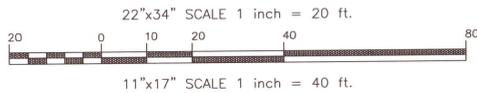


GRAPHIC SCALE



LEGEND:

- ⊗ ~ 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- ⊙ ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ⊕ ~ 3/4" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ⊖ ~ 1/2" CAPPED IRON ROD, NUMBER 6112 (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (FOUND)
- ⊕ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- P.I. ~ POINT OF INTERSECTION (RIGHT-OF-WAY)
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (F) ~ FIELD MEASUREMENT/ INFORMATION
- (D) ~ DEED / INFORMATION
- ~ INDICATES NOT TO SCALE
- ~ 4" HIGH CHAIN LINK FENCE
- ~ OVERHEAD ELECTRIC LINE
- ~ UTILITY POLE
- ELEV. ~ ELEVATION
- INV. ~ INVERT ELEVATION
- C.C.P. ~ CORRUGATED PLASTIC PIPE
- ~ SPOT ELEVATION
- ~ CONTOUR LINE
- ⊙ ~ BENCHMARK IN VICINITY
- ~ WATER VALVE
- ~ UTILITY POLE
- ~ RAILROAD SIGN

NOTES:

1. THE HOMEOWNER 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.
2. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOMEOWNER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
3. ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.
4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOG. IF HOME IS CONSTRUCTED, STABILIZE AT LEAST THE FIRST 10' WITH SOG, AND SOG AND/OR SEED AND MULCH THE PERIMETER OF THE LOT.
5. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: 1-800-432-4770.
6. 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 OBTAINING A CERTIFICATE OF OCCUPANCY.
7. HOMEOWNER SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
8. HOME EQUIPMENT (I.E. AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.
9. ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO IMPED STORMWATER FLOW.
10. MINIMUM DISTANCE BETWEEN FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT) AND FINISHED GRADE OF LOTS SHALL BE AS PER CURRENT BUILDING CODE.
11. LAND DISTURBING ACTIVITIES, INCLUDING ANY PLACEMENT OF FILL MATERIALS, GRADING OF LAND, EXCAVATION, ETC. &/OR TREE REMOVAL ON RESIDENTIAL LOTS PRIOR TO CONSTRUCTION OF A SINGLE-FAMILY OR TWO DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR SEPARATE COUNTY PERMITTING.

NOTES:

THERE IS NO PROPOSED IMPERVIOUS SURFACE ASSOCIATED WITH THIS DEVELOPMENT (ALL LOTS) WHICH MEETS THE STORMWATER EXEMPTION CRITERIA OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A STORMWATER MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER MAY BE REQUIRED BY ESCAMBIA COUNTY IF PROPOSED IMPERVIOUS COVER EXCEEDS 3,000 SQUARE FEET ON LOTS LESS THAN 1/4 ACRE IN SIZE, OR 3,500 SQUARE FEET OF LOT AREA ON 1/4 ACRE UP TO ONE ACRE IN SIZE; OR EIGHT PERCENT OF LOT AREA GREATER THAN ONE ACRE IN SIZE.

EACH LOT MAY BE REQUIRED TO OBTAIN AN ENVIRONMENTAL RESOURCE JOINT USE PERMIT UNLESS EXEMPTED AS PER 62-330.051(13) F.A.C.

EACH LOT SHALL OBTAIN A DRIVEWAY PERMIT FROM ESCAMBIA COUNTY'S TRAFFIC AND TRANSPORTATION DEPARTMENT. CONTACT JASON WALTERS 850-595-3422 FOR SPECIFICS.

FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X. (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLAINS. NO DEPT'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C02850, MAP REVISION DATED SEPTEMBER 29, 2006.

FLOOD ZONE(S)	FIRM COMMUNITY NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE	
X	120080	12033C	0285	G	SEPTEMBER 29, 2006

STORMWATER EXEMPTION

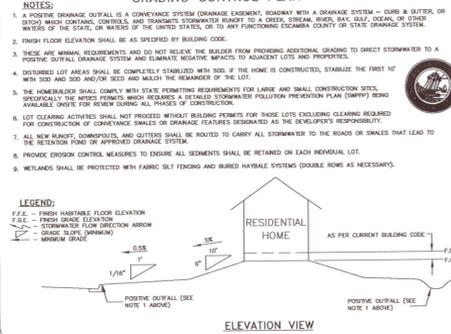
LOT IS EXEMPT FROM STORMWATER [DSM CH.1, ART.1-1.6(B)] MANAGEMENT PLAN IF

LOT	PROPOSED IMPERVIOUS SURFACE
PARCEL A	< 3,500 SF
PARCEL B	< 3,500 SF
PARCEL C	< 3,500 SF

EX. FIRE HYDRANTS ARE WITHIN 500 FEET OF THE FURTHEST CORNERS OF PROPOSED LOTS.

