

SHEET INDEX

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SITE INFORMATION

PROPERTY REFERENCE NO'S:	38-15-31-3403-000-000
PROPERTY ADDRESS:	6000 BLOCK BLUE ANGEL PARKWAY
TOTAL SITE AREA:	4.41 ACRES
TOTAL UPLAND AREA:	4.41 ACRES
ACREAGE & DENSITY:	25 UNITS PER ACRE = 110 UNITS ALLOWED TOTAL NUMBER OF LOTS = 56 UNITS
ZONING DISTRICT:	HDMU
FUTURE LAND USE:	MU-U
PROPOSED MINIMUM LOT WIDTH:	20.0'
MINIMUM TOWNHOUSE GROUP WIDTH:	80.0'
BUILDING SETBACK REQUIREMENTS:	FRONT: 20 FEET REAR: 15 FEET SIDE: TEN FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOUSES

SITE ENVIRONMENTAL INFORMATION

OVERALL SITE AREA	4.41 ACRES
ACOE/NWFWMD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	0 ACRES

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 12" WATER MAIN ON THE SIDE OF BLUE ANGEL PARKWAY. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED ECUA.

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY A GRAVITY SEWER SYSTEM AND WILL CONNECT TO THE EXISTING SYSTEM ON FOOTPRINT DRIVE. ALL SEWER WILL BE OWNED AND MAINTAINED BY ECUA.

STORM SEWER:
AFTER RECEIVING ALL NWFWMD, FDEP, FDOT DRAINAGE PERMIT 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 BLUE ANGEL PARKWAY RIGHT-OF-WAY. 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.

UTILITY SERVICE PROVIDERS:

AT&T, INC. 605 W. GARDEN ST. PENSACOLA, FL 32501	PENSACOLA ENERGY 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504
GULF POWER ONE ENERGY PLACE PENSACOLA, FL 32520-0047	ECUA ENGINEERING DEPARTMENT 9300 STURDEVANT STREET PENSACOLA, FL 32514-0311

FLOOD ZONE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0355G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

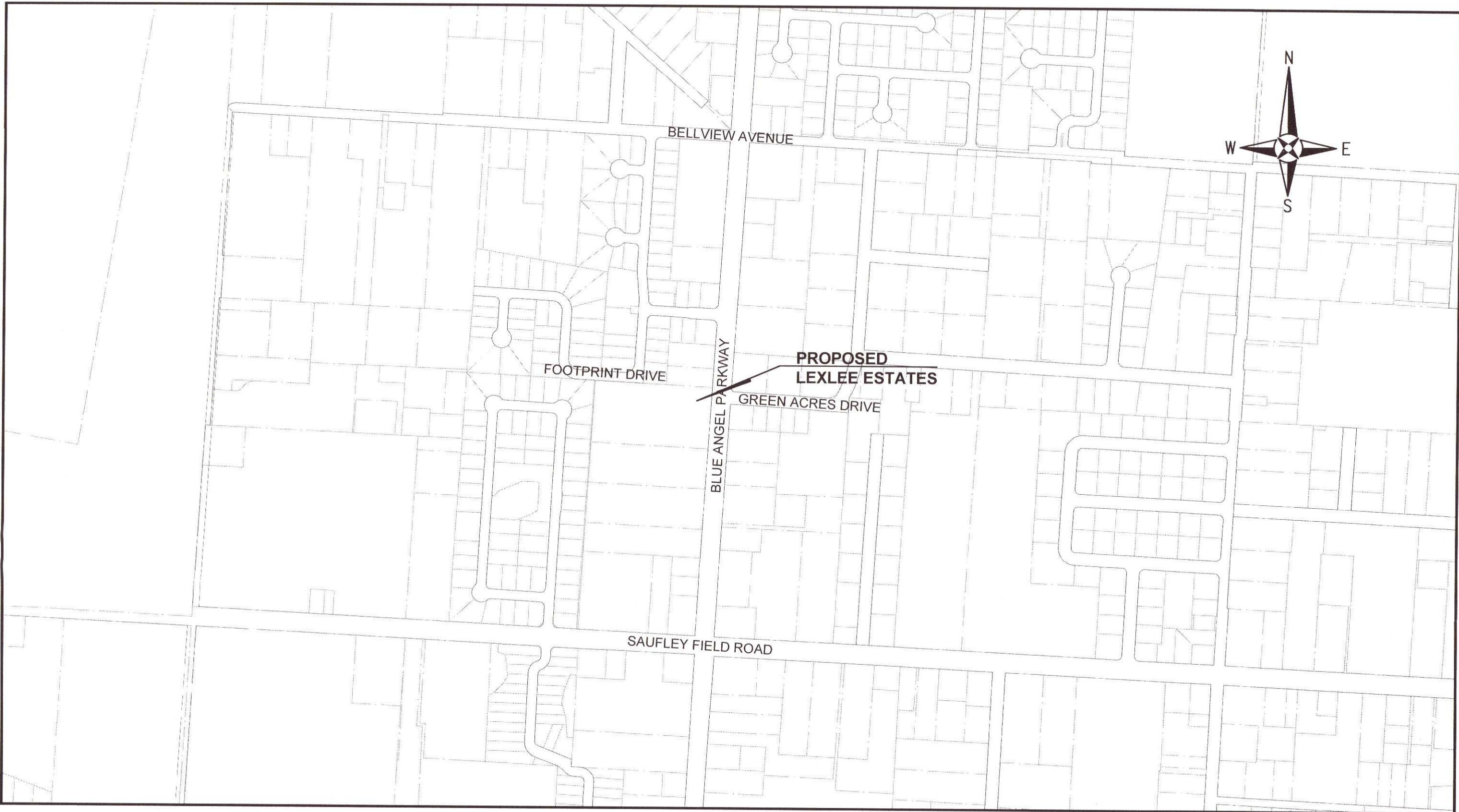
SURVEY NOTES:

- 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 87 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE SUBJECT PARCEL AS SHOWN HEREON; 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; COPY OF THE RECORD PLAT OF BAREFOOT ESTATES AS RECORDED IN PLAT BOOK 16 AT PAGE 62 AND COPY OF THE RECORD PLAT OF SUNSET ESTATES AS RECORDED IN PLAT BOOK 16 AT PAGE 73 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; COPY OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAPS, SECTION NO. 48205-2502, ROAD NO. 173, REVISED 12/1/1987; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-75-A16 HAVING A PUBLISHED ELEVATION OF 86.27 FEET.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0355G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 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.
- MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITES STATES STANDARD FOOT.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
- VISIBLE UTILITIES ARE AS SHOWN HEREON.

