

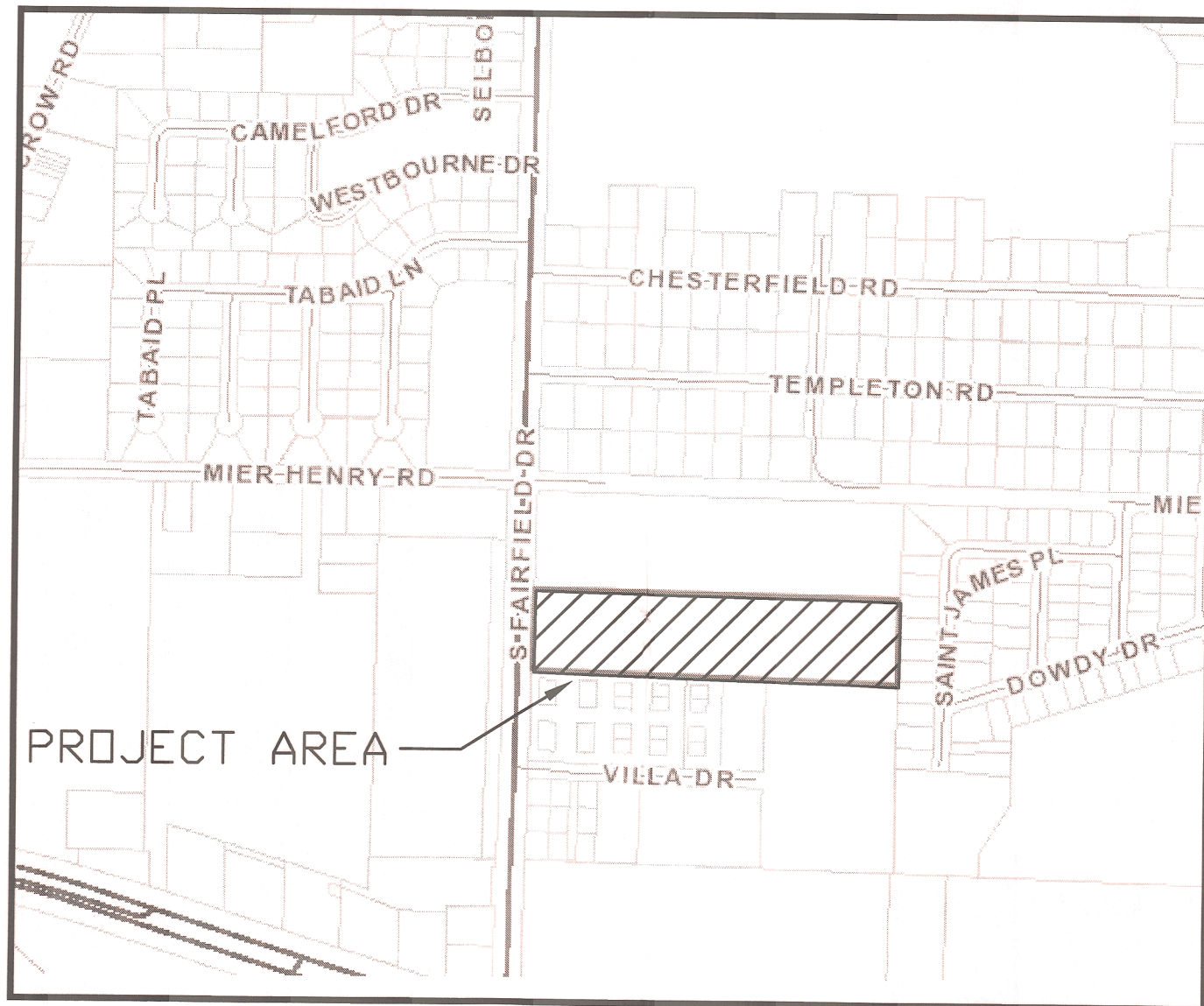
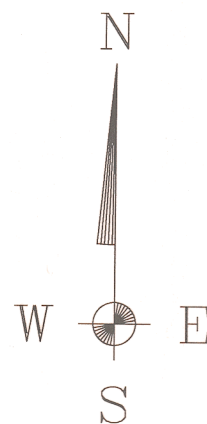
CONSTRUCTION PLANS FOR

Westpointe Place

A 46 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IN A PORTION OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY ESCAMBIA COUNTY ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WIPE OUT OR ADJUST THE CROWN WHERE SO NOTED BY THE ENGINEER AND/OR REQUIRED FOR POSITIVE DRAINAGE.
- PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWERS, DRAINS, WATER, OR GAS PIPES, CONDUITS, RAILROAD TRACK, POLES, WALLS, POSTS, BRIDGES, 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, 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. 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 PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.
- CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
- 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. CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. AREAS OF CONTROL AND TYPICAL SECTION OF BARRIER ARE SUGGESTIONS ONLY AND DOES NOT RELIEVE THE CONTRACTOR OF ANY OF HIS RESPONSIBILITY.
- WHERE UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE PAVED AREAS, THE UNSUITABLE MATERIAL SHALL BE EXCAVATED AND THE AREA BACK FILLED WITH GOOD SAND AND SAND/CLAY MATERIALS. THE SAME SHALL APPLY WHERE THE SUB-BASE IS SUBJECT TO RISING WATER TABLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILIZATION OF STREET AND ROAD SHOULDERS IN ACCORDANCE WITH REQUIREMENTS OF ESCAMBIA COUNTY L.D.C. AND F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- WATER SUPPLY FACILITIES, INCLUDING MAINS, SHALL BE INSTALLED, CLEANED, DISINFECTED, AND BACTERIOLOGIC ALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND COORDINATED WITH LOCAL UTILITY ENGINEER/INSPECTOR IN ACCORDANCE WITH ECUA'S STANDARDS.
- 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 SPECIFICATION.
- PROTECTED TREES CAN BE REMOVED WITHIN THE INFRASTRUCTURE AREAS ONLY UPON APPROVED CONSTRUCTION PLANS FOR THE SUBDIVISION AND POSSIBLY OTHER PERMITS (PRE-SITE THROUGH BID, ETC.). HOWEVER, THE RESIDENTIAL LOTS AND THE LAND IN GENERAL, WILL NEED TO REMAIN VEGETATED (TREES INCLUDED) AND UNDISTURBED (NO LAND DISTURBANCE ACTIVITIES) INCLUDING FILL MATERIALS PLACED ONSITE, ETC.) UNTIL SUCH TIME AS FURTHER BUILDING PERMITS FOR THE "DWELLINGS" ALLOW FOR THEIR REMOVAL (PER CODE). GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
- SOD SHALL BE PLACE IN ACCORDANCE WITH SEC. 573 F.D.O.T. SPECIFICATIONS.
- PIPELINE CONTRACTOR SHALL BE RESPONSIBLE FOR INLET TOPS AND THROATS.
- NOTIFY COUNTY ENGINEER 24 HOURS BEFORE BEGINNING EVERY PHASE OF CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW ASBUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- ALL PROPOSED UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS UNDER THE TWO YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT OR JACK AND BORED, TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED. COMMON TRENCHING SHALL NOT TAKE PLACE UNTIL ALL ROW ROUGH GRADES HAVE BEEN ESTABLISHED TO ENSURE PROPER UTILITY DEPTHS. 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 GRADING OF RIGHT OF WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. A MINIMUM OF 30" OF COVER IS REQUIRED OVER ALL UTILITIES. THIS DIMENSION SHALL BE MEASURED FROM PROPOSED GRADE IF ROAD IS IN FILL AND MEASURED FROM TOP OF CURB IF ROAD IS IN CUT.
- CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AT LEAST 2 WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
- ON SITES >1 ACRE, IF >1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "ASBUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUEST A FINAL INSPECTION, OR PROVIDE ASBUILT CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE ASBUILT CERTIFICATION OR THE ASBUILT RECORD DRAWINGS MUST BE SIGNED AND SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/ OR SOD. SEEDDED AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105
- THE OWNER OR HIS AGENT SHALL ARRANGE/ SCHEDULE WITH HE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. ASBUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/ APPROVAL.
- ALL ASPECTS OF THE STORMWATER/ DRAINAGE COMPONENTS AND OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATION OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER, ESCAMBIA COUNTY, AND ECUA. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- DENSITY TESTS AND CORE SAMPLES WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH COUNTY STANDARDS PRIOR TO FINAL ACCEPTANCE OF ROADWAY IMPROVEMENTS.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. 1-800-432-4770
- ECUA INSPECTOR OR AUTHORIZED REPRESENTATIVE MUST OBSERVE ALL CONNECTIONS TO ECUA'S EXISTING WATER AND SANITARY SEWER SYSTEMS.
- TYPE 1 CURB CUT DRIVEWAYS ARE TO BE USED FOR ALL UTILITY ACCESS POINTS.
- 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.
- THE SUBGRADE IS TO BE TESTED FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 300 LINEAR FEET IN THE PROPOSED ROADWAY AREAS. COMPLIANCE TESTS WITHIN THE FILL/BACKFILL AREAS ARE TO BE PERFORMED AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 300 LINEAR FEET.
- ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH FABRIC/STOCK.
- A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL /ACCEPTANCE. IF TIME CONTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDDED /MULCHED/FERTILIZED WILL BE ACCEPTABLE.
- SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
- A MINIMUM ONE (1) FOOT GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.
- PROPOSED RESIDENTIAL LOTS SHALL REMAIN IN THEIR NATURAL STATE (TREES INCLUDED) UNTIL SUCH TIME AS A BUILDING PERMIT FOR THE DWELLING IS ISSUED. FURTHERMORE, PER CODE, NO LAND DISTURBANCE ACTIVITIES SHALL OCCUR ONSITE, INCLUDING LAND CLEARING, PLACING OF FILL MATERIALS, GRADING ACTIVITIES, ETC. OR THE REMOVAL OF TREES, UNTIL SUCH TIME AS CONSTRUCTION PLANS ARE APPROVED AND APPROPRIATE PERMIT(S) ARE ISSUED FOR THE DEVELOPMENT WORK OR OTHERWISE.
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE THE DETENTION POND AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2-YEAR WARRANTY.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT 850-595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- THE CONTRACTOR SHALL NOTIFY FDOT WITHIN 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



VICINITY MAP

N.T.S.

OWNER AND DEVELOPER

SNS REALTY, INC.

120 E. MAIN STREET, SUITE A
PENSACOLA, FL 32502
PHONE: (850) 429-8640

ENGINEER-OF-RECORD

DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, PA
10250 N. PALAFOX HWY.
PENSACOLA, FL 32534
PHONE: (850) 476-8677
FAX: (850) 476-7708
FITZPATRICK@FITZENG.COM

SURVEYOR

PITTMAN, GLAZE AND ASSOCIATES, INC.

5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
P: (850)434-6666
F: (850)434-6661
LB#7073
PGASURVEY@BELLSOUTH.NET

Approved Dr. Hampton 6-29-22
Designee 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. 29965.0 Sq ft

Stormwater Ret. 0.10 % (F)

Total Drainage Fee \$ 149.83

Pond Maint. Fee: Private

LEGAL DESCRIPTION:

Commence at the Southwest corner of Section 20, Township 2 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 15'32" East along the South line of said section for a distance of 13.78 feet to the easterly right of way line of Fairfield Drive State Road 289-A (100 feet right of way); thence North 01 degrees 21'00" East along said easterly right of way for a distance of 660.68 feet to the south line of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 20 for the point of beginning.

Thence continue North 01 degrees 21'00" East along said easterly right of way for a distance of 296.96 feet to the south line of parcel described in Official Record Book 2631 at page 963 of the public records of said County; thence South 88 degrees 19'11" East along the south line of said parcel described in Official Record Book 2631 at page 963 for a distance of 1285.49 feet to the west line of West Lake as recorded in Plat Book 13 at page 77 of the public records of said County; thence South 01 degrees 11'27" West along said west line for a distance of 297.91 feet to the south line of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 20; thence North 88 degrees 16'40" West along said south line for a distance of 1286.32 feet to the point of beginning.

All lying and being in Section 20, Township 2 South, Range 31 West, Escambia County, Florida. Containing 8.78 acres, more or less.

CONTRACTOR SHALL NOTIFY SUNSHINE 811
48 HOURS PRIOR TO COMMENCING
CONSTRUCTION 1-800-432-4770

GULF POWER CO. ~ 429-2603

AT&T ~ 436-1489

ECUA ~ 969-5823

PENSACOLA ENERGY ~ 474-5309

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? ☒ YES ☐ NO. If yes, 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*
LPFM DETAILS	<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 CIP Projects

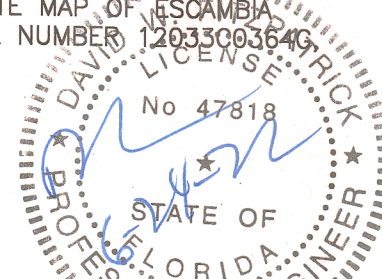
C. Engineer of Record Responsibilities

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

INDEX OF DRAWINGS

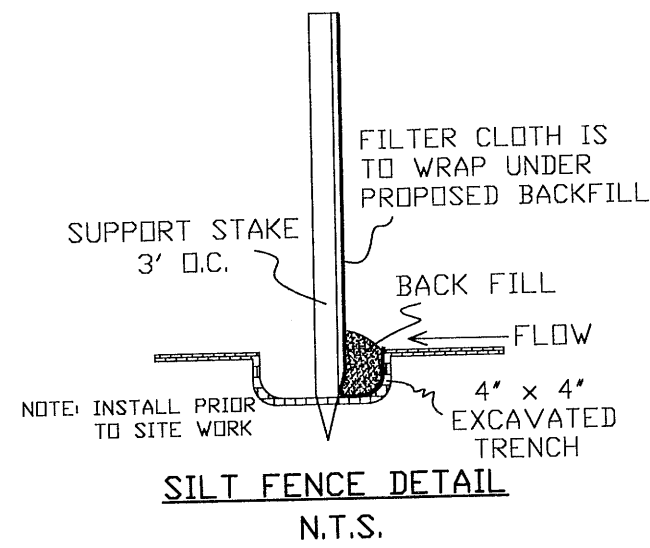
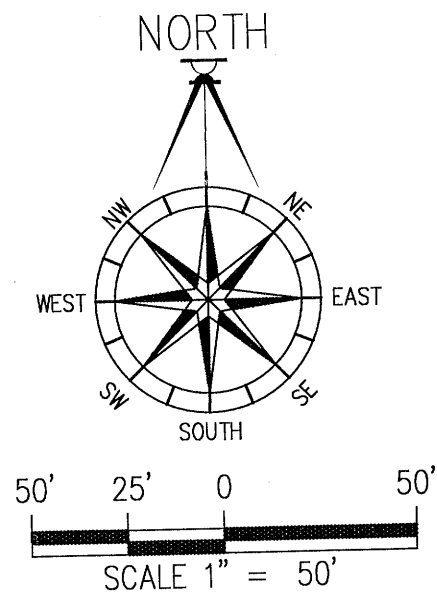
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSION PLAN
4	MASTER SITE/UTILITY PLAN
5	MASTER DRAINAGE PLAN
6	WESTPOINTE LANE PLAN/PROFILE
7	WESTPOINTE LANE PLAN PROFILE
8	BYPASS SWALE PLAN/PROFILE
9	ENTRANCE PLAN/PROFILE
10	POND DETAILS
11	ROAD DETAILS
12	DRAINAGE DETAILS
13	SEWER DETAILS

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 120080C040, MAP REVISION DATED SEPTEMBER 29, 2006.

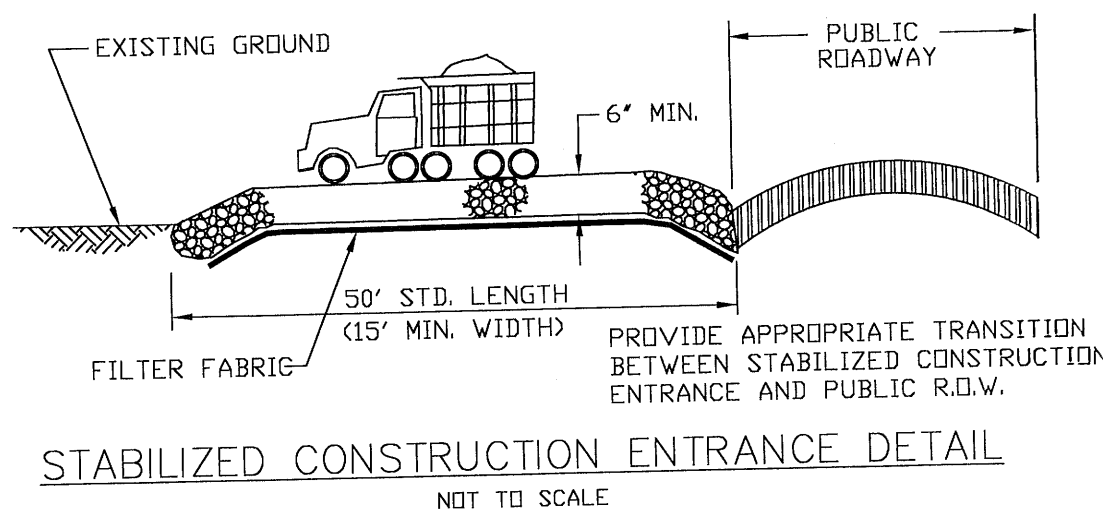
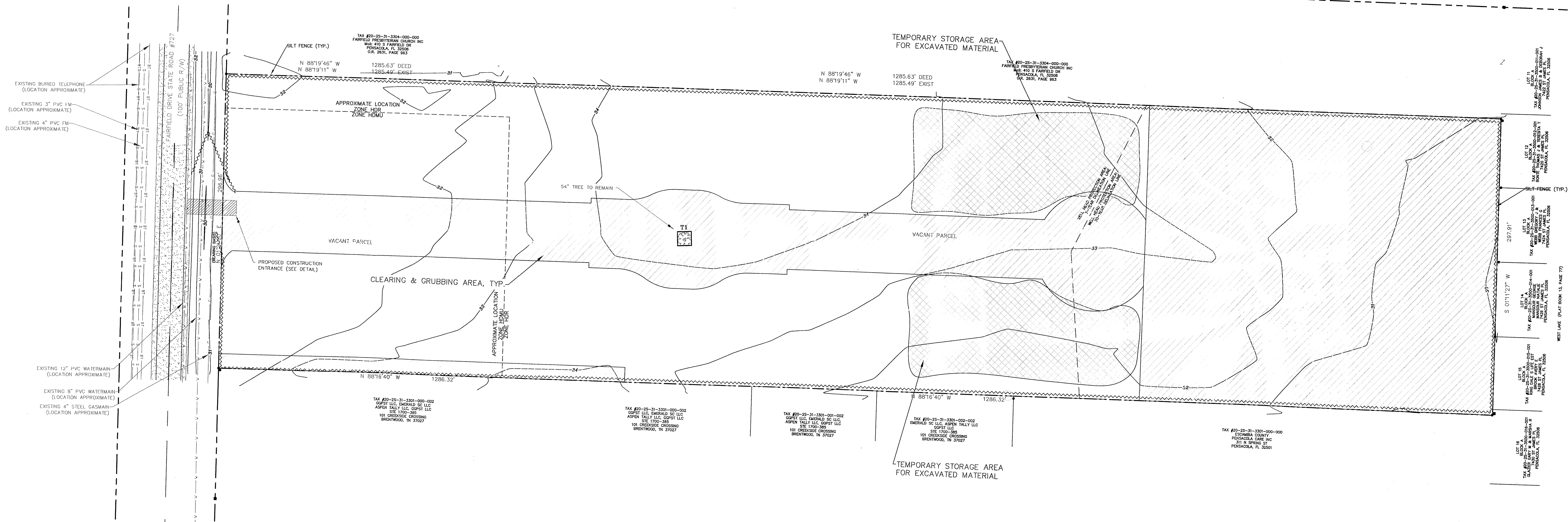


PERMIT SET

REVISED / PLOT DATE: 06/24/2022



WELLHEAD PROTECTION NOTE:
THE SUBJECT PARCEL FALLS WITHIN SEVERAL TRAVEL TIME CONTOURS OF PROTECTED (POTABLE) WELLHEADS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY 850-476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES.



ESCAMBIA COUNTY NOTE: CONSTRUCTION PLAN APPROVAL IS REQUIRED TO DOCUMENT THE DESIGN OF INFRASTRUCTURE TO ADEQUATELY SERVE THE CREATED LOTS. NEITHER PLAT OR PLAN ALLOW LAND CLEARING/LAND DISTURBANCE ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS (EXCEPTION IS PORTIONS OF LOTS 8-39, BLOCK A, WHICH WILL REQUIRE LAND DISTURBANCE FOR TEMPORARY STORAGE OF EXCAVATED MATERIAL, SEE SHEET C5) AS BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES PRIOR ON EACH LOT/PARCEL IN THE FUTURE.

