

- ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. PONDS AND SWALES TOPS AND SIDES SHALL BE SODDED. SEEDING AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE GROWTH DURING WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
- SEDIMENT SHALL BE RETAINED ON THE SITE OF DEVELOPMENT.
- CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- EROSION SHALL BE CONTROLLED BY THE USE OF SYNTHETIC (IN STATE R/W) HAY BALE BARRIER/SILT FENCE AS SHOWN ON PLANS AND SHALL BE SETUP PRIOR TO COMMENCING CONSTRUCTION. THE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR. AFTER PLACEMENT OF THE EROSION CONTROL BARRIER, THE RETENTION AREA IS TO BE CONSTRUCTED. UPON COMPLETION OF THE PROJECT, THE RETENTION AREA SHALL BE CLEANED OF SILT, STABILIZATION OF ALL DISTURBED AREAS SHALL BE ACCOMPLISHED, AND THE RETENTION AREA IS TO BE RECONFIGURED TO DESIGN CROSS-SECTION, AND GRASSED.

SITE WORK

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH SPECIFICATIONS AND APPLICABLE STANDARDS ESTABLISHED BY ESCAMBIA COUNTY, ECUA, COTTAGE HILL WATER WORKS, AND FDEP. WHERE THESE SPECIFICATIONS AND COUNTY STANDARDS DEViate, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL UNLESS APPROVED BY THE ENGINEER.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE UTILITY SUBCONTRACTORS TO INSURE THAT ALL UTILITY INSTALLATIONS PROCEED IN A TIMELY MANNER AND TO PREVENT CONFLICTS IN THE INSTALLATION OF THE WATER, SEWER, GAS, ELECTRICAL POWER, CABLE, AND TELEPHONE LINES.
- ALL CONDITIONS AND STIPULATIONS OF THE CONSTRUCTION PERMITS AND APPROVALS ISSUED BY ESCAMBIA COUNTY, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, COTTAGE HILL WATER WORKS AND ECUA SHALL BE COMPLIED IN EVERY WAY.

UTILITY WORK

- ALL WORK SHALL COMPLY WITH APPLICABLE STANDARDS AND CODES ESTABLISHED BY THE ECUA, COTTAGE HILL WATER WORKS, ESCAMBIA COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND WRITTEN SPECIFICATIONS.
- THE UTILITY CONTRACTOR SHALL MAKE CONNECTIONS TO THE SANITARY SEWER AND STORM DRAINAGE SYSTEM AS SHOWN AND SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITY LINES PRIOR TO BEGINNING WORK. THE UTILITY CONTRACTOR SHALL INCLUDE THE COST OF PROTECTION AND/OR RELOCATION OF OTHER UTILITIES IN HIS BID AND SHALL COORDINATE HIS WORK WITH OTHER UTILITY SUB-CONTRACTORS TO PREVENT CONFLICTS WITH OTHER UTILITY LINES.
- "AS-BUILT" DRAWINGS SHOWING FORCEMAINS, FITTINGS, VALVES, METERS, SERVICE LATERAL TAPS AND STUB-OUTS, MANHOLES, FIRE HYDRANTS, ETC. LOCATIONS WITH MEASUREMENTS IN ACCORDANCE WITH THE LATEST ECUA ENGINEERING MANUAL (SECTION 4000) SHALL BE FURNISHED TO THE ENGINEER PRIOR TO ACCEPTANCE.
- "AS-BUILT" DRAWINGS SHOWING WATERLINES, FITTINGS, VALVES, METERS, SERVICE LATERAL TAPS AND STUB-OUTS, MANHOLES, FIRE HYDRANTS, ETC. LOCATIONS WITH MEASUREMENTS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO ACCEPTANCE.
- ECUA PERMIT SHALL BE REQUIRED PRIOR TO CP APPROVAL. THE USE OF THESE LOW PRESSURE SYSTEMS HAS TO BE APPROVED BY THE COUNTY ENGINEER.

- 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, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION AND THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

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

- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.

- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

- CONTRACTOR TO NOTIFY SUNSHINE ONE UTILITIES TWO FULL BUSINESS DAYS IN ADVANCE (EXCLUDING WEEKENDS AND HOLIDAYS) 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.

- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM ECUA, THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.

- TO COMPLY WITH NPDES/NWFWMR 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/NWFWMR PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

- CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE PROJECT PRIOR TO BIDDING.

- CONTRACTOR BIDS SHOULD INCLUDE CLEARING AND GRUBBING OF THE PROPOSED R/W (AS WELL AS ANY OFFSITE AREAS NECESSARY FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS) INCLUDING REMOVAL OF NON-HERITAGE TREES.

- THE CONTRACTOR SHALL NOTIFY THE COUNTY DESIGNEE AND/OR COUNTY INSPECTOR 48 HOURS PRIOR TO INITIATION OF CONSTRUCTION.

- NOTE: 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.

- NOTE: RESIDENTIAL SUBDIVISIONS AND MULTI-FAMILY DEVELOPMENTS ARE ALLOWED UP TO TWO SIGNS AT EACH DEVELOPMENT ENTRANCE. EACH SIGN IS LIMITED TO A MAXIMUM 32 SQUARE FEET IN AREA AND SIX FEET IN HEIGHT. A MULTI-FAMILY DEVELOPMENT MAY SUBSTITUTE ONE DEVELOPMENT ENTRANCE SIGN FOR ONE WALL SIGN LIMITED TO THE SAME 32 SQUARE FEET. INDIVIDUAL SIGNAGE WILL NEED TO OBTAIN A SEPARATE SIGN PERMIT.

CONSTRUCTION PLANS FOR CYPRESS COVE SUBDIVISION

A PROPOSED 65 LOT PUBLIC RESIDENTIAL TOWNHOME DEVELOPMENT
SECTION 34, TOWNSHIP 2 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
ZONED: LDMU FLU: MU-S

REVISED
NOVEMBER 2022

OWNER/DEVELOPER:
NWF LAND DEALS INC
801 VIRECENT ROAD
CANTONMENT, FL 32533

SURVEYOR:
NORTHWEST FLORIDA LAND
SURVEYING, INC
479 N. PAGE BOULEVARD
PENSACOLA, FL 32505
P: (850) 432-1052
F: (850) 433-6049

ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
P: (850) 434-2603
F: (850) 434-4650

INDEX OF DRAWINGS:

- C1-COVER
- C2-DIMENSION & STAKING MASTER PLAN
- C3-EROSION CONTROL PLAN
- C4-EROSION CONTROL NOTES
- C5-GRADING PLAN
- C6-UTILITY MASTER PLAN
- C7-C8-PLAN & PROFILES
- C9-ROADWAY CROSS SECTIONS
- C10-C11-STORMWATER PLAN & PROFILE
- C12-STORMWATER POND A DETAILS
- C13-CONSTRUCTION DETAILS
- C14-UTILITY DETAILS

- EXISTING UTILITIES HAVE BEEN SHOWN ON PLANS FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION & PROTECTING ALL UTILITIES INCLUDING THOSE NOT SHOWN.
- UTILITIES REQUIRING RELOCATION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING UTILITY RELOCATION.
- GULF POWER CO. MANHOLES AND VAULTS, SOUTHERN BELL MANHOLES TO BE ADJUSTED BY THE APPROPRIATE UTILITY, AND THIS WORK SHALL BE COORDINATED BY THE CONTRACTOR.
- FLORIDA STATE STATUTE 553.851 REQUIRES THAT ALL EXCAVATORS NOTIFY GAS COMPANIES OF THEIR INTENTION TO PERFORM ANY EXCAVATION AT LEAST FORTY-EIGHT (48) HOURS (EXCLUDING SAT., SUN. & HOLIDAYS) PRIOR TO BEGINNING WORK.

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

A. ECUA Engineering Manual Incorporated by Reference
The ECUA Engineering Manual, dated 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 supplement and/or supersede the Manual listed above? **X** YES NO
Contractor shall construct Project in accordance with said documents as listed and located below:

Document Name	Document Type		Location	
	Specifi- cation	Detail	Plans	Project Manual*
LOW PRESSURE RESIDENTIAL SEWER SERVICE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 GP Projects

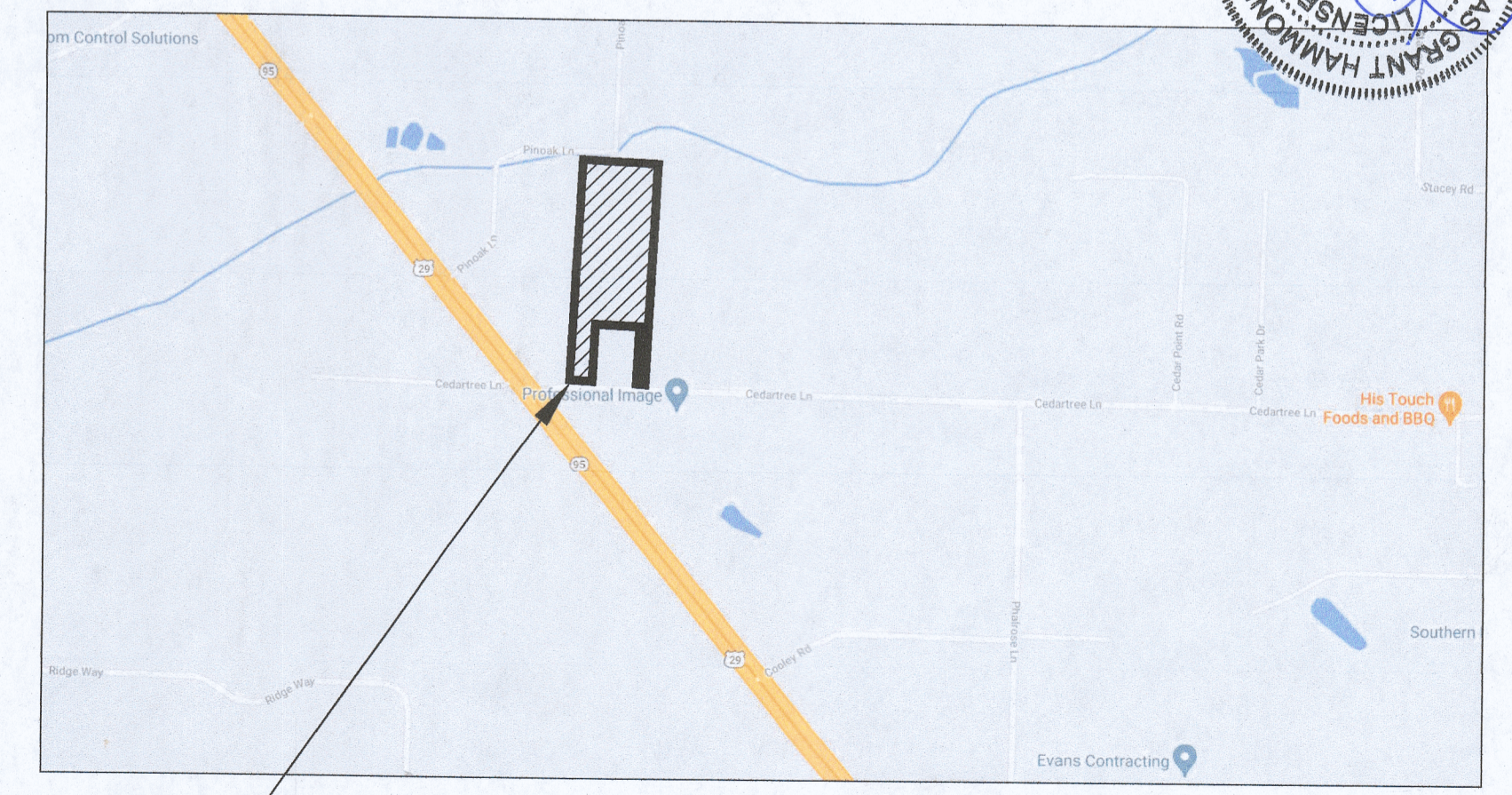
C. Engineer of Record Responsibilities
The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

- CONTRACTOR SHALL NOTIFY THE ECUA, COTTAGE HILL WATER WORKS, FDOT, NWFWMR, THE ESCAMBIA COUNTY ENGINEER AND PROJECT ENGINEER OF RECORD AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF THIS PROJECT.
- PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, STORM DRAINS, WATER OR GAS PIPES, ELECTRICAL CONDUITS, POLES, WALLS, POSTS, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, CABLE TV, TELEPHONE AND POWER COMPANIES 10 DAYS IN ADVANCE, THAT HE INTENDS TO START WORK IN A SPECIFIC 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.
- LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.
- CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
- CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEEDING AND MULCHING AND/OR SODDING OF STREET AND ROAD SHOULDER AREAS IN ACCORDANCE WITH REQUIREMENTS OF FDOT SPECIFICATIONS AND APPLICABLE COUNTY STANDARDS.
- WATER SUPPLY FACILITIES, INCLUDING MAINS, SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND COORDINATED WITH COTTAGE HILL WATER WORKS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE TESTING REQUIREMENTS OUTLINED IN THE SPECIFICATIONS.
- GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
- RELOCATION OF THE OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER, SUCH AS MAILBOXES BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
- AS PER ESCAMBIA COUNTY LDC DSM 2-1.6(d), NO STREETS OR ROADS UNDER THE TWO YEAR WARRANTY PERIOD WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORE. CONDUITS ARE TO BE INSTALLED FOR ALL UTILITY ROADWAY CROSSINGS PRIOR TO FINAL PLAT APPROVAL.

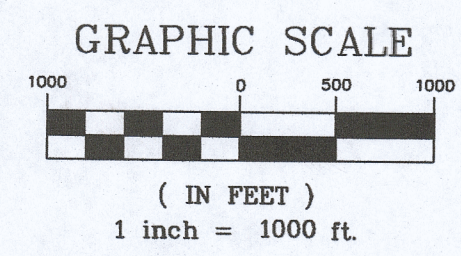
Approved *J. Hampton 11-23-22*
(Designee *Jennifer Hampton* Date)

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.

DRAINAGE FEE
Imperv. Surf. 30892.0 Sq ft
Stormwater Ret. 0.11 % (F) *Cypress Cove*
Total Drainage Fee \$ 169.91
Pond Maint. Fee: **MSBU**

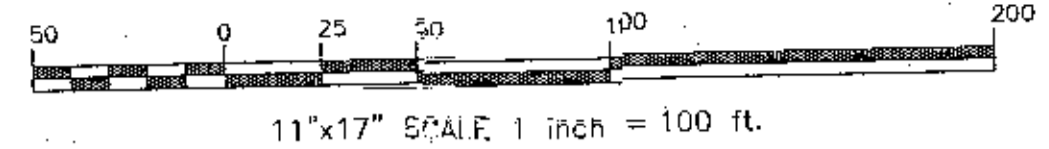


PROJECT
LOCATION



GRAPHIC SCALE

22"x34" SCALE 1 inch = 50 ft.



DEVELOPMENT DATA:

PARCEL ID #S: 34-2N-31-3403-000-001, 34-2N-31-3403-000-002
 NUMBER: 800 BLK CEDAR TREE LN
 TOTAL BOUNDARY AREA = 418,283 SF (TOTAL 9.00 AC)
 TOTAL LOTS IN OVERALL BOUNDARY = 65 LOTS
 ZONING: LDMU
 FILE: MU-5

BUILDING REQUIREMENTS FOR LDMU ZONE:

DENSITY: A MAXIMUM DENSITY OF SEVEN DWELLING UNITS PER ACRE REGARDLESS OF THE FUTURE LAND USE CATEGORY.
 FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 WITHIN THE MU-5 FUTURE LAND USE CATEGORY AND 2.0 WITHIN MU-1.
 STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET.
 LOT WIDTH: FOR A NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 10 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE ASSUMED STREET ADDRESS AND THE SIDE SETBACK SHALL APPLY TO ANY STREET FRONTAGE THAT ADJACES THE ADDRESSED FRONTAGE.
 TWO-FAMILY DWELLINGS: EIGHTY FEET AT THE STREET RIGHT-OF-WAY FOR MULTI-FAMILY DWELLINGS AND TOWNHOUSE GROUPS, NO MINIMUM LOT WIDTH REQUIRED BY ZONING FOR OTHER USES.
 LOT COVERAGE: MINIMUM PERMISSIBLE LOT COVERAGE OF 25 PERCENT (1/5 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
 STRUCTURE SETBACKS: FRONT AND REAR TWENTY FEET IN THE FRONT AND 15 FEET IN THE REAR FOR MULTI-FAMILY DWELLINGS AND TOWNHOUSE GROUPS, FIVE FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
 CORNER LOTS: THE FRONT SETBACK SHALL APPLY TO THE FRONTAGE OF CORNER LOTS; THE FRONT SETBACK SHALL APPLY TO THE STREET FRONTAGE THAT ADJACES THE ADDRESSED FRONTAGE.

DESCRIPTION AS FURNISHED: (OFFICIAL RECORDS BOOK: 5539, PAGE: 312)

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 37 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD (50 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 11 MINUTES 25 SECONDS WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 34 FOR 441.65 FEET TO POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 51 SECONDS WEST FOR 1269.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 12 MINUTES 23 SECONDS WEST ALONG NORTH LINE FOR 441.64 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 58 SECONDS EAST FOR 1269.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE NORTH 89 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY (ALSO BEING PARALLEL WITH THE SOUTH LINE OF SAID SECTION) FOR 411.22 FEET TO POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH-WEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 37 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD (50 FOOT RIGHT OF WAY); THENCE SOUTH 89 DEGREES 11 MINUTES 25 SECONDS WEST AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 34 FOR 441.65 FEET AND POINT OF BEGINNING; THENCE NORTH 00 DEGREES 36 MINUTES 58 SECONDS WEST FOR 1269.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 23 SECONDS EAST FOR 1269.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 58 SECONDS WEST FOR 1269.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 25 SECONDS WEST FOR 441.64 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 89 DEGREES 11 MINUTES 25 SECONDS WEST FOR 30.00 FEET TO POINT OF BEGINNING.

GENERAL NOTES:

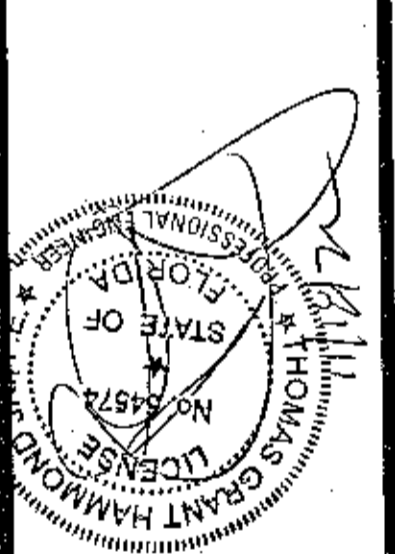
- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 89 DEGREES 11 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED.
- THE SURVEY DATA AS SHOWN HEREON IS RELIANT TO THE DESCRIPTION AS FURNISHED.
- NO TITLE SEARCH HAS BEEN MADE TO DETERMINE THE EXISTENCE OF UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE OF THE ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0240 D, REVISED SEPTEMBER 29, 2005.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17-1201 - 54-17.03 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR SLAB OVERLAYS.
- FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR IN PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, TREC R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A PENCIL OR PAPER TO VERIFY THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
- THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
- ENCROACHMENTS ARE AS SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO REFLECT AND MONITOR THE DEED OF RECORD ON THE GROUND AS WELL AS LOCAL ON-SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, FROM ESCAMBIA COUNTY GEODETIC CONTROL POINT STATIONED "ESC 4252" HAVING A PUBLISHED ELEVATION OF 109.05 FEET, BASED ON ESCAMBIA COUNTY, FLORIDA'S NETWORK SURVEY PREPARED BY BASKERVILLE DESIGN, INC. DATED 10/15/97.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY OWNERS AND THEIR LOCATIONS SHOULD BE CONFIRMED APPROPRIATELY CALL 811 WASHINE UTILITY LOCATORS 48 HOURS PRIOR TO DIGGING WITHIN THE RIGHT OF WAY.

NOTE:

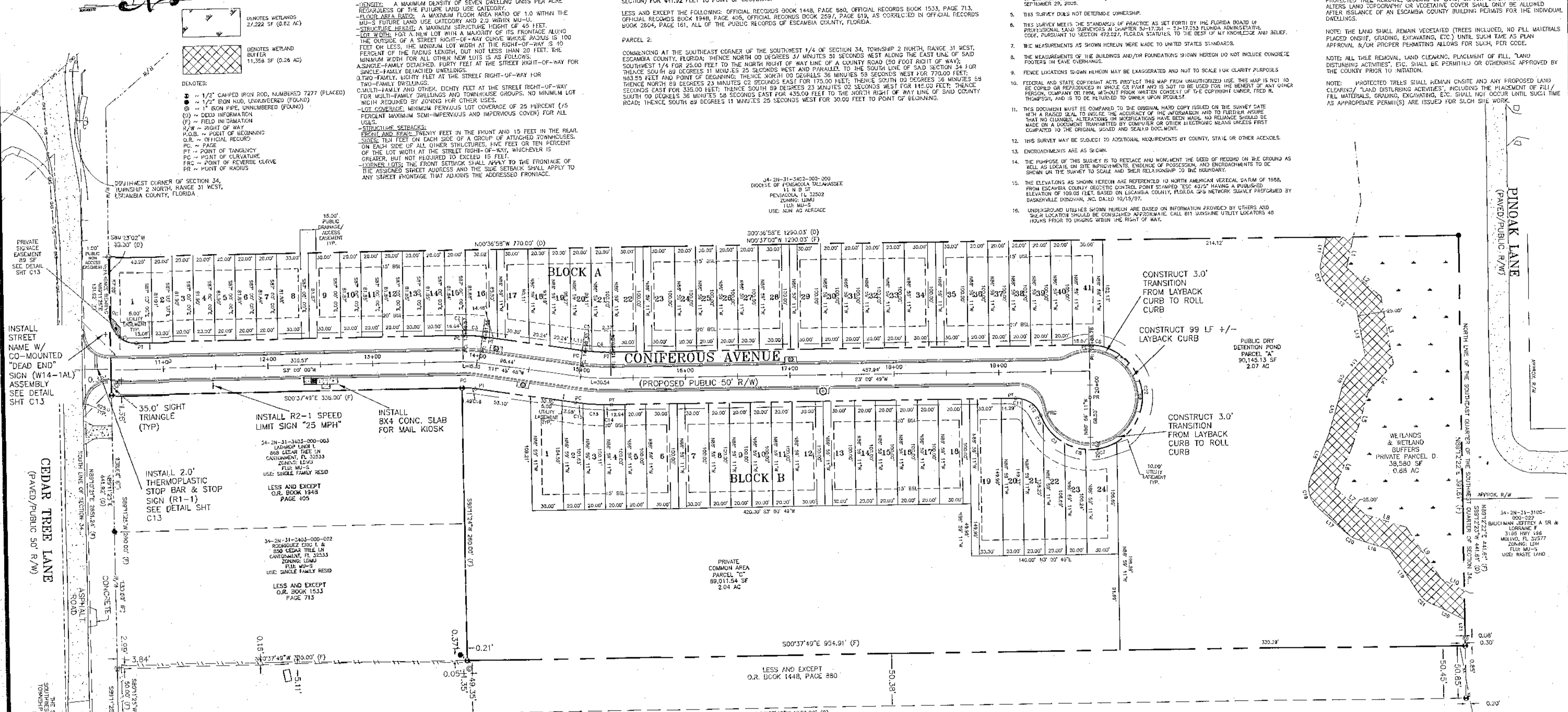
THERE ARE NO EXISTING HERITAGE TREES LOCATED ON-SITE.
 NOTE: LAND CLEARING/TREE REMOVAL IS LIMITED TO NON-HERITAGE TREES LOCATED WITHIN PROPOSED RIGHTS-OF-WAY, EASEMENTS, OR PARCELS DEDICATED FOR UTILITY, URNANCE OR ACCESS ACCORDING TO COUNTY APPROVED SUBDIVISION CONSTRUCTION PLANS.
 NOTE: LOT CLEARING ACTIVITIES INCLUDING TREE REMOVAL ON RESIDENTIAL LOTS SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THESE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYABLE STRALES OR DRAINAGE FEATURES DESCRIBED AS THE DEVELOPERS RESPONSIBILITY.
 NOTE: LAND DISTURBANCE ACTIVITIES SUCH AS CLEARING, CUTTING, EXCAVATING, FILLING OR PLACEMENT OF FILL MATERIALS ON THE INDIVIDUAL RESIDENT LOTS, PROTECTED TREE REMOVAL, GRADING OF LAND, OR ANY OTHER ACTIVITY THAT ALTERS LAND TOPOGRAPHY OR VEGETATIVE COVER SHALL ONLY BE ALLOWED AFTER ISSUANCE OF AN ESCAMBIA COUNTY BUILDING PERMITS FOR THE INDIVIDUAL DWELLINGS.
 NOTE: THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ON-SITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS PLAN APPROVAL &/OR PROPER PERMITTING ALLOWS FOR SUCH, PER CODE.
 NOTE: ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, LAND DISTURBANCE ACTIVITIES, ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.
 NOTE: PROTECTED TREES SHALL REMAIN ON-SITE AND ANY PROPOSED LAND CLEARING, LAND DISTURBANCE ACTIVITIES, INCLUDING THE PLACEMENT OF FILL MATERIALS, GRADING, EXCAVATING, ETC. SHALL NOT OCCUR UNTIL SUCH TIME AS APPROPRIATE PERMITS ARE ISSUED FOR SUCH SITE WORK.

NO.	DATE	REVISIONS
1.	5/30/2022	AS PER ESCAMBIA COUNTY COMMENTS
2.	7/19/2022	AS PER ESCAMBIA COUNTY DDC AND AIRWARD
3.	10/4/2022	AS PER ESCAMBIA COUNTY COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

HAMMOND ENGINEERING, INC.
 FLORIDA AUTHORIZATION NO. 9130
 ALABAMA AUTHORIZATION NO. 3277
 3802 NORTH "S" STREET
 PENSACOLA, FLORIDA 32505
 850 434-2603
 FAX 850-434-2650
 TOM@SELANDDESIGN.COM



CONSTRUCTION PLANS FOR CYPRESS COVE DIMENSION AND STAKING PLAN
 ESCAMBIA COUNTY, FLORIDA
 DRAWN BY: DVAARS
 DESIGNED BY: TGH
 CHECKED BY: TGH
 DATE: JULY 2022
 SCALE: AS SHOWN
 NOT RELEASED FOR CONSTRUCTION
 PROJECT NO: 21-042
 SHEET: 02



LINE TABLE

LINE	LENGTH	BEARING
L1	30.89	S77°58'43"E
L2	42.28	N33°33'38"E
L3	61.35	N80°22'30"E
L4	37.18	S78°52'34"E
L5	50.37	S71°14'37"E
L6	46.29	S87°11'43"E
L7	37.85	N41°01'32"E
L8	41.48	N19°54'20"E
L9	50.13	N55°12'18"E
L10	24.02	S26°24'52"E

BLOCK A

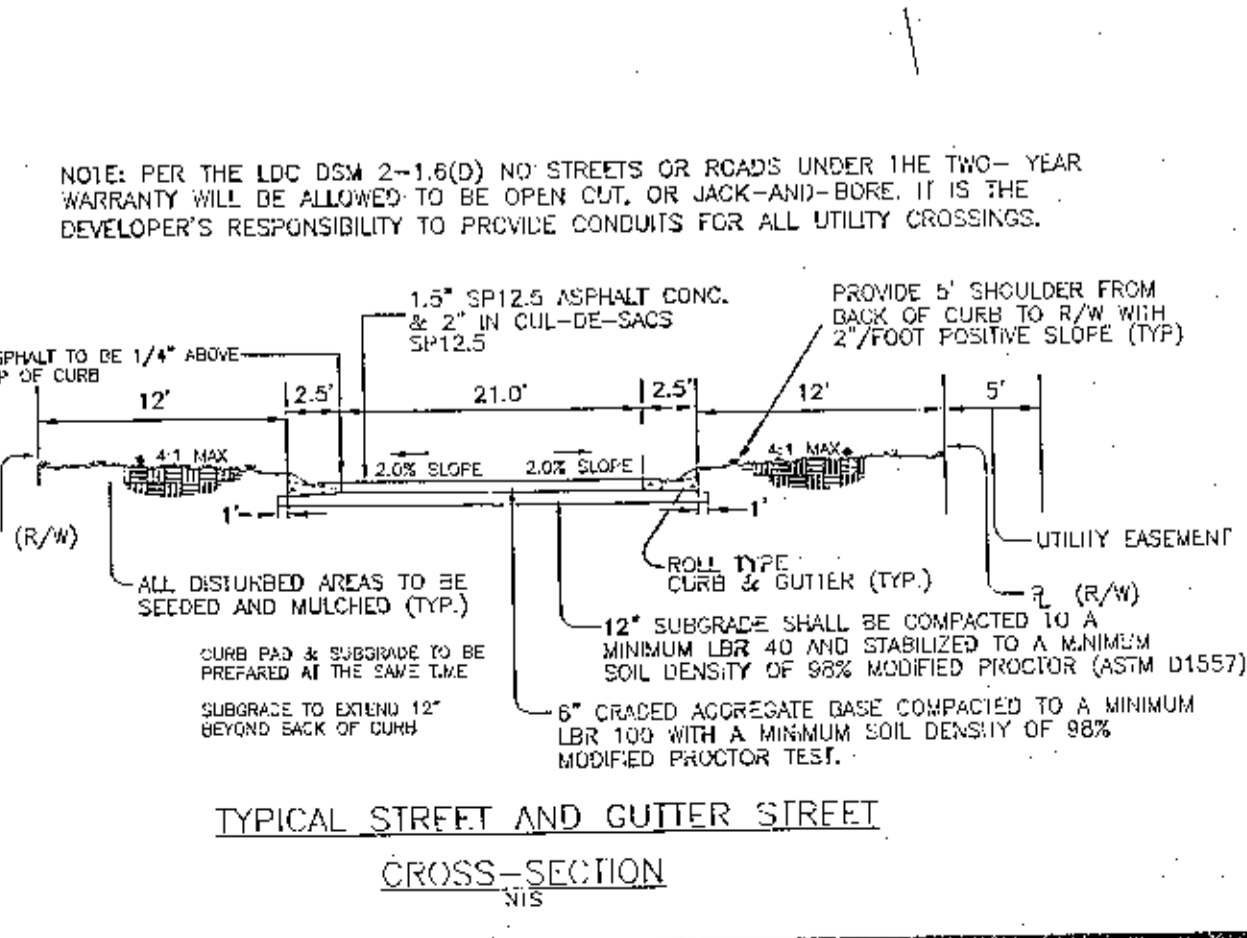
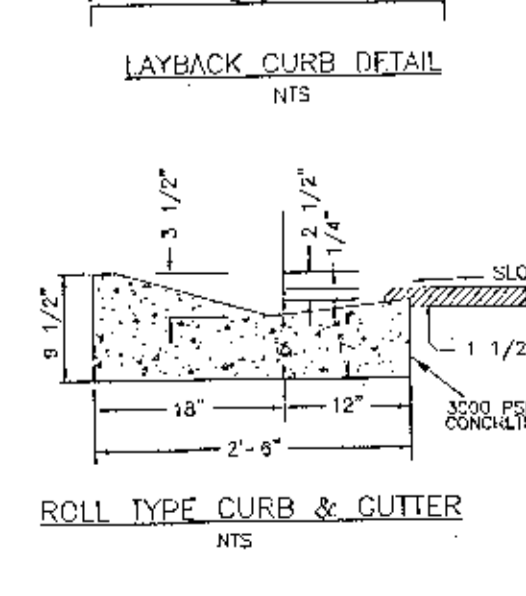
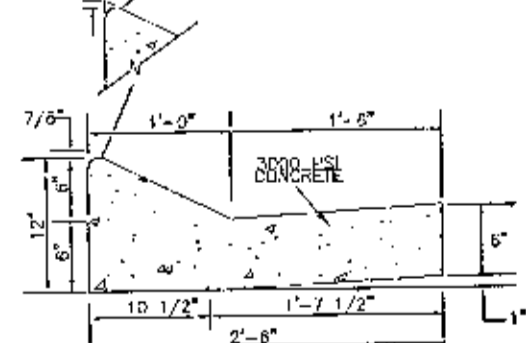
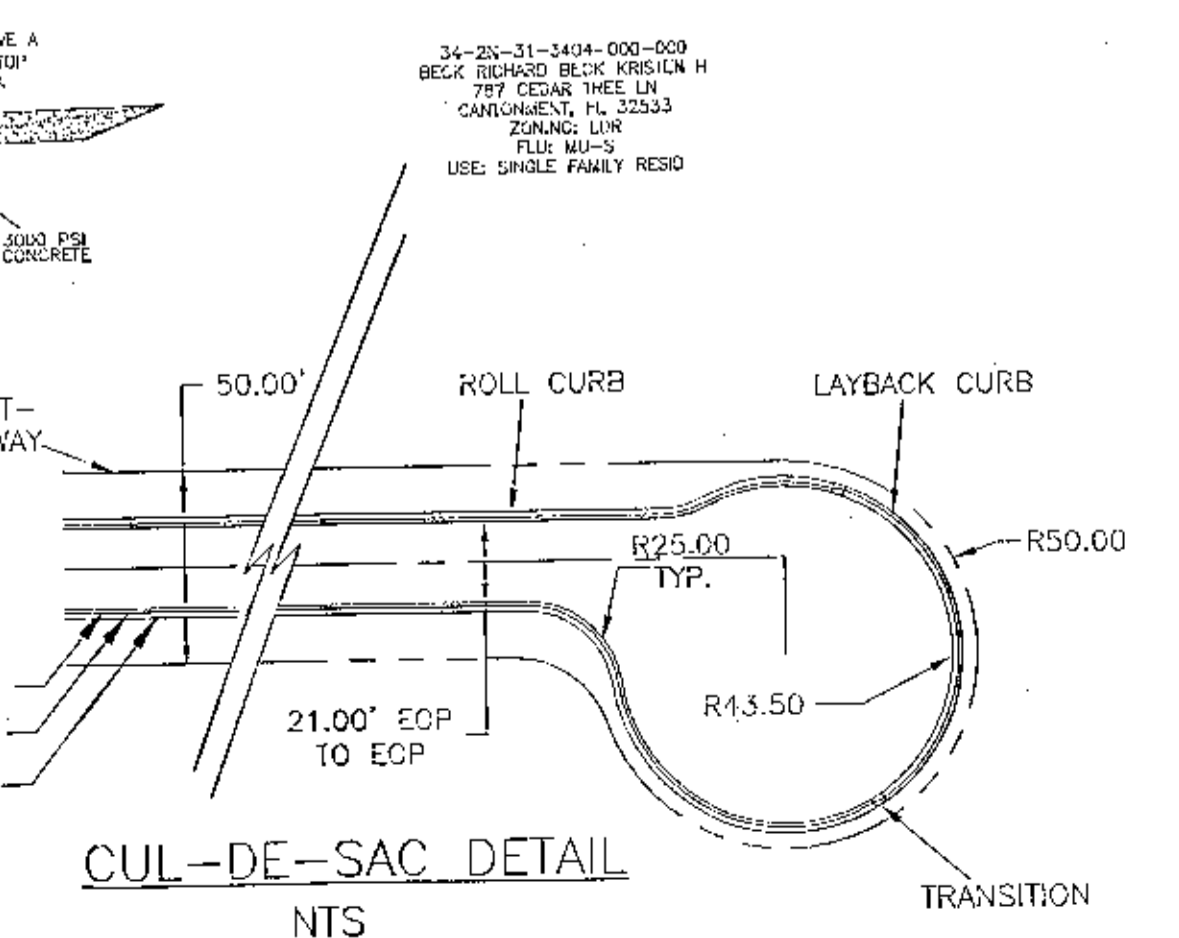
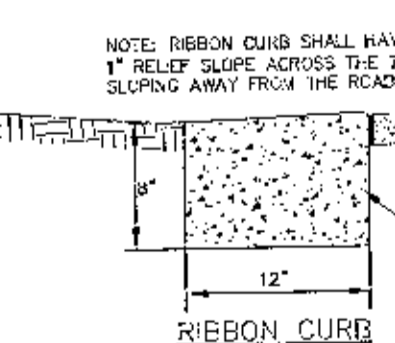
Parcel #	Area
1	3154
2	1638
3	1638
4	1638
5	1638
6	1638
7	1638
8	1638
9	1638
10	1638
11	1638
12	1638
13	1638
14	1638
15	1638
16	1638
17	1638
18	1638
19	1638
20	1638
21	1638
22	1638
23	1638
24	1638

Parcel Line Table

Parcel #	Area	Line #	Length	Direction
1	3207	L11	24.39	S75° 58' 56"E
2	2061	L12	33.67	S43° 11' 26"E
3	2014	L13	43.69	N87° 40' 18"E
4	2000	L14	35.23	S49° 14' 47"E
5	2003	L15	48.53	S70° 36' 30"E
6	3000	L16	45.08	S53° 33' 55"E
7	3000	L17	37.95	N44° 42' 19"E
8	2030	L18	32.54	N27° 37' 27"E
9	2023	L19	51.37	N57° 59' 04"E
10	2000	L20	36.85	N27° 59' 22"E
11	2000	L21	24.50	S67° 09' 49"E
12	3023	L22	116.28	S02° 00' 00"E
13	3023	L23	116.28	S02° 00' 00"E
14	3000	L24	116.28	S02° 00' 00"E
15	2000	L25	116.28	S02° 00' 00"E
16	2000	L26	116.28	S02° 00' 00"E
17	2000	L27	116.28	S02° 00' 00"E
18	3007	L28	116.28	S02° 00' 00"E
19	4507	L29	116.28	S02° 00' 00"E
20	2999	L30	116.28	S02° 00' 00"E
21	2853	L31	116.28	S02° 00' 00"E
22	2308	L32	116.28	S02° 00' 00"E
23	2054	L33	116.28	S02° 00' 00"E
24	3054	L34	116.28	S02° 00' 00"E

Curve Table

Curve #	Length	Radius	Delta
C1	38.19	25.00	90
C2	3.36	125.00	2
C3	15.78	125.00	7
C4	17.68	175.00	6
C5	9.07	175.00	3
C6	14.64	50.00	17
C7	31.13	50.00	34
C8	21.17	50.00	28
C9	29.81	50.00	34
C10	5.56	50.00	8



GRAPHIC SCALE

22"x34" SCALE 1 inch = 50 ft.

