

# A PRELIMINARY PLAT OF BROOKHAVEN PHASE 4 A 193 LOT SUBDIVISION

LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
ESCAMBIA COUNTY, FLORIDA

March 19, 2021

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## SITE INFORMATION

PROPERTY REFERENCE NO'S:	35-1N-31-4101-000-002, 35-1N-31-2101-000-000, 35-1N-31-4101-000-000, 35-1N-31-4101-000-005
PROPERTY ADDRESS:	
TOTAL SITE AREA:	87.31 ACRES
TOTAL UPLAND AREA:	64.23 ACRES
ACREAGE & DENSITY:	TOTAL NUMBER OF LOTS = 193 2.21 LOTS/ACRE
ZONING DISTRICT:	MDR/LDR
FUTURE LAND USE:	MU-S
PROPOSED MINIMUM LOT WIDTH:	MDR = 50' LDR = 60'
BUILDING SETBACK REQUIREMENTS:	MDR: FRONT: 20 FEET REAR: 20 FEET SIDE: 10% OF LOT WIDTH OR 5 FEET MIN. (15' MAX) LDR: FRONT: 25 FEET REAR: 25 FEET SIDE: 10% OF LOT WIDTH OR 5 FEET MIN. (15' MAX)

## UTILITY SERVICE NOTES:

**POTABLE WATER/ FIRE PROTECTION:**  
ALL LOTS WILL BE SERVICED BY 6" POTABLE WATER MAIN. THE POINT OF CONNECTION WILL BE THE EXISTING 6" WATER MAIN ON THE SIDE OF WATER BIRCH RD IN BROOKHAVEN PHASE 3. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY EACH HOME OWNER.

**SANITARY SEWER:**  
THE DEVELOPMENT WILL BE SERVICED BY GRAVITY AND A LOW PRESSURE FORCE MAIN SYSTEM. BLOCK A LOTS 7-31 WILL EACH HAVE THEIR OWN GRINDER PUMP. ALL SEWER WILL BE CONVEYED TO A GRAVITY SYSTEM ON WATER BIRCH ROAD IN BROOKHAVEN PHASE 3. THE FORCE MAIN WILL BE OWNED AND MAINTAINED BY ECUA. THE PUMPS AND LATERALS WILL BE PRIVATE AND OWNED BY EACH HOME OWNER.

**STORM SEWER:**  
AFTER RECEIVING ALL NWFWD/EDP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSED SWALES, INLETS, PIPING, AND STORMWATER PONDS. OUTFALL FROM THE PONDS WILL DISCHARGE TO THE SURROUNDING WETLAND AREAS. THE WETLANDS REACH AN EVENTUAL OUTFALL IN THE ELEVEN MILE CREEK. ALL STORMWATER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY ESCAMBIA COUNTY.

**ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:**  
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

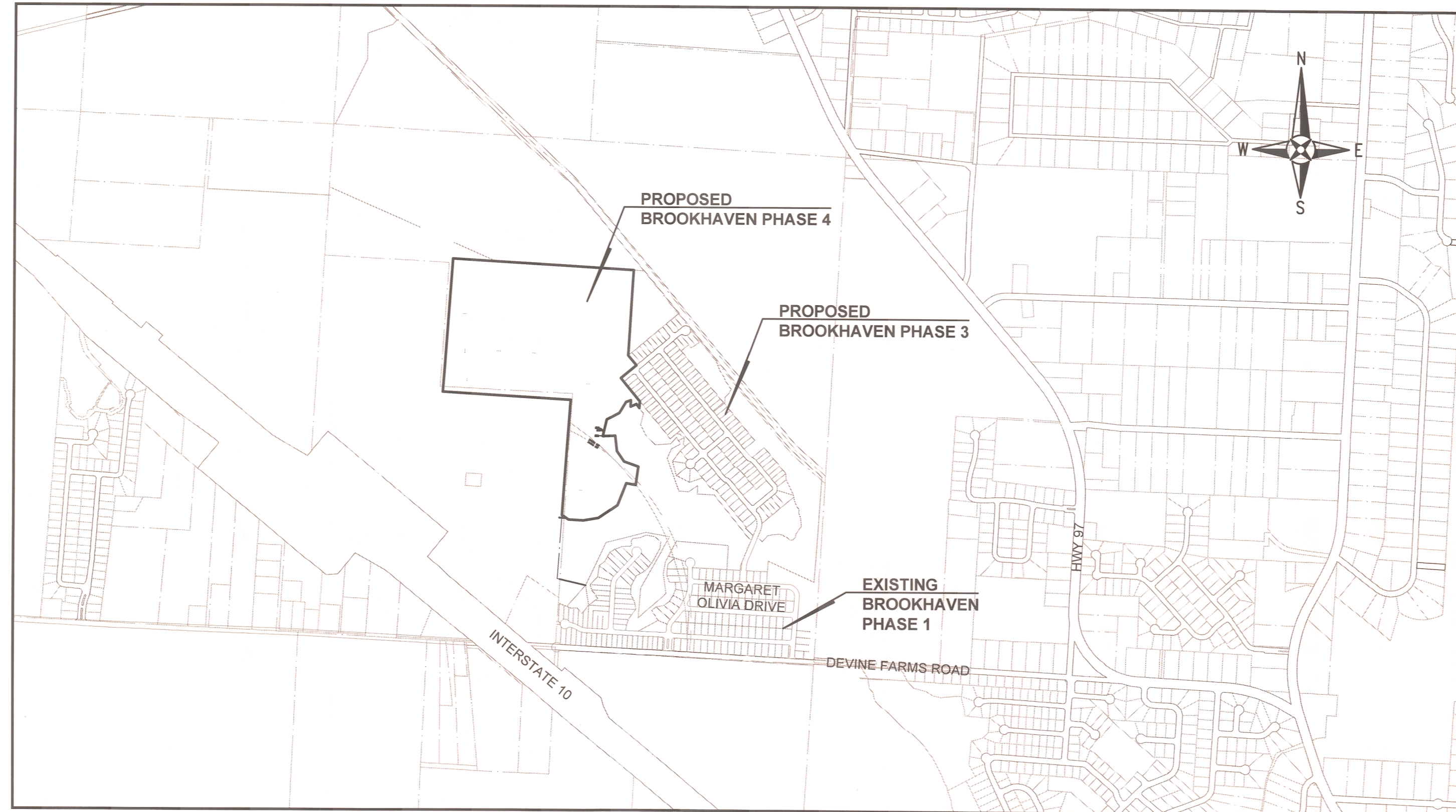
SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	87.31 ACRES
ACEE/NWFWD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	23.08 ACRES
WETLAND BUFFER	3.47 ACRES
WETLAND IMPACT	0 ACRES
WETLAND BUFFER IMPACT	0.07 ACRES

## UTILITY SERVICE PROVIDERS:

AT&T, INC. 605 W. GARDEN ST. PENSACOLA, FL 32501	PENSACOLA ENERGY 1825 ATWOOD DRIVE PENSACOLA, FLORIDA 32504
GULF POWER ONE ENERGY PLACE PENSACOLA, FL 32520-0047	ECUA ENGINEERING DEPARTMENT 9300 STURDEVANT STREET PENSACOLA, FL 32514-0311

## SURVEY NOTES

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 77°07'45" EAST ALONG THE NORTH LINE OF BROOKHAVEN PHASE 1 (PLAT BOOK 19, PAGES 81, 81A & 81B), AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKETS WERE ISSUED FOR THIS PROJECT: 093811543 AND 093811435
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- A TITLE SEARCH WAS PERFORMED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20024874, WITH AN EFFECTIVE DATE OF JANUARY 12, 2021 AT 6:00 A.M., AND WAS PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



VICINITY MAP  
SCALE: 1" = 1000'

PREPARED BY



**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors

2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
TELEPHONE 850.438.0400  
FAX 850.438.0448  
EB 00009657 LB7916

OWNER  
DEVINE FARMS, LLC  
PO BOX 12803  
PENSACOLA, FL 32591-2803  
850-777-6630

DEVELOPER  
DEVINE FARMS, LLC  
PO BOX 12803  
PENSACOLA, FL 32591-2803  
850-777-6630

## PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS P.S.M.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503  
TELEPHONE 850.438.0400

CIVIL ENGINEER  
PAUL A. BATTLE, P.E.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503  
TELEPHONE 850.438.0400

## FENCE RESTRICTION NOTE:

FENCES OR OTHER STRUCTURES SHALL NOT BE INSTALLED IN DRAINAGE/ACCESS EASEMENTS (PUBLIC OR PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES. FENCES OR OTHER STRUCTURES IN 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG COMMON LOT LINES (BEING 5-FOOT ON EACH LOT) WILL NOT IMPEDE STORMWATER FLOW.

## SUBDIVISION ENTRANCE MARKER SIGN NOTE:

NO ENTRANCE MARKER SIGN IS PROPOSED.

## GENERAL NOTES:

- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN 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 DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- 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 RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS 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) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 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 BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED 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.
- PROTECTED TREES MUST BE PRESERVED UNTIL CONSTRUCTION PLAN APPROVAL. UPON CONSTRUCTION PLAN APPROVAL, PROTECTED TREES MAY BE REMOVED FROM RIGHTS-OF-WAY, STORMWATER PARCELS AND DRAINAGE EASEMENTS. ALL RESIDENTIAL LOTS MUST REMAIN UNDISTURBED, INCLUDING PLACEMENT OF FILL, UNTIL EACH INDIVIDUAL BUILDING PERMIT IS ISSUED.
- THERE ARE NO HERITAGE TREES WITHIN THIS PHASE.
- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 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 NUMBERS 12033C0290G, MAP REVISION DATED SEPTEMBER 29, 2006, PRELIMINARY FIRM PANEL 12033C0330J & 12033C040J.
- A 100-YR STORM EVENT BASE FLOOD ELEVATION (BFE) STUDY WAS PERFORMED FOR BROOKHAVEN PHASE 4, BFE=75.00' WITH FINISHED FLOORS WILL BE SET A MINIMUM OF 3-FT ABOVE THE CALCULATED BFE.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES, INC.) (RBA PROJECT NO. 2015.035 (F))

COMMENCE AT THE NORTH WEST CORNER OF PARCEL 'A' OF BROOKHAVEN PHASE 1, AS RECORDED IN PLAT BOOK 19, AT PAGES 81, 81A, & 81B OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 77°07'45" WEST FOR A DISTANCE OF 24.72 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST OF SAID COUNTY; THENCE PROCEED NORTH 04°07'20" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 662.58 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 04°07'20" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1193.44 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 89°36'52" WEST FOR A DISTANCE OF 1327.09 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION; THENCE PROCEED NORTH 04°09'14" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1377.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 86°33'13" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION FOR A DISTANCE OF 1872.39 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°23'31" WEST FOR A DISTANCE OF 879.13 FEET; THENCE PROCEED SOUTH 39°44'28" EAST FOR A DISTANCE OF 132.00 FEET; THENCE PROCEED SOUTH 50°15'34" WEST FOR A DISTANCE OF 208.72 FEET; THENCE PROCEED SOUTH 39°44'28" EAST FOR A DISTANCE OF 310.00 FEET; THENCE PROCEED SOUTH 03°23'31" WEST FOR A DISTANCE OF 67.81 FEET; THENCE PROCEED NORTH 36°33'27" WEST FOR A DISTANCE OF 49.70 FEET; THENCE PROCEED SOUTH 69°55'00" WEST FOR A DISTANCE OF 83.89 FEET; THENCE PROCEED NORTH 01°25'33" EAST FOR A DISTANCE OF 65.32 FEET; THENCE PROCEED SOUTH 69°03'44" WEST FOR A DISTANCE OF 53.33 FEET; THENCE PROCEED SOUTH 31°33'45" WEST FOR A DISTANCE OF 132.43 FEET; THENCE PROCEED SOUTH 62°13'03" WEST FOR A DISTANCE OF 145.38 FEET; THENCE PROCEED SOUTH 12°53'34" WEST FOR A DISTANCE OF 176.25 FEET; THENCE PROCEED NORTH 87°45'03" EAST FOR A DISTANCE OF 126.97 FEET; THENCE PROCEED SOUTH 06°40'40" EAST FOR A DISTANCE OF 180.20 FEET; THENCE PROCEED SOUTH 34°48'19" EAST FOR A DISTANCE OF 131.18 FEET; THENCE PROCEED SOUTH 69°45'08" EAST FOR A DISTANCE OF 156.84 FEET; THENCE PROCEED SOUTH 09°07'07" WEST FOR A DISTANCE OF 190.17 FEET; THENCE PROCEED NORTH 87°10'00" WEST FOR A DISTANCE OF 98.95 FEET; THENCE PROCEED SOUTH 21°52'50" WEST FOR A DISTANCE OF 244.45 FEET; THENCE PROCEED SOUTH 56°06'03" WEST FOR A DISTANCE OF 236.57 FEET; THENCE PROCEED SOUTH 87°04'42" WEST FOR A DISTANCE OF 159.43 FEET; THENCE PROCEED NORTH 88°53'32" WEST FOR A DISTANCE OF 151.21 FEET; THENCE PROCEED NORTH 55°15'33" WEST FOR A DISTANCE OF 83.74 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 75.21 ACRES MORE OR LESS.