GENERAL NOTE: THE LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLAN & ANY ADDITIONAL PERMITTING APPROVALS ALLOW FOR SUCH, PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, OR OTHER "LAND DISTURBANCE ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION

CONSTRUCTION SEQUENCING:

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

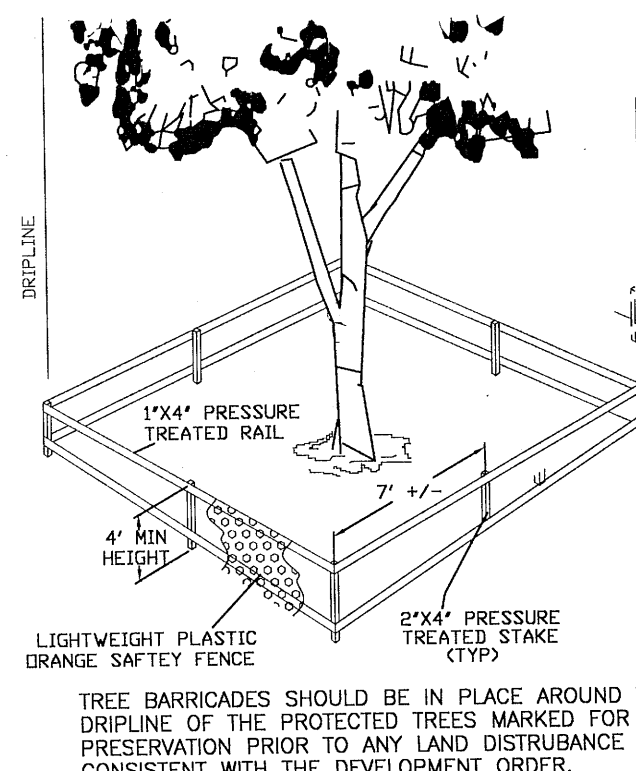
1. INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.
2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION SHALL BE PROPERLY PROTECTED AND TO REMAIN IN ITS NATURAL STATE.
3. IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.
4. EXCAVATE PONDS TO ROUGH GRADE. EXCAVATED MATERIAL TO BE TEMPORARILY STORED ONSITE (LOCATION SHOWN ON PLAN). ANY UNUSED MATERIAL TO BE HAULED OFFSITE TO AN APPROVED DISPOSAL SITE.
5. INITIATE REMAINING SITE DEVELOPMENT ACTIVITIES.
6. IMMEDIATELY FOLLOWING INSTALLATION, CONTRACTOR IS TO INSTALL SILT SAVE FRAME AND FILTER ASSEMBLIES TO EACH STORM STRUCTURE. ONCE INLET TOPS ARE INSTALLED, WATLES ARE TO BE PLACED ALONG THROAT OPENINGS.
7. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, AND STABILIZE WITH TEMPORARY SEEDING.
8. REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

TREE SCHEDULE

TREE	SIZE	TYPE
T1	64"	LIVE OAK (REMAIN)

TREE PROTECTION NOTES:

1. IF TREE ROOT PRUNING IS NEEDED, SUCH SHALL BE PERFORMED IN ACCORDANCE WITH ALL ISA STANDARDS & BMPs. INQUIRE WITH ESCAMBIA COUNTY ENVIRONMENTAL & ARBORIST STAFF IF FURTHER DIRECTION IS NEEDED. ROOT PRUNING SHALL BE PERFORMED ON ROOTS OF IMPACTED TREES REMAINING ON SITE. ROOTS MUST BE PRUNED OR CUT CLEANLY WITH APPROPRIATE EQUIPMENT. (NOT TORN AS WITH USING A BACK HOE).
2. TREE BARRIERS SHALL BE INSTALLED PRIOR TO SITE DEVELOPMENT ACTIVITIES, INSPECTED, AND MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND SITE IS STABILIZED.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUT OF TREES ROOT PROTECTION ZONE AT ALL TIMES. NO GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON SITE.
4. IF TRENCHING OR OTHER LAND DISTURBANCE ACTIVITIES ARE NECESSARY NEAR TREES SHOWN TO BE PRESERVED ONSITE, FOLLOW ESCAMBIA COUNTY'S LDC & DSM STANDARDS FOR TREE PROTECTION AREAS & PRESERVATION. CONTACT SHALL BE MADE WITH ENVIRONMENTAL & ARBORIST STAFF IF FURTHER DIRECTION IS NEEDED IN REGARDS TO ANY POTENTIAL ADVERSE IMPACTS TO PROTECTED TREES, THEIR ROOTS, OR CANOPIES.
5. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED AROUND THE HERITAGE TREE (T1) PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.



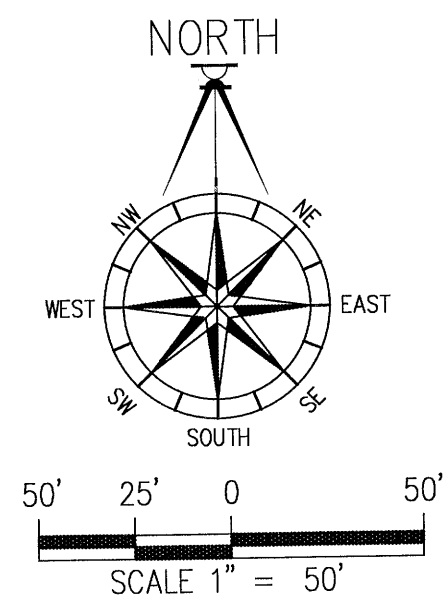
TREE BARRICADE
N.T.S.

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL REGULATION #00008423
10950 NORTH PALMAY STREET
PENSACOLA, FL 32506
PH: (850)476-6877 FAX: (850)476-7708

WESTPOINTE PLACE

EXISTING CONDITIONS

DATE	
REVISION	
NUMBER	
DRAWN BY:	B. PEMENT
DESIGNED BY:	D. FITZPATRICK
PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C2 OF C13

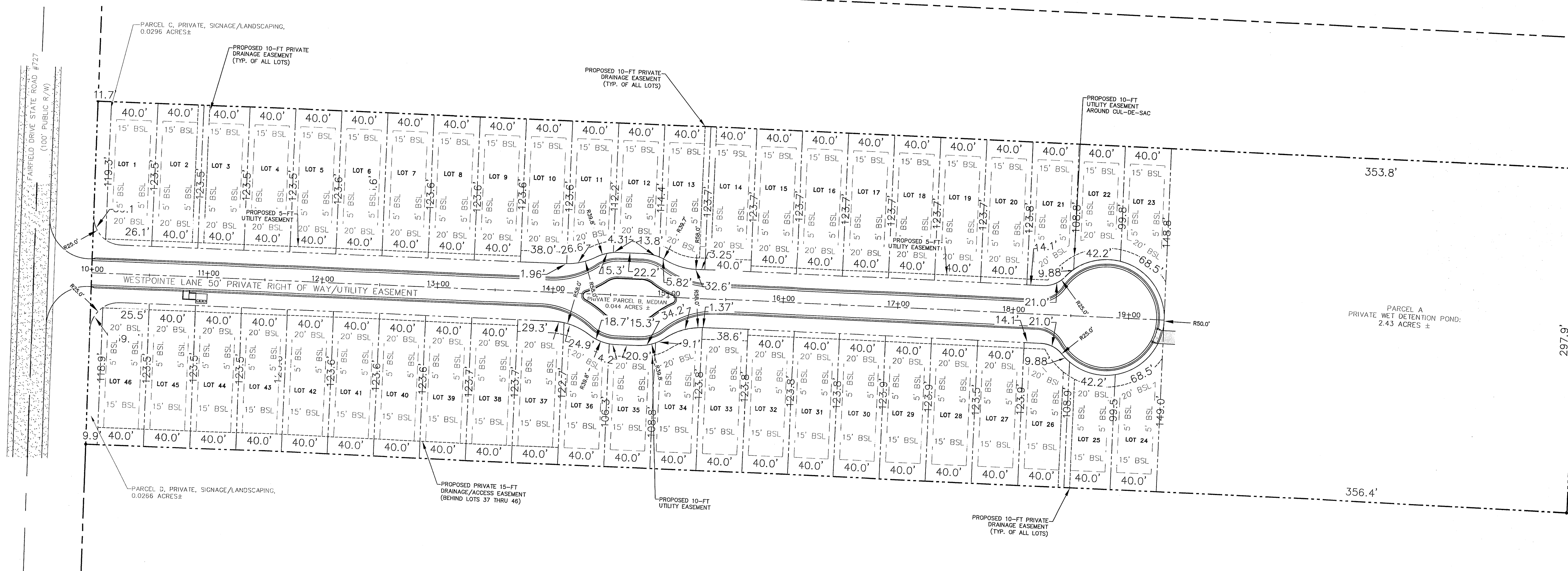


ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH
THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL REGULATION #00008423
10250 W. BAYVIEW AVENUE
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PH: (850) 776-8677 FAX: (850) 476-7708

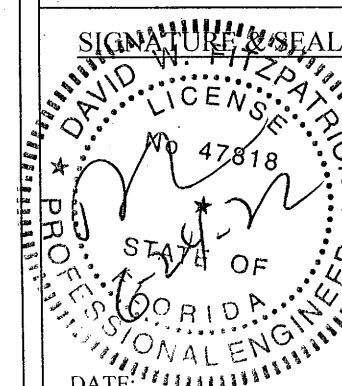
WESTPOINTE PLACE

DIMENSION PLAN



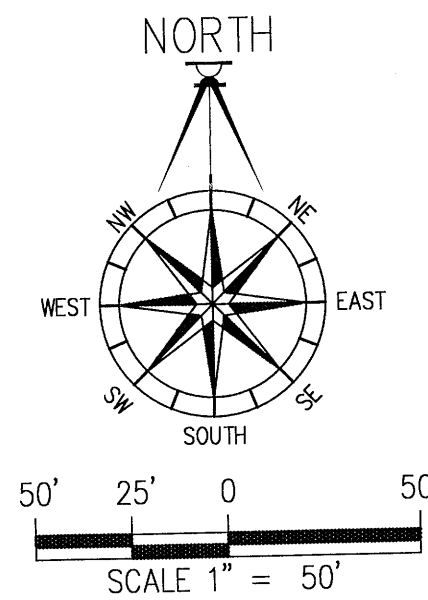
DATE	
REVISIONS	
NUMBER	

DRAWN BY:
B. PEMENT
DESIGNED BY:
D. FITZPATRICK



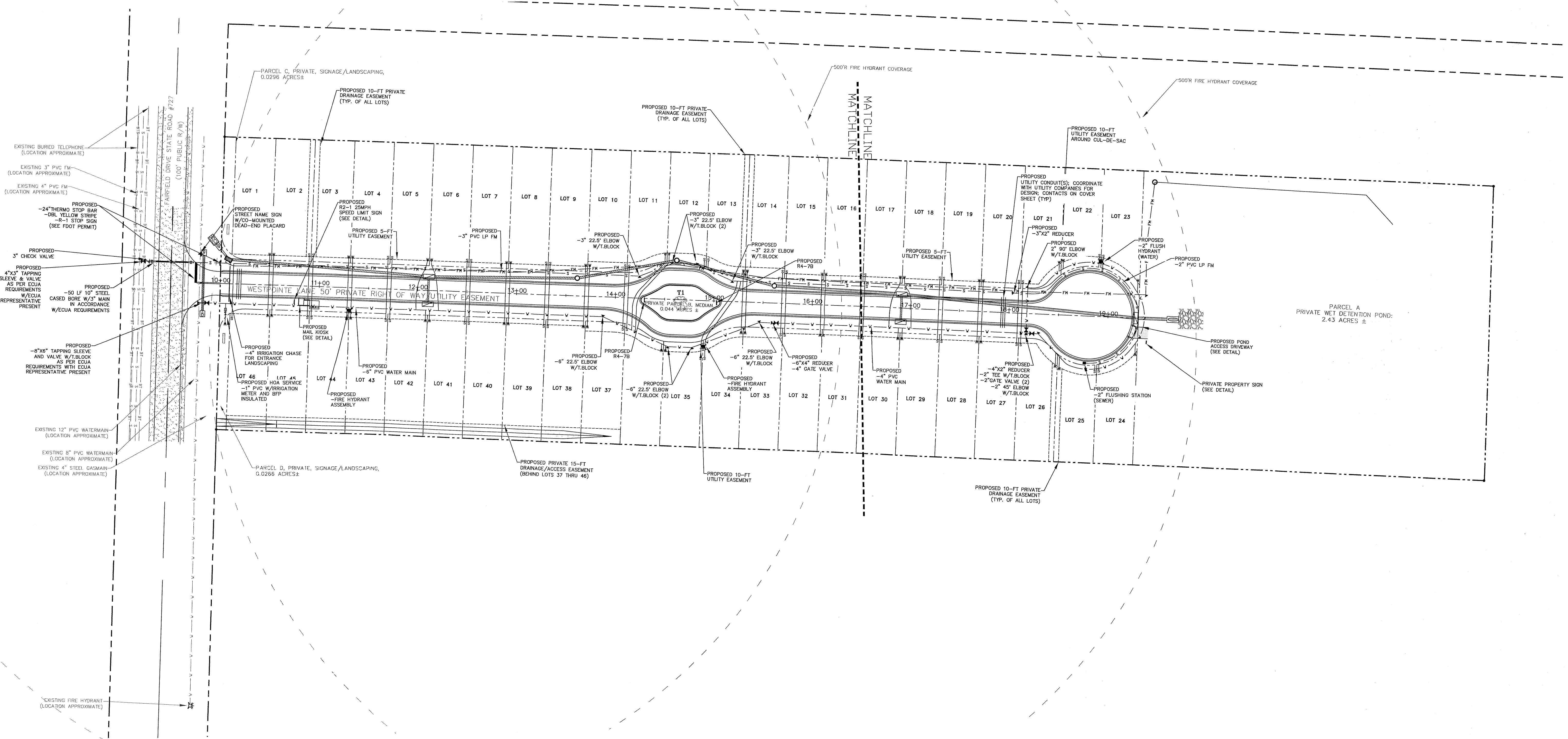
PROJECT NUMBER: 20-007
PLOT DATE: 06/24/22
SHEET C3 OF C13

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL



TREE SCHEDULE		
TREE	SIZE	TYPE
T1	54"	LIVE OAK (REMAIN)

- TREE PRESERVATION NOTES:
1. 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.
 2. 54" LIVE OAK TO BE PRESERVED TO MAINTAIN HEALTHY ROOT GROWTH AND CANOPY SPREAD. SEE ESCAMBIA COUNTY LDC DSM SECTION 2-3 FOR RECOMMENDATIONS FOR ROOT ZONE AND CANOPY PRESERVATION.

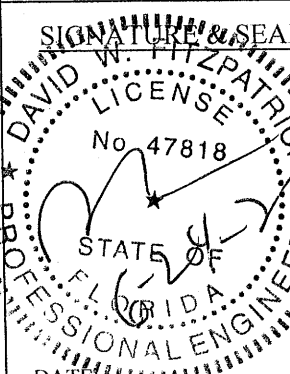


DAVID W. FITZPATRICK
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BOARD OF PROFESSIONAL REGULATION #00008423
10250 NORTH PALMWAY STREET
PENSACOLA, FL 32534
PH: (850) 476-8677 FAX: (850) 476-7708

WESTPOINTE PLACE
SITE-UTILITY OVERALL

DATE	
REVISION	
NUMBER	

DRAWN BY:
B. PEMENT
DESIGNED BY:
D. FITZPATRICK



PROJECT
NUMBER 20-007
PLOT
DATE 06/24/22
SHEET C4 OF C13

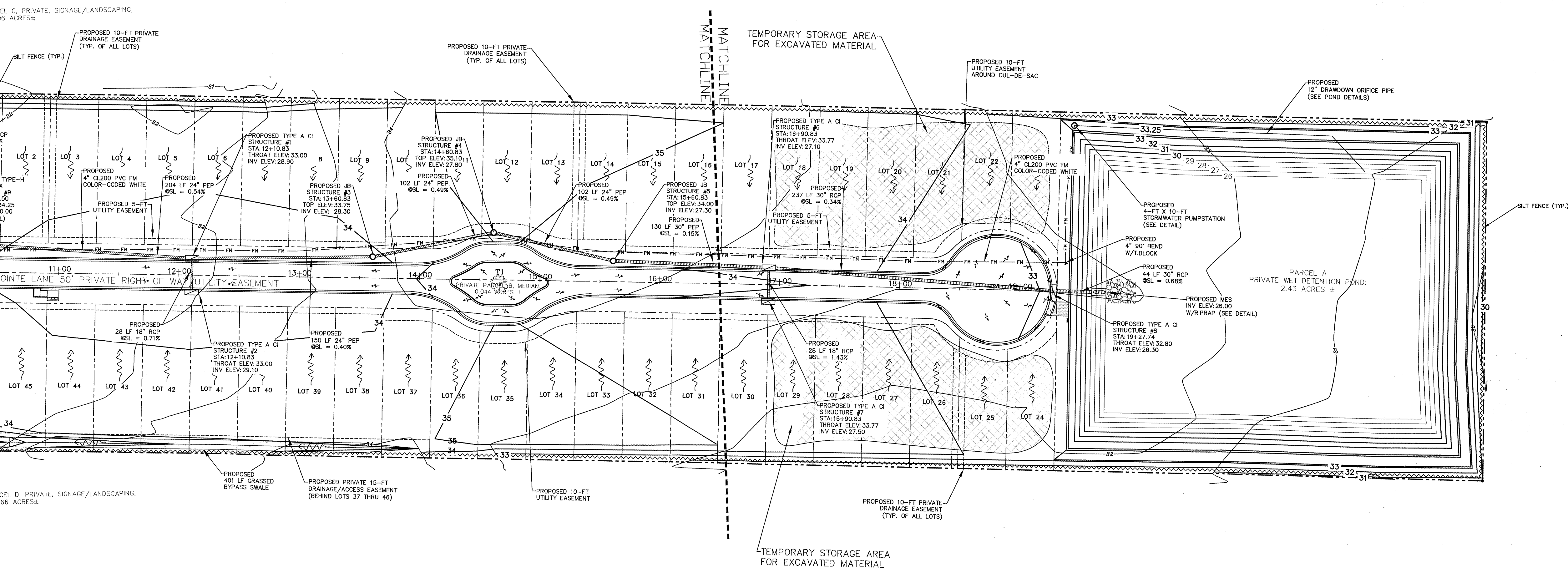
DAVID W. FITZPATRICK
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SITE-DRAINAGE OVERALL

[illegible]

PROJECT NUMBER	20-007
PLOT DATE	06/24/20
SHEET	C5 OF C

TREE	SIZE	TYPE
T1	54"	LIVE OAK (REMAIN)



EROSION CONTROL NOTES:

1. THE OWNER, VIA A CERTIFIED EROSION CONTROL SPECIALIST, WILL SUBMIT A CONSTRUCTION COMMENCEMENT NOTICE AT LEAST 48 HOURS PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. UPON INITIATING CONSTRUCTION ACTIVITIES THE OWNER WILL IMMEDIATELY INSTALL ALL BMP'S AS SHOWN ON THE DRAINAGE PLAN BEFORE INITIATING ANY OTHER ACTIVITIES. THE OWNER, VIA THE ENGINEER OF RECORD, WILL SUBMIT AS-BUILT CERTIFICATION FOR THE PROJECT.

2. 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.

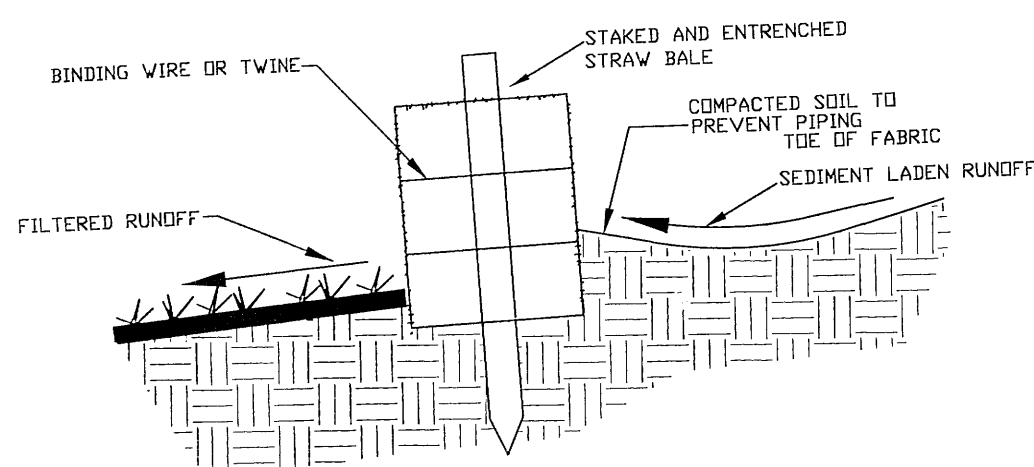
3. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.

EXCAVATED MATERIAL NOTE:
ANY SUITABLE EXCAVATED MATERIAL WILL BE STOCKPILED ON PORTIONS OF LOTS 18 THRU 29. STORAGE AREAS ARE TO BE PROTECTED BY A SILT FENCE BARRIER.
ANY UNSUITABLE MATERIAL WILL BE HAULED OFFSITE TO AN APPROVED LAND FILL.

THE CONSTRUCTION SHOULD PROCEED IN THE FOLLOWING MANNER:

- PRIVATE DRAINAGE EASEMENT NOTE:
THERE IS A MINIMUM 5' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES (10' CUMULATIVE). HOME BUILDER IS TO CONSTRUCT DRAINAGE SWALES AS REQUIRED ALONG THESE EASEMENTS TO DIRECT WATER TO A STORM WATER CONVEYANCE SYSTEM AND NOT ACROSS ADJACENT NEIGHBORING LOTS.

