

SITE CONSTRUCTION PLANS
FOR
HIGHLAND RIDGE
A 40 LOT TOWNHOME DEVELOPMENT
1940 DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

ECUA ENGINEERING MANUAL REFERENCE NOTE*
*NOTES SHALL BE INSERTED IN THE UPPER RIGHT CORNER OF TITLE SHEET
*APPLICABLE ONLY TO ECUA INFRASTRUCTURE TO BE CONSTRUCTED IN PUBLIC ROW OR IN UTILITY EASEMENT; NOT TO BE APPLIED TO PRIVATE WATER/SEWER FACILITIES ON PRIVATE PROPERTY (SEE BUILDING CODE)

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

THE ECUA ENGINEERING MANUAL, DATED DECEMBER 18, 2014, ALONG WITH UPDATE # 1 DATED SEPTEMBER 1, 2016 (HEREINAFTER "MANUAL"), LOCATED AT WWW.ECUA.FL.GOV, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PROJECT'S OFFICIAL CONTRACT DOCUMENTS AS IF FULLY SET FORTH THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE MANUAL. THE CONTRACTOR SHALL PROVIDE ITS EMPLOYEES ACCESS TO THE MANUAL AT ALL TIMES, VIA PROJECT SITE OR OFFICE, VIA DIGITAL OR PAPER FORMAT. IN THE EVENT OF A CONFLICT BETWEEN THE MANUAL AND PLANS, CONTRACTOR SHALL CONSULT ENGINEER OF RECORD FOR PROPER RESOLUTION.

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

DOES THIS PROJECT HAVE ADDITIONAL TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS THAT SUPERSEDE THE MANUAL LISTED ABOVE?

☐ YES ☒ NO

IF YES, CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH SAID DOCUMENTS AS LISTED AND LOCATED BELOW:

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*
LOW PRESSURE DETAIL				
MULTIPLE WATER METER SERVICE DETAIL				

*PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS

C. ENGINEER OF RECORD RESPONSIBILITIES

THE ENGINEERS OF RECORD (EORS) THAT HAVE AFFIXED THEIR SEALS AND SIGNATURES ON THESE PLANS WARRANT THEIR PORTIONS OF THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL (UNLESS OTHERWISE DIRECTED BY THE ECUA PROJECT ENGINEER). THE EORS SHALL BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND SHALL ASSUME RESPONSIBILITY FOR ITS USE ON THIS PROJECT.

RBA PROJECT NO.: 2021.006

SITE INFORMATION	
OWNER:	PB&J-1940 DETROIT DEVELOPMENT LLC SUITE 300 2301 NORTH 9TH AVENUE PENSACOLA, FL 32503
DEVELOPER:	PB&J-1940 DETROIT DEVELOPMENT LLC SUITE 300 2301 NORTH 9TH AVENUE PENSACOLA, FL 32503
PROPERTY REFERENCE NO:	12-15-31-1100-021-008
PROPERTY ADDRESS:	1940 DETROIT BLVD
PROPERTY AREA:	3.98 ACRES
PROJECT AREA:	3.98 ACRES
PROPERTY ZONING:	MDR (PREVIOUSLY R-3) - SAVINGS CLAUSE
FUTURE LAND USE:	MU-U
PROPOSED ACTIVITY:	SUBDIVISION
REQUIRED BUILDING SETBACKS	FRONT AND REAR: 20' SIDES: 10'

FEMA FLOOD INSURANCE RATE MAP INFORMATION					
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 No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
X	120080	12033C	295	G	SEPT 29, 2006

CONTACTS	
GULF POWER 5120 DOGWOOD DRIVE MILTON, FLORIDA 32570	CONTACT: CHAD SWAILS PHONE: 850.429.2446 FAX: 850.429.2432
COX CABLE 3405 McLEMORE DR. PENSACOLA, FLORIDA 32514	CONTACT: TROY YOUNG PHONE: 850.857.4510 FAX: 850.475.0621
ECUA 9255 STURDEVANT ST. PENSACOLA, FLORIDA 32514	CONTACT: JACOB KEARLEY, P.E. PHONE: 850.969.5823
ENERGY SERVICES GAS 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	CONTACT: DIANE MOORE PHONE: 850.474.5319 FAX: 850.474.5331
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	CONTACT: JONATHAN BLANKINSHIP PHONE: 850.436.1489
ESCAMBIA COUNTY PUBLIC WORKS 3363 WEST PARK PLACE PENSACOLA, FLORIDA 32501	CONTACT: MRS. JOHNNY PETTIGREW PHONE: 850.595.3404
MCI	PHONE: 800.624.9675
SUNSHINE UTILITIES	PHONE: 800.432.4770

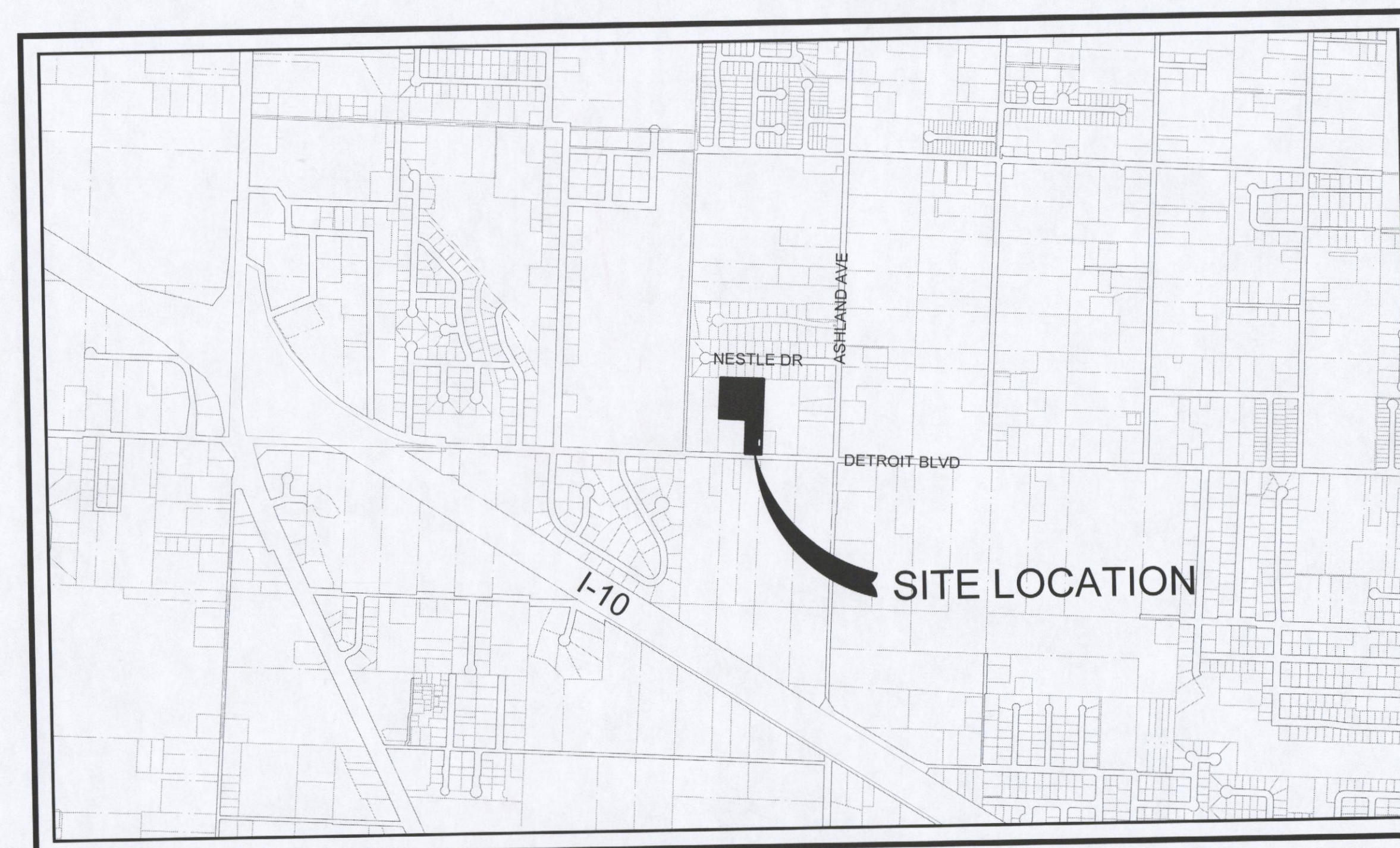
DRAINAGE FEE

Imperv. Surf. 30620.0 Sq ft
Stormwater Ret. 0.31 % (F)
Total Drainage Fee \$ 474.61
Pond Maint. Fee: MSBU

Approved: [Signature] Date: 7-6-22
Designee

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.

June 29, 2022



VICINITY MAP
SCALE: 1" = 1000'



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

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Pensacola, Florida 32503
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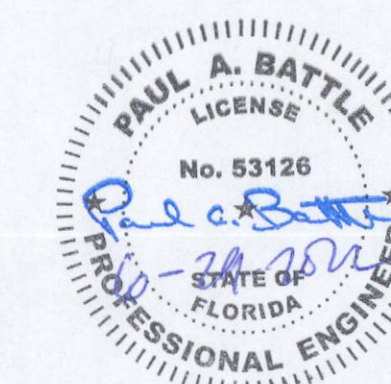
DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES):

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 86°58'42" WEST ALONG THE SOUTH LINE OF SAID SECTION 12 FOR A DISTANCE OF 653.55 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NORTH 03°01'18" EAST FOR A DISTANCE OF 33.55 FEET TO THE NORTH RIGHT-OF-WAY (R/W) LINE OF DETROIT BOULEVARD (50' PUBLIC R/W) AND THE POINT OF BEGINNING; THENCE PROCEED NORTH 86°58'43" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 140.18 FEET TO THE INTERSECTION OF SAID NORTH R/W LINE AND THE EAST LINE OF THE WEST 513 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE DEPARTING SAID NORTH R/W LINE, PROCEED NORTH 03°06'36" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 295.18 FEET TO THE NORTHEAST CORNER OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4581 AT PAGE 1584 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE, PROCEED NORTH 85°36'16" WEST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 4581, PAGE 1584 FOR A DISTANCE OF 233.08 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK, ALSO BEING ON THE WEST LINE OF THE EAST 233 FEET OF THE WEST 513 FEET OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE DEPARTING SAID NORTH R/W LINE, PROCEED NORTH 03°13'32" EAST ALONG SAID WEST LINE OF THE EAST 233 FEET OF WEST 513 FEET, FOR A DISTANCE OF 348.17 FEET TO THE SOUTH LINE ASHLAND VILLA PARK AS RECORDED IN PLAT BOOK 8 AT PAGE 27 OF SAID PUBLIC RECORDS; THENCE PROCEED SOUTH 87°14'01" EAST ALONG THE SOUTH LINE OF SAID ASHLAND VILLA PARK FOR A DISTANCE OF 373.81 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 653 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE DEPARTING SAID SOUTH LINE, PROCEED SOUTH 03°13'30" WEST ALONG SAID EAST LINE OF SAID 653 FEET FOR A DISTANCE OF 650.61 FEET TO THE POINT OF BEGINNING.

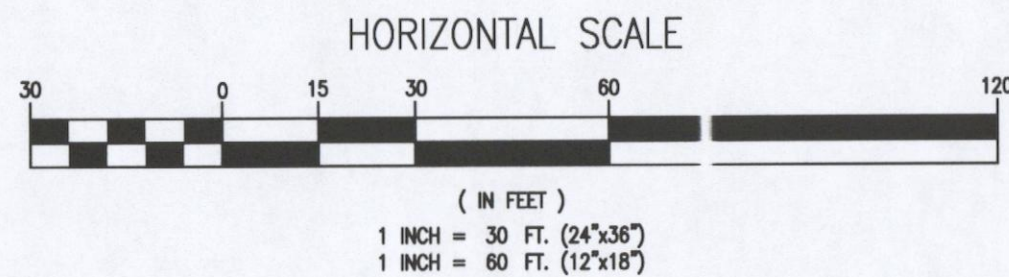
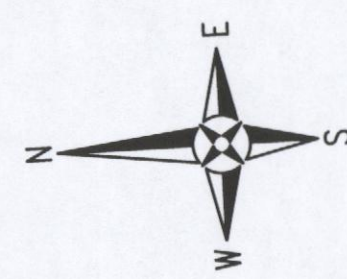
ALL LYING AND BEING A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 3.98 ACRES MORE OR LESS.

PROFESSIONAL SURVEYOR AND MAPPER
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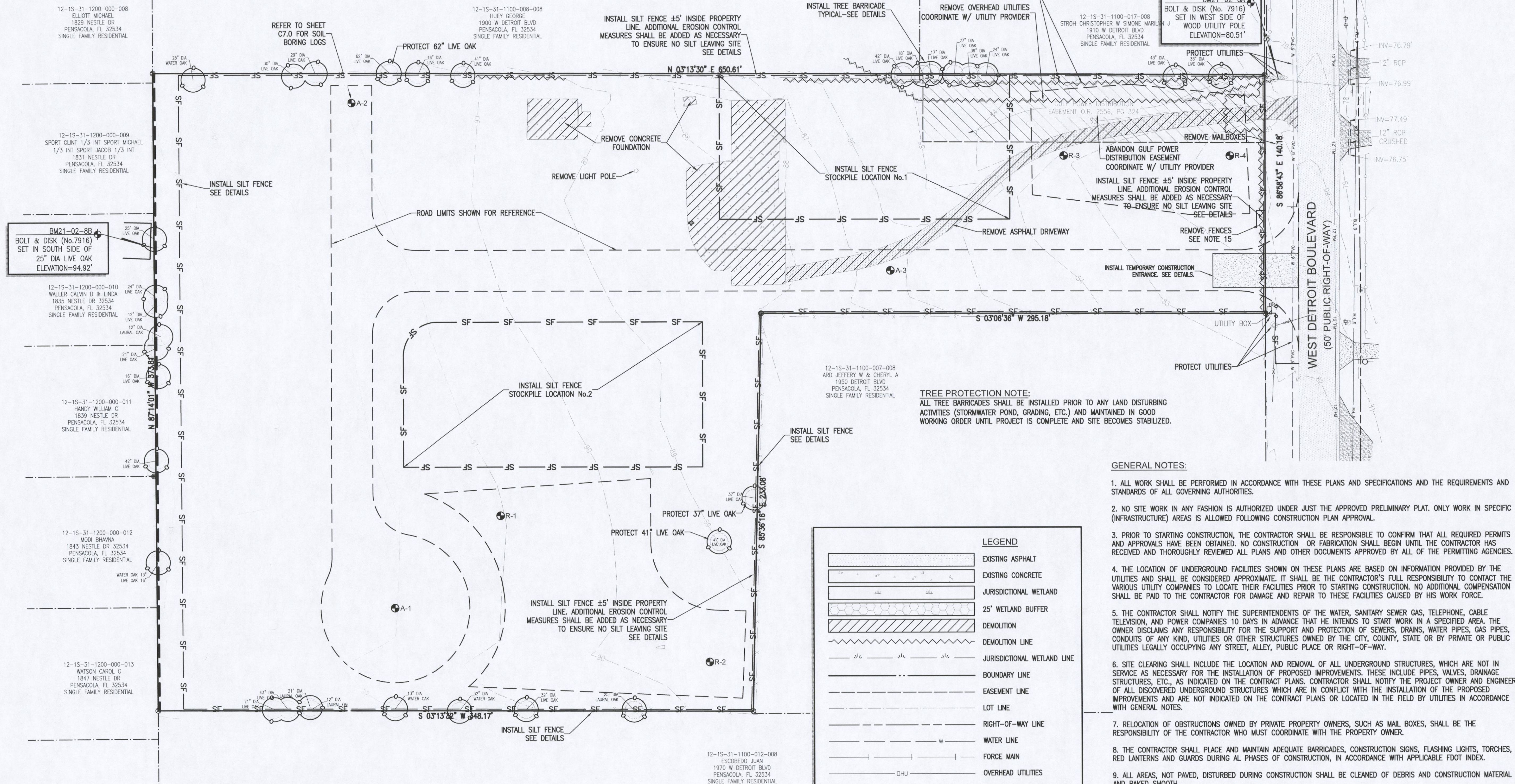


THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING "RELEASED FOR CONSTRUCTION" DRAWINGS FROM REBOL-BATTLE & ASSOCIATES BEFORE BEGINNING CONSTRUCTION. REBOL-BATTLE & ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION BASED ON PLANS THAT HAVE NOT BEEN RELEASED FOR CONSTRUCTION.



DEMOLITION NOTES:

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



EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL ESTABLISH EROSION CONTROL PRIOR TO COMMENCING ANY CONSTRUCTION OR DEMOLITION ON THE PROJECT. EROSION CONTROL BARRIER PLACEMENT AS INDICATED IS SUGGESTED ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM CONTROLLING EROSION AND SEDIMENT WITHIN THE PROJECT SITE. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND BE MAINTAINED DURING THE ENTIRE TIME OF CONSTRUCTION AND DEMOLITION ON THE PROJECT.
2. AN EROSION CONTROL BARRIER IS TO BE PLACED ALONG ALL BOUNDARIES OF THE PROJECT AREA AND UNDER THE DRIPLINE OF PROTECTED TREES NOTED TO BE PRESERVED ON SITE. IT IS SHOWN BEFORE CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL CONSTRUCTION IS FINISHED AND ACCEPTED AND FINAL STABILIZATION IS COMPLETE.
3. INSPECT AND REESTABLISH EROSION CONTROL BARRIERS WEEKLY AND AFTER EVERY SIGNIFICANT STORM EVENT.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (FDEP FORM 62-621.300(4)(b)) ALONG WITH THE APPROPRIATE APPLICATION FEE TO THE NPDES STORMWATER NOTICES CENTER 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. 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 BULGING DUE TO SEDIMENTS.
6. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.

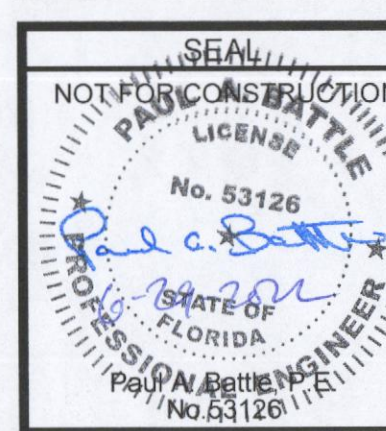
TREE PROTECTION NOTE:

ALL TREE BARRICADES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES (STORMWATER POND, GRADING, ETC.) AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
2. NO SITE WORK IN ANY FASHION IS AUTHORIZED UNDER JUST THE APPROVED PRELIMINARY PLAT. ONLY WORK IN SPECIFIC (INFRASTRUCTURE) AREAS IS ALLOWED FOLLOWING CONSTRUCTION PLAN APPROVAL.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
4. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
5. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
6. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
7. RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE FDOT INDEX.
9. ALL AREAS, NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE CLEANED OF DEBRIS AND CONSTRUCTION MATERIAL AND RAKED SMOOTH.
10. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING & GRUBBING REQUIRED.
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. CONTRACTOR TO COORDINATE WITH RESPONSIBLE UTILITY FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.
14. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
15. THE CONTRACTOR SHALL NOTIFY ESCO 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE COUNTY RIGHT-OF-WAY.
16. ANY REMOVAL OF ENCRANCHING FENCES SHALL BE COORDINATED WITH THE DEVELOPER, CONTRACTOR AND ADJACENT PROPERTY OWNER.

REVISION	DATE	BY	APP'D
No.			



Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

DRAWING No.
C1.0
SHEET 1 OF 25

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GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
 3. PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
 4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 575 AND 980 TO 986.
 - *5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
 - *6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.
 - *7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
 - *8. A CRUSHED LIMESTONE, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 6IN. (MINIMUM), CRUSHED LIMESTONE 2 1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A FDOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER.
 9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
 - *10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
 11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.
 12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
 13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
 15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).
 16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.
 18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES AS SHOWN ON DETAIL.
 19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SILTATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.
 20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.
 21. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
- WHERE APPLICABLE

TEMPORARY SEEDING DETAILS:

SEED BED PREPARATION:
SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS/ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE
CONSISTING OF ANNUAL RYE (LOLIUM MULTIFLORUM) AT A RATE OF 174 LBS/ACRE.

PERMANENT SEEDING DETAILS:

SEED BED PREPARATION:
SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS/ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5, LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE CONSISTING OF	RATE	PURITY	GERMINATION
ARGENTINE BAHIA	260 LBS/AC.	95%	80%
PENSACOLA BAHIA	260 LBS/AC.	95%	40%(MIN.)-80%(TOTAL)

SODDING:
SOD SHALL BE WELL ROOT MATTED CENTIPEDE OR BAHIA GRASS COMMERCIALY CUT TO A MINIMUM DIMENSION OF 12" x 24" A MAXIMUM OF 72 HOURS PRIOR TO PLACEMENT. SOD SHALL BE LIVE, FRESH AND UNINJURED, REASONABLY FREE OF WEEDS AND OTHER GRASSES, WITH A HEAVY SOIL MAT ADHERING TO THE ROOT SYSTEM. SOD SHALL BE GROWN, CUT, AND SUPPLIED BY A STATE CERTIFIED GROWER.

TRAFFIC CONTROL STANDARDS:

1. CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ONSITE ACCESS BY MEANS SO DESIGNATED BY THE ENGINEER, POLICE/SHERIFF DEPARTMENT, ESCAMBIA COUNTY HIGHWAY DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. TRAFFIC DURING WEATHER SHALL BE MINIMIZED AND APPROPRIATE ROADWAY AND SITE CLEAN-UP SHALL BE PROVIDED BY THE CONTRACTOR AS SOON AS WEATHER CONDITIONS PERMIT.

TREE PROTECTION:

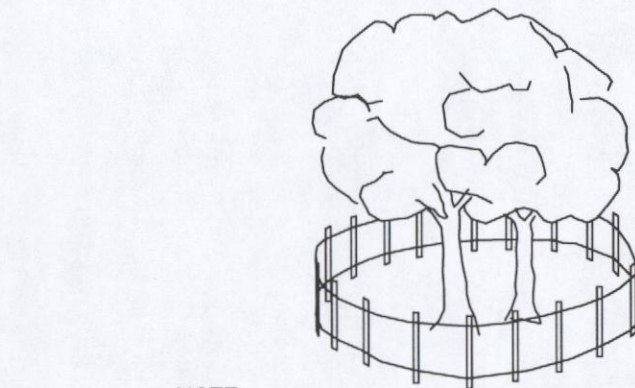
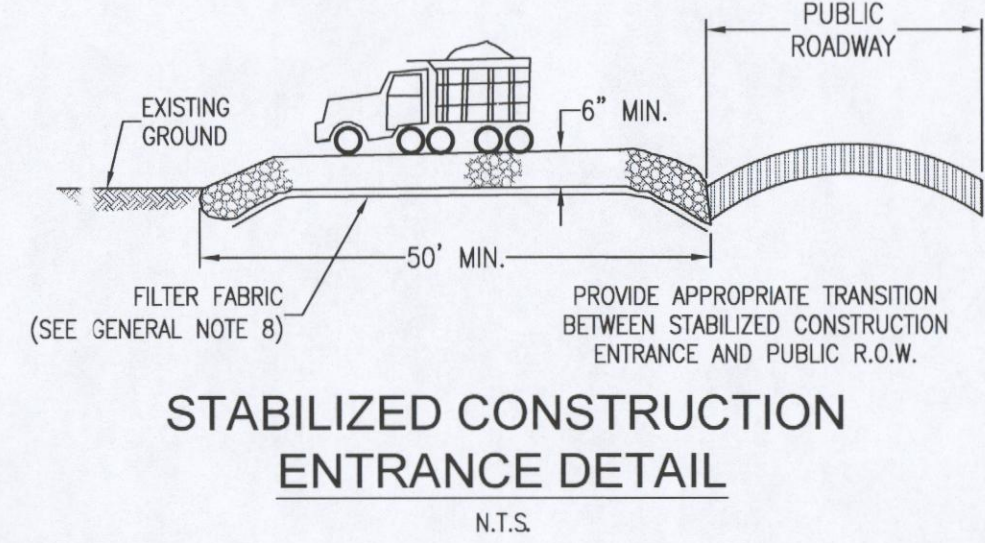
1. DAMAGED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT".
2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT.

DUST CONTROL:

1. ALL AREAS OF CLEARING AND EMBANKMENT AS WELL AS CONSTRUCTION HAUL ROADS SHALL BE TREATED AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY DUST GENERATION.
2. DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATION COVER.
3. IN EVENT OF EMERGENCY CONDITIONS, TILLAGE WILL BE SATISFACTORY FREE BEFORE SOIL BLOWING STARTS.
4. CALCIUM CHLORIDE MAY BE APPLIED TO UNPAVED ROADWAY AREAS, ONLY, SUBJECT TO THE ENGINEER'S APPROVAL AND CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 102-5, LATEST EDITION.

PROPOSED SEQUENCE OF CONSTRUCTION:

1. THE INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.
2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION IS TO BE PROPERLY PROTECTED AND IS TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED IS TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM OTHER EXCAVATED SOIL(S).
3. THE IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.
4. PERFORM ALL DEMOLITION WORK.
5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.
6. CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS AND LANDSCAPING).
7. COMPLETE STORMWATER PONDS.
8. UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.



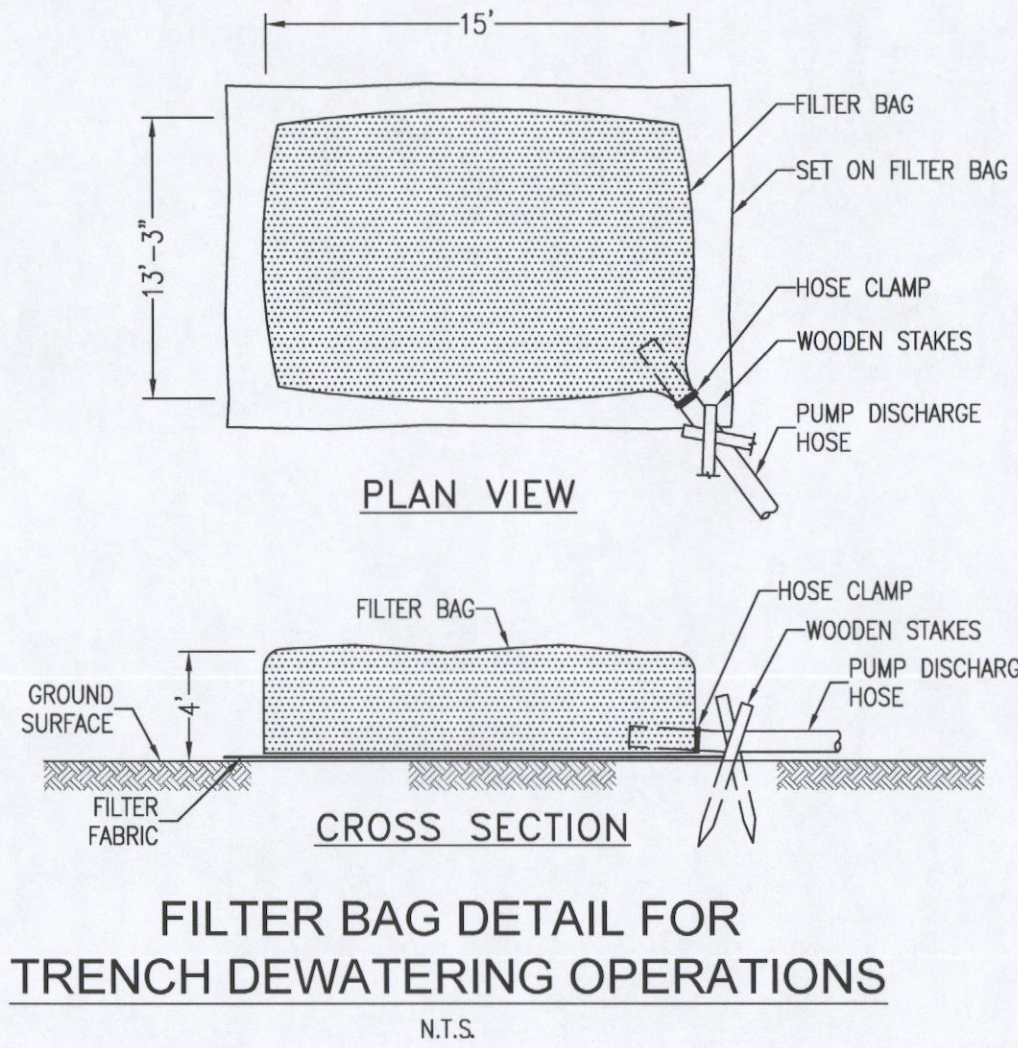
TREE BARRICADE DETAIL

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FLIES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

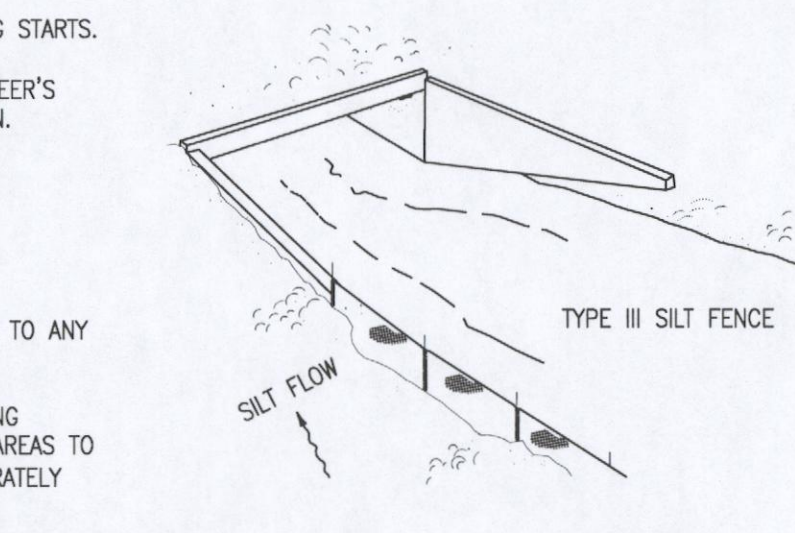
INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRALS DURING TRENCH DEWATERING, AT THE DISCRETION OF THE ENGINEER INSPECTOR. TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS. TO AVOID RUPTURES AND PUNCTURES, PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIXTY-ONE (61) INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 1' FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE ENCLOSED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMP WILL BE USED TO SECURE THE DISCHARGE HOSE, WIRE OR STRING WILL NOT BE USED.

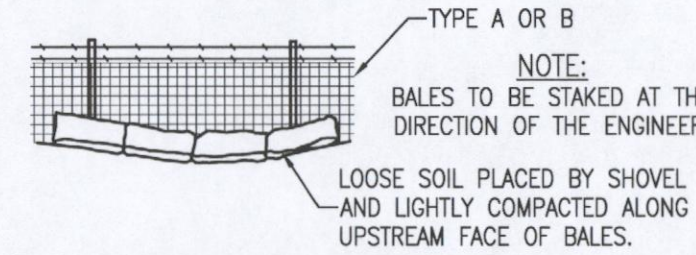


FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS

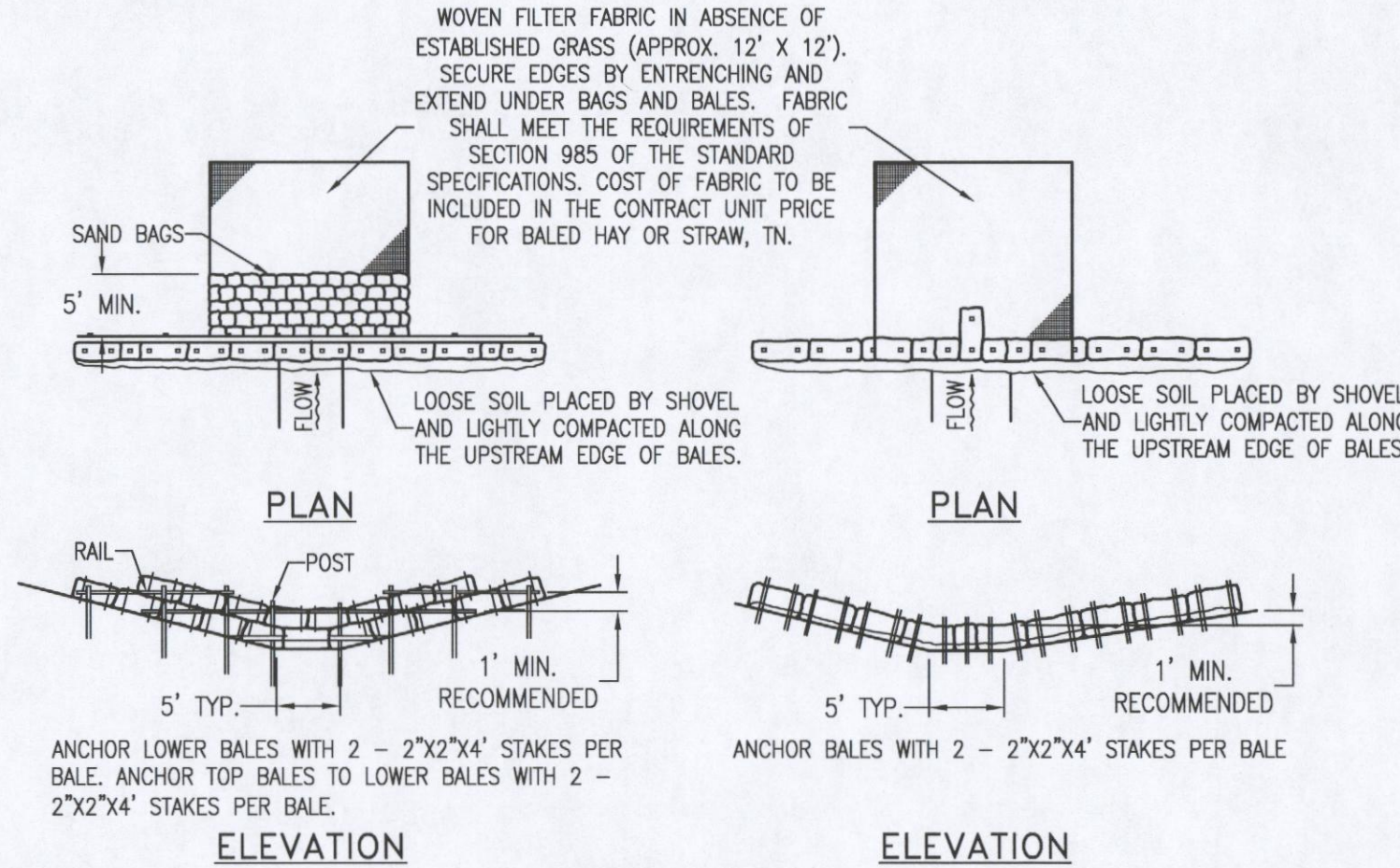


SILT FENCE APPLICATIONS

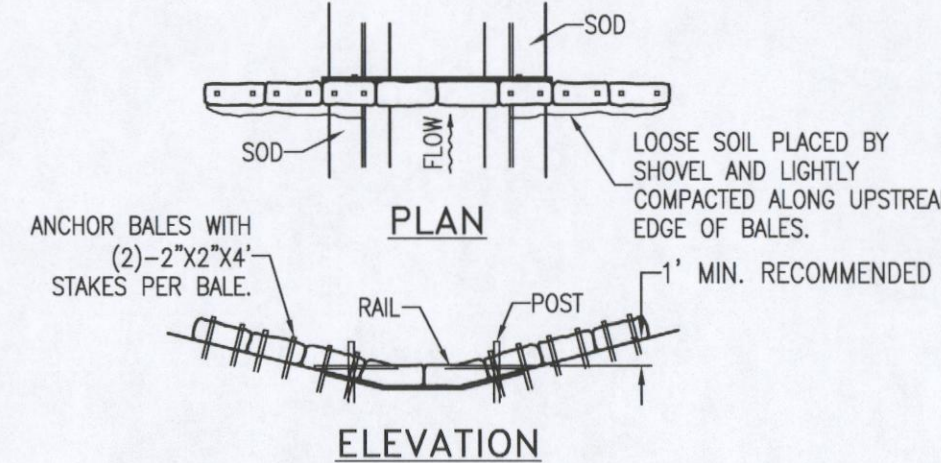
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



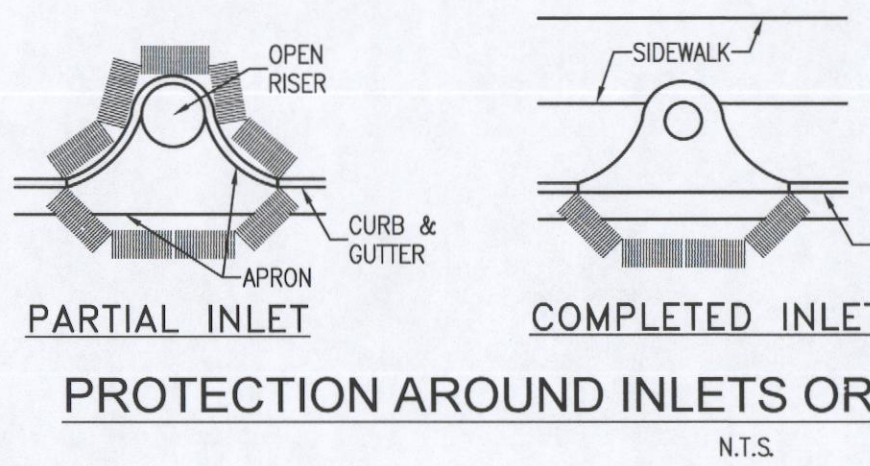
STRAW BALES BACKED BY FENCE



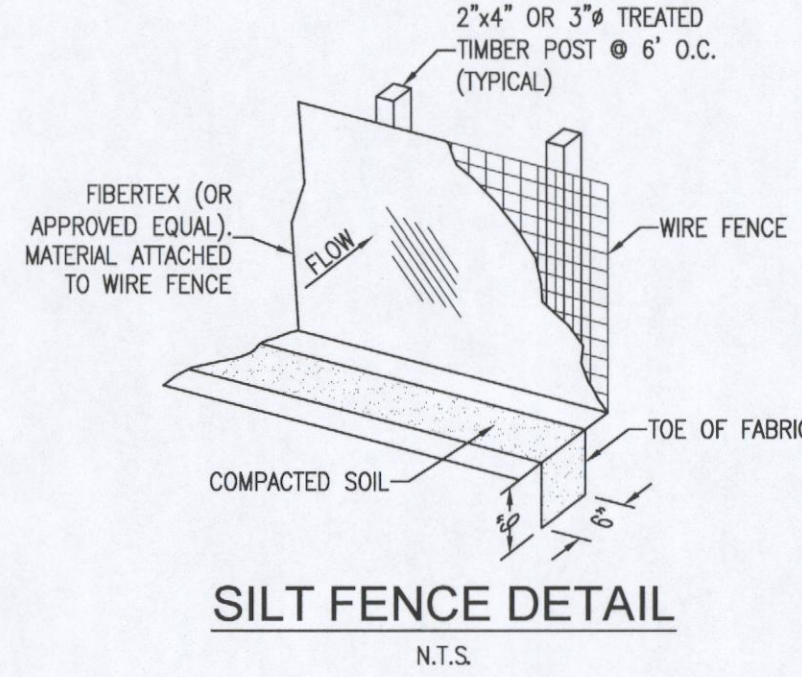
BARRIER FOR UNPAVED DITCH



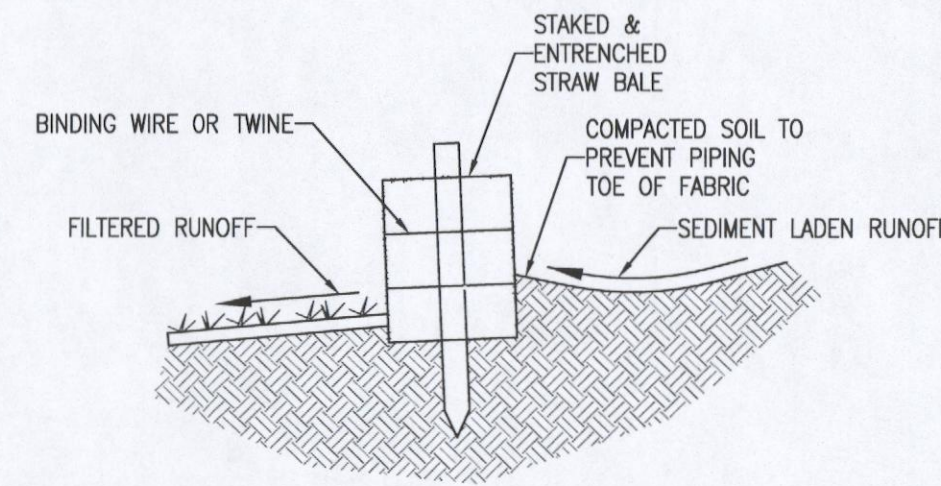
BARRIER FOR PAVED DITCH



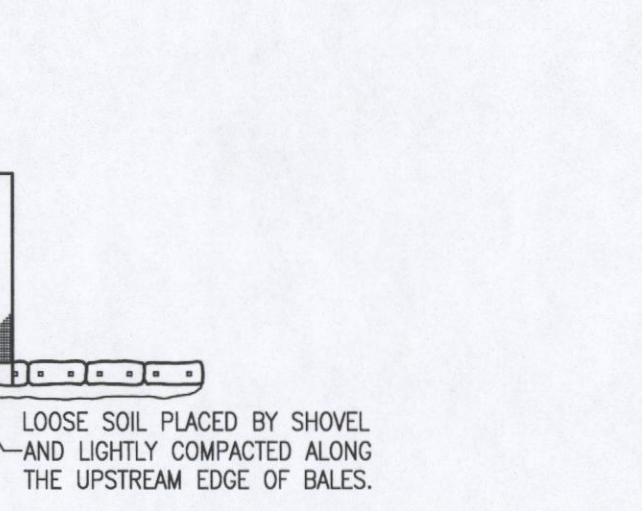
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



SILT FENCE DETAIL

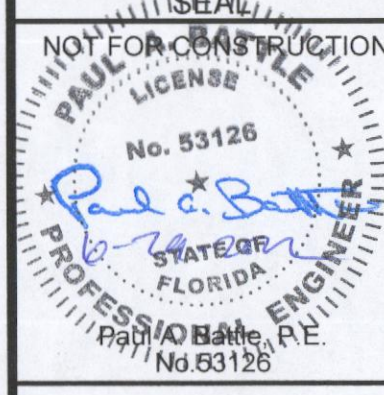


STRAW BALE DETAIL



MATERIAL STOCKPILE DETAIL

REVISION	DATE	No.



Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

DRAWING No.

STORM WATER POLLUTION PREVENTION PLAN

1.0 BACKGROUND & REQUIREMENTS:

1.1 INTRODUCTION:

THE REFERENCED SUPPORT DOCUMENTATION FOR THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY'S (EPA) STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES SUMMARY GUIDANCE (EPA 833-R-92-001) AND STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES (EPA 832-R-92-005). THIS SWPPP IS DESIGNED TO PROTECT ONSITE AND ADJACENT NATURAL RESOURCES, INCLUDING BUT NOT LIMITED TO, WETLANDS, MARSHES, BAYOUS AND BAYS, WHILE PRESERVING WILDLIFE AND ARCHEOLOGICAL RESOURCES.

AN ENVIRONMENTAL RESOURCE PERMIT APPLICATION WILL BE SUBMITTED TO THE
NWFWMDC DECEMBER 2021

1.2 NOTICE OF INTENT (NOI):

RULE 62-621.300(4), FAC REQUIRES THE CONSTRUCTION OPERATOR OF A SITE THAT DISTURBS ONE OR MORE ACRES TO OBTAIN COVERAGE FROM THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (FDEP FORM 62-621.300(4)(B)) ALONG WITH THE APPROPRIATE APPLICATION FEE TO THE FOLLOWING ADDRESS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS # 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

THIS FORM CAN BE OBTAINED FROM FDEP'S WEBSITE (WWW.DEP.STATE.FL.US) OR BY CONTACTING FDEP. PLEASE NOTE THAT THE CURRENT APPLICATION FEE IS \$300; HOWEVER, THIS FEE IS SUBJECT TO CHANGE WITHOUT NOTICE. ALWAYS REFER TO THE MOST CURRENT VERSION OF RULE 62-4.050(4)(D), FAC TO CONFIRM THE AMOUNT BEFORE SUBMITTING PAYMENT. IF CONSTRUCTION ACTIVITY EXCEEDS FIVE YEARS, THE CONTRACTOR MUST RE-APPLY FOR COVERAGE.

1.3 STORMWATER POLLUTION PREVENTION PLAN (SWPPP):

THE CONTRACTOR IS REQUIRED TO CERTIFY THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BELOW PRIOR TO SUBMITTING THE NOI. THIS SWPPP IS NOT REQUIRED TO BE SUBMITTED WITH THE NOI, BUT IS REQUIRED TO BE KEPT ON SITE DURING ALL PHASES OF CONSTRUCTION. BECAUSE EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION METHODS VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR, THE CONTRACTOR CAN PROPOSE ALTERNATIVE METHODS TO THIS SWPPP THAT ARE EQUAL OR BETTER AT CONTROLLING EROSION AND SEDIMENTATION. AT A MINIMUM, THE CONTRACTOR MUST FOLLOW THE EROSION CONTROL PLAN SPECIFIED IN THE CONSTRUCTION PLANS AND DOCUMENTS. ANY MODIFICATIONS TO THIS SWPPP MUST BE DOCUMENTED AND KEPT WITH THE PLAN AS PART OF THE RECORDS KEEPING PROCESS TO BE IN FULL COMPLIANCE WITH THE CGP.

1.4 CONTRACTOR'S / SUBCONTRACTOR CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

PRINT & SIGN NAME	COMPANY & ADDRESS
_____	_____
_____	_____
_____	_____
NAME & TITLE (PRINT)	

SIGNATURE	DATE
_____	_____

1.5 RESPONSIBLE AUTHORITY CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

PRINT & SIGN NAME	COMPANY & ADDRESS
_____	_____
_____	_____
NAME & TITLE (PRINT)	

SIGNATURE	DATE
_____	_____

1.6 NOTICE OF TERMINATION (NOT):

THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION OF THE PERMIT COVERAGE (FDEP FORM 62-621.300(6)) UPON COMPLETION OF CONSTRUCTION TO DISCONTINUE PERMIT COVERAGE. THE NOI IS TO BE SUBMITTED TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS # 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

THIS FORM CAN BE OBTAINED FROM FDEP'S WEBSITE (WWW.DEP.STATE.FL.US) OR BY CONTACTING FDEP. THE NOI CAN NOT BE SUBMITTED UNTIL ALL DISTURBED SOILS AT THE CONSTRUCTION SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES HAVE BEEN EMPLOYED. IF CONSTRUCTION ACTIVITY EXCEEDS FIVE YEARS, THE CONTRACTOR MUST RE-APPLY FOR COVERAGE.

1.7 APPLICATION INFORMATION:

PROJECT ADDRESS:	1940 W DETROIT BLVD PENSACOLA, FL
LATITUDE:	N 30.520750°
LONGITUDE:	W 87.299309°
WATER MANAGEMENT DISTRICT:	NORTHWEST FLORIDA (NWFWMDC)
MSD OPERATOR NAME:	ESCAMBIA COUNTY
RECEIVING WATER NAME:	PERDIDO BAY

2.0 SITE DESCRIPTION:

2.1 NATURE OF CONSTRUCTION ACTIVITIES:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A 3 PHASE, 240 LOT RESIDENTIAL SUBDIVISION. CONSTRUCTION INCLUDES ROADWAYS, UTILITIES AND 3 SEPARATE STORMWATER COLLECTION/MANAGEMENT SYSTEMS.

2.2 SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE FOLLOWING SEQUENCE OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL TO OR BETTER AT CONTROLLING EROSION AND SEDIMENTATION. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY CHANGES.

- CLEAR, GRUB AND PERFORM ALL DEMOLITION WORK.
- COMPLETE ROUGH GRADING OF THE POND AND DIRECT ALL STORMWATER RUNOFF TO THE POND(S).
- CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEM.
- CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS, AND LANDSCAPING).
- COMPLETE STORMWATER PONDS.

2.3 AREA ESTIMATES:

ON SITE AREA: 3.96 ACRES
OFF SITE AREA: 0.61 ACRES
TOTAL AREA: 4.57 ACRES
AREA TO BE DISTURBED: 3.96 ACRES

2.4 RUNOFF DATA:

RUNOFF COEFFICIENTS (C):			
BEFORE:	COMPOSITE C =	0.30	
DURING:	VARIABLES BETWEEN =	0.30 & 0.62	
AFTER:	COMPOSITE C =	0.62	

SOILS DATA:
DEPTH UP TO 24" OF TOPSOIL, THE TEST BORINGS GENERALLY ENCOUNTERED MIXED STRATA OF FINE-GRAINED SANDS, SLIGHTLY SILTY SANDS, AND SILTY SANDS.

DRAINAGE AREAS FOR EACH OUTFALL:

OUTFALL LOCATION	TOTAL AREA FLOWING TO POND	'C' COEFFICIENT
POUND A	4.57 AC	0.65

2.5 SITE MAP:

THE CONSTRUCTION PLANS ARE TO BE USED AS THE SITE MAPS. THE LOCATION OF THE REQUIRED INFORMATION IS DESCRIBED BELOW. THE SHEET NUMBERS FOR ALL THE ITEMS DISCUSSED BELOW ARE IDENTIFIED ON THE KEY SHEET OF THE CONSTRUCTION PLANS.

- DRAINAGE PATTERNS:** ALL DRAINAGE PATTERNS ARE SHOWN ON THE GRADING & DRAINAGE PLANS.
- APPROXIMATE SLOPES:** APPROXIMATE SLOPES ARE SHOWN ON THE GRADING & DRAINAGE POND SIDE SLOPES ARE SHOWN ON THE POND CROSS-SECTIONS.
- AREAS OF SOIL DISTURBANCE:** ALL DEMOLITION IS SHOWN ON THE EXISTING SITE CONDITIONS AND DEMOLITION AND EROSION CONTROL PLAN SHEET. ALL PROPOSED CONSTRUCTION IS SHOWN ON THE REMAINING PLANS. ANY AREAS WHERE DEMOLITION WORK OR PERMANENT FEATURES ARE SHOWN ABOVE OR BELOW GROUND WILL BE DISTURBED.
- AREAS NOT TO BE DISTURBED:** ANY AREAS NOT SHOWING DEMOLITION WORK OR PERMANENT FEATURES ARE ASSUMED NOT TO BE DISTURBED. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE ON THE PLANS ANY OF THESE AREAS THAT DO GET DISTURBED AS WELL AS ANY AREAS USED FOR STAGING AND MATERIALS STORAGE.
- LOCATIONS OF CONTROLS:** ALL PROPOSED TEMPORARY CONTROLS AND EXISTING PERMANENT CONTROLS ARE SHOWN ON THE EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN. ALL PROPOSED PERMANENT CONTROLS ARE SHOWN ON THE REMAINING PLANS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE THE LOCATION OF ANY OTHER CONTROLS ON THE PLANS THAT ARE USED DURING CONSTRUCTION.
- PERMANENT STABILIZATION IS SHOWN ON THE PLANS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE THE LOCATION ON THE PLANS OF ALL TEMPORARY STABILIZATION PRACTICES USED DURING CONSTRUCTION.**

- SURFACE WATERS:** N/A

DISCHARGE POINTS: DETROIT BLVD R/W

2.6 RECEIVING WATERS:

PERDIDO BAY

3.0 CONTROLS:

3.1 EROSION AND SEDIMENT CONTROLS:

ALL EROSION AND SEDIMENT CONTROLS SPECIFIED ON THE DEMOLITION AND EROSION CONTROL PLAN SHEETS, AND THE EROSION CONTROL DETAILS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION. SILT FENCING AND STAKED HAY BALES SHALL BE INSTALLED ALONG DOWN-GRADIENT LIMITS.

TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED AFTER 14-DAY INTERVALS OF CEASED DISTURBANCE ACTIVITIES THAT WILL EXCEED 20-DAY PERIODS. GRADED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING, MULCHING, AND FERTILIZING, OR SODDING WITHIN FIVE DAYS OF FINAL GRADING. LANDSCAPING, INCLUDING SODDING, SHALL BE INSTALLED BY AN EXPERIENCED LANDSCAPE CONTRACTOR. PROPOSED DISTURBED AREAS WILL NOT EXCEED 8 ACRES IN ANY DRAINAGE AREA.

3.2 STORMWATER MANAGEMENT:

PROPOSED STORMWATER MANAGEMENT FACILITIES FOR THIS SITE INCLUDE: DRY RETENTION FACILITY.

THE PROPOSED STORMWATER MANAGEMENT FACILITIES MEET ALL STORMWATER TREATMENT REQUIREMENTS AND ALL RATE CONTROL REQUIREMENTS SET FORTH BY THE LOCAL AND STATE REGULATORY AGENCIES.

3.3 OTHER CONTROLS:

WASTE DISPOSAL: THE CONTRACTOR IS RESPONSIBLE FOR ALL WASTE DISPOSAL FROM THE SITE. THE CONTRACTOR SHALL EMPLOY WASTE DISPOSAL PRACTICES THAT MEET ALL LOCAL, STATE, AND FEDERAL GUIDELINES AND PREVENT DISCHARGE OF SOLID MATERIALS TO WATERS OF THE UNITED STATES. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP.

OFFSITE VEHICLE TRACKING: IF OFF SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES OCCURS, THE CONTRACTOR IS REQUIRED TO INSTALL A SOIL TRACKING PREVENTION DEVICE (STPD) AS PER FDOT STANDARD INDEX 106 AT ALL EXITS TO THE SITE WHERE SEDIMENT TRACKING IS OCCURRING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP.

HAZARDOUS MATERIALS: ALL POLLUTANTS AND HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO FERTILIZERS, HERBICIDES, PESTICIDES, SOLVENTS, OILS AND OIL FILTERS, PETROLEUM PRODUCTS, PAINT, AND EQUIPMENT MAINTENANCE FLUIDS, SHALL BE STORED INDOORS OR UNDER COVER IN AREAS WITH SECONDARY CONTAINMENT. SECONDARY CONTAINMENT PREVENTS A SPILL FROM SPREADING ACROSS THE SITE AND INCLUDES DIKES, BERMS, CURBING, OR OTHER CONTAINMENT METHODS. HAZARDOUS MATERIAL STORAGE AREAS SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS. STORAGE AREAS SHALL BE KEPT CLEAN, WELL ORGANIZED, AND EQUIPPED WITH AMPLE CLEANUP SUPPLIES/SPILL KITS AS APPROPRIATE FOR THE MATERIALS BEING STORED. MATERIAL SAFETY DATA SHEETS, MATERIAL INVENTORY, AND EMERGENCY CONTACT INFORMATION SHALL BE MAINTAINED ON-SITE. ALL PERSONNEL SHALL RECEIVE INSTRUCTION REGARDING PROPER PROCEDURES FOR HAZARDOUS MATERIAL HANDLING AND DISPOSAL. HAZARDOUS MATERIALS SHALL NOT BE DISPOSED OF INTO ON-SITE DUMPSTERS; HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND MUNICIPAL REGULATIONS. VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE. ALL VEHICLES AND EQUIPMENT INCLUDING SUBCONTRACTOR VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. DRIP PANS SHALL BE PLACED UNDER ALL VEHICLES AND EQUIPMENT THAT ARE PARKED OVERNIGHT.

APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE DELIVERED TO THE SITE IN ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S CHEMICAL ANALYSIS, NAME, TRADE NAME, TRADEMARK, AND INDICATION OF CONFORMANCE TO STATE AND FEDERAL LAWS. FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED RATE.

5.0 INSPECTIONS:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS, BUT NOT LIMITED TO, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.25 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

- POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.
- POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROLS.
- STORMWATER MANAGEMENT SYSTEMS.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

6.0 NON-STORMWATER DISCHARGES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY HAZARDOUS SUBSTANCE SPILLS THAT MAY EQUAL OR EXCEED A REPORTABLE QUANTITY (RQ). REFER TO EPA'S LIST OF HAZARDOUS SUBSTANCES AND REPORTABLE QUANTITIES (EPA 40 CFR 302.4 & 117). V THIS LIST CAN BE OBTAINED FROM EPA'S WEBSITE (WWW.EPA.GOV) OR BY CONTACTING EPA. IF AN RQ RELEASE DOES OCCUR THE CONTRACTOR SHALL PERFORM THE FOLLOWING PROCEDURES:

- NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT 800-424-8802.
- PROVIDE WRITTEN DESCRIPTION OF THE RELEASE WITHIN 14 DAYS PROVIDING DATES, CAUSE AND PREVENTION METHODS TO THE REGIONAL EPA OFFICE.
- MODIFY THE SWPPP AS NECESSARY TO ADDRESS ADDED PREVENTION METHODS.

7.0 IMPLEMENTATION CHECKLIST:

7.1 RECORDS:

THE CONTRACTOR SHALL MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO:

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
- DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASE ON A PORTION OF THE SITE.
- DATES WHEN CONSTRUCTION ACTIVITIES PERMANENTLY CEASE ON A PORTION OF THE SITE.
- DATES WHEN STABILIZATION MEASURES ARE INITIATED ON THE SITE.

7.2 INSPECTION REPORTS:

THE CONTRACTOR SHALL PREPARE INSPECTION REPORTS SUMMARIZING THE FOLLOWING, BUT NOT LIMITED TO:

- NAME OF INSPECTOR.
- QUALIFICATIONS OF INSPECTOR.
- MEASURES/AREAS INSPECTED.
- OBSERVED CONDITIONS.
- CHANGES NECESSARY TO THE SWPPP.

7.3 RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS:

THE CONTRACTOR SHALL REPORT ANY RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS IF THEY OCCUR AS PER THE MEASURES OUTLINED IN SECTION 6.0 OF THE SWPPP.

7.4 SWPPP MODIFICATION:

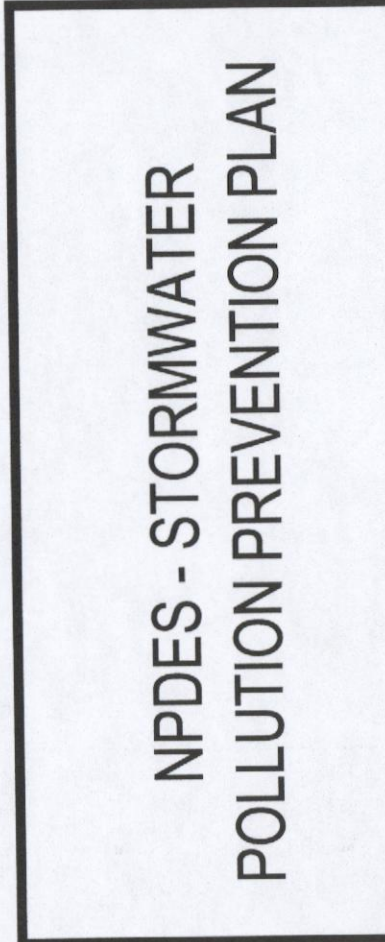
THE CONTRACTOR SHALL MODIFY THE SWPPP AS NECESSARY TO:

- COMPLY WITH MINIMUM PERMIT REQUIREMENTS WHEN NOTIFIED BY FDEP THAT THE PLAN DOES NOT COMPLY.
- ADDRESS ANY CHANGES IN DESIGN, CONSTRUCTION OPERATIONS OR MAINTENANCE, WHICH HAS AN EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
- PREVENT REOCCURRENCE OF REPORTABLE QUANTITY RELEASES OF HAZARDOUS MATERIAL OR OIL.

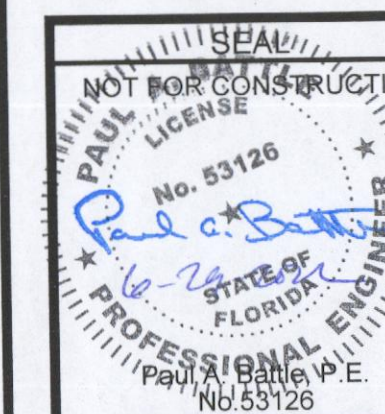
8.0 TERMINATION CHECKLIST:

THE FOLLOWING ITEMS SHALL BE COMPLETE BEFORE SUBMITTING THE NOI:

- ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME.
- ALL AREAS OF THE CONSTRUCTION SITE NOT OTHERWISE COVERED BY PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR EQUIVALENT MEASURES HAVE BEEN EMPLOYED.



REVISION			
No.	DATE		



Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

DRAWING No.

C1.2
SHEET 3 OF 25

NOVA

TEST BORING RECORD

A-1

PROJECT: Detroit Townhomes

CLIENT: PB&J - 1940 Detroit Development, LLC

PROJECT LOCATION: Escambia County, Florida

LOCATION: Per Boring Location Plan

DRILLER: J. James

DRILLING METHOD: Auger Boring

DEPTH TO - WATER> INITIAL: 0' GNE AFTER 24 HOURS: 0' CAVING> 0'

PROJECT NO.: 10116-2021075

ELEVATION: Existing Grade

LOGGED BY: J. James

DATE: March 13, 2021

Depth (feet)	Elevation (ft. MSL)	Description	Graphic	Groundwater	Sample Type	N Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Orange/light brown fine-grained clayey SAND with trace iron rock (SC)								
6		Boring Terminated at 5 ft.								
9										
12										
15										
18										
21										

Page 1 of 1

NOVA

TEST BORING RECORD

A-2

PROJECT: Detroit Townhomes

CLIENT: PB&J - 1940 Detroit Development, LLC

PROJECT LOCATION: Escambia County, Florida

LOCATION: Per Boring Location Plan

DRILLER: J. James

DRILLING METHOD: Auger Boring

DEPTH TO - WATER> INITIAL: 0' GNE AFTER 24 HOURS: 0' CAVING> 0'

PROJECT NO.: 10116-2021075

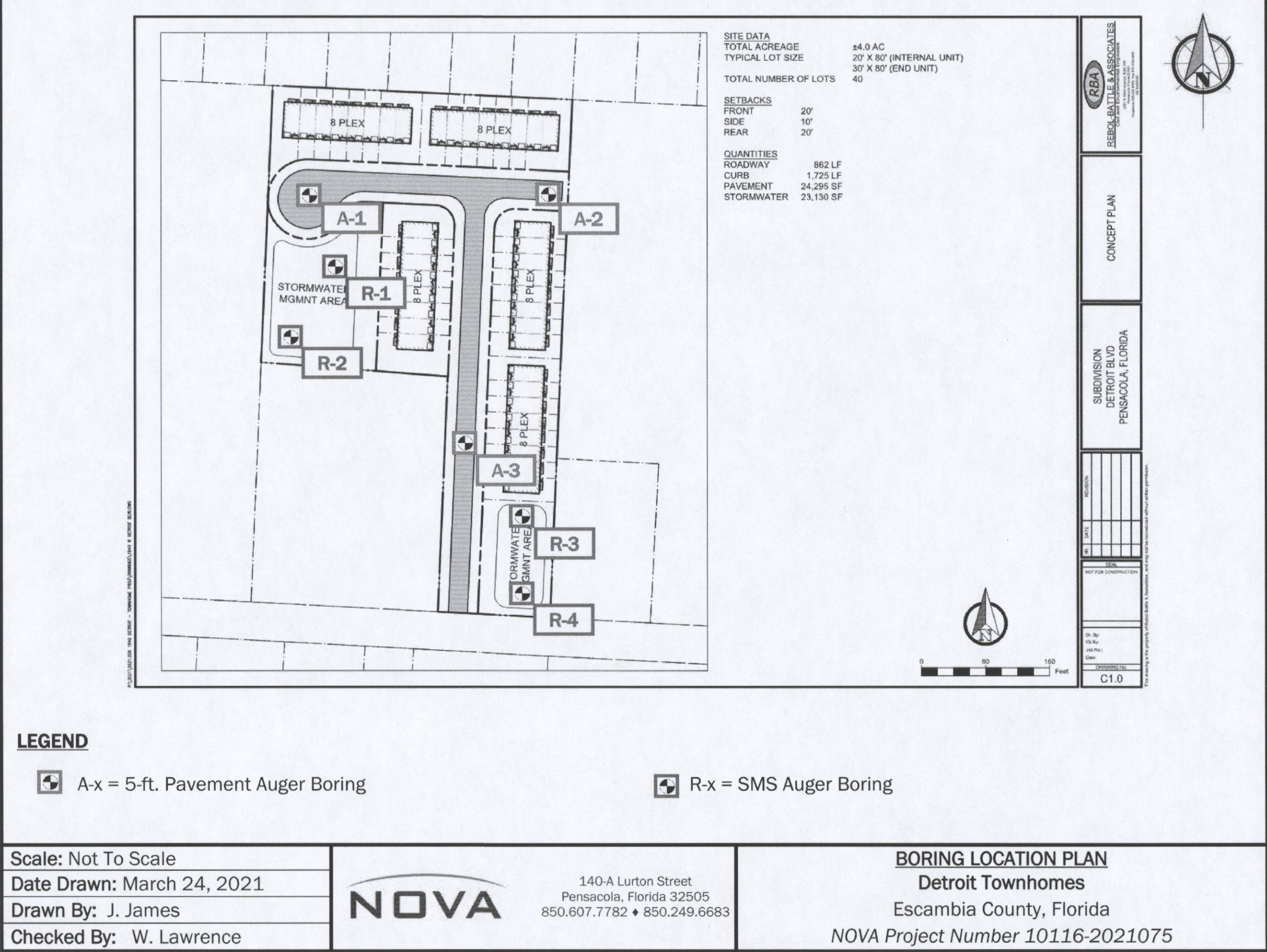
ELEVATION: Existing Grade

LOGGED BY: J. James

DATE: March 13, 2021

Depth (feet)	Elevation (ft. MSL)	Description	Graphic	Groundwater	Sample Type	N Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Orange/light brown fine-grained clayey SAND with trace iron rock (SC)								
6		Boring Terminated at 5 ft.								
9										
12										
15										
18										
21										

Page 1 of 1



LEGEND

A-x = 5-ft. Pavement Auger Boring

R-x = SMS Auger Boring

Scale: Not To Scale

Date Drawn: March 24, 2021

Drawn By: J. James

Checked By: W. Lawrence

NOVA

140-A Lurton Street
Pensacola, Florida 32505
850.607.7782 • 850.249.6683

BORING LOCATION PLAN

Detroit Townhomes

Escambia County, Florida

NOVA Project Number 10116-2021075

NOVA

TEST BORING RECORD

A-3

PROJECT: Detroit Townhomes

CLIENT: PB&J - 1940 Detroit Development, LLC

PROJECT LOCATION: Escambia County, Florida

LOCATION: Per Boring Location Plan

DRILLER: J. James

DRILLING METHOD: Auger Boring

DEPTH TO - WATER> INITIAL: 0' GNE AFTER 24 HOURS: 0' CAVING> 0'

PROJECT NO.: 10116-2021075

ELEVATION: Existing Grade

LOGGED BY: J. James

DATE: March 13, 2021

Depth (feet)	Elevation (ft. MSL)	Description	Graphic	Groundwater	Sample Type	N Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Orange/light brown fine-grained clayey SAND with trace iron rock (SC)								
6		Boring Terminated at 5 ft.								
9										
12										
15										
18										
21										

Page 1 of 1

NOVA

TEST BORING RECORD

R-1

PROJECT: Detroit Townhomes

CLIENT: PB&J - 1940 Detroit Development, LLC

PROJECT LOCATION: Escambia County, Florida

LOCATION: Per Boring Location Plan

DRILLER: J. James

DRILLING METHOD: Auger Boring

DEPTH TO - WATER> INITIAL: 0' GNE AFTER 24 HOURS: 0' CAVING> 0'

PROJECT NO.: 10116-2021075

ELEVATION: Existing Grade

LOGGED BY: J. James

DATE: March 13, 2021

Depth (feet)	Elevation (ft. MSL)	Description	Graphic	Groundwater	Sample Type	N Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Orange/light brown fine-grained clayey SAND with trace iron rock (SC)								
6		Red/orange fine-grained clayey SAND with iron rock (SC)								
		Orange fine-grained clayey SAND (SC)								
9		Auger Refusal at 8 ft. Boring Terminated at 8 ft.								
12										
15										
18										
21										

Page 1 of 1

NOVA

TEST BORING RECORD

R-2

PROJECT: Detroit Townhomes

CLIENT: PB&J - 1940 Detroit Development, LLC

PROJECT LOCATION: Escambia County, Florida

LOCATION: Per Boring Location Plan

DRILLER: J. James

DRILLING METHOD: Auger Boring

DEPTH TO - WATER> INITIAL: 0' GNE AFTER 24 HOURS: 0' CAVING> 0'

PROJECT NO.: 10116-2021075

ELEVATION: Existing Grade

LOGGED BY: J. James

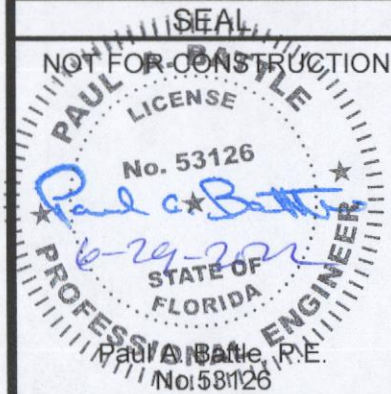
DATE: March 13, 2021

Depth (feet)	Elevation (ft. MSL)	Description	Graphic	Groundwater	Sample Type	N Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Orange/light brown fine-grained clayey SAND with trace iron rock (SC)								
6		Red/orange fine-grained clayey SAND with iron rock (SC)								
		Auger Refusal at 7.25 ft. Boring Terminated at 7.25 ft.								
9										
12										
15										
18										
21										

Page 1 of 1

HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	No.



Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

DRAWING No.

C1.3
SHEET 4 OF 25

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0000 Fax 850.438.0448
EEO 101000557

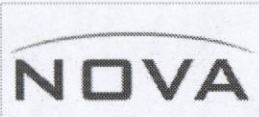
SOIL BORING LOGS

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SUMMARY OF CLASSIFICATION & INDEX TESTING

Detroit Townhomes
Escambia County, Florida
NOVA Project No. 10116-2021075

Boring No.	Sample Depth (ft. BEG)	Natural Moisture (%)	Percent Fines (- #200)	Hydraulic Conductivity		USCS Soil Classification
				K ₁₀ (ft/day)	Unit Weight of Sample (pcf)	
A-1	1-4	8	18	---	---	SM
R-1	3-6	18	21	---	---	SC
R-2	1.5-3.5	10	19	<0.1	121	SM
R-3	5-10	26	73	---	---	CL
R-3	12-15	18	35	<0.1	125	SC



Lab Summary - Page 1 of 1

NOVA
TEST BORING
RECORD
R-3

PROJECT: Detroit Townhomes
CLIENT: PB&J - 1940 Detroit Development, LLC
PROJECT LOCATION: Escambia County, Florida
LOCATION: Per Boring Location Plan
DRILLER: J. James
DRILLING METHOD: Auger Boring
DEPTH TO - WATER> INITIAL: ☐ GNE* AFTER 24 HOURS: ☐ CAVING> ☐

PROJECT NO.: 10116-2021075
ELEVATION: Existing Grade
LOGGED BY: J. James
DATE: March 13, 2021

Depth (feet)	Elevation (ft.-MSL)	Description	Graphic	Groundwater	Sample Type	N-Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx. 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Red/orange/grey low-plasticity CLAY (CL)								
6										
9										
		Orange/grey fine-grained clayey SAND (SC)								
12		Light brown/grey fine-grained clayey SAND, saturated (SC)								
15		Boring Terminated at 15 ft.								
18										
21										

NOTE: Saturated soils encountered from 12 ft. to 15 ft. BEG. No stabilized groundwater table in borehole after 1 hour.

Page 1 of 1

NOVA
TEST BORING
RECORD
R-4

PROJECT: Detroit Townhomes
CLIENT: PB&J - 1940 Detroit Development, LLC
PROJECT LOCATION: Escambia County, Florida
LOCATION: Per Boring Location Plan
DRILLER: J. James
DRILLING METHOD: Auger Boring
DEPTH TO - WATER> INITIAL: ☐ GNE* AFTER 24 HOURS: ☐ CAVING> ☐

PROJECT NO.: 10116-2021075
ELEVATION: Existing Grade
LOGGED BY: J. James
DATE: March 13, 2021

Depth (feet)	Elevation (ft.-MSL)	Description	Graphic	Groundwater	Sample Type	N-Value	%<#200 BLOW COUNT	NATURAL MOISTURE	PLASTIC LIMIT	LIQUID LIMIT
0		TOPSOIL (Approx. 3-inches)								
		Brown fine-grained silty SAND (SM)								
		Light brown/orange fine-grained silty SAND (SM)								
3										
		Red/orange/grey low-plasticity CLAY (CL)								
6										
		Orange/grey fine-grained clayey SAND (SC)								
9										
12										
		Light brown/grey fine-grained clayey SAND, saturated (SC)								
15		Boring Terminated at 15 ft.								
18										
21										

NOTE: Saturated soils encountered from 14 ft. to 15 ft. BEG. No stabilized groundwater table in borehole after 30 minutes.

Page 1 of 1

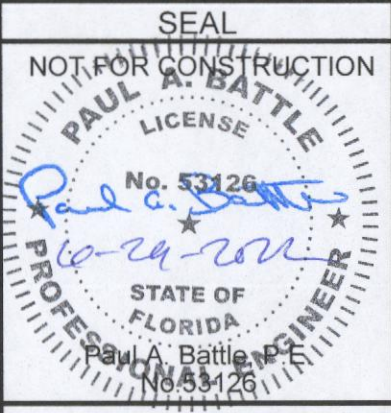
RBA

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850-438-6500 Fax 850-438-0446
EIS 00009567

SOIL BORING LOGS

HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION



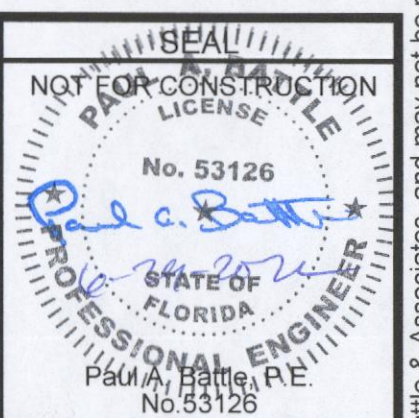
Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

DRAWING No.

C1.4
SHEET 5 OF 25

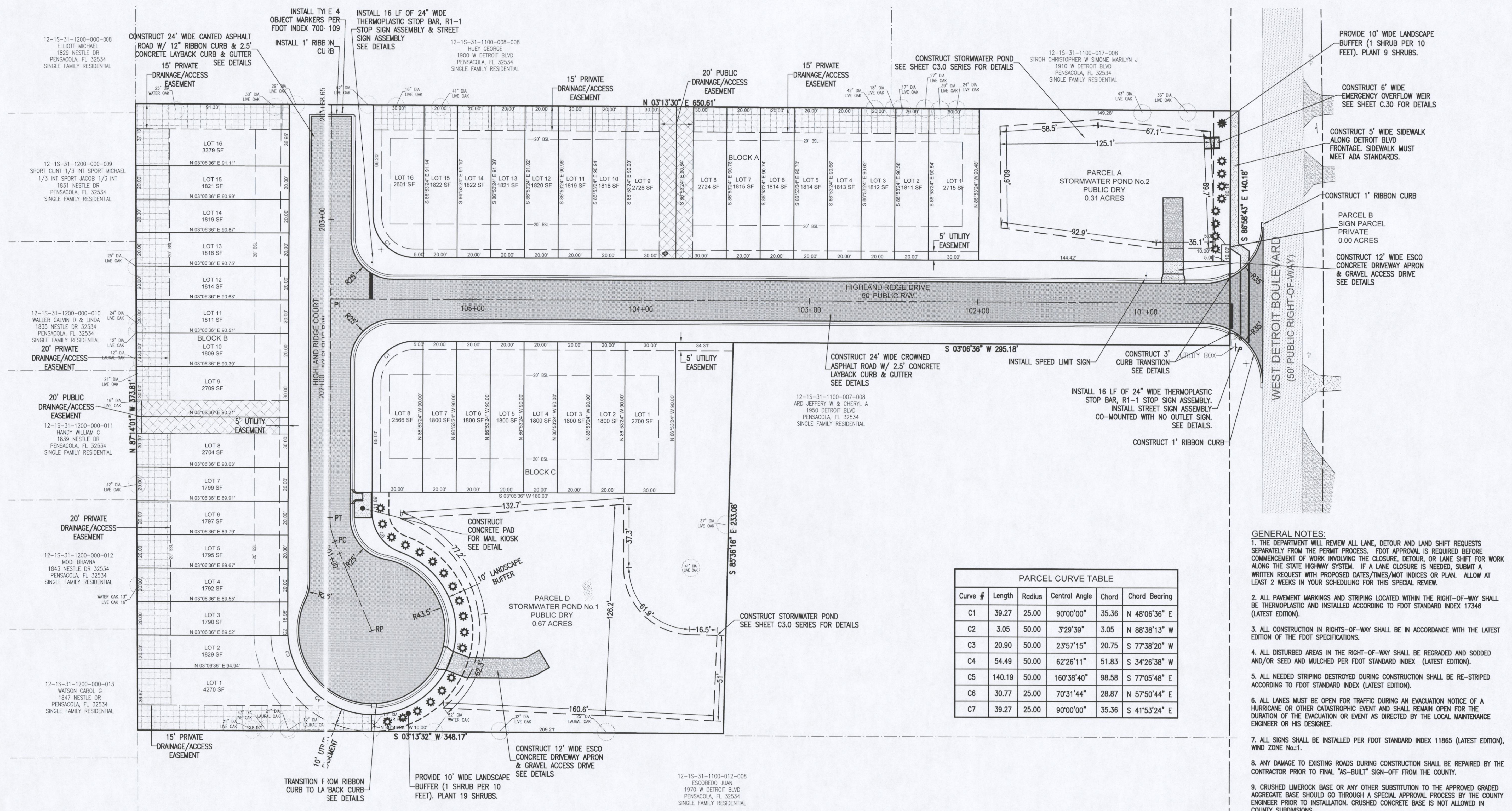
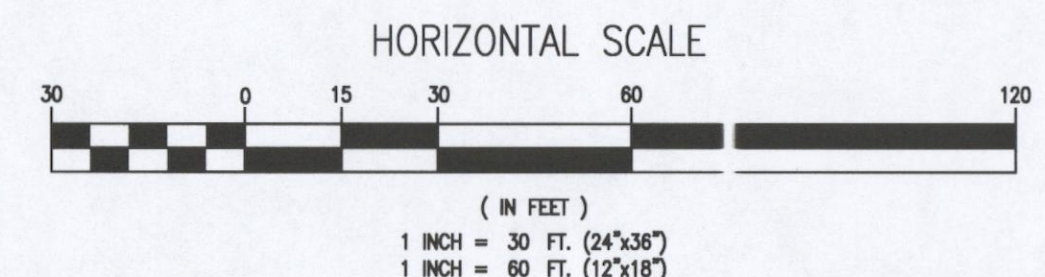
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REVISION	
No.	DATE



ESCAMBIA COUNTY SPECIAL 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 PRELIMINARY PLAT OR CONSTRUCTION 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.

LAND DISTURBING NOTE
ANY LAND DISTURBING ACTIVITIES, INCLUDING THE PLACEMENT OF FILL/FILL MATERIALS, GRADING, EXCAVATING, ETC. SHALL NOT OCCUR UNTIL SUCH TIME AS APPROPRIATE PERMIT(S) ARE ISSUED FOR THE PROPOSED WORK.



PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.27	25.00	90°00'00"	35.36	N 48°06'36" E
C2	3.05	50.00	3°29'39"	3.05	N 88°38'13" W
C3	20.90	50.00	23°57'15"	20.75	S 77°38'20" W
C4	54.49	50.00	62°28'11"	51.83	S 34°26'38" W
C5	140.19	50.00	160°38'40"	98.58	S 77°05'48" E
C6	30.77	25.00	70°31'44"	28.87	N 57°50'44" E
C7	39.27	25.00	90°00'00"	35.36	S 41°53'24" E

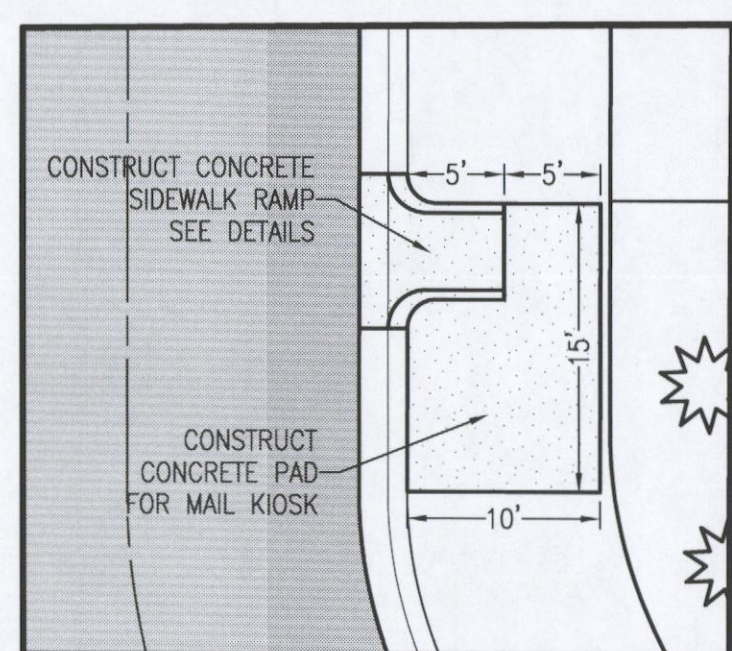
LEGEND	
	EXISTING ASPHALT
	EXISTING GRAVEL
	EXISTING DIRT
	PROPOSED GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PUBLIC DRAINAGE/ACCESS EASEMENT
	PRIVATE DRAINAGE/ACCESS/UTILITY EASEMENT

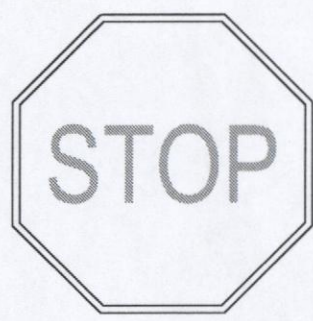
- GENERAL NOTES:
- THE DEPARTMENT WILL REVIEW ALL LANE, DETOUR AND LAND SHIFT REQUESTS SEPARATELY FROM THE PERMIT PROCESS. FDOT APPROVAL IS REQUIRED BEFORE COMMENCEMENT OF WORK INVOLVING THE CLOSURE, DETOUR, OR LANE SHIFT FOR WORK ALONG THE STATE HIGHWAY SYSTEM. IF A LANE CLOSURE IS NEEDED, SUBMIT A WRITTEN REQUEST WITH PROPOSED DATES/TIMES/MOT INDICES OR PLAN. ALLOW AT LEAST 2 WEEKS IN YOUR SCHEDULING FOR THIS SPECIAL REVIEW.
 - ALL PAVEMENT MARKINGS AND STRIPING LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FDOT STANDARD INDEX 17346 (LATEST EDITION).
 - ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT SPECIFICATIONS.
 - ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER FDOT STANDARD INDEX (LATEST EDITION).
 - ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FDOT STANDARD INDEX (LATEST EDITION).
 - ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
 - ALL SIGNS SHALL BE INSTALLED PER FDOT STANDARD INDEX 11865 (LATEST EDITION), WIND ZONE No.1.
 - ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
 - CRUSHED LIMESTONE BASE OR ANY OTHER SUBSTITUTION TO THE APPROVED GRADED AGGREGATE BASE SHOULD GO THROUGH A SPECIAL APPROVAL PROCESS BY THE COUNTY ENGINEER PRIOR TO INSTALLATION. CRUSHED CONCRETE BASE IS NOT ALLOWED IN COUNTY SUBDIVISIONS.

SOLID WASTE DISPOSAL:
SOLID WASTE WILL BE DISPOSED OF VIA CURB SIDE PICK-UP.

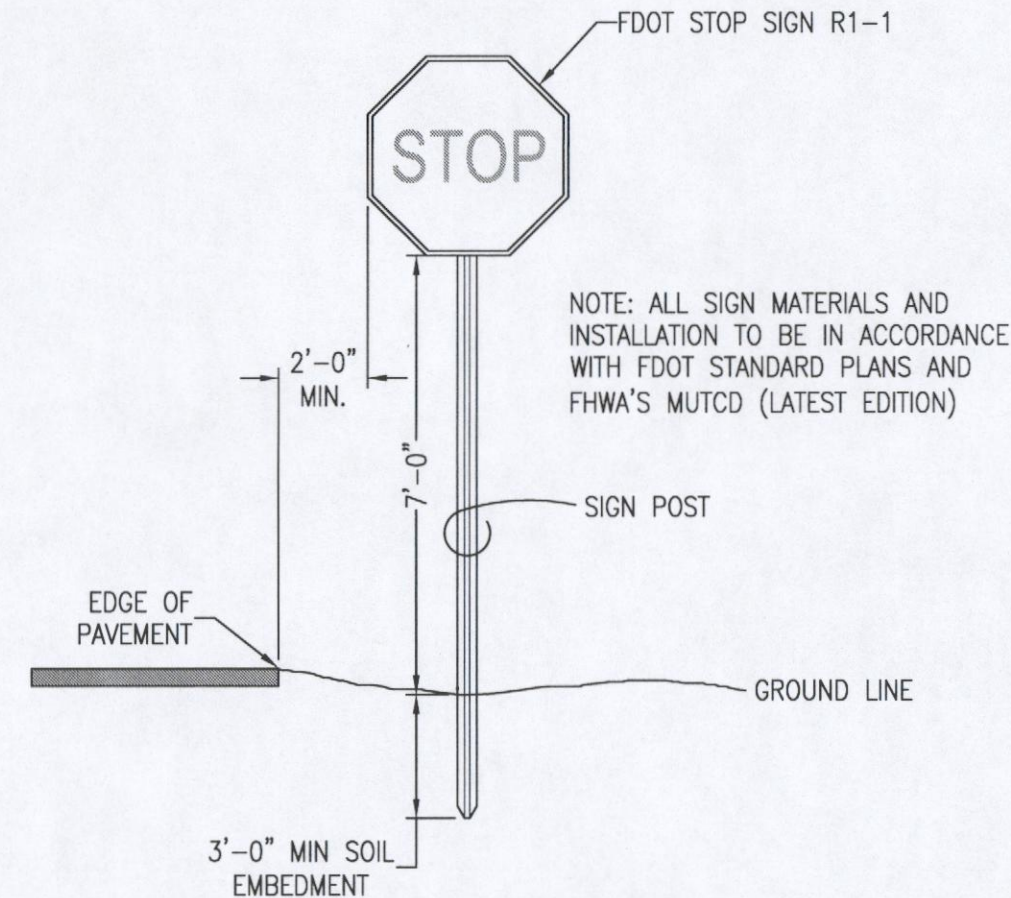
EVACUATION NOTE:
ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.

AREA CALCULATIONS:
TOTAL PROPERTY AREA = 173,361 SF
EXISTING BUILDING AREA = 0 SF
EXISTING IMPERVIOUS AREA = 8432 SF (5%)
EXISTING SEMI-IMPERVIOUS AREA = 0 SF (0%)
EXISTING PERVIOUS AREA = 164,929 SF (95%)
TOTAL IMPERVIOUS AREA = 30,510 (17.6%)
TOTAL POND TOP AREA = 23,878 SF (13.8%)
TOTAL PERVIOUS AREA = 54,388 SF (31.4%)

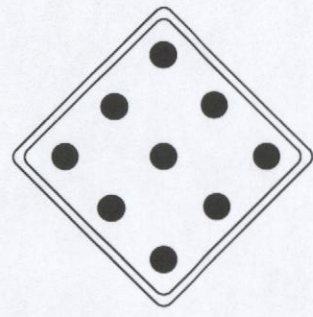




FDOT STANDARD
R1-1
2'-0" x 2'-0"
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.



18"x18" OBJECT
MARKER 4 SIGN
N.T.S.



FDOT STANDARD
R2-1 SPEED LIMIT SIGN
1'-5" x 2'-0"
N.T.S.



FDOT STANDARD
W14-1
2'-6" x 2'-6"
N.T.S.

- GENERAL NOTES
- ALL SIGN INSTALLATIONS MUST COMPLY WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND COMPLY WITH SECTION 711 OF F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - STOP BAR APPLICATION IS NOT REQUIRED AT THE INTERSECTION OF TWO RESIDENTIAL ROADWAYS AND / OR ROADWAYS LOCATED WITHIN INTERIORS OF A SUBDIVISION UNLESS SPECIFICALLY NOTED OTHERWISE.

1 STOP SIGN

SIGN PLACEMENT: LOCATE SIGN ADJACENT TO POINT OF CURVATURE (P.C.) OF CURBING OR EDGE OF ASPHALT TURN OUT. LATERAL CLEARANCE (W/ CURB): NO PART OF SIGN ASSEMBLY SHALL BE LESS THAN 6' FROM EDGE OF ASPHALT (INCLUDES RIBBON CURB). VERTICAL CLEARANCE: SIGN SHALL DISPLAY A MINIMUM VERTICAL CLEARANCE OF 7 FEET (MEASURED FROM BOTTOM OF SIGN BLADE TO LEVEL OF ADJACENT ROADWAY).

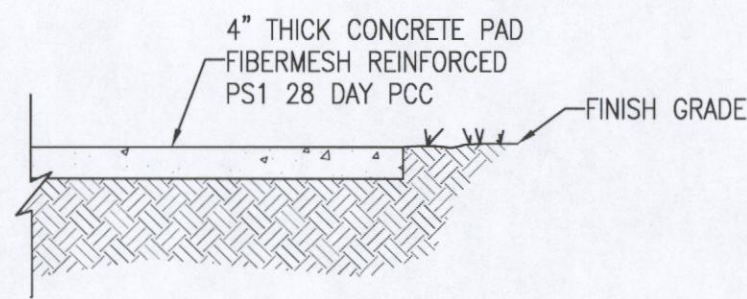
2 STREET NAME SIGN

SIGN PLACEMENT: LOCATE STREET NAME SIGN AT MID-RADIUS POINT OF TURN OUT ON SAME SIDE OF STREET AS STOP SIGN. NOTE: SEE ESCAMBIA COUNTY STANDARD DETAILS FOR STREET NAME SIGNS FOR FURTHER FABRICATION, LOCATION AND INSTALLATION REQUIREMENTS.

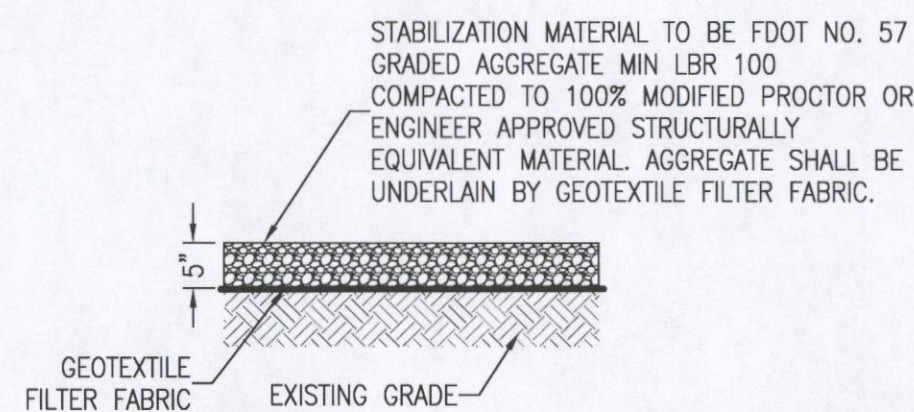
3 24" STOP BAR

OPTIONAL (SEE GEN. NOTE # 3). PLACEMENT: LEADING EDGE OF STOP BAR CANNOT BE LESS THAN 4 FEET IN ADVANCE OF INTERSECTING EDGE OF TRAVELED WAY OR MARKED / UNMARKED CROSSWALK. STOP BAR MUST BE LOCATED AS TO PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE PER F.D.O.T.'S DESIGN STANDARDS INDEX # 546.

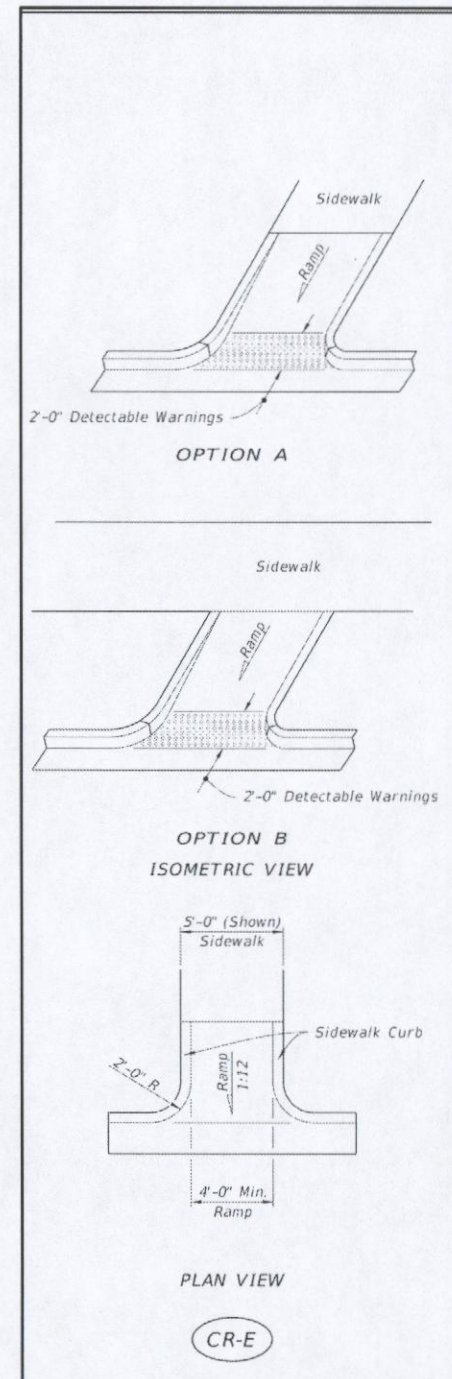
INSTALLATION DETAILS
TRAFFIC CONTROL SIGNS & MARKINGS FOR NEW RESIDENTIAL INTERSECTIONS
ACCEPTABLE PER CURRENT ESCAMBIA COUNTY INSPECTION PRACTICES



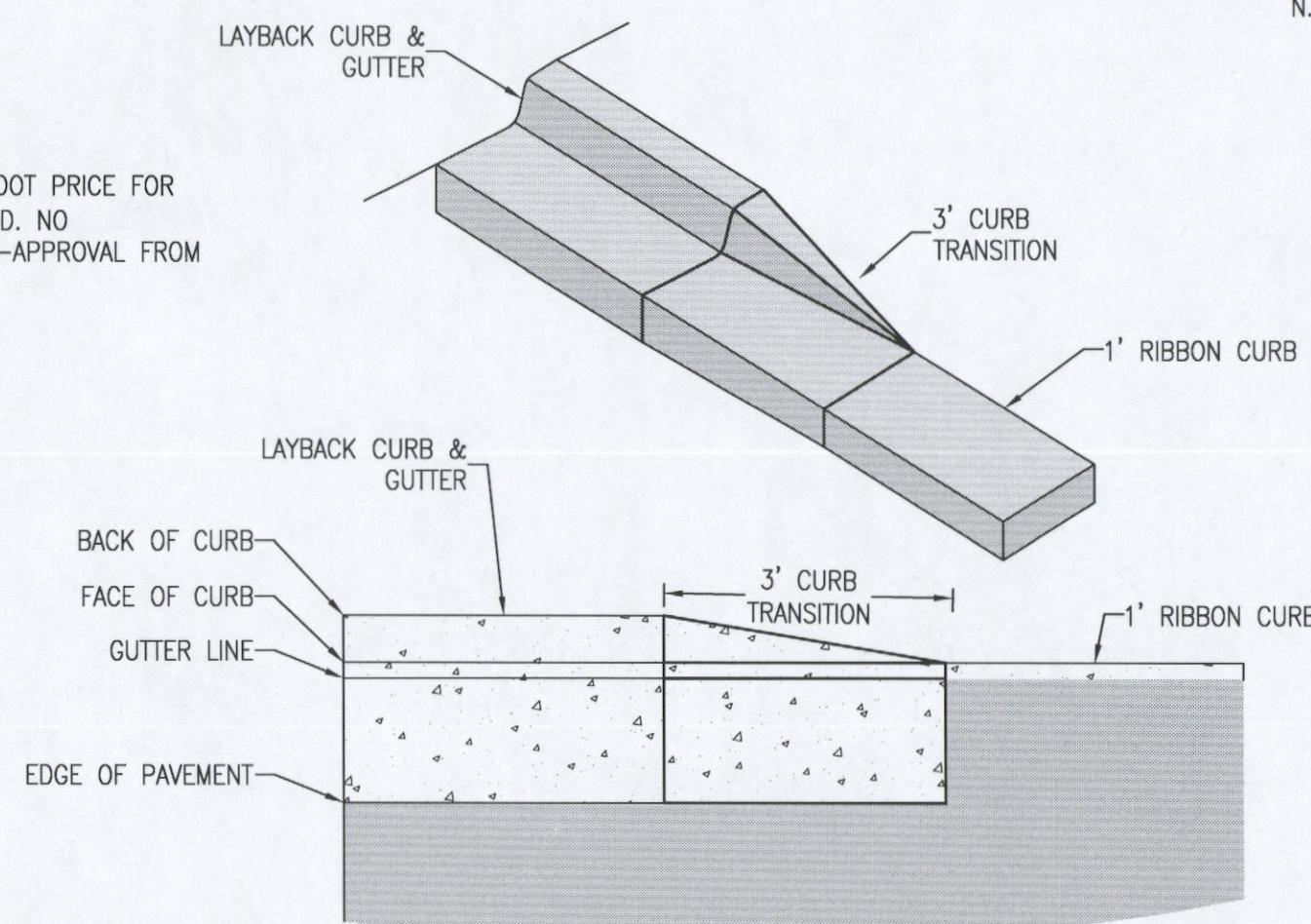
CONCRETE PAD DETAIL
N.T.S.



STABILIZED GRAVEL
DRIVE SECTION
N.T.S.



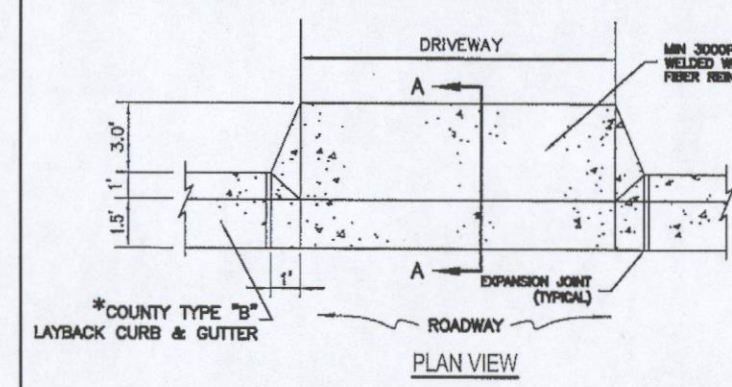
FDOT INDEX 522-002
SIDEWALK DETAIL
N.T.S.



CURB TRANSITION
LAYBACK TO RIBBON
N.T.S.

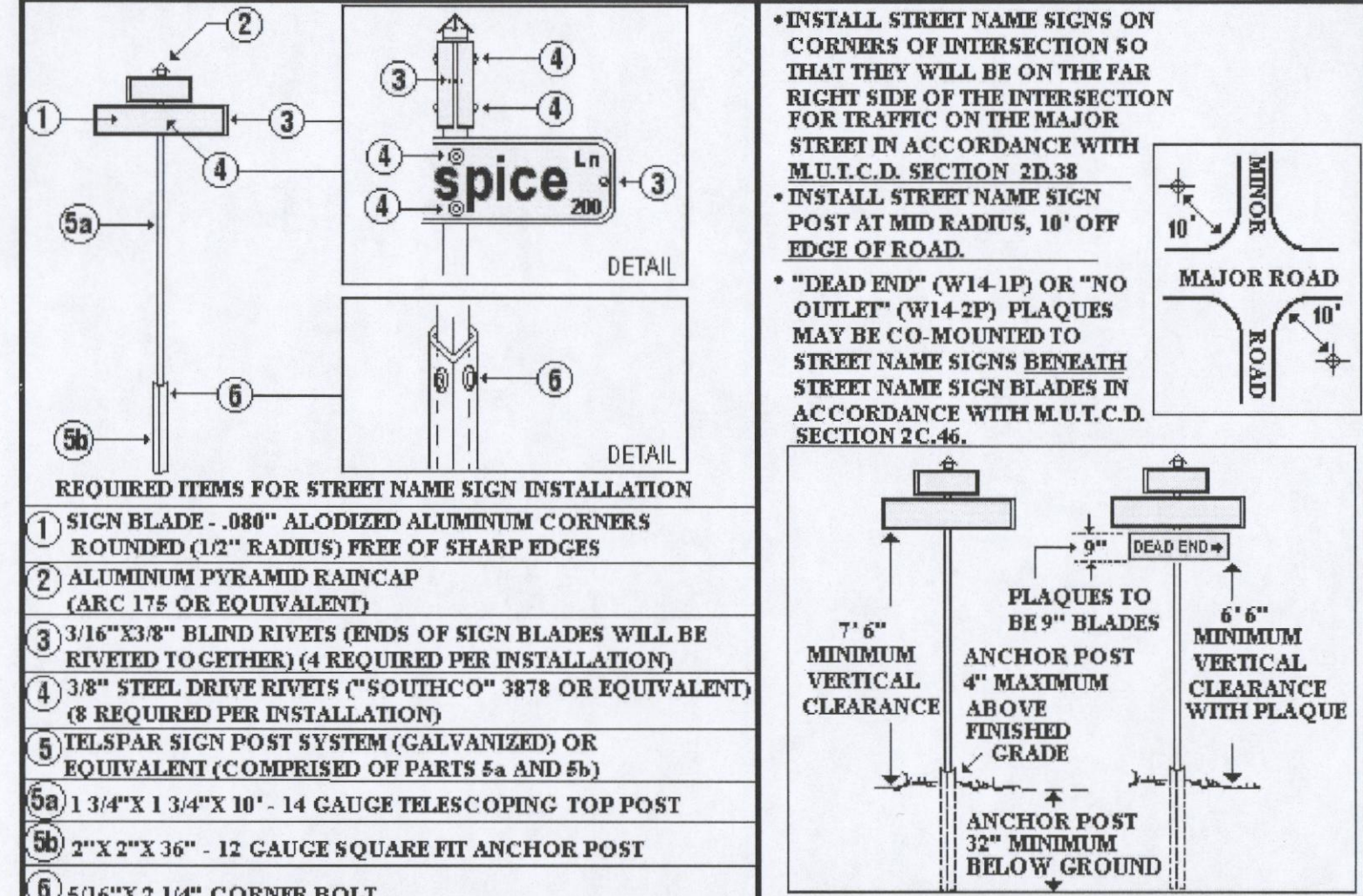
- NOTES:
- ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
 - DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 - 1/2" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUB GRADE - 80% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
 - DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
 - IF NECESSARY, REFER TO FOOT INDEX DETAILS AS REFERENCED BELOW.
 - RADIUS OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
 - PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
 - TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.

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

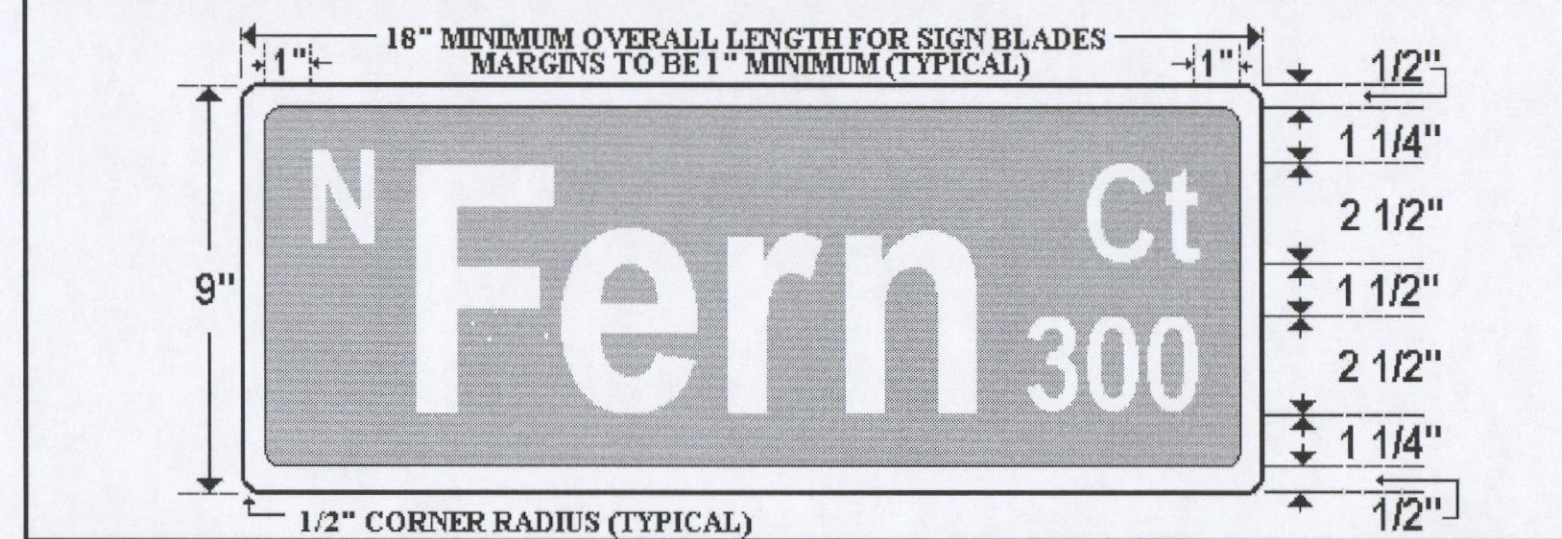


- NOTES:
- SEE STANDARD COUNTY CURB DETAILS FOR REFERENCE.
 - SEE F.D.O.T. INDEX NO. 515 FOR OTHER CONNECTIONS.
- * FOR OTHER TYPE CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT.

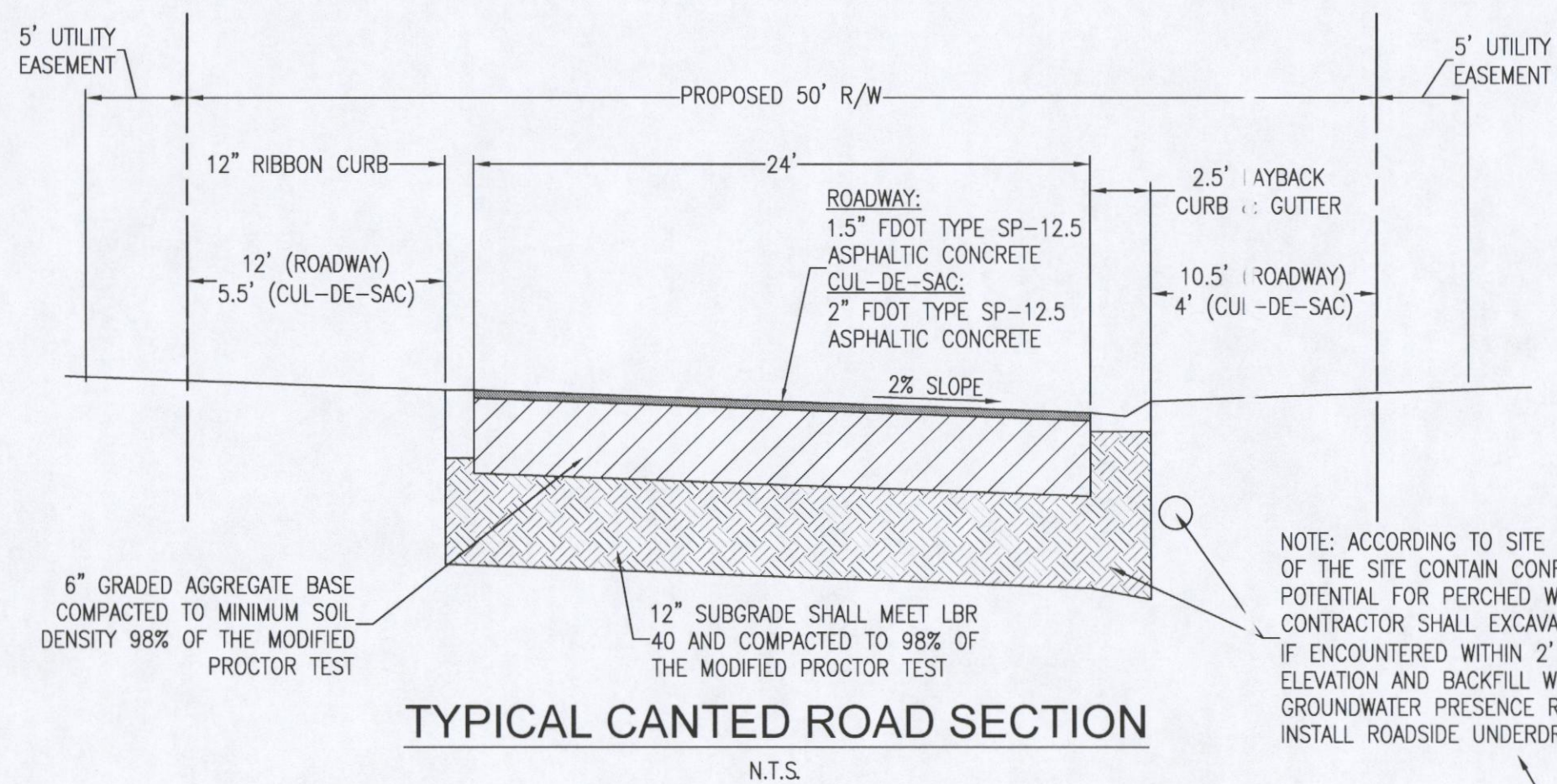
STANDARD DETAILS FOR INSTALLATION AND LOCATION OF STREET NAME SIGNS



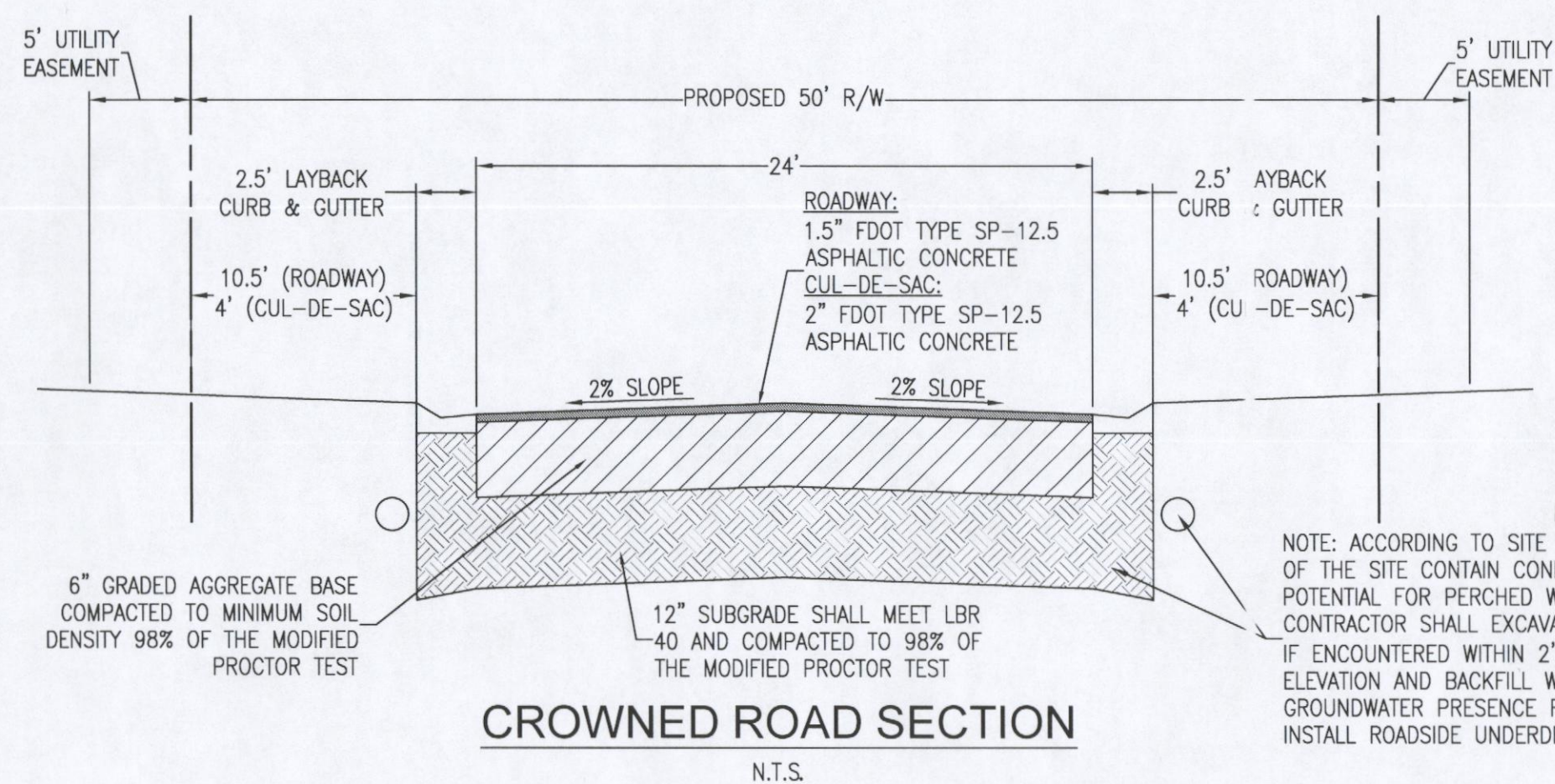
- STANDARD DETAILS FOR STREET NAME SIGN BLADE LAYOUT
- F.D.O.T. TYPE III-A REFLECTIVE SHEETING TO BE USED ON ALL STREET NAME SIGN BLADES.
 - STREET NAME SIGN BLADES TO HAVE WHITE LEGENDS, 1/2" WHITE BORDERS AND GREEN BACKGROUND.
 - PRIMARY LETTERING TO SERIES B, 6" UPPER CASE AND 4 1/2" LOWER CASE.
 - PREFIX AND SUFFIX LETTERING TO BE SERIES C, 2 1/2" UPPER CASE AND 1 3/4" LOWER CASE.



ESCAMBIA COUNTY STANDARD DETAILS
FOR STREET NAME SIGNS
DEPARTMENT OF ENGINEERING - TRAFFIC ENGINEERING DIVISION
Suite 1, 1190 West Leonard Street, Pensacola, Florida 32501-1116
BY: Alan Theford, Engineering Technician III Revised 6-2002 *NOT TO SCALE*

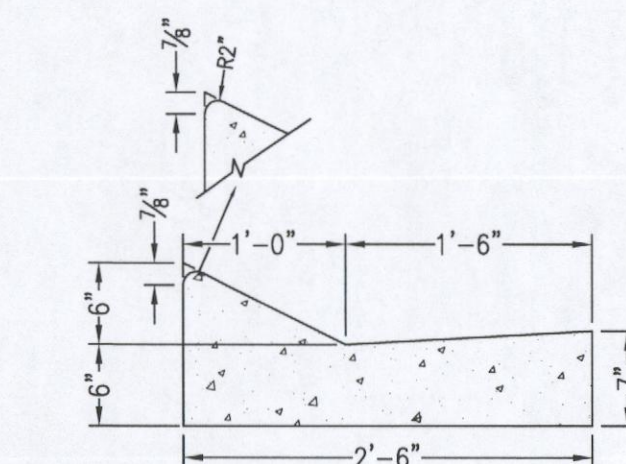


TYPICAL CANTED ROAD SECTION
N.T.S.



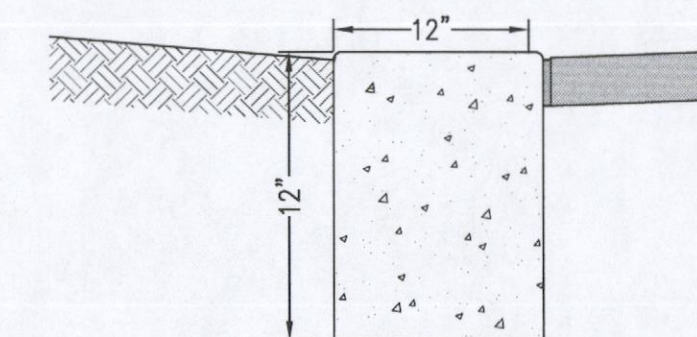
CROWNED ROAD SECTION
N.T.S.

CONTRACTOR SHALL PROVIDE A LINEAR FOOT PRICE FOR UNDERDRAINS (IF NEEDED) WITH THEIR BID. NO UNDERDRAINS INSTALLATION WITHOUT PRE-APPROVAL FROM ENGINEER OF RECORD



- NOTES:
- ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 - EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.
 - ALL CONCRETE SHALL BE 3000 psi AT 28 DAYS.

LAYBACK CURB & GUTTER
N.T.S.



- NOTES:
- ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 - EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

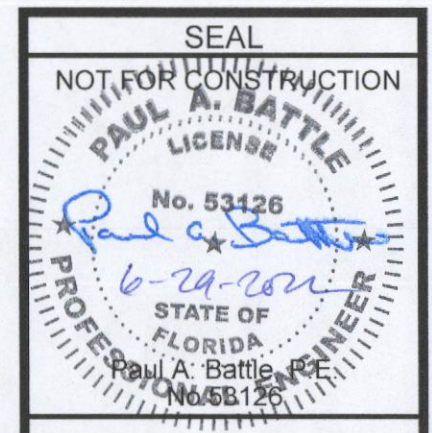
12" RIBBON CURB
N.T.S.

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.4448
Fax 850.438.0448
E8 00000001

SITE LAYOUT &
DIMENSION PLAN

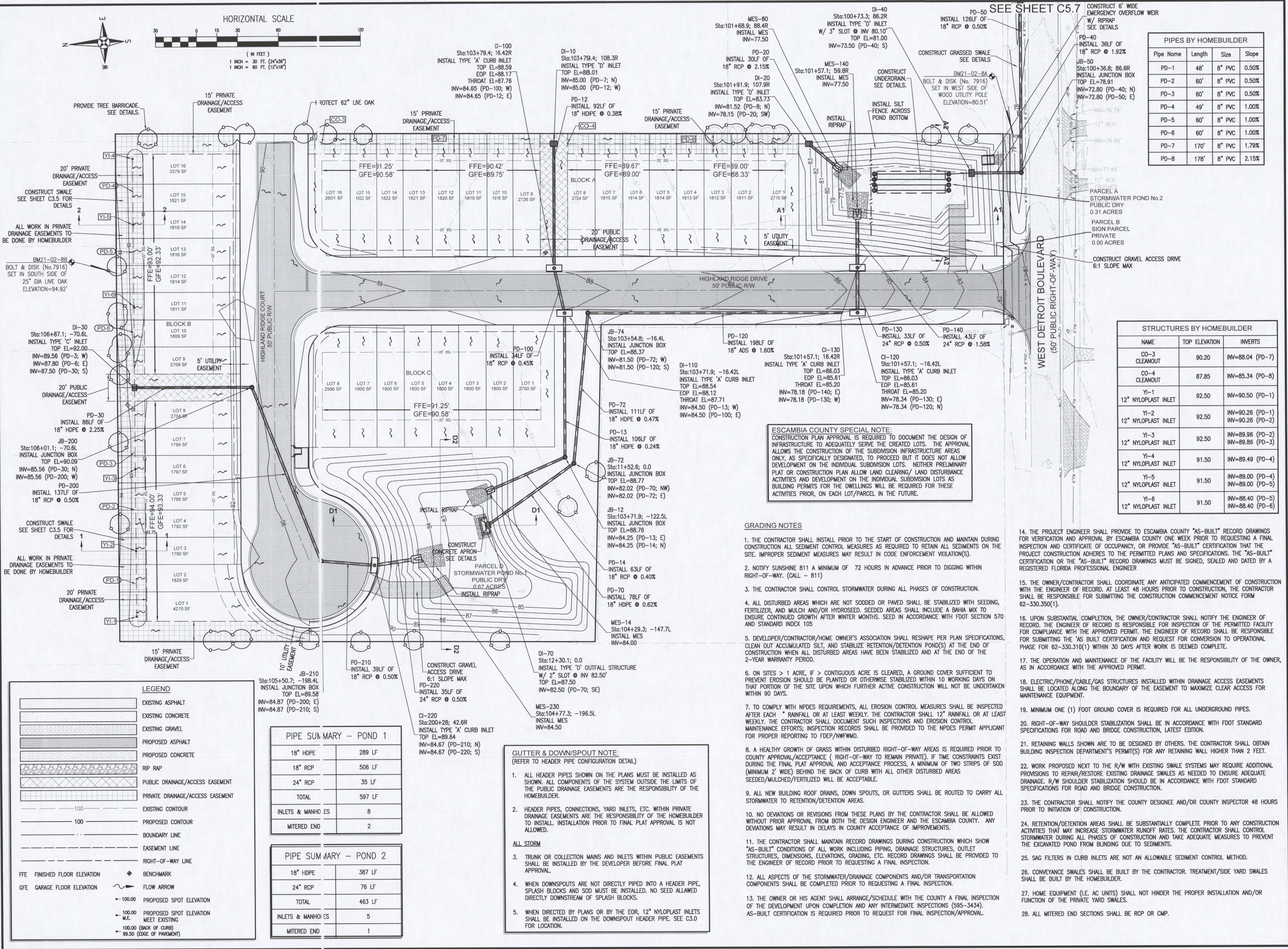
HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

REVISION	DATE	No.



Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

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C2.1
SHEET 7 OF 25



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Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
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Telephone 850.438.0448
EB 0000667

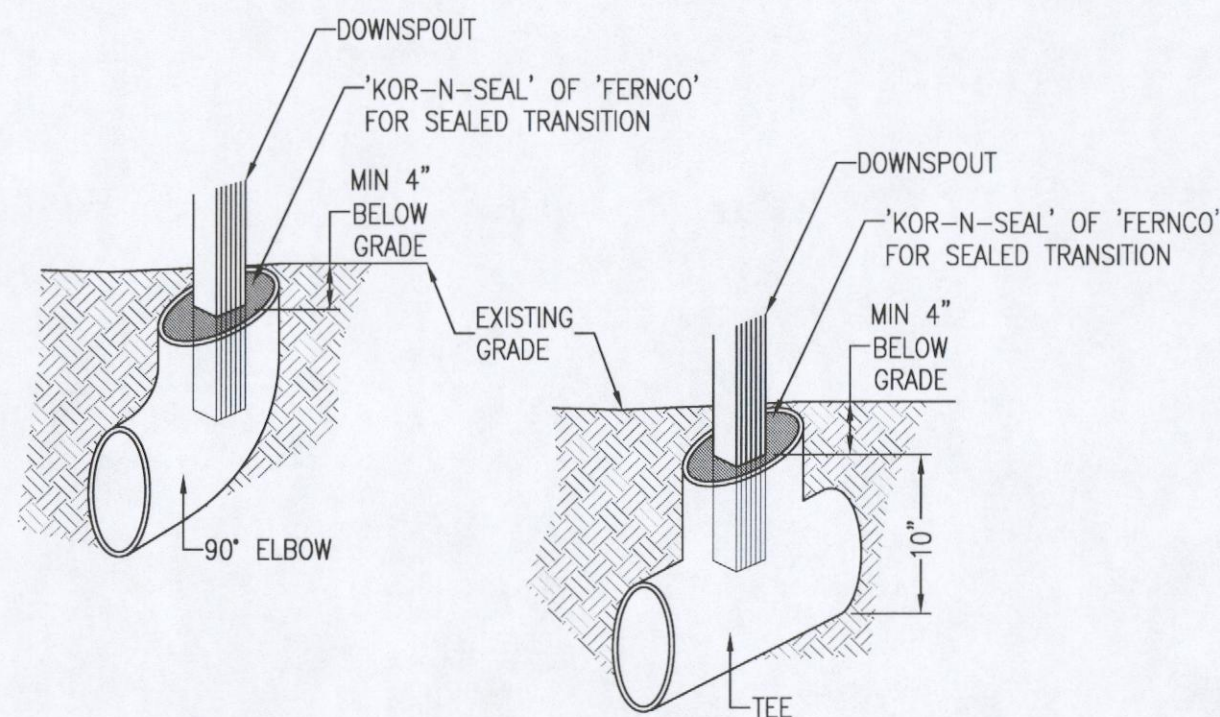
GRADING & DRAINAGE PLAN

HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

NO.	DATE	REVISION

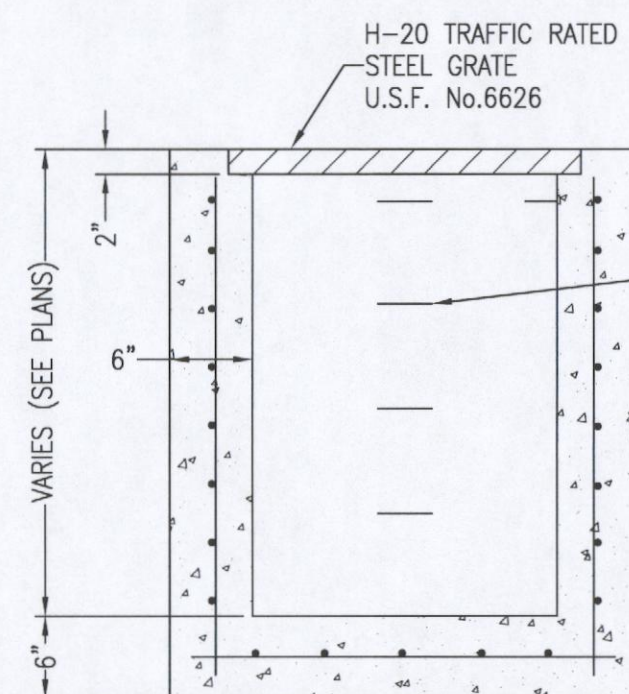
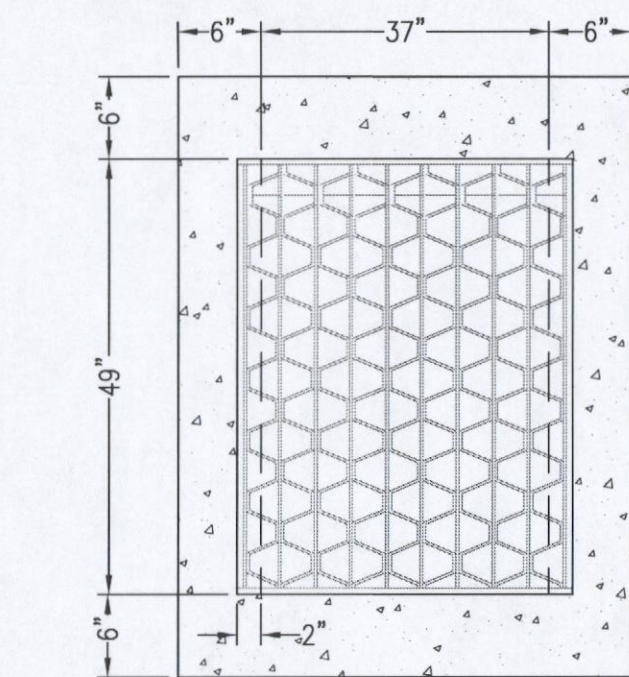
Dr. By: CBD
Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022
DRAWING NO.

C3.0
SHEET 8 OF 25

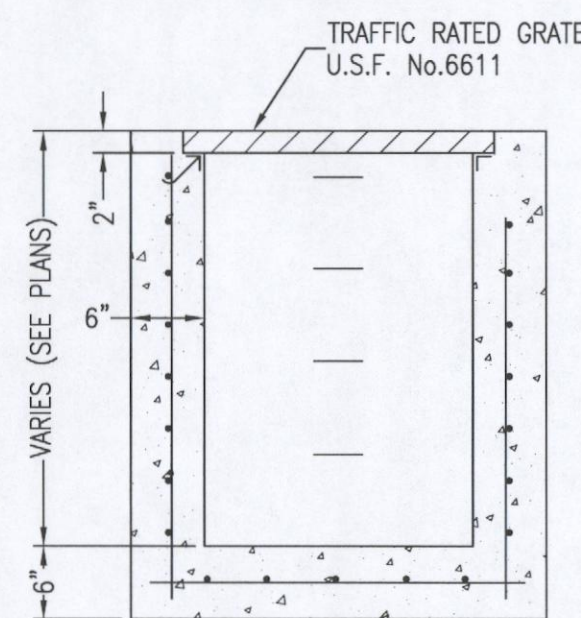
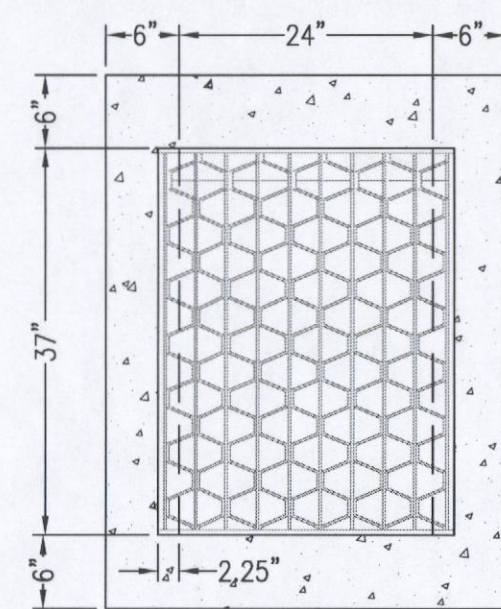


NOTE:
USE KOR-N-SEAL OR FERNCO ELASTIC RUBBER OR NEOPRENE FLEXIBLE COUPLING WITH STAINLESS STEEL ADJUSTABLE BANDS FOR TRANSITION BETWEEN DOWNSPOUT & DRAINPIPE.

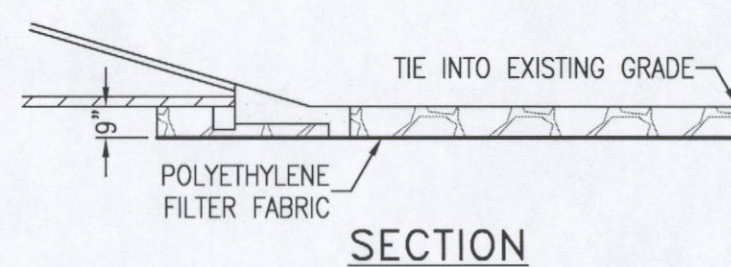
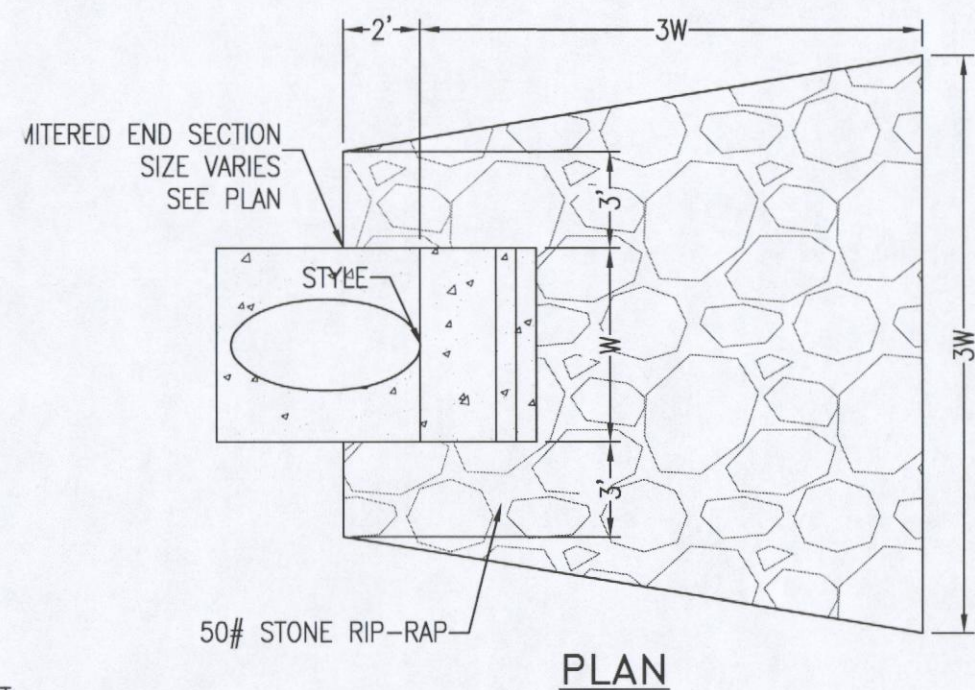
DOWNSPOUT DETAILS
N.T.S.



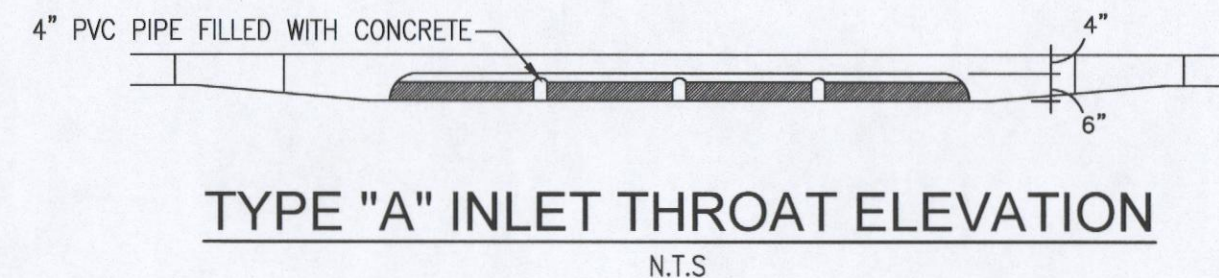
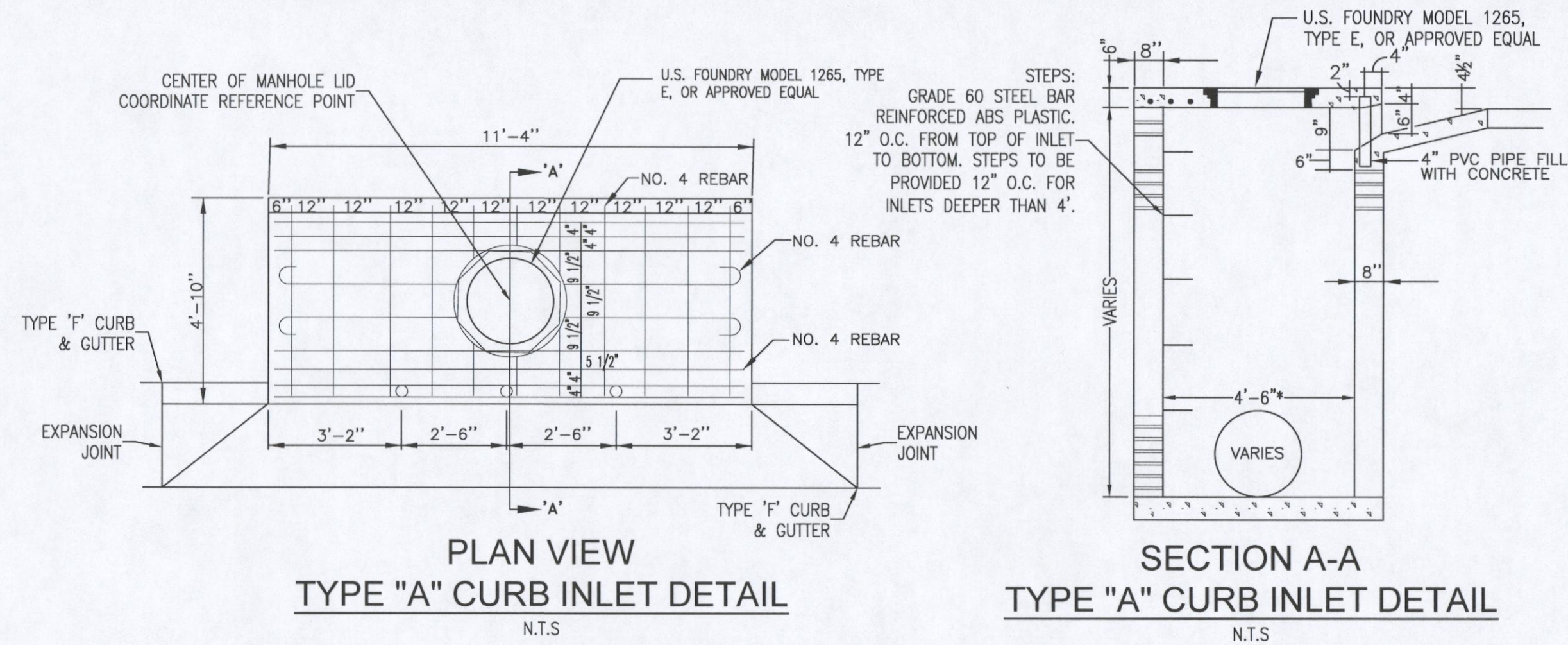
FDOT TYPE 'D' INLET
N.T.S.



FDOT TYPE 'C' INLET
N.T.S.

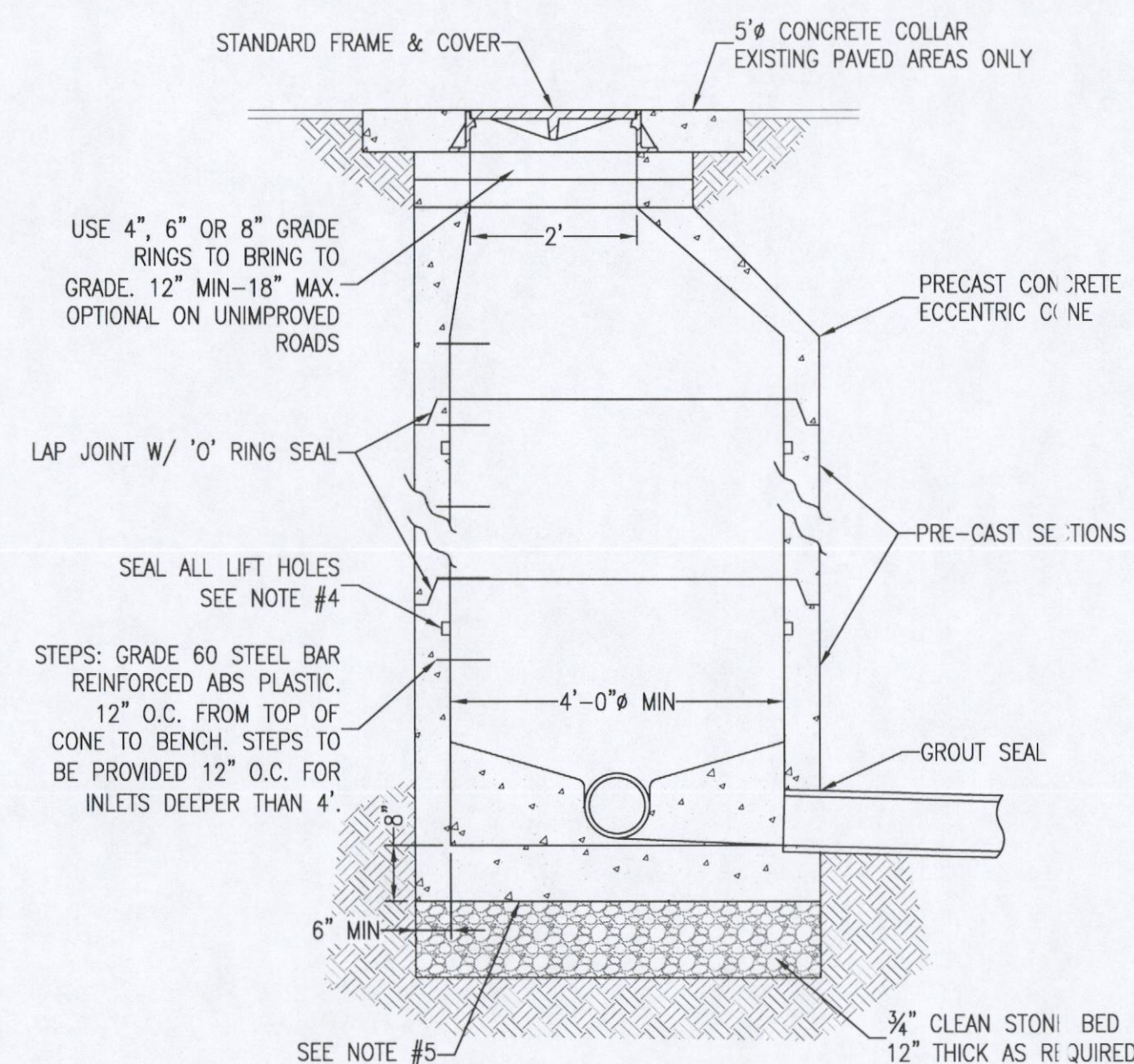


RIP-RAP DETAIL
N.T.S.

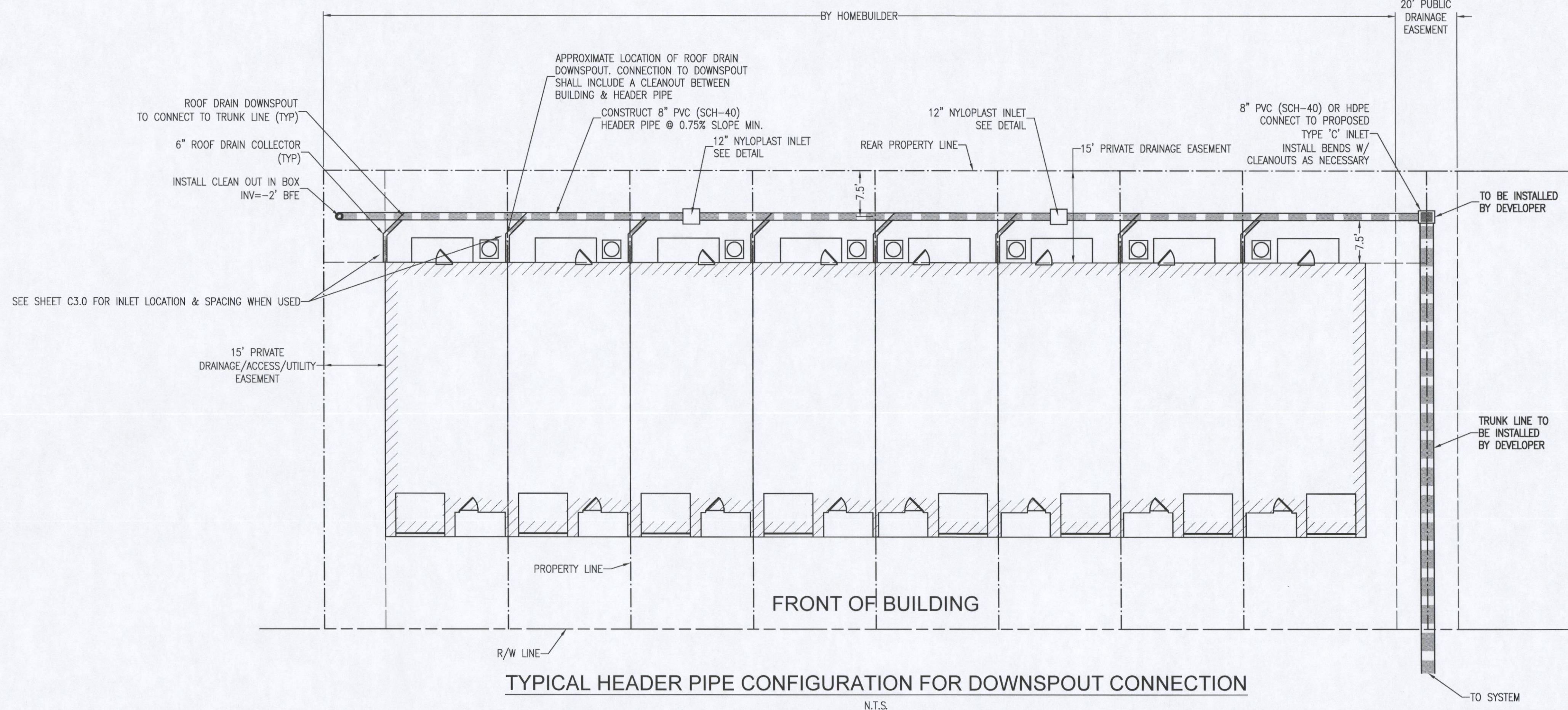


NOTE: WHEN INLETS ARE TO BE CONSTRUCTED ON A CURVE, REFER TO PLANS TO DETERMINE RADIUS & WHERE NECESSARY, MODIFY INLET DETAILS ACCORDINGLY. BEND STEEL WHEN NECESSARY TO MAINTAIN MINIMUM COVER.

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

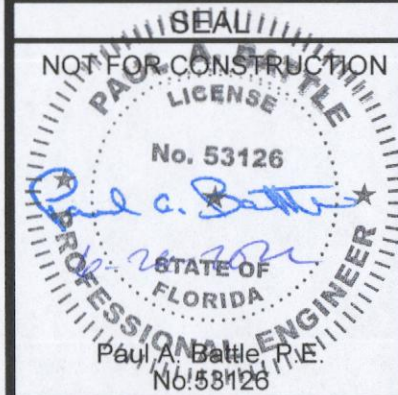


STORMWATER MANHOLE DETAIL
N.T.S.



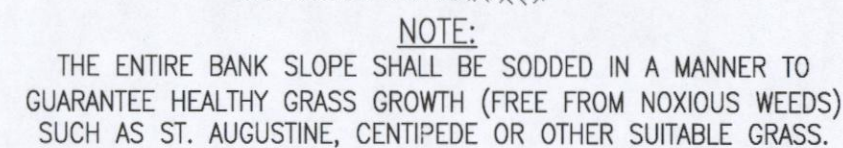
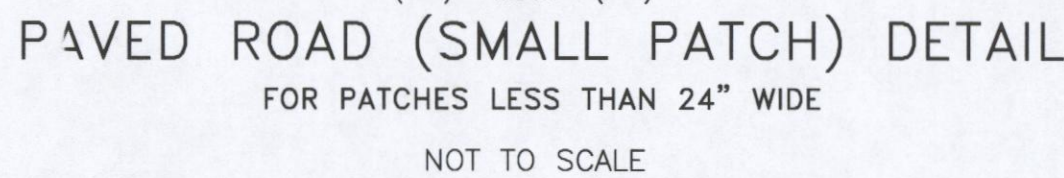
TYPICAL HEADER PIPE CONFIGURATION FOR DOWNSPOUT CONNECTION
N.T.S.

REVISION	DATE	No.



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Ck By: PAB
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Date: 6/29/2022

1. JIRT ROAD PATCH WORK SUB BASE MATERIAL SHALL BE PLACED IN NOT MORE THAN 1" LIFTS. EACH LAYER TO BE TAMPED TO A MINIMUM OF 40 LBR.
2. DRAED AGGREGATE BASE SHALL BE COMPACTED TO A MIN LBR 100.
3. ROAD CUTS SHALL BE MECHANICALLY SAW CUT TO FORM A SURFACE PAVEMENT JOINT AND TACK COATED ALONG THE FACE OF CUT JOINTS PRIOR TO ASPHALT PLACEMENT.
4. LONGITUDINAL ROAD CUTS THAT AFFECT ONE TRAVEL LANE SHALL REQUIRE MILLING AND REPAVING OF THE AFFECTED TRAVEL LANE 10.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL. LONGITUDINAL ROAD CUTS THAT AFFECT BOTH TRAVEL LANES SHALL REQUIRE MILLING AND REPAVING OF THE ENTIRE ROADWAY 10.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL.



NOTE:
THE ENTIRE BANK SLOPE SHALL BE SODDED IN A MANNER TO
GUARANTEE HEALTHY GRASS GROWTH (FREE FROM NOXIOUS WEEDS)
SUCH AS ST. AUGUSTINE, CENTIPEDE OR OTHER SUITABLE GRASS.

POND No.1 DETAIL (PARCEL D)

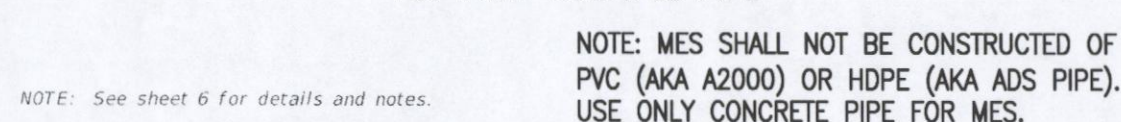
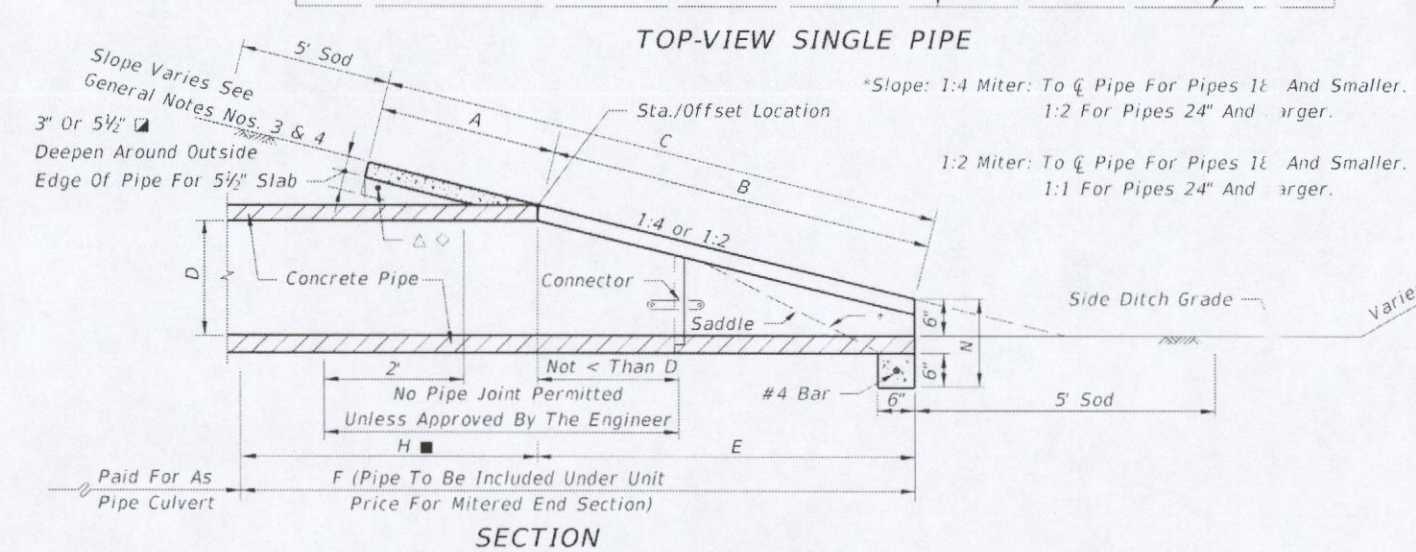
5% CONCRETE SLAB (CY)					SODDING (SY)				
Single	Double	Triples	Quad.		Single	Double	Triples	Quad.	
Pipe	Pipe	Pipe	Pipe		Pipe	Pipe	Pipe	Pipe	
0.38	0.58	0.77	0.96	21	24	27	30		
0.44	0.65	0.87	1.09	22	25	28	31		
0.50	0.72	1.00	1.25	23	26	29	32		
0.66	1.09	1.50	1.91	26	31	35	40		
0.81	1.38	1.95	2.51	28	34	39	45		
0.97	1.70	2.45	3.19	30	37	43	50		
1.13	2.04	2.93	3.84	32	39	47	54		
1.31	2.44	3.58	4.72	34	42	51	59		
1.49	2.89	4.30	5.64	36	45	55	65		
1.68	3.35	5.04	6.43	38	48	58	68		
1.89	3.74	5.59	7.45	40	51	62	73		
2.10	4.07	6.07	8.14	42	53	65	77		
0.66	0.99	1.31	1.65	25	28	31	35		
0.85	1.30	1.75	2.20	28	32	36	40		
1.05	1.60	2.14	2.69	30	35	38	43		
1.32	2.22	3.08	3.96	34	40	46	52		
1.58	2.76	3.91	5.09	38	44	51	58		
1.85	3.20	4.71	6.17	42	48	56	64		
2.14	3.95	5.77	7.58	44	52	61	69		
2.45	4.66	6.87	9.07	47	56	66	75		
2.80	5.56	8.18	10.97	50	59	69	80		
3.14	6.51	9.51	13.13	52	63	74	86		

■ See General Note No. 5.
 See Sheet 5 For 3" Slab Quantities

■ Values shown for estimating pipe quantities
 and are for information only.

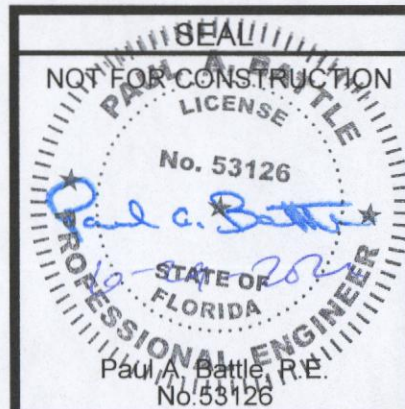
<i>B</i>	<i>E</i>	
6.42' △ 6.25'		Dimensions permitted to allow use of 8" standard pipe lengths.
10.40' ◇ 10.10'		Dimensions permitted to allow use of 12" standard pipe lengths.

◇ ◇ Concrete slab shall be deepened to form bridge
 across crown of pipe. See section below.



CROSS DRAIN MITERED END SECTION

INDEX NO. 272	SHEET NO. 1 of 6
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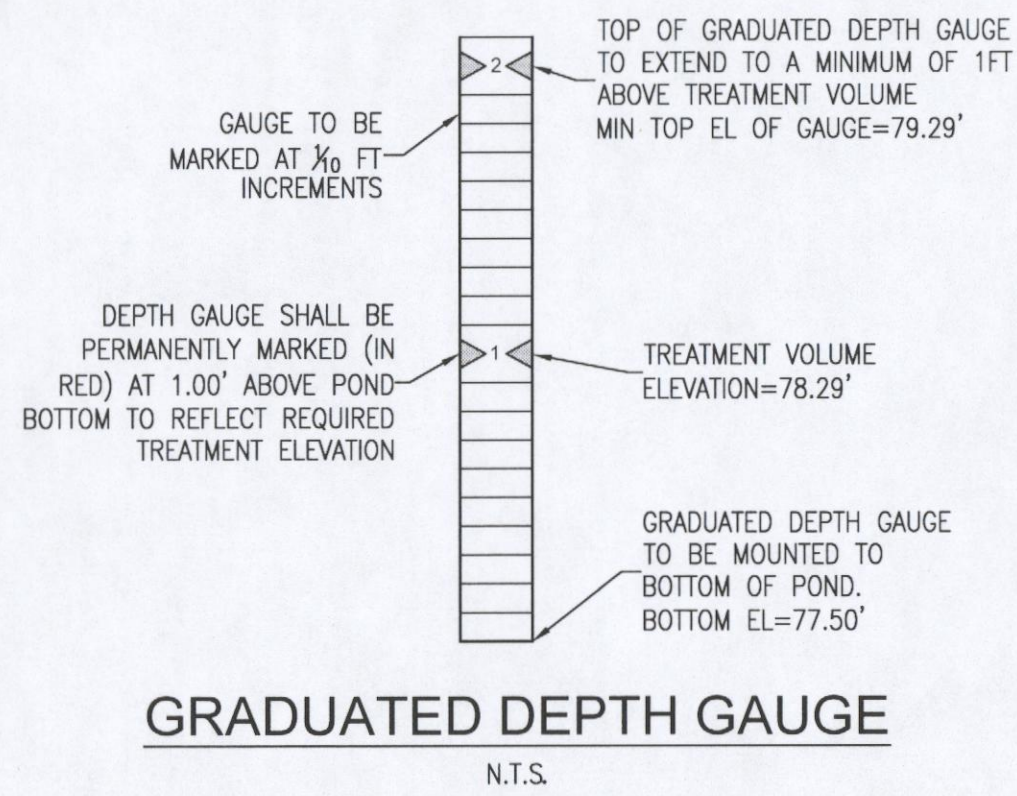
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Date: 6/29/2022

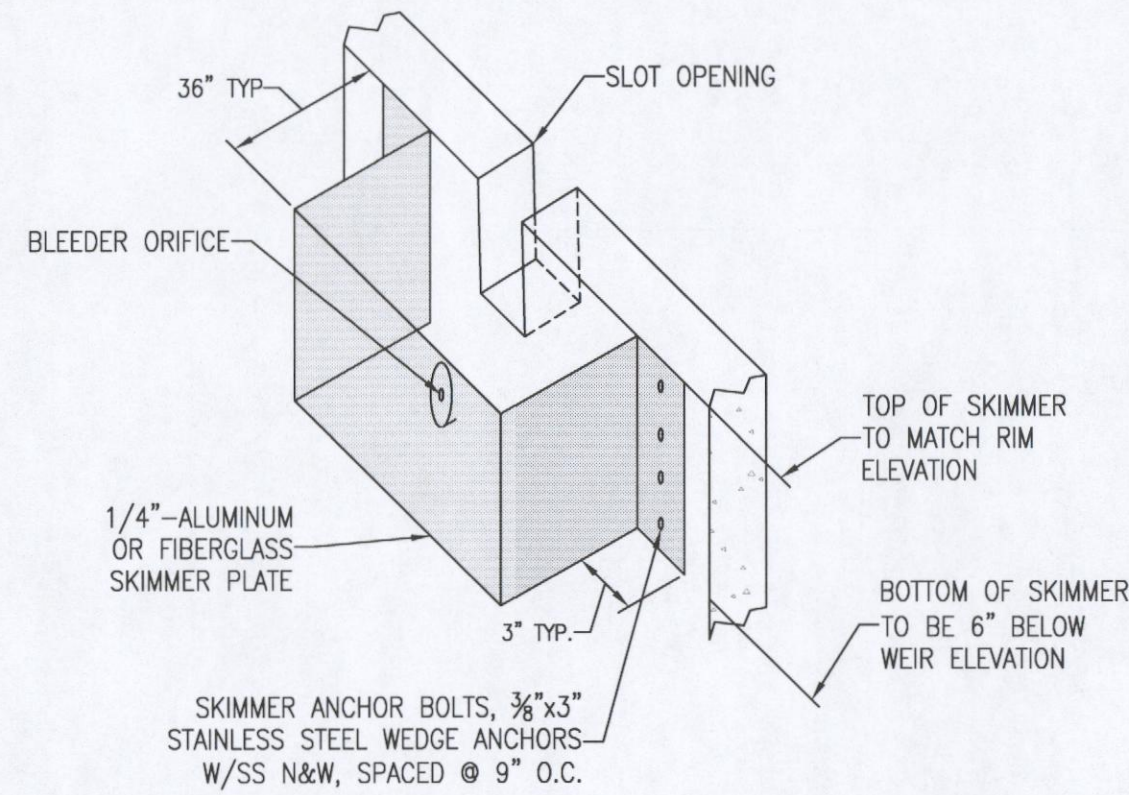
DRAWING No.

