

CONSTRUCTION PLANS FOR

Pine Top Subdivision

A PROPOSED 73 LOT RESIDENTIAL SUBDIVISION OF A PORTION OF  
SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA  
ZONING: LDR FLU: MU-S  
DSAP CONSERVATION NEIGHBORHOOD  
(OPT OUT CASE NUMBER OSP-2020-02 HAS BEEN APPROVED)  
MARCH 2022

GENERAL NOTES:

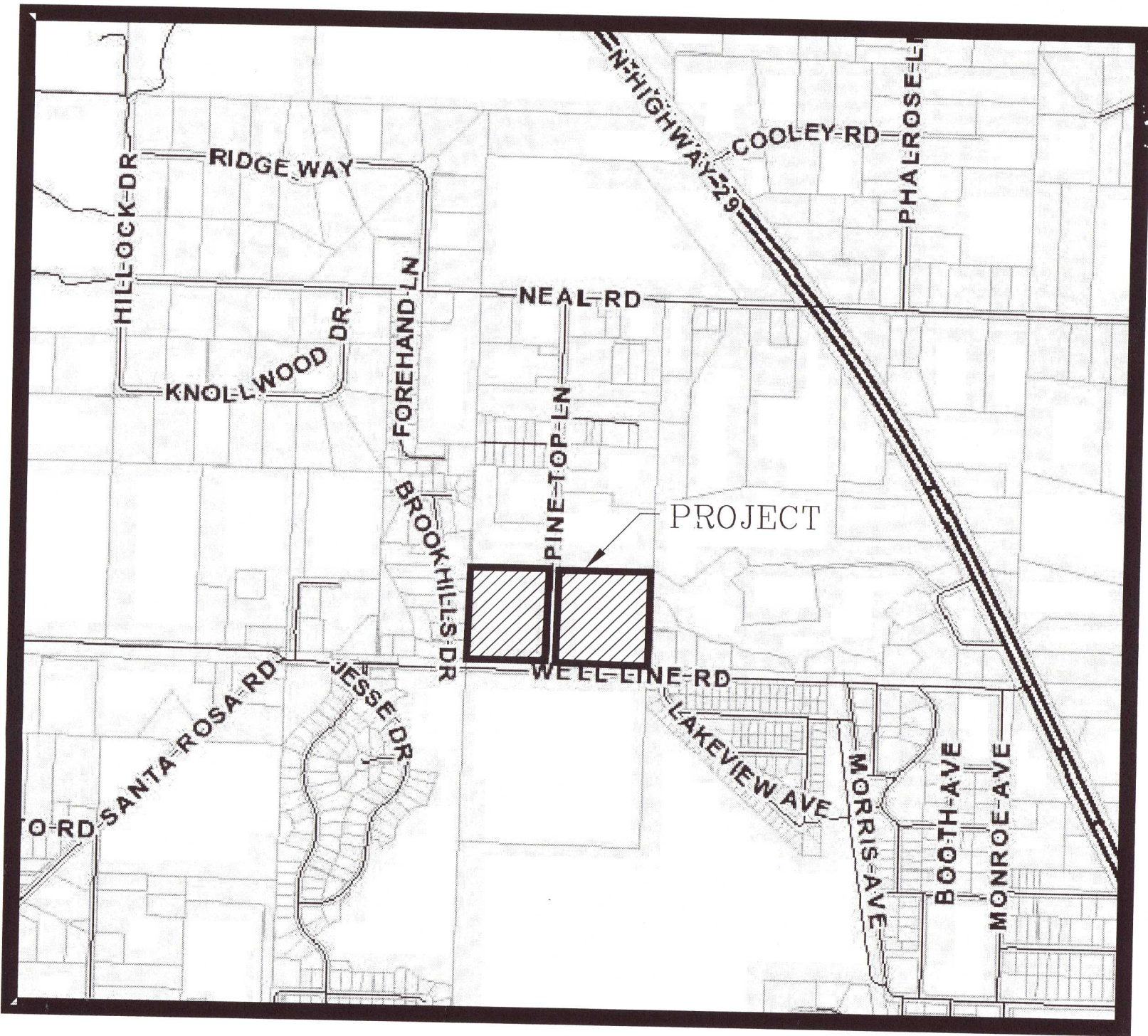
- CONTRACTOR SHALL NOTIFY ESCAMBIA COUNTY DESIGNEE AND/OR COUNTY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WIPE OUT OR ADJUST THE CROWN WHERE SO NOTED BY THE ENGINEER AND/OR REQUIRED FOR POSITIVE DRAINAGE.
- PROPERTY OBSTRUCTIONS WHICH ARE 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.
- 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 COTTAGE HILL WATER'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.
- 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 PLACED IN ACCORDANCE WITH SEC. 573 F.D.O.T. SPECIFICATIONS.
- 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.
- 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 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. SEEDING 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 THE 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 THE DESIGN ENGINEER OR RECORD, 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.
- THE GENERAL CONTRACTOR IS REQUIRED TO FILE NPDES PHASE II PERMIT FOR THE PROJECT. NO WORK MAY COMMENCE ON THE PROJECT UNTIL THE NOTICE OF INTENT HAS BEEN PROPERLY SUBMITTED. THE CONTRACTOR IS 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.
- 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 SANITARY SEWER SYSTEMS.
- 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/SOCK.
- A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL /ACCEPTANCE. IF TIME CONSTRAINTS EXIST DURING THE FINAL PLAT APPROVAL AND ACCEPTANCE PROCESS, A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDING /MULCHED/FERTILIZED WILL BE ACCEPTABLE.
- SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
- A MINIMUM ONE (1) FOOT GROUND COVER IS REQUIRED FOR ALL UNDERGROUND PIPES.
- CONSTRUCTION PLAN APPROVAL IS REQUIRED TO DOCUMENT THE DESIGN OF INFRASTRUCTURE TO ADEQUATELY SERVE THE CREATED LOTS, THE APPROVAL ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE TO PROCEED, BUT IT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS. 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.
- THERE ARE NO HERITAGE OR CHAMPION TREES ONSITE.
- ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, & ANY OTHER LAND DISTURBING ACTIVITIES AS DEFINED IN ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION OF SITE WORK.
- 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 SEDIMENTS FROM ENTERING THE EXCAVATED POND.
- DEVELOPER/CONTRACTOR/HOA SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENSION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2-YEAR WARRANTY PERIOD.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1" 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/NWFWMD.
- ALL WETLAND, WETLAND BUFFERS (& ANY OTHER ESL, NR, OR H&AR FEATURES IF DISCOVERED IN FOLLOW-UP SURVEYS) SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.
- ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRG SITE PLANS/PLATS AND ADDITIONAL PERMITTING APPROVALS ALLOW FOR "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF FOR ROAD RIGHT-OF-WAY.

FLOOD ZONE NOTE:

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 12033C02806, MAP REVISION DATED SEPTEMBER 29, 2006.



VICINITY MAP  
(NOT TO SCALE)

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSION PLAN
4	SITE/UTILITY PLAN
5	OFFSITE UTILITY PLAN
6	DRAINAGE PLAN
7	PLAN/PROFILE - SUGAR PINE
8	PLAN/PROFILE - RUSTLING PINES
9	PLAN/PROFILE - SANDY PINES
10	PLAN/PROFILE - MISC. STORM
11	PLAN/PROFILE - MISC. STORM
12	PLAN/PROFILE - MISC. STORM
13	PLAN/PROFILE - SWALES
14	PLAN/PROFILE - SWALES
15	DETAILS - SITE
16	DETAILS - DRAINAGE
17	DETAILS - RETENTION POND #1
18	DETAILS - RETENTION POND #2
19	DETAILS - POTABLE WATER

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](http://www.ecua.fl.gov), is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and 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 DETAIL	<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 QIP 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.

UTILITY NOTE:

ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.

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

OWNER AND DEVELOPER

TEN MILE ROAD, LLC  
5805 SAUFLEY FIELD ROAD  
PENSACOLA, FL 32526  
PHONE: (850) 572-3005

SURVEYOR

MERRILL PARKER SHAW, INC.  
4928 N. DAVID HWY  
PENSACOLA, FL 32503  
P: (850)478-4923

ENGINEER OF RECORD

DAVID W. FITZPATRICK, P.E., P.A.  
PROFESSIONAL ENGINEER  
10250 NORTH PALAFOX STREET  
PENSACOLA, FLORIDA 32534  
(850) 476-8677

DRAINAGE FEE

Imperv. Surf. 52193.0 Sq ft

Stormwater Ret. 0.74 % (F)

Total Drainage Fee \$ 1,931.14

Pond Maint. Fee: MSBU

UTILITY CONTACTS

CONTRACTOR SHALL NOTIFY SUNSHINE 148 HOURS PRIOR TO COMMENCING CONSTRUCTION 1-800-432-4770

GULF POWER CO.  
ALLEN THOMPSON  
850-429-2603

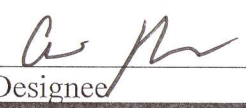
PENSACOLA ENERGY  
DIANE MOORE  
850-474-5319

AT&T  
STEPHEN KENNINGTON  
850-512-4848

COX COMMUNICATIONS  
TROY YOUNG  
850-232-5044

ECUA  
PETER KUMMER  
850-969-6643

COTTAGE HILL WATER  
RONALD REYNOLDS  
850-968-5485

Approved  3/10/22  
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.



PERMIT SET

NOT RELEASED FOR CONSTRUCTION

SHEET NO. 1  
PROJECT NO. 20-013



ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.

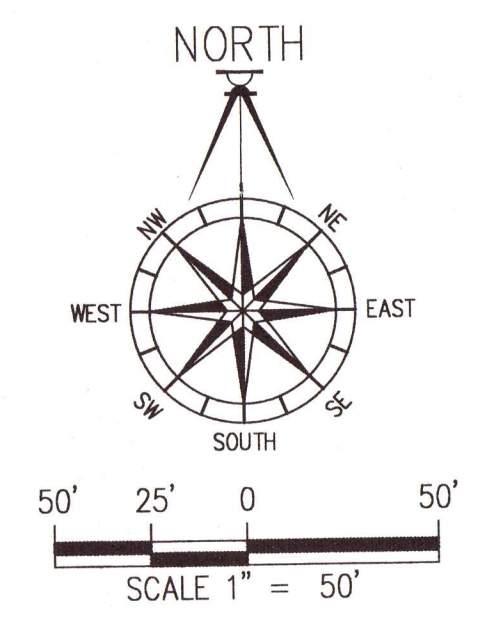
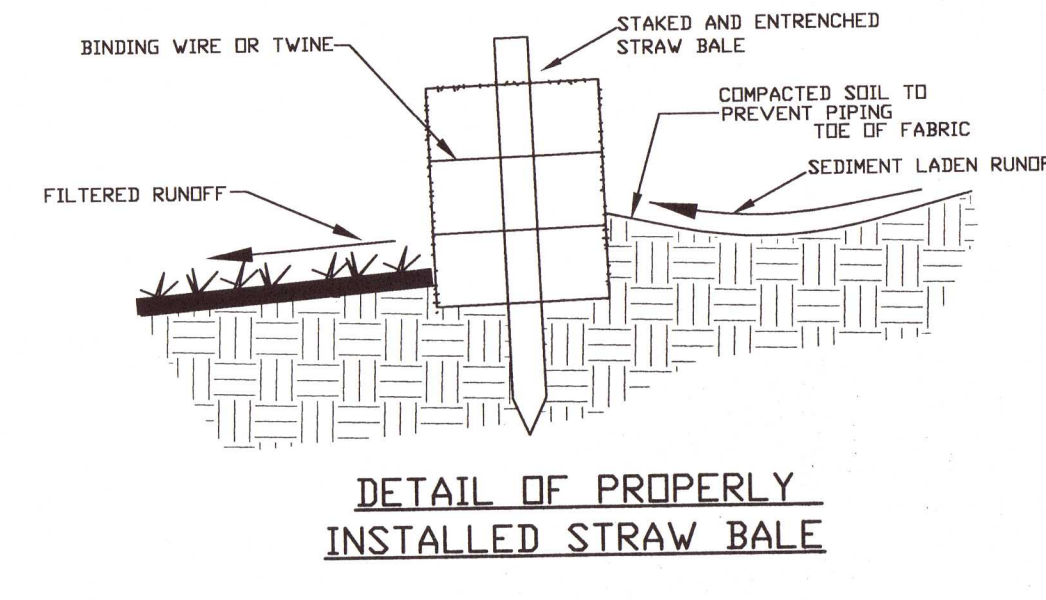
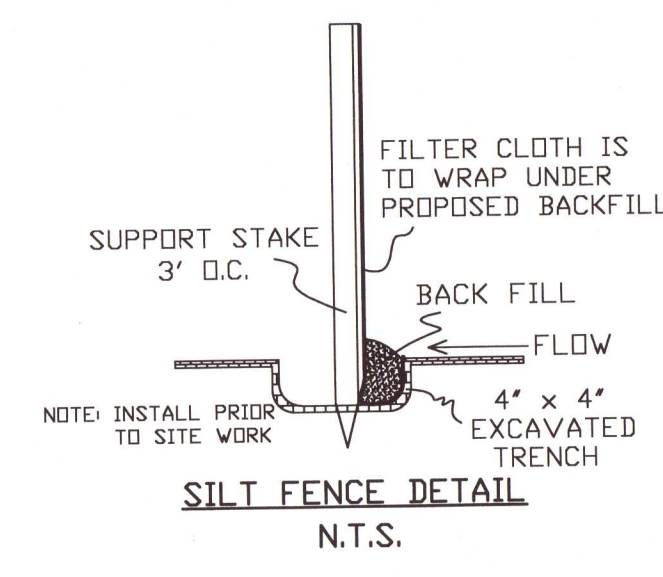
DAVID W. FITZPATRICK  
PROFESSIONAL ENGINEER, P.E.  
BOARD OF PROFESSIONAL REGULATION #0008423  
10250 NORTH PALMAY STREET  
PENSACOLA, FL 32514  
PH: (850) 476-8677 FAX: (850) 476-7708

PINE TOP SUBDIVISION  
EXISTING CONDITIONS / DEMOLITION PLAN

DATE	
REVISION	
NUMBER	
DRAWN BY	A. BURKETT
DESIGNED BY	D. FITZPATRICK
SIGNATURE & SEAL	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C2 OF C19

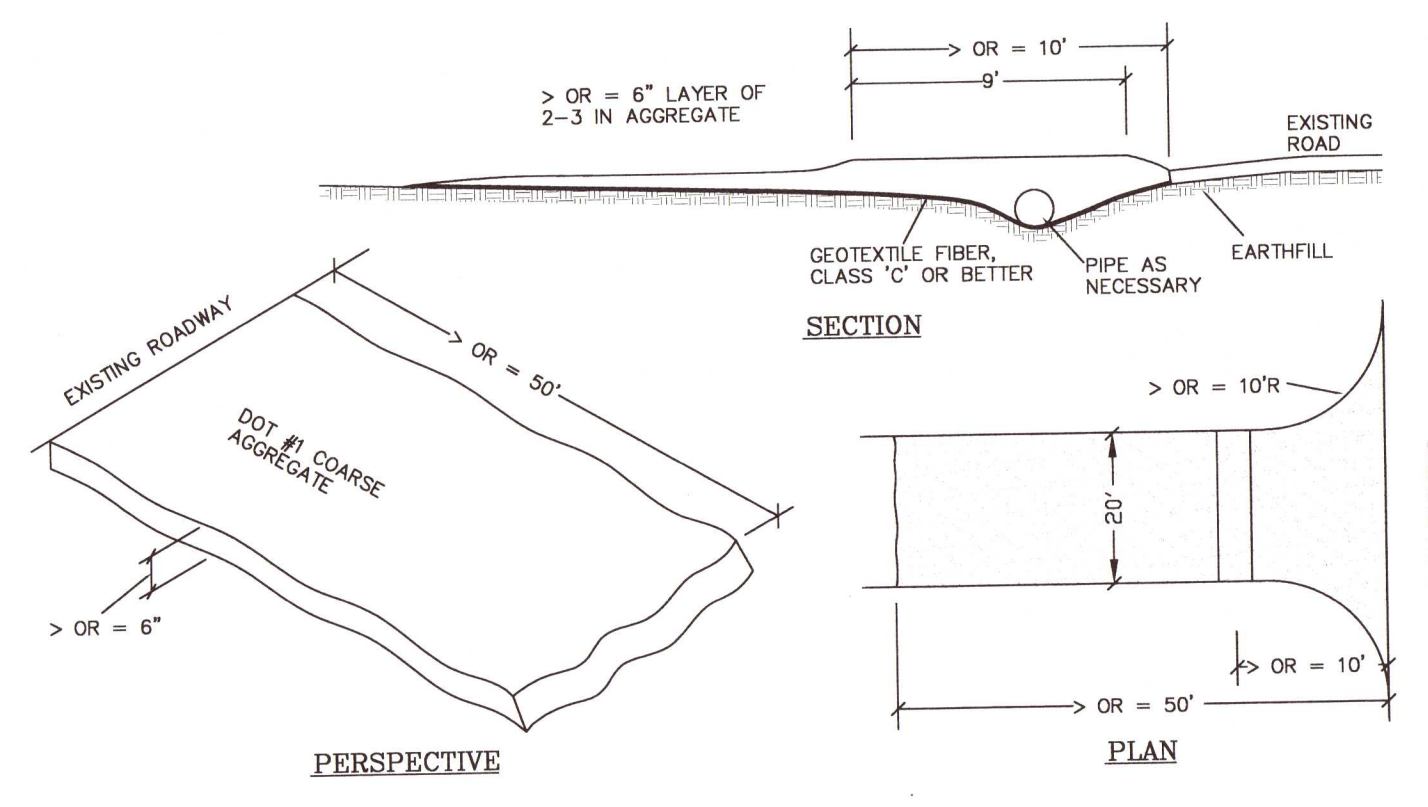
LAND DISTURBANCE NOTE:

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

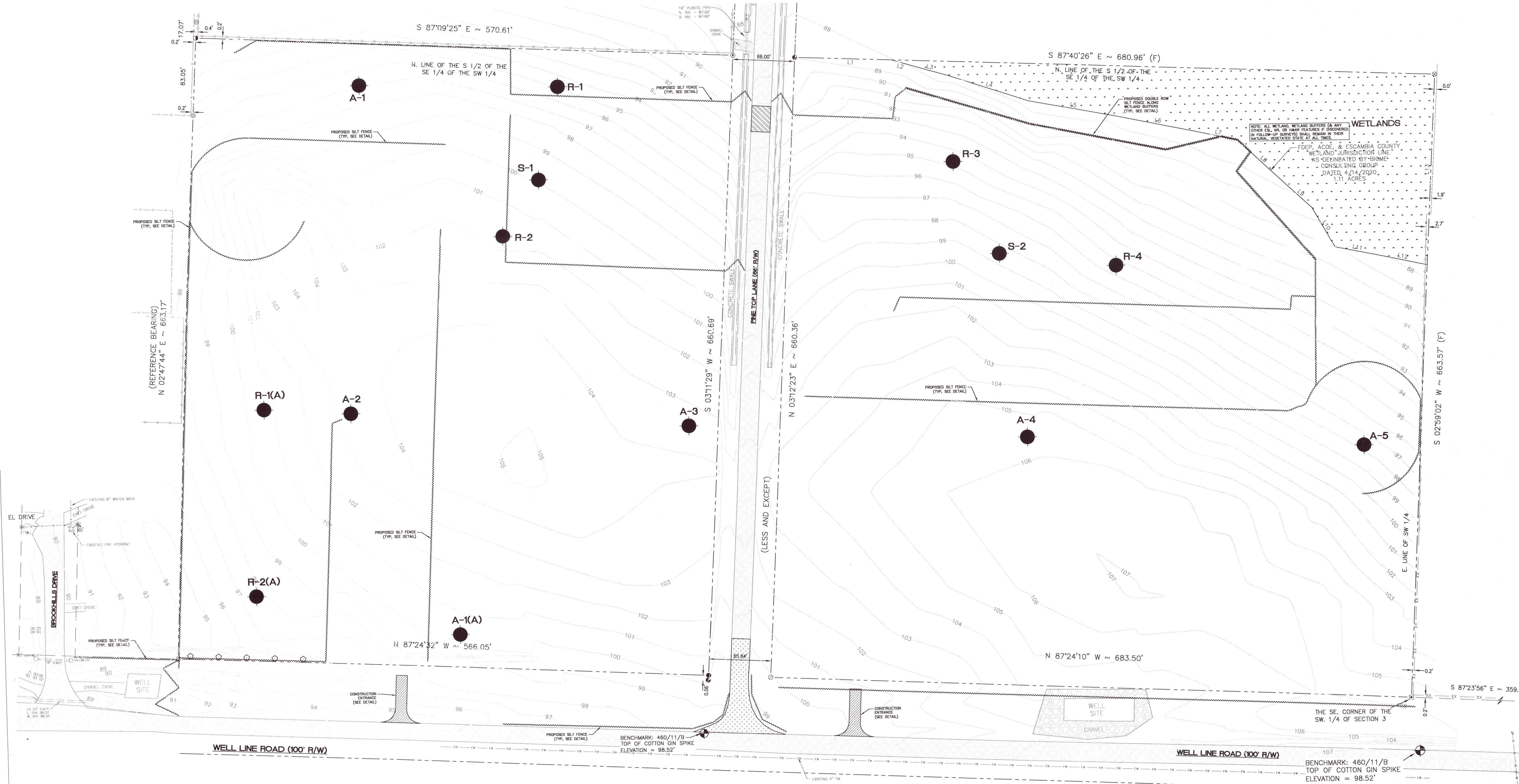


LEGEND:

- ~ 5/8" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ⊙ ~ 5/8" IRON ROD, IN CONCRETE (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 5439 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ~ 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊙ ~ 3/4" CAPPED IRON PIPE, NUMBER 1292 (FOUND)
- ⊙ ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 4082 (FOUND)
- ⊙ ~ 1/2" CAPPED IRON ROD, NUMBER 6164 (FOUND)
- ⊙ ~ 6" X 6" PLAIN CONCRETE MONUMENT (FOUND)
- R/W ~ RIGHT OF WAY
- (F) ~ FIELD MEASUREMENT/INFORMATION
- (D) ~ DESCRIPTION INFORMATION
- — — — — ~ 4' HIGH CHAIN LINK FENCE
- — — — — ~ 4' HIGH WIRE FENCE
- — — — — ~ 6' HIGH WOOD BOARD FENCE
- — — — — ~ 4' HIGH WOOD BOARD FENCE
- — — — — ~ 5' HIGH CHAIN LINK FENCE
- — — — — ~ 6' HIGH CHAIN LINK FENCE
- — — — — ~ INDICATES NOT TO SCALE
- — — — — ~ OVERHEAD UTILITY LINES
- 97 ~ CONTOUR LINE
- ⊙ ~ BENCHMARK IN VICINITY
- ⊙ ~ CABLE BOX
- ⊙ ~ PHONE BOX
- ⊙ ~ BURIED GAS LINE MARKER
- ⊙ ~ BURIED FIBER OPTIC CABLE MARKER
- ⊙ ~ GUY ANCHOR
- ⊙ ~ UTILITY POLE
- ⊙ ~ LIGHT POLE
- ⊙ ~ STORM WATER MANHOLE
- ⊙ ~ SANITARY SEWER MANHOLE
- ⊙ ~ FIRE HYDRANT
- ⊙ ~ WELL
- ⊙ ~ TREE
- ⊙ ~ WATER VALVE
- ⊙ ~ GAS VALVE
- ⊙ ~ WATER METER
- ⊙ ~ BACK FLOW PREVENTER
- ⊙ ~ STREET SIGN

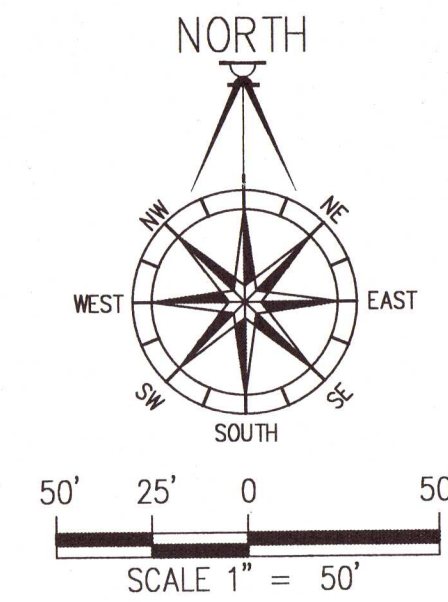


CONSTRUCTION ENTRANCE/EXIT PLAN VIEW  
NTS





ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.



DAVID W. FITZPATRICK  
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PINE TOP SUBDIVISION  
LOT DIMENSION PLAN

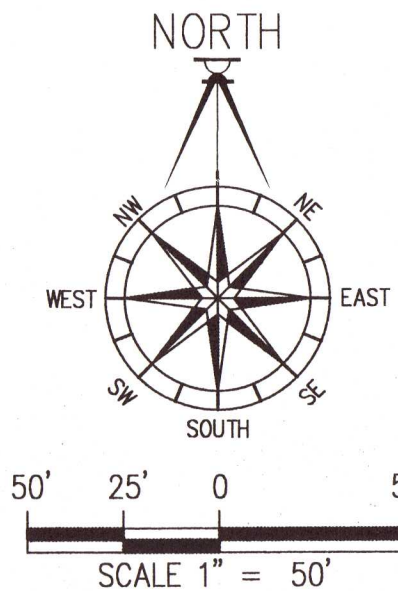
DATE	
REVISION	
NUMBER	

DRAWN BY: A. BURKETT  
DESIGNED BY: D. FITZPATRICK  
SIGNATURE & SEAL  
DAVID W. FITZPATRICK  
FLORIDA  
PROFESSIONAL ENGINEER  
PROJECT NUMBER: 20-013  
PLOT DATE: 3/10/22  
SHEET: C3 OF C19





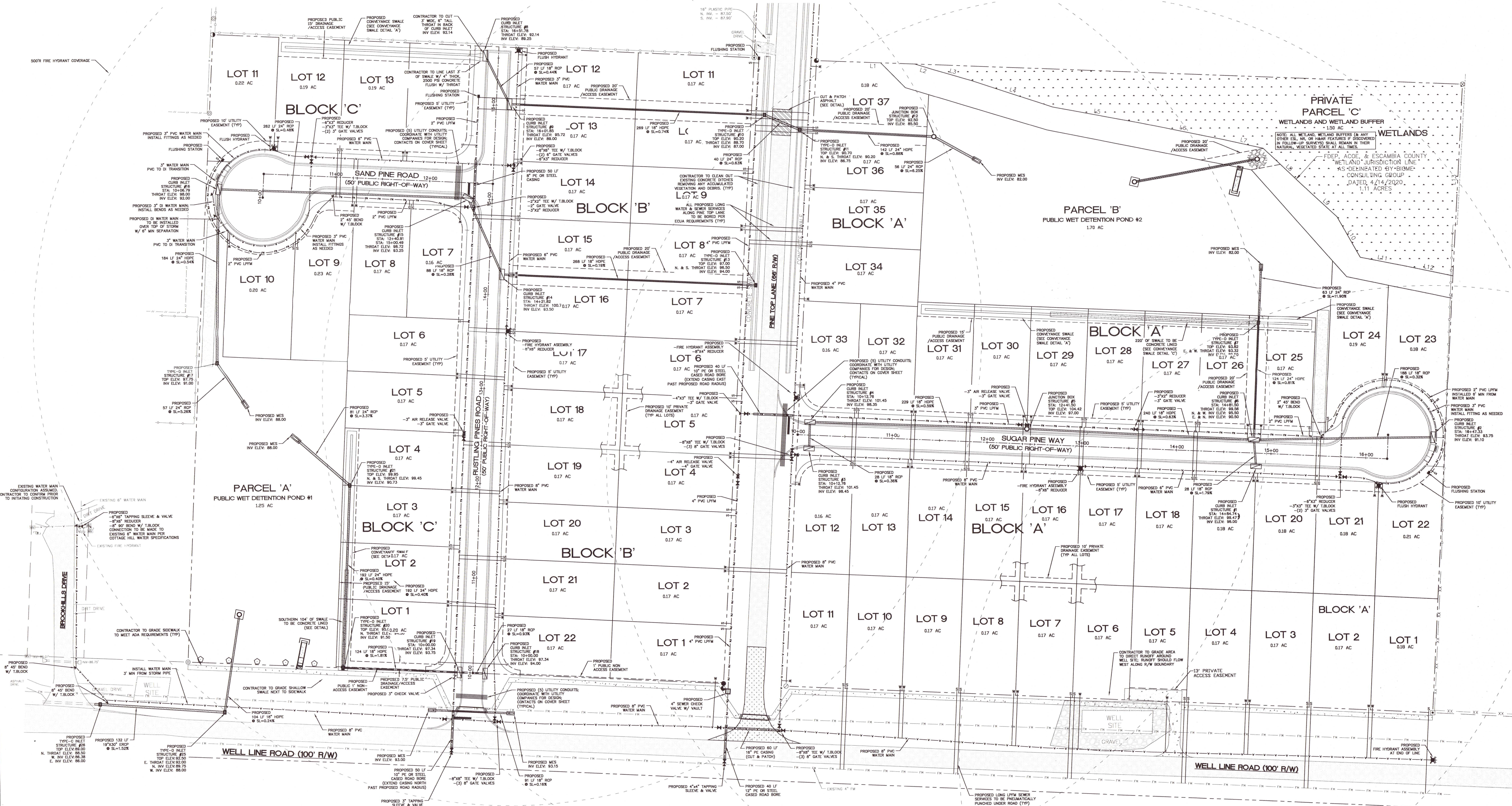
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WATER MAIN INSTALLATION NOTE:  
ALL WATER MAINS TO BE INSTALLED  
PER FDEP SEPARATION REQUIREMENTS

WATER/SEWER SERVICE NOTE:  
ALL PROPOSED WATER & SEWER SERVICES  
ALONG PINE TOP LANE TO BE BORED  
PER ECUA REQUIREMENTS (TYP)

(SEE OFFSITE UTILITY PLAN SHEET C5)

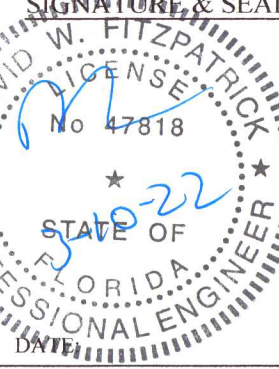


DAVID W. FITZPATRICK  
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PALM BEACH, FLORIDA 33411  
PH: (850) 766-8877 FAX: (850) 766-7708

