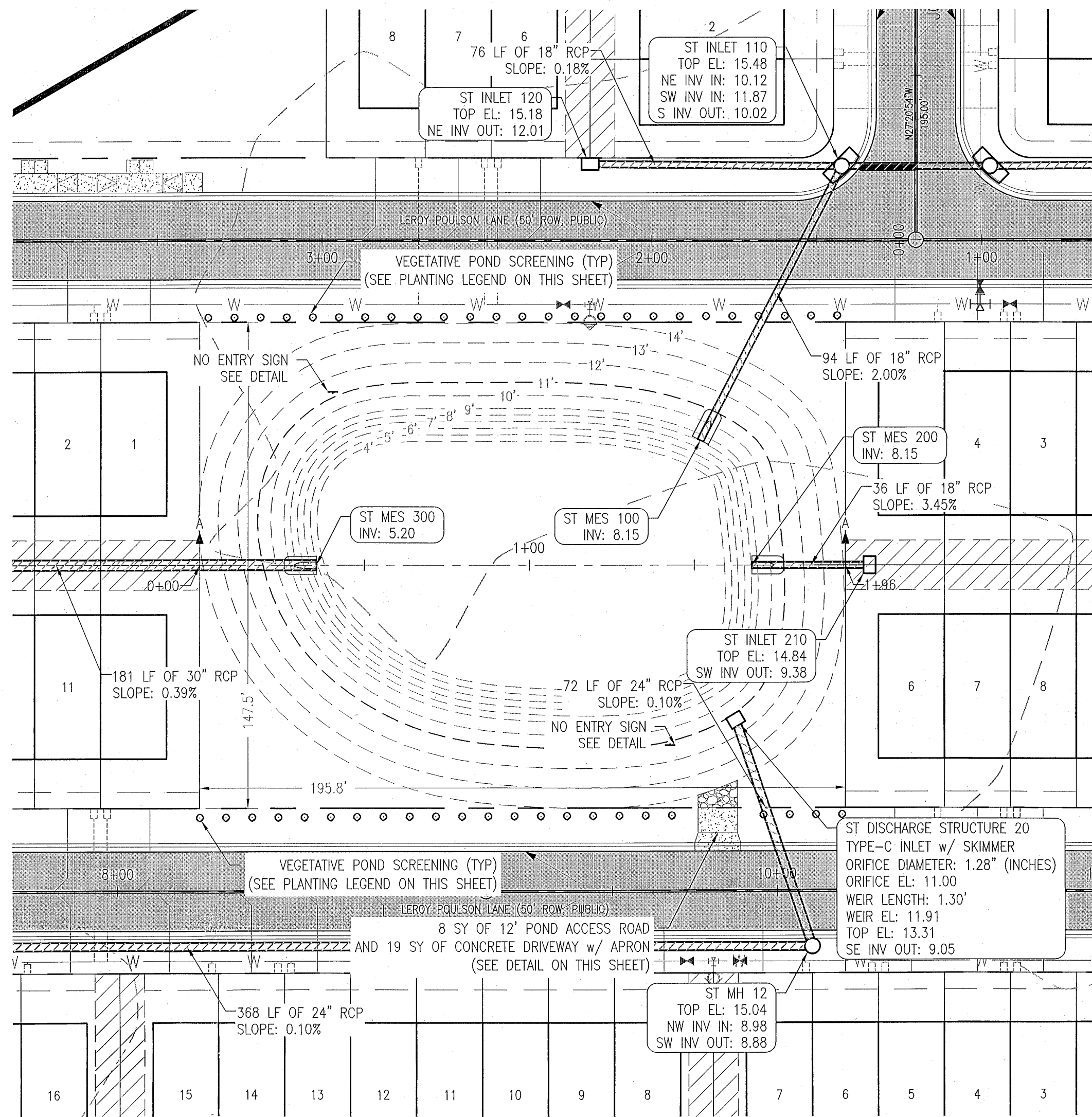
NO ENTRY SIGN DETAIL  
N.T.S.



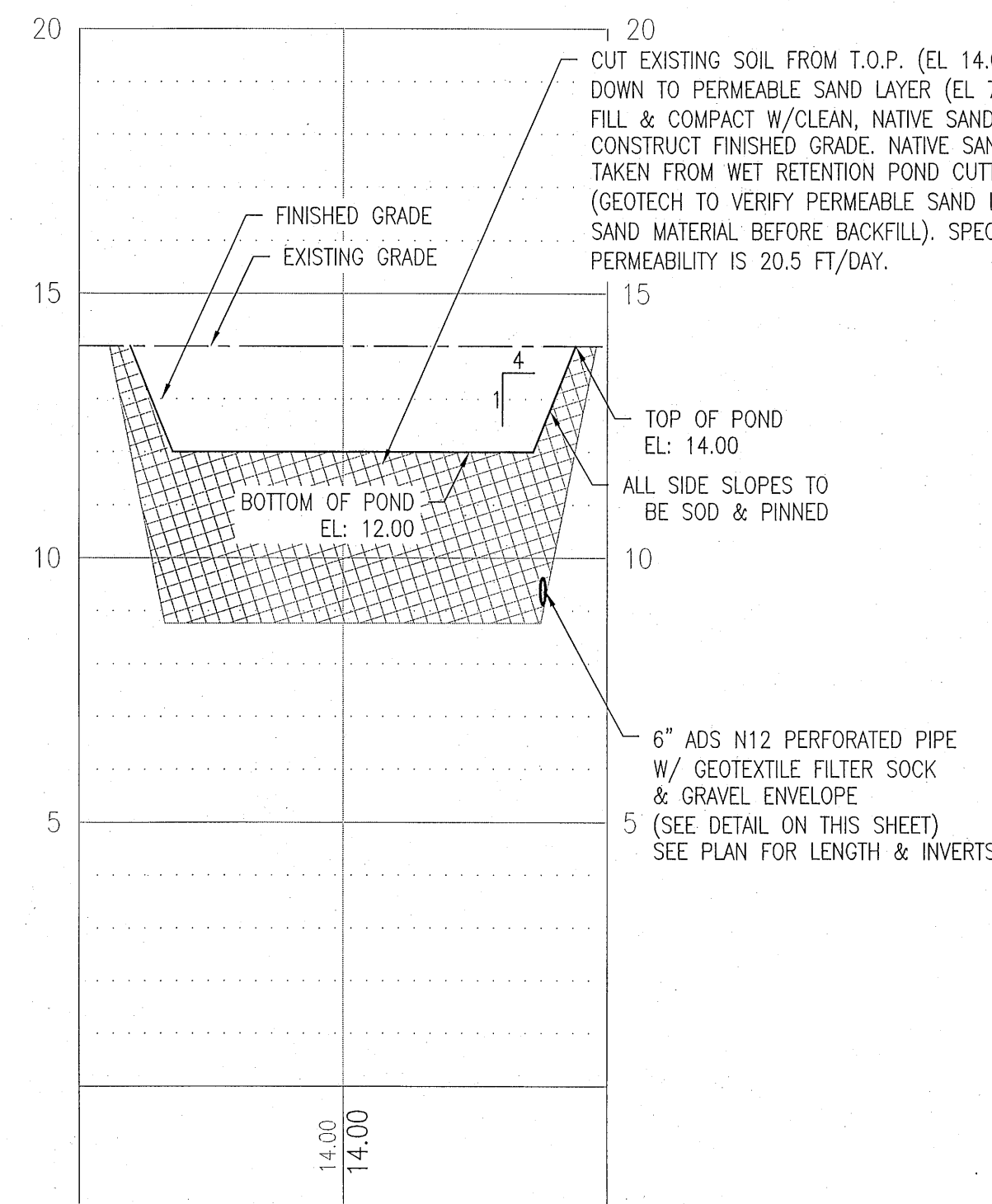
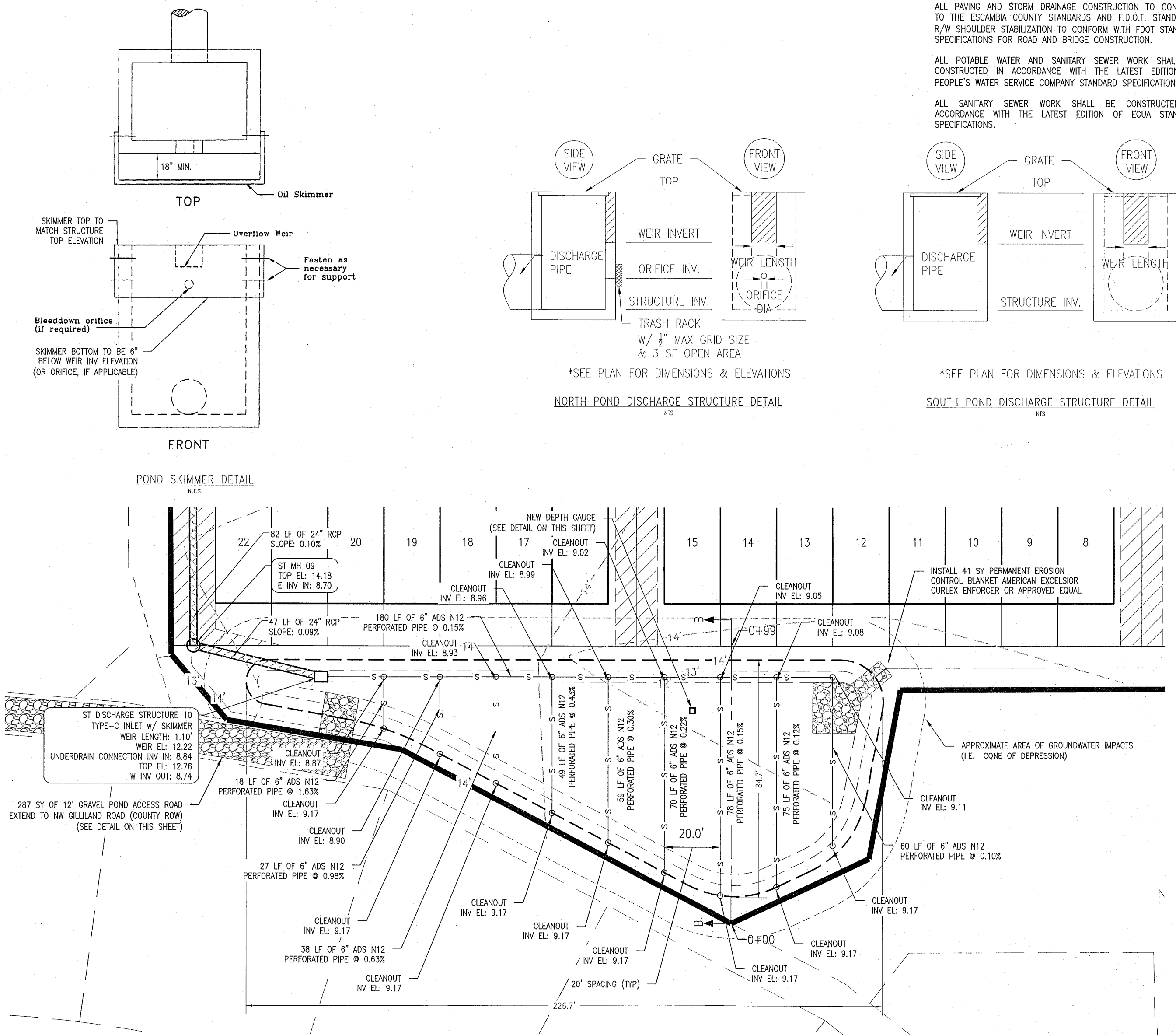
POND ACCESS ROAD DETAIL  
N.T.S.



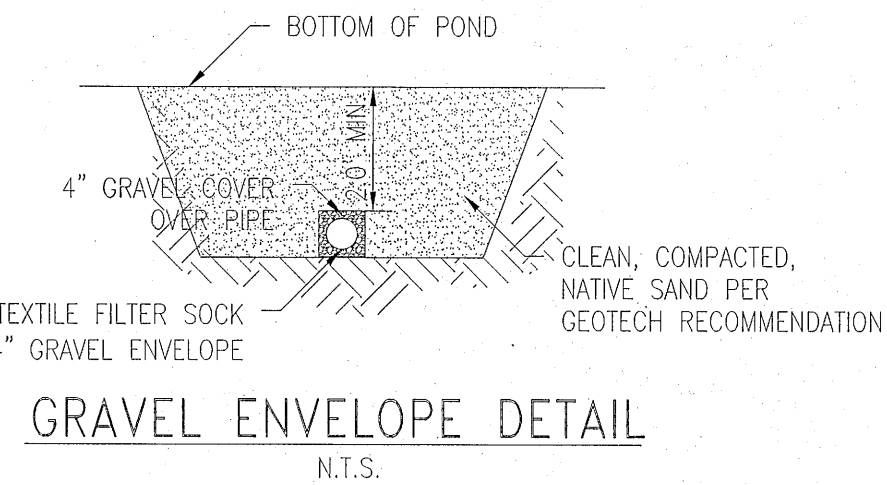
DEPTH GAUGE  
N.T.S.



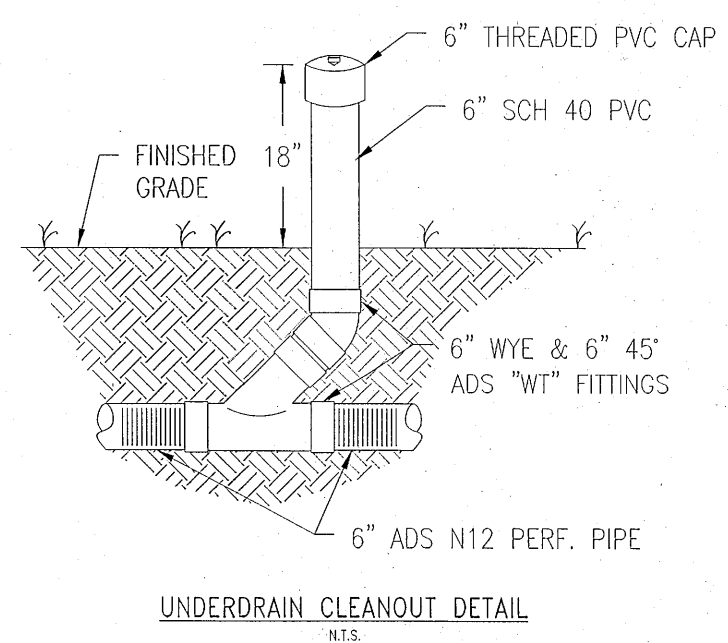
SECTION A-A  
STA 0+00 - STA 2+00  
VERT. EXAG. = 10



SECTION B-B  
STA 0+00 - STA 1+00  
VERT. EXAG. = 10



GRAVEL ENVELOPE DETAIL  
N.T.S.



UNDERDRAIN CLEANOUT DETAIL  
N.T.S.

ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS.  
R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.  
ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.  
ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECUA STANDARD SPECIFICATIONS.