C3.2
SHEET 10 OF 25

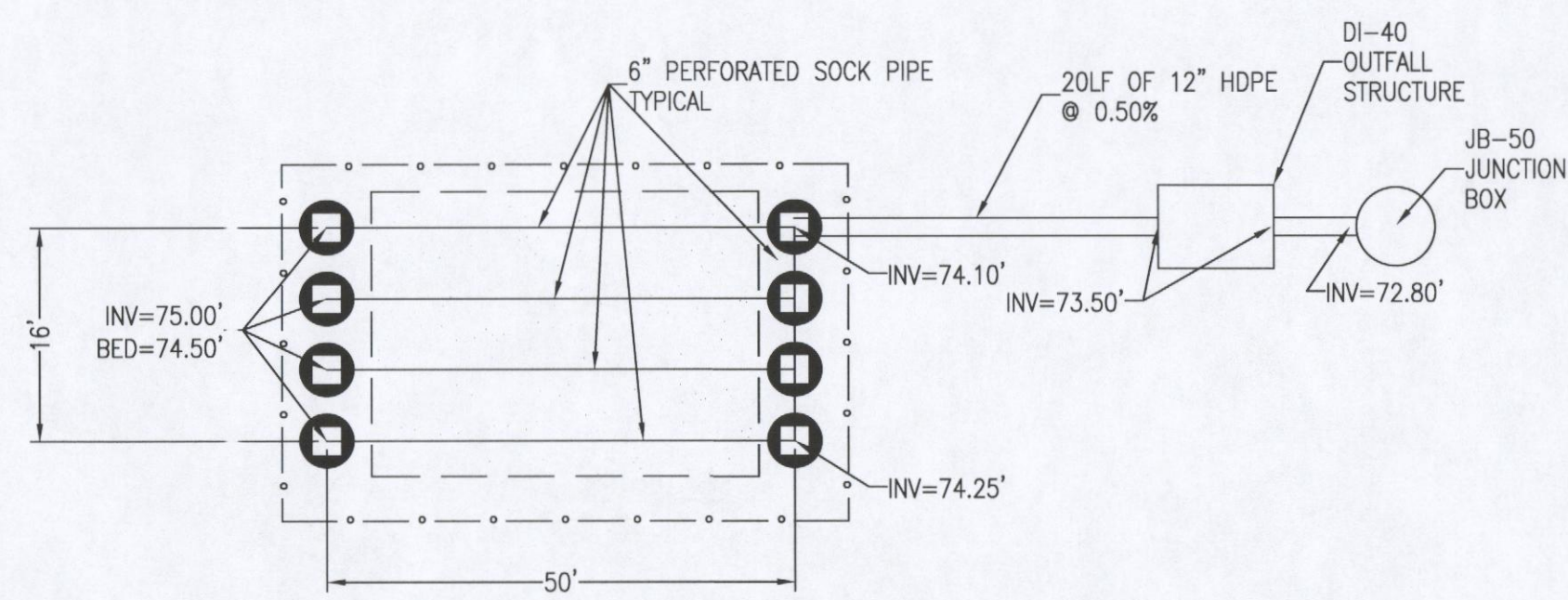
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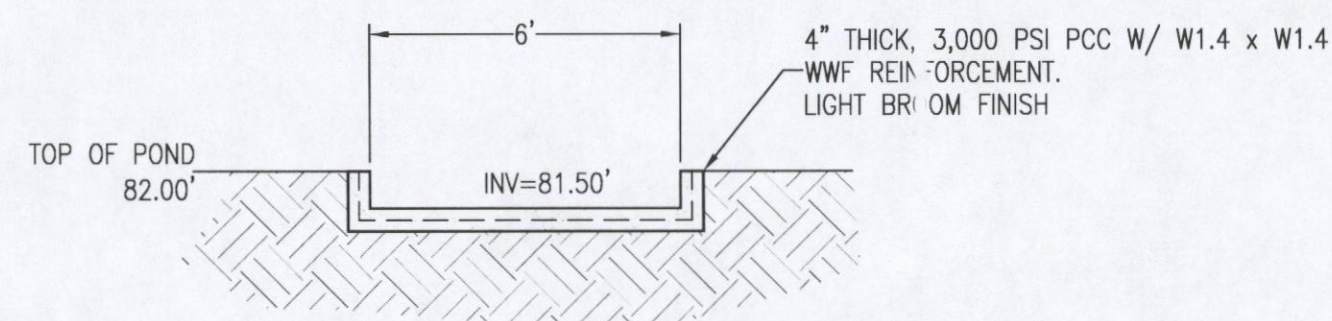
GRADUATED DEPTH GAUGE



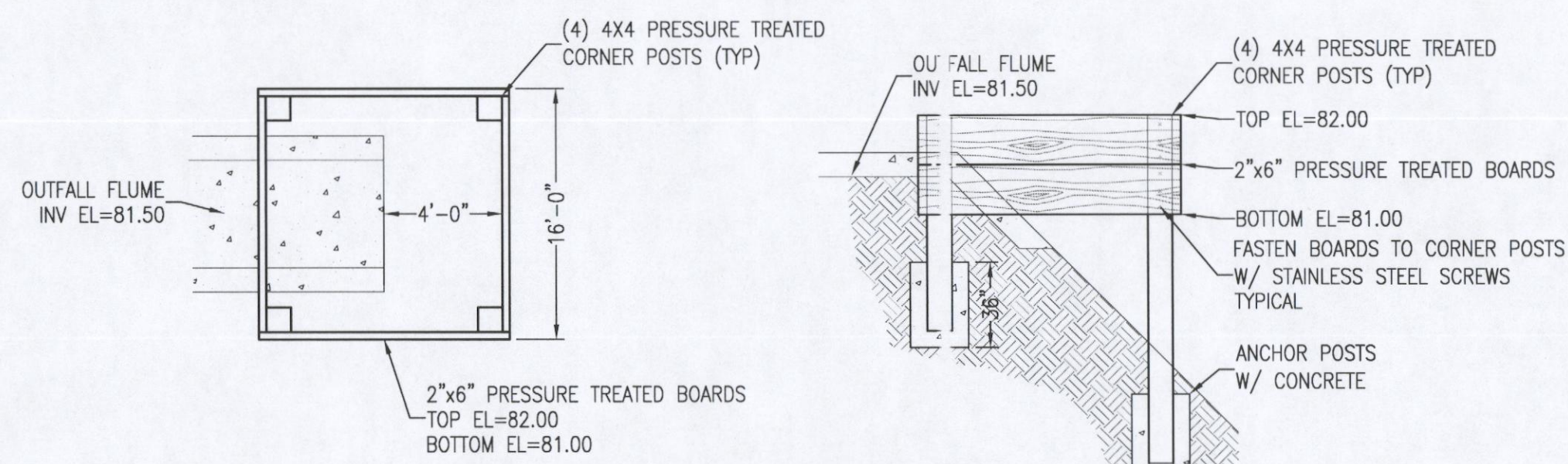
ALUMINUM SKIMMER DETAIL



SAND FILTER PLAN VIEW



EMERGENCY OVERFLOW WEIR DETAIL



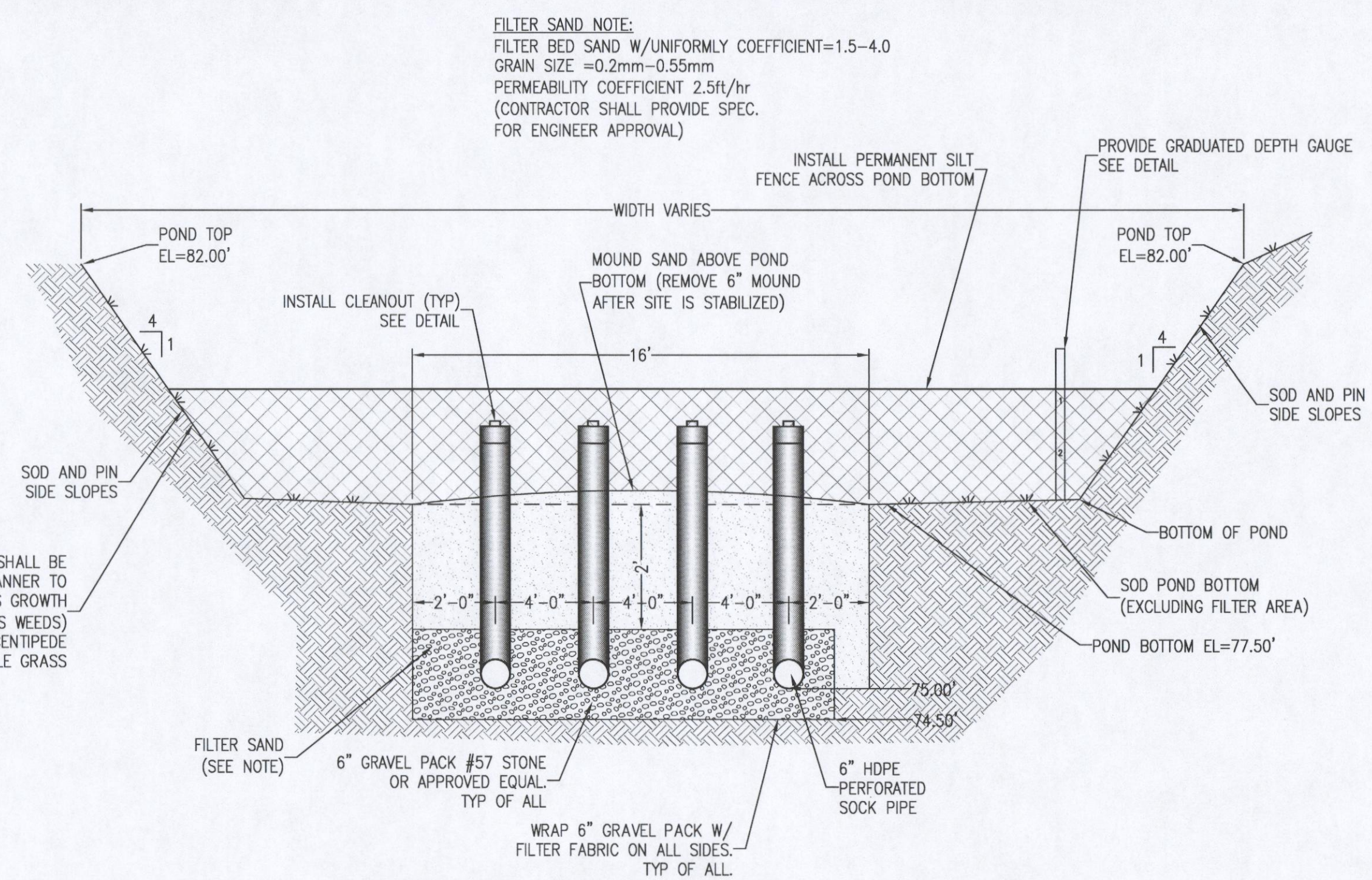
PLAN VIEW

SIDE VIEW

OUTFALL / SKIMMER DETAIL

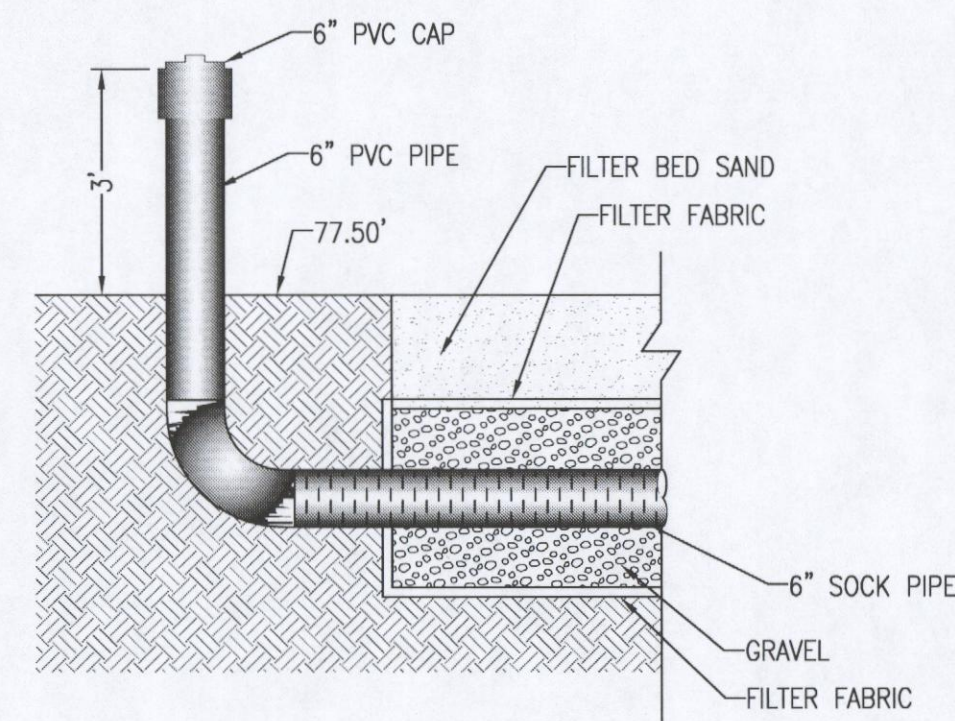
N.T.S.

ENTIRE BANK SLOPE SHALL BE SODDED & PINNED IN A MANNER TO GUARANTEE HEALTHY GRASS GROWTH (FREE FROM NOXIOUS GRASS WEEDS) SUCH AS ST. AUGUSTINE, CENTIPEDE OR OTHER SUITABLE GRASS



POND CROSS SECTION A1-A1

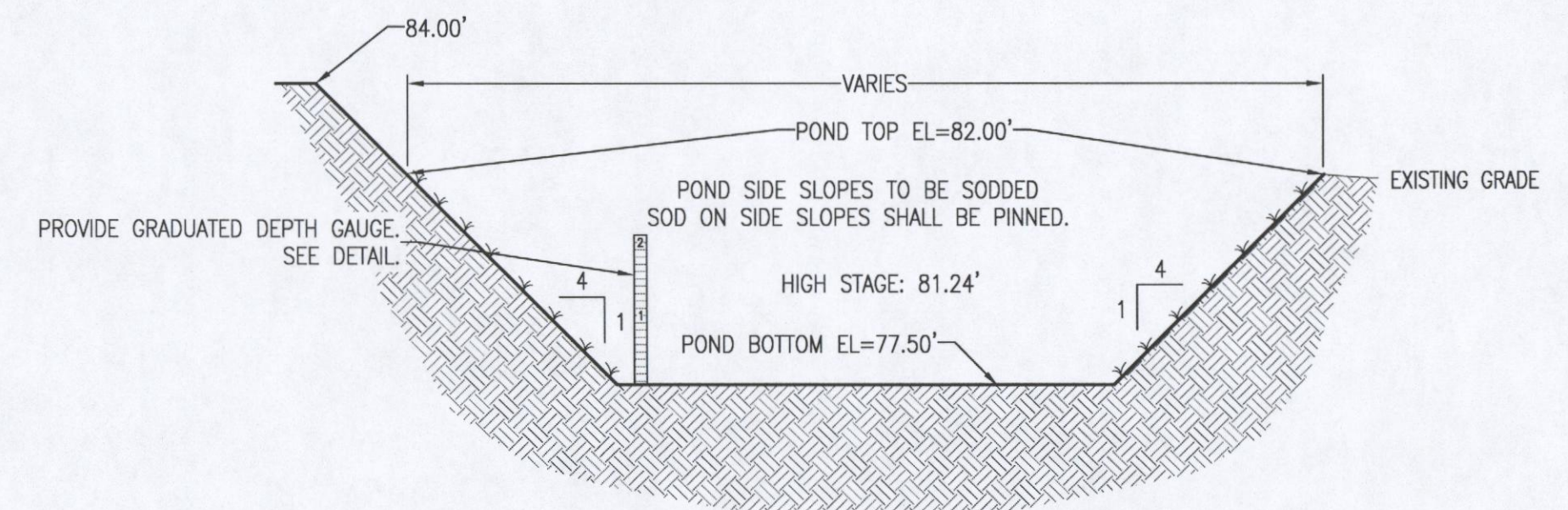
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SAND FILTER CLEANOUT DETAIL

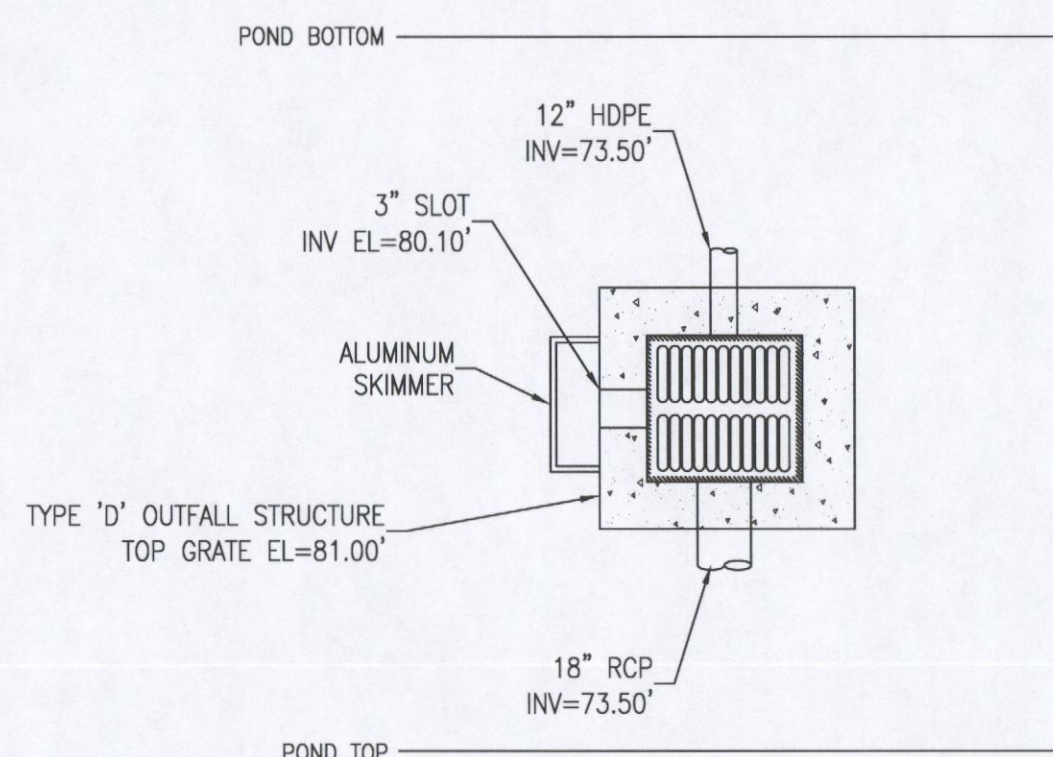
N.T.S.

NOTE:
UNDERDRAIN CLEANOUT TOP ELEVATIONS SHALL BE A MINIMUM 18" ABOVE FINISHED GRADE.

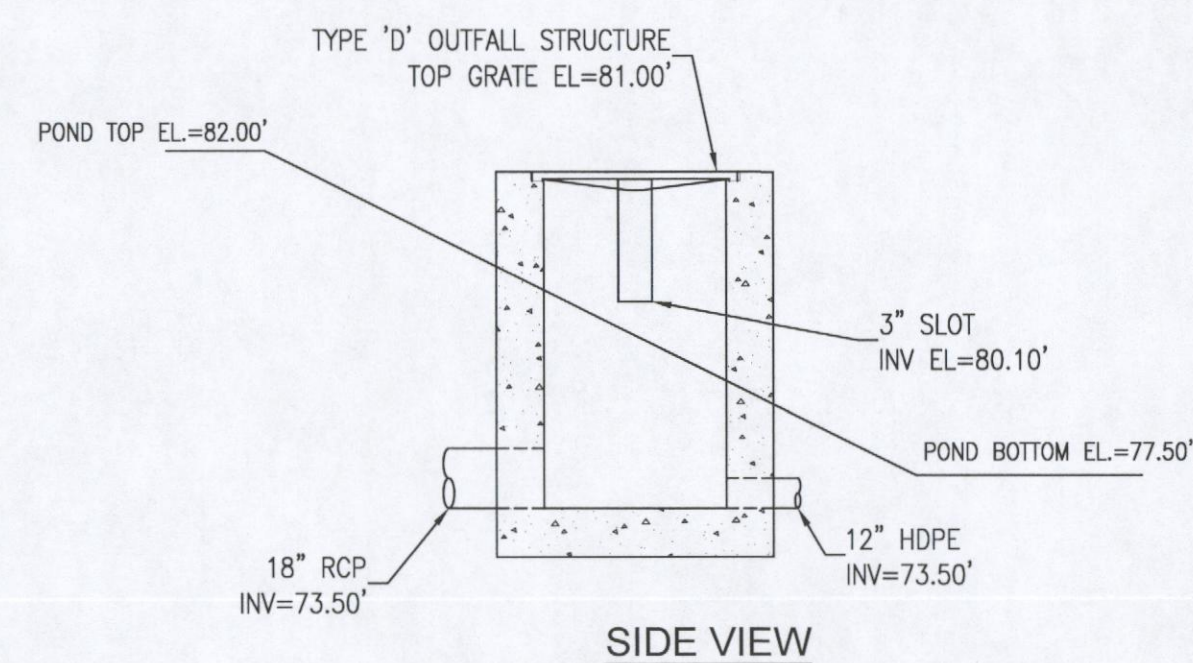


POND CROSS SECTION A2-A2

N.T.S.



PLAN VIEW

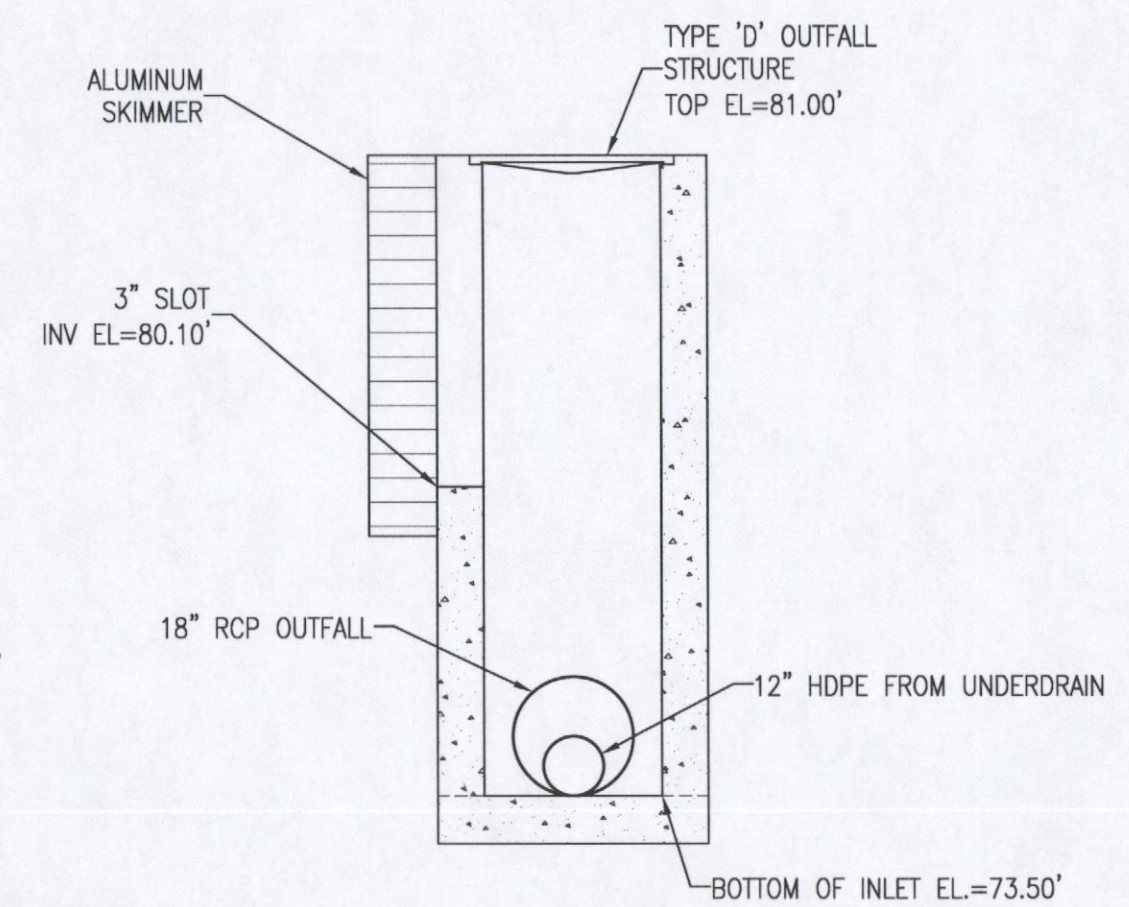


SIDE VIEW

TYPE 'D' OUTFALL STRUCTURE DI-40 DETAIL

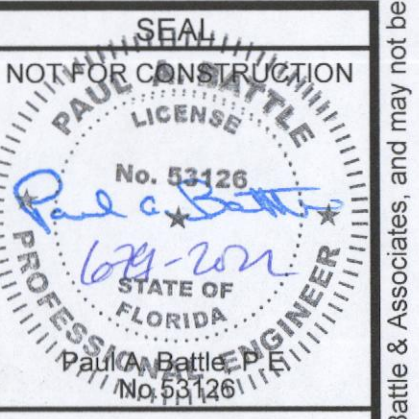
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POND No.2 DETAILS (PARCEL A)



FRONT VIEW

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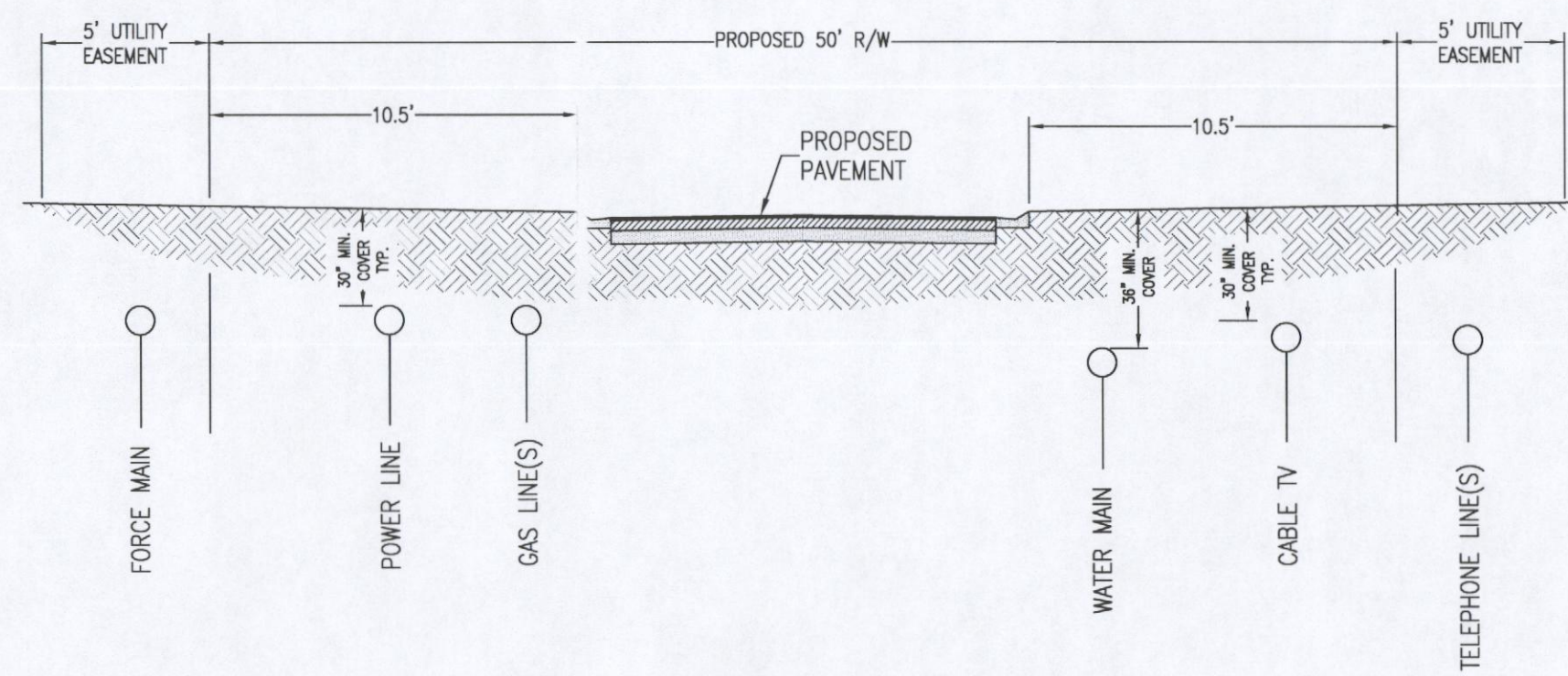
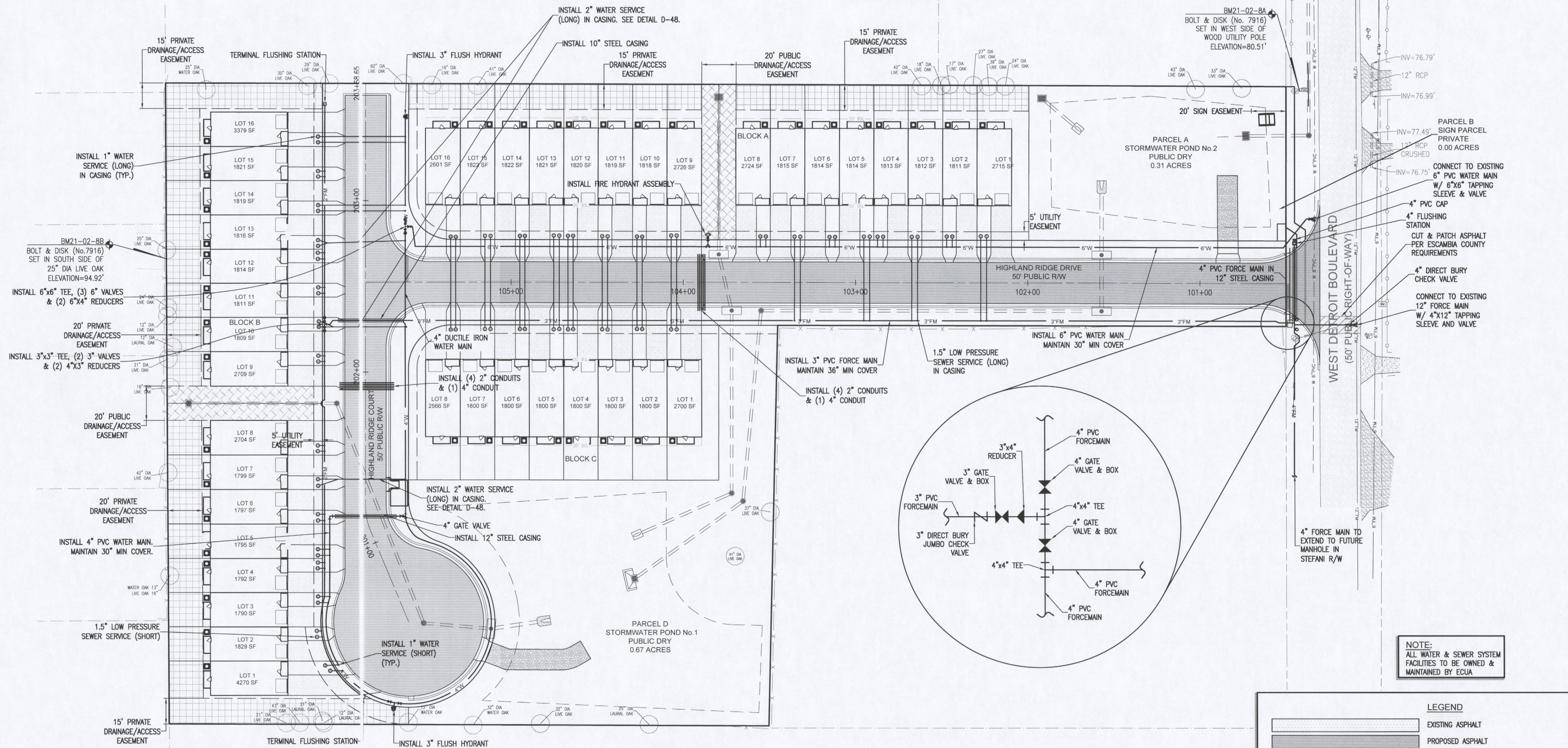


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Date: 6/29/2022

DRAWING No.

C3.3
SHEET 11 OF 25

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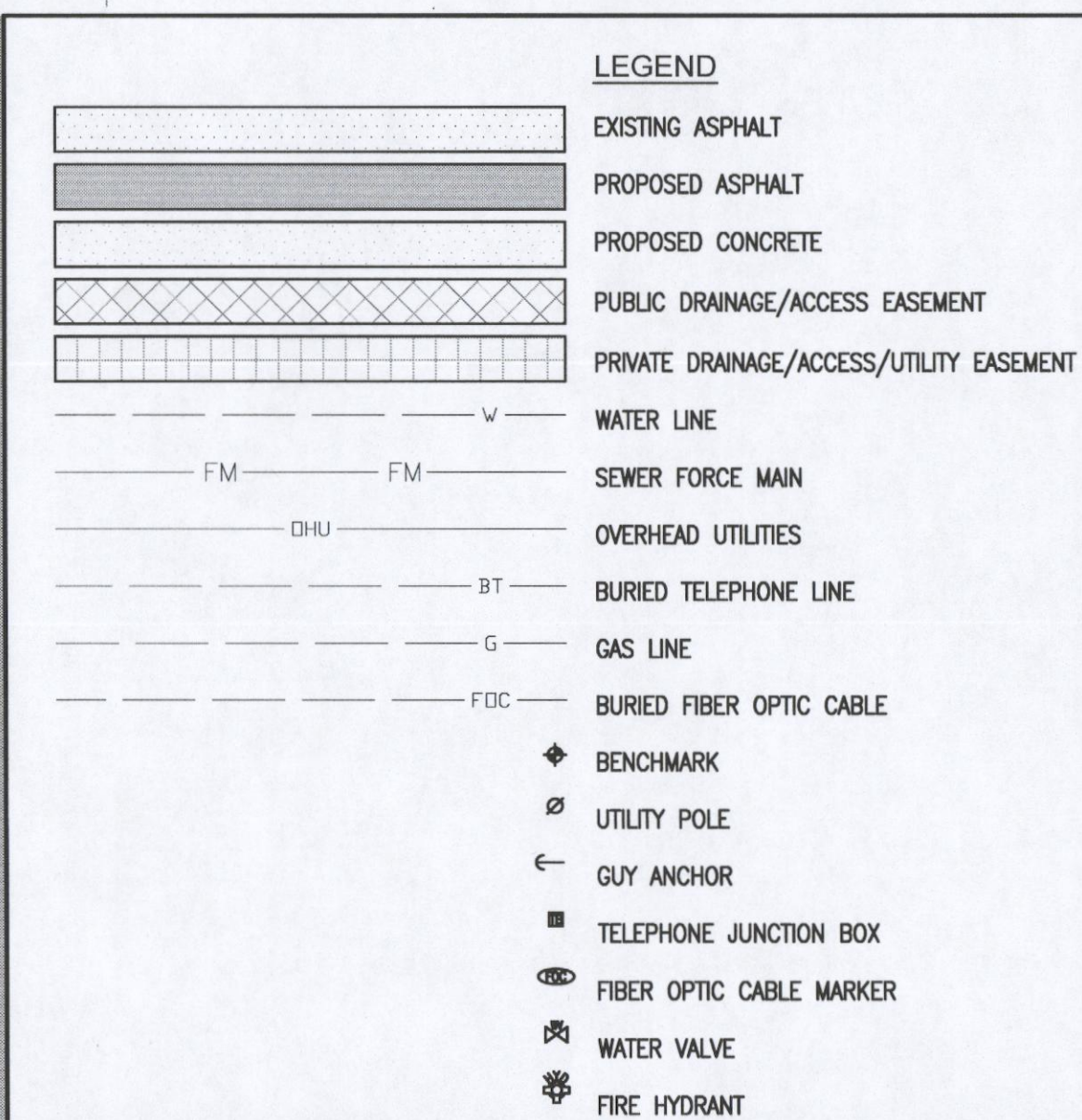


NOTES:

- NO STREETS OR ROADS WILL BE ALLOWED TO BE OPEN-CUT, OR JACK AND BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER, 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 INSTALLED. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.
- CONTRACTOR SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN. DEVIATIONS MUST BE APPROVED BY ESCAMBIA COUNTY.
- CONTRACTOR SHALL INSTALL POWER LINE ON OPPOSITE SIDE OF ROAD AS DOMESTIC WATER LINE.
- ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUITS FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING.

UTILITY NOTES:

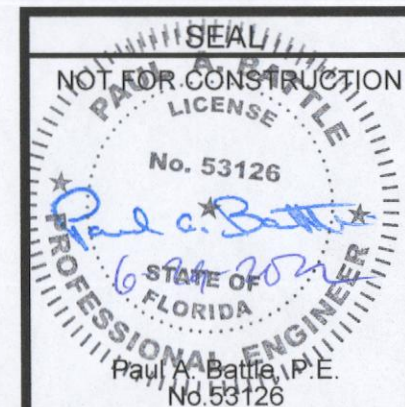
- ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-BUT OR JACK-AND-BORED. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. 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-OR-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. THIS NOTE SHOULD ALSO INDICATE A MINIMUM OF 30" OF COVER IS REQUIRED OVER ALL UTILITIES. THIS DIMENSION SHALL BE MEASURED FROM PROPOSED GRADE IF ROAD IS IN FILL AND MEASURED FROM TOP OF CURB IF ROAD IS IN CUT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
- ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.



NOTE:
ALL WATER & SEWER SYSTEM
FACILITIES TO BE OWNED &
MAINTAINED BY ECJA

HIGHLAND RIDGE
A 40 Lot Townhome
Development
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REVISION	DATE	NO.

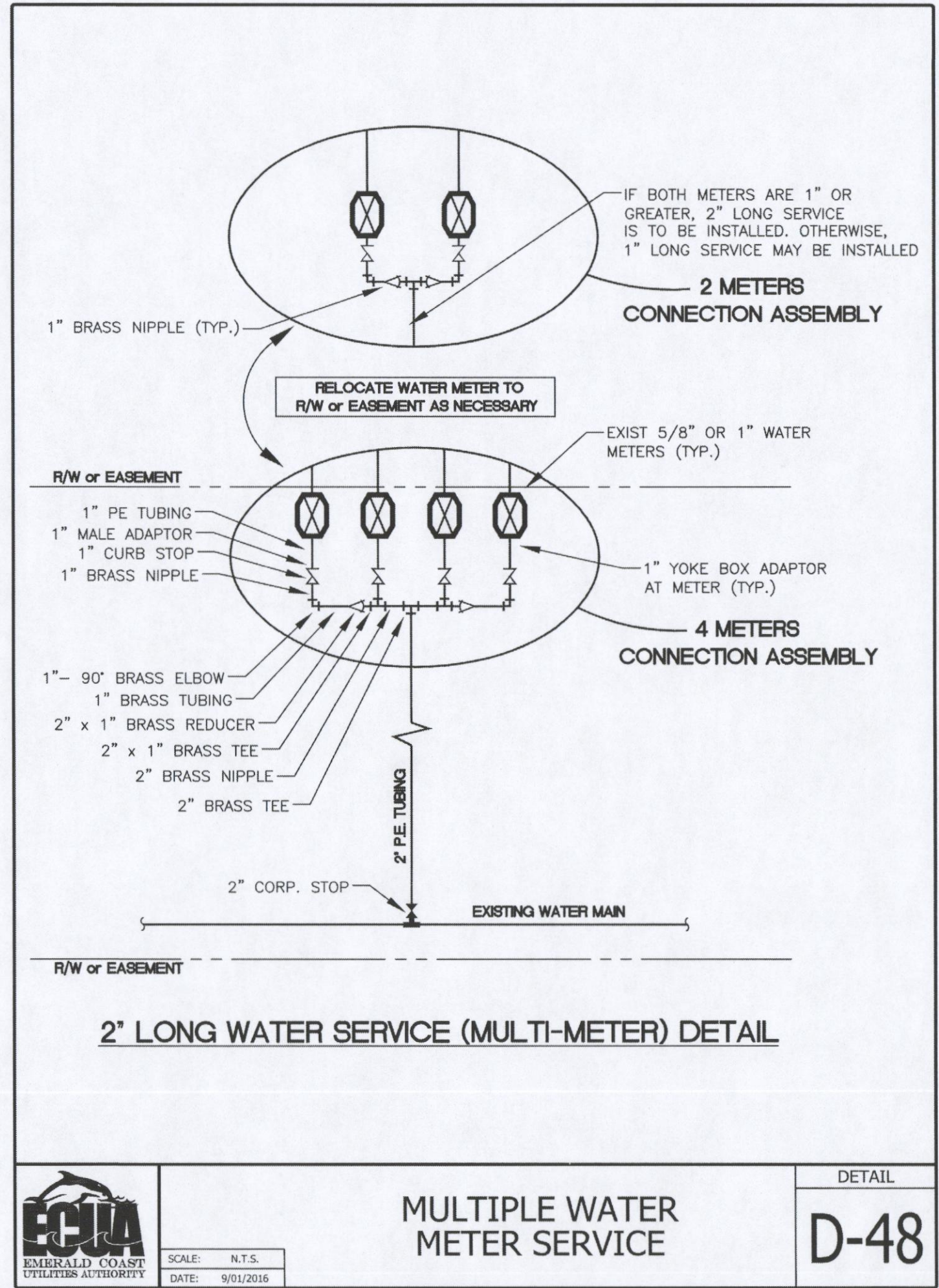
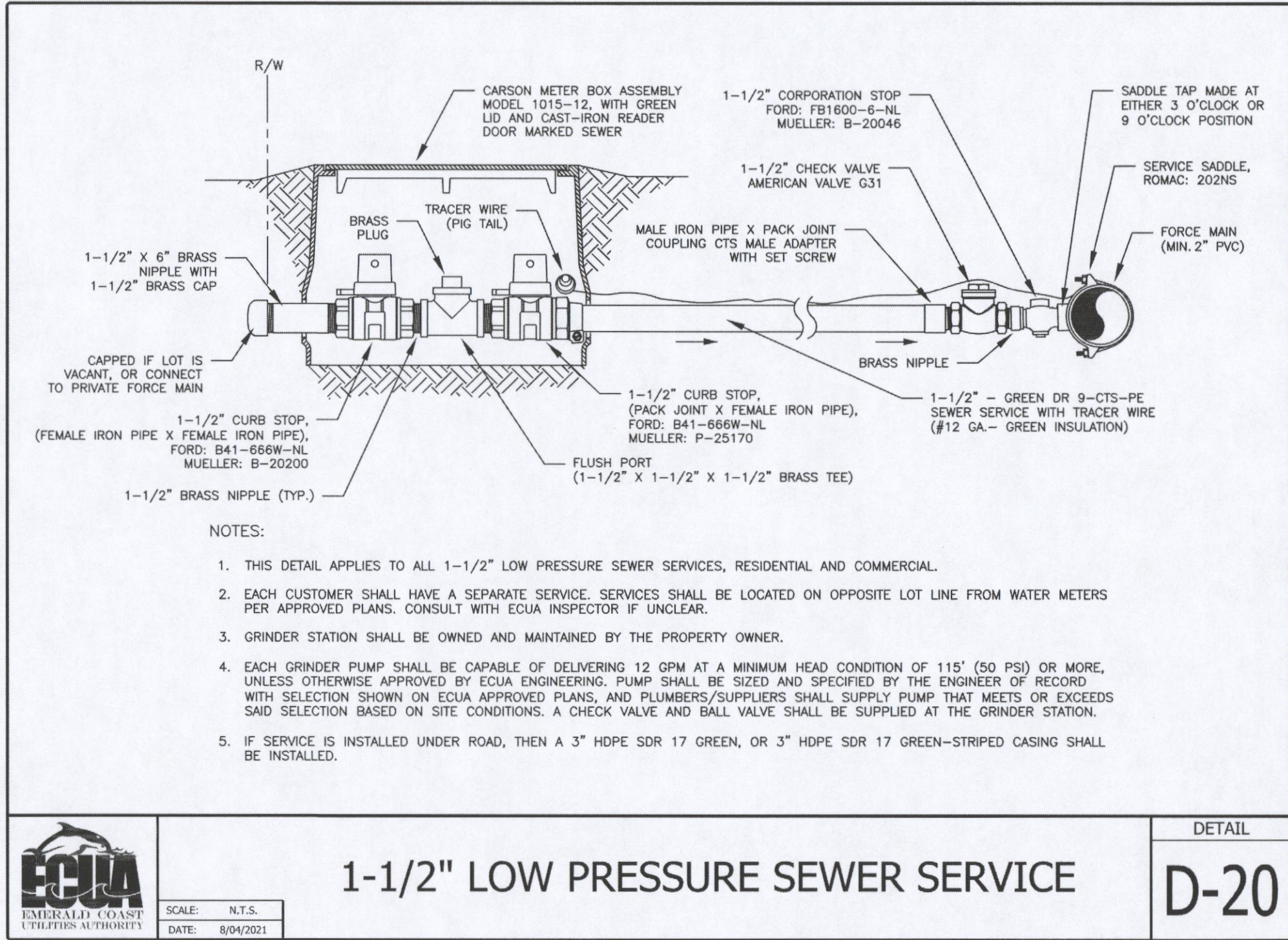
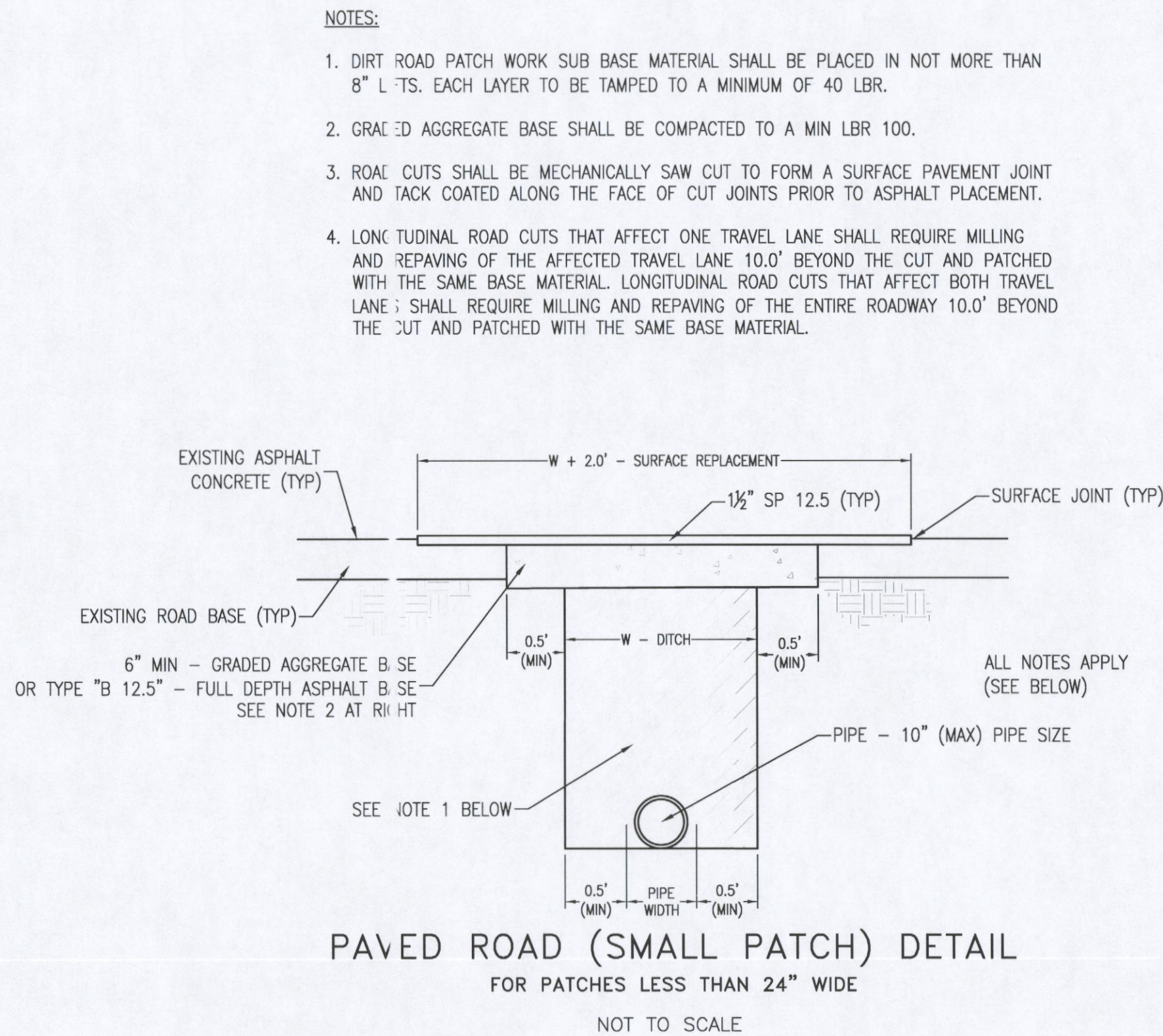