PINE TOP SUBDIVISION  
UTILITY PLAN

DATE	
REVISION	
NUMBER	

DRAWN BY:  
A. BURKETT  
DESIGNED BY:  
D. FITZPATRICK



PROJECT NUMBER: 20-013  
PLOT DATE: 3/10/22  
SHEET C4 OF C19

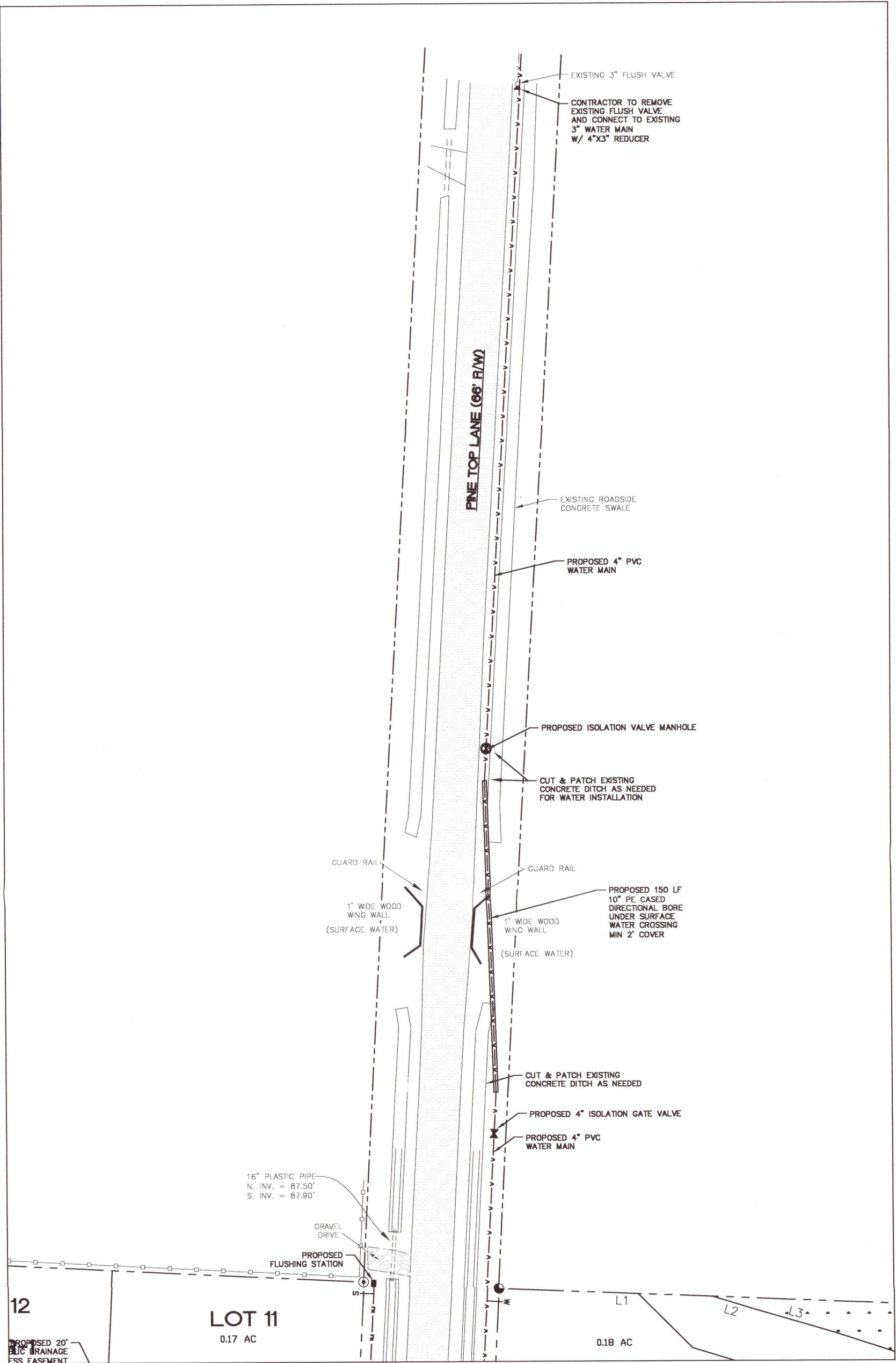


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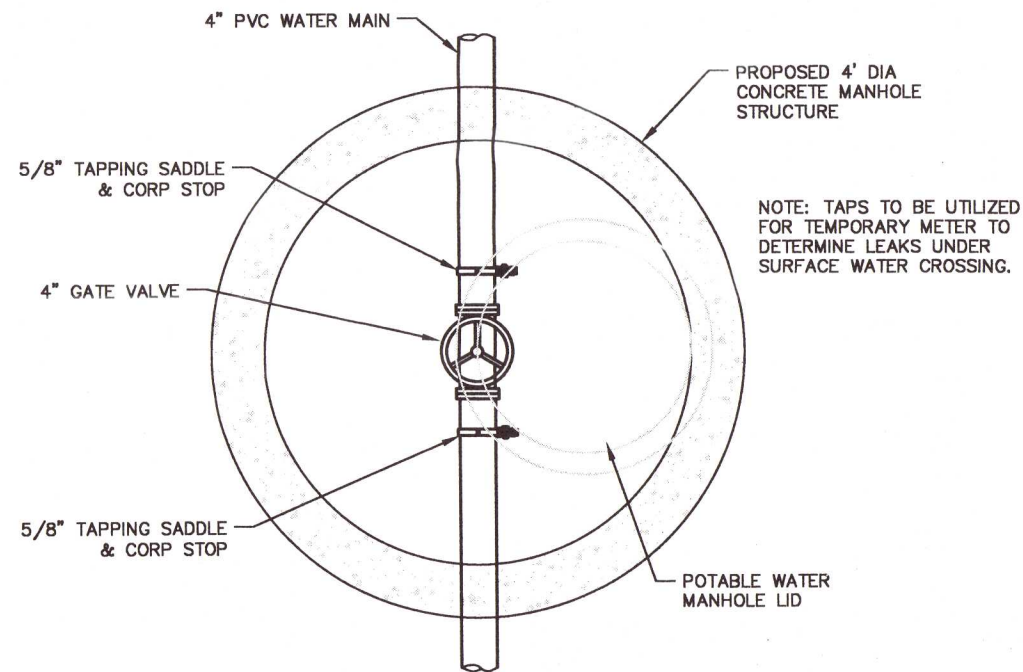
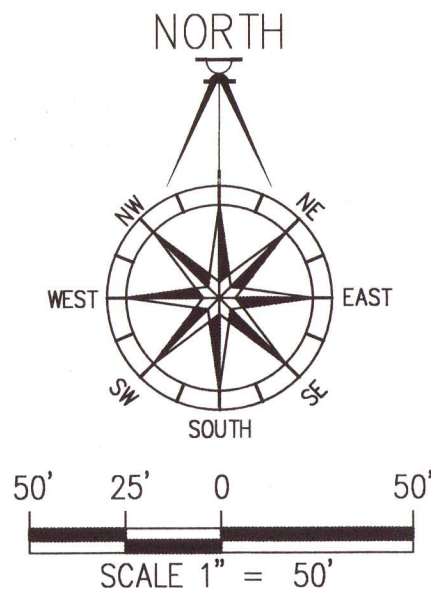
DAVID W. FITZPATRICK  
PROFESSIONAL ENGINEER, P.A.  
BOARD OF PROFESSIONAL REGULATION #00008423  
10250 NORTH PALM FOX STREET  
FORT MYERS, FL 33913  
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PINE TOP SUBDIVISION

OFFSITE UTILITY PLAN



PINE TOP LANE - WATER EXTENSION



ISOLATION VALVE MANHOLE DETAIL  
N.T.S.

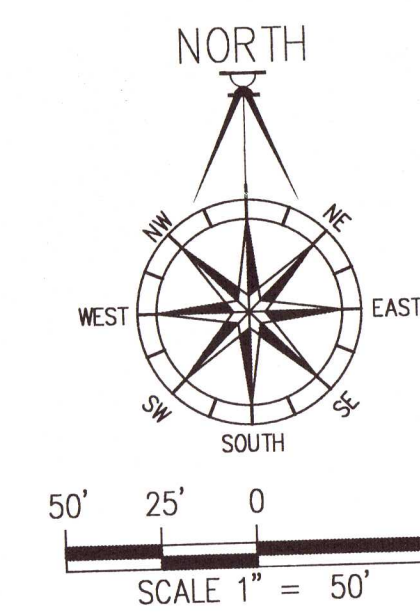
DATE	
REVISION	
NUMBER	

DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL	
DAVID W. FITZPATRICK No. 47818 STATE OF FLORIDA PROFESSIONAL ENGINEER	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C5 OF C19



DAVID W. FITZPATRICK  
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BOARD OF PROFESSIONAL REGULATION #00008423  
1025 N. W. 10TH STREET  
PENSACOLA, FL 32504  
PH: (850) 476-8877 FAX: (850) 476-7708

PINE TOP SUBDIVISION  
DRAINAGE PLAN



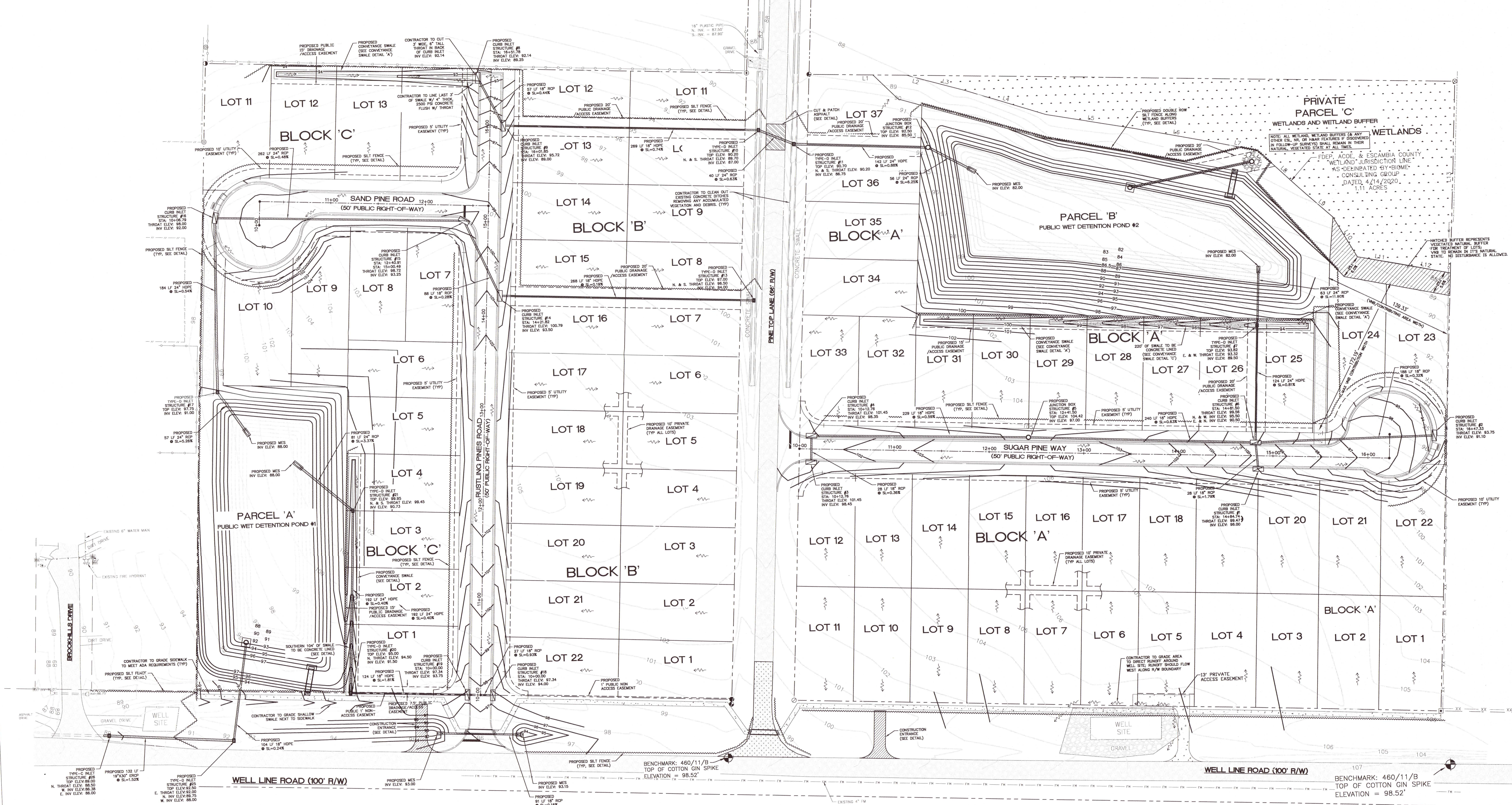
MSBU TABLE		
	ACREAGE	ACCOMMODATED LOTS
POND #1	1.25	BLOCK 'A' LOTS 1-37; BLOCK 'B' LOTS 9-14; BLOCK 'C' LOTS 11-14
POND #2	1.70	BLOCK 'B' LOTS 1-8 & 15-22; BLOCK 'C' LOTS 1-10

DRAINAGE STRUCTURE TABLE				
MANHOLES	INLETS	OUTFALL	PIPE (FEET)	
3	21	3	1,741	1,464

R/W RESTORATION NOTE:  
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 SHALL BE IN ACCORDANCE WITH  
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

VNB NOTES:

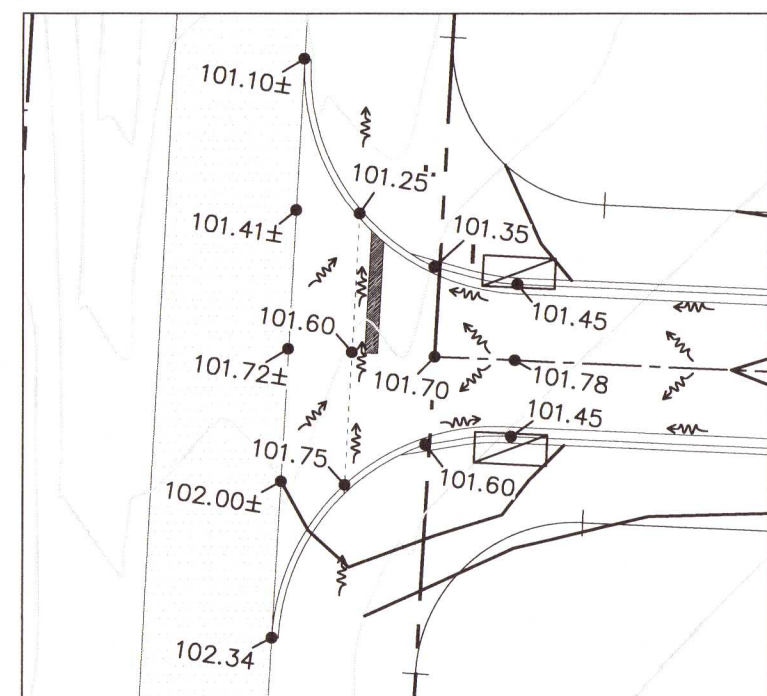
- VNB CONTRIBUTION AREAS TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER THAT IS CONSISTENT WITH THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM. NO FERTILIZER SHALL BE APPLIED TO THE CONTRIBUTING AREA.
- VNBs SHALL BE PROTECTED AT ALL TIMES WITH SILT FENCING, HAYBALES, ETC. THROUGHOUT CONSTRUCTION.
- VNBs TO BE LEFT IN IT'S NATURAL STATE. NO DISTURBANCE IS ALLOWED.



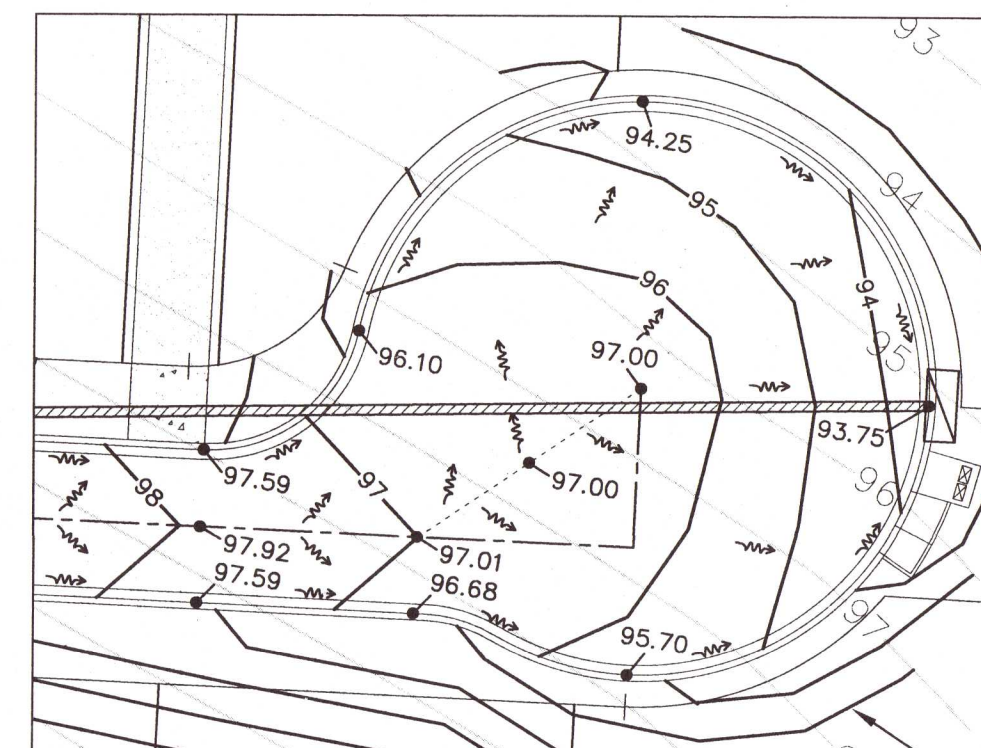
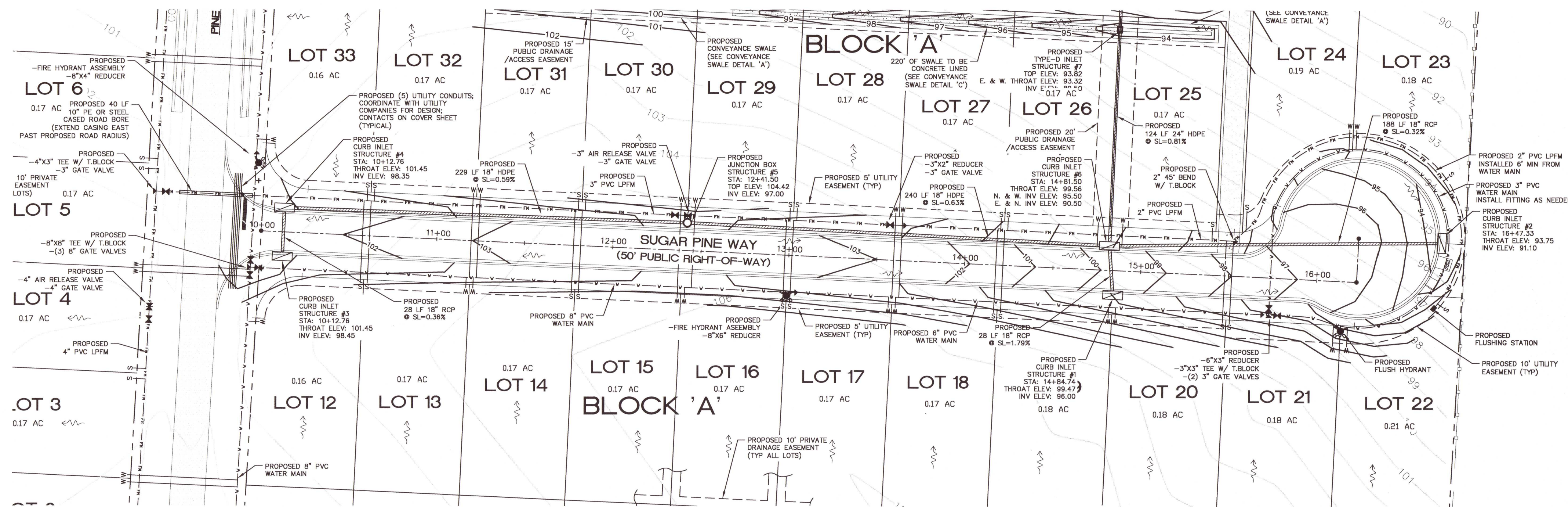
DATE	
REVISION	
NUMBER	
DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C6 OF C19



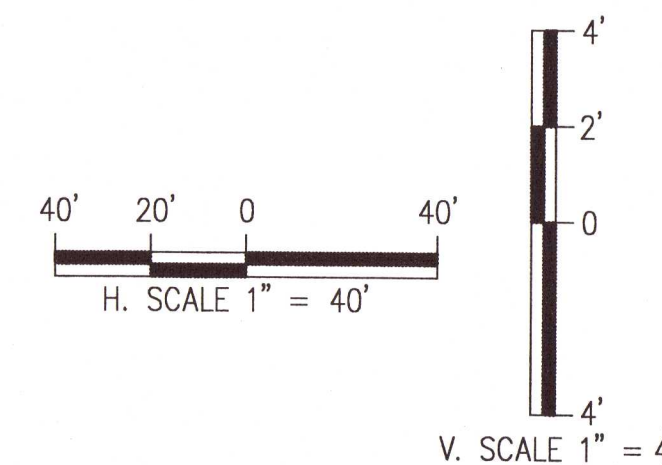
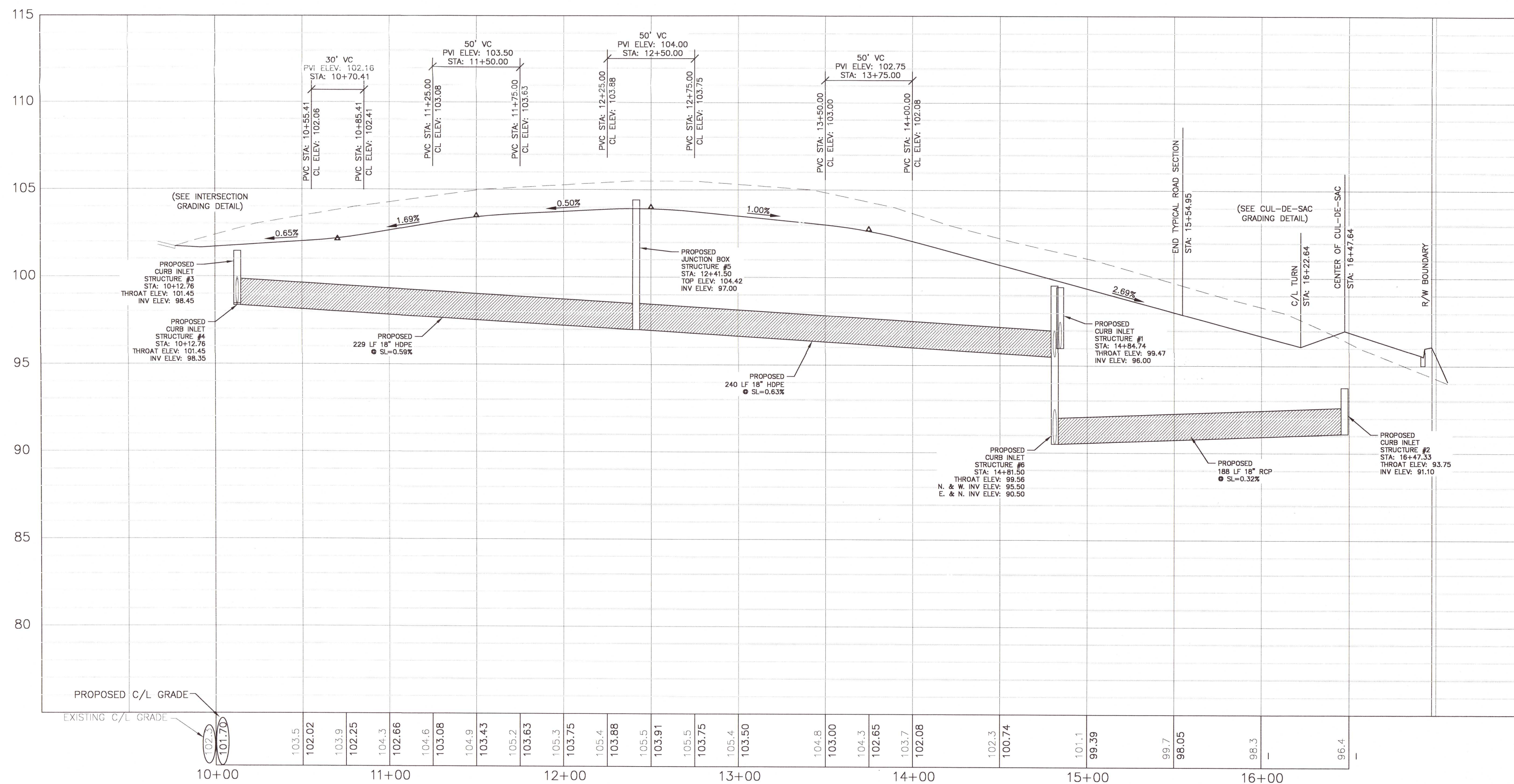
R/W RESTORATION NOTE:  
R/W SHOULDER STABILIZATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.



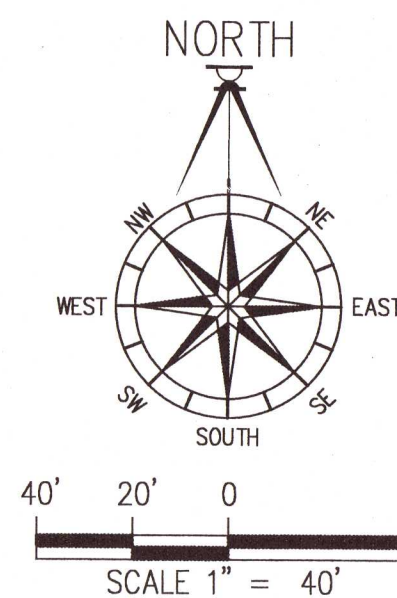
INTERSECTION GRADING DETAIL  
PINE TOP LANE - SUGAR PINE WAY



CUL-DE-SAC GRADING DETAIL  
SUGAR PINE WAY



ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.



DAVID W. FITZPATRICK  
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PELHAM, AL 36564  
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PINE TOP SUBDIVISION  
PLAN / PROFILE - SUGAR PINE WAY

DATE	
REVISION	
NUMBER	
DRAWN BY	A. BURKETT
DESIGNED BY	D. FITZPATRICK
SIGNATURE & SEAL	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C7 OF C19