| NO. | REVISION | DATE | APPR. |
|-----|----------|------|-------|
|     |          |      |       |
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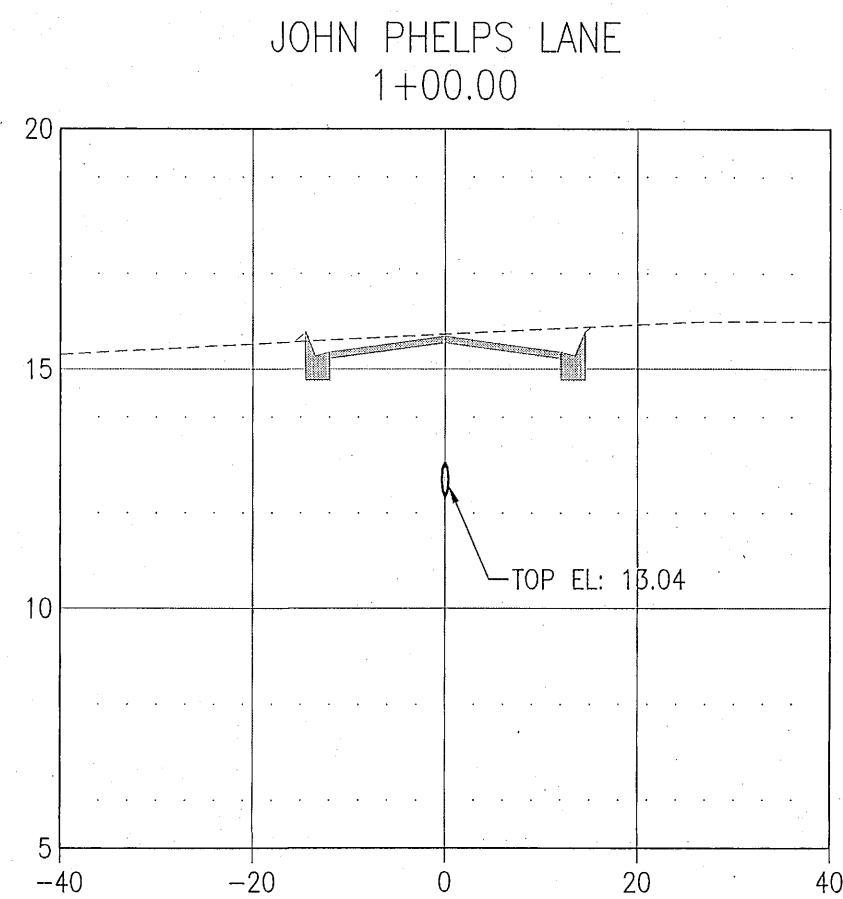
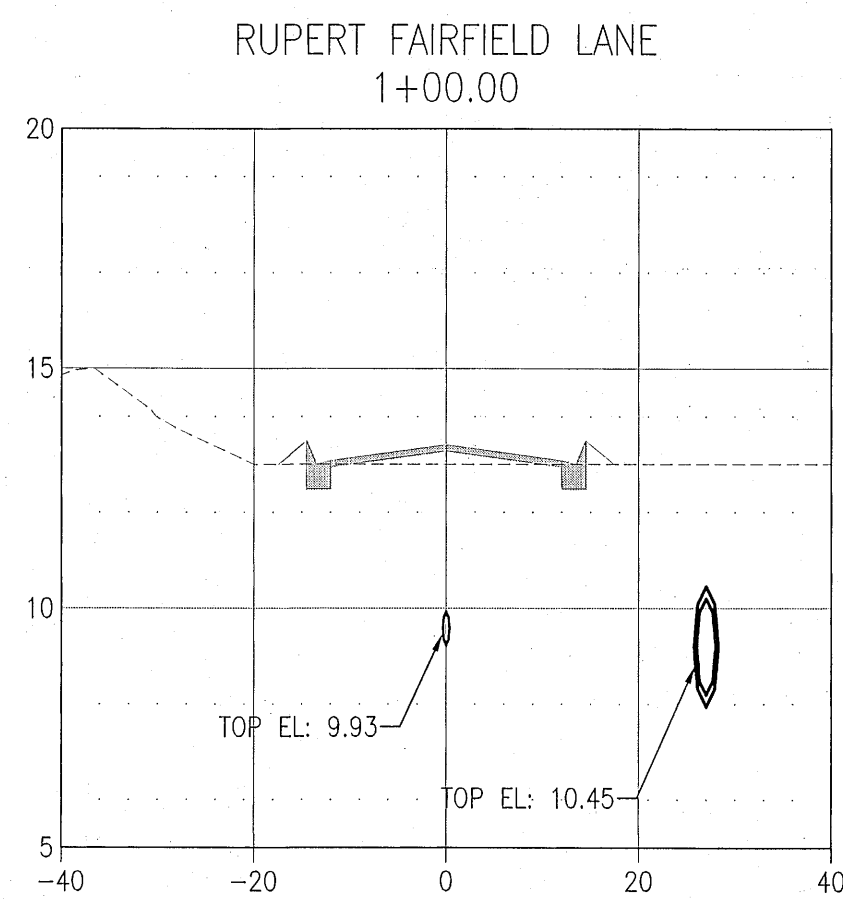
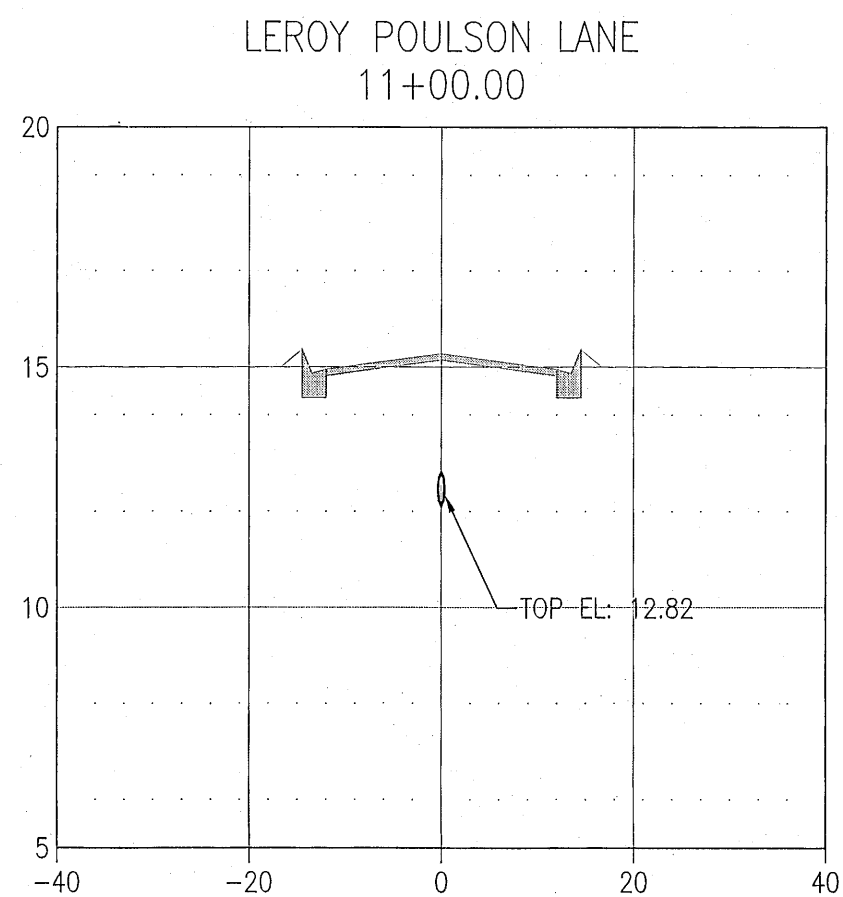
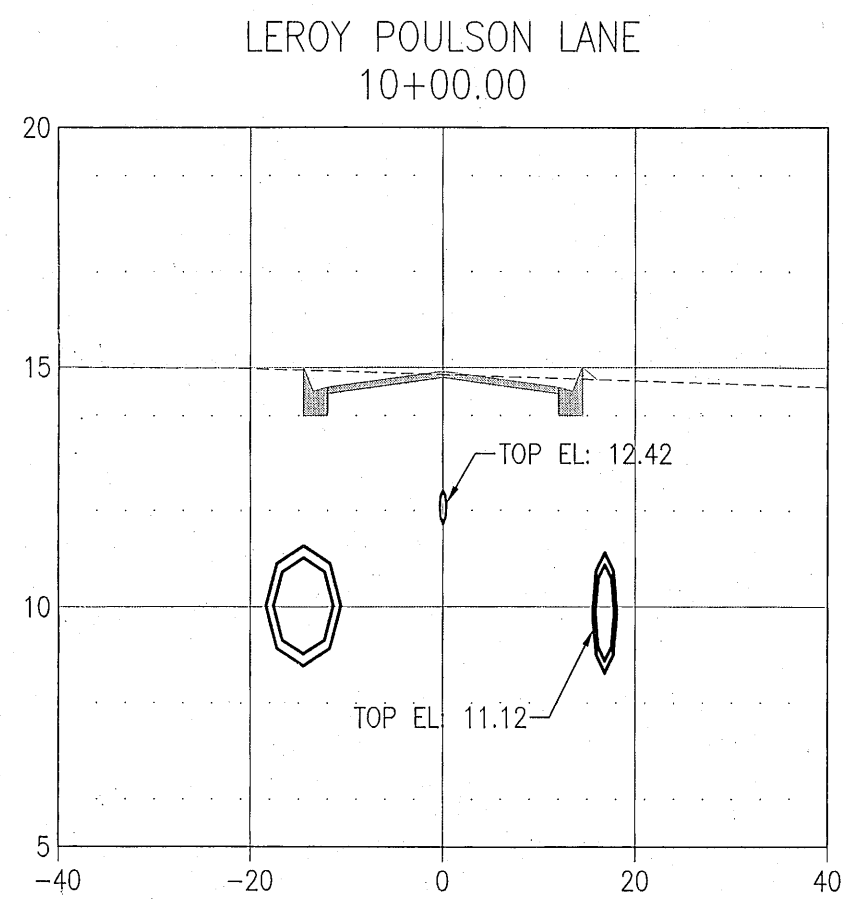
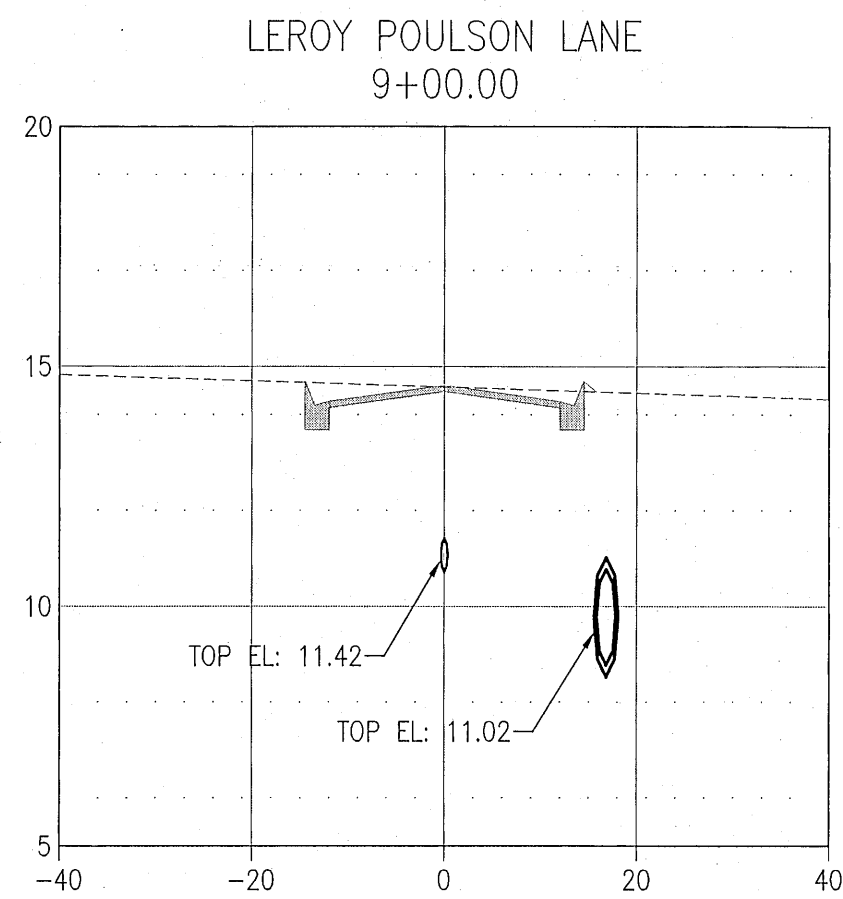
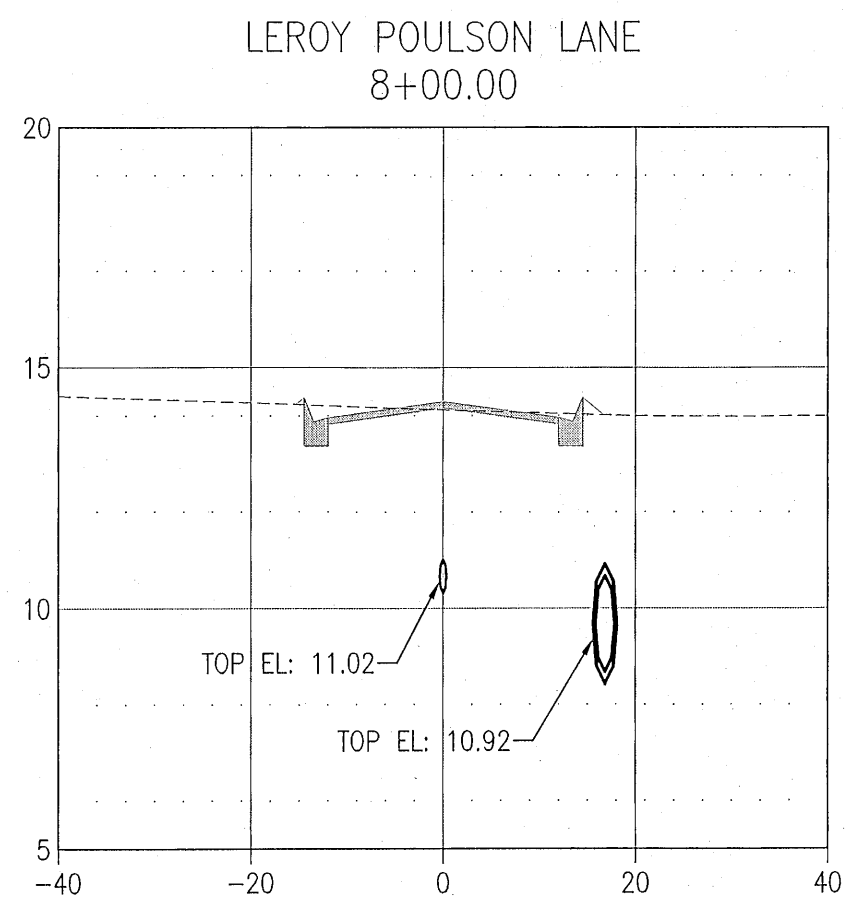
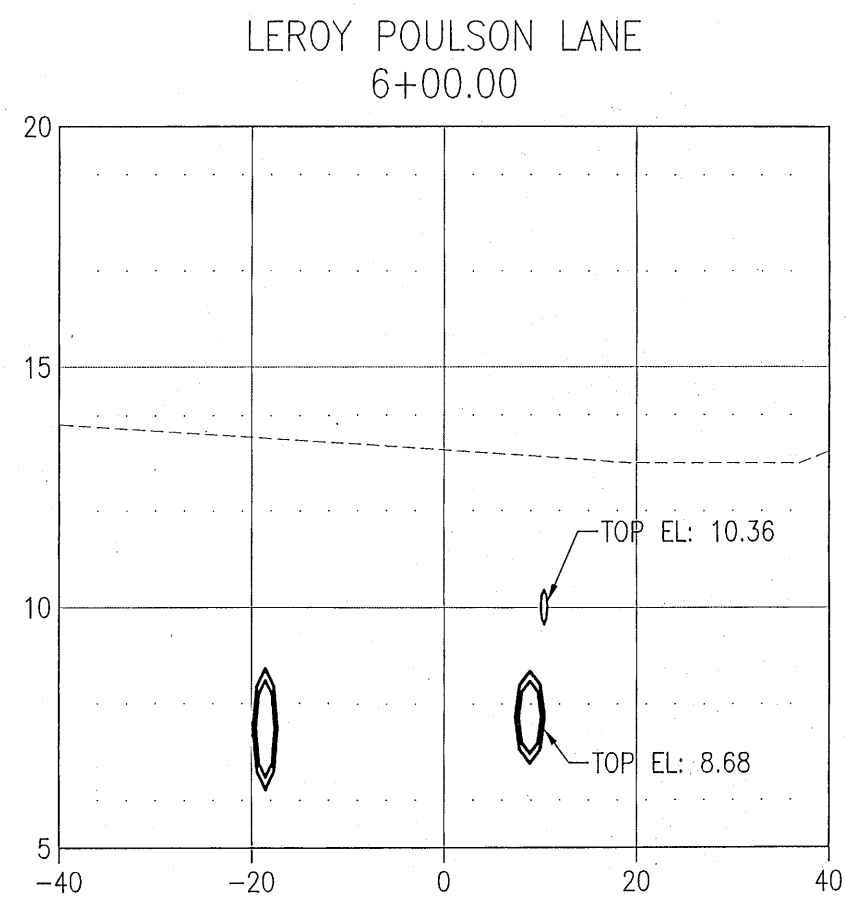
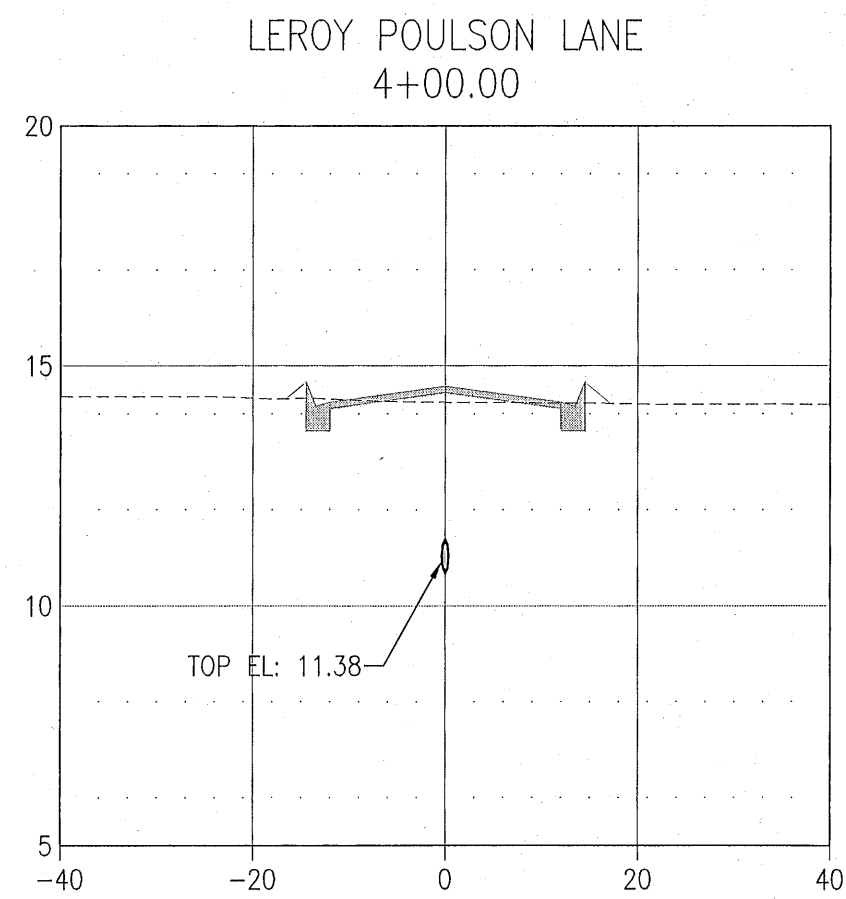
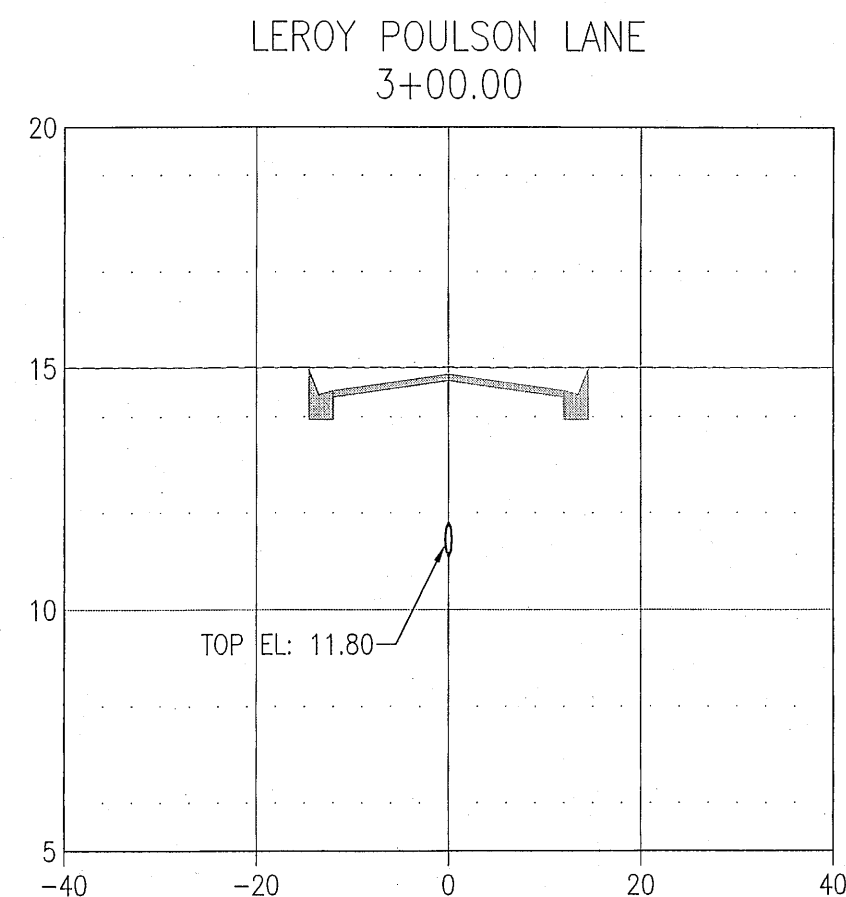
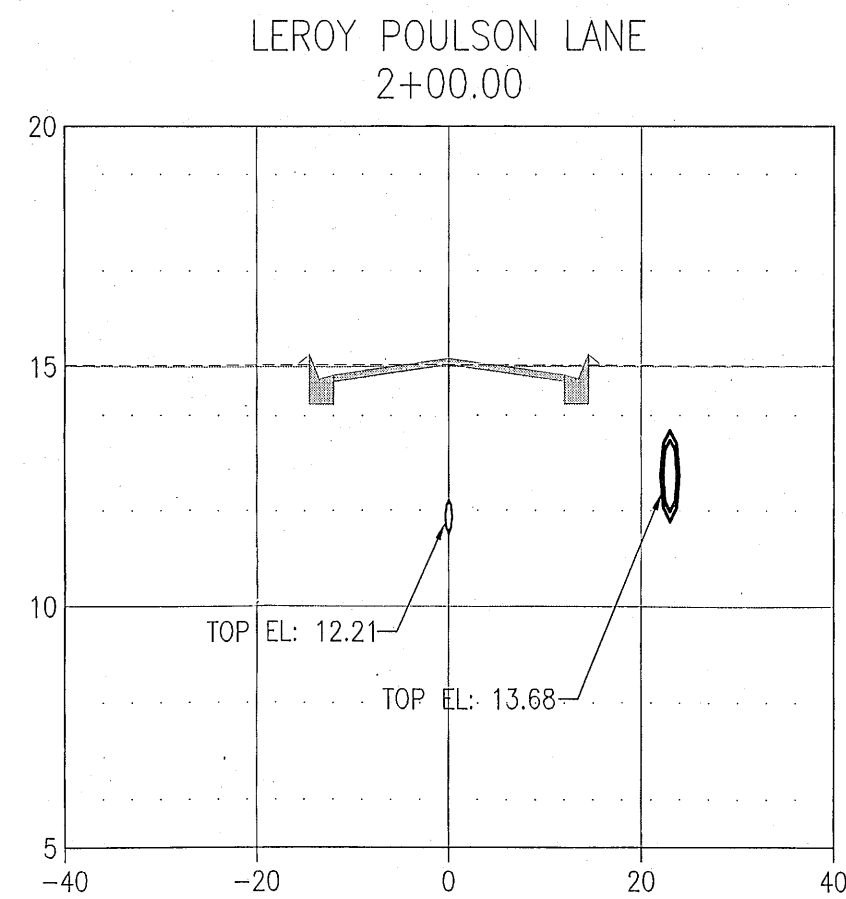
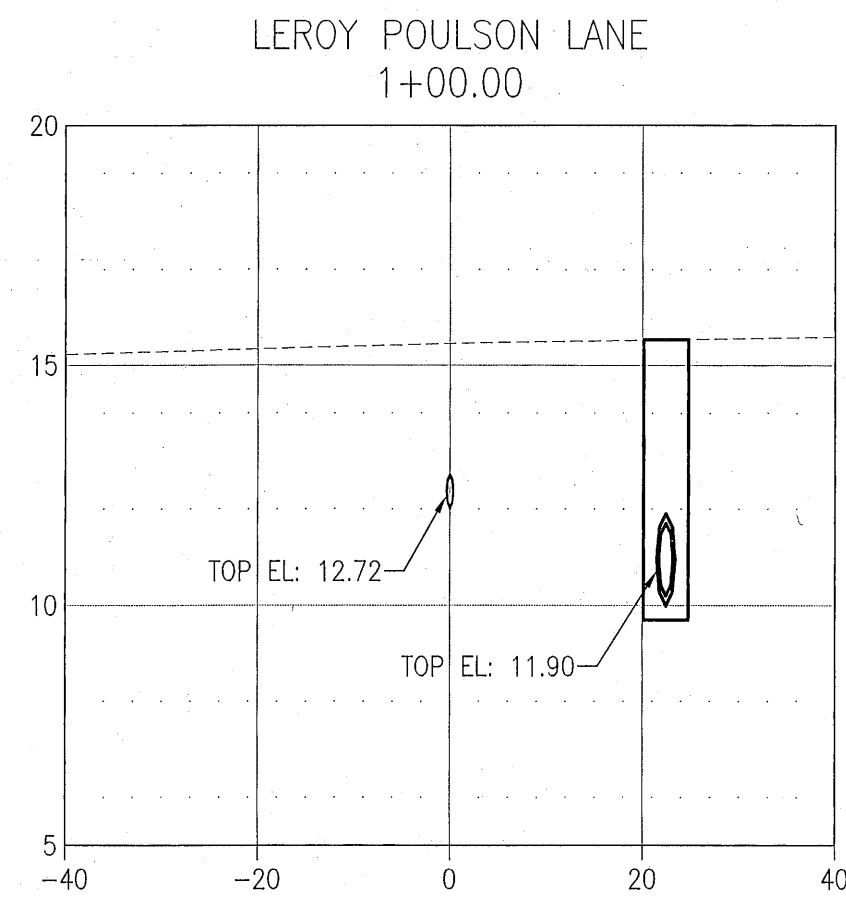
  

|  |               |   |              |
|--|---------------|---|--------------|
| GECI & ASSOCIATES, INC.                      |               | ENGINEERS                                 |              |
| 2950 N. 12th Ave. PENSACOLA, FL 32503        |               | Phone (850) 432-2929 - Fax (850) 432-2875 |              |
| CERTIFICATE OF AUTHORIZATION NUMBER 00005149 |               | E-Mail - geci@geciengineering.com         |              |
| SCALE: AS SHOWN                              | DESIGNED: CAG | DRAWN: KRD                                | CHECKED: SAG |
| DATE: 6/30/22                                |               | NOT RELEASED FOR CONSTRUCTION             |              |

|                                 |  |                 |  |
|---------------------------------|--|-----------------|--|
| SITEWORK CONSTRUCTION PLANS FOR |  | PLESS LANDING   |  |
|                                 |  | STORMWATER POND |  |
| PROJECT NO. 28807               |  | SHEET NO. C320  |  |