A PRELIMINARY PLAT OF LEXLEE ESTATES A 56 LOT SUBDIVISION

LYING IN SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA

November 15, 2021



VICINITY MAP
SCALE: 1" = 500'

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
B+H HOLDINGS, LLC
P.O. BOX 4817
PENSACOLA, FL 32507

DEVELOPER
B+H HOLDINGS, LLC
P.O. BOX 4817
PENSACOLA, FL 32507

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

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 AND CONSTRUCTION ACTIVITIES MAY COMMENCE IN INFRASTRUCTURE AREAS ONLY (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 PROTECTED NOR HERITAGE TREES WITHIN THE ENTIRE PROPERTY.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF WAY."

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES):

BEGIN AT THE SOUTHEAST CORNER OF BAREFOOT ESTATES, AS RECORDED IN PLAT BOOK 16 AT PAGE 62 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLUE ANGEL PARKWAY (SR 173 - 100' PUBLIC RIGHT-OF-WAY); THENCE PROCEED NORTH 86°59'42" WEST ALONG THE SOUTH LINE OF AFOREMENTIONED BAREFOOT ESTATES FOR A DISTANCE OF 618.55 FEET TO THE EAST LINE OF SUNSET ESTATES AS RECORDED IN PLAT BOOK 16 AT PAGE 73 OF THE PUBLIC RECORDS OF THE SAID COUNTY; THENCE DEPARTING SAID SOUTH LINE, PROCEED SOUTH 03°09'25" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 101.45 FEET TO AN EXISTING 4' X 4' CONCRETE MONUMENT (LB NO. 4882); THENCE PROCEED SOUTH 03°50'16" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 209.86 FEET TO AN EXISTING CONCRETE MONUMENT (LB NO. 4882); THENCE DEPARTING SAID EAST LINE, PROCEED SOUTH 87°03'00" EAST FOR A DISTANCE OF 618.66 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF BLUE ANGEL PARKWAY; THENCE PROCEED NORTH 03°35'54" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 310.71 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING A PORTION OF SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 4.41 ACRES MORE OR LESS.

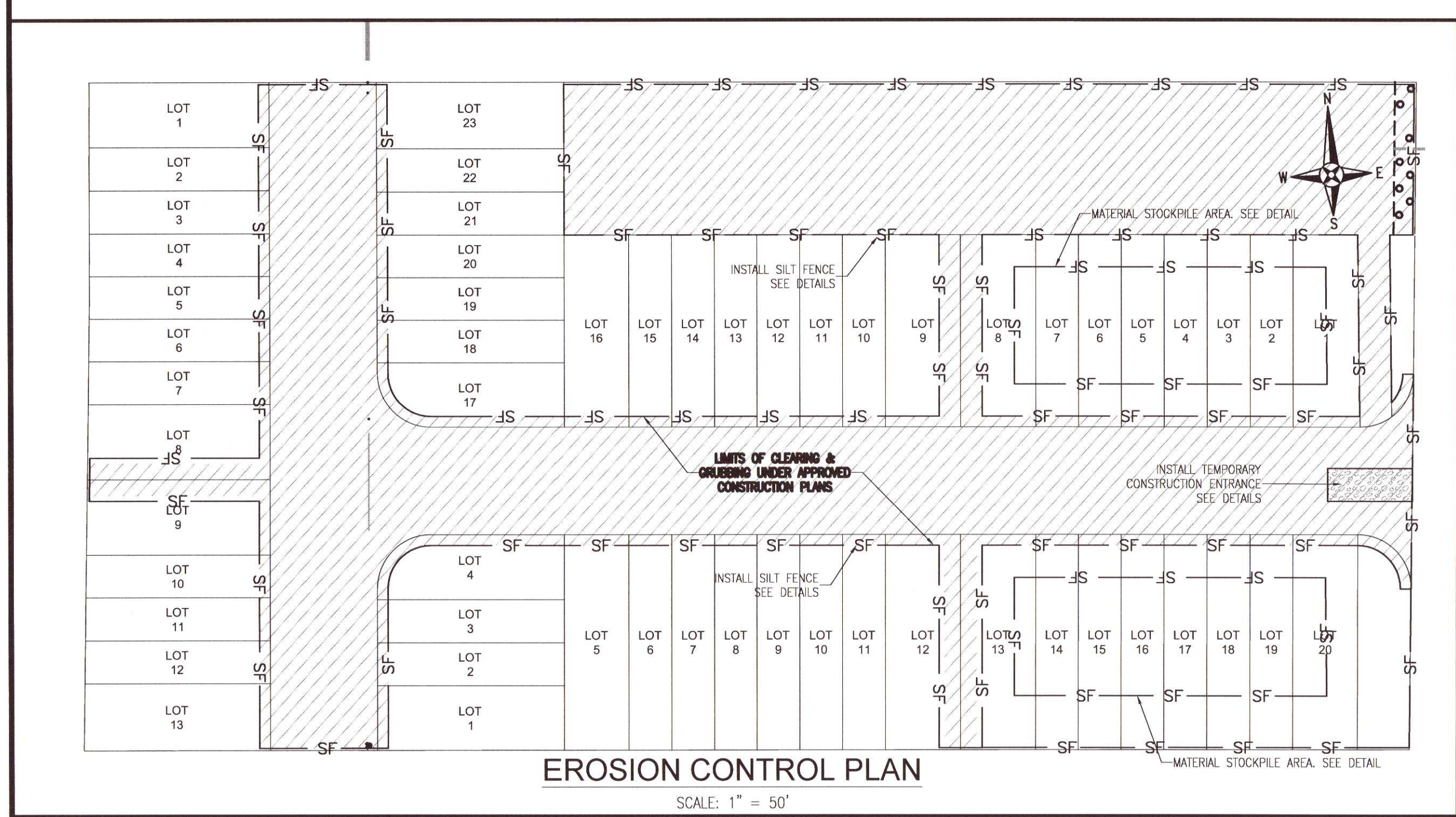
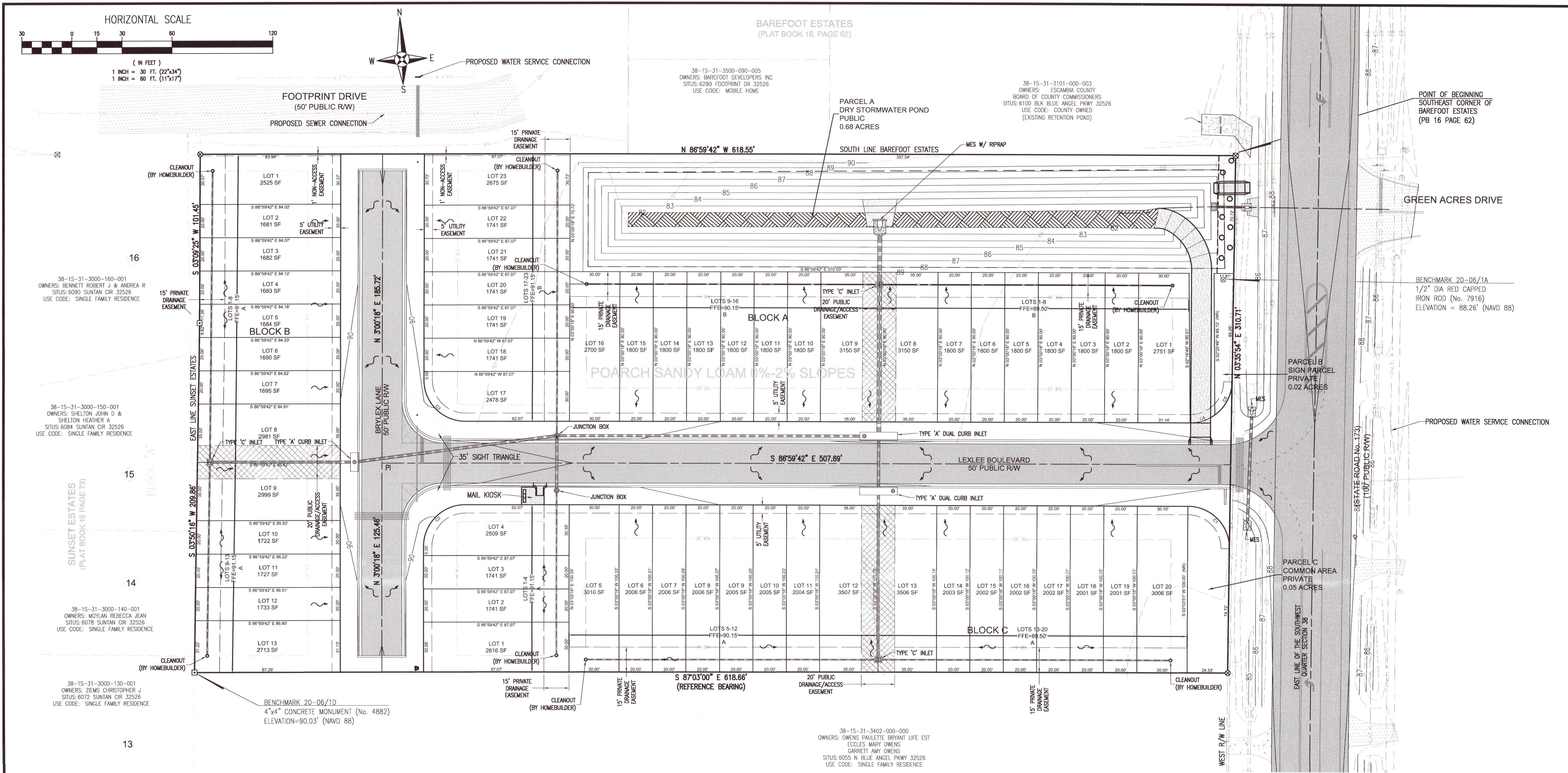
Approved	
ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature	Date
Printed Name: <i>Sandra Hampton</i>	12-1-21
Development Services Director or Designee	
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any 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 ROADWAYS, 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 LEXLEE ESTATES.