MANHOLES	INLETS	OUTFALL STRUC.	PIPE (FEET)			
			4"X23'	18'	24'	30"
4	4	1	65	76	513	411



DETAIL OF PROPERLY INSTALLED STRAW BALE

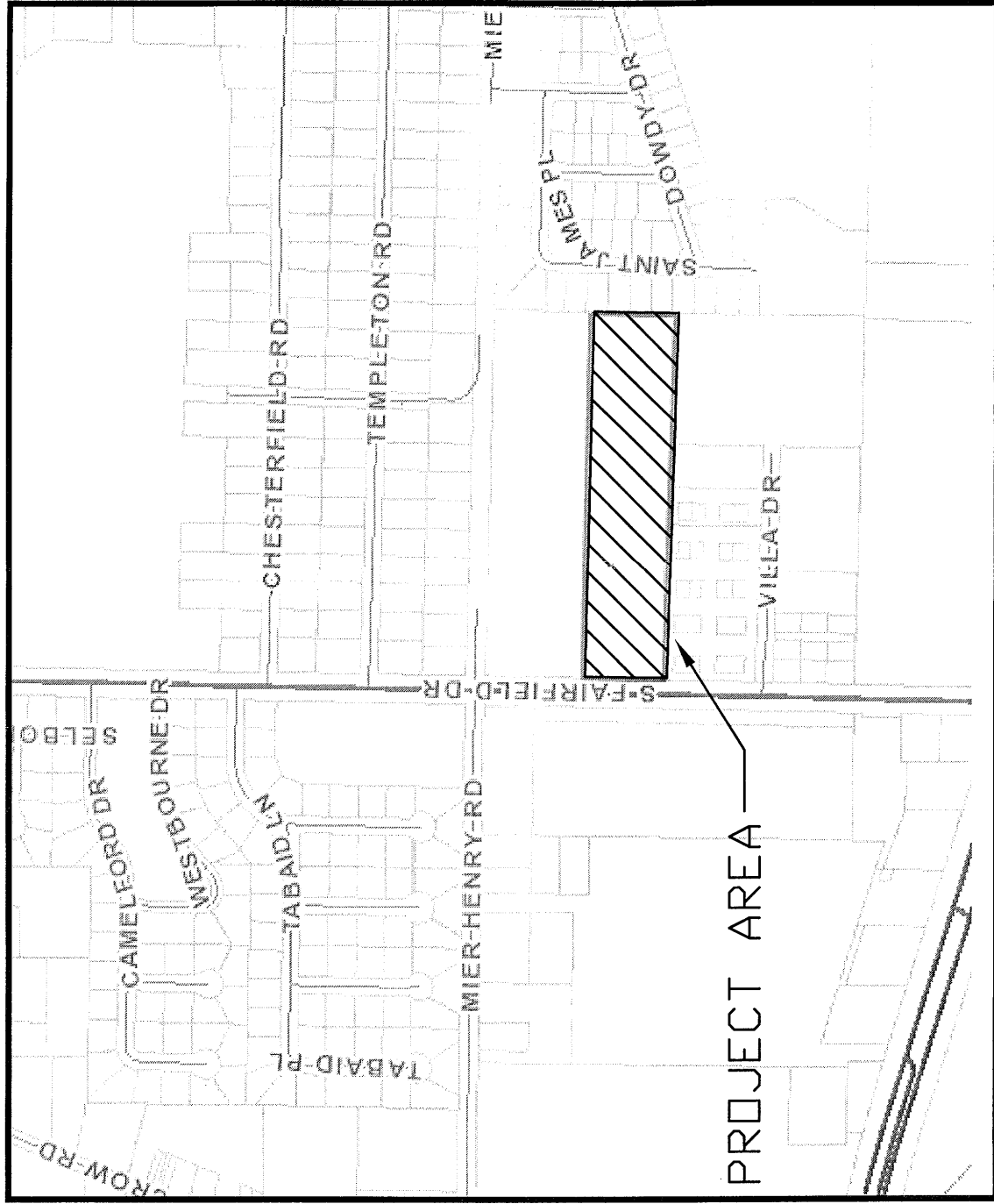
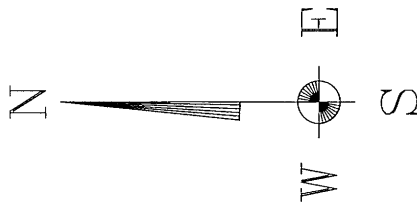
CONSTRUCTION PLANS FOR

Westpointe Place

A 46 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION IN A PORTION OF
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY ESCAMBIA COUNTY ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF THIS PROJECT.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WIRE OUT OR ADJUST THE CROWN WHERE SO NOTED BY THE ENGINEER AND/OR REQUIRED FOR POSITIVE DRAINAGE.
3. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWERS, DRAINS, WATER, OR GAS PIPES, CONDUITS, RAILROAD TRACK, POLES, WALLS, POSTS, BRIDGES, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.
4. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, 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, ETC., OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LOCALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE, OR RIGHT-OF-WAY.
5. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY. 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 PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.
6. CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.
7. 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. CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. AREAS OF CONTROL AND TYPICAL SECTION OF BARRIER ARE SUGGESTIONS ONLY AND DOES NOT RELIEVE THE CONTRACTOR OF ANY OF HIS RESPONSIBILITY.
8. WHERE UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE PAVED AREAS, THE UNSUITABLE MATERIAL SHALL BE EXCAVATED AND THE AREA BACK FILLED WITH GOOD SAND AND SAND/CLAY MATERIALS. THE SAME SHALL APPLY WHERE THE SUB-BASE IS SUBJECT TO RISING WATER TABLE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILIZATION OF STREET AND ROAD SHOULDERS IN ACCORDANCE WITH REQUIREMENTS OF ESCAMBIA COUNTY L.D.C. AND F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
10. WATER SUPPLY FACILITIES, INCLUDING MAINS, SHALL BE INSTALLED, CLEANED, DISINFECTED, AND BACTERIOLOGIC ALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND COORDINATED WITH LOCAL UTILITY ENGINEER/INSPECTOR IN ACCORDANCE WITH ECUA'S STANDARDS.
11. 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 SPECIFICATION.
12. PROTECTED TREES CAN BE REMOVED WITHIN THE INFRASTRUCTURE AREAS ONLY UPON APPROVED CONSTRUCTION PLANS FOR THE SUBDIVISION AND POSSIBLY OTHER PERMITS (PRE-SITE THROUGH BID, ETC.). HOWEVER, THE RESIDENTIAL LOTS AND THE LAND IN GENERAL WILL NEED TO REMAIN VEGETATED (TREES INCLUDED) AND UNDISTURBED (NO "LAND DISTURBANCE ACTIVITIES" INCLUDING FILL MATERIALS PLACED ONSITE, ETC.) UNTIL SUCH TIME AS FURTHER BUILDING PERMITS FOR THE "DWELLINGS" ALLOW FOR THEIR REMOVAL (PER CODES). GRASSING ADJACENT TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
13. SOD SHALL BE PLACED IN ACCORDANCE WITH SEC. 573 F.D.O.T. SPECIFICATIONS.
14. PIPELINE CONTRACTOR SHALL BE RESPONSIBLE FOR INLET TOPS AND THROATS.
15. NOTIFY COUNTY ENGINEER 24 HOURS BEFORE BEGINNING EVERY PHASE OF CONSTRUCTION
16. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
17. ALL PROPOSED UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS UNDER THE TWO YEAR WARRANTY WILL BE OPENED FOR REPAIRS OR RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES UNTIL ALL ROW ROUGH GRADES HAVE BEEN ESTABLISHED TO ENSURE PROPER UTILITY DEPTHS. 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.
18. ROUGH GRADING OF RIGHT OF WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT PROPER DEPTHS. A MINIMUM OF 12" OF FILL SHALL BE 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.
19. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AT LEAST 2 WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN COORDINATION OF ALL OTHER UNDERGROUND UTILITIES
20. ON LOTS >1 ACRE IF >1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SURFICUIT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
21. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY. THE PROJECT ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE "AS-BUILT" RECORD DRAWINGS AND SHALL BE SIGNED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
22. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDRASEED AND/ OR SOD. SEEDED AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS IN ACCORDANCE WITH FOOT SECTION 570 AND STANDARD INDEX 105
23. 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) 993-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/ APPROVAL.
24. ALL ASPECTS OF THE STORMWATER/ DRAINAGE COMPONENTS AND OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
25. NO DEVIATION OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER, ESCAMBIA COUNTY, AND ECUA. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
26. DENSITY TESTS AND CORE SAMPLES WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH COUNTY STANDARDS PRIOR TO FINAL ACCEPTANCE OF ROADWAY IMPROVEMENTS.
27. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO EEP.
28. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. 1-800-432-4770
29. ECUA INSPECTOR OR AUTHORIZED REPRESENTATIVE MUST OBSERVE ALL CONNECTIONS TO ECUA'S EXISTING WATER AND SANITARY SEWER SYSTEMS.
30. TYPE 1 CURB CUT DRAINWAYS ARE TO BE USED FOR ALL UTILITY ACCESS POINTS.
31. 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.
32. THE SUBGRADE IS TO BE TESTED FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 300 LINEAR FEET IN THE PROPOSED ROADWAY AREAS. COMPLIANCE TESTS WITHIN THE FILL/BACKFILL AREAS ARE TO BE PERFORMED AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 300 LINEAR FEET.
33. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH FABRIC/SOCK.
34. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL /ACCEPTANCE. IF TIME CONTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED /MULCHED/FERTILIZED WILL BE ACCEPTABLE.
35. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
36. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.
37. A MINIMUM ONE (1) FOOT GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.
38. PROPOSED RESIDENTIAL LOTS SHALL REMAIN IN THEIR NATURAL STATE (TREES INCLUDED) UNTIL SUCH TIME AS A BUILDING PERMIT FOR THE DWELLING IS ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES UNTIL SUCH TIME AS FURTHER BUILDING PERMITS FOR THE "DWELLINGS" ALLOW FOR THEIR REMOVAL (PER CODES). GRASSING ADJACENT TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
39. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED 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.
40. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
41. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE THE DETENTION POND AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2-YEAR WARRANTY.
42. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT 850-595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
43. THE CONTRACTOR SHALL NOTIFY FDOT WITHIN 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



VICINITY MAP

N.T.S.

OWNER AND DEVELOPER

SNS REALTY, INC.

120 E. MAIN STREET, SUITE A
PENSACOLA, FL 32502
PHONE: (850) 429-8640

ENGINEER-OF-RECORD


DAVID W. FITZPATRICK

PROFESSIONAL ENGINEER, PA
10250 N. PALAFOX HWY.
PENSACOLA, FL 32534
PHONE: (850) 476-8677
FAX: (850) 476-7708
FITZPATRICK@FITZENG.COM

SURVEYOR

PITTMAN, GLAZE AND ASSOCIATES, INC.

5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
P: (850)434-6666
F: (850)434-6661
LB#7073
PGASURVEY@BELLSOUTH.NET

Approved  Date _____
Designed _____

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. 29965.0 Sq ft
Stormwater Ret. 0.10 % (F)
Total Drainage Fee \$ 149.83
Pond Maint. Fee: Private

CONTRACTOR SHALL NOTIFY SUNSHINE 811

48 HOURS PRIOR TO COMMENCING CONSTRUCTION 1-800-432-4770

GULF POWER CO. ~ 429-2603

AT&T ~ 436-1489

ECUA ~ 969-5823

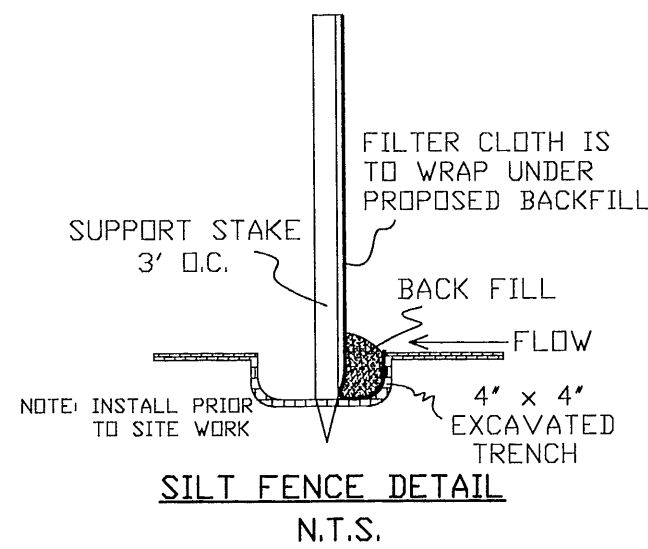
PENSACOLA ENERGY ~ 474-5309

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (0.2 PERCENT ANNUAL-CHANCE FLOODPLAINS, NO PEES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) AS DETERMINED FROM THE FEDERAL FLOOD EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY FLOOD INSURANCE RATE MAP PANEL NUMBER 25080-0100-0000, MAP REVISION DATED SEPTEMBER 25, 2008.

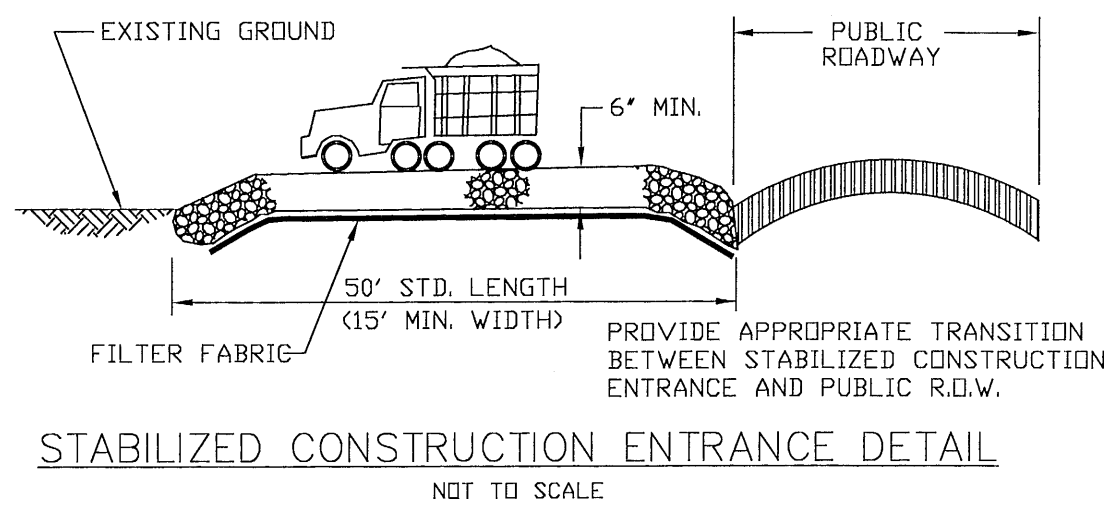


PERMIT SET

REVISED / PLOT DATE: 06/24/2022



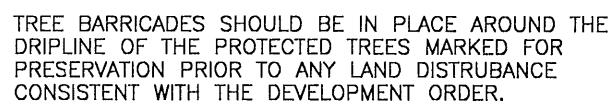
THE SUBJECT PARCEL FALLS WITHIN SEVERAL TRAVEL TIME CONTOURS OF PROTECTED (POTABLE) WELLHEADS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY 850-476-5110 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 595-6712) AGENCIES.



GENERAL NOTE: THE LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLAN & ANY ADDITIONAL PERMITTING APPROVALS ALLOW FOR SUCH, PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, OR OTHER "LAND DISTURBANCE ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION

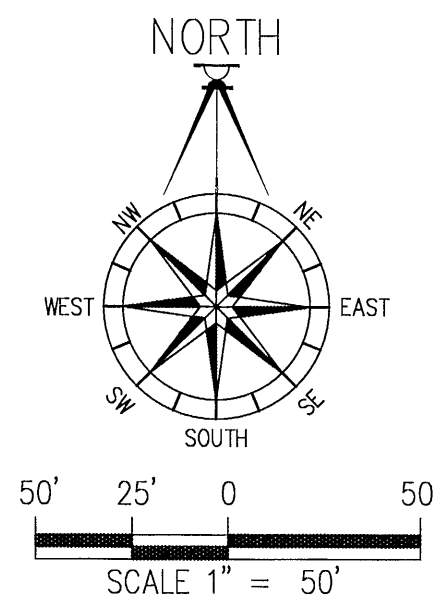
1. INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.
2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION SHALL BE PROPERLY PROTECTED AND TO REMAIN IN ITS NATURAL STATE.
3. IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.
4. EXCAVATE PONDS TO ROUGH GRADE. EXCAVATED MATERIAL TO BE TEMPORARILY STORED ONSITE (LOCATION SHOWN ON PLAN). ANY UNUSED MATERIAL TO BE HAULED OFFSITE TO AN APPROVED DISPOSAL SITE.
5. INITIATE REMAINING SITE DEVELOPMENT ACTIVITIES.
6. IMMEDIATELY FOLLOWING INSTALLATION, CONTRACTOR IS TO INSTALL SILT SAVE FRAME AND FILTER ASSEMBLIES TO EACH STORM STRUCTURE. ONCE INLET TOPS ARE INSTALLED, WATTLES ARE TO BE PLACED ALONG THROAT OPENINGS.
7. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, AND STABILIZE WITH TEMPORARY SEEDING.
8. REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

1. IF TREE ROOT PRUNING IS NEEDED, SUCH SHALL BE PERFORMED IN ACCORDANCE WITH ALL ISA STANDARDS & BMP'S. INQUIRE WITH ESCAMBIA COUNTY ENVIRONMENTAL & ARBORIST STAFF FOR PROPER PROCEDURES. ROOTS SHALL BE CUT WITH PROPERLY MAINTAINED & IMPROVED TREES REMAINING ON SITE. ROOTS MUST BE PRUNED OR CUT CLEANLY WITH APPROPRIATE EQUIPMENT. (NOT TORN AS WITH USING A BACK HOE).
2. TREE BARRIERS SHALL BE INSTALLED PRIOR TO SITE DEVELOPMENT ACTIVITIES. INSPECTED AND MAINTAINED THROUGH WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES HAVE CEASED AND SITE IS STABILIZED.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUT OF TREES ROOT PROTECTION AREAS. ALL EQUIPMENT SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON SITE.
4. IF TRENCHING OR OTHER LAND DISTURBANCE ACTIVITIES ARE NECESSARY NEAR TREES SHOWN TO BE PRESERVED ON SITE, FOLLOW ESCAMBIA COUNTY'S LDC & DSM STANDARDS FOR PROTECTING TREES. CONSULT WITH ESCAMBIA COUNTY ENVIRONMENTAL & ARBORIST STAFF IF FURTHER DIRECTION IS NEEDED IN REGARDS TO ANY POTENTIAL ADVERSE IMPACTS TO PROTECTED TREES, THEIR ROOTS, OR CANOPIES.
5. ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES (E1, PROTECTED TREES) THROUGHOUT THE PROJECT. MAINTAINED THROUGH WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.



EXISTING CONDITIONS

SHEET C2 OF C13

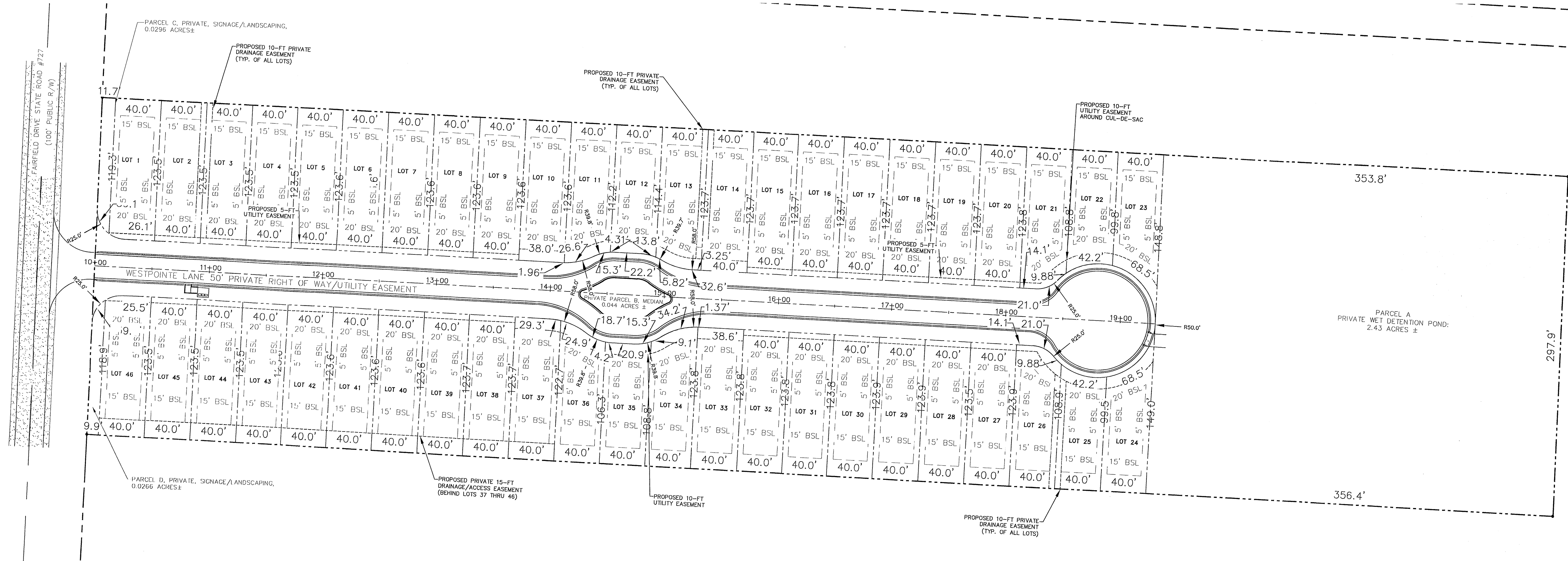


ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL

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DADE COUNTY, FL 33150
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WESTPOINTE PLACE

DIMENSION PLAN

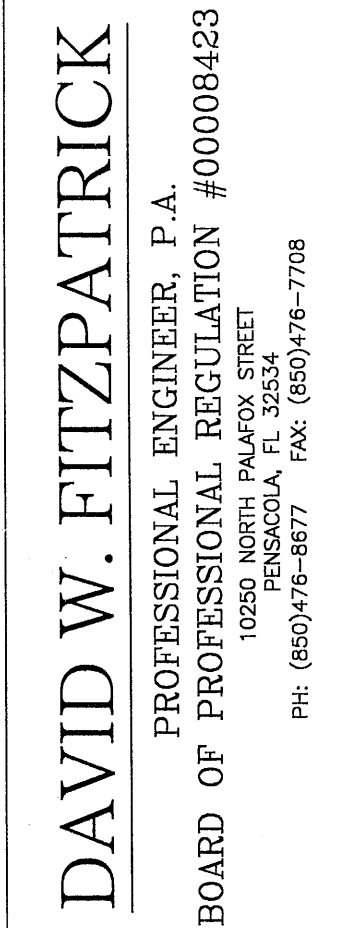


DATE	
REVISION	
DRAWN BY	B. PEMENT
DESIGNED BY	D. FITZPATRICK
PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C3 OF C13



1. 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.