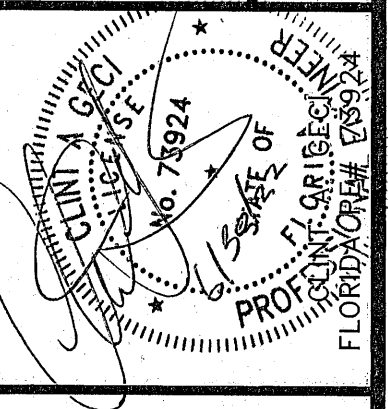
ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

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ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF EQUA STANDARD SPECIFICATIONS.

| NO. | REVISION | DATE | APPR. |
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| 3   |          |      |       |
| 4   |          |      |       |
| 5   |          |      |       |

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ENGINEERS  
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CERTIFICATE OF AUTHORIZATION NUMBER 00005149  
E-Mail: gec@geciengineering.com



SITework CONSTRUCTION PLANS  
FOR  
**PLESS LANDING**  
CROSS-SECTIONS  
POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

| PROJECT NO. | SHEET NO. |
|-------------|-----------|
| 28807       | C400      |

SCALE: AS SHOWN  
DESIGNED: CAG  
DRAWN: KRD  
CHECKED: SAG  
DATE: 6/30/22  
NOT RELEASED FOR CONSTRUCTION

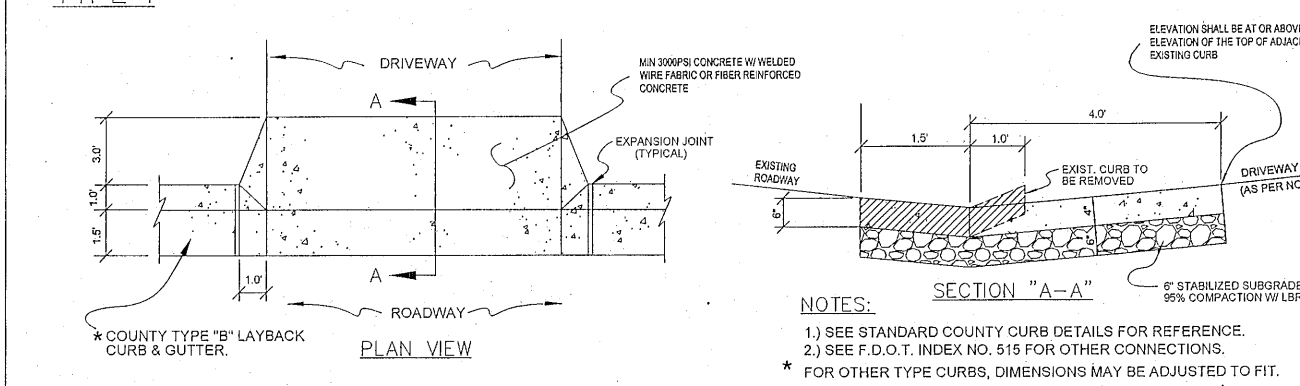


# TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS

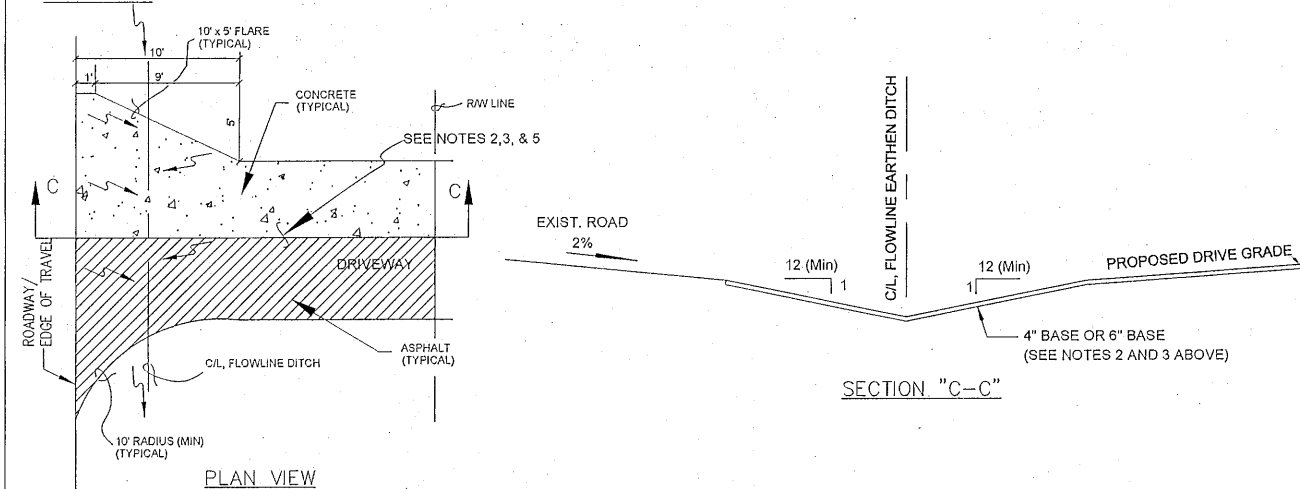
## NOTES:

1. ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1-1/2" ASPHALT WITH 1" STABILIZED SUBGRADE OR 4" CONCRETE WITH 4" STABILIZED SUBGRADE - 95% COMPACTION (MODIFIED PROCTOR) WITH LAR 40 BETWEEN EDGE OF DRIVEWAY AND ROW LINE.
3. DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE WALLED ASPHALT, GRADED AGGREGATE BASE, OR WALLED CONCRETE 12" IN DEPTH ON THE COUNTY MAINTENANCE PORTION OF DRIVEWAY.
4. IF NECESSARY, REFER TO F.D.O.T. INDEX NO. 273 FOR CONCRETE DETAILS AS REFERENCED BELOW.
5. RADIUS OF CURVE IS ACCEPTABLE FOR THE TYPE OF CONNECTION.
6. DRIVEWAYS WITH PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
7. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

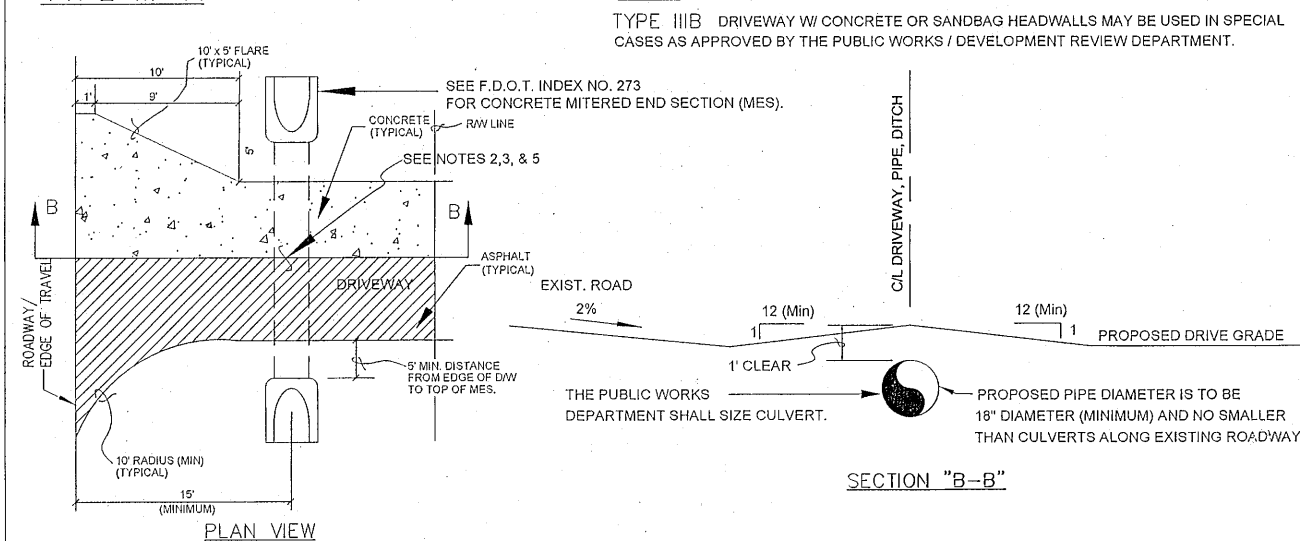
## TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "B" LAYBACK CURBS.



## TYPE II DIPPED DRIVEWAY WITHOUT CROSS PIPE (CULVERT)



## TYPE III-A CROSS PIPE (CULVERT) DRIVEWAY



## TYPE IV SPECIAL DRIVEWAY CONNECTION

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

**TYPE IV-B** SPECIAL INNOVATIVE CONNECTION AS DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.) AND AS APPROVED BY THE APPROPRIATE PUBLIC WORKS / DEVELOPMENT REVIEW STAFF. ATTACH PLAN FOR REVIEW.

REVISED SEPT. 15, 2009

## TYPICAL CONSTRUCTION SEQUENCE

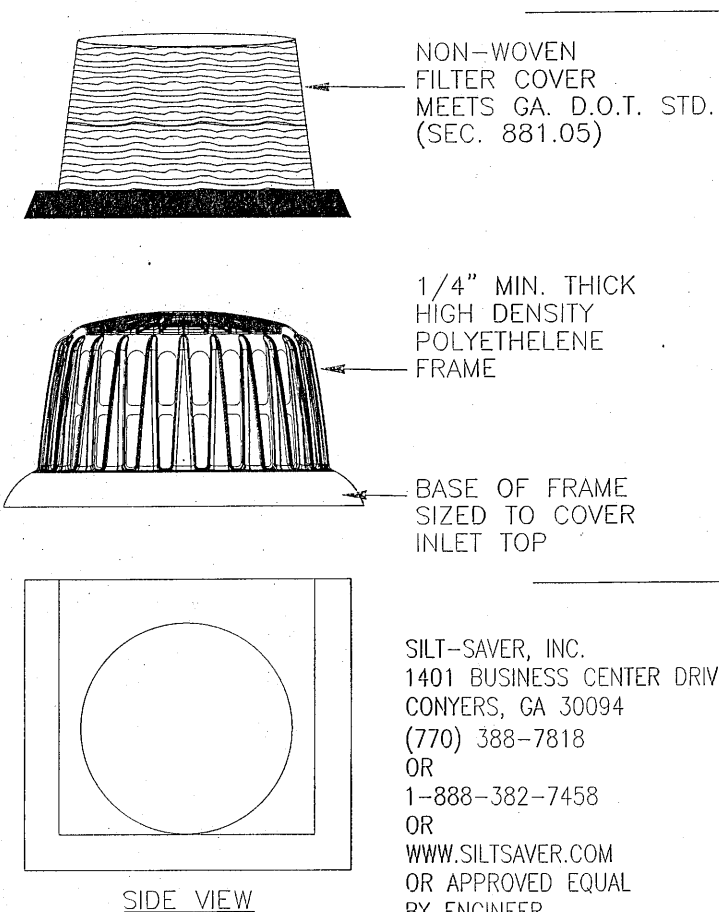
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE. ENSURE THE FRAME COVERS STRUCTURE COMPLETELY.
3. PLACE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND THE INLET STRUCTURE.
5. BACKFILL AROUND THE FRAME AND FILTER ASSEMBLY. IF NOT REQUIRED TO COMPLETE INSTALLATION, HOWEVER BACKFILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.

## MAINTENANCE REQUIREMENTS FOR

1. MAINTENANCE IS REQUIRED WHEN ERODED SOILS REACH A POINT OF 85% OF THE TOTAL HEIGHT OF THE FRAME OR APPROXIMATELY 7 TO 9 INCHES OF THE GREY FILTER MATERIAL IS SHOWING.
2. REMOVE THE IMPACTED MATERIAL BY HAND OR MACHINE METHOD, PAYING CLOSE ATTENTION NOT TO DAMAGE THE FRAME OR FILTER.
3. BRUSH, SWEEP OR WASH FILTER AND INSPECT FOR ANY CUTS AND/OR ABRASIONS. REPLACE FILTER AS NECESSARY. INSPECT FRAME FOR ANY STRESS OR DAMAGE. REPLACE AS NECESSARY.
4. REFILL FILTER POCKETS, BACKFILL AS REQUIRED BY JOBSITE CONDITIONS.

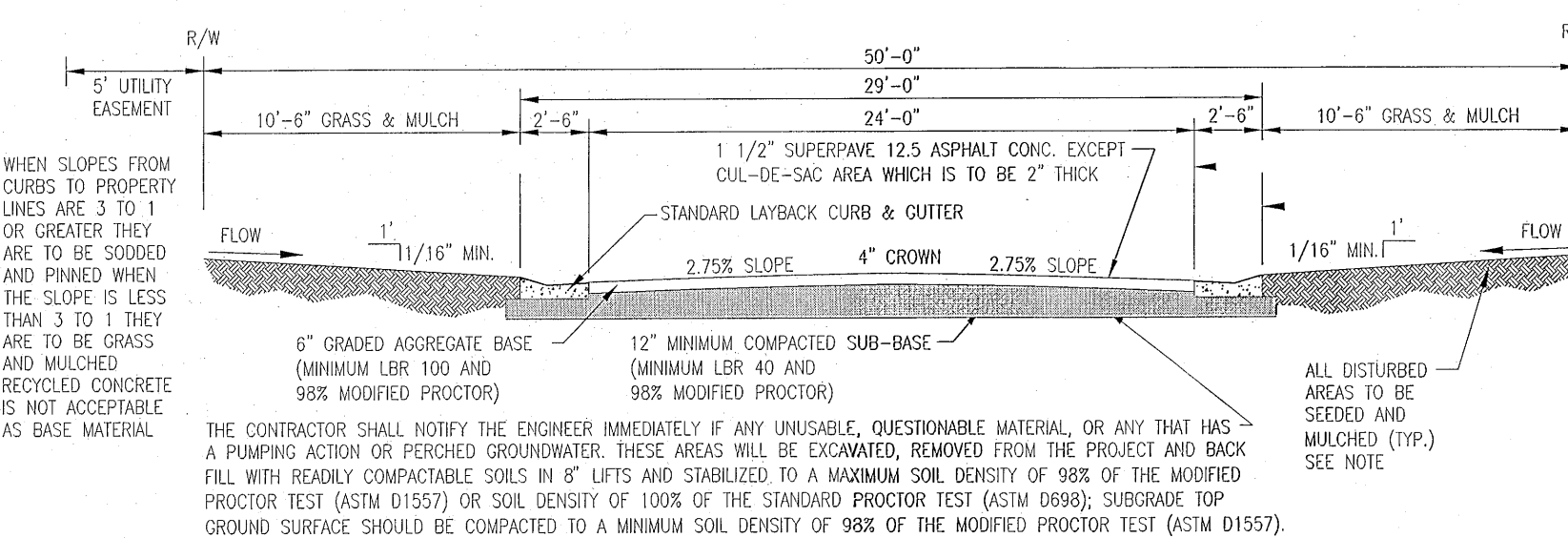
## SILT-SAVER FRAME & FILTER ASSEMBLY

N.T.S.



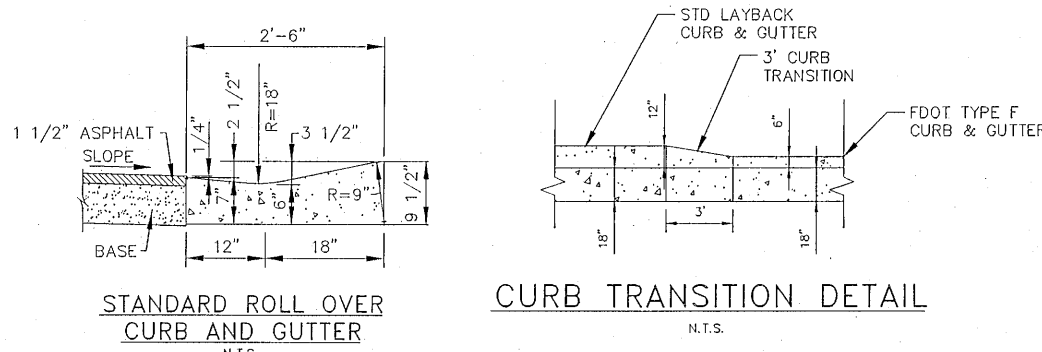
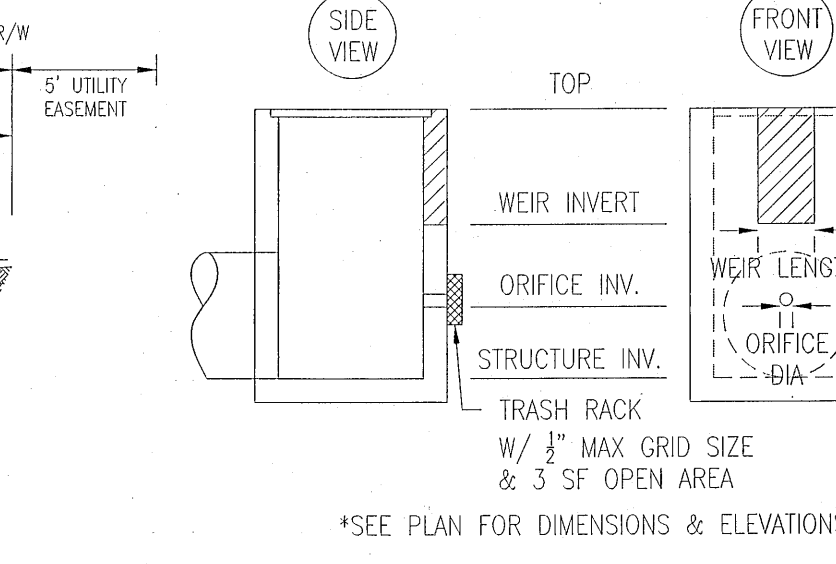
## TYPICAL PUBLIC STREET CROSS SECTION

N.T.S.



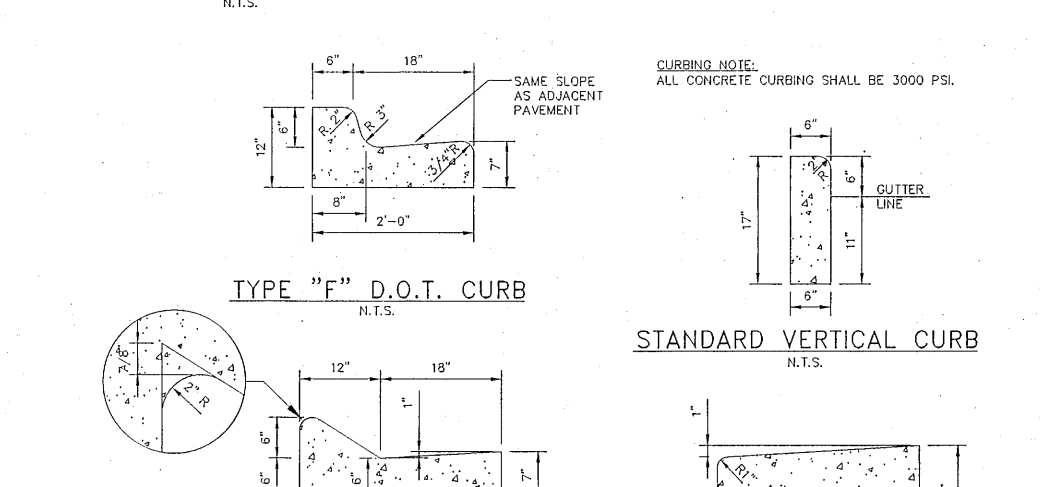
## NORTH POND DISCHARGE STRUCTURE DETAIL

N.T.S.