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

SEAL



ACCESS NOTE:
UNIMPROVED ACCESS TO FOOTPRINT DRIVE WILL NOT BE ALLOWED. ANY FUTURE ACCESS PROPOSED TO FOOTPRINT DRIVE SHALL BE REVIEWED AND APPROVED BY ESCAMBIA COUNTY'S TRANSPORTATION ENGINEER (OR DESIGNEE).

PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.53	25.00	90°35'35"	35.54	S 41°41'55" E
C2	39.27	25.00	90°00'00"	35.36	N 48°00'18" E
C3	39.27	25.00	90°00'00"	35.36	N 41°59'42" W
C4	15.89	25.00	36°25'00"	15.62	S 74°47'48" W
C5	23.12	25.00	52°59'25"	22.31	S 30°05'35" W

ESCAMBIA COUNTY SPECIAL NOTE:
PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. LAND CLEARING/DISTURBANCE ACTIVITIES ARE NOT AUTHORIZED UNDER THIS "PLAT". CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY WILL BE ALLOWED AS SPECIFICALLY DESIGNATED UNDER THE CONSTRUCTION PLANS, ONCE APPROVED. HOWEVER, NEITHER THE PRELIMINARY PLAT OR CONSTRUCTION PLAN ALLOW LAND DISTURBING ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS ISSUANCE OF ESCAMBIA COUNTY BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES PRIOR, ON EACH LOT/PARCEL IN THE FUTURE.

LEGEND

	EXISTING ASPHALT PAVEMENT		SET 1/2" DIA CAPPED IRON ROD (NO. 7916)
	PROPOSED ASPHALT		FOUND 4" X 4" CONCRETE MONUMENT (NO. 4882)
	PUBLIC DRAINAGE/ACCESS EASEMENT		FOUND 4" X 4" CONCRETE MONUMENT (NO. 4655)
	BOUNDARY LINE		DENOTES PLATTED LOT NUMBER
	RIGHT-OF-WAY LINE		DENOTES WOOD UTILITY POLE
	EASEMENT LINE		DENOTES GUY WIRE ANCHOR
	BUILDING SETBACK LINE		DENOTES SINGLE SUPPORT SIGN
	12" WATER MAIN		DENOTES MAILBOX
	GRAVITY SEWER LINE		DENOTES WATER VALVE
	24" SEWER FORCE MAIN		DENOTES FIRE HYDRANT
	EXISTING CONTOURS		DENOTES WATER METER
	SILT FENCE		DENOTES SEWER VALVE
	SILT FENCE/STRAW BALES		DENOTES SEWER MANHOLE
			DENOTES FLOW ARROW
			DENOTES DROP INLET
			DENOTES CURB INLET
			DENOTES JUNCTION BOX
			DENOTES MITERED END SECTION
			PI DENOTES POINT OF INTERSECTION
			R/W DENOTES RIGHT-OF-WAY