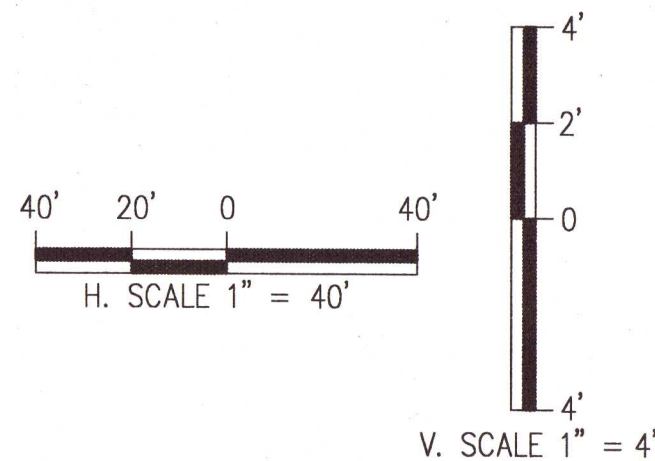
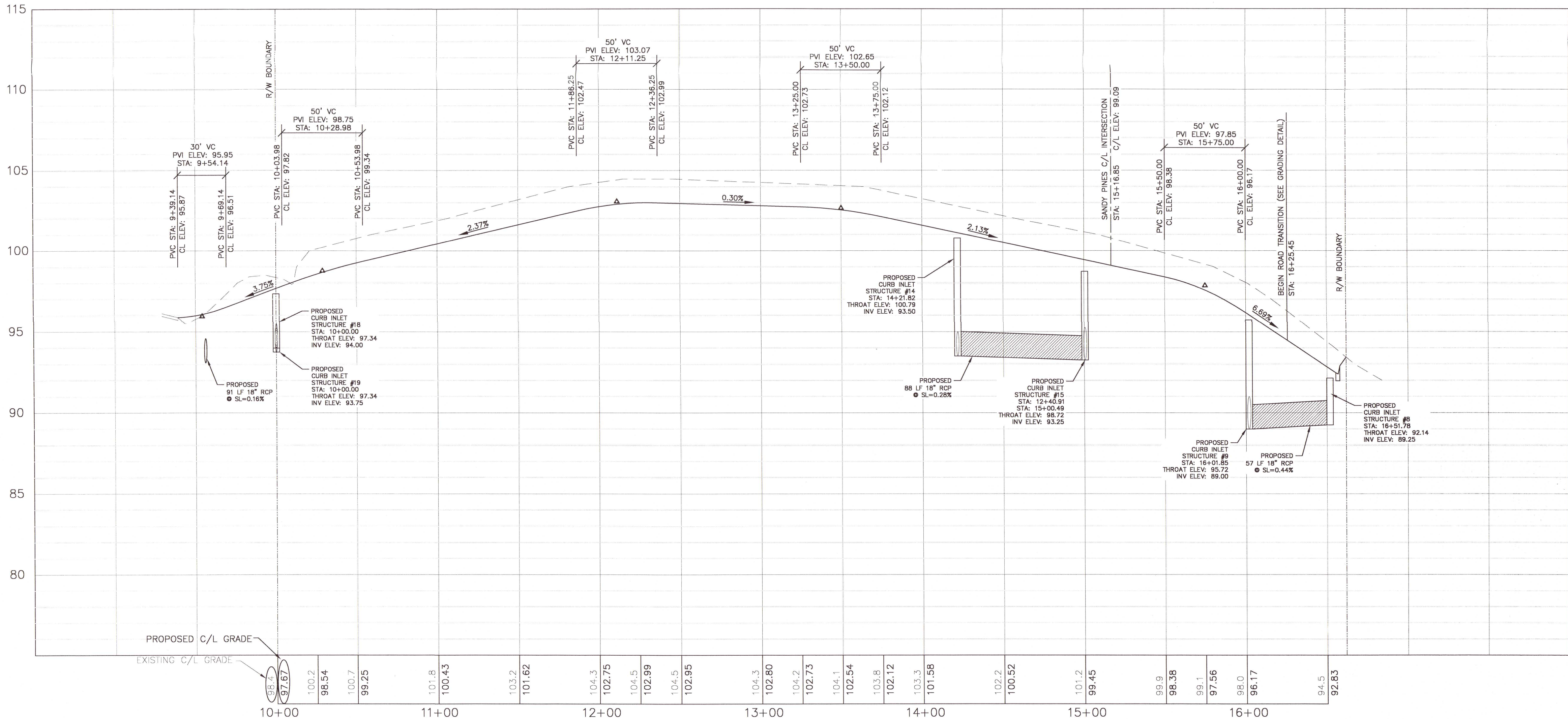
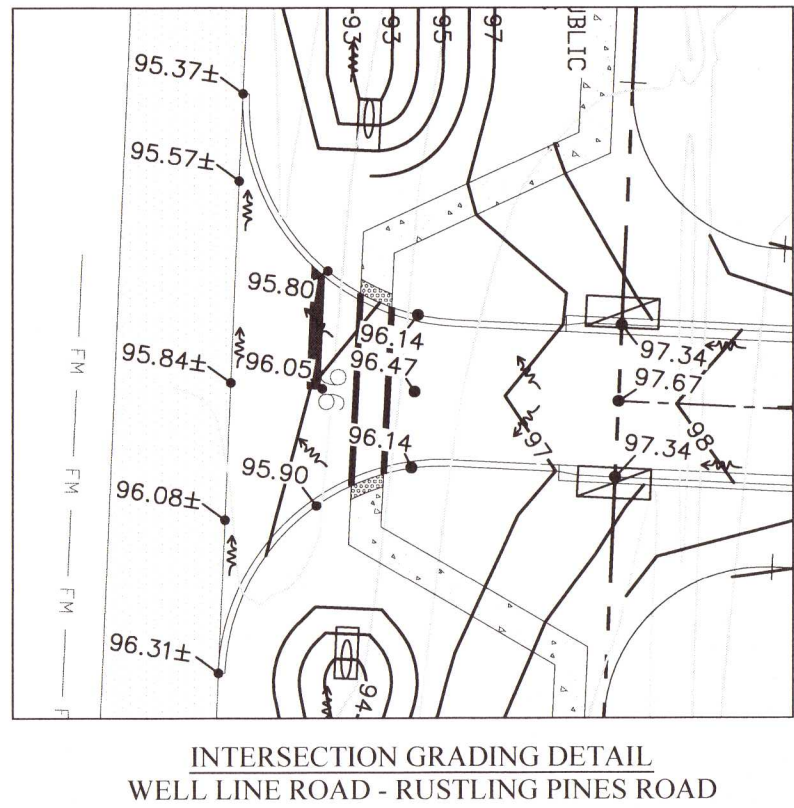
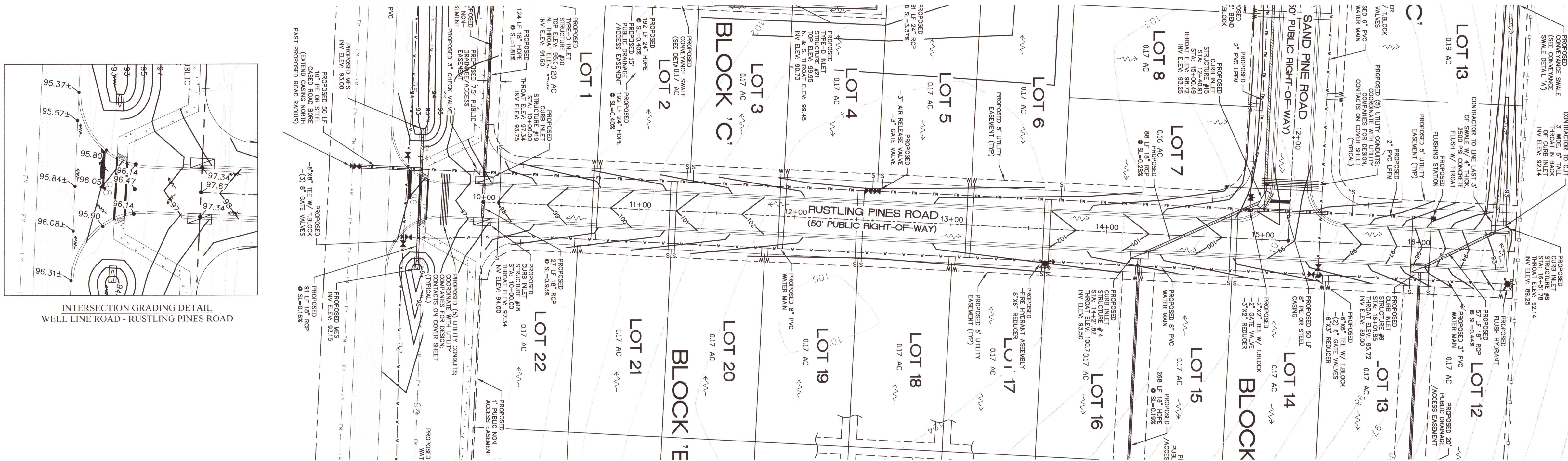
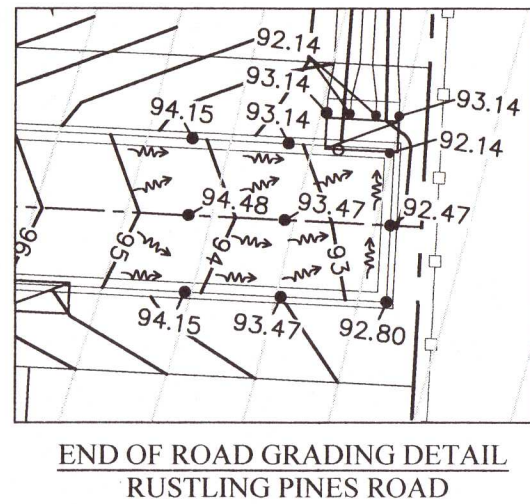
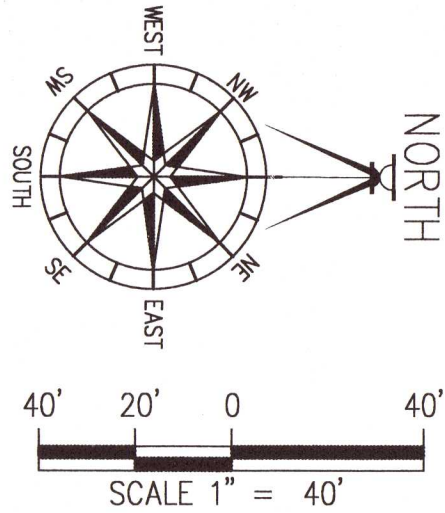


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DAVID W. FITZPATRICK  
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10250 NORTH PALATKA STREET  
PALM BEACH, FL 33411  
PH: (850) 478-6877 FAX: (850) 478-7708

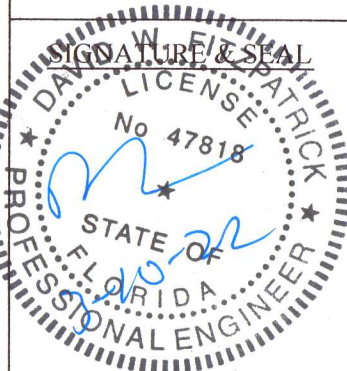
PINE TOP SUBDIVISION

PLAN / PROFILE - RUSTLING PINES ROAD



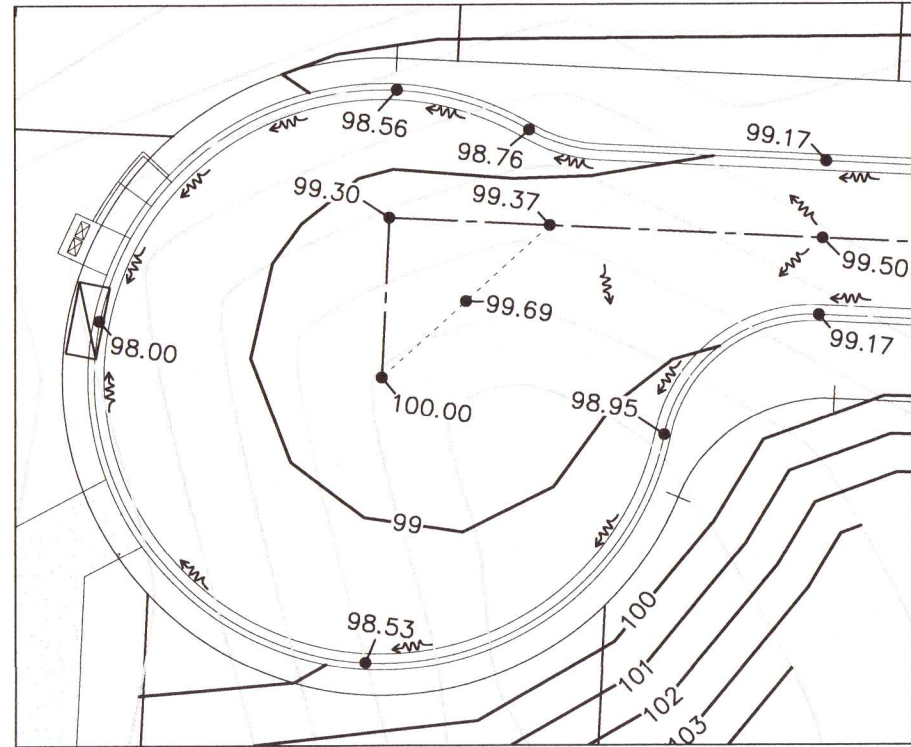
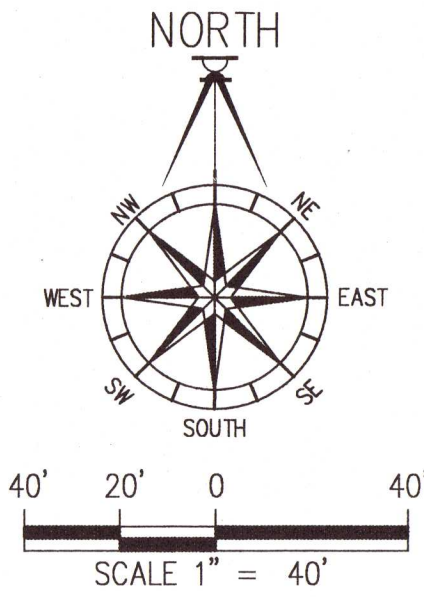
DATE	
REVISION	
NUMBER	

DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
PROJECT NUMBER	20-013
PILOT DATE	3/10/22
SHEET	C8 of C19

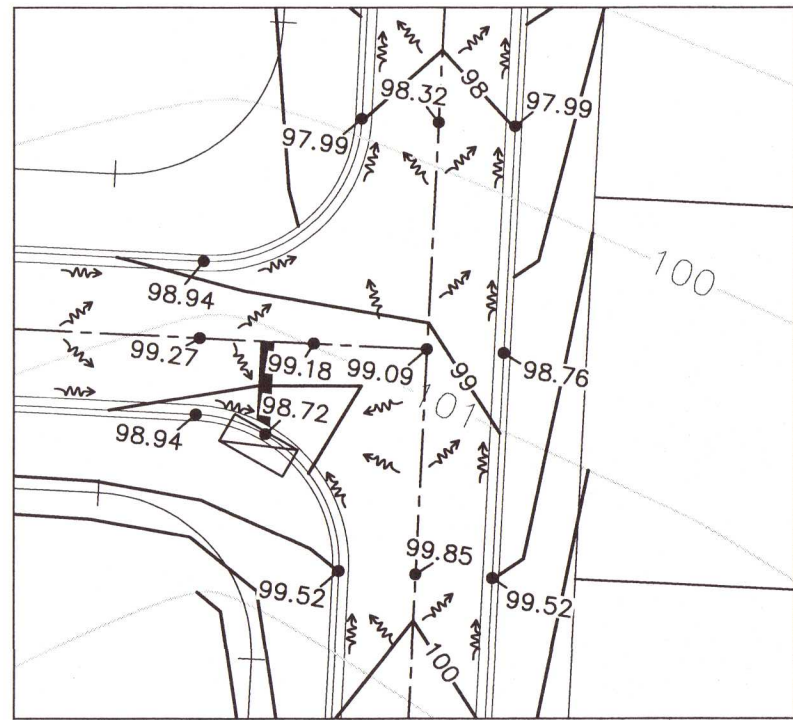
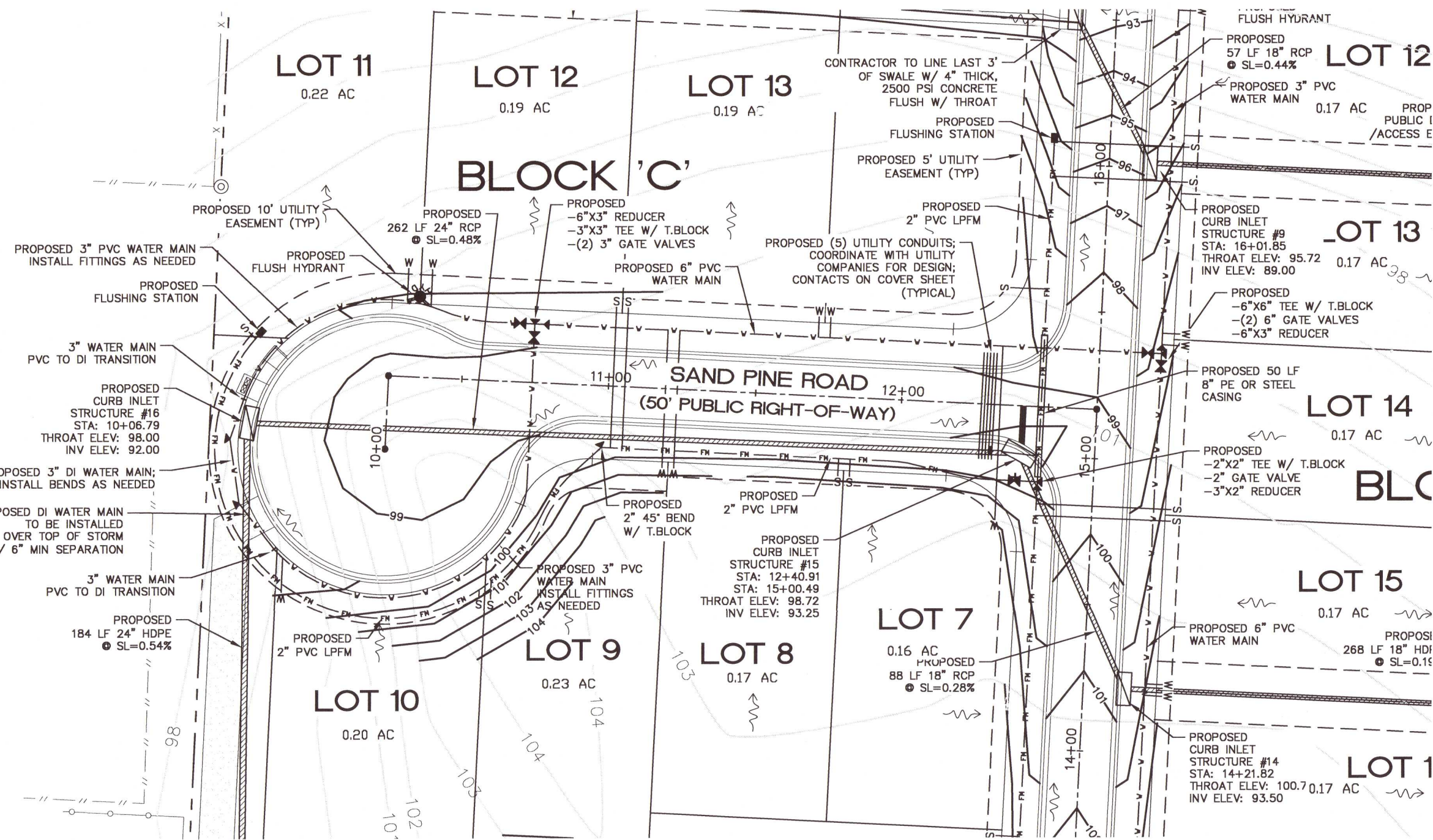




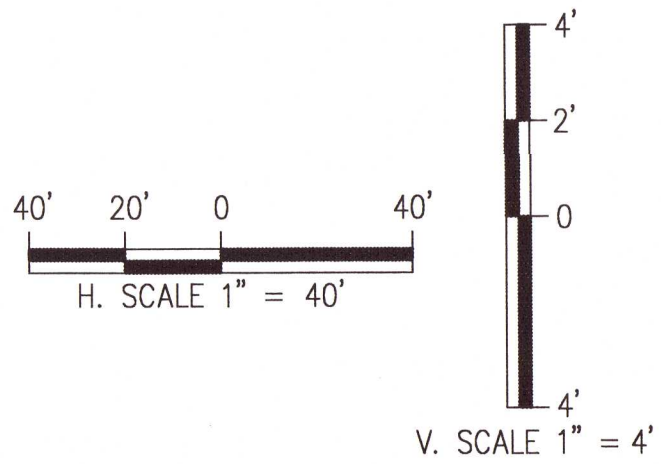
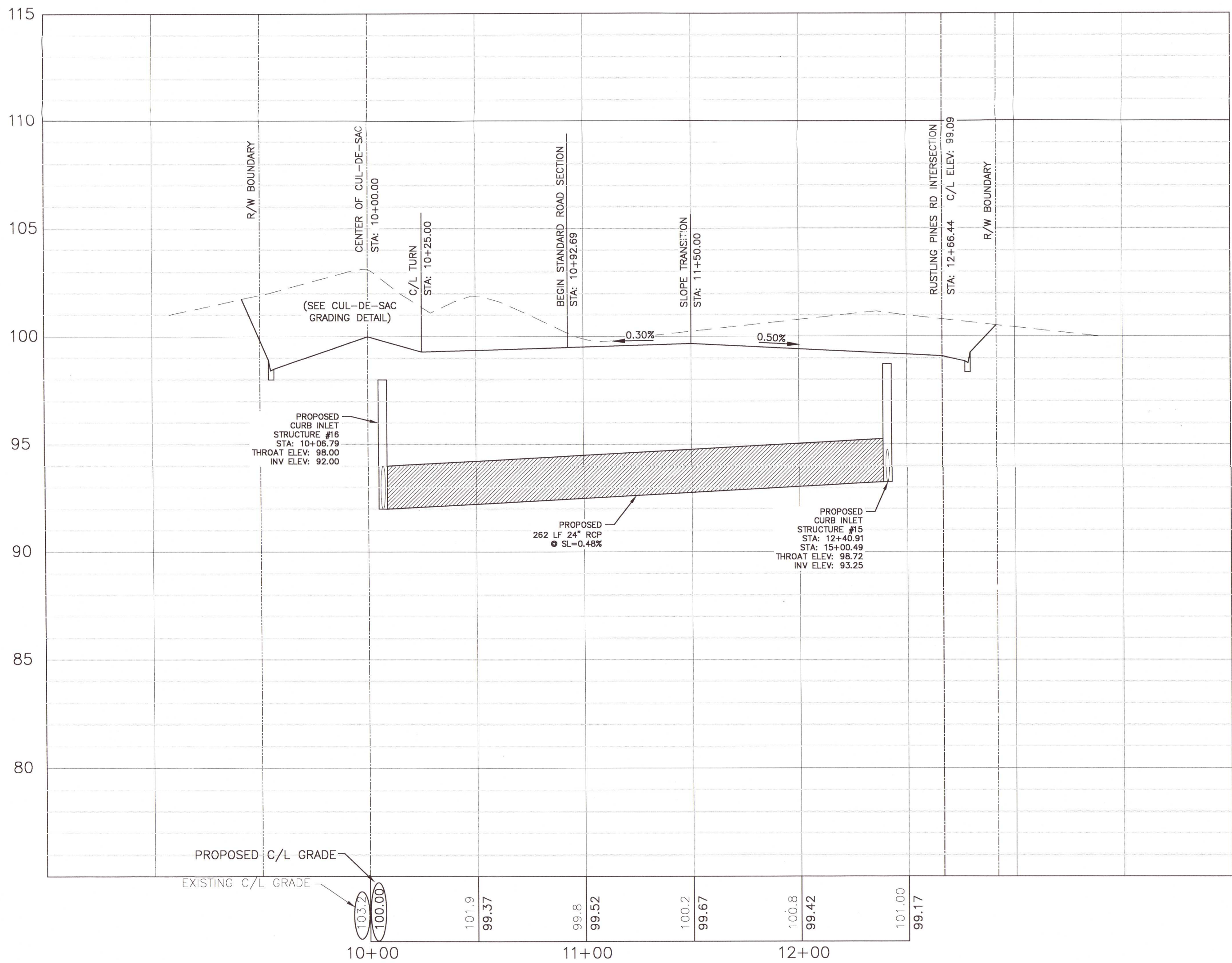
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CUL-DE-SAC GRADING DETAIL  
SANDY PINE WAY



INTERSECTION GRADING DETAIL  
SANDY PINE WAY - RUSTLING PINES ROAD



DAVID W. FITZPATRICK  
PROFESSIONAL ENGINEER, P.A.  
BOARD OF PROFESSIONAL REGULATION #00008423

10250 NORTH PALMWAY STREET  
JENASCO, FL 32559  
TEL: (850) 476-5077 FAX: (850) 476-7708

PINE TOP SUBDIVISION

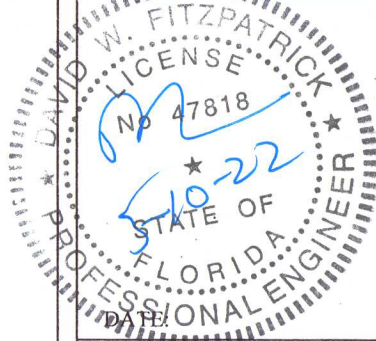
PLAN / PROFILE - SANDY PINE WAY

REVISIONS	DATE

DRAWN BY:  
A. BURKETT

DESIGNED BY:  
D. FITZPATRICK

SIGNATURE & SEAL



PROJECT NUMBER  
20-013

PLOT DATE  
3/10/22

SHEET C9 OF C19

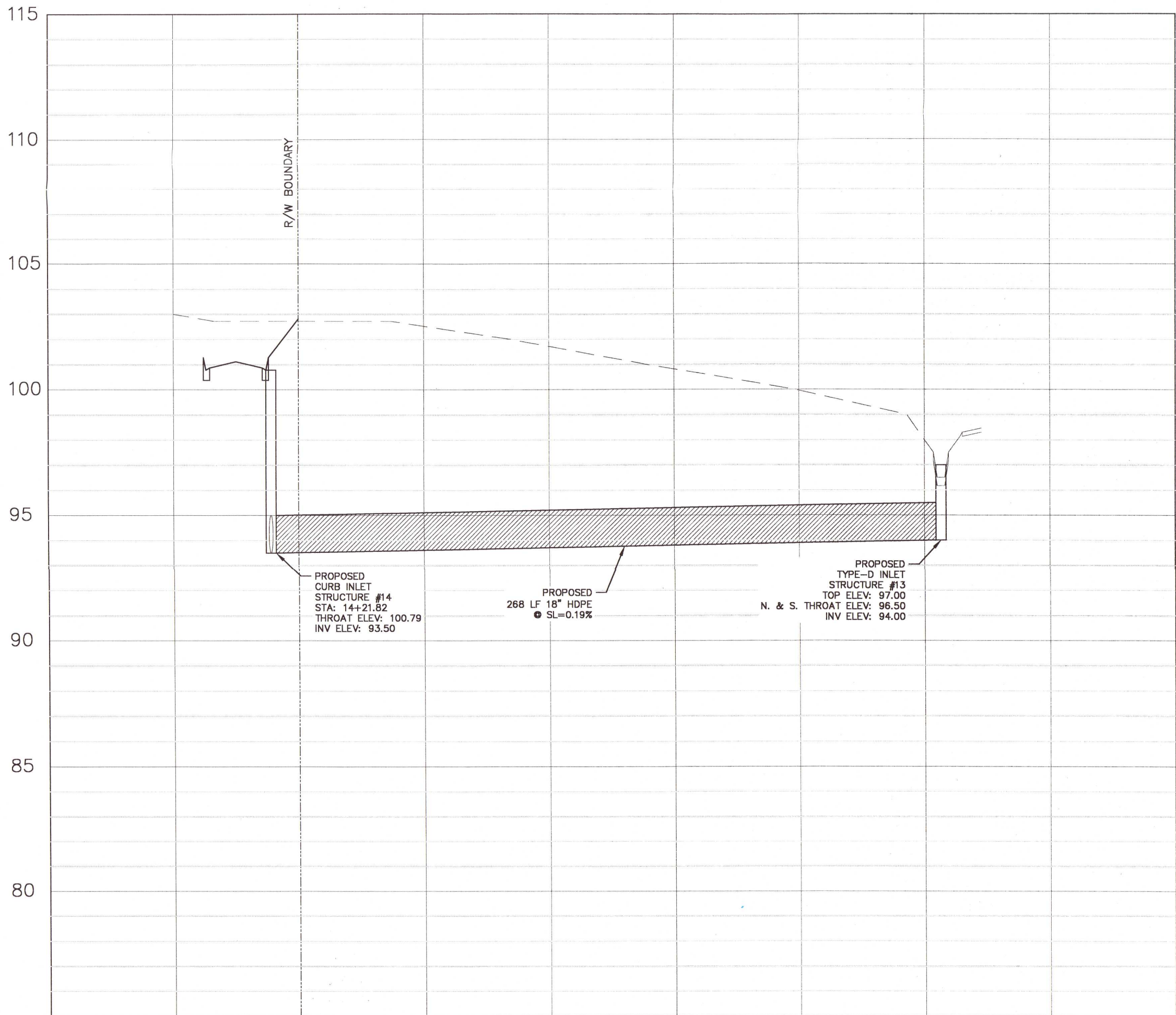
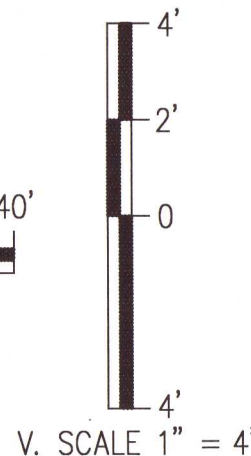
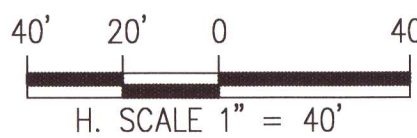
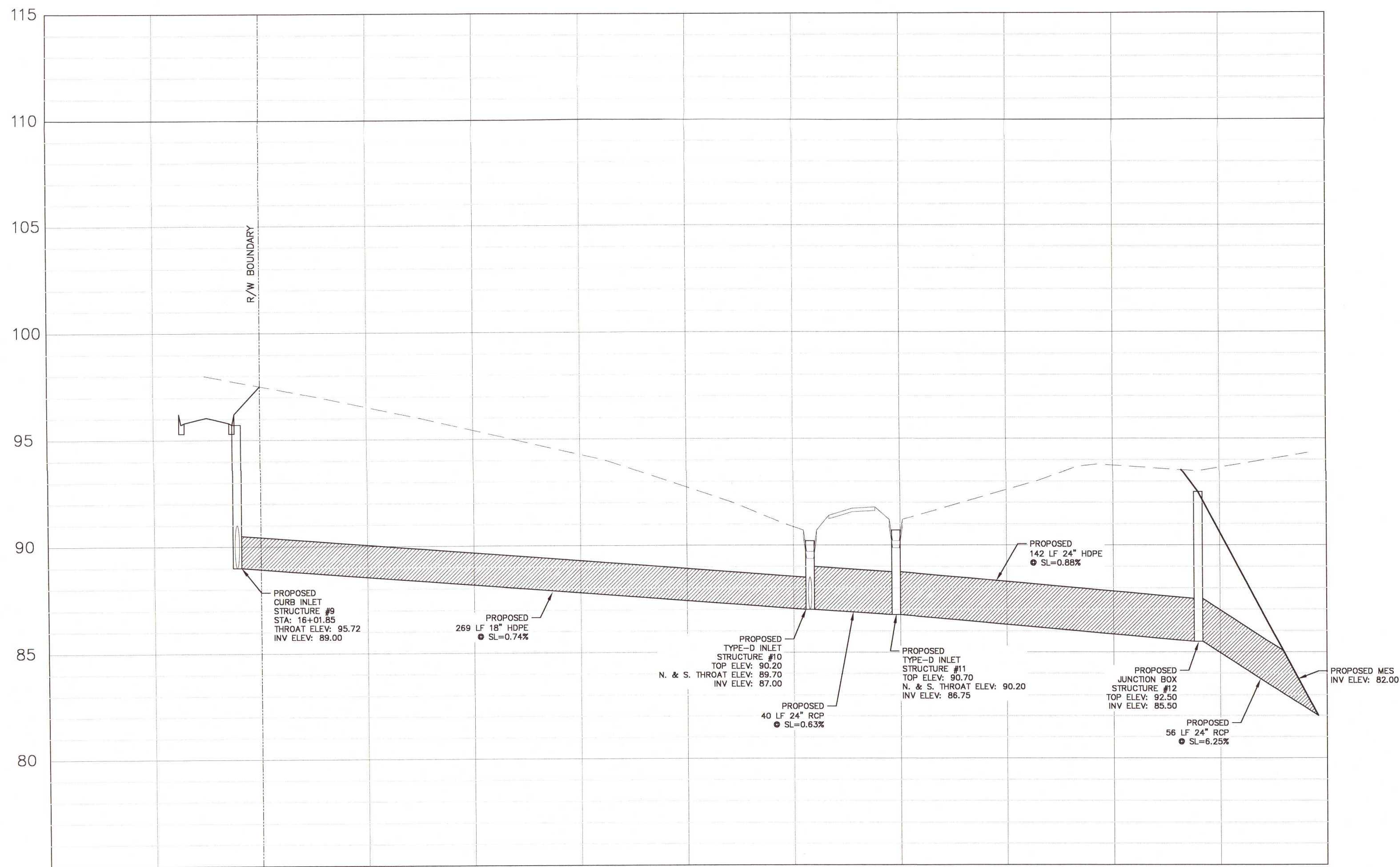
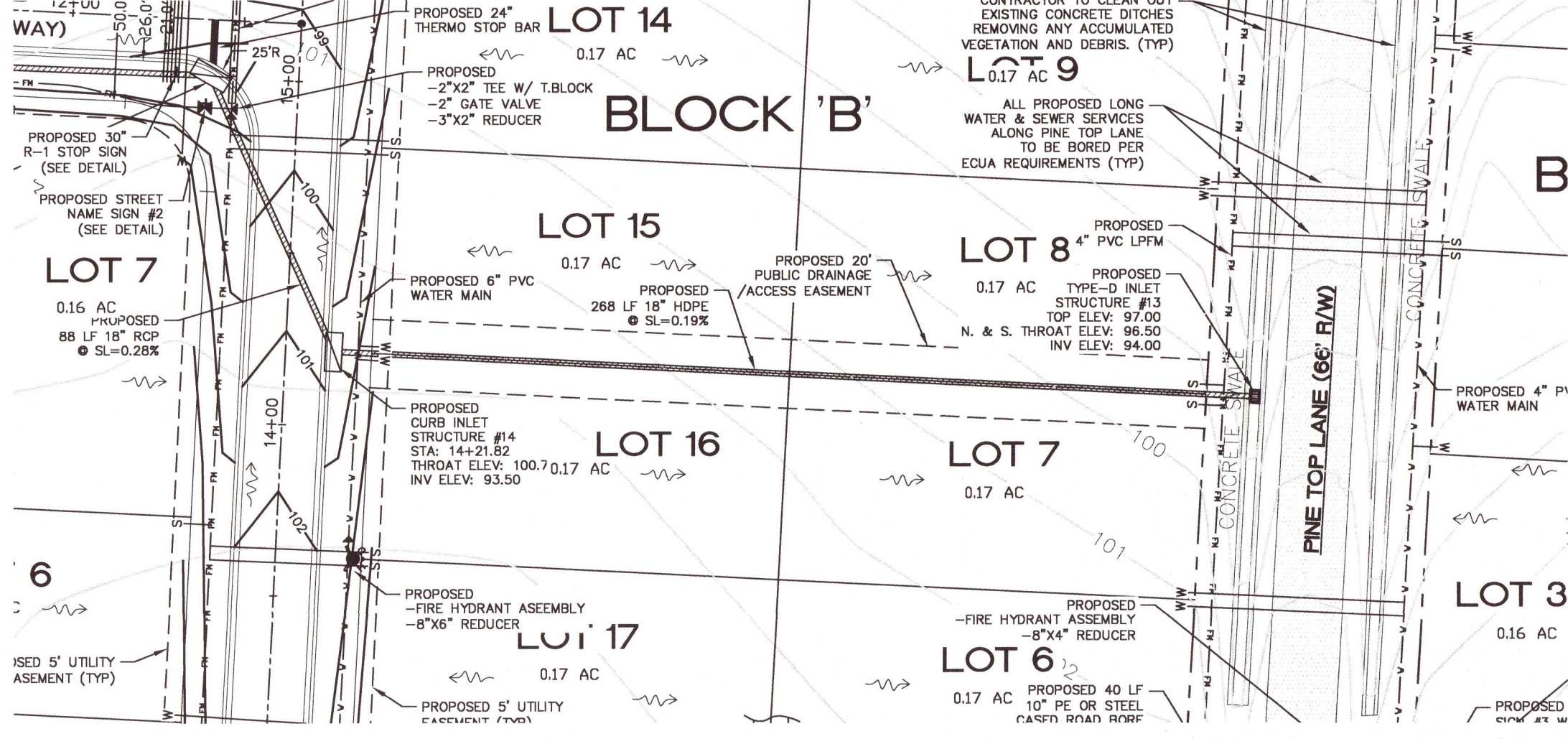
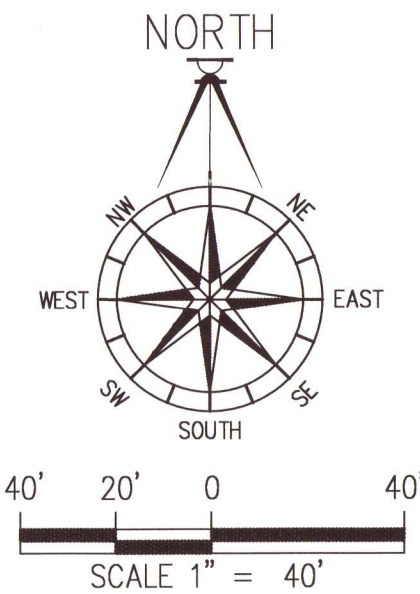
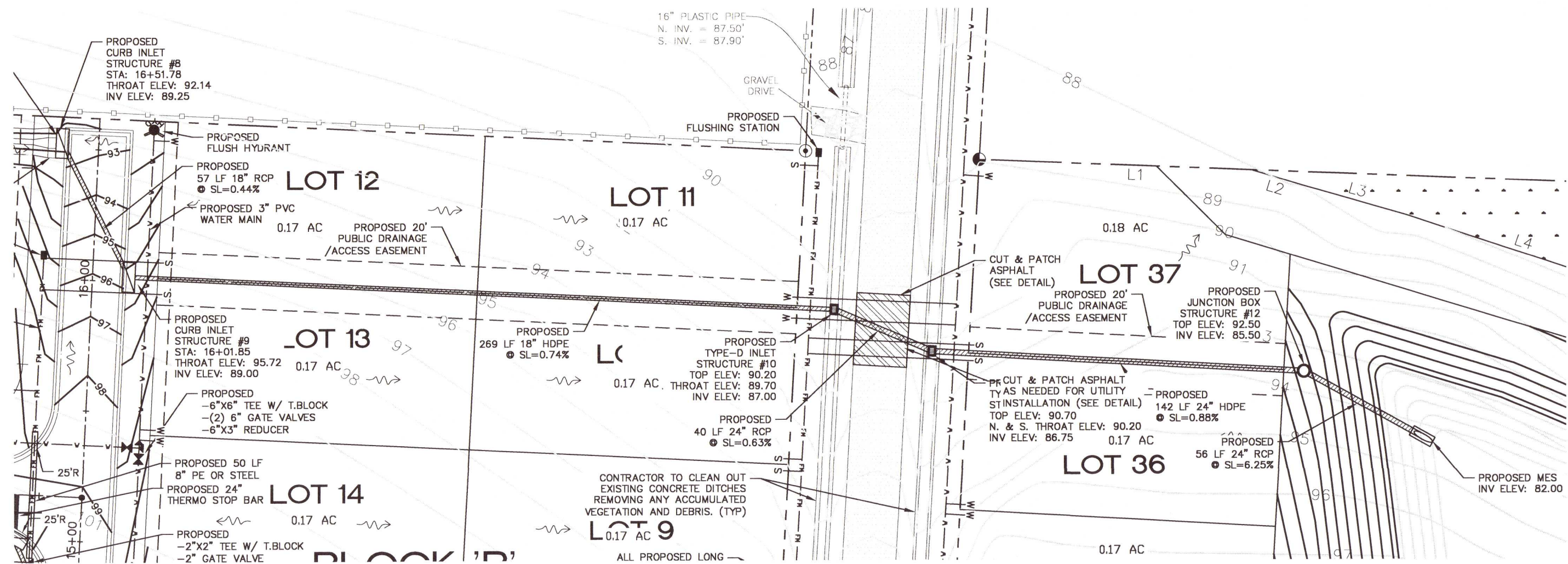