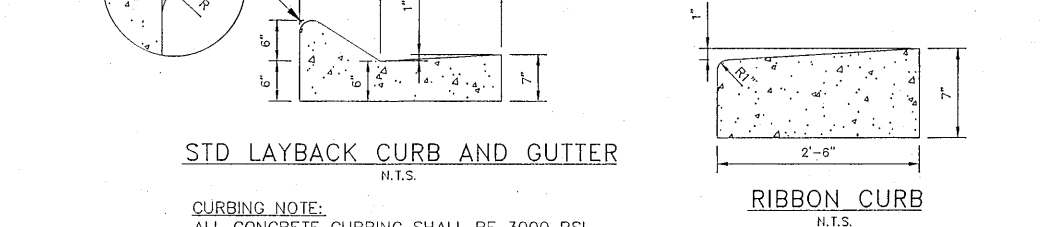
## CURB TRANSITION DETAIL

N.T.S.



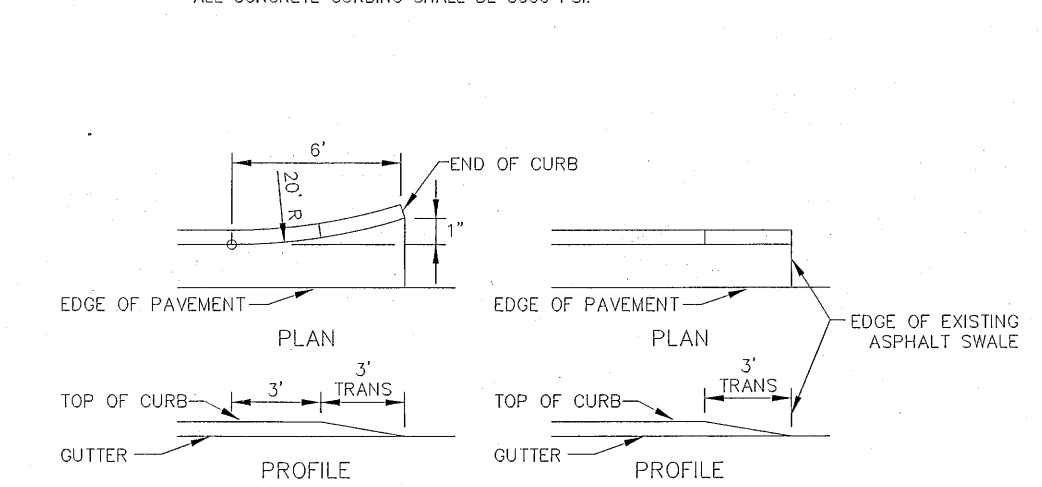
## STANDARD VERTICAL CURB

N.T.S.



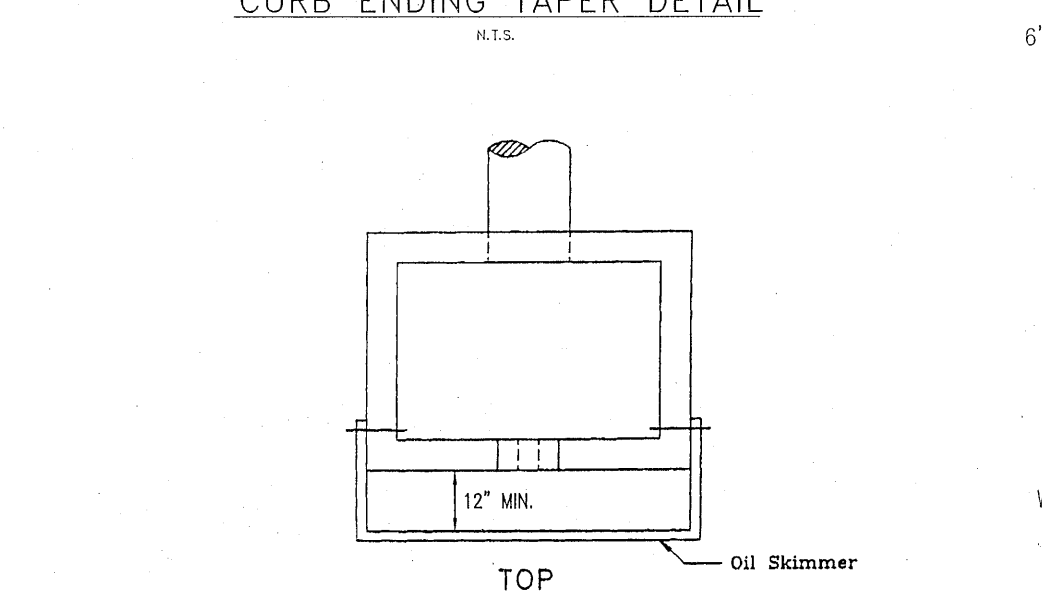
## RIBBON CURB

N.T.S.



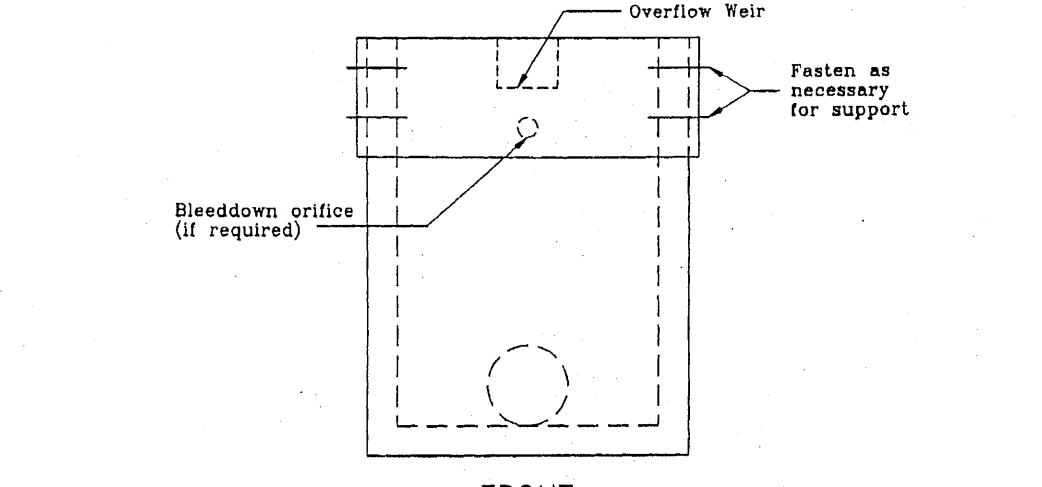
## CURB AND GUTTER

N.T.S.



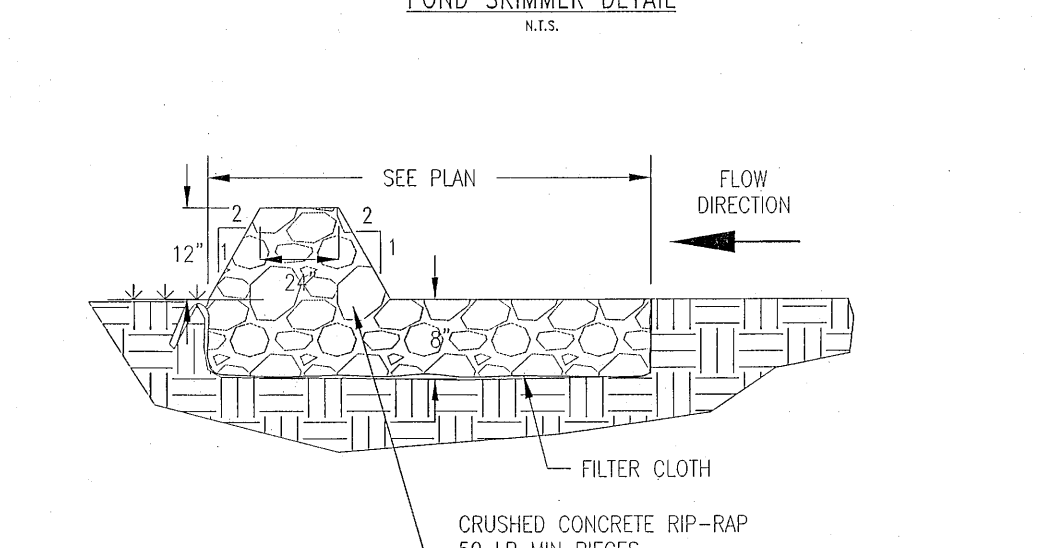
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N.T.S.



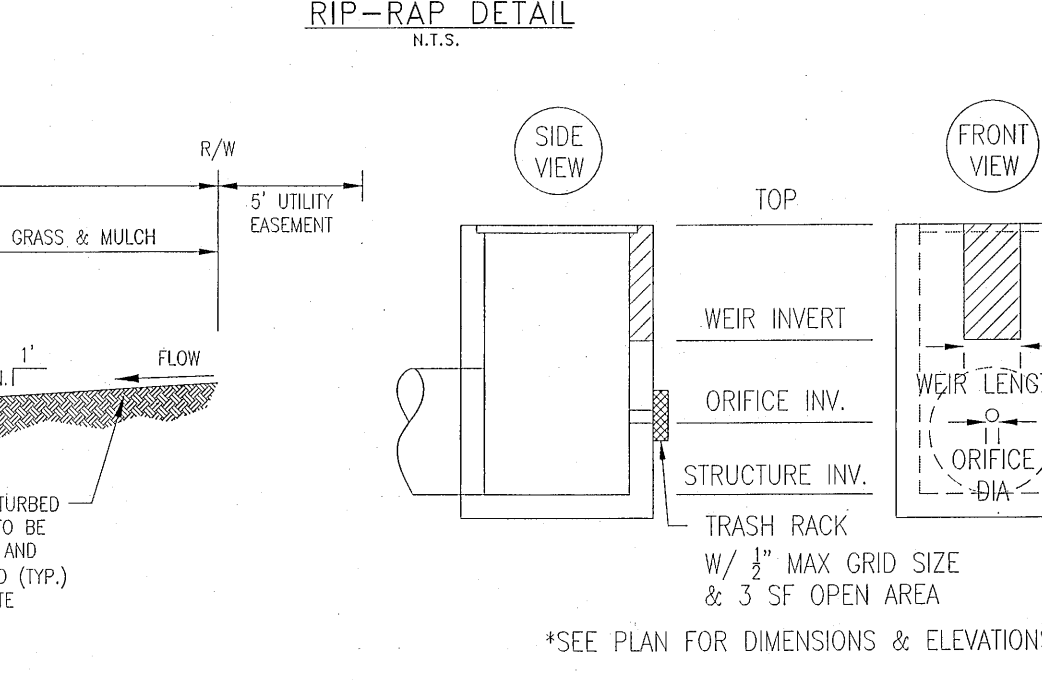
## FRONT

N.T.S.



## TOP

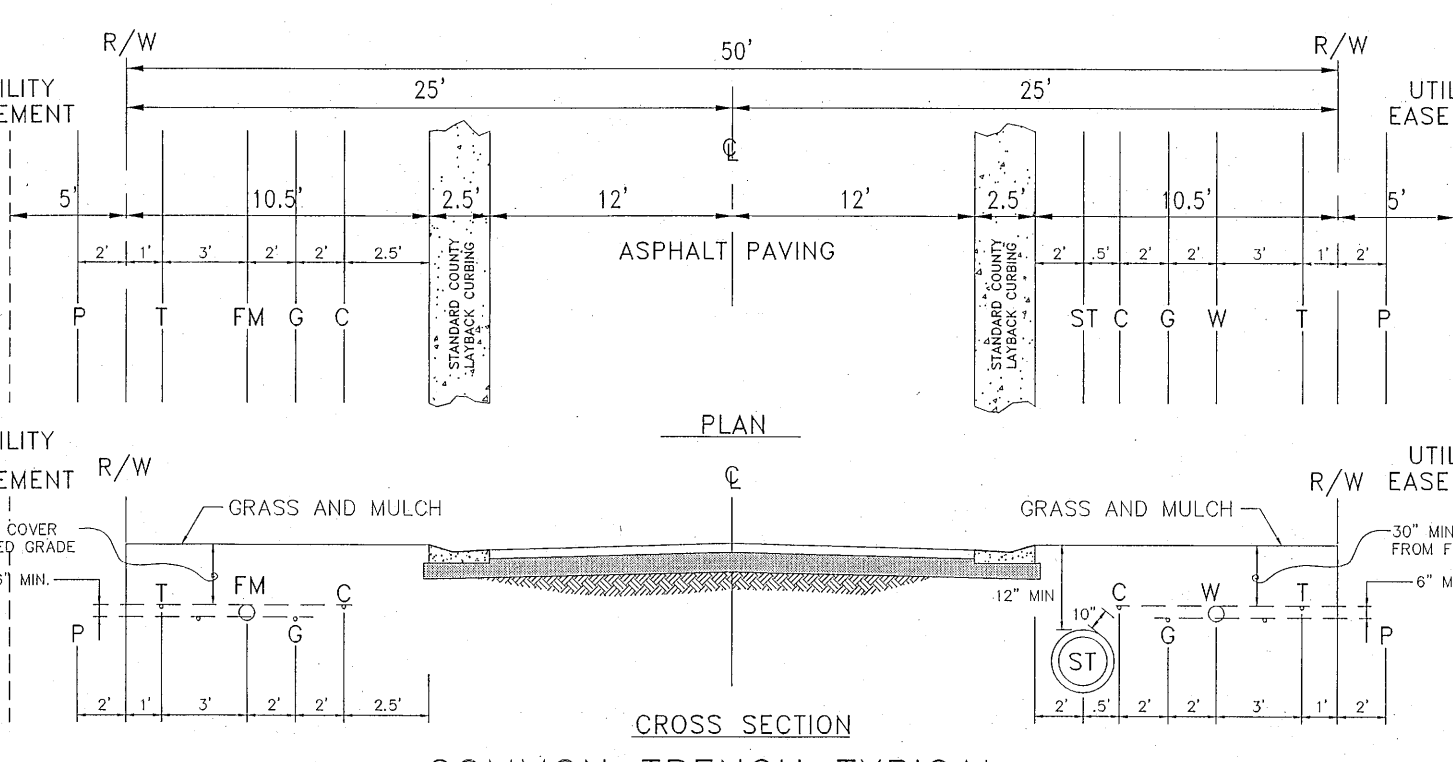
N.T.S.



## TOP

N.T.S.

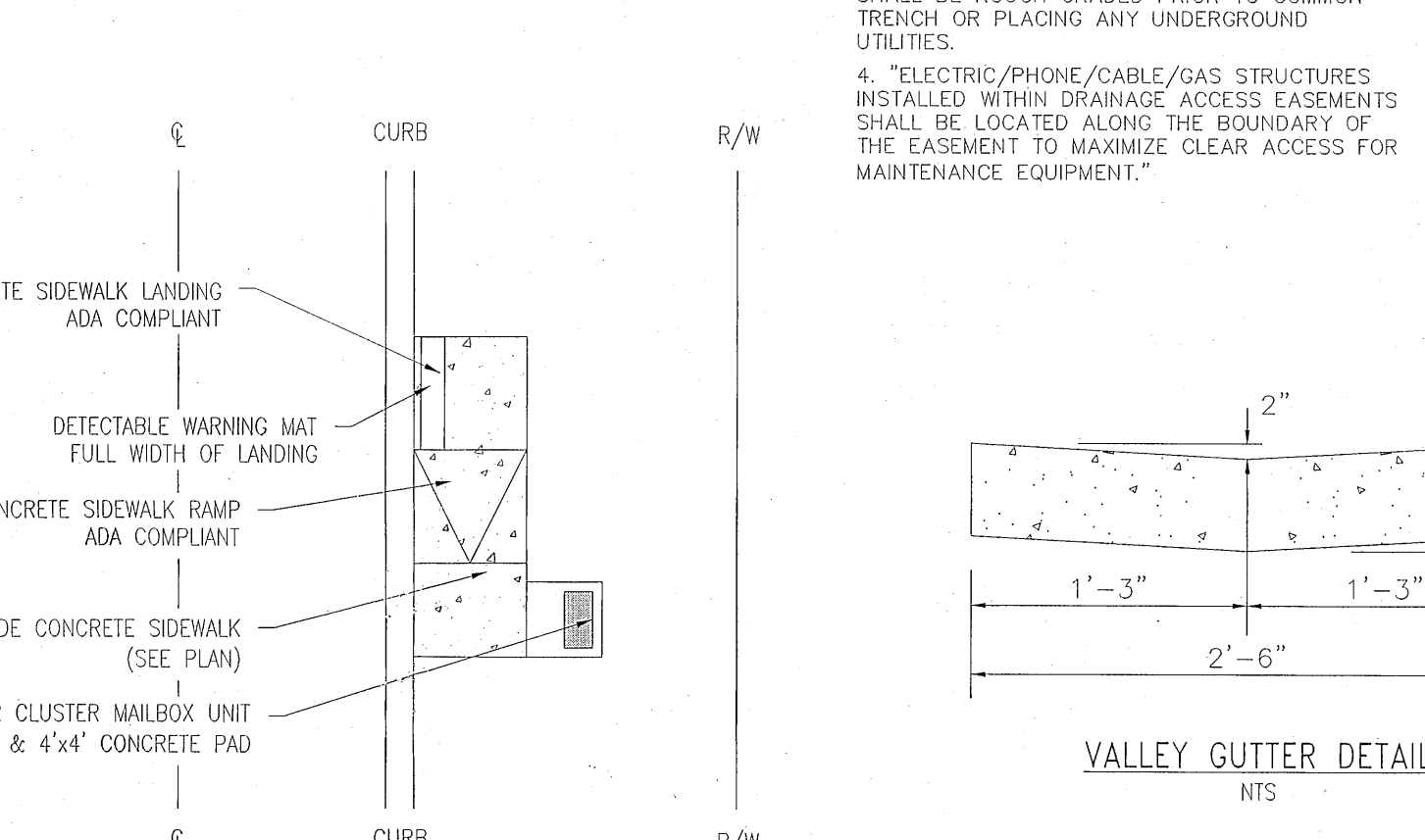
**NOTE:**  
ALL PROPOSED UTILITIES WITHIN ROWS UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-OUT OR JACK-AND-BORED. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY. CONTRACTORS SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.



## COMMON TRENCH TYPICAL

NOT TO SCALE

- LEGEND:**
- R/W RIGHT-OF-WAY LINE
  - C CENTER LINE
  - G GAS MAIN
  - P UNDERGROUND POWER CABLE
  - T TELEPHONE CABLE
  - C UNDERGROUND TELEVISION CABLE
  - W WATER MAIN
  - ST STORM SEWER
  - FM LOW PRESSURE FORCE MAIN



## VALLEY GUTTER DETAIL

N.T.S.

\*ALL SIDEWALKS TO HAVE CROSS-SLOPES NO GREATER THAN 2.00%\*

## MAILBOX KIOSK DETAIL

N.T.S.