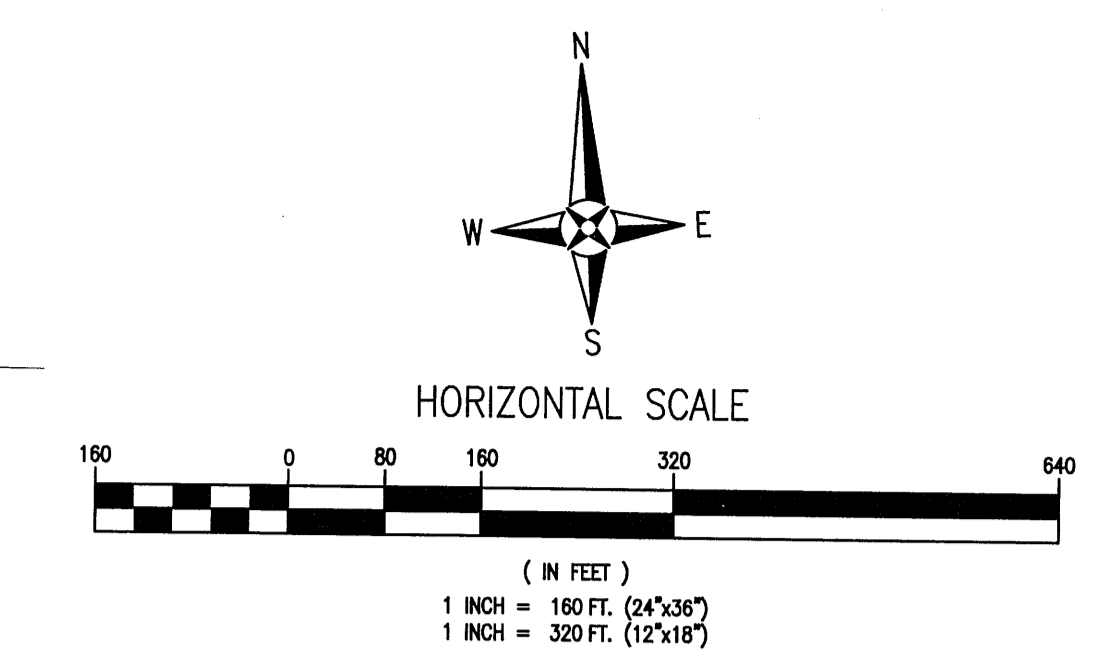
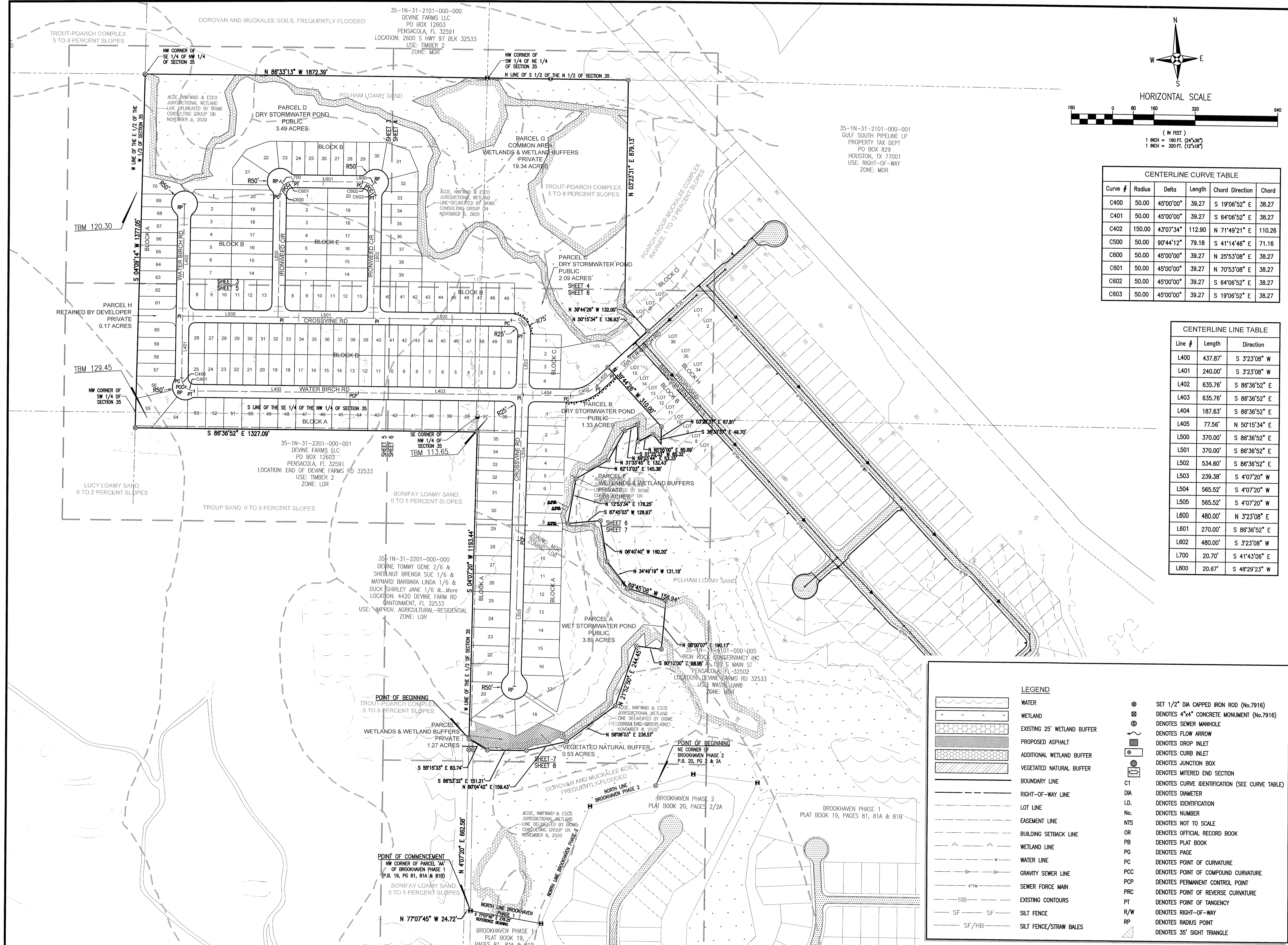
Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature <i>Eric Johnson</i>	6/1/2021 Date
Printed Name: Development Services Director or Designee	
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.	

## ENGINEER'S CERTIFICATE

I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAY EASEMENTS AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR BROOKHAVEN PHASE 4.

*Paul A. Battle*

PAUL A. BATTLE, P.E.  
PROFESSIONAL ENGINEER No. 53126



**CENTERLINE CURVE TABLE**

Curve #	Radius	Delta	Length	Chord Direction	Chord
C400	50.00	45°00'00"	39.27	S 19°06'52" E	38.27
C401	50.00	45°00'00"	39.27	S 64°06'52" E	38.27
C402	150.00	43°07'34"	112.90	N 71°49'21" E	110.26
C500	50.00	90°44'12"	79.18	S 41°14'46" E	71.16
C600	50.00	45°00'00"	39.27	N 25°53'08" E	38.27
C601	50.00	45°00'00"	39.27	N 70°53'08" E	38.27
C602	50.00	45°00'00"	39.27	S 64°06'52" E	38.27
C603	50.00	45°00'00"	39.27	S 19°06'52" E	38.27

**CENTERLINE LINE TABLE**

Line #	Length	Direction
L400	437.87'	S 3°23'08" W
L401	240.00'	S 3°23'08" W
L402	635.76'	S 86°36'52" E
L403	635.76'	S 86°36'52" E
L404	187.63'	S 86°36'52" E
L405	77.56'	N 50°15'34" E
L500	370.00'	S 86°36'52" E
L501	370.00'	S 86°36'52" E
L502	534.60'	S 86°36'52" E
L503	239.38'	S 4°07'20" W
L504	565.52'	S 4°07'20" W
L505	565.52'	S 4°07'20" W
L600	480.00'	N 3°23'08" E
L601	270.00'	S 86°36'52" E
L602	480.00'	S 3°23'08" W
L700	20.70'	S 41°43'06" E
L800	20.67'	S 48°29'23" W

**LEGEND**

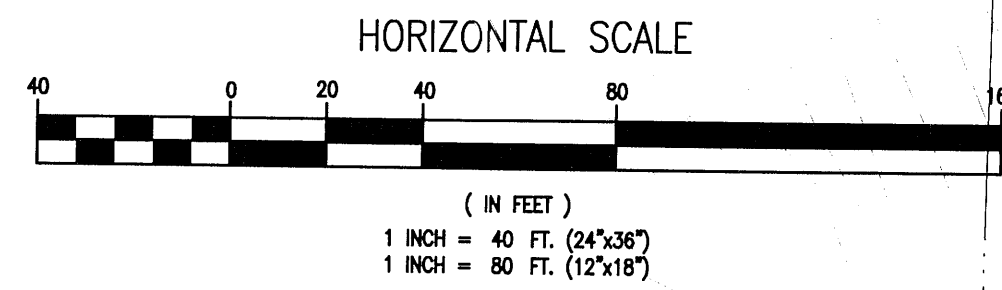
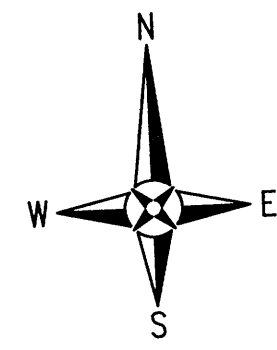
	WATER		SET 1/2" DIA CAPPED IRON ROD (No.7916)
	WETLAND		NOTES 4"x4" CONCRETE MONUMENT (No.7916)
	EXISTING 25' WETLAND BUFFER		NOTES SEWER MANHOLE
	PROPOSED ASPHALT		NOTES FLOW ARROW
	ADDITIONAL CURB BUFFER		NOTES DROP INLET
	VEGETATED NATURAL BUFFER		NOTES CURB INLET
	BOUNDARY LINE		NOTES JUNCTION BOX
	RIGHT-OF-WAY LINE		NOTES MITERED END SECTION
	EASEMENT LINE		NOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
	BUILDING SETBACK LINE		NOTES DIAMETER
	WETLAND LINE		NOTES IDENTIFICATION
	WATER LINE		NOTES NUMBER
	GRAVITY SEWER LINE		NOTES NOT TO SCALE
	SEWER FORCE MAIN		NOTES OFFICIAL RECORD BOOK
	EXISTING CONTOURS		NOTES PLAT BOOK
	SILT FENCE		NOTES PAGE
	SILT FENCE/STRAW BALES		NOTES POINT OF CURVATURE
			NOTES POINT OF COMPOUND CURVATURE
			NOTES PERMANENT CONTROL POINT
			NOTES POINT OF REVERSE CURVATURE
			NOTES POINT OF TANGENCY
			NOTES RIGHT-OF-WAY
			NOTES RADIUS POINT
			NOTES 35' SIGHT TRIANGLE

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2301 N. Ninth Avenue, Suite 300  
 Pensacola, FL 32503  
 Telephone: 850.438.0400 Fax: 850.438.0448  
 EB: 00009657

**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**  
 LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

**ENGINEER'S CERTIFICATE**  
 I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WERE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR BROOKHAVEN PHASE 4

Paul A. Battle  
 PROFESSIONAL ENGINEER No. 63126



35-IN-31-2101-000-000  
 DEVINE FARMS LLC  
 P.O. BOX 12603  
 PENSACOLA, FL 32591  
 LOCATION: 2600 S HWY 97 BLK 32533  
 USE: TIMBER-2  
 ZONE: MDR

35-IN-31-2201-000-001  
 DEVINE FARMS LLC  
 P.O. BOX 12603  
 PENSACOLA, FL 32591  
 LOCATION: END USE: TIMBER-2  
 ZONE: MDR

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C21	21.03	25.00	48°11'23"	20.41	S 20°42'33" E
C22	28.98	50.00	33°12'45"	28.58	S 28°11'52" E
C23	54.84	50.00	62°50'32"	52.13	S 19°49'46" W
C24	40.00	50.00	45°50'12"	38.94	S 74°10'08" W
C25	28.17	50.00	32°16'32"	27.79	N 66°51'51" W
C26	40.02	50.00	45°51'24"	38.96	N 27°40'35" W
C27	49.15	50.00	56°19'41"	47.20	N 23°24'09" E
C28	7.36	24.93	16°54'40"	7.33	N 42°55'31" E
C29	13.66	25.02	31°16'43"	13.49	N 19°09'26" E
C32	21.03	25.00	48°11'23"	20.41	S 20°42'33" E
C33	3.36	51.13	3°45'46"	3.36	S 42°52'49" E
C34	23.52	50.00	26°57'21"	23.31	S 27°30'35" E
C35	44.18	50.00	50°37'30"	42.76	S 11°17'16" W
C36	44.18	50.00	50°37'22"	42.75	S 61°54'08" W
C37	47.41	50.00	54°19'56"	45.66	N 65°36'51" W
C38	9.34	25.00	21°24'53"	9.29	N 49°10'15" W
C39	11.66	25.00	26°43'23"	11.55	N 73°15'57" W
C40	21.05	25.00	48°14'39"	20.43	S 69°22'20" W
C41	15.38	50.00	17°37'12"	15.32	S 54°03'37" W
C42	51.86	50.00	59°25'44"	49.57	N 87°24'55" W
C43	40.00	50.00	45°50'12"	38.94	N 34°46'57" W
C44	52.00	50.00	59°35'30"	49.69	N 17°55'54" E
C45	3.36	51.13	3°45'46"	3.36	N 49°39'05" E
C46	21.03	25.00	48°11'23"	20.41	N 27°28'49" E
C57	39.27	25.00	90°00'00"	35.36	N 48°23'08" E
C58	39.27	25.00	90°00'00"	35.36	S 41°36'52" E
C67	11.77	25.00	26°58'40"	11.66	N 09°51'57" W
C68	13.82	25.00	31°39'51"	13.64	N 19°27'23" E
C69	1.33	25.00	3°02'33"	1.33	N 61°20'44" W