2. 54" LIVE OAK TO BE PRESERVED TO MAINTAIN HEALTHY ROOT GROWTH AND CANOPY SPREAD. SEE ESCAMBIA COUNTY LDC DSM SECTION 2-3 FOR RECOMMENDATIONS FOR ROOT ZONE AND CANOPY PRESERVATION.

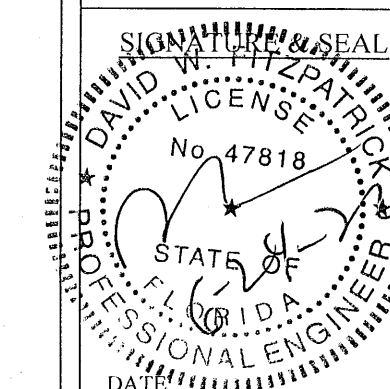


WESTPOINTE PLACE

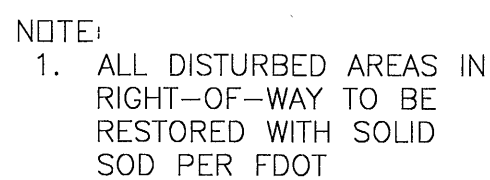
SITE-UTILITY OVERALL

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DRAWN BY: B. PEMENT
DESIGNED BY: D. FITZPATRICK



PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C4 OF C1



CONSTRUCTION CONTROL NOTES:

THE OWNER, VIA A CERTIFIED EROSION CONTROL SPECIALIST, WILL SUBMIT A CONSTRUCTION COMMENCEMENT NOTICE AT LEAST 48 HOURS PRIOR TO INITIATING CONSTRUCTION ACTIVITIES. UPON INITIATING CONSTRUCTION ACTIVITIES THE OWNER WILL IMMEDIATELY INSTALL ALL BMP'S AS SHOWN ON THE DRAINAGE PLAN BEFORE INITIATING ANY OTHER ACTIVITIES. THE OWNER, VIA THE ENGINEER OF RECORD, SHALL SUBMIT AN AS-BUILT CERTIFICATION FOR THE PROJECT.

ALL CONSTRUCTION ACTIVITIES SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO INITIATING 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 BECOMING BLINDING DUE TO SEDIMENTS.

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

THE CONSTRUCTION SHOULD PROCEED IN THE FOLLOWING MANNER:

- PRIVATE DRAINAGE EASEMENT NOTE:

THERE IS A MINIMUM 5' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES (10' CUMULATIVE). HOME BUILDER IS TO CONSTRUCT DRAINAGE SWALES AS REQUIRED ALONG THESE EASEMENTS TO DIRECT WATER TO A STORM WATER CONVEYANCE SYSTEM AND NOT ACROSS NEIGHBORING LOTS.

Diagram illustrating the trench for wire fence installation. The trench is 6" wide and 6" deep. The bottom is labeled "COMPACTED SOIL". The top edge of the trench is labeled "TOE OF FABRIC". The wire fence is shown on the right side of the trench. The top of the trench is labeled "2\" x 4\" OR 3\" x 0 TREATED TIMBER POST @ 6 FT. (O.C. (TYP.))". An arrow labeled "FLOW" points towards the right, indicating the direction of water flow.

A cross-sectional diagram of a straw bale filter system. A central straw bale, labeled "STAKED AND ENTRENCHED STRAW BALE", is shown with a grid of "BINDING WIRE OR TWINE". To the left, "FILTERED RUNOFF" is indicated by an arrow pointing away from the bale. To the right, "SEDIMENT LADEN RUNOFF" is shown as a curved line above a layer of "COMPACTED SOIL TO PREVENT PIPING". A "TOE OF FABRIC" is shown at the base of the soil layer on the right. The entire system is set within a cross-hatched area representing the ground.

DETAIL OF PROPERLY INSTALLED STRAW BALE

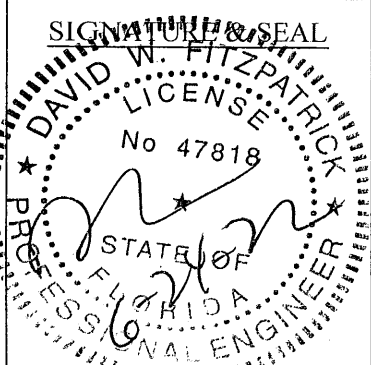
WESTPONTE PLACE

SITE-DRAINAGE OVERALL

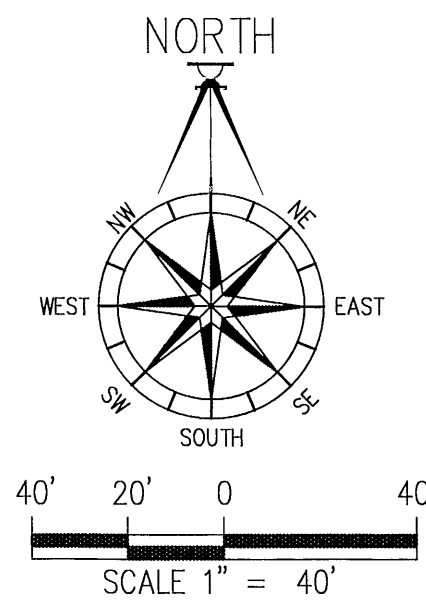
[illegible]

DRAWN BY:
B. PEMENT

DESIGNED BY:
D. FITZPATRICK



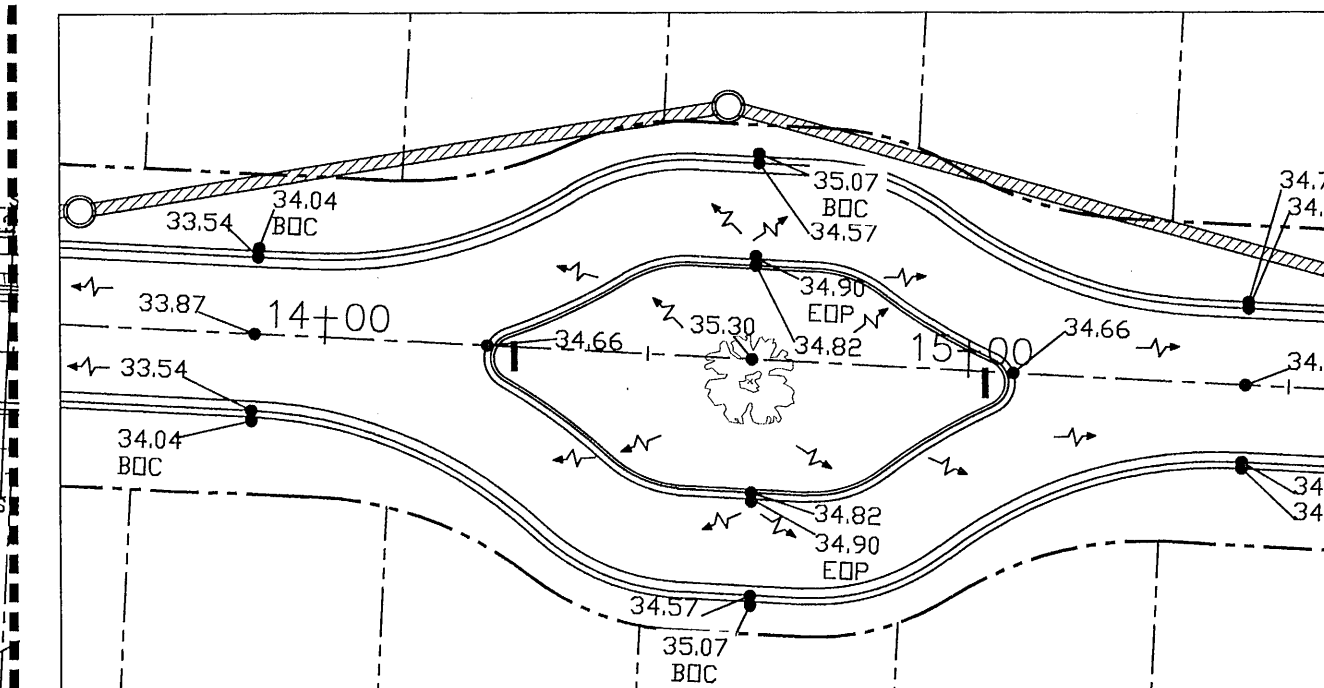
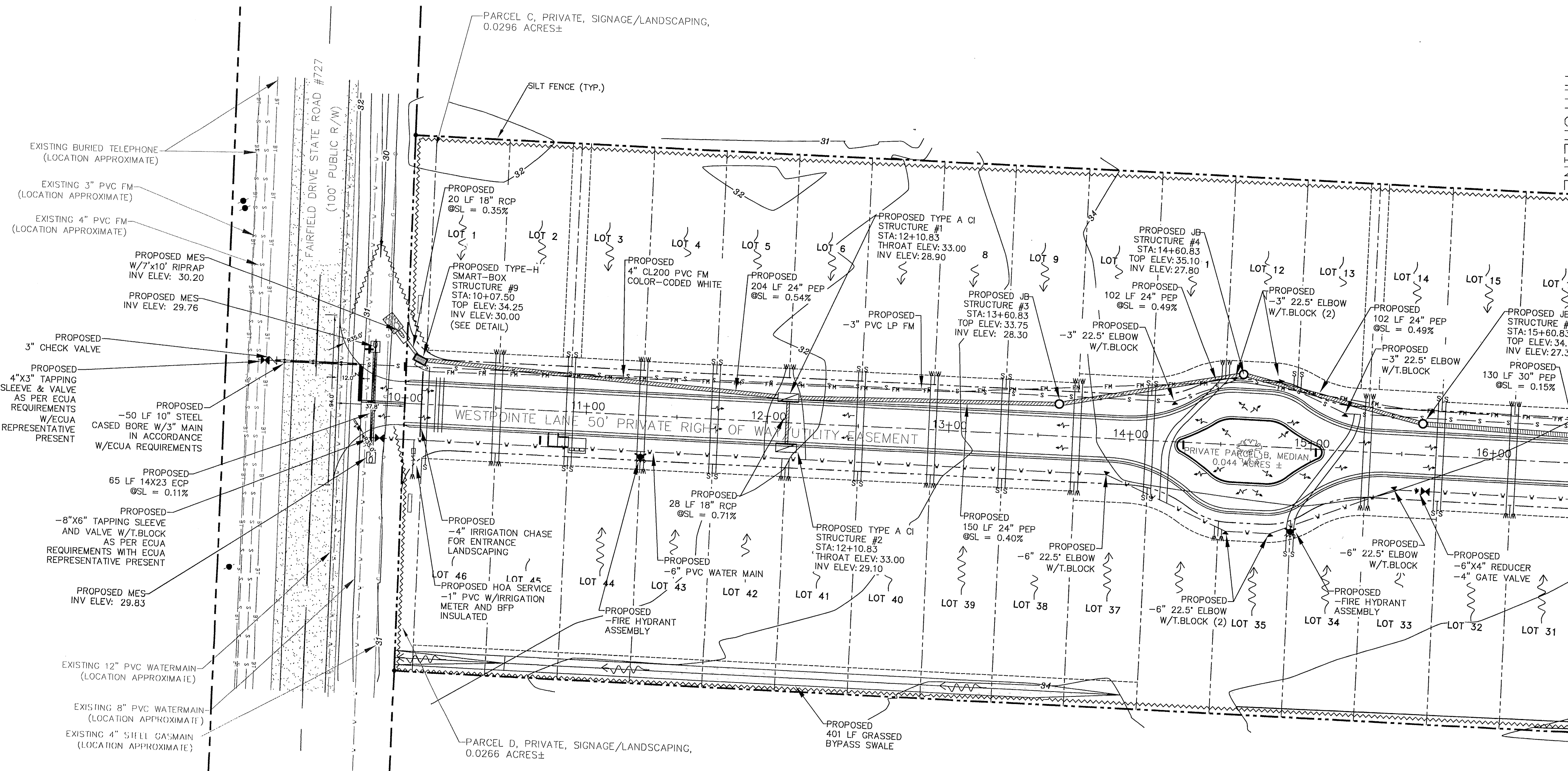
PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C5 OF C13



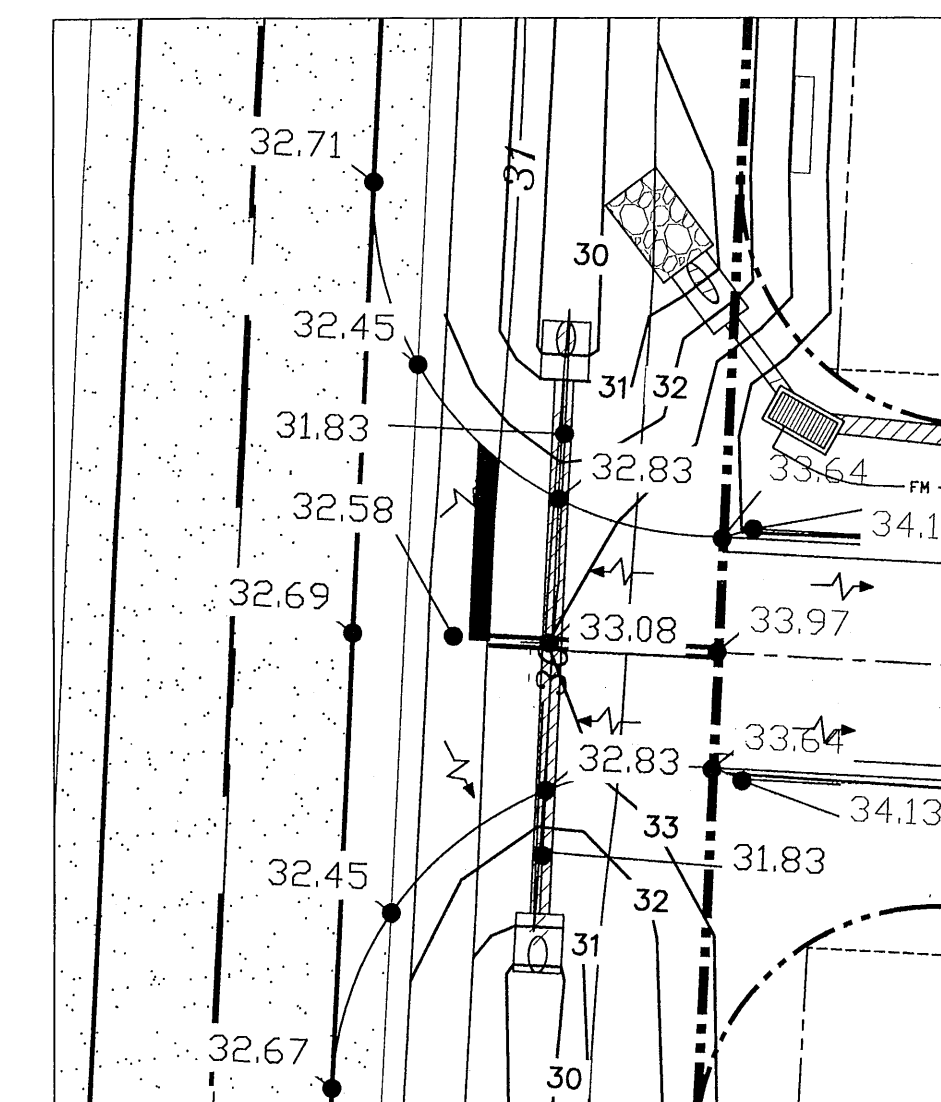
NOTE:
1. ALL DISTURBED AREAS IN RIGHT-OF-WAY TO BE RESTORED WITH SOLID SOD PER FDOT

NOTE:
1. WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

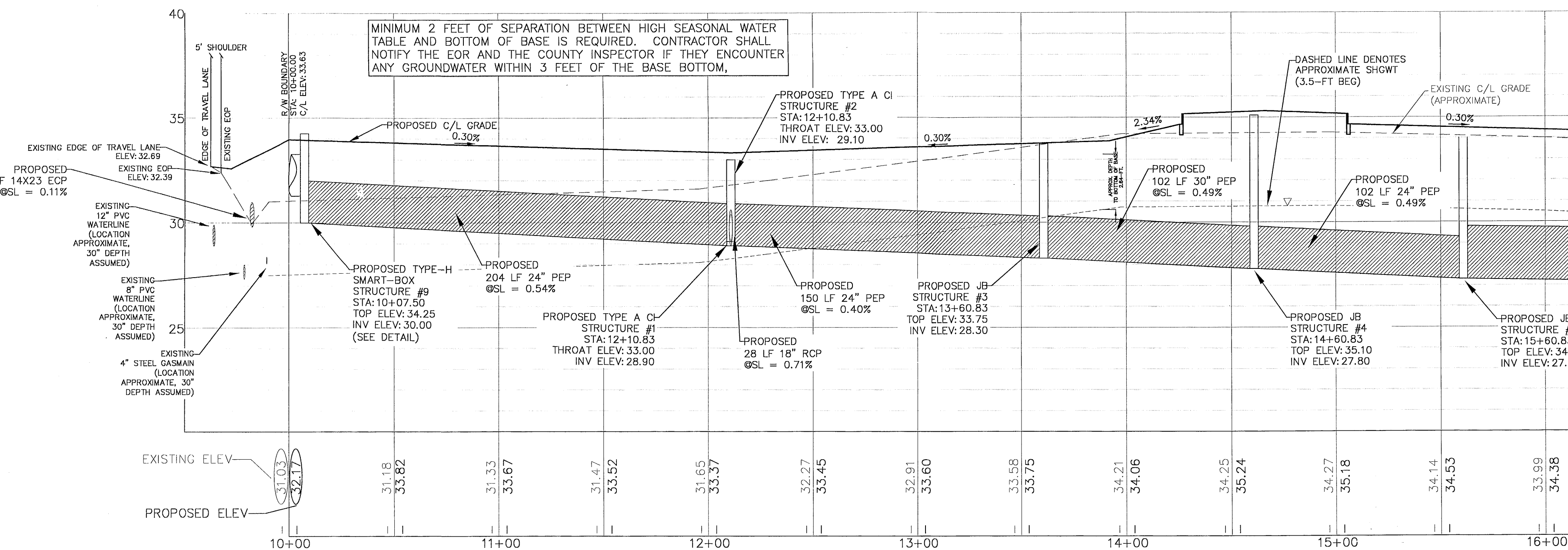
ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL



TRAFFIC ISLAND GRADING
SCALE 1:30



ENTRANCE GRADING
SCALE 1:20



TREE PRESERVATION NOTES:
1. 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.
2. 54" LIVE OAK TO BE PRESERVED TO MAINTAIN HEALTHY ROOT GROWTH AND CANOPY SPREAD. SEE ESCAMBIA COUNTY LDC DSM SECTION 2-3 FOR RECOMMENDATIONS FOR ROOT ZONE AND CANOPY PRESERVATION.

