

CONSTRUCTION PLANS FOR THE RESIDENCE AT NATURE CREEK— PHASE II

**A PROPOSED 140 LOT PRIVATE RESIDENTIAL TOWNHOME
DEVELOPMENT SECTION 03, TOWNSHIP 1 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA**

FEBRUARY 2021

**OWNER/DEVELOPER:
THE RESIDENCE AT NATURE CREEK, LLC.
3838 NORTH PALAFOX ST.
PENSACOLA, FL 32505
(850) 324-6601**

**PREPARED BY:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
(850) 434-2603**

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1. ALL DISTURBED AREAS WHICH ARE NOT PAVED ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. PONDS AND AND SWALES TOPS AND SIDES SHALL BE SODDED. SEEDING AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE GROWTH DURING WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
2. SEDIMENT SHALL BE RETAINED ON THE SITE OF DEVELOPMENT.
3. CONTRACTOR SHALL CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
4. EROSION SHALL BE CONTROLLED BY THE USE OF SYNTHETIC (IN STATE R/W) HAY BALE BARRIER/SILT FENCE AS SHOWN ON PLANS AND SHALL BE SETUP PRIOR TO COMMENCING CONSTRUCTION. THE EROSION CONTROL BARRIER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR. AFTER PLACEMENT OF THE EROSION CONTROL BARRIER, THE RETENTION AREA IS TO BE CONSTRUCTED. UPON COMPLETION OF THE PROJECT, THE RETENTION AREA SHALL BE CLEANED OF SILT, STABILIZATION OF ALL DISTURBED AREAS SHALL BE ACCOMPLISHED, AND THE RETENTION AREA IS TO BE RECONFIGURED TO DESIGN CROSS-SECTION, AND GRASSED.

SITE WORK

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH SPECIFICATIONS AND APPLICABLE STANDARDS ESTABLISHED BY ESCAMBIA COUNTY, ECUA AND FDP. WHERE THESE SPECIFICATIONS AND COUNTY STANDARDS DEViate, THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL UNLESS APPROVED BY THE ENGINEER.
2. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE UTILITY SUBCONTRACTORS TO INSURE THAT ALL UTILITY INSTALLATIONS PROCEED IN A TIMELY MANNER AND TO PREVENT CONFLICTS IN THE INSTALLATION OF THE WATER, SEWER, GAS, ELECTRICAL, POWER, CABLE AND TELEPHONE LINES.
3. ALL CONDITIONS AND stipulations OF THE CONSTRUCTION PERMITS AND APPROVALS ISSUED BY ESCAMBIA COUNTY, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ECUA SHALL BE COMPLIED IN EVERY WAY.

UTILITY WORK

1. ALL WORK SHALL COMPLY WITH APPLICABLE STANDARDS AND CODES ESTABLISHED BY THE ECUA, ESCAMBAJA COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND WRITTEN SPECIFICATIONS.
2. THE UTILITY CONTRACTOR SHALL MAKE CONNECTIONS TO THE SANITARY SEWER AND STORM DRAINAGE SYSTEM AS SHOWN AND SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITY LINES PRIOR TO BEGINNING WORK. THE UTILITY CONTRACTOR SHALL INCLUDE THE COST OF PROTECTION AND/OR RELOCATION OF OTHER UTILITIES IN HIS BID AND SHALL COORDINATE HIS WORK WITH OTHER UTILITY SUB-CONTRACTORS TO PREVENT CONFLICTS WITH OTHER UTILITY LINES.
3. "AS-BUILT" DRAWINGS SHOWING WATERLINES AND FORCEMAINS, FITTINGS, VALVES, METERS, SERVICE LATERAL TAPS AND STUB-OUTS, MANHOLES, FIRE HYDRANTS, ETC. LOCATIONS WITH MEASUREMENTS IN ACCORDANCE WITH THE LATEST ECUA ENGINEERING MANUAL (SECTION 4000) SHALL BE FURNISHED TO THE ENGINEER PRIOR TO ACCEPTANCE.

1. 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, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION AND THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

2. 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.

3. 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 THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

4. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.

5. 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.

6. 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) 595-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

7. CONTRACTOR TO NOTIFY SUNSHINE ONE UTILITIES TWO FULL BUSINESS DAYS IN ADVANCE (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.

8. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.

9. 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.

10. TO COMPLY WITH NPDES/NWFWMD 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; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES/NWFWMD PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

11. CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE PROJECT PRIOR TO BIDDING.

ECUA Engineering Manual Reference Note

* applicable only to FFIA 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, 2015 (hereinafter "Manual"), located at www.ecua.com is hereby incorporated by reference into this Project's offer a 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	
	Specification	Detail	Plans	Project Manual*

*Project Manuals used only with ECUA CIP Project

C. Engineer of Record Responsibility

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 (or unless otherwise directed by the ECLA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

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

1. CONTRACTOR SHALL NOTIFY THE ECUA, FDOT, NWFWM D AND THE ESCAMBIA COUNTY ENGINEER 72 HOURS PRIOR TO THE COMMENCEMENT OF THIS PROJECT.

2. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS BUILDINGS, SEWER, STORM DRAINS, WATER OR GAS PIPES, ELECTRICAL CONDUITS, POLES, WALLS, POSTS, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED, UNLESS NOTED.

3. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, GAS, SEWER, CABLE TV, 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 STRUCTURE OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.

4. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND 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 LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURES.

5. CONTRACTOR SHALL DISPOSE OF BY HAULING AWAY ALL EXCESS MATERIAL.

6. CONTROL OF SEDIMENTATION AND EROSION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

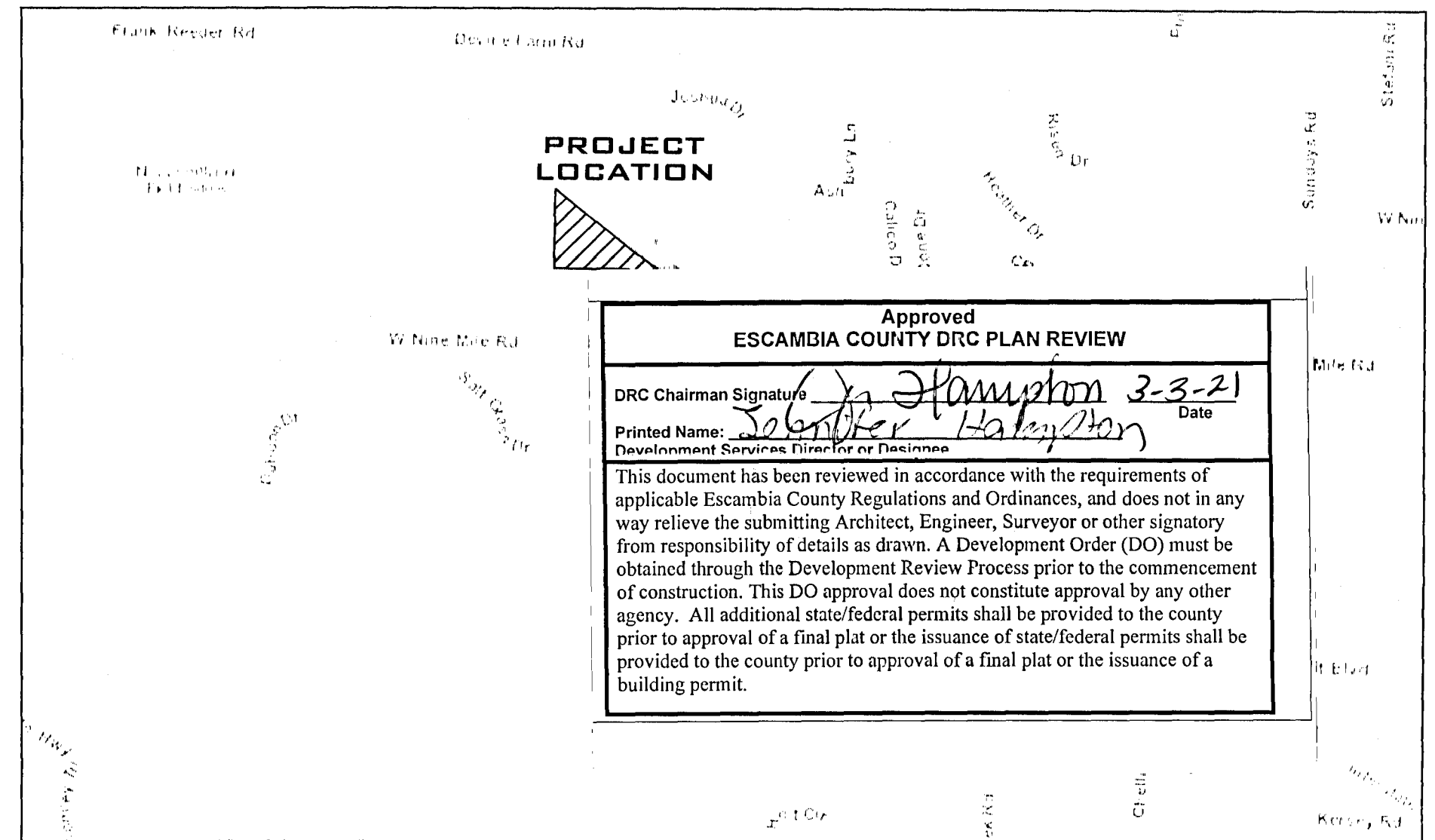
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEEDING AND MULCHING AND/OR SODDING OF STREET AND ROAD SHOULDER AREAS IN ACCORDANCE WITH REQUIREMENTS OF FDOT SPECIFICATIONS AND APPLICABLE COUNTY STANDARDS.

8. WATER SUPPLY FACILITIES, INCLUDING MAINS, SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS AND COORDINATED WITH ECUA.

9. 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 SPECIFICATIONS.

10. GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE TRUNK TO CAUSE NO DAMAGE TO THE TREE. FOR THIS ACTIVITY, CONTRACTOR MUST FOLLOW THE SPECIFICATIONS AND APPLICABLE STANDARDS ESTABLISHED BY ESCAMBIA COUNTY: LDC, DSM, CHAPTER ENVIRONMENTAL, ARTICLE 2 LANDSCAPING, SECTION 2-3 TREE PROTECTION & PRESERVATION, 2-3.2 APPROVAL REQUIRED, 2-3.2 PROTECTING AREAS, 2-3.3 PRESERVATION, & 2-3.4 PROTECTIVE BARRIERS.

11. RELOCATION OF THE OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNER, SUCH AS MAILBOXES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.



HORIZONTAL SCALE

11"x17" SCALE 1" = 120'
22"x34" SCALE 1" = 60'

DESCRIPTION OF PROPERTY SURVEYED
OFFICIAL RECORDS BOOK 3797, PAGE 778
HAM PROJECT NO. 221847NM01
MARCH 3, 2006

A parcel of land lying South of Interstate 10 and West of Eleven Mile Creek, less the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 1 South, Range 31 West, more particularly described as follows: Commencing at the NW corner of the Southwest Quarter (SW1/4) for Point of Beginning, thence on an initial bearing of N 00°15'17" E for 1348.46' to the non-access fence of 1-10, thence defect right 120°36'14" along said fence line for 377.95'; thence defect right 43°32'46" for 41.82'; thence defect left 43°22'46" for 289.12'; thence defect left 43°34'59" for 42.89'; thence defect right 43°30'47" for 1842.09 feet; thence defect right 43°30'47" for 1842.09' to the waters of Eleven Mile Creek; thence Southwesterly along the West edge of said creek for the approximate distance of 1050 feet to the East line of Southwest (SW1/4) of the Southwest Quarter (SW1/4); thence run parallel to the East line of Section 3 for 879.46' to the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence defect left 90°08'11" for 1329.08' to the Point of Beginning, being the same property as that property surveyed by Robert Ward & Associates on July 28, 1980, as its job number 333, and being the same property conveyed by deeds recorded in public records of Escambia County, Florida, in Official Records Book 3164 at pages 708 and 707 and in Official Records Book 3500 at pages 227 through 229, LESS AND EXCEPT any portion of such above described property which lies within two hundred (200') of the centerline of Eleven Mile Creek.

OFFICIAL RECORDS BOOK 3164, PAGE 707

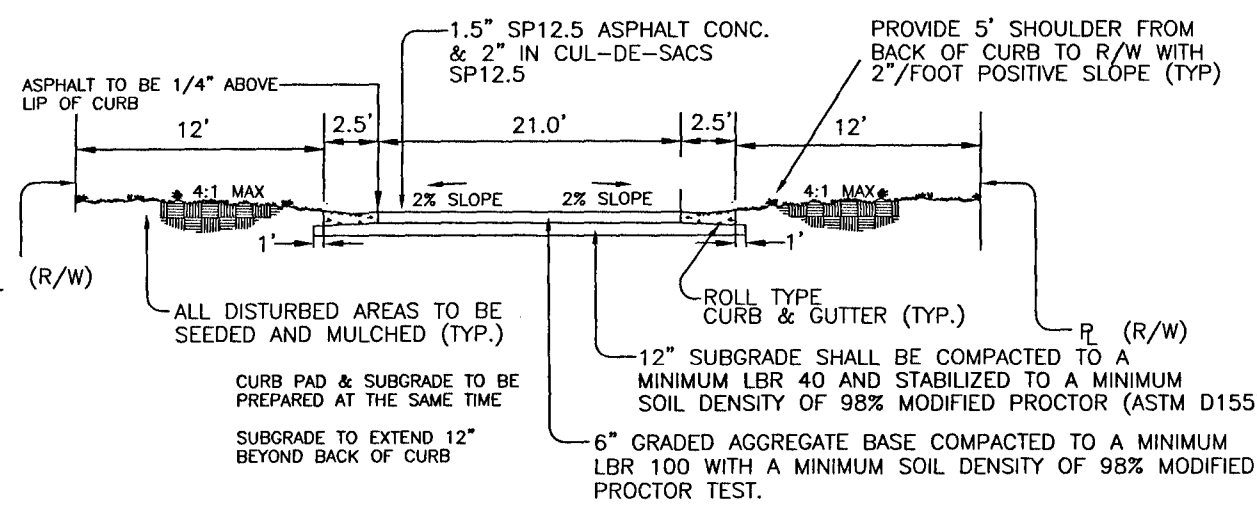
A parcel of land lying South of Interstate 10 and West of Eleven Mile Creek, less the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 1 South, Range 31 West, more particularly described as follows: Commencing at the NW corner of the Southwest Quarter (SW1/4) for Point of Beginning, thence on an initial bearing of N 00°15'17" E for 1348.46' to the non-access fence of 1-10, thence defect right 120°36'14" along said fence line for 377.95'; thence defect right 43°32'46" for 41.82'; thence defect left 43°22'46" for 289.12'; thence defect left 43°34'59" for 42.89'; thence defect right 43°30'47" for 1842.09 feet; thence defect right 43°30'47" for 1842.09' to the waters of Eleven Mile Creek; thence Southwesterly along the West edge of said creek for the approximate distance of 1050 feet to the East line of Southwest (SW1/4) of the Southwest Quarter (SW1/4); thence run parallel to the East line of Section 3 for 879.46' to the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence defect left 90°08'11" for 1329.08' to the Point of Beginning.

THIS IS THE SAME PROPERTY AS THAT PROPERTY SURVEYED BY ROBERT WARD & ASSOCIATES ON JULY 28, 1980, AS ITS JOB NUMBER 333 AND DESCRIBED AS FOLLOWS:
That portion of the Southwest 1/4 of Section 3, Township 1 South, Range 31 West, Escambia County, Florida, lying Southwest of State Road No. 8 (U.S. Interstate 10, 300' R/W) and West of Eleven Mile Creek, less and except the Southwest 1/4 of Section 3, more particularly described as follows: Begin at SW corner of the Southwest 1/4 of Section 3 for the Point of Beginning, thence N 00°15'17" E along the West line of Section 3 for a distance of 1344.35' to the Southerly right-of-way line of State Road No. 8 (U.S. Interstate 10); thence defect right at an angle of 120°32'13" along the Southerly right-of-way line for a distance of 376.22'; thence defect right on an angle of 43°42'25" for a distance of 41.84'; thence defect left on an angle of 43°39'58" for a distance of 289.25 feet; thence defect right on an angle of 43°34'59" for a distance of 42.89'; thence defect left on an angle of 43°42'49" for a distance of 1878.79'; more or less, to the waters edge of Eleven Mile Creek; thence Southwesterly along the waters edge of creek a distance of 1050'; more or less, to the West line of the Southwest 1/4 of the Southwest 1/4 of Section 3; thence Northerly along said West line of the Southwest 1/4 of the Southwest 1/4 of Section 3 for a distance of 879.46', more or less to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 3; thence West along the South line of the Northwest 1/4 of the Southwest 1/4 of Section 3 for a distance of 1328.72' to the Point of Beginning.

NOTE: THERE ARE NO EXISTING HERITAGE TREES LOCATED ON-SITE.

INSTALL STOP SIGN (R1-1) & STREET NAME ASSEMBLY SEE DETAILS

Curve Table			
Curve #	Length	Radius	Delta
C1	55.76	35.50	090
C2	39.30	60.50	037
C3	32.70	35.50	053



TYPICAL ROADWAY SECTION NTS

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SOUTHWEST
1/4 OF SECTION 3, TOWNSHIP 1 SOUTH,
RANGE 31 WEST

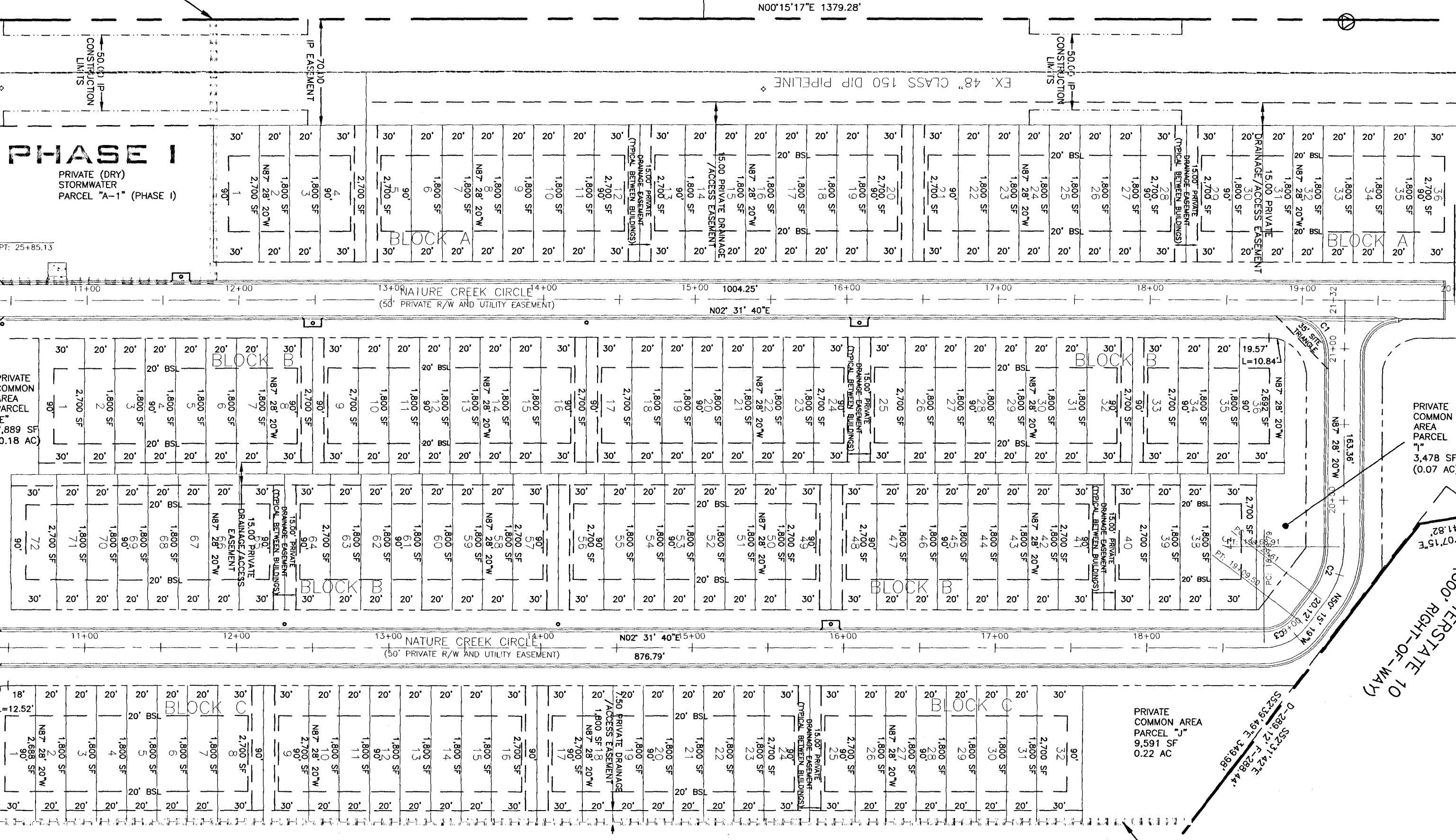
PHASE LINE

PHASE I
PRIVATE (DRY)
STORMWATER
PARCEL "A-1" (PHASE I)

04-15-31-1101-000-000
NAVY FEDERAL CREDIT UNION
PO BOX 24626
MEMPHIS, TN 38119
ZONED: HC/U
FLS: MH-U

04-15-31-1101-000-001
STATE OF FLORIDA
1651 E NINE MILE ROAD
PENSACOLA, FL 32514
ZONED: N/A
FLS: MH-U

04-15-31-1101-002-001
INTERNATIONAL PAPER COMPANY
6400 POPULAR AVE.
MEMPHIS, TN 38197
ZONED: LDR
FLS: MH-U



PHASE LINE

NOTE: ALL CONSTRUCTED SIDEWALKS ARE TO BE ADA COMPLIANT.

GENERAL NOTE

PRIOR TO CONSTRUCTION, A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALL(S) HIGHER THAN TWO FEET.

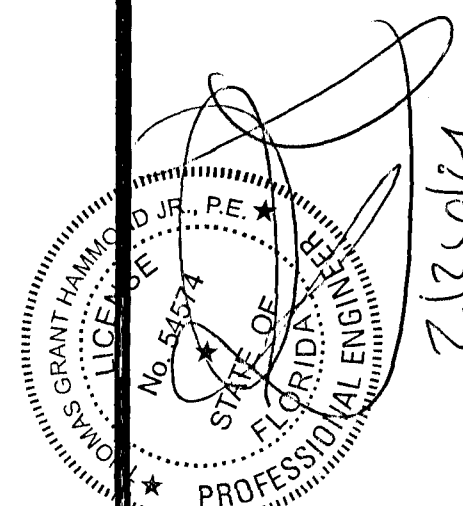
EROSION CONTROL NOTE

A HEALTHY GROWTH OF GRASS WITHIN THE 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 SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.

UTILITY NOTE

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDDESIGN.COM



CONSTRUCTION PLANS FOR
RESIDENCES AT NATURE
CREEK-PHASE II
DIMENSION &
STAKING PLAN

ESCAMBIA COUNTY FLORIDA

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

PROJECT NO: 16-028

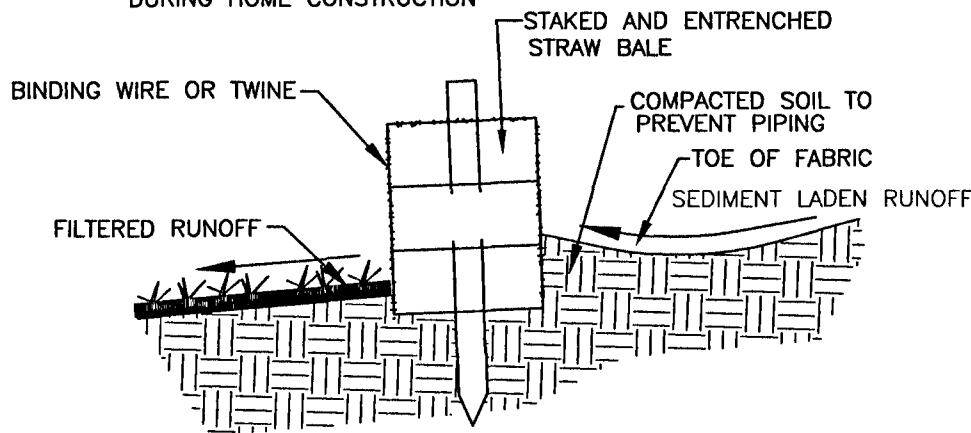
SHEET: C2

HORIZONTAL SCALE

11"x17" SCALE 1" = 120'
22"x34" SCALE 1" = 60'



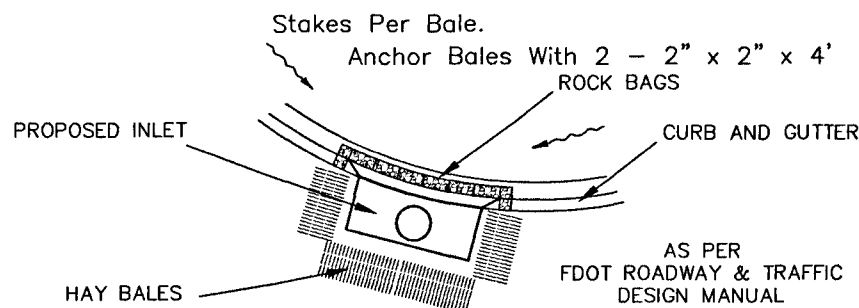
NOTE: HOMEOWNER SHALL CONTROL SEDIMENT AND RETAIN ALL SEDIMENT ON-SITE DURING HOME CONSTRUCTION



NOTE: INSTALL SILT FENCE AS DETAIL. INSTALL HAYBALES ALONG UPSTREAM SIDE OF SILT FENCE WITH BINDING STRINGS OR WIRE RUNNING PARALLEL TO THE GROUND.

DETAIL OF PROPERLY INSTALLED STRAW BALE

NTS



SILT SAVER FRAME AND FILTER ASSEMBLY

TYPICAL ALL ROADSIDE INLETS (DOUBLE A & TYPE A)

NTS

NOTE: 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 SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.

NOTES:

- CONTRACTOR RESPONSIBLE FOR OBTAINING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPP) AS PER FDEP STANDARDS.

- THE EROSION AND SEDIMENT CONTROL RULES ARE PERFORMANCE ORIENTED. THAT IS, THE MEASURES USED AT A CONSTRUCTION SITE MUST BE EFFECTIVE IN CONTROLLING EROSION AND PREVENTING OFF-SITE SEDIMENTATION FOR THE SITE TO BE IN COMPLIANCE. FOLLOWING AN APPROVED PLAN AND INSTALLING THE CONTROL MEASURES MAY NOT BE ENOUGH FOR A SITE TO BE IN COMPLIANCE WITH THE RULES. IF EROSION AND OFF-SITE SEDIMENTATION OCCUR, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING ADDITIONAL MEASURES TO CORRECT ANY PROBLEM ASSOCIATED WITH COMPLIANCE OF THE NPDES PERMIT OR ANY OTHER PERMIT REQUIRED FOR THE SITE CONSTRUCTION. THE CONTRACTOR WILL ALSO BE COMPLETELY RESPONSIBLE FOR ANY FINES LEVIED BY ANY GOVERNING AGENCY ON THE PROJECT DURING CONSTRUCTION.

- EROSION CONTROL MEASURES SHOWN ARE MINIMUM REQUIREMENTS ONLY. CONTRACTOR SHALL REINFORCE AND/OR ADD ADDITIONAL MEASURES AS CONDITIONS WARRANT AND/OR AS DIRECTED BY THE PROPER REGULATORY AUTHORITIES.

EROSION CONTROL NOTES

A HEALTHY GROWTH OF GRASS WITHIN THE 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 SEEDED/MULCHED/FERTILIZED WILL BE ACCEPTABLE.

SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.

NOTE: NO EXISTING HERITAGE TREES ON-SITE

NOTE: ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS DECLARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THE PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. WHERE SPECIFICATIONS OVERLAP (WATER, SEWER, ETC.), THE CONTRACTOR SHALL COMPLY WITH THE MOST STRINGENT SPECIFICATION.

NOTE: TO COMPLY WITH NPDES REQUIREMENTS, 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. INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

INSTALL SINGLE ROW TYPE III SILT FENCE AROUND DISPOSAL SITE

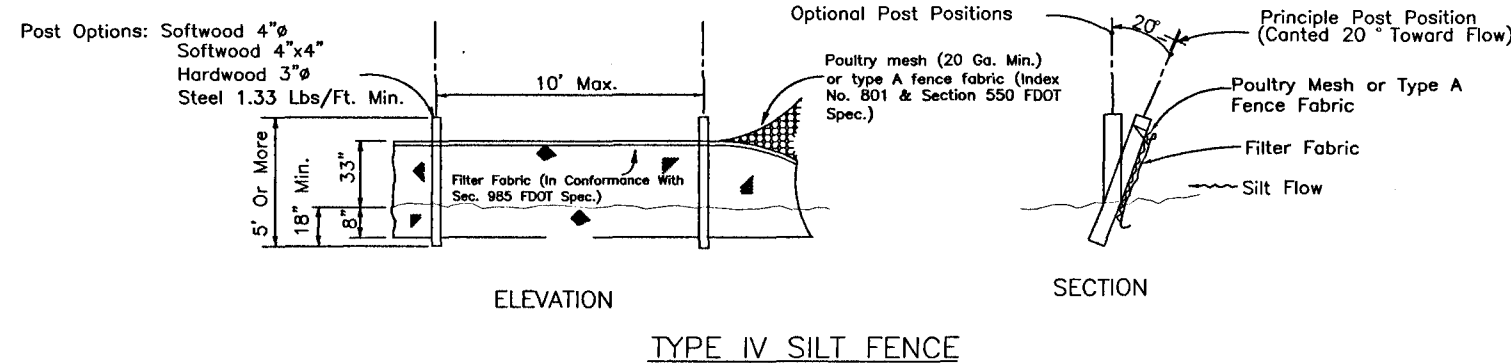
INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TYP. ALL ENTRANCES

INSTALL TYPE IV SILT FENCE ALONG BOUNDARY OF EX. PARCEL A-1

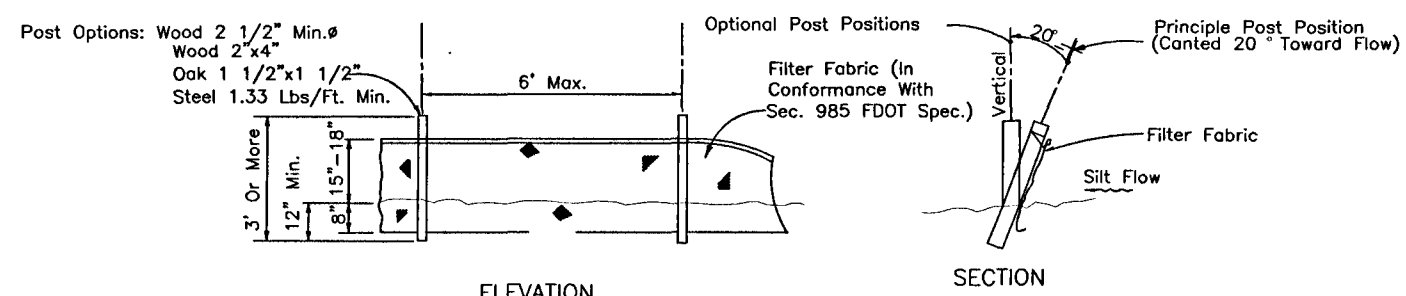
INSTALL TYPE III SILT FENCE ALONG DOWNHILL SIDE OF PROPOSED R/W

INSTALL SILT SAVER ASSEMBLY-TYP. OF ALL CURB INLETS

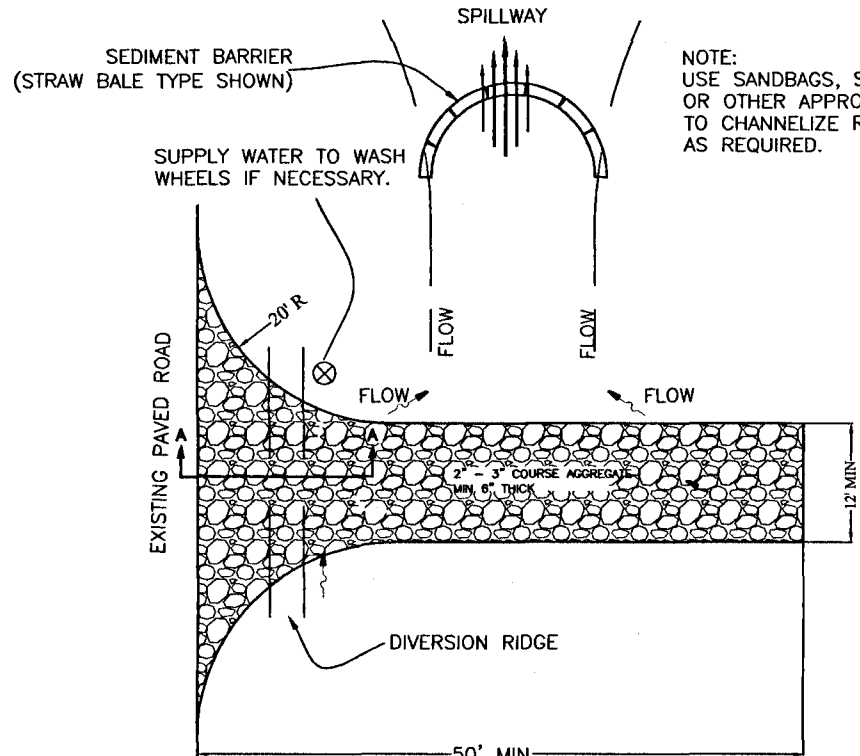
INSTALL TYPE IV SILT FENCE ALONG DOWNHILL SIDE OF DRAINAGE EASEMENT LINE



TYPE IV SILT FENCE



TYPE III SILT FENCE

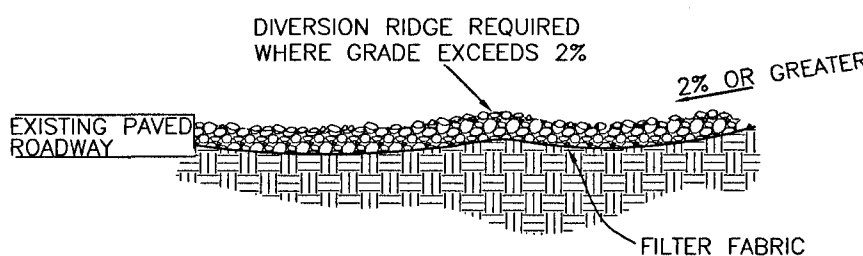


PLAN VIEW

NOTE: 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH GRASS OR OTHER VEGETATION. OFF-SITE SEDIMENT REMOVAL SHOULD BE CONDUCTED AT A FREQUENCY NECESSARY TO MINIMIZE IMPACTS. Vehicle wash area should be considered if off-site tracking becomes excessive.

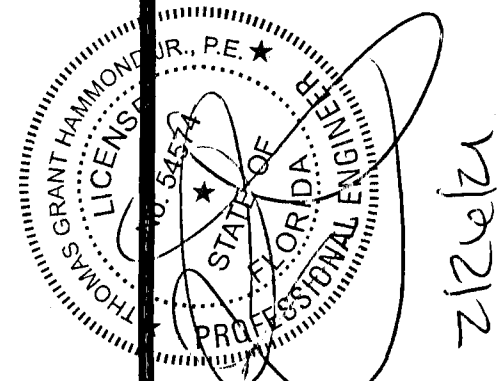
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.

INSTALL TYPE III SILT FENCE ALONG DOWNHILL SIDE OF PROPOSED R/Ws



SECTION A-A

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CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
EROSION CONTROL
PLAN
FLORIDA
ESCAMBIA COUNTY

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

PROJECT NO: 16-028
SHEET: 03

NO.	DATE	REVISIONS
1.	12/10/20	ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
2.	02/02/21	AS PER ESCAMBIA COUNTY DRC REVIEW
3.	02/23/21	AS PER ECIA REVIEW COMMENTS

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Site Description

The proposed Residence at Nature Creek Phase II Subdivision is located on the north side of Nine Mile rd. approx. 0.70 miles west of Interstate 10 in Escambia, Florida. The site is in section 3, Township 1 South, Range 31 West, Escambia County, Florida.

The site is 11.77 acres in size and currently stands undeveloped. There are no jurisdictional wetlands located on the site. The area to be disturbed by the construction of this project encompasses the entire site. Currently, runoff flows Northwest to Southeast across the site. The approximate latitude and longitude of the site discharge point are: 30° 21' 11" N, 87° 20' 34" W. The proposed improvements include the construction of paved roads, stormwater piping, potable water piping, and sanitary sewer improvements.

Erosion and Sedimentation Controls

Erosion and sedimentation from the construction site shall be controlled at all times using Best Management Practices (BMPs). Perimeter controls shall be installed prior to clearing activities or any construction activity that disturbs soils. Installation of those controls may be staged to correspond with the clearing and construction schedule. Immediate after clearing activities appropriate controls shall be installed to limit and minimize the velocity of stormwater runoff over unprotected soils. Temporary BMPs shall be used as necessary inside the the perimeter controls as the construction progresses. Perimeter controls shall be actively maintained until final stabilization of those portions of the site uphill of the perimeter controls. Temporary controls shall be removed when stabilization is achieved or when necessary for the next stage of construction. Controls shall be consistent with the performance standards for erosion and sedimentation control as set forth in Section 62–40.432 F.A.C.

Stabilization and Structural Practices

Stabilization practices may include, but not limited to, temporary seeding, mulching, geotextiles, permanent sod and preservation of existing vegetation. Preservation of the existing vegetation should always be the first choice BMP. Where disturbed soils are to remain for extended periods, temporary seeding should be considered prior to final sod stabilization. A record shall be maintained of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site and when stabilization measures are initiated. Stabilization measures shall be initiated as soon as practicable, but in no case more than 14 days, in those areas of the site where construction activities have temporarily or permanently ceased.

Structural practices shall divert flows from exposed soils, store flows, retain sediment on–site, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Such practices may include, but not limited to, silt fences, earth dikes, diversion swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems and temporary or permanent sediment basins.

Stormwater Management

A single row of type IV silt fence shall be installed along boundary of Parcel A–1 and along downhill side of drainage easement (Block A). Additionally, a single row of type III silt fence shall be installed along the downhill side of the proposed R/W prior to any activity that disturbs soils.

After clearing activities, silt fences and hay bales shall be installed, as necessary, uphill of the perimeter controls to reduce runoff velocities and the potential for excessive erosion. Prior to any major grading activity, the stormwater detention basin shall be constructed.

As the grading activities progress, a depressed area shall be constructed around inlets surrounded by hay bales for inlet protection. These depressed areas shall act as sediment basins. Runoff from uphill areas shall be directed to these inlets, where feasible, by diversion swales.

These swales may require temporary seeding and check dams to minimize velocities and avoid excessive erosion. As the construction progresses, each installed storm inlet shall be protected by hay bales.

Rip–rap or similar velocity control is to be used, as neccessary, at the outfalls from the stormwater management system for velocity dissipation prior to discharge off–site. Silt fences, and haybales if necessary, shall be installed across the outfalls until final stabilization is achieved. Erosion control facilities shall actively maintained throughout the course of construction and shall remain until final stabilization is achieved and acceptance by the owner.

Controls for Other Potential Pollutants

A materials management area shall be designated on–site for protected storage of chemicals, solvents, fertilizers and other potentially toxic materials. Storage areas can become a major source of risk due to possible mishandling of materials and accidental spills. An inventory should be compiled and maintained of the storage area and the site. Special care should be taken to identify any materials that have the potential to come into contact with stormwater.

Petroleum products such as oil gasoline, lubricants and asphaltic substances should be handled carefully to minimize their exposure to stormwater. These management practices should be used to reduce the risks of using petroleum products:

- * Have equipment available to contain and clean up petroleum spills in fuel storage areas or on board maintenance and fueling vehicles.
- * Where possible, store petroleum products and fuel vehicles in covered areas and construct dikes to contain any spills.
- * Contain and clean up petroleum spills immediately.
- * Perform preventative maintenance for on–site equipment to prevent leakage.
- * Apply asphaltic substances properly according to the manufacturer's instructions.

Hazardous products including, but not limited to, paints, acids for cleaning masonry surfaces, cleaning solvents, chemical additives used for soil stabilization, and concrete curing compounds should be properly handled. These practices will help avoid pollution of stormwater by these materials:

- * Keep equipment to contain and clean up spills of hazardous materials in the areas where the materials are stored.
- * Contain and clean up spills immediately after they occur.
- * Keep materials in a dry, covered area.
- * Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.

Pesticides include insecticides, rodenticides, and herbicides that are commonly used on construction sites. These management practices will reduce the amounts of pesticides that could contact stormwater:

- * Handle pesticides as infrequently as possible.
- * Store materials in the original manufacturer's containers whenever possible, because special handling instructions usually are printed on the containers.
- * Observe all applicable federal, state and local regulations when using, handling, or disposing of pesticides.
- * Store pesticides in a dry, covered area.
- * Provide curbs or dikes to contain spills.
- * Have measures on site to contain and clean up spills.
- * Strictly follow recommended application rates and methods.

Fertilizers and detergents usually contain nutrients that can be a major source of pollution in stormwater. These practices should be used to reduce the risks of nutrient pollution:

- * Limit the application of fertilizers to the minimum area and the minimum recommended amounts.
- * Reduce exposure of nutrients to stormwater runoff by working the fertilizer into the soil to a depth of 4 to 6 inches.
- * Apply fertilizer more frequently, but at lower application rates.
- * Limit hydroseeding in which lime and fertilizers are applied to the ground surface in one application.
- * Implement good erosion and sediment control to help reduce the amount of fertilizer lost as a result of erosion.
- * Limit the use of detergents on the site. Wash water containing detergents should not be discharged to the stormwater management system.
- * Apply fertilizer and use detergents only in the recommended manner and amounts.

Proper management and disposal of building materials and other construction site wastes are an essential part of pollution prevention. Construction wastes include surplus or refuse building materials as well as hazardous wastes. Management practices for these wastes include trash disposal, recycling, material handling, and spill prevention and clean up. These practices should provide for proper disposal of construction wastes:

- * Designate a waste disposal area on the site.
- * Provide an adequate number of containers with lids or covers that can be placed over the container prior to rainfall. Locate containers in covered areas, where possible.
- * Arrange for scheduled waste pick up. Adjust waste collection schedule as necessary to prevent overflow of the containers.
- * Ensure that construction waste is collected, removed, and disposed of only at authorized disposal areas in compliance with applicable State and/or local waste disposal regulations.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off–site tracking. Off–site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off–site tracking becomes excessive.

The construction site must have temporary sanitary sewer facilities for on–site personnel. Portable facilities may be utilized throughout the site. Licensed domestic waste haulers must be contracted to regularly remove the sanitary wastes and to maintain the facilities in good working order. The temporary construction trailer may have sanitary sewer facilities with a holding tank. A licensed domestic waste hauler shall also service this facility. An on–site septic system for the construction trailer in not allowed. Temporary sanitary sewer facilities shall be permitted by the local building department in accordance with applicable State and local regulations.

Controls of pollutants shall be maintained throughout construction period and until final stabilization is achieved. Qualified personnel shall inspect all points of discharge and all disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, structural controls, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of every storm event that produces at least 0.25 inches of rainfall. Where sites have been finally stabilized, such inspection shall be conducted at least once every month until a Notice of Termination has been submitted.

- * Stabilization Measures – Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of or the potential for, pollutants leaving the site. The inspection should reveal whether the area was stabilized correctly, whether there has been damage to the area since it was stabilized, and what should be done to correct any problems.
- * Structural Controls – Silt fences, hay bales and other erosion control measures shall be inspected regularly for proper positioning, anchoring, and effectiveness in trapping sediments. The inspection should reveal whether the control was installed correctly, whether there has been damage to the control since installation, and what should be done to correct any problems. Sediment should be removed from the uphill side of the silt fence and the fence should be reconstructed as necessary. Hay bales shall be added or replaced as necessary to provide effective control.
- * Discharge Points – Discharge points shall be inspected to determine whether erosion control measures are effective in preventing significant amounts of pollutants from leaving the site. Silt fences and hay bales shall be maintained or replaced as necessary. The inspection should reveal whether the on– site BMPs are effective, and what should be done to increase the effectiveness.
- * Construction Entrances – Locations where vehicles enter or exit the site shall be inspected for evidence of off–site sediment tracking. The inspection should reveal whether the stabilization of the construction entrance is effective, and what should be done to increase the effectiveness.
- * Areas Used for Storage of exposed Materials – These are locations where construction materials (including excavated soils) are stored. The inspection should reveal the potential for excessive erosion and sedimentation, and what actions should be implemented to reduce the risks of pollution.

Based on the result of the inspection, all maintenance operations needed to assure proper function of all controls, BMPs, practices or measures identified in this Plan shall be done in a timely manner, but in no case later than 7 calendar days following the inspection.

A Report summarizing the scope of each inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations related to the implementation of the stormwater pollution prevention plan, and modifications to the stormwater pollution prevention plan shall be prepared and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized. Such report shall identify any incidence of non–compliance.

Contractor Requirements

The contractor must have technical expertise in erosion prevention and sediment control. The contractor must at all time maintain erosion control methods that prevent any violation of the NPDES program.

Faulty Installation and/or Poor Maintenance

Most noncompliance occurs because measures were not installed correctly or maintained properly, or both. Determining the reason why the measures are failing requires technical knowledge about the devices and how to construct them properly. Contractors failure to control erosion, sedimentation or turbidity both onsite and offsite is not acceptable. Failure to do so may result in possible fines and/or termination from the site without payment for construction progress.

Compliance

Remember that the goal of the program is to prevent accelerated erosion and off–site sedimentation. As the contractor, you are the first person to determine if the performance standards and intent of the rule are being met. You are the key person in ensuring that the construction site is evaluated fairly and consistently and that you keep the site in compliance.

The erosion and sediment control rules are performance oriented. That is, the measures used at a construction site must be effective in controlling erosion and preventing off–site sedimentation for the site to be in compliance. Following an approved plan and installing the control measures may not be enough for a site to be in compliance with the rules. If erosion and off–site sedimentation occur, the contractor will be responsible for installing additional measures to correct any problem associated with compliance of the NPDES permit or any other permit required for the site construction. The contractor will also be completely responsible for any fines levied by any governing agency on the project during construction.

The rules are also flexible, allowing the contractor to decide the most economical and effective means of erosion control. This encourages the use of innovative techniques and specifically designed erosion control systems. The contractor is the key individual in making this kind of performance based rule work because the contractor is the first person to recognize performance failures and remedy the problems.

The contractor's job is to:

1. Determine that an erosion and sediment control plan for the site has been approved.
2. Determine that all specified practices have been installed and are being maintained according to the plan.
3. Determine that both on–site and off–site sedimentation, erosion or turbidity is being prevented. If the contractor finds deficiencies, appropriate action must be taken to attain compliance.

Control of non–stormwater discharges

It is expected that the following non–stormwater discharges may occur from the site during construction period: water from water line flushing, pavement wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into either of the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents or other appropriate means.

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CONSTRUCTION PLANS	
FOR	
RESIDENCES AT NATURE	
CREEK-PHASE II	
EROSION	
CONTROL NOTES	
FLORIDA	
ESCAMBIA COUNTY	

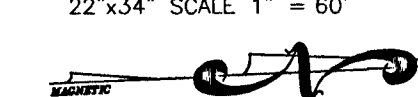
DRAWN BY: TGH/ARS	DESIGNED BY: TGH
CHECKED BY: TGH	DATE: FEBRUARY 2021
SCALE: AS SHOWN	NOT RELEASED FOR CONSTRUCTION
BY:	DATE:

PROJECT NO: 16-028
SHEET: C4

HORIZONTAL SCALE

11"x17" SCALE 1" = 120'

22"x34" SCALE 1" = 60'



UTILITIES NARRATIVE:

POTABLE WATER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT, UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND SANITARY MANHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:

AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE CONVEYANCE SYSTEM AND STORMWATER PONDS WILL REMAIN PRIVATELY OWNED AND MAINTAINED.

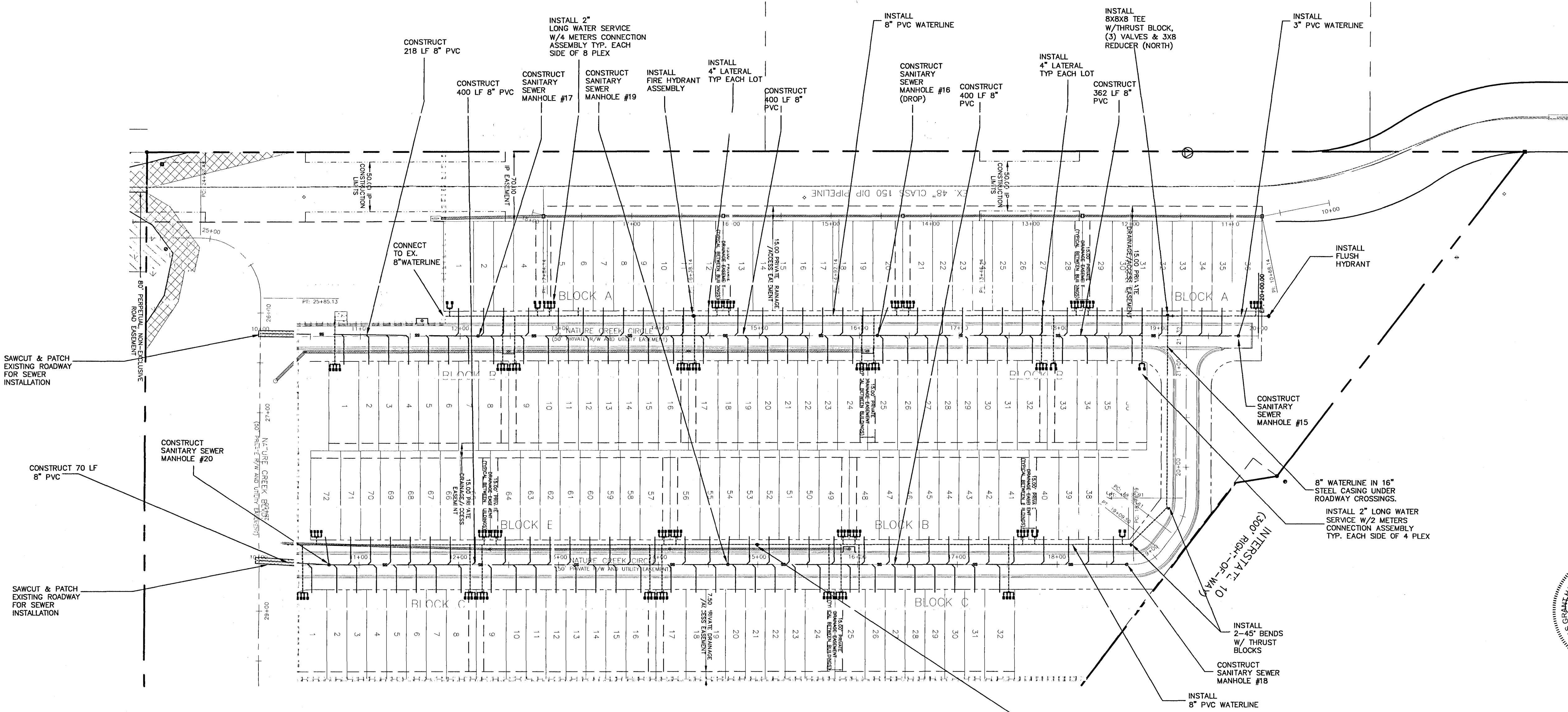
ELECTRIC, GAS, TELEPHONE & TV CABLE:

THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

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

LEGEND:

- | | | | |
|----|--|-----|---|
| SS | DENOTES EXISTING
SANITARY SEWER MANHOLE | --- | DENOTES PROPOSED
WATERLINE |
| O | DENOTES PROPOSED
SANITARY SEWER MANHOLE | SS | DENOTES PROPOSED
SANITARY SEWER LINE |
| + | DENOTES PROPOSED
FIRE HYDRANT | FL | DENOTES PROPOSED
FIRELINE |



NOTES:

ALL PROPOSED UNDERGROUND UTILITIES WITHIN R/W'S OR UTILITY CONDUIT FOR ROAD CROSSINGS SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS OR ROADS UNDER THE TWO (2) YEAR WARRANTY SHALL BE ALLOWED TO BE OPEN-CUT, OR JACK-AND-BORED, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER, TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED WHENEVER POSSIBLE. 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 GRADE OF RIGHT-OF-WAY MUST BE ESTABLISHED PRIOR TO COMMON TRENCH UTILITY INSTALLATION TO ENSURE UTILITIES ARE INSTALLED AT MINIMUM AND MAXIMUM DEPTHS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR RECORD AT LEAST TWO WEEKS PRIOR TO PLACEMENT OF BASE MATERIAL TO ASSIST IN THE COORDINATION OF ALL OTHER UNDERGROUND UTILITIES.

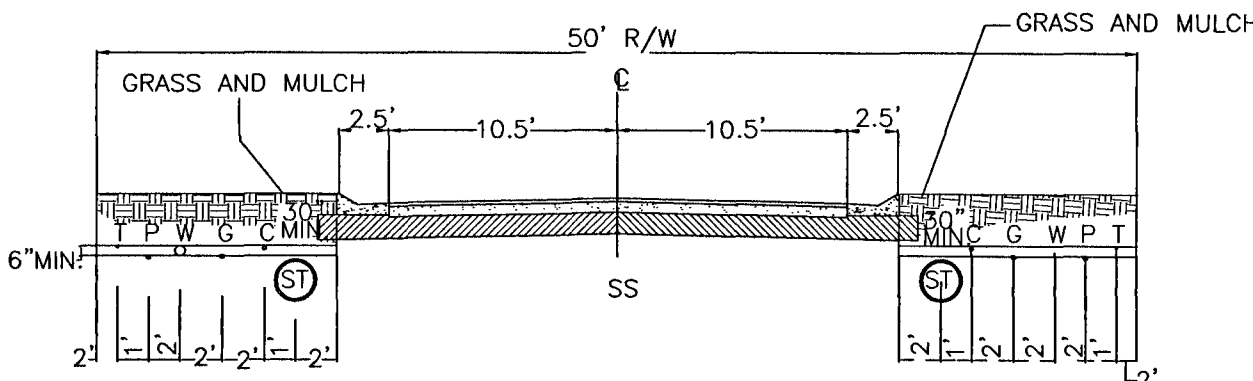
CONTRACTOR TO INSTALL WATER SERVICES FOR EACH LOT, OPPOSITE THE PROPERTY CORNER THAT GULF POWER HAS PROPOSED POWER TRANSFORMERS.

ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS, WATER AND SEWER TO BE DONE IN ACCORDANCE WITH ECUA'S ENGINEERING MANUAL.

PROPOSED WATERLINES SHALL HAVE A MINIMUM COVER OF 30" AND A MAXIMUM COVER OF 36" BELOW PROPOSED FINISHED GRADE UNLESS NOTED OTHERWISE.

CONTRACTOR SHALL INSTALL EACH UTILITY SERVICE IN THE LOCATION AS SHOWN IN THE COMMON TRENCH DETAIL.

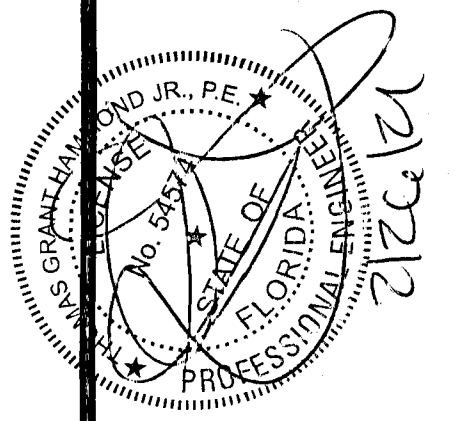
ELECTRIC/PHONE/CABLE/GAS STRUCTURES INSTALLED WITHIN DRAINAGE/ACCESS EASEMENTS SHALL BE LOCATED ALONG THE BOUNDARY OF THE EASEMENT TO MAXIMIZE CLEAR ACCESS FOR MAINTENANCE EQUIPMENT.



COMMON TRENCH

(50' R/W=21.0' ASPH.)

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CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
UTILITY PLAN
FLORIDA
ESCAMBIA COUNTY

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

PROJECT NO: 16-028

SHEET: 06

HORIZONTAL SCALE

11"x17" SCALE 1" = 60'

22"x34" SCALE 1" = 30'



EX. 76 LF-8" PVC

EX. S-A12

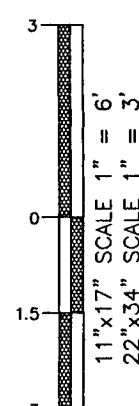
EX. 8X8X8 TEE & (3) VALVES

EX. S-B4

LEGEND:

- SS DENOTES EXISTING SANITARY SEWER MANHOLE
- O DENOTES PROPOSED SANITARY SEWER MANHOLE
- ⬢ DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED WATERLINE
- SS --- DENOTES PROPOSED SANITARY SEWER LINE
- FL --- DENOTES PROPOSED FIRELINE

VERTICAL SCALE



NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED.

NOTE: ALL PROPOSED HDPE STORMWATER PIPE SHALL BE INSTALLED BEHIND THE BACK OF CURB. ALL STORMWATER PIPING CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE RCP.

NOTE: ALL WORK SHALL BE DONE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS. WATER AND SEWER TO BE DONE IN ACCORDANCE WITH ECUA SPECIFICATIONS

NOTE: PROPOSED WATER SERVICES TO BE PLACED ON PROPERTY CORNER OPPOSITE POWER TRANSFORMER

NOTE: PROPOSED WATERLINE TO BE INSTALLED TO MAINTAIN 30" MINIMUM AND 36" MAXIMUM COVER UNLESS OTHERWISE DENOTED TO AVOID CONFLICT WITH OTHER UTILITIES.

SAWCUT & PATCH EXISTING ROADWAY FOR SEWER INSTALLATION

PHASE I

CONSTRUCT 218 LF-8" PVC

CONNECT TO EX. 8" PVC WATERLINE

CONSTRUCT SSMH #17

INSTALL 8" PVC WATERLINE

CONSTRUCT 400 LF-8" PVC

INSTALL FIRE HYDRANT ASSEMBLY

CONSTRUCT SSMH #16

CONSTRUCT 362 LF-8" PVC

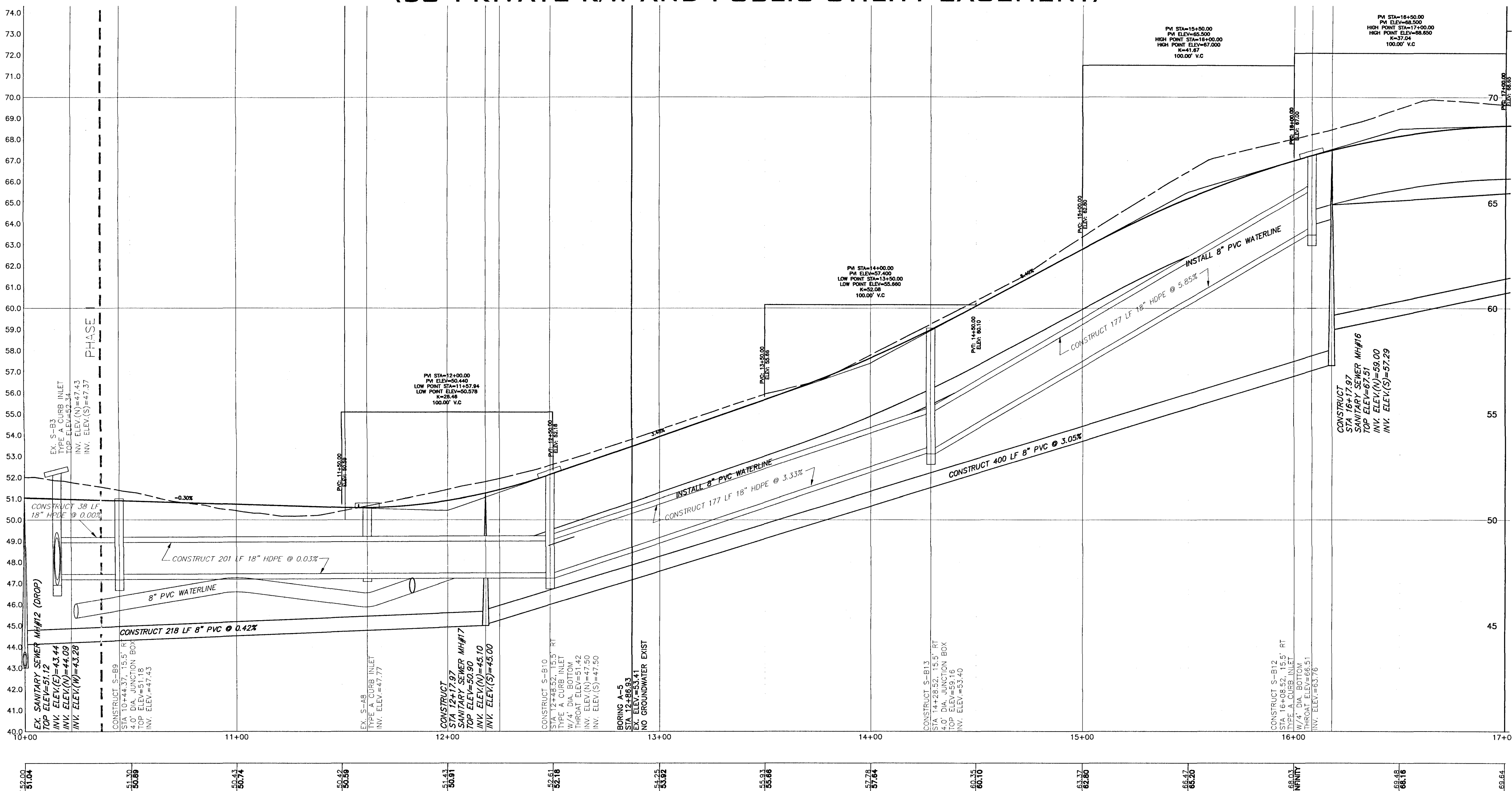
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MATCH LINE

SEE SHEET C8 STA 17+00

NATURE CREEK CIRCLE

(50' PRIVATE R/W AND PUBLIC UTILITY EASEMENT)



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CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
ROADWAY PLAN &
PROFILE

DRAWN BY: TGH/ARS
DESIGNED BY: TGH
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DATE: FEBRUARY 2021
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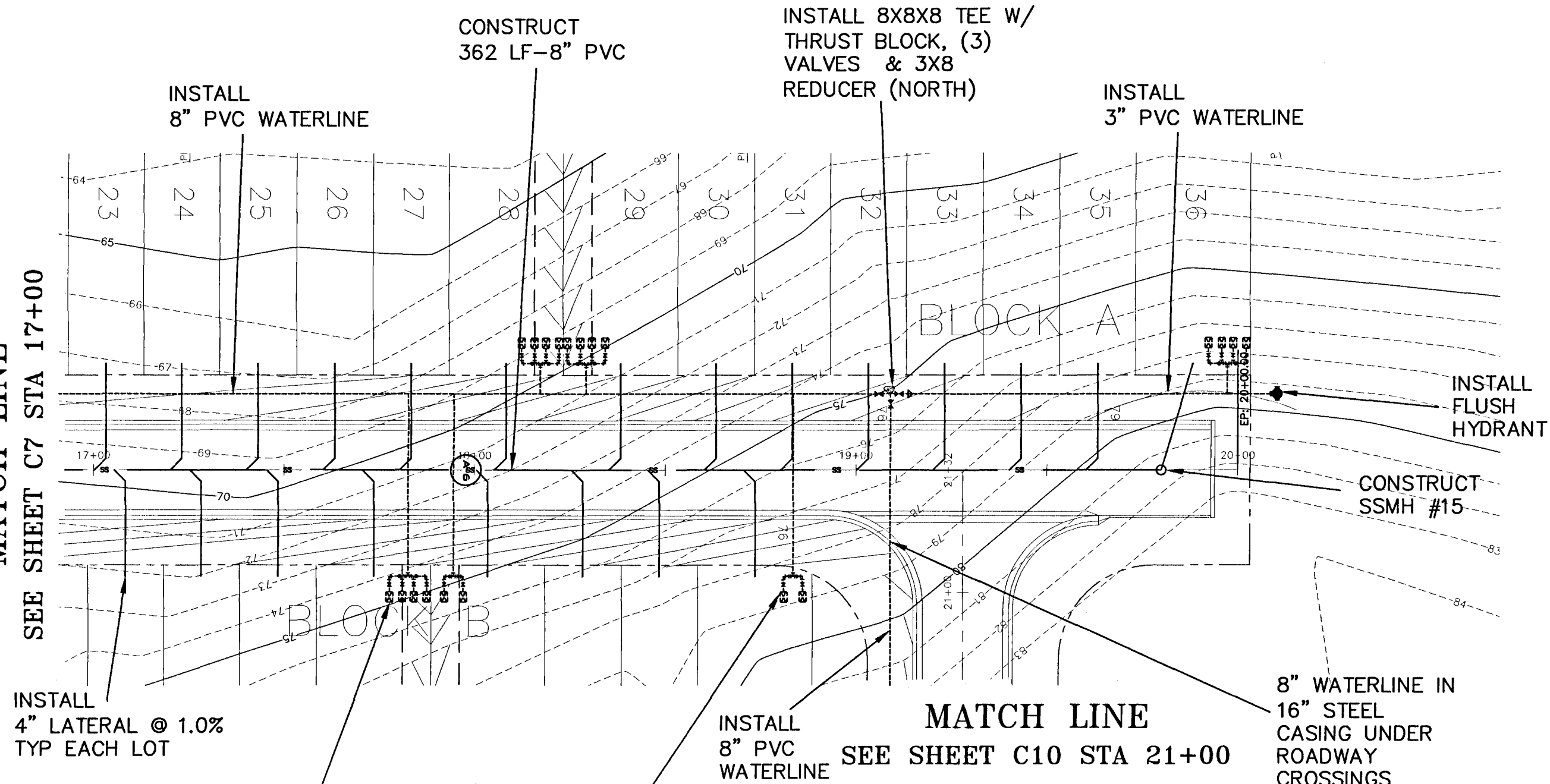
SHEET: C7

HORIZONTAL SCALE

11"x17" SCALE 1" = 60'
22"x34" SCALE 1" = 30'



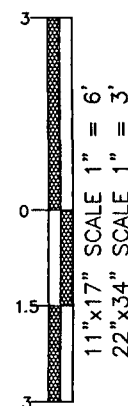
MATCH LINE
SEE SHEET C7 STA 17+00



LEGEND:

- SS DENOTES EXISTING SANITARY SEWER MANHOLE
- O DENOTES PROPOSED SANITARY SEWER MANHOLE
- ⊕ DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED WATERLINE
- SS --- DENOTES PROPOSED SANITARY SEWER LINE
- FL --- DENOTES PROPOSED FIRELINE

VERTICAL SCALE



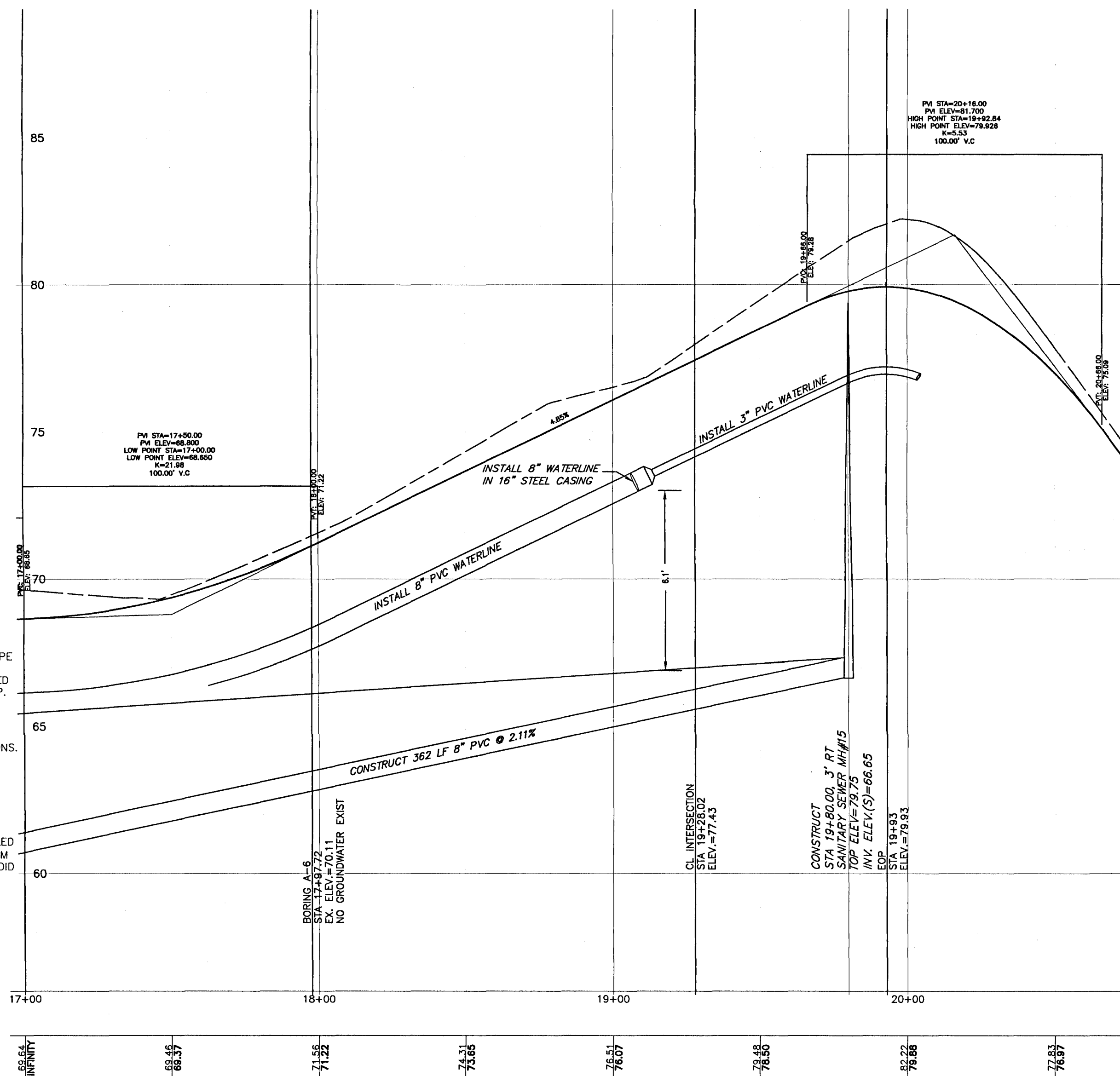
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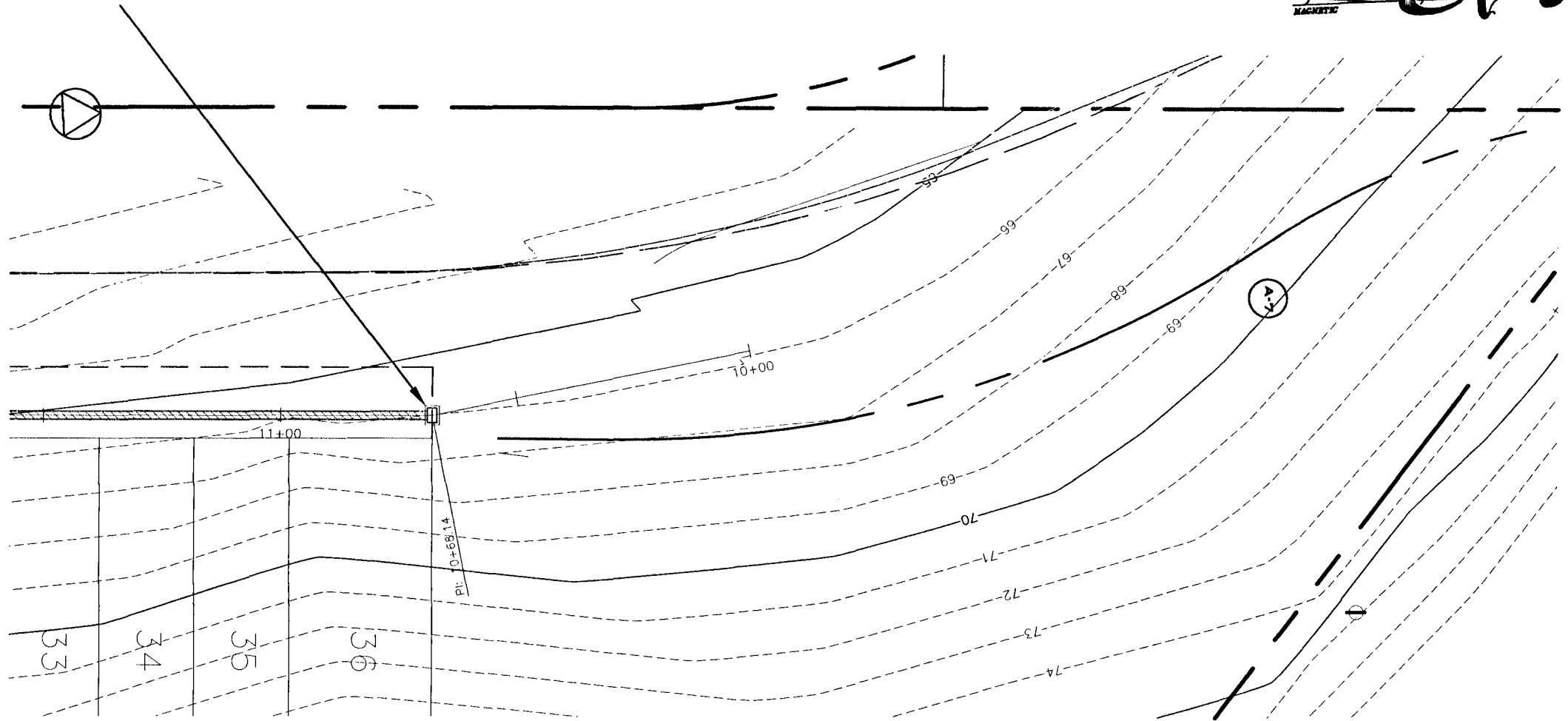
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NOTE: PROPOSED WATERLINE TO BE INSTALLED TO MAINTAIN 30" MINIMUM AND 36" MAXIMUM COVER UNLESS OTHERWISE DENOTED TO AVOID CONFLICT WITH OTHER UTILITIES.



CONSTRUCT S-A2



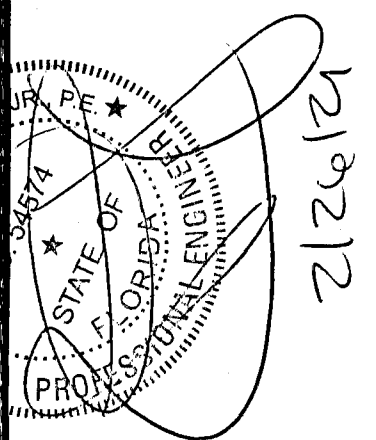
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NATURE CREEK CIRCLE (50' PRIVATE R/W AND PUBLIC UTILITY EASEMENT)

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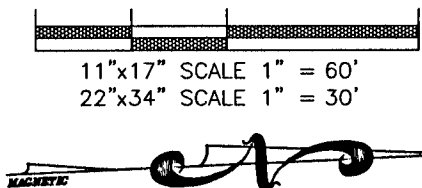


CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK-PHASE II	FLORIDA
ROADWAY PLAN & PROFILE	ESCAMBIA COUNTY

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

PROJECT NO: 16-028
SHEET: C8

HORIZONTAL SCALE



MATCH LINE
SEE SHEET C9 STA 16+50

INSTALL 8" PVC WATERLINE

CONSTRUCT 400 LF-8" PVC

INSTALL 2" LONG WATER SERVICE W/2 METERS CONNECTION ASSEMBLY TYP. EACH SIDE OF 4 PLEX

MATCH LINE
SEE SHEET C10 STA 19+50

INTERSTATE 10
(300' RIGHT-OF-WAY)

INSTALL 4" LATERAL @ 1.0% TYP EACH LOT

INSTALL 2" LONG WATER SERVICE W/4 METERS CONNECTION ASSEMBLY TYP. EACH SIDE OF 8 PLEX

CONSTRUCT SSMH #18

NATURE CREEK CIRCLE (50' PRIVATE R/W AND PUBLIC UTILITY EASEMENT)

MATCH LINE
SEE SHEET C10 STA 19+50

INSTALL (2) 45° BENDS W/ THRUST BLOCKS

CONSTRUCT VALLEY GUTTER
SEE DETAIL-PG. C17

MATCH LINE
SEE SHEET C8 STA 18+50

INSTALL 8" PVC WATERLINE

8" WATERLINE IN 16" STEEL CASING UNDER ROADWAY CROSSINGS

INSTALL 8X8X8 TEE W/ THRUST BLOCK, (3) VALVES REDUCER (NORTH)

INSTALL 3" PVC WATERLINE

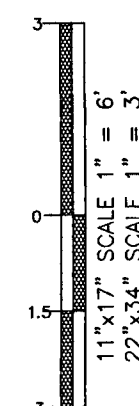
MATCH LINE
SEE SHEET C8 STA 19+50

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

LEGEND:

- SS DENOTES EXISTING SANITARY SEWER MANHOLE
- O DENOTES PROPOSED SANITARY SEWER MANHOLE
- FD DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED WATERLINE
- SS --- DENOTES PROPOSED SANITARY SEWER LINE
- FL --- DENOTES PROPOSED FIRELINE

VERTICAL SCALE



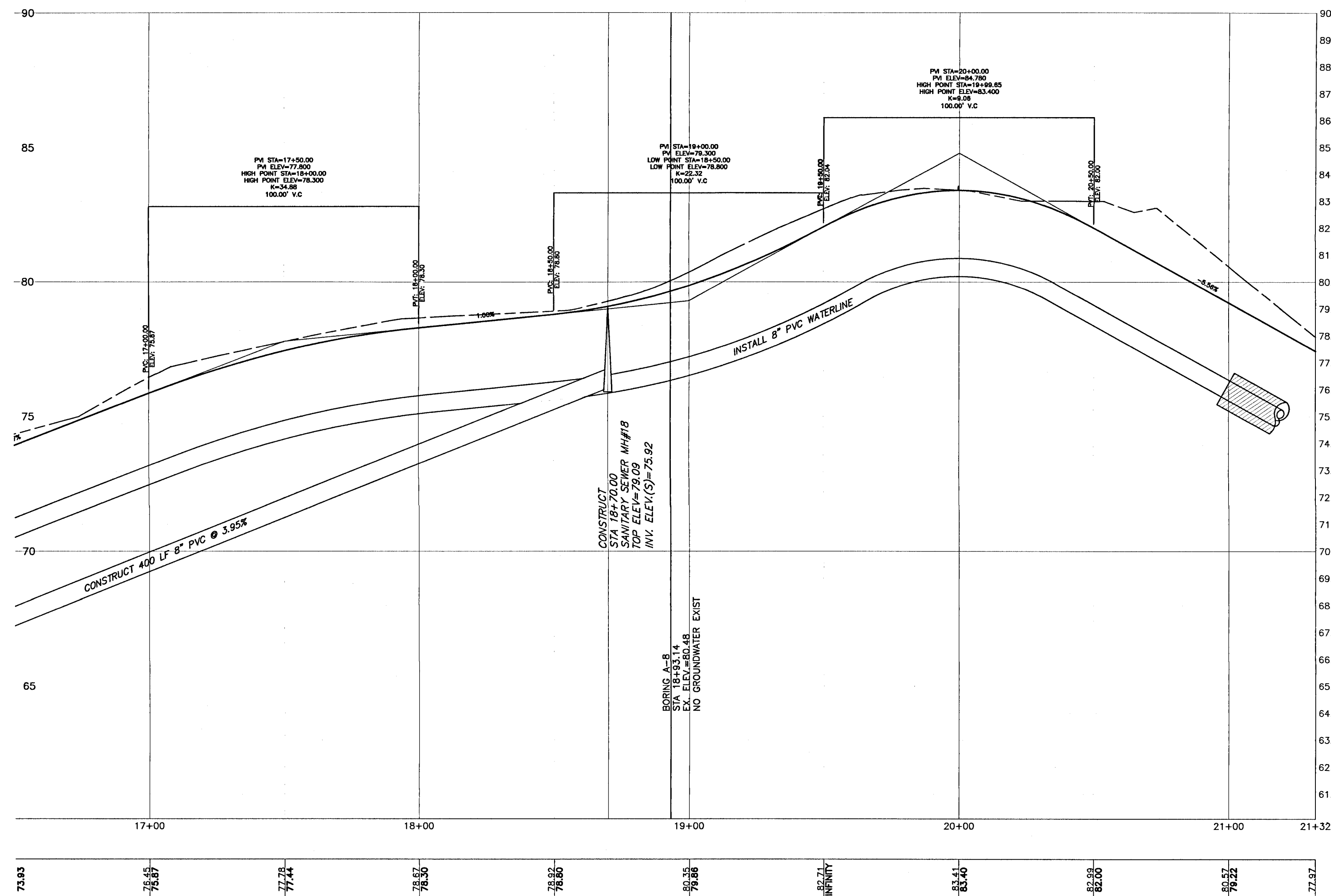
NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDED/MULCHED/FERTILIZED.

NOTE: ALL PROPOSED HOPE STORMWATER PIPE SHALL BE INSTALLED BEHIND THE BACK OF CURB. ALL STORMWATER PIPING CONSTRUCTED UNDER ROADWAYS OR CURBS SHALL BE RCP.

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NOTE: ALL PROPOSED WATER SERVICES TO PLACED ON PROPERTY CORNER OPPOSITE POWER TRANSFORMER

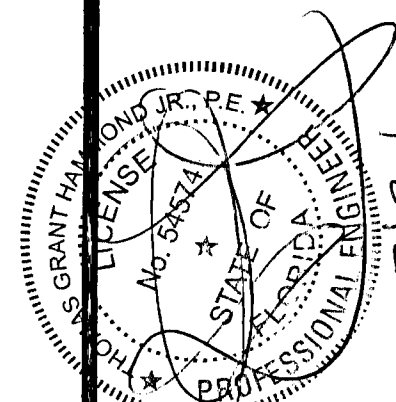
NOTE: PROPOSED WATERLINE TO BE INSTALLED TO MAINTAIN 30" MINIMUM AND 36" MAXIMUM COVER UNLESS OTHERWISE DENOTED TO AVOID CONFLICT WITH OTHER UTILITIES.



NO.	DATE	REVISIONS
1.	12/10/20	ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
2.	02/02/21	AS PER ESCAMBIA COUNTY DRC REVIEW
3.	02/23/21	AS PER ECUA REVIEW COMMENTS

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HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDESIGN.COM



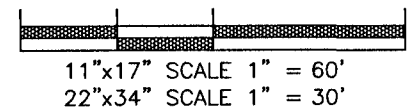
CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK-PHASE II ROADWAY PLAN & PROFILE	ESCAMBIA COUNTY FLORIDA
---	-------------------------

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

PROJECT NO: 16-028

SHEET: C10

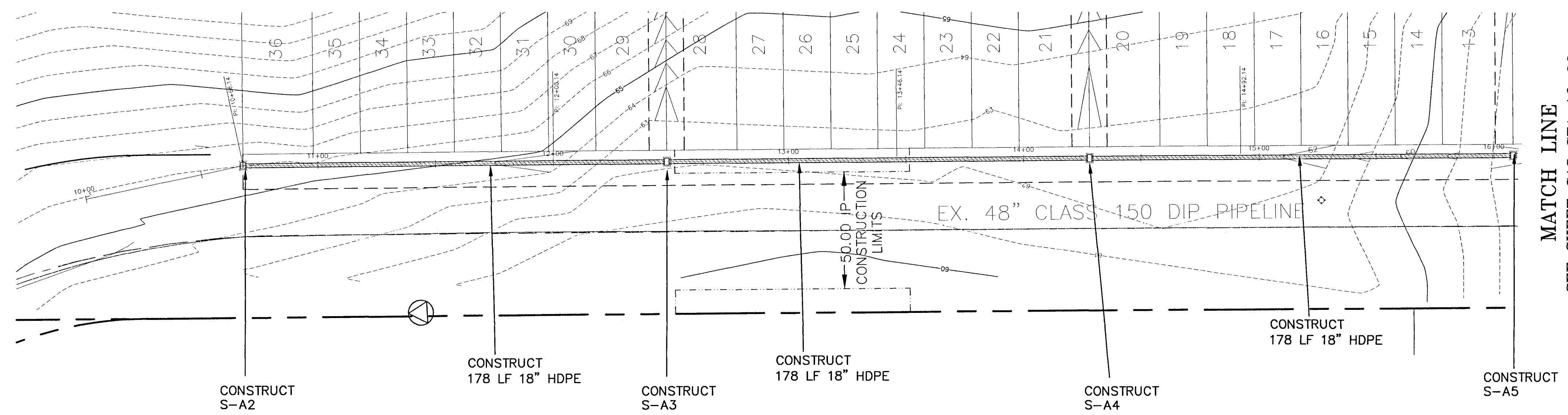
HORIZONTAL SCALE



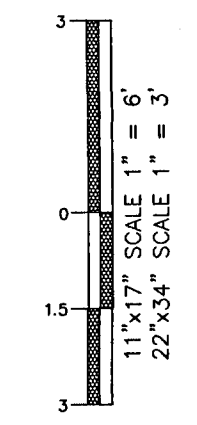
LEGEND:

- SS DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES PROPOSED SANITARY SEWER MANHOLE
- ◆ DENOTES PROPOSED FIRE HYDRANT
- - - DENOTES PROPOSED WATERLINE
- SS - - - DENOTES PROPOSED SANITARY SEWER LINE
- FL - - - DENOTES PROPOSED FIRELINE

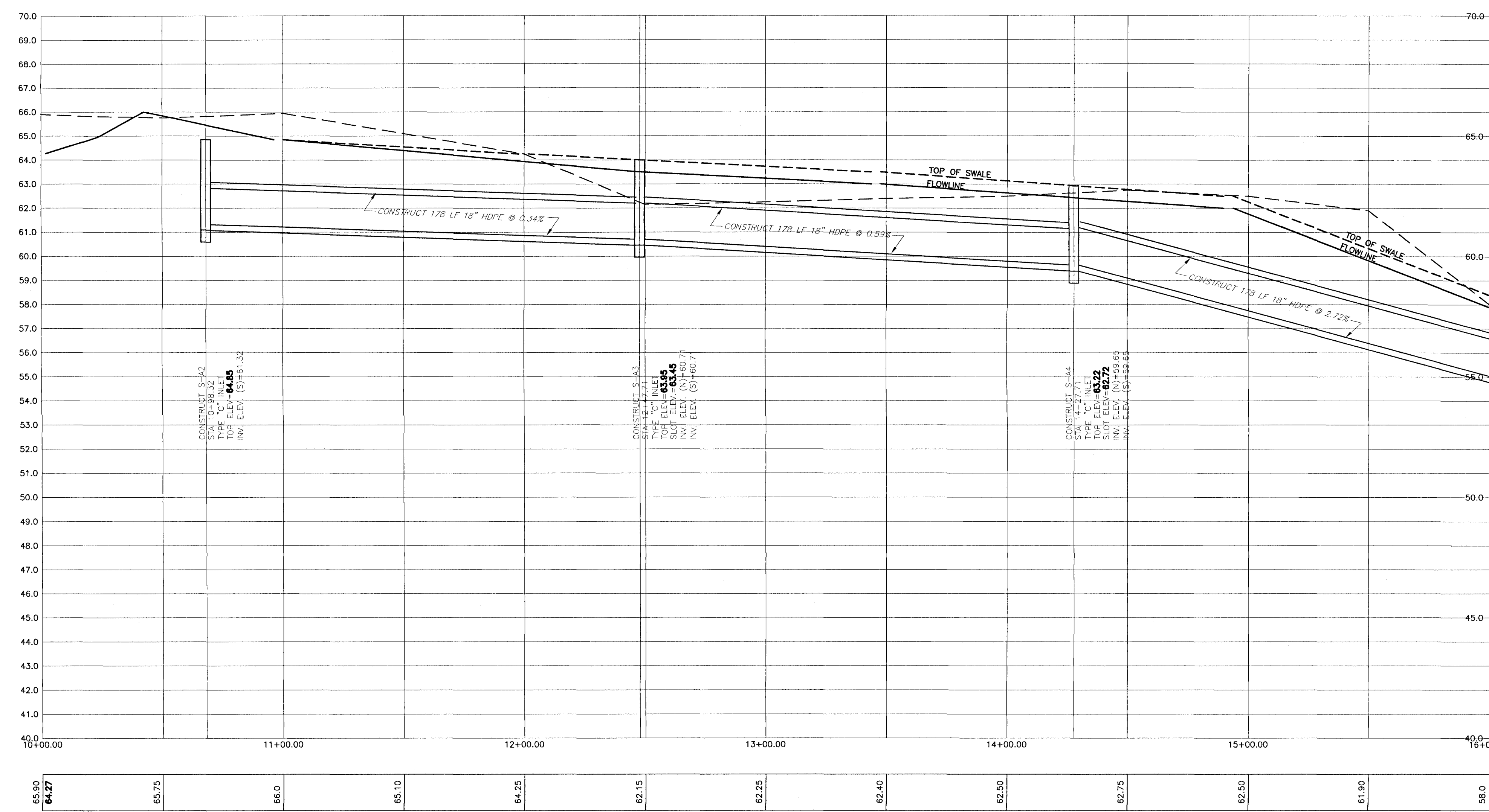
NOTE: ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF ECUA'S ENGINEERING MANUAL.



VERTICAL SCALE



- NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEED/MULCHED/FERTILIZED.
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- NOTE: PROPOSED WATERLINE TO BE INSTALLED TO MAINTAIN 30" MINIMUM AND 36" MAXIMUM COVER UNLESS OTHERWISE DENOTED TO AVOID CONFLICT WITH OTHER UTILITIES.



REVISIONS

NO.	DATE	ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
1.	12/10/20	AS PER ESCAMBA COUNTY DRC REVIEW
2.	02/02/21	AS PER ECUA REVIEW COMMENTS
3.	02/23/21	AS PER ECUA REVIEW COMMENTS

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
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TOM@SELANDDDESIGN.COM

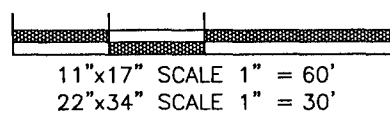
CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK PHASE II EASEMENT PLAN & PROFILE

ESCAMBA COUNTY FLORIDA

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

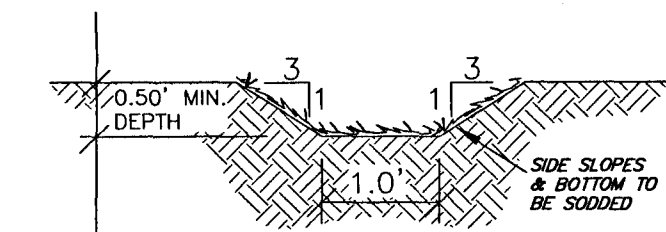
PROJECT NO: 16-028
SHEET: C11

HORIZONTAL SCALE



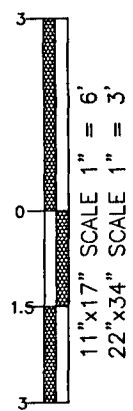
LEGEND:

- SS DENOTES EXISTING SANITARY SEWER MANHOLE
- O DENOTES PROPOSED SANITARY SEWER MANHOLE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES PROPOSED WATERLINE
- SS --- DENOTES PROPOSED SANITARY SEWER LINE
- FL --- DENOTES PROPOSED FIRELINE



CONVEYANCE SWALE X-SECTION
NTS

VERTICAL SCALE



NOTE: A MINIMUM OF TWO STRIPS OF SOD (MINIMUM 2' WIDE) ARE REQUIRED BEHIND THE BACK OF CURB WITH ALL OTHER DISTURBED AREAS SEEDDED/MULCHED/FERTILIZED.

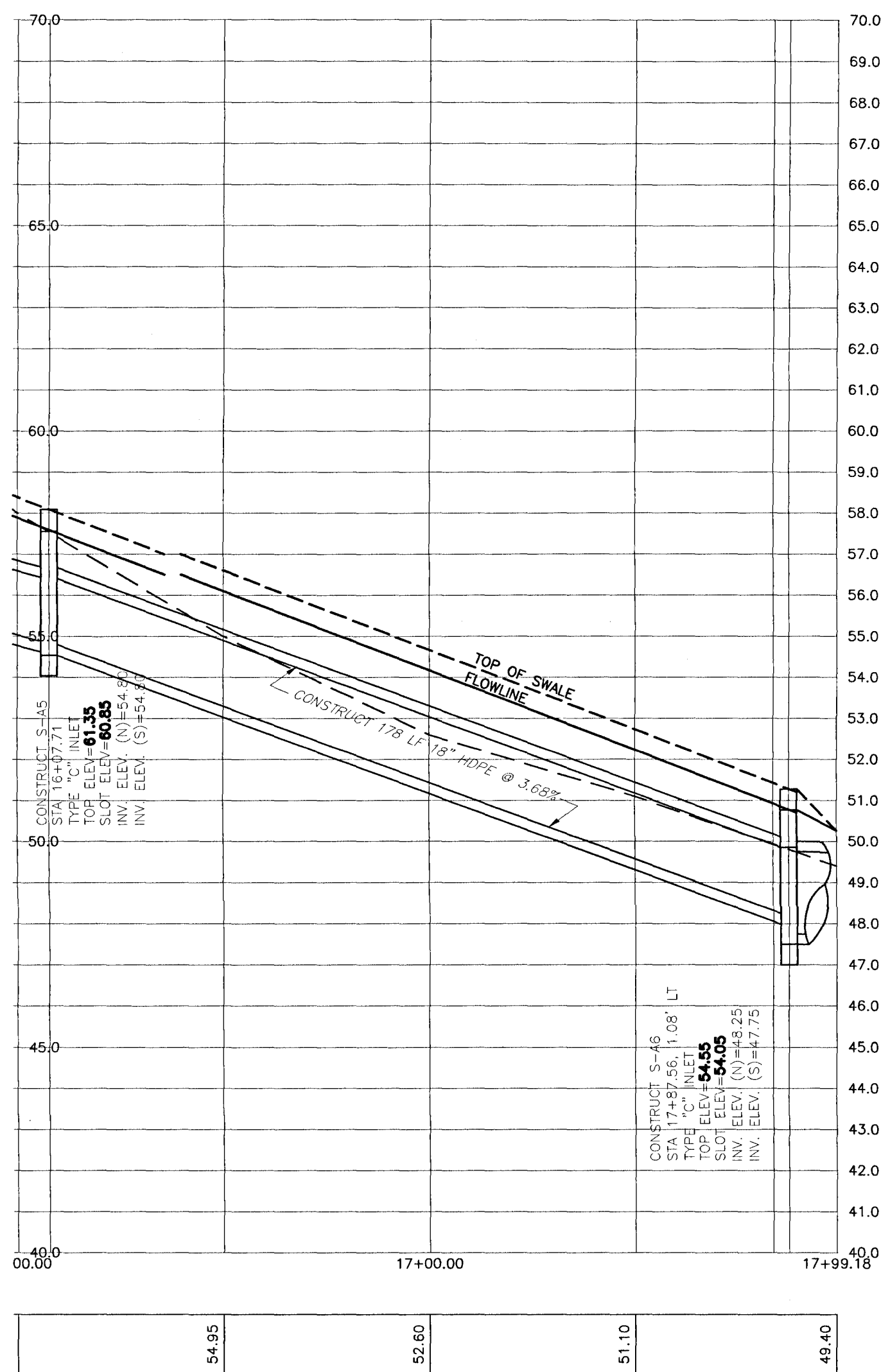
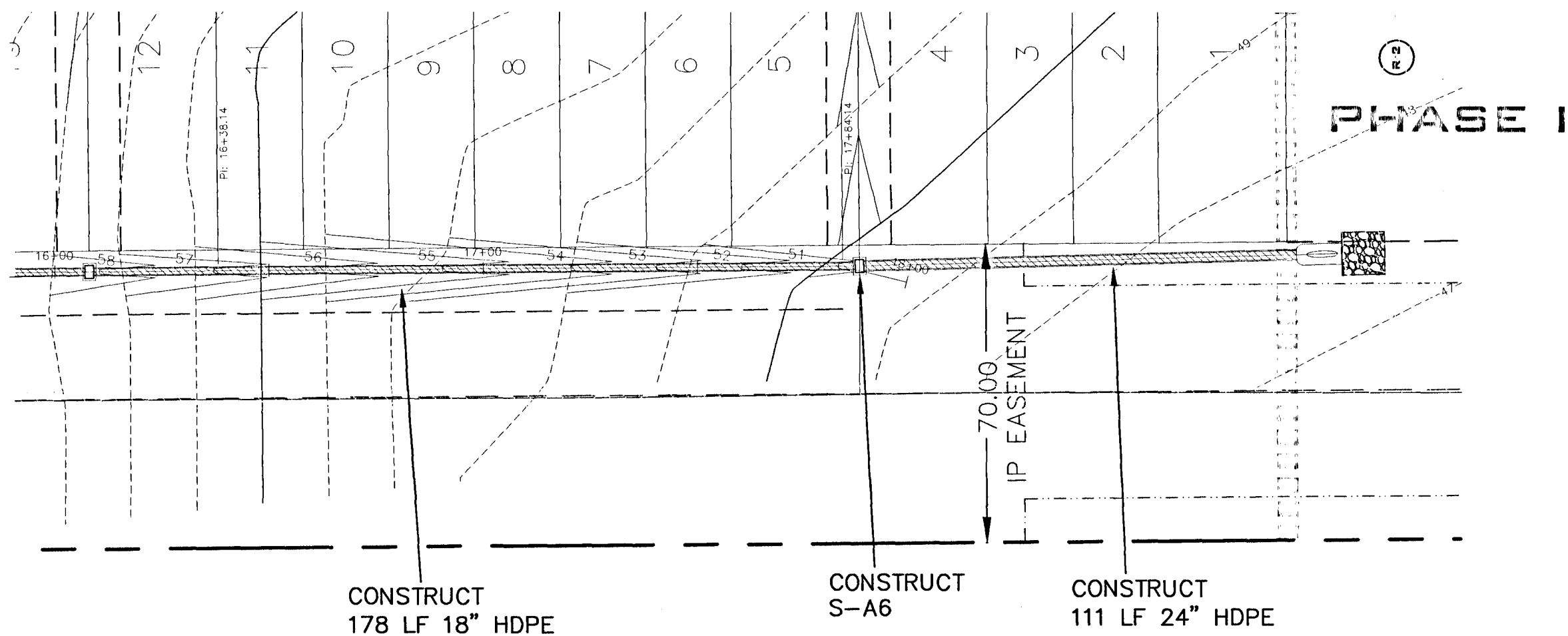
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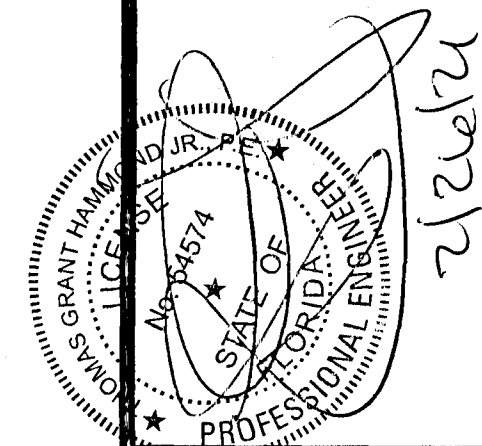
MATCH LINE
SEE SHEET C11 STA 16+00



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3.	02/23/21	AS PER ECUA REVIEW COMMENTS

HAMMOND ENGINEERING, INC.
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TOM@SELANDESIGN.COM



CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK PHASE II
EASEMENT PLAN &
PROFILE
ESCAMBIA COUNTY FLORIDA

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

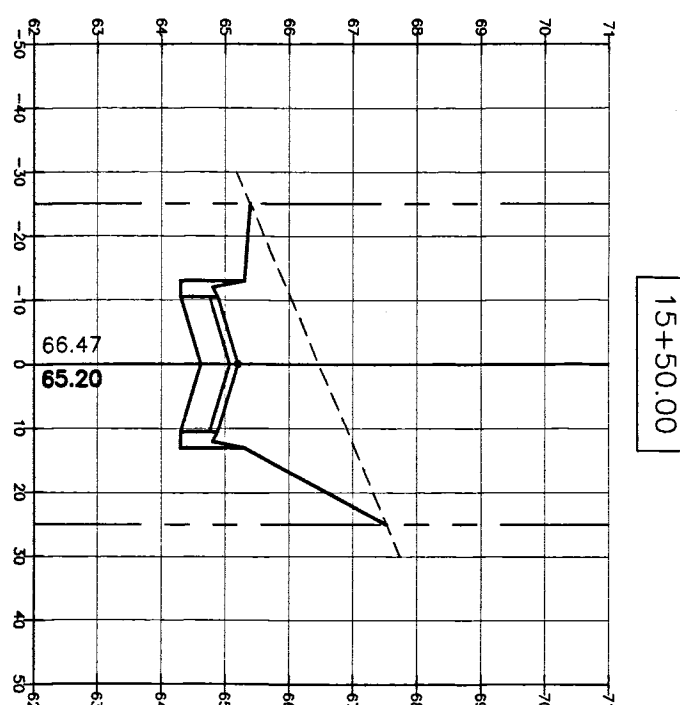
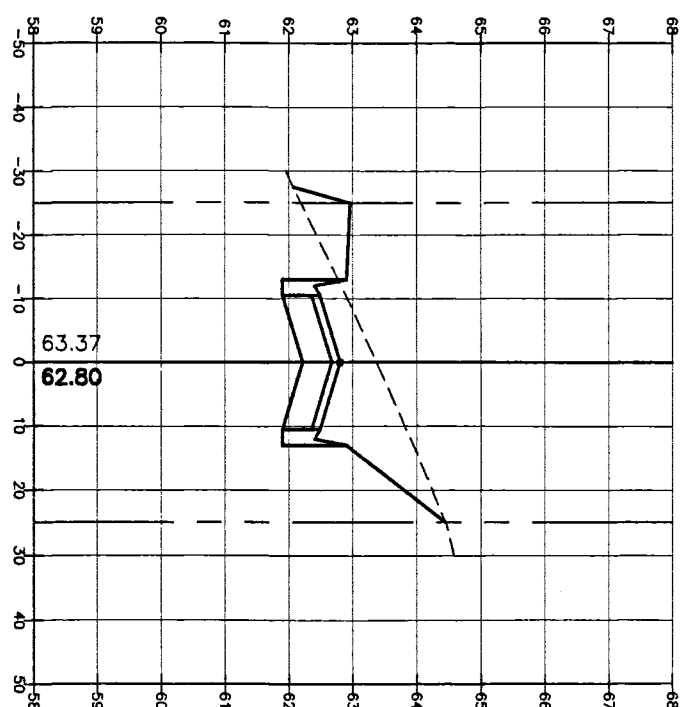
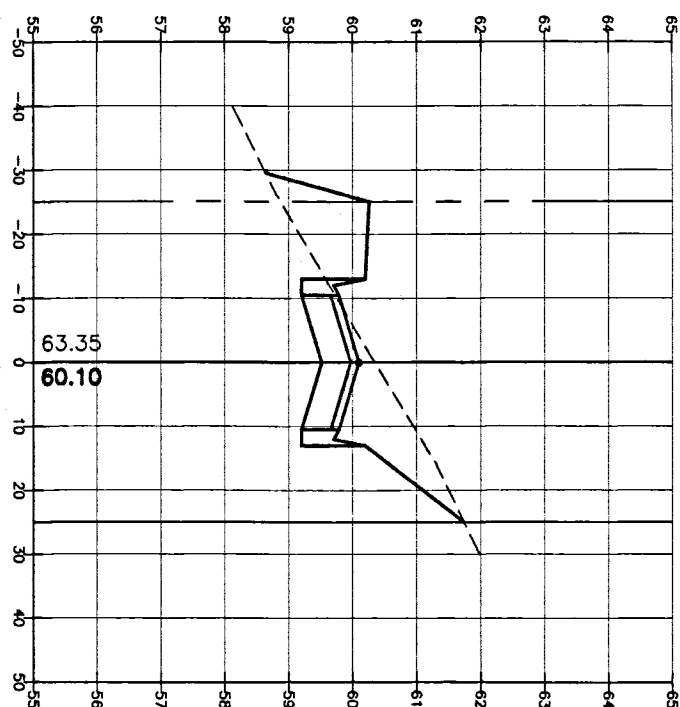
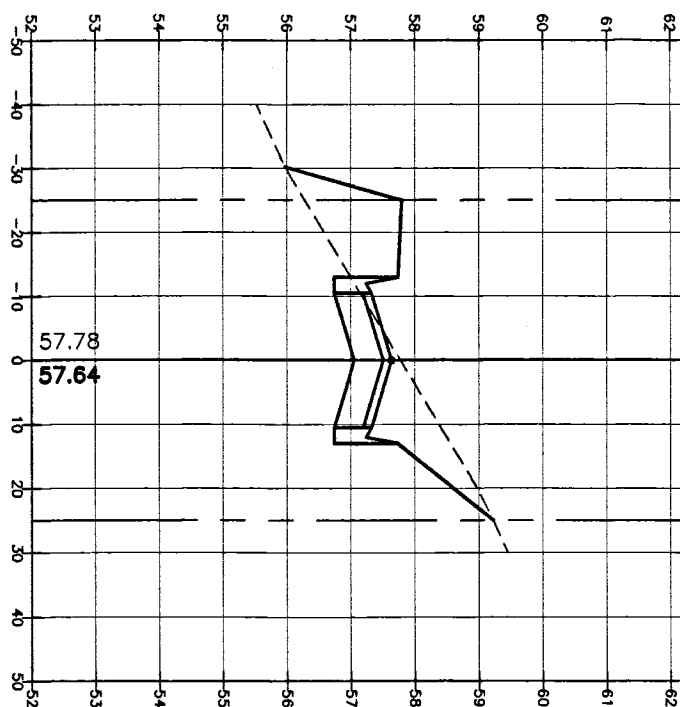
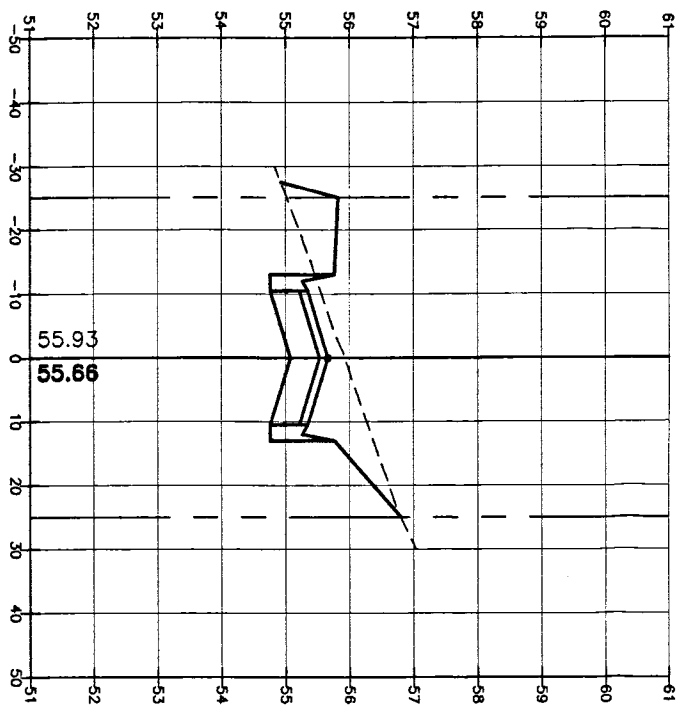
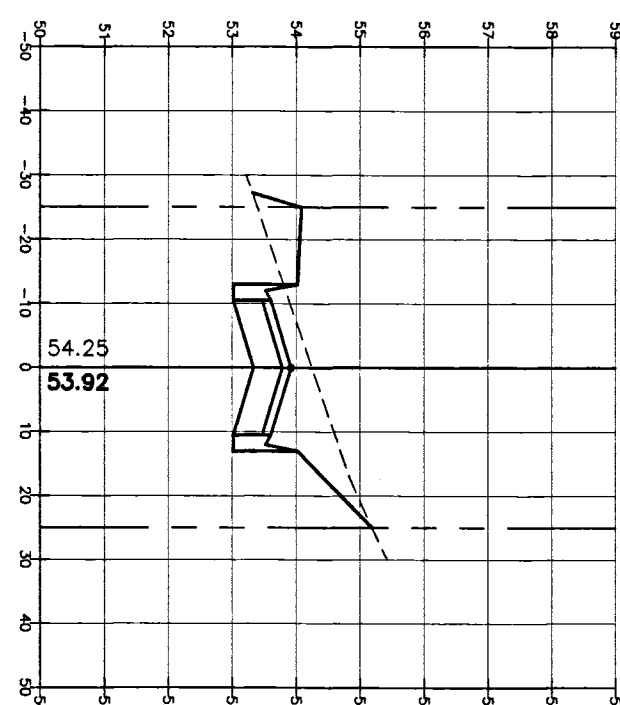
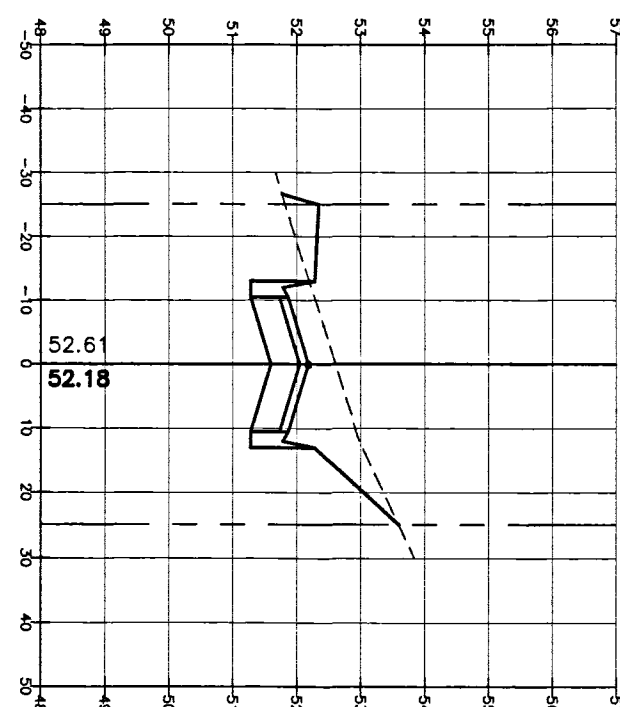
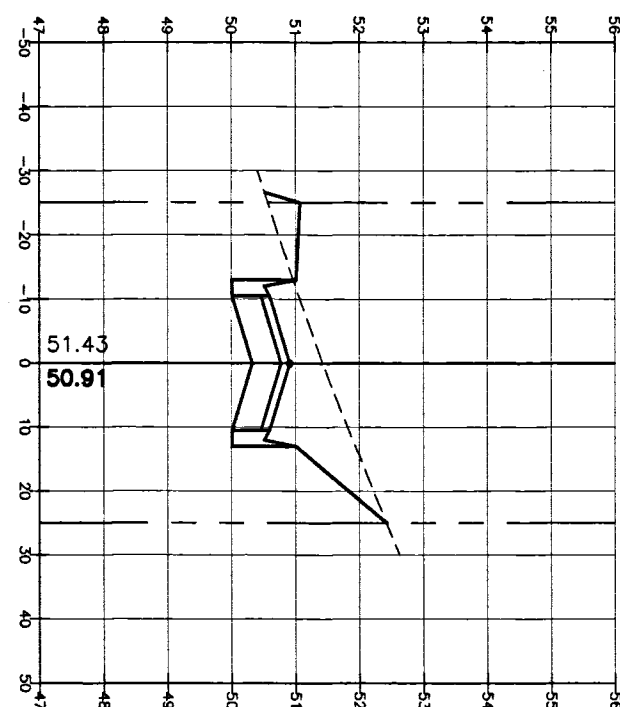
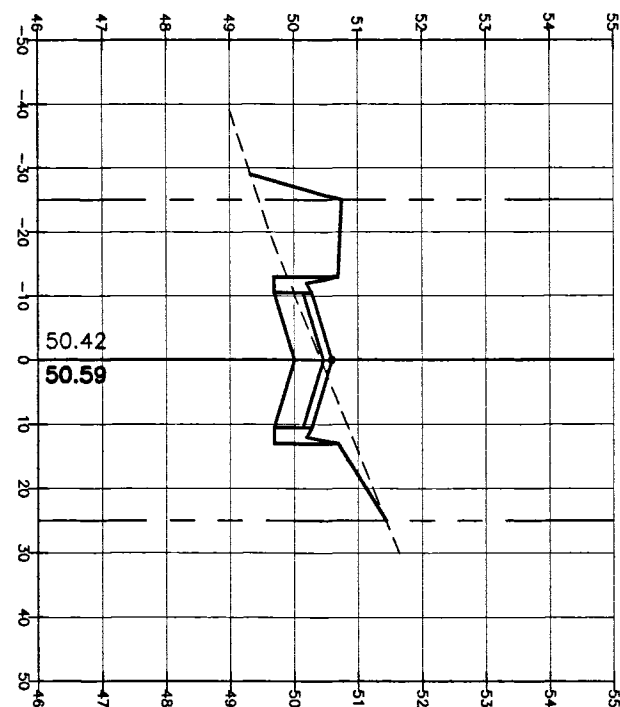
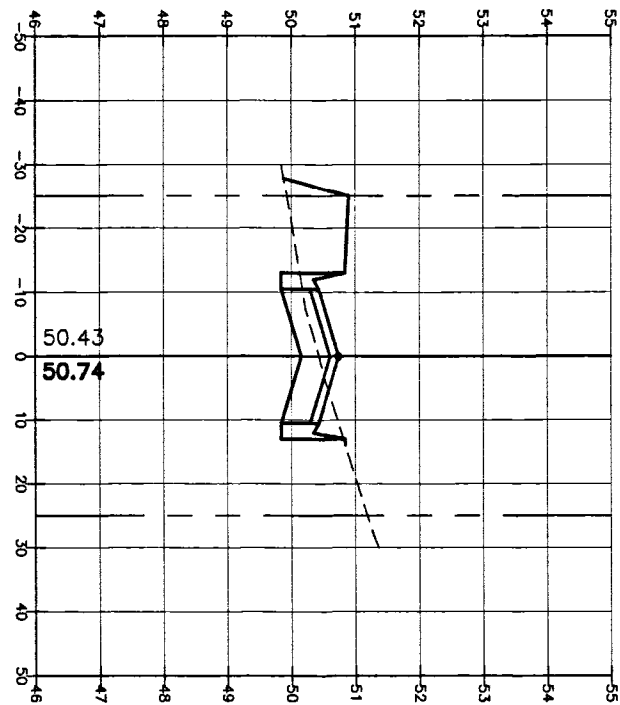
PROJECT NO: 16-028
SHEET: C12

HORIZONTAL SCALE 1" = 80'
11"x17" SCALE 1" = 60'
22"x34" SCALE 1" = 30'

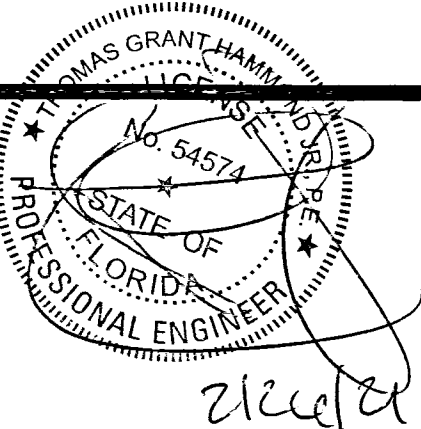
NATURE CREEK CIRCLE

(50' PRIVATE R/W)

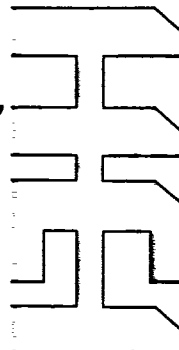
EXISTING GRADE
PROPOSED GRADE



VERTICAL SCALE
11"x17" SCALE 1" = 6'
22"x34" SCALE 1" = 3'



HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
FAX 850-434-2650
TOM@SELANDDESIGN.COM



NO.		DATE	REVISIONS
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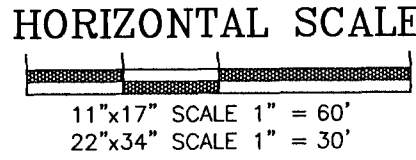
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CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK-PHASE II
ROADWAY CROSS SECTIONS
ESCAMBIA COUNTY FLORIDA

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

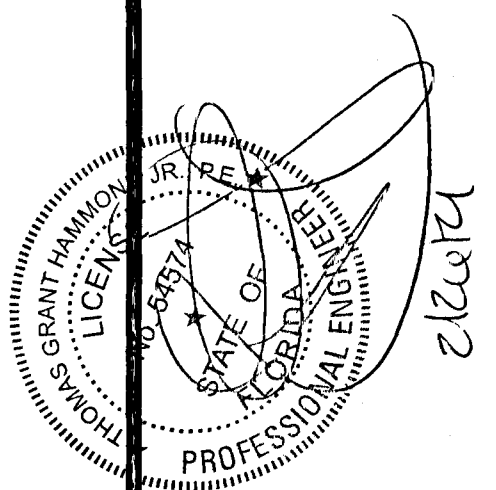
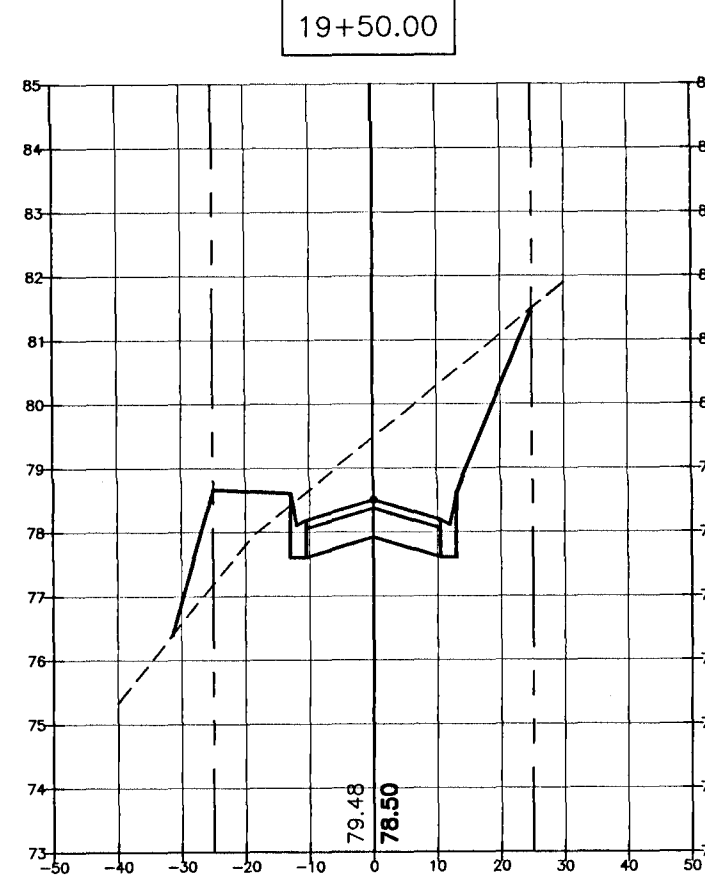
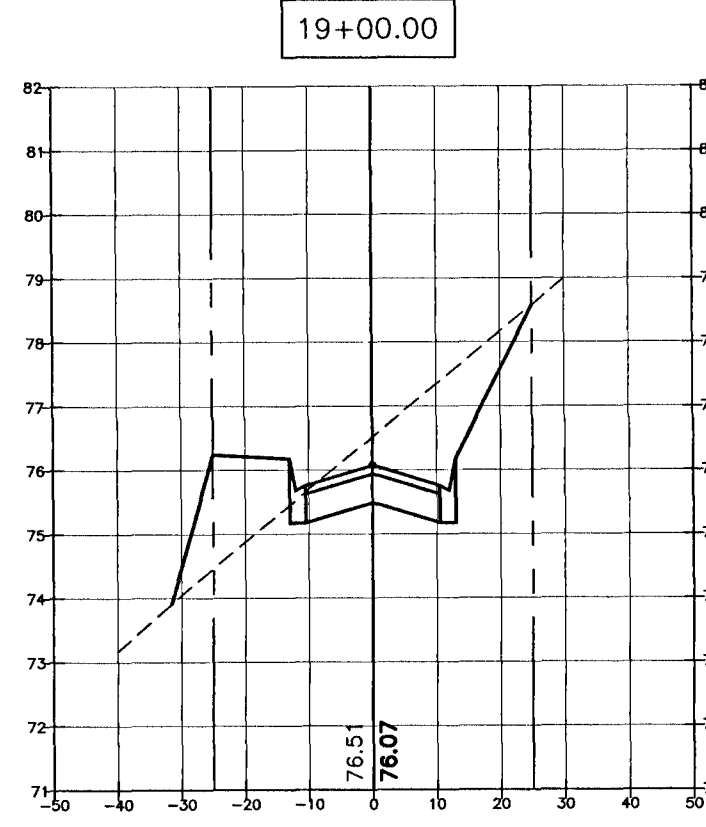
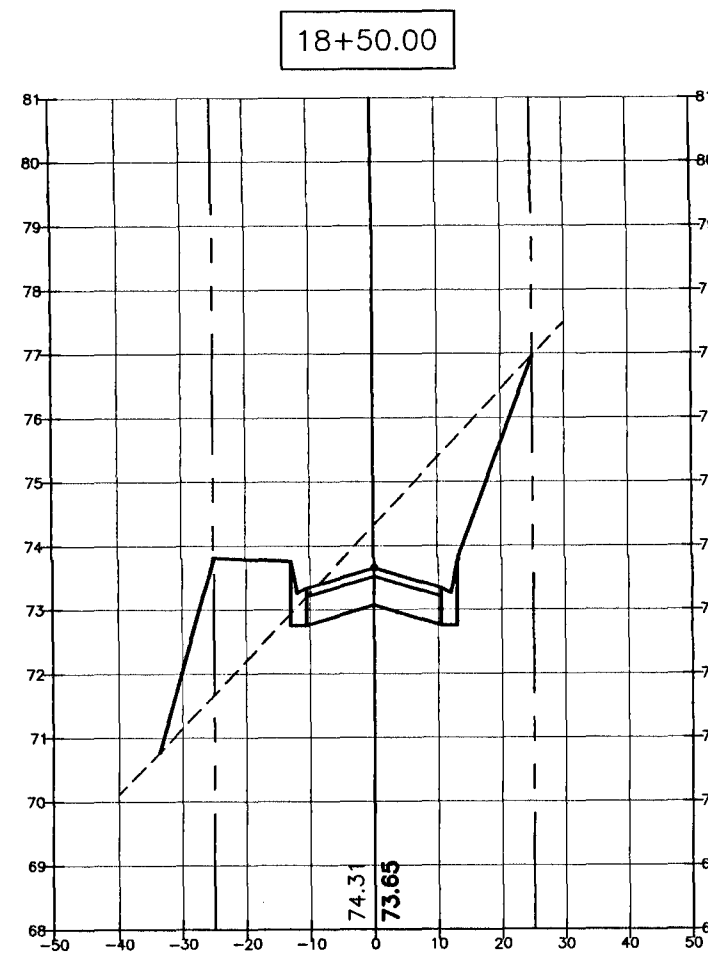
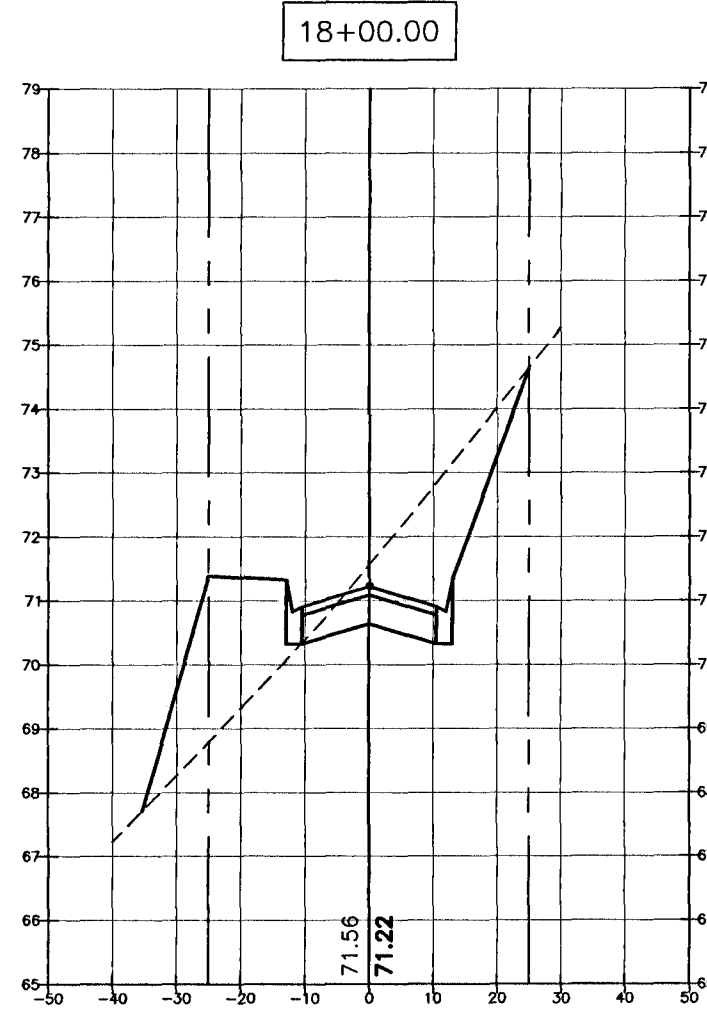
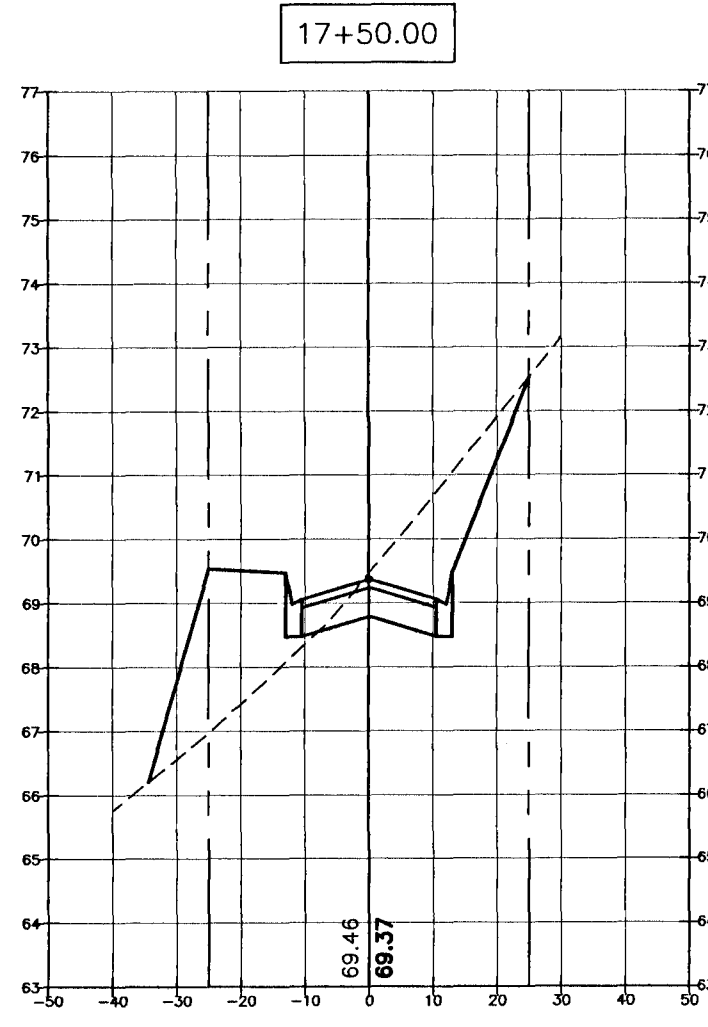
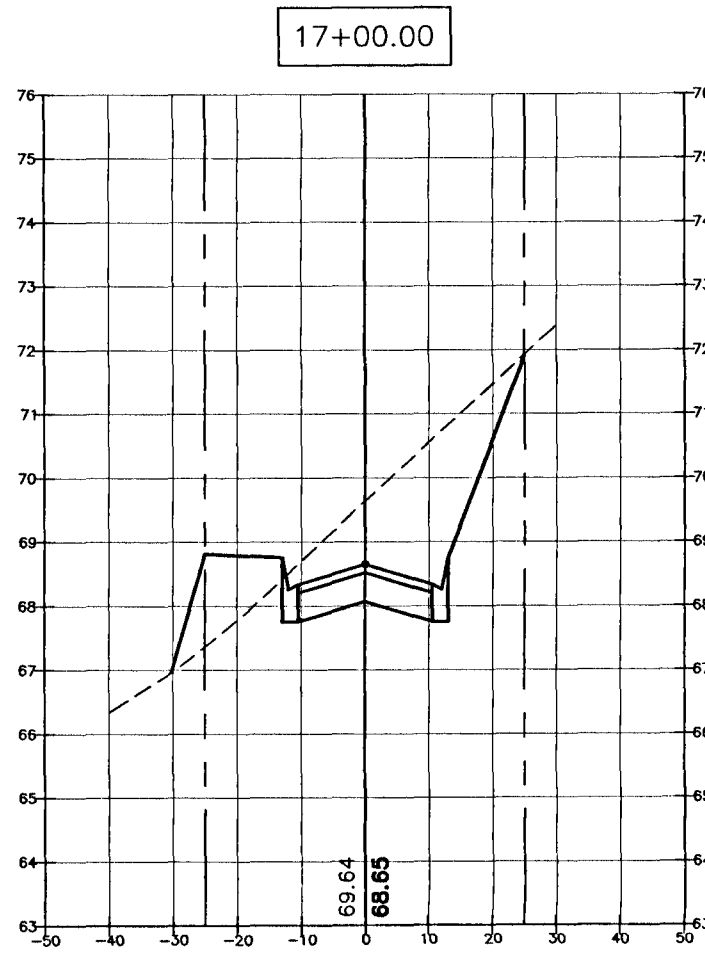
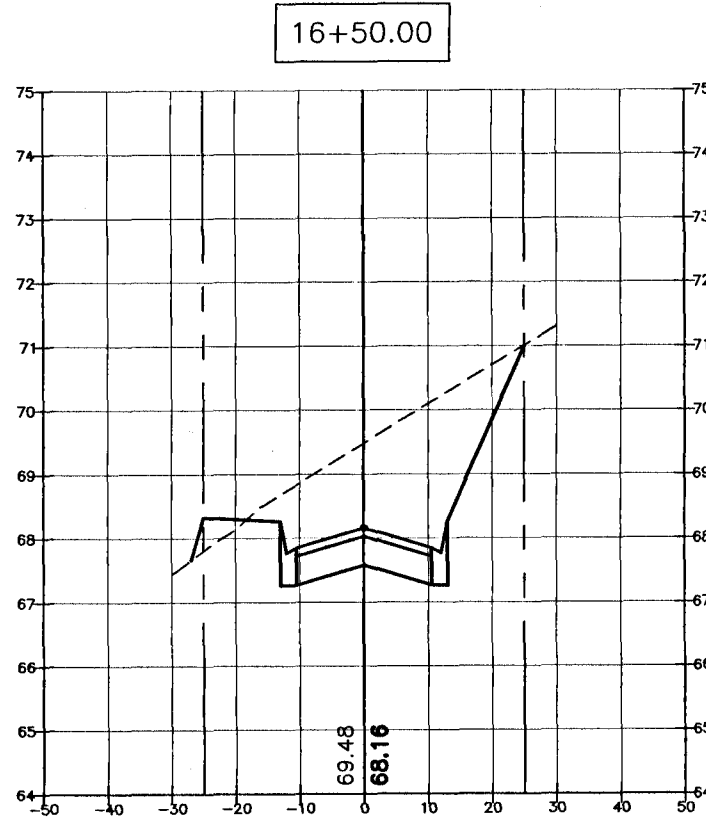
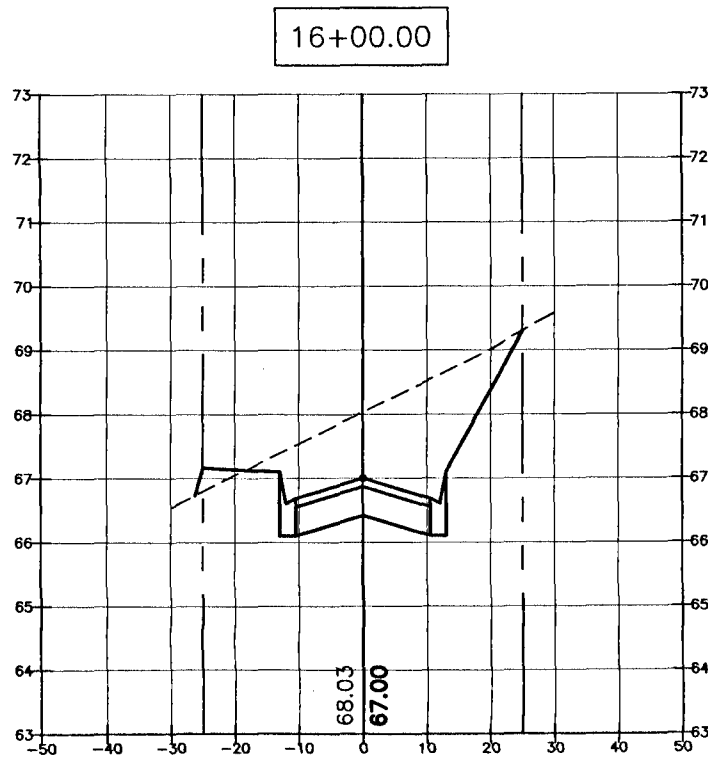
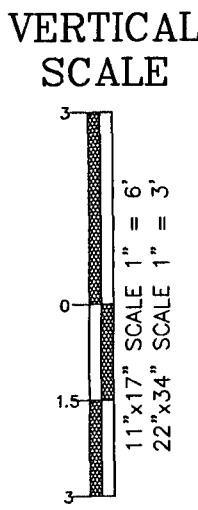
PROJECT NO: 16-028

SHEET: 013



NATURE CREEK CIRCLE
(50' PRIVATE R/W)

EXISTING GRADE
PROPOSED GRADE



CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
ROADWAY CROSS
SECTIONS
FLORIDA
ESCAMBIA COUNTY

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

PROJECT NO: 16-028
SHEET: C14

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
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TOM@SELANDESIGN.COM

NO.	DATE	REVISIONS
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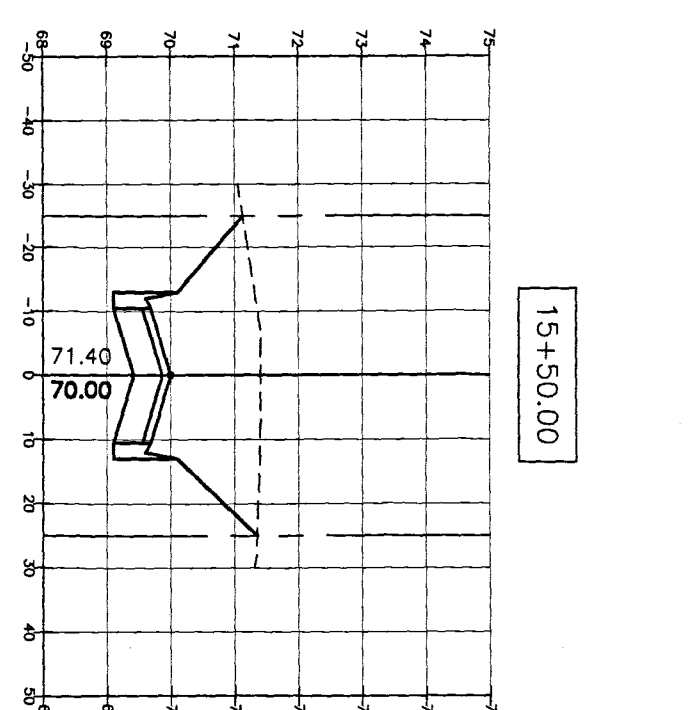
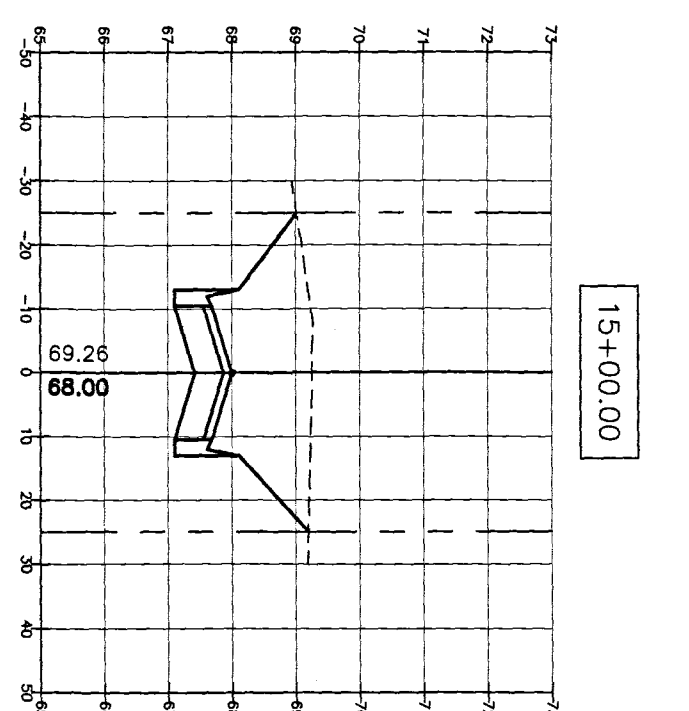
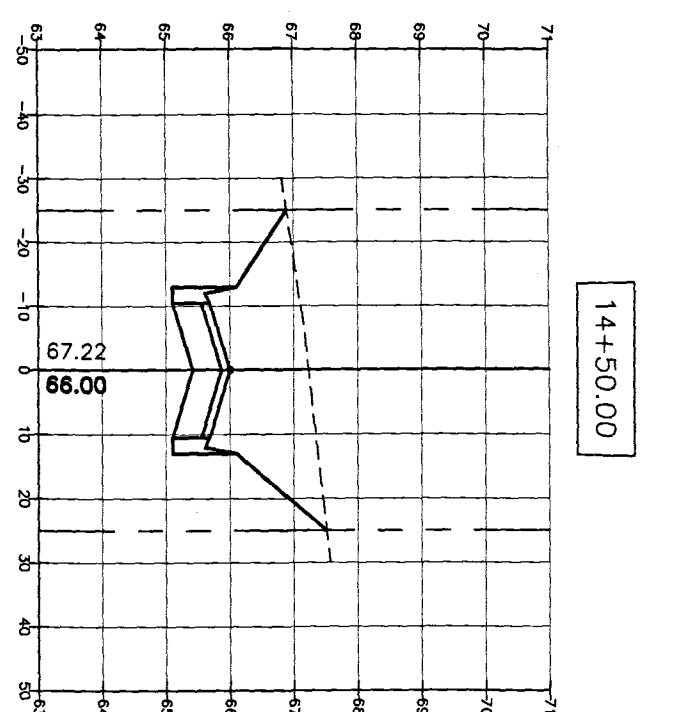
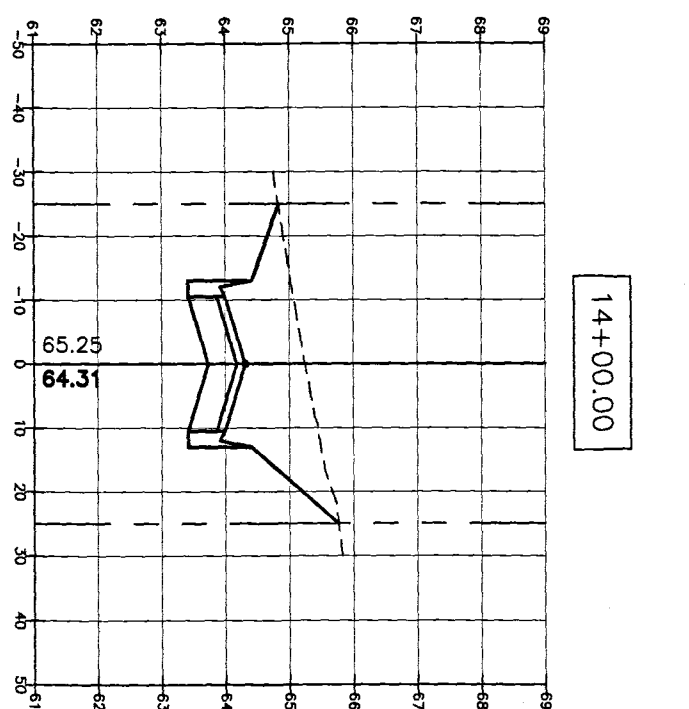
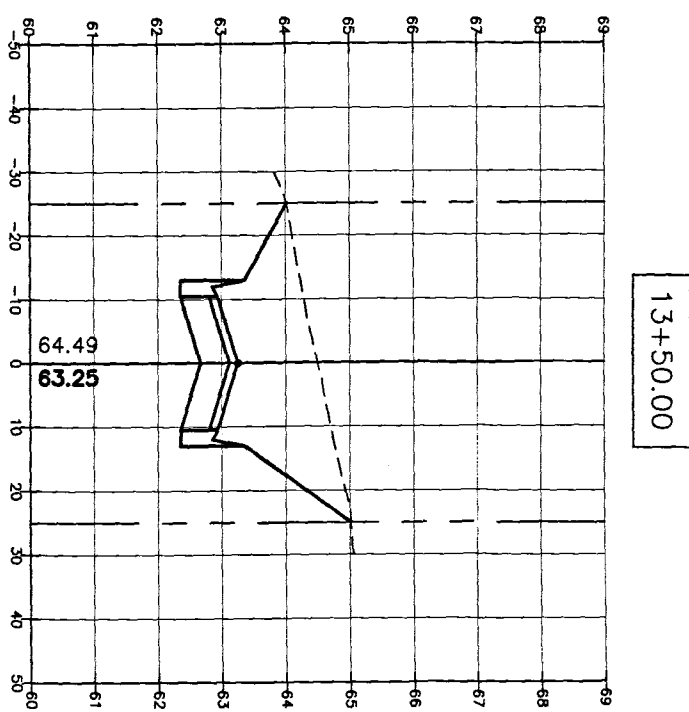
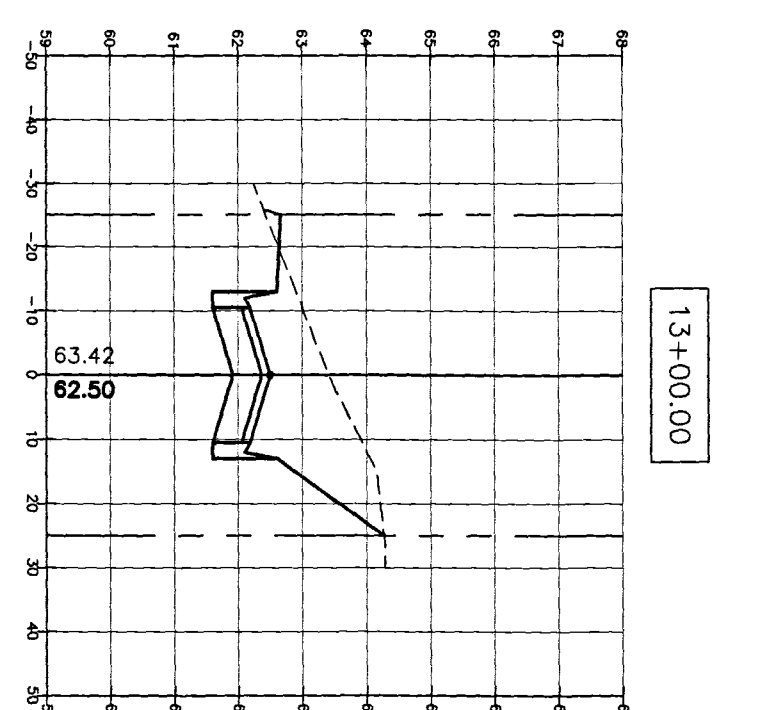
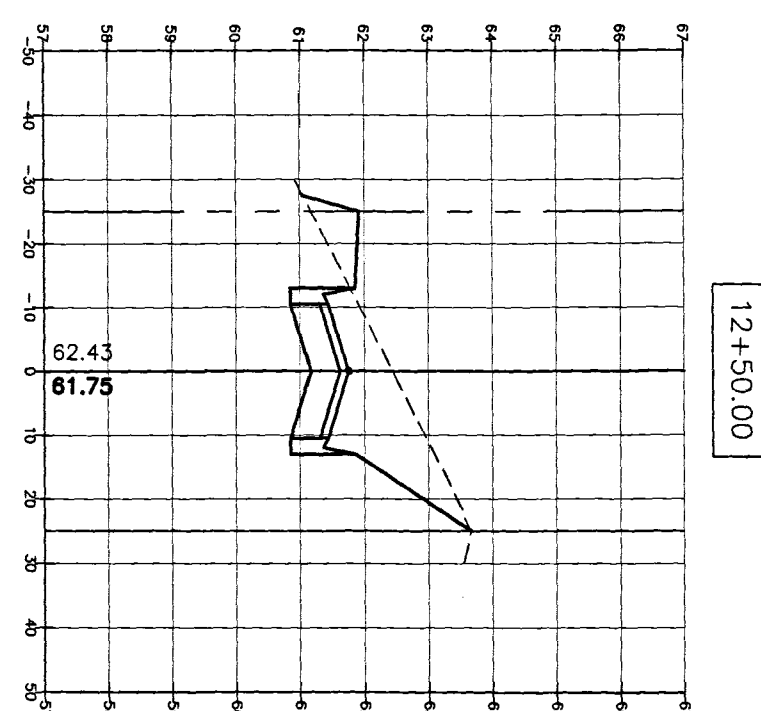
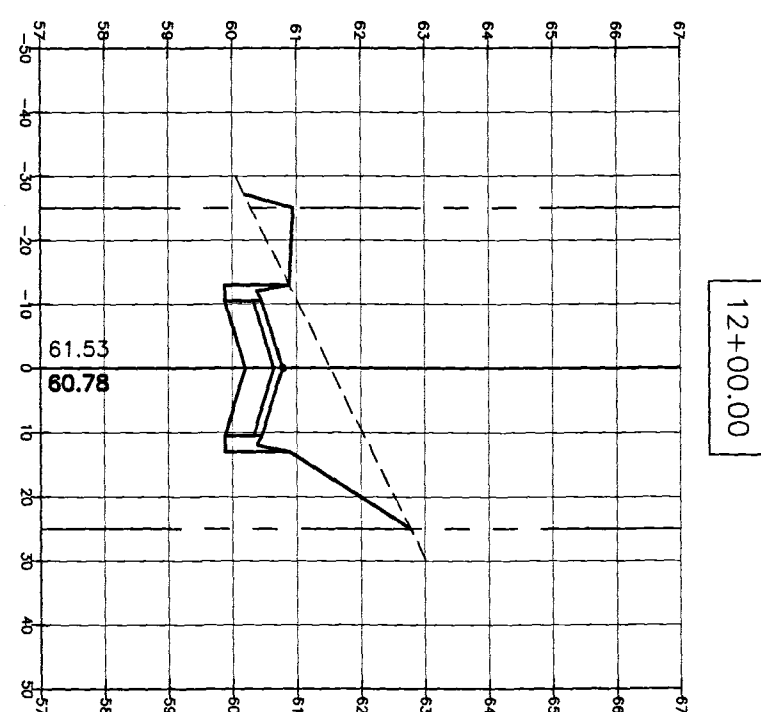
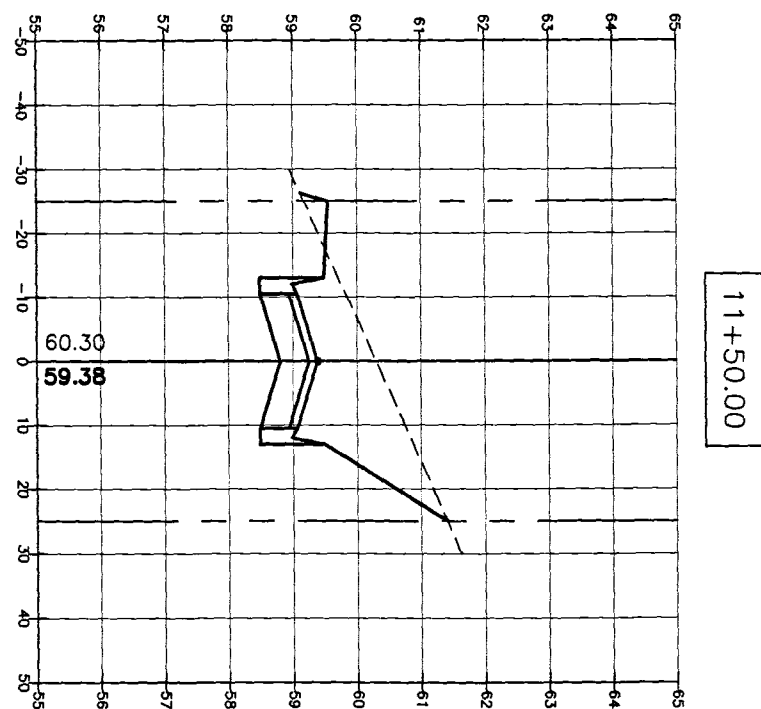
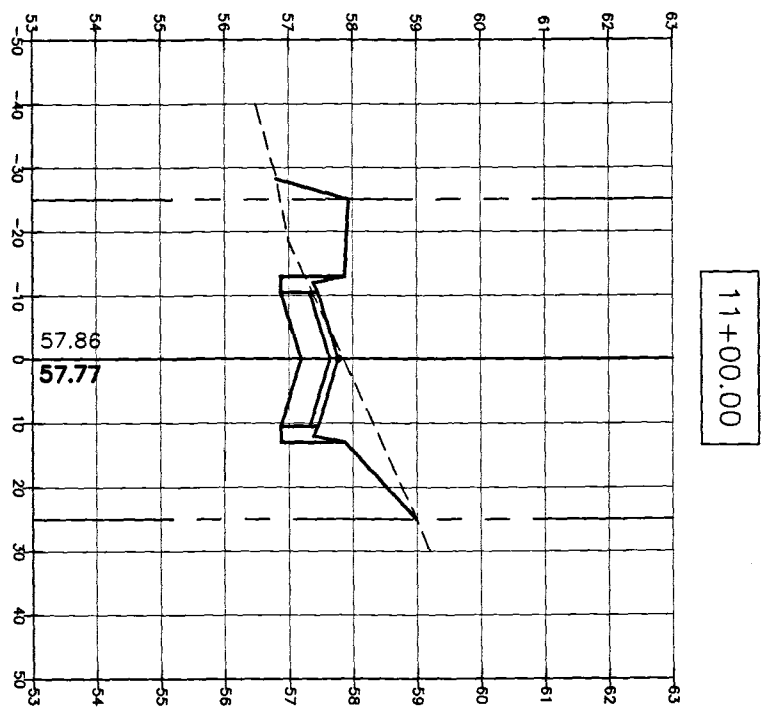
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HORIZONTAL SCALE 1" = 60'
11'x17" SCALE 1" = 60'
22'x34" SCALE 1" = 30'

NATURE CREEK CIRCLE

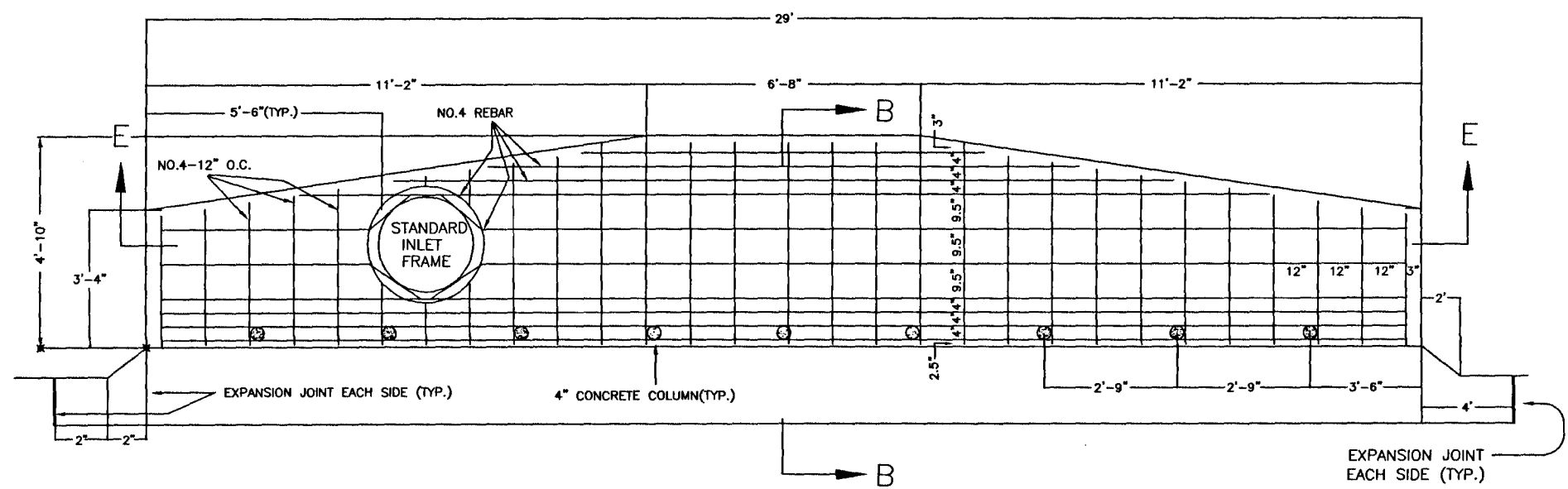
(50' PRIVATE R/W)

EXISTING GRADE
PROPOSED GRADE

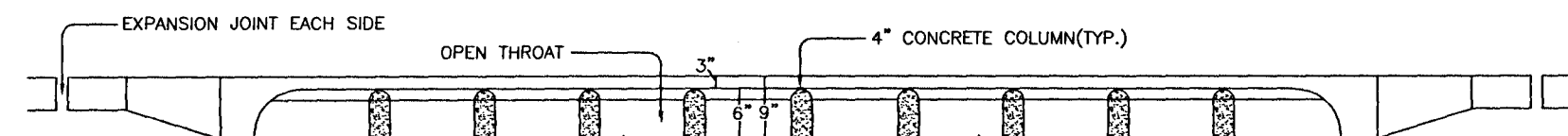


VERTICAL SCALE
11'x17" SCALE 1" = 6'
22'x34" SCALE 1" = 3'

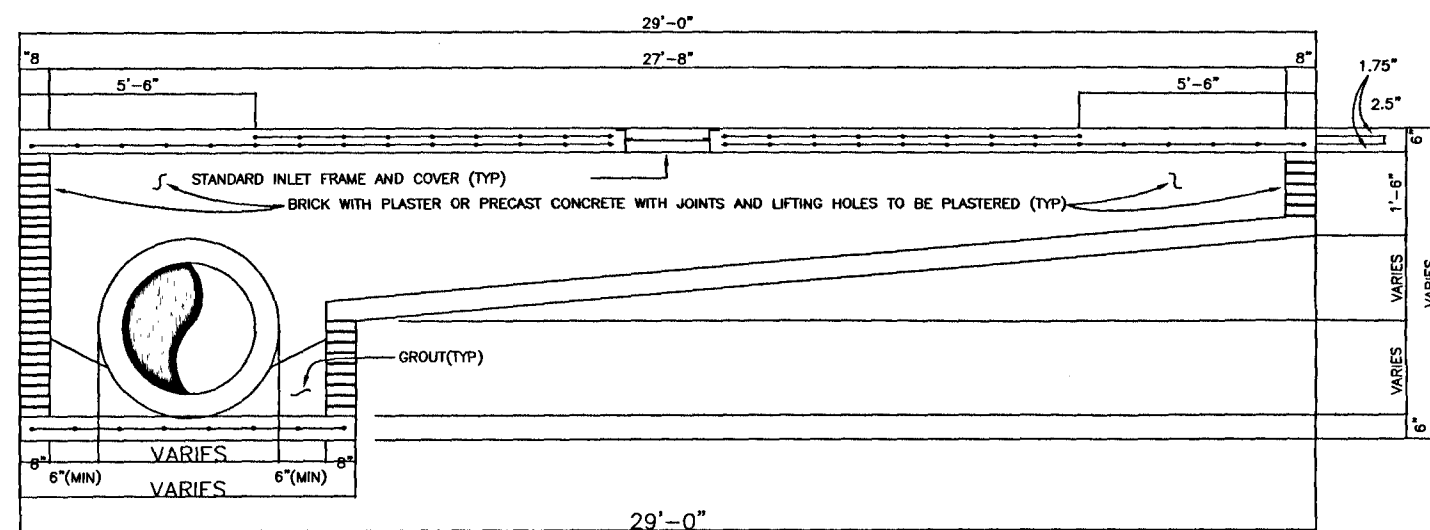
PROJECT NO: 16028 SHEET: 11E	DRAWN BY: TGH/ARS	CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK-PHASE II ROADWAY CROSS SECTIONS ESCAMBIA COUNTY FLORIDA	 2/27/21	HAMMOND ENGINEERING, INC. FLORIDA AUTHORIZATION NO. 9130 ALABAMA AUTHORIZATION NO. 3277 3802 NORTH "S" STREET PENSACOLA, FLORIDA 32505 850 434-2603 FAX 850-434-2650 TOM@SELANDDESIGN.COM		NO.	DATE	REVISIONS
	CHECKED BY: TGH					1.	12/10/20	ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
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TYPE DOUBLE 'A' DROP INLET DETAIL
N.T.S.



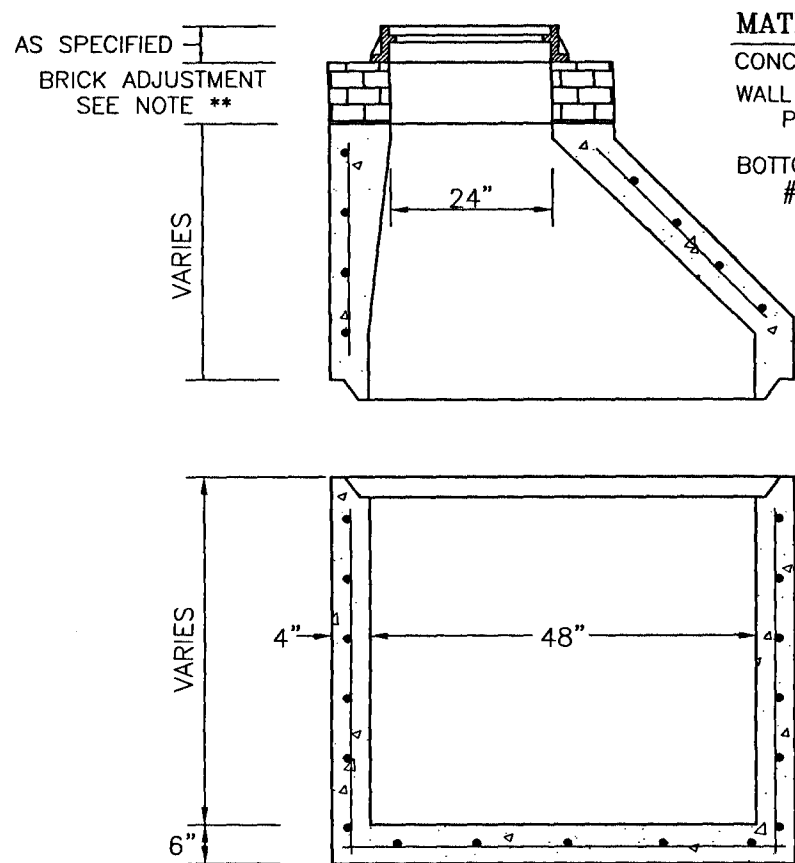
TYPE DOUBLE 'A' THROAT ELEVATION
N.T.S.



SECTION 'E-E'
N.T.S.

NOTE: ALL STORMWATER STRUCTURES DEEPER THAN 4' ARE TO HAVE STEPS 12" O.C. EXTENDING TO THE BOTTOM OF THE STRUCTURE.

MATERIALS
CONCRETE: 4000 PSI, TYPE II CEMENT.
WALL REINFORCING: PER ASTM C-478 STANDARD.
BOTTOM SLAB REINFORCING: #4 @ 12" O.C.E.W. *



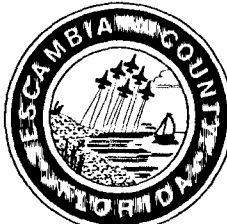
NOTE:
*GRADE 40, OR EQUIVALENT WELDED WIRE MESH.
**VARIABLE GRADE ADJUSTMENT BY GRADE RINGS OR BRICK AS REQUIRED.

48" STORM MANHOLE W/ ECCENTRIC CONE
N.T.S.

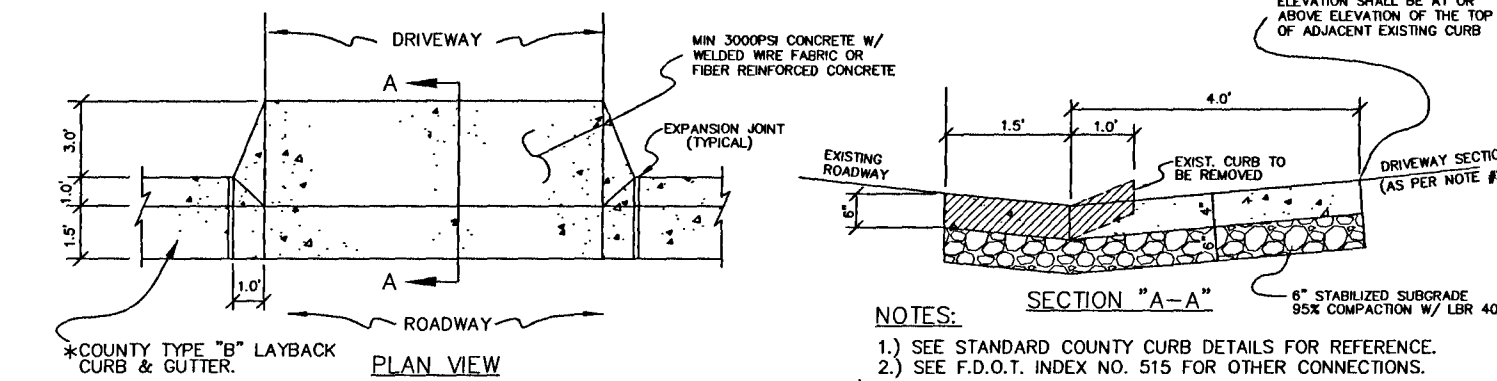
TYPICAL DRIVEWAY CONNECTION STANDARDS FOR EXISTING ROADWAY CONDITIONS

NOTES:

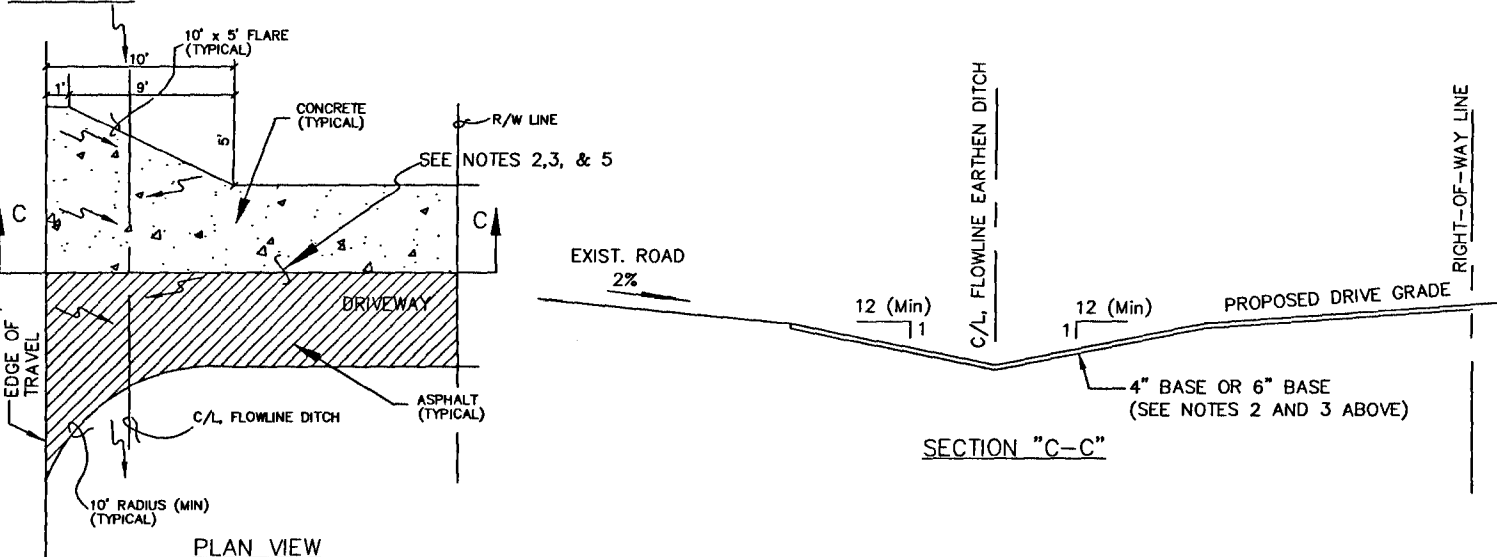
- ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1-1/2" ASPHALT WITH 6" STABILIZED SUBGRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUBGRADE ~ 95% COMPACTION (MODIFIED PROCTOR) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE.
- 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.
- IF NECESSARY, REFER TO F.D.O.T. INDEX DETAILS AS REFERENCED BELOW.
- RADIUS OR FLARE IS ACCEPTABLE FOR TYPE I OR TYPE III CONNECTIONS.
- DRIVEWAYS WITHIN PROPERTY BOUNDARY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
- TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.



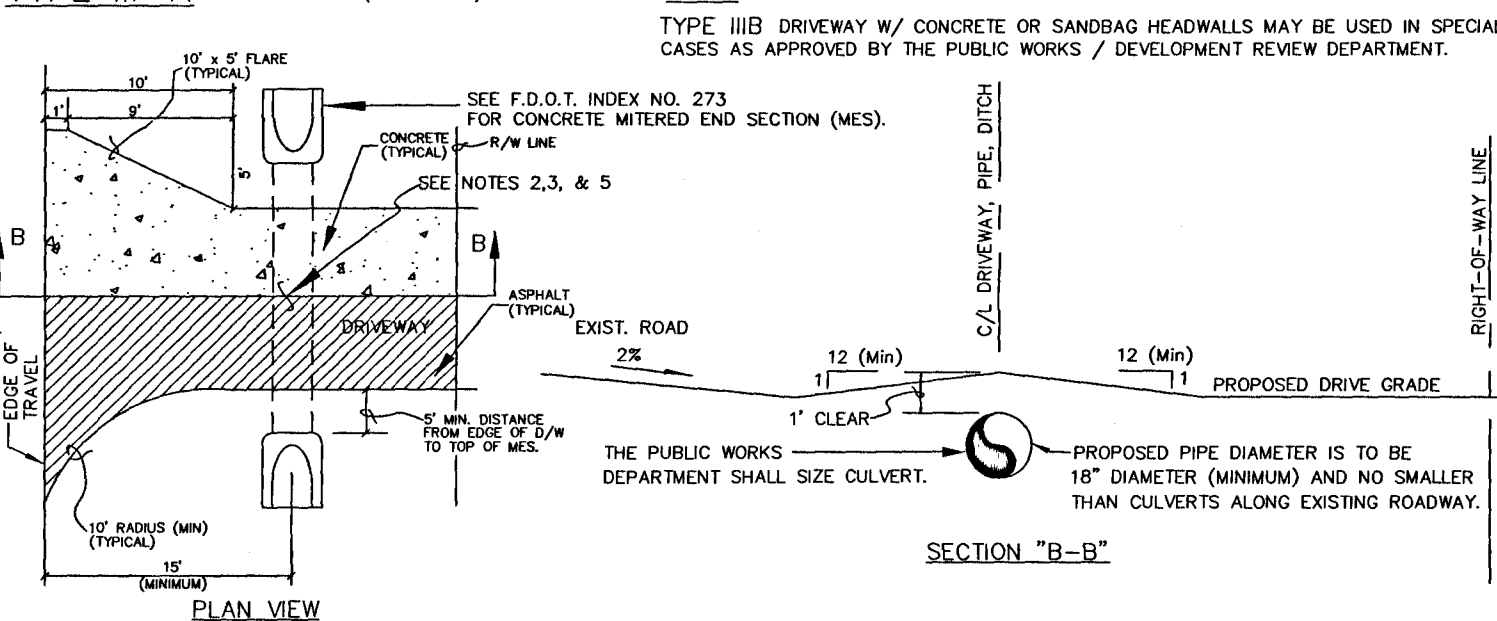
TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "B" LAYBACK CURBS.



TYPE II DIPPED DRIVEWAY WITHOUT CROSS PIPE (CULVERT)



TYPE III-A CROSS PIPE (CULVERT) DRIVEWAY

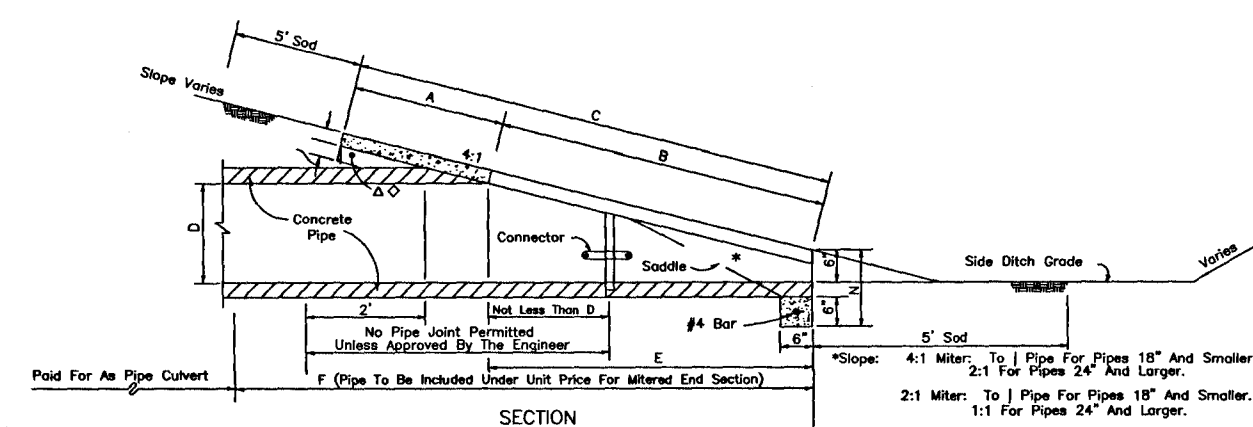


TYPE IV SPECIAL DRIVEWAY CONNECTION

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.).

TYPE IV-B SPECIAL INNOVATIVE CONNECTION AS DESIGNED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER (P.E.) AND AS APPROVED BY THE APPROPRIATE PUBLIC WORKS / DEVELOPMENT REVIEW STAFF. ATTACH PLAN FOR REVIEW.

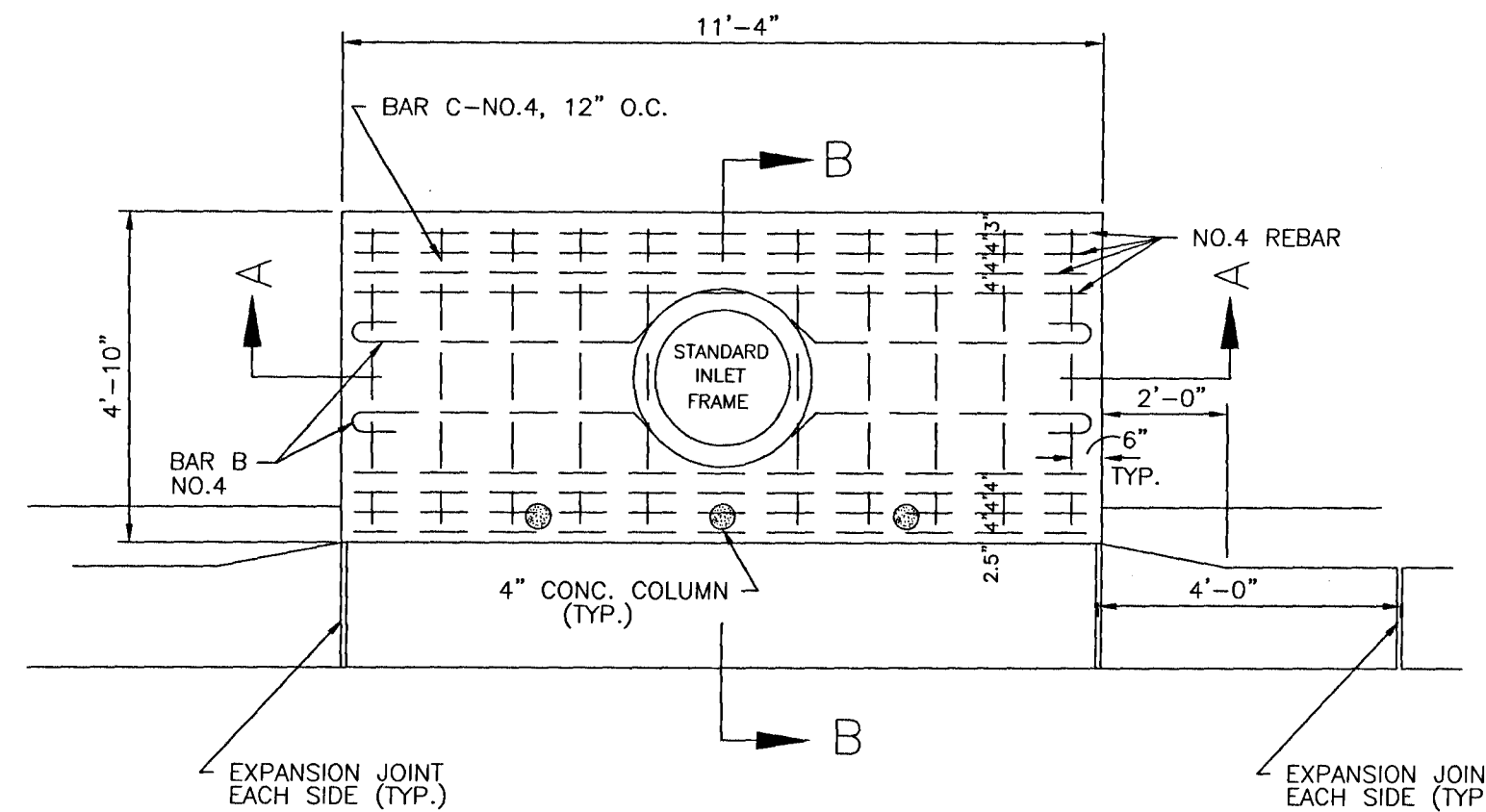
REVISED SEPT. 15, 2009



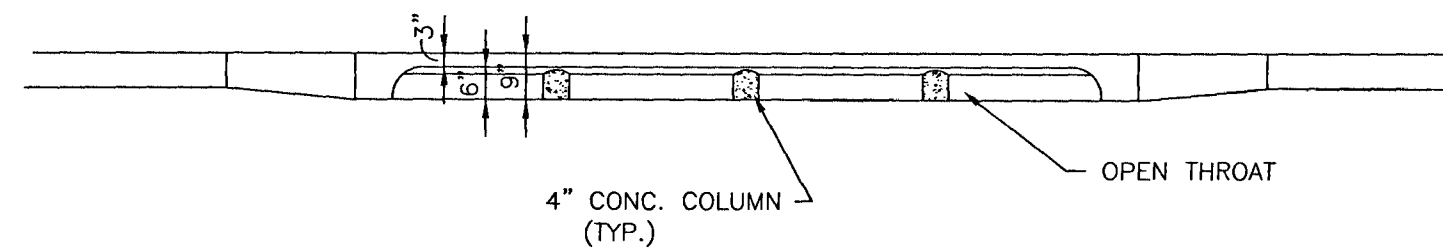
DIMENSIONS AND QUANTITIES													
D	X	A	B	C	E	F	G	H	I	J	K	L	M
411 Slope	18"	2'-10"	2.30'	5.12'	7.40'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'
411 Slope	24"	3'-8"	2.83'	7.18'	9.71'	7.03'	11'	1.73'	5.90'	8.92'	12.33'	15.75'	1.25'
411 Slope	30"	4'-3"	2.70'	8.25'	11.05'	8.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'

SINGLE ROUND CONCRETE PIPE
B E
6.42' A 6.25' Dimensions permitted to allow use of 8" standard pipe lengths.
O 10.40' O 10.10' Dimensions permitted to allow use of 12" standard pipe lengths.
A.O Concrete slab shall be designed to form bridge across crown of pipe. See section.

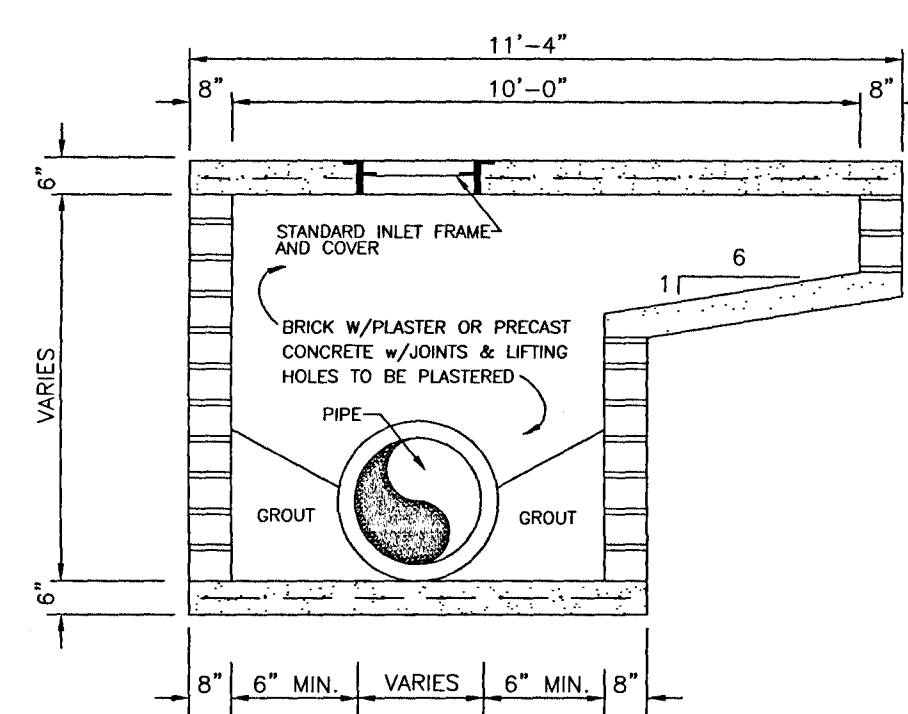
CROSS DRAIN MITERED END SECTION
N.T.S.



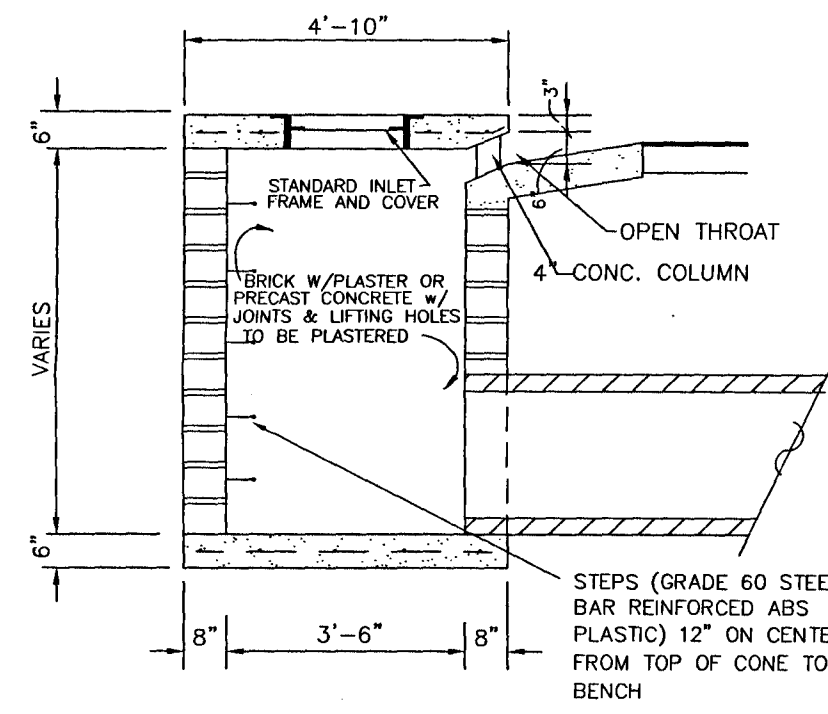
TYPE 'A' DROP INLET DETAIL
N.T.S.



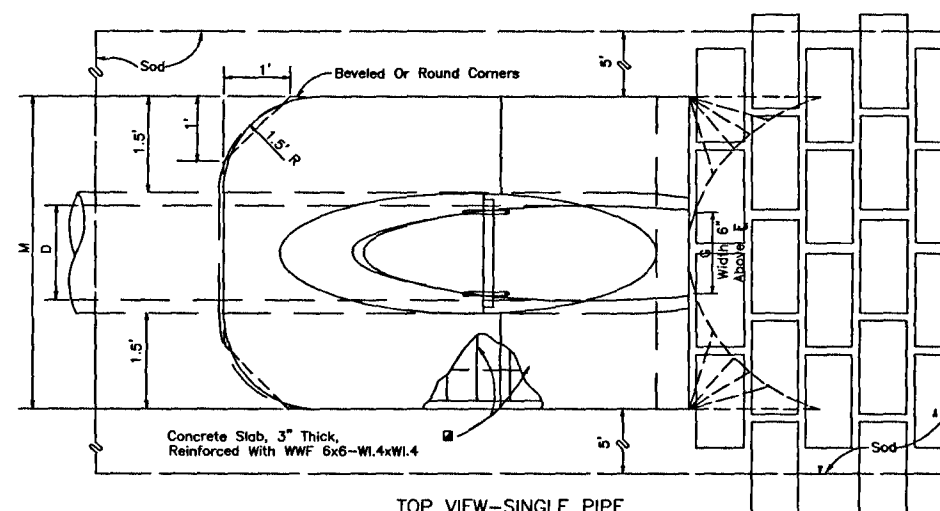
TYPE 'A' DROP INLET ELEVATION
N.T.S.



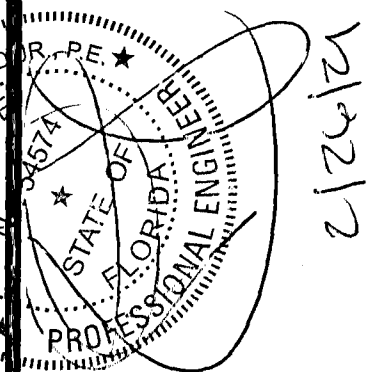
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



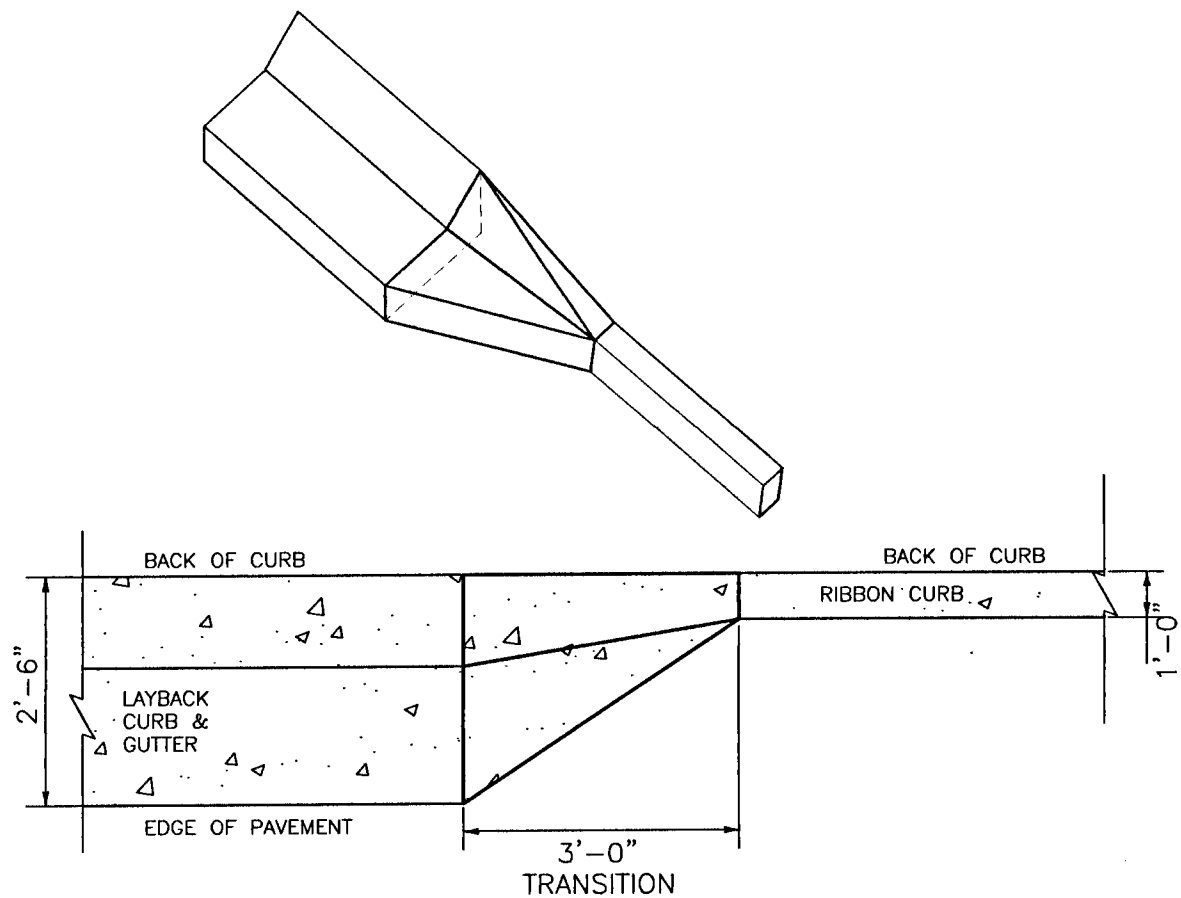
HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "G" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
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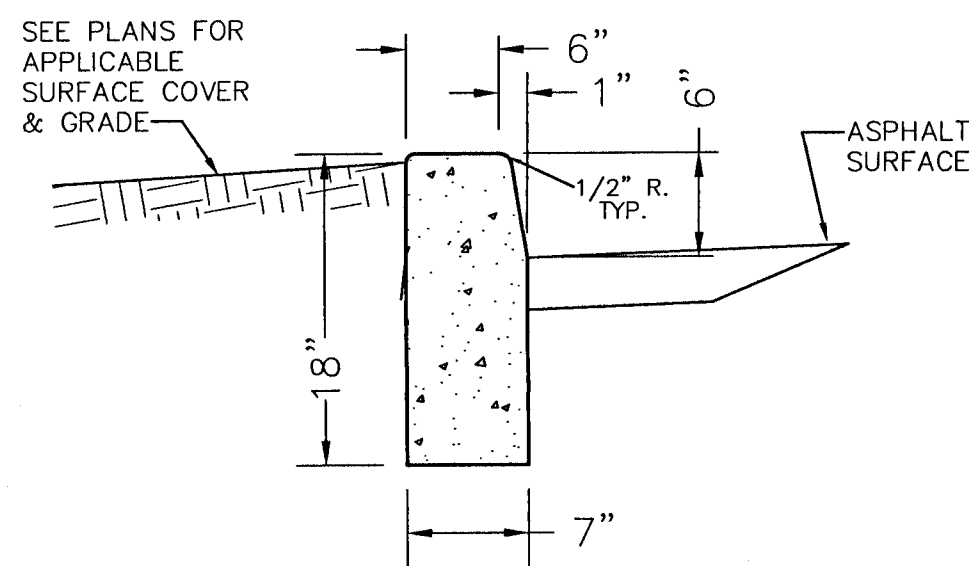
CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
STORMWATER
DETAILS
ESCAMBIA COUNTY FLORIDA

DRAWN BY: TSH/ARS
DESIGNED BY: TSH
CHECKED BY: TSH
DATE: FEBRUARY 2021
SCALE: AS SHOWN
NOT RELEASED FOR
CONSTRUCTION
BY: DATE:

PROJECT NO: 16-028
SHEET: 016



TRANSITION FROM LAYBACK CURB
TO RIBBON CURB
NTS

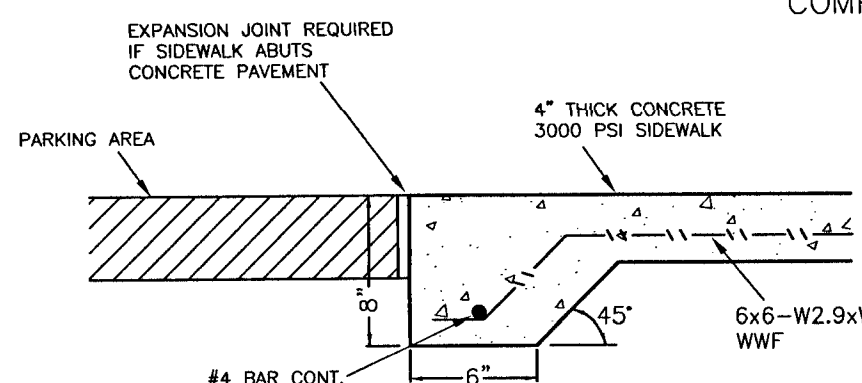


6" HEADER CURB
NTS

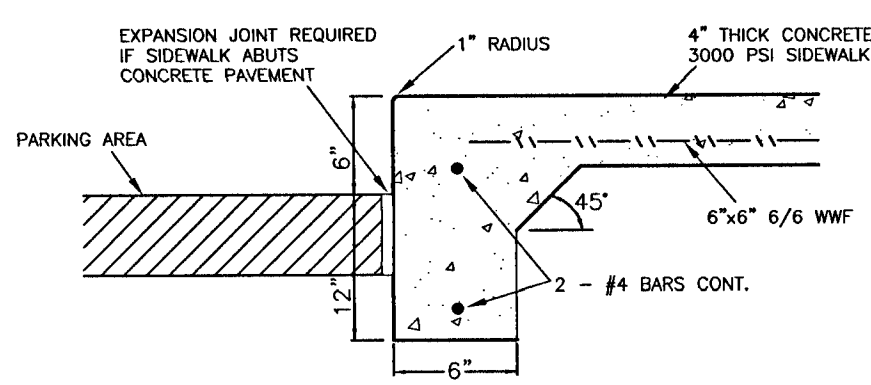
NOTE:

1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER & AT ALL PC'S & PT'S. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER. TYPICAL FOR ALL CURB.
3. CONCRETE TO BE 3000 PSI & FIBER REINFORCED.

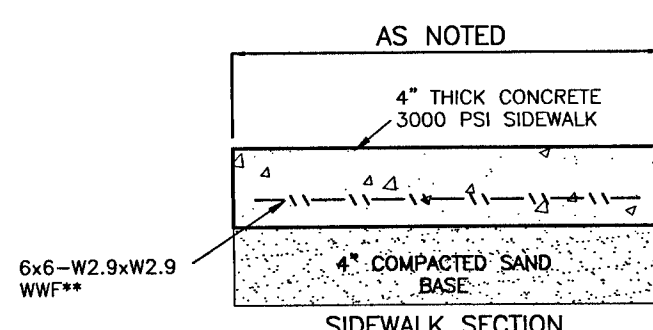
NOTE: ALL CONSTRUCTED
SIDEWALKS ARE TO BE ADA
COMPLIANT.



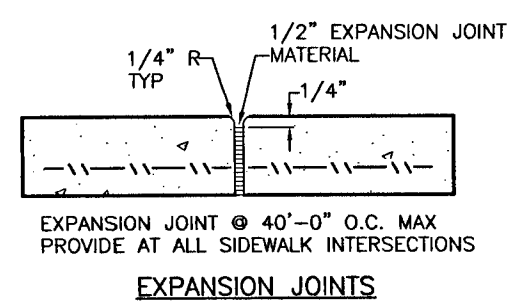
NOTE: THICKENED EDGE SIDEWALK SHALL BE INSTALLED WHEN
SIDEWALK ABUTS PARKING AREA OR STREETS.
FLUSH SIDEWALK THICKENED EDGE DETAIL
NTS



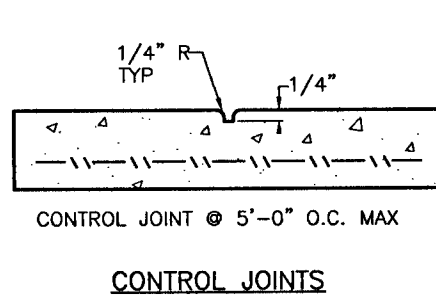
NOTE: THICKENED EDGE SIDEWALK SHALL BE
INSTALLED WHEN SIDEWALK ABUTS PARKING AREA
OR STREETS.
RAISED SIDEWALK THICKENED
EDGE DETAIL
NTS



AS NOTED



EXPANSION JOINTS



CONTROL JOINTS

SIDEWALK DETAILS
NTS

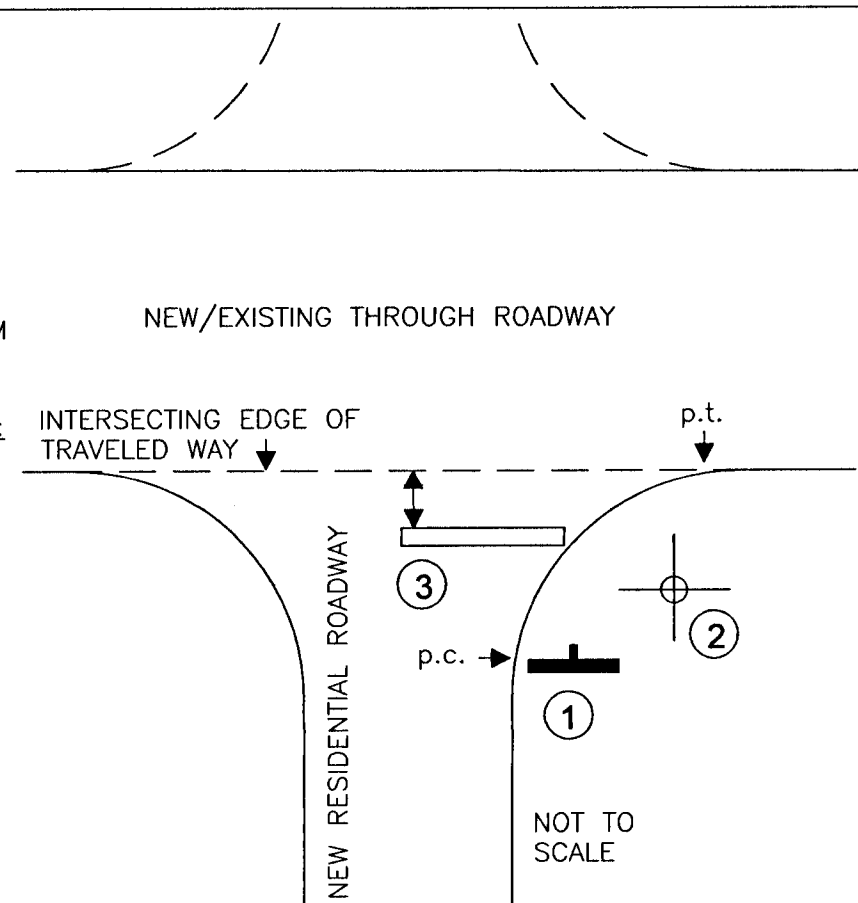
**FIBER REINFORCED CONCRETE CAN BE USED IN
LIEU OF WWF IF DESIRED

GENERAL NOTES

1. ALL SIGN INSTALLATIONS MUST COMPLY WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS MUST BE THERMOPLASTIC AND COMPLY WITH SECTION 711 OF F.D.O.T.'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. STOP BAR APPLICATION IS NOT REQUIRED AT THE INTERSECTION OF TWO RESIDENTIAL ROADWAYS AND/OR ROADWAYS LOCATED WITHIN INTERIORS OF A SUBDIVISION UNLESS SPECIFICALLY NOTED OTHERWISE.

1 STOP SIGN

SIGN PLACEMENT: LOCATE SIGN ADJACENT TO POINT OF CURVATURE (p.c.) OF CURBING OR EDGE OF ASPHALT TURN OUT.
LATERAL CLEARANCE (W/CURB): NO PART OF SIGN ASSEMBLY SHALL BE LESS THAN 1 FOOT FROM BACK OF CURB (EXCLUDES RIBBON CURB).
LATERAL CLEARANCE WITHOUT CURB: NO PART OF SIGN ASSEMBLY SHALL BE LESS THAN 6' FROM EDGE OF ASPHALT (INCLUDES RIBBON CURB).
VERTICAL CLEARANCE: SIGN SHALL DISPLAY A MINIMUM VERTICAL CLEARANCE OF 7 FEET (MEASURED FROM BOTTOM OF SIGN BLADE TO LEVEL OF ADJACENT ROADWAY).



2 STREET NAME SIGN

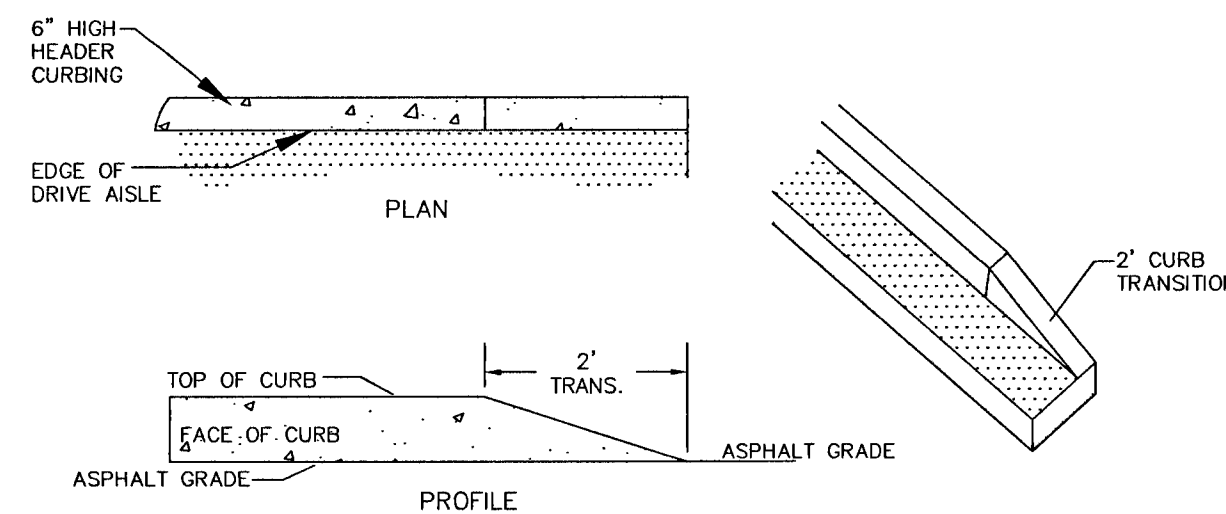
SIGN PLACEMENT: LOCATE STREET NAME SIGN AT MID-RADIUS POINT OF TURN OUT ON SAME SIDE OF STREET AS STOP SIGN.
NOTE: SEE ESCAMBIA COUNTY STANDARD DETAILS FOR STREET NAME SIGNS FOR FURTHER FABRICATION, LOCATION AND INSTALLATION REQUIREMENTS.

3 24" STOP BAR

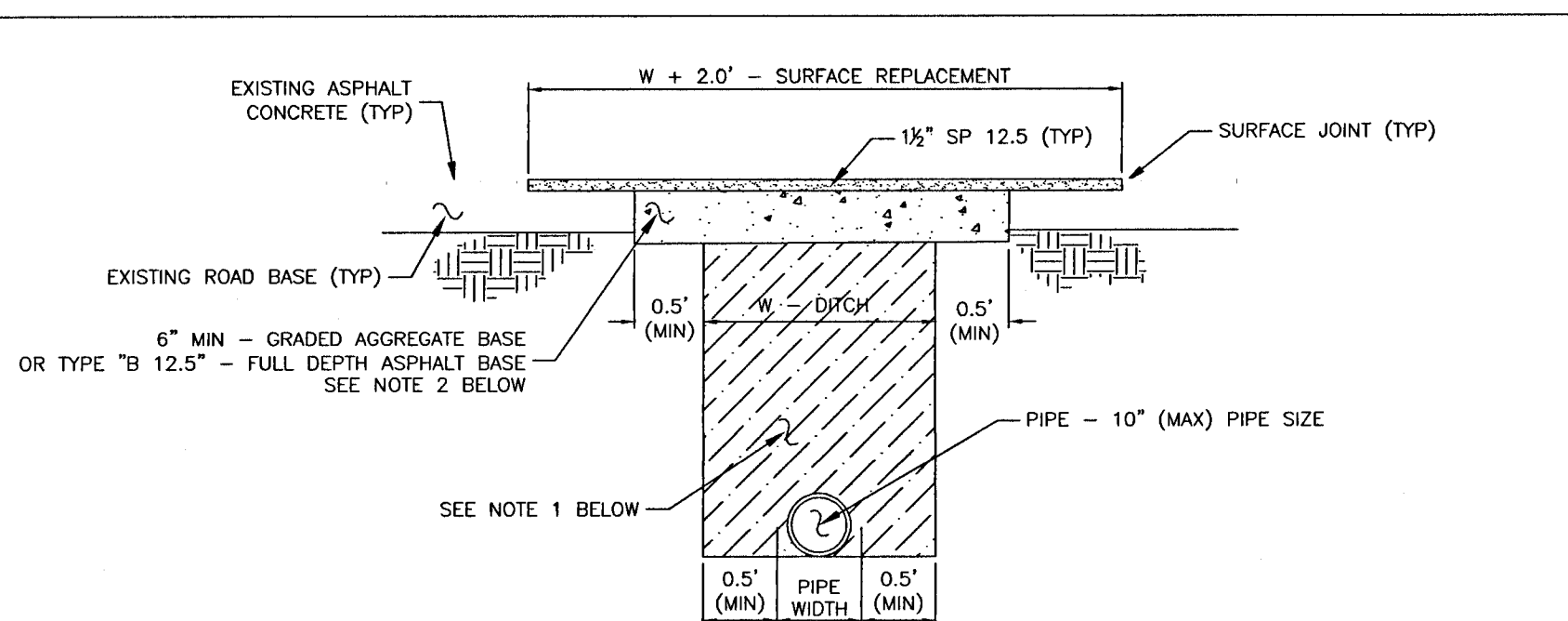
OPTIONAL (SEE GEN. NOTE #3).

PLACEMENT: LEADING EDGE OF STOP BAR CANNOT BE LESS THAN 4 FEET IN ADVANCE OF INTERSECTING EDGE OF TRAVELED WAY OR MARKED/ UNMARKED CROSSWALK. STOP BAR MUST BE LOCATED AS TO PROVIDE ADEQUATE INTERSECTION SIGHT DISTANCE PER F.D.O.T.'S DESIGN STANDARDS INDEX #546.

INSTALLATION DETAILS
TRAFFIC CONTROL SIGNS & MARKINGS FOR NEW RESIDENTIAL INTERSECTIONS
ACCEPTABLE PER CURRENT ESCAMBIA COUNTY INSPECTION PRACTICES



CURB TAPER
STRAIGHT END
NTS



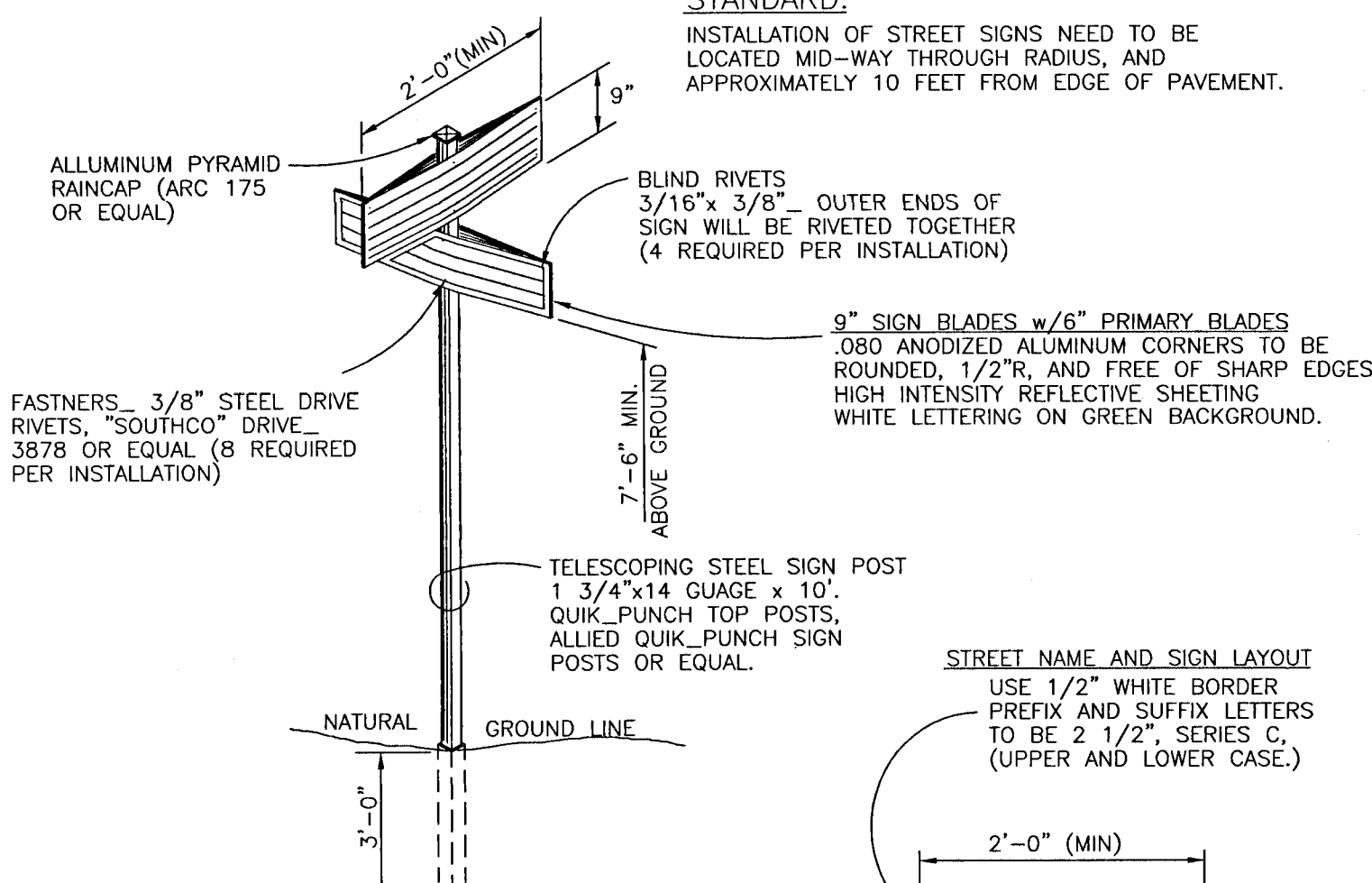
PAVED ROAD (SMALL PATCH) DETAIL
FOR PATCHES LESS THAN 24" WIDE
NOT TO SCALE

NOTES:

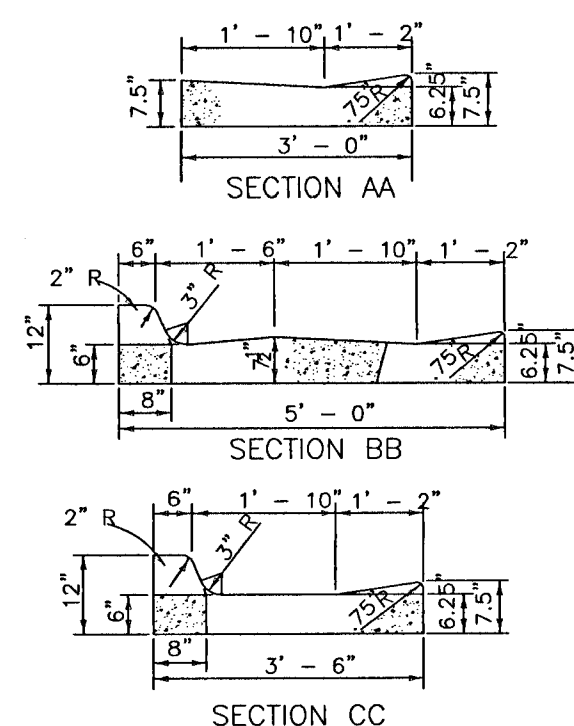
1. DIRT ROAD PATCH WORK SUB BASE MATERIAL SHALL BE PLACED IN NOT MORE THAN 8" LIFTS, EACH LAYER TO BE TAMPED TO A MINIMUM OF 40 LBF.
2. GRADED AGGREGATE BASE SHALL BE COMPACTED TO A MIN LBF 100.
3. ROAD CUTS SHALL BE MECHANICALLY SAW CUT TO FORM A SURFACE PAVEMENT JOINT AND TACK COATED ALONG THE FACE 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 LANES SHALL REQUIRE MILLING AND REPAVING OF THE ENTIRE ROADWAY 5.0' BEYOND THE CUT AND PATCHED WITH THE SAME BASE MATERIAL.

STANDARD:

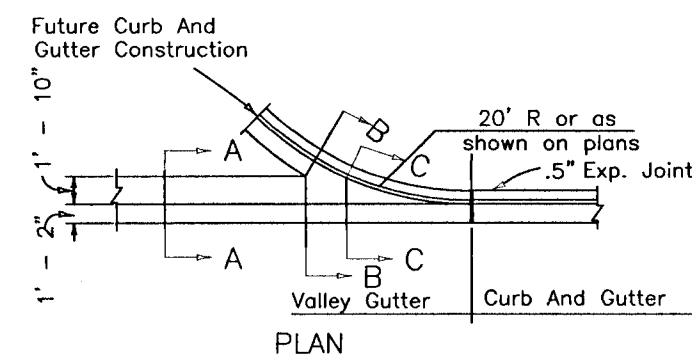
INSTALLATION OF STREET SIGNS NEED TO BE LOCATED MID-WAY THROUGH RADIUS, AND APPROXIMATELY 10 FEET FROM EDGE OF PAVEMENT.



STREET SIGN DETAIL
NTS

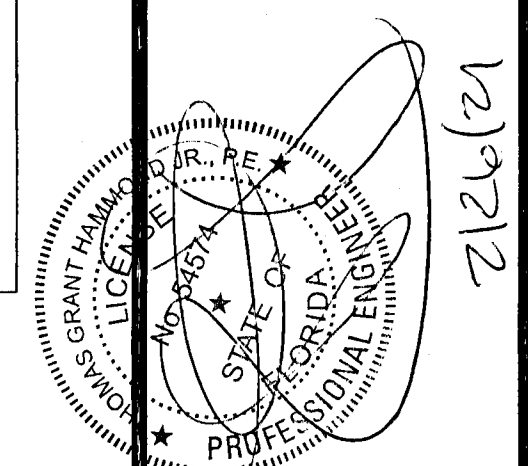


F.D.O.T. VALLEY GUTTER
NTS



NO.	DATE	REVISIONS
1.	12/10/20	ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
2.	02/02/21	AS PER ESCAMBIA COUNTY DRC REVIEW
3.	02/23/21	AS PER ECIA REVIEW COMMENTS

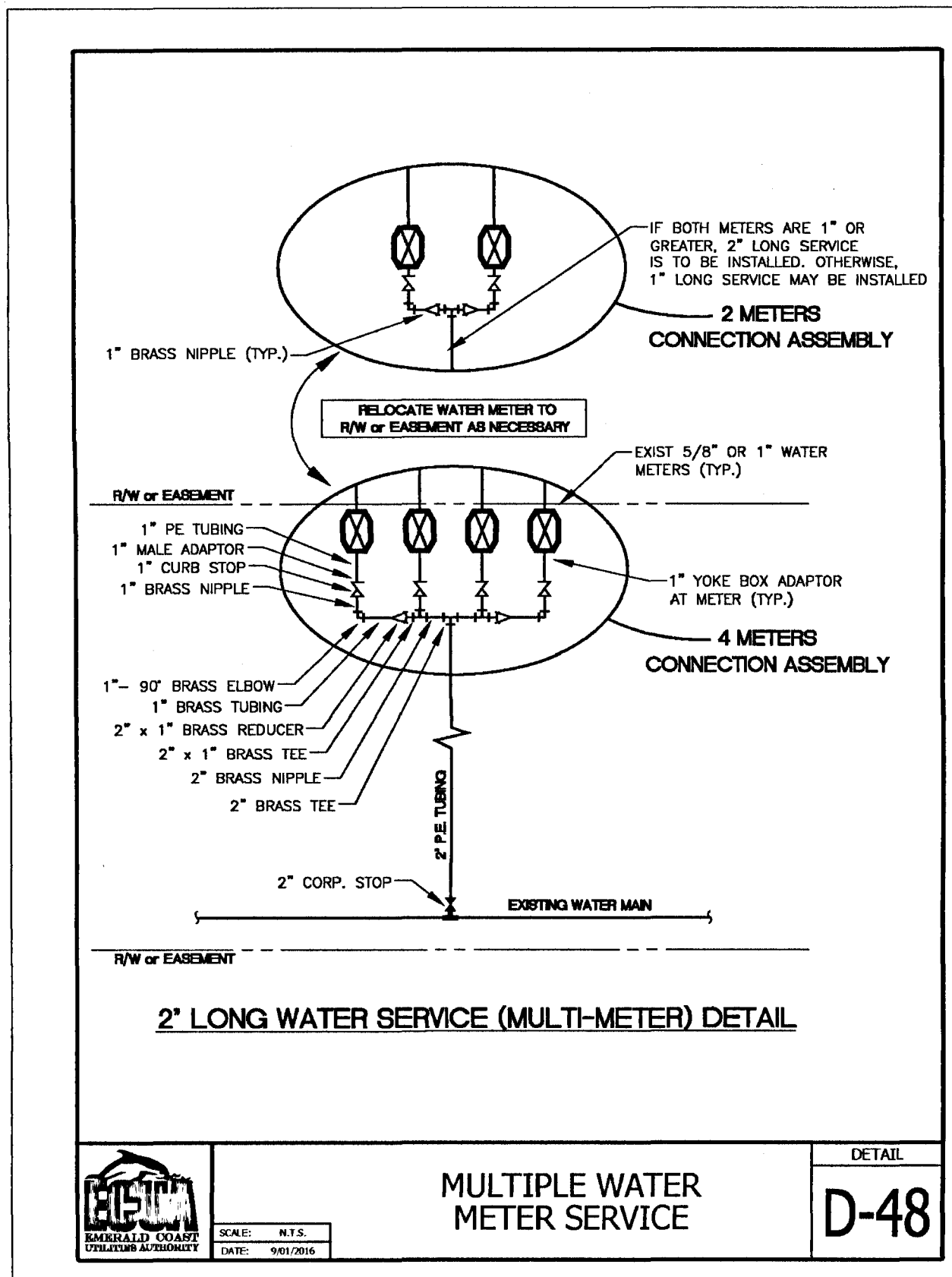
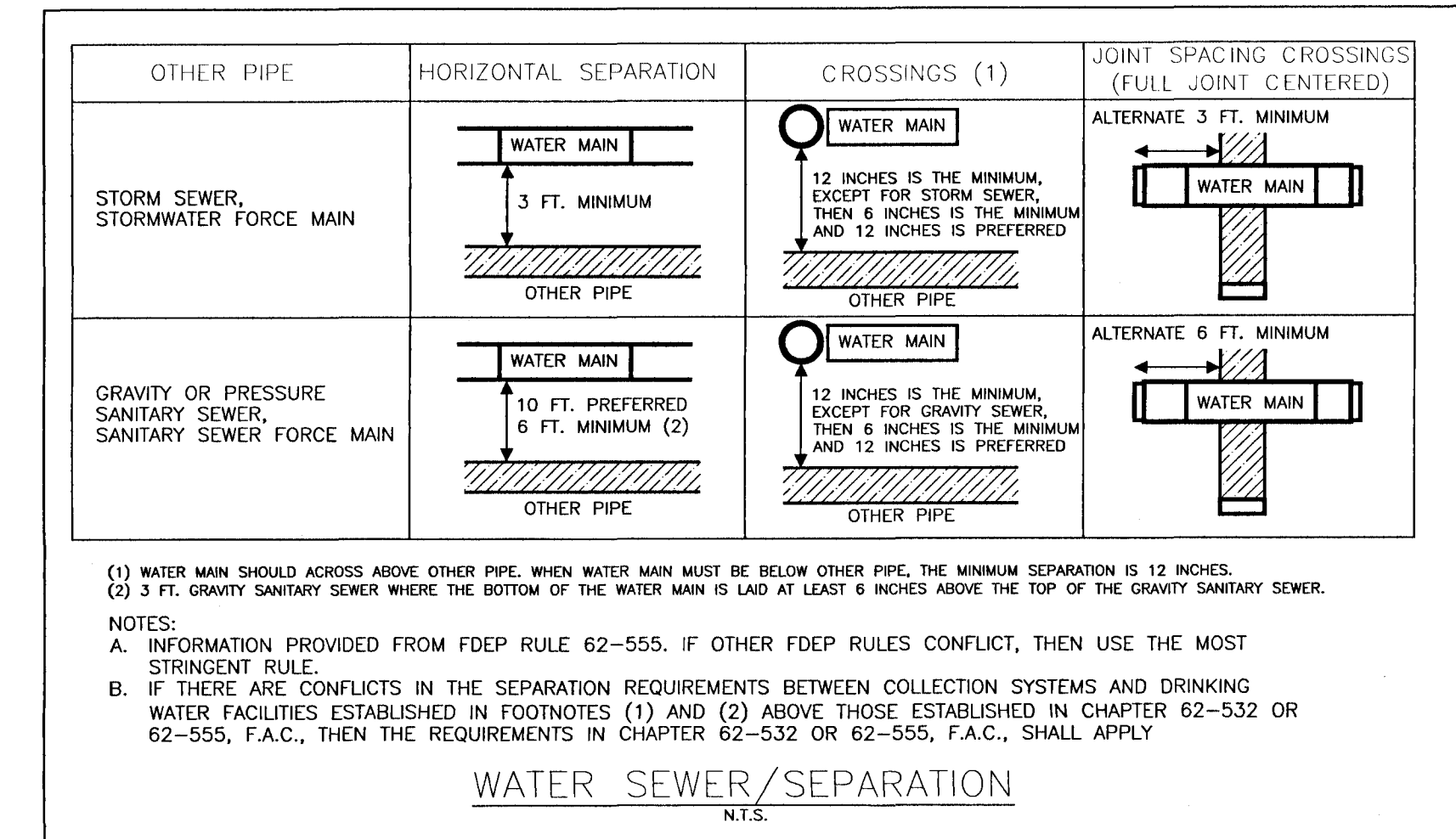
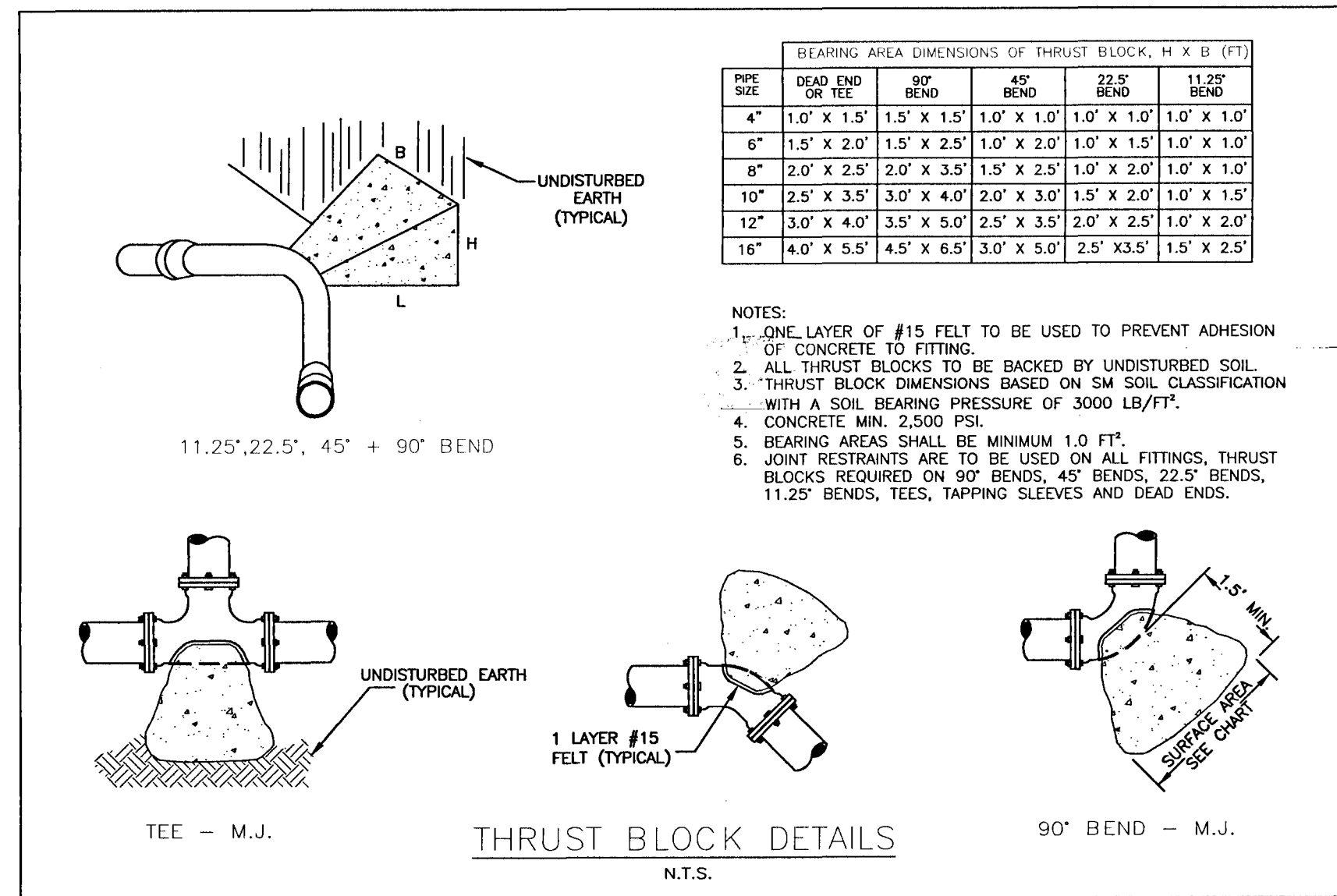
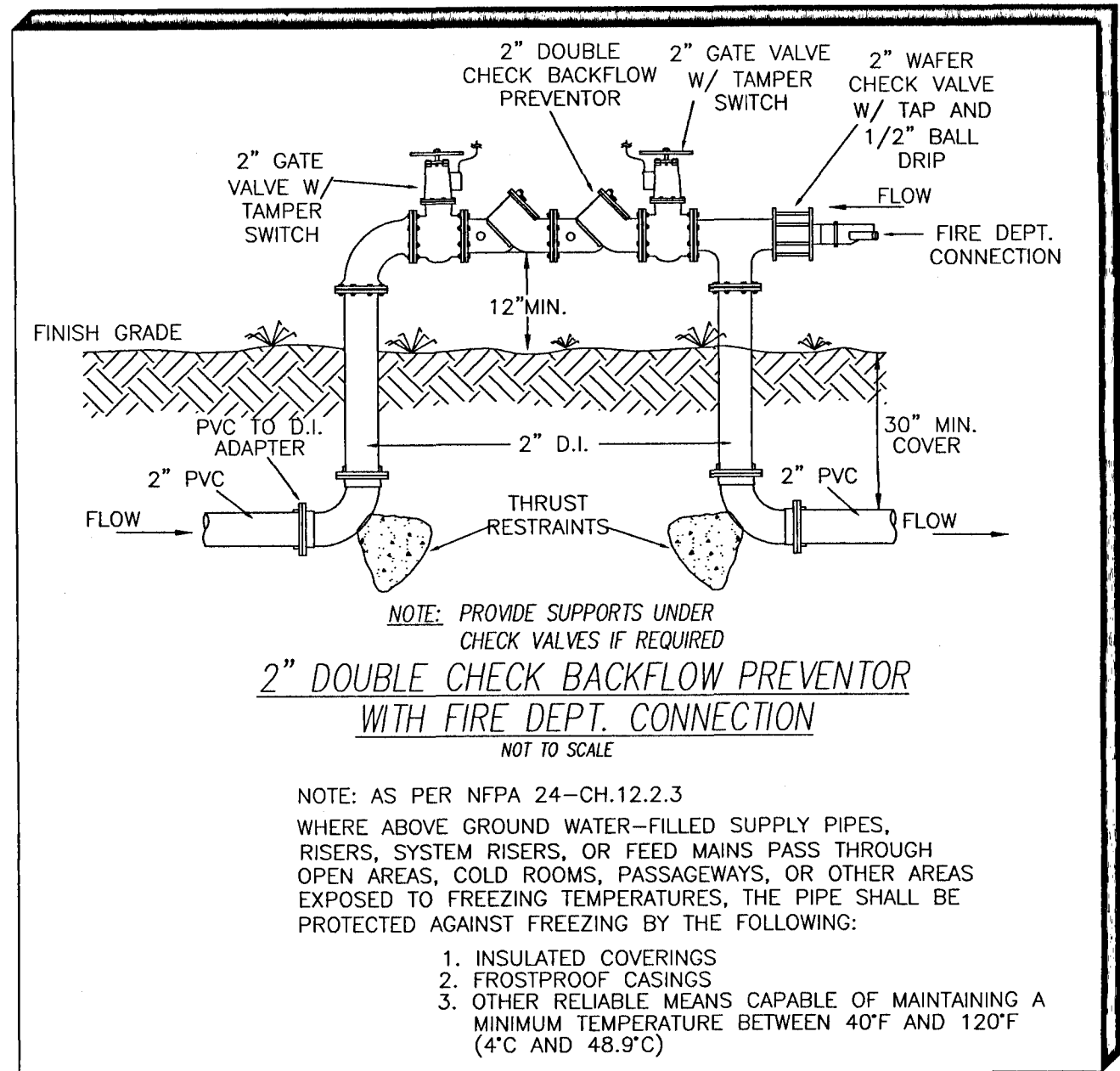