SEE SHEET 5 OF 10



SEE SHEET 4 OF 10

**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**

LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

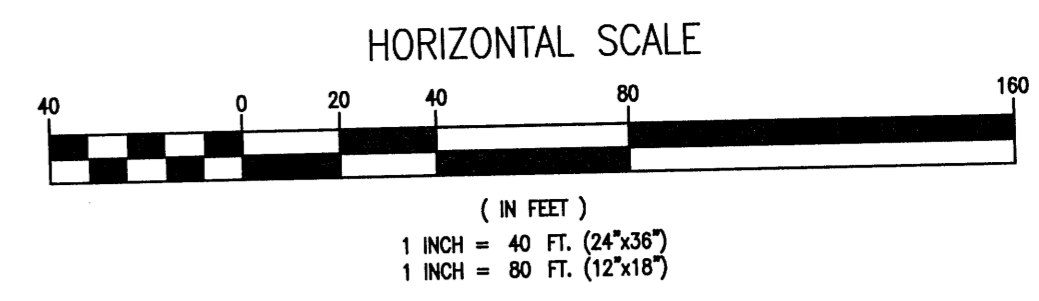
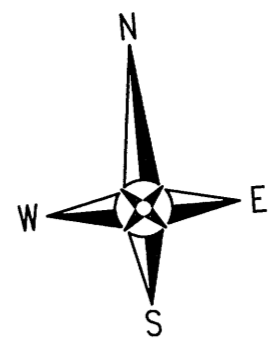
**ENGINEER'S CERTIFICATE**  
 I, PAUL A. BATTLE, HEREBY CERTIFY THAT THE PROPOSED ROADS,  
 DRAINAGE AND OTHER IMPROVEMENTS WERE DESIGNED TO COMPLY  
 WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT  
 REGULATIONS THAT I AM THE ENGINEER OF RECORD FOR  
 BROOKHAVEN PHASE 4

PAUL A. BATTLE, P.E.  
 PROFESSIONAL ENGINEER No. 53126

SHEET 3 OF 10

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2301 N. Ninth Avenue, Suite 500  
 Pensacola, Florida 32503  
 Telephone 850.438.0400 Fax 850.438.0448  
 EE 00009587

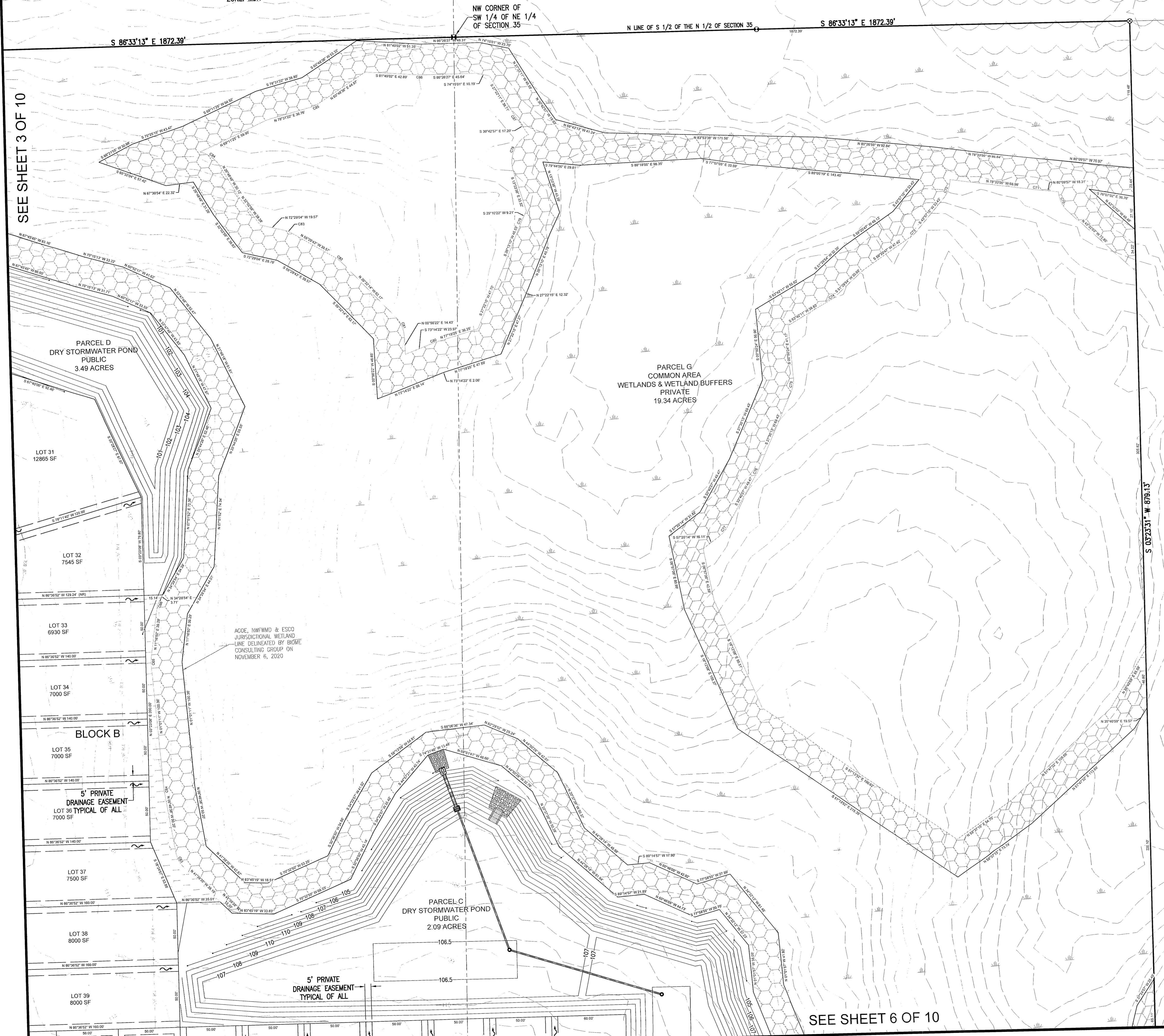
35-1N-31-2101-000-000  
 DEVINE FARMS LLC  
 PO BOX 12603  
 PENSACOLA, FL 32591  
 LOCATION: 2600 S HWY 97 BLK 32533  
 USE: TIMBER 2  
 ZONE: MDR



PARCEL CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C63	15.66	25.00	35°52'57"	15.40	N 2°43'06" W
C64	2.08	25.00	4°45'27"	2.08	N 03°23'54" W
C65	5.37	25.00	12°18'01"	5.36	N 05°07'50" E
C66	10.12	25.00	23°12'03"	10.05	N 22°52'52" E
C70	18.96	25.00	43°27'26"	18.51	N 21°48'20" W
C71	0.70	25.00	1°36'01"	0.70	N 79°21'57" W
C72	17.08	25.00	39°09'06"	16.75	S 24°22'42" W
C73	6.72	25.00	15°23'32"	6.70	S 51°39'01" W
C74	5.33	25.00	12°12'17"	5.32	S 57°36'02" W
C75	12.40	25.00	28°25'38"	12.28	S 13°22'25" W
C76	2.66	25.00	6°05'14"	2.65	S 30°37'50" W
C77	10.32	25.00	23°39'47"	10.25	S 45°30'21" W
C78	35.22	25.00	80°42'37"	32.38	S 26°57'42" W
C79	1.29	25.00	2°57'12"	1.29	S 27°41'46" W
C80	1.78	25.00	4°05'03"	1.78	S 75°16'54" W
C81	17.66	25.00	40°28'36"	17.30	N 19°17'56" W
C82	6.96	25.00	15°57'29"	6.94	N 47°30'58" W
C83	7.41	25.00	16°59'21"	7.39	N 63°59'23" W
C84	19.94	25.00	45°42'23"	19.42	N 49°40'00" W
C85	7.73	25.00	17°42'46"	7.70	N 69°39'59" E
C86	2.02	25.00	4°37'25"	2.02	S 84°07'44" E
C87	1.46	25.00	3°20'47"	1.46	S 29°02'34" E

SEE SHEET 3 OF 10



35-1N-31-2101-000-000  
 DEVINE FARMS LLC  
 PO BOX 12603  
 PENSACOLA, FL 32591  
 LOCATION: 2600 S HWY 97 BLK 32533  
 USE: TIMBER 2  
 ZONE: MDR

PROPOSED BROOKHAVEN PHASE 3

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2301 N. Ninth Avenue, Suite 300  
 Pensacola, Florida 32503  
 Telephone 850.438.0400 Fax 850.438.0448  
 EB 0002667

**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**  
 LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

**ENGINEER'S CERTIFICATE**  
 I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WERE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR BROOKHAVEN PHASE 4.

*Paul A. Battle*  
 PAUL A. BATTLE, P.E.  
 PROFESSIONAL ENGINEER No. 53126

SEE SHEET 6 OF 10

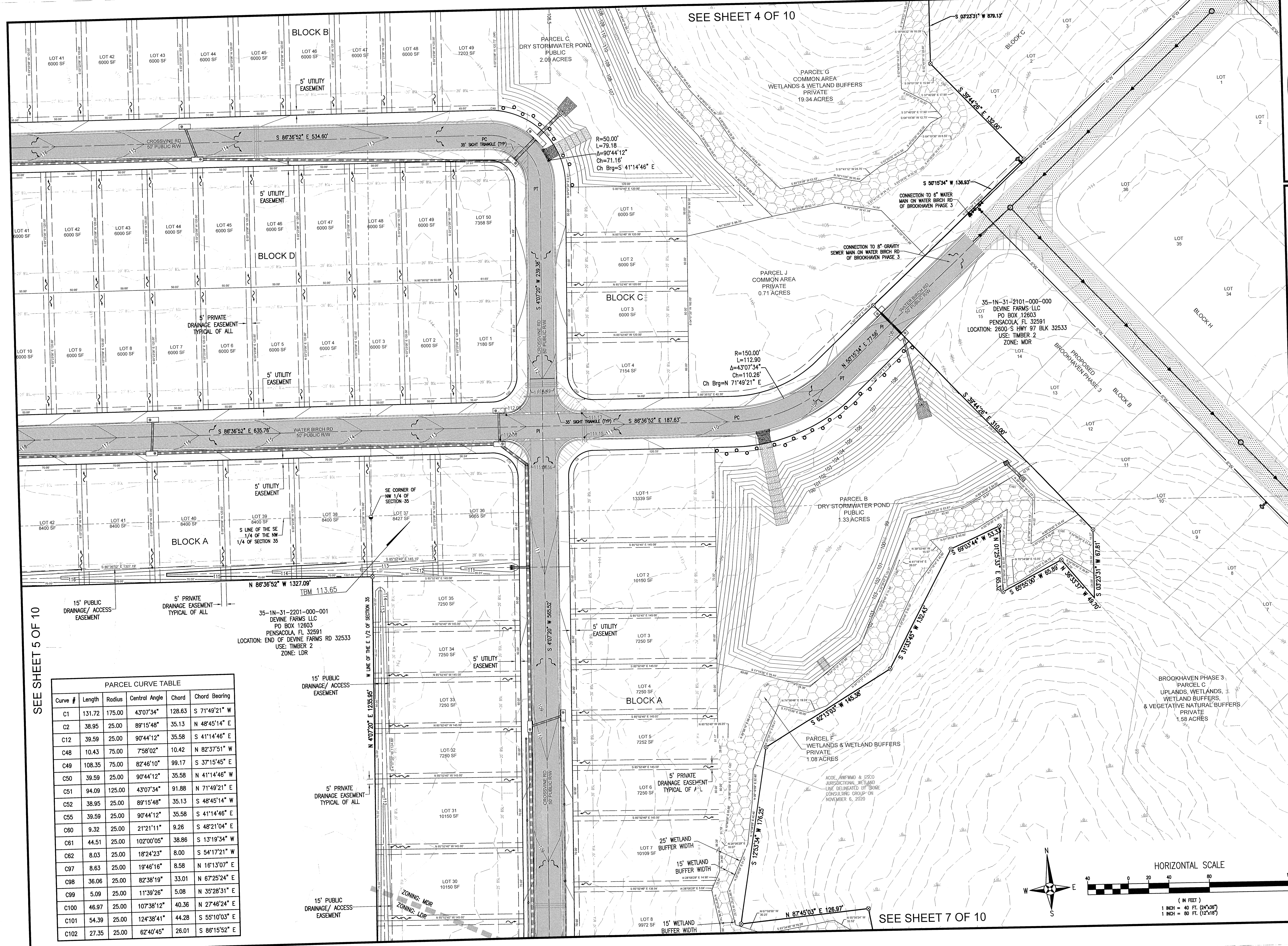


SEE SHEET 4 OF 10

**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**  
 LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

**ENGINEER'S CERTIFICATE**  
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*Paul A. Battle*  
 PAUL A. BATTLE, P.E.  
 PROFESSIONAL ENGINEER No. 65126