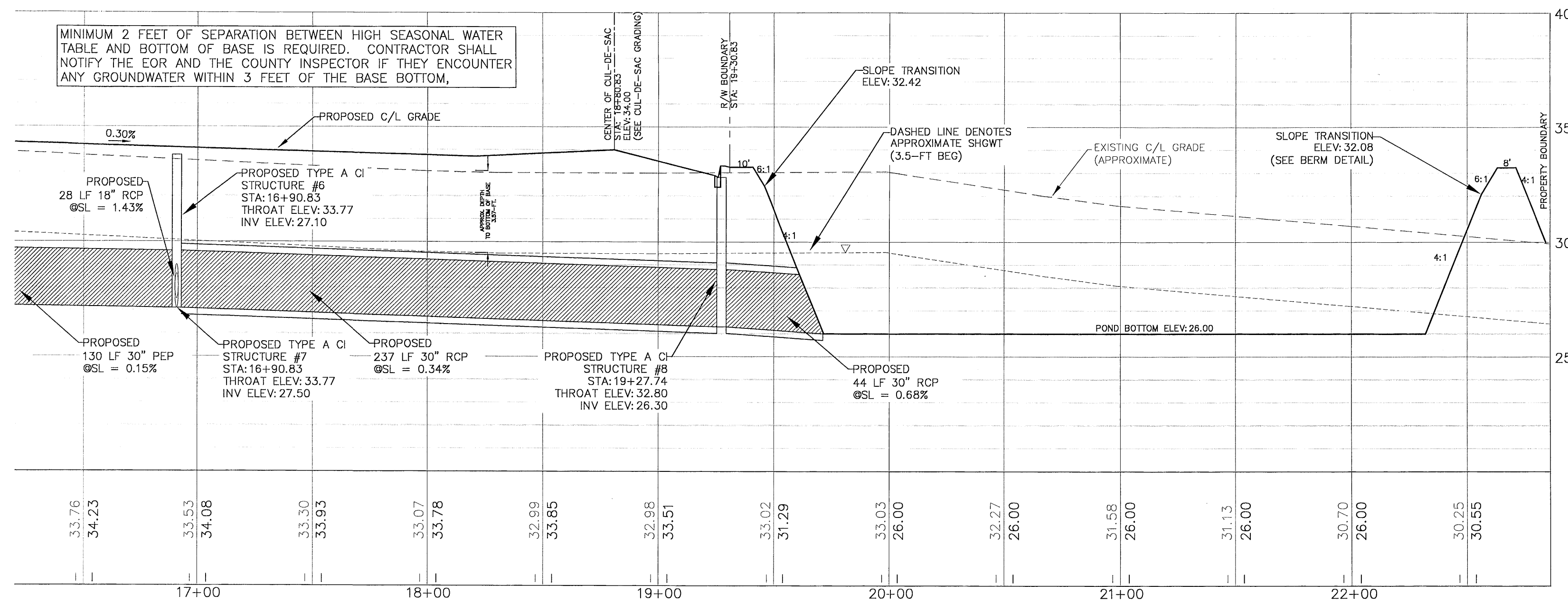
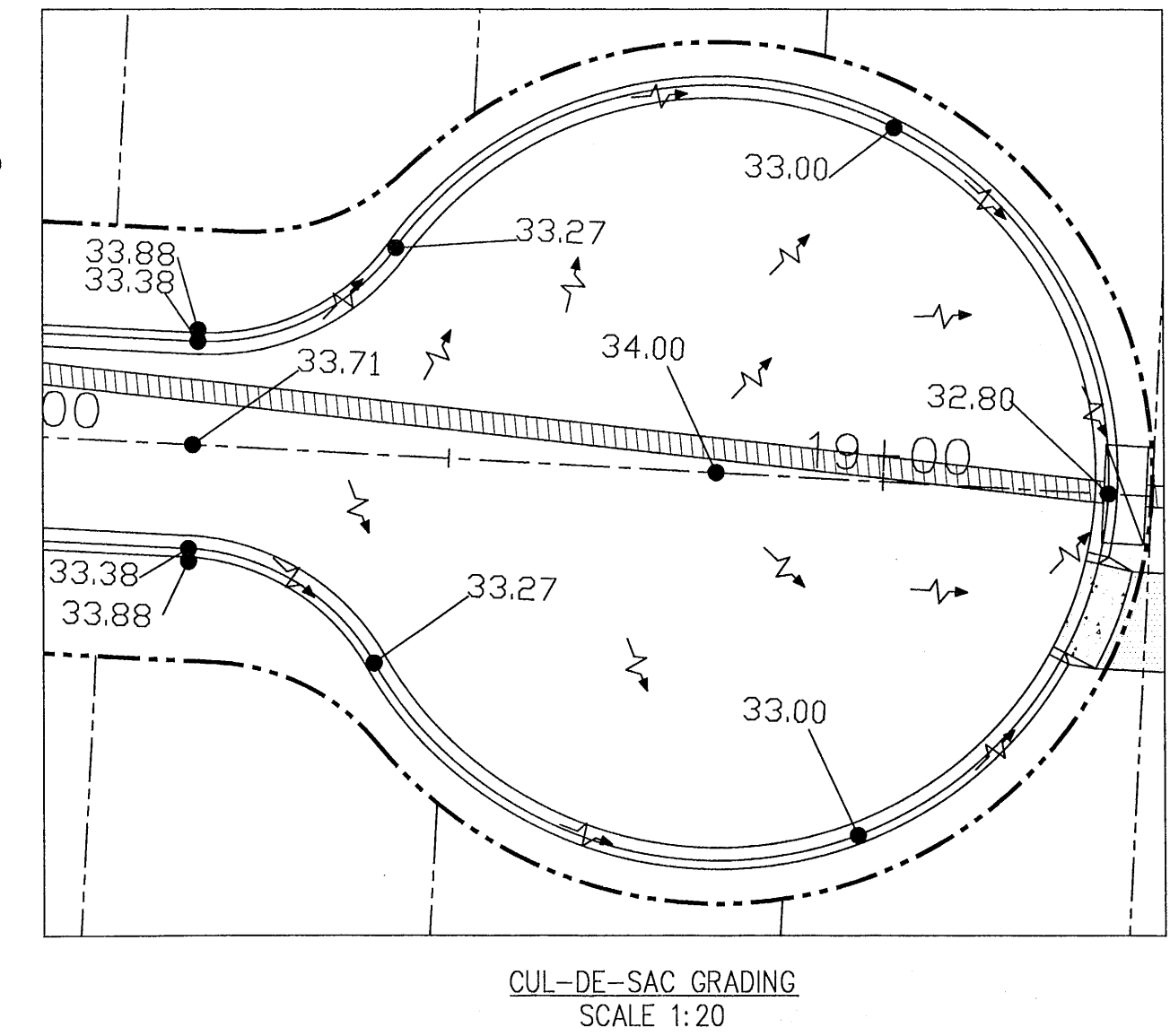
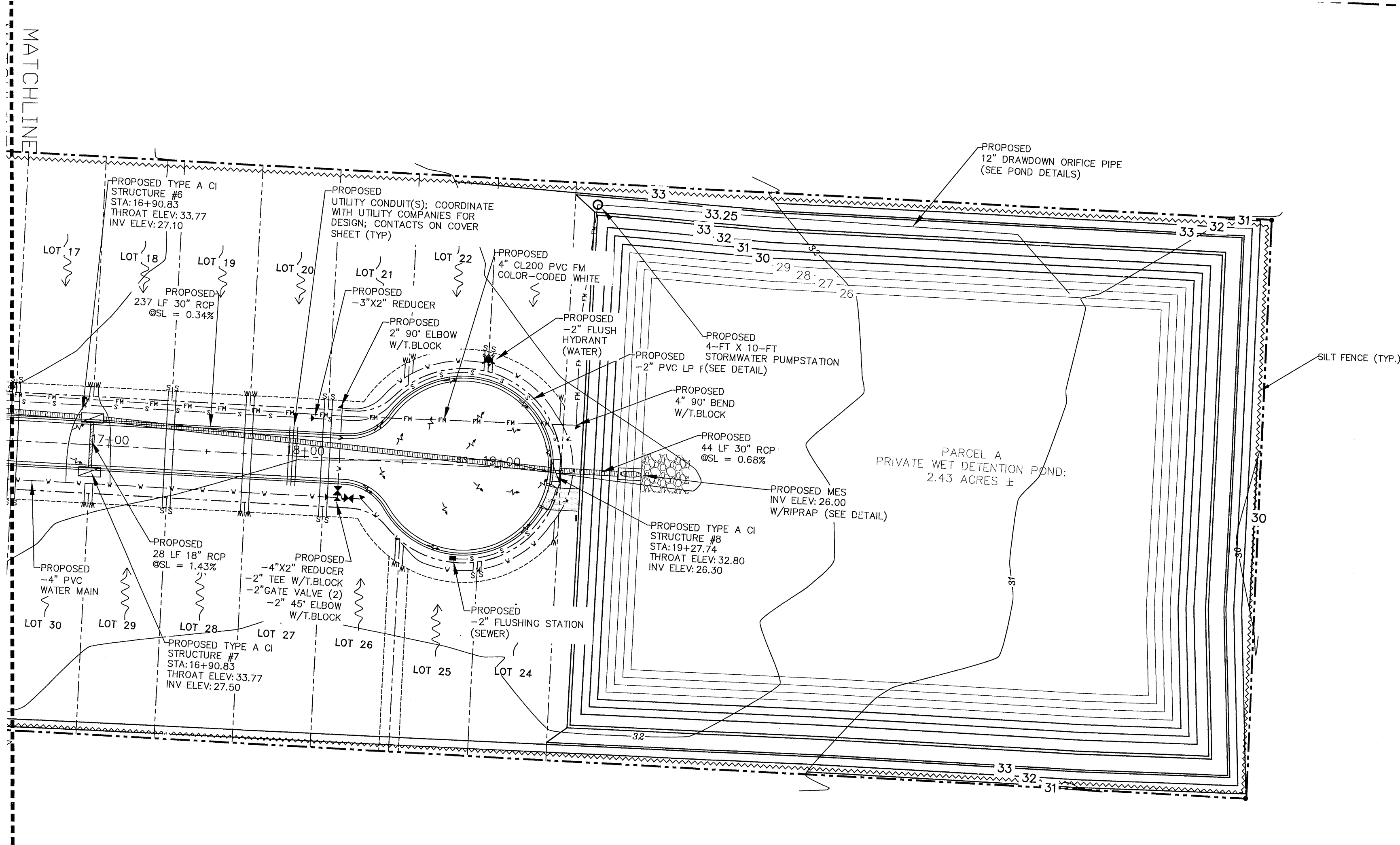
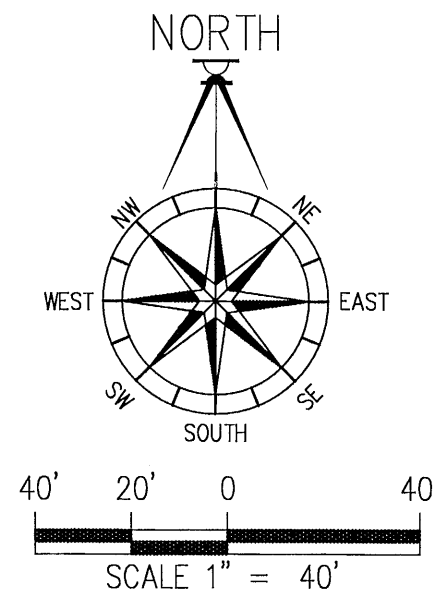
DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E.
BOARD OF PROFESSIONAL REGULATION #00008423
1025 W. BAYVIEW AVENUE
PENSACOLA, FL 32504
PH: (850) 476-8677 FAX: (850) 476-7708

WESTPOINTE PLACE

WESTPOINTE LANE PLAN/PROFILE

DATE	
REVISION	
NUMBER	

DRAWN BY: B. PEMENT
DESIGNED BY: D. FITZPATRICK
SIGNATURE & SEAL
DAVID W. FITZPATRICK
P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROJECT NUMBER: 20-007
PLOT DATE: 06/24/22
SHEET: C6 OF C13



ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL

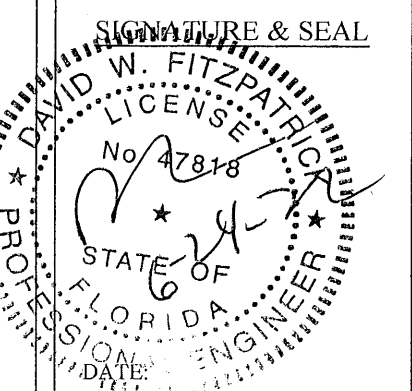
DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL REGULATION #00008423
10200 W. WINDY HILL RD.
PENSACOLA, FL 32534
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WESTPOINTE PLACE

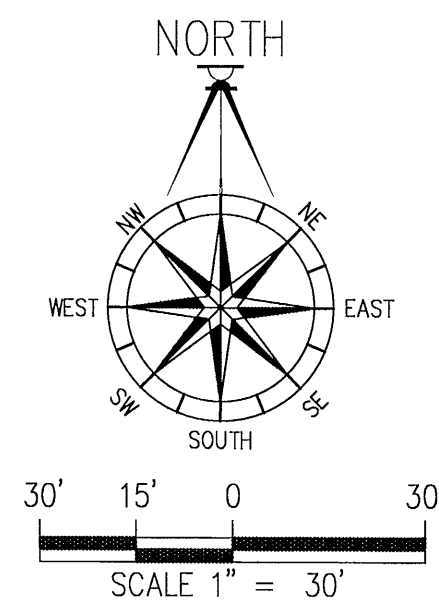
WESTPOINTE LANE PLAN/PROFILE

DATE	
REVISION	
NUMBER	

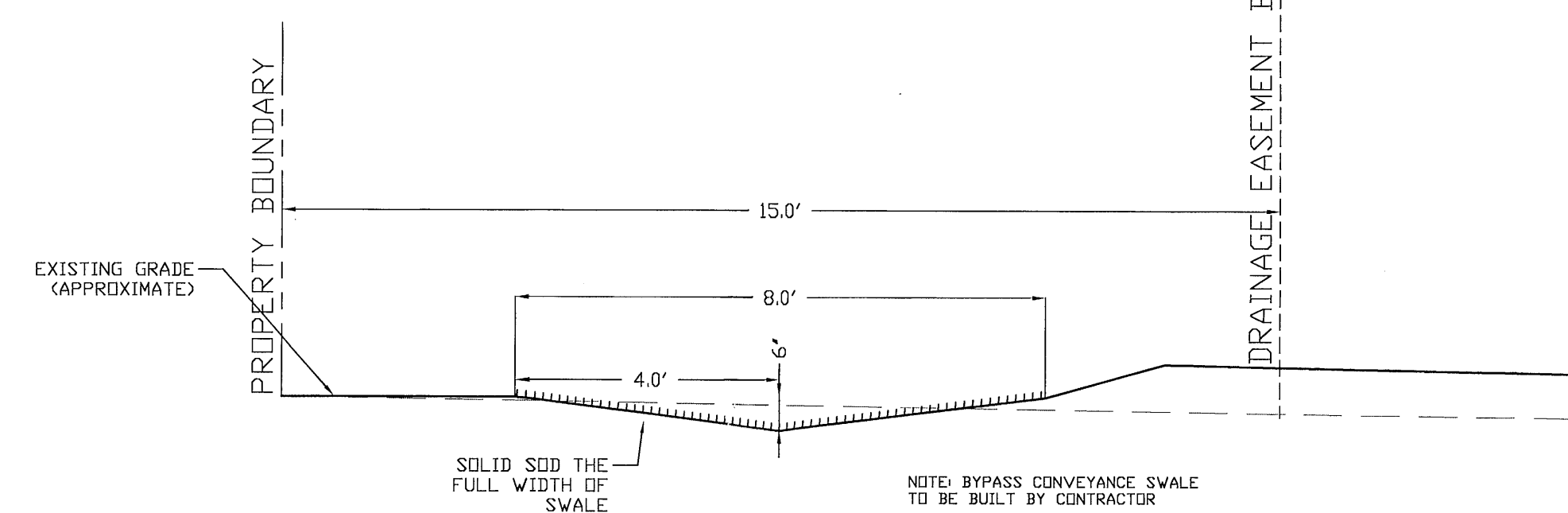
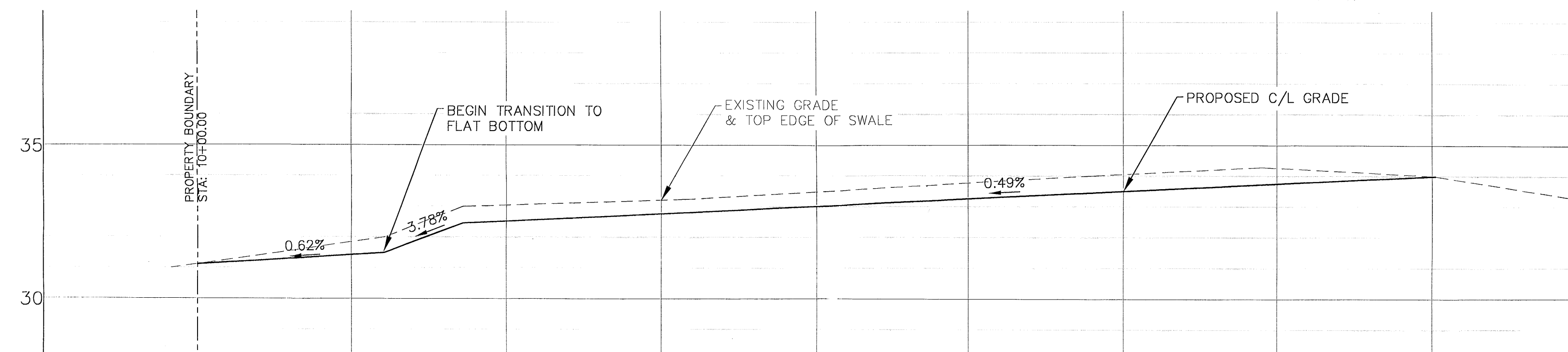
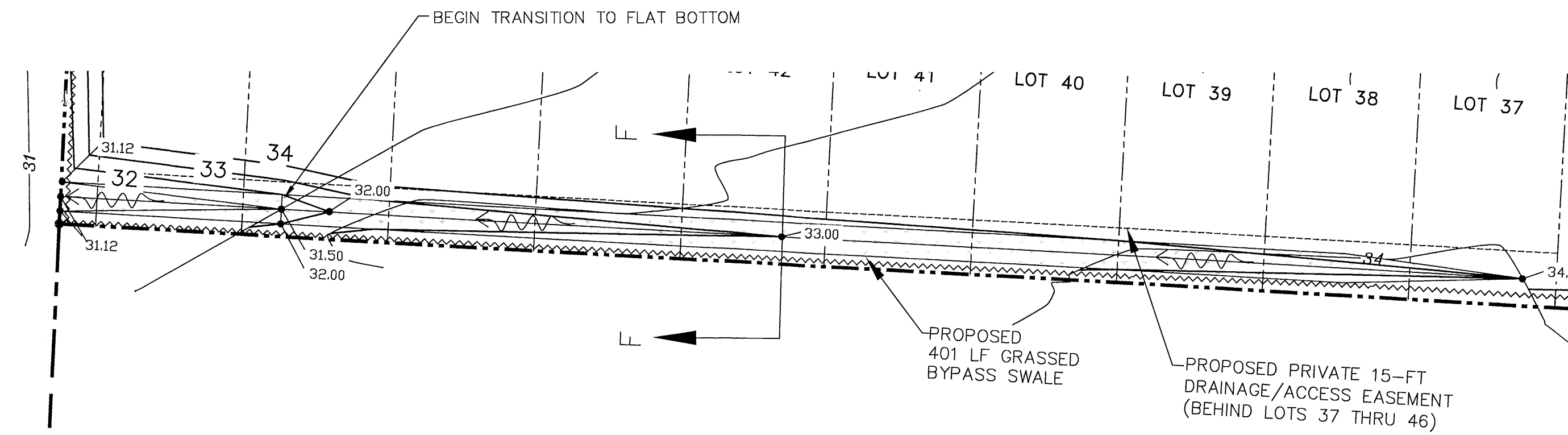
DRAWN BY:
B. PEMENT
DESIGNED BY:
D. FITZPATRICK



PROJECT NUMBER: 20-007
PLOT DATE: 06/24/22
SHEET: C7 OF C13



ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH
THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL



SECTION F-F
BYPASS SWALE DETAIL
NTS

DAVID W. FITZPATRICK
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10255 W. GULF BLVD., SUITE 100
FORT MYERS, FL 33907
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WESTPOINTE PLACE
BYPASS SWALE PLAN/PROFILE

DATE	
REVISION	
NUMBER	

DRAWN BY:
B. PEMENT

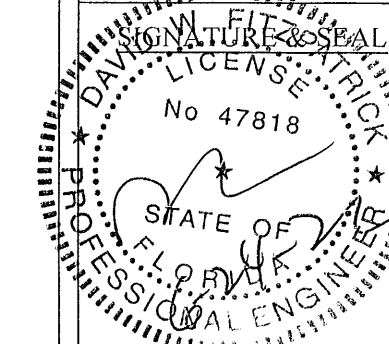
DESIGNED BY:
D. FITZPATRICK

DATE: 06/24/22

PROJECT NUMBER: 20-007

PLAT DATE: 06/24/22

SHEET C8 OF C13



ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E. #00008423
BOARD OF PROFESSIONAL REGULATION
10250 NORTH PALMWAY STREET
DAVIDSON, NC 28038
PH: (850) 476-8877 FAX: (850) 476-7708