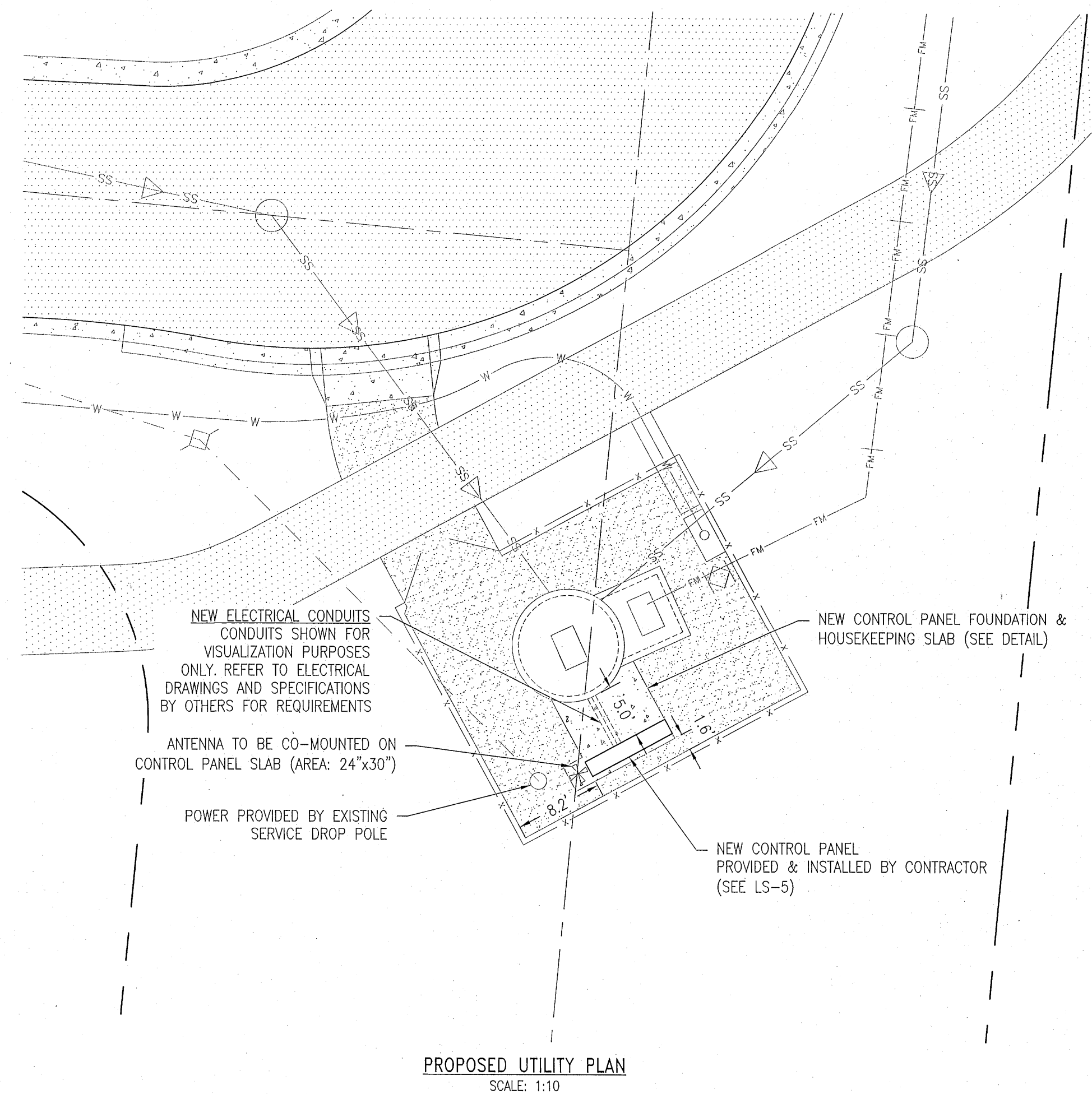
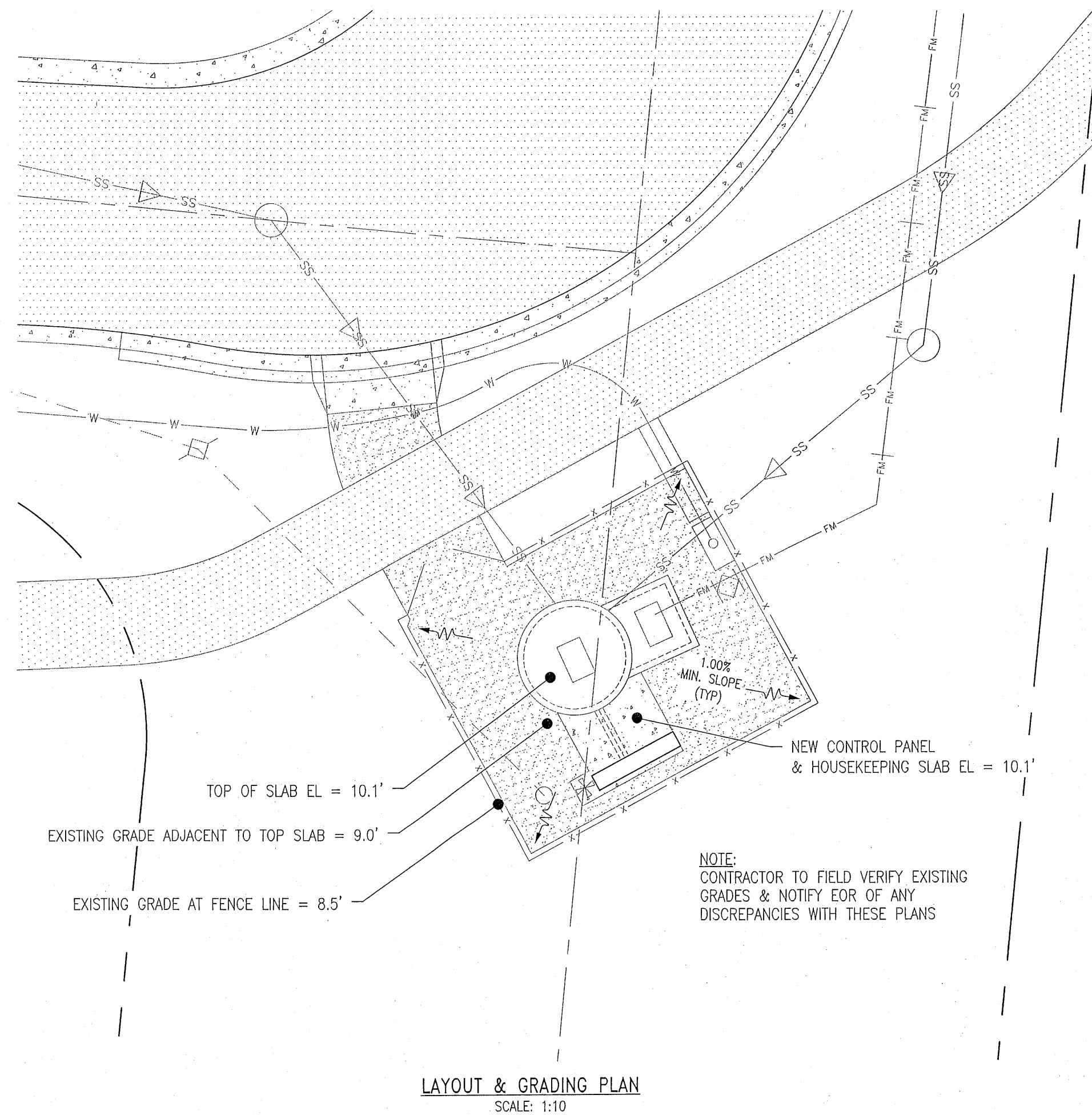
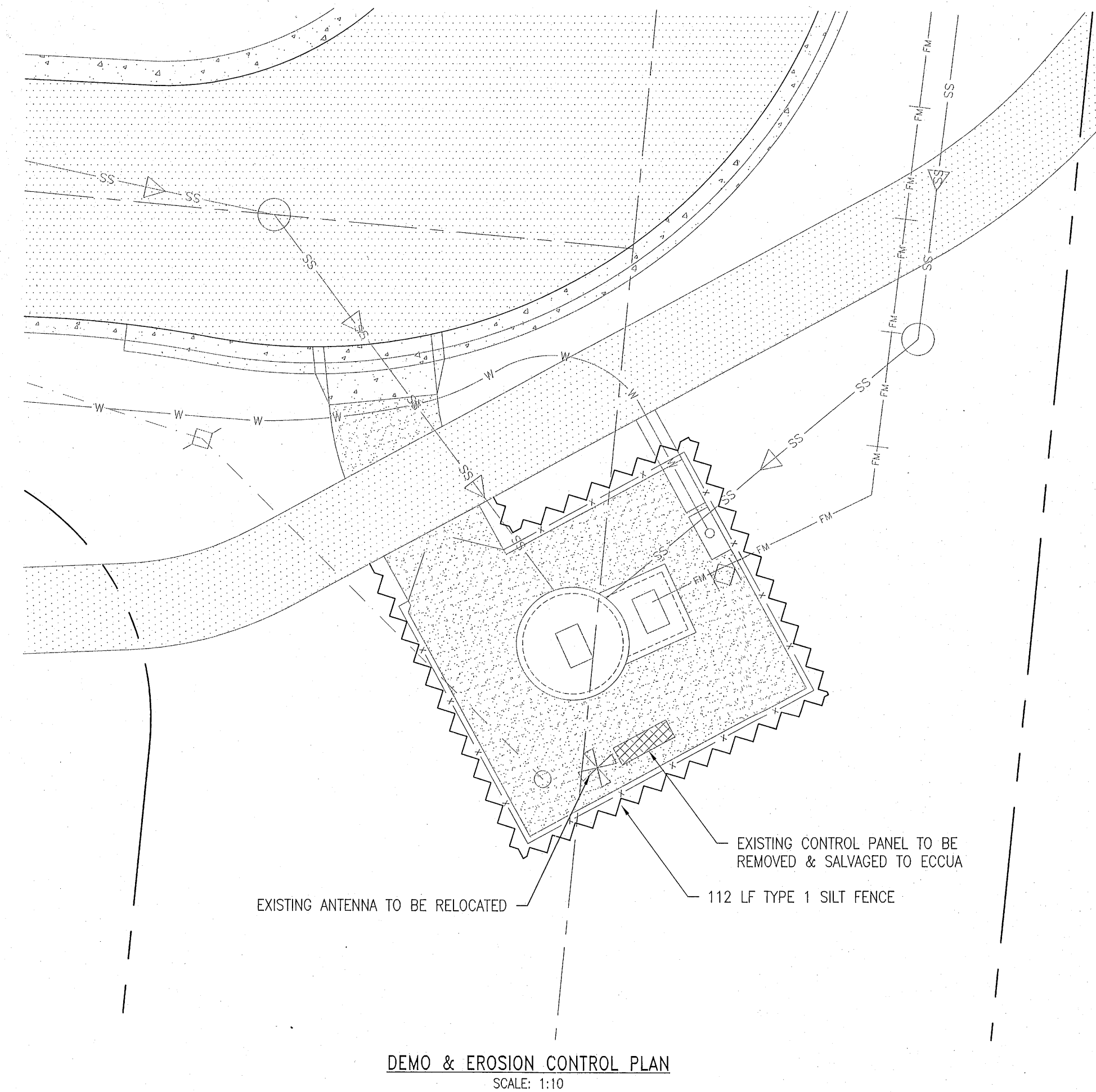
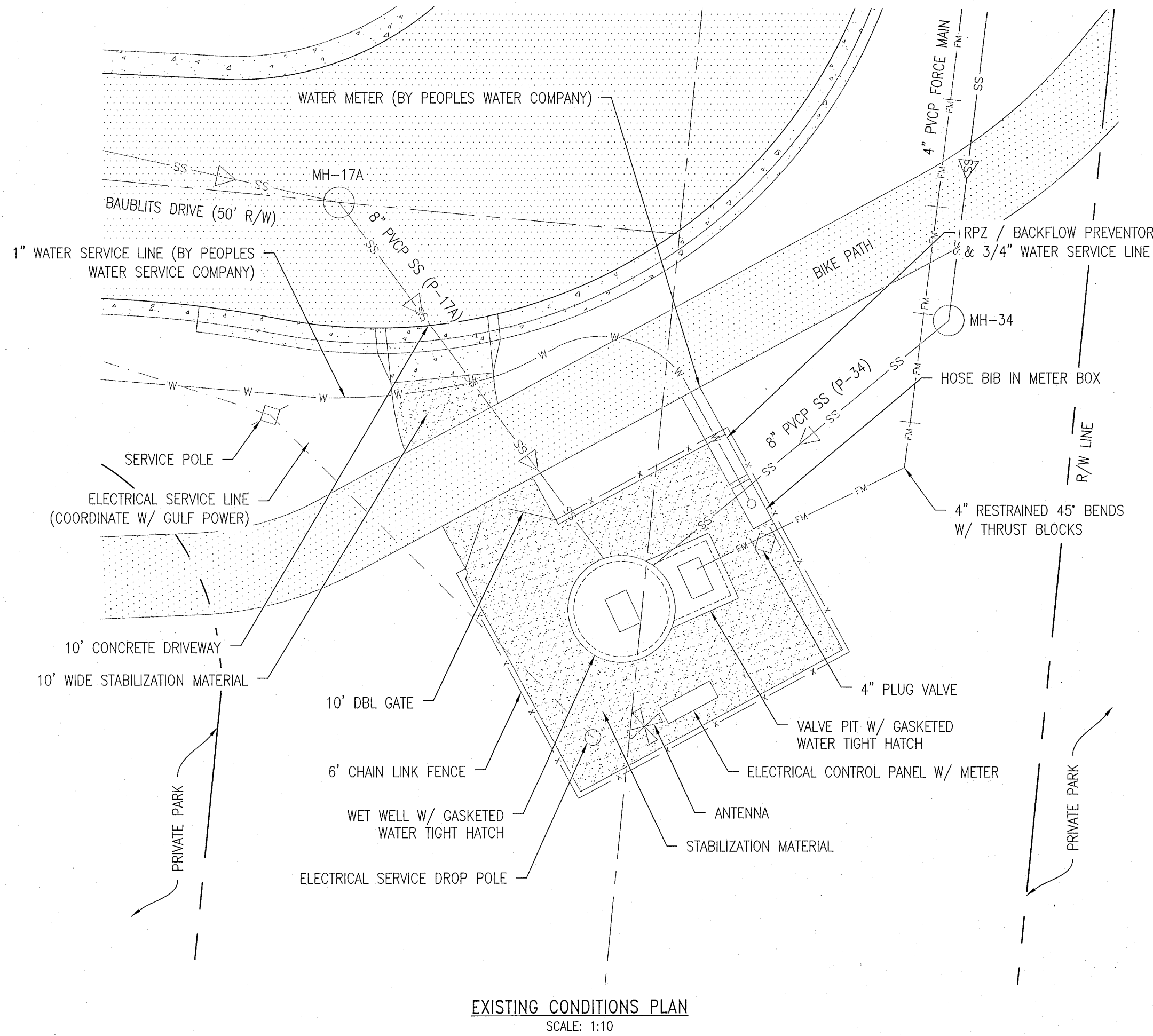
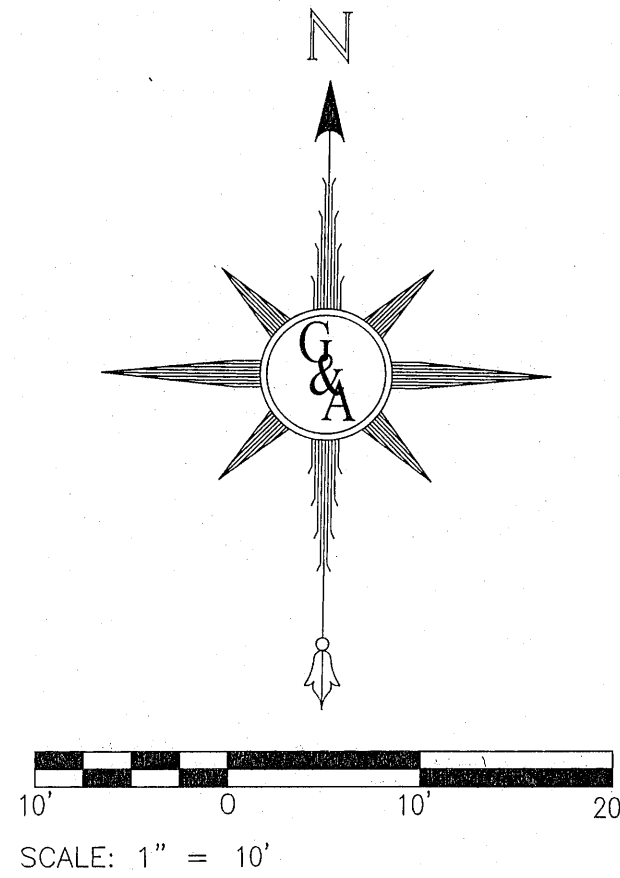
| DIMENSIONS AND QUANTITIES |     |        |      |      |      |      |     |       |        |       |
|---------------------------|-----|--------|------|------|------|------|-----|-------|--------|-------|
| Slopes                    | D   | X      | A    | B    | C    | E    | F   | G     | M      |       |
|                           |     |        |      |      |      |      |     |       | Single | N     |
| 2:1 Slopes                | 15' | 2'-2"  | 1.92 | 2.18 | 4.10 | 2.06 | 5'  | 1.22' | 4.63   | 1.19' |
|                           | 18' | 2'-10" | 1.97 | 2.74 | 4.71 | 2.69 | 6'  | 1.41' | 4.92   | 1.21' |
|                           | 24' | 3'-0"  | 2.06 | 3.30 | 5.31 | 3.36 | 7'  | 1.73' | 5.50   | 1.23' |
|                           | 30' | 4'-0"  | 2.15 | 3.95 | 5.91 | 3.96 | 8'  | 2.00' | 6.08   | 1.25' |
|                           | 36' | 5'-0"  | 2.28 | 4.60 | 6.53 | 4.58 | 9'  | 2.24' | 6.67   | 1.27' |
|                           | 42' | 6'-0"  | 2.42 | 5.25 | 7.15 | 5.26 | 10' | 2.45' | 7.25   | 1.38' |
|                           | 48' | 6'-6"  | 2.54 | 5.93 | 7.76 | 5.84 | 11' | 2.69' | 7.84   | 1.42' |
|                           | 54' | 7'-0"  | 2.67 | 6.54 | 8.35 | 6.47 | 12' | 2.93' | 8.42   | 1.46' |
|                           | 60' | 7'-6"  | 2.82 | 7.19 | 8.98 | 7.10 | 13' | 3.09' | 9.00   | 1.50' |
|                           |     |        |      |      |      |      |     |       |        |       |
|                           |     |        |      |      |      |      |     |       |        |       |
|                           |     |        |      |      |      |      |     |       |        |       |



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBA COUNTY STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

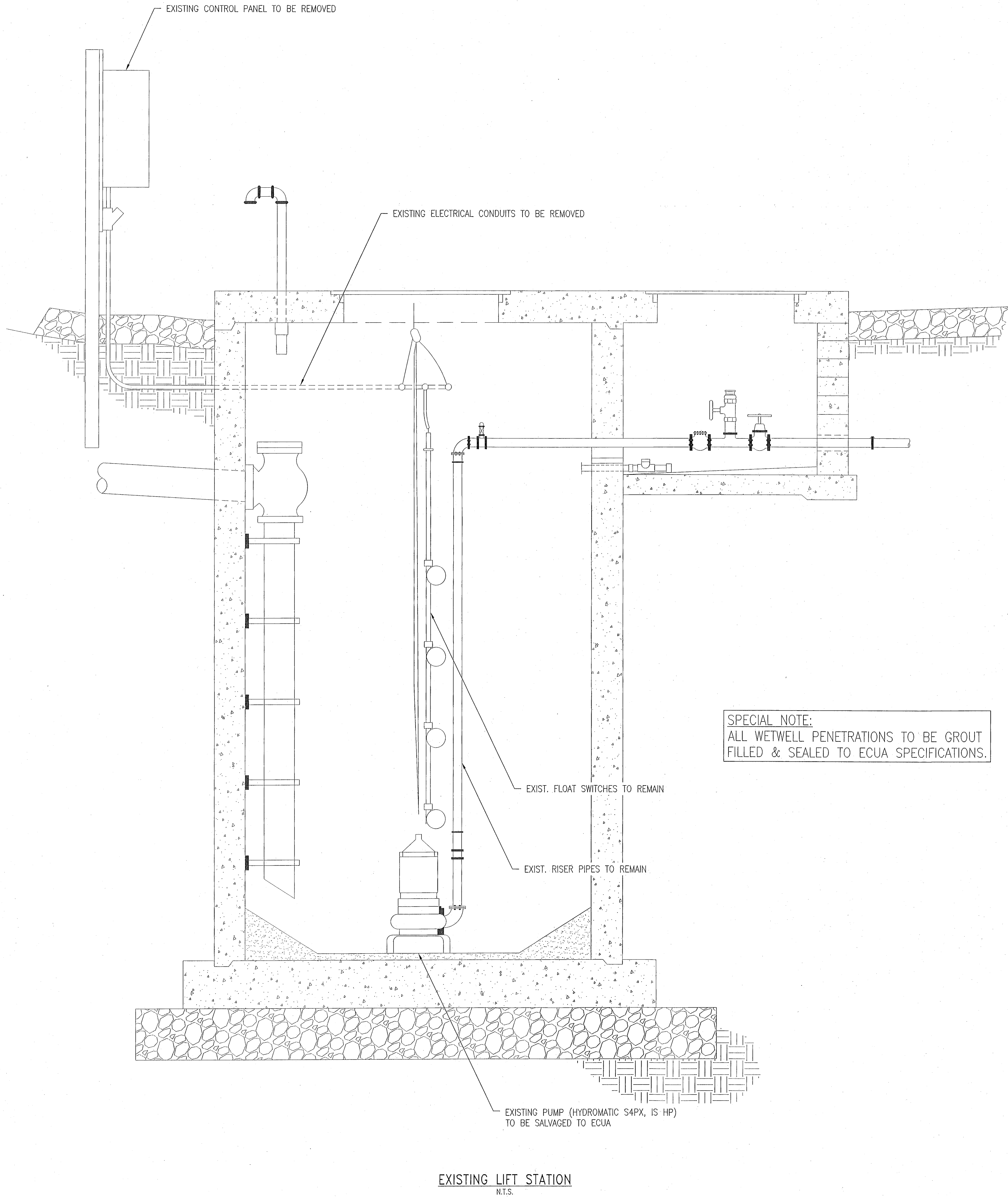
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| REVISION   |   | DATE           |   | APPR. |   |
|--|---|----------------|---|-------|---|
| NO.  | 1 | 2              | 3 | 4     | 5 |
| GECI & ASSOCIATES, INC.<br>ENGINEERS<br>2950 N. 12th Ave. PENSACOLA, FL 32503<br>Phone (850) 432-2929 - Fax (850) 432-2875<br>CERTIFICATE OF AUTHORIZATION NUMBER 00005149<br>E-Mail: geci@geciengineering.com |   |                |   |       |   |
| NOT RELEASED FOR CONSTRUCTION  |   |                |   |       |   |
| SITWORK CONSTRUCTION PLANS FOR PLESS LANDING LIFT STATION PLAN   |   |                |   |       |   |
| POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS   |   |                |   |       |   |
| PROJECT NO. 28807  |   | SHEET NO. LS-1 |   |       |   |





| PROJECT NO. |  | SHEET NO. |  |
|-------------|--|-----------|--|
| 28807       |  | LS-2      |  |

| SITWORK CONSTRUCTION PLANS<br>FOR                            |  |
|--|--|
| <b>PLESS LANDING</b>   |  |
| EXISTING LIFT STATION DEMO PLAN                              |  |
| POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS |  |

| GECI & ASSOCIATES, INC.                      |  |
|--|--|
| ENGINEERS                                    |  |
| 2950 N. 12th Ave. PENSACOLA, FL 32503        |  |
| Phone (850) 432-2929 - Fax (850) 432 2875    |  |
| CERTIFICATE OF AUTHORIZATION NUMBER 00005149 |  |
| E-Mail - gec@geciengineering.com             |  |