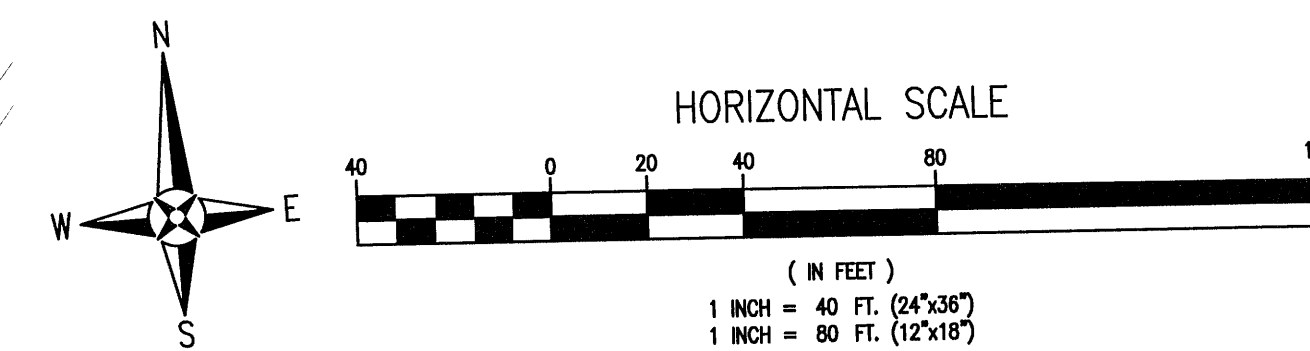


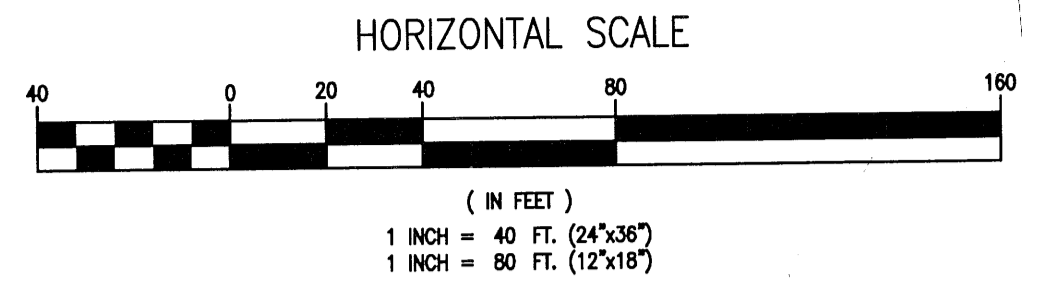
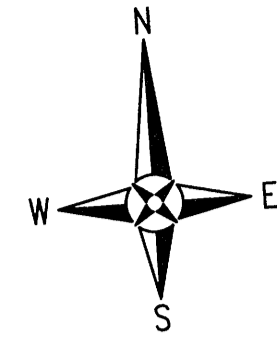
SEE SHEET 5 OF 10

SEE SHEET 7 OF 10

**PARCEL CURVE TABLE**

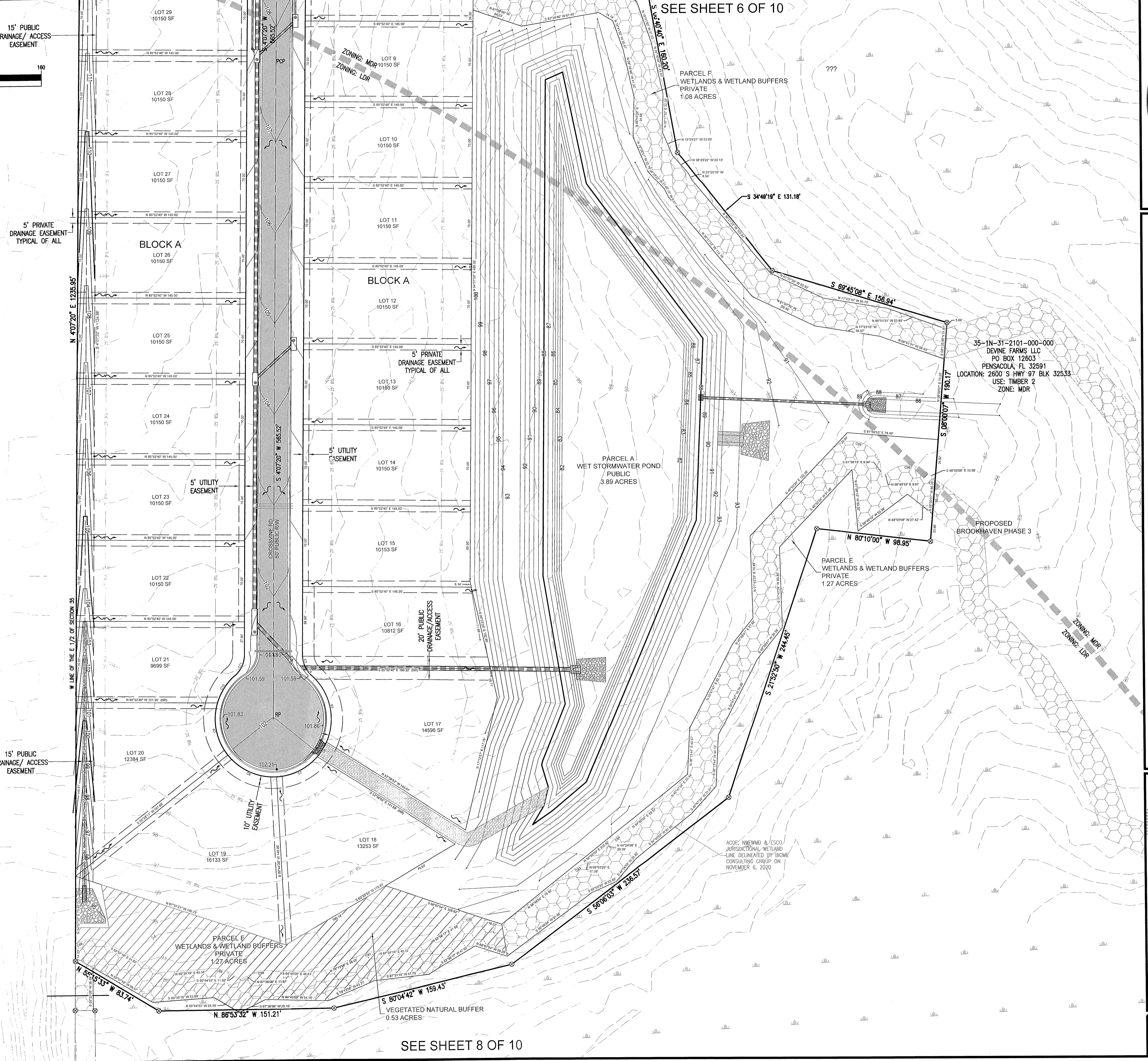
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	131.72	175.00	43°07'34"	128.63	S 71°49'21" W
C2	38.95	25.00	89°15'48"	35.13	N 48°45'14" E
C12	39.59	25.00	90°44'12"	35.58	S 41°14'46" E
C48	10.43	75.00	7°58'02"	10.42	N 82°37'51" W
C49	108.35	75.00	82°46'10"	99.17	S 37°15'45" E
C50	39.59	25.00	90°44'12"	35.58	N 41°14'46" W
C51	94.09	125.00	43°07'34"	91.88	N 71°49'21" E
C52	38.95	25.00	89°15'48"	35.13	S 48°45'14" W
C55	39.59	25.00	90°44'12"	35.58	S 41°14'46" E
C60	9.32	25.00	21°21'11"	9.26	S 48°21'04" E
C61	44.51	25.00	102°00'05"	38.86	S 13°19'34" W
C62	8.03	25.00	18°24'23"	8.00	S 54°17'21" W
C97	8.63	25.00	19°46'16"	8.58	N 16°13'07" E
C98	36.06	25.00	82°38'19"	33.01	N 67°25'24" E
C99	5.09	25.00	11°39'26"	5.08	N 35°28'31" E
C100	46.97	25.00	107°38'12"	40.36	N 27°46'24" E
C101	54.39	25.00	124°38'41"	44.28	S 55°10'03" E
C102	27.35	25.00	62°40'45"	26.01	S 86°15'52" E





35-1N-31-2201-000-000  
 DEVINE TOMMY GENE 2/6 &  
 SHELLNUT BRENDA SUE 1/6 &  
 WAINWOLD BARBARA LINDA 1/6 &  
 DUCK SHIRLEY JANE 1/6 &...More  
 LOCATION: 4420 DEVINE FARM RD  
 CANTONMENT, FL 32533  
 USE: IMPROV. AGRICULTURAL-RESIDENTIAL  
 ZONE: LDR

PARCEL CURVE TABLE				
Curve #	Length	Radius	Central Angle	Chord Bearing
C3	11.95	25.00	27°23'37"	11.84 N 09°34'28" W
C4	9.07	25.00	20°47'47"	9.02 S 33°40'10" E
C5	62.36	50.00	71°27'32"	58.40 N 08°20'16" W
C7	40.23	50.00	46°05'55"	39.15 N 67°41'42" E
C8	47.76	50.00	54°43'32"	45.96 S 61°53'35" E
C9	47.76	50.00	54°43'32"	45.96 S 07°10'03" E
C10	28.03	50.00	32°07'01"	27.66 S 36°15'13" W
C11	21.03	25.00	48°11'23"	20.41 S 28°13'02" W
C88	29.35	25.00	67°16'31"	27.70 S 89°35'33" E
C89	15.13	25.00	34°40'08"	14.90 S 73°04'37" E
C90	12.06	25.00	27°38'46"	11.95 N 81°25'29" E
C91	7.55	25.00	17°18'09"	7.52 N 78°52'10" E
C92	21.71	25.00	49°45'49"	21.04 N 86°59'12" E
C93	5.34	25.00	12°14'26"	5.33 N 62°56'07" E
C94	4.55	25.00	10°25'04"	4.54 N 49°37'30" E
C95	57.24	25.00	131°11'23"	45.53 S 67°33'55" E
C96	32.80	25.00	75°10'40"	30.50 N 85°35'28" W



SEE SHEET 6 OF 10

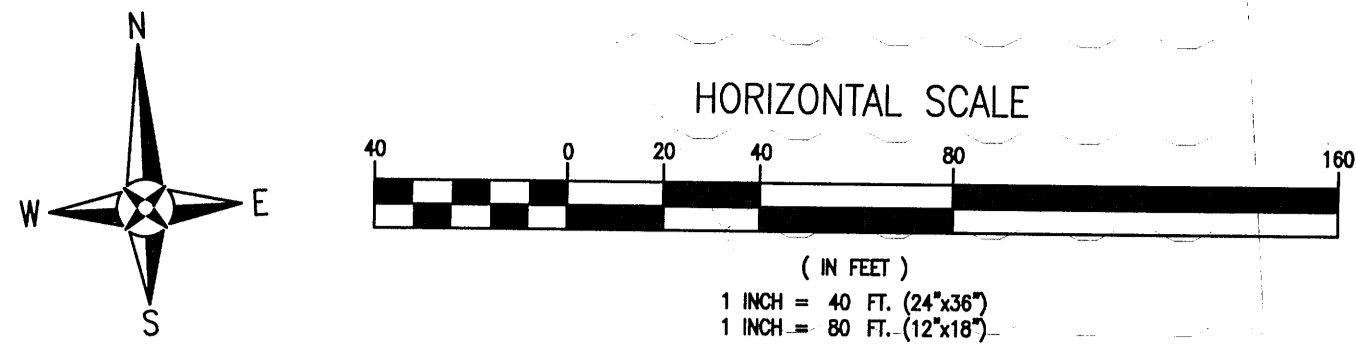
SEE SHEET 8 OF 10

**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2301 N. Ninth Avenue, Suite 300  
 Pensacola, Florida 32503  
 Telephone 850.438.0400 Fax 850.438.0448  
 E# 0006557

**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**  
 LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

**ENGINEER'S CERTIFICATE**  
 I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL RECORDS, SURVEYING, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR BROOKHAVEN PHASE 4.  
 PAUL A. BATTLE, P.E.  
 PROFESSIONAL ENGINEER No. 53128

SHEET 7 OF 10



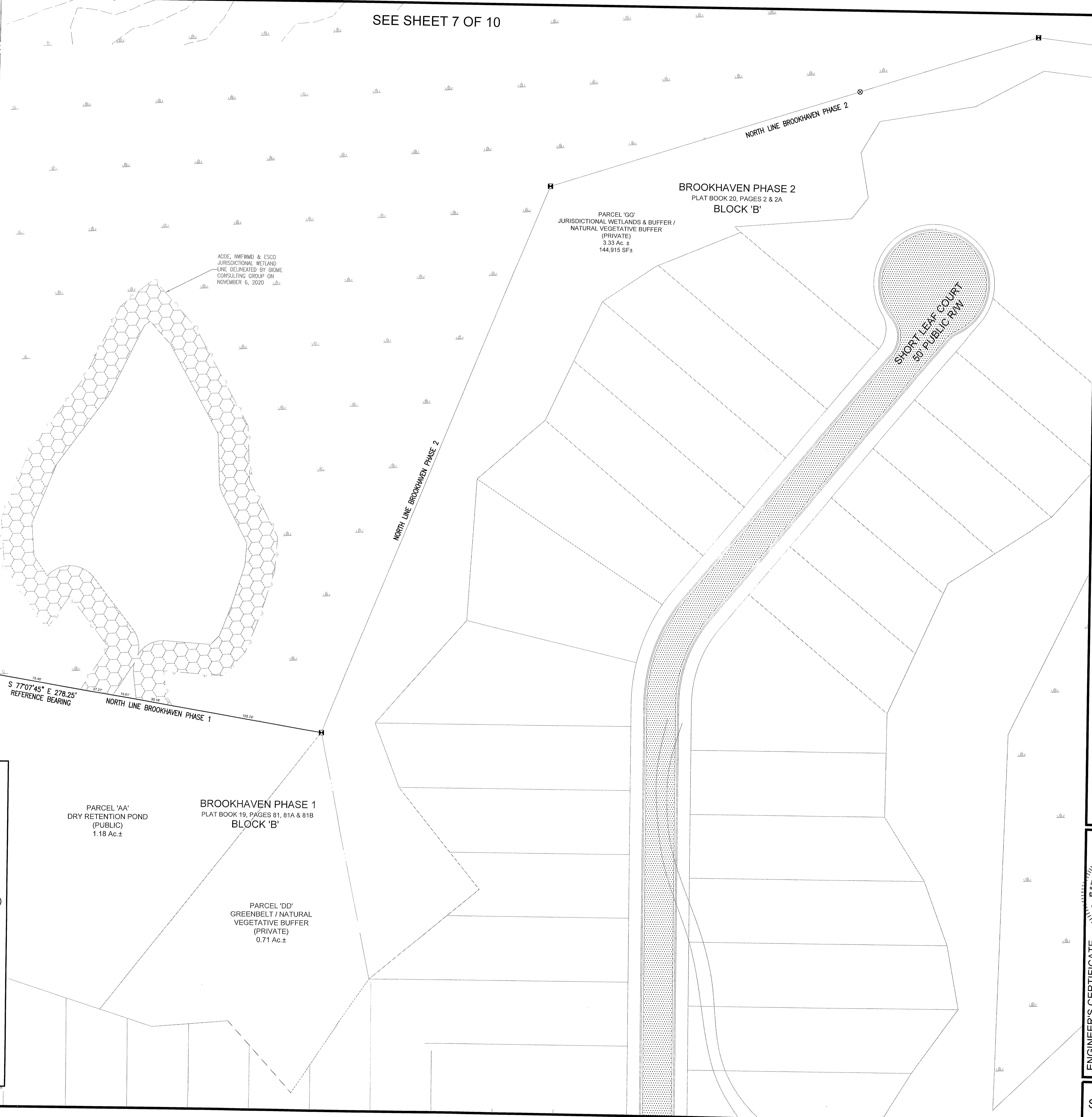
35-1N-31-2201-000-000  
 DEVINE TOMMY GENE 2/6 &  
 SHELLNUT BRENDA SUE 1/6 &  
 MAYNARD BARBARA LINDA 1/6 &  
 DUCK SHIRLEY JANE 1/6 &...More  
 LOCATION: 4420 DEVINE FARM RD  
 CANTONMENT, FL 32533  
 USE: IMPROV. AGRICULTURAL-RESIDENTIAL  
 ZONE: LDR