WESTPOINTE PLACE

ENTRANCE PLAN/PROFILE

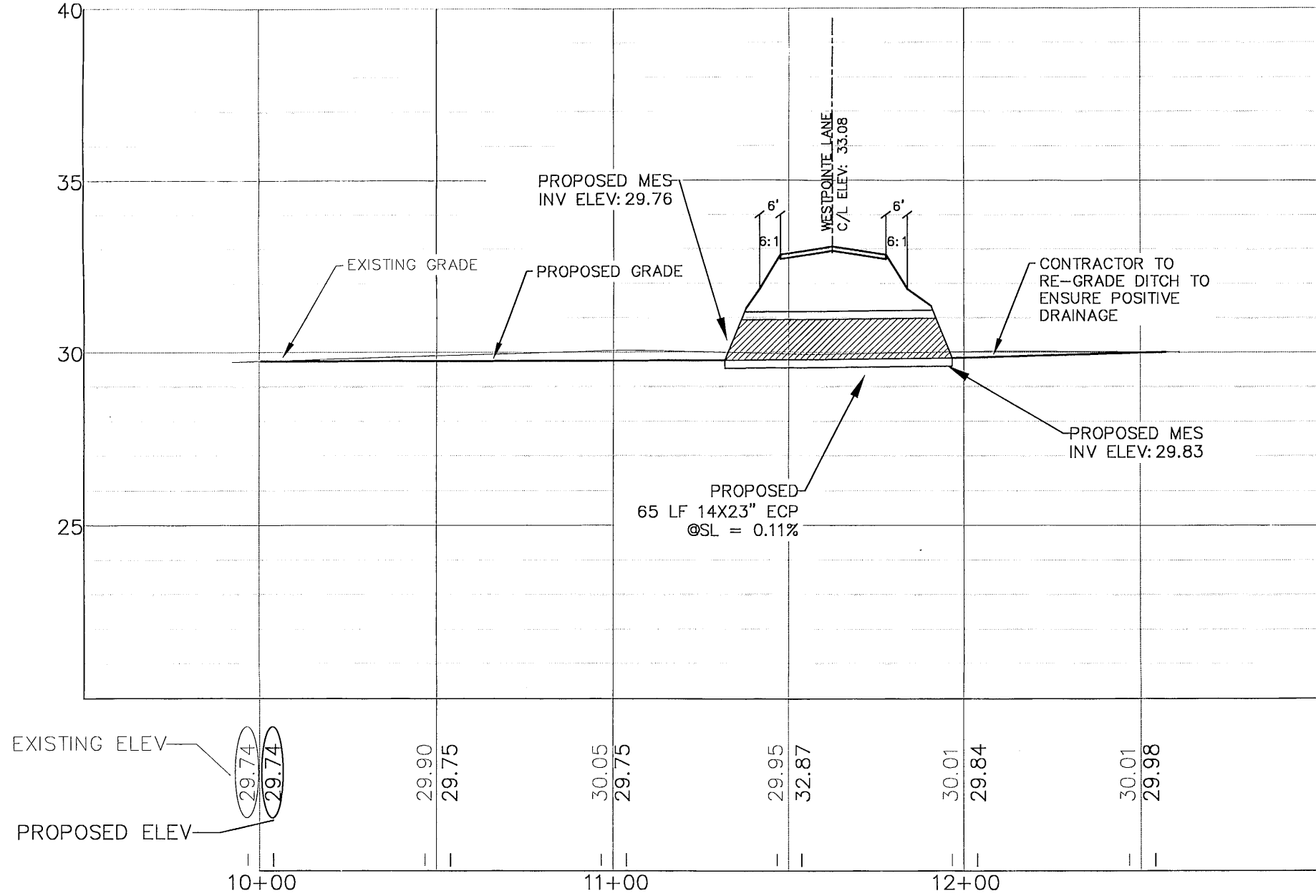
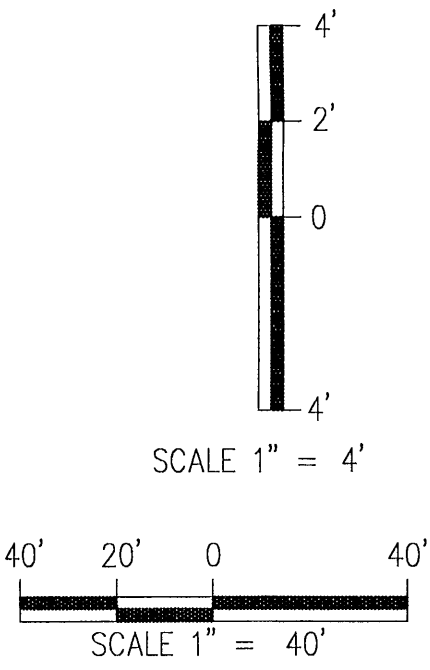
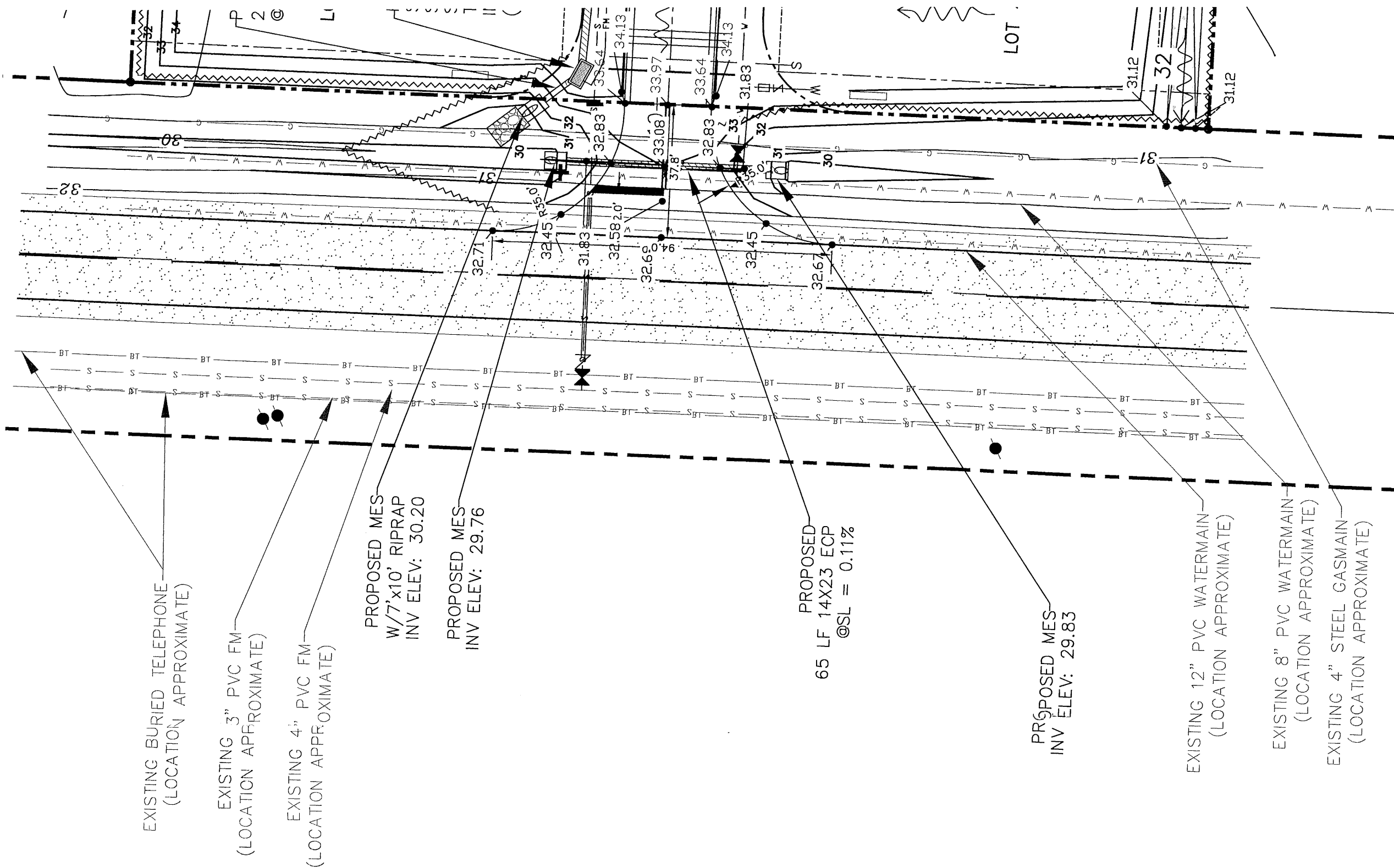
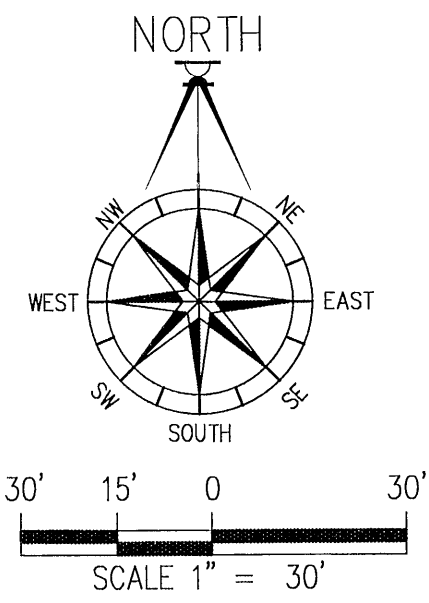
DATE	REVISION

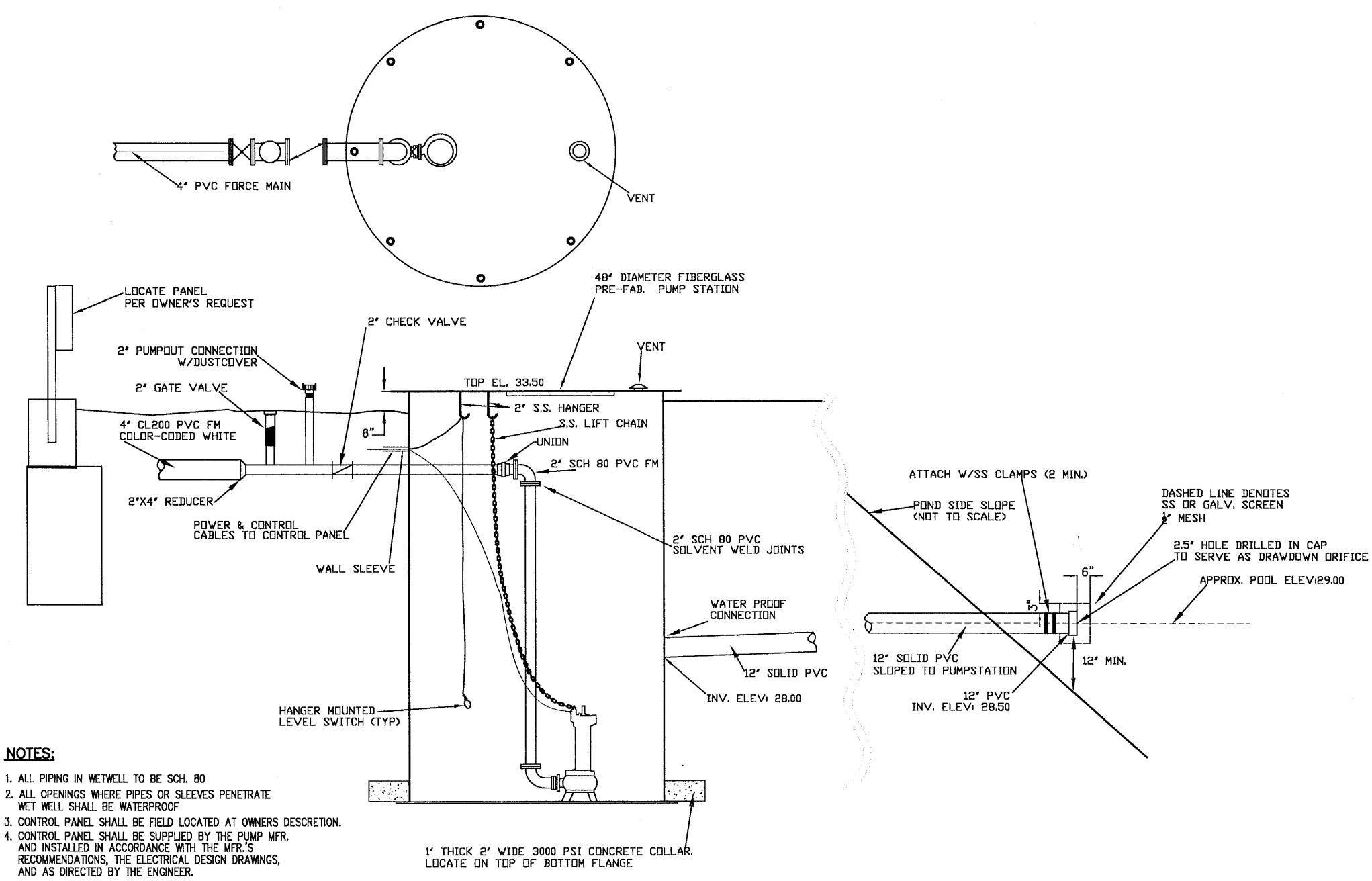
DRAWN BY: B. PEMENT
DESIGNED BY: D. FITZPATRICK

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 47818
DATE: 06/24/22

PROJECT NUMBER: 20-007
SHEET: C9 OF C13

NOTE:
1. WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALE SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.





STORMWATER LIFT STATION
NTS

GENERAL:

1. PUMP SHALL BE EQUAL IN ALL RESPECTS TO MODEL TP53M38L2/1 SUBMITTABLE TYPE AS MANUFACTURED BY HOMA
2. PUMP IS TO BE RATED AS FOLLOWS:
3 HP, 230 VOLT, 3-PHASE
DESIGN CONDITIONS = 100 GPM @ 25' TDH
CONTROL PANEL SHALL INCLUDE THE FOLLOWING AS A MINIMUM:
1-CONTROL CIRCUIT BREAKER
1-MANUALLY RESETTABLE CIRCUIT BREAKER
1-FLUORESCENT LIGHT WATER ALARM LIGHT
1-ALARM TEST SWITCH
1-EMERGENCY GENERATOR TERMINAL STRIP
1-CONTROL ASSEMBLY TO BE "C" LABELED AND LISTED
1-LIGHTNING PROTECTION
* = MOUNTED ON OR THROUGH INTERIOR DOOR
** = MOUNTED ON OUTSIDE OF ENCLOSURE

LEVEL CONTROLS:

WEIGHTED FLOAT SWITCH SHALL BE PROVIDED. FLOAT SHALL BE POLYPROPYLENE CASED.

GENERAL:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. IF UNFORESEEN OBSTRUCTIONS ARE DISCOVERED CONTACT THE ENGINEER IMMEDIATELY.
2. CONTRACTOR SHOULD VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, INCLUDING ELECTRICAL WORK THAT MAY BE REQUIRED.
3. ALL DISTURBED AREAS ARE TO BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER TO INCLUDE BUT NOT LIMITED TO SOILING, SEED AND MULCH, CONCRETE, OR ASPHALT PATCHING. THE CONTRACTOR IS ADVISED TO TAKE PICTURES AND/OR VIDEO TAPE THE RIGHT OF WAY PRIOR TO COMMENCING WORK.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND WITH THE FLORIDA PLUMBING CODE.
5. ALL WORK SHALL BE INSTALLED PER ECUA REQUIREMENTS.

STORMWATER LIFT STATION
NTS

GENERAL:

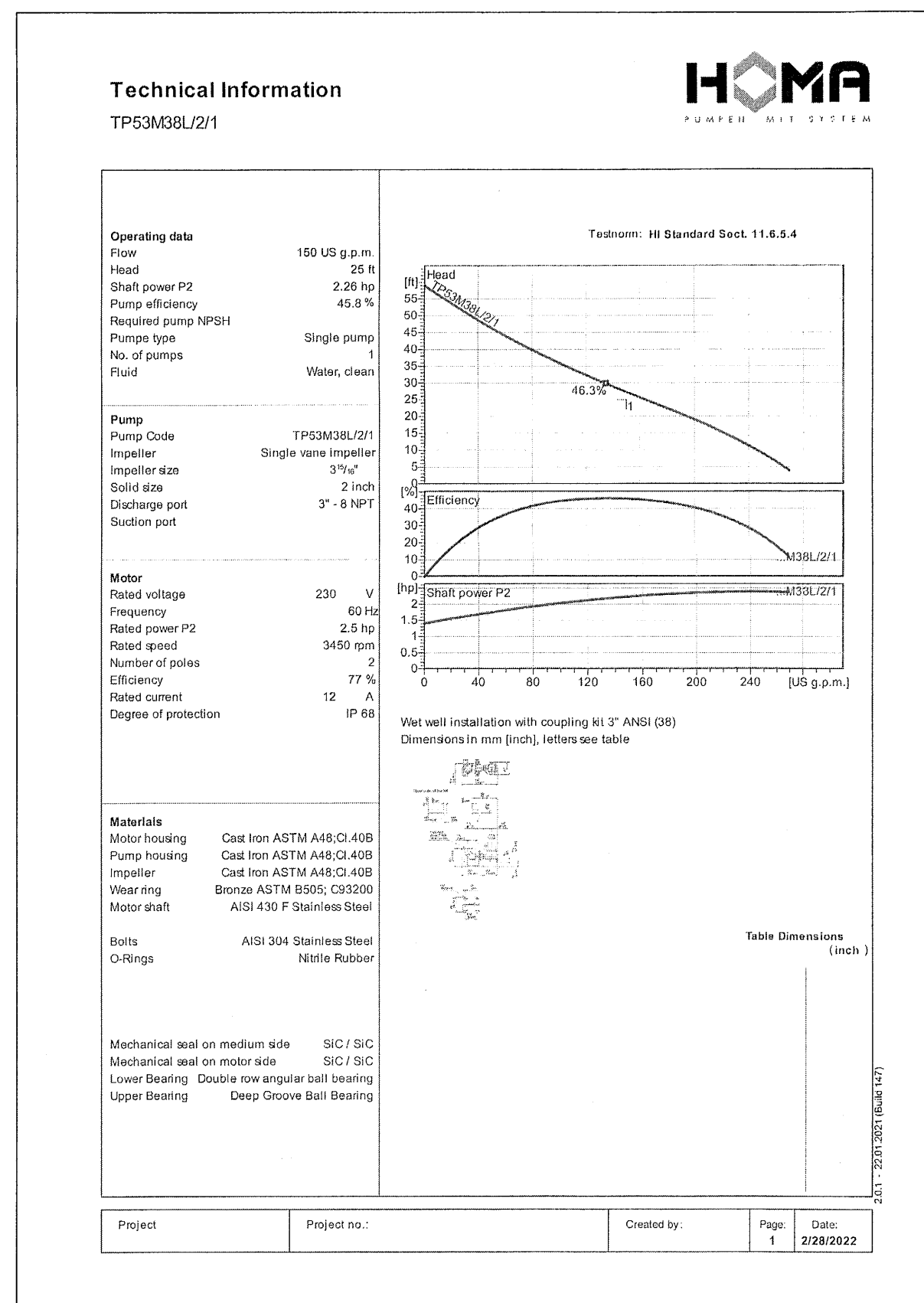
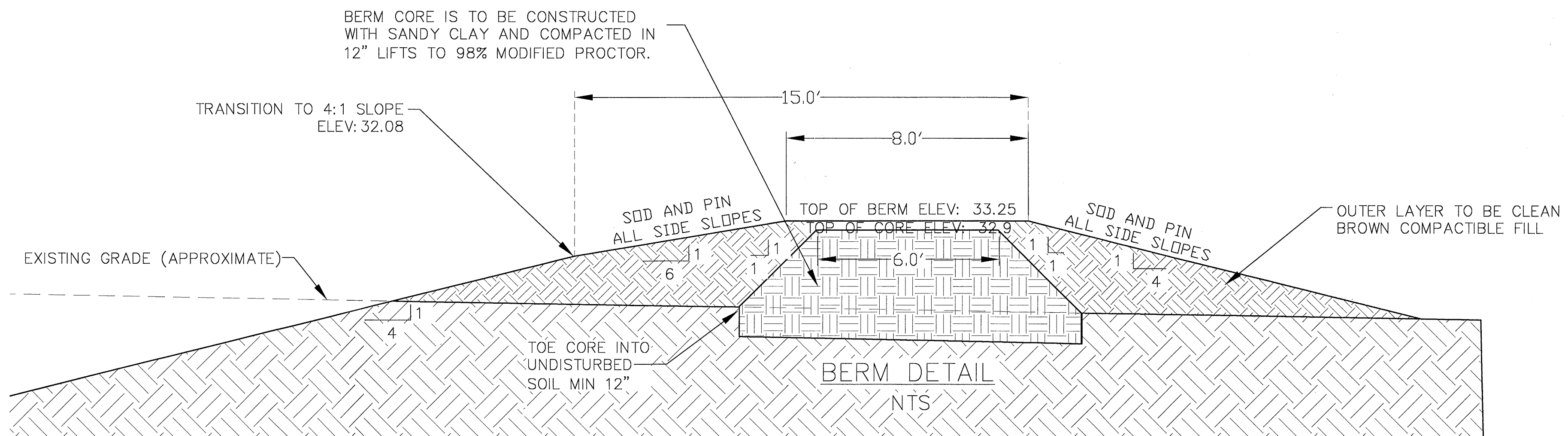
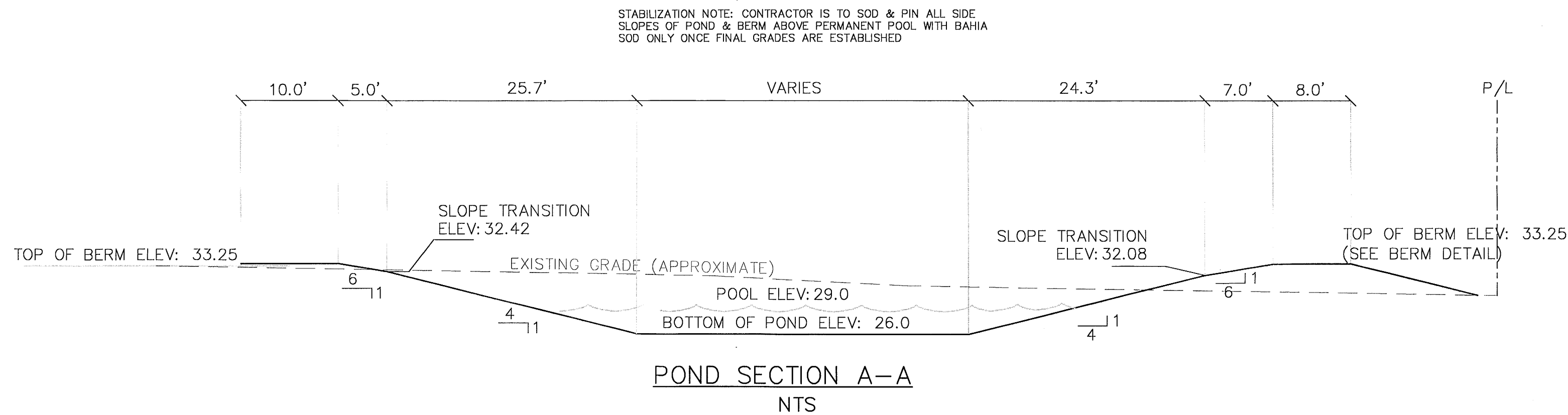
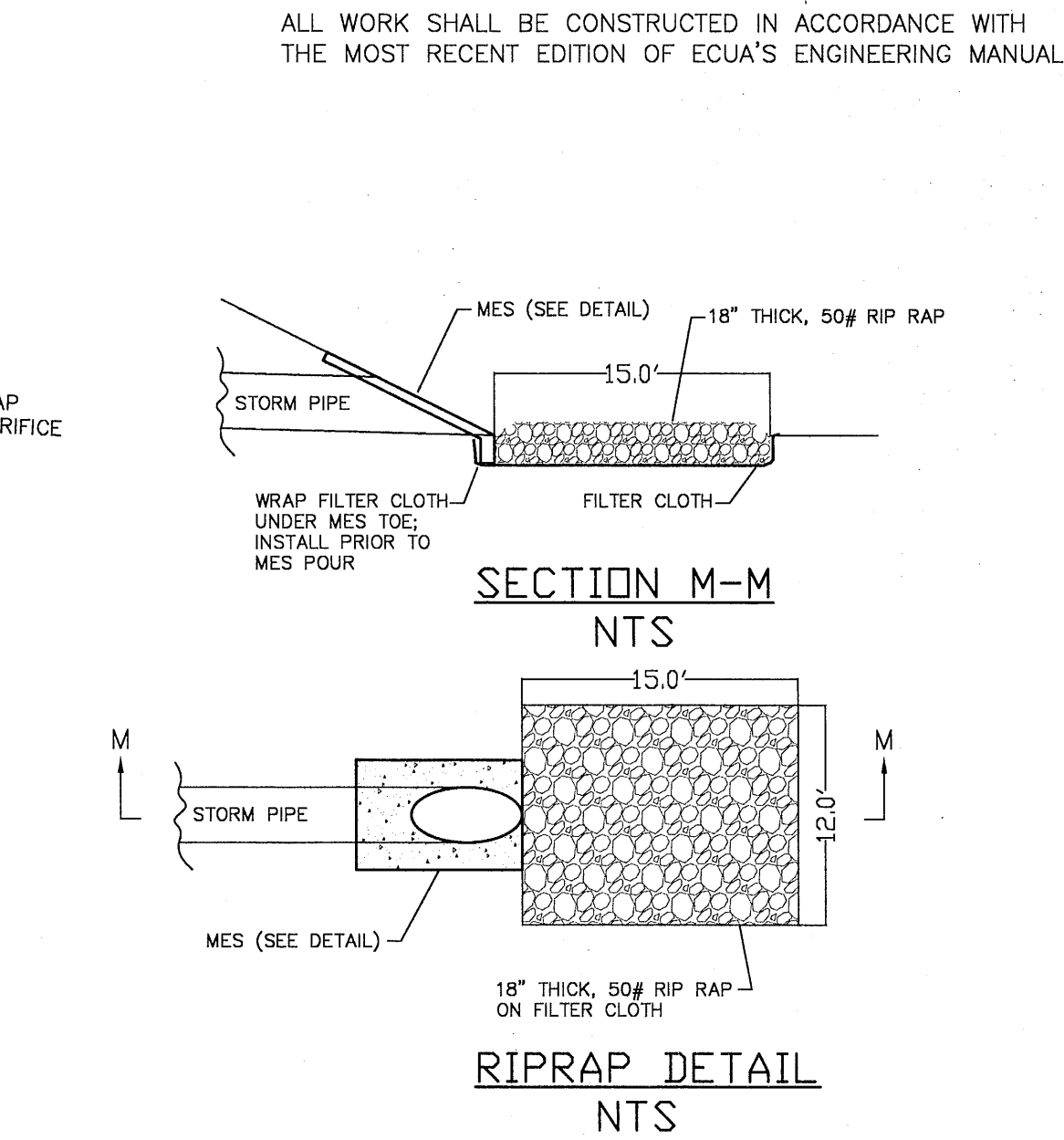
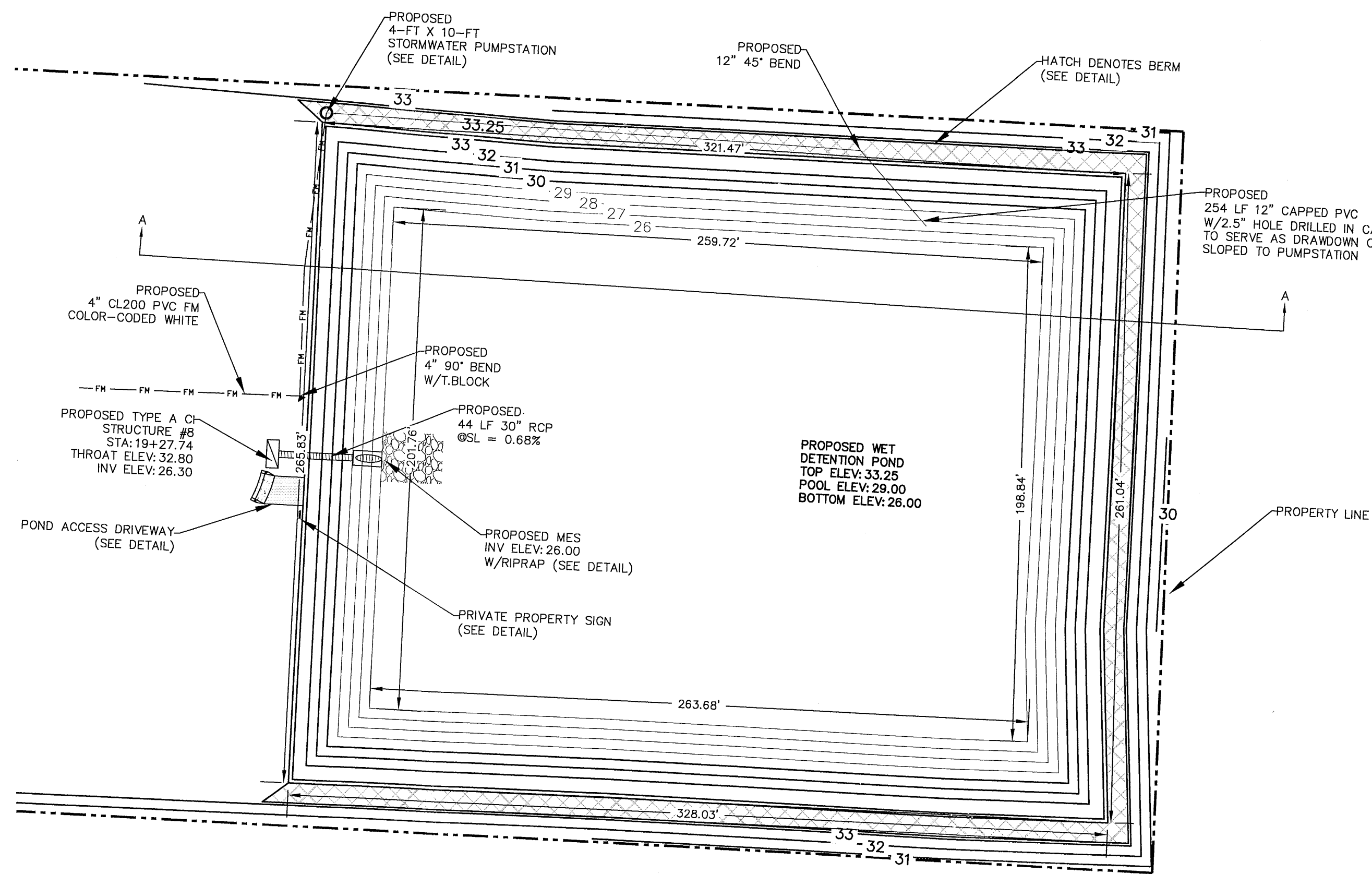
1. PUMP SHALL BE EQUAL IN ALL RESPECTS TO MODEL TP53M38L2/1 SUBMITTABLE TYPE AS MANUFACTURED BY HOMA
2. PUMP IS TO BE RATED AS FOLLOWS:
3 HP, 230 VOLT, 3-PHASE
DESIGN CONDITIONS = 100 GPM @ 25' TDH
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1-MANUALLY RESETTABLE CIRCUIT BREAKER
1-FLUORESCENT LIGHT WATER ALARM LIGHT
1-ALARM TEST SWITCH
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1-CONTROL ASSEMBLY TO BE "C" LABELED AND LISTED
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* = MOUNTED ON OR THROUGH INTERIOR DOOR
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LEVEL CONTROLS:

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GENERAL:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. IF UNFORESEEN OBSTRUCTIONS ARE DISCOVERED CONTACT THE ENGINEER IMMEDIATELY.
2. CONTRACTOR SHOULD VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, INCLUDING ELECTRICAL WORK THAT MAY BE REQUIRED.
3. ALL DISTURBED AREAS ARE TO BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER TO INCLUDE BUT NOT LIMITED TO SOILING, SEED AND MULCH, CONCRETE, OR ASPHALT PATCHING. THE CONTRACTOR IS ADVISED TO TAKE PICTURES AND/OR VIDEO TAPE THE RIGHT OF WAY PRIOR TO COMMENCING WORK.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND WITH THE FLORIDA PLUMBING CODE.
5. ALL WORK SHALL BE INSTALLED PER ECUA REQUIREMENTS.



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PALM BEACH, FL 33484
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WESTPOINTE PLACE

POND DETAILS

DATE	
REVISION	
NUMBER	
DRAWN BY:	B. PEMENT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL	
PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C10 OF C13

DAVID W. FITZPATRICK
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10250 NORTH PALMAY STREET
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ROAD DETAILS

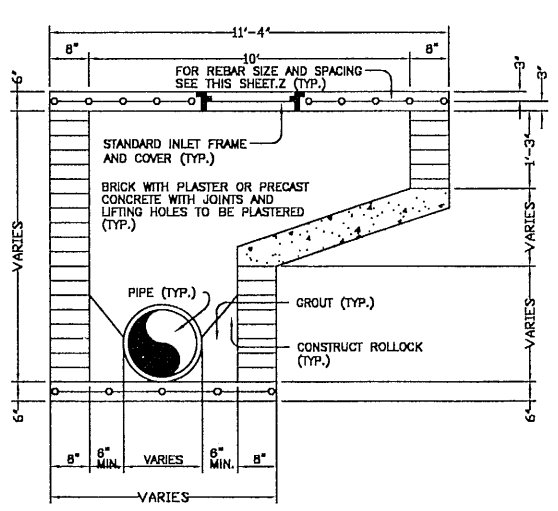
CONSTRUCTION ENTRANCE/EXIT PLAN VIEW
NTS

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECQA'S ENGINEERING MANUAL

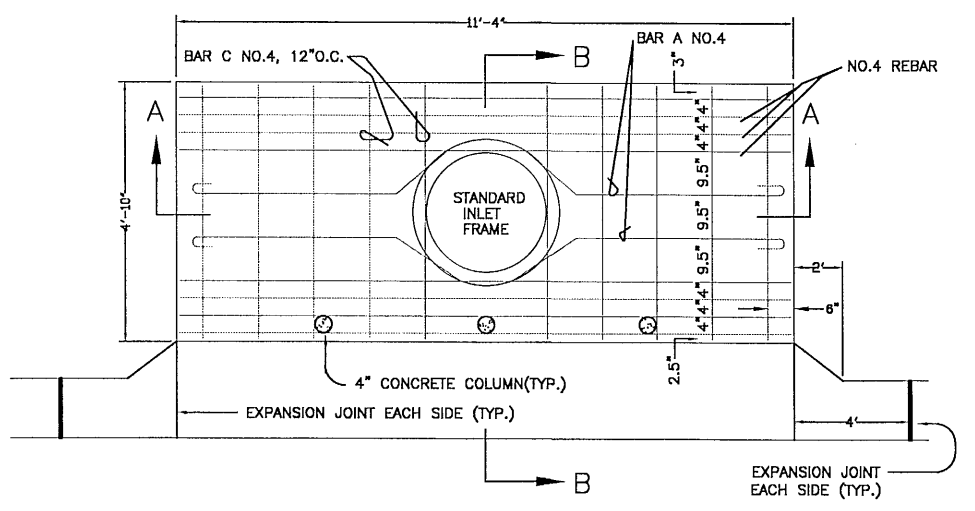
DAVID W. FITZPATRICK
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10250 NORTH PALMVIEW STREET
PALM BEACH, FL 33411
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WESTPOINTE PLACE
DRAINAGE DETAILS

NOTE: ALL INLETS ARE TO UTILIZE SILT SAVERS FRAME AND FILTER ASSEMBLY.

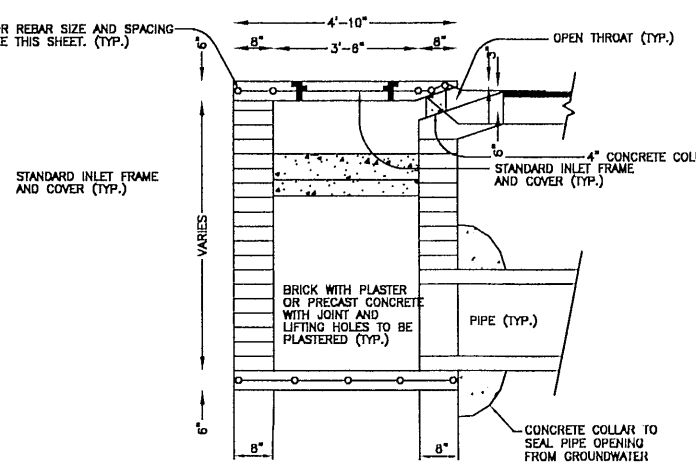


SECTION "A-A"

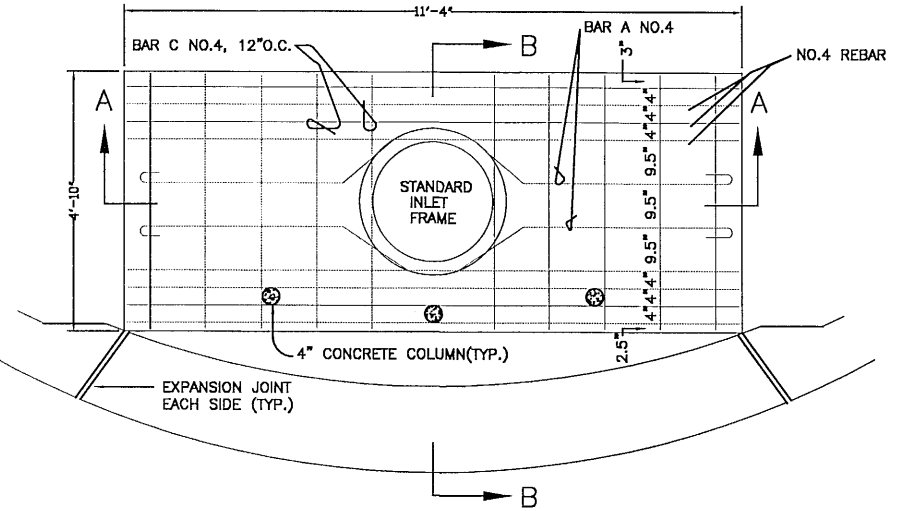


TYPE 'A' DROP INLET DETAIL

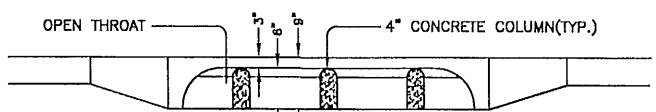
STORM STRUCTURE NOTES:
1. NO CONCRETE BLOCK ALLOWED IN INLETS/MANHOLES
2. PIPE CONNECTIONS TO STRUCTURES TO INCLUDE CONCRETE COLLARS.



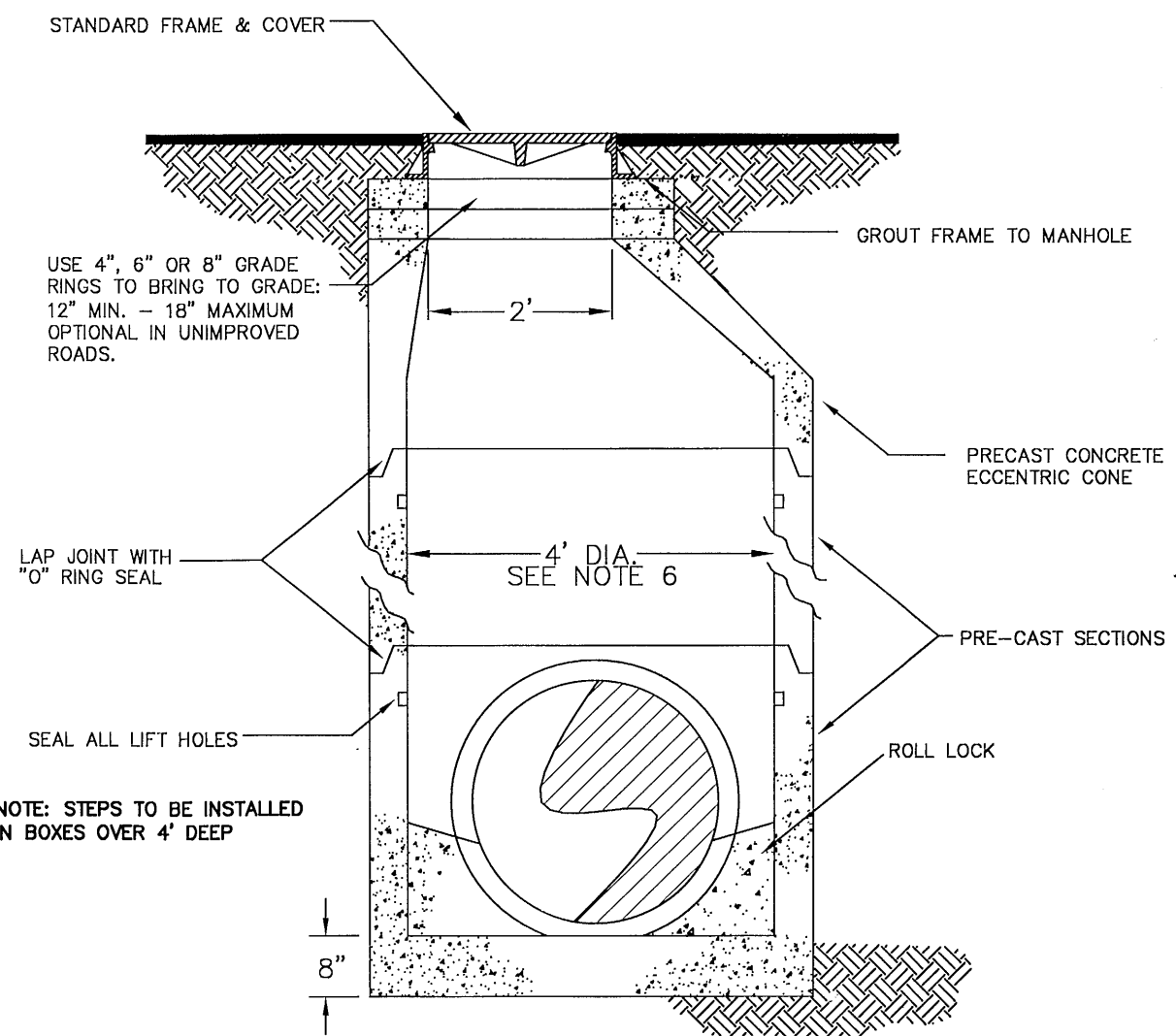
SECTION "B-B"