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DAVID W. FITZPATRICK  
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10050 NORTH PALMCOAST STREET  
JACKSONVILLE, FLORIDA 32256  
PH: (850) 476-8677 FAX: (850) 476-7708

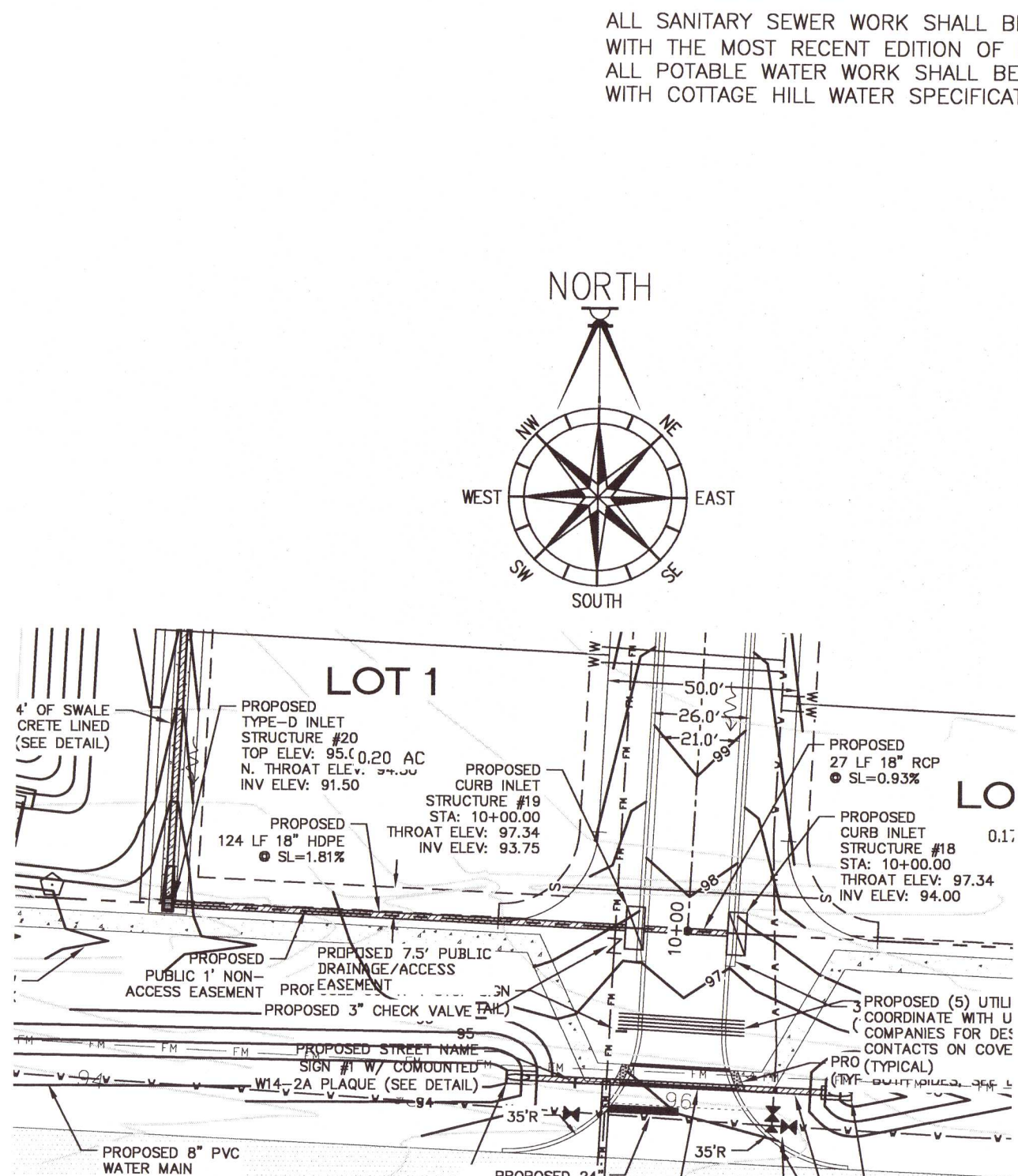
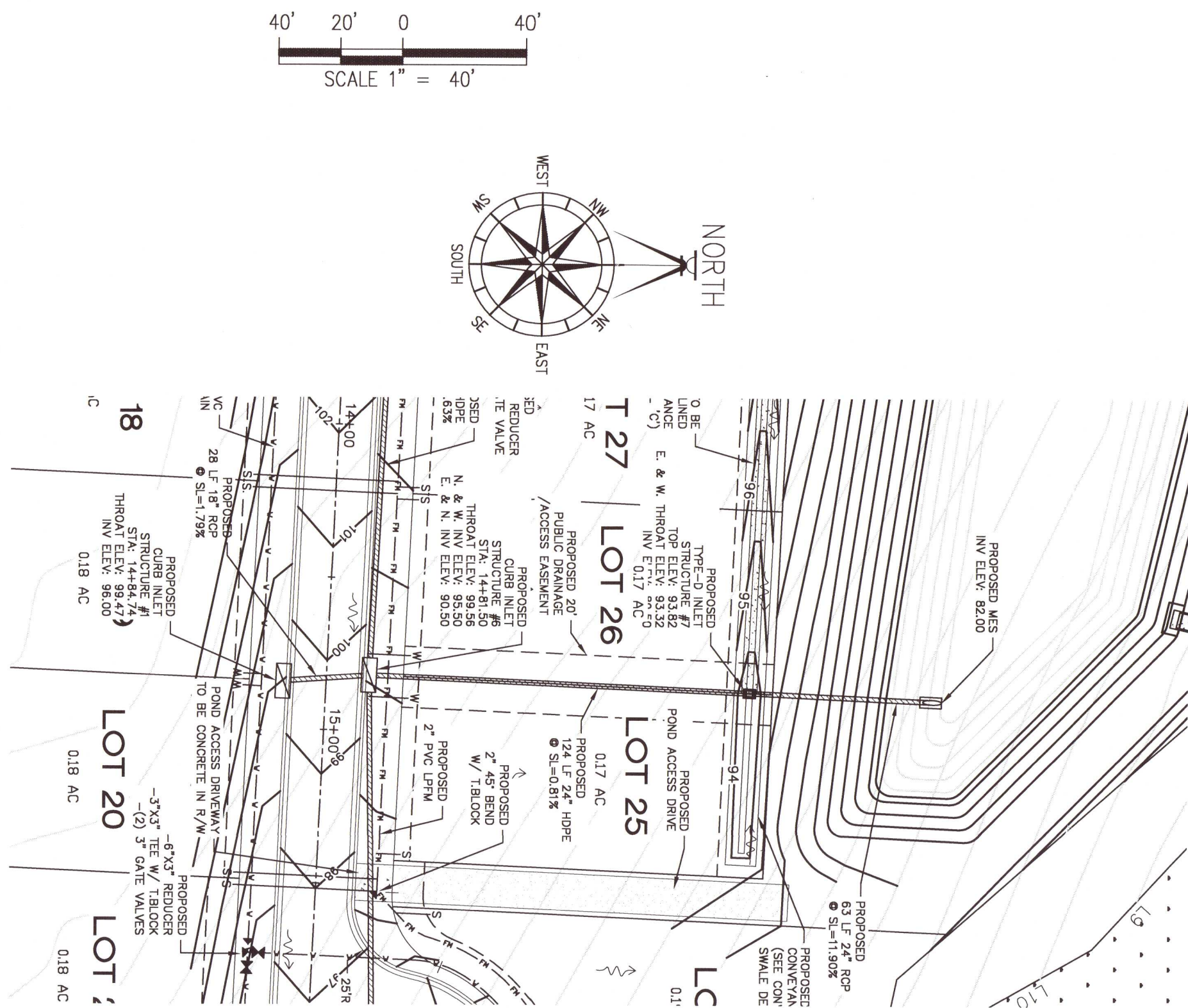
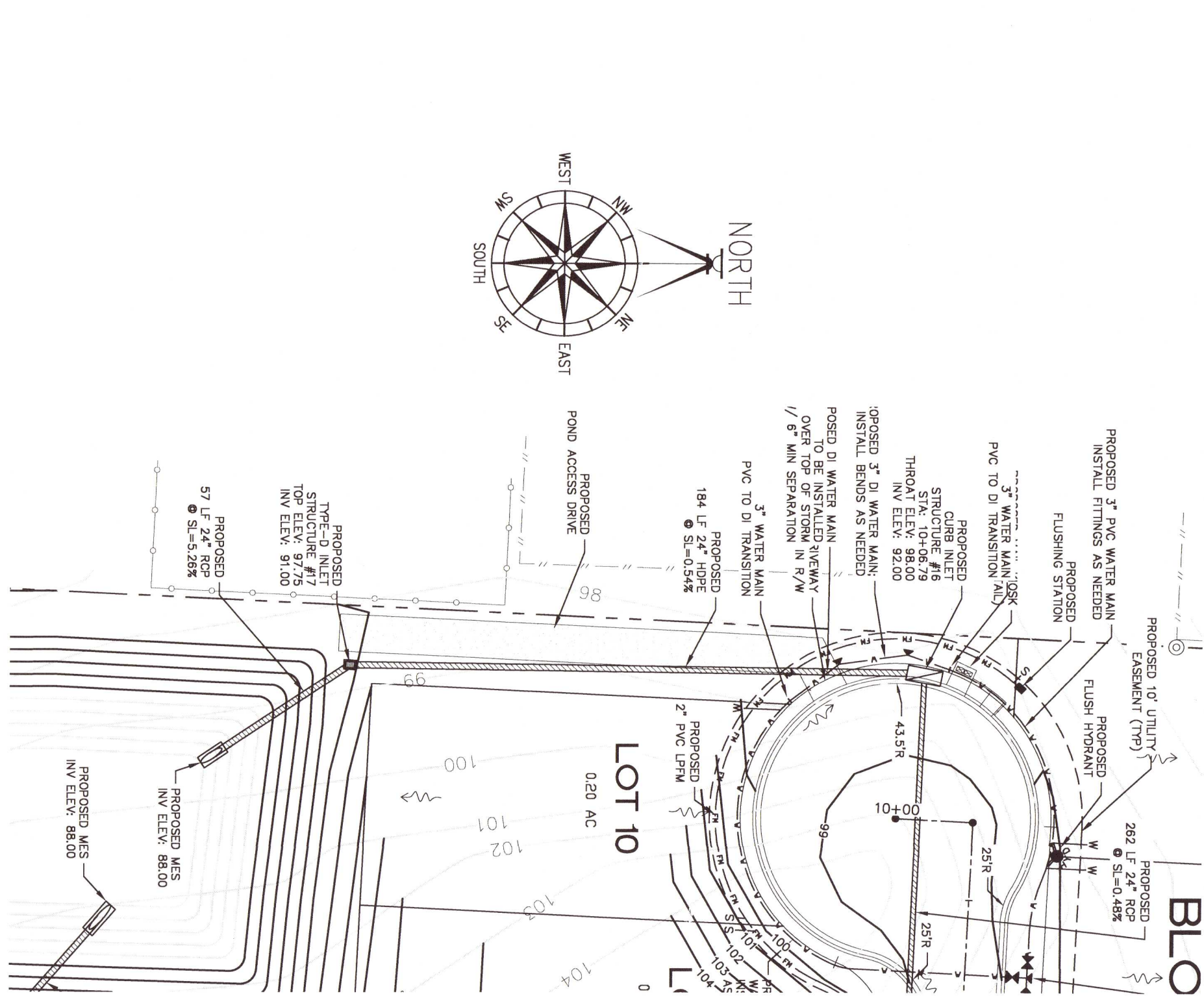
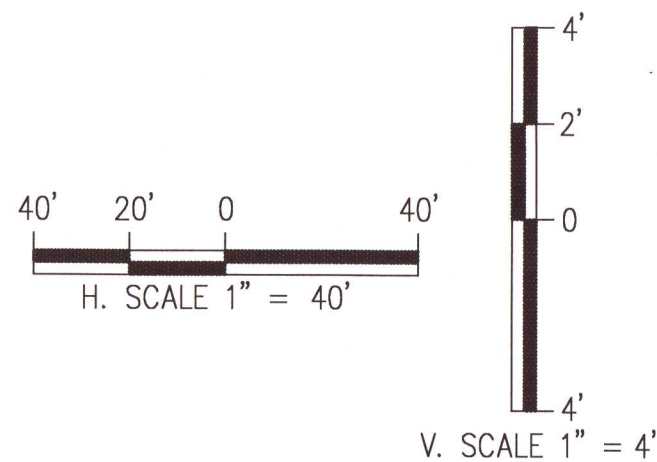
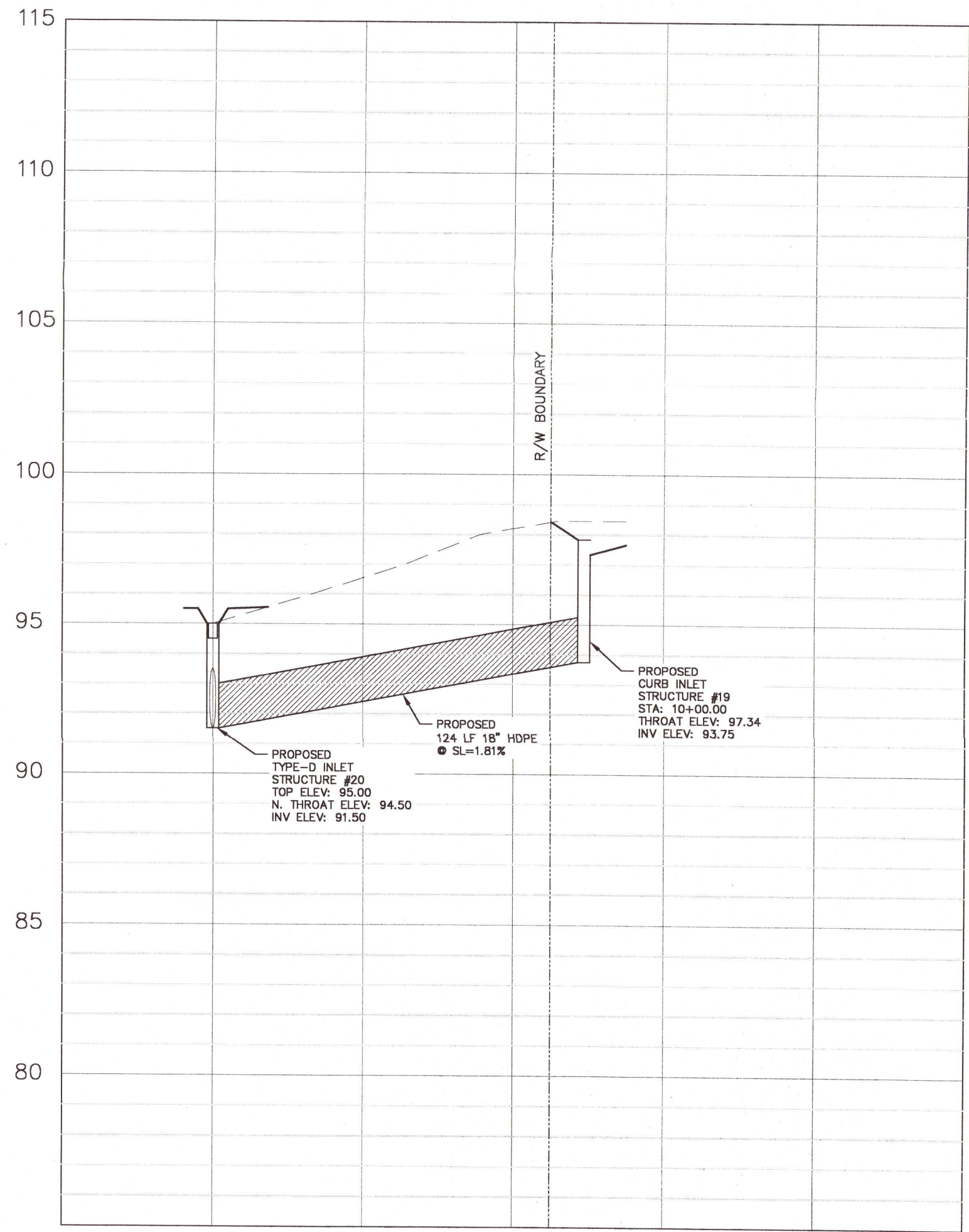
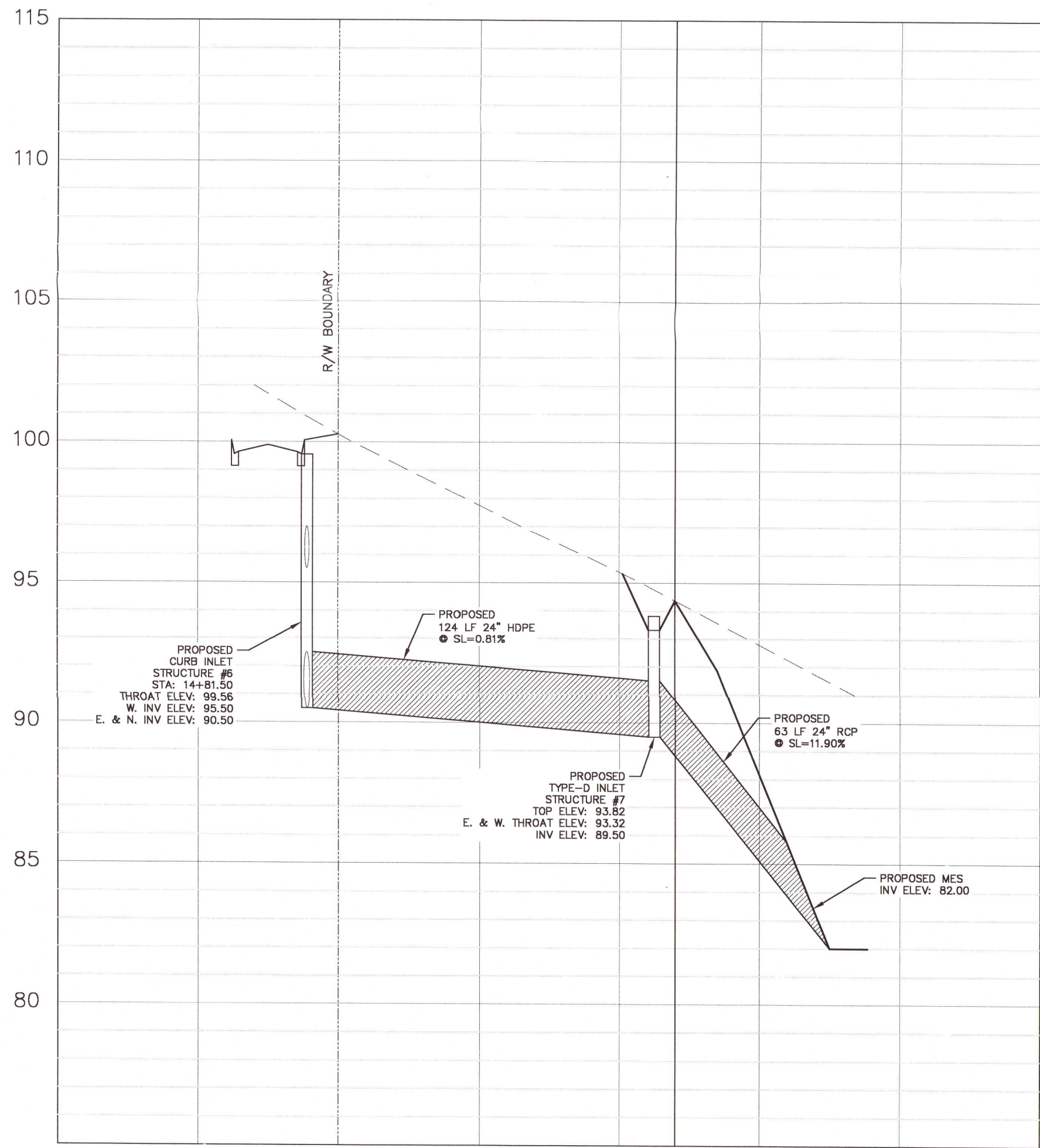
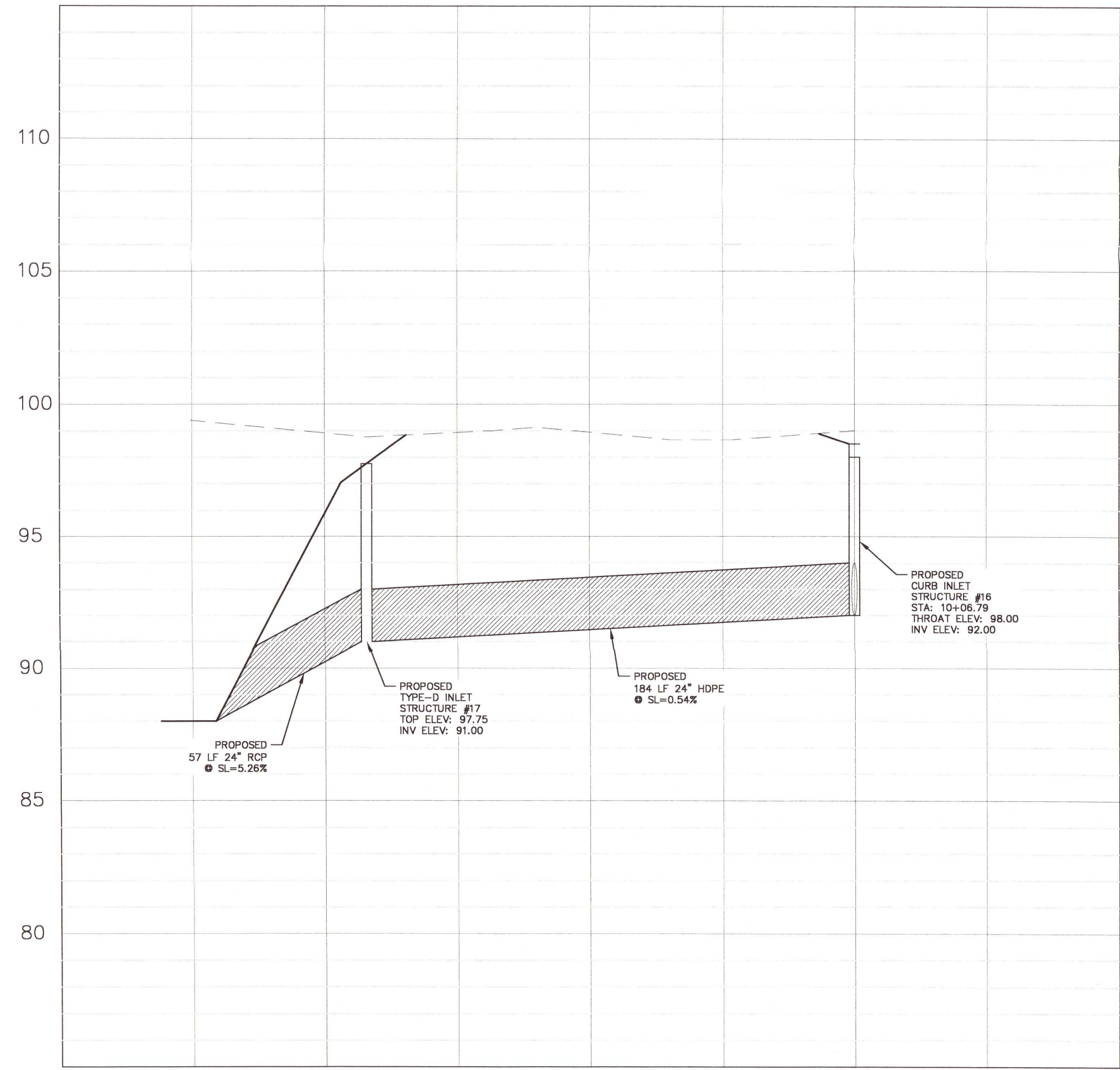
PINE TOP SUBDIVISION

PLAN / PROFILE - MISC. STORMWATER



DATE	
REVISION	
NUMBER	
DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
SIGNATURE & SEAL	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C10 OF C19





ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.