W LINE OF THE E 1/2 OF SECTION 35

N 4° 02' 30\"/>

N 77° 07' 45\"/>

S 77° 07' 45\"/>
 REFERENCE BEARING  
 NORTH LINE BROOKHAVEN PHASE 1



LEGEND			
	WATER		SET 1/2" DIA CAPPED IRON ROD (No.7916)
	WETLAND		DENOTES 4"x4" CONCRETE MONUMENT (No.7916)
	EXISTING 25' WETLAND BUFFER		DENOTES SEWER MANHOLE
	PROPOSED ASPHALT		DENOTES FLOW ARROW
	ADDITIONAL WETLAND BUFFER		DENOTES DROP INLET
	VEGETATED NATURAL BUFFER		DENOTES CURB INLET
	BOUNDARY LINE		DENOTES JUNCTION BOX
	RIGHT-OF-WAY LINE		DENOTES MITERED END SECTION
	LOT LINE		DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
	EASEMENT LINE		DENOTES DIAMETER
	BUILDING SETBACK LINE		DENOTES IDENTIFICATION
	WETLAND LINE		DENOTES NUMBER
	WATER LINE		DENOTES NOT TO SCALE
	GRAVITY SEWER LINE		DENOTES OFFICIAL RECORD BOOK
	SEWER FORCE MAIN		DENOTES PLAT BOOK
	EXISTING CONTOURS		DENOTES PAGE
	SILT FENCE		DENOTES POINT OF CURVATURE
	SILT FENCE/STRAW BALES		DENOTES POINT OF COMPOUND CURVATURE
			DENOTES PERMANENT CONTROL POINT
			DENOTES POINT OF REVERSE CURVATURE
			DENOTES POINT OF TANGENCY
			DENOTES RIGHT-OF-WAY
			DENOTES RADIUS POINT
			DENOTES 35' SIGHT TRIANGLE

PARCEL 'AA'  
 DRY RETENTION POND  
 (PUBLIC)  
 1.18 Ac.±

BROOKHAVEN PHASE 1  
 PLAT BOOK 19, PAGES 81, 81A & 81B  
 BLOCK 'B'

PARCEL 'DD'  
 GREENBELT / NATURAL  
 VEGETATIVE BUFFER  
 (PRIVATE)  
 0.71 Ac.±

PARCEL 'GG'  
 JURISDICTIONAL WETLANDS & BUFFER /  
 NATURAL VEGETATIVE BUFFER  
 (PRIVATE)  
 3.33 Ac. ±  
 144,915 SF±

BROOKHAVEN PHASE 2  
 PLAT BOOK 20, PAGES 2 & 2A  
 BLOCK 'B'

SHORT LEAF COURT  
 20' PUBLIC R/W

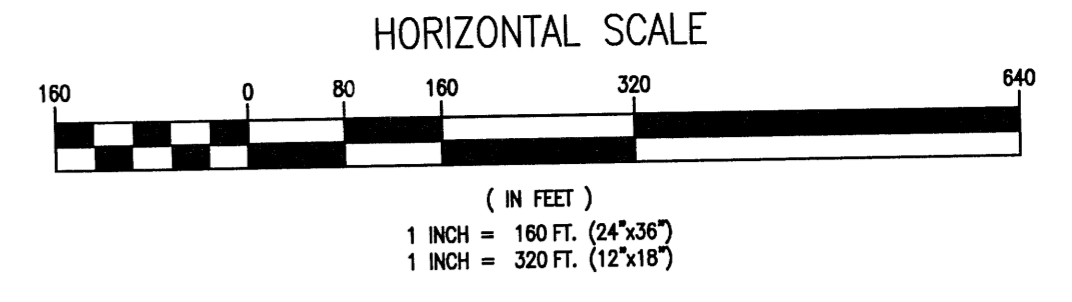
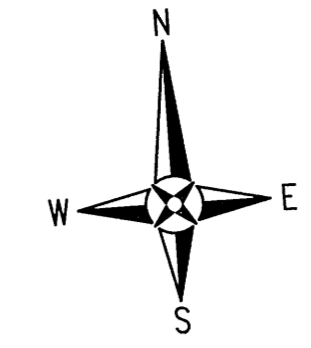
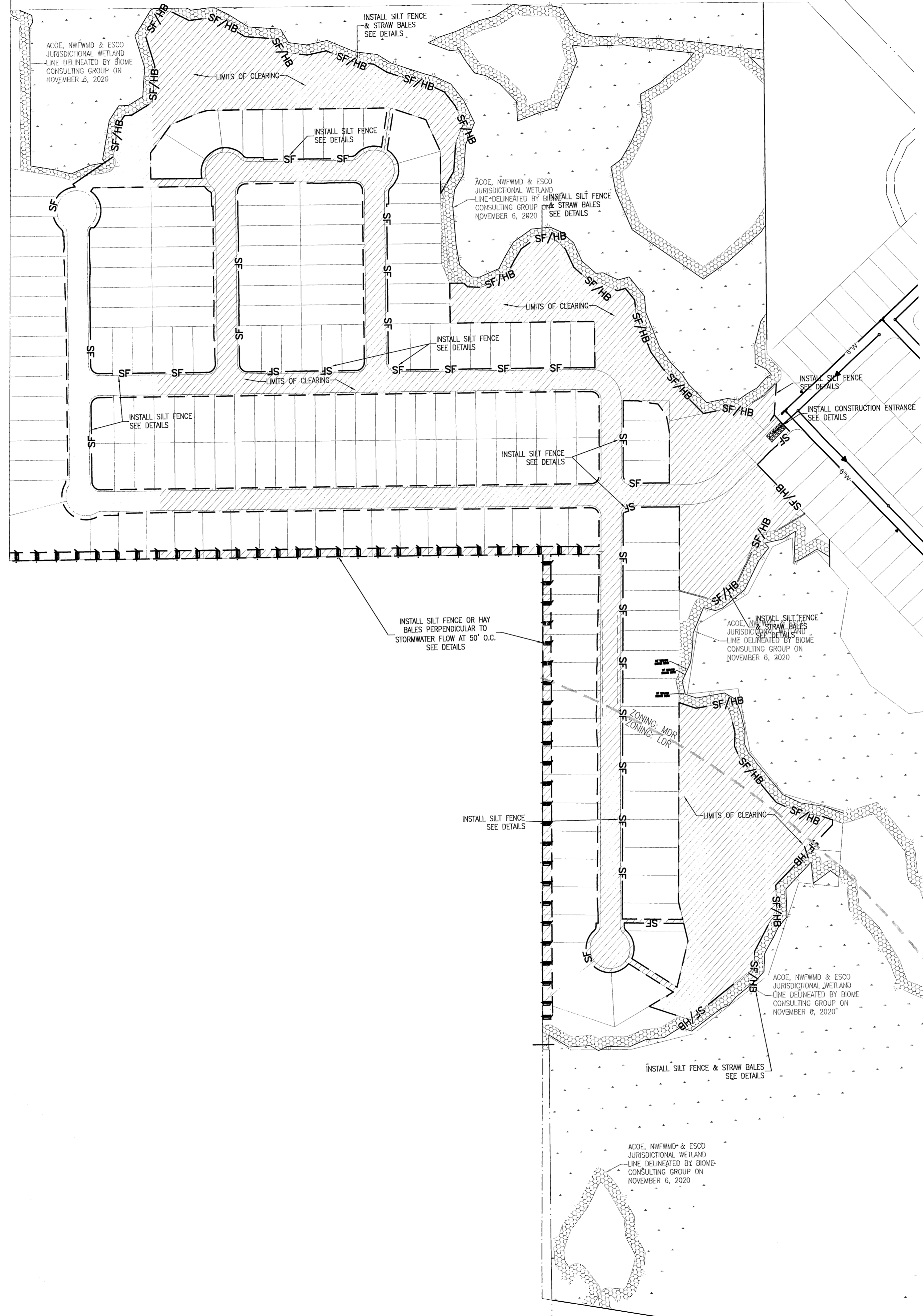
**A PRELIMINARY PLAT OF  
 BROOKHAVEN PHASE 4  
 A 193 LOT SUBDIVISION**  
 LYING IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST,  
 ESCAMBIA COUNTY, FLORIDA

ENGINEER'S CERTIFICATE  
 I, PAUL A. BATTLE, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR BROOKHAVEN PHASE 4.

*Paul A. Battle*  
 PAUL A. BATTLE, P.E.  
 PROFESSIONAL ENGINEER No. 51126

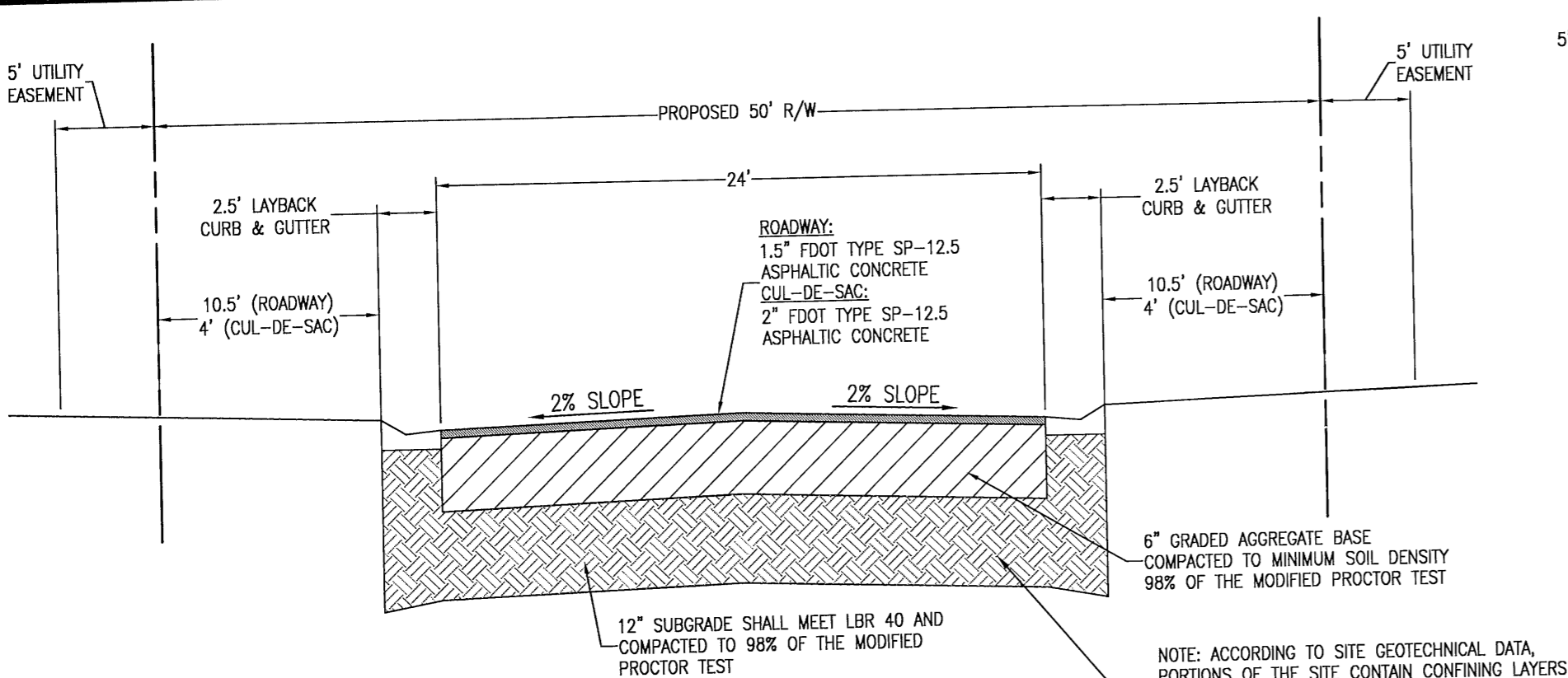
**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
 Civil Engineers and Surveyors  
 2307 N. Ninth Avenue, Suite 300  
 Tallahassee, Florida 32303  
 Telephone 850.438.0400 FAX 850.438.0448  
 ES 0000957



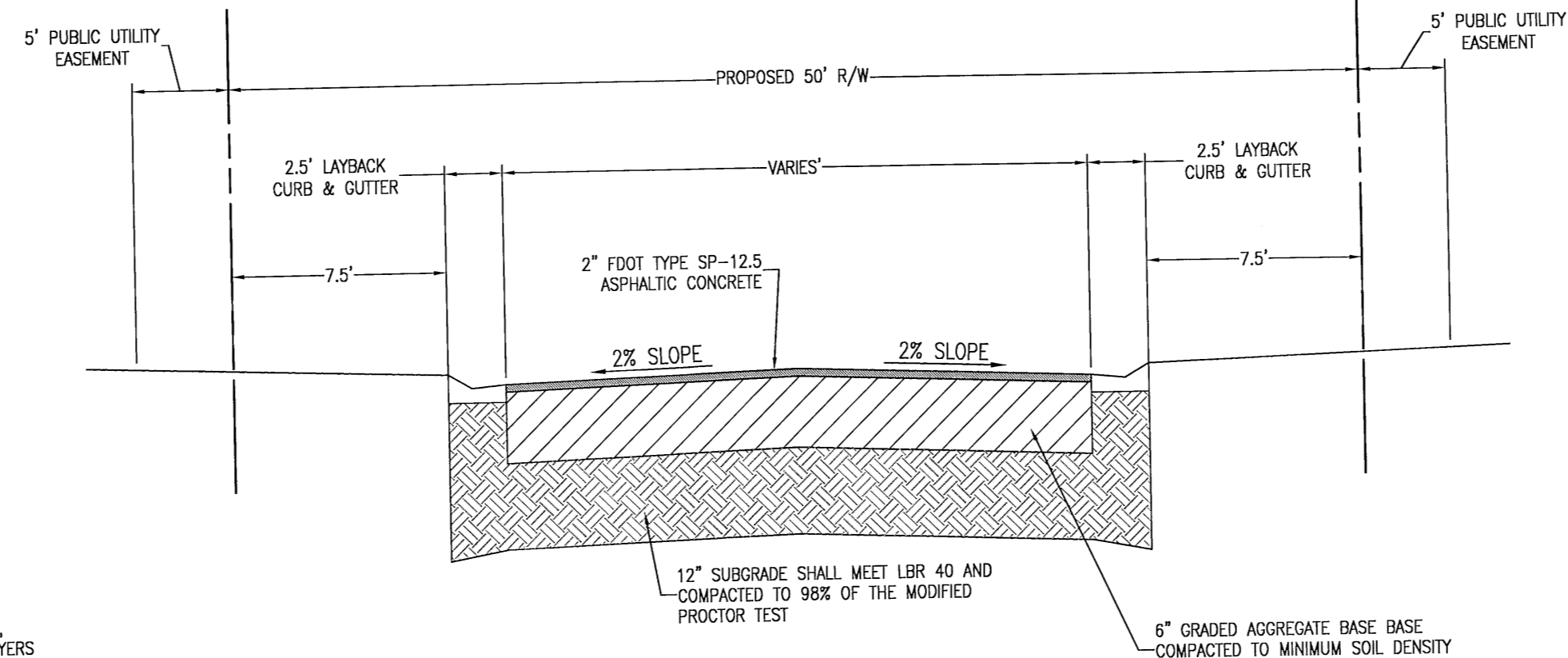


LEGEND			
	WATER		SET 1/2" DIA CAPPED IRON ROD (No.7916)
	WETLAND		DENOTES 4"x4" CONCRETE MONUMENT (No.7916)
	EXISTING 25' WETLAND BUFFER		DENOTES FLOW ARROW
	PROPOSED ASPHALT		DENOTES DROP INLET
	ADDITIONAL WETLAND BUFFER		DENOTES CURB INLET
	VEGETATED NATURAL BUFFER		DENOTES JUNCTION BOX
	BOUNDARY LINE		DENOTES MITERED END SECTION
	RIGHT-OF-WAY LINE		DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
	LOT LINE		DENOTES DIAMETER
	EASEMENT LINE		DENOTES IDENTIFICATION
	BUILDING SETBACK LINE		DENOTES NUMBER
	WETLAND LINE		NTS DENOTES NOT TO SCALE
	WATER LINE		OR DENOTES OFFICIAL RECORD BOOK
	GRAVITY SEWER LINE		PB DENOTES PLAT BOOK
	SEWER FORCE MAIN		PG DENOTES PAGE
	EXISTING CONTOURS		PC DENOTES POINT OF CURVATURE
	SILT FENCE		PCC DENOTES POINT OF COMPOUND CURVATURE
	SILT FENCE/STRAW BALES		PCP DENOTES PERMANENT CONTROL POINT
			PRC DENOTES POINT OF REVERSE CURVATURE
			PT DENOTES POINT OF TANGENCY
			R/W DENOTES RIGHT-OF-WAY
			RP DENOTES RADIUS POINT
			DENOTES 35' SIGHT TRIANGLE

EROSION CONTROL PLAN



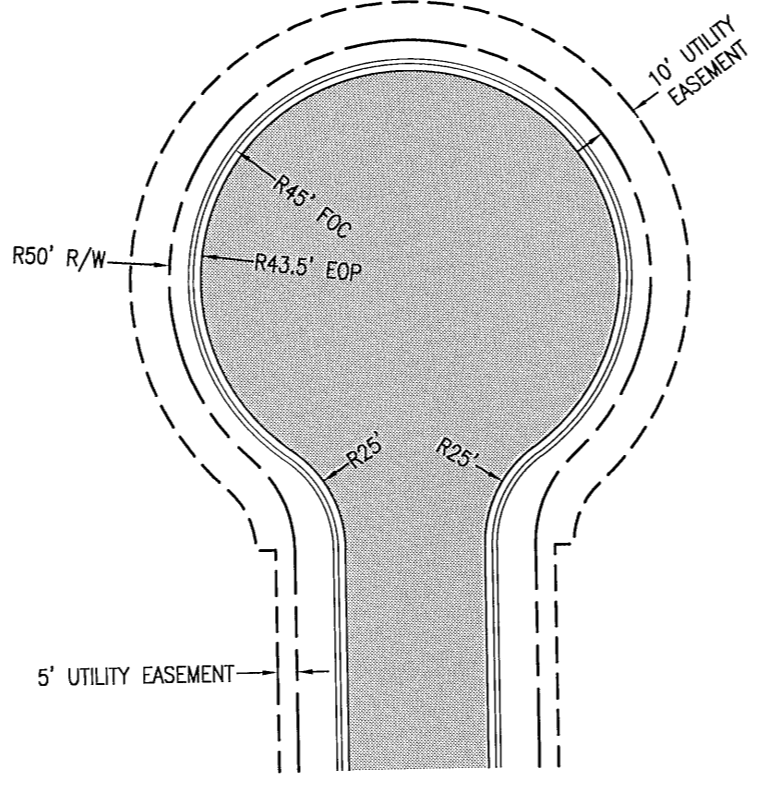
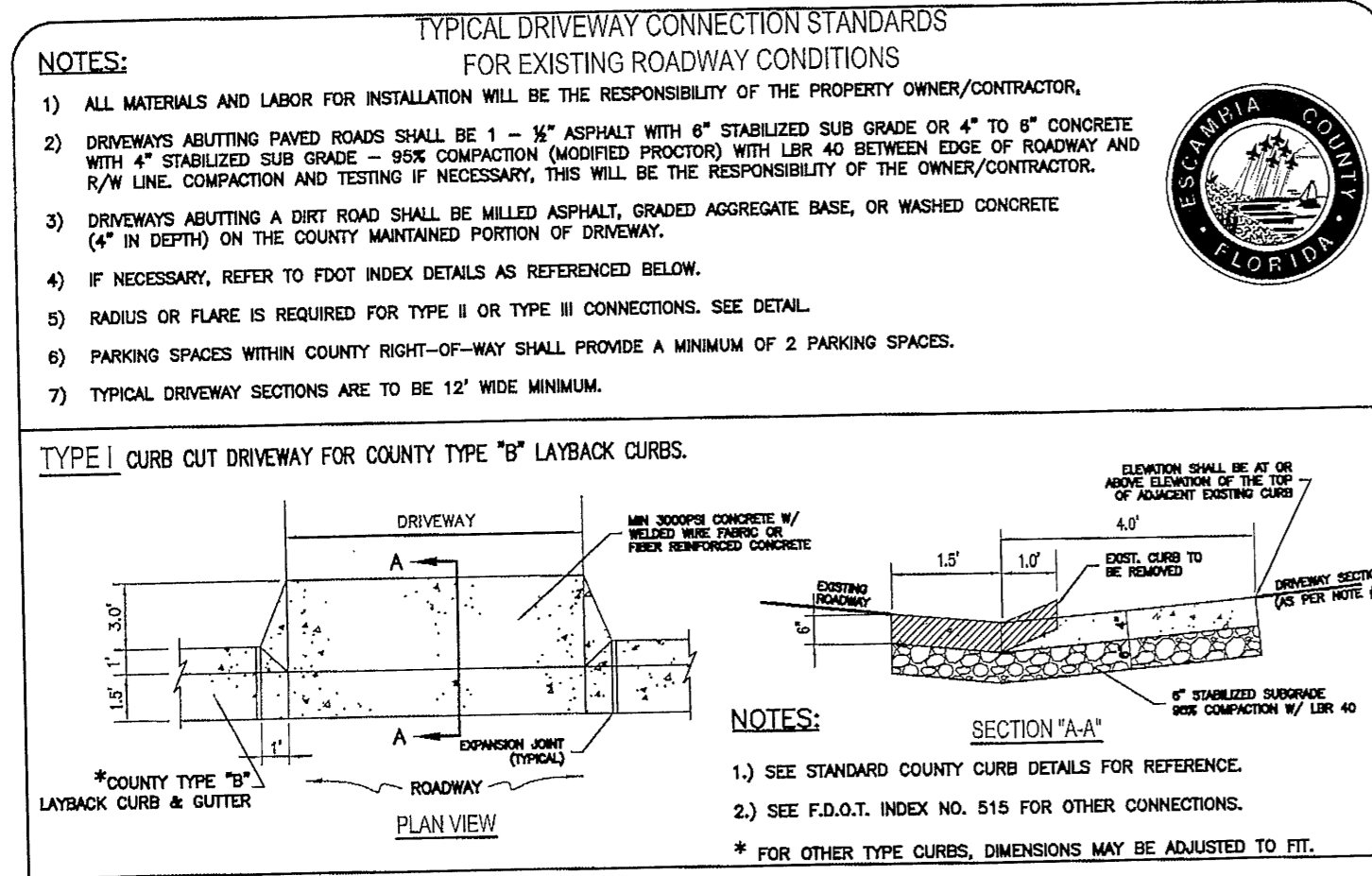
**TYPICAL CROWNED ROAD / CUL-DE-SAC SECTION**  
N.T.S.



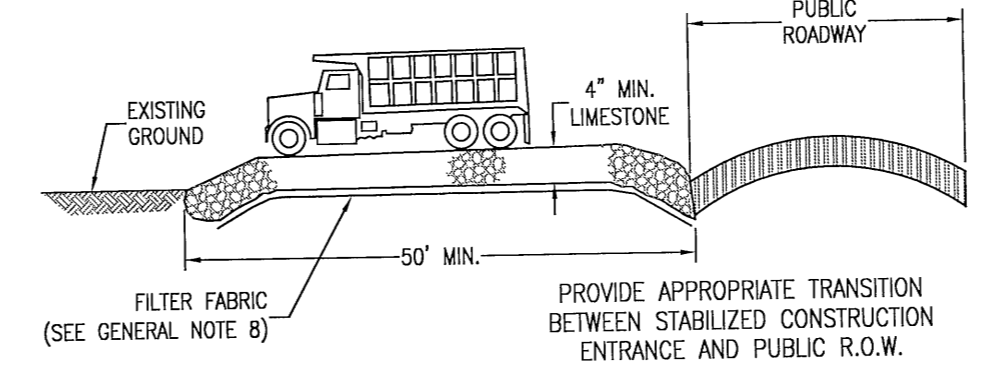
**TYPICAL CUL-DE-SAC SECTION**  
N.T.S.

NOTES:

1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOD AND SOD AND/OR SEED AND MULCH THE REMAINDER OF THE LOT.
5. THE HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRE A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ONLINE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW RUNOFF, DOWNSPOUTS AND GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
8. PROVIDE EROSION CONTROL MEASURES TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCE AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS ARE NECESSARY).

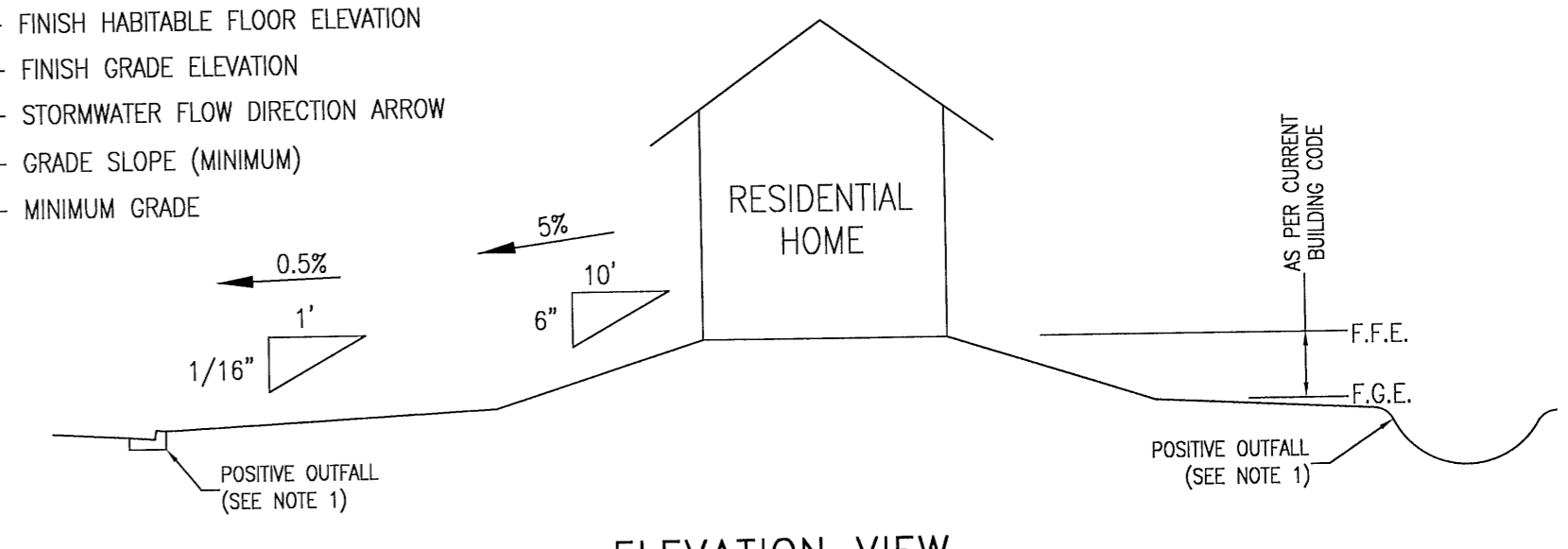


**TYPICAL ESCAMBIA COUNTY CUL-DE-SAC DETAIL**  
N.T.S.

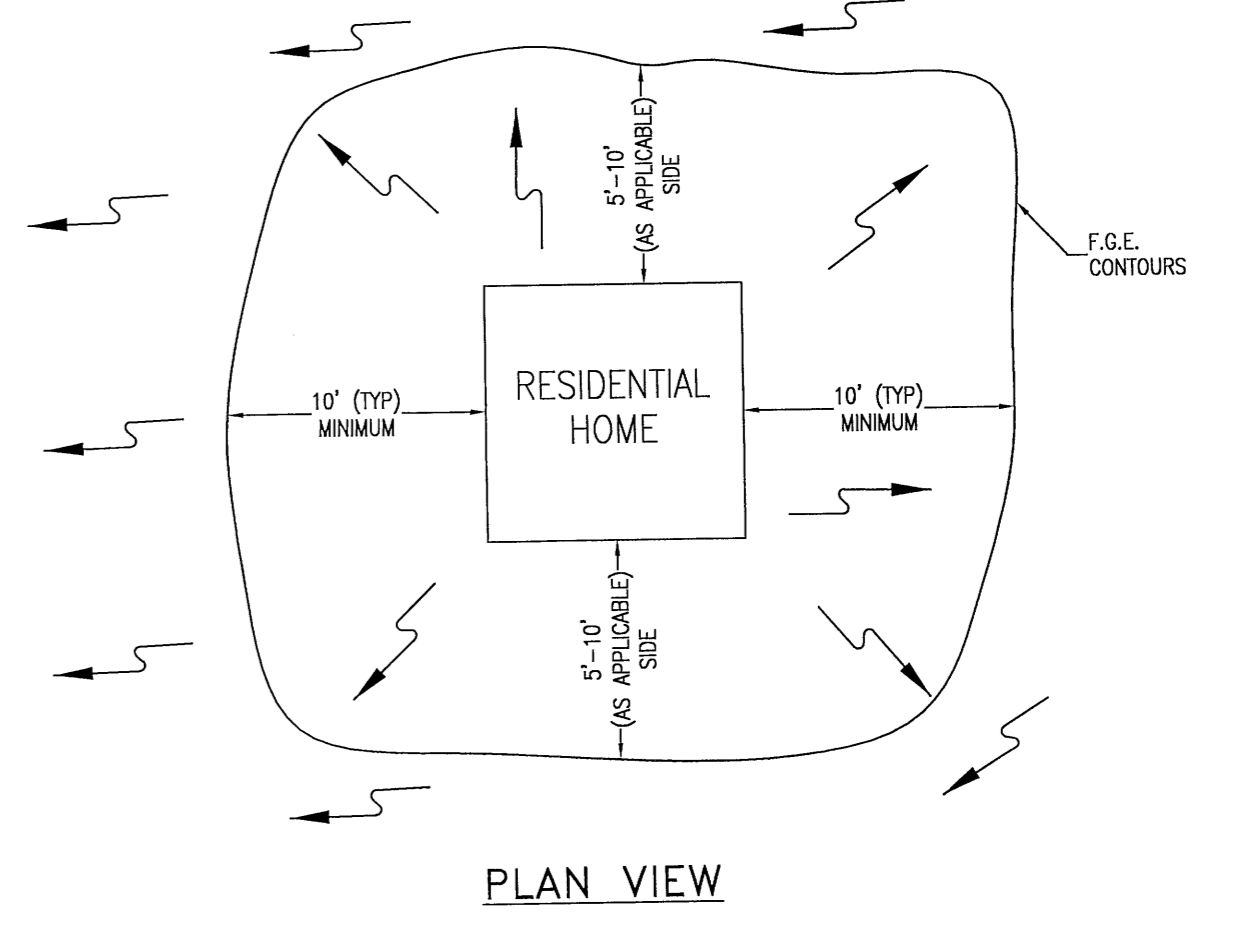


**12' WIDE STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

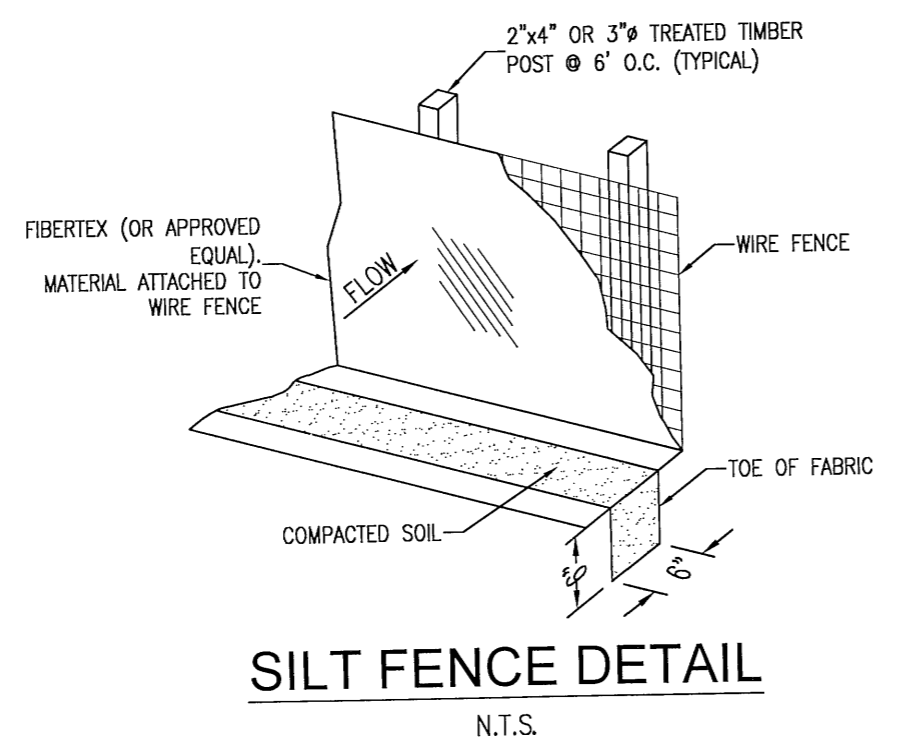
- F.F.E. - FINISH HABITABLE FLOOR ELEVATION
- F.G.E. - FINISH GRADE ELEVATION
- STORMWATER FLOW DIRECTION ARROW
- GRADE SLOPE (MINIMUM)
- MINIMUM GRADE



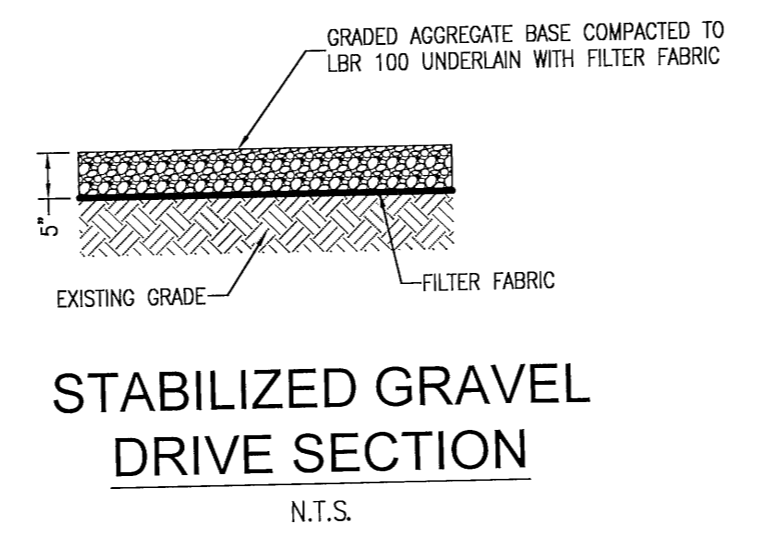
**ELEVATION VIEW**



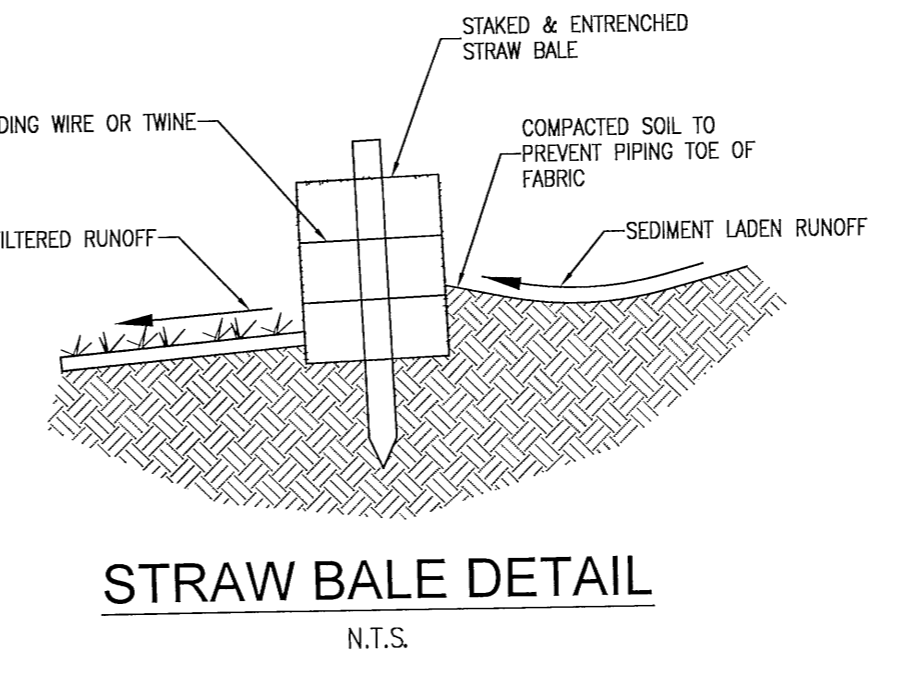
**PLAN VIEW**



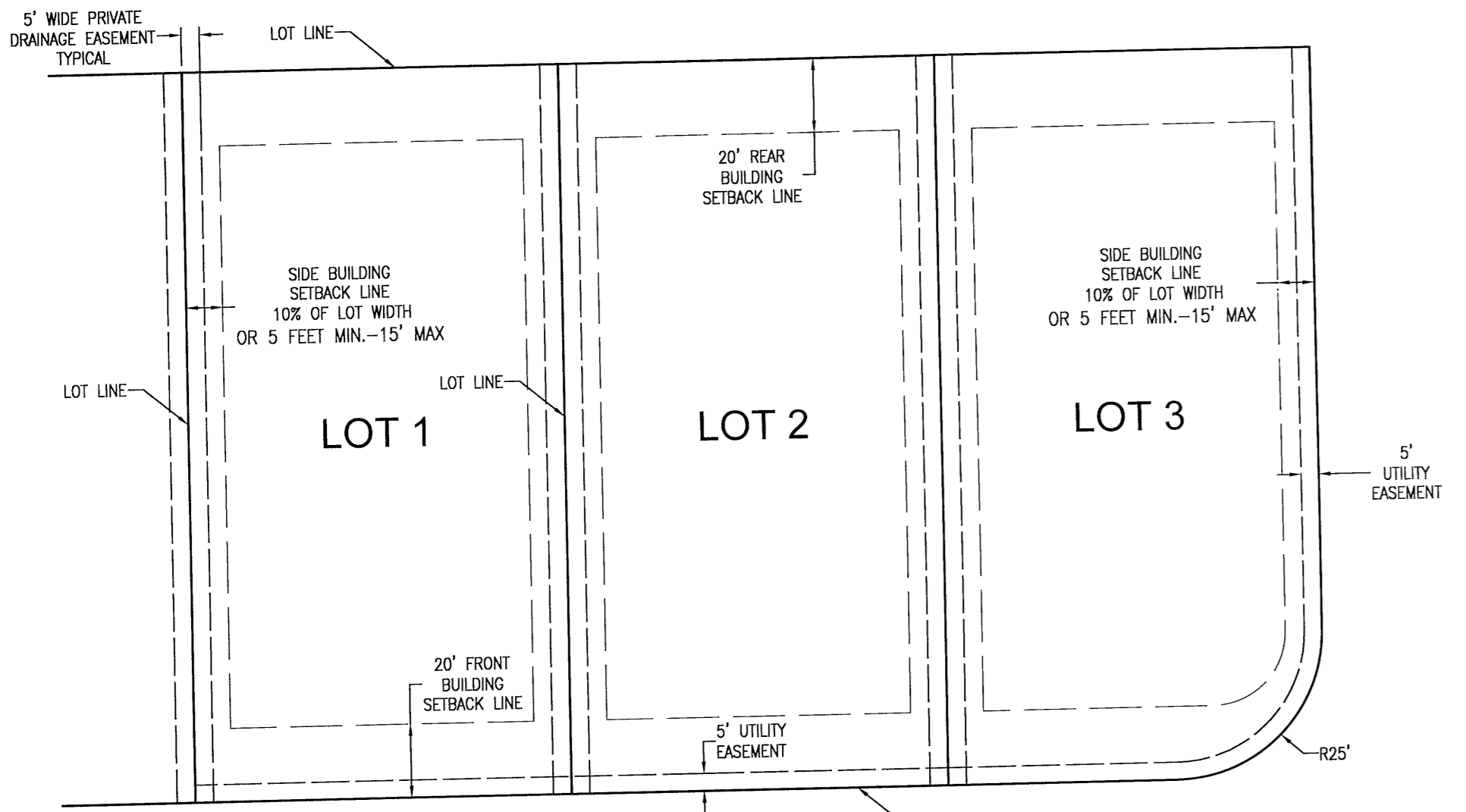
**SILT FENCE DETAIL**  
N.T.S.