50 0 25 50 100 150 200

11"x17" SCALE 1 inch = 100 ft.



- DENOTES WELL/VEG 27,322 SF (0.62 AC)
- DENOTES WETLAND BUFFER 11,355 SF (0.26 AC)
- DENOTES AREAS OF CLEARING AND GRADING ACTIVITIES

- DENOTES:**
- 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
 - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - 1" IRON PIPE, UNNUMBERED (FOUND)
 - (D) = DRAIN INFORMATION
 - (F) = FIELD INFORMATION
 - R/W = RIGHT OF WAY
 - P.O.B. = POINT OF BEGINNING
 - O.R. = OFFICIAL RECORD
 - P.G. = PAGE

- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, RUMBLE AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WALLS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - WHEN WASHING IS REQUIRED, THE QUANTITY OF DIRT SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ORLANDER SHALL BE UTILIZED TO REDUCE OFF-SITE TRACKING. OFF-SITE TRACKING SHALL BE CONSIDERED IF OFF-SITE TRACKING BECOMES OBVIOUS.

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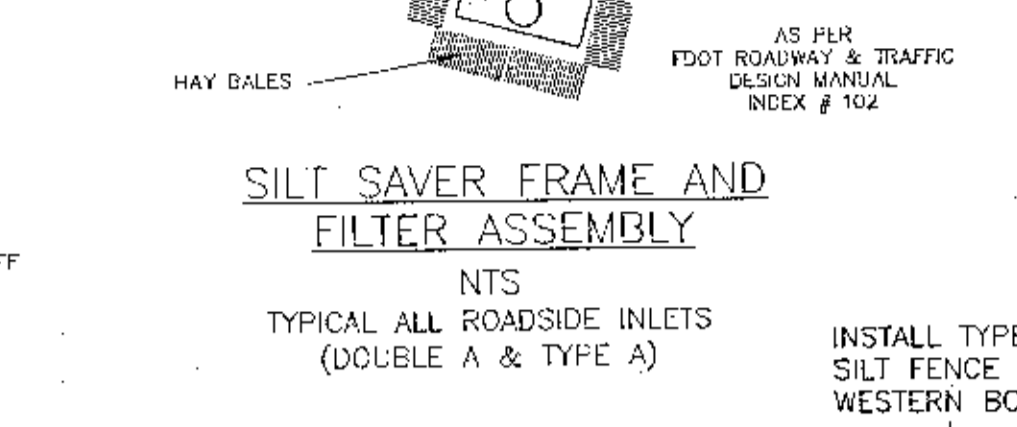
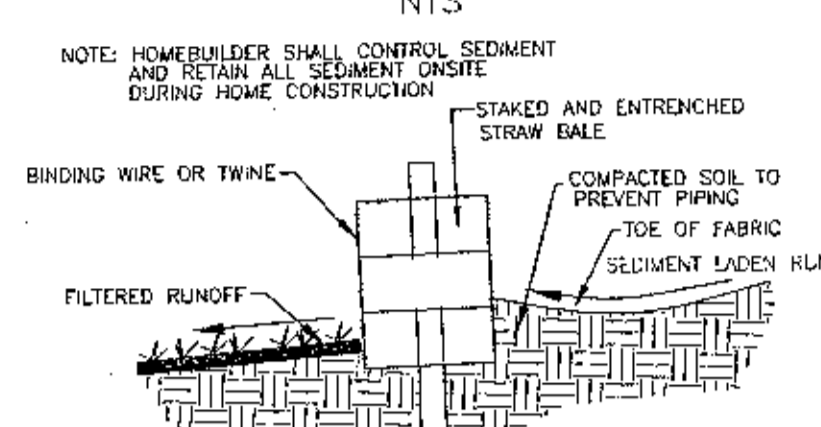
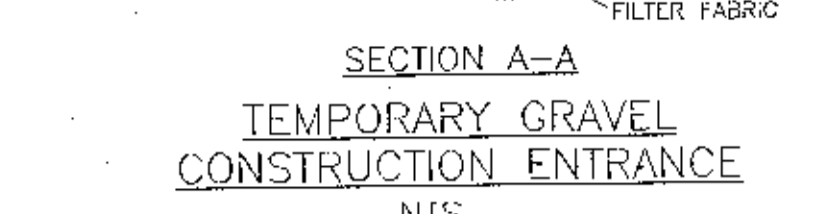
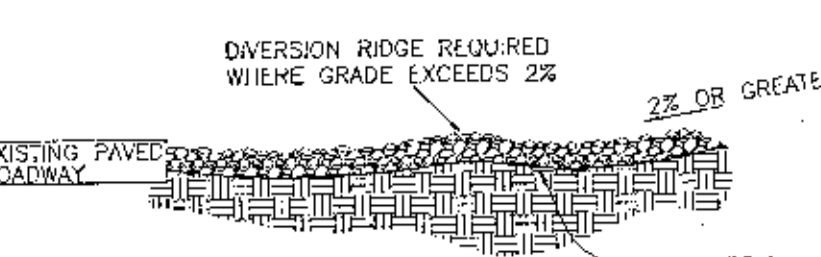
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NOTE: HOMEOWNER SHALL CONTROL SEDIMENT AND RETAIN ALL SEDIMENT ON-SITE DURING HOME CONSTRUCTION.

NOTE: INSTALL SILT FENCE AS DETAIL. INSTALL HAYBALES ALONG UPSHORE SIDE OF SILT FENCE WITH BINDING STRINGS OR WIRE RUNNING PARALLEL TO THE GROUND.

NOTE: ALL TYPE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, LAND DISTURBING ACTIVITIES, ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

NOTE: PROTECTED TREES SHALL REMAIN ON-SITE AND ANY PROPOSED LAND CLEARING/ 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 SUCH SITE WORK.

NOTE: THERE ARE NO EXISTING HERITAGE TREES LOCATED ON-SITE.

NOTE: LAND CLEARING/DALE REMOVAL IS LIMITED TO ANY NON-HERITAGE TREE LOCATED WITHIN PROPOSED RIGHTS-OF-WAY, EASEMENTS, OR PARCELS DEDICATED FOR UTILITY, DRAINAGE OR ACCESS ACCORDING TO COUNTY APPROVED SUBDIVISION CONSTRUCTION PLANS.

NOTE: LOT CLEARING ACTIVITIES INCLUDING TREE REMOVAL ON RESIDENTIAL LOTS SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THESE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVALESCENCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.

NOTE: LAND DISTURBANCE ACTIVITIES SUCH AS CLEARING, CUTTING, EXCAVATING, FILLING OR PLACEMENT OF FILL MATERIALS ON THE INDIVIDUAL RESIDENT LOTS. PROTECTED TREE REMOVAL, GRADING OF LAND, OR ANY OTHER ACTIVITY THAT ALTERS LAND TOPOGRAPHY OR VEGETATIVE COVER SHALL ONLY BE ALLOWED AFTER ISSUANCE OF AN ESCAMBIA COUNTY BUILDING PERMITS FOR THE INDIVIDUAL DWELLINGS.

NOTE: THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ON-SITE, GRADING, EXCAVATING, ETC) UNTIL SUCH TIME AS PLAN APPROVAL &/OR PROPER PERMITTING ALLOWS FOR SUCH, PER CODE.

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NOTE: PROTECTED TREES SHALL REMAIN ON-SITE AND ANY PROPOSED LAND CLEARING/ 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 SUCH SITE WORK.

NOTE: THERE ARE NO EXISTING HERITAGE TREES LOCATED ON-SITE.

NOTE: LAND CLEARING/DALE REMOVAL IS LIMITED TO ANY NON-HERITAGE TREE LOCATED WITHIN PROPOSED RIGHTS-OF-WAY, EASEMENTS, OR PARCELS DEDICATED FOR UTILITY, DRAINAGE OR ACCESS ACCORDING TO COUNTY APPROVED SUBDIVISION CONSTRUCTION PLANS.

NOTE: LOT CLEARING ACTIVITIES INCLUDING TREE REMOVAL ON RESIDENTIAL LOTS SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THESE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVALESCENCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.

NOTE: LAND DISTURBANCE ACTIVITIES SUCH AS CLEARING, CUTTING, EXCAVATING, FILLING OR PLACEMENT OF FILL MATERIALS ON THE INDIVIDUAL RESIDENT LOTS. PROTECTED TREE REMOVAL, GRADING OF LAND, OR ANY OTHER ACTIVITY THAT ALTERS LAND TOPOGRAPHY OR VEGETATIVE COVER SHALL ONLY BE ALLOWED AFTER ISSUANCE OF AN ESCAMBIA COUNTY BUILDING PERMITS FOR THE INDIVIDUAL DWELLINGS.

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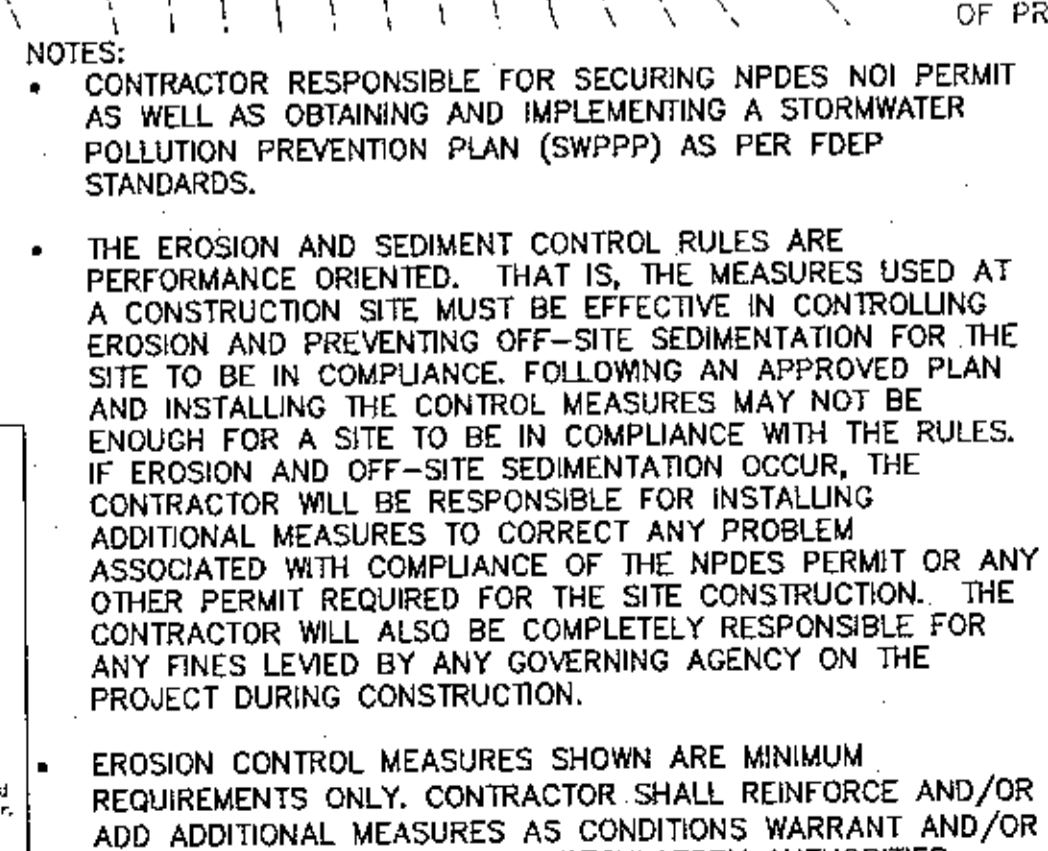
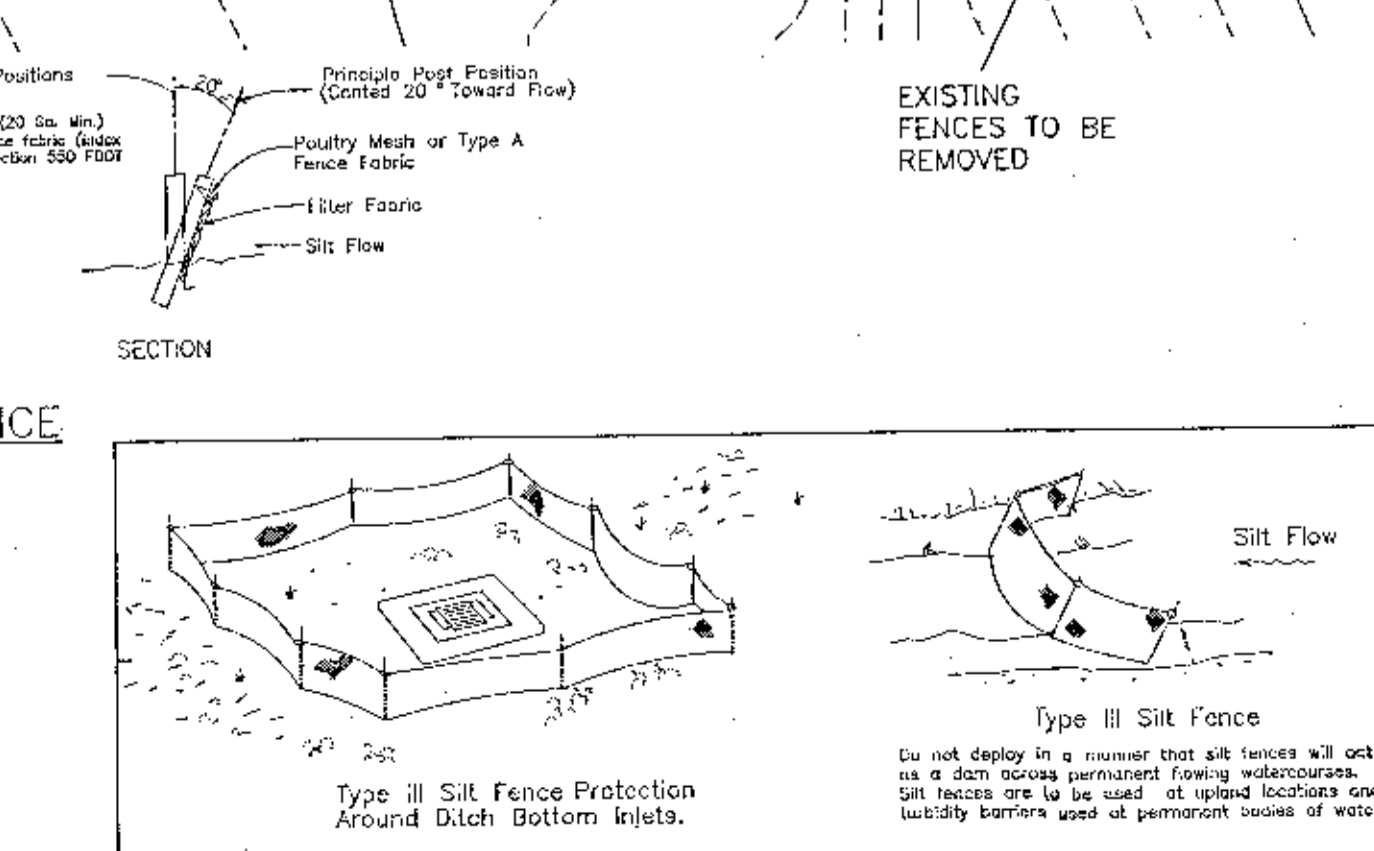
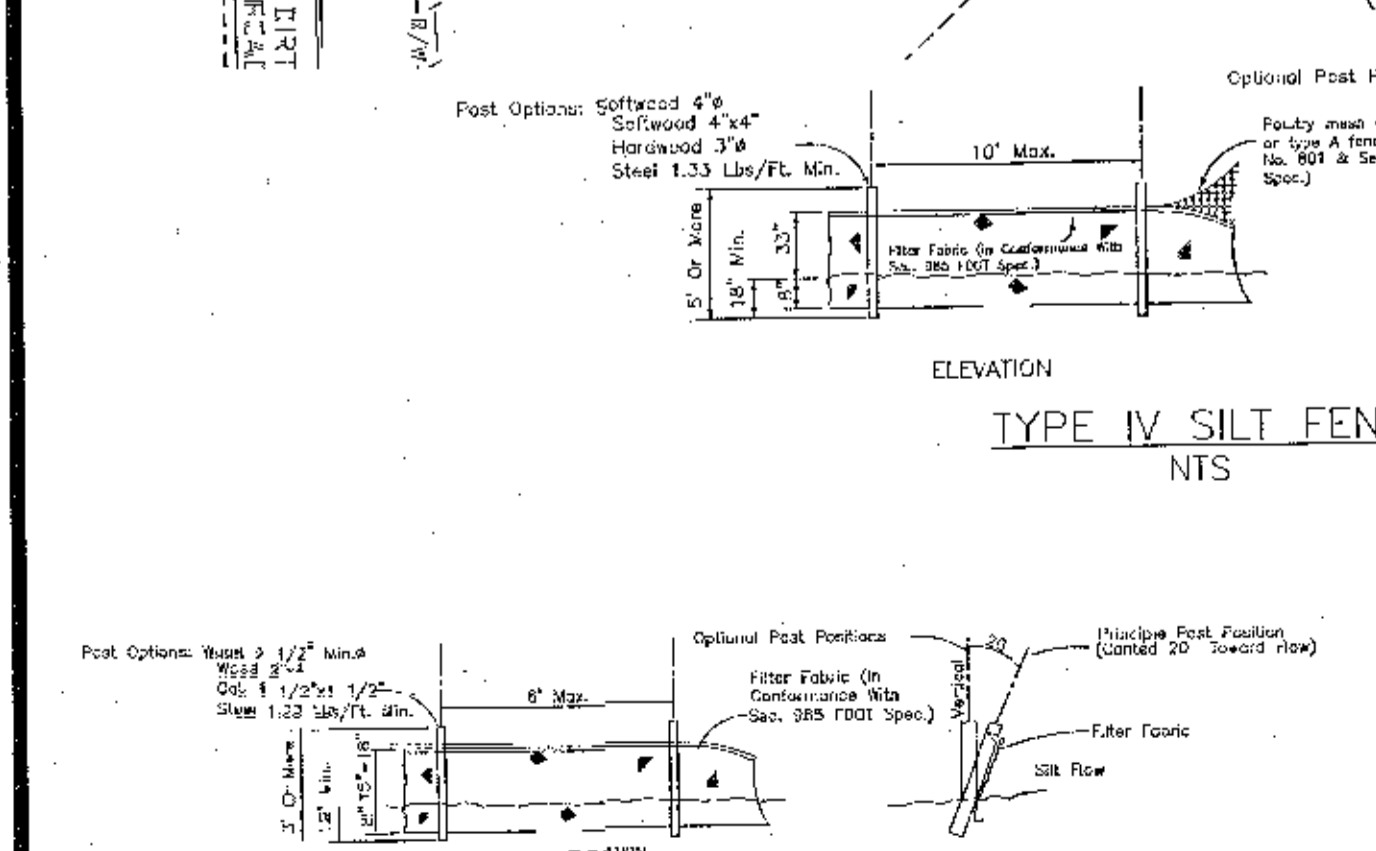
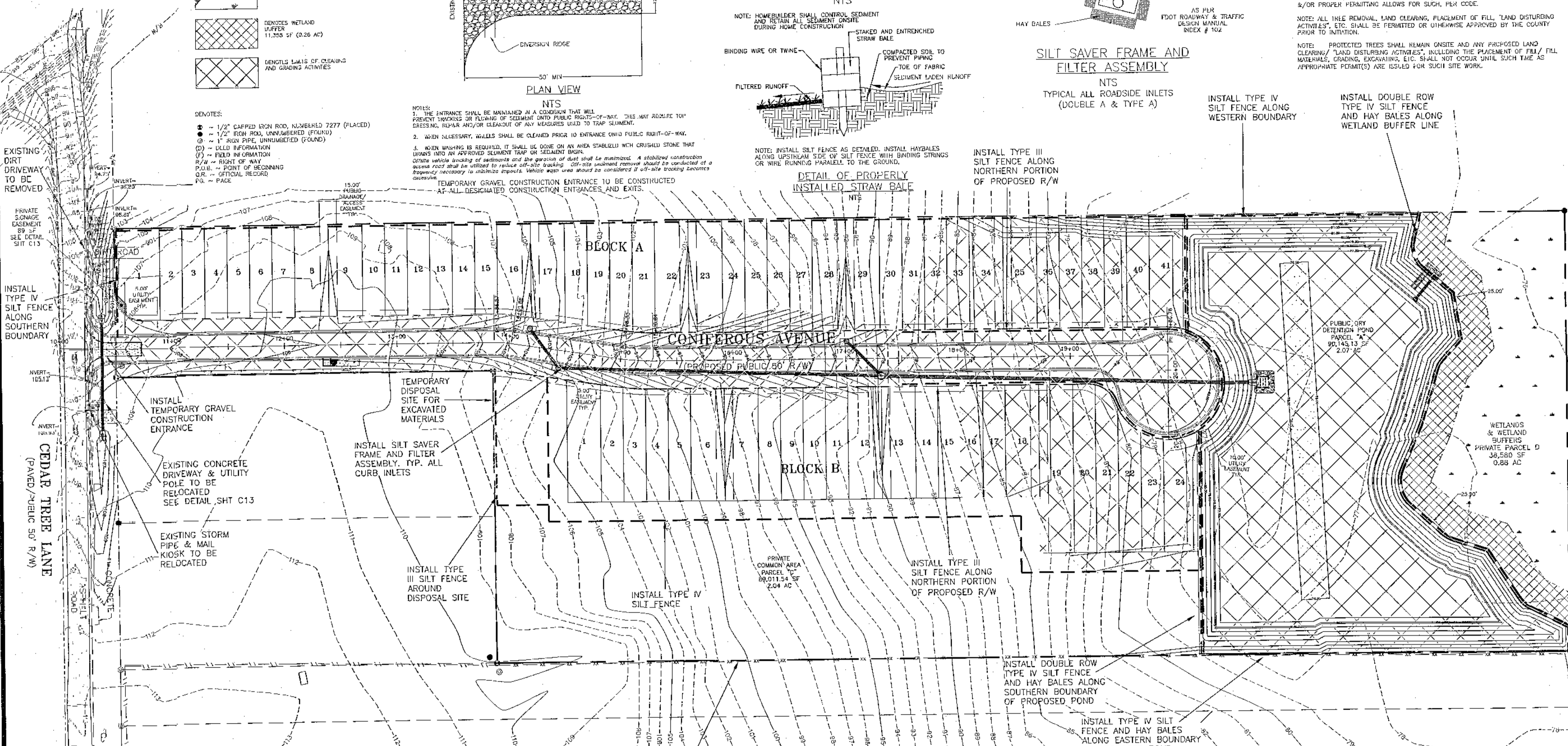
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NOTES:

- CONTRACTOR RESPONSIBLE FOR SECURING NPDES NOI PERMIT AS WELL AS OBTAINING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS PER FDEP STANDARDS.
- THE EROSION AND SEDIMENT CONTROL RULES ARE PERFORMANCE ORIENTED. THAT IS, THE MEASURES USED AT A CONSTRUCTION SITE MUST BE EFFECTIVE IN CONTROLLING EROSION AND PREVENTING OFF-SITE SEDIMENTATION FOR THE SITE TO BE IN COMPLIANCE. FOLLOWING AN APPROVED PLAN AND INSTALLING THE CONTROL MEASURES MAY NOT BE ENOUGH FOR A SITE TO BE IN COMPLIANCE WITH THE RULES. IF EROSION AND OFF-SITE SEDIMENTATION OCCUR, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ADDITIONAL MEASURES TO CORRECT ANY PROBLEM ASSOCIATED WITH COMPLIANCE OF THE NPDES PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE SITE CONSTRUCTION. THE CONTRACTOR WILL ALSO BE COMPLETELY RESPONSIBLE FOR ANY FINES LEVIED BY ANY GOVERNING AGENCY ON THE PROJECT DURING CONSTRUCTION.
- EROSION CONTROL MEASURES SHOWN ARE MINIMUM REQUIREMENTS ONLY. CONTRACTOR SHALL REINFORCE AND/OR ADD ADDITIONAL MEASURES AS CONDITIONS WARRANT AND/OR AS DIRECTED BY THE PROPER REGULATORY AUTHORITIES.

EROSION CONTROL NOTES

A HEALTHY GROWTH OF GRASS WITHIN THE DISTURBED RIGHT-OF-WAY AREAS 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 SOG (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.

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

NOTE: THERE ARE NO EXISTING HERITAGE TREES ON-SITE.

NO.	DATE	REVISIONS
1.	5/20/2022	AS PER ECUA REVIEW COMMENTS
2.	7/14/2022	AS PER ESCAMBIA COUNTY DRC AND N/P/W/D
3.	10/4/2022	AS PER ECUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

HAMMOND ENGINEERING, INC.
 FLORIDA AUTHORIZATION NO. 9130
 ALABAMA AUTHORIZATION NO. 3277
 3802 NORTH "S" STREET
 PENSACOLA, FLORIDA 32505
 850 434-2603
 FAX 850-434-2650
 TOM@SELANDEDDESIGN.COM

CONSTRUCTION PLANS FOR CYPRESS COVE EROSION CONTROL PLAN

FLORIDA
 ESCAMBIA COUNTY

DRAWN BY: DVARB
 DESIGNED BY: TCH
 CHECKED BY: TCH
 DATE: JULY 2022
 SCALE: AS SHOWN
 NOT RELEASED FOR CONSTRUCTION
 PROJECT NO: 21-042
 SHEET: C3

Site Description

The proposed Cypress Cove Subdivision is located between on north of Cedartree Lane, approx. 100' east of U.S. Highway 29, in Cantonment, Escambia County, Florida. The site is in section 34, Township 2 North, Range 31 West, Escambia County, Florida.

The site is 9.60 acres in size and currently stands vacant and undeveloped. There are approximately 0.62 acres of jurisdictional wetlands located on the site. The area to be disturbed by the construction of this project encompasses the proposed RW, lots 34-41 (Block A), lots 16-21 (Block B) & pond parcel.

The approximate latitude and longitude of the site discharge point are: 30°38'24.2"N, 87°20'16.6"W. The proposed improvements include the construction of paved roads, a stormwater pond, stormwater piping, potable water piping, and sanitary sewer improvements.

Erosion and Sedimentation Controls

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

Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased.

Structural practices shall divert flows from exposed soils, store flows, retain sediment on-site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fences, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

Stormwater Management

A double row of type IV silt fence and hay bales shall be installed along the wetland buffer boundary and southern boundary of proposed pond parcel. Additionally, a single row of type IV silt fence shall be installed along the existing west and south property lines and the eastern side of Block B, also a single row of type III silt fence around disposal site and the north portion of proposed R/W, prior to any activity that disturbs soils.

After clearing activities, silt fences and hay bales shall be installed, as necessary, uphill of the perimeter controls to reduce runoff velocities and the potential for excessive erosion. Prior to any major grading activity, the stormwater detention basin shall be constructed. As the grading activities progress, a depressed area shall be constructed around inlets surrounded by hay bales for inlet protection. These depressed areas shall act as sediment basins. Runoff from uphill areas shall be directed to these inlets, where feasible, by diversion swales.

These swales may require temporary seeding and check dams to minimize velocities and avoid excessive erosion. As the construction progresses, each installed storm inlet shall be protected by hay bales.

Rip-rap or similar velocity control is to be used, as necessary, at the outfalls from the stormwater management system for velocity dissipation prior to discharge off-site. Silt fences, and haybales if necessary, shall be installed across the outfalls until final stabilization is achieved. Erosion control facilities shall be actively maintained throughout the course of construction and shall remain until final stabilization is achieved and acceptance by the owner.

Controls for Other Potential Pollutants

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

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

- * Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling vehicles.
- * Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
- * Contain and clean up petroleum spills immediately.
- * Perform preventative maintenance for on-site equipment to prevent leakage.
- * Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

- * Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
- * Contain and clean up spills immediately after they occur.
- * Keep materials in a dry, covered area.
- * Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management practices will reduce the amounts of pesticides that could contact stormwater:

- * Handle pesticides as infrequently as possible.
- * Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
- * Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
- * Store pesticides in a dry, covered area.
- * Provide curbs or dikes to contain spills.
- * Have measures on site to contain and clean up spills.
- * Strictly follow recommended application rates and methods.

Fertilizers and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should be used to reduce the risks of nutrient pollution:

- * Limit the application of fertilizers to the minimum area and the minimum recommended amounts.
- * Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
- * Apply fertilizer more frequently, but at lower application rates.
- * Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.
- * Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
- * Limit the use of detergents on the site. Wash water containing detergents should not be discharged to the stormwater management system.
- * Apply fertilizer and use detergents only in the recommended manner and amounts.

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

- * Designate a waste disposal area on the site.
- * Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. Locate containers in covered areas, where possible.
- * Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.
- * Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

The construction site must have temporary sanitary sewer facilities for on-site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on-site septic system for the construction trailer is not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

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

- * Stabilization Measures - Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
- * Structural Controls - Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.
- * Discharge Points - Discharge points shall be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on-site BMPs are effective, and what should be done to increase the effectiveness.
- * Construction Entrances - Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. The inspection should reveal whether the stabilization of the construction entrance is effective, and what should be done to increase the effectiveness.
- * Areas Used for Storage of Exposed Materials - These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices or measures identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection.

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

Contractor Requirements

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

Faulty Installation and/or Poor Maintenance

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

Compliance

Remember that the goal of the program is to prevent accelerated erosion and off-site sedimentation. As the contractor, you are the first person to determine if the performance standards and intent of the rule are being met. You are the key person in ensuring that the construction site is evaluated fairly and consistently and that you keep the site in compliance.

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



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

The contractor's job is to:

1. Determine that an erosion and sediment control plan for the site has been approved.
2. Determine that all specified practices have been installed and are being maintained according to the plan.
3. Determine that both on-site and off-site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

Control of non-stormwater discharges

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

REVISIONS	NO.	DATE	AS PER ECIA REVIEW COMMENTS
	1.	5/20/2022	AS PER ESCAMBIA COUNTY DRC AND NWRWD
	2.	7/16/2022	AS PER ESCAMBIA COUNTY COMMENTS
	3.	10/4/2022	AS PER ESCAMBIA COUNTY COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS	
THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.			
			
HAMMOND ENGINEERING, INC. FLORIDA AUTHORIZATION NO. 9130 ALABAMA AUTHORIZATION NO. 3277 3802 NORTH 15th STREET PENSACOLA, FLORIDA 32505 850 434-2603 FAX 850-434-2650 TOM@SELANDDESIGN.COM			
			
CONSTRUCTION PLANS FOR	CYPRESS COVE		FLORIDA
EROSION CONTROL NOTES			ESCAMBIA COUNTY
DRAWN BY: CVARS	DESIGNED BY: TSH/AFB	CHECKED BY: TGH	DATE: JULY 2022
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION		BY: DATE:
PROJECT NO: 21-043			
SHEET: 04			

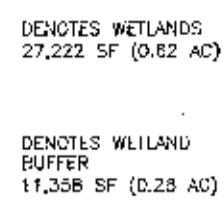
GRAPHIC SCALE

22"x34" SCALE 1 inch = 50 ft.

11"x17" SCALE 1 inch = 100 ft.

NOTES:

- 1. 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- 2. 1/2" IRON ROD, UNNUMBERED (FOUND)
- 3. 1" IRON PIPE, UNNUMBERED (FOUND)
- (D) = DEED INFORMATION
- (F) = FIELD INFORMATION
- R/W = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- D.R. = OFFICIAL RECORD
- P.S. = PAGE
- BM = BENCHMARK
- PROPOSED SPOT ELEVATION
- EX. SPOT ELEVATION
- SLT FENCE
- FLOOD ZONE LINE



DENOTES WETLANDS
27,222 SF (0.62 AC)

DENOTES WETLAND CUTTER
11,308 SF (0.23 AC)

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

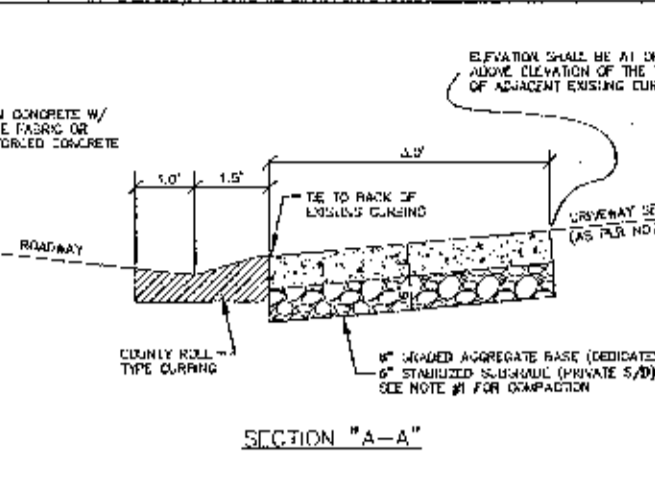
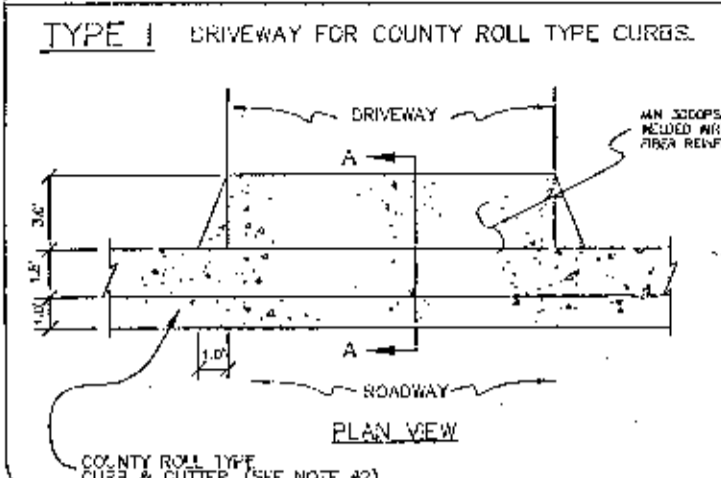
NOTES:

DRIVEWAY SECTIONS ADJUTING CURB OR CURB CUT SHALL BE 6" CONCRETE WITH 6" STABILIZED SUBGRADE AND 4" TO 6" CONCRETE DRIVEWAY WITH 4" STABILIZED SUBGRADE - 30% COMPACTION (MODIFIED PROCTER) WITH LIFT ADJUTING TO TOP OF ROADWAY AND R/W LINE.

FOR OTHER TYPE CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT. IF NECESSARY, REFER TO F.D.O.T. INDEX DETAILS.

UNDERWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.