TYPE 'A-1' DROP INLET DETAIL



TYPE 'A' & 'A-1' THROAT ELEVATION

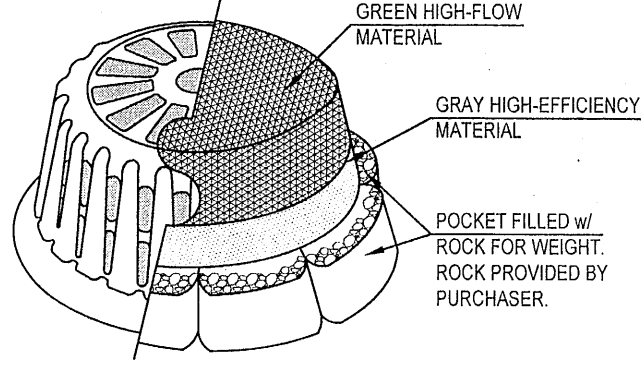


STANDARD JUNCTION BOX NTS

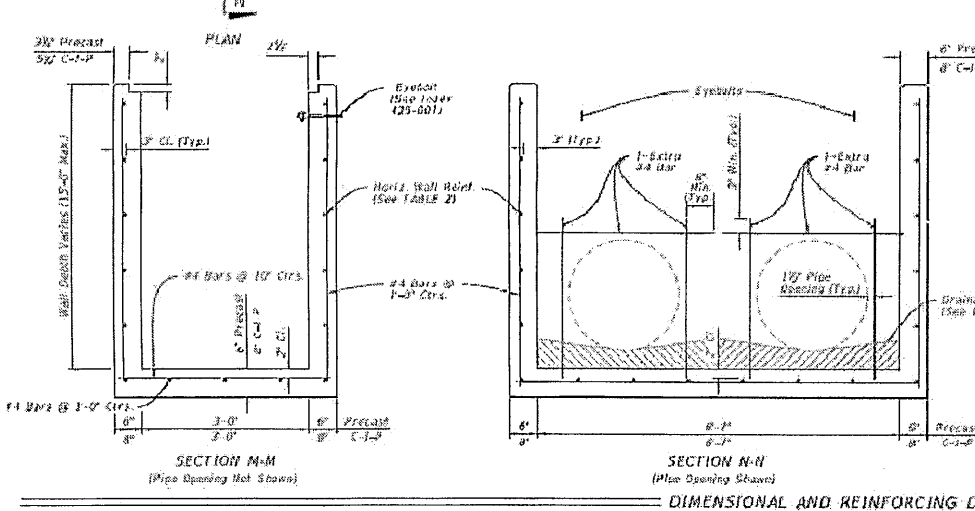
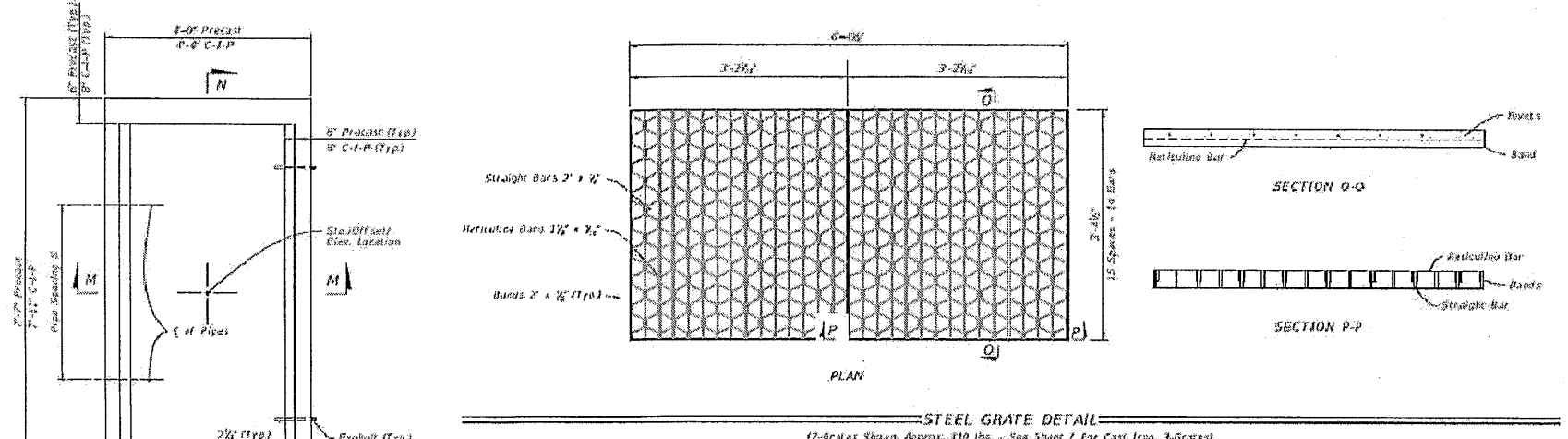
- JUNCTION BOX NOTES:
1. MANHOLE SHALL CONFORM TO A.S.T.M. C 478 SPECIFICATIONS.
 2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
 3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FORM PLASTIC GASKET OR EQUAL.
 4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
 5. CONCRETE TO BE 2500 P.S.I., REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60.
 6. FRAME AND COVER SHALL BE VULCAN 1337-2 (ASTM SPEC. A-48, CLASS 30 CAST IRON) OR APPROVED EQUAL. REFER TO SPECIFICATIONS FOR CONFIGURATIONS. IT MAY BE NECESSARY TO PROVIDE A LARGER DIAMETER JUNCTION BOX. RECTANGULAR JUNCTION BOXES ARE ACCEPTABLE PROVIDED THEY MEET ESCAMBIA COUNTY REQUIREMENTS AND FDOT SPEC.
 7. NO CONCRETE BLOCK ALLOWED IN INLETS/MANHOLES
 8. PIPE CONNECTIONS TO STRUCTURES TO INCLUDE CONCRETE COLLARS.

FILTER INSTALLATION
FILTER SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER. EVERY FILTER COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

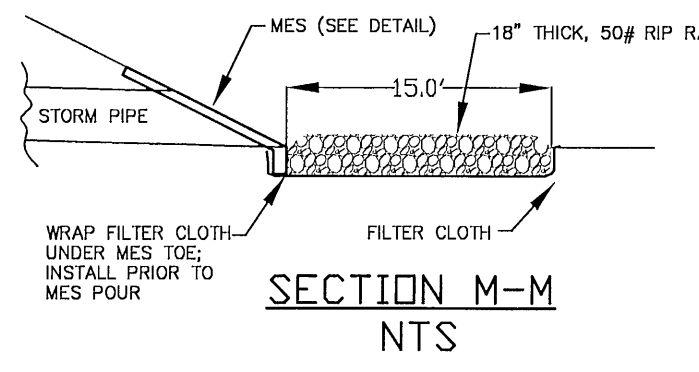


SILT SAVER DETAIL
SHOWN WITH DOT FILTER

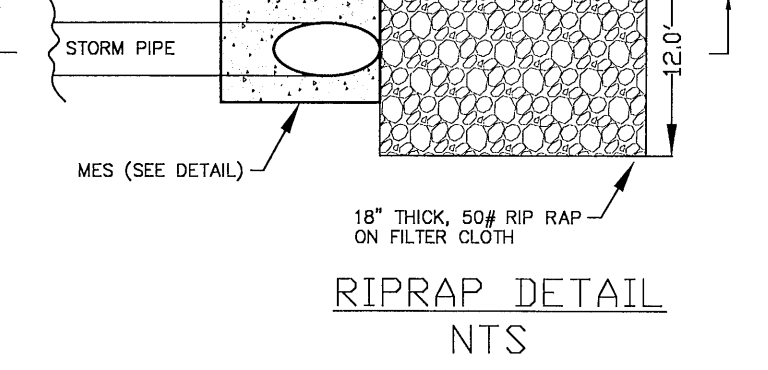


FDOT TYPE-H INLET DETAIL NTS

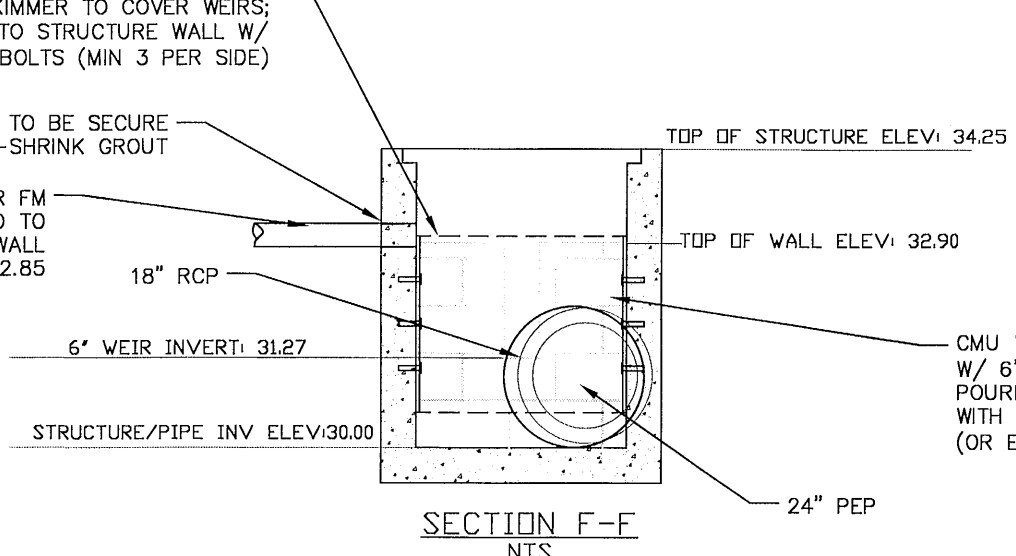
MES DIMENSIONS AND QUANTITIES																														1/2" CONCRETE SLAB (CY)												SODDING (SY)											
	D	X	M								N				N				N				N				N																										
			A	B	C	E	F	G	H	T	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	Single Pipe	Double Pipe	Triple Pipe	Quad Pipe																							
1 1/2" SLOPE	15'	2'-0"	2'-0"	2.5'	1.66'	4.18'	1.8'	5.0'	1.23'	3.5'	4.33'	6.92'	9.50'	12.08'	1.04'	0.35	0.54	0.74	0.94	21	24	27	29	21	24	27	29	21	24	27	29																						
	18'	2'-0"	2'-0"	2.9	2.24'	4.74'	2.3'	8.0'	1.41'	4'	4.58'	7.42'	10.20'	13.08'	1.04'	0.38	0.62	0.87	1.12	22	25	28	31	22	25	28	31	22	25	28	31																						
	24'	3'-0"	2'-0"	3.35'	5.85'	5.0'	3.0'	7.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'	0.47	0.76	1.05	1.34	23	27	31	35	23	27	31	35	23	27	31	35																						
	30'	4'-0"	2'-0"	4.47'	6.97'	6.0'	4.0'	6.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'	0.57	0.96	1.37	1.77	25	30	35	39	25	30	35	39	25	30	35	39																						
	36'	5'-0"	2'-0"	5.59'	8.09'	5.0'	5.0'	5.0'	2.24'	4'	6.08'	11.17'	16.20'	21.33'	1.04'	0.67	1.19	1.72	2.26	27	33	39	44	27	33	39	44	27	33	39	44																						
	42'	6'-0"	2'-0"	6.71'	9.21'	6.0'	10.0'	10.0'	2.45'	4'	6.58'	12.58'	18.58'	24.58'	1.04'	0.78	1.48	2.17	2.87	29	36	42	49	29	36	42	49	29	36	42	49																						
1 1/4" SLOPE	15'	2'-0"	2'-0"	2.5	1.63'	10.33'	11.44'	8.0'	12.0'	3.00'	4'	7.58'	15.25'	22.52'	30.58'	1.04'	1.02	2.06	3.10	4.14	33	41	50	58	33	41	50	58	33	41	50	58																					
	18'	2'-0"	2'-0"	2.9	1.93'	10.33'	11.44'	8.0'	12.0'	3.00'	4'	7.58'	15.25'	22.52'	30.58'	1.04'	1.02	2.06	3.10	4.14	33	41	50	58	33	41	50	58	33	41	50	58																					
	24'	3'-0"	2'-0"	2.9	3.09'	5.59'	5.0'	7.0'	1.23'	4'	4.33'	6.92'	9.50'	12.08'	1.04'	0.44	0.68	0.91	1.15	22	25	28	31	22	25	28	31	22	25	28	31																						
	30'	4'-0"	2'-0"	2.9	3.12'	6.62'	4.0'	8.0'	1.41'	4'	4.58'	7.42'	10.20'	13.08'	1.04'	0.49	0.77	1.03	1.31	24	27	30	33	24	27	30	33	24	27	30	33																						
	36'	5'-0"	2'-0"	2.9	3.19'	8.06'	6.0'	10.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'	0.55	0.99	1.38	1.77	27	30	34	38	27	30	34	38	27	30	34	38																						
	42'	6'-0"	2'-0"	2.9	3.25'	10.75'	8.0'	12.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'	0.55	1.34	2.44	2.9	29	34	39	44	29	34	39	44	29	34	39	44																						



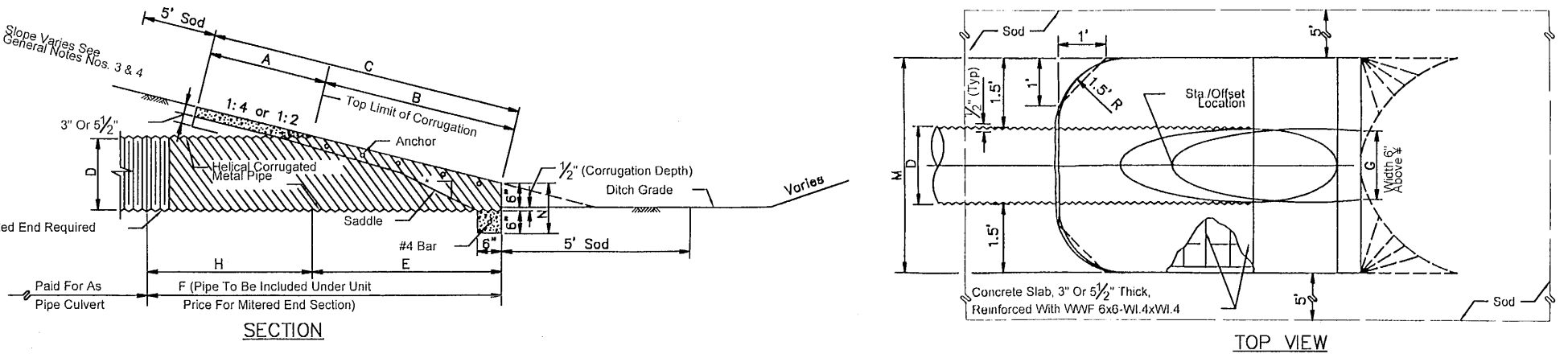
SECTION M-M NTS



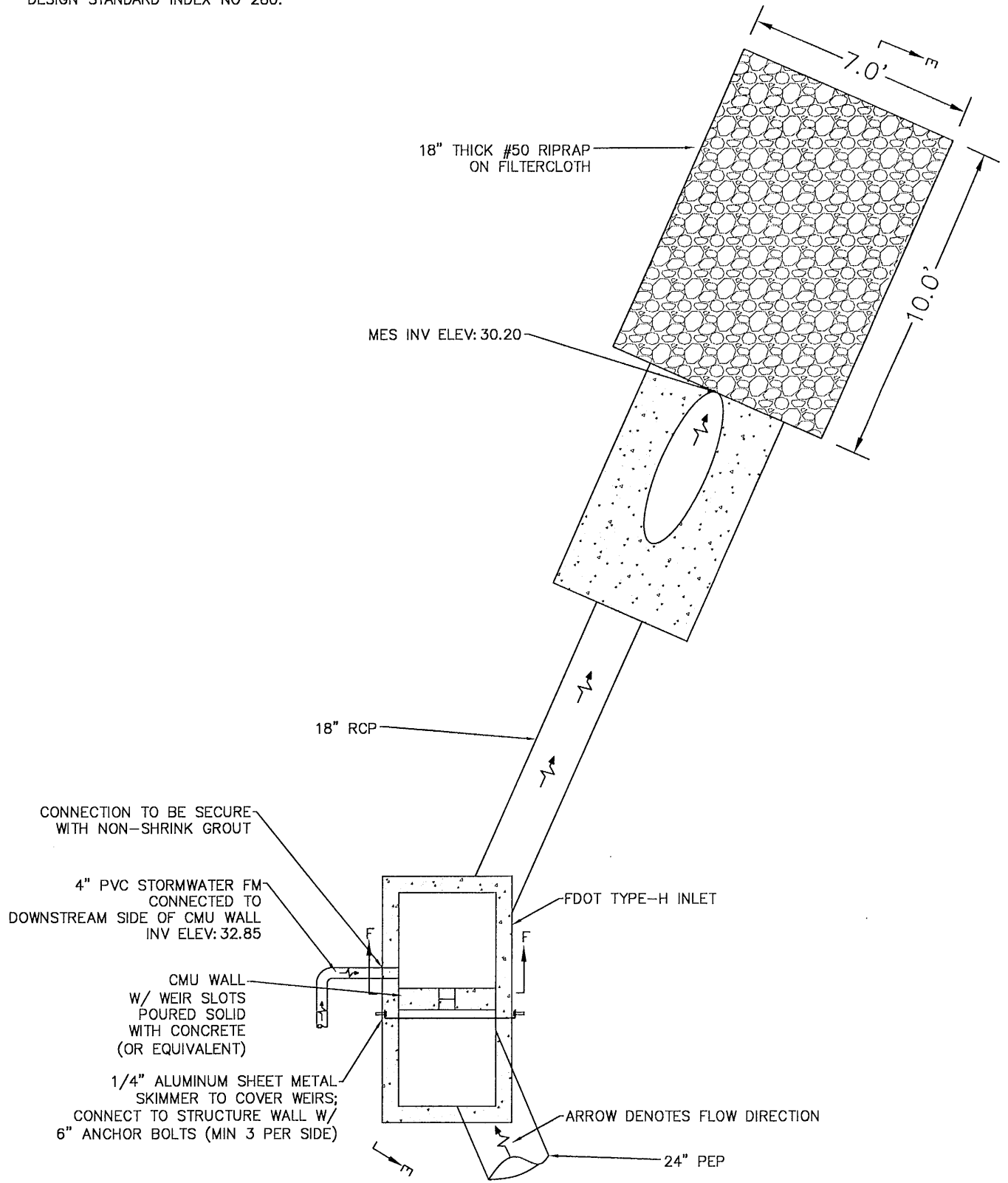
RIPRAP DETAIL NTS



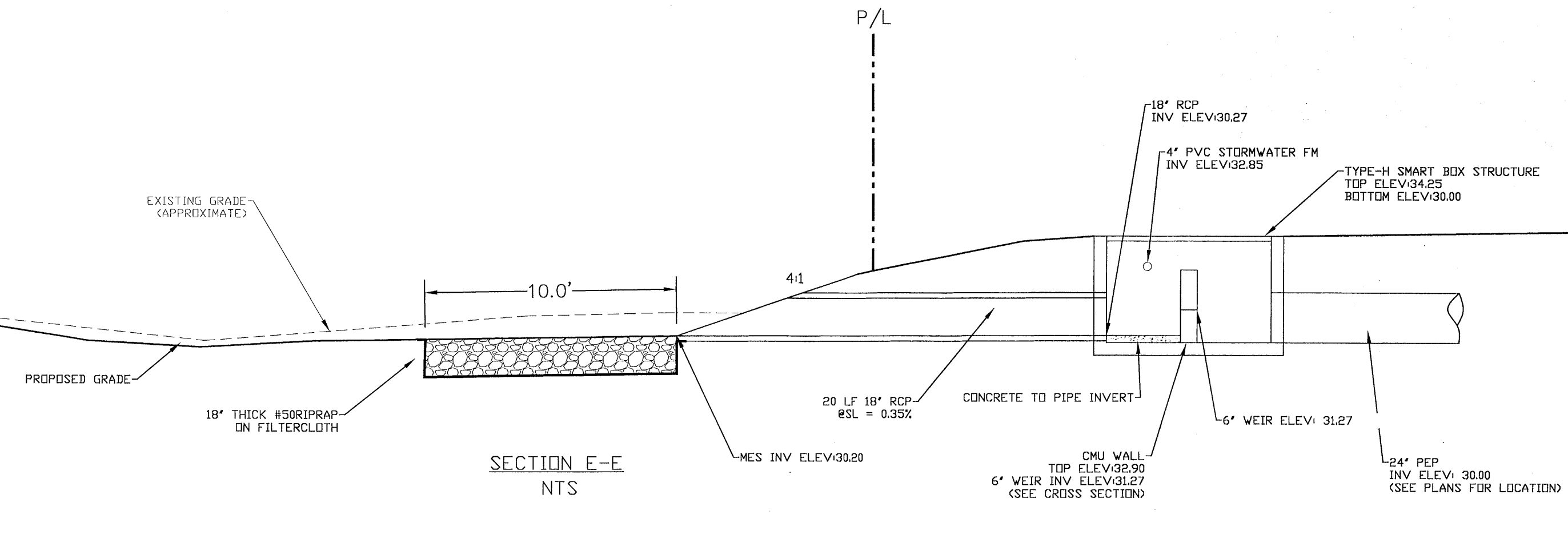
SECTION F-F NTS



FDOT MES DETAIL NTS



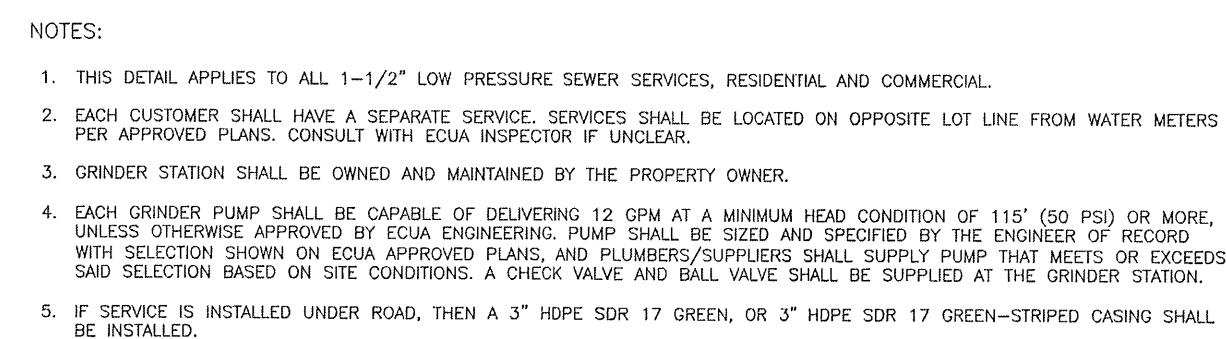
SMART BOX STRUCTURE #9 DETAIL NTS



SECTION E-E NTS

DATE	
REVISION	
NUMBER	
DRAWN BY:	B. PEMENT
DESIGNED BY:	D. FITZPATRICK
PROFESSIONAL ENGINEER	NO. 47818
DATE:	20-007
PROJECT NUMBER:	06/24/22
PLOT DATE:	
SHEET	C12 OF C13

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.A.
BOARD OF PROFESSIONAL REGULATION #000008423
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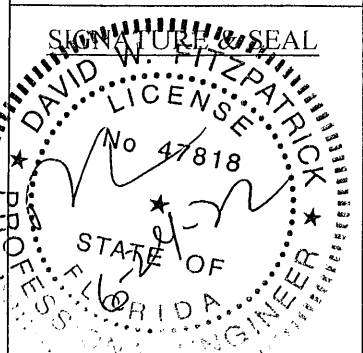
1-1/2" LOW PRESSURE SEWER SERVICE DETAIL

WESTPOINTE PLACE

SEWER DETAILS

[illegible]

DRAWN BY: B. PEMENT
DESIGNED BY: D. FITZPATRICK



DATE:	
PROJECT NUMBER	20-007
PLOT DATE	06/24/22
SHEET	C13 OF C13