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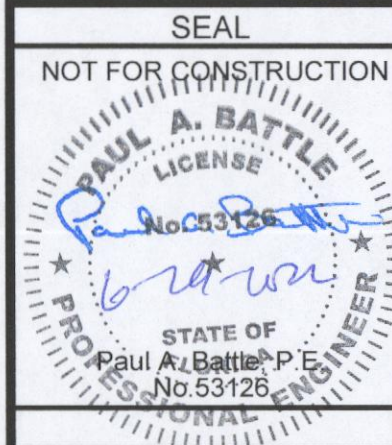
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UTILITY PLAN



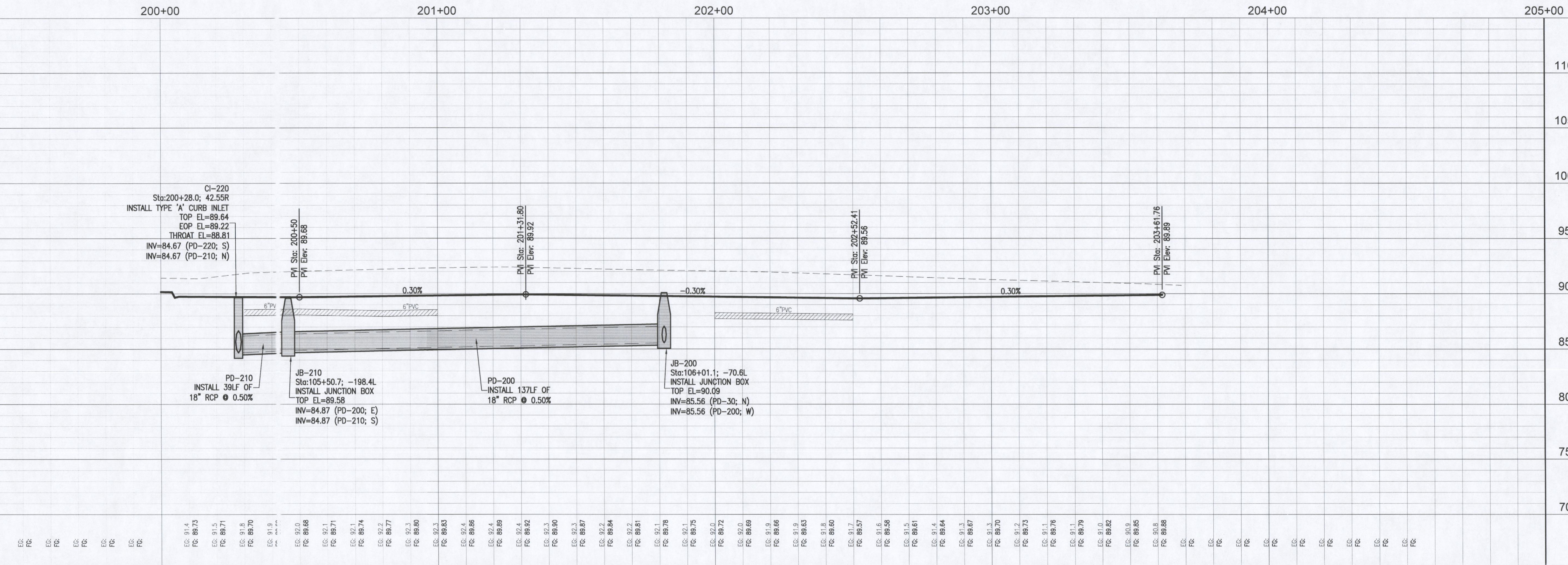
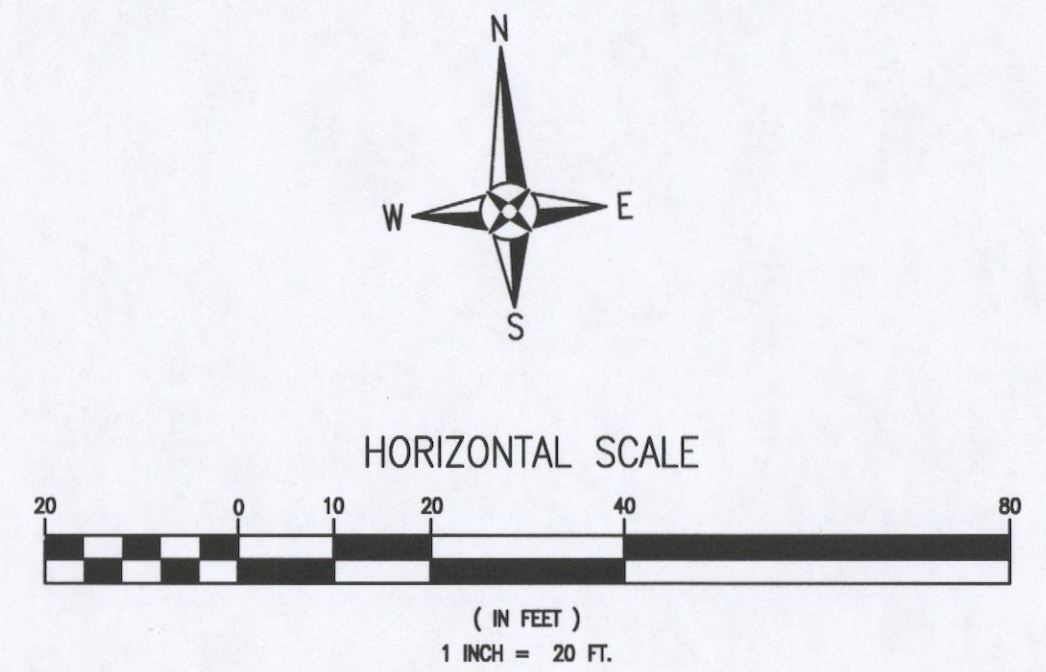
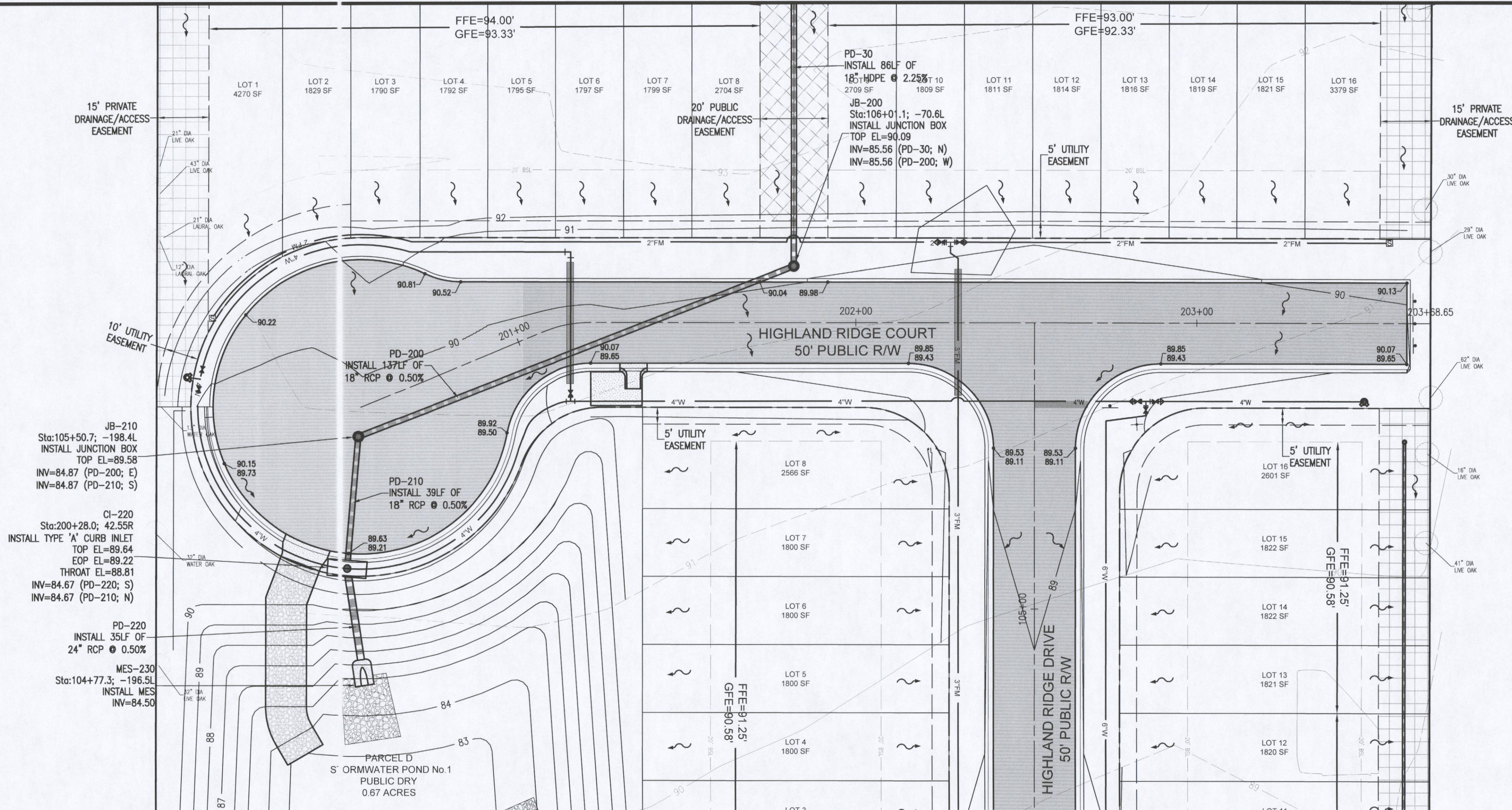
No.	DATE	REVISION



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SHEET 14 OF 25



REBOL-BATTLE & ASSOCIATES
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Telephone 850.438.4444
Fax 850.438.0057

PLAN & PROFILE

HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

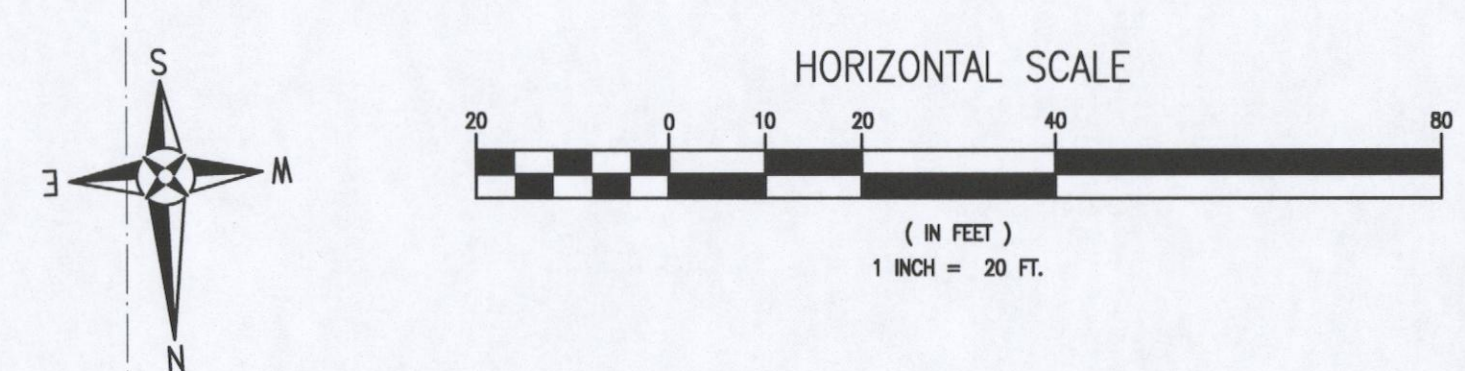
No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION
LICENSE
No. 53126
PAUL A. BATTLE
PROFESSIONAL ENGINEER
STATE OF FLORIDA
PAUL A. BATTLE
No. 53126

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Ck By: PAB
Job No.: 2021.006
Date: 6/29/2022

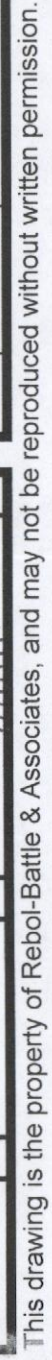
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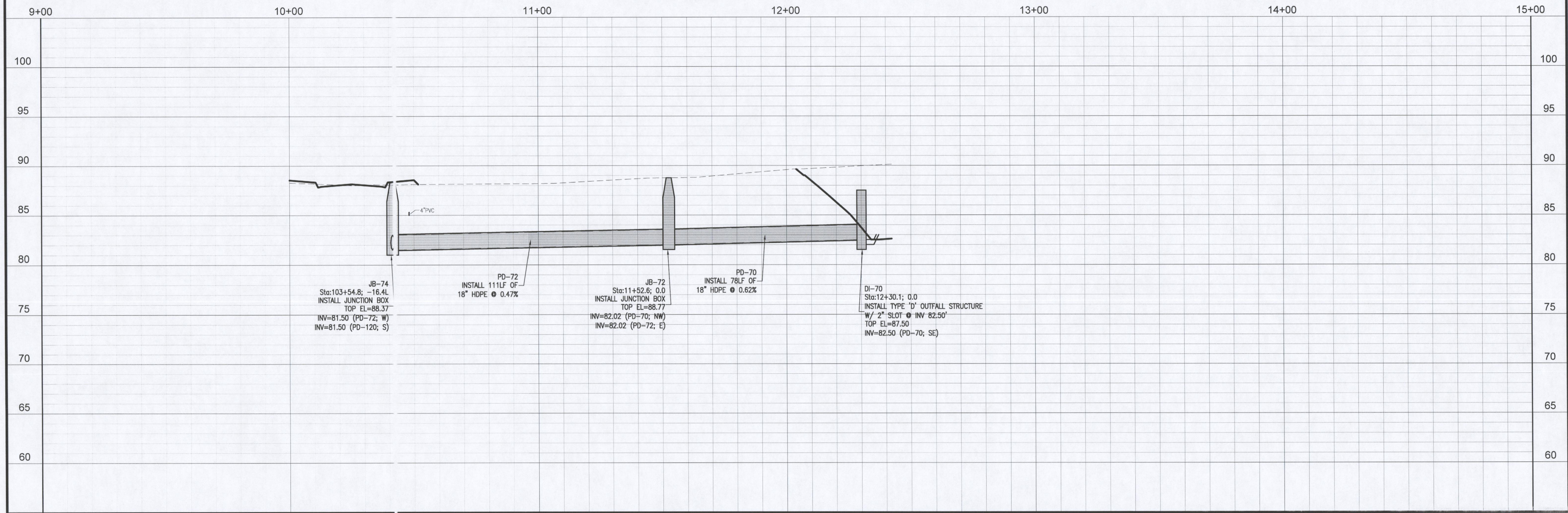
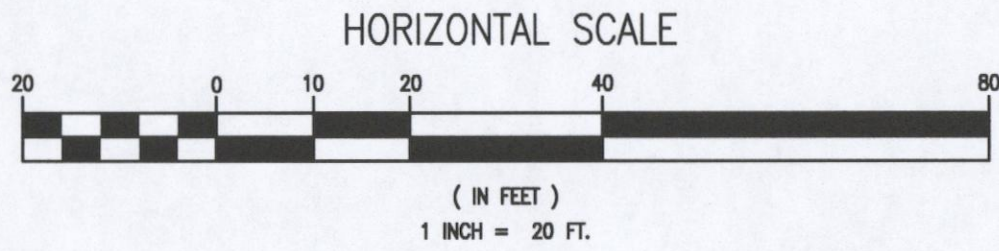
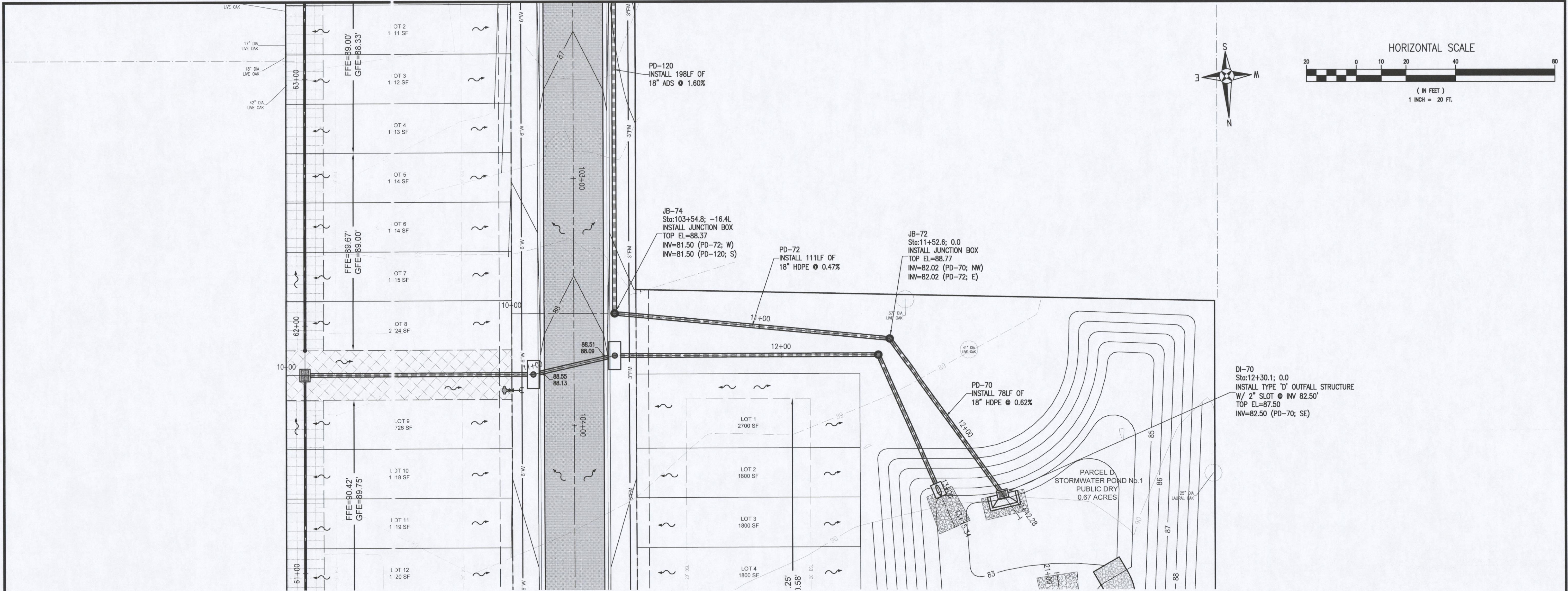
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C5.2
SHEET 17 OF 25



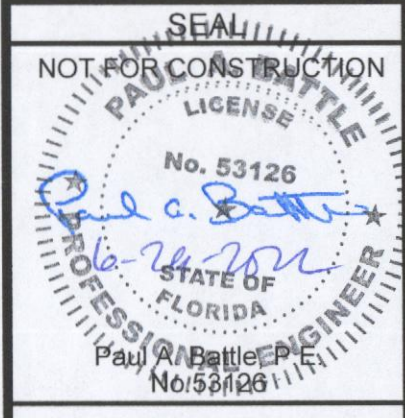


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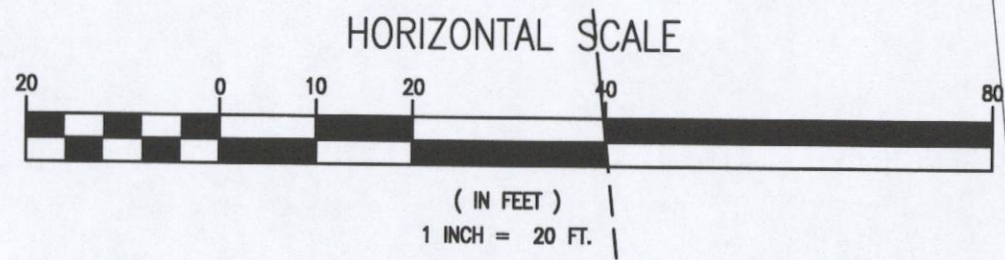
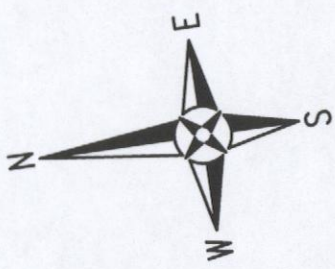
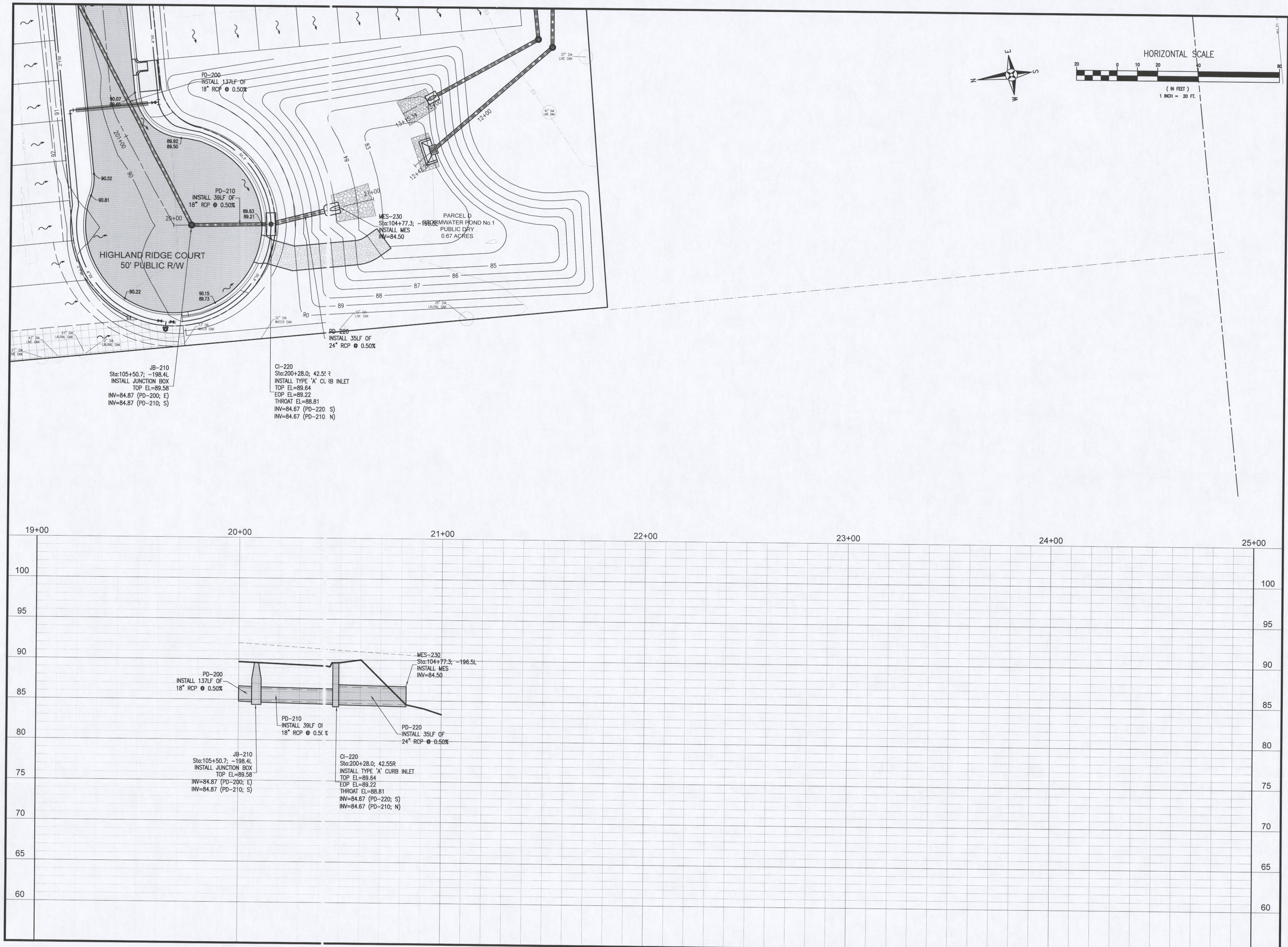
HIGHLAND RIDGE
A 40 Lot Townhome
Development
1940 W DETROIT BOULEVARD
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION



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C5.3
SHEET 18 OF 25

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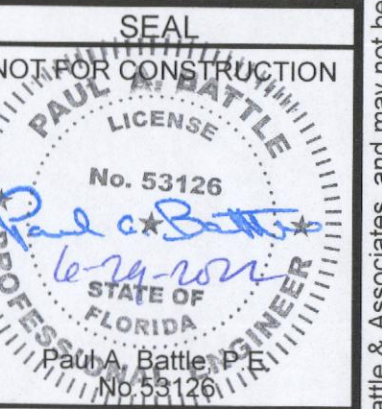


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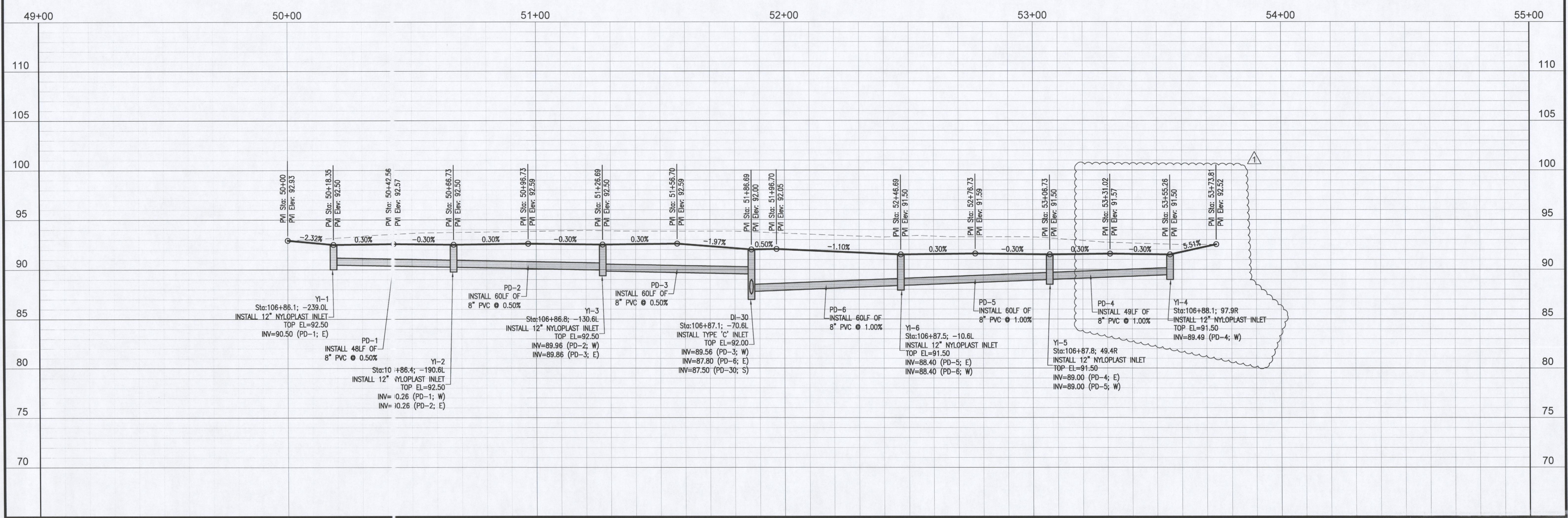
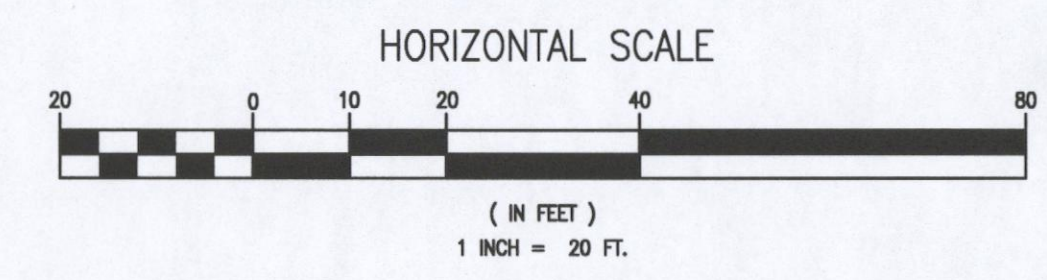
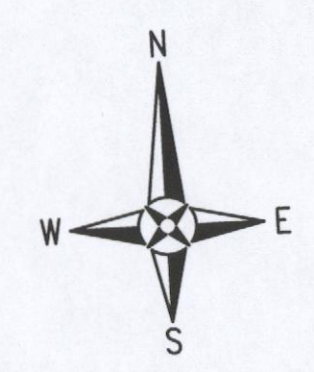
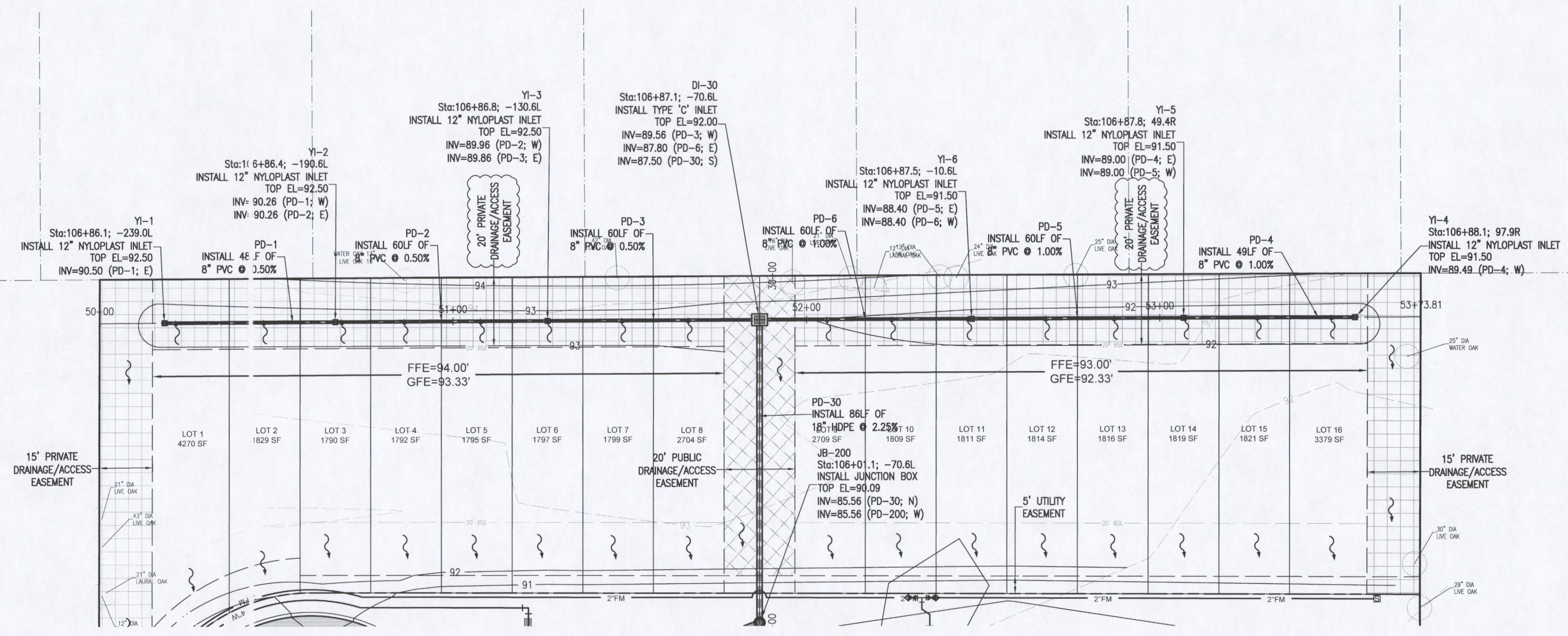
No.	DATE	REVISION



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DRAWING No.
C5.4
SHEET 19 OF 25

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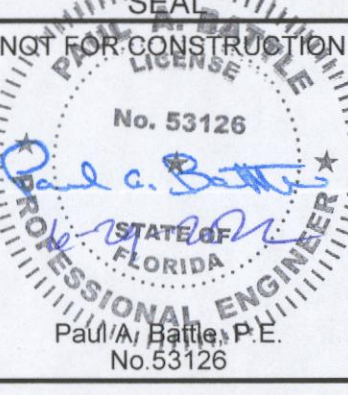


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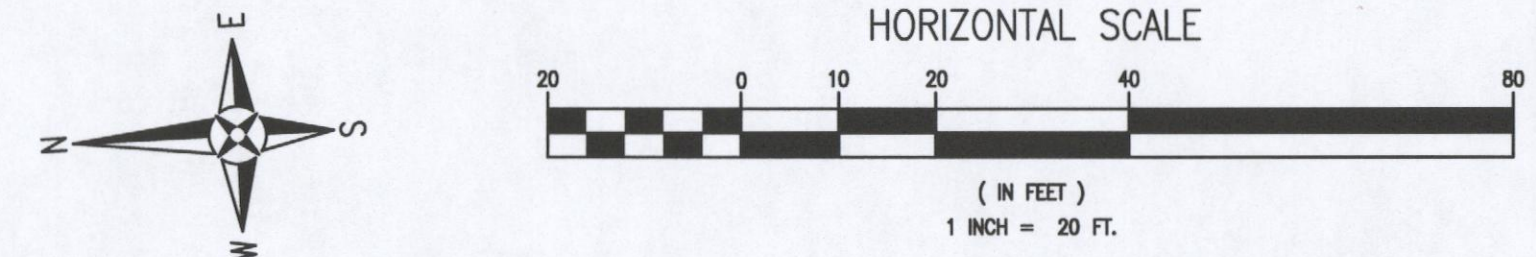
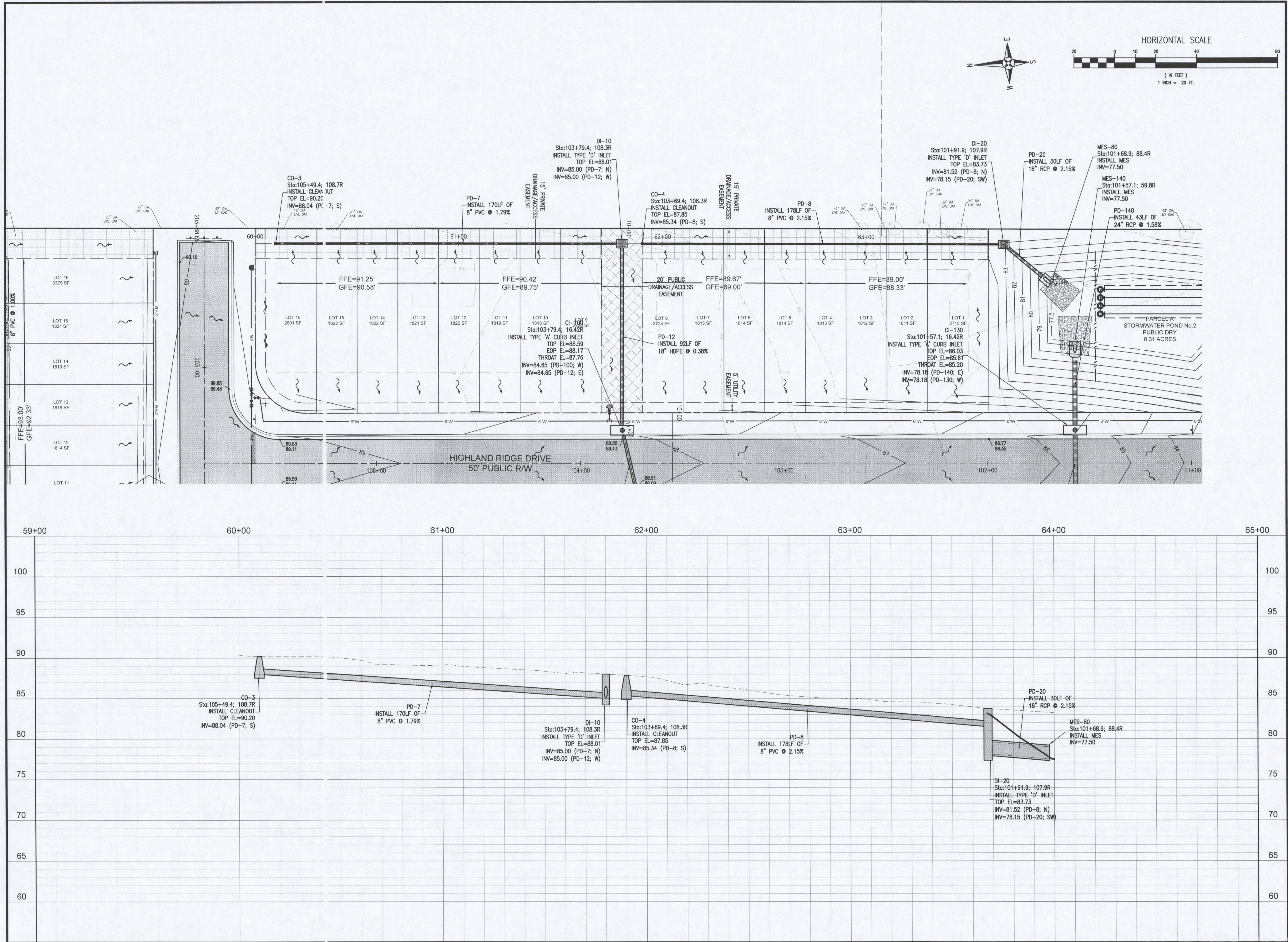
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C5.5
SHEET 20 OF 25

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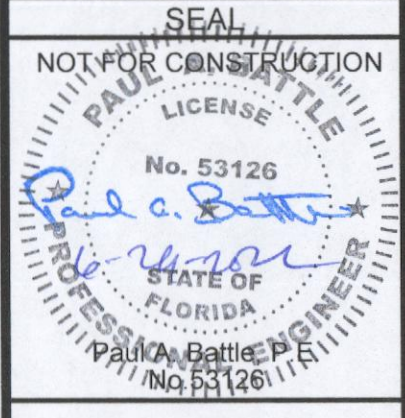


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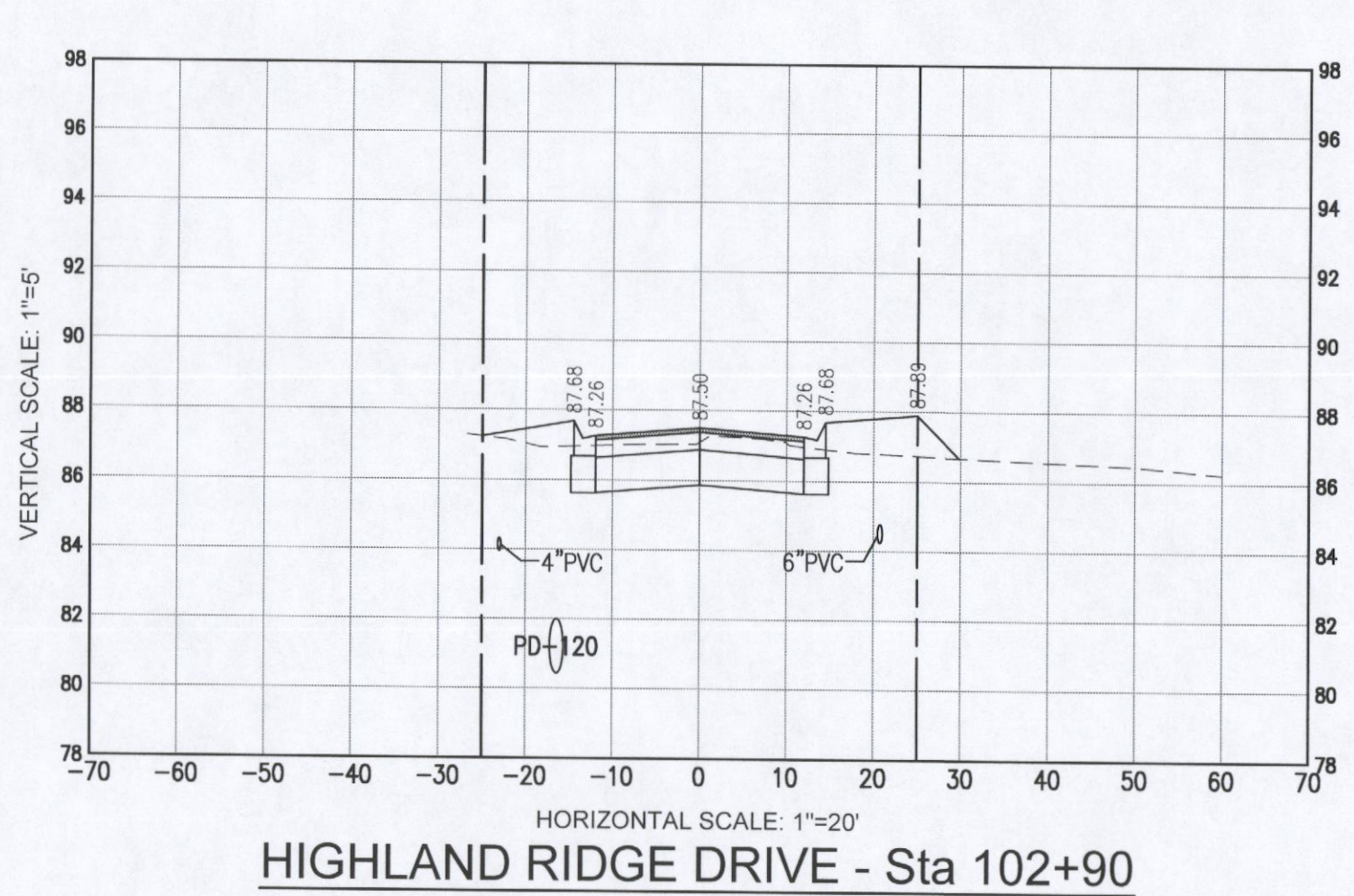
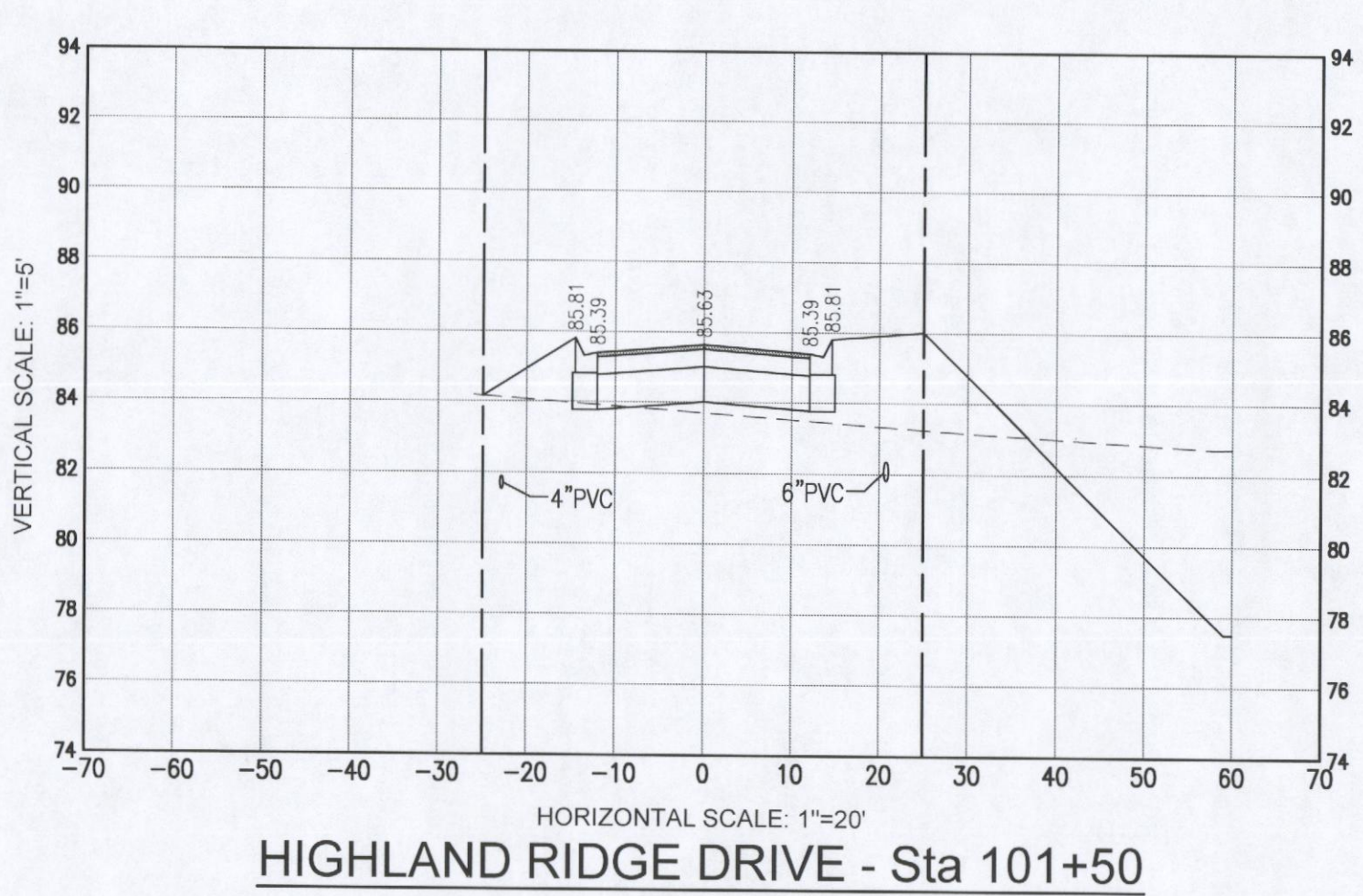
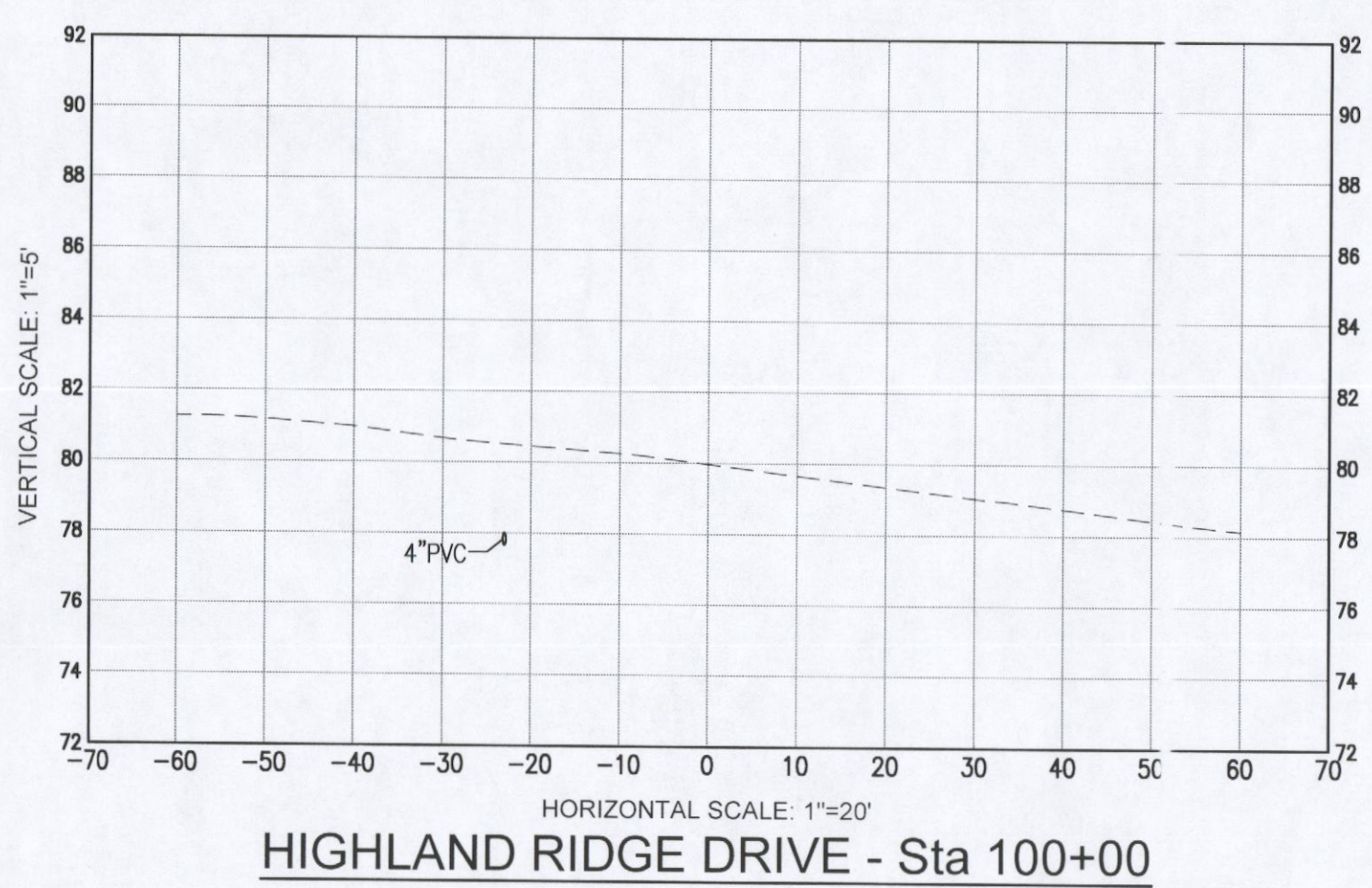
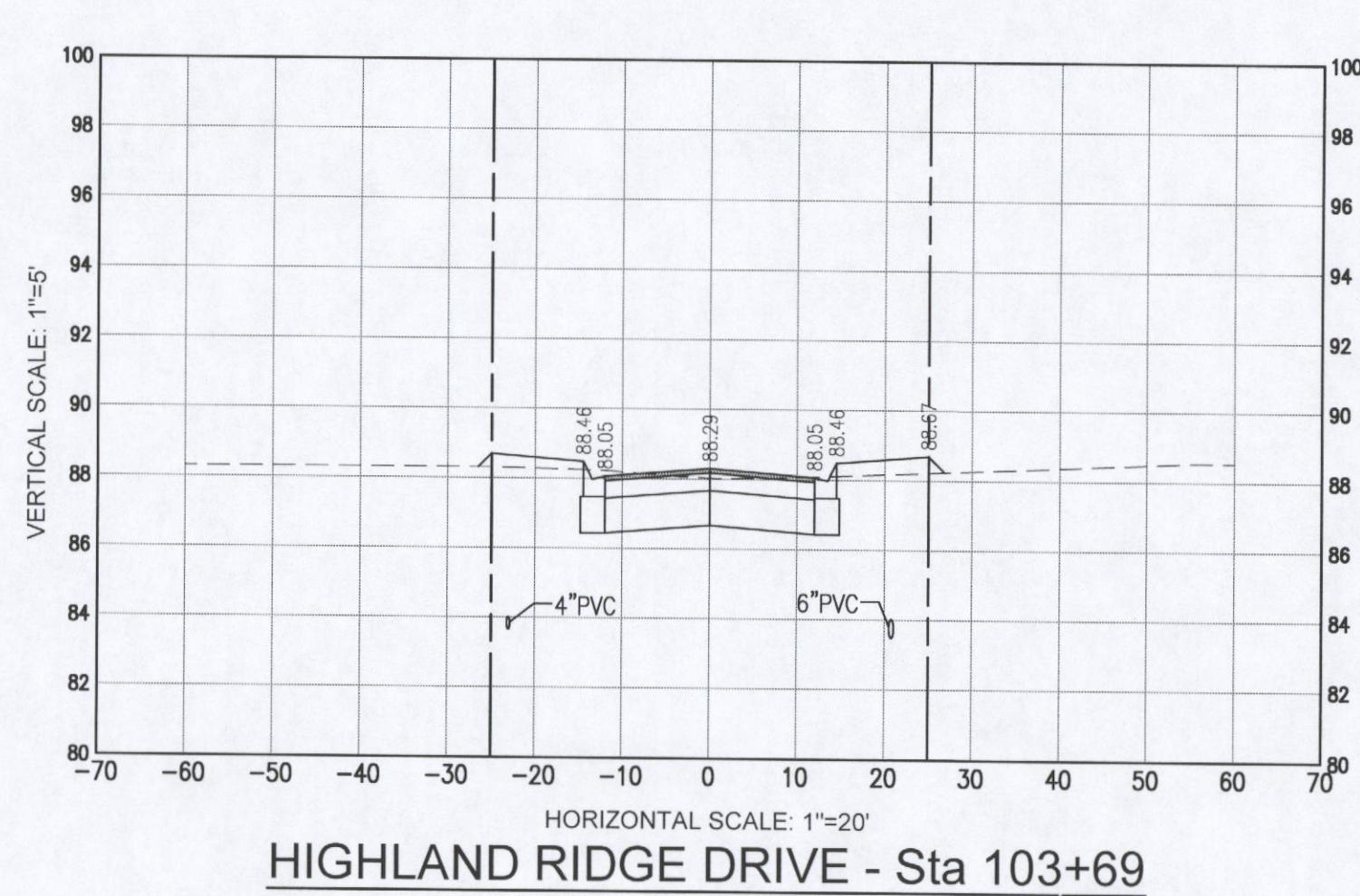
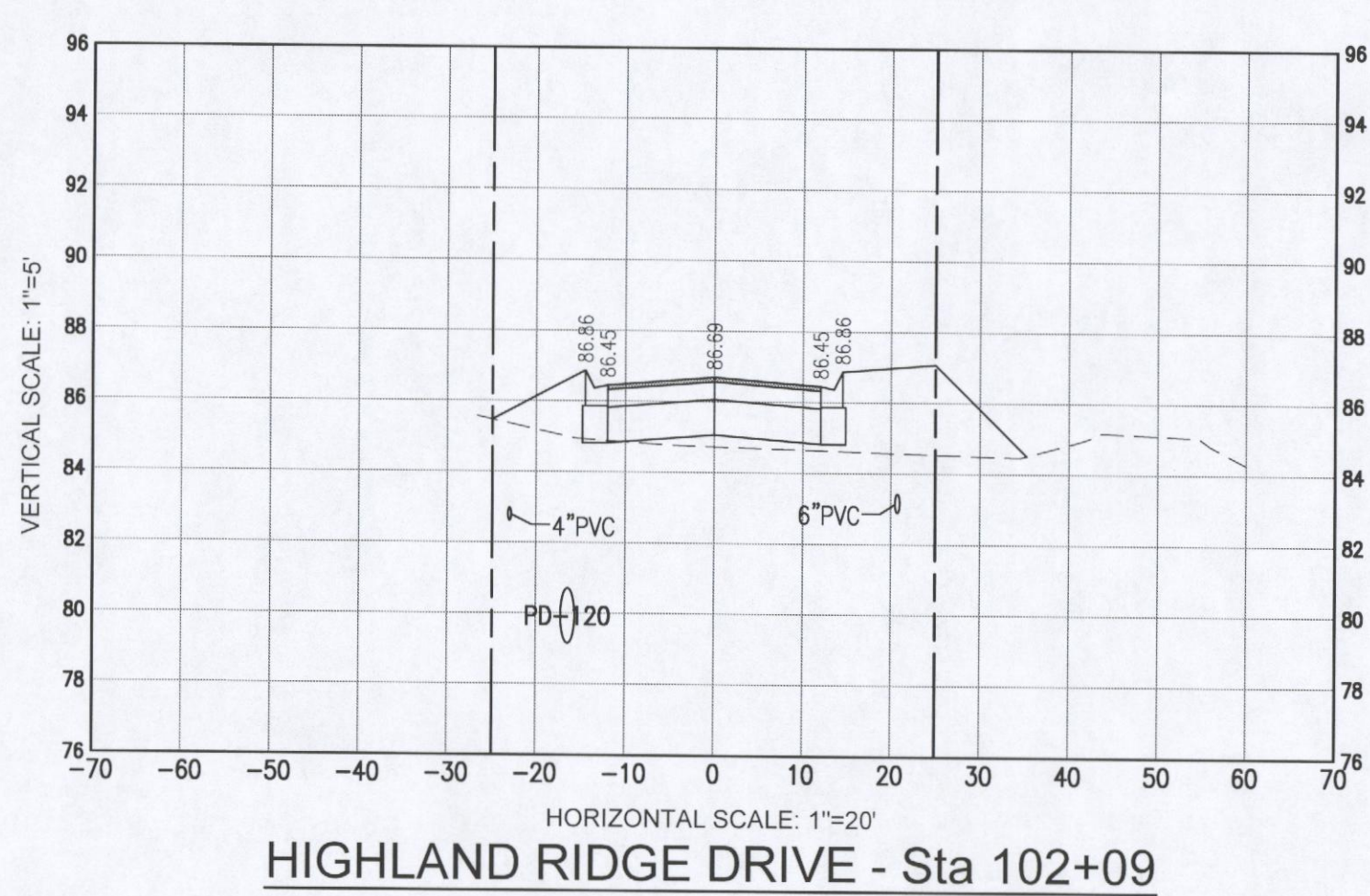
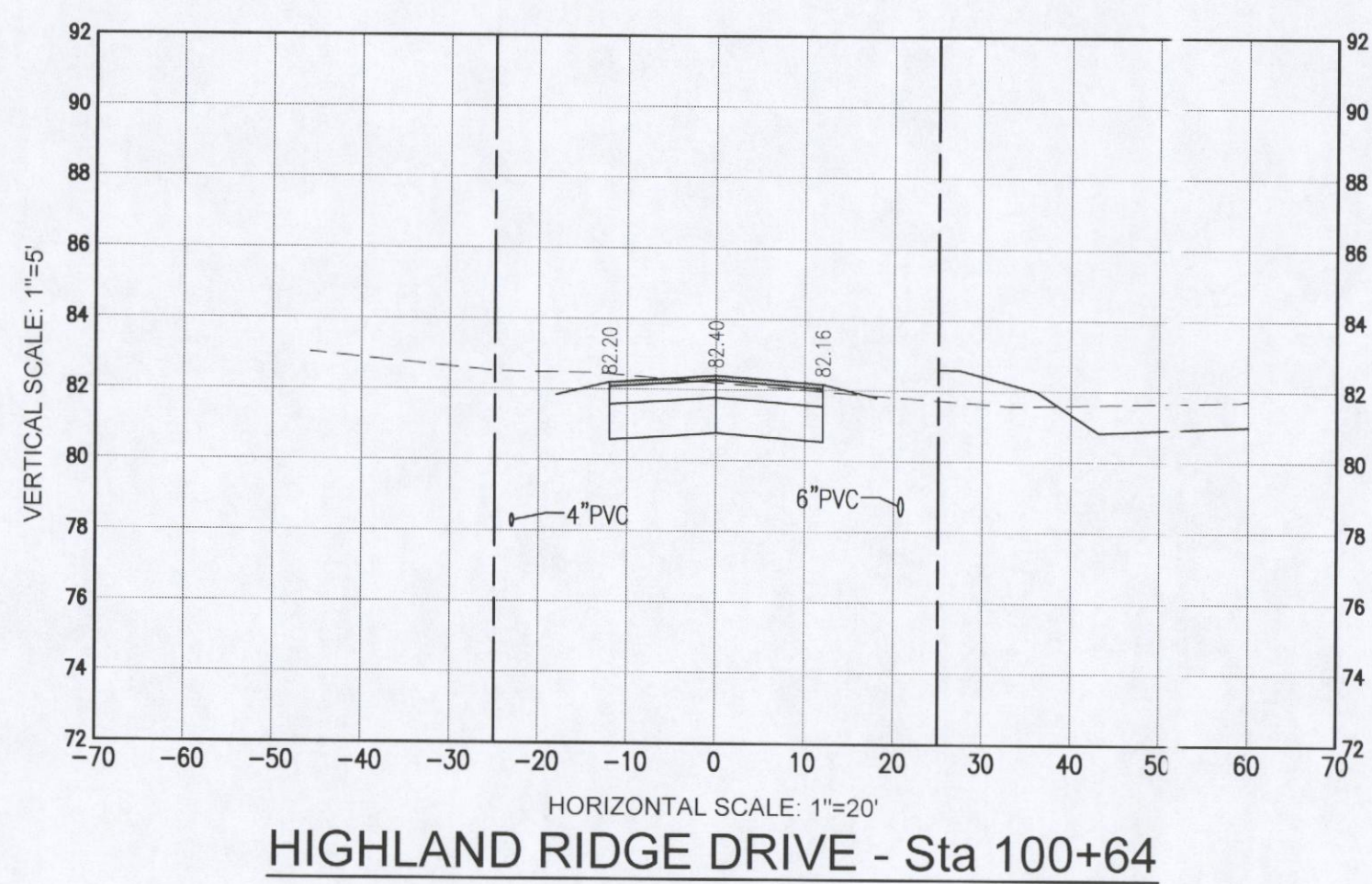
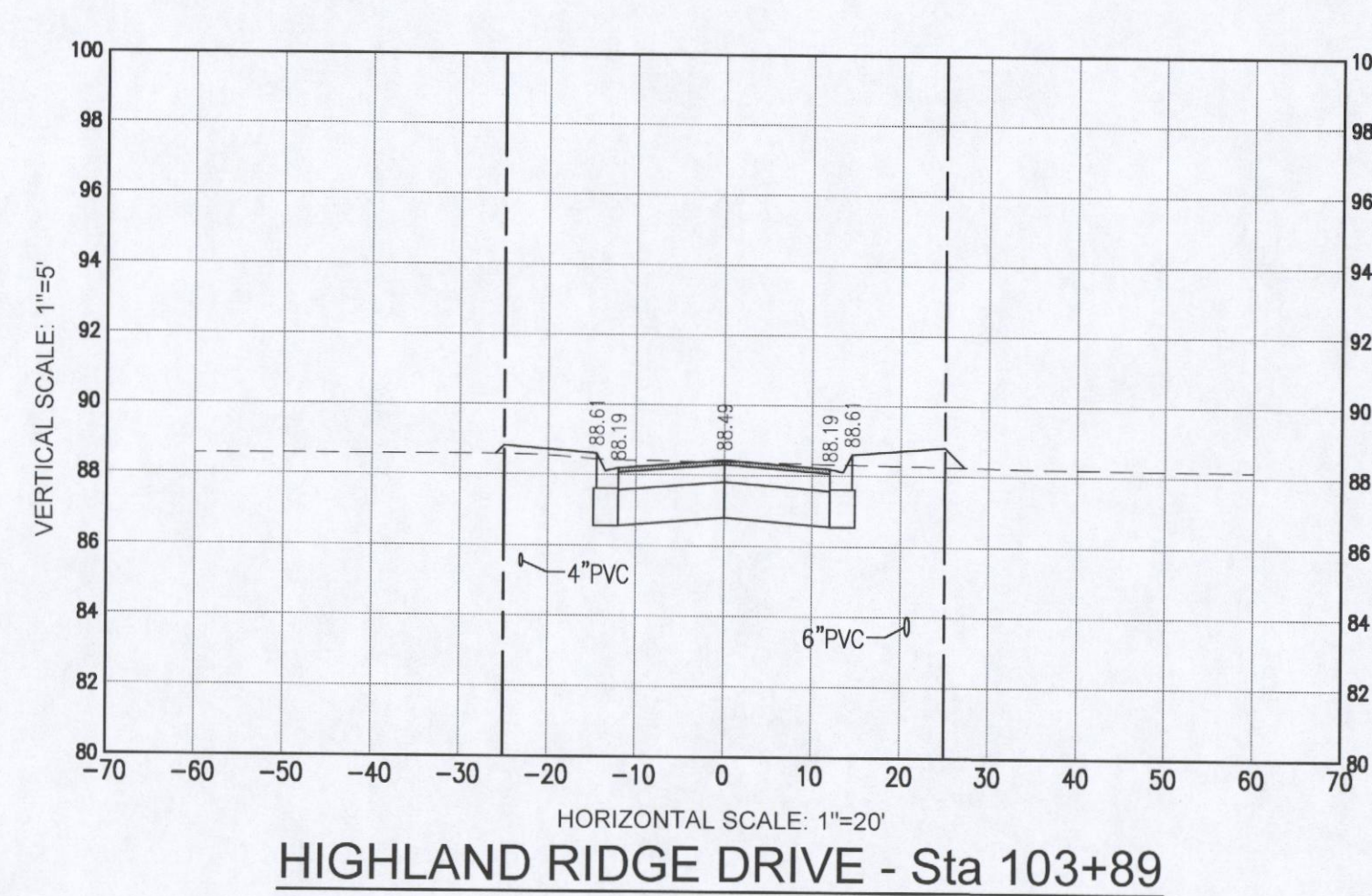
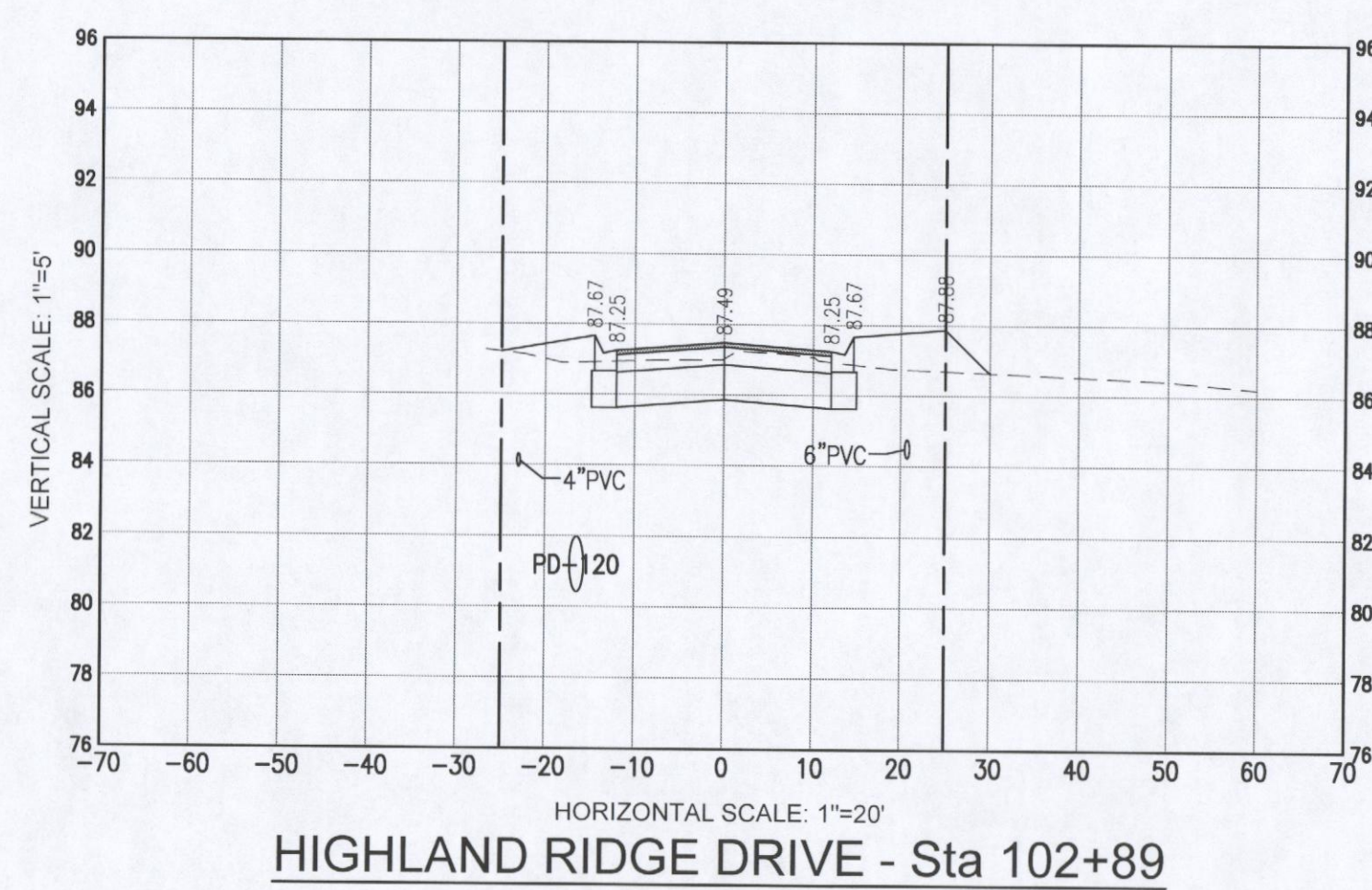
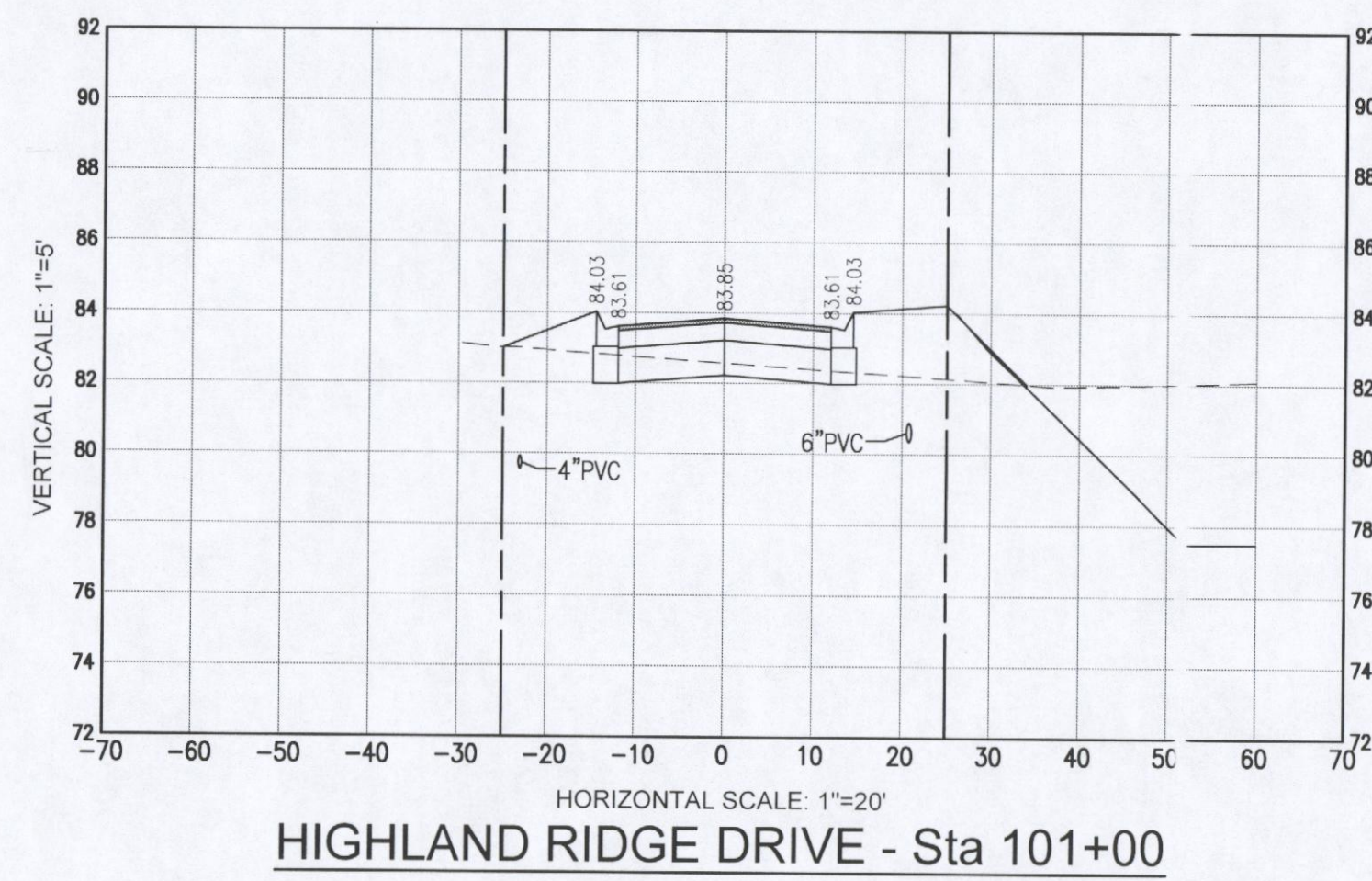
No.	DATE	REVISION



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C5.6
SHEET 21 OF 25

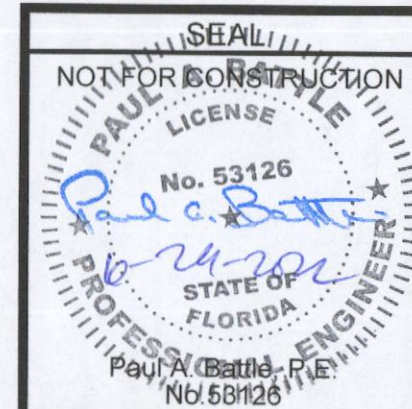
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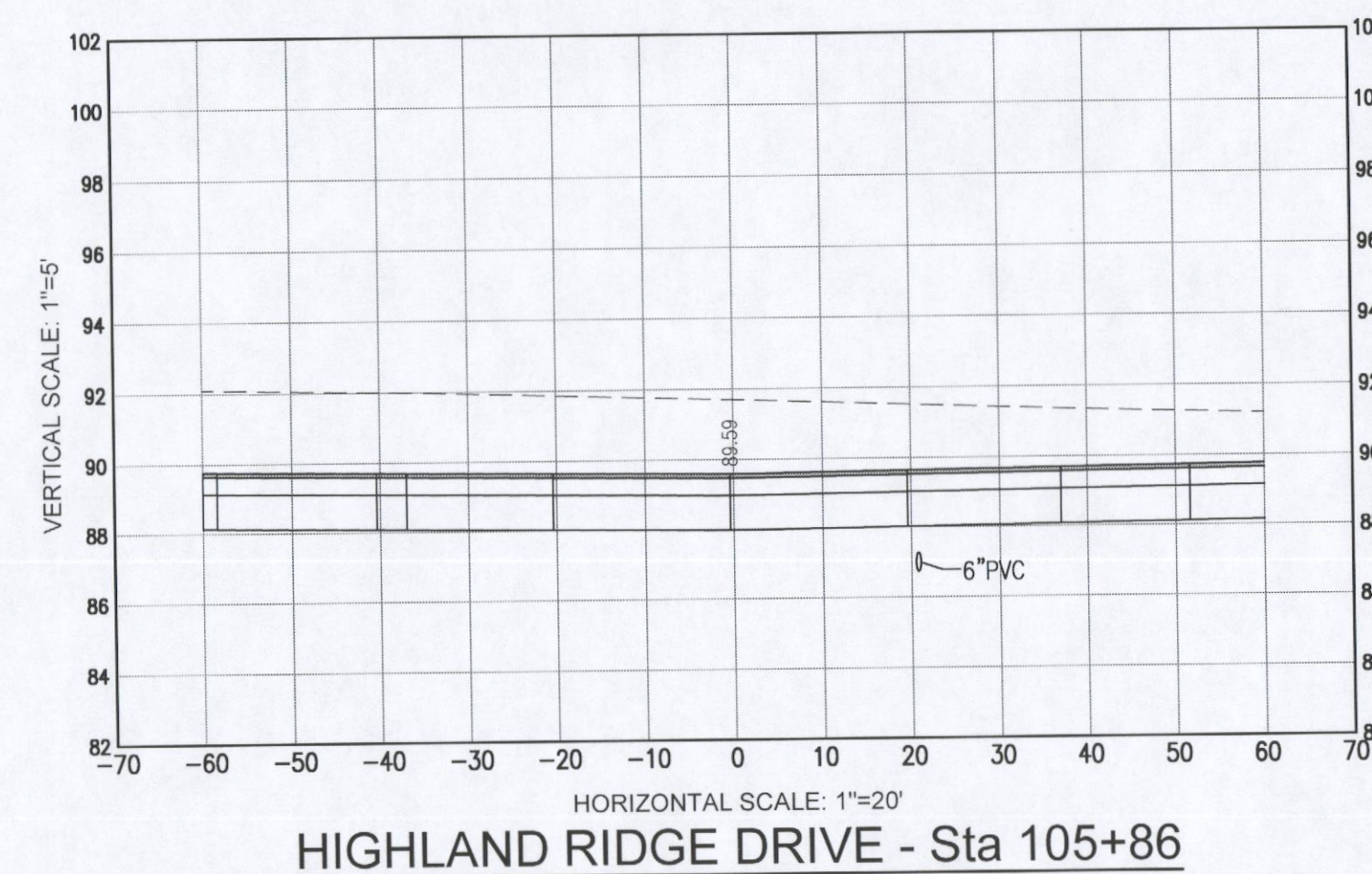
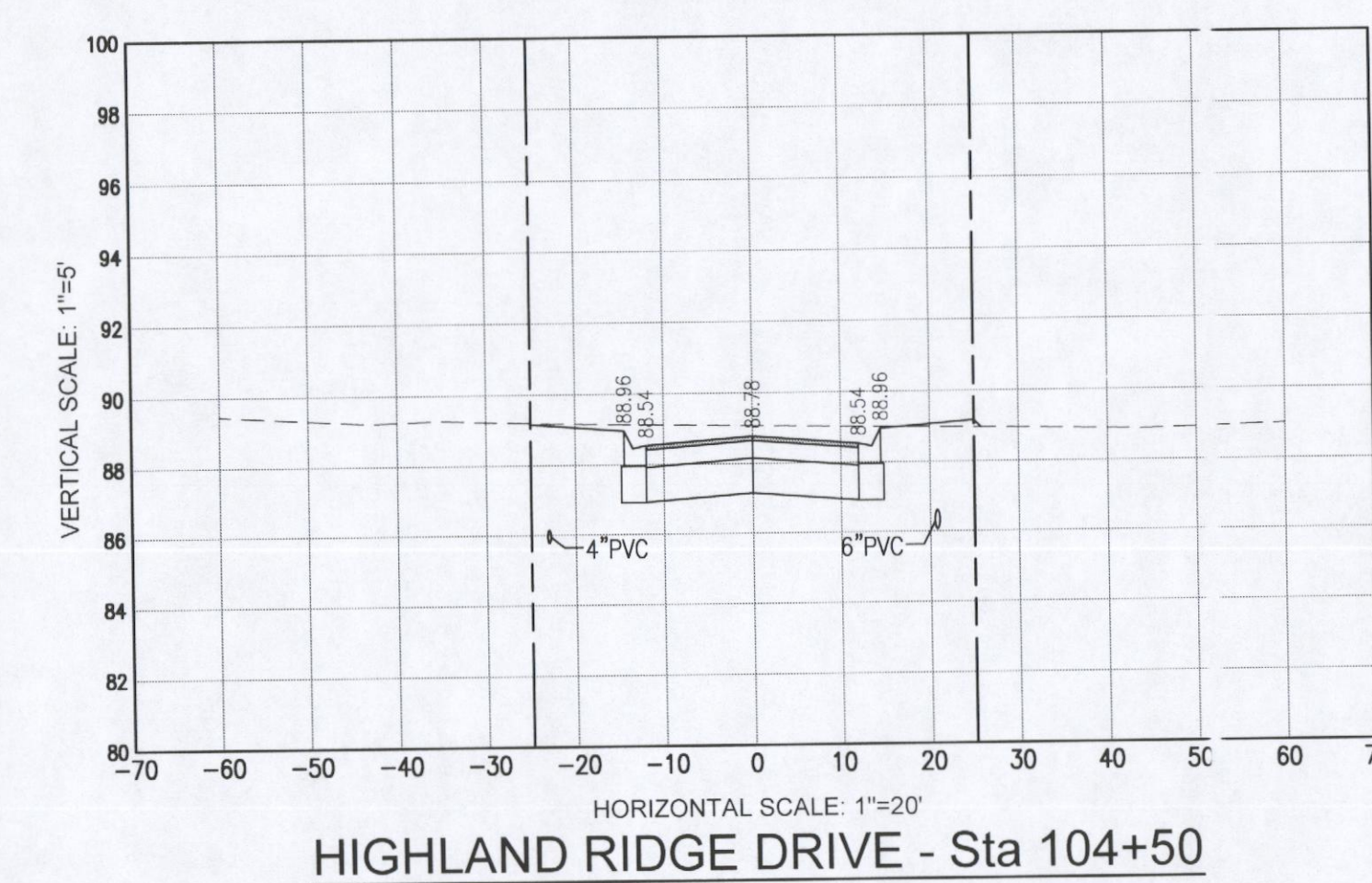
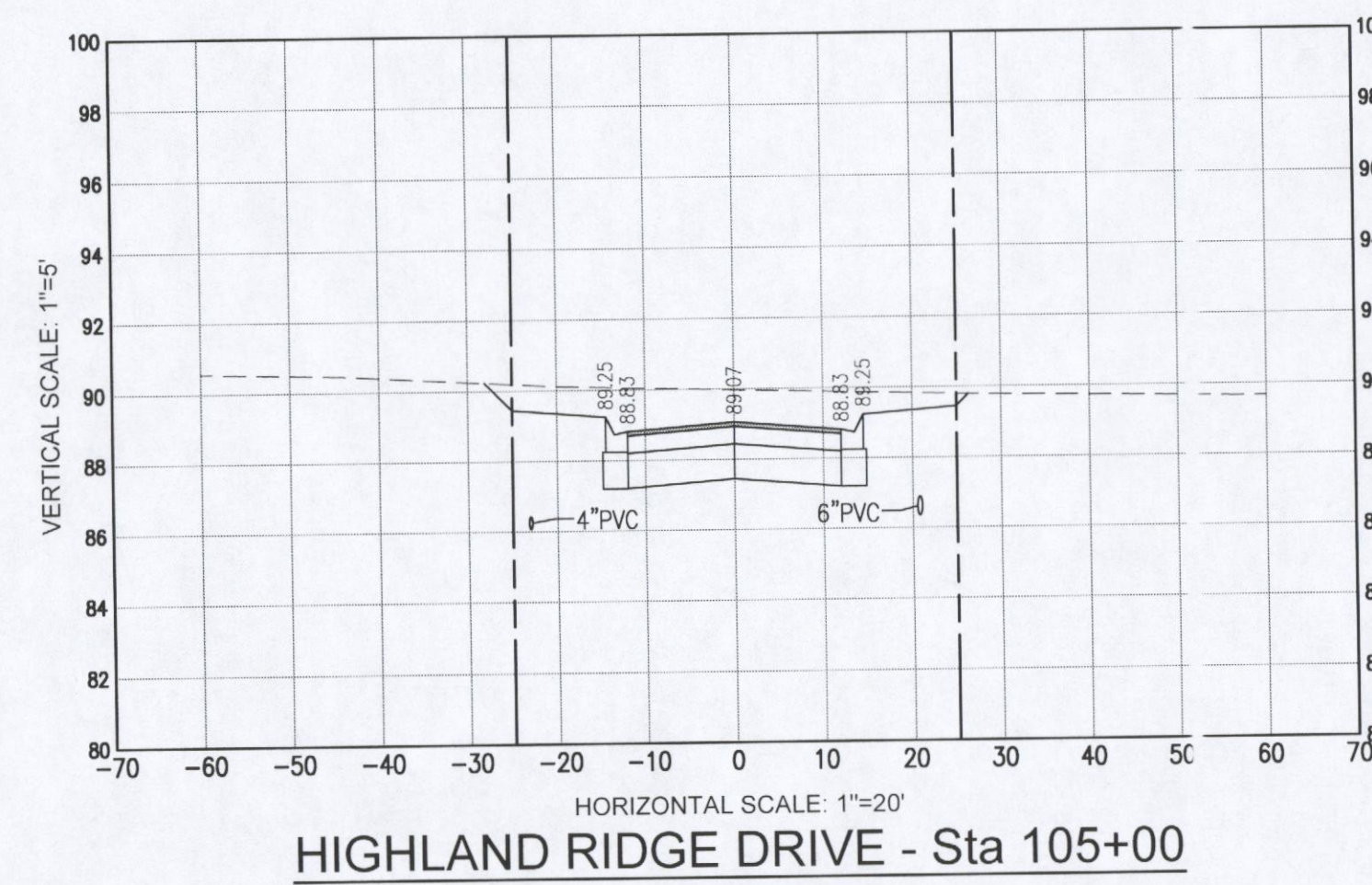
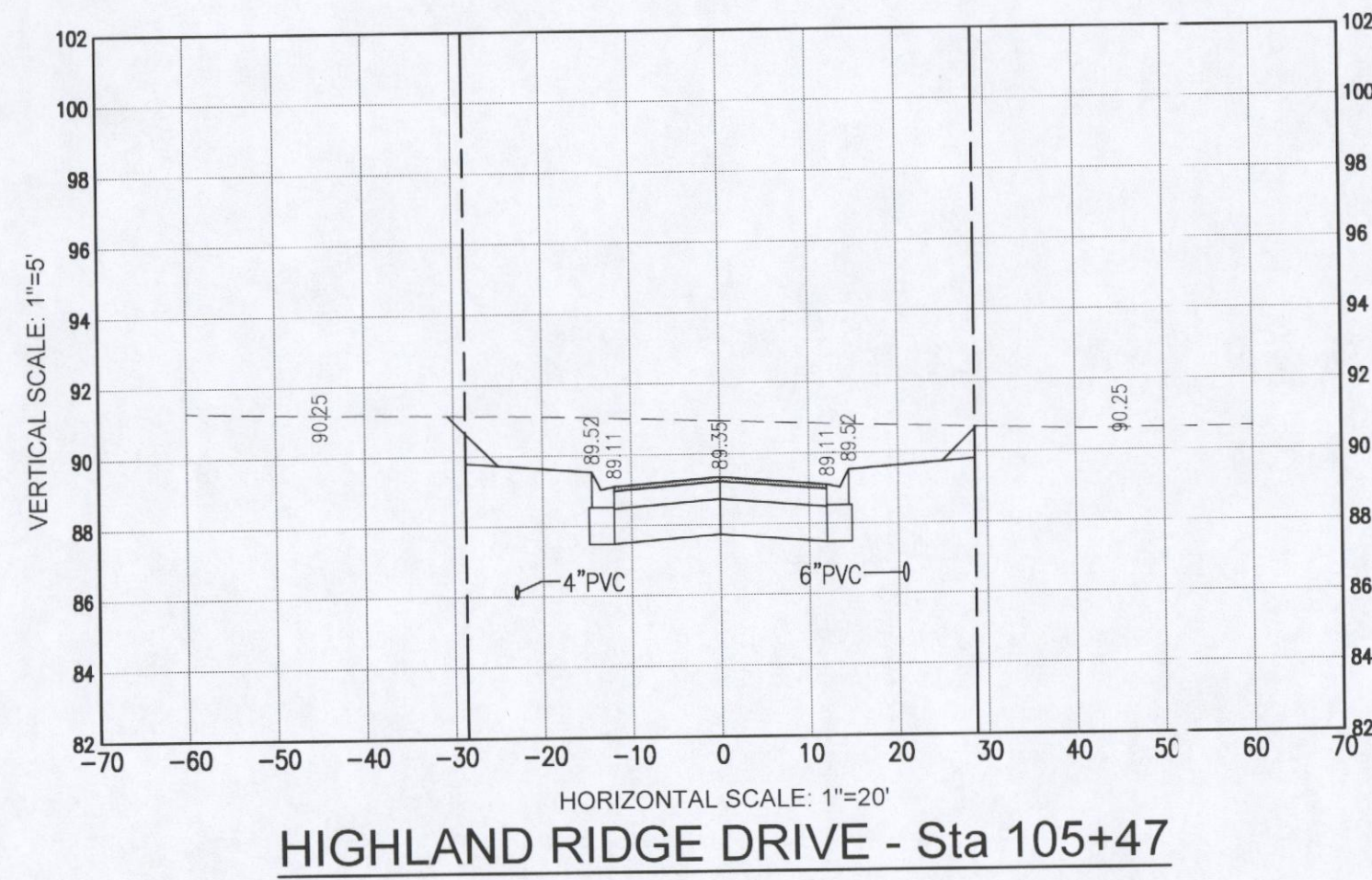


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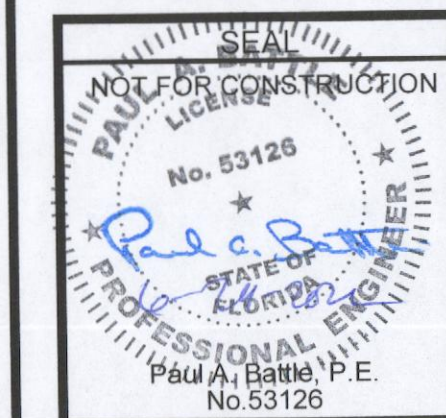
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C6.0

SHEET 23 OF 25



No.	DATE	REVISION



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Date: 6/29/2022

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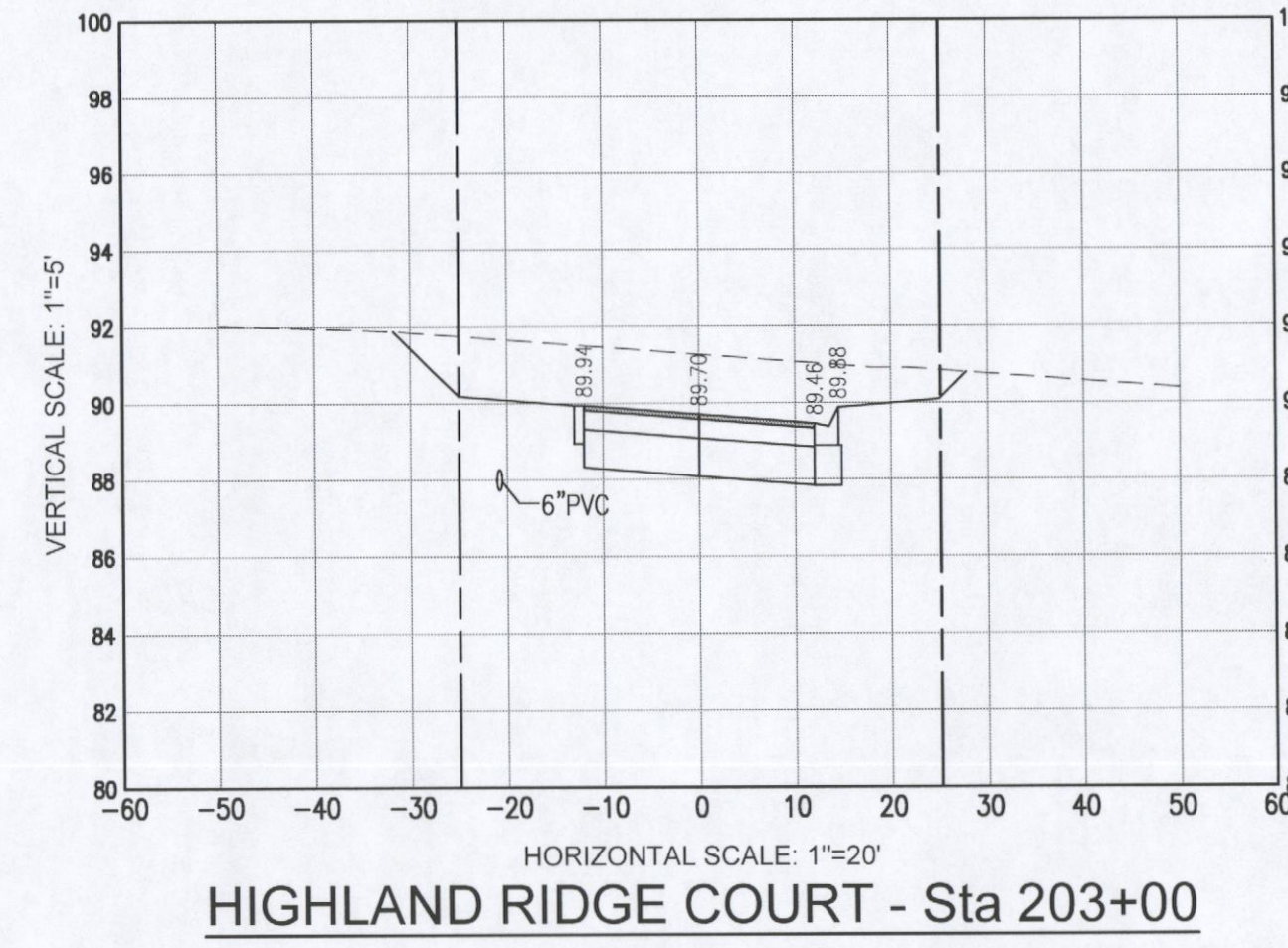
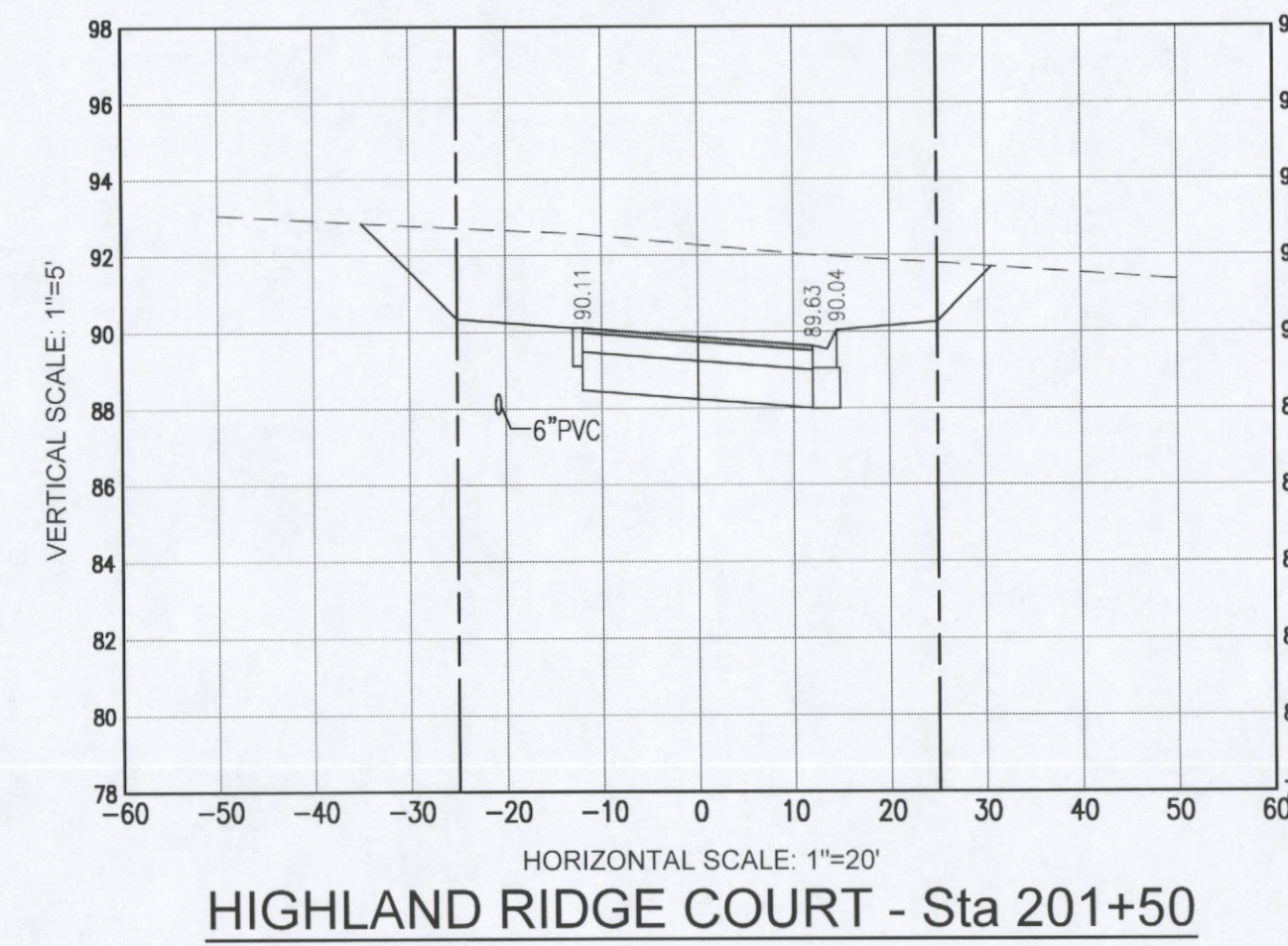
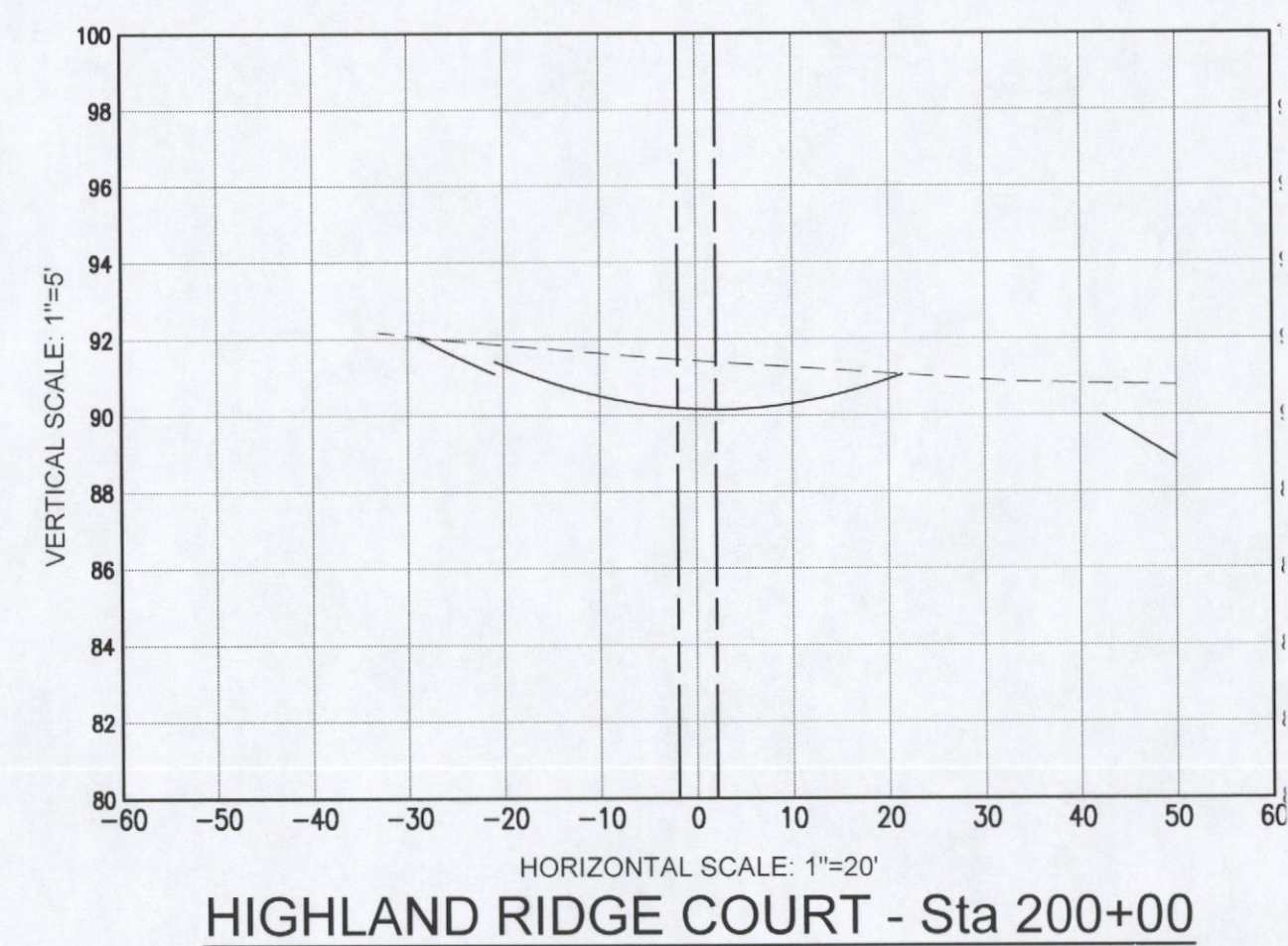
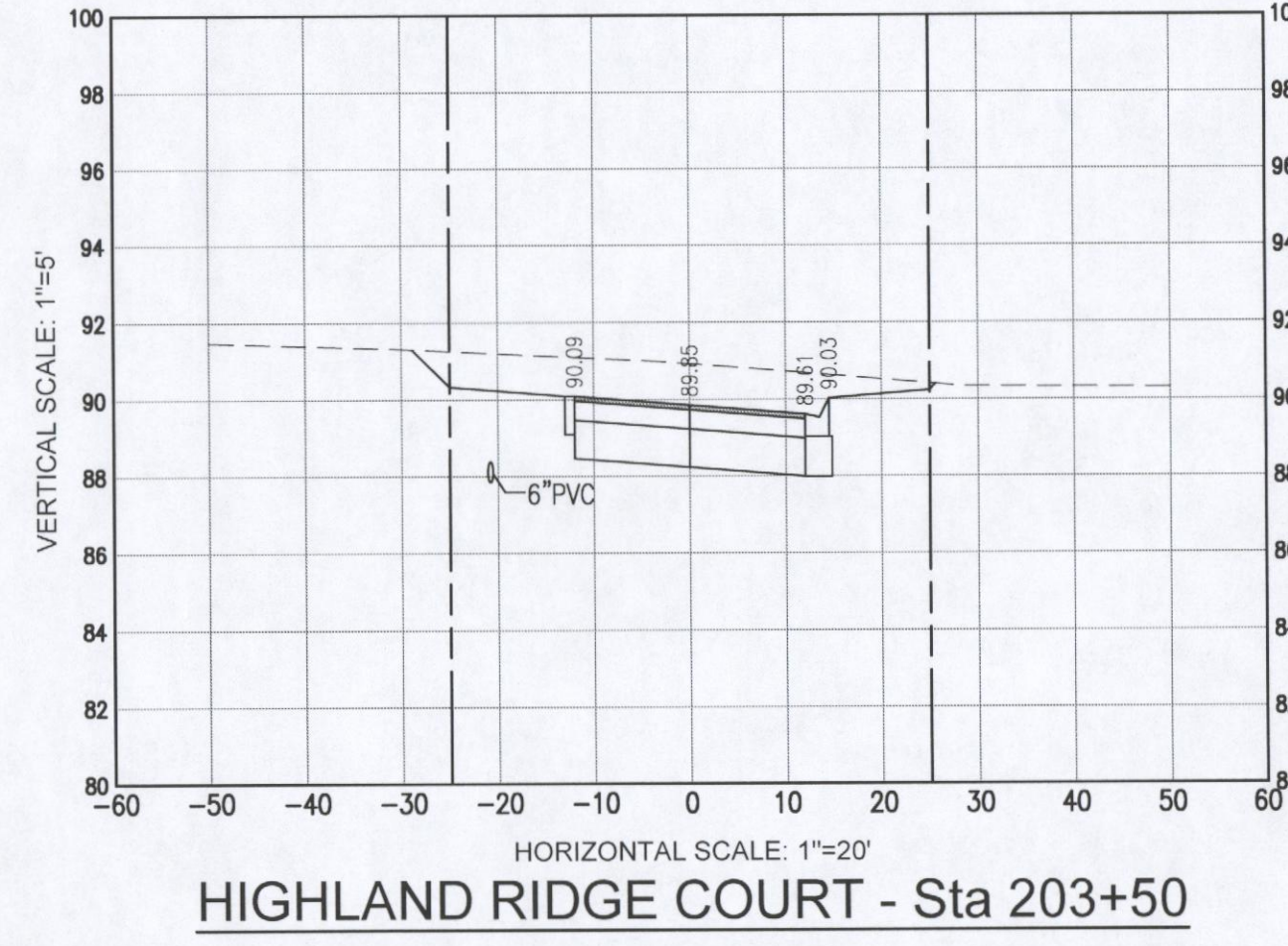
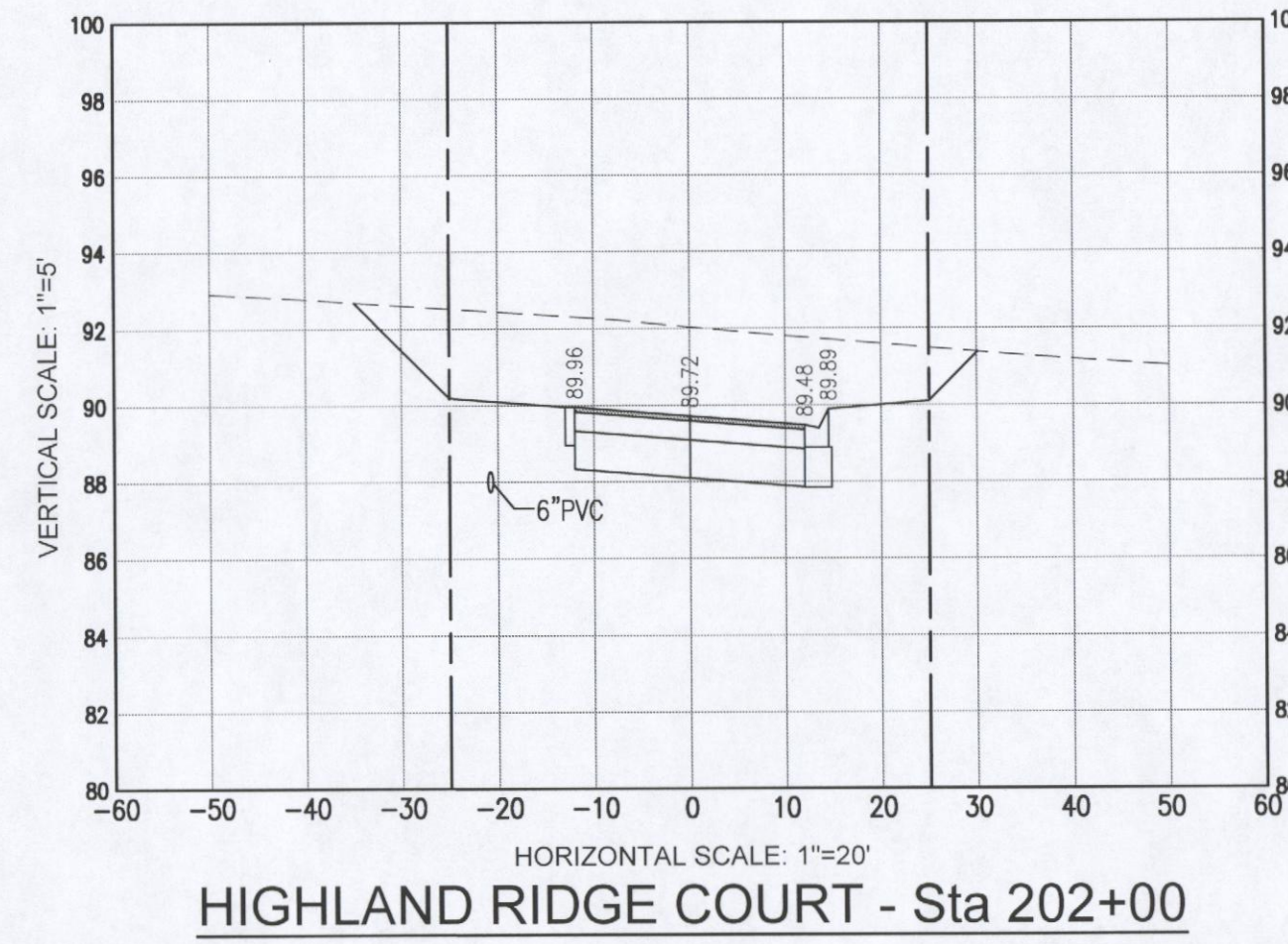
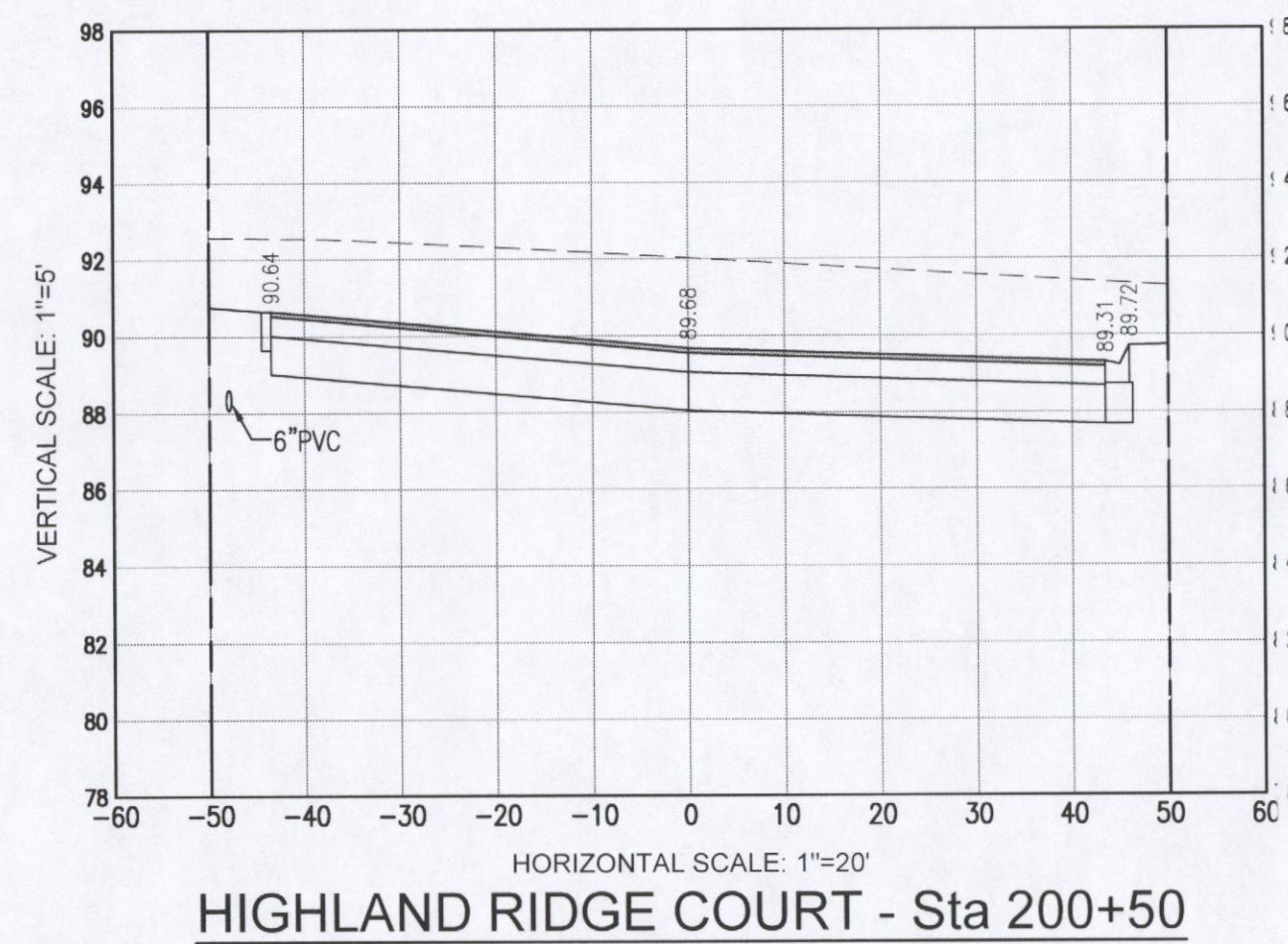
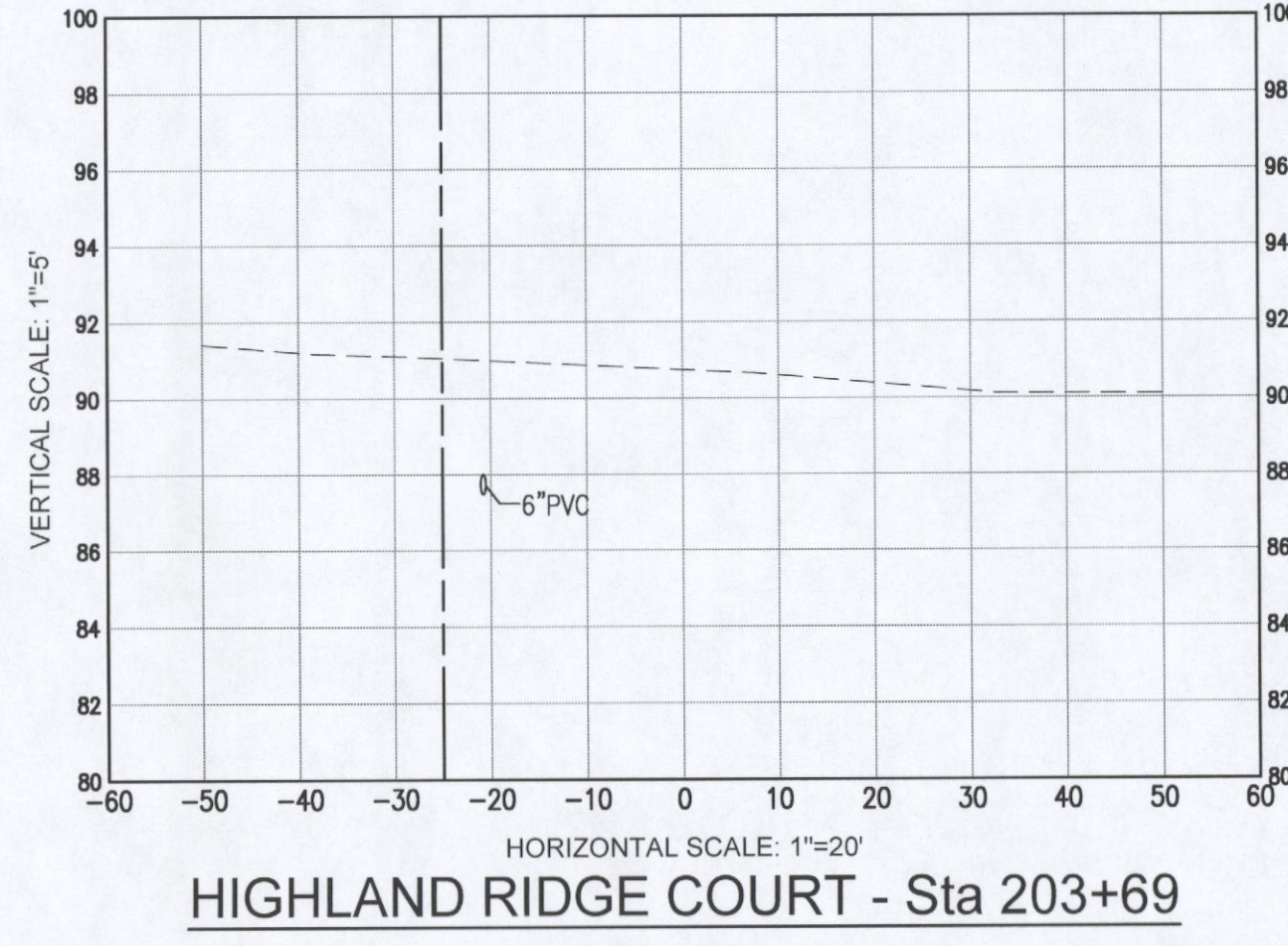
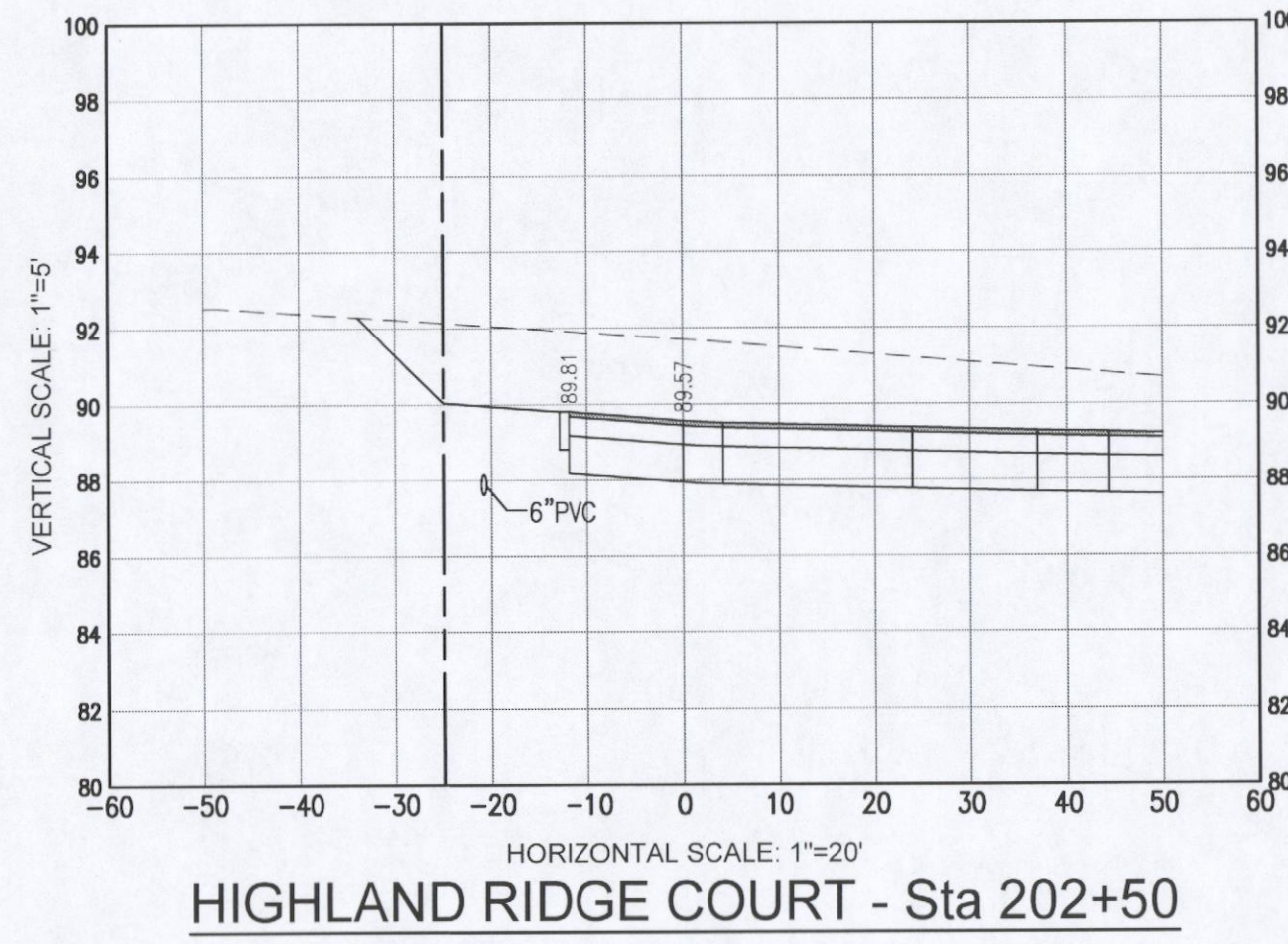
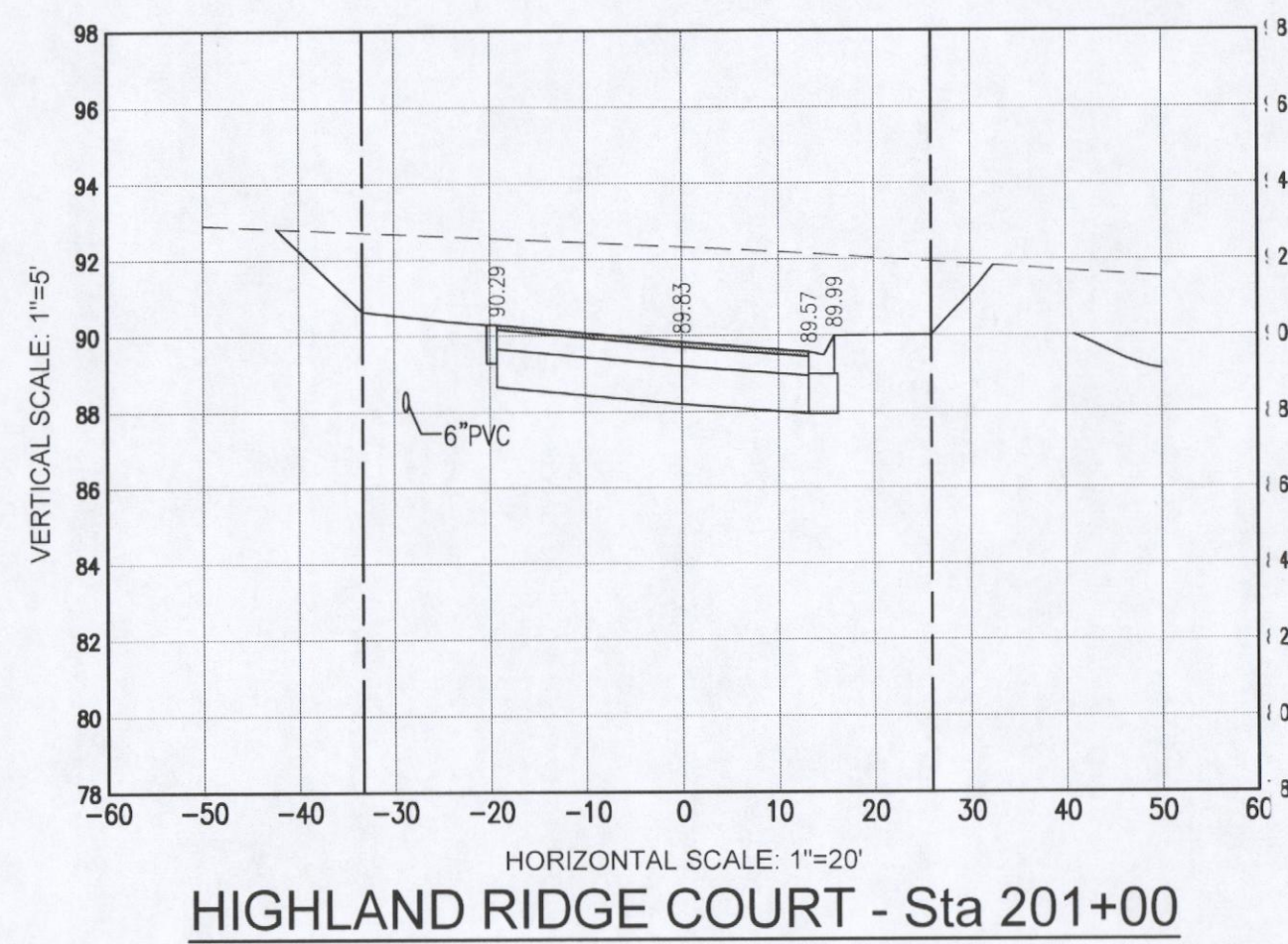
C6.1

SHEET 24 OF 25

HIGHLAND RIDGE
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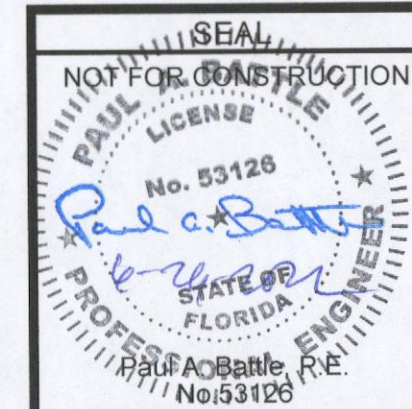
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