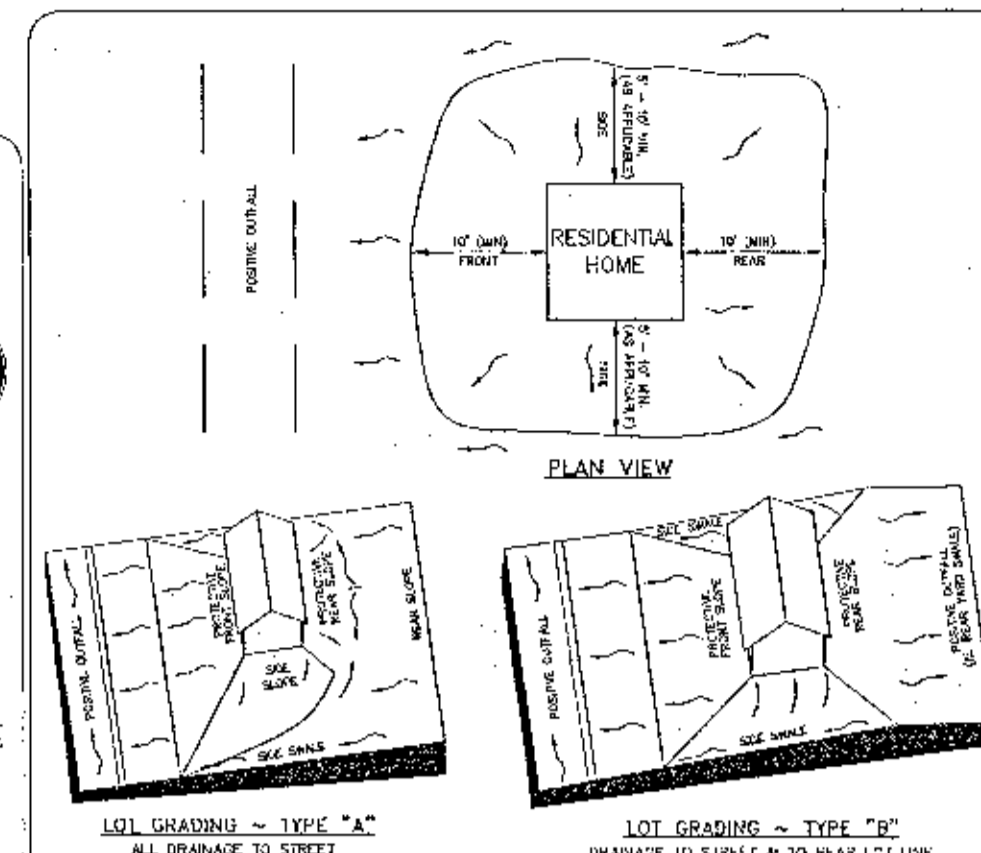
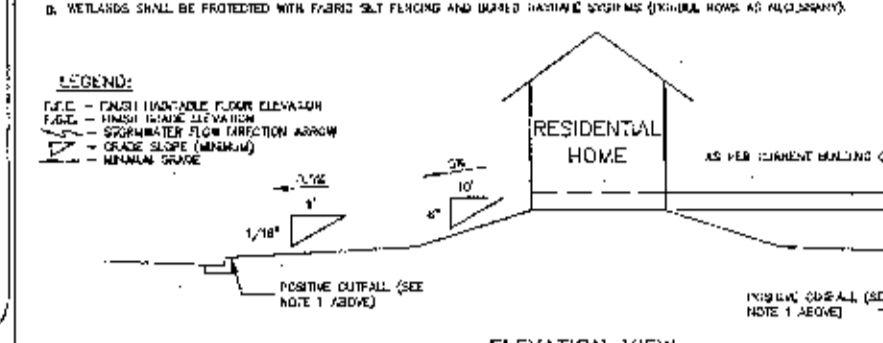
TYPICAL DRIVEWAY SECTIONS ARE TO BE 12" WIDE MINIMUM.



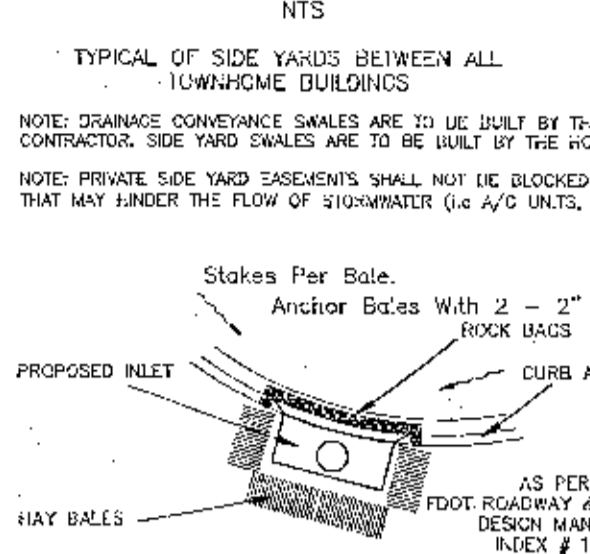
HOMEOWNER NOTES:

1. INSTALL SLT FENCE ALONG ALL DOWN GRADIENT LOT BOUNDARY LINES.
2. PROVIDE 12" WIDE, 4" THICK FOOTING AT AGGREGATE CONSTRUCTION ACCESS DRIVE ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.
3. FENCES SHALL BE INSTALLED IN A MANNER WHICH SHALL NOT IMPED STORMWATER FLOW.

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



TYPICAL SWALE X-SECTION

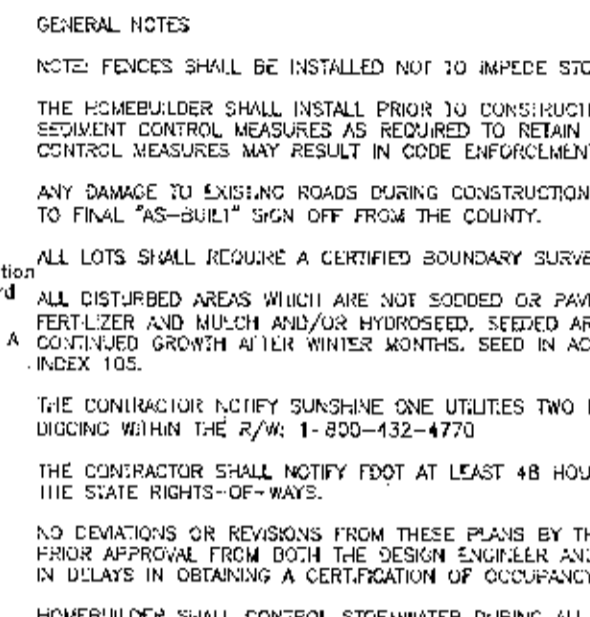


NOTE: CONSTRUCTION PLAN APPROVAL IS REQUIRED TO DOCUMENT THE DESIGN OF INFRASTRUCTURE TO ADEQUATELY SERVE THE CREATED LOTS.

INFRASTRUCTURE CAPACITIES WILL BE ALLOCATED UPON FINAL DEVELOPMENT PLAN APPROVAL. THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL RESIDENT LOTS (OR OTHER AREAS NOT DESIGNATED FOR INFRASTRUCTURE) SHALL ONLY BE ALLOWED AFTER ISSUANCE OF AN ESCAMBIA COUNTY BUILDING PERMIT FOR THE INDIVIDUAL DWELLINGS OR OTHER APPLICABLE PERMITS OR APPROVALS.

NOTE: FOR TREES REMAINING, ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

SILT SAVER FRAME AND FILTER ASSEMBLY



NOTE: FENCES SHALL BE INSTALLED NOT TO IMPED STORMWATER FLOW.

THE HOMEOWNER SHALL INSTALL PRIOR TO CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON-SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.

ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.

ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT TIME OF PURCHASE.

ALL DISTURBED AREAS WHICH ARE NOT SOODED OR PAVED SHALL BE STABILIZED WITH SODDING, FERTILIZER AND MULCH AND/OR HYDROSEED. SEEDING AREAS SHALL INCLUDE A BASIS MAX TO ENSURE COVERAGE GROWTH IN WINTER MONTHS. SEED IN ACCORDANCE WITH FOOT SECTION 510 AND SCHEDULE INDEX 105.

THE DRAINAGE NOTIFICATION SUNSHINE ONE UTILITIES TWO FULL BUSINESS DAYS IN ADVANCE PRIOR TO DRAINING WITHIN THE R/W. 1-800-432-4770

THE CONTRACTOR SHALL NOTIFY FOOT AT LEAST 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAYS.

NO DEVIATIONS 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 OBTAINING A CERTIFICATION OF OCCUPANCY.

HOMEOWNER SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.

HOME EQUIPMENT (E.G. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.

MIFERD END SECTIONS TO BE INSTALLED IN ACCORDANCE WITH LATEST FOOT DESIGN STANDARDS INDEX NO. 223 AT 1.4 SLOPE. PIPE LENGTH (P) TO BE RCP AND SHOULD BE INCLUDED UNDER THE UNIT PRICE FOR THE MIFERD END SECTION CONCRETE COLLAR TO BE INSTALLED FOR HOPE/RCP CONNECTIONS.

BENCHMARK DATA:

BM-1 N&S AND D&K IN ASPHALT ROAD ELEVATION: 127.14 (NAV98)

BM-2 N&S AND D&K IN ASPHALT ROAD ELEVATION: 92.01 (NAV98)

BM-3 RAILROAD SWIRE IN UTILITY POLE ELEVATION: 109.30 (NAV98)

SIDE SLOPES TO BE NO STEEPER THAN 3:1. ALL DISTURBED AREAS TO BE SOODED.

SIDE SLOPES TO BE NO STEEPER THAN 3:1. ALL DISTURBED AREAS TO BE SOODED.

NOTE: NO FENCES SHALL BE INSTALLED WITHIN PRIVATE OR PUBLIC DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

NOTE: LOT OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES OR OTHER STRUCTURES WITHIN DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

NOTE: DISTURBED RIGHT-OF-WAY AREAS SHALL BE STABILIZED WITH A HEALTHY GROWTH OF GRASS PRIOR TO RECEIVING COUNTY ACCEPTANCE.

NOTE: A MINIMUM ONE (1) FOOT GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.

NOTE: AS PER ESCAMBIA COUNTY LDC DSM 2-1-3(d), NO STREETS OR ROADS UNDER THE TWO YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORED, IT IS THE DEVELOPERS RESPONSIBILITY TO PROVIDE CONDUITS FOR ALL UTILITY CROSSINGS.

STRUCTURE #	DESCRIPTION
S-101	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-102	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-103	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-104	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-105	TYPE AA CURB INLET W/ 4" DIA. BOTTOM
S-106	TYPE C OVERFLOW STRUCTURE

STRUCTURE #	DESCRIPTION
S-101	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-102	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-103	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-104	TYPE A CURB INLET W/ 4" DIA. BOTTOM
S-105	TYPE AA CURB INLET W/ 4" DIA. BOTTOM
S-106	TYPE C OVERFLOW STRUCTURE

MISCELLANEOUS AREA	
LOTS (HOMES AND DRIVEWAYS, MAX OF 1,684 EACH)	109,462 SF = 2.51 AC
STORMWATER BY CURB INLETS	30,656 SF = 0.70 AC
WALL HOLES AREA	229 SF = 0.00 AC
TOTAL MISCELLANEOUS AREA	140,347 SF = 3.21 AC

FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED IN FLOOD ZONE 2, (AREAS SUBJECT TO INUNDATION BY THE 2-PERCENT-ANNUAL-CHANCE FLOOD EVENT, BECAUSE DETAILED HYDROLOGICAL ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFE'S) OR FLOOD DEPTHS ARE SHOWN) AND FLOOD ZONE X AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120089, FIRM MAP PANEL NUMBER 12033C0240. MAP REVISION DATED SEPTEMBER 29, 2006. PLEASE VISIT JANUARY 27, 2017, MAP PANEL NUMBER 12033C0250.

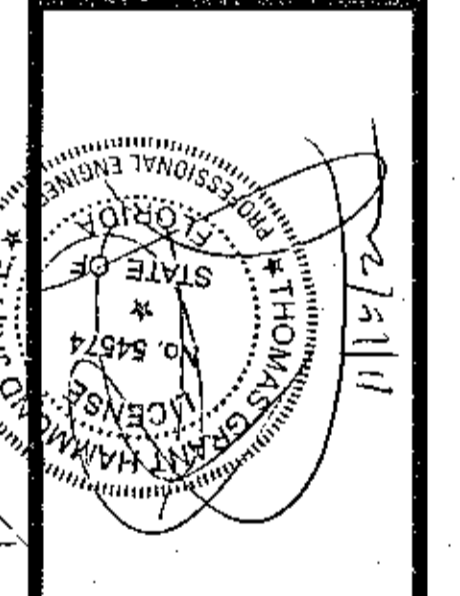
APPROXIMATE LOCATION OF FLOOD ZONE LINE

INSTALL TYPE IV SILT FENCE AND HAY BALES ALONG EASTERN BOUNDARY OF PROPOSED POND

NOTE: ALL BUILDINGS TO HAVE ROOF DRAIN SYSTEM INSTALLED WHICH DIRECTS ALL RUNOFF FROM ROOFS TO THE FRONT OF THE LOT. NO DRAINAGE IS TO BE ROUTED TO THE REAR.

NO.	DATE	REVISIONS
1	5/20/2022	AS PER ECIA REVIEW COMMENTS
2	7/18/2022	AS PER ESCAMBIA COUNTY DRC AND NARROW
3	10/4/2022	AS PER ICIA & COTTAGE HILL COMMENTS
4	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

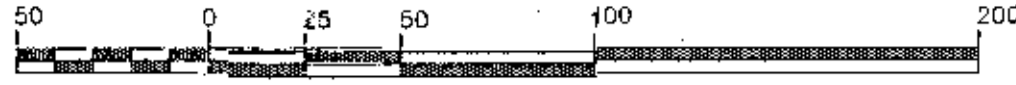
HAMMOND ENGINEERING, INC.
 FLORIDA AUTHORIZATION NO. 9130
 ALABAMA AUTHORIZATION NO. 3277
 3802 NORTH 15TH STREET
 PENSACOLA, FLORIDA 32505
 850.434.2603
 FAX 850.434.2650
 TOM@SELANDEDDESIGN.COM



CONSTRUCTION PLANS FOR	
DESIGNED BY: TSH/ARE	FLORIDA
CHECKED BY: TSH	GRADING PLAN
DATE: JULY 2022	CYPRESS COVE
SCALE: AS SHOWN	CONSTRUCTION
NOT RELEASED FOR CONSTRUCTION	DATE:
PROJECT NO: 21-042	SHEET: 05

GRAPHIC SCALE

22"x34" SCALE 1 inch = 50 ft.



11"x17" SCALE 1 inch = 100 ft.



DENOTES:

- 1/2" CAPTED IRON ROD, NUMBERED 7277 (PLACED)
- 1/2" IRON RIBB, NUMBERED 7277 (FOUND)
- 1" IRON P.F.F., UNNUMBERED (FOUND)
- 2" DEED INFORMATION
- (F) - FIELD INFORMATION
- R/W - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- O.S. - OFFICIAL RECORD
- P.G. - PAGE

DENOTES WETLANDS
27,222 SF (0.62 AC)

DENOTES WETLAND BUFFER
11,356 SF (0.26 AC)

LOW PRESSURE RESIDENTIAL SEWER SERVICE:

RESIDENTIAL PUMP STATIONS TO HAVE 24" DIA. BASIN WITH HCP PUMP MODEL 3261-22.2H

AS MANUFACTURED BY:

HCP PUMPS AMERICA, INC.
1723 INDUSTRIAL PKWY
TOLLEY, AL 36535
P: 251-943-8020
F: 205-763-3002
WWW.HCP.PUMPSAMERICA.COM
OR APPROVED EQUAL

NOTE:

PRIVATE GRINDER PUMP STATIONS LOCATED ON EACH LOT SHALL BE MAINTAINED BY THE HOMEOWNERS

NOTE:

PER ECUA, GRINDER PUMPS SHALL PROVIDE A MINIMUM OF 12 GPM AT 50 PSI FOR 1.5" SERVICES.

UTILITIES NARRATIVE:

POTABLE WATER:

AFTER RECEIVING ERP, COTTAGE HILL WATER WORKS AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF COTTAGE HILL WATER WORKS, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION OF CONSTRUCTION AND PROPER INSPECTION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO COTTAGE HILL WATER WORKS FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTION OF PRIVATE LOW PRESSURE SYSTEMS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM LOCATED WITHIN THE RIGHTS OF WAYS AND EASEMENTS WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

PRIVATE GRINDER STATIONS SHALL BE MAINTAINED BY THE HOME OWNERS.

STORM SEWER:

AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL TURNED OVER TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE INCLUDING THE DETENTION PONDS.

ELECTRIC, GAS, TELEPHONE & TV CABLE:

THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

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 SHALL 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 MINIMUM AND MAXIMUM DEPTHS. A MINIMUM 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 OR RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.

CONTRACTOR TO INSTALL WATER SERVICES FOR EACH LOT, OPPOSITE THE PROPERTY CORNER THAT CULP POWER HAS PROPOSED POWER TRANSFORMERS.

PROPOSED WATERLINES AND FORCE MAIN SHALL HAVE A MINIMUM COVER OF 30" AND A MAXIMUM COVER OF 36" BELOW PROPOSED FINISHED GRADE UNLESS NOTED OTHERWISE

CONTRACTOR SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.

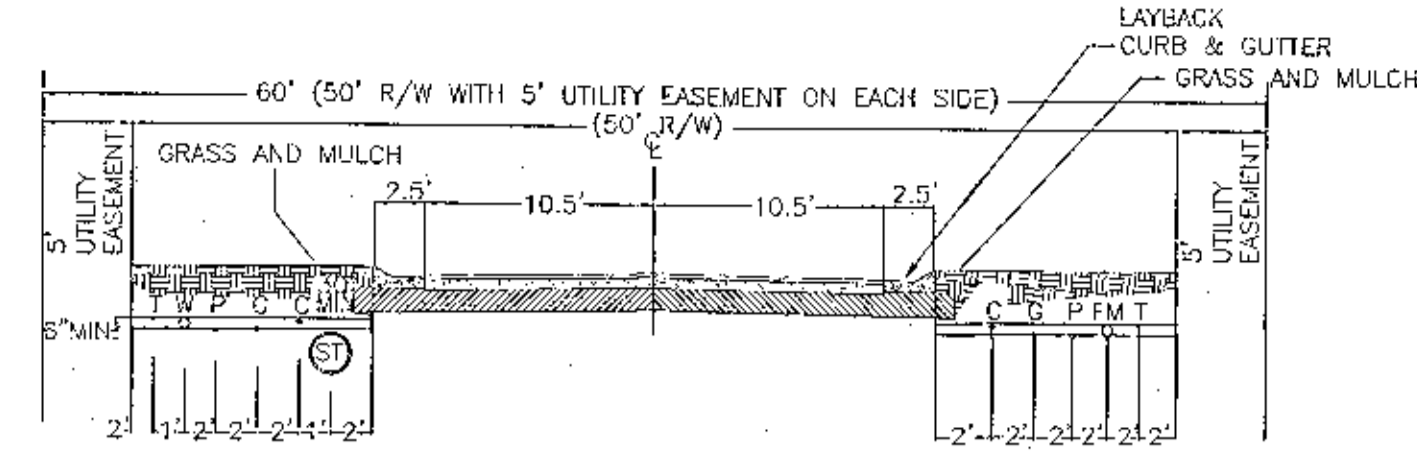
ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE/ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.

NOTE:

AS PER ESCAMBIA COUNTY LDC DSM 2-1/5(d), NO STREETS OR ROADS UNDER THE TWO YEAR WARRANTY WILL BE ALLOWED TO BE OPEN CUT, OR JACK-AND-BORE.

NOTE:

ALL EXISTING DRIVEWAYS TO BE DISTURBED SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



COMMON TRENCH
(50' R/W ~ 21' ASPH.)

COTTAGE HILL WATER WORKS NOTES:

ALL FITTINGS, VALVES AND HYDRANTS SHALL BE RESTRAINED BY 1" ALL THREAD ROD AND 1" EYEBOLTS ATTACHED TO FLANGES. NO 2" ALLOWED. NO STARCRIP OR MACALUG ALLOWED. BAGS OF SACRETE (50LB MIN), SHALL BE USED AS THRUST BLOCKS IN ADDITION TO THE ABOVE MENTIONED RESTRAINT.

ALL SERVICE TAPS TO BE 1"-6x3" SINGLE STRAP TAP SADDLE FORD BRAND BRASS WITH 1" CORP STOP WITH TAPERED THREAD.

ALL FITTINGS, VALVES AND HYDRANTS SHALL BE CLASS 200 OF HIGHER. NO CLASS 150 ALLOWED.

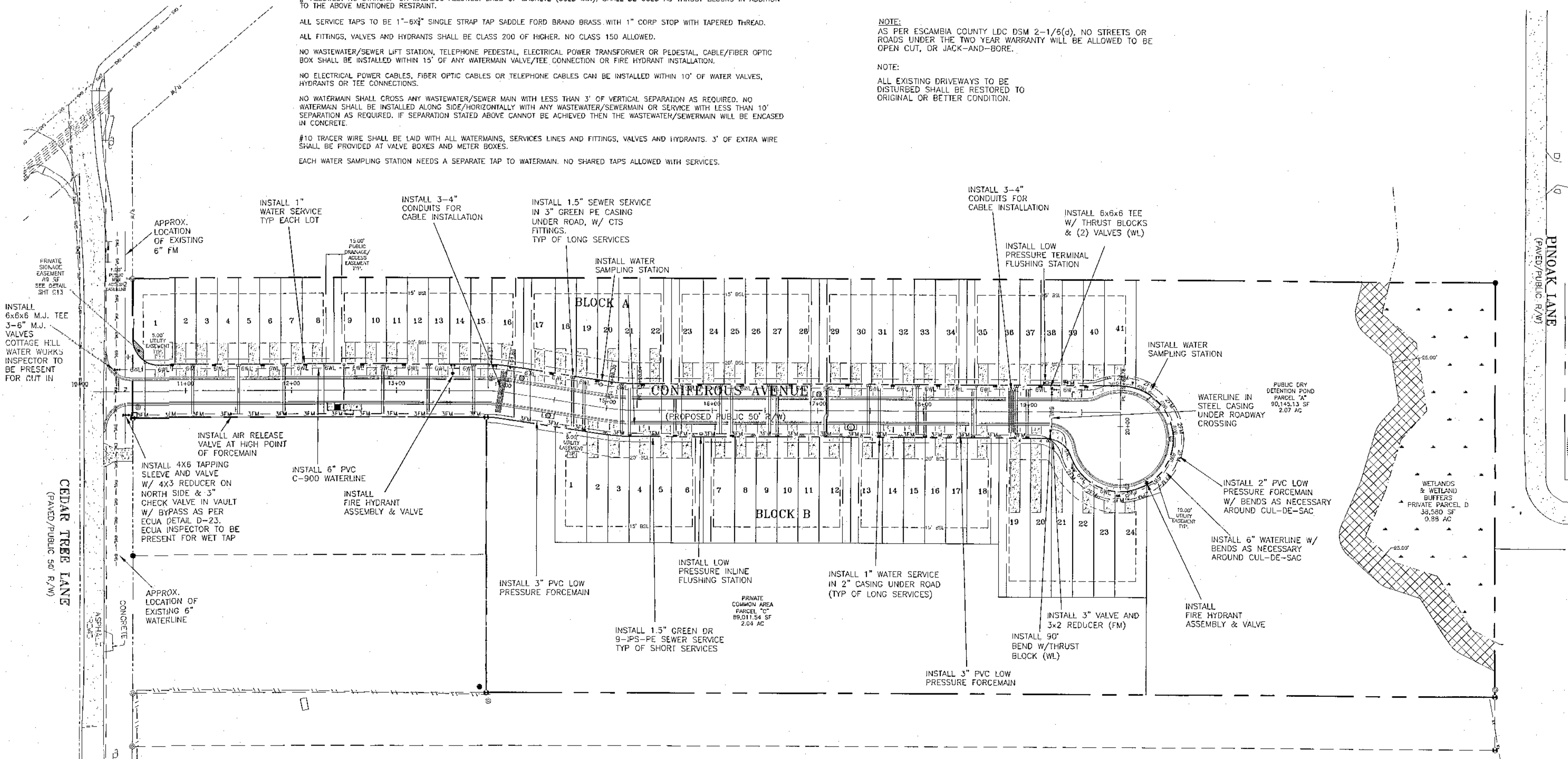
NO WASTEWATER/SEWER LIFT STATION, TELEPHONE PEDESTAL, ELECTRICAL POWER TRANSFORMER OR PEDESTAL, CABLE/FIBER OPTIC BOX SHALL BE INSTALLED WITHIN 15' OF ANY WATERMAIN VALVE/TEE CONNECTION OR FIRE HYDRANT INSTALLATION.

NO ELECTRICAL POWER CABLES, FIBER OPTIC CABLES OR TELEPHONE CABLES CAN BE INSTALLED WITHIN 10' OF WATER VALVES, HYDRANTS OR TEE CONNECTIONS.

NO WATERMAIN SHALL CROSS ANY WASTEWATER/SEWER MAIN WITH LESS THAN 3' OF VERTICAL SEPARATION AS REQUIRED. NO WATERMAIN SHALL BE INSTALLED ALONG SIDE/HORIZONTALLY WITH ANY WASTEWATER/SEWERMAIN OR SERVICE WITH LESS THAN 10' SEPARATION AS REQUIRED. IF SEPARATION STATED ABOVE CANNOT BE ACHIEVED THEN THE WASTEWATER/SEWERMAIN WILL BE ENCASED IN CONCRETE.

#10 TRACER WIRE SHALL BE LAID WITH ALL WATERMANS, SERVICES LINES AND FITTINGS, VALVES AND HYDRANTS. 3' OF EXTRA WIRE SHALL BE PROVIDED AT VALVE BOXES AND METER BOXES.

EACH WATER SAMPLING STATION NEEDS A SEPARATE TAP TO WATERMAIN. NO SHARED TAPS ALLOWED WITH SERVICES.



NO.	DATE	REVISIONS
1.	5/20/2022	AS PER ECUA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY DRC AND NRMWD
3.	10/1/2022	AS PER ECUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850.434.2603
FAX 850-434-2650
TOM@BELANDEDDESIGN.COM



CONSTRUCTION PLANS FOR CYPRESS COVE UTILITY MASTER PLAN
ESCAMBIA COUNTY FLORIDA

DRAWN BY: CVARS
DESIGNED BY: TGHARS
CHECKED BY: TGH
DATE: JULY 2022
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

GRAPHIC SCALE

22"x34" SCALE 1 inch = 30 ft.

11"x17" SCALE 1 inch = 60 ft.

APPROX. LOCATION OF EXISTING 12" FM

INSTALL 6" PVC C-900 WATERLINE

INSTALL 1" WATER SERVICE TYP EACH LOT

INSTALL 3-4" CONDUITS FOR CABLE INSTALLATION CONSTRUCT S-101

INSTALL 1.5" SEWER SERVICE IN 3" GREEN PE CASING UNDER ROAD, W/ CTS FITTINGS, TYP OF LONG SERVICES

NOTE: SEWER SERVICES TO BE INSTALLED AT PROPERTY LINES BETWEEN TOWNHOME BUILDINGS/DRAINAGE EASEMENTS. NOT IN CENTER OF EASEMENTS.

SEE "UTILITY CONFLICT RESOLUTION NOTE"

INSTALL 6x6 M.J. TEE 3-6" M.J. VALVES COTTAGE HILL WATER WORKS INSPECTOR TO BE PRESENT FOR CUT IN

INSTALL 109 LF 18" RCP @ 3.67% INV. ELEV. (E) = 106.40 INV. ELEV. (W) = 102.40

APPROX. LOCATION OF EXISTING 6" WATERLINE

INSTALL 4x6 TAPPING SLEEVE AND VALVE W/ 4x3 REDUCER ON NORTH SIDE & 3" CHECK VALVE IN VAULT W/ BYPASS AS PER ECUA DETAIL D-23. ECUA INSPECTOR TO BE PRESENT FOR WET TAP

INSTALL AIR RELEASE VALVE AT HIGH POINT OF FORCEMAIN

INSTALL 3" PVC LOW PRESSURE FORCEMAIN

INSTALL FIRE HYDRANT ASSEMBLY & VALVE

INSTALL 43 LF-18" RCP

CONSTRUCT S-102

INSTALL LOW PRESSURE INLINE FLUSHING STATION

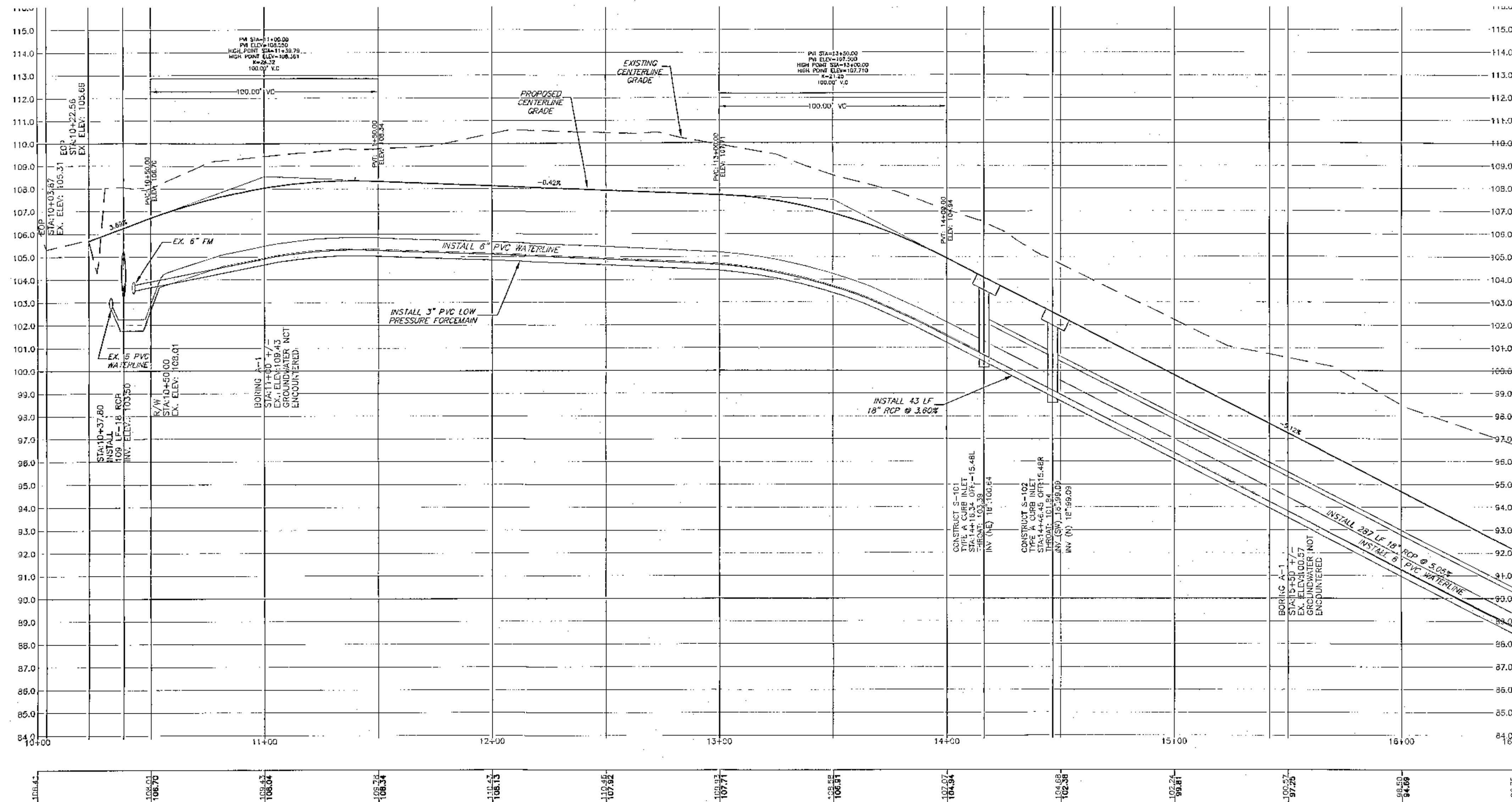
INSTALL 1" WATER SERVICE IN 2" CASING UNDER ROAD (TYP OF LONG SERVICES)

INSTALL 287 LF-18" RCP

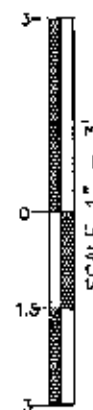
INSTALL 1.5" GREEN DR 9-IPS-PE SEWER SERVICE TYP OF SHORT SERVICES

**CONIFEROUS AVENUE
(PROPOSED 50' PUBLIC R/W)
STA 10+00 TO STA 16+50**

NOTE: LOCATIONS OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND SIZES BEFORE CONSTRUCTION. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITIES, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.



VERTICAL SCALE



NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. SEWER TO BE DONE IN ACCORDANCE WITH ECUA SPECIFICATIONS

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. WATER TO BE DONE IN ACCORDANCE WITH COTTAGE HILL WATER WORKS SPECIFICATIONS

NOTE: ALL PROPOSED WATER SERVICES TO BE PLACED ON PROPERTY CORNER OPPOSITE POWER TRANSFORMER

NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED.

NOTE: ALL STORMWATER PIPING NOT CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE ABOVE. ALL STORMWATER PIPING CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE RCP.

NOTE: WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER. REFERENCE ECUA DETAIL D-64 (WATER/SEWER SEPARATION).

UTILITY CONFLICT RESOLUTION 101-1: AT LOCATIONS WHERE A WATER OR FORCE MAIN CROSSES AND CONFLICTS VERTICALLY WITH STORM PIPE, CONTRACTOR AND ECUA OR COTTAGE HILL WATER INSPECTOR SHALL SELECT ONE OF THE FOLLOWING CONFLICT RESOLUTIONS:

1. COORDINATE WITH EOR TO SEE IF STORM PIPE CAN BE LOWERED TO ALLEVIATE CONFLICT.
2. GRADUALLY DECREASE APPROACHING WATER OR FORCE MAIN'S COVER SUCH THAT A SECTION OF DUCTILE IRON WATER MAIN, OR DR18 PVC FORCE MAIN, CAN BE INSTALLED OVER STORM PIPE SUCH THAT A MINIMUM OF 18" COVER OVER WATER OR FORCE MAIN IS PROVIDED, ALONG WITH MINIMUM 6" SEPARATION BETWEEN BOTTOM OF WATER OR FORCE MAIN AND TOP OF STORM PIPE.
3. IF COVER AND SEPARATION IN NUMBER 2 CANNOT BE OBTAINED, THEN INSTALL FITTINGS TO ROUTE WATER OR FORCE MAIN UNDER STORM PIPE.