DAVID W. FITZPATRICK  
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10250 NORTH PALM FOX STREET  
JACKSONVILLE, FL 32256  
PH: (904) 746-8677 FAX: (904) 746-7708

PINE TOP SUBDIVISION  
PLAN / PROFILE - MISC. STORMWATER

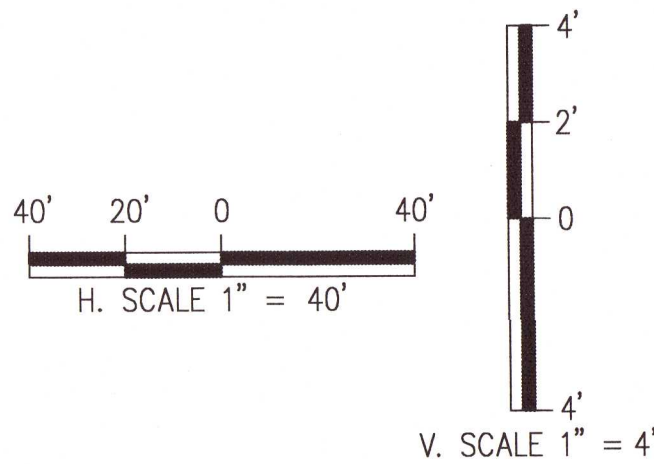
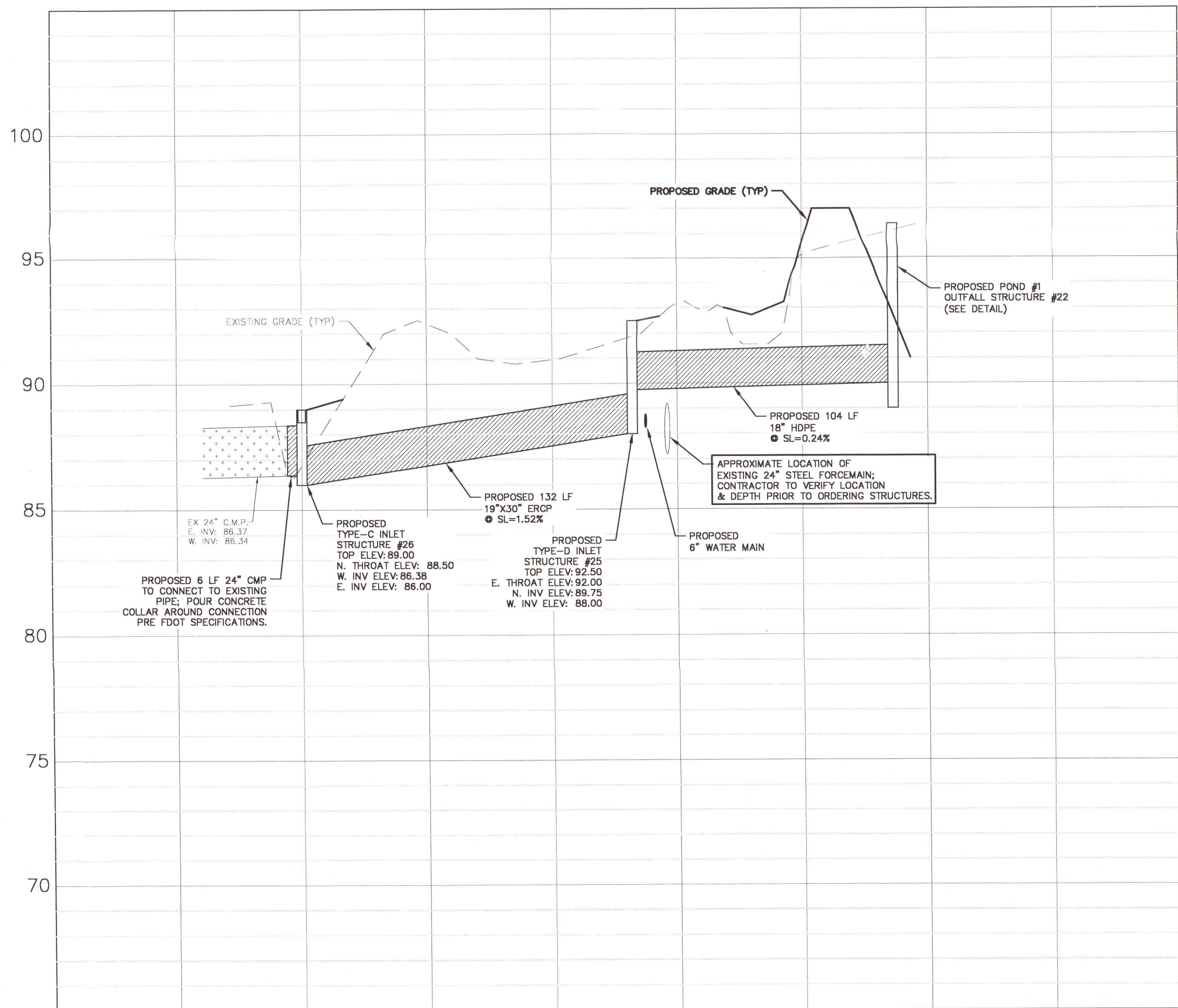
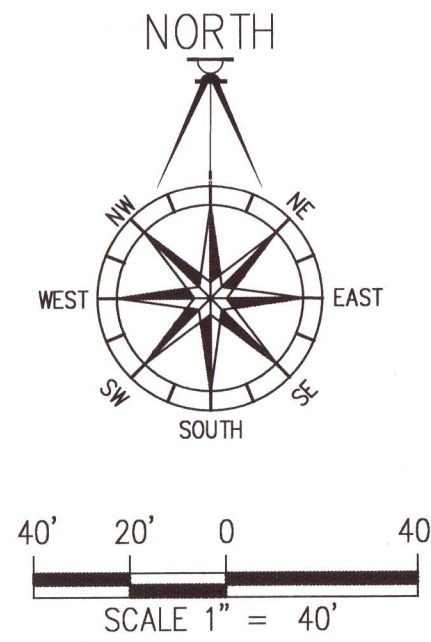
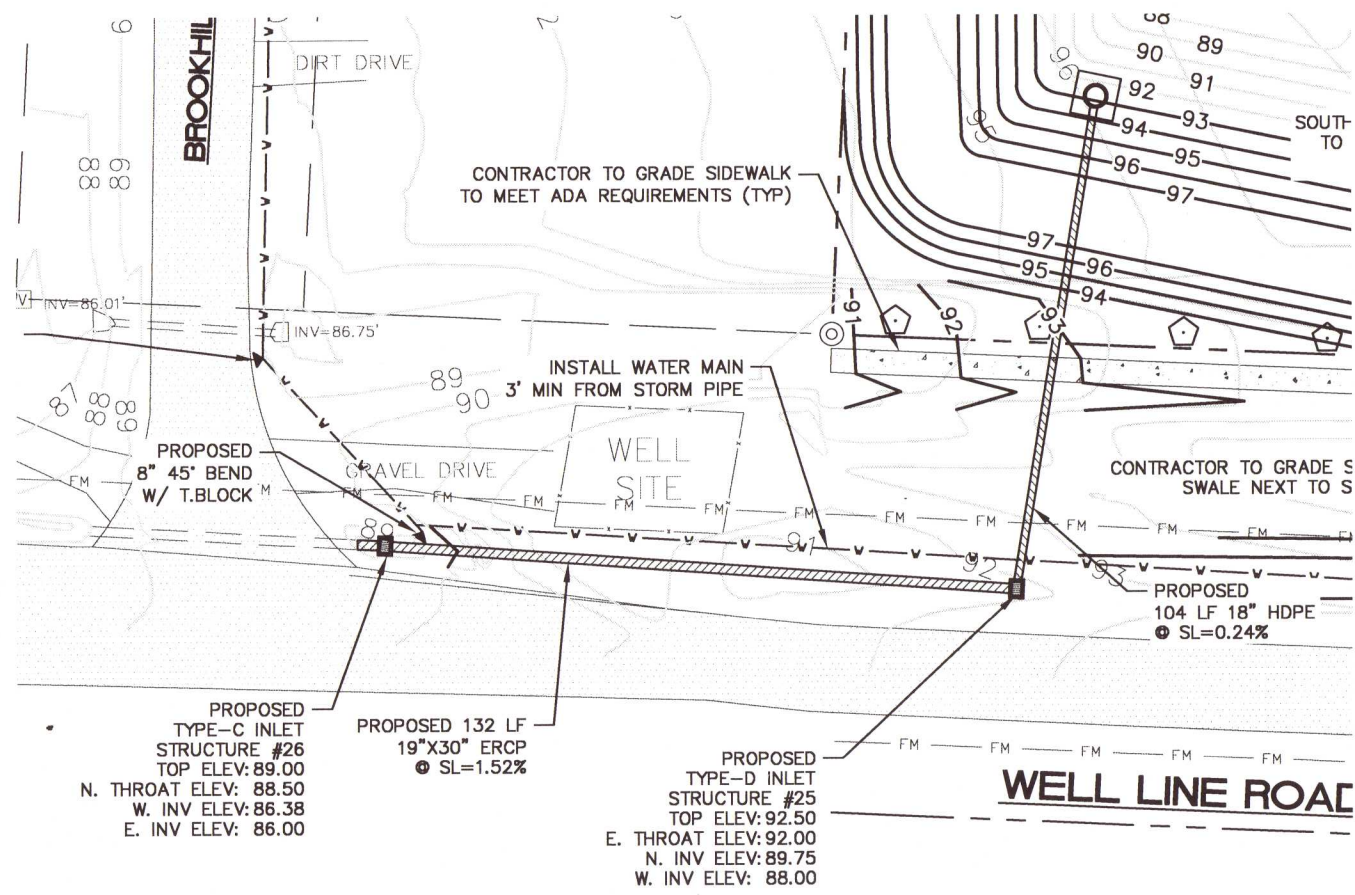
DATE	
REVISION	
NUMBER	
DRAWN BY: A. BURKETT	
DESIGNED BY: D. FITZPATRICK	
DAVID W. FITZPATRICK FLORIDA PROFESSIONAL ENGINEER No. 47818 7/24/02	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C11 of C19



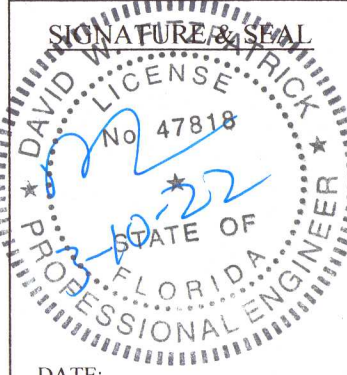
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DAVID W. FITZPATRICK  
PROFESSIONAL ENGINEER, P.A.  
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10250 NORTH PALM FOX STREET  
FORT MYERS, FL 33903  
PH: (850) 765-5877 FAX: (850) 476-7708

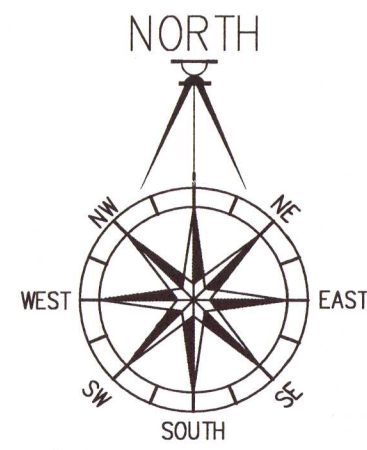
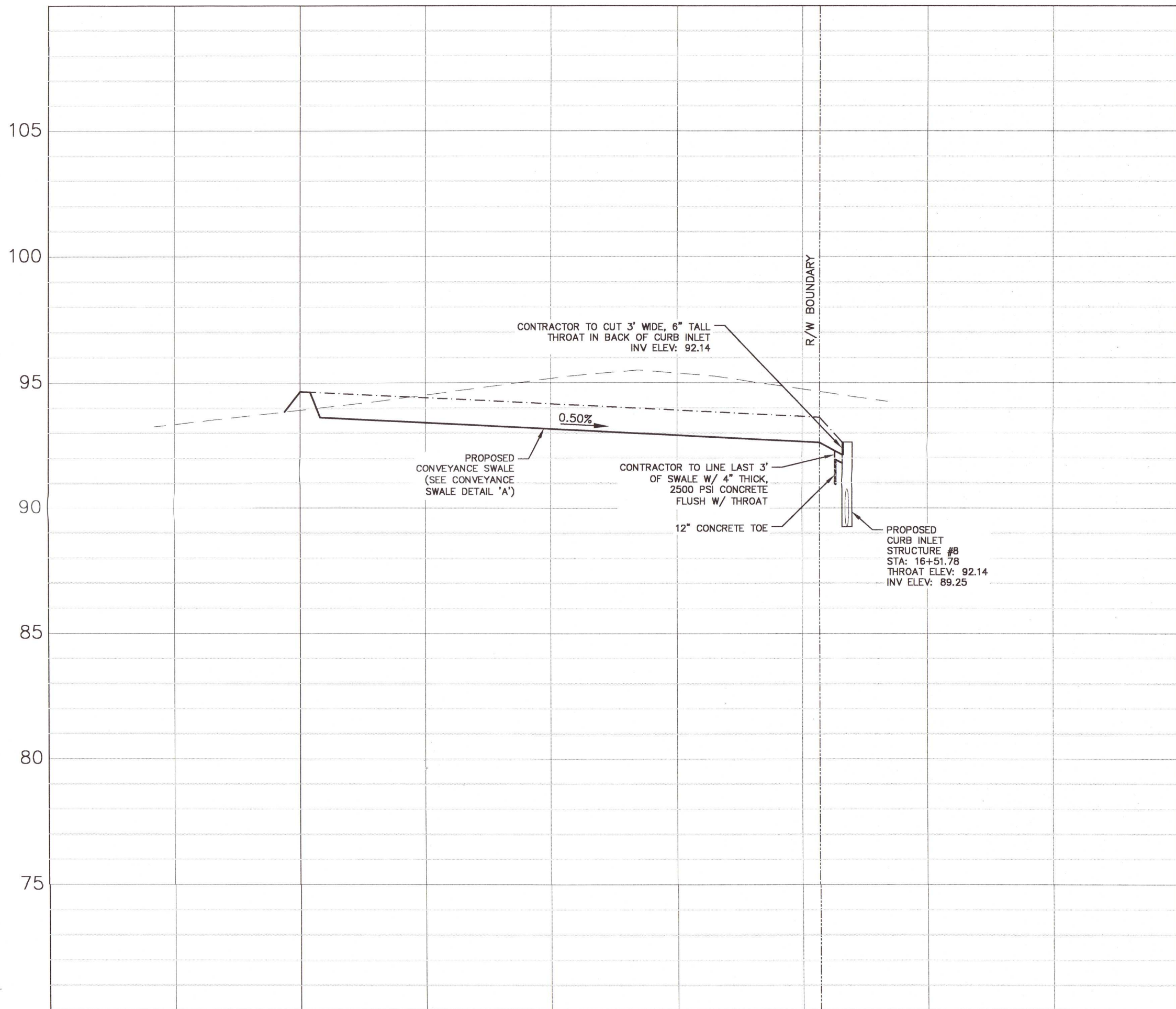
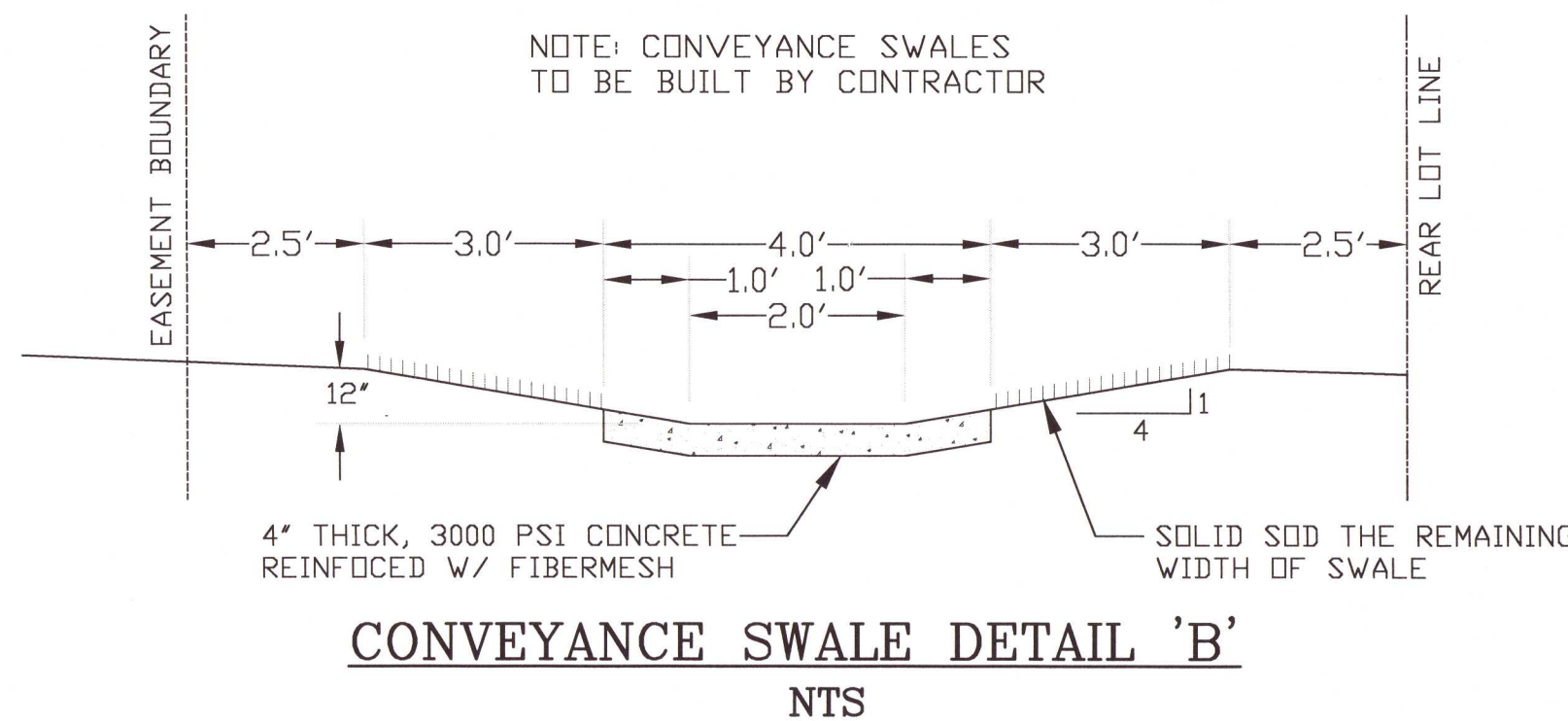
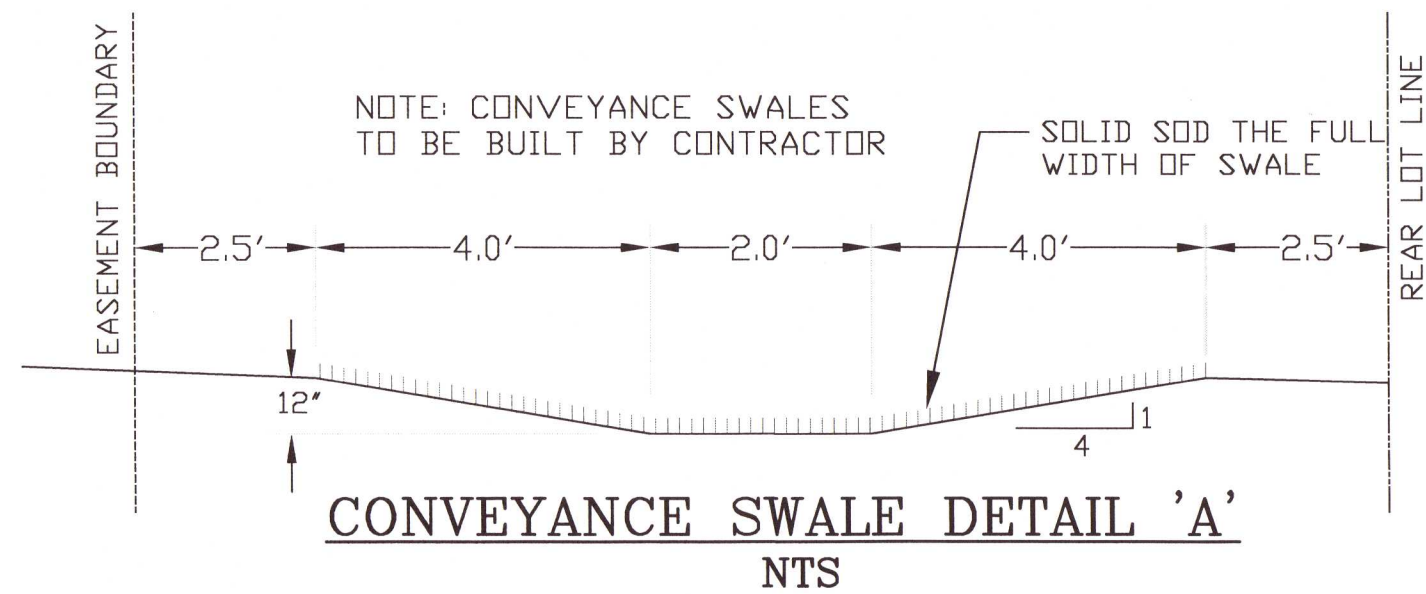
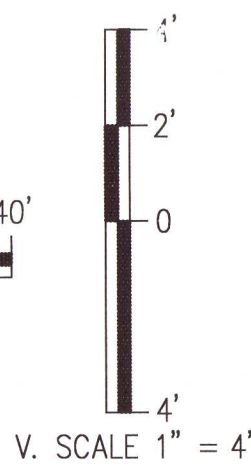
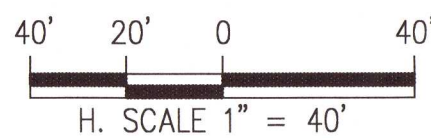
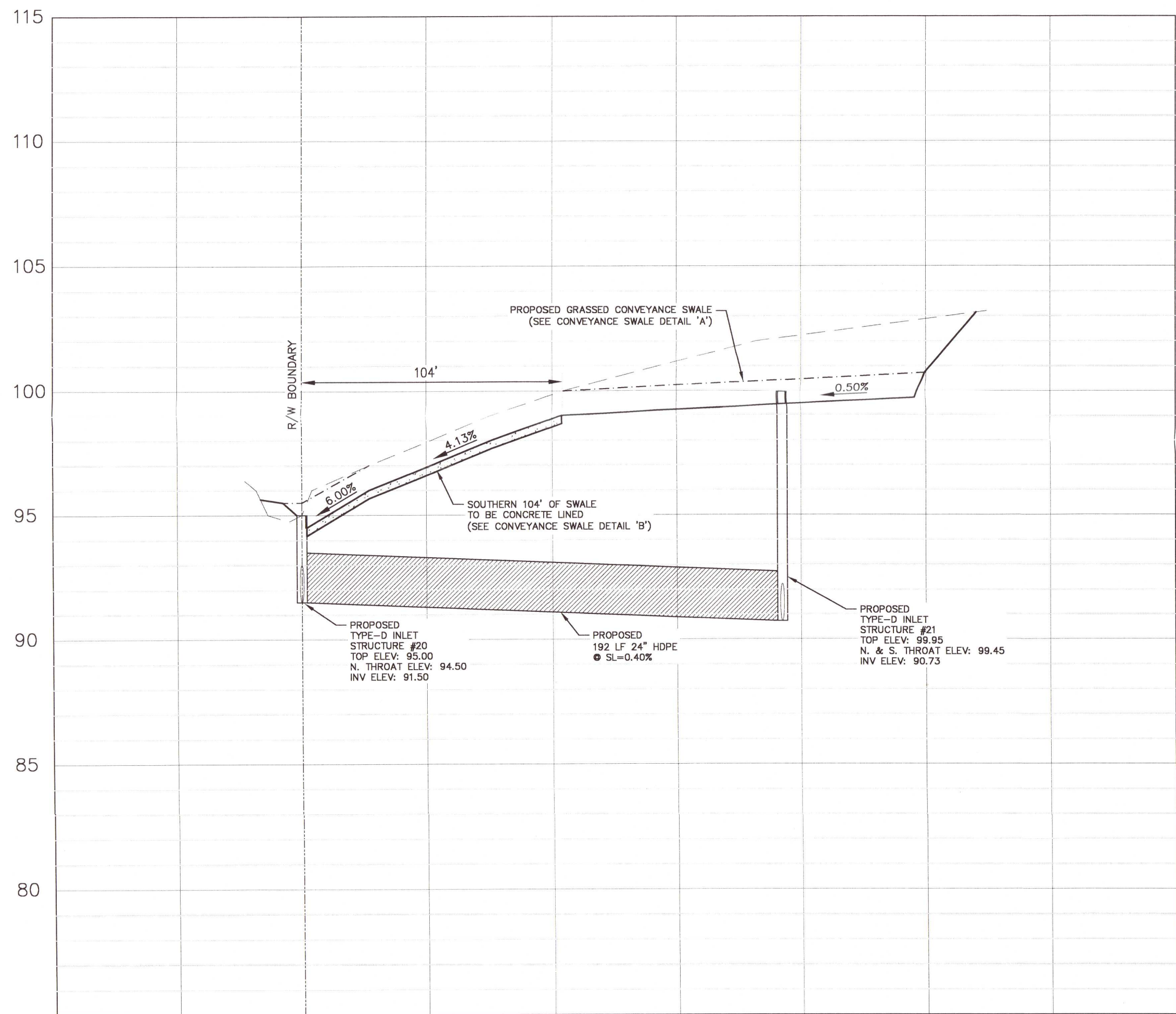
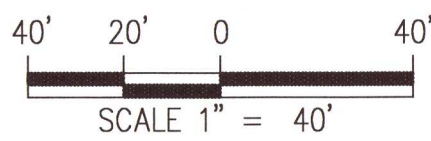
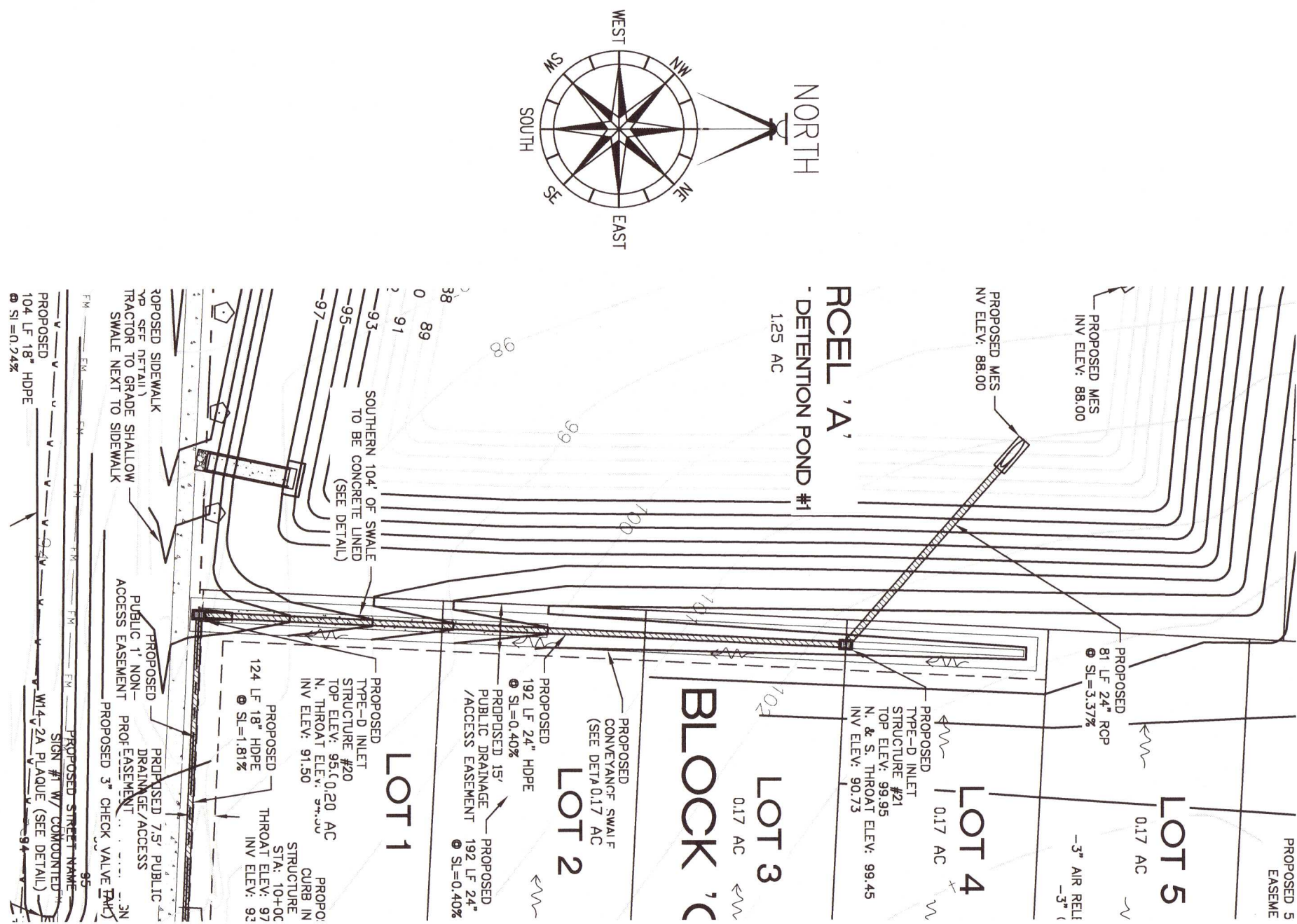
PINE TOP SUBDIVISION  
PLAN / PROFILE - MISC. STORMWATER