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|-------------------------------|---------------|
| SCALE: AS SHOWN               | DESIGNED: CAG |
| DRAWN: KRD                    | CHECKED: SAG  |
| DATE: 6/30/22                 |               |

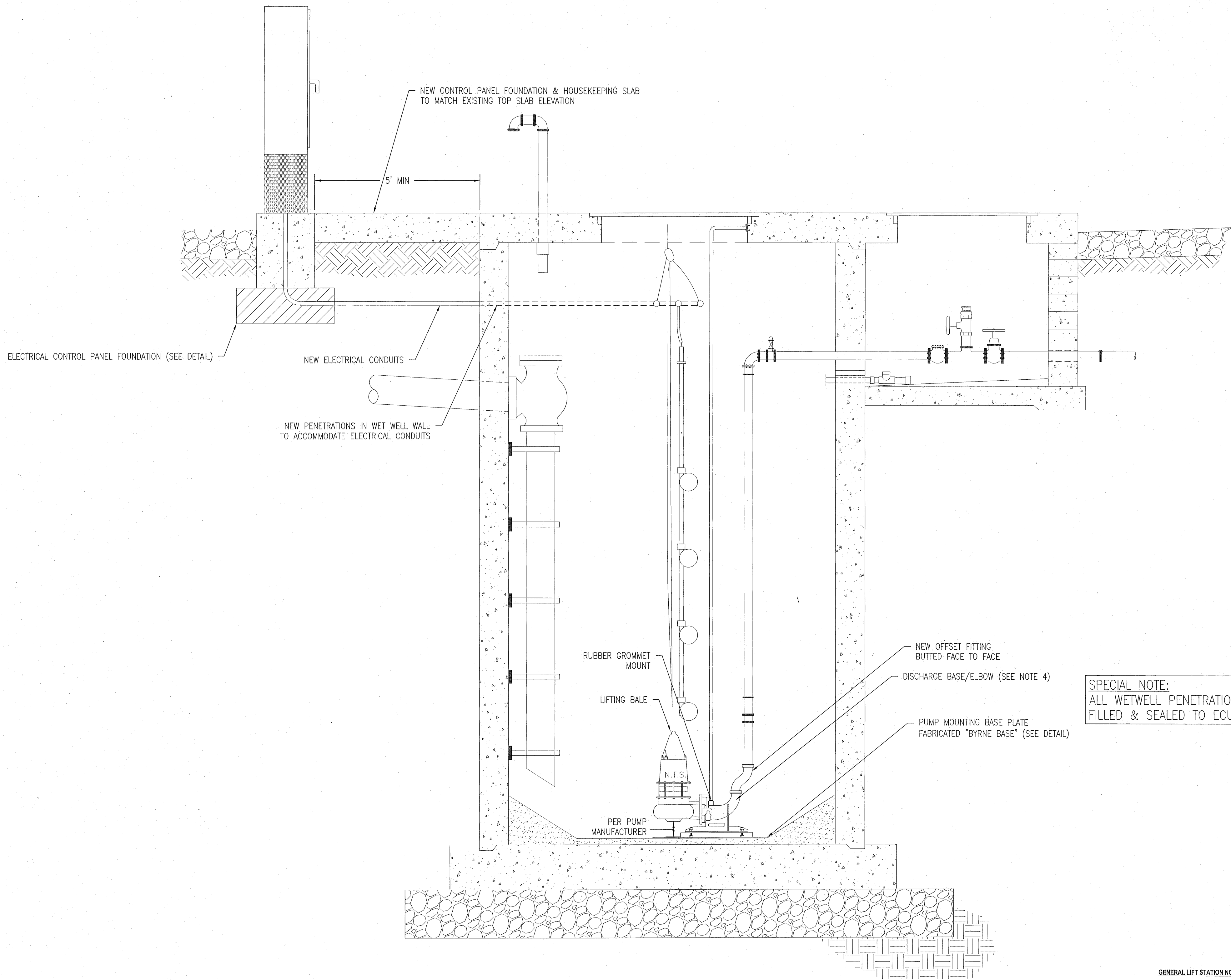
  

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| WET WELL INFORMATION:  |                  |
|------------------------|------------------|
| WET WELL DIAMETER:     | 8'               |
| WET WELL DEPTH:        | 26.24            |
| INFLUENT DIA. - EL:    | 8"/-4.26 & -5.72 |
| FORCE MAIN DIA. - EL:  | 4" / 1.00        |
| BOTTOM EL. OF STATION: | -14.79           |
| PUMPS OFF EL:          | -12.79           |
| PUMP 1 ON (LEAD) EL:   | -11.67           |
| PUMP 2 ON (LAG) EL:    | -10.67           |
| HIGH LEVEL ALARM EL:   | -9.67            |
| TOP EL. OF STATION:    | 10.12            |

EXISTING LIFT STATION  
N.T.S.

**Lift Station Pump Selection Worksheet**  
*This document shall be prepared by the Engineer of Record (EOR) and used to evaluate the three best pump options from ECUA's list of approved manufacturers for the project listed below. The pumps listed are not necessarily "equal" with respect to overall performance, price, etc; however, they have been reviewed and approved by ECUA. These three pumps shall be listed on the plans in order to allow Bidders to price and use any of them on this project.*

Project Name: Pless Landing Project CIP #: \_\_\_\_\_  
EOR/Company: Clint Geel, Geel & Associates  
ECUA Project Manager: Robyn Egan Design pump rate (gpm): 200 and TDH (feet): 82.9 - 207.2

| Pump Property                   | Pump 'A'                   | Pump 'B' | Pump 'C' |
|---------------------------------|----------------------------|----------|----------|
| Manufacturer/Model #            | KSB KRT F 80-232/184KEG2-S |          |          |
| Supplier Company Name           | Pump & Process             |          |          |
| Sales Rep Name                  | Bulch Braithon             |          |          |
| Vortex or Non-dog*              | Vortex                     |          |          |
| RPM*                            | 1800                       |          |          |
| Impeller diameter (in.)*        | 9.8                        |          |          |
| Duty point flow, head (gpm,ft)* | 198 @ 89.8'                |          |          |
| Shutoff Head (ft)               | 96.8'                      |          |          |
| Shutoff head - Duty point head  | 89.8'                      |          |          |
| Duty point efficiency (%)*      | 44.5%                      |          |          |
| Duty Point Motor Size (HP)*     | 10.1                       |          |          |
| NOL motor size (HP)*            | 25                         |          |          |
| NOL Motor FLA Rating (Amps)     | 33                         |          |          |
| Voltage required (V)            | 480                        |          |          |
| Max. Impeller Size (in.)        | 10 7/16"                   |          |          |
| Max. Motor Size (HP)            | 25                         |          |          |
| Budget estimate for 3 pumps     | TBD                        |          |          |
| Delivery time (weeks)           | TBD                        |          |          |

\*Attach copy of system curve plotted on manufacturer's pump curve. Spreadsheet curves not allowed.

Approval of these pumps for use on this project: \_\_\_\_\_ 1/27/22  
Clint A Geel Engineer of Record (EOR) Date

ECUA Project Engineer \_\_\_\_\_ Date \_\_\_\_\_  
ECUA Lift Station Staff \_\_\_\_\_ Date \_\_\_\_\_

Revised Sep. 3, 2016

**SPECIAL NOTE:**  
ALL WETWELL PENETRATIONS TO BE GROUT FILLED & SEALED TO ECUA SPECIFICATIONS.

**GENERAL LIFT STATION NOTES**

1. THE LOCATION OF INFLUENT LINES, WATER SUPPLY, ETC. ARE DRAWN OUT OF ORIENTATION ON SECTIONAL VIEW FOR CLARITY. SEE PLAN VIEW FOR PROPER ORIENTATION.
2. ALL PENETRATIONS IN WET WELL WALL FOR PIPING, ELECTRICAL, ETC. SHALL BE SEALED & SLEEVED.
3. PIPING WITHIN THE WET WELL SHALL BE FLANGED SCHEDULE 10 316 STAINLESS STEEL. INTERMEDIATE JOINTS SHALL BE WELDED. FITTINGS WITHIN THE WET WELL SHALL BE FLANGED 316 STAINLESS STEEL. ALL NUTS, BOLTS & ACCESSORIES WITHIN THE WET WELL SHALL BE 316 STAINLESS STEEL.
4. INTERIOR SURFACES, INCLUDING THE PUMP IMPELLER, VOLUTE, AND BACKPLATE SHALL BE COATED WITH BELZONA 1321 CERAMIC S-METAL. (UNLESS OTHERWISE SPECIFIED BY OWNER)
5. CONTRACTOR SHALL PROVIDE 2-3/4" CONDUITS (ONE FOR POWER AND ONE FOR SIGNAL) FOR FLOW METER (IF REQUIRED). CONTRACTOR SHALL TERMINATE WIRES IN OWNER PROVIDED ELECTRICAL CONTROL CABINET.
6. UNDERGROUND ELECTRICAL CONDUIT SHALL BE RIGID PER ELECTRICAL CODE. CONTRACTOR SHALL ACHIEVE THIS VIA THE USE OF METAL CONDUIT, OR PVC ENCASED IN CONCRETE, OR ALTERNATE METHOD AT THE ECUA'S APPROVAL TO MEET CODE.
7. FOR ALL SYSTEMS REQUIRING BRACES: PROVIDE MINIMUM OF THREE (3) 316 STAINLESS STEEL BRACES, EVENLY SPACED. ADD ADDITIONAL BRACES IF BRACE SPACING EXCEEDS 10'.
8. CONTRACTOR SHALL PROVIDE DESIGN PERFORMED BY FLORIDA LICENSED P.E. AND SHALL INCLUDE DESIGN IN DELEGATED ENGINEERING DOCUMENTS.

PROJECT NO. 28807

SHEET NO. LS-3

STATIONWORK CONSTRUCTION PLANS FOR

PLESS LANDING

NEW LIFT STATION MODIFICATIONS

POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

CLINT A. GEEL

REGISTERED PROFESSIONAL ENGINEER

FLORIDA

NO. 13894

EXPIRATION DATE 12/31/2024

ECUA

ENGINEERING & ASSOCIATES, INC.

2950 N. 12th Ave. PENSACOLA, FL 32503

Phone (850) 432-0292 Fax (850) 432-2875

CERTIFICATE OF REGISTRATION NUMBER 00005149

Email: geel@geuea.com

SCALE: AS SHOWN

DESIGNED: CAG

DRAWN: KRD

CHECKED: SAG

DATE: 6/30/22

NOT RELEASED FOR CONSTRUCTION

NO.

1

2

3

4

5

REVISION

DATE

APPR.

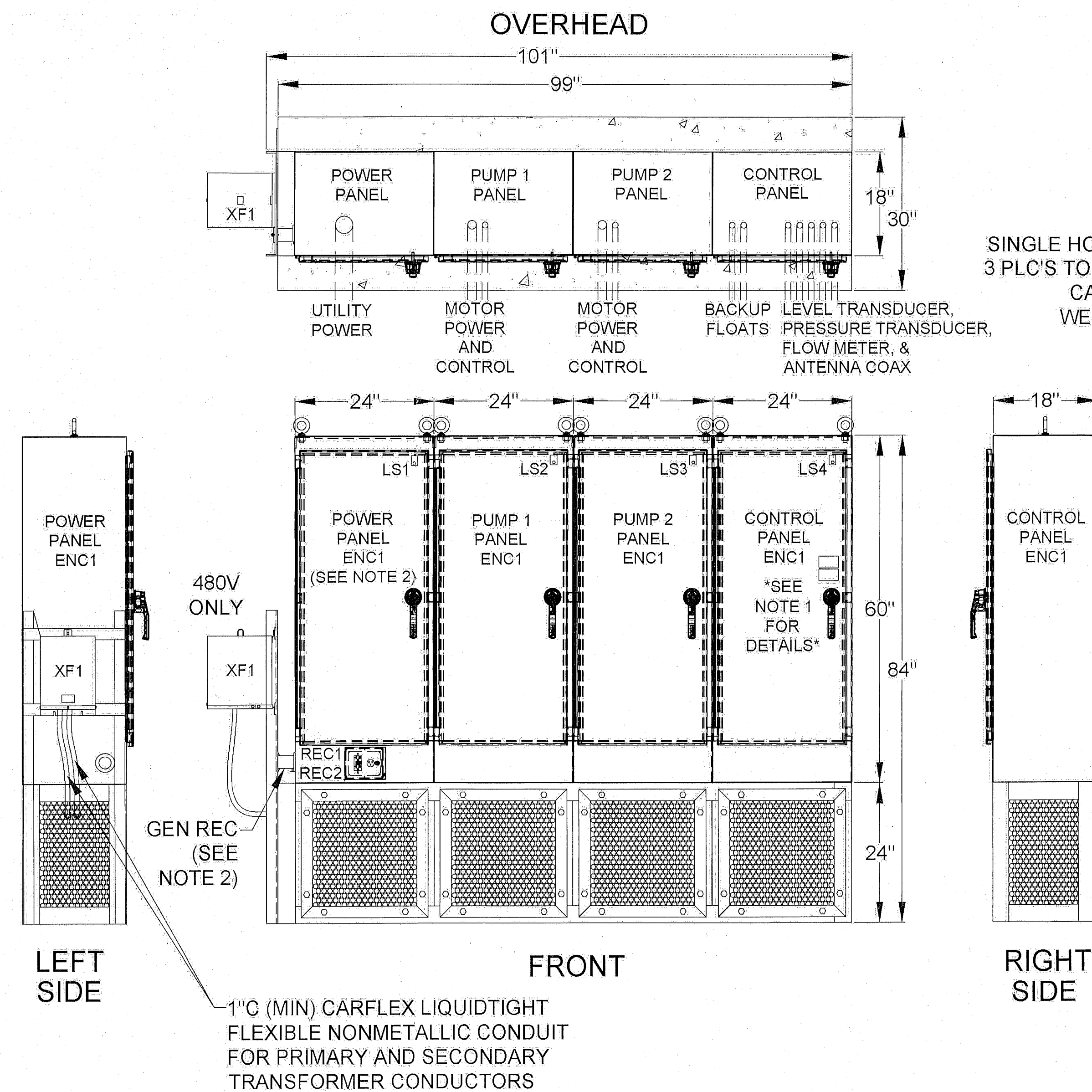


### PANEL NOTES

1. SEE SHEET DS-34 FOR LEGENDS AND TAGS.
2. GENERATOR RECEPTACLE AND POWER PANEL TO BE ON THE DRIVEWAY-SIDE OF THE ENCLOSURES.

### FRAMEWORK NOTES

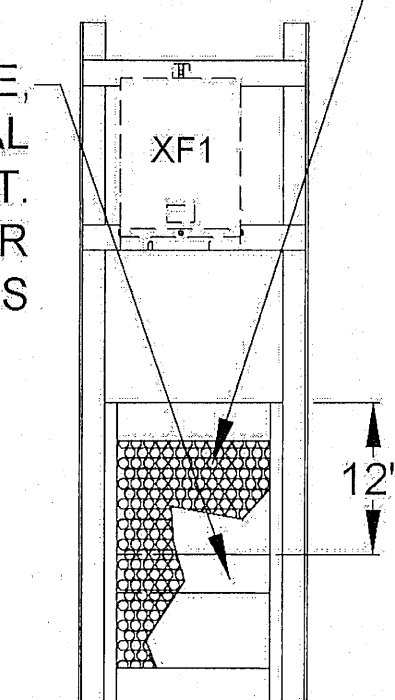
1. TOP AND BOTTOM OF BASE TO BE LEFT OPEN.
2. DRILL TOP OF BASE TO ATTACH ENCLOSURES AS REQUIRED.
3. DRILL BOTTOM OF BASE TO ATTACH TO SLAB AS REQUIRED.



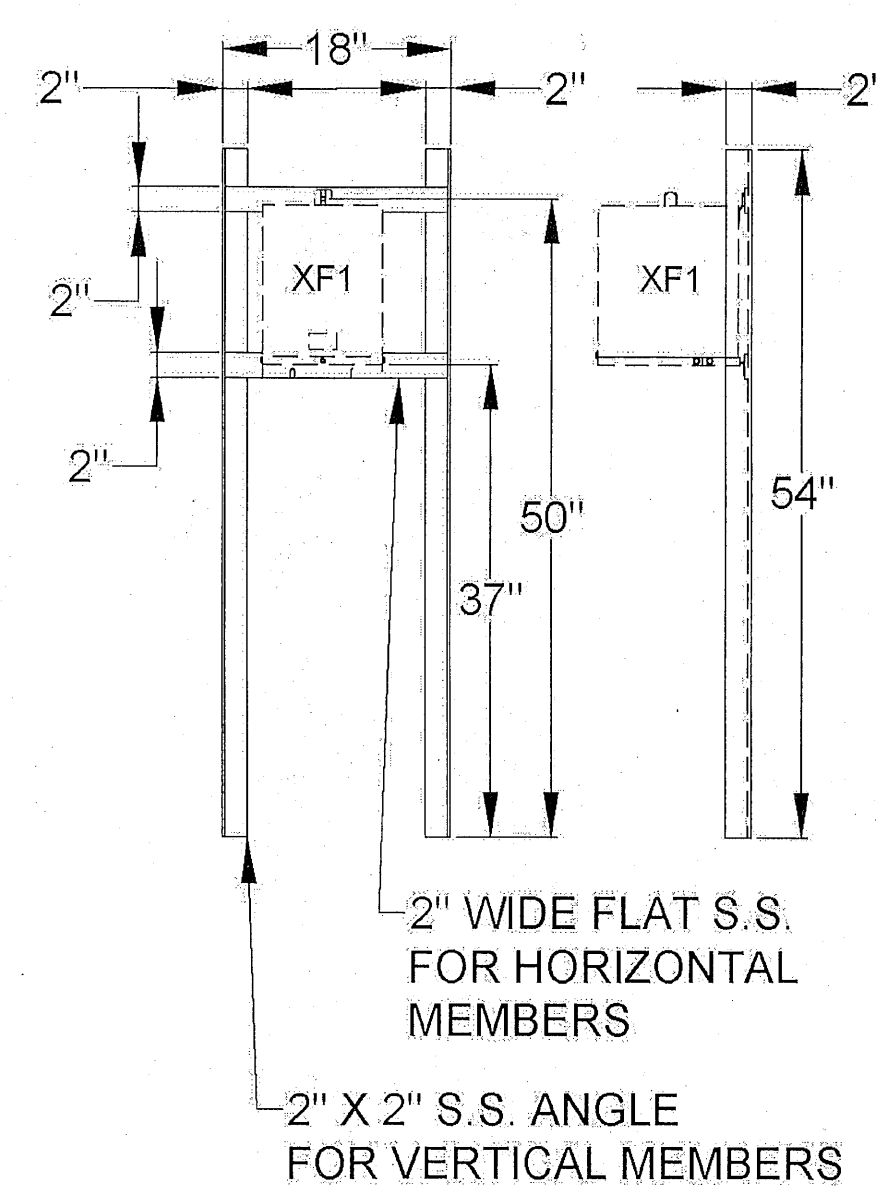
### LINEAR EXTERIOR PANEL AND CONDUIT LAYOUTS