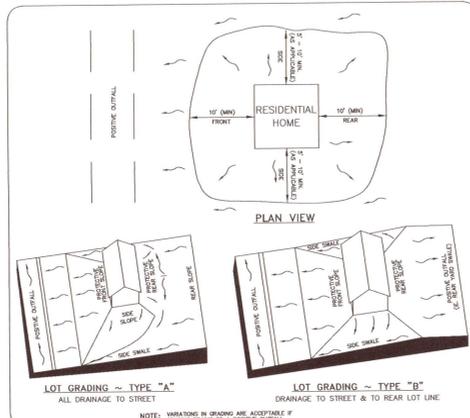
WELLHEAD PROTECTION NOTE: THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE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

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN



HOMEOWNER NOTES:

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



UTILITY NOTES:

- 1.) THE HOMEOWNER SHALL BE RESPONSIBLE FOR PERMITTING AND CONNECTIONS TO EXISTING POTABLE WATER SYSTEM.
- 2.) HOME BUILDER IS RESPONSIBLE FOR SEPTIC TANK/DRAIN FIELD PERMITTING AND CONSTRUCTION ON EACH LOT.

NOTE:

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

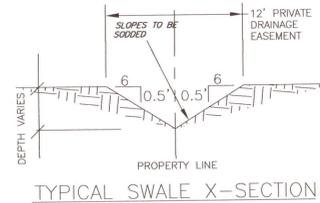
NOTE:

TREE REMOVAL PRIOR TO CONSTRUCTION OF THE DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE TREE REMOVAL PERMIT.

NOTE:

THERE ARE NO EXISTING HERITAGE TREES ON-SITE.