REVISION	DATE

DRAWN BY:	A. BURKETT
DESIGNED BY:	D. FITZPATRICK
	
DATE:	
PROJECT NUMBER:	20-013
PLOT DATE:	3/10/22
SHEET	C12 OF C19





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DAVID W. FITZPATRICK  
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10250 NORTH PALATKA STREET  
DADE COUNTY, FLORIDA 33157  
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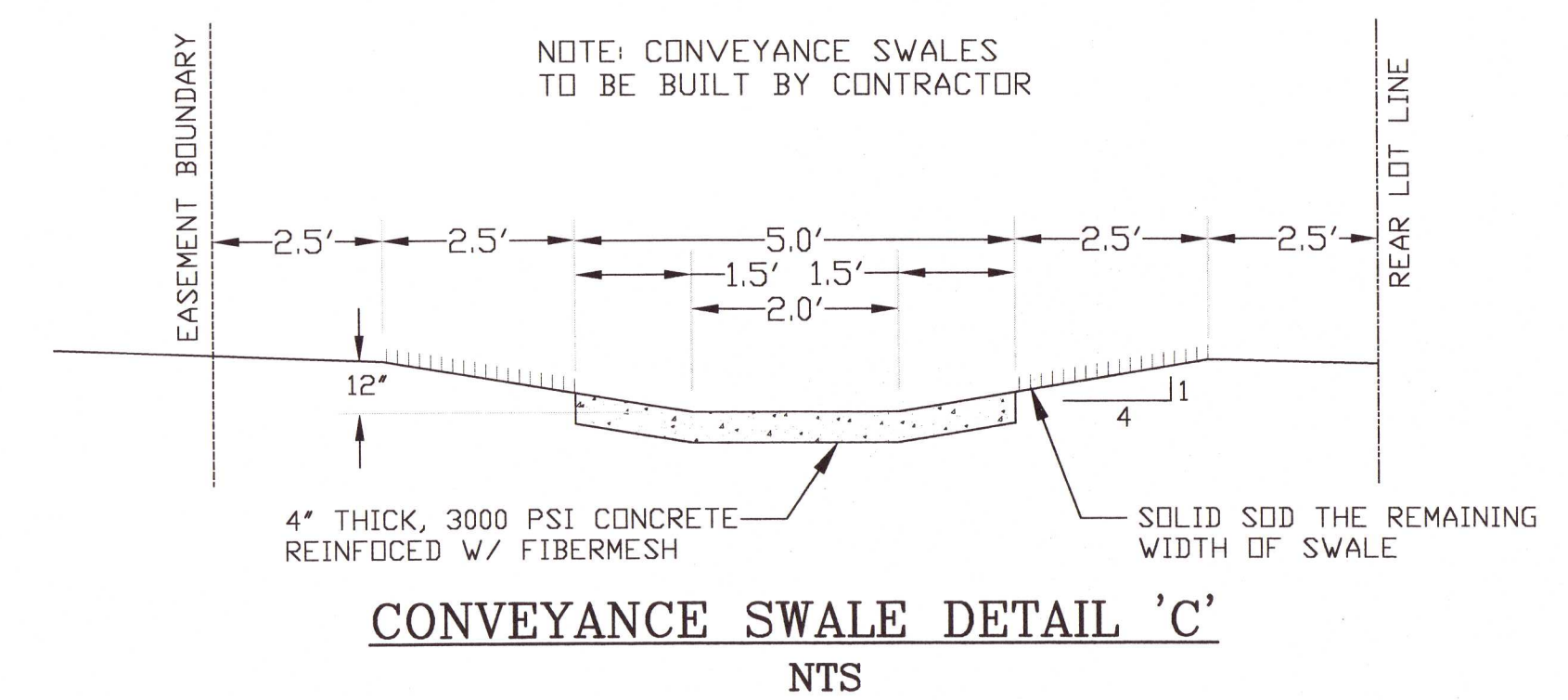
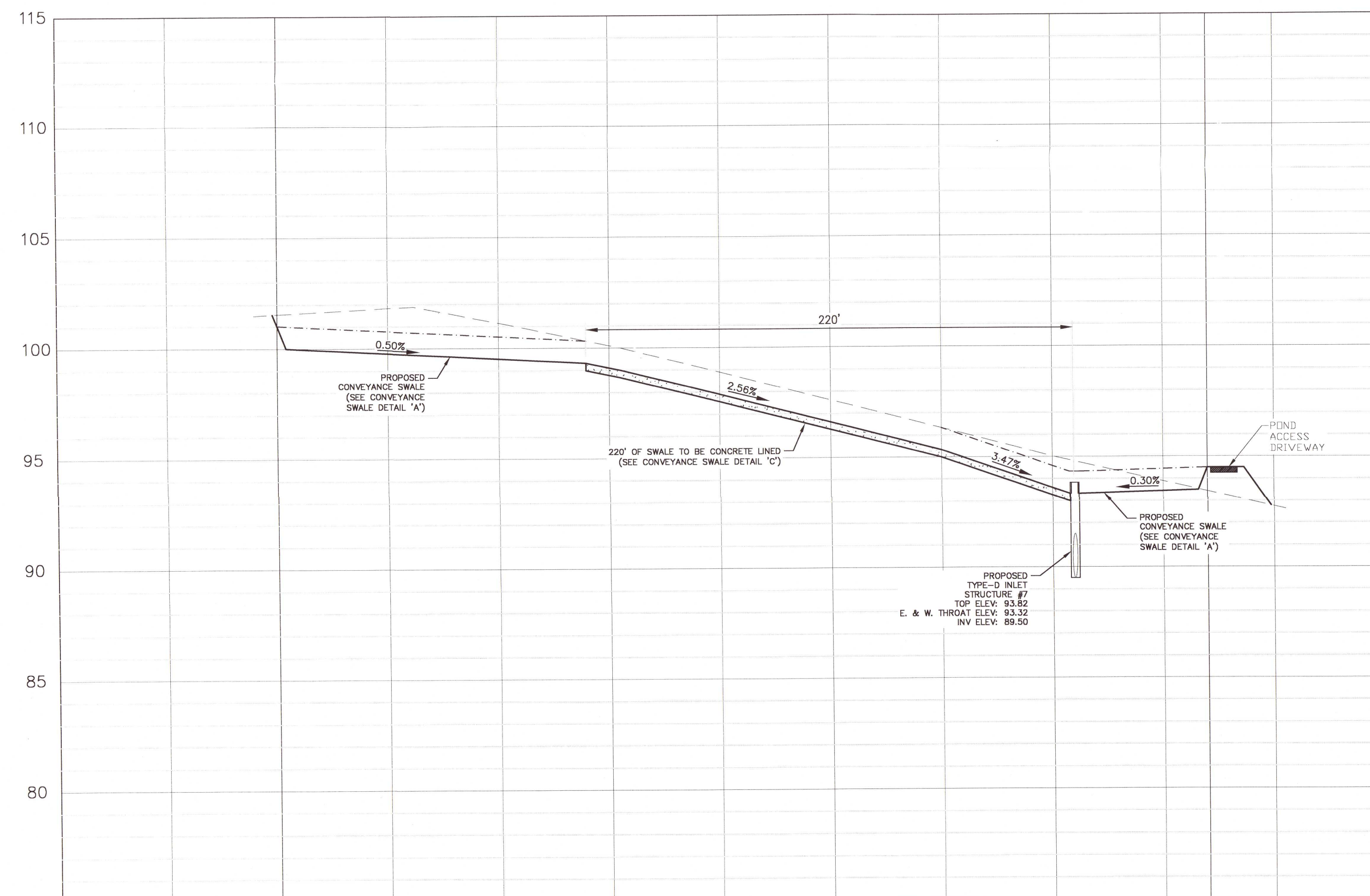
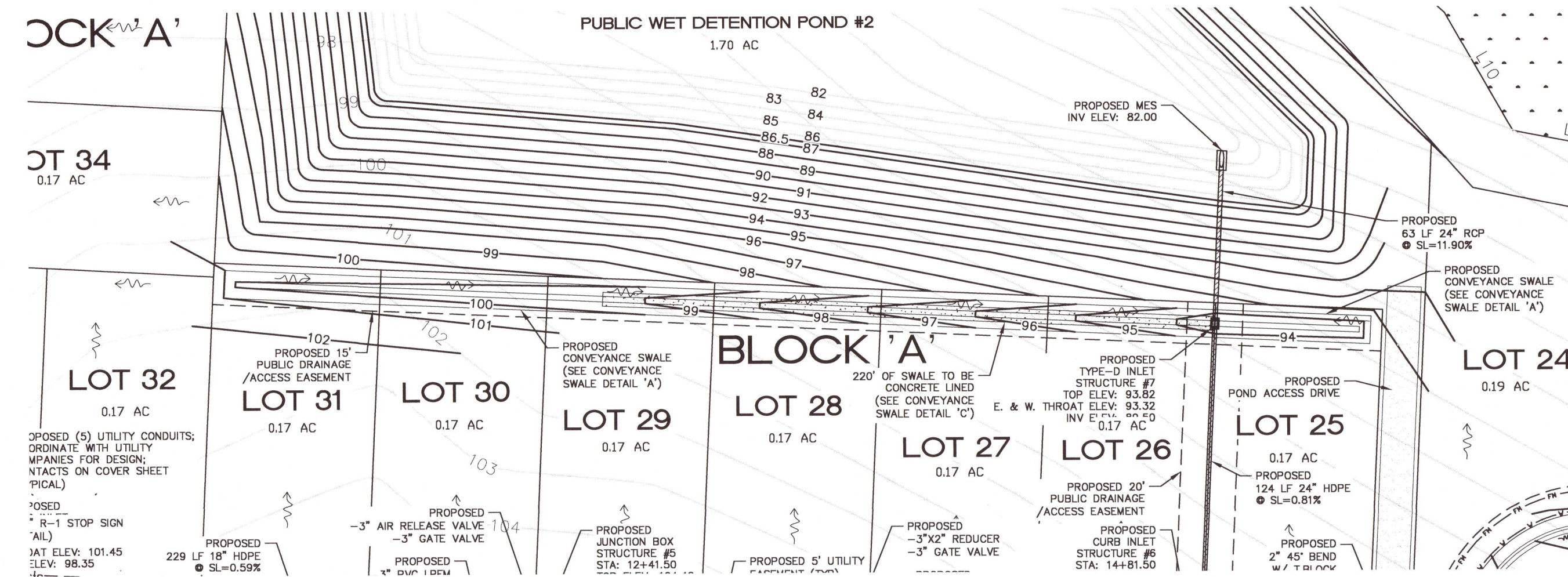
PINE TOP SUBDIVISION  
PLAN / PROFILE - CONVEYANCE SWALES

NUMBER	REVISION	DATE

DRAWN BY:  
A. BURKETT  
DESIGNED BY:  
D. FITZPATRICK  
PROFESSIONAL ENGINEER  
DAVID W. FITZPATRICK  
P.E. # 47818  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
DATE: 3/10/22  
PROJECT NUMBER: 20-013  
PLOT DATE: 3/10/22  
SHEET C13 OF C19




**DAVID W. FITZPATRICK**  
PROFESSIONAL ENGINEER, P.A.  
BOARD OF PROFESSIONAL REGULATION #00008423  
10250 NORTH PALAFOX STREET  
PENSACOLA, FL 32514  
PH: (850)476-4877 FAX: (850)476-7708

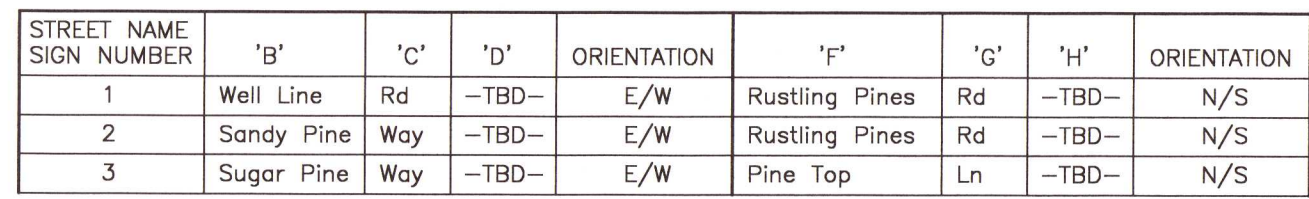


PINE TOP SUBDIVISION  
PLAN / PROFILE - CONVEYANCE SWALES

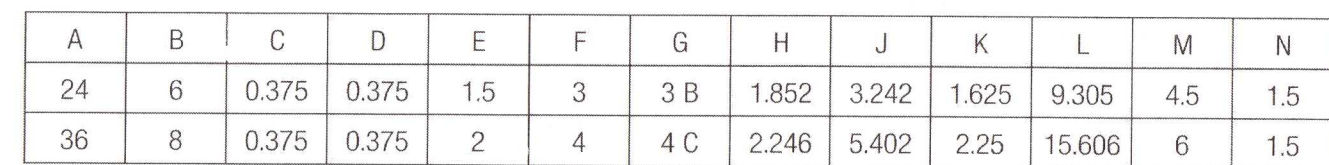
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DRAWN BY: <b>A. BURKETT</b>	
DESIGNED BY: <b>D. FITZPATRICK</b>	
	
DATE:	
PLOT NUMBER	<b>20-013</b>
PLOT DATE	<b>3/10/22</b>
SHEET	<b>C14 of C19</b>

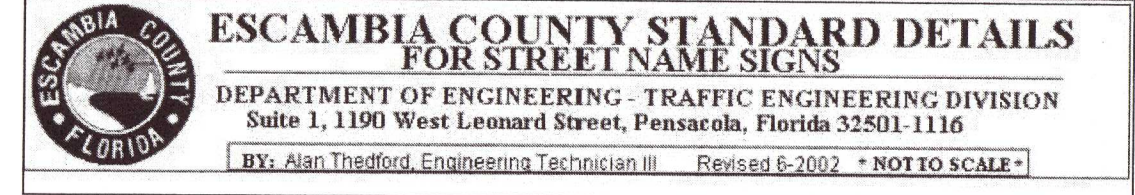




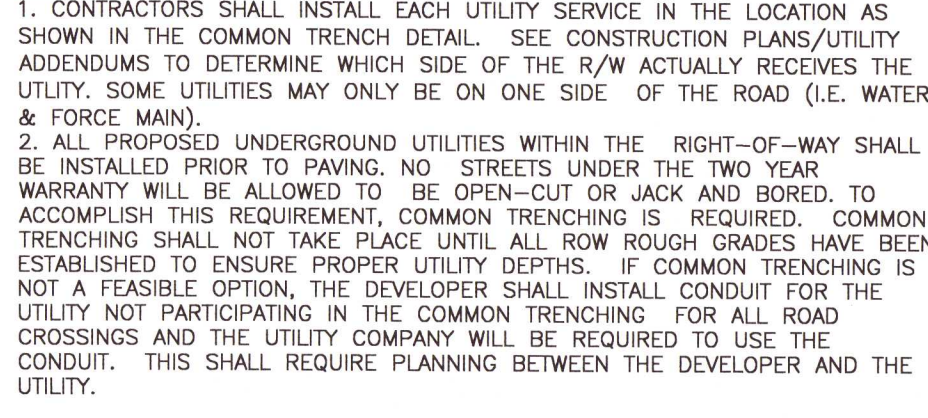
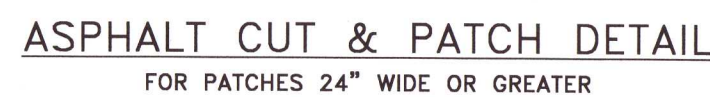
## STREET RANGE SIGN TABLE



W14-2A SIGN DETAIL  
NTS

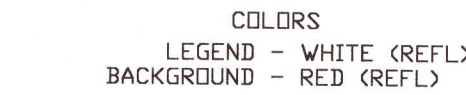
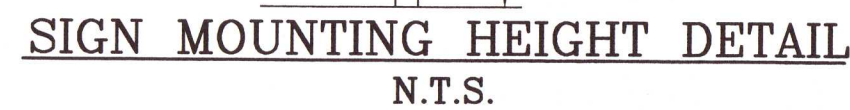


1. DIRT ROAD PATCH WORK SUB BASE MATERIAL SHALL BE PLACED IN NOT MORE THAN 8" LIFTS. EACH LAYER TO BE TAMPED TO A MINIMUM OF 40 LBR.
2. GRADED AGGREGATE BASE SHALL BE COMPACTED TO A MIN LBR 100.
3. ROAD CUTS SHALL BE MECHANICALLY SHOWN CUT TO FORM A SURFACE PAVEMENT JOINT AND TACK COATED ALONG THE FACE OF CUT JOINTS PRIOR TO ASPHALT PLACEMENT.
4. LONGITUDINAL ROAD CUTS THAT AFFECT ONE TRAVEL LANE SHALL REQUIRE MILLING AND REPAVING OF THE AFFECTED TRAVEL LANE 5.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL. LONGITUDINAL ROAD CUTS THAT AFFECT BOTH TRAVEL LANCES SHALL REQUIRE MILLING AND REPAVING OF THE ENTIRE ROADWAY 5.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL.



**COMMON TRENCH DETAIL/ROAD CROSS SECTION**

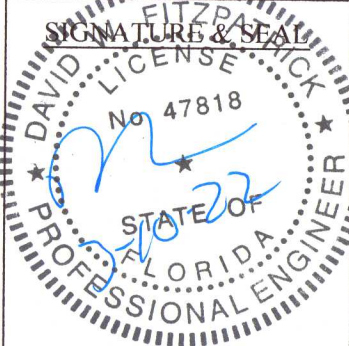
NOT TO SCALE



STOP SIGN DETAIL  
N.T.S.

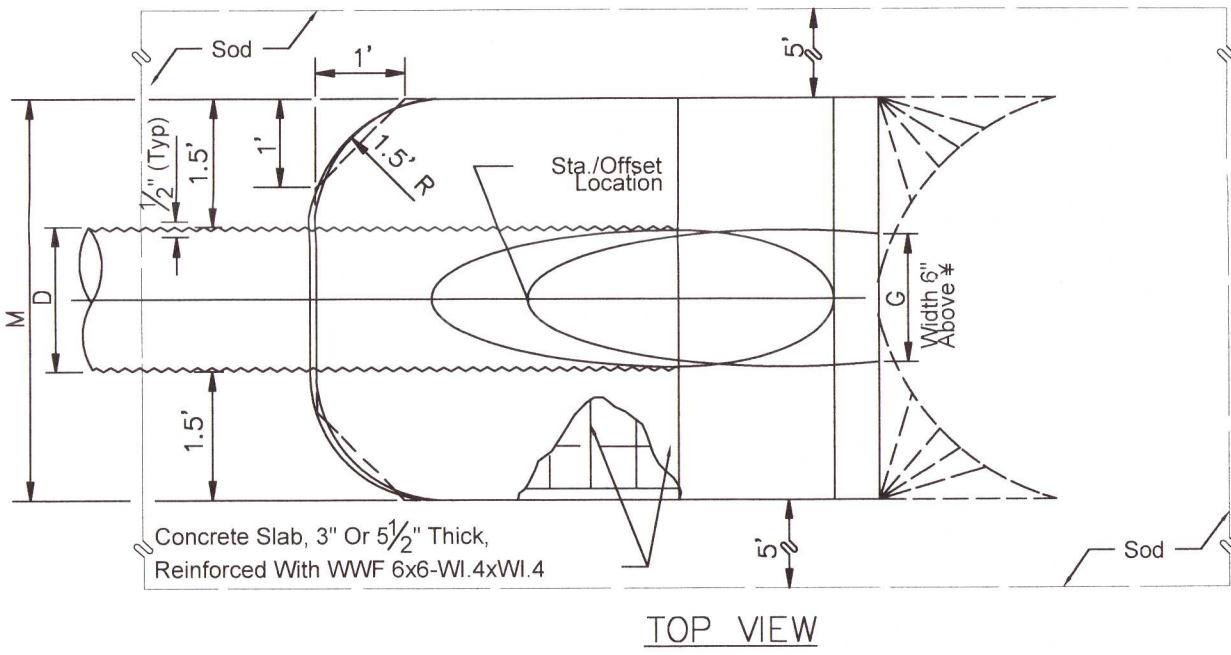
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DATE 3/10/



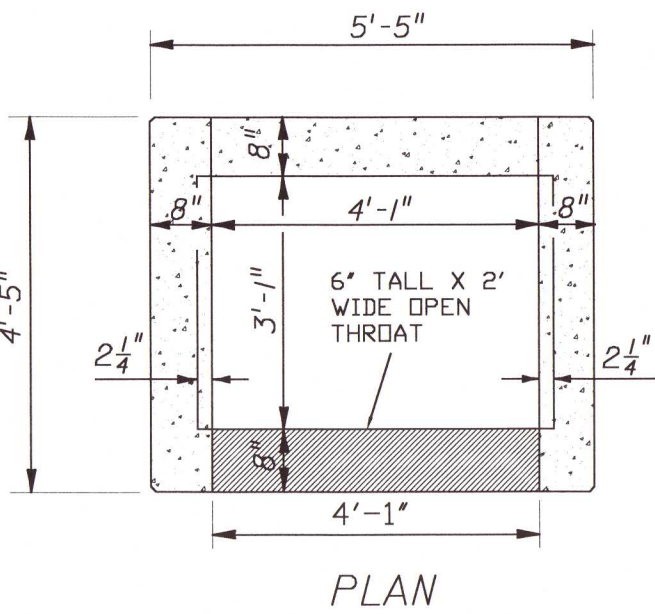
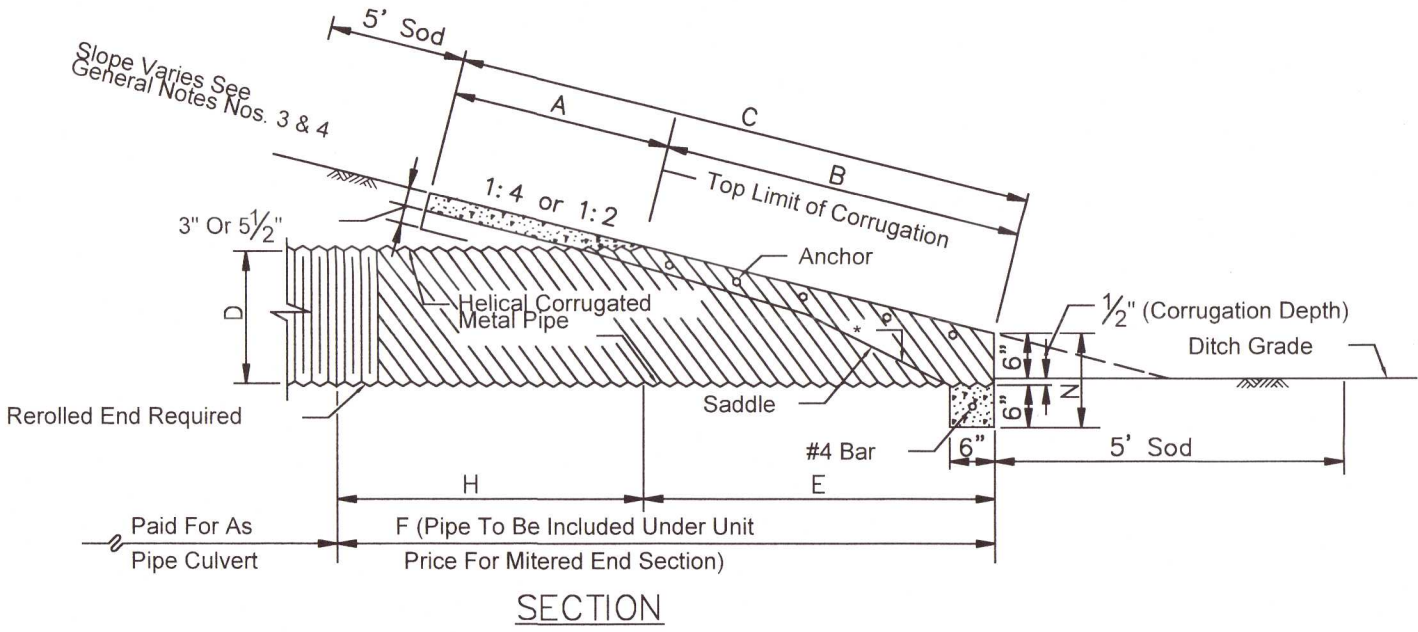


MES DIMENSIONS AND QUANTITIES														
	D	X	A	B	C	E	F	G	H ?	M				N
										Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	
1/2 Slope	15"	2'-7"	2.5'	1.68'	4.18'	1.5'	5.0'	1.23'	3.5'	4.33'	6.92'	9.50'	12.08'	1.04'
	18"	2'-10"	2.5'	2.24'	4.74'	2.0'	6.0'	1.41'	4'	4.58'	7.42'	10.25'	13.08'	1.04'
	24"	3'-5"	2.5'	3.35'	5.85'	3.0'	7.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'
	30"	4'-3"	2.5'	4.47'	6.97'	4.0'	8.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'
	36"	5'-1"	2.5'	5.59'	8.09'	5.0'	9.0'	2.24'	4'	6.08'	11.17'	16.25'	21.33'	1.04'
	42"	6'-0"	2.5'	6.71'	9.21'	6.0'	10.0'	2.45'	4'	6.58'	12.58'	18.58'	24.58'	1.04'
	48"	6'-9"	2.5'	7.83'	10.33'	7.0'	11.0'	2.65'	4'	7.08'	13.83'	20.58'	27.33'	1.04'
	54"	7'-8"	2.5'	8.94'	11.44'	8.0'	12.0'	2.83'	4'	7.58'	15.25'	22.92'	30.58'	1.04'
	60"	8'-6"	2.5'	10.06'	12.56'	9.0'	13.0'	3.00'	4'	8.08'	16.58'	25.08'	33.58'	1.04'
	66"	9'-5"	2.5'	11.18'	13.68'	10.0'	14.0'	3.17'	4'	8.58'	17.92'	26.58'	35.58'	1.04'
1/4 Slope	15"	2'-7"	2.5'	3.09'	5.59'	3.0'	7.0'	1.23'	4'	4.33'	6.92'	9.50'	12.08'	1.04'
	18"	2'-10"	2.5'	4.12'	6.62'	4.0'	8.0'	1.41'	4'	4.58'	7.42'	10.25'	13.08'	1.04'
	24"	3'-5"	2.5'	6.18'	8.68'	6.0'	10.0'	1.73'	4'	5.08'	8.50'	11.92'	15.33'	1.04'
	30"	4'-3"	2.5'	8.25'	10.75'	8.0'	12.0'	2.00'	4'	5.58'	9.83'	14.08'	18.33'	1.04'
	36"	5'-1"	2.5'	10.31'	12.81'	10.0'	14.0'	2.24'	4'	6.08'	11.17'	16.25'	21.33'	1.04'
	42"	6'-0"	2.5'	12.37'	14.87'	12.0'	16.0'	2.45'	4'	6.58'	12.58'	18.58'	24.58'	1.04'
	48"	6'-9"	2.5'	14.43'	16.93'	14.0'	18.0'	2.65'	4'	7.08'	13.83'	20.58'	27.33'	1.04'
	54"	7'-8"	2.5'	16.49'	18.99'	16.0'	20.0'	2.83'	4'	7.58'	15.25'	22.92'	30.58'	1.04'
	60"	8'-6"	2.5'	18.55'	21.05'	18.0'	22.0'	3.00'	4'	8.08'	16.58'	25.08'	33.58'	1.04'
	66"	9'-5"	2.5'	20.61'	23.11'	20.0'	24.0'	3.17'	4'	8.58'	17.92'	26.58'	35.58'	1.04'



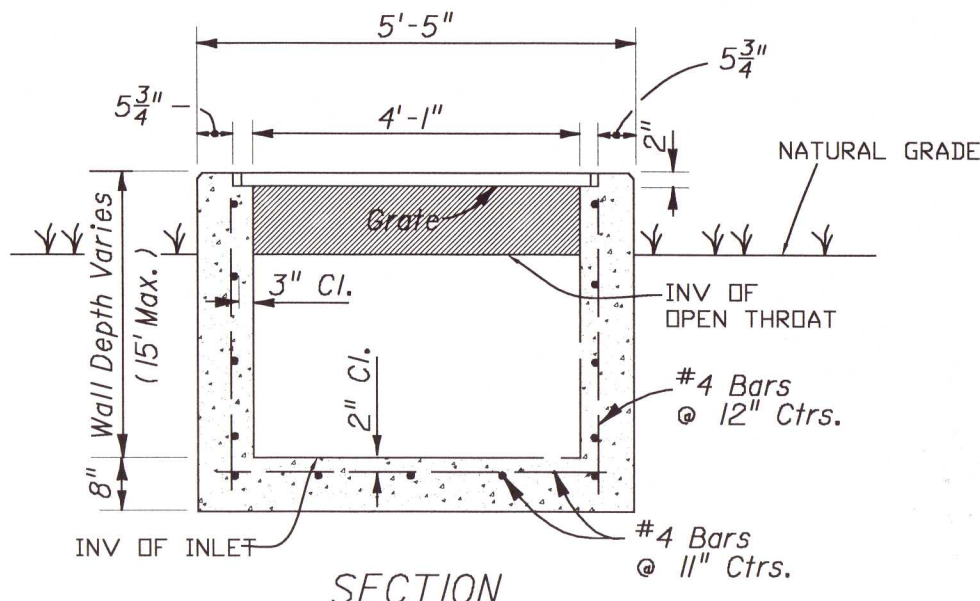
NOTE: MES SHALL NOT BE CONSTRUCTED OF PVC (A2000) OR HDPE (ADS) PIPE. USE ONLY CONCRETE OR METAL MITERED END SECTIONS AS INDICATED IN FDOT STANDARD SPECIFICATIONS 430-4.6. WHEN USE IN CONJUNCTION WITH CORRUGATED MES, CONNECTION SHALL BE BY EITHER A FORMED METAL BAND SPECIFICALLY DESIGNED TO JOIN HDPE OR PVC PIPE. WHEN USED IN CONJUNCTION WITH A CONCRETE MES, CONNECTION SHALL BE BY CONCRETE JACKET CONSTRUCTED IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN NO. 430-001.

FDOT MES DETAIL  
NTS

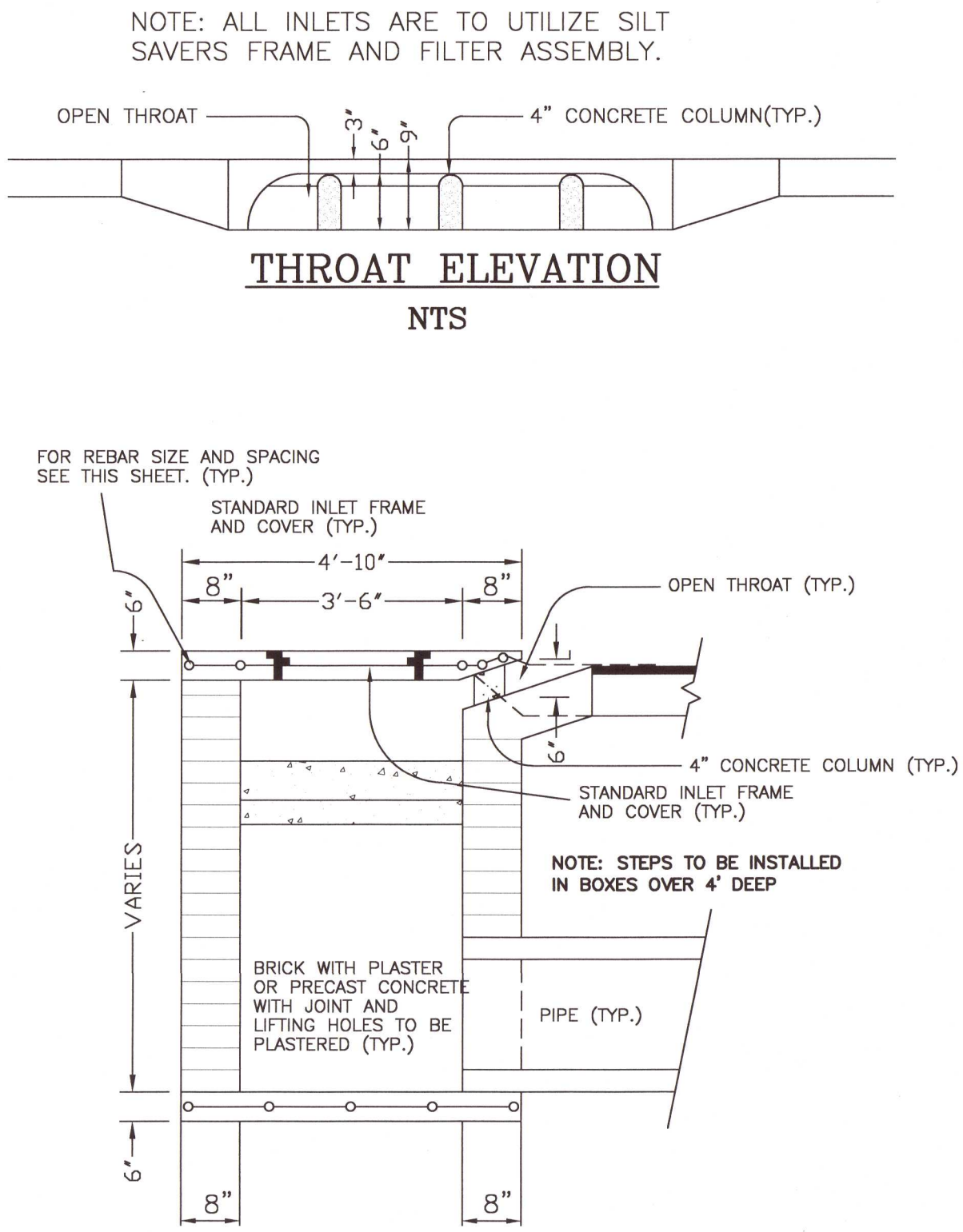


NOTE: ALL INLETS ARE TO UTILIZE SILT SAVERS OR SILTFENCE RETAINAGE BOXES.

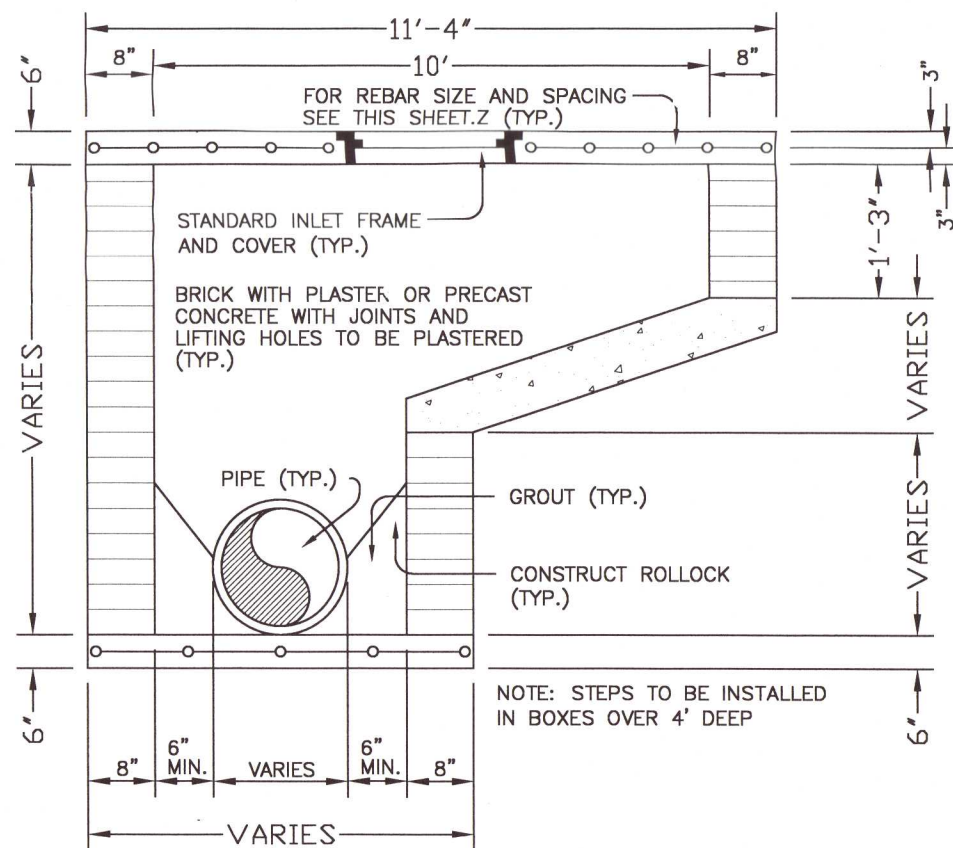
FDOT TYPE-D INLET DETAIL  
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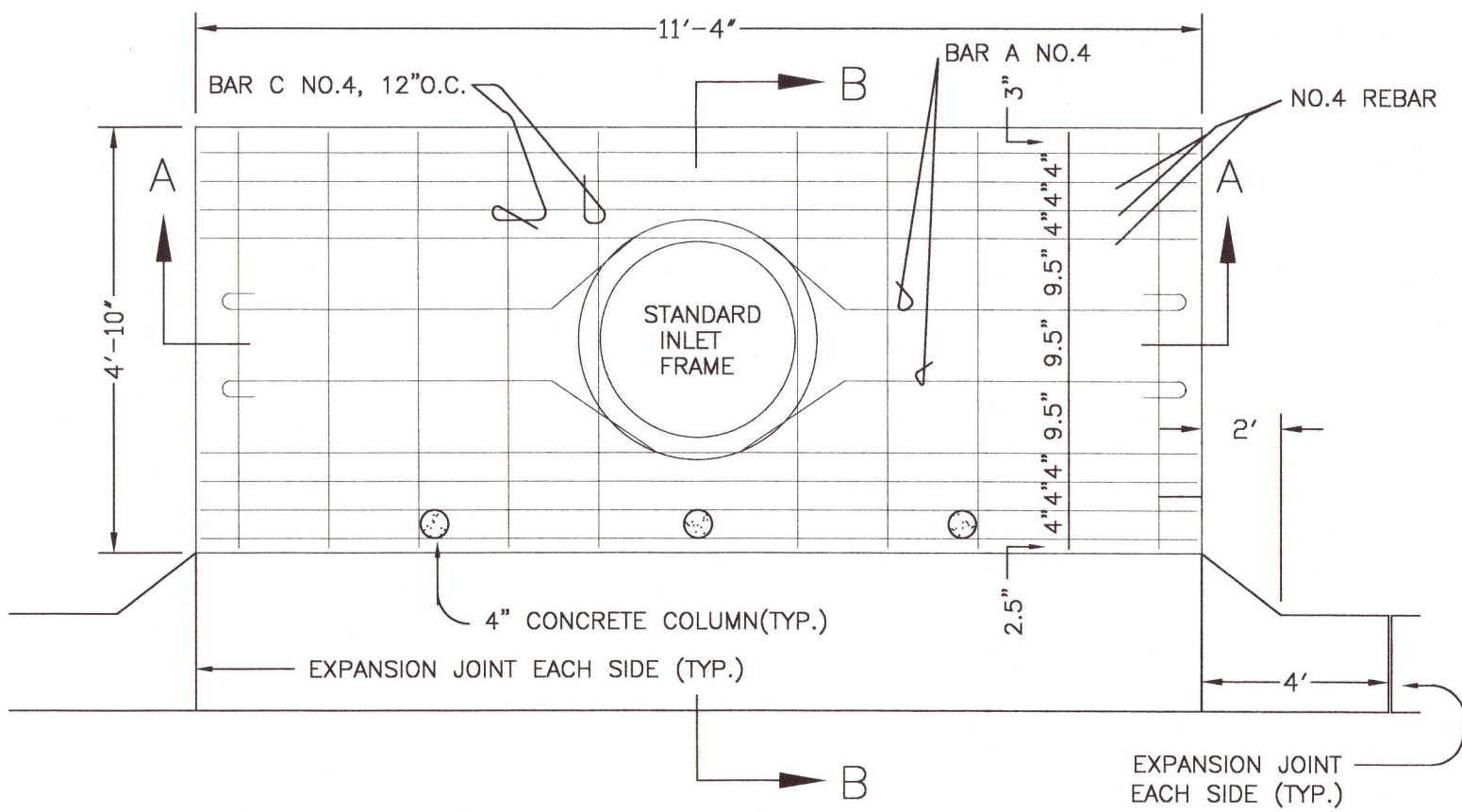
Recommended Maximum Pipe Size:  
3'-1" Wall - 24" Pipe  
4'-1" Wall - 36" Pipe



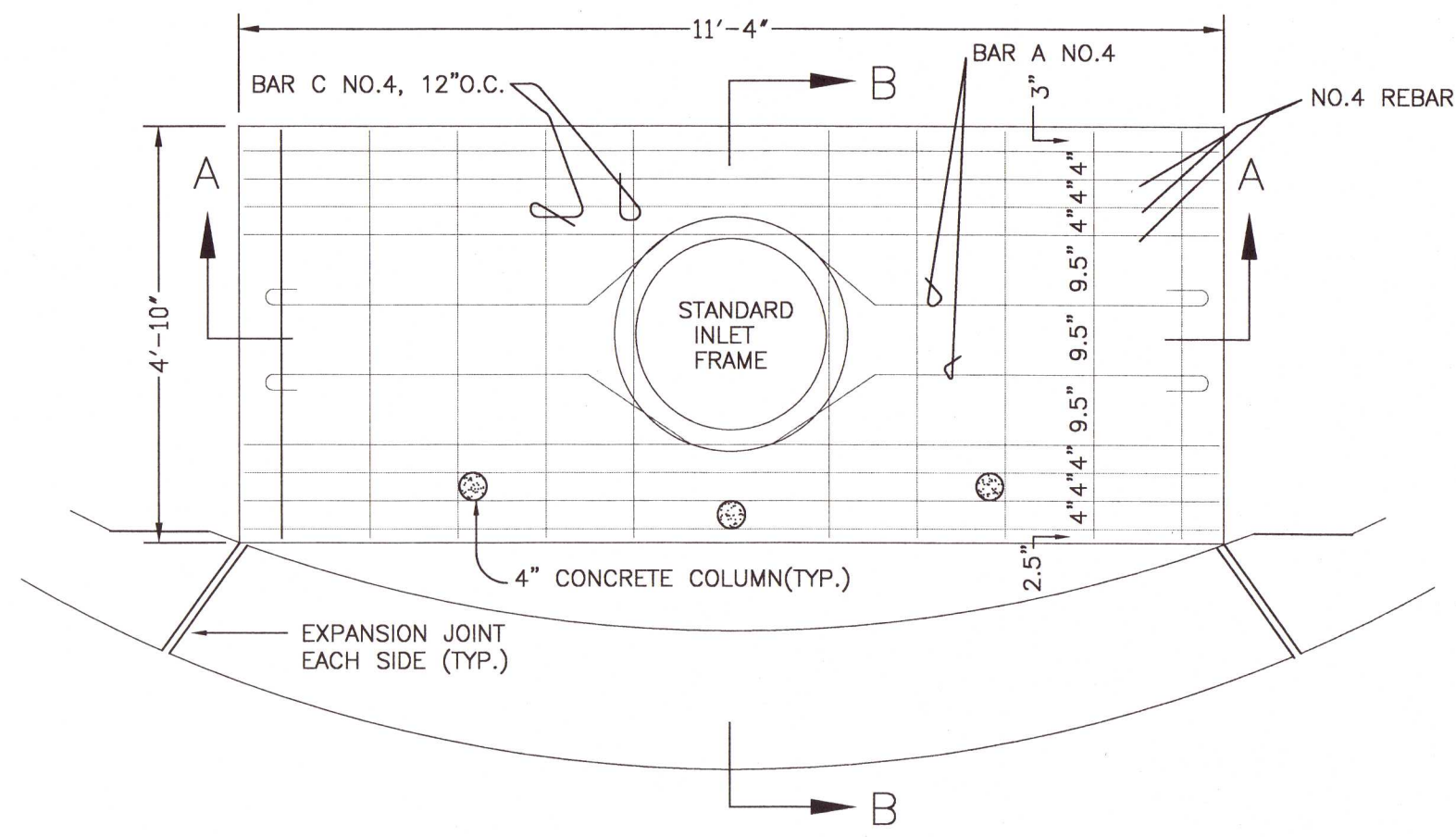
SECTION "B-B"  
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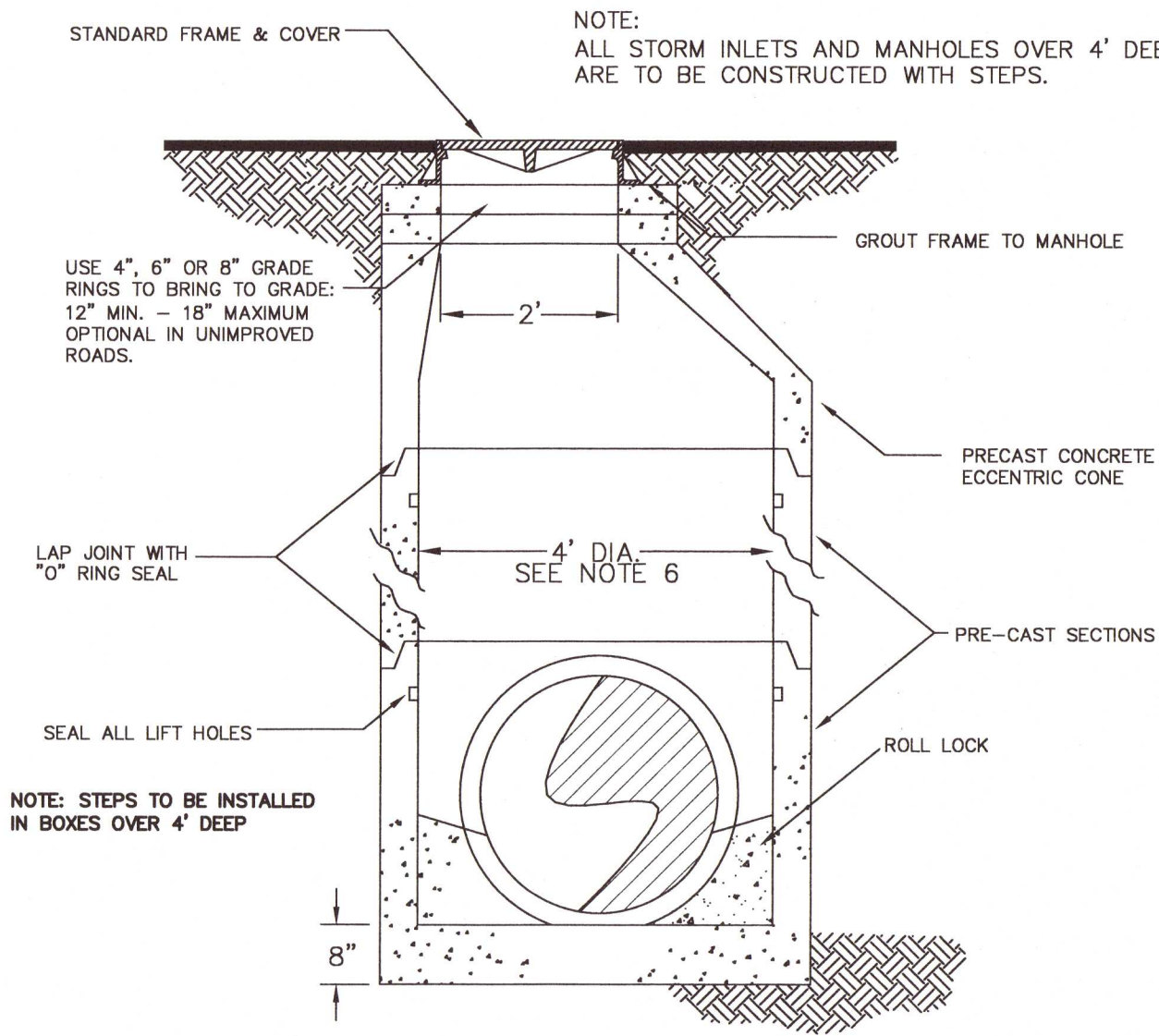
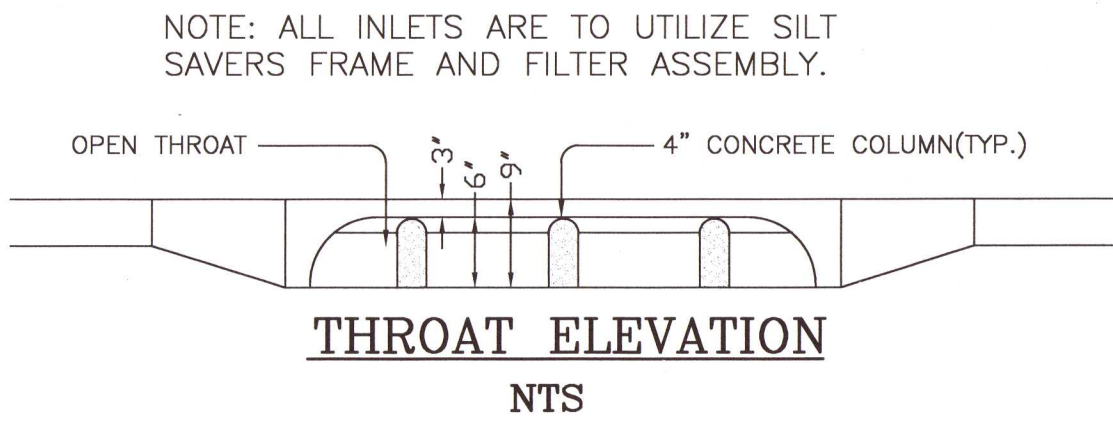
SECTION "A-A"  
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TYPE-A CURB INLET DETAIL  
NTS



TYPE 'A-1' DROP INLET DETAIL  
NTS



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.  
7. CONTRACTOR IS CAUTIONED TO DETERMINE IF A 4" DIAMETER MANHOLE IS LARGE ENOUGH TO CONTAIN SOME OF THE LARGER PIPES OR 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.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.

DAVID W. FITZPATRICK  
PROFESSIONAL ENGINEER, P.A.  
BOARD OF PROFESSIONAL REGULATION #00008423  
10250 NORTH PALMAY STREET  
JACKSONVILLE, FLORIDA 32256  
PH: (850)476-8877 FAX: (850)476-7708

PINE TOP SUBDIVISION

DRAINAGE DETAILS

DATE	
REVISION	
NUMBER	

DRAWN BY: A. BURKETT	
DESIGNED BY: D. FITZPATRICK	
CHECKED BY: DAVID W. FITZPATRICK	
SEAL	
DATE:	
PROJECT NUMBER	20-013
PLOT DATE	3/10/22
SHEET	C16 OF C19



**DAVID W. FITZPATRICK**  
PROFESSIONAL ENGINEER, P. A.  
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10256 NORTH PALMCREST STREET  
PALM BEACH, FLORIDA 33411  
PH: (850)476-8667 FAX: (850)476-7708


# PINE TOP SUBDIVISION

## WET DETENTION POND #1 DETAILS

DRAWN BY:  
A. BURKETT

DESIGNED BY:  
D. FITZPATRICK

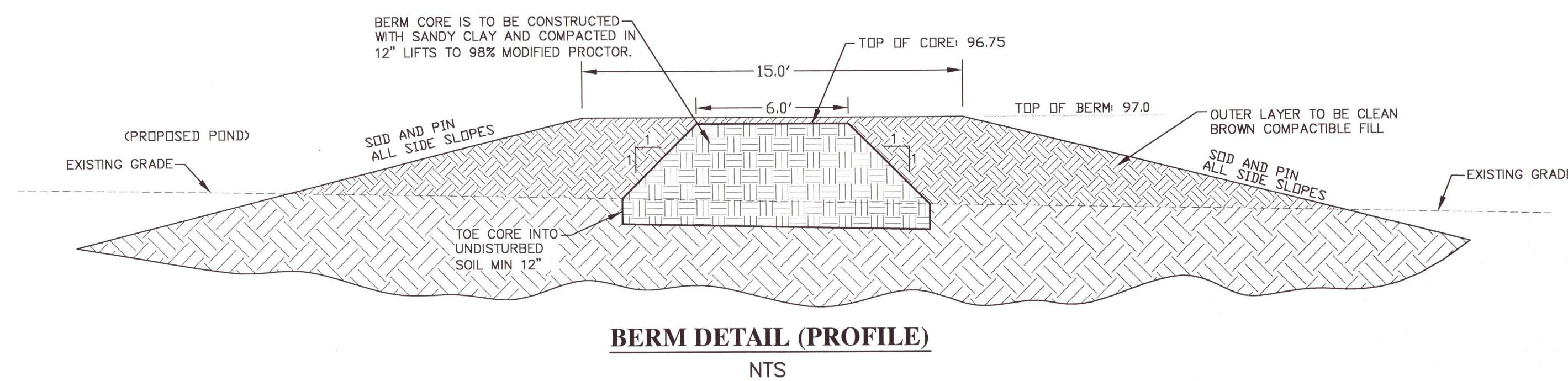
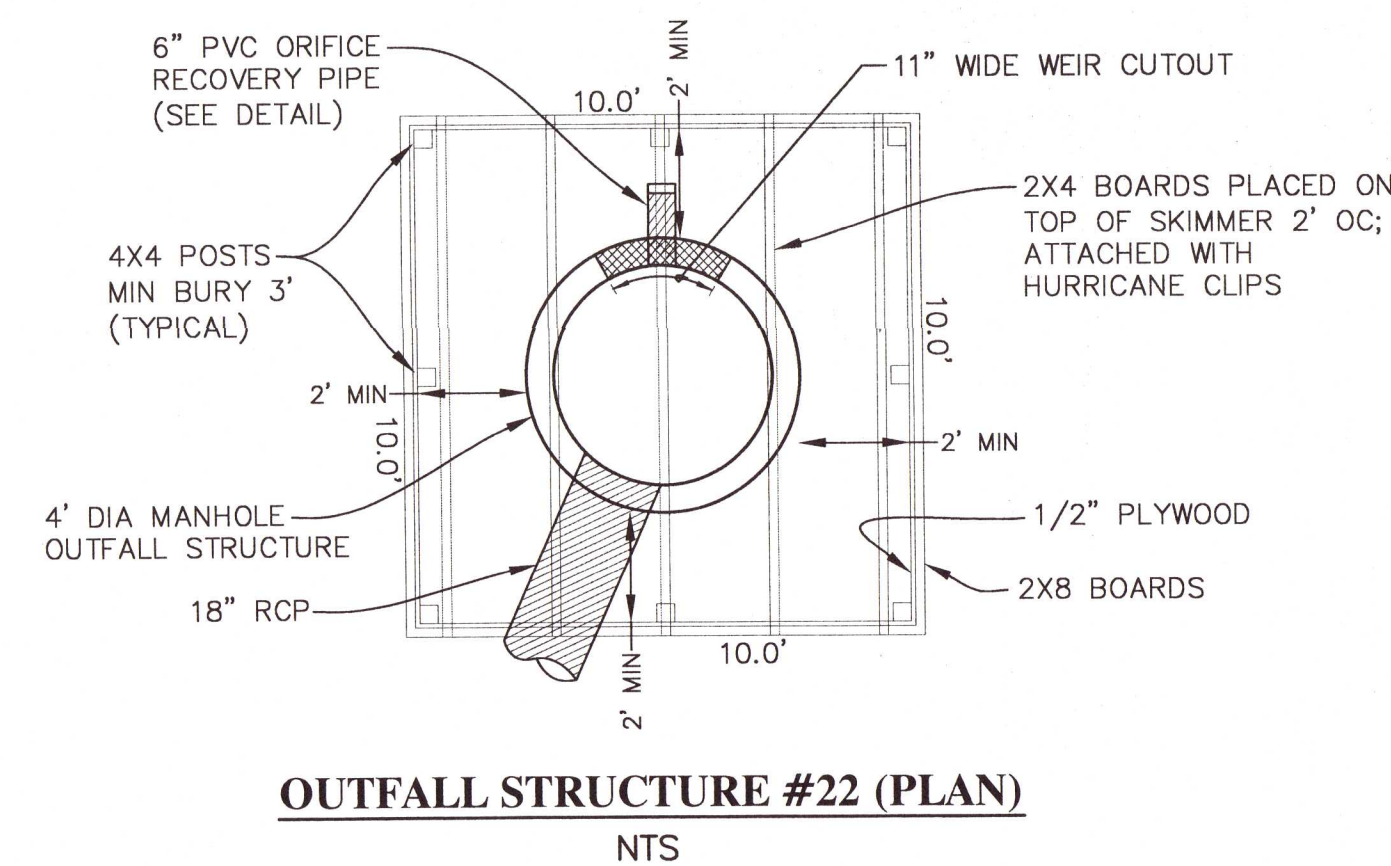
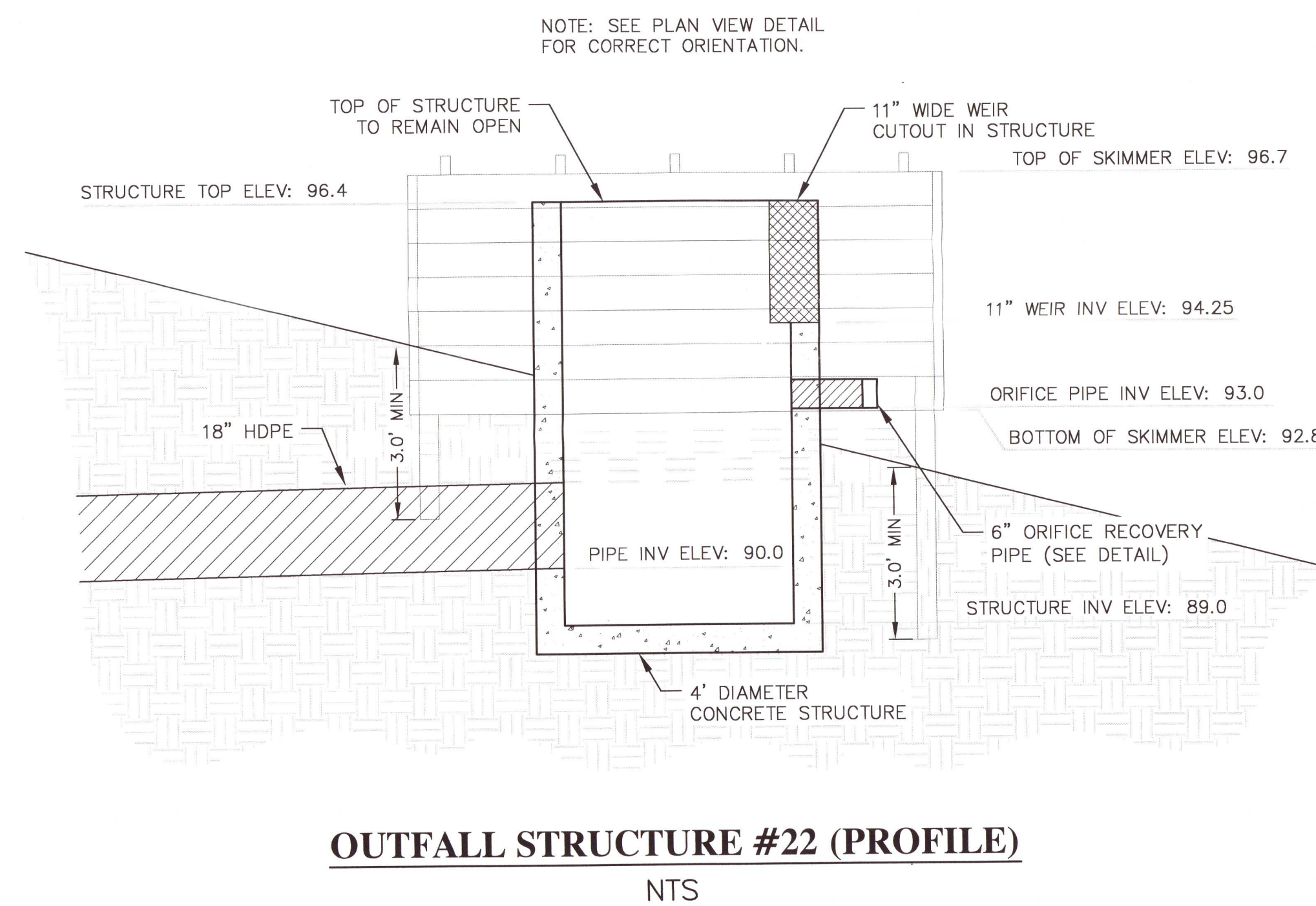
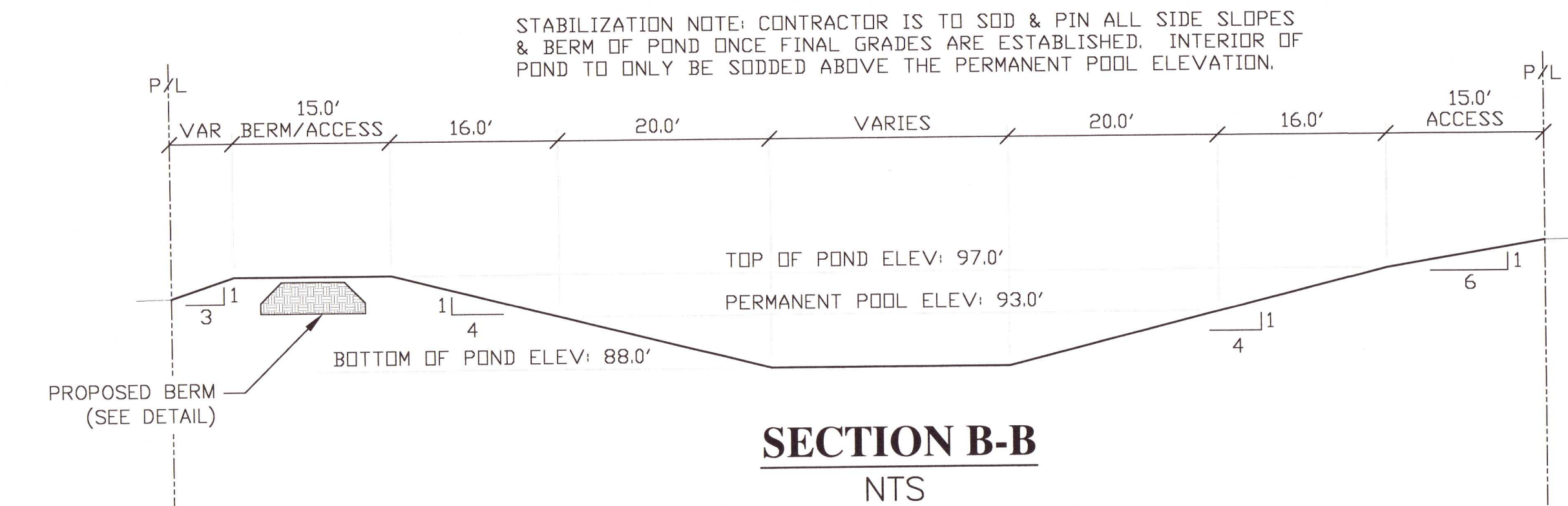
SIGNATURE & SEAL