\*SEE RACK DETAILS BELOW FOR ADDITIONAL INFORMATION AND DIMENSIONS

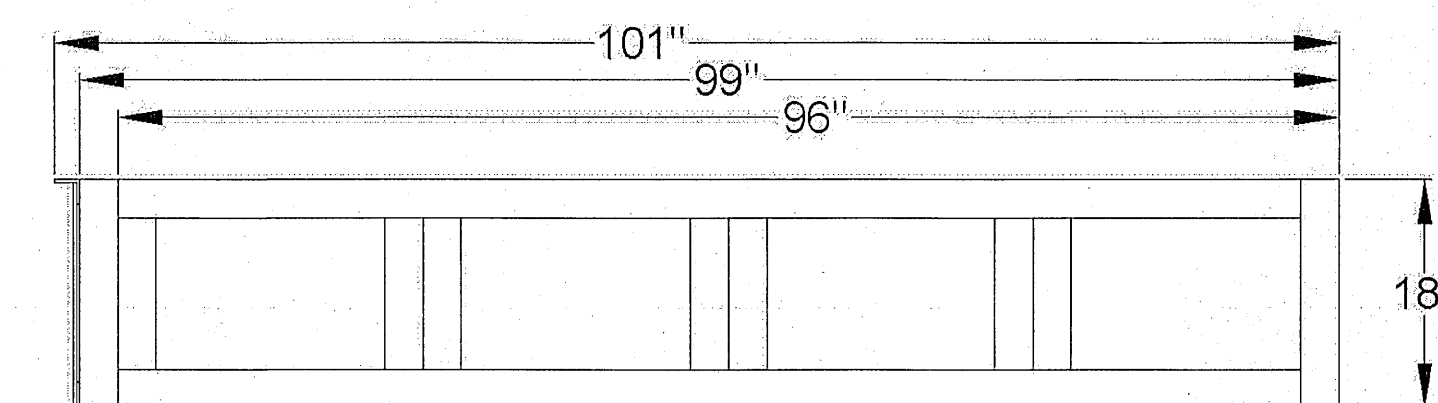
SINGLE HORIZONTAL 3" ANGLE, 3 PLC'S TO SUPPORT INTERNAL CABLES AND CONDUIT. WELD BETWEEN OTHER (3) SUPPORTS



END VIEW

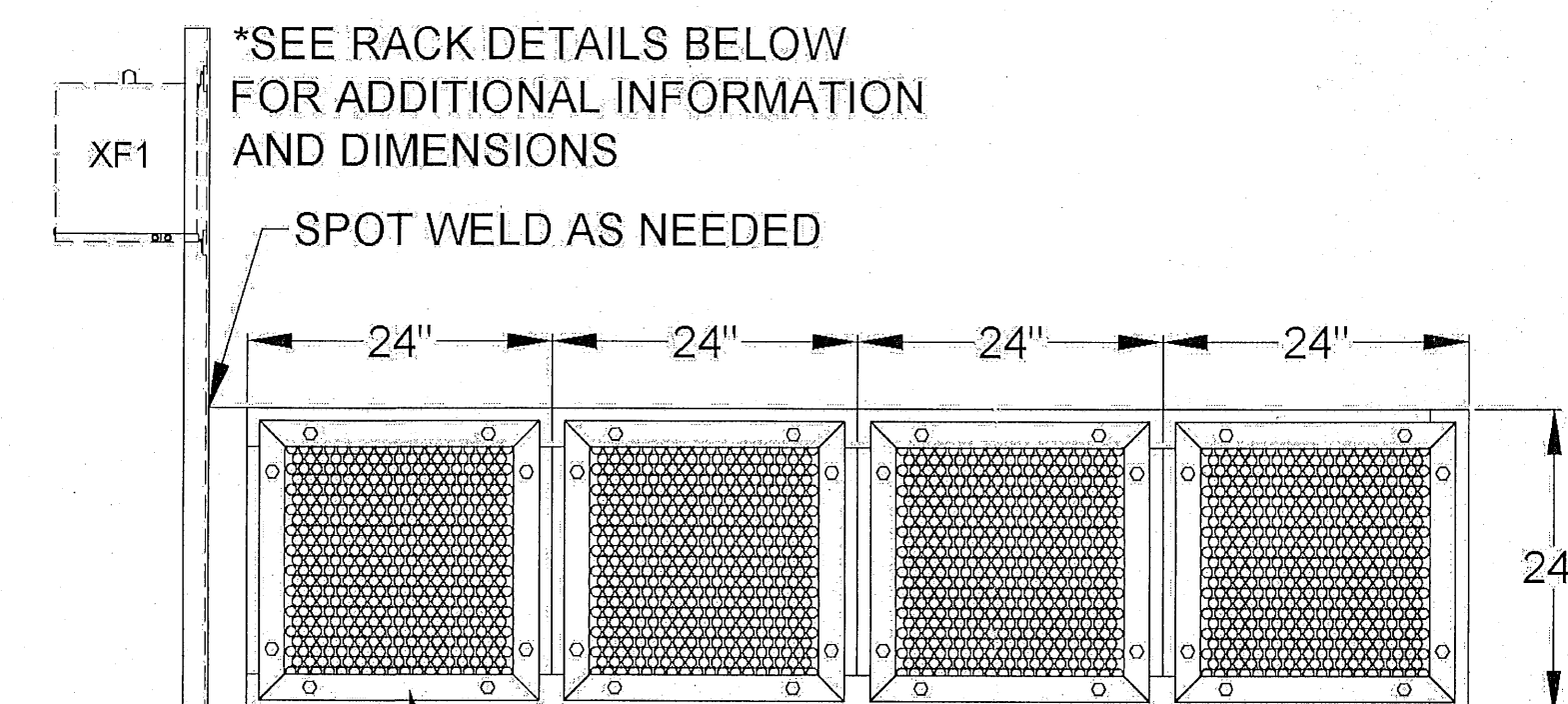


FRONT & SIDE VIEWS (480V ONLY)  
RACK DETAILS



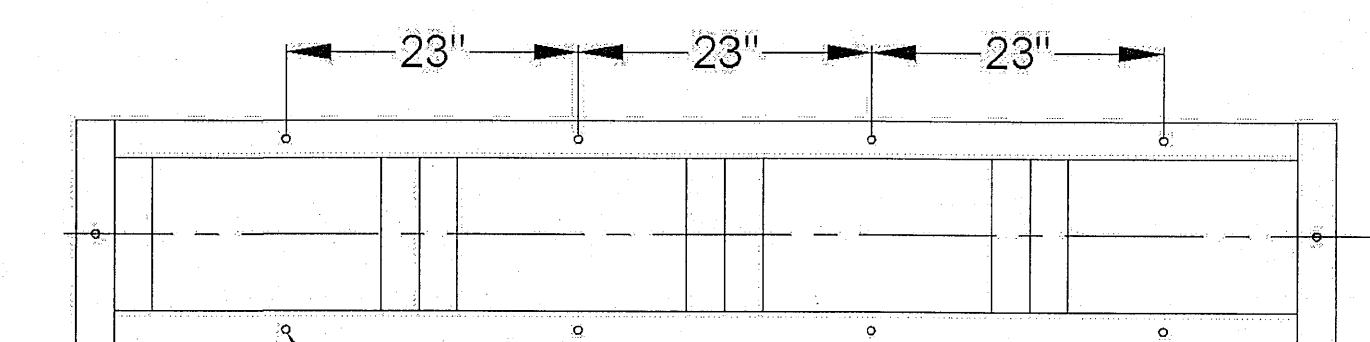
TOP VIEW

PERFORATED METAL, SS STAGGERED  $\frac{1}{4}$ " HOLES @  $\frac{5}{16}$ " CENTERS (DIRECTMETALS.COM)



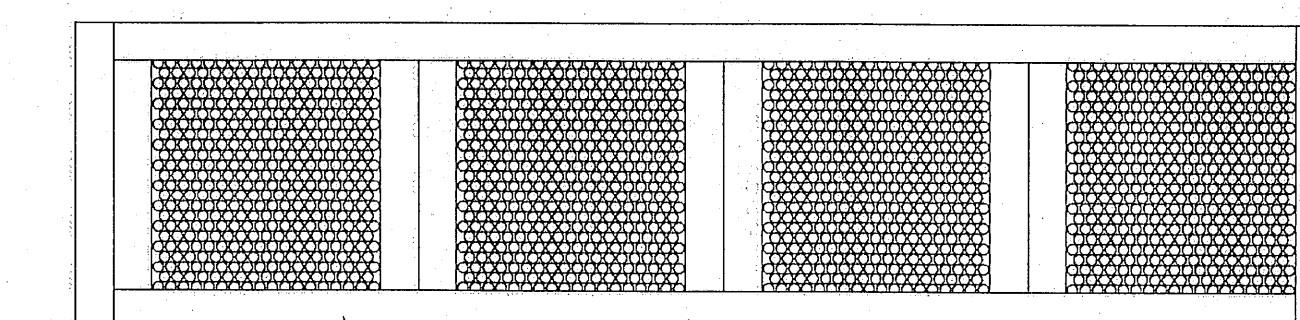
FRONT VIEW

FRONT OF BASE WILL HAVE REMOVABLE PANELS AT EACH OPENING AS SHOWN, ATTACH SCREENS TO BACK SIDE OF REMOVABLE PANELS.



BOTTOM VIEW

DRILL (10)  $\frac{5}{8}$ " DIA. HOLES AS SHOWN, CENTERED ON ANGLE



BACK VIEW

ENTIRE BASE MADE FROM 3" STAINLESS STEEL ANGLE, WELDED

### BASE FRAMEWORK LAYOUT

| NO. | REVISION |   | DATE | APPR. |
|-----|----------|---|------|-------|
|     | 1        | 2 |      |       |
| 1   |          |   |      |       |
| 2   |          |   |      |       |
| 3   |          |   |      |       |
| 4   |          |   |      |       |
| 5   |          |   |      |       |

|                                       |            |  |               |
|---------------------------------------|------------|--|---------------|
| GECI & ASSOCIATES, INC.               |            | ENGINEERS                                    |               |
| 2950 N. 12th Ave. PENSACOLA, FL 32503 |            | Phone (850) 432-2929 - Fax (850) 432-2875    |               |
| E-Mail: gec@geciengineering.com       |            | CERTIFICATE OF AUTHORIZATION NUMBER 00005149 |               |
| DESIGNED: CAG                         | DRAWN: KRQ | CHECKED: SAG                                 | DATE: 6/30/22 |

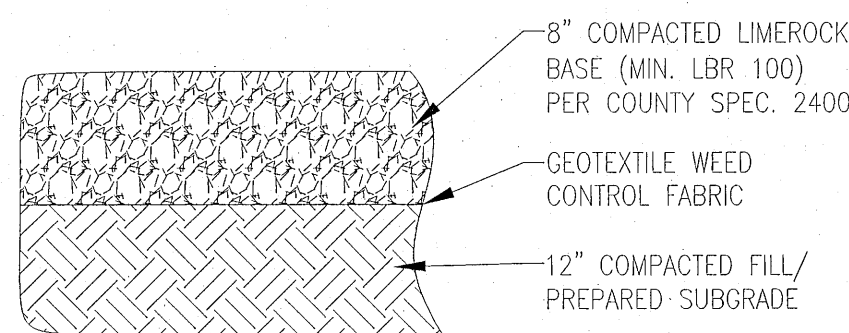
  

|                               |               |
|-------------------------------|---------------|
| SITING CONSTRUCTION PLANS FOR | PRESS LANDING |
| PANEL ENCLOSURE DETAILS       |               |

|             |       |           |      |
|-------------|-------|-----------|------|
| PROJECT NO. | 28807 | SHEET NO. | LS-4 |
|-------------|-------|-----------|------|

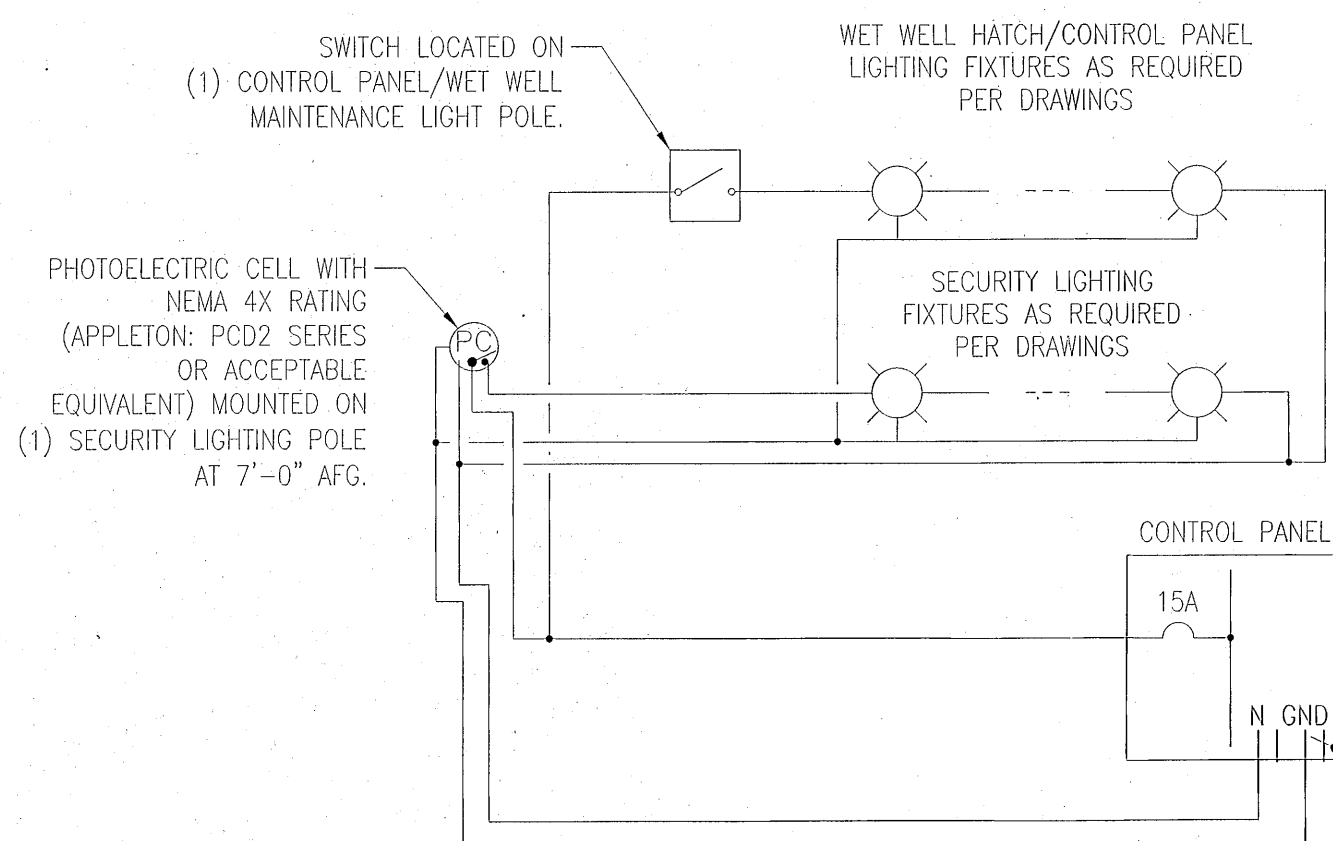




NOTES:

1. ALL DEPTHS ARE COMPACTED DEPTHS.
2. PREPARE SUBGRADE BY CLEARING AND GRUBBING, STRIPPING TOPSOIL AND PLACING GEOTEXTILE FABRIC.
3. FILL FOR LIFT STATION SITE SHALL BE SAND MECHANICALLY COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAXIMUM 12-INCH LIFTS LOOSE MEASUREMENT TO ACHIEVE CORRECT GRADE.

DS-4  
1  
GRADED AGGREGATE BASE DETAIL  
NOT TO SCALE

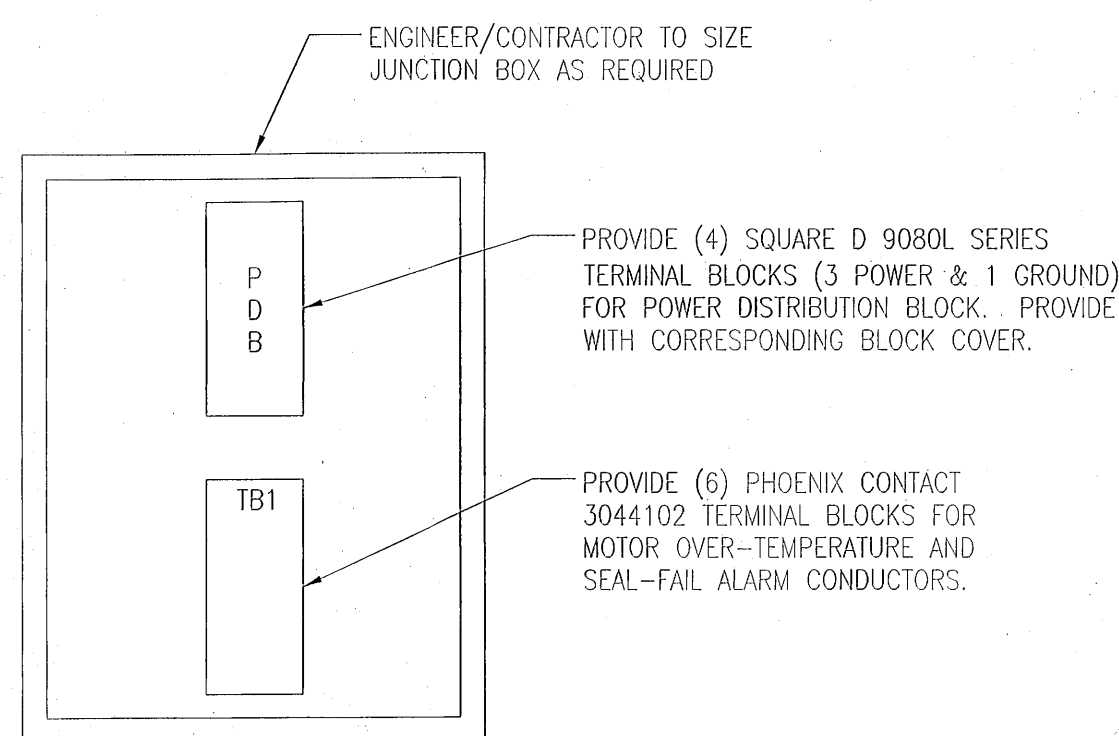


DS-7  
1  
TYPICAL LIGHTING  
CONTROL DIAGRAM  
NOT TO SCALE

DETAIL NOTES:

1. ALL TERMINAL BLOCKS SHALL BE PROVIDED WITH CORRESPONDING END BRACKETS AND END COVERS.
2. PROVIDE SEPARATE GROUND LUG IN EACH JUNCTION BOX, BONDED TO JUNCTION BOX.