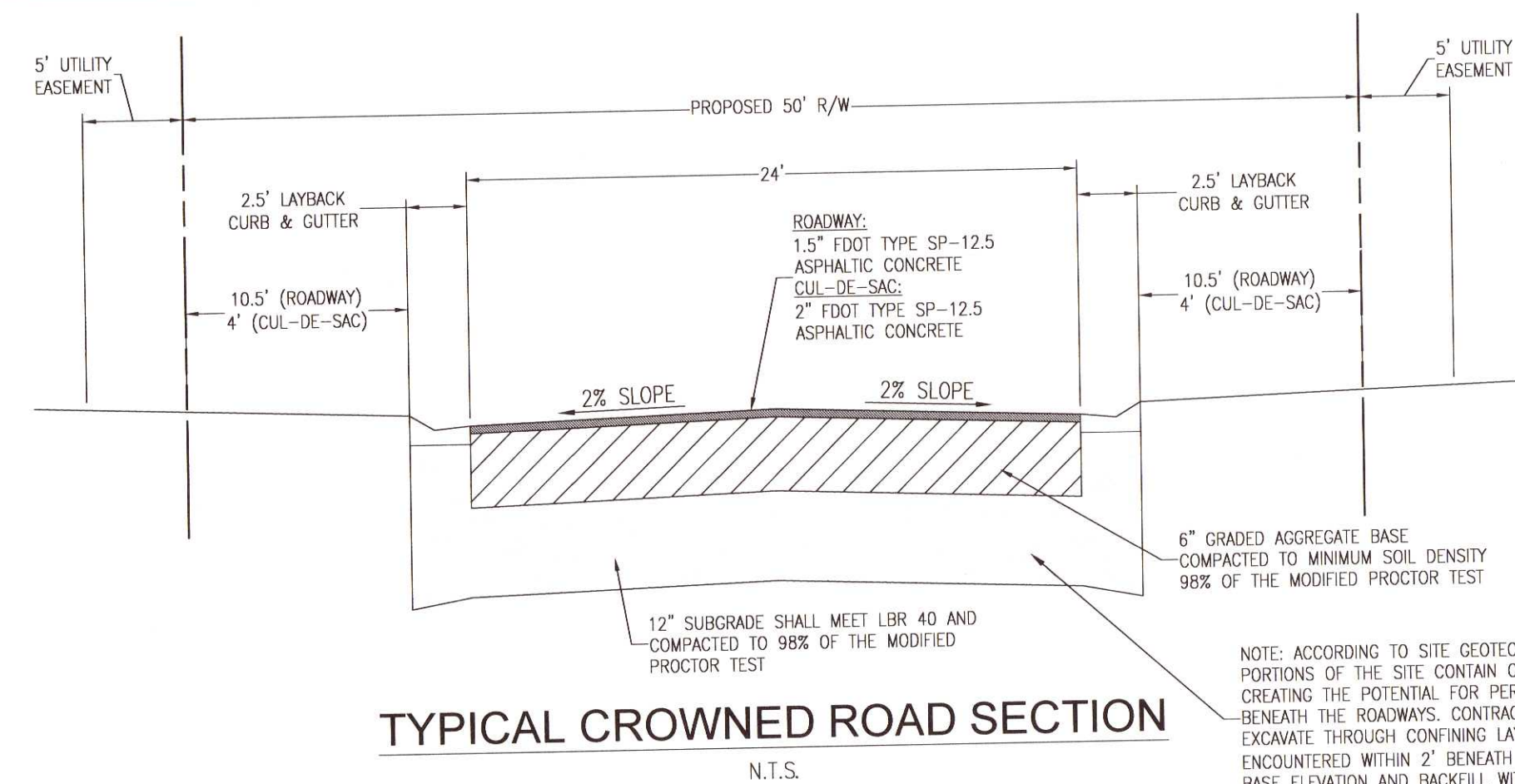
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Tampa, FL 33606
Telephone: 850.438.0400 Fax: 850.438.0448
E-mail: rebol@rebol-battle.com

ENGINEER'S CERTIFICATE
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, 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 LEXLEE ESTATES.

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

A PRELIMINARY PLAT OF LEXLEE ESTATES
A 56 LOT SUBDIVISION
LYING IN SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

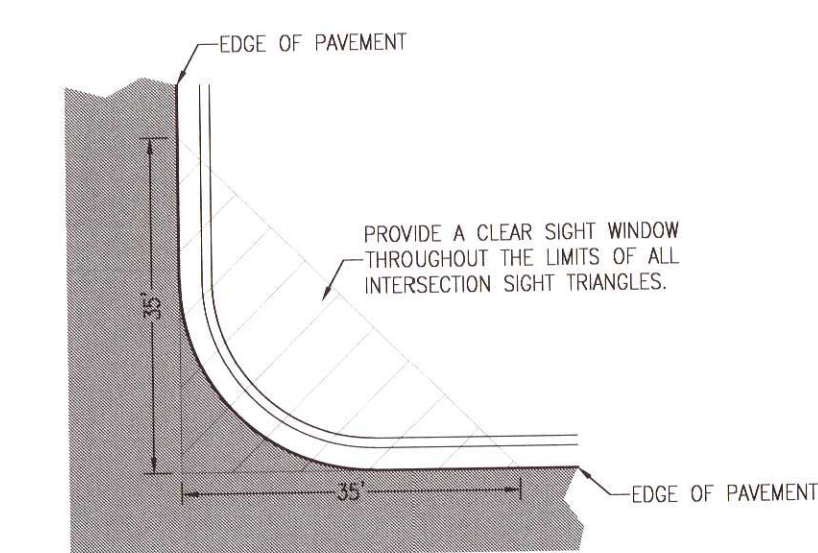
SHEET 2 of 3



TYPICAL CROWNED ROAD SECTION

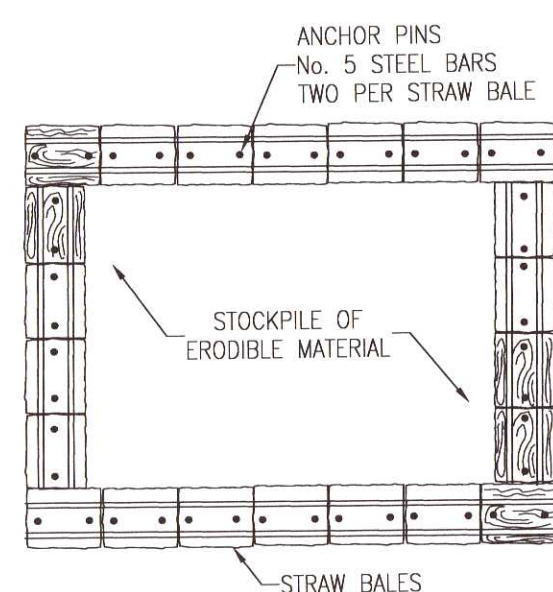
N.T.S.

NOTE: ACCORDING TO SITE GEOTECHNICAL DATA, PORTIONS OF THE SITE CONTAIN CONFINING LAYERS, CREATING THE POTENTIAL FOR PERCHED WATER BENEATH THE ROADWAYS. CONTRACTOR SHALL EXCAVATE THROUGH CONFINING LAYERS IF ENCOUNTERED WITHIN 2' BENEATH BOTTOM OF BASE ELEVATION AND BACKFILL WITH CLEAN SAND.



SIGHT TRIANGLE DETAIL

N.T.S.