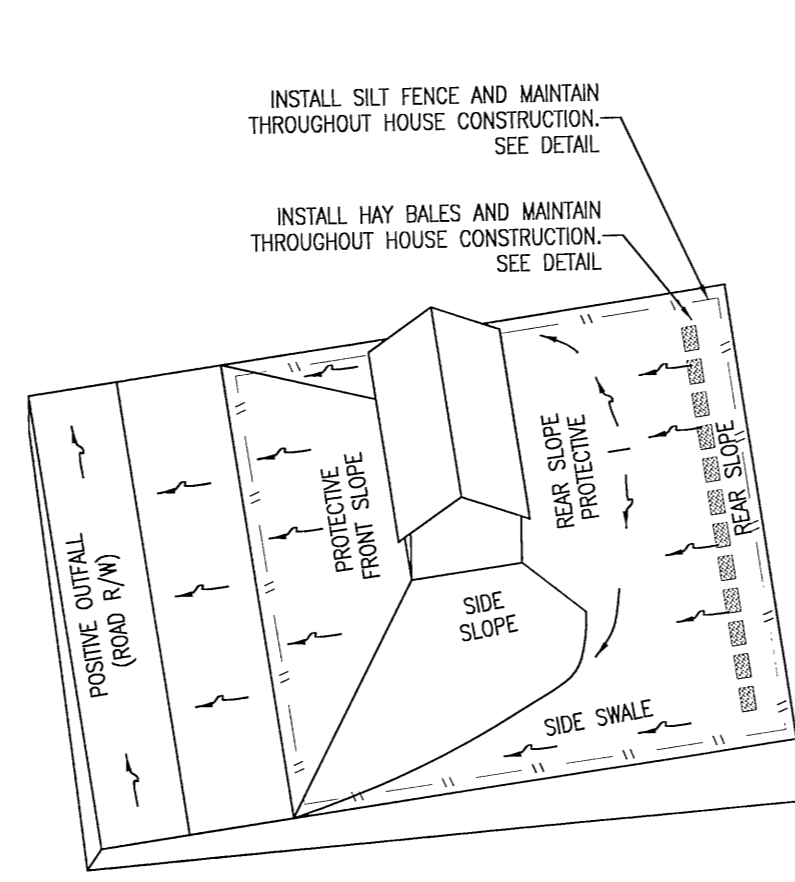
**STABILIZED GRAVEL DRIVE SECTION**  
N.T.S.



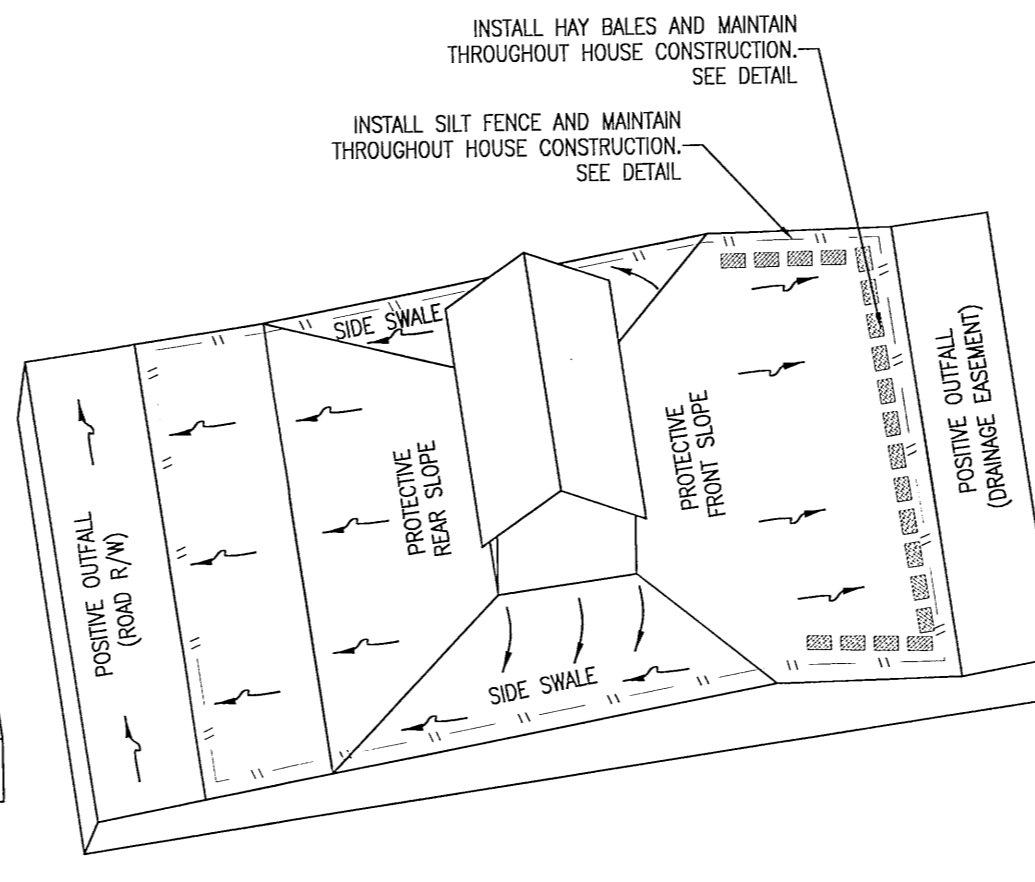
**STRAW BALE DETAIL**  
N.T.S.



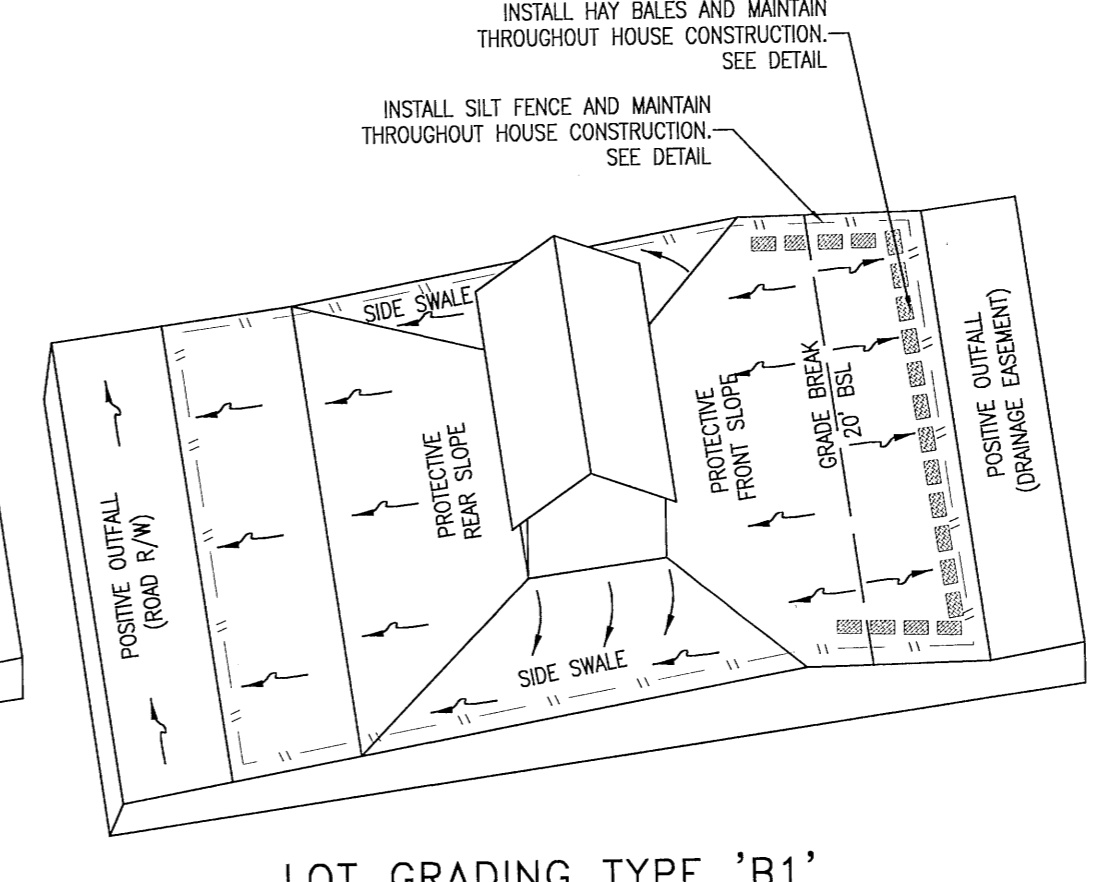
**BUILDING SETBACK REQUIREMENTS:**  
FRONT = 20'  
REAR = 20'  
SIDE = 10% OF LOT WIDTH OR 5 FEET MIN.-15' MAX  
ALL LOT LINES WHICH ADJOIN ANOTHER LOT ARE SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT (5' EACH LOT).



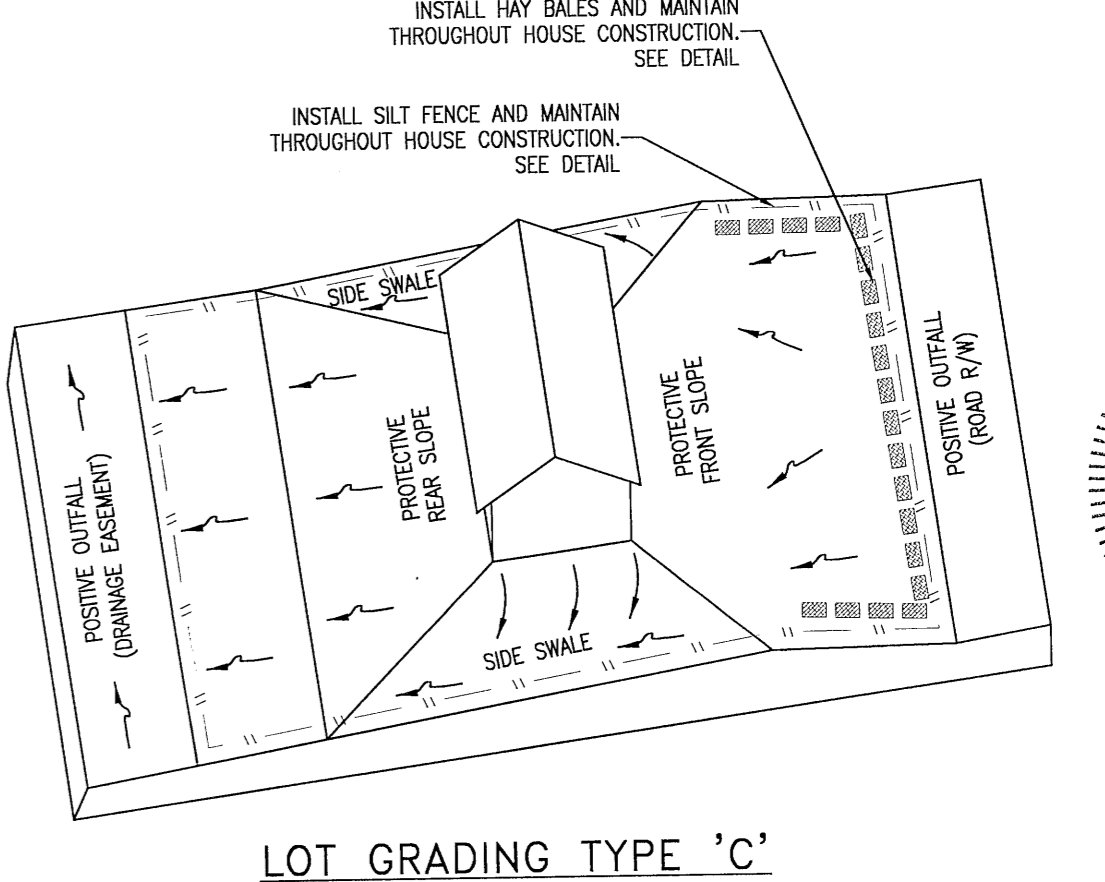
**LOT GRADING TYPE 'A'**  
ALL DRAINAGE TO STREET



**LOT GRADING TYPE 'B'**  
DRAINAGE TO STREET & REAR LOT LINE



**LOT GRADING TYPE 'B1'**  
DRAINAGE TO STREET & LOT LINE  
PORTION OF LOT TO REAR LOT SWALE SHALL BE FROM THE BUILDING SETBACK LINE



**LOT GRADING TYPE 'C'**  
REVERSE OF TYPICAL LOT 'A' GRADING, THE MAJORITY OF THE LOT SHALL SLOPE TO THE DRAINAGE EASEMENT AT THE REAR OF THE LOT INSTEAD OF THE STREET

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF GRADING DRAINS TO A POSITIVE OUTFALL.

**MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN**  
NOT TO SCALE