DS-7  
2  
TYPICAL PUMP  
JUNCTION BOX ELEVATION  
NOT TO SCALE

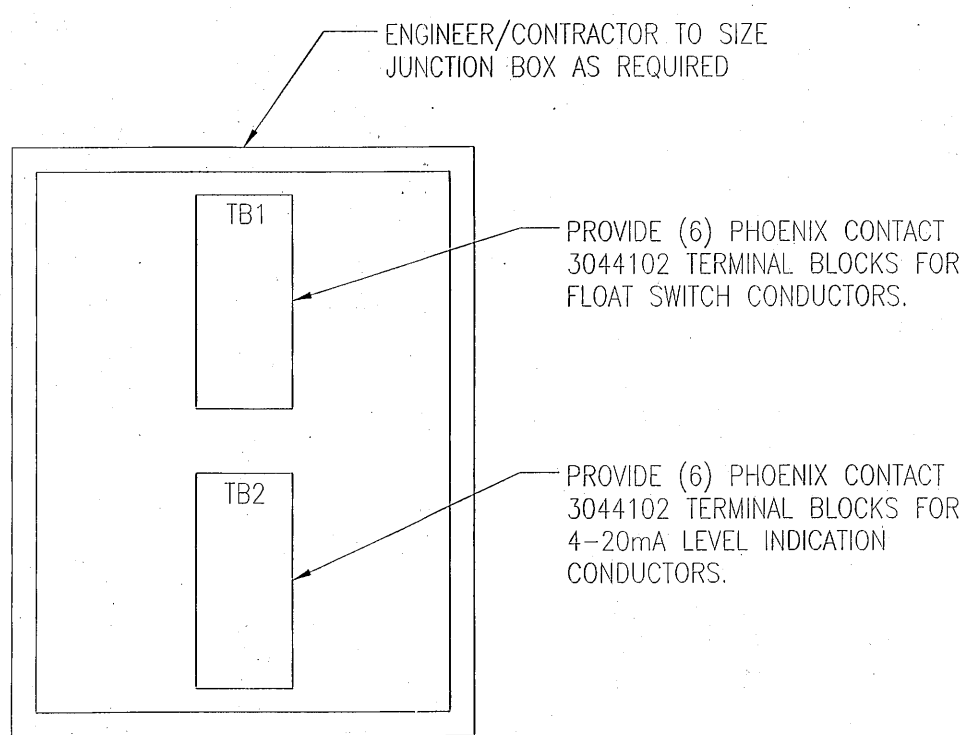


INTERIOR ELEVATION

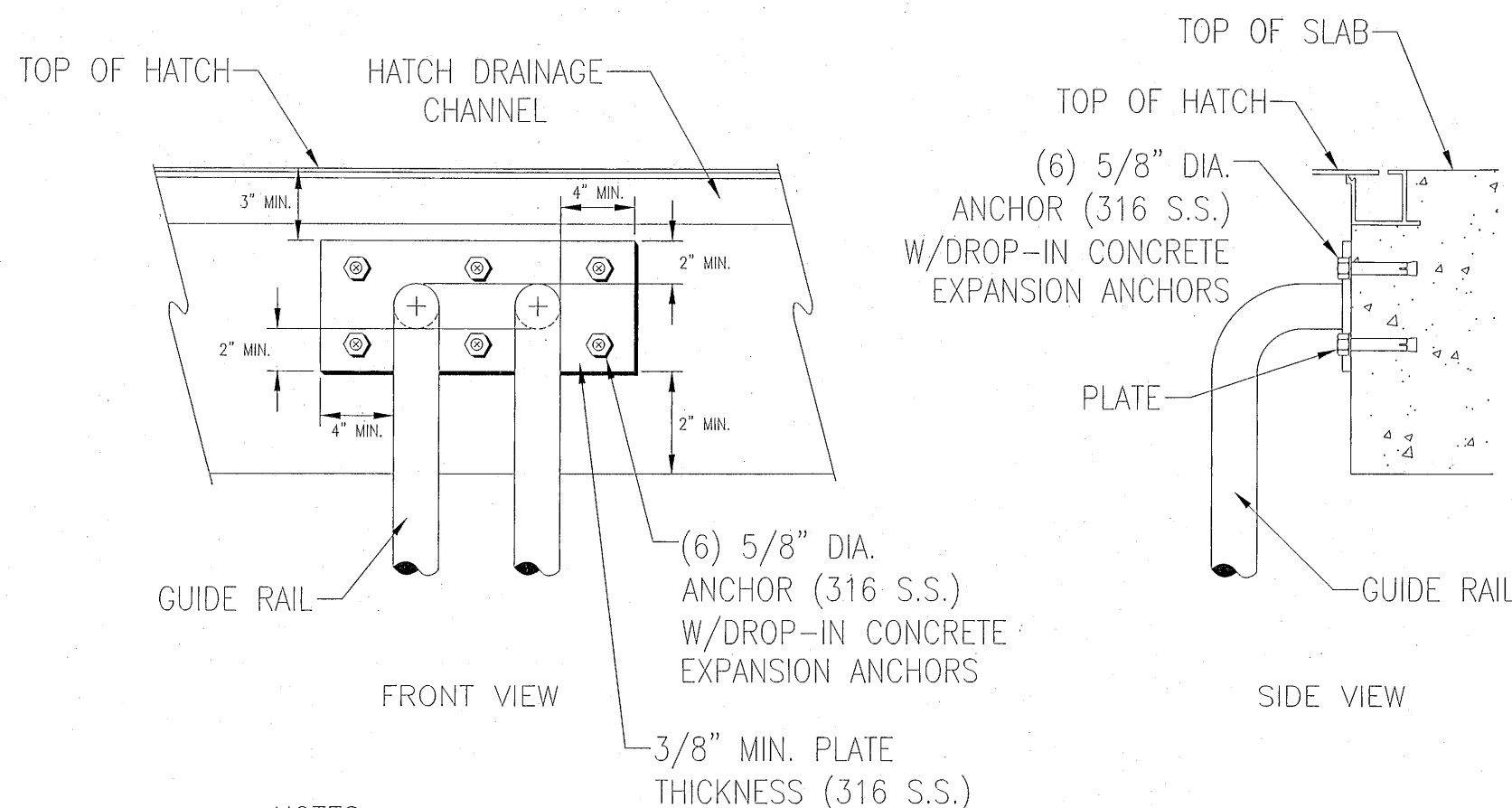
DETAIL NOTES:

1. ALL TERMINAL BLOCKS SHALL BE PROVIDED WITH CORRESPONDING END BRACKETS AND END COVERS.
2. PROVIDE SEPARATE GROUND LUG IN EACH JUNCTION BOX, BONDED TO JUNCTION BOX.

DS-7  
3  
TYPICAL LEVEL INDICATION  
JUNCTION BOX ELEVATION  
NOT TO SCALE



INTERIOR ELEVATION



NOTES

1. REQUIRE SUBMITTAL FOR "STYLE" OF RAIL ATTACHMENT.
2. GUIDE RAILS TO BE 2" MIN. 316 S.S. WELDED OR BOLTED TO PLATE IN A MANNER ACCEPTABLE TO ECUA.

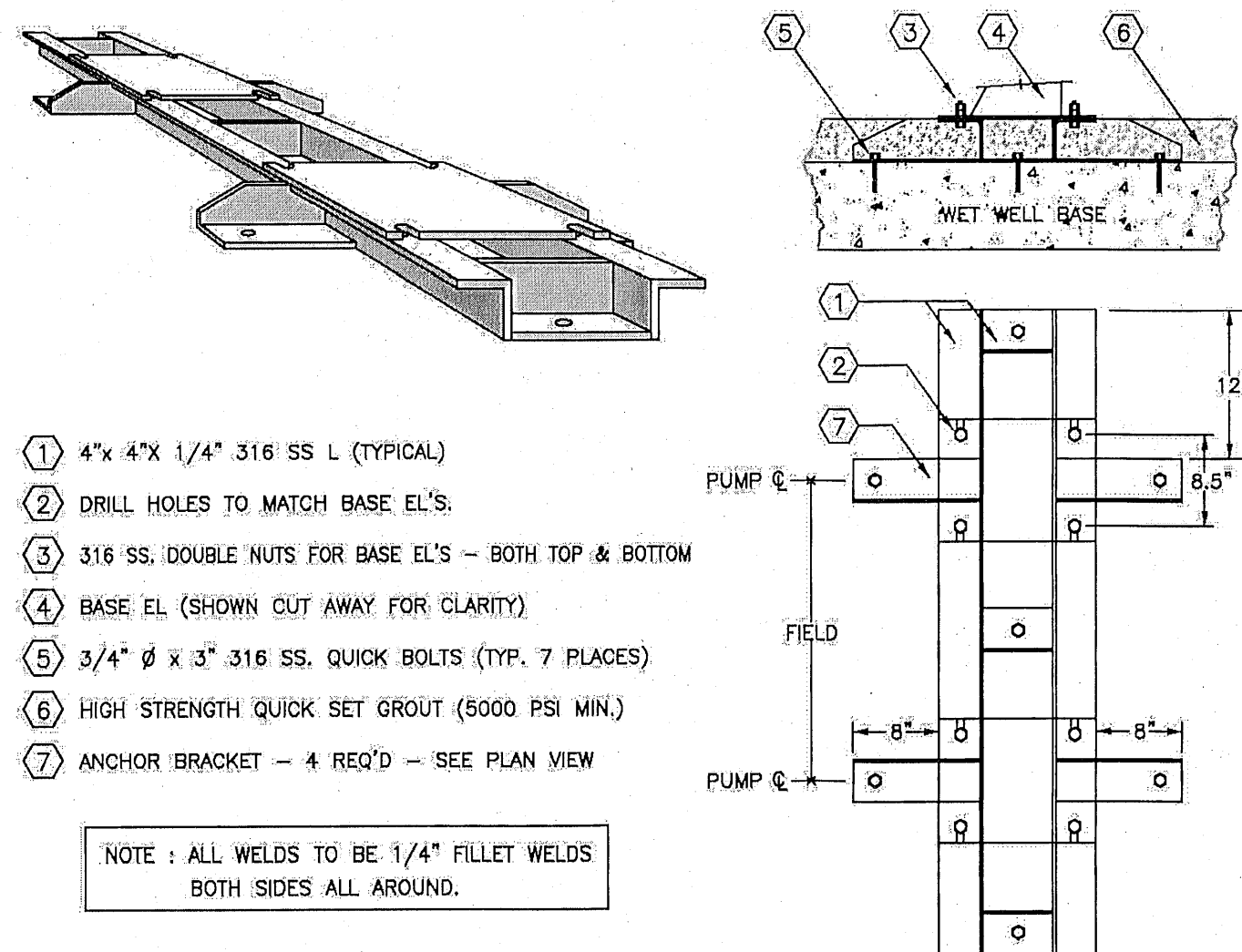
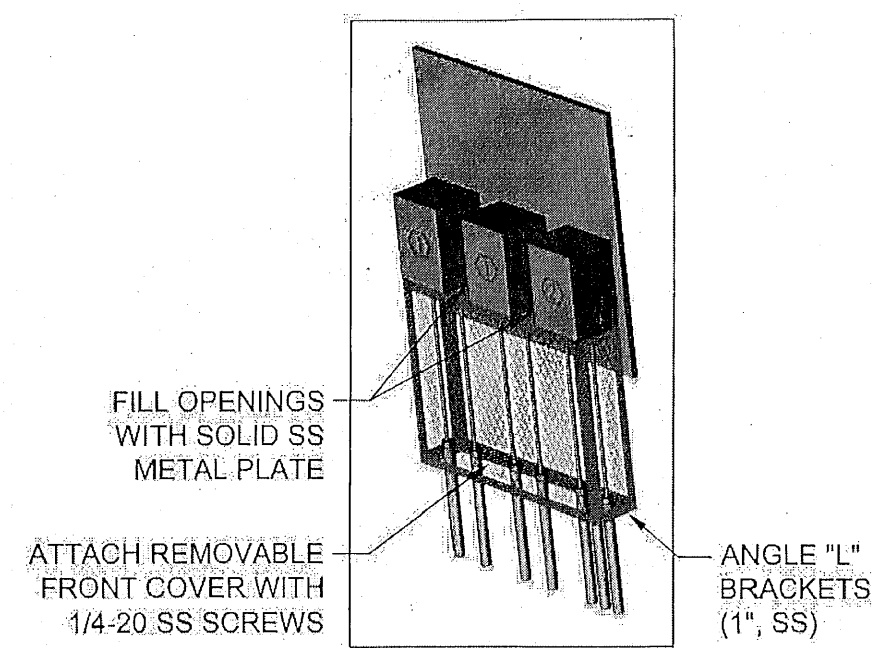
DS-9  
1  
GUIDE RAIL DETAIL  
NOT TO SCALE

DETAIL NOTES:

1. THIS DETAIL SHALL ONLY APPLY WHEN THE CONTROL PANEL CANNOT BE PLACED WITHIN 10'-0" OF THE WET WELL TO ALLOW FOR CONNECTION OF STANDARD 50 FOOT PUMP CABLE CONNECTIONS.
2. BACKBOARD SHALL BE PLACED AT THE EDGE OF THE WET WELL SLAB BETWEEN THE WET WELL AND CONTROL PANEL.
3. JUNCTION BOXES SHALL BE MOUNTED SUCH THAT THEY ARE FACING THE WET WELL.
4. ENGINEER/CONTRACTOR SHALL SIZE JUNCTION BOXES AND BACKBOARDS BASED UPON INSTALLATION REQUIREMENTS PROVIDED AT TIME OF DESIGN.

KEY NOTES:

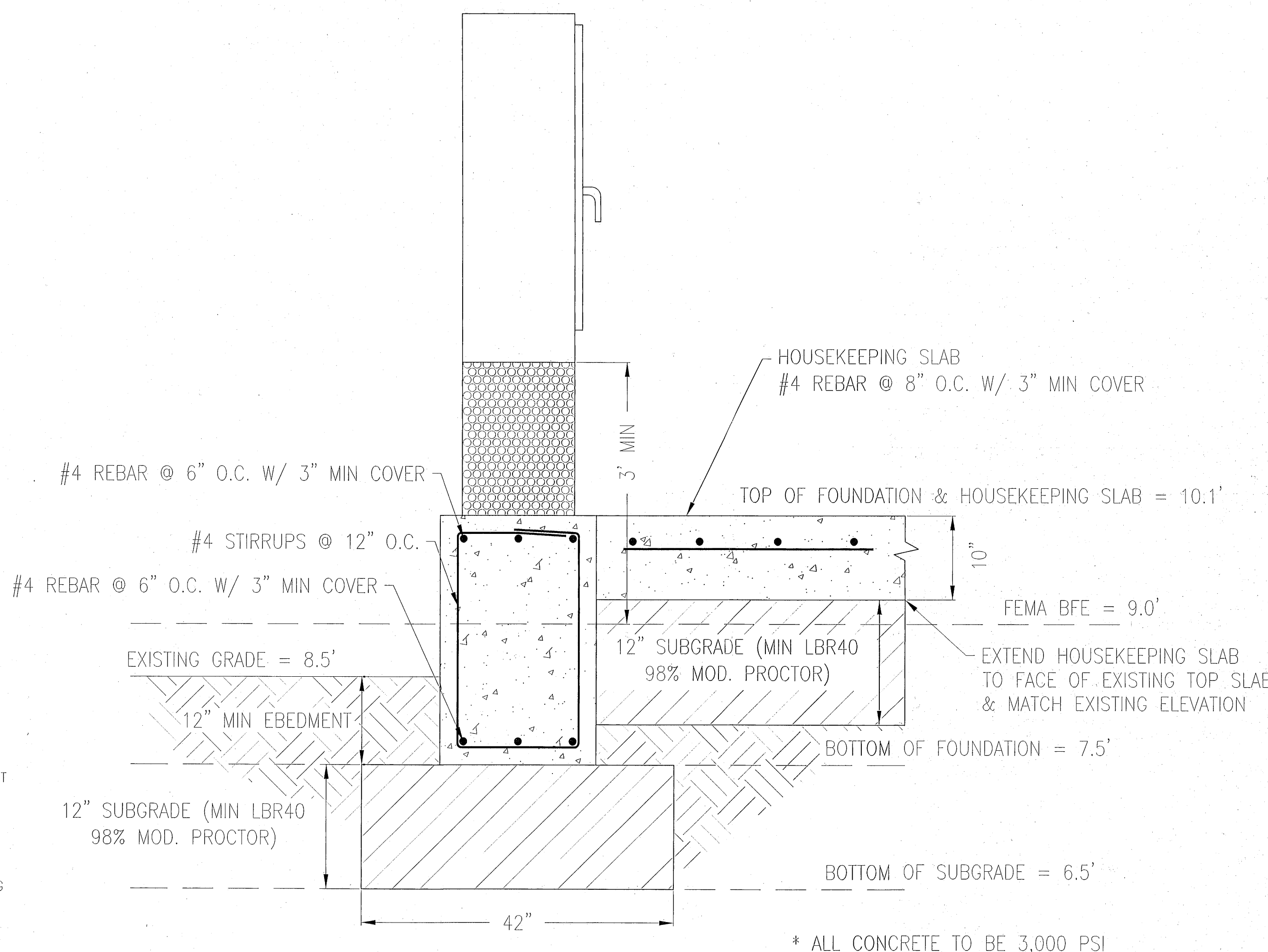
- ① REFER TO "TYPICAL PUMP JUNCTION BOX ELEVATION" (THIS SHEET) FOR ADDITIONAL REQUIREMENTS.
- ② REFER TO "TYPICAL LEVEL INDICATION JUNCTION BOX ELEVATION" (THIS SHEET) FOR ADDITIONAL REQUIREMENTS.



- ① 4"x 4"x 1/4" 316 SS L (TYPICAL)
- ② DRILL HOLES TO MATCH BASE EL'S.
- ③ 316 SS, DOUBLE NUTS FOR BASE EL'S - BOTH TOP & BOTTOM
- ④ BASE EL (SHOWN CUT AWAY FOR CLARITY)
- ⑤ 3/4"  $\phi$  x 3" 316 SS, QUICK BOLTS (TYP. 7 PLACES)
- ⑥ HIGH STRENGTH QUICK SET GROUT (5000 PSI MIN.)
- ⑦ ANCHOR BRACKET - 4 REQ'D - SEE PLAN VIEW

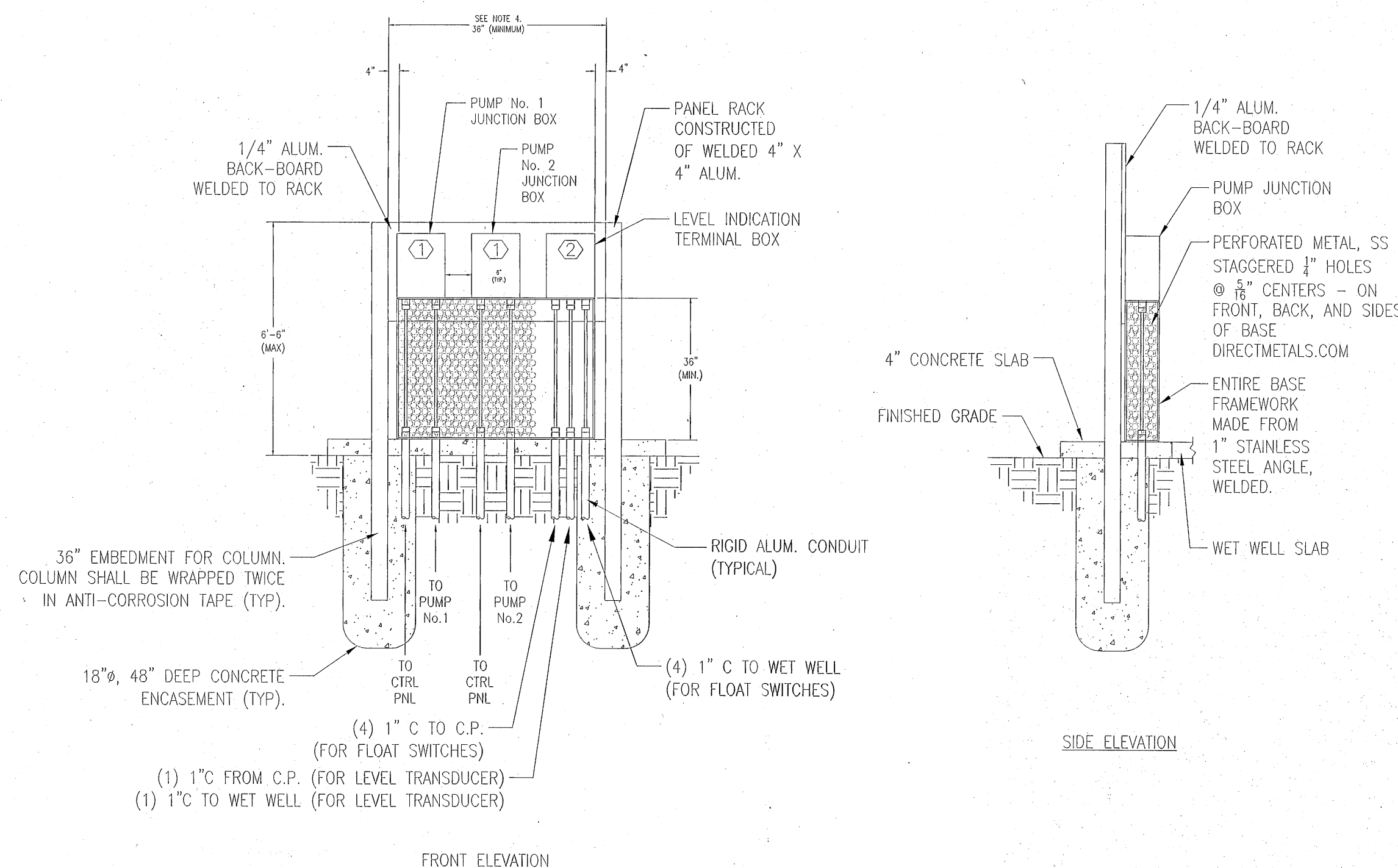
NOTE: ALL WELDS TO BE 1/4" FILLET WELDS BOTH SIDES ALL AROUND.

FABRICATED BASE



CONTROL PANEL FOUNDATION DETAIL

N.T.S.



DS-7  
4  
TYPICAL PUMP JUNCTION BOXES  
NOT TO SCALE

NOTES

1. THE BRACKET DIMENSIONS PROVIDED WITH THIS DETAIL REQUIRE THE FIBERGLASS NECK (FOR HATCH) AND FLOAT ROD PLACEMENT TO BE POSITIONED PER THE DIMENSIONS SHOWN. SHOULD THE CONTRACTOR ALTER THE FIBERGLASS NECK AND FLOAT ROD PLACEMENT DIMENSIONS FROM WHAT IS SHOWN IN THIS DETAIL, THEN CONTRACTOR SHALL SUPPLY NEW BRACKET DRAWINGS WITH NEW DIMENSIONS AS PART OF SHOP DRAWING SUBMITTAL.
2. SPACING BETWEEN BRACKETS SHALL NOT BE MORE THAN 10 FEET.

| NO. | REVISION | DATE | APPR. |
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|--|---------------|---|--------------|
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| SCALE: AS SHOWN                              | DESIGNED: CAG | DRAWN: KRD                              | CHECKED: SAG |
| DATE: 6/30/22                                |               | NOT RELEASED FOR CONSTRUCTION           |              |

|                                 |       |  |      |
|---------------------------------|-------|--|------|
| SITEWORK CONSTRUCTION PLANS FOR |       | PLESS LANDING  |      |
| MECHANICAL DETAILS              |       | POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS |      |
| PROJECT NO.                     | 28807 | SHEET NO.  | LS-5 |