HAMMOND ENGINEERING, INC.
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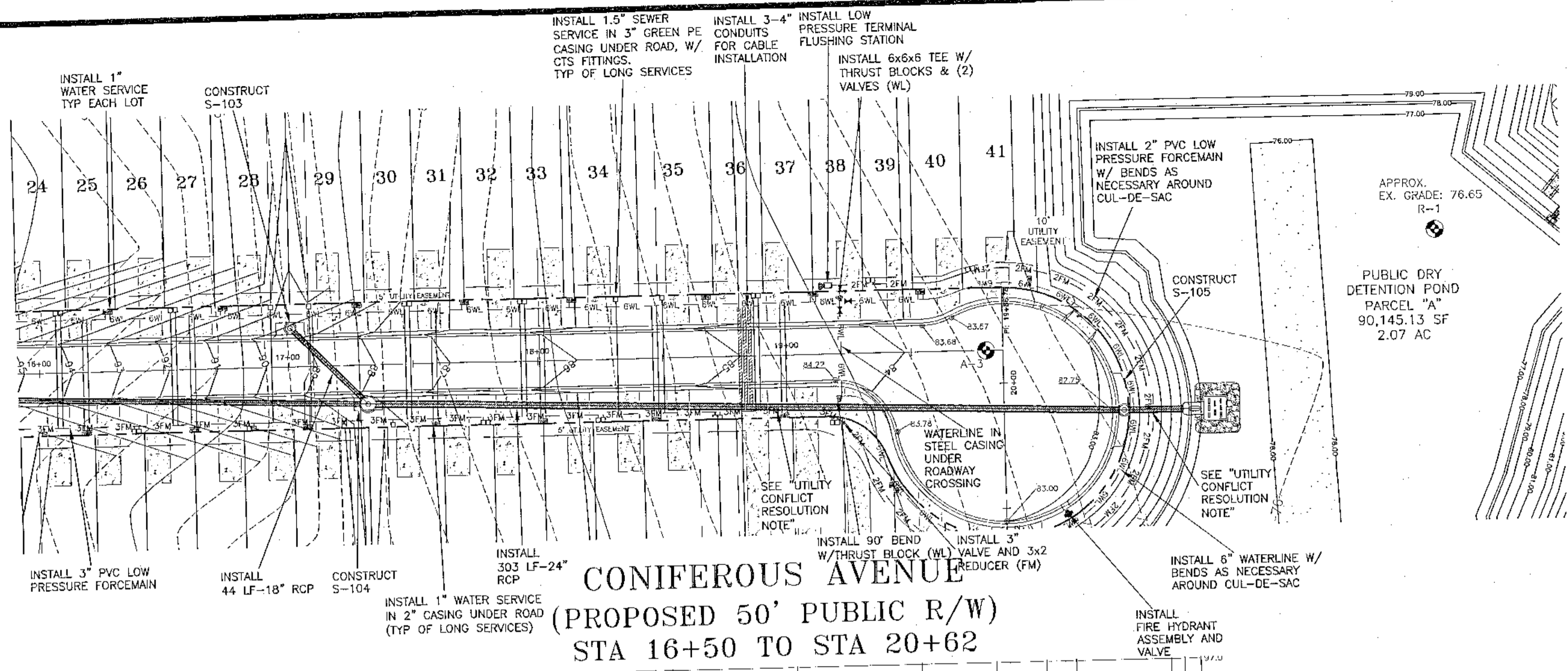
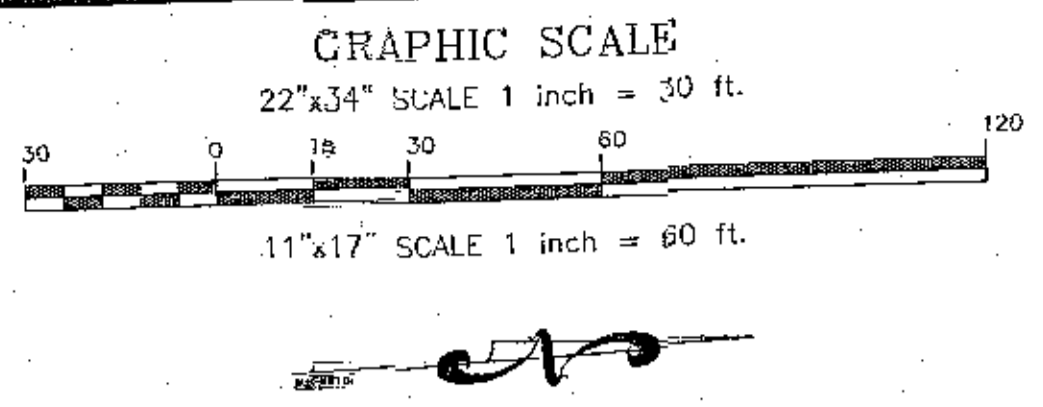


**CONSTRUCTION PLANS FOR
CYPRESS COVE
PLAN AND PROFILE**
ESCAMBIA COUNTY FLORIDA

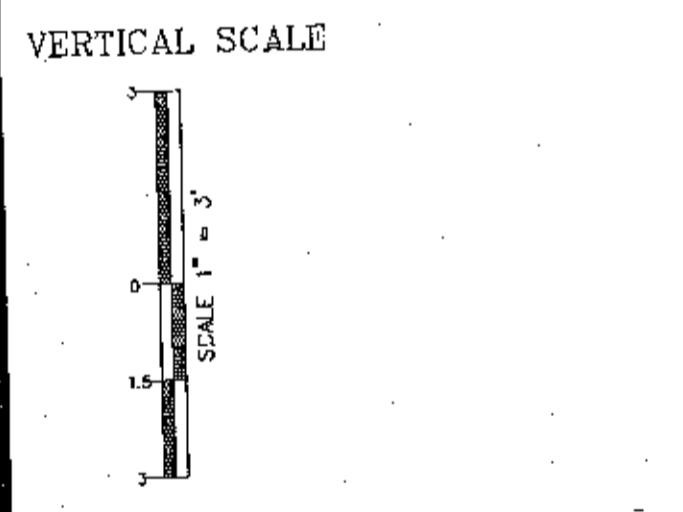
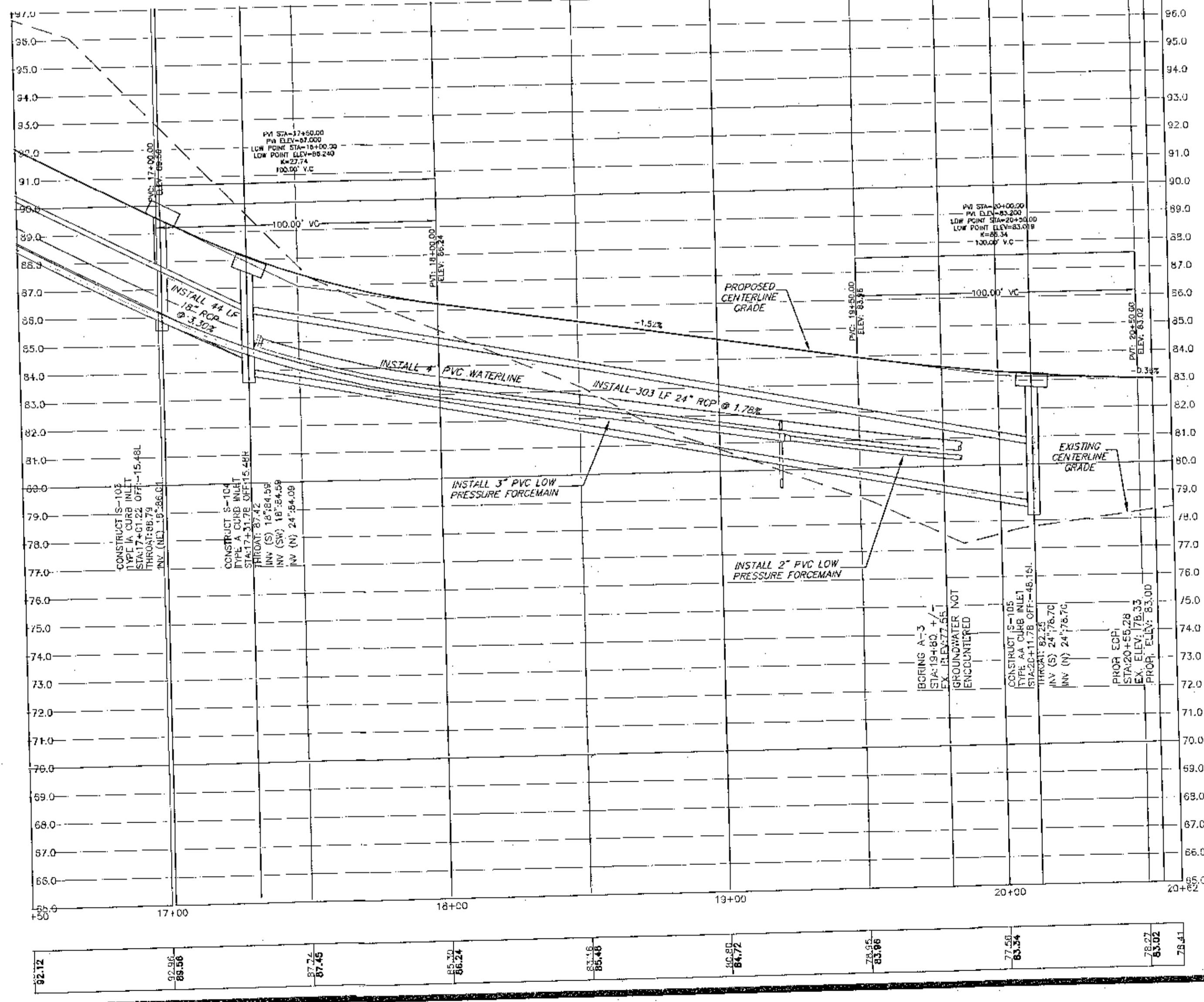
DRAWN BY: DVARBS
DESIGNED BY: TSHARR
CHECKED BY: TSHARR
DATE: JULY 2022
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:
PROJECT NO: 21-042
SHEET: 07

NO.	DATE	REVISIONS
1.	5/30/2022	AS PER ECUA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY DRC AND TOWNHOMES
3.	10/4/2022	AS PER ECUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



**CONIFEROUS AVENUE
(PROPOSED 50' PUBLIC R/W)
STA 16+50 TO STA 20+62**



NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. SEWER TO BE DONE IN ACCORDANCE WITH ECQA SPECIFICATIONS

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. WATER TO BE DONE IN ACCORDANCE WITH COTTAGE HILL WATER WORKS SPECIFICATIONS

NOTE: ALL PROPOSED WATER SERVICES TO BE PLACED ON PROPERTY CORNER OPPOSITE POWER TRANSFORMER

NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2" WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED.

NOTE: ALL STORMWATER PIPING NOT CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE HDPE. ALL STORMWATER PIPING CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE RCP.

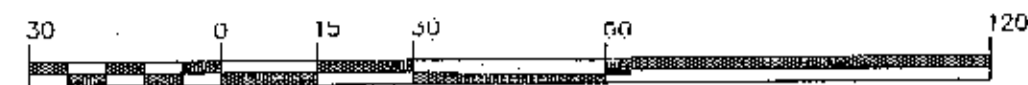
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UTILITY CONFLICT RESOLUTION NOTE: AT LOCATIONS WHERE A WATER OR FORCE MAIN CROSSES AND CONFLICTS VERTICALLY WITH STORM PIPE, CONTRACTOR AND ECQA OR COTTAGE HILL WATER INSPECTOR SHALL SELECT ONE OF THE FOLLOWING CONFLICT RESOLUTIONS:
 1. COORDINATE WITH EGIH TO SEE IF STORM PIPE CAN BE LOWERED TO ALLEVIATE CONFLICT.
 2. GRADUALLY DECREASE APPROACHING WATER OR FORCE MAIN'S COVER SUCH THAT A SECTION OF DUCTILE IRON WATER MAIN OR DR18 PVC FORCE MAIN, CAN BE INSTALLED OVER STORM PIPE SUCH THAT A MINIMUM OF 18" COVER OVER WATER OR FORCE MAIN IS PROVIDED, ALONG WITH MINIMUM SEPARATION BETWEEN BOTTOM OF WATER OR FORCE MAIN AND TOP OF STORM PIPE.
 3. IF COVER AND SEPARATION IN NUMBER 2 CANNOT BE OBTAINED, THEN INSTALL FITTINGS TO ROUTE WATER OR FORCE MAIN UNDER STORM PIPE.

HAMMOND ENGINEERING, INC. FLORIDA AUTHORIZATION NO. 9130 ALABAMA AUTHORIZATION NO. 3277 3802 NORTH "S" STREET PENSACOLA, FLORIDA 32505 850-434-2603 850-430-434-2650 TOM@SELANDESIGN.COM	
DRAWN BY: CYARS DESIGNED BY: TCH CHECKED BY: TCH DATE: JULY 2022 SCALE: AS SHOWN NOT RELEASED FOR CONSTRUCTION PROJECT NO: 21-10-12	CONSTRUCTION PLANS FOR CYPRESS COVE PLAN AND PROFILE ESCAMBIA COUNTY FLORIDA
REVISIONS NO. DATE 1. 5/20/2022 AS PER ECQA REVIEW COMMENTS 2. 7/16/2022 AS PER ESCAMBIA COUNTY DRC AND NWRMD 3. 10/16/2022 AS PER ECQA & COTTAGE HILL COMMENTS 4. 10/12/2022 AS PER ESCAMBIA COUNTY COMMENTS THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.	APPROX. EX. GRADE: 76.65 R-1 PUBLIC DRY DETENTION POND PARCEL "A" 90,145.13 SF 2.07 AC

GRAPHIC SCALE

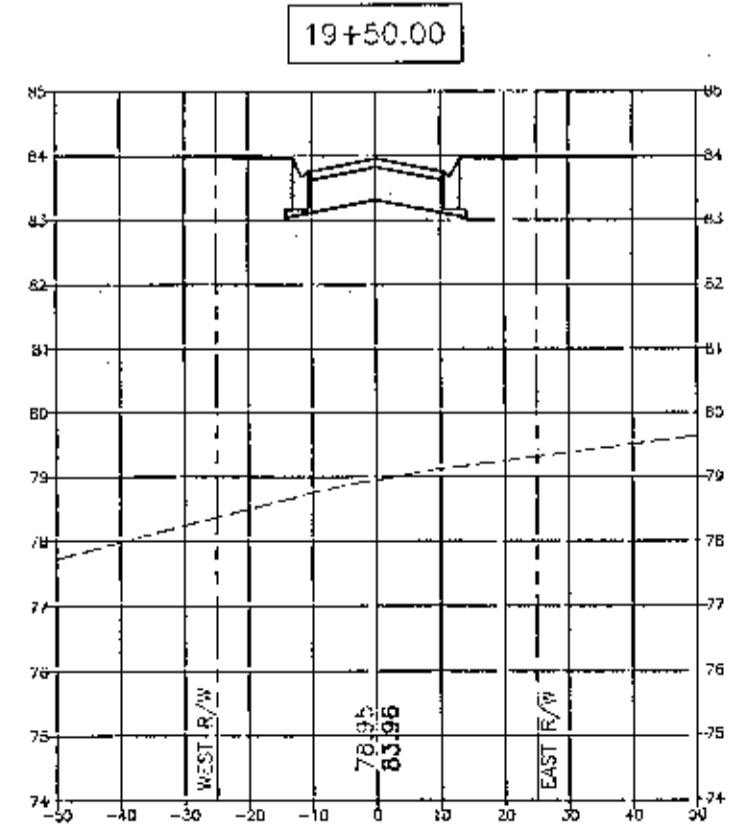
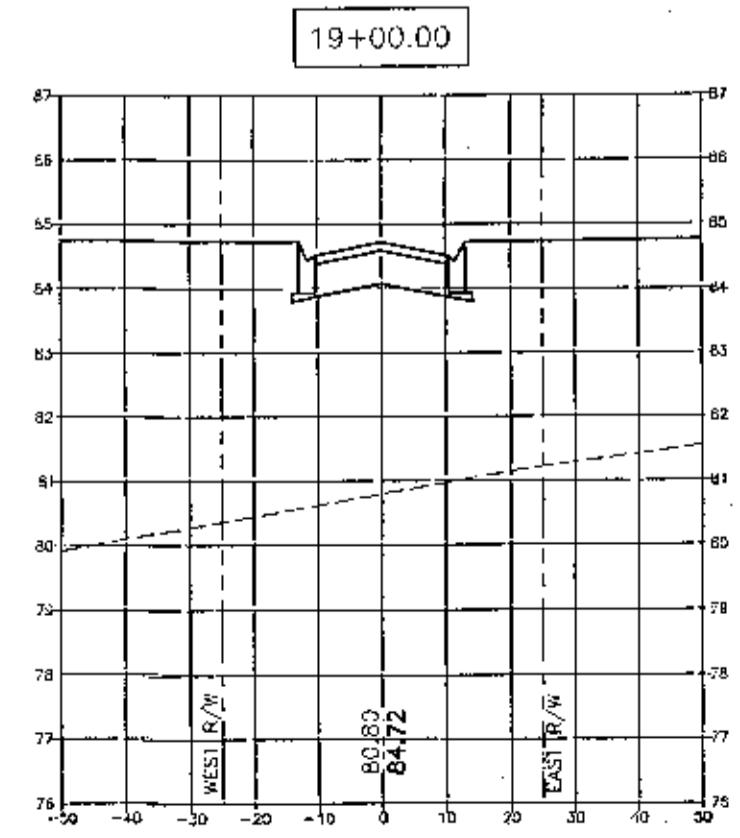
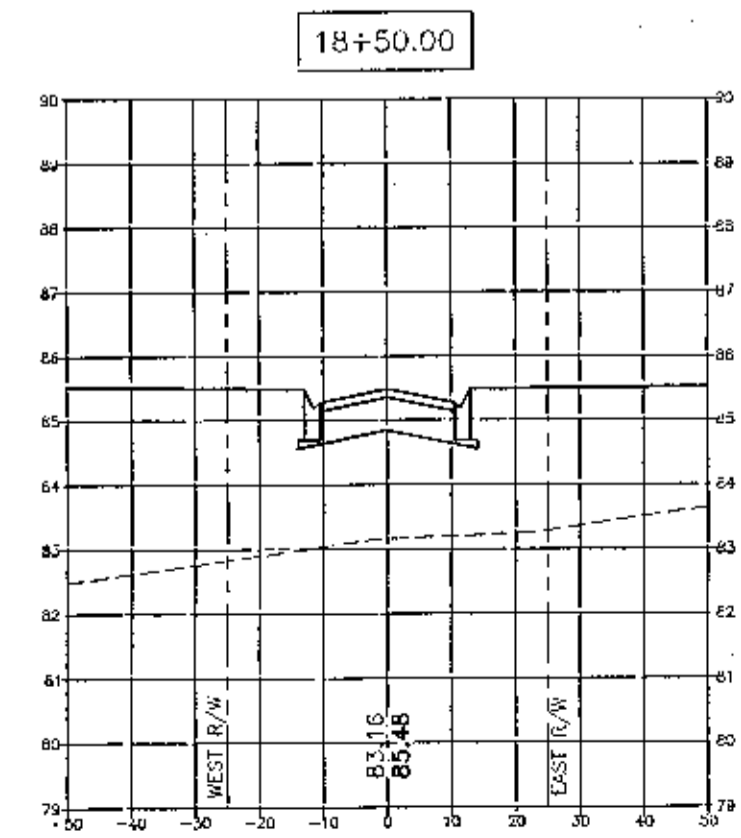
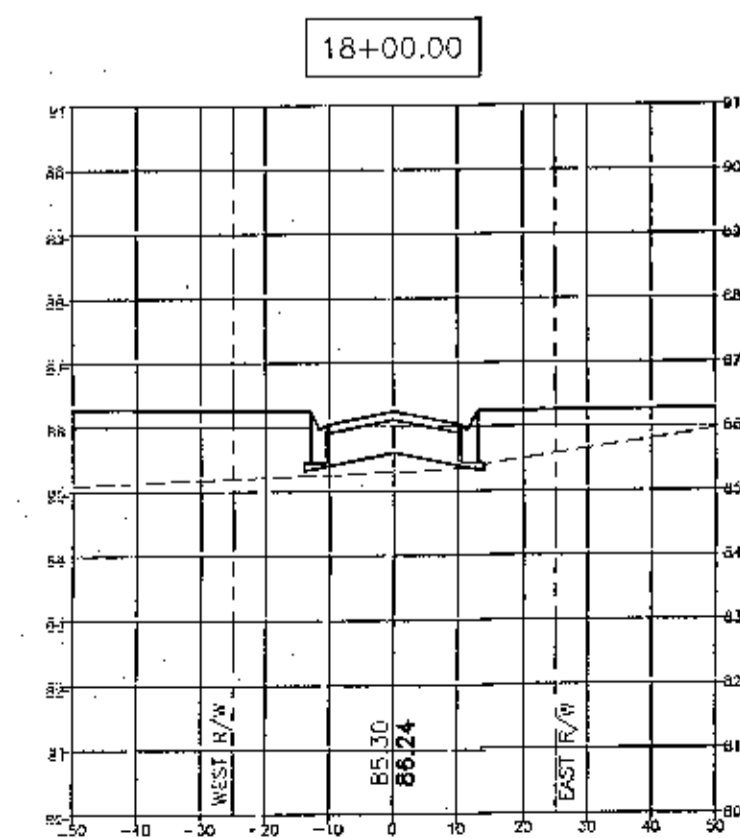
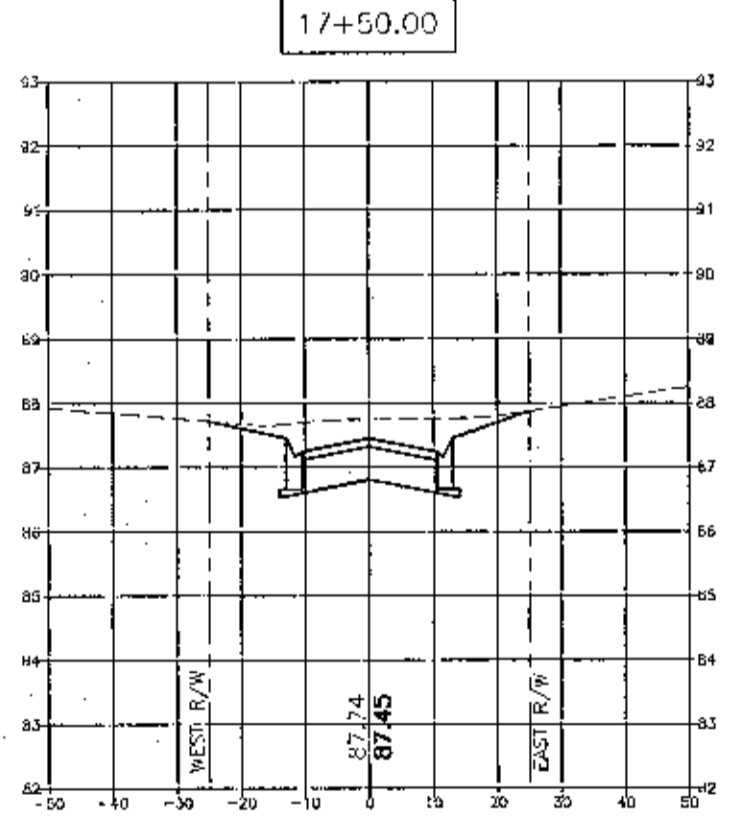
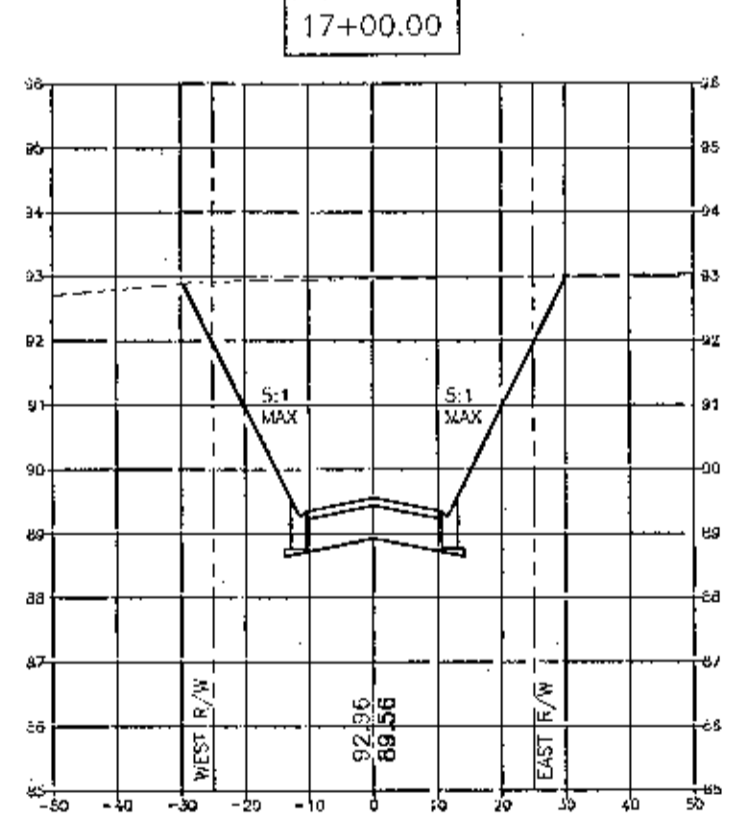
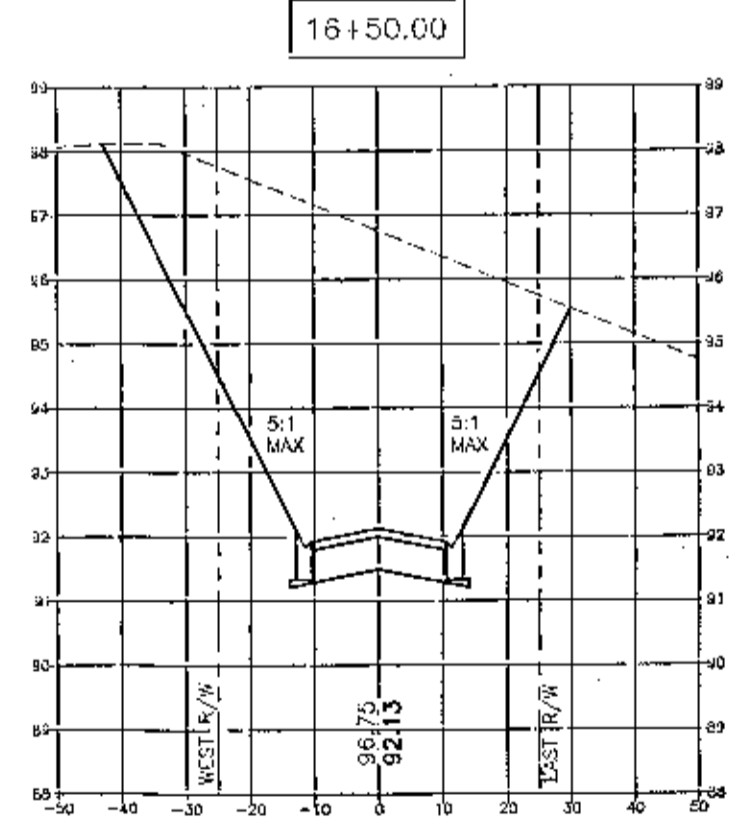
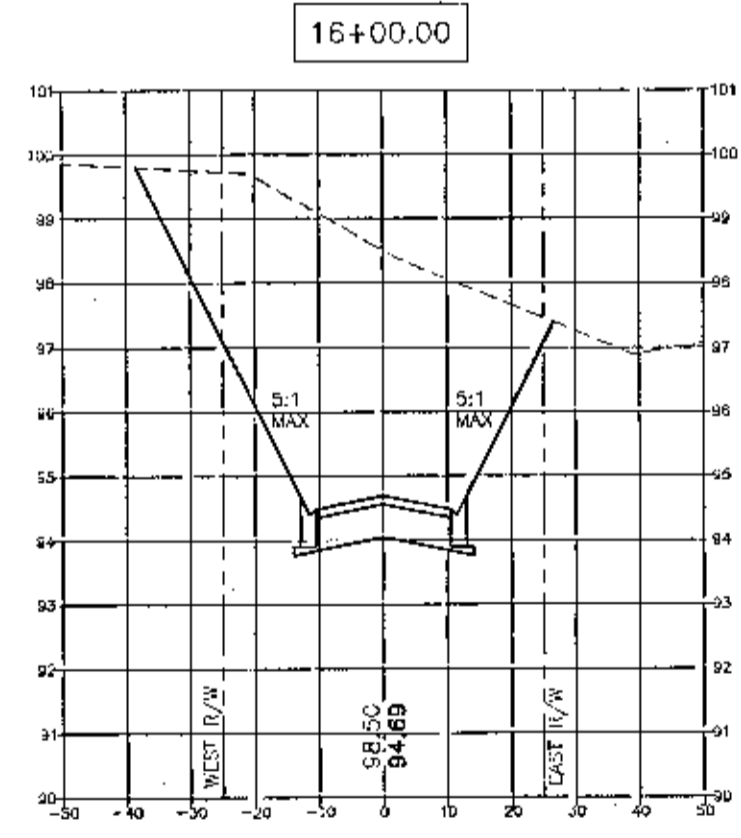
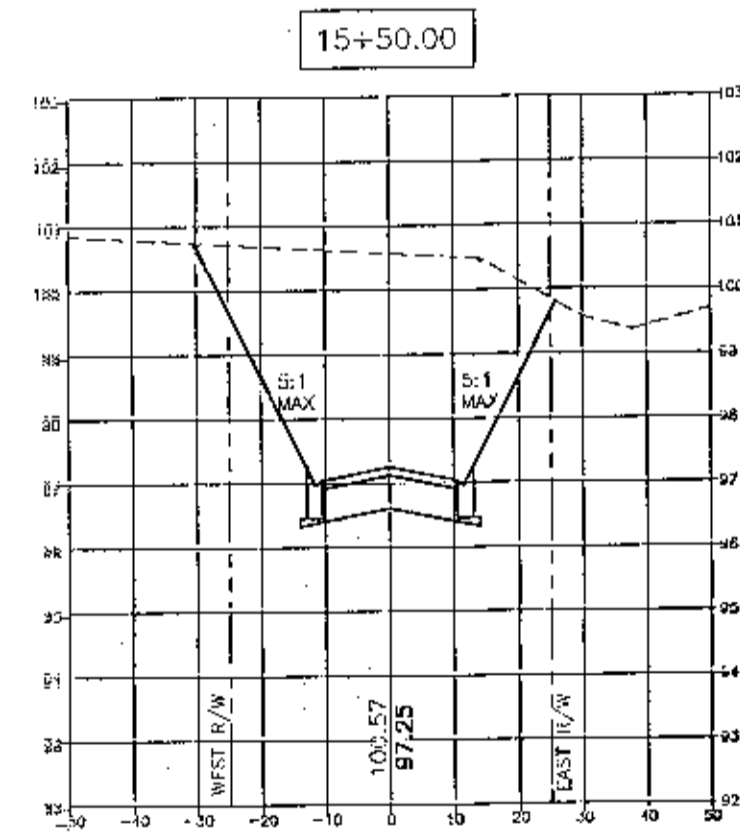
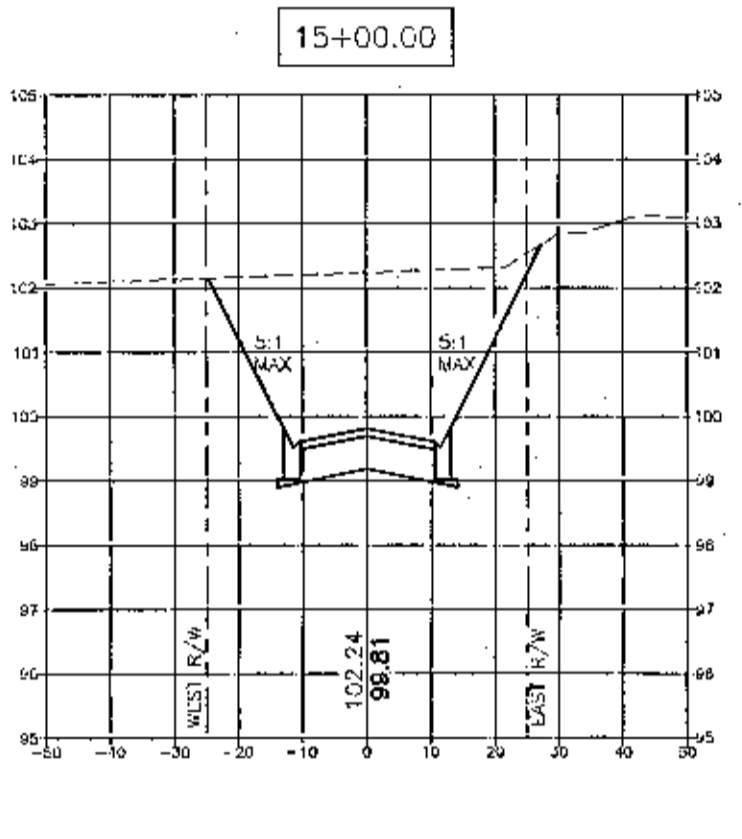
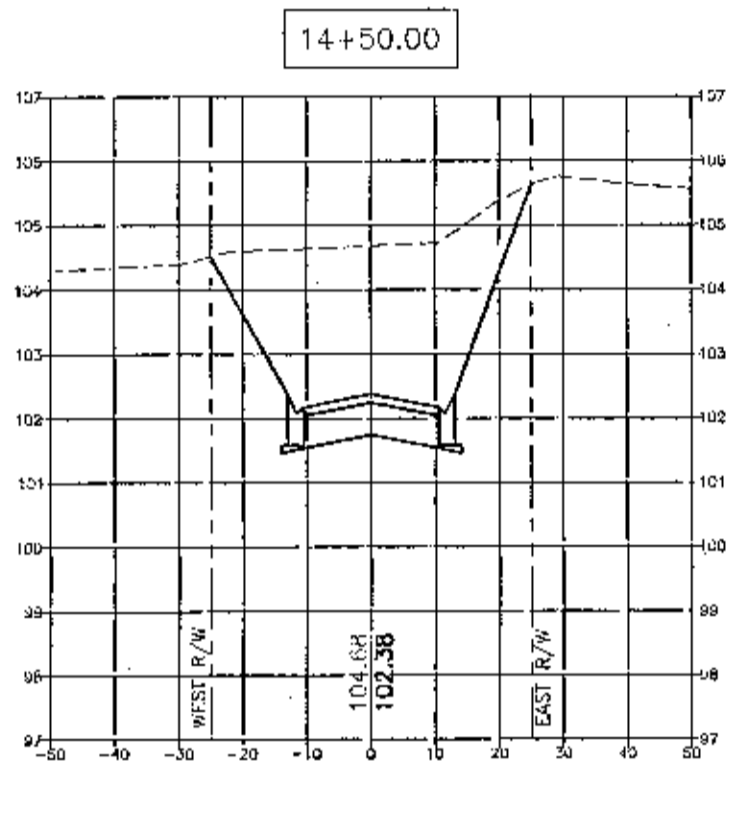
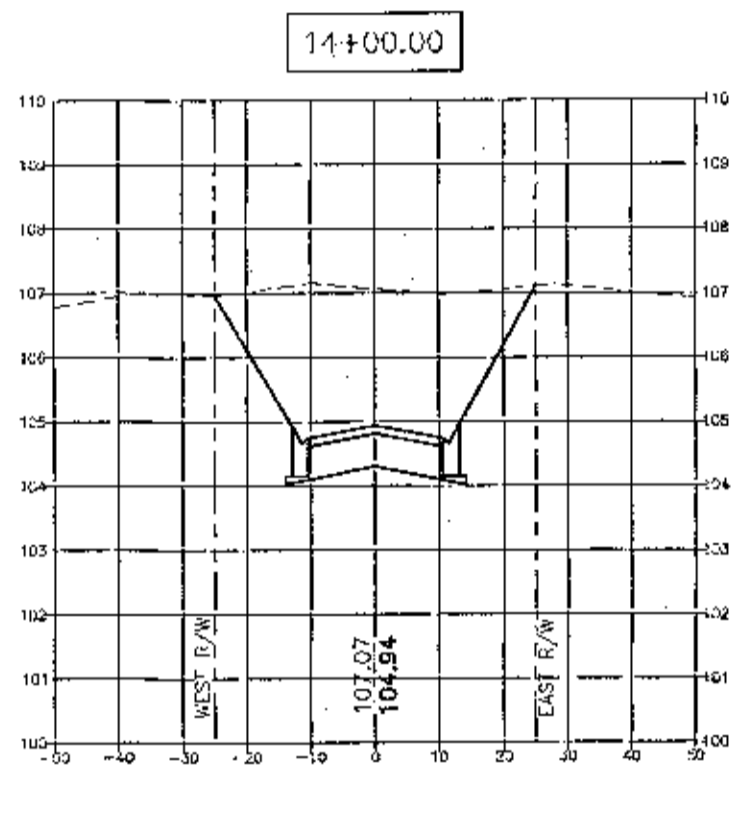
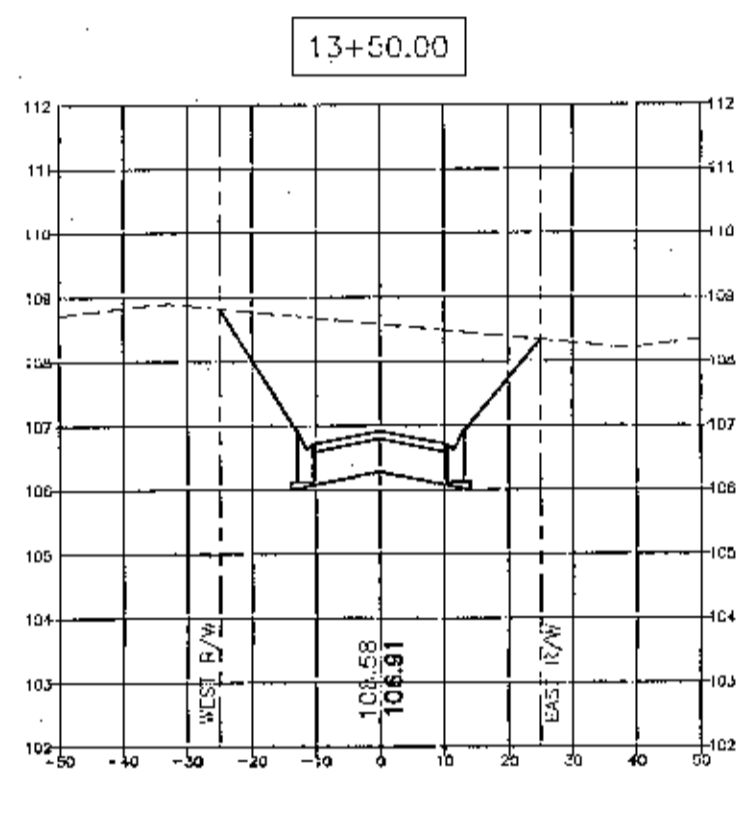
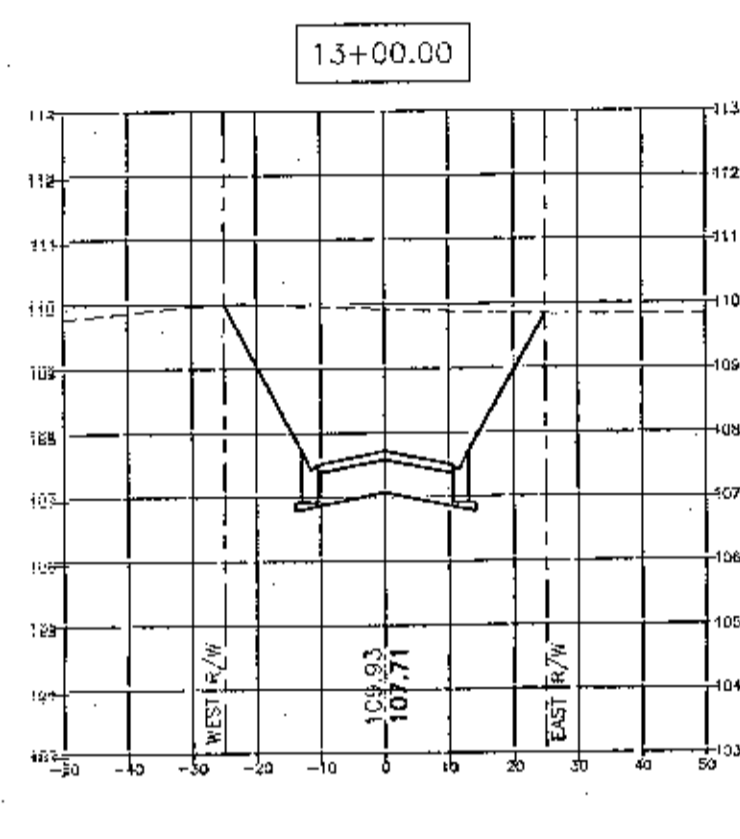
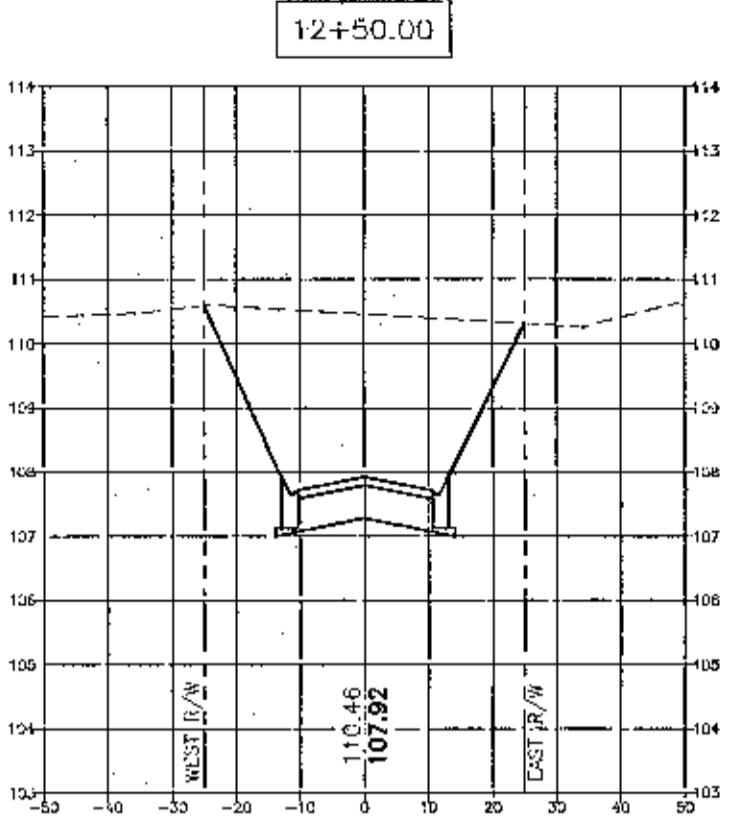
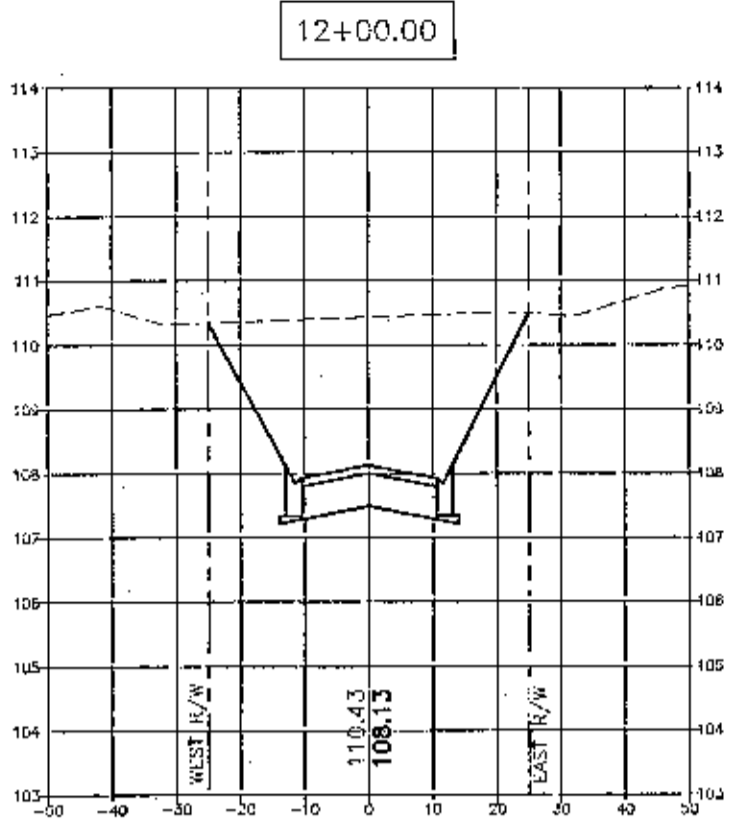
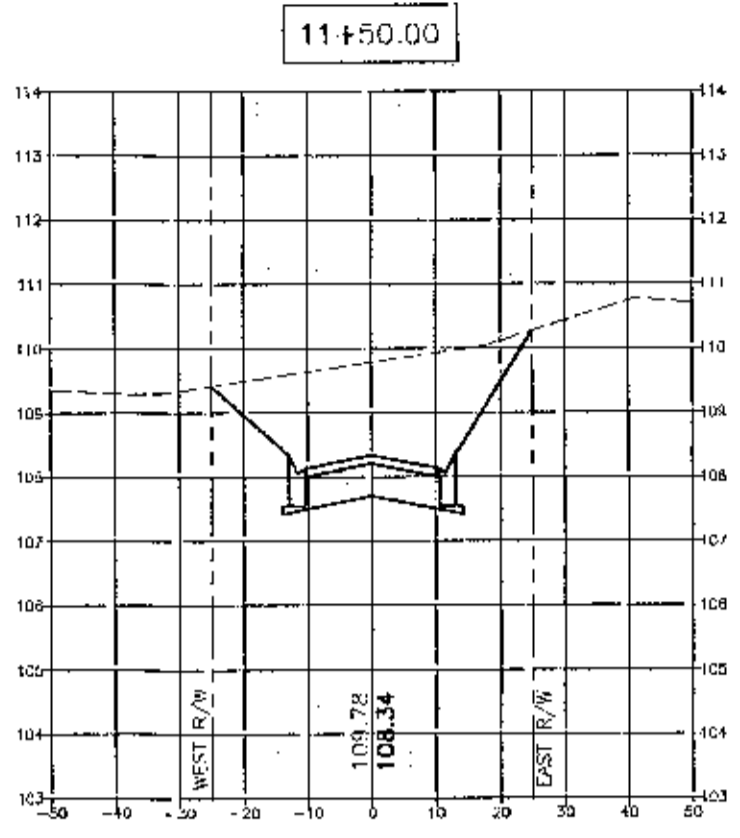
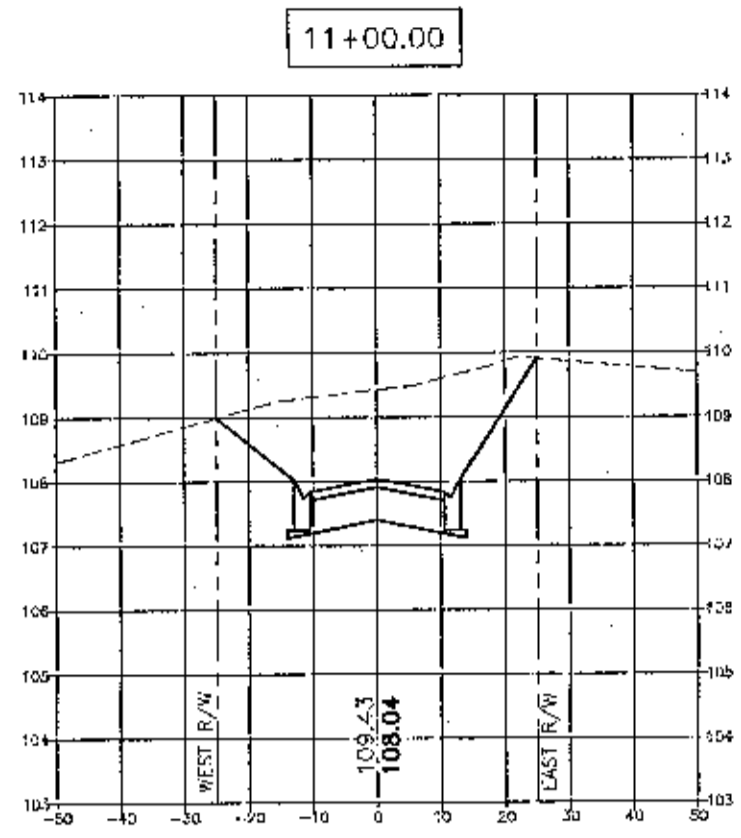
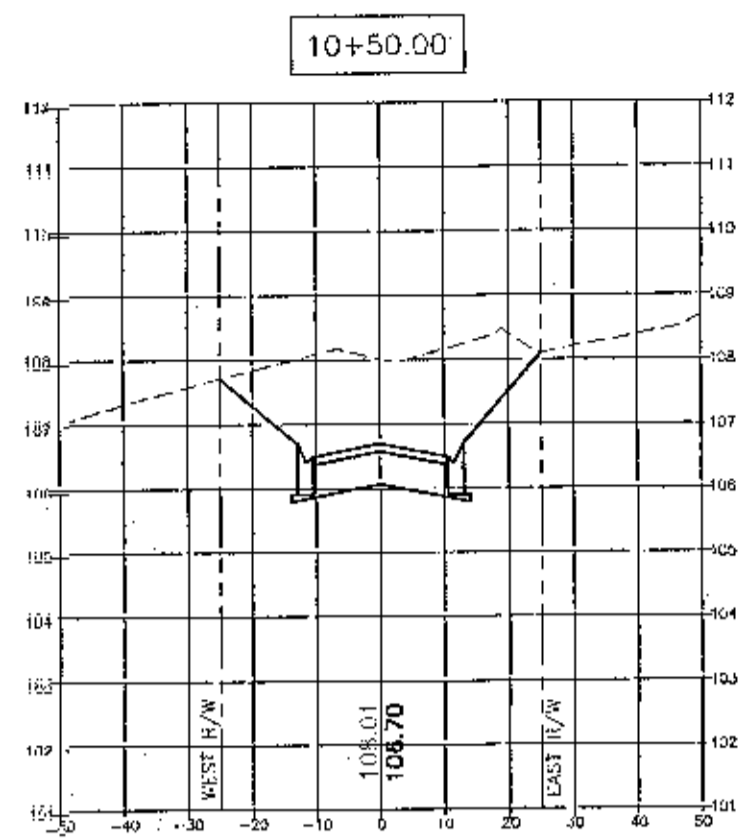
22"x34" SCALE 1 inch = 30 ft.