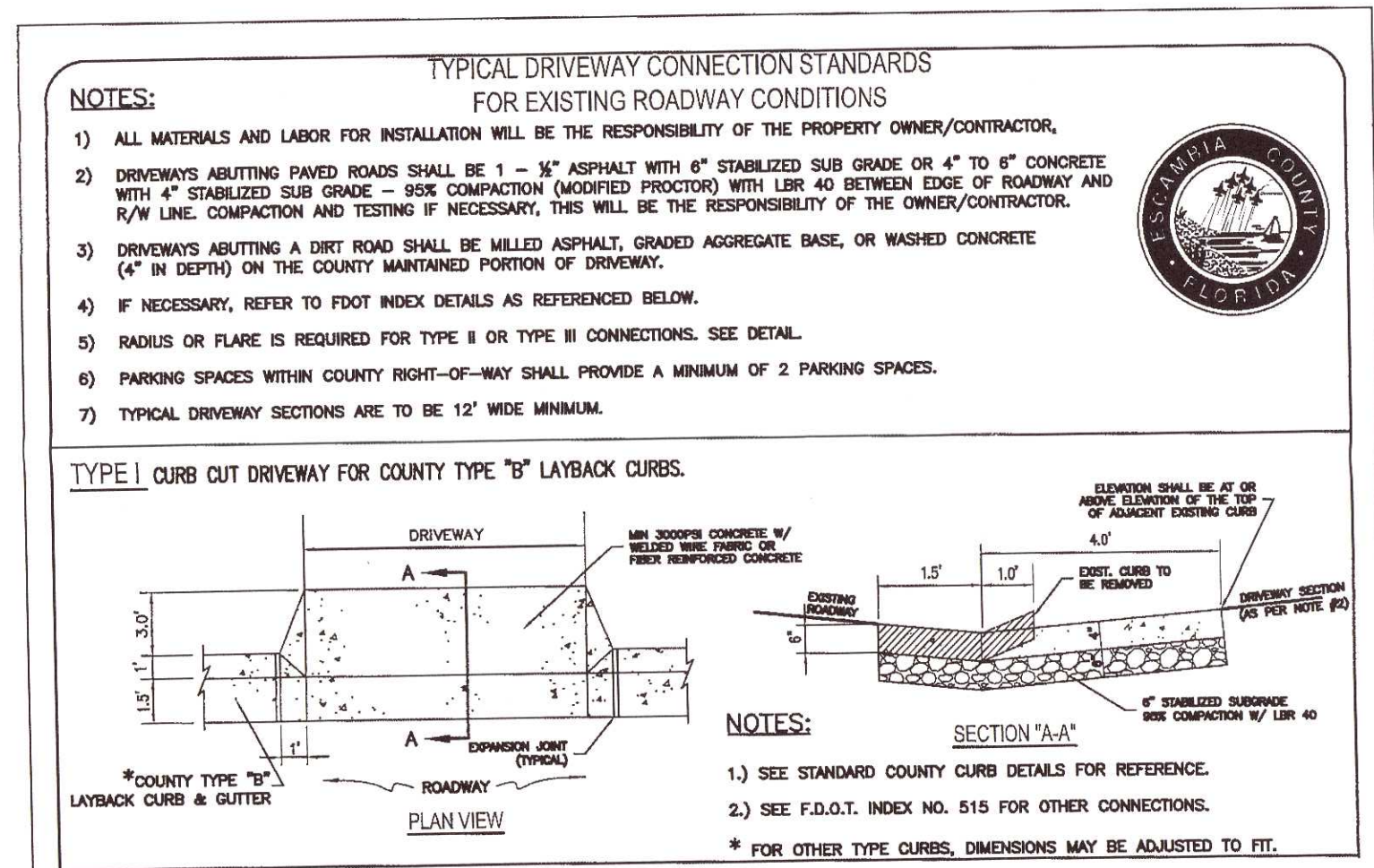


MATERIAL STOCKPILE DETAIL

N.T.S.

NOTES:

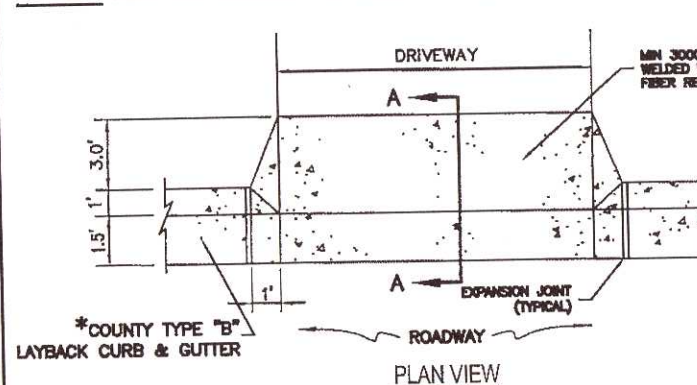
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO 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 HOMEBUILDER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRES 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 CONSTRUCTION OF 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.



NOTES:

- 1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
- 2) DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 - 1/2\"/>

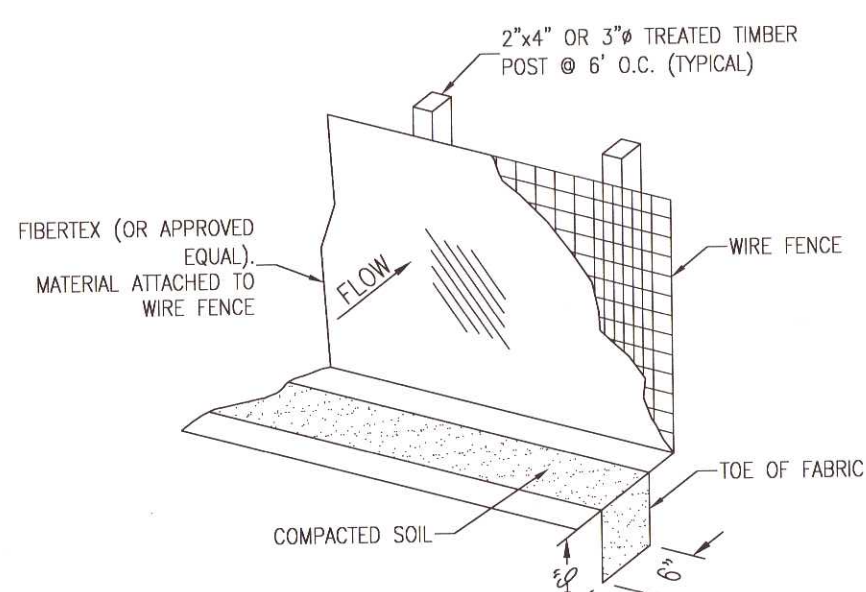
TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE 'B' LAYBACK CURBS.



NOTES:

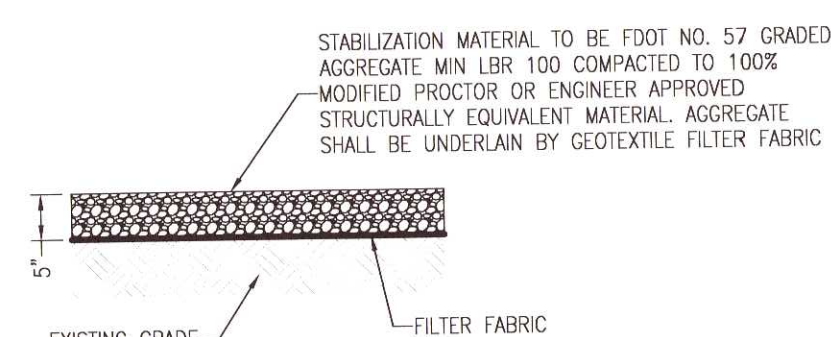
- 1) SEE STANDARD COUNTY CURB DETAILS FOR REFERENCE.
- 2) SEE F.D.O.T. INDEX NO. 515 FOR OTHER CONNECTIONS.

* FOR OTHER TYPE CURBS, DIMENSIONS MAY BE ADJUSTED TO FIT.



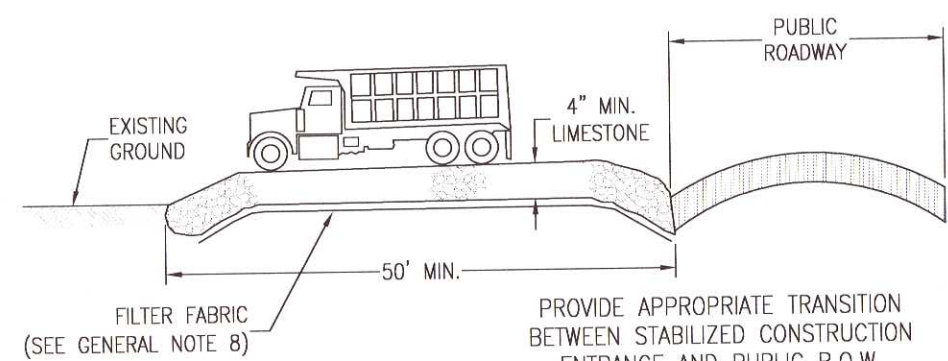
SILT FENCE DETAIL

N.T.S.



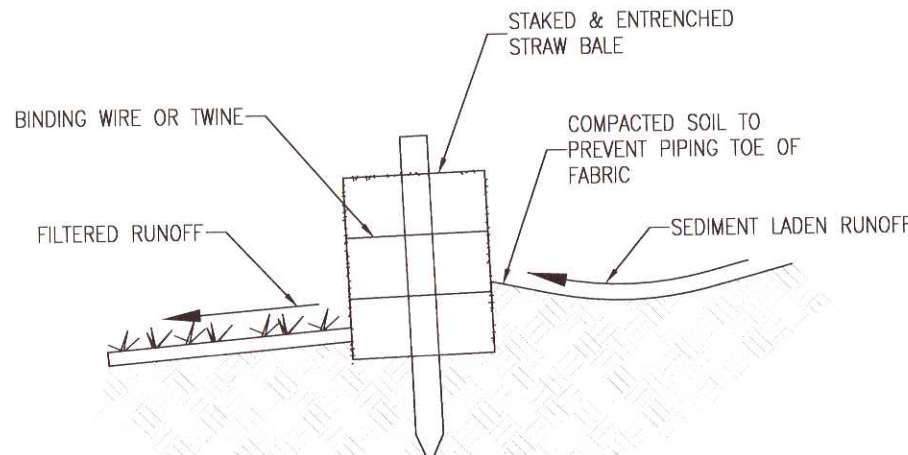
STABILIZED GRAVEL DRIVE SECTION

N.T.S.



12' WIDE STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.



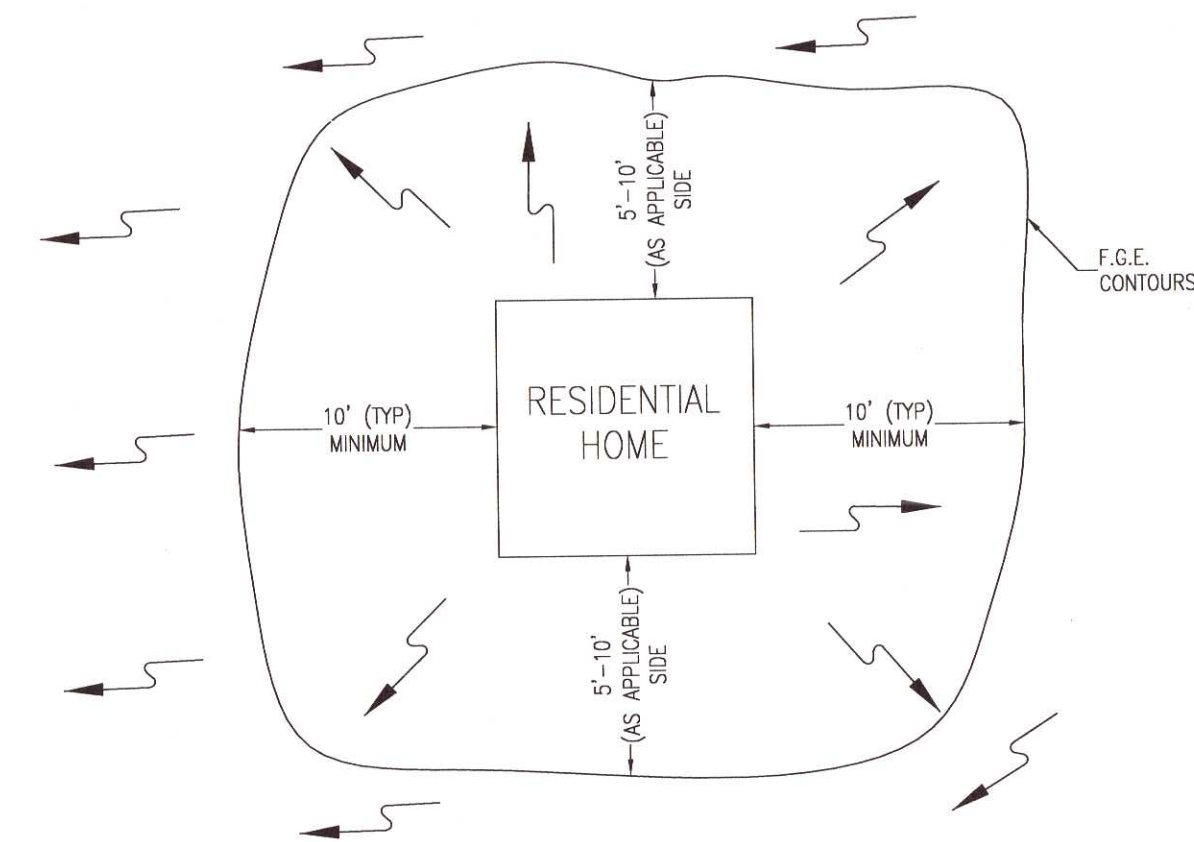
STRAW BALE DETAIL

N.T.S.

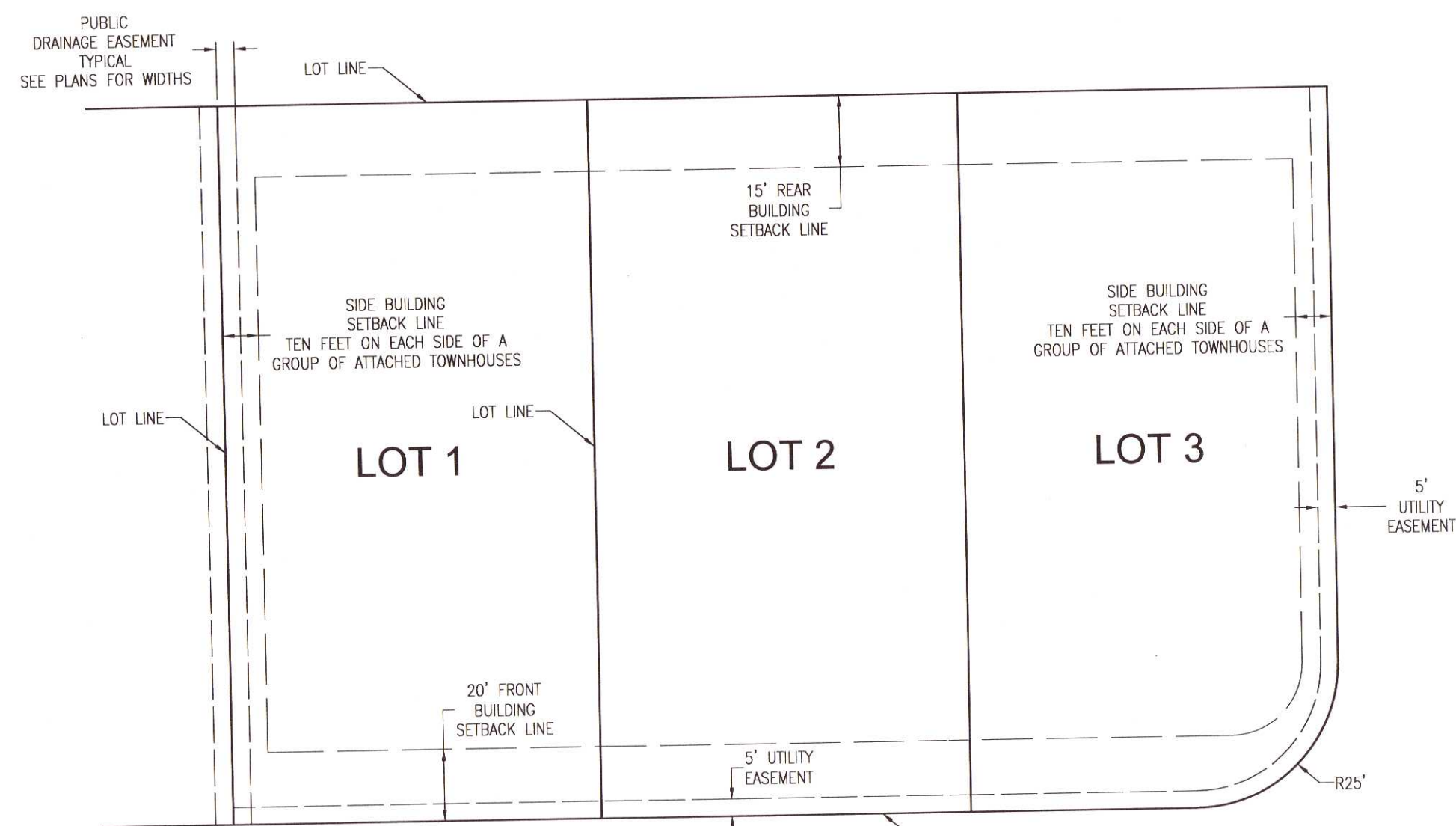
F.F.E. - FINISH HABITABLE FLOOR ELEVATION
F.G.E. - FINISH GRADE ELEVATION
- STORMWATER FLOW DIRECTION ARROW
- GRADE SLOPE (MINIMUM)
- MINIMUM GRADE



ELEVATION VIEW



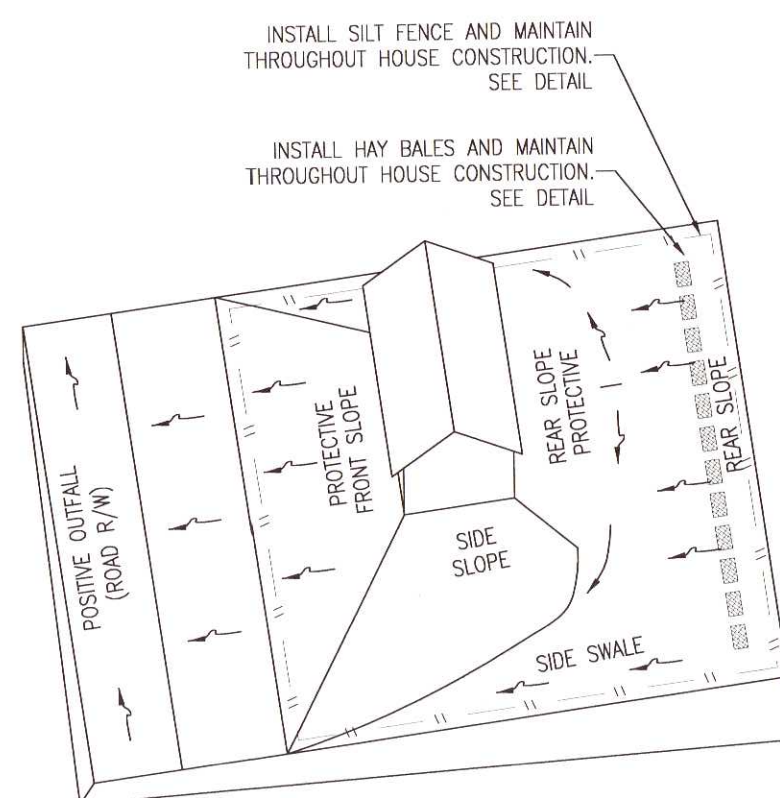
PLAN VIEW



BUILDING SETBACK REQUIREMENTS:

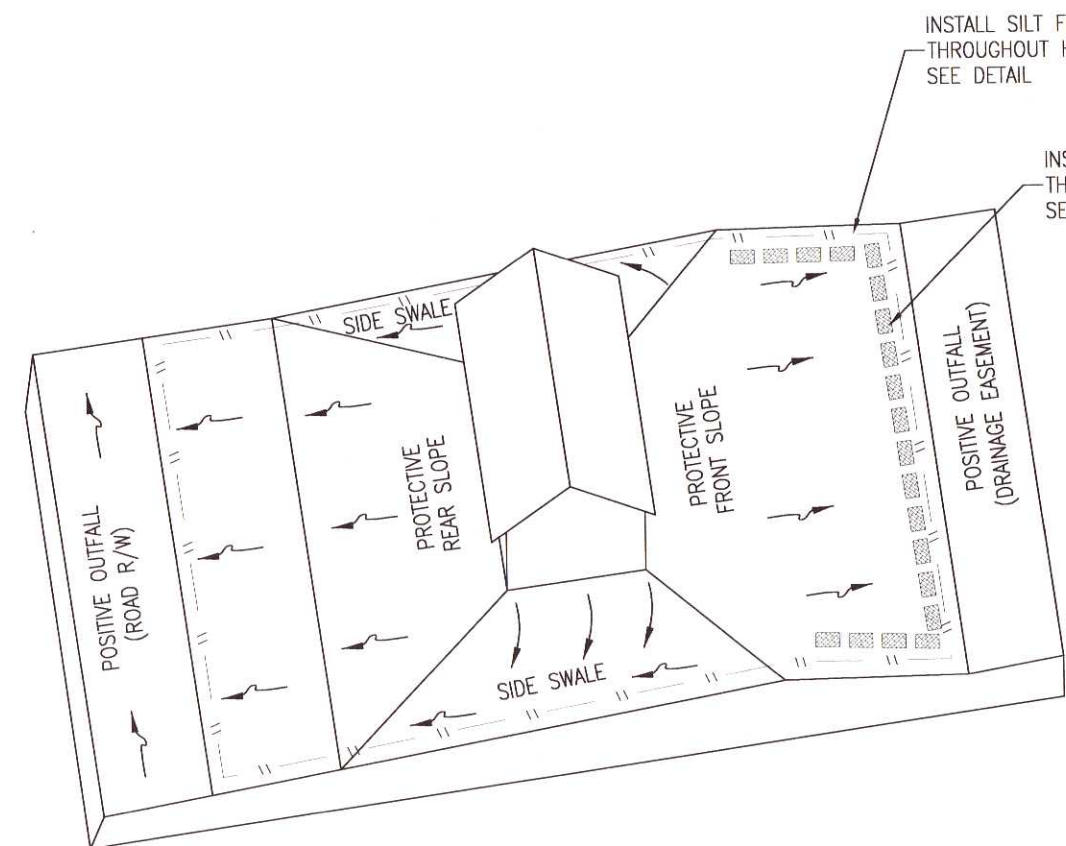
- FRONT = 20'
- REAR = 15'
- SIDE = TEN FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOUSES

BLOCK A, LOTS 8 & 9, BLOCK B, LOTS 8 & 9 AND BLOCK C, LOTS 12 & 13 LOT LINES ARE SUBJECT TO A 20' PUBLIC DRAINAGE EASEMENT (10' EACH LOT). SEE SHEET 2 FOR SPECIFIC LOCATION OF EASEMENTS.



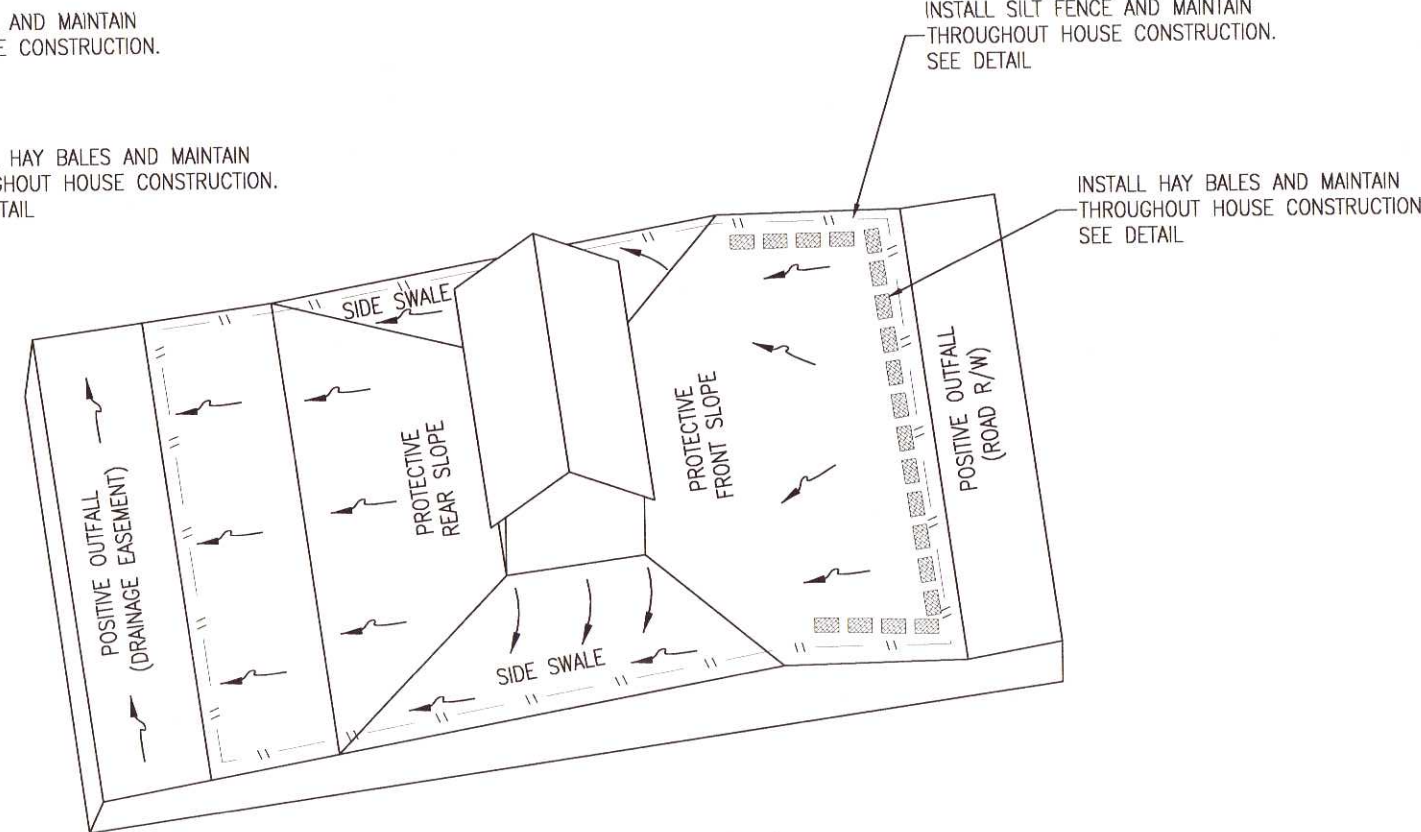
LOT GRADING TYPE 'A'

ALL DRAINAGE TO STREET



LOT GRADING TYPE 'B'

DRAINAGE TO STREET & REAR LOT LINE



LOT GRADING TYPE 'C'

REVERSE OF 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

A PRELIMINARY PLAT OF
LEXLEE ESTATES
A 56 LOT SUBDIVISION

LYING IN SECTION 38, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

ENGINEER'S CERTIFICATE
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR LEXLEE ESTATES
Paul A. Battle
PROFESSIONAL ENGINEER No. 53126