ENTIRE PARCEL LIES WITHIN THE 20 YEAR TIME OF TRAVEL CONTOUR OF A PROTECTED POTABLE WELLHEAD

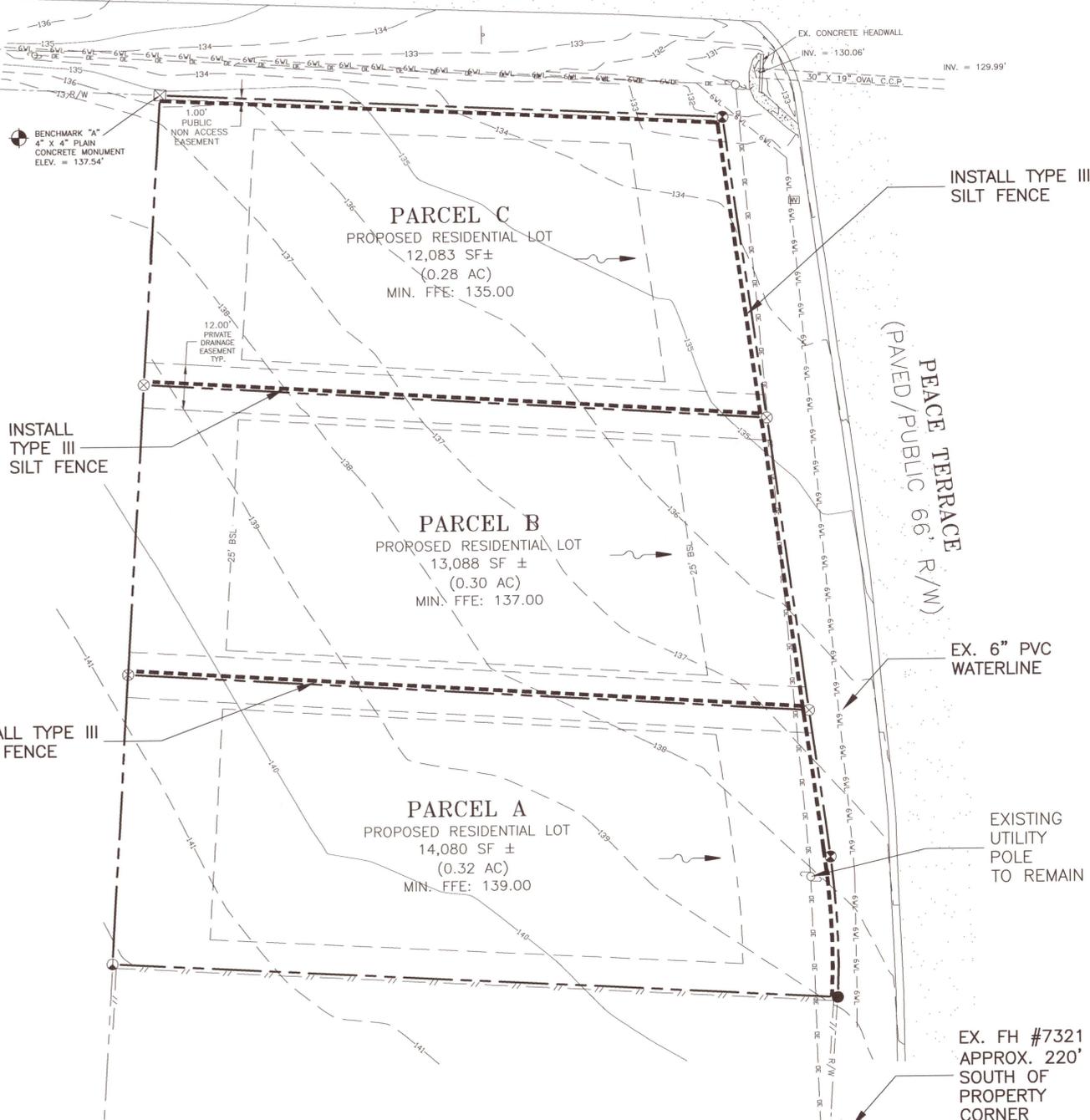


OLD TATE SCHOOL ROAD
(PAVED/PUBLIC 66' R/W)

EX. FH #7322

BENCHMARK "A"
4" x 4" PLAIN CONCRETE MONUMENT
ELEV. = 137.54'

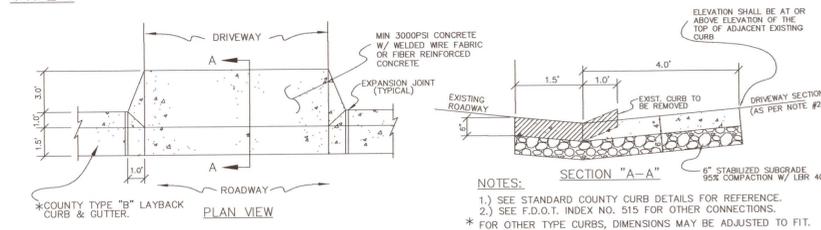
BENCHMARK "B"
NAIL AND DISK IN ASPHALT
ELEV. = 132.15'



TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS

- 1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
- 2) RESIDENTIAL DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1 - 1/2" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" CONCRETE WITH 6" STABILIZED SUB GRADE - 98% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- 3) DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
- 4) IF NECESSARY, REFER TO FDOT INDEX DETAILS AS REFERENCED BELOW.
- 5) RADIUS OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
- 6) PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
- 7) TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM. (4" MIN. RESIDENTIAL DEPTH - 6" MIN. COMMERCIAL DEPTH)
- 8) DRIVEWAY SLOPE SHALL NOT CREATE OR EXACERBATE VEHICULAR SCRAPING. ATTEMPTS SHALL BE MADE TO CORRECT THIS TYPE OF PROBLEM.

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



TYPE IV SPECIAL INNOVATIVE DRIVEWAY CONNECTION AS DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.) OR LICENSED CONTRACTOR APPROVED BY THE APPROPRIATE PUBLIC WORKS / DEVELOPMENT REVIEW STAFF AND REQUIRES A DETAILED PLAN SUBMITTAL FOR REVIEW PRIOR TO ISSUANCE OF PERMIT.

TYPE IV-A REQUIRES A F.D.O.T. CONNECTION PERMIT (PROVIDE APPROVED F.D.O.T. PERMIT TO OBTAIN COUNTY APPROVAL). REFER TO INDEX NO. 515 AND CONTACT F.D.O.T. AT (850) 981-3000. MAY REQUIRE PLANS PREPARED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.).

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 91330
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDESIGN.COM

CONSTRUCTION PLANS FOR TATE SCHOOL RD MINOR SUBDIVISION
SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST
GRADING PLAN
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: DY
DESIGNED BY: TGH/ARS
CHECKED BY: TGH
DATE: OCTOBER 2021
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE: