

LEGEND:

- ④ 4" ROUND CONCRETE MONUMENT, UNNUMBERED (FOUND)
 ○ 1/2" CAPPED IRON ROD, NUMBER 7919 (FOUND)
 ⊗ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
 ⊗ 4" X 4" PLAIN CONCRETE MONUMENT (FOUND)
 □ 4" X 4" "ST REGIS" CONCRETE MONUMENT (FOUND)
 R/W = RIGHT OF WAY
 (F) = FIELD MEASUREMENT/INFORMATION
 (D) = DESCRIPTION INFORMATION
 _____ X _____ 4" HIGH FENCE
 _____ QX _____ INDICATES NOT TO SCALE
 _____ OX _____ OVERHEAD UTILITY LINES
 ⚡ = FIRE HYDRANT
 ⚡ = GUY ANCHOR
 ⚡ = UTILITY POLE
 ③ = BURIED FIBER OPTIC CABLE MARKER

COE/NWFWMD/ESCAMBIA COUNTY
WETLANDS
319,063 SF (7.32 ACRES)

NWFWMD/ESCAMBIA COUNTY 25'
WETLAND BUFFER
178,345 SF (4.09 ACRES)

EXISTING ASPHALT

DEVELOPMENT DATA:

PARCEL ID #'S: 20-3N-31-3201-000-000
ADDRESS: 1400 BLK HWY 97 32577
TOTAL BOUNDARY AREA = 9,159,965 SQUARE FEET (210.28 ACRES) +/-
TOTAL LOTS IN OVERALL BOUNDARY = 5 LOTS
PROPOSED DENSITY OF OVERALL SITE = (5/210.28 AC) = 0.02 PER ACRE
ZONED: AGR
EULK:AG

BUILDING REQUIREMENTS FOR AGR ZONE:

- **DENSITY:** A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 20 ACRES.
- **FLOOR AREA RATIO:** A MAXIMUM FLOOR AREA RATIO OF 0.25 FOR ALL USES.
- **STRUCTURE HEIGHT:** NO MAXIMUM STRUCTURE HEIGHT UNLESS PRESCRIBED BY THE ZONING ORDINANCE.
- **LOT COVERAGE:** A MAXIMUM LOT COVERAGE OF 10 PERCENT SHALL APPLY FOR ALL NEW LOTS.
- **LOT COVERAGE:** MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM PERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
- **STRUCTURE SETBACKS:**
 - **FRONT AND REAR:** FIFTY FEET.
 - **SIDE:** TEN FEET EACH SIDE, FIVE FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
- **SETBACKS:** SETBACKS SHALL APPLY TO THE FRONT AND REAR OF THE LOT. THE FRONT SETBACK SHALL APPLY TO THE FRONTAGE OF THE ASSIGNED STREET ADDRESS AND THE SIDE SETBACK SHALL APPLY TO ANY STREET FRONTAGE THAT ADJAINS THE ADDRESSED LOT.

-MERS (MARINE, ESTUARINE AND RIVERINE SHORELINES): RIVERINE SETBACK/SHORELINE PROTECTION ZONE WILL APPLY AS MEASURED 30 FEET LANDWARD FROM ORDINARY HIGH WATER LINE

SURVEYOR'S NOTES:

- THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF N 86°47'15" W ALONG THE SOUTH LINE OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA, AND BEING ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011), USING THE TIELINE VECTOR 4.751-2 NETWORK.
- 2.) SOURCE OF INFORMATION: DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- 3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKWAY SHAW, INC. FOR THE RECORD. THERE MAY BE UNRECORDED EASEMENTS, RIGHTS-OF-WAY, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.
- 4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON. THERE MAY BE OTHER UNRECORDED ENCROACHMENTS AND IMPROVEMENTS, ANY, NERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- 5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.
- 6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.
- 7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.
- 8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING. ANY REPRODUCTION OR TRANSMISSION OF THIS MAP WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON

Commence at a 4 inch x 4 inch St. Regis concrete monument at the Southeast corner of Section 20, Township 3 North, Range 31 West, Escambia County, Florida; thence go North 86 degrees 46 minutes 88 seconds West along the South line of said Section 20 a distance of 2877.42 feet to the Point of Beginning; thence continue North 86 degrees 46 minutes 58 seconds West along the South line of said Section 20 a distance of 2427.00 feet to a Plain 3 inch diameter concrete monument located at the intersection of said East line and the East right-of-way line of Section 19, Township 3 North, Range 31 West of Escambia County, Florida; thence departing said South line go North 02 degrees 42 minutes 09 seconds East along the East line of said Section 19 a distance of 33.00 feet to the Intersection of said East line and the North right-of-way line of Sunshino Hill Road (33 feet right-of-way); thence departing said East line go North 88 degrees 56 minutes 11 seconds West along said North right-of-way line a distance of 933.18 feet to the intersection of said North right-of-way line and the East line of said Section 19, Township 3 North, Range 31 West of Escambia County, Florida; thence continuing said East line go North 87 (100 feet right-of-way); thence go North 23 degrees 05 minutes 15 seconds West along the Easterly right-of-way line of said State Road 97 a distance of 1930.00 feet; thence departing said Easterly right-of-way line go South 86 degrees 66 minutes 11 seconds East a distance of 1921.15 feet to a point on the East line of said Section 20; thence continue South 88 degrees 58 minutes 11 seconds East 130.00 feet to a point known as "Point A"; thence continue North 08 degrees 56 minutes 00 seconds East along the East line of said Section 20 a distance of 100.00 feet to the intersection of said East line and the East right-of-way line of said Section 20; thence meander Northeastwardly along said centerline a distance of 3062 feet, more or less to a point lying North 02 degrees 42 minutes 09 seconds East a distance of 3561 feet, more or less to the Point of Beginning; thence go South 02 degrees 42 minutes 09 seconds West approximately 101 feet to a point known as "Point B"; said Point lying North 64 degrees 82 minutes 31 seconds East a distance of 2844.68 feet from the aforementioned point "A"; thence continue South 02 degrees 42 minutes 09 seconds West along a distance of 3561 feet to the Point of Starting. The above described Parcel of land lying and being in Sections 19 and 20, Township 3 North, Range 31 West, Escambia County, Florida.

DESCRIPTION: PREPARED BY MERRILL PARKER SHAW, INC.

PARCEL 1:
COMMENCE AT A 4 INCH X 4 INCH ST. REIGS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST,
COUNTY OF ESCAMBIA, FLORIDA; THENCE NORTH 89 DEGREES 46 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION TO A DISTANCE OF
5304.42 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHEAST CORNER
OF SAID SECTION 27; THENCE NORTH 10 DEGREES 59 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 27 TO AN IRON PIPER MARKED
NINETEEN 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE
WEST LINE OF SAID SECTION 19; THENCE NORTH 89 DEGREES 46 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF
17 SECONDS WEST ALONG SAID NORTH 89°-46'-50"-WAY LINE A DISTANCE OF 932.18 FEET TO THE INTERSECTION OF SAID NORTH 89°-46'-50"-WAY LINE AND THE
EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 DISTANCE OF 1476.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 28 DEGREES
05 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 1029.00 FEET; THENCE GO SOUTH 03 DEGREES 05 MINUTES 49 SECONDS
WEST ALONG THE SOUTH LINE OF SAID SECTION 19 A DISTANCE OF 1029.00 FEET; THENCE GO SOUTH 03 DEGREES 05 MINUTES 49 SECONDS WEST
ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 1029.00 FEET; THENCE GO SOUTH 03 DEGREES 05 MINUTES 49 SECONDS WEST ALONG THE
THE ABOVE DESCRIBED OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 8.608

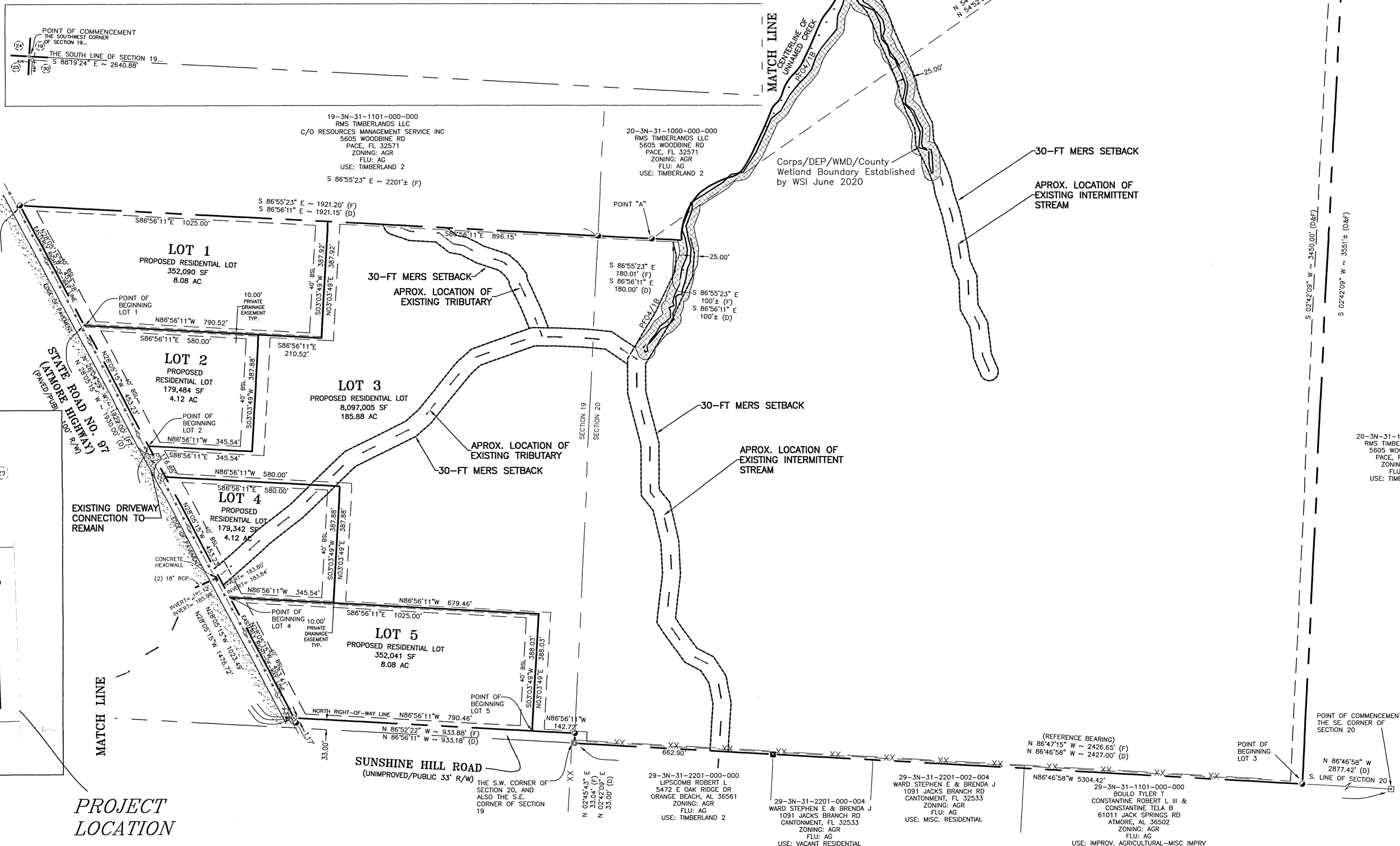
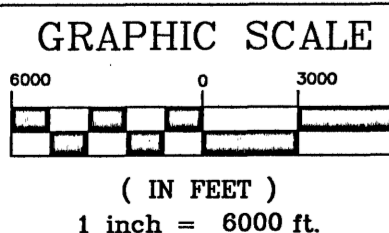
PARCEL C
COMMENCE AT A 4 INCH X 4 INCH SET, REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST,
SECTION 19, COUNTY OF FLORIDA, THENCE SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF
5,304.42 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHEAST CORNER
OF SAID SECTION 19, THENCE SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 170
MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE
EAST LINE OF SAID SECTION 20, THENCE SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 170
SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 932.16 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE
EAST LINE OF SAID SECTION 20, THENCE SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,023.49
FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 28 DEGREES 05
MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 20 A DISTANCE OF 580 FEET; THENCE GO SOUTH 03 DEGREES 03 MINUTES 49 SECONDS WEST
ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 580 FEET; THENCE GO SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG SAID NORTH
RIGHT-OF-WAY LINE A DISTANCE OF 580 FEET; THENCE GO SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A
DISTANCE OF 580 FEET; THENCE GO SOUTH 89 DEGREES 46 MINUTES 54 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 580 FEET;
THE ABOVE DESCRIBED OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 4.12

PARCEL 20, BEING A LOT 4 IN CH 4 X 4 INCH ST. REGIS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBARA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 142.72 FEET; THENCE GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 242.70 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST OF ESCAMBARA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 350.00 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT-OF-WAY LINE OF SUNSHINE HILL ROAD (35 FEET RIGHT-OF-WAY); THENCE GO SOUTH 88 DEGREES 46 MINUTES 58 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 142.72 FEET; THENCE DEPARTING SAID NORTH-RIGHT-OF-WAY GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 388.03 FEET; THENCE GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 679.15 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO SOUTH 88 DEGREES 46 MINUTES 58 SECONDS EAST A DISTANCE OF 387.88 FEET; THENCE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS WEST A DISTANCE OF 580.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100 FEET RIGHT-OF-WAY); THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 111.11 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 20 A DISTANCE OF 345.54 FEET; THENCE GO SOUTH 03 DEGREES 03 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 345.54 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 387.92 FEET; THENCE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 580.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 (100 FEET RIGHT-OF-WAY); THENCE GO NORTH 28 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 111.11 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 345.54 FEET; THENCE GO SOUTH 03 DEGREES 03 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF 345.54 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO SOUTH 86 DEGREES 56 MINUTES 11 SECONDS EAST 100 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF A STREAM; THENCE MEANDER NORTHEASTERLY ALONG SAID CENTERLINE A DISTANCE OF 3052 FEET, MORE OR LESS TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT; THENCE GO NORTH 03 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 350.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 42 MINUTES 09 SECONDS WEST APPROXIMATELY 100 FEET TO A POINT KNOWN AS POINT "B", SAID POINT LYING NORTH 54 DEGREES 50 MINUTES 15 SECONDS WEST APPROXIMATELY 100 FEET TO A POINT KNOWN AS POINT "C", SAID POINT LYING NORTH 02 DEGREES 42 MINUTES 09 SECONDS WEST A DISTANCE OF 3450.00 FEET TO THE POINT OF BEGINNING.

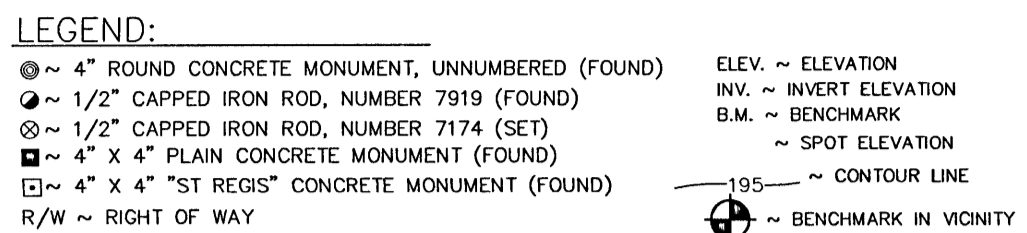
THE ABOVE DESCRIBED LAND LYING AND BEING IN SECTIONS 19 AND 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBARA COUNTY, FLORIDA, AND

PARCEL 4:



COMMENCE AT A 4 INCH X 4 INCH SET, REGS CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE
S68°09'00"E DEGREES 46 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 20 A DISTANCE OF 530.402 FEET TO A PLAIN 4 INCH DIAMETER CONCRETE MONUMENT AT
THE SOUTHWEST CORNER OF SAID SECTION 20, BEING ALSO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING
THE SAID SOUTH LINE GO NORTH 02°DEGREES 42 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 33.60 FEET TO THE INTERSECTION OF SAID EAST
LINE WITH THE EAST LINE OF SAID SECTION 20; THENCE CONTINUING ON THE EAST LINE OF SAID SECTION 20 NORTH 70°00'E DEGREES 00 MINUTES 00 SECONDS EAST FOR A
DISTANCE OF 100.00 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EAST LINE OF SAID SECTION 20; THENCE CONTINUING ON THE EAST LINE OF SAID SECTION 20
ALSO SAID NORTH 70°00'-OF-WAY LINE A DISTANCE OF 933.18 FEET TO THE INTERSECTION OF SAID NORTH 70°00'-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97
(100 FEET RIGHT-OF-WAY); THENCE GO NORTH 28°DEGREES 05 MINUTES 15 SECONDS WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 97 A DISTANCE OF 453.41 FEET
TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SECTION 20; THENCE DEPARTING FROM SAID INTERSECTION POINT
GO EASTERLY RIGHT-OF-WAY LINE GO SOUTH 88°DEGREES 56 MINUTES 11 SECONDS EAST A DISTANCE OF 580 FEET; THENCE GO SOUTH 03 DEGREES 03 MINUTES 49 SECONDS WEST
FOR A DISTANCE OF 100.00 FEET TO THE INTERSECTION OF SAID SOUTH 03°03'49" WEST LINE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SECTION 20; THENCE CONTINUING
ON THE ABOVE DESCRIBED LINE GOING SOUTH 03°03'49" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 4.12 ACRES MORE OR LESS.

[illegible]PROJECT
LOCATION

DRAWN BY: GY		CONSTRUCTION PLANS FOR	
DESIGNED BY: TGH/ARS		BLUEWATER	
CHECKED BY: TGH		CREEK ESTATES	
DATE: DECEMBER 2020		STAKING PLAN	
SCALE: AS SHOWN		FLORIDA	
NOT RELEASED FOR CONSTRUCTION		ESCAMBIA COUNTY	
BY: _____ DATE: _____		FLORIDA	
PROJECT NO: 17-026			
SHEET: 1 OF 2			

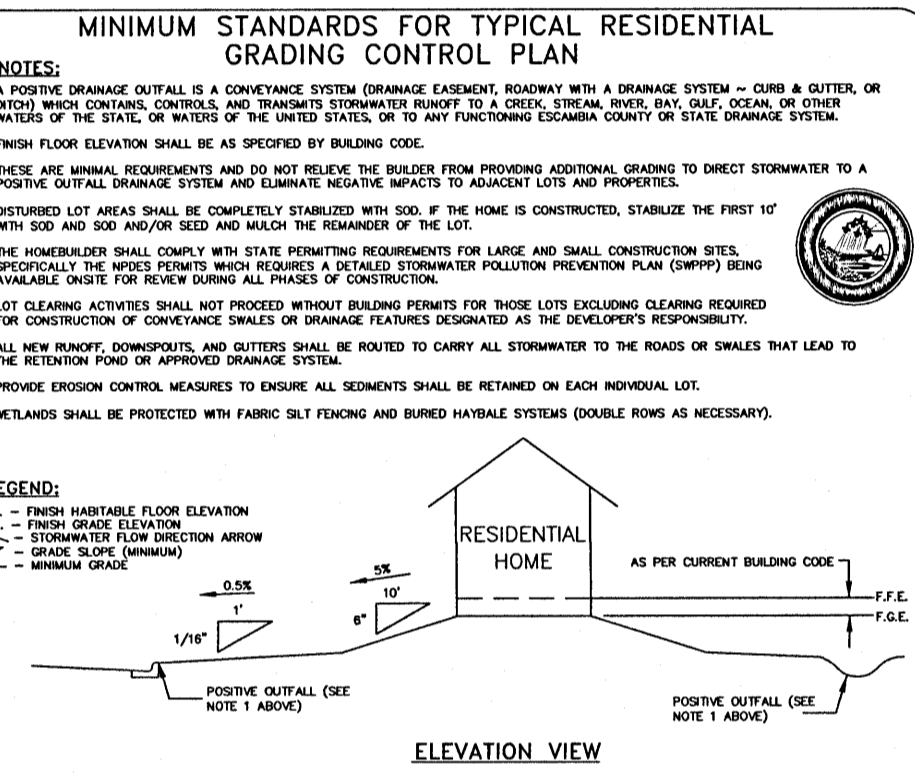


(D) ~ DESCRIPTION INFORMATION	NOTE:
XX ~ 4" HIGH WIRE FENCE	THERE ARE NO EXISTING HERITAGE TREES ON-SITE.
OE ~ INDICATES NOT TO SCALE	
UE ~ OVERHEAD UTILITY LINES	NOTE:
~ FIRE HYDRANT	ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.
~ GUY ANCHOR	
~ BURIED FIRE OPTIC CABLE MARKER	
COE/NFWMD/ESCAMBIA COUNTY WETLANDS	

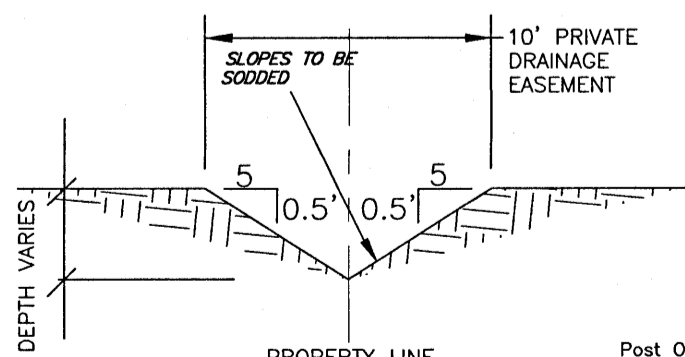
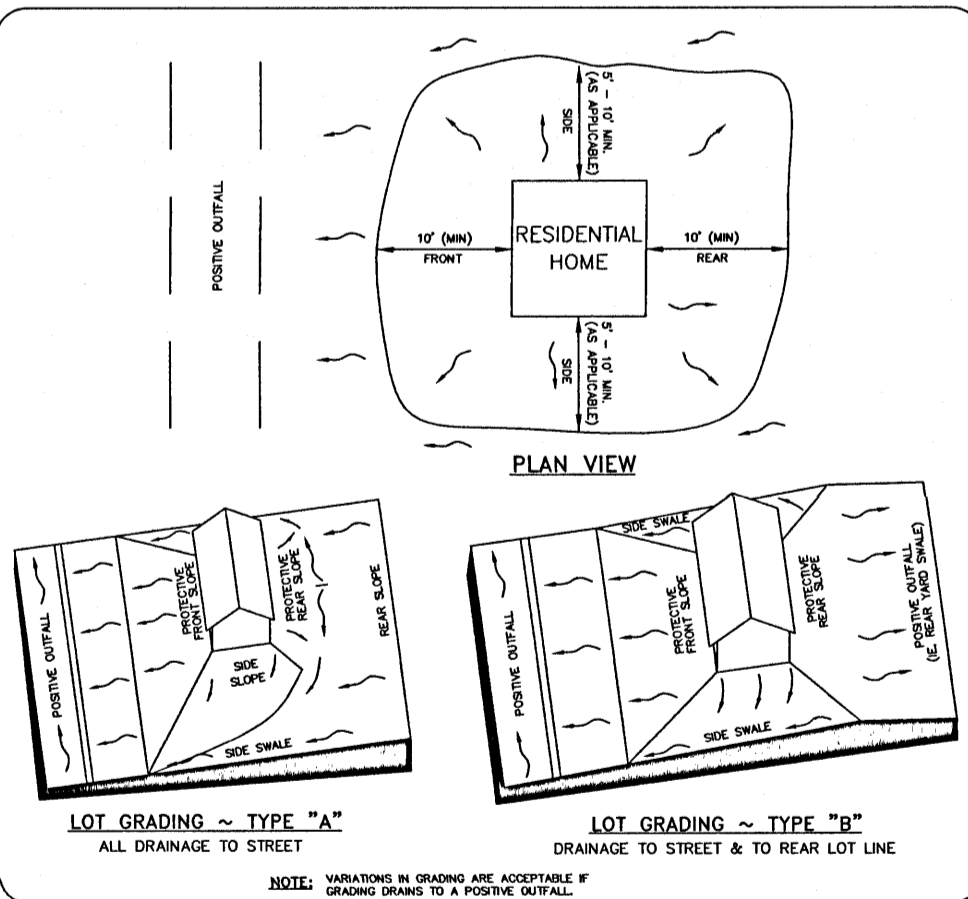
	NWFWD/ESCAMBIA COUNTY 25' WETLAND BUFFER 178,345 SF (4.09 ACRES)	<p>NOTE: TREE REMOVAL PRIOR TO CONSTRUCTION OF THE DWELLING SHALL ONLY BE ALLOWED AFTER COUNTY ISSUANCE OF A BUILDING PERMIT FOR THE DWELLING OR A SEPARATE TREE REMOVAL PERMIT.</p>
	EXISTING ASPHALT	

BUFFER CALCULATION:
 7121 LF DELINEATED WETLAND LINE
 178,345 SF WETLAND BUFFER/7121
 LF = 25.04' AVERAGE BUFFER WIDTH

NOTE:
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.



HOMEBUILDER 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 IMPEDE STORMWATER FLOW.



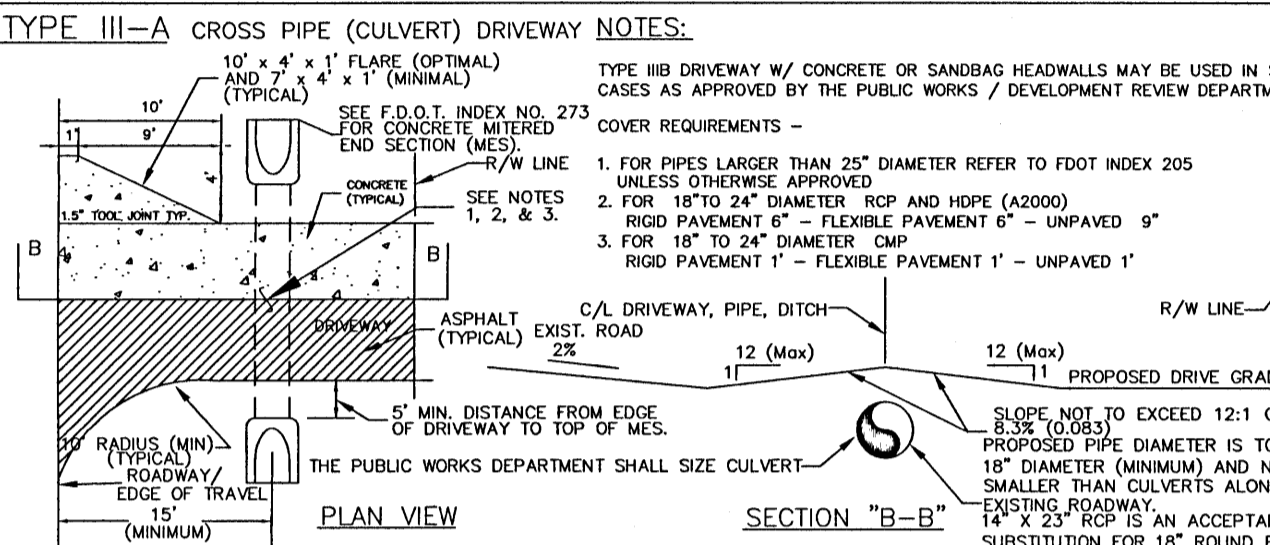
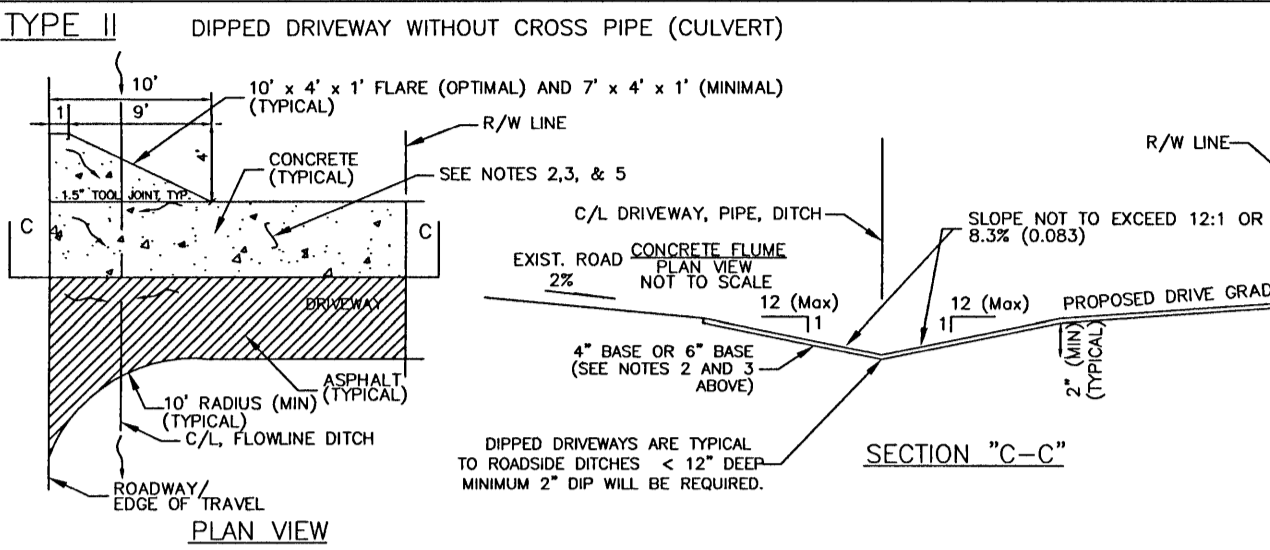
TYPICAL SWALE X-SECTION
NTS

NOTE: DRAINAGE CONVEYANCE SWALES ARE TO BE BUILT BY THE CONTRACTOR. SIDE YARD SWALES ARE TO BE BUILT BY THE HOMEBUILDER.

NOTE: PRIVATE SIDE YARD EASEMENTS SHALL NOT BE BLOCKED BY ANYTHING THAT MAY HINDER THE FLOW OF STORMWATER (i.e A/C UNITS, ETC.).

NOTES:

- 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" - 3" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" CONCRETE WITH 6" STABILIZED SUB GRADE - BERE COMPACTION (ADJUSTED PROPORTION) WITH LBS-40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACT 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 FOOT INDEX DETAILS AS REFERENCED BELOW.
- 5) RADIUS OR FLARE IS REQUIRED FOR TYPE I OR TYPE III CONNECTIONS. SEE DETAIL.
- 6) PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
- 7) DRIVEWAY PAVING SECTIONS ARE TO BE 12' WIDE VEHICULAR (4" MIN. RESIDENTIAL DEPTH - 6" MIN. COMMERCIAL DEPTH) TYPE OF DRIVEWAY.
- 8) DRIVEWAY SLOPE SHALL NOT CREATE OR EXAGGERATE VEHICULAR SCRAPING. ATTEMPTS SHALL BE MADE TO CORRECT THIS TYPE OF PROBLEM.



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—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.).

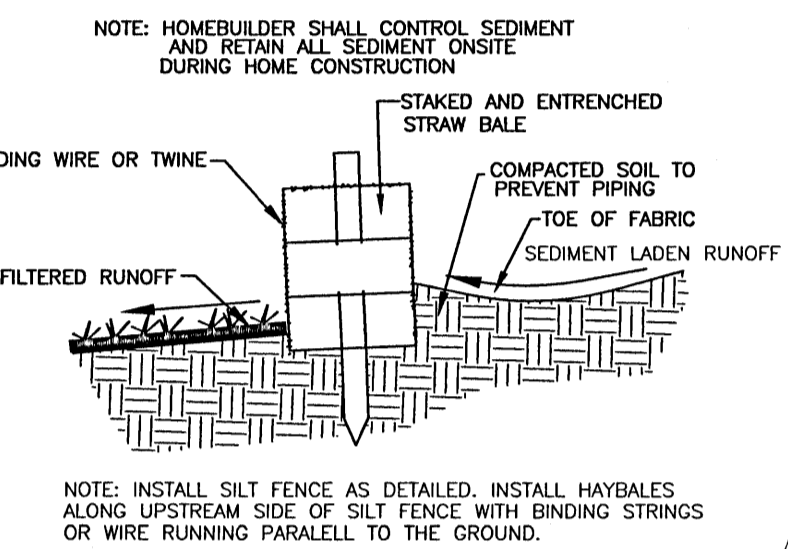
NOTES:

1. TO RETAINER BUILD, INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT 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 ESCAMBA 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 SHADES.
9. ALL FENCES IN PRIVATE DRIVEWAY EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO IMPEDIC STORMWATER FLOW.
10. MINIMUM DISTANCE BETWEEN FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT) AND FINISHED GRADE OF LOTS SHALL BE AS PER CURRENT BUILDING

UTILITY NOTES:

1.) THE HOMEBUILDER SHALL BE RESPONSIBLE FOR PERMITTING AND CONNECTIONS TO EXISTING POTABLE WATER SYSTEM.

2.) HOMEBUILDER RESPONSIBLE FOR PERMITTING AND CONSTRUCTION OF SEPTIC SYSTEM FOR EACH RESIDENTIAL LOT.



DETAIL OF PROPERLY INSTALLED STRAW BALE NTS

NOTES:

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

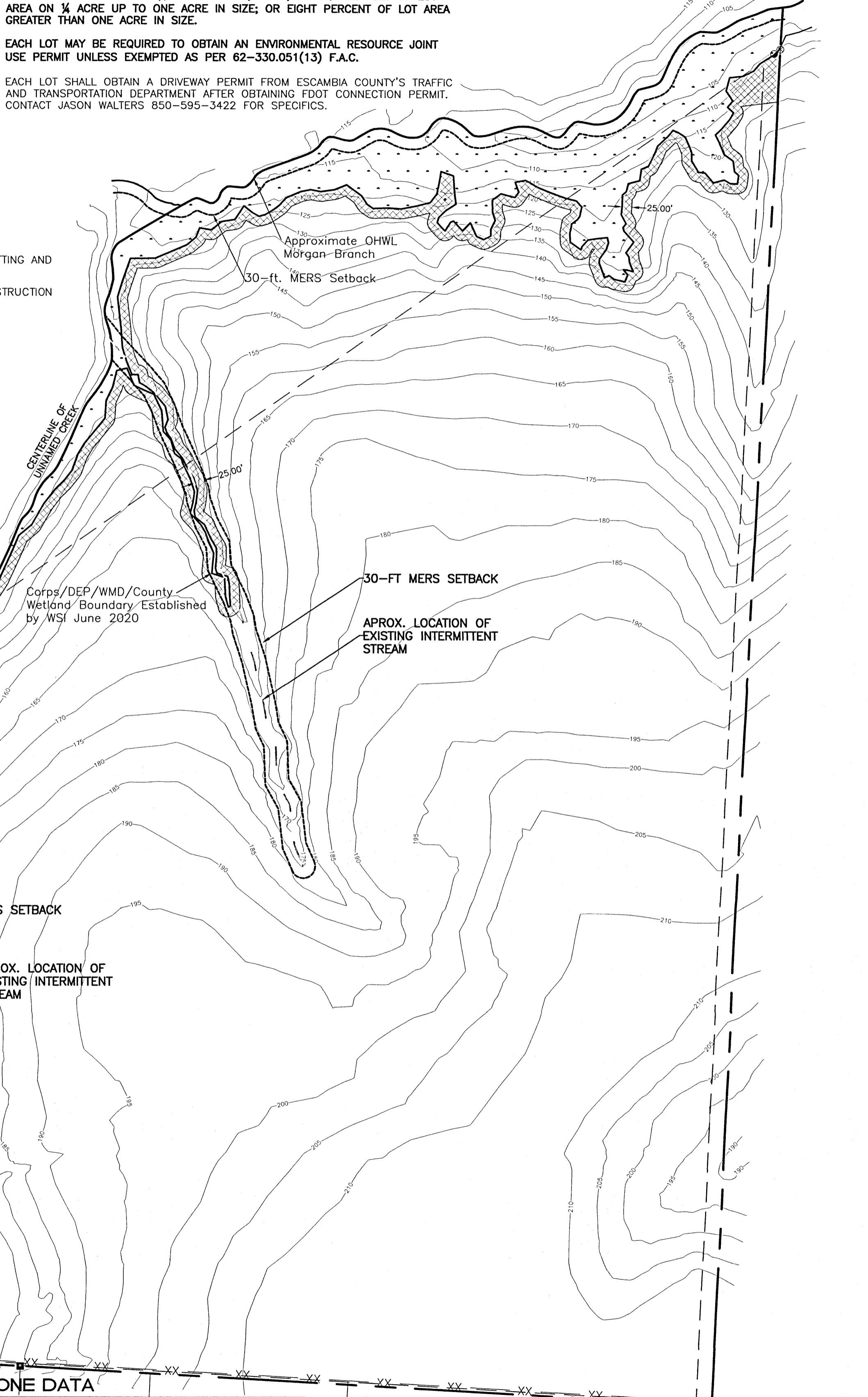
PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT, A STORMWATER MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER MAY BE REQUIRED FOR ESCAMBA COUNTY IF PROPOSED IMPERVIOUS COVER EXCEEDS 1000 SQUARE FEET ON LOTS LESS THAN ¼ ACRE IN SIZE, OR 3,500 SQUARE FEET OF LOT AREA ON ¼ ACRE UP TO ONE ACRE IN 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.

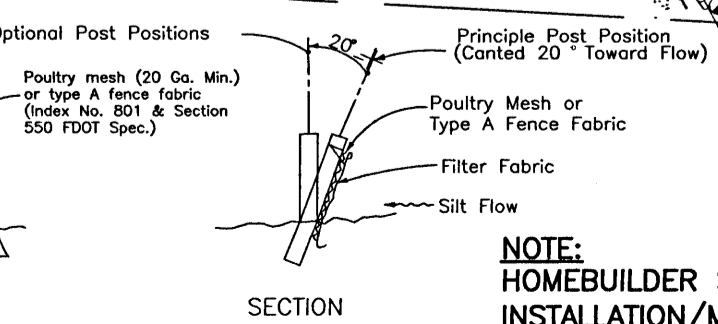
EACH LOT SHALL OBTAIN A DRIVEWAY PERMIT FROM ESCAMBIA COUNTY'S TRAFFIC AND TRANSPORTATION DEPARTMENT AFTER OBTAINING FDOT CONNECTION PERMIT. CONTACT JASON WALTERS 850-595-3422 FOR SPECIFICS.

NOTES:

- TRIBUTARIES AND/OR STREAMS MAY LIMIT ACCESES AND LOCATION OF RESIDENCES ON LOT 4 AND LOT 3. HOMEOWNER TO COORDINATE LOCATION OF DRIVEWAY AND HOME IMPROVEMENTS ON THESE LOTS WITH COUNTY STAFF PRIOR TO CONSTRUCTION.
- IF ANY CROSSING OF EXISTING TRIBUTARY(S) OR STREAM(S) IS PLANNED, APPLICABLE PERMITTING THROUGH STATE AND FEDERAL AGENCIES MAYBE REQUIRED. THESE CROSSINGS SHALL BE ANALYZED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.



STORMWATER EXEMPTION		
LOT IS EXEMPT FROM STORMWATER [DSM CH.1, ART.1-1.6(B)] MANAGEMENT PLAN IF		
LOT		PROPOSED IMPERVIOUS SURFACE
LOT 1	<	28,167 SF
LOT 2	<	14,359 SF
LOT 3	<	647,760 SF
LOT 4	<	14,347 SF
LOT 5	<	28,163 SF



NOTE:
HOMEBUILDER SHALL BE RESPONSIBLE FOR
INSTALLATION/MAINTENANCE OF SILT FENCE OR OTHER
EROSION CONTROL BMP'S ALONG PERIMETER OF AREA
CLEARED FOR HOME CONSTRUCTION.


FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREIN IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, NO FEET OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # SC-1303COT45G & SC-1303COT4656, MAP REVISION DATE SEPTEMBER 29, 2006.

FLOOD ZONE(S)	NFP COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X	120080	12033C	0145/0165	G	SEPTEMBER 29, 2006

NO.	DATE	REVISIONS
1.	12/8/2020	AS PER ESCAMBA COUNTY DRC COMMENTS
2.	12/15/2020	AS PER ESCAMBA COUNTY DRC COMMENTS

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HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277

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TOM@SELANDDESIGN.COM

**CONSTRUCTION PLANS
FOR
BLUEWATER
CREEK ESTATES
GRADING PLAN**

DRAWN BY: CY
DESIGNED BY: TGH/ARS
CHECKED BY: TGH
DATE: DECEMBER 2020
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 17-026

SHEET: 2 OF 2