11"x17" SCALE 1 inch = 60 ft.

EXISTING GRADE
PROPOSED GRADE

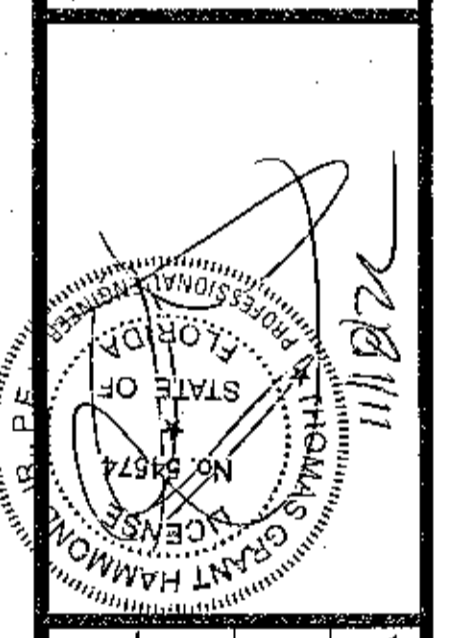
**CONIFEROUS AVENUE
(PROPOSED 50' PUBLIC R/W)**



NO.	DATE	REVISIONS
1.	5/20/2022	AS PER ECUA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY, DAC AND NHPWD
3.	10/4/2022	AS PER ECUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

HE

HAMMOND ENGINEERING, INC.
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FAX 850-434-2650
TOM@BELANDESIGN.COM



CONSTRUCTION PLANS
FOR
CYPRESS COVE
CROSS SECTIONS
FLORIDA
ESCAMBIA COUNTY

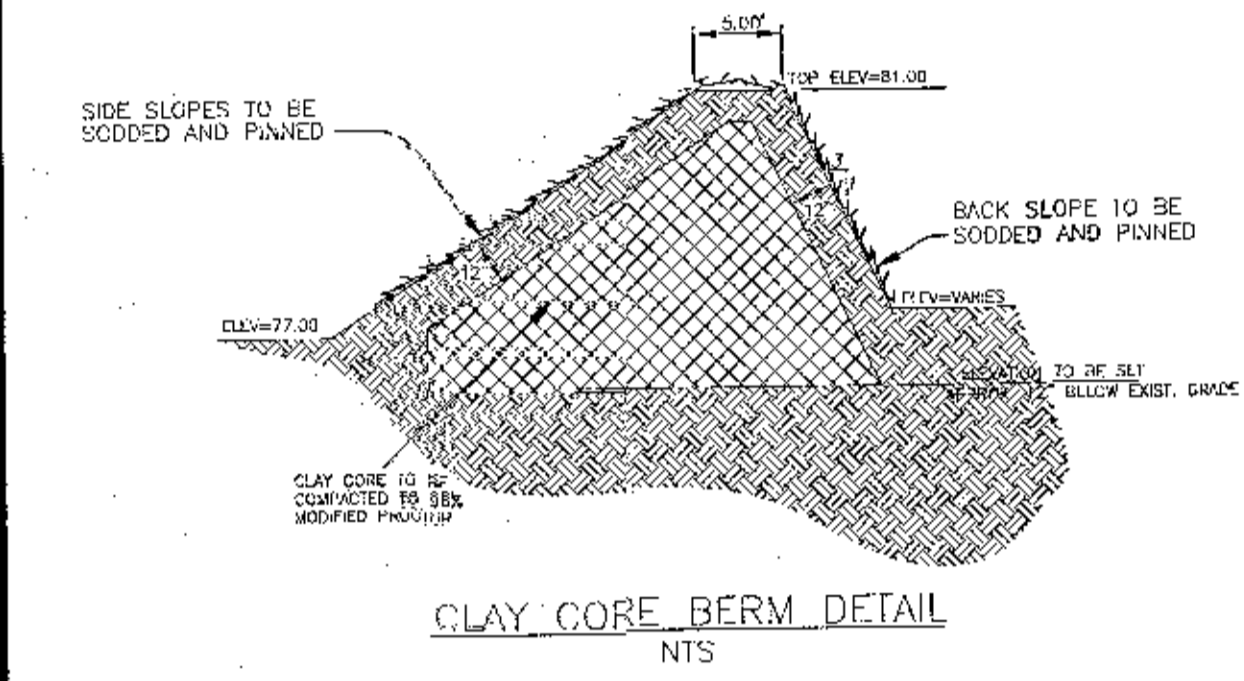
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DESIGNED BY: TCH/ARS
CHECKED BY: TCH
DATE: JULY 2022
SCALE: AS SHOWN
NOT RELEASED FOR
CONSTRUCTION
BY: _____ DATE: _____
PROJECT NO: 21004
SHEET: 09

GRAPHIC SCALE

22"x34" SCALE 1 inch = 30 ft.

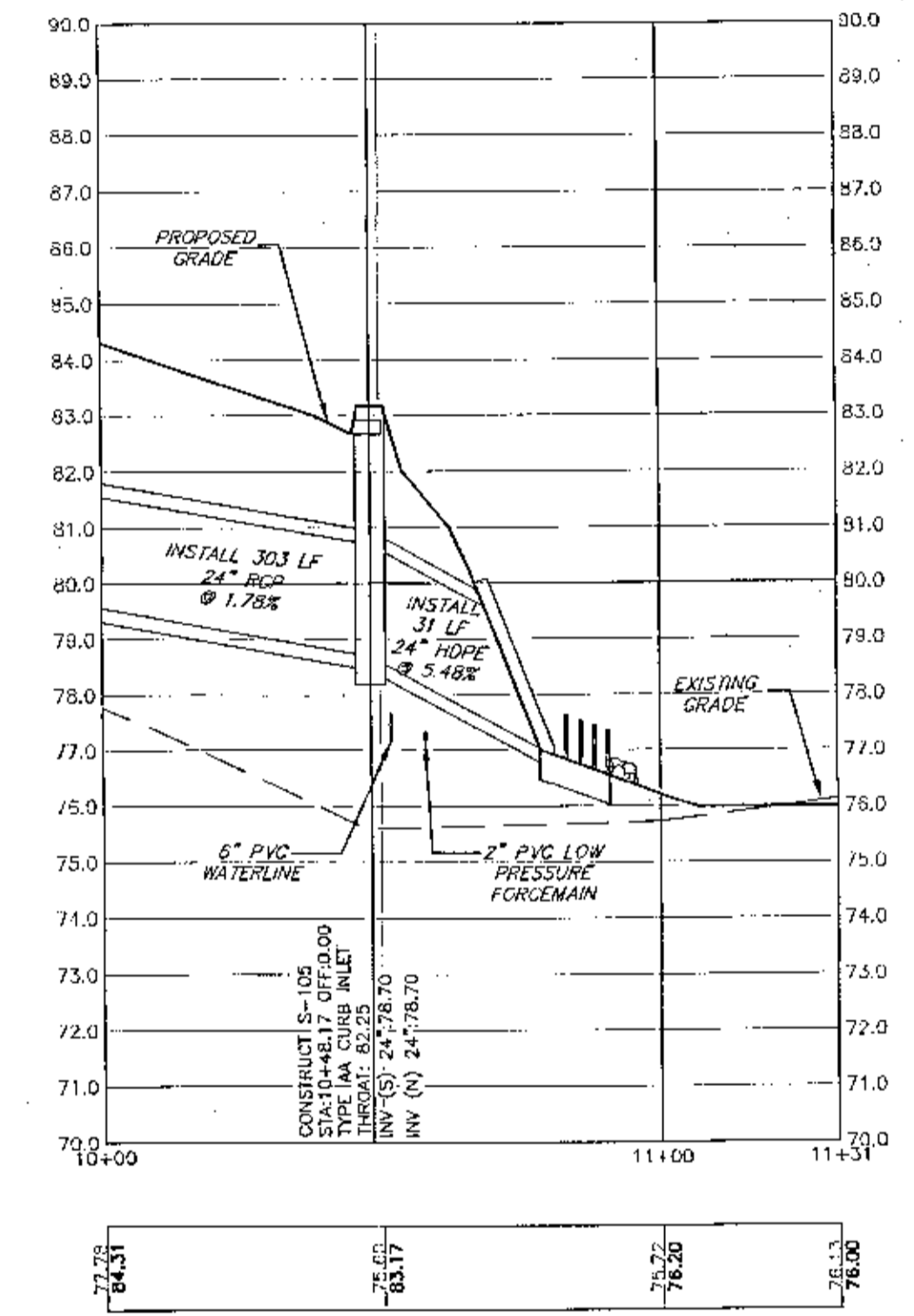
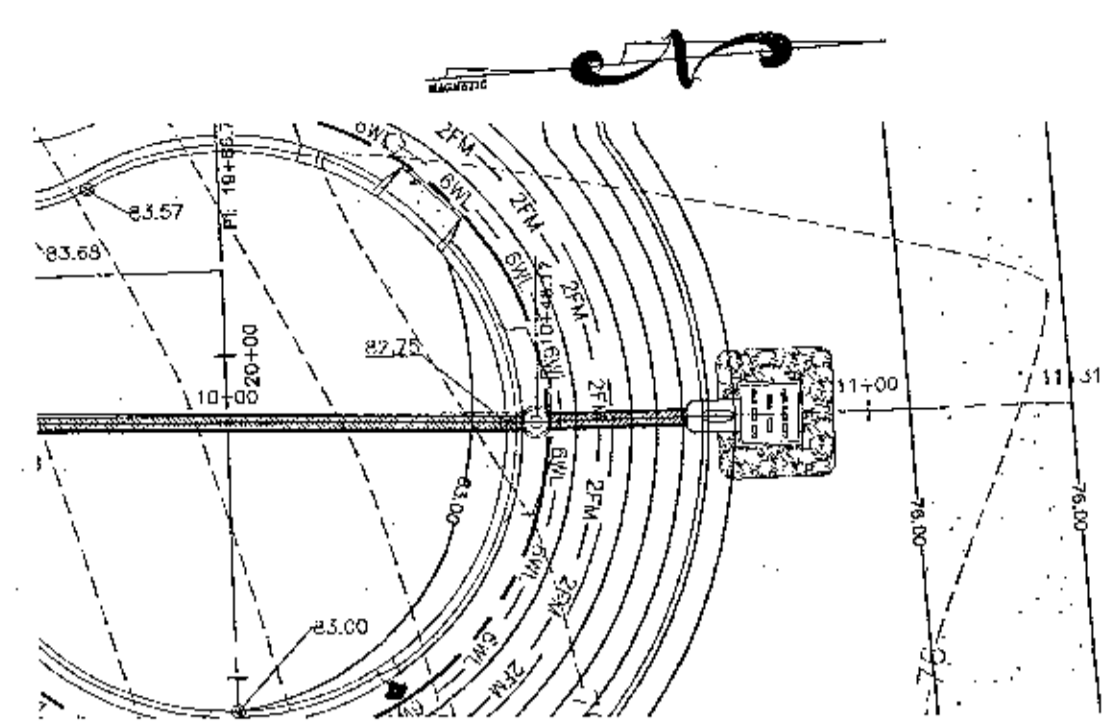
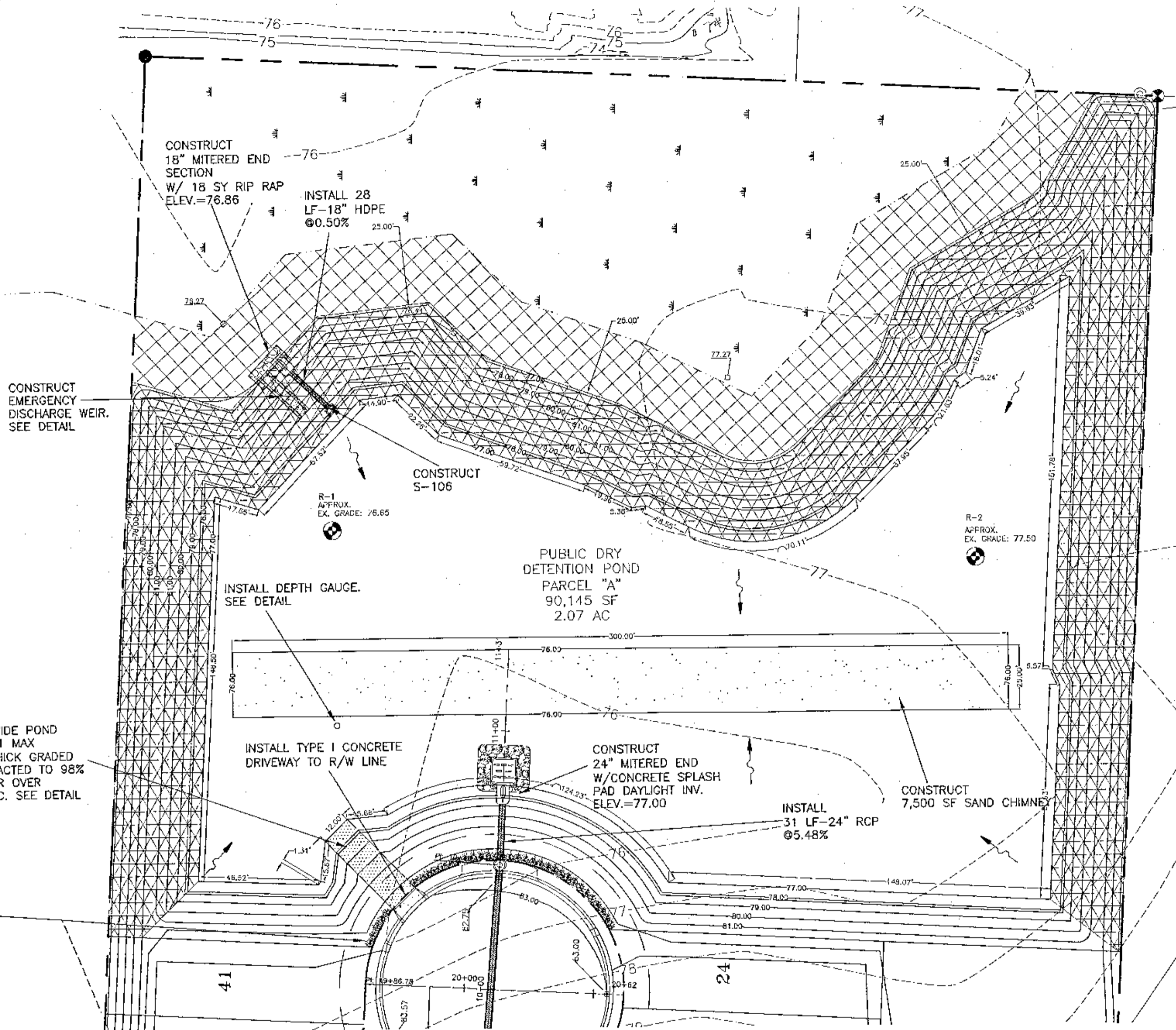
11"x17" SCALE 1 inch = 60 ft.

- NOTES:**
- 1/2" CAPPED IRON ROD, NUMBERED 7277 (9' AGFD)
 - 1/2" IRON ROD, UNNUMBERED (15' AGFD)
 - 1" IRON PIPE, UNNUMBERED (15' AGFD)
 - (D) → USED INFORMATION
 - (F) → FIELD INFORMATION
 - R/W → RIGHT OF WAY
 - P.O.B. → POINT OF BEGINNING
 - O.R. → OFFICIAL RECORD
 - P.C. → FACE
 - ⊕ → BENCHMARK
- [Symbol] DENOTES WILDLANDS
27,222 SF (0.62 AC)
 - [Symbol] DENOTES WILDLAND BUFFER
11,359 SF (0.26 AC)
 - [Symbol] DENOTES FRESHWATER CLAY CORE BERM
30,136 SF (0.69 AC)



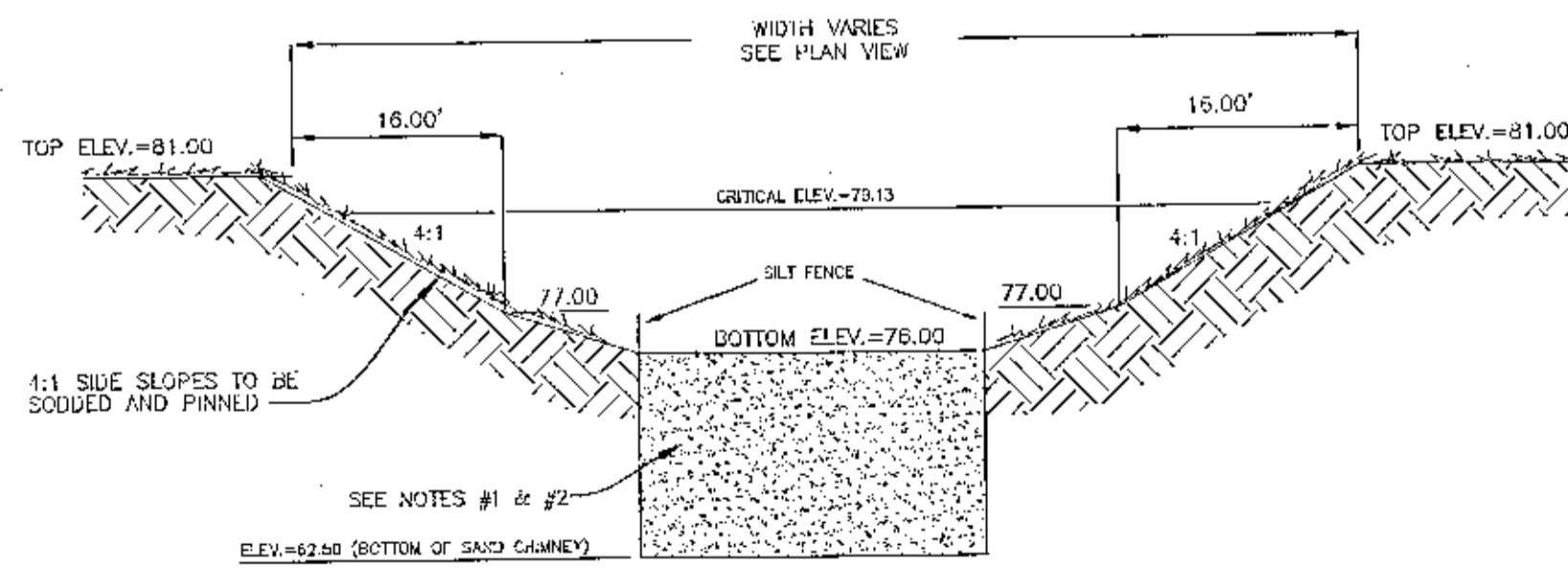
CONSTRUCT 12' WIDE POND ACCESS RAMP, 6:1 MAX SLOPE-MIN. 5" THICK GRADED AGGREGATE COMPACTED TO 98% MODIFIED PROCTOR OVER GEOTEXTILE FABRIC. SEE DETAIL

PLANT SHRUBS @ 3' O.C (INDIAN HAWTHORN OR APPROVED EQUAL) ALONG R/W TO PROVIDE SCREENING. TYPICAL OF 35



DETENTION BASIN CONSTRUCTION

1. INITIALLY INSTALL ALL EROSION AND SEDIMENT CONTROL BMP'S AS ILLUSTRATED ON THE EROSION CONTROL PLAN PROVIDED AS PART OF THESE PLANS.
2. CONSTRUCT THE DETENTION BASIN TO ROUGH GRADE BY UNDER-EXCAVATING THE BASIN BOTTOM AND SIDES BY ABOUT 6 INCHES.
3. AFTER THE DRAINAGE AREA CONTRIBUTING TO THE BASIN HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES SHALL BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIAL MUST BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL SHALL BE DISPOSED OF BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE BASIN.
4. ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM MUST BE DEEP RAKED AND LOOSENED FOR OPTIMAL FILTRATION.
5. FINALLY, THE ENTIRE BANK SLOPE SHALL BE PERMANENTLY STABILIZED IN A MANNER THAT GUARANTEES HEALTHY GROWTH OF GRASS (FREE FROM NOXIOUS WEEDS) SUCH AS PANGOLA, ARGENTINE BAHIA, BERMUDA, CENTIPEDE OR OTHER SUITABLE GRASS.



STORMWATER DETENTION POND TYPICAL X SECTION

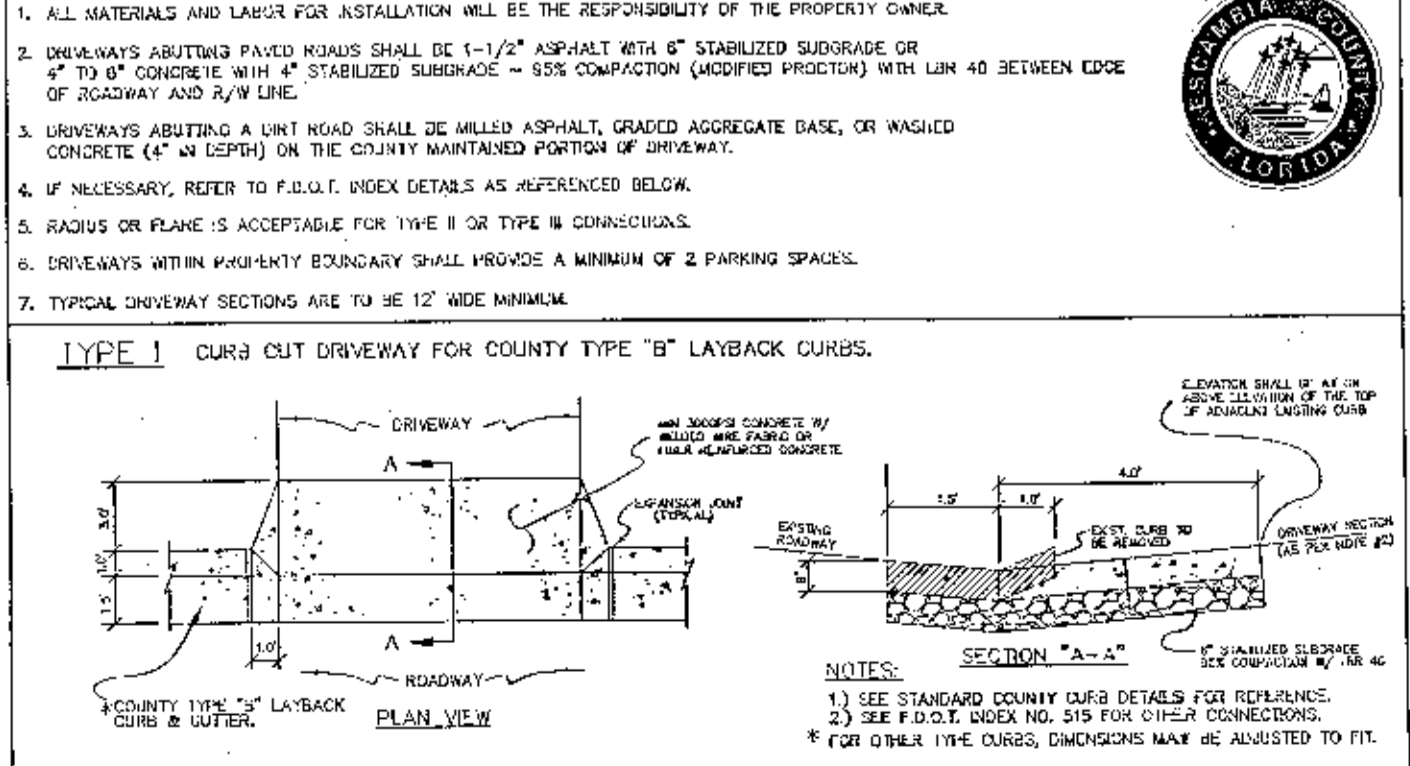
NOTE 1: CONTRACTOR TO EXCAVATE SAND CHIMNEY TO ELEVATION 82.50. CONTACT ENGINEER OF RECORD BEFORE BACK FILL PROCEDURE W/CLEAN SAND HAVING A MINIMUM PERMEABILITY RATE OF 1x10⁻⁶ CM/SEC. AND CONTAINING LESS THAN 5% FINES.

NOTE 2: A REGISTERED GEOTECHNICAL PROFESSIONAL MUST VERIFY ON-SITE THE REMOVAL OF THE EXISTING LESS PERMEABLE MATERIAL FOUND AT THE PROPOSED CHIMNEY BOTTOM AND THAT THE BOTTOM OF THE PROPOSED SAND CHIMNEY IS EXCAVATED TO THE SPECIFIED ELEVATION AND KEPT INTO THE MORE PERMEABLE STRATA LOCATED FROM ELEVATION 65.5 TO 61.5 BACKFILL PROCEDURES SHOULD NOT COMMENCE UNTIL SAID REGISTERED PROFESSIONAL HAS SIGNED OFF.

NOTE 3: DO NOT SOD SAND CHIMNEY!!!

A REGISTERED GEOTECHNICAL PROFESSIONAL MUST VERIFY AND APPROVE THE MATERIAL UTILIZED FOR THE SAND CHIMNEY PRIOR TO INSTALLATION OF THE MATERIAL. A COPY OF THE TESTING RESULTS VERIFYING THE ABOVE REFERENCED SPECIFICATIONS MUST BE SENT TO THE ENGINEER OF RECORD

TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS



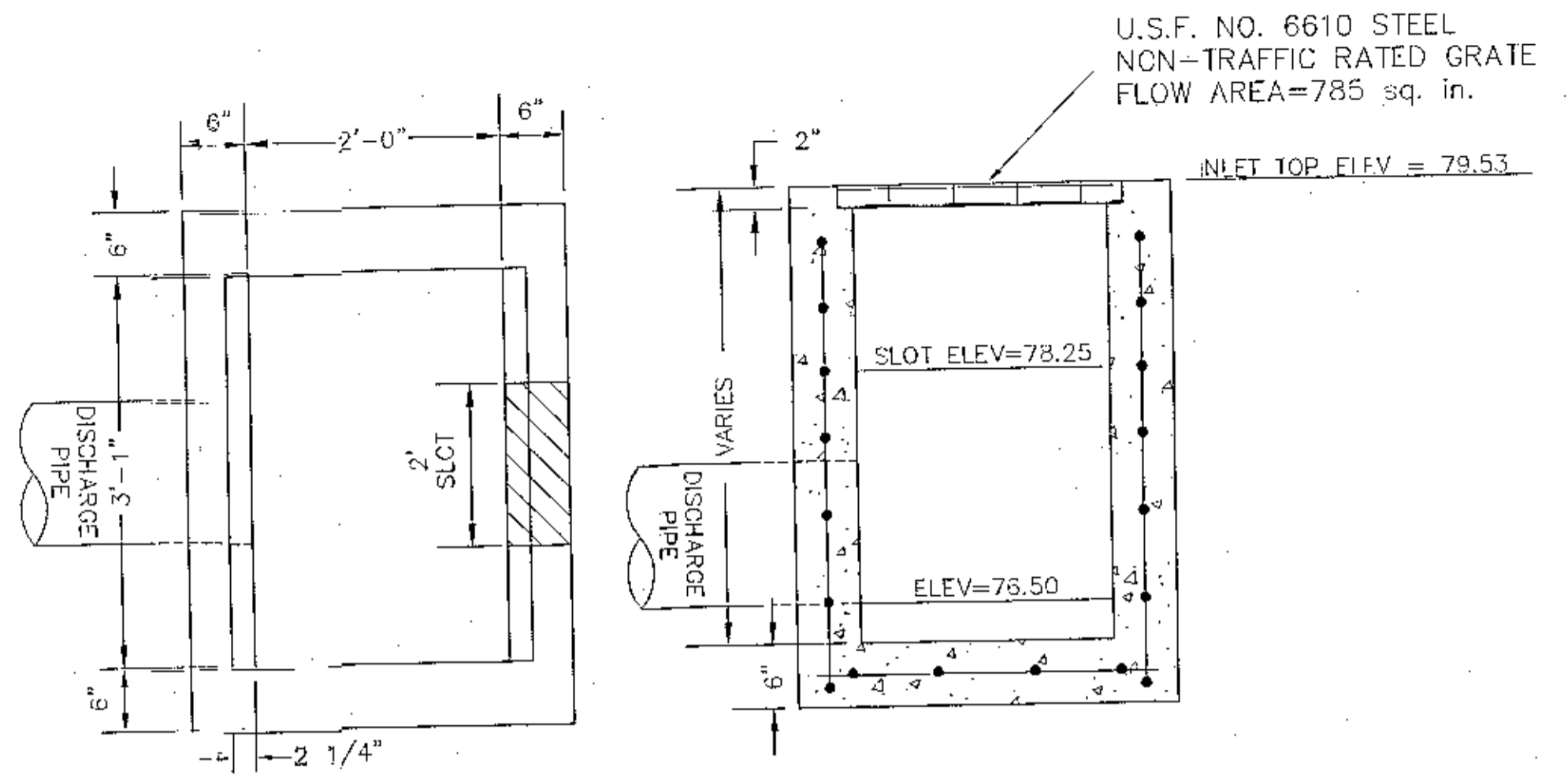
NO.	DATE	REVISIONS
1.	5/20/2022	AS PER ECUA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY DRC AND INP/MD
3.	10/4/2022	AS PER ECUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

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HAMMOND ENGINEERING, INC.
 FLORIDA AUTHORIZATION NO. 9130
 ALABAMA AUTHORIZATION NO. 3277
 3802 NORTH "S" STREET
 PENSACOLA, FLORIDA 32505
 FAX 850-434-2603
 TOM@BELANDESIGN.COM

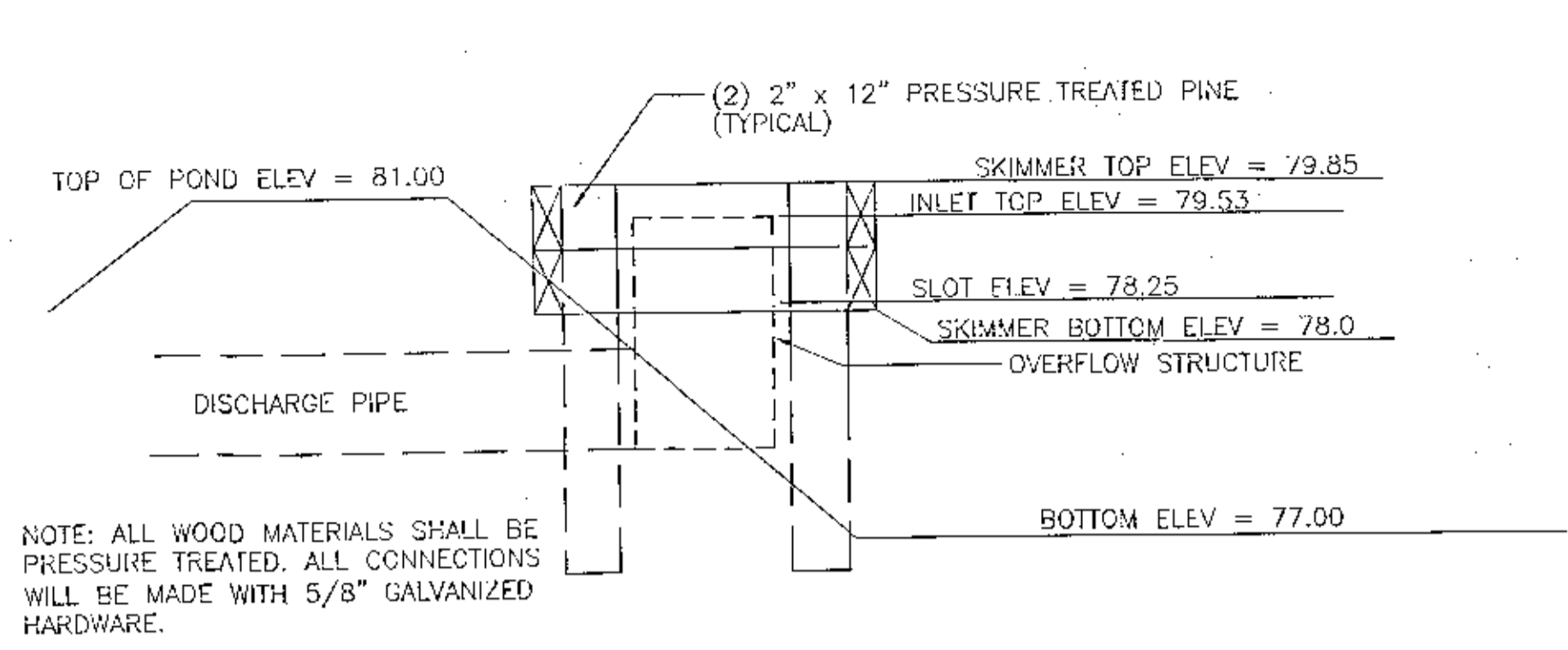


CONSTRUCTION PLANS FOR	FLORIDA
CYPRESS COVE	
STORMWATER POND	
DETAILS	
DRAWN BY: BYARS	DATE:
DESIGNED BY: TGH/ARE	
CHECKED BY: TGH	
DATE: JULY 2022	
SCALE: AS SHOWN	
NOT RELEASED FOR CONSTRUCTION	



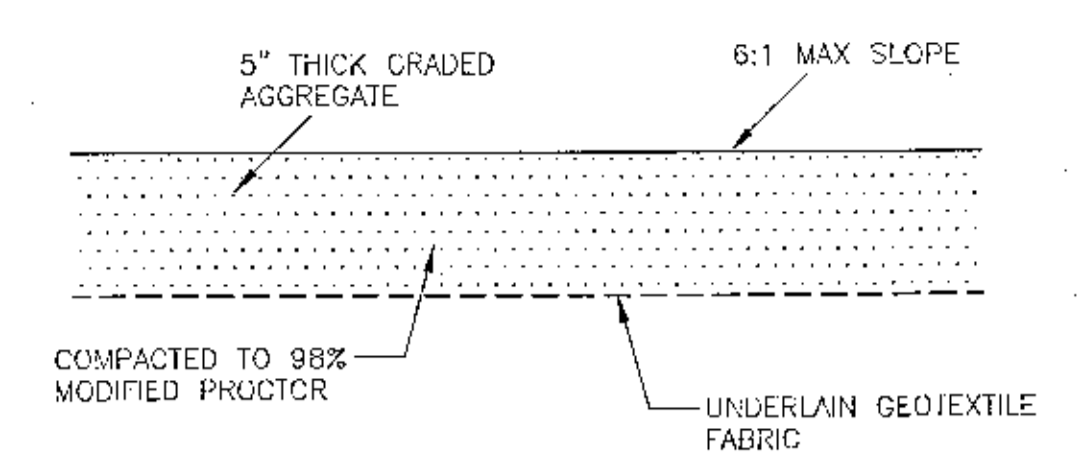
FDOT TYPE 'C' OVERFLOW STRUCTURE (S-106)

MATERIALS:
 CONCRETE: 4000 PSI, TYPE II CEMENT
 WALL REINFORCING: 3x4 W3.1W4.1 WWF 85 K.S.I. (AS PER FDOT-INDEX 201)
 BOTTOM SLAB REINFORCING: #4 @ 12" C.C.E.W.*
NOTE:
 ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.
 *GRADE 40, OR EQUIVALENT WELDED WIRE MESH.

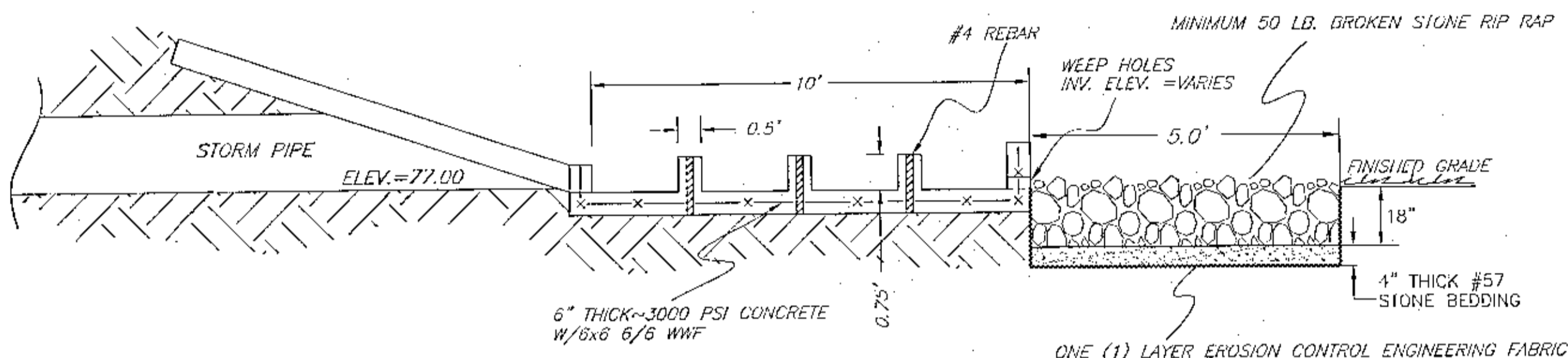


NOTE: ALL WOOD MATERIALS SHALL BE PRESSURE TREATED. ALL CONNECTIONS WILL BE MADE WITH 5/8" GALVANIZED HARDWARE.

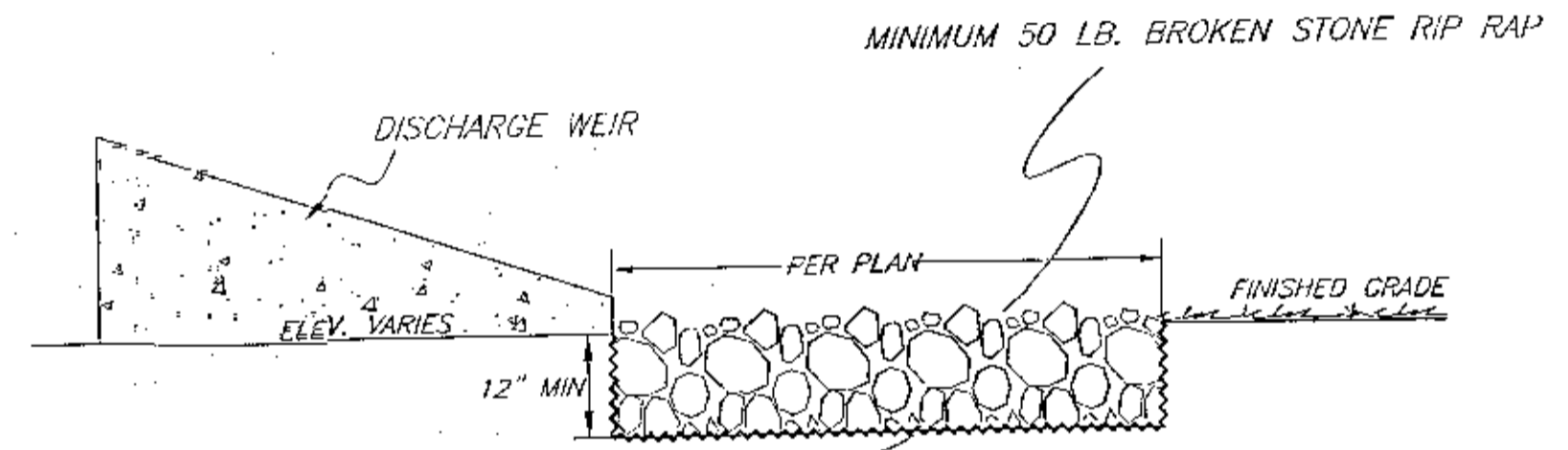
SKIMMER DETAIL
N.T.S.



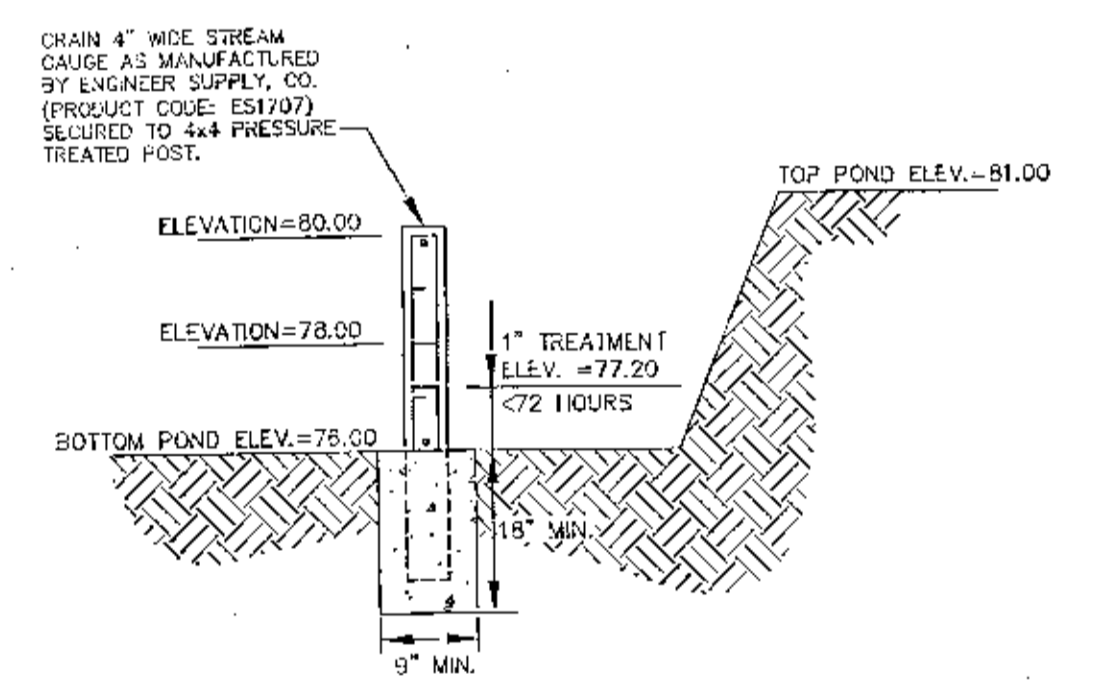
TYPICAL GRAVEL POND ACCESS SECTION
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SPLASH PAD W/RIP RAP DETAIL
X-SECTION VIEW
NOT TO SCALE

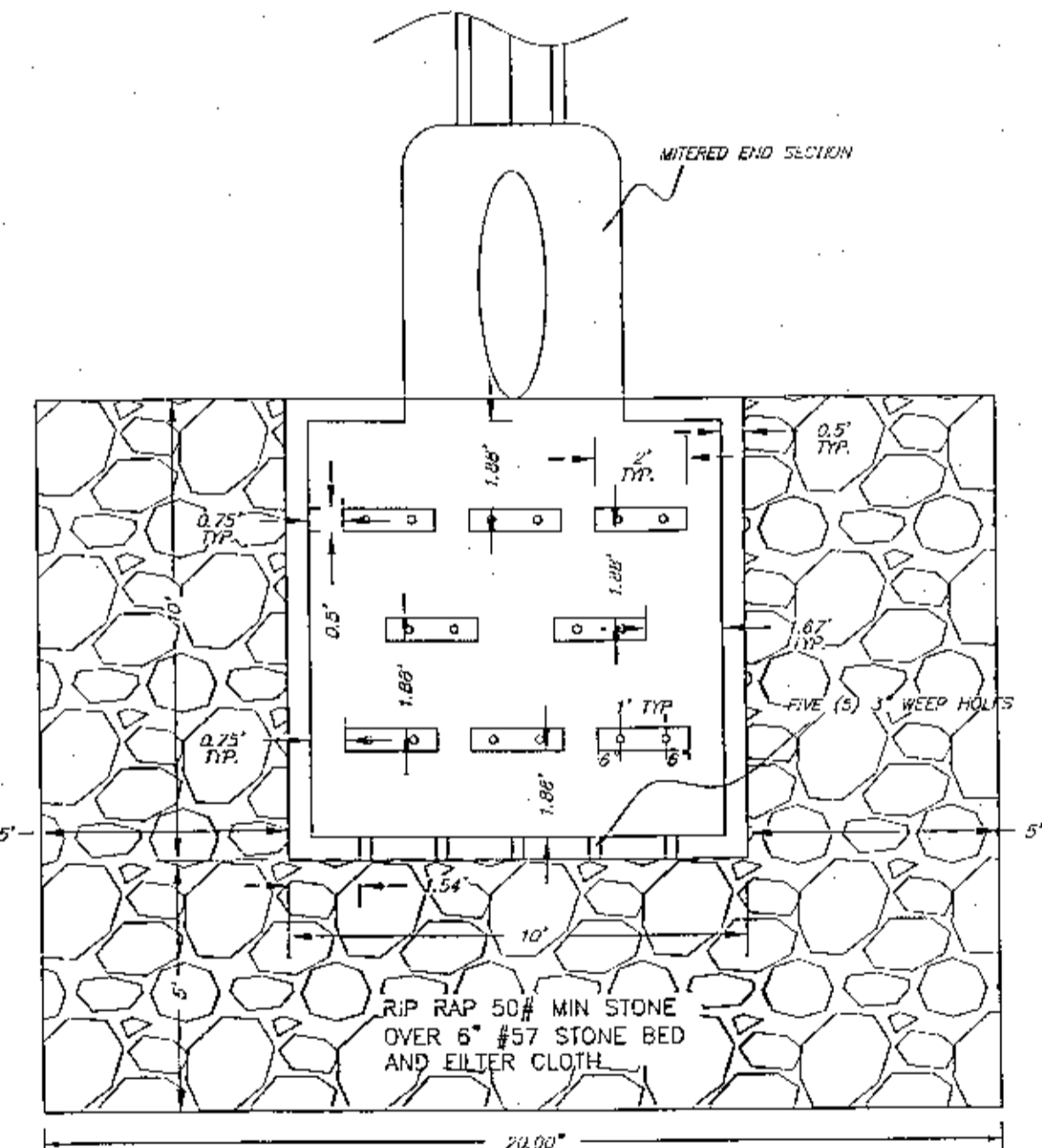


RIP RAP DETAIL
X-SECTION VIEW
NOT TO SCALE

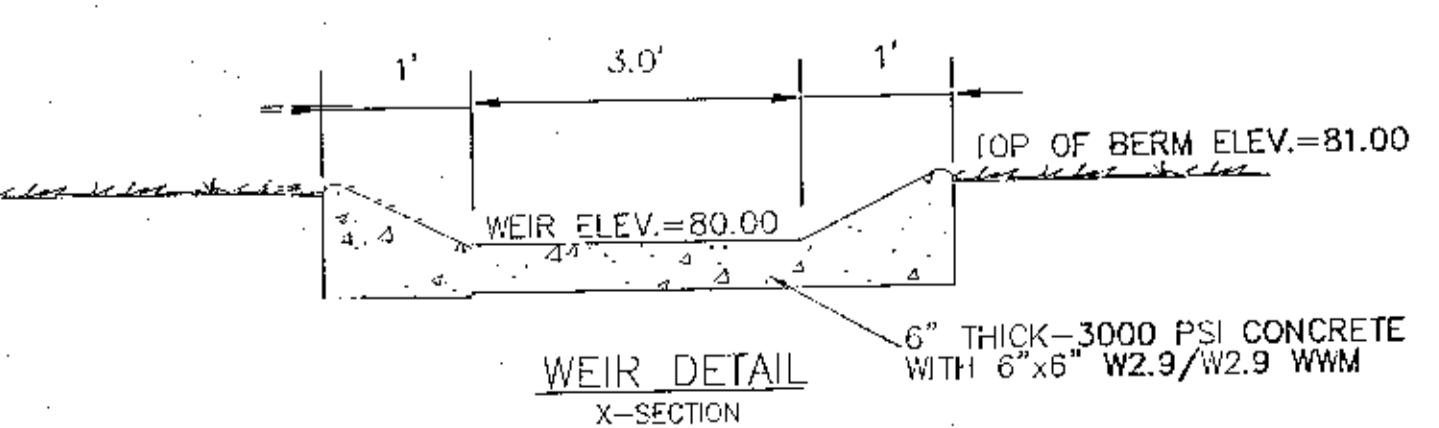


NOTE: DEPTH GAUGE (OR EQUIVALENT) SHALL BE INSTALLED AND MAINTAINED IN EACH FILTER POND. THE MINIMUM HEIGHT ABOVE THE GROUND SHALL BE THAT OF THE TREATMENT VOLUME. SHOULD THE GAUGE STAND HIGHER THAN THE TREATMENT ELEVATION, THE TREATMENT ELEVATION NEEDS TO BE CLEARLY MARKED ON THE GAUGE.

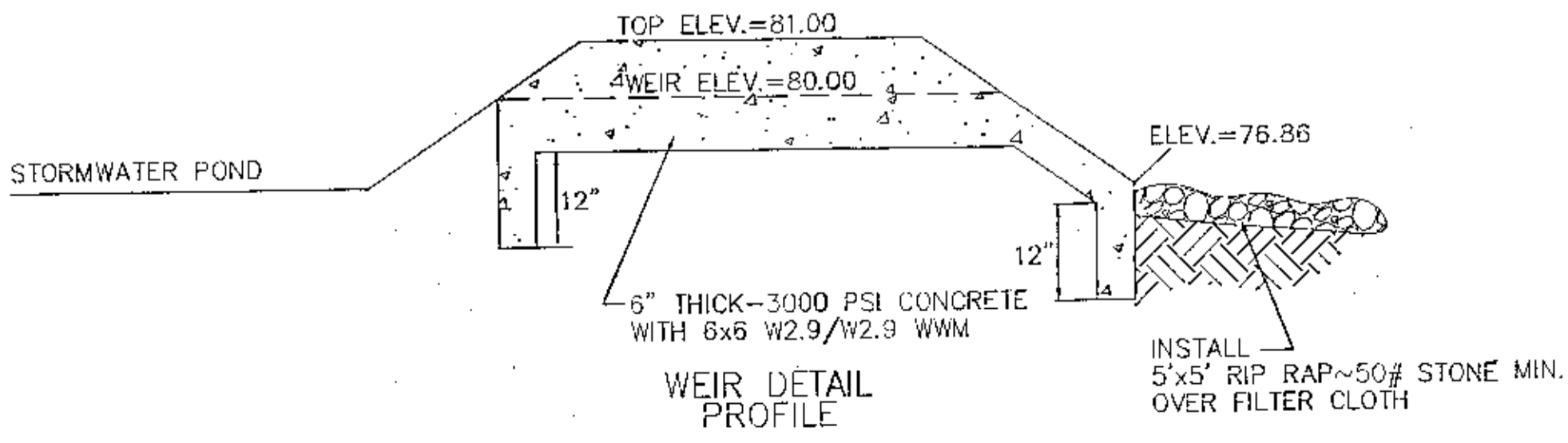
DEPTH GAUGE DETAIL
N.T.S.



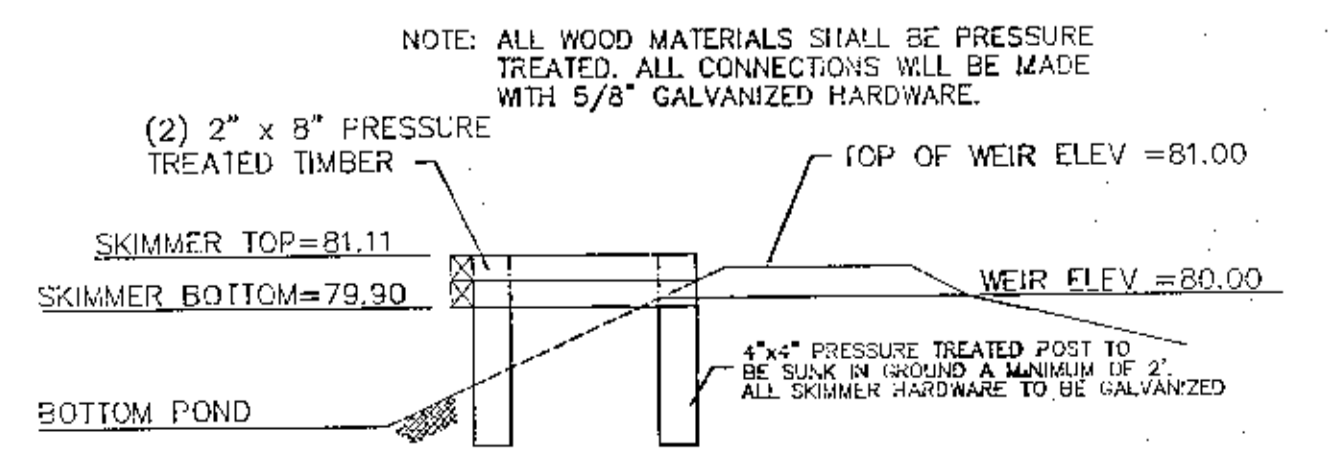
SPLASH PAD W/RIP RAP DETAIL
PLAN VIEW
NOT TO SCALE



CONCRETE DISCHARGE WEIR
N.T.S.



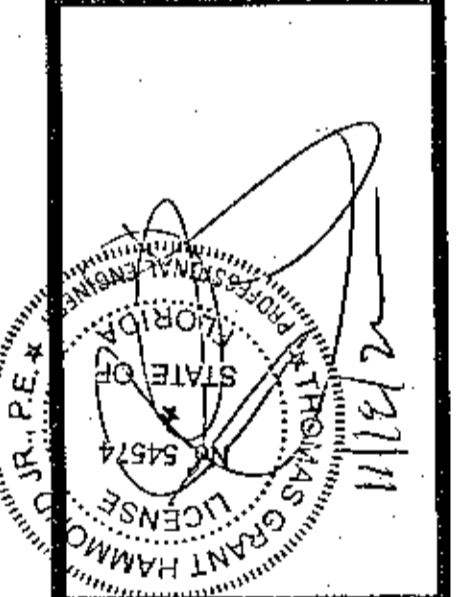
WEIR DETAIL PROFILE
N.T.S.



OIL SKIMMER DETAIL
N.T.S.

NO.	DATE	REVISIONS
1.	5/20/2022	AS PER ECDA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY DPC AND NFWMD
3.	10/4/2022	AS PER ECDA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

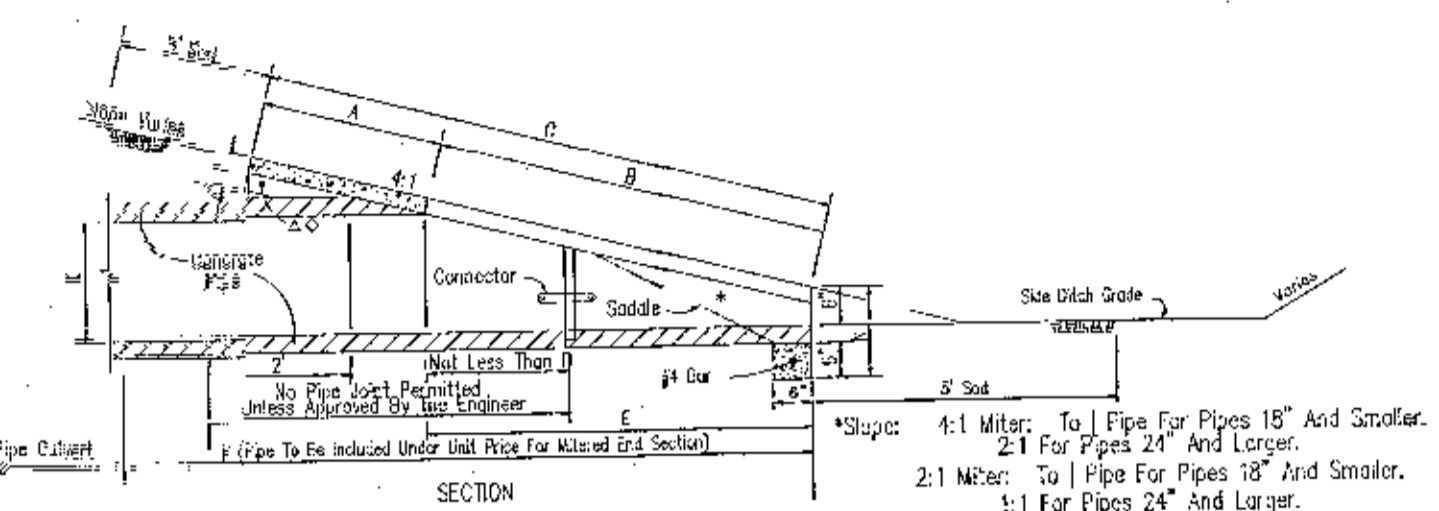
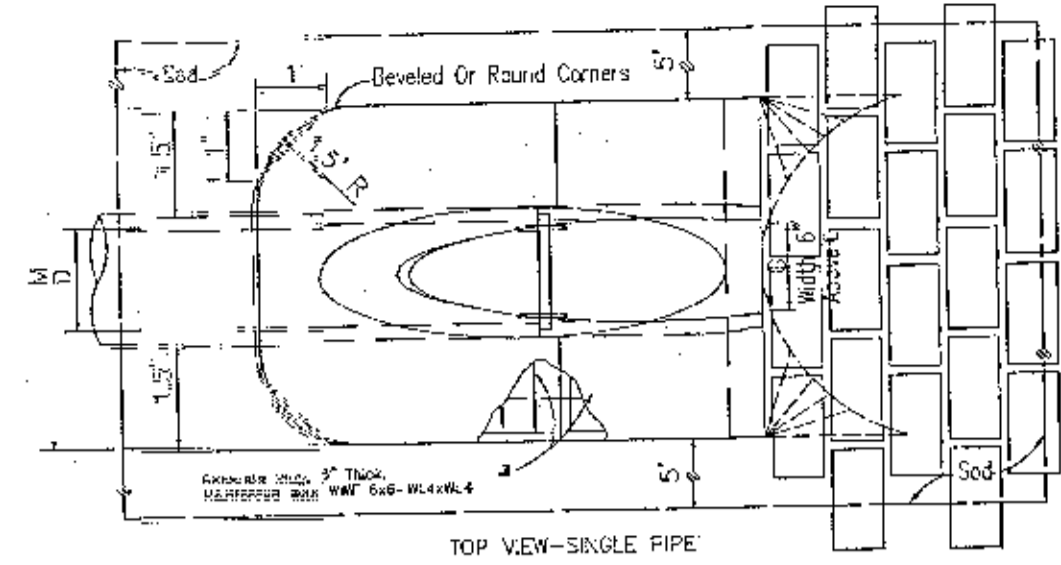
HAMMOND ENGINEERING, INC.
 FLORIDA AUTHORIZATION NO. 9130
 ALABAMA AUTHORIZATION NO. 3277
 3802 NORTH "S" STREET
 PENSACOLA, FLORIDA 32505
 850 434-2603
 FAX 850-434-2650
 TOM@SELANDDESIGN.COM



CONSTRUCTION PLANS FOR
CYPRESS COVE
 STORMWATER DETAILS
 ESCAMBIA COUNTY FLORIDA

DRAWN BY: DYARE	DESIGNED BY: TGH/ARE
CHECKED BY: TGH	DATE: JULY 2022
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:

PROJECT NO: 21-042
 SHEET: C11

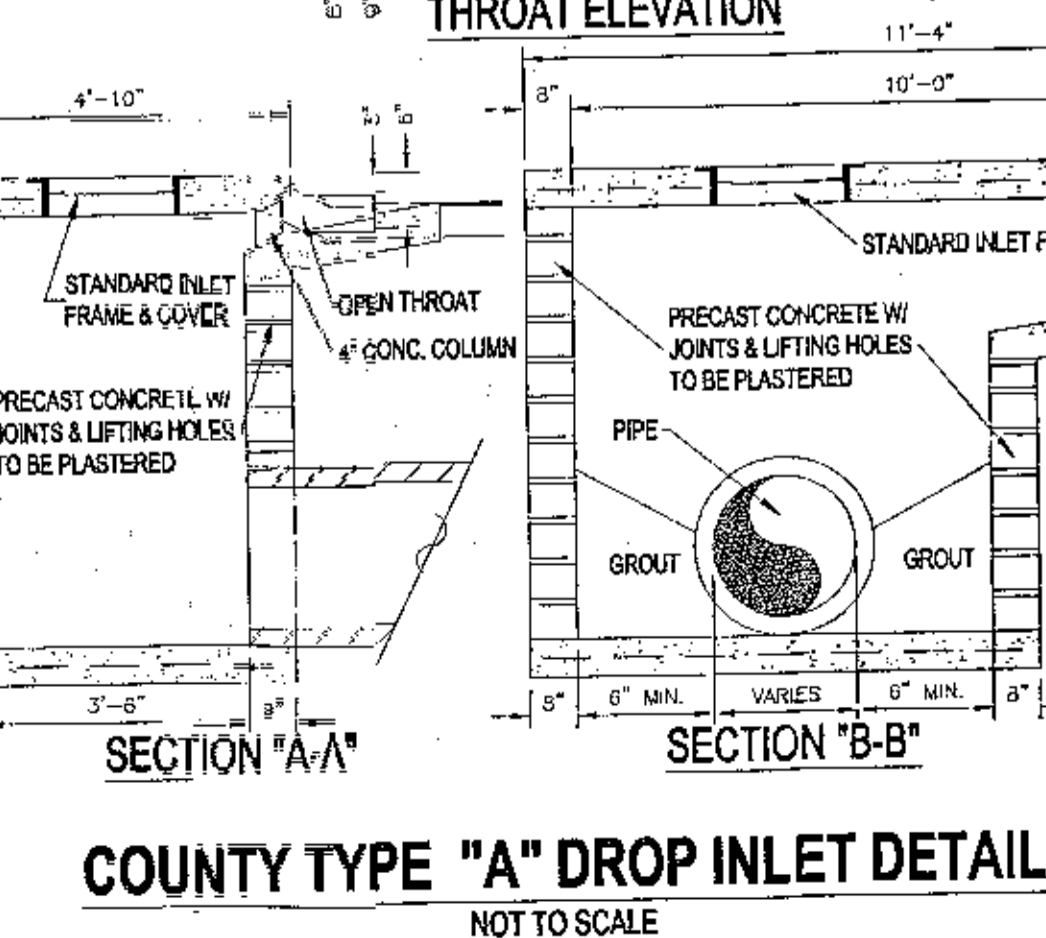
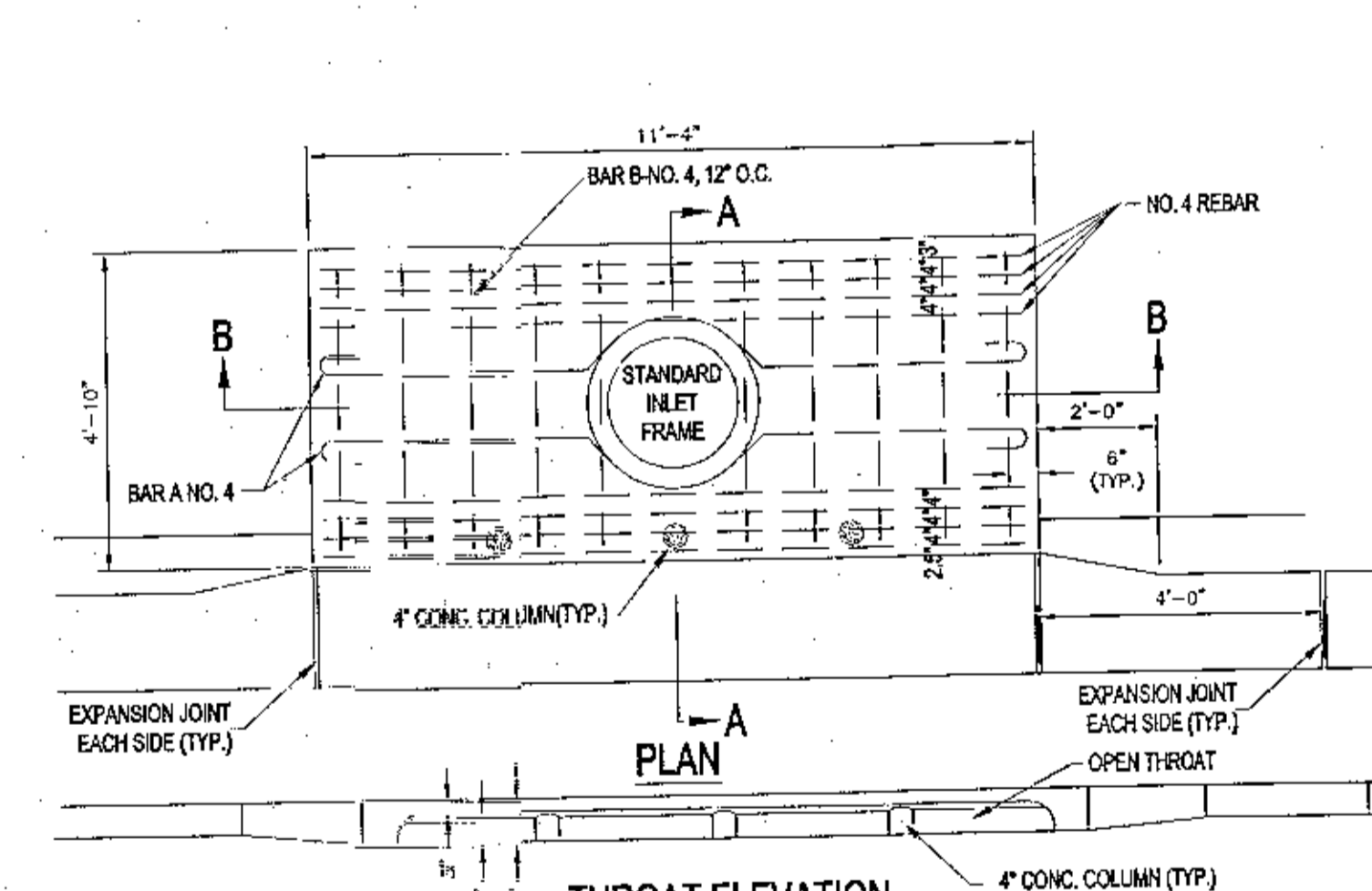


DIMENSIONS AND QUANTITIES																					
	D	X	A	g	L	B	F	G	Single Pipe	Double Pipe	Triple Pipe	Quad. Pipe	Notes								
4:1 Slope	18"	2'-10"	2.50'	5.12'	7.48'	9.01'	9'	1.41'	4.32'	7.75'	10.58'	13.42'	1.21'	0.47'	0.69'	0.91'	1.14'	25	28	31	35
4:1 Slope	24"	3'-5"	2.53'	7.18'	9.77'	11.63'	11'	1.73'	5.50'	8.92'	12.35'	15.75'	1.25'	0.60'	0.90'	1.21'	1.52'	28	32	36	40
4:1 Slope	30"	4'-3"	2.70'	9.25'	11.95'	14.07'	15'	2.00'	6.08'	10.33'	14.36'	18.53'	1.28'	0.78'	1.10'	1.53'	2.07'	31	36	41	46

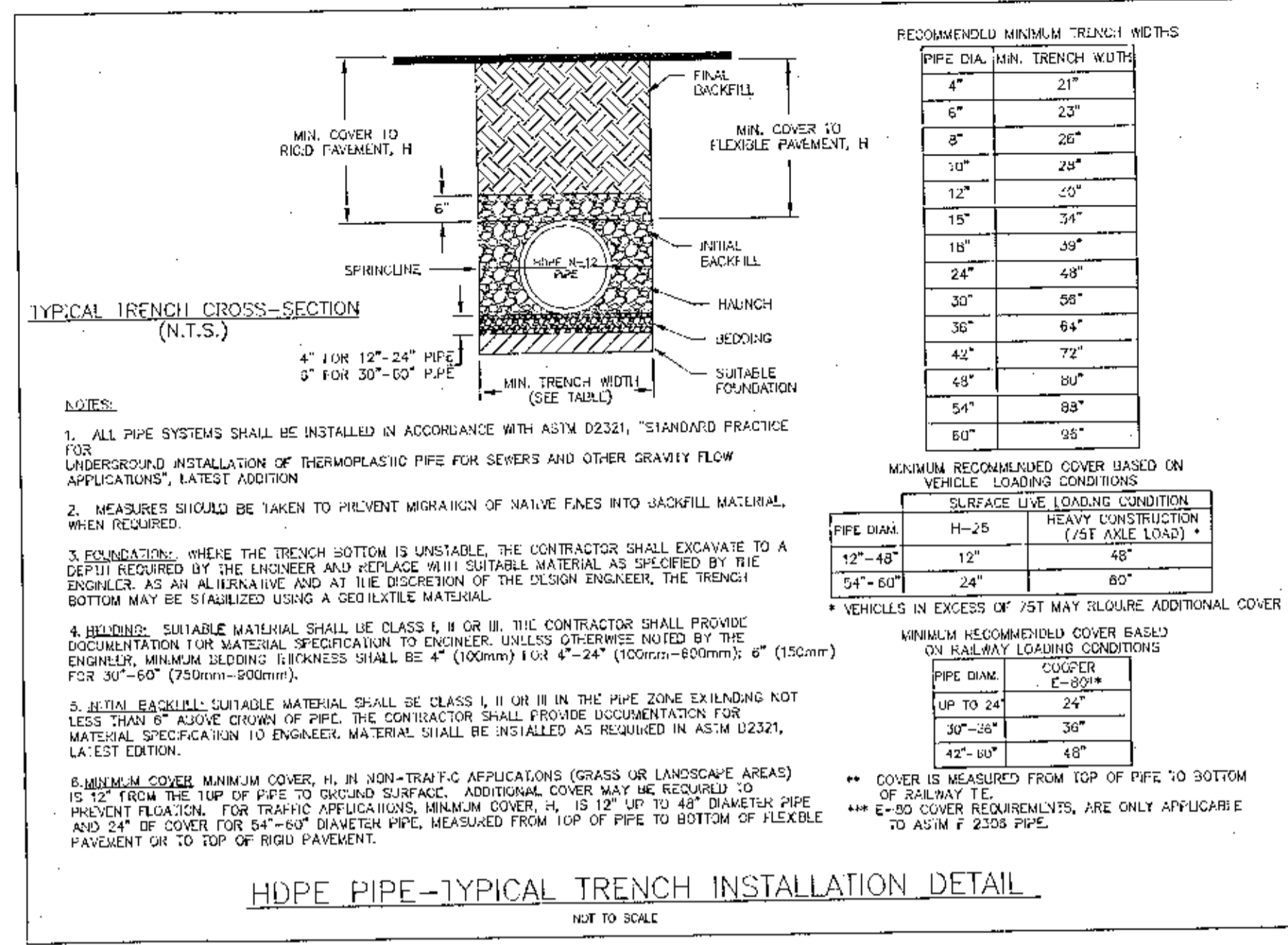
Dimensions permitted to allow use of 8' standard pipe lengths.
 6.25' Dimensions permitted to allow use of 12' standard pipe lengths.
 6.10.075
 All Castells shall be determined to form bridge across crown of pipe. See section.

CROSS DRAIN MITERED END SECTION

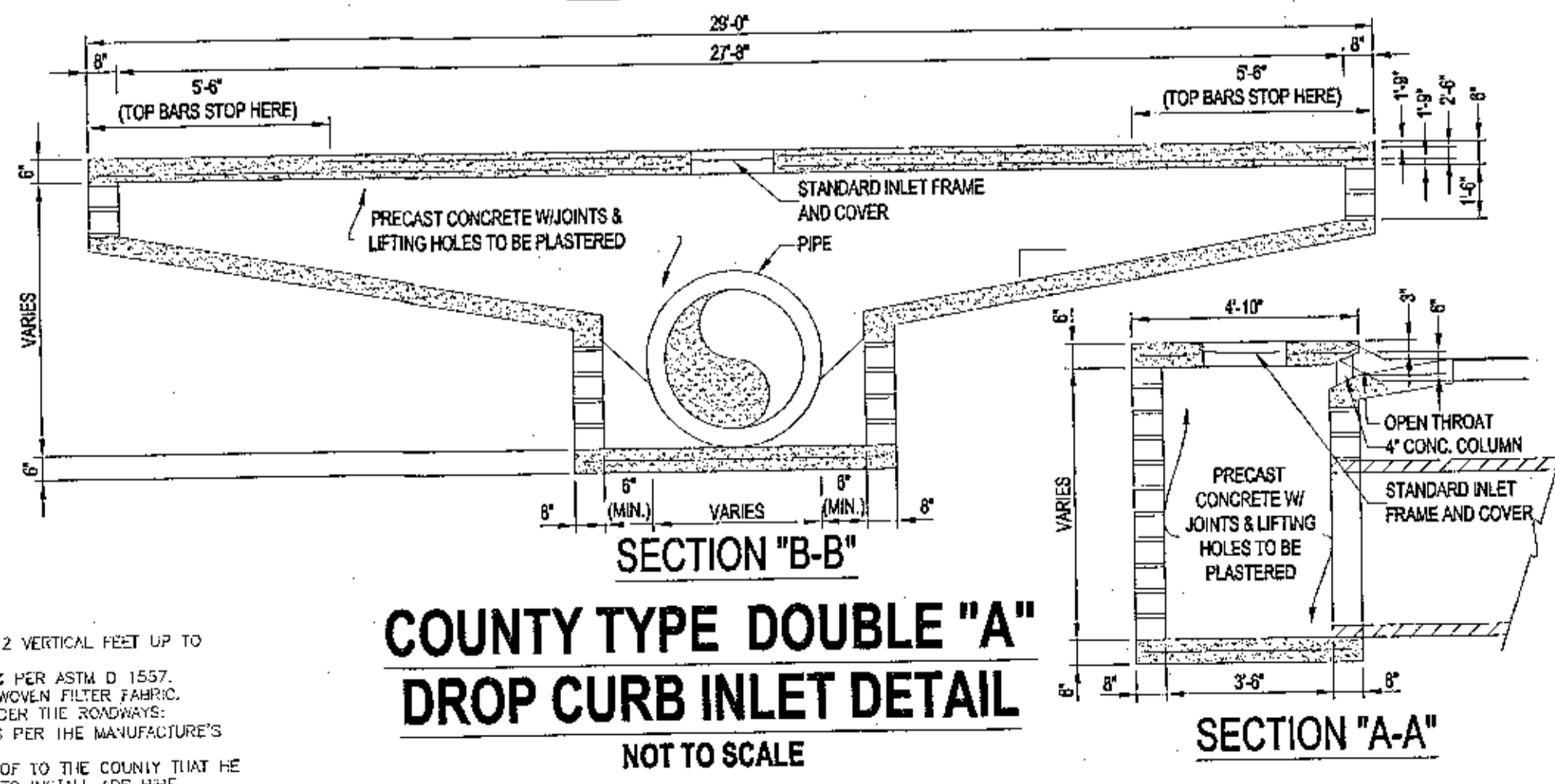
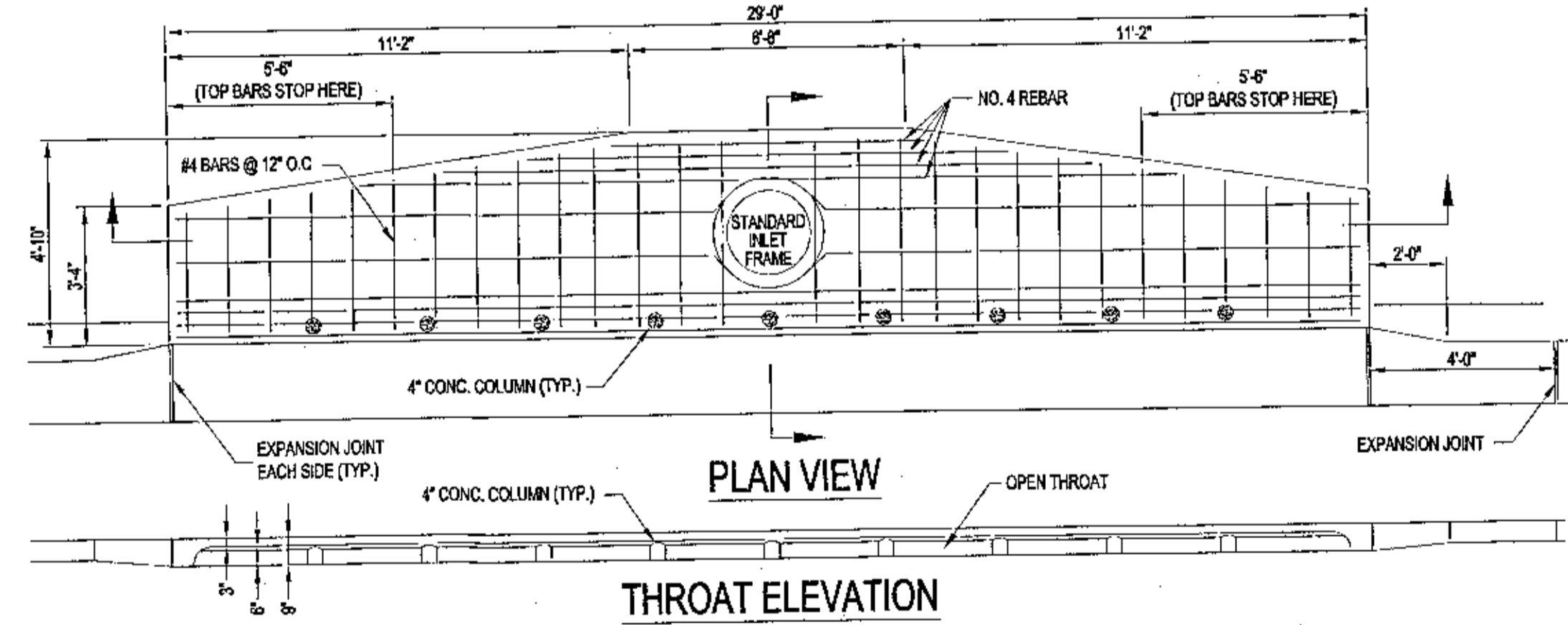
NOTE: MITERED END SECTIONS TO BE INSTALLED IN ACCORDANCE WITH LATEST FDOT DESIGN STANDARDS INDEX NO. 273 AT 1:4 SLOPE. PIPE LENGTH (F) TO BE RCP AND SHOULD BE INCLUDED UNDER THE UNIT PRICE FOR THE MITERED END SECTION. CONCRETE COLLAR TO BE INSTALLED FOR HDPE/RCP CONNECTIONS.



- NOTE: FOR PIPES LOCATED UNDER STREETS:
- BACKFILL IN 6' LIFTS;
 - MINIMUM COVER OF 12";
 - DENSITY TESTING IS REQUIRED EVERY 2 VERTICAL FEET UP TO THE BOTTOM OF THE SUBGRADE;
 - DENSITY IS TO BE A MINIMUM OF 98% PER ASTM D 1557;
 - ALL JOINTS ARE TO BE WRAPPED IN WOVEN FILTER FABRIC;
 - FOR ANY ADS PIPE USED THAT IS NOT UNDER THE ROADWAY;
 - ALL ADS PIPE MUST BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS;
 - THE CONTRACTOR MUST PROVIDE PROOF TO THE COUNTY THAT HE IS CERTIFIED BY THE MANUFACTURER TO INSTALL ADS PIPE;
 - THE COUNTY DOES NOT ALLOW ANY DEFLECTIONS IN ADS (HDPE) PIPE ONCE INSTALLED.



HDPE PIPE-TYPICAL TRENCH INSTALLATION DETAIL

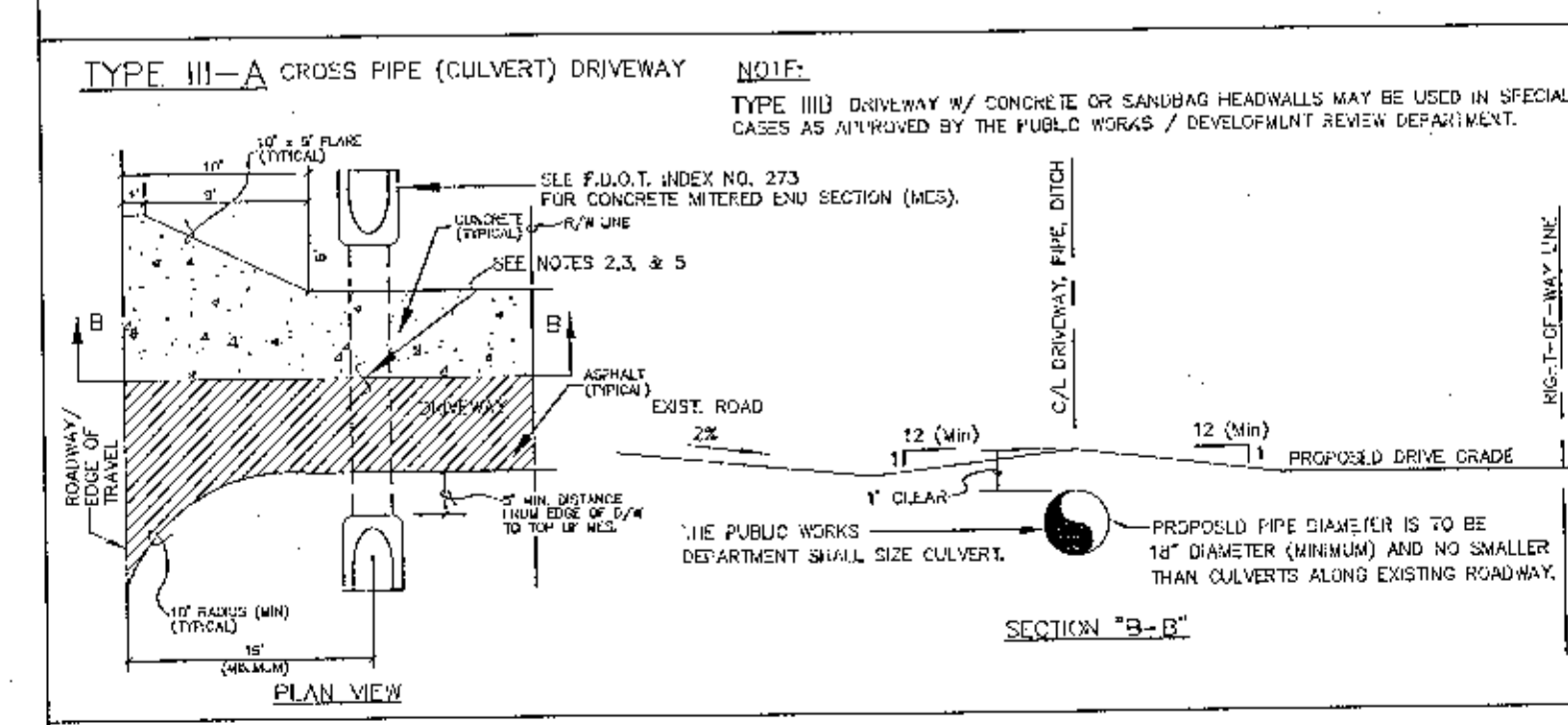
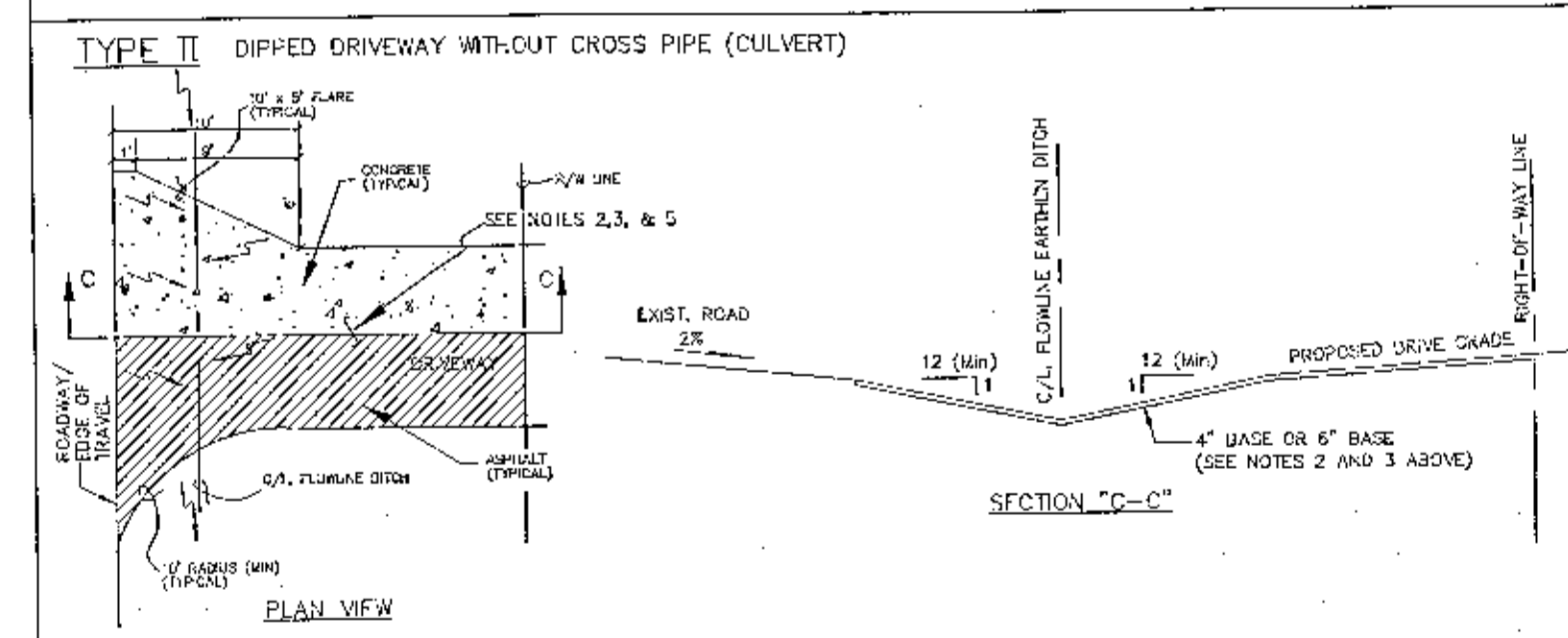
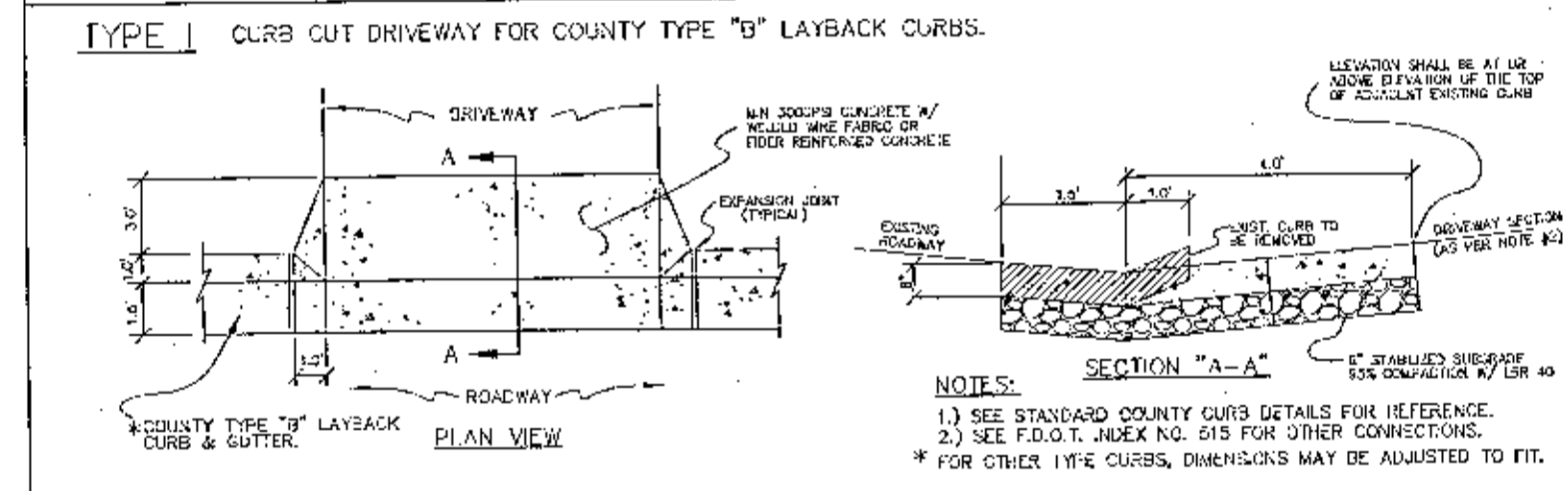


COUNTY TYPE DOUBLE "A" DROP CURB INLET DETAIL

NOT TO SCALE

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 ADJUTING PAVED ROADS SHALL BE 1-1/2" ASPHALT WITH 6" STABILIZED SUBGRADE OR 4" TO 8" CONCRETE WITH 4" STABILIZED SUBGRADE ~ 95% COMPACTION (AGGREGATE PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE.
 3. DRIVEWAYS ADJUTING A DIRT ROAD SHALL BE FILLED ASPHALT, GRAVEL AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
 4. IF NECESSARY, REFER TO F.D.O.T. INDEX DETAILS AS REFERENCED BELOW.
 5. RADIUS OR FLARE IS ACCEPTABLE FOR TYPE II OR TYPE III CONNECTIONS.
 6. DRIVEWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
 7. TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.



- 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.

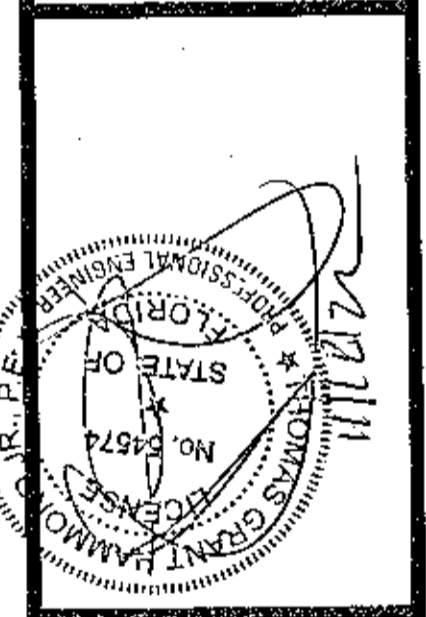
REVISIONS

NO.	DATE	AS PER ECUA REVIEW COMMENTS
1.	5/20/2022	AS PER ESCAMBA COUNTY DRC AND ANY/AND
2.	7/18/2022	AS PER ECUA & COTTAGE HILL COMMENTS
3.	10/4/2022	AS PER ESCAMBA COUNTY COMMENTS
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 FLORIDA AUTHORIZATION NO. 38022
 3802 NORTH "S" STREET
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 FAX 850-434-2650
 TOM@SELANDEEDESIGN.COM



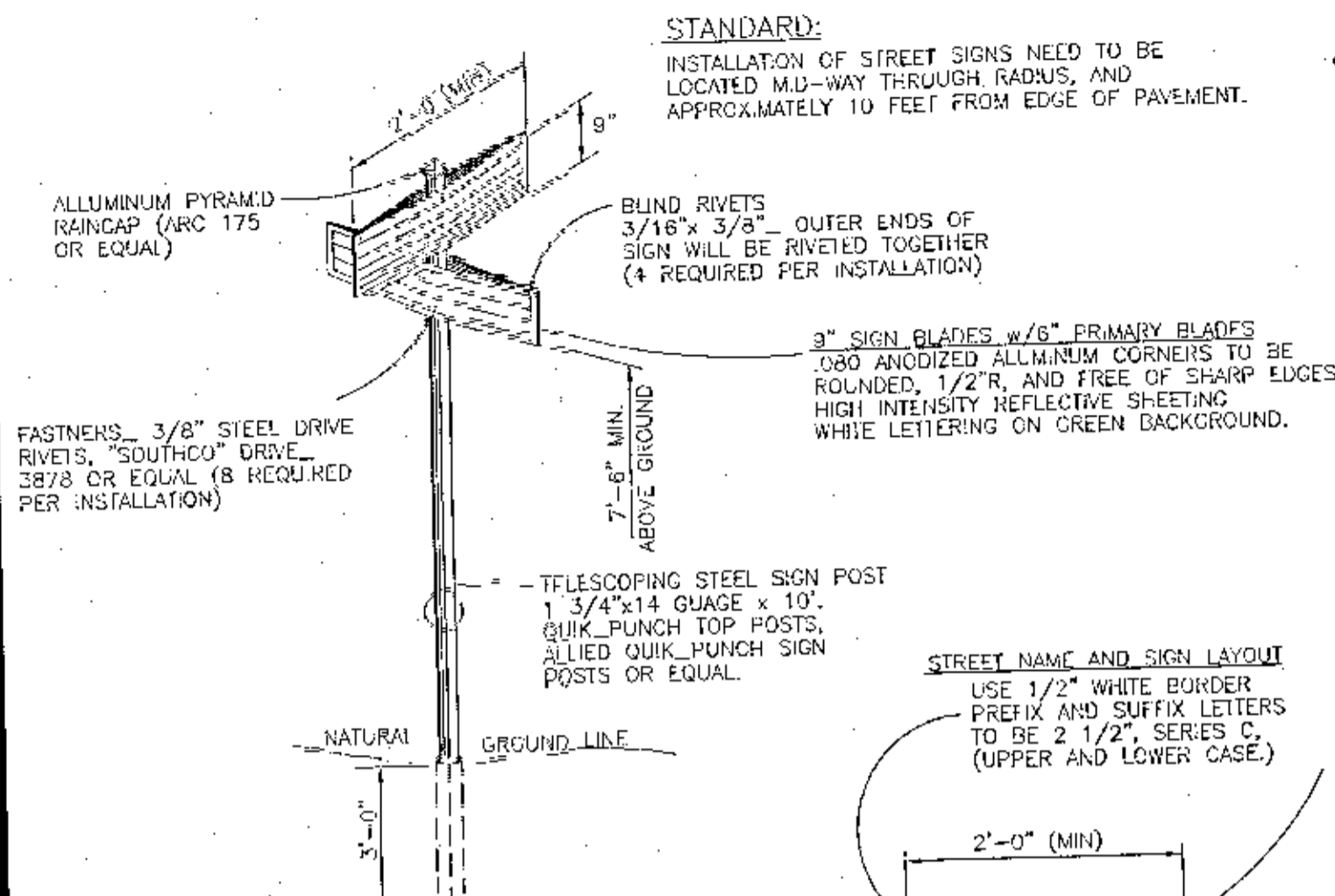
CONSTRUCTION PLANS FOR CYPRESS COVE STORMWATER DETAILS

FLORIDA ESCAMBA COUNTY

DATE: _____

PROJECT NO: 21-042

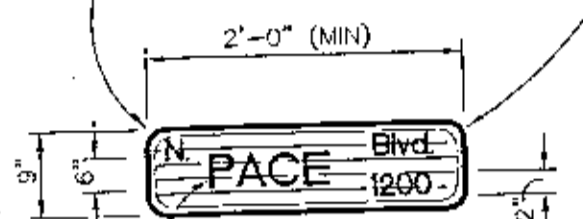
SHEET: C12



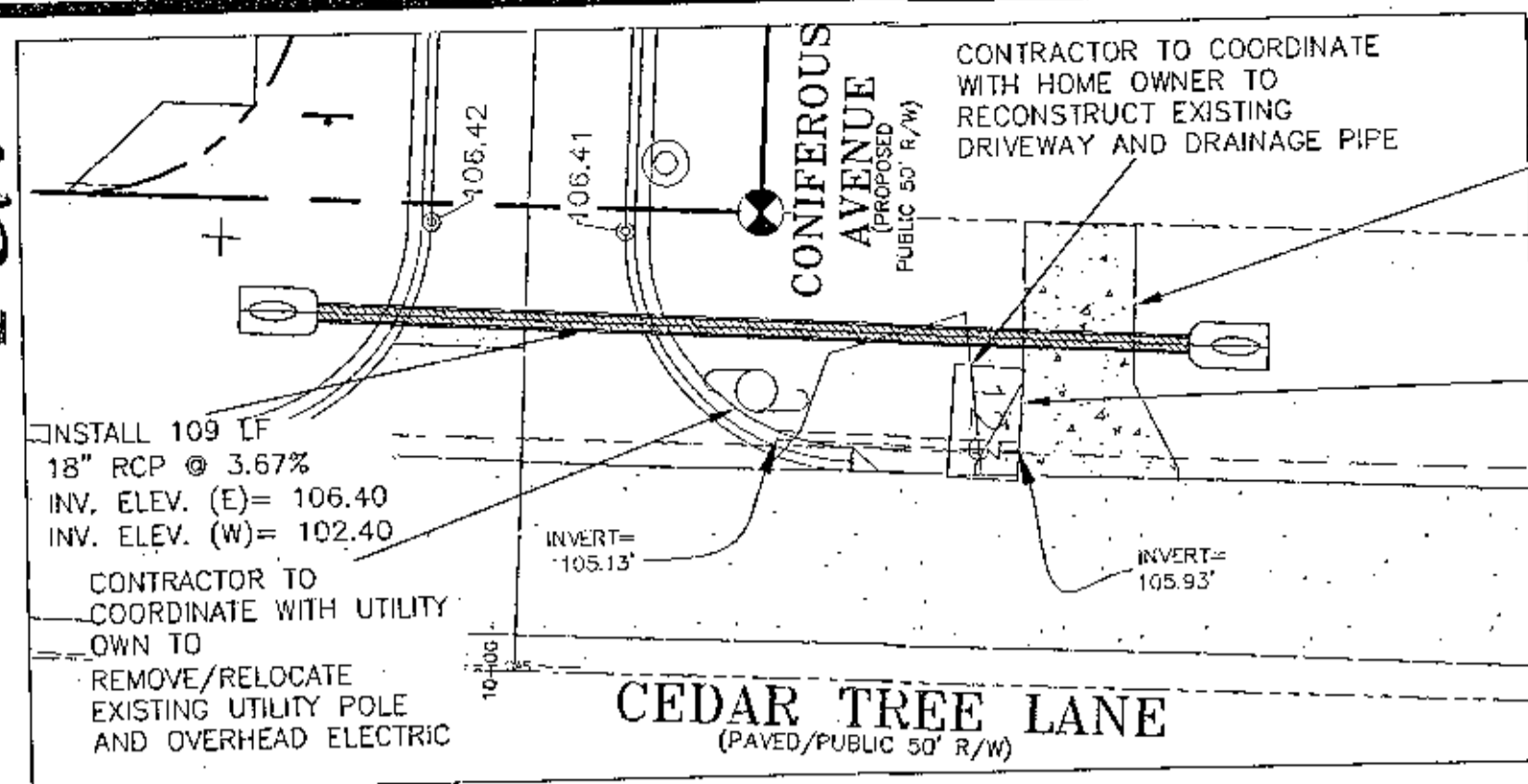
STREET SIGN DETAIL

NTS

STREET NAME AND SIGN LAYOUT
USE 1/2" WHITE BORDER PREFIX AND SUFFIX LETTERS TO BE 2 1/2", SERIES C, (UPPER AND LOWER CASE.)

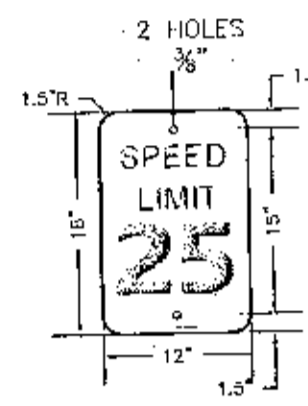


PRIMARY LETTERING TO BE 4", SERIES D, (UPPER AND LOWER CASE.)



DRIVEWAY CONNECTION DETAIL

NTS

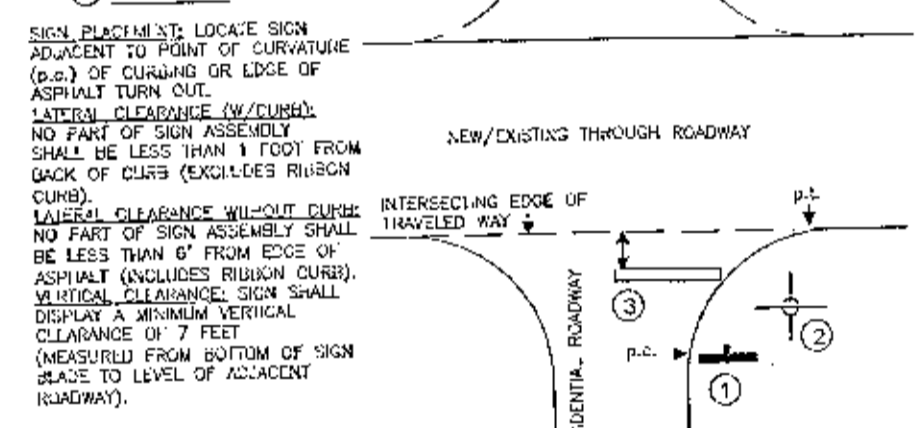


SPEED LIMIT SIGN DETAIL

NTS

- 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.O.D.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 AREAS OF A SUBDIVISION UNLESS SPECIFICALLY NOTED OTHERWISE.

1 STOP SIGN



2 STREET NAME SIGN

SIGN PLACEMENT: LOCATE SIGN ADJACENT TO POINT OF CURVATURE (P.O.C.) OF CURVED OR EDGE OF ASPHALT TURN OUT. MINIMUM CLEARANCE TO OVERHEAD POWER LINES SHALL BE LESS THAN 1 FOOT FROM BACK OF CURB (EXCLUDES RUBBER CURB). MINIMUM CLEARANCE TO SIDEWALK SHALL BE LESS THAN 6" FROM EDGE OF ASPHALT (INCLUDES RUBBER CURB). MINIMUM CLEARANCE TO TRAVELER SHALL DISPLAY A MINIMUM VERTICAL CLEARANCE OF 7 FEET (MEASURED FROM BOTTOM OF SIGN SPACE TO LEVEL OF ADJACENT ROADWAY).

3 24" STOP BAR

OPTIONAL (SEE GEN. NOTE #3). BLACKENED 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.O.D.T.'S DESIGN STANDARDS INDEX #916.