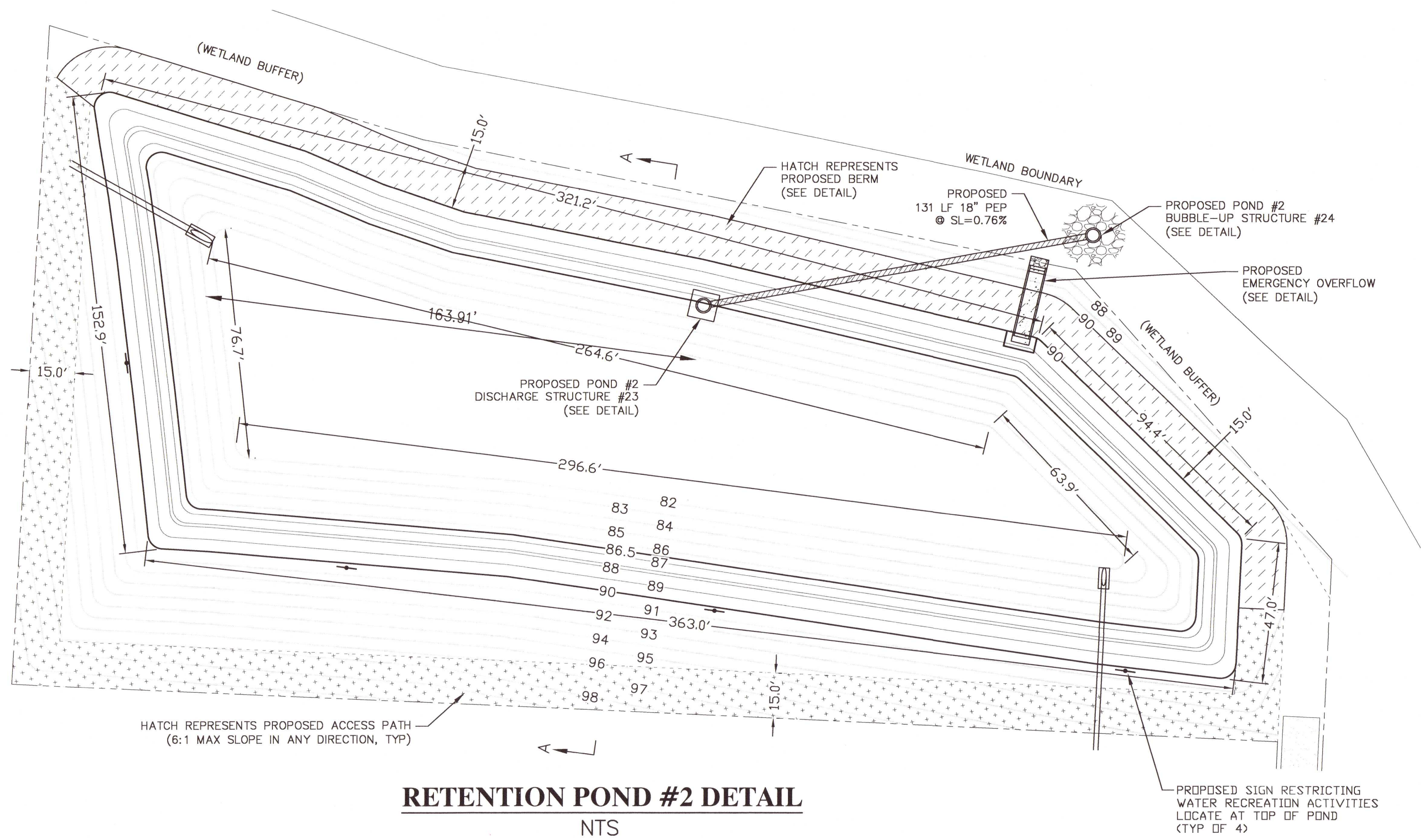
PROJECT NUMBER 20-013

PLOT DATE 3/10/22

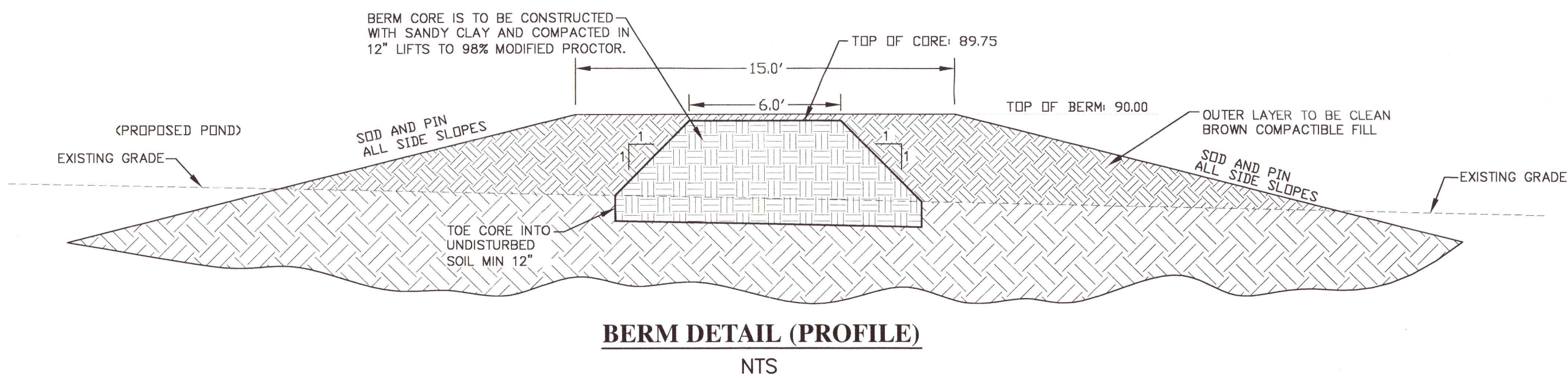
SHEET C17 OF C19



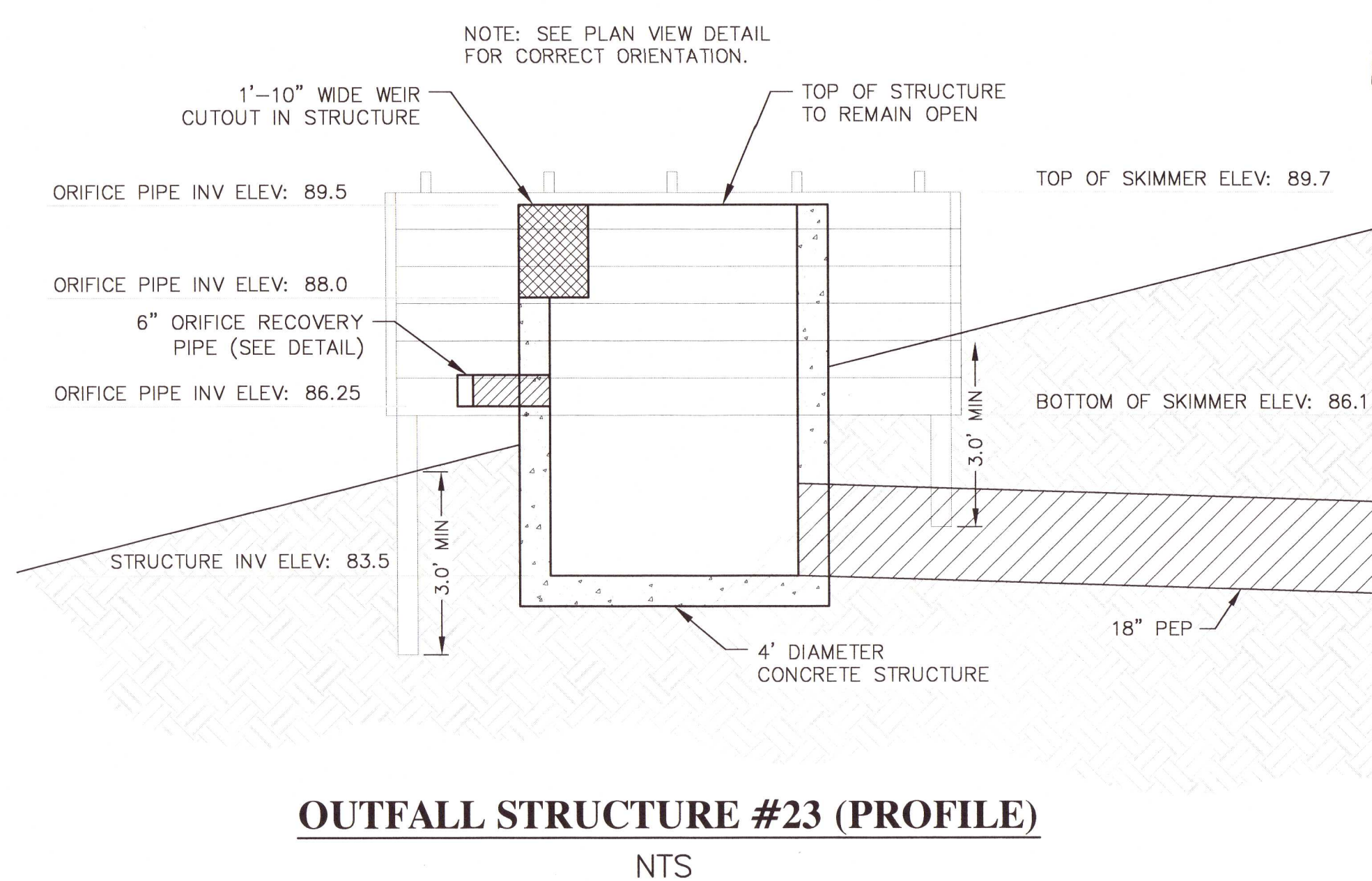




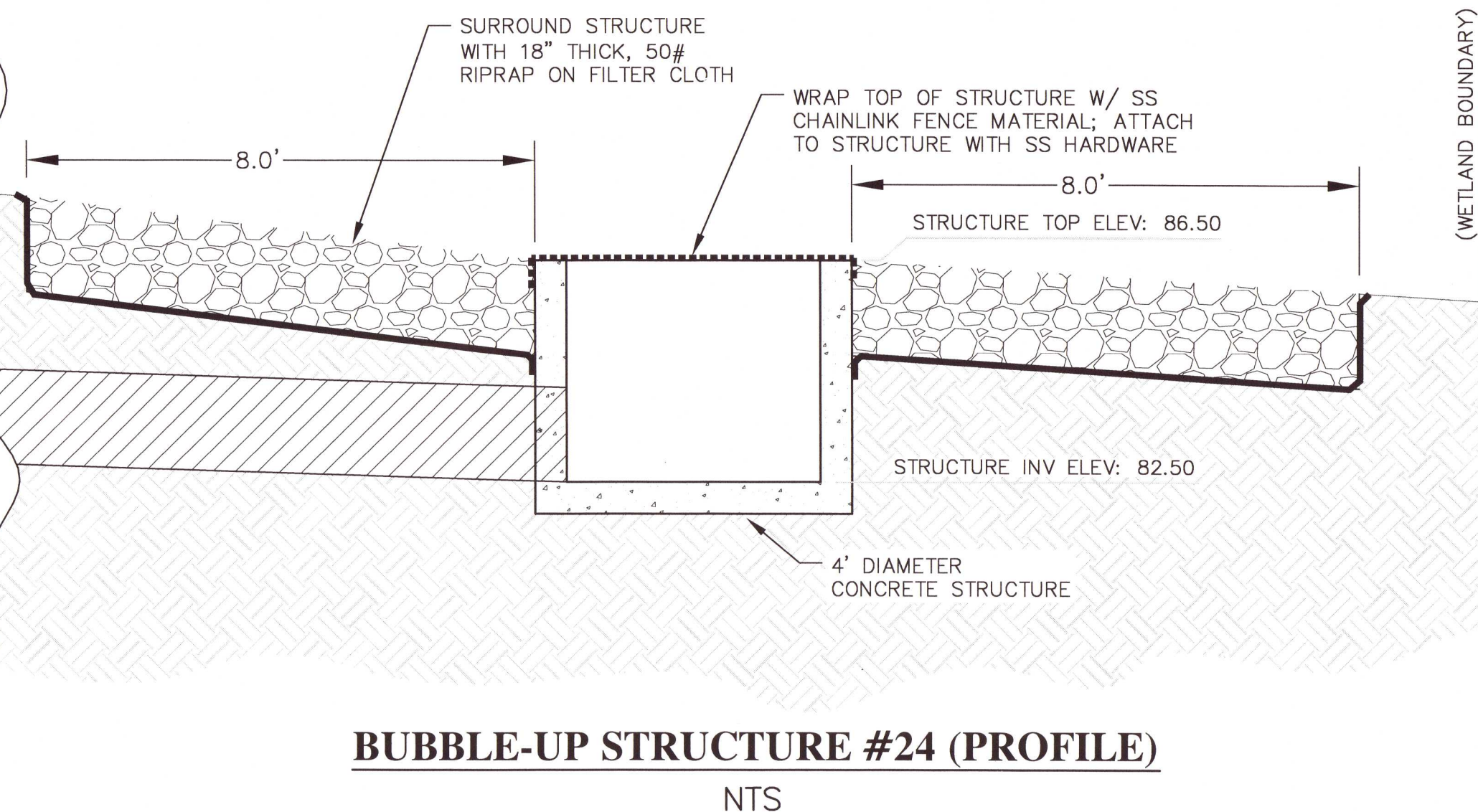
**RETENTION POND #2 DETAIL**  
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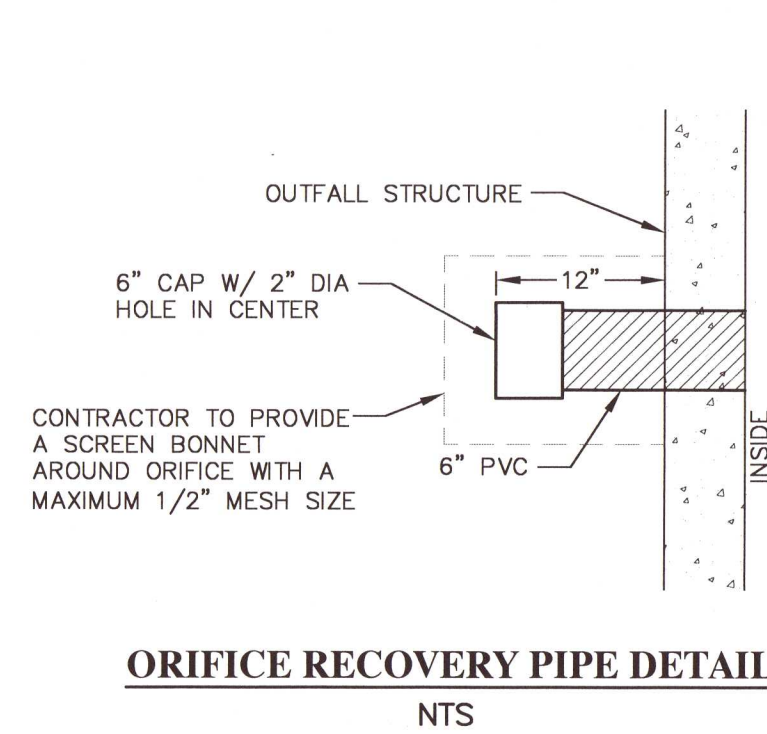
**BERM DETAIL (PROFILE)**  
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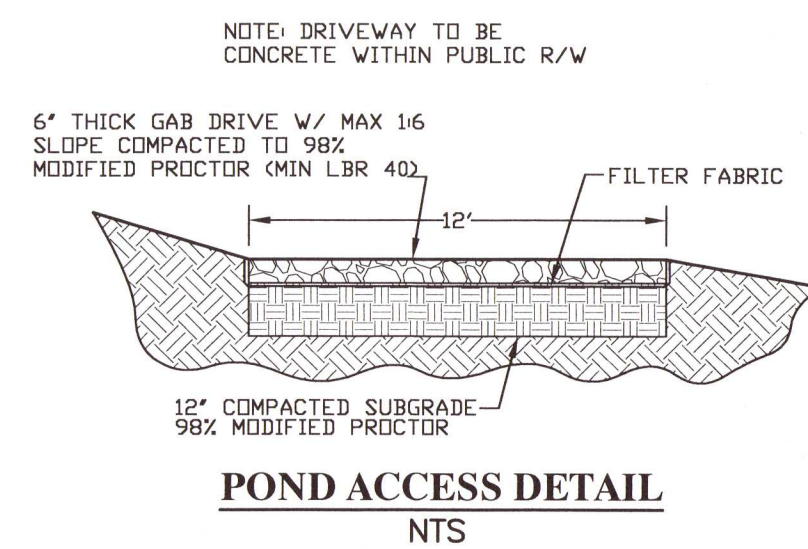
**OUTFALL STRUCTURE #23 (PROFILE)**  
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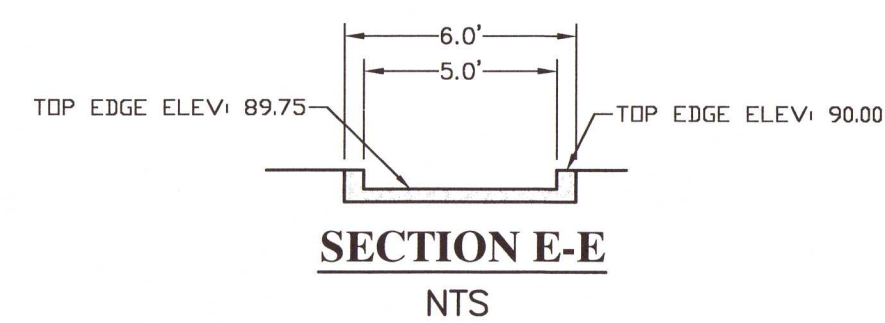
**BUBBLE-UP STRUCTURE #24 (PROFILE)**  
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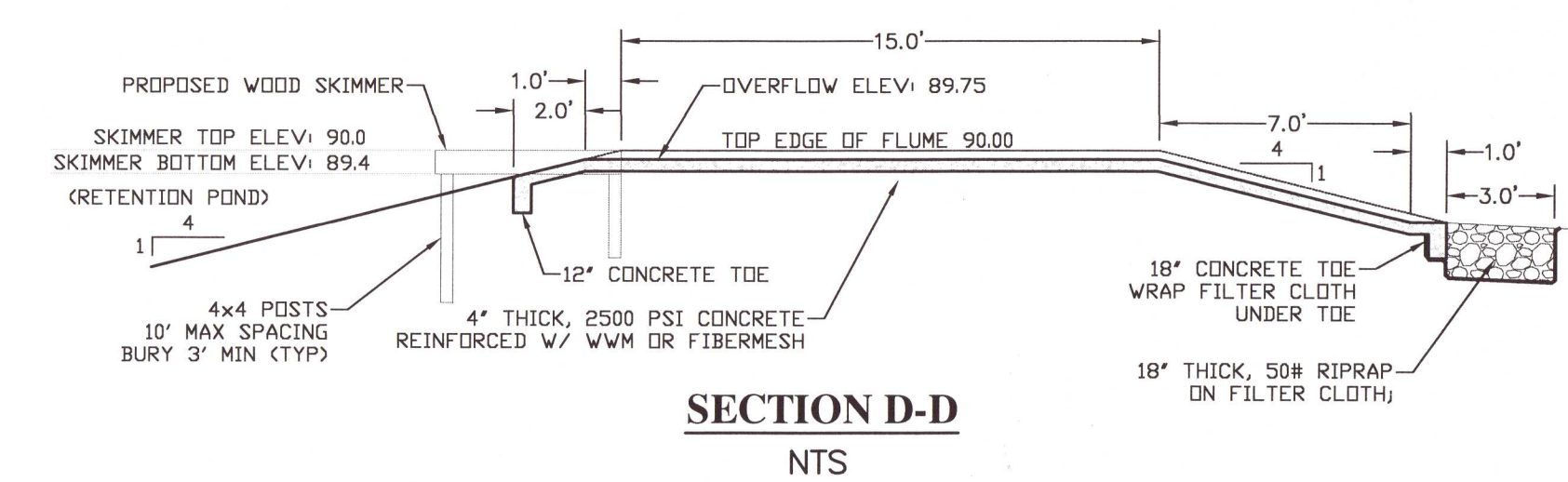
**ORIFICE RECOVERY PIPE DETAIL**  
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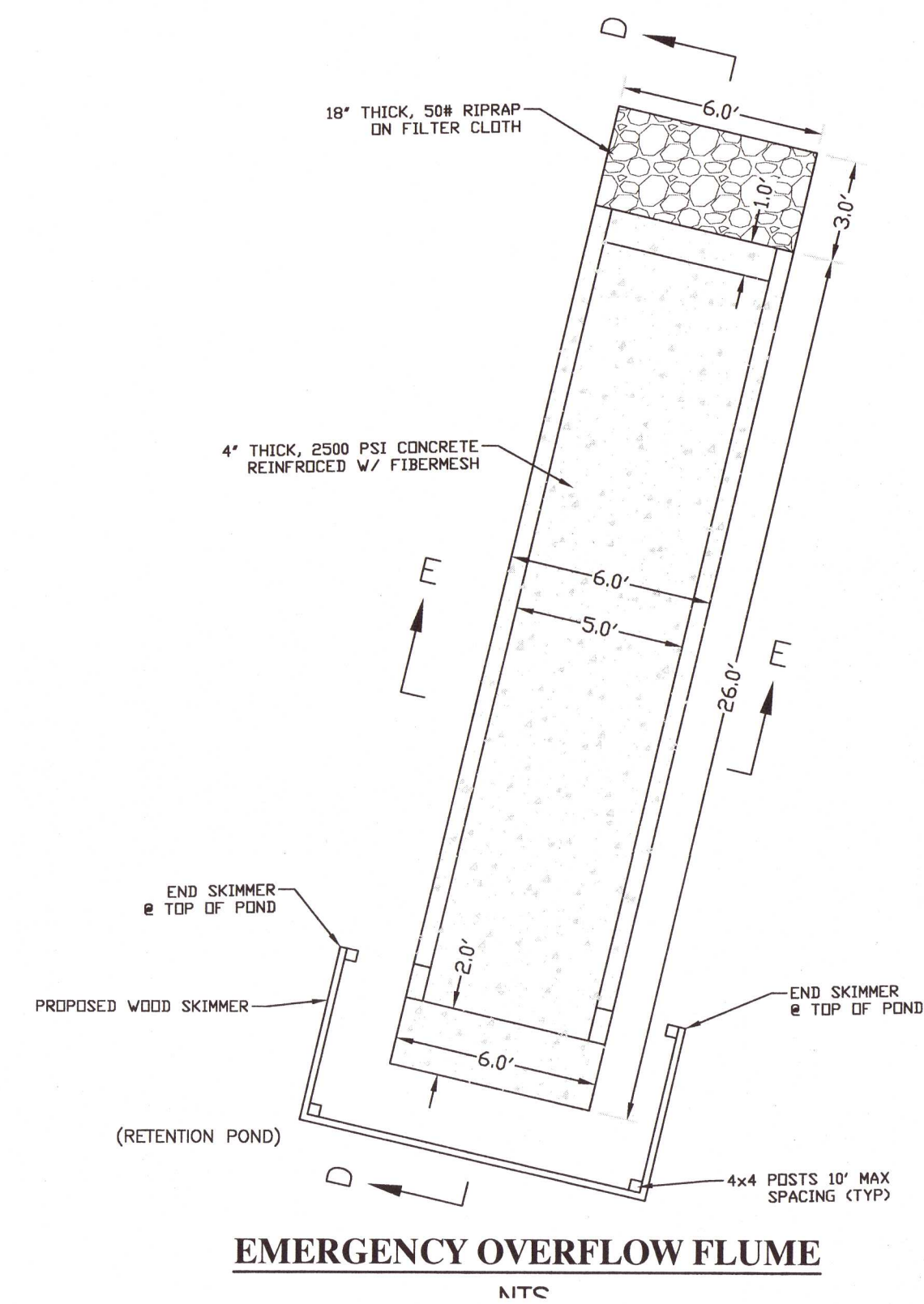
**POND ACCESS DETAIL**  
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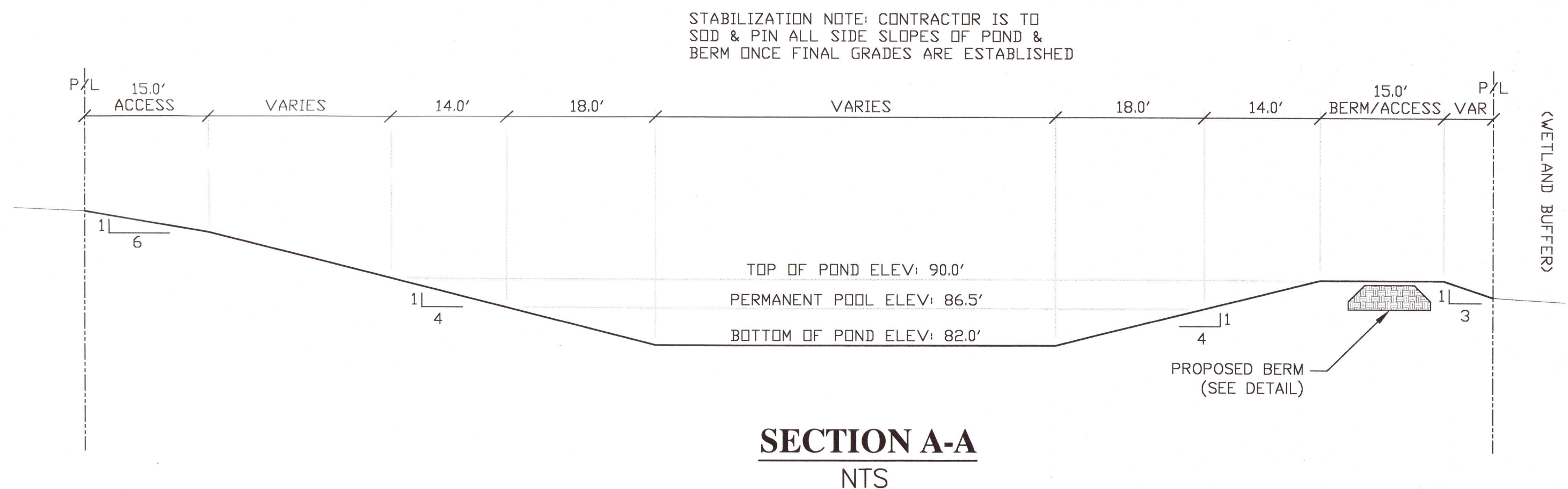
**SECTION E-E**  
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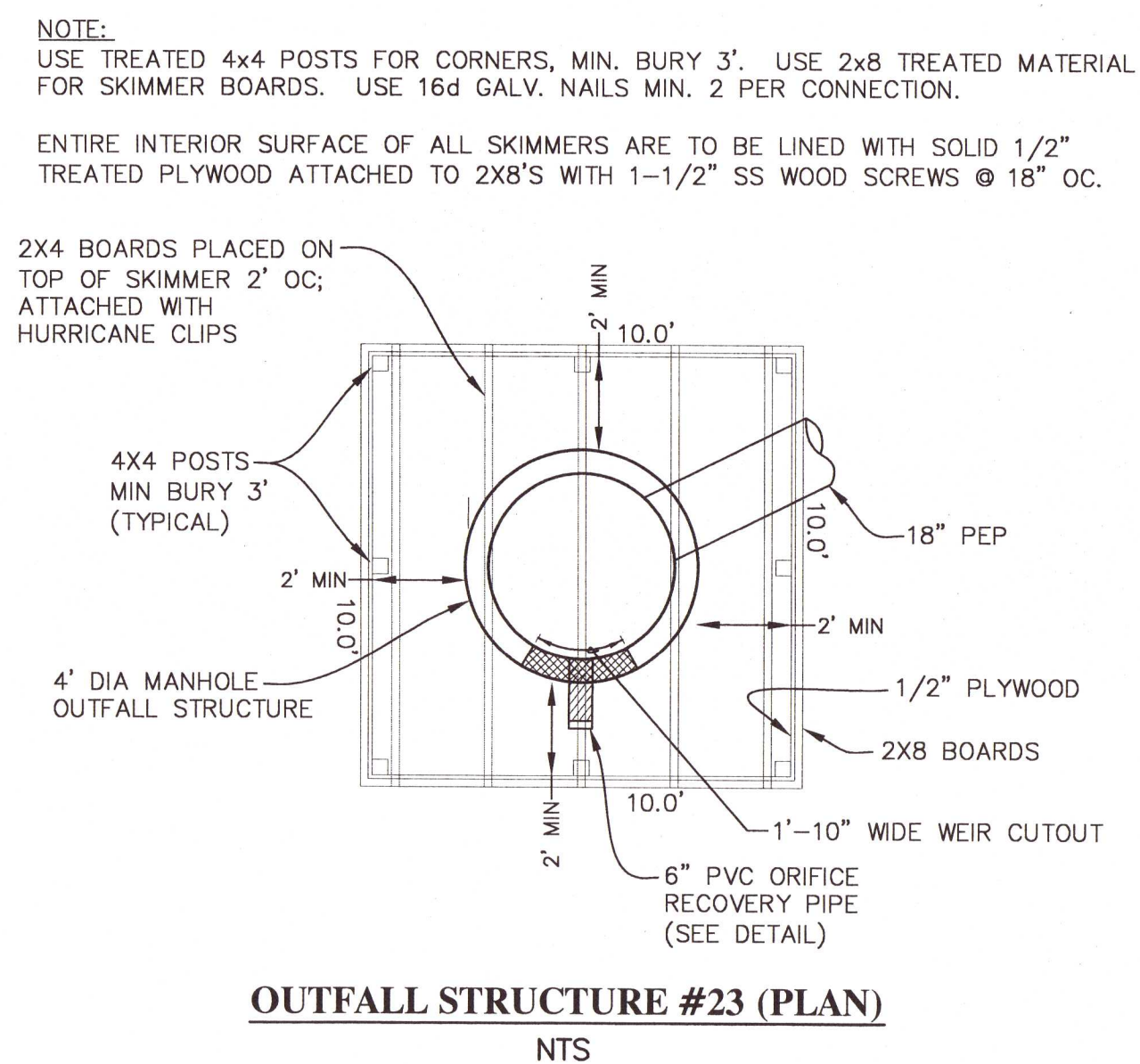
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**EMERGENCY OVERFLOW FLUME**  
NTS



**SECTION A-A**  
NTS



**OUTFALL STRUCTURE #23 (PLAN)**  
NTS

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL. ALL POTABLE WATER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH COTTAGE HILL WATER SPECIFICATIONS.

SKIMMER NOTES:  
1. USE TREATED 4x4 POSTS FOR CORNERS, MIN. BURY 3'.  
2. USE 2x8 TREATED MATERIAL FOR SKIMMER BOARDS.  
3. USE 16d GALV. NAILS MIN. 2 PER CONNECTION.

DAVID W. FITZPATRICK  
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PH: (850) 476-8677 FAX: (850) 476-7708

PINE TOP SUBDIVISION  
WET DETENTION POND #2 DETAILS

DATE	
REVISION	
NUMBER	
DRAWN BY: A. BURKETT	
DESIGNED BY: D. FITZPATRICK	
SIGNATURE & SEAL DAVID W. FITZPATRICK LICENSE NO. 47818 STATE OF FLORIDA PROFESSIONAL ENGINEER	
PROJECT NUMBER 20-013	
PLOT DATE 3/10/22	
SHEET C18 OF C19	