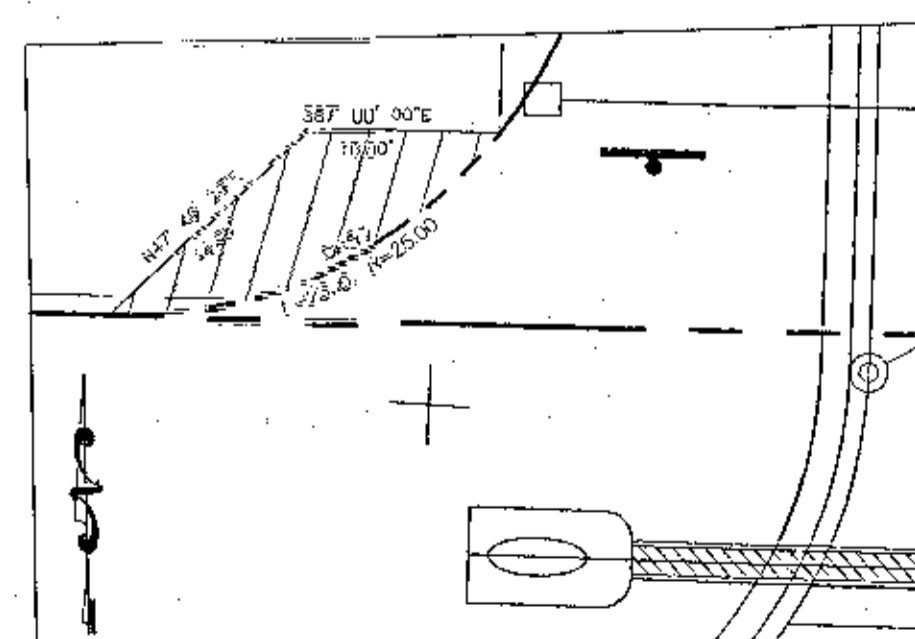
INSTALLATION DETAILS
TRAFFIC CONTROL SIGNS & MARKINGS FOR NEW RESIDENTIAL INTERSECTIONS ACCEPTABLE PER CURRENT ESCAMBIA COUNTY INSPECTION PRACTICES

NOTE: STREET SIGN AT INTERSECTION CEDAR TREE LANE AND CONFEROUS AVENUE TO HAVE CO-MOUNTED DEAD END (W14-1AL) SIGN



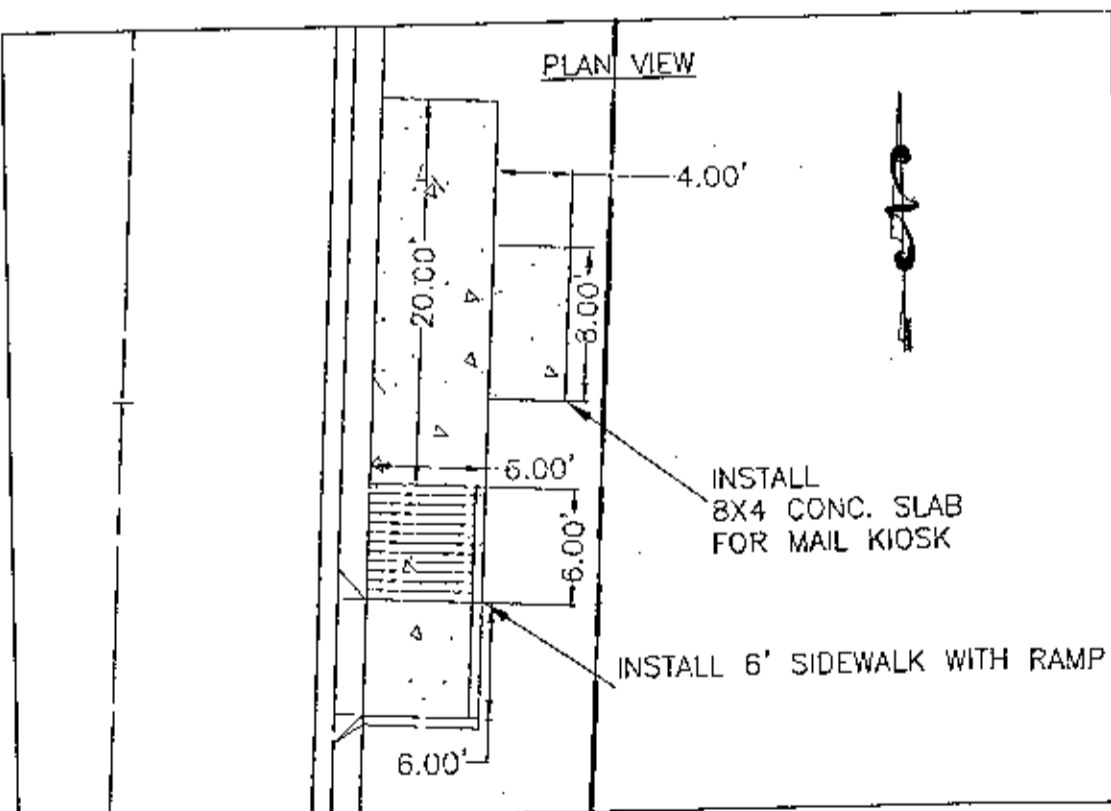
A	B	C	D	E	F	G	H	J	K	L	M	N
24	6	0.375	0.375	1.6	3	36	2.033	6.571	2	4.862	4.5	1.5
36	6	0.375	0.375	2	4	48	3.057	10.504	2.5	8.063	6	1.5

CYCLING: LUMINOUS BORDER - BLACK BACKGROUND - YELLOW (RETROREFLECTIVE)



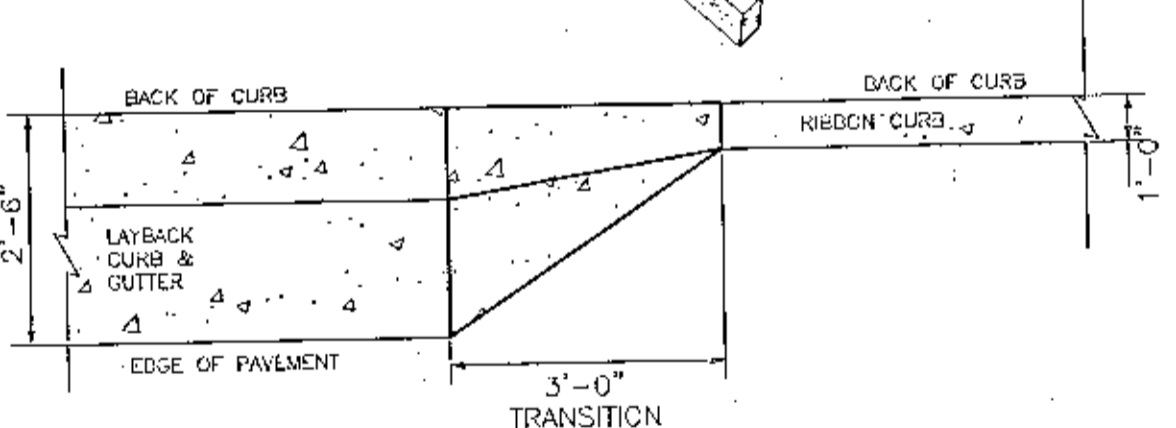
PRIVATE SIGN EASEMENT DETAIL

NTS



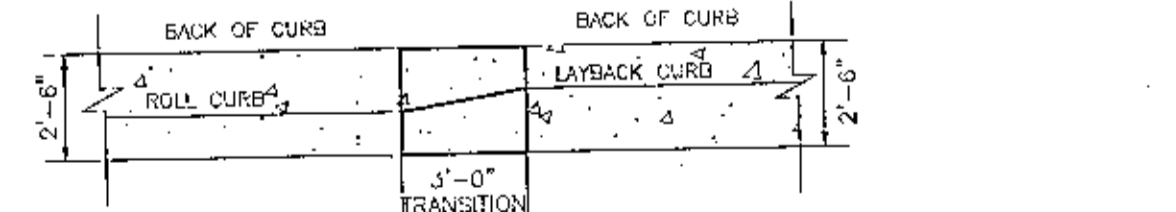
MAIL KIOSK DETAIL

NTS



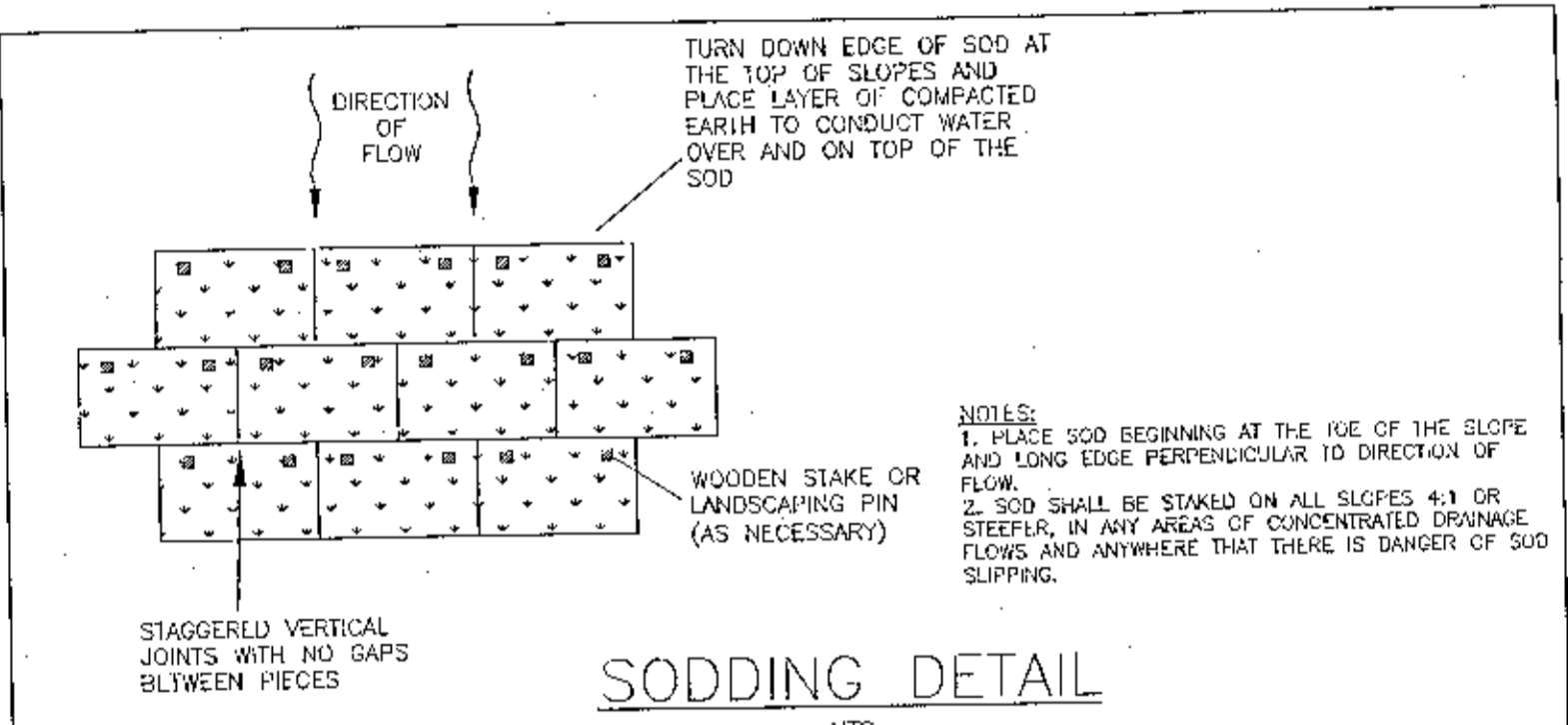
TRANSITION FROM LAYBACK CURB TO RIBBON CURB

NTS



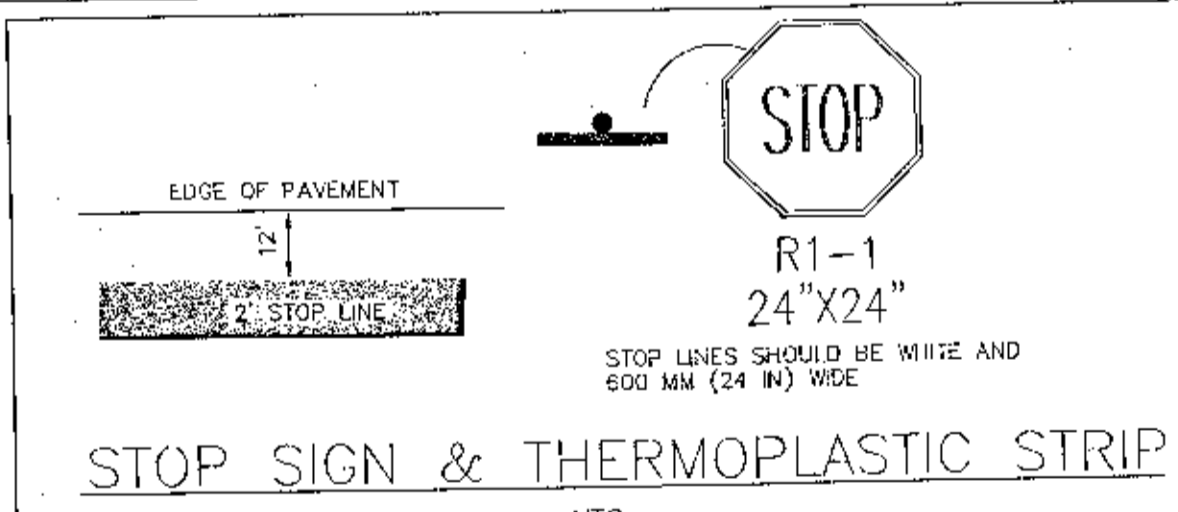
TRANSITION FROM ROLL CURB TO LAYBACK CURB

NTS



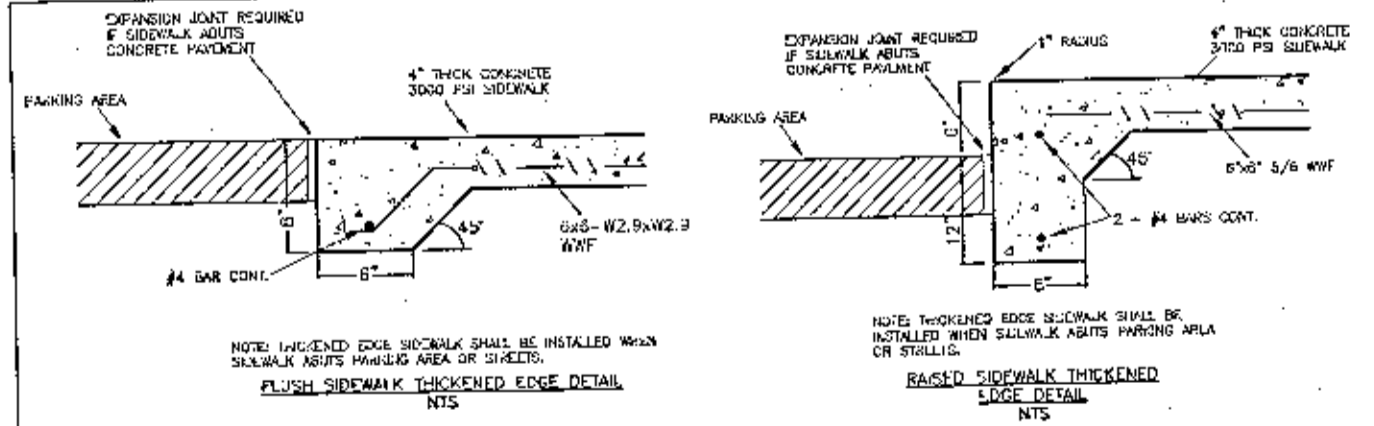
SODDING DETAIL

NTS



STOP SIGN & THERMOPLASTIC STRIP

NTS



SIDEWALK DETAILS

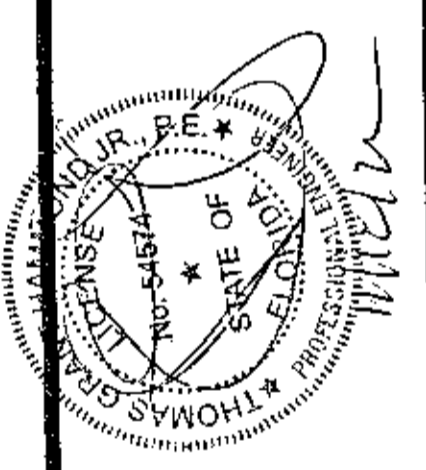
NOTE: CROSS SLOPE NOT TO EXCEED 2%

**FULL REINFORCED CONCRETE CAN BE USED IN LIEU OF ASP. IF DESIRED

NO.	DATE	REVISIONS
1.	5/20/2022	AS PER EQUA REVIEW COMMENTS
2.	7/16/2022	AS PER ESCAMBIA COUNTY DRC AND AWRWD
3.	10/4/2022	AS PER EQUA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

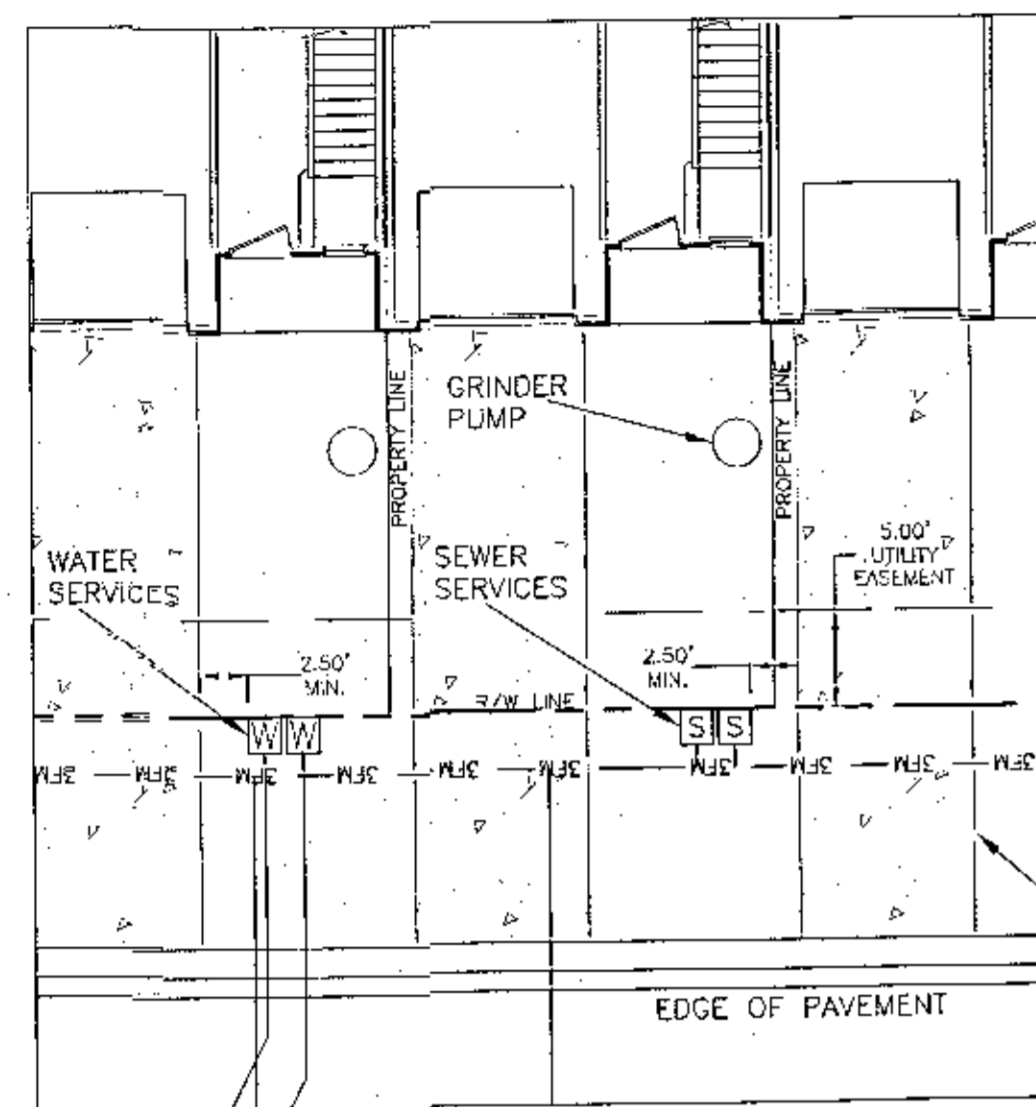
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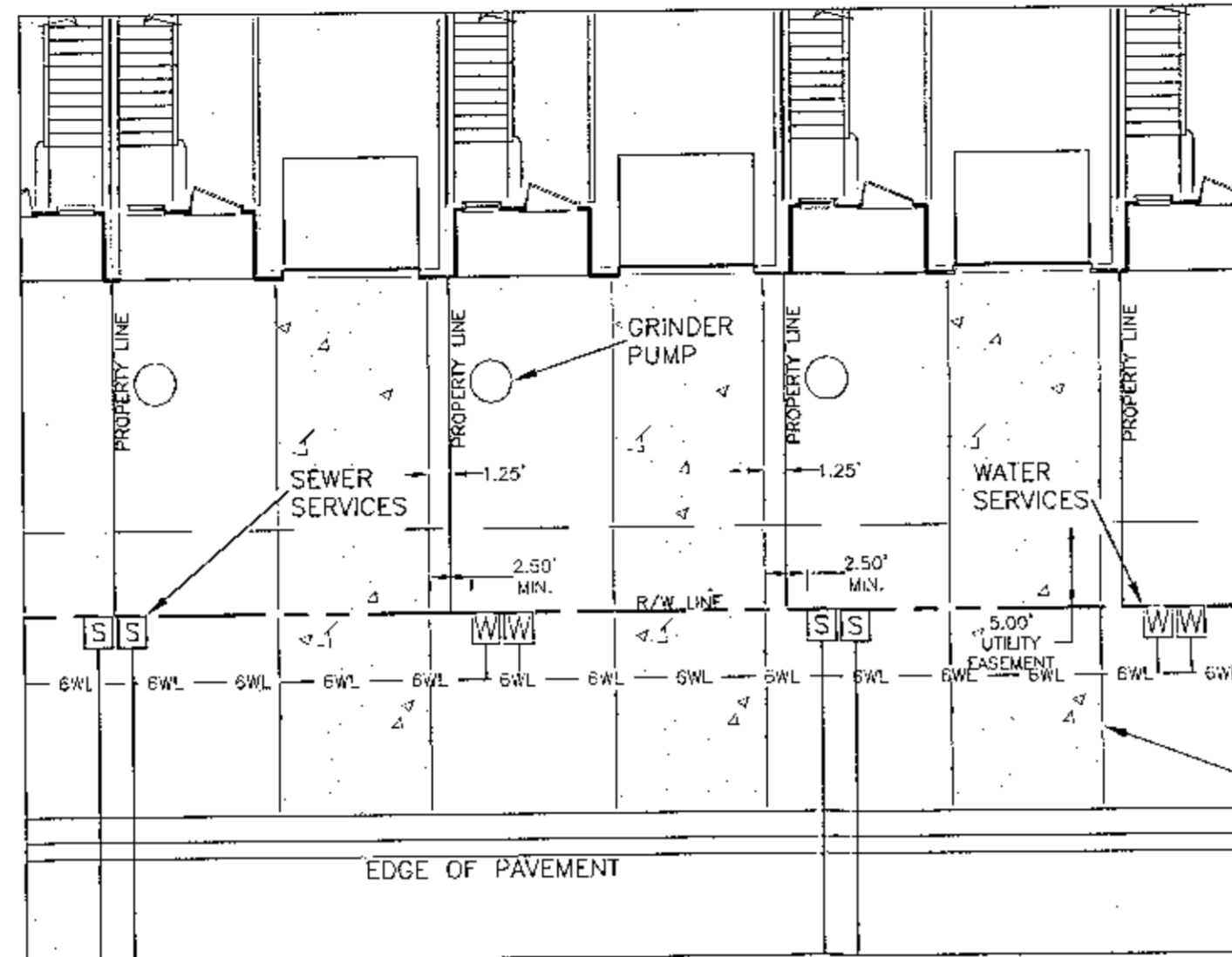


CONSTRUCTION PLANS FOR CYPRESS COVE CONSTRUCTION DETAILS ESCAMBIA COUNTY FLORIDA

DRAWN BY: DYARS
DESIGNED BY: TGHARS
CHECKED BY: TGH
DATE: JULY 2022
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
DATE:

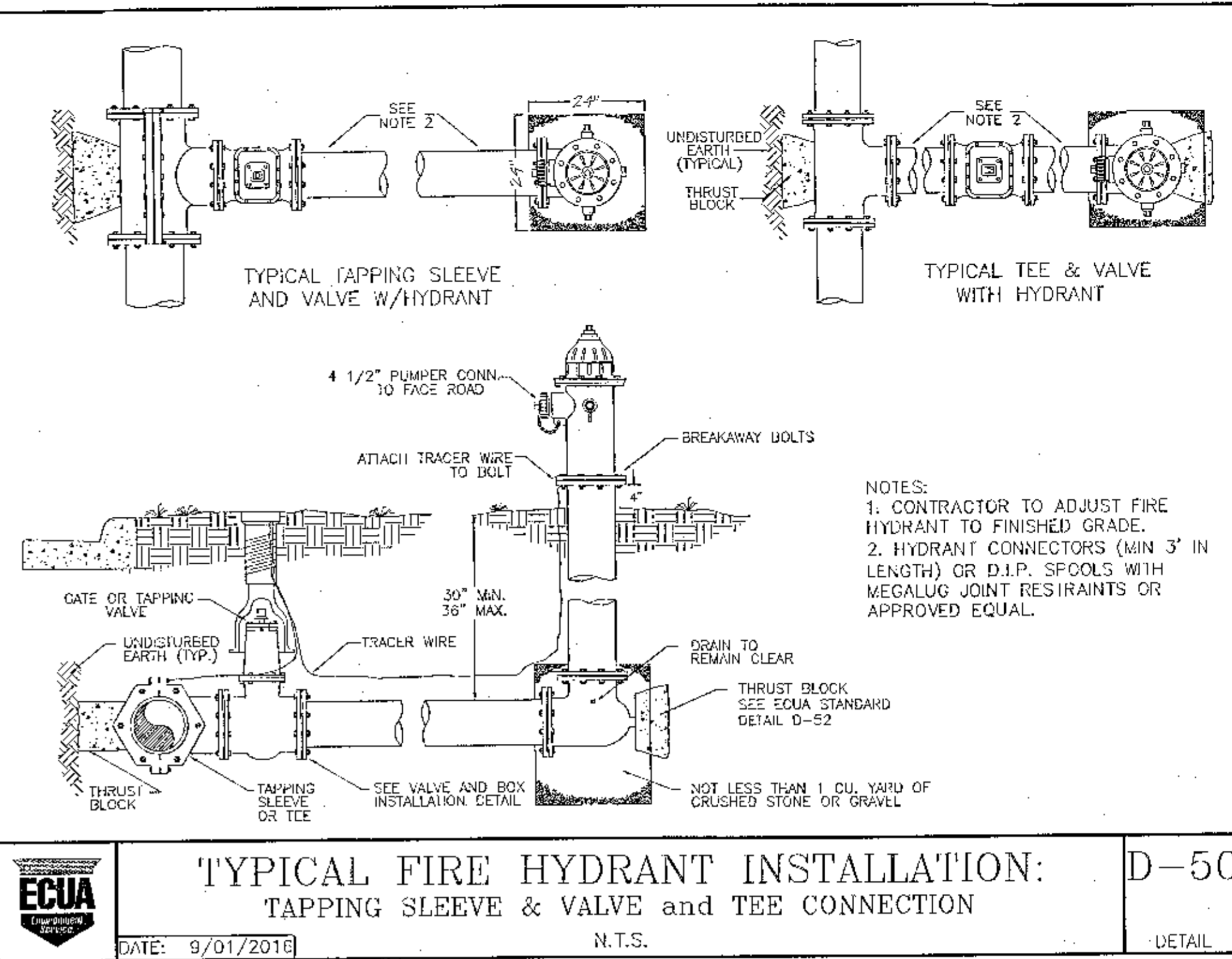


LONG WATER & SHORT SEWER SERVICE PLACEMENT DETAIL (TYPICAL)

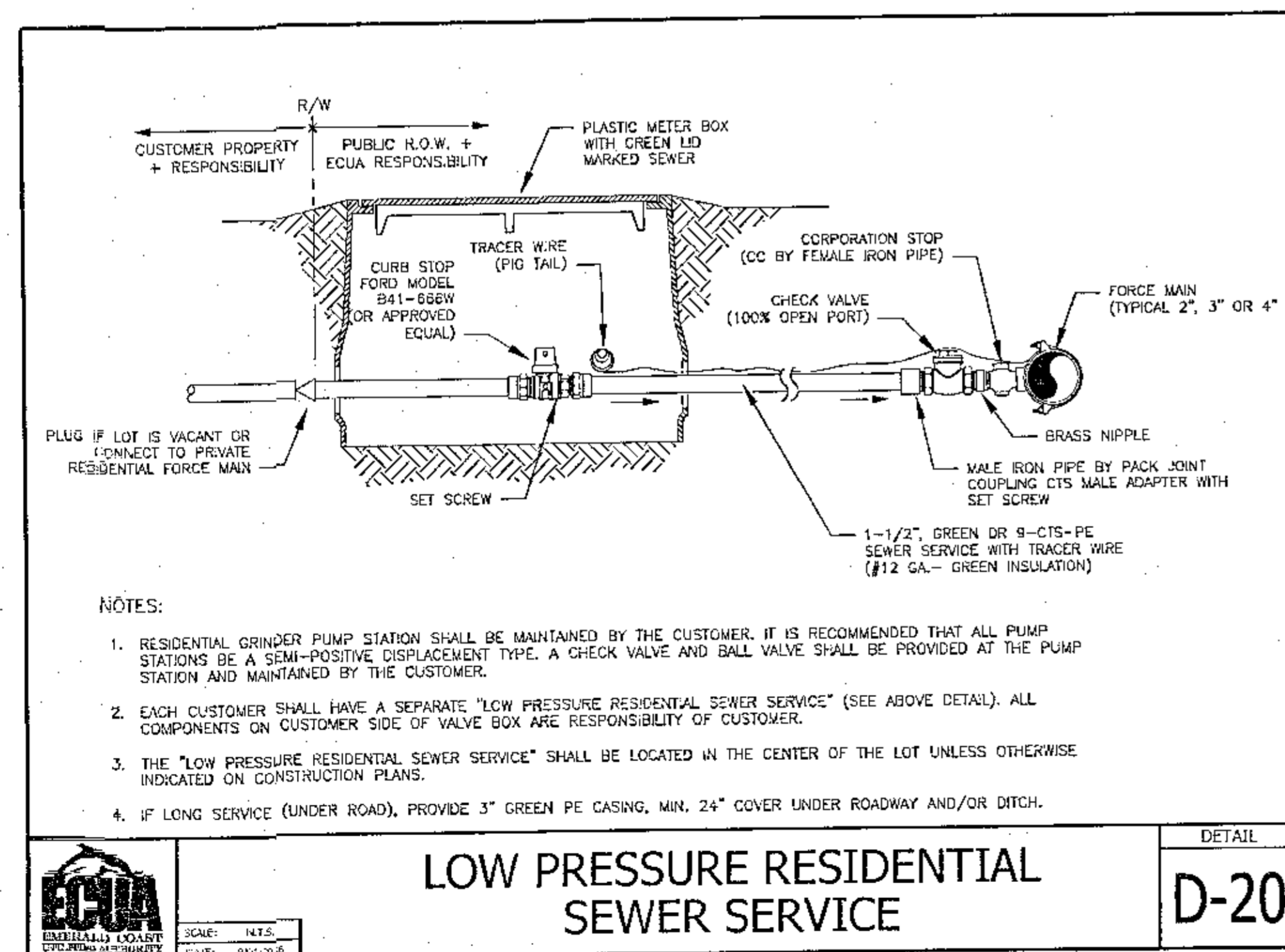


SHORT WATER & LONG SEWER SERVICE PLACEMENT DETAIL (TYPICAL)

NOTE: WATER METERS AND LOW PRESSURE SEWER BOXES SHALL HAVE 2.5' MINIMUM SPACE AROUND THE ENTIRE METER/BOX



TYPICAL FIRE HYDRANT INSTALLATION: TAPPING SLEEVE & VALVE and TEE CONNECTION D-50
DATE: 9/01/2018 N.T.S. DETAIL



LOW PRESSURE RESIDENTIAL SEWER SERVICE

D-20

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH RULE 62-555.314, F.A.C.

The following table summarizes the required separation distances from public water mains to other pipes as provided in Rule 62-555.314, F.A.C. Exceptions to these required distances are addressed on the second page.

Separation Requirements for Public Water System Mains:

Other Pipe	Horizontal Separation (X)	Crossings Vertical Separation (Y)	Joint Spacing (Z) @ Crossings (Full Joint Centered)
<ul style="list-style-type: none"> Storm Sewers Stormwater Force Mains Reclaimed Water Pipelines regulated under Part III of Chapter 62-610, F.A.C. 	3 ft. minimum	For water main installed above other pipe (preferred), 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred. 12 inches minimum if water main is below other pipe.	Alternate 3 ft. minimum
<ul style="list-style-type: none"> Vacuum Sanitary Sewer 	10 ft. preferred 3 ft. minimum	For water main installed above other pipe, 12 inches preferred and 6 inches minimum. 12 inches minimum if water main is below other pipe.	Alternate 3 ft. minimum
<ul style="list-style-type: none"> Gravity or Pressure Sanitary Sewer Sanitary Sewer Force Main Reclaimed Water Pipelines not regulated under Part III of Chapter 62-610, F.A.C. 	10 ft. preferred 6 ft. minimum (note - 3 ft. minimum for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer)	For water main installed above other pipe (preferred), 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred. 12 inches minimum if water main is below other pipe.	Alternate 6 ft. minimum
<ul style="list-style-type: none"> On-Site Sewage Treatment & Disposal System 	10 ft. minimum	NA	NA

Refer to the next page for exceptions to the minimum separation requirements provided above.
Disclaimer - This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

EXCEPTIONS TO MINIMUM SEPARATION REQUIREMENTS

Where it is not technically feasible or economically sensible to comply with the requirements of 62-555.314(1) or (2), F.A.C., the Department shall allow exceptions to these requirements if suppliers of water or construction permit applicants provide technical or economic justification for each exception and provide alternative construction features that afford a similar level of reliability and public health protection.

Acceptable alternative construction features include the following:

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH 62-555.314(5)(a), F.A.C.

Figure 1: Horizontal separation distance X less than required but not less than 3 feet

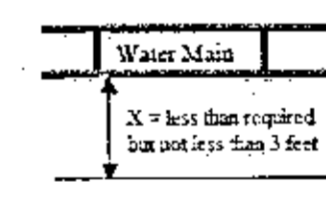
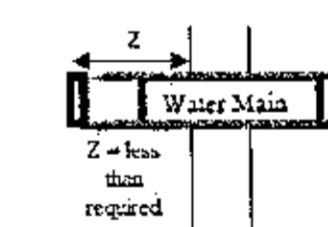


Figure 2: Joint spacing distance Z less than required



Where an underground water main is being laid less than the required minimum horizontal distance from another pipeline and where an underground water main is crossing another pipeline and joints in the water main are being located less than the required minimum distance from joints in the other pipeline:

- Use of pressure-rated pipe conforming to the American Water Works Association standards incorporated into Rule 62-555.330, F.A.C., for the other pipeline if it is a gravity- or vacuum-type pipeline;
- Use of welded, fused, or otherwise restrained joints for either the water main or the other pipeline; or
- Use of watertight casing pipe or concrete encasement at least four inches thick for either the water main or the other pipeline.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH 62-555.314(5)(b), F.A.C.

Figure 3: Horizontal separation distance X less than 3 feet

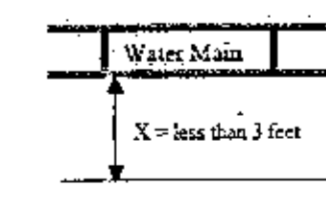
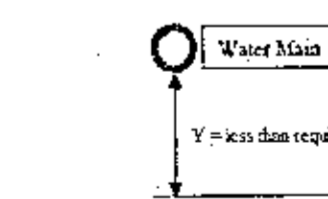


Figure 4: Crossing vertical separation distance Y less than required



Where an underground water main is being laid less than three feet horizontally from another pipeline and where an underground water main is crossing another pipeline and is being laid less than the required minimum vertical distance from the other pipeline:

Use of pipe, or casing pipe, having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe) or concrete encasement at least four inches thick for both the water main and for the other pipeline if it is new and is conveying wastewater or reclaimed water.

Disclaimer - This document is provided for your convenience only. Please refer to Rule 62-555.314, F.A.C., for additional construction requirements.

REVISIONS

NO.	DATE	DESCRIPTION
1.	5/20/2022	AS PER ECUA REVIEW COMMENTS
2.	7/18/2022	AS PER ESCAMBIA COUNTY DEC AND NWFWD
3.	10/4/2022	AS PER GDA & COTTAGE HILL COMMENTS
4.	10/12/2022	AS PER ESCAMBIA COUNTY COMMENTS

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
TOM BELANDE
No. 12578
Exp. 12/31/2024

CONSTRUCTION PLANS FOR
CYPRESS COVE
CONSTRUCTION DETAILS
ESCAMBIA COUNTY FLORIDA

DRAWN BY: DYARS
DESIGNED BY: TSHARE
CHECKED BY: TEH
DATE: JULY 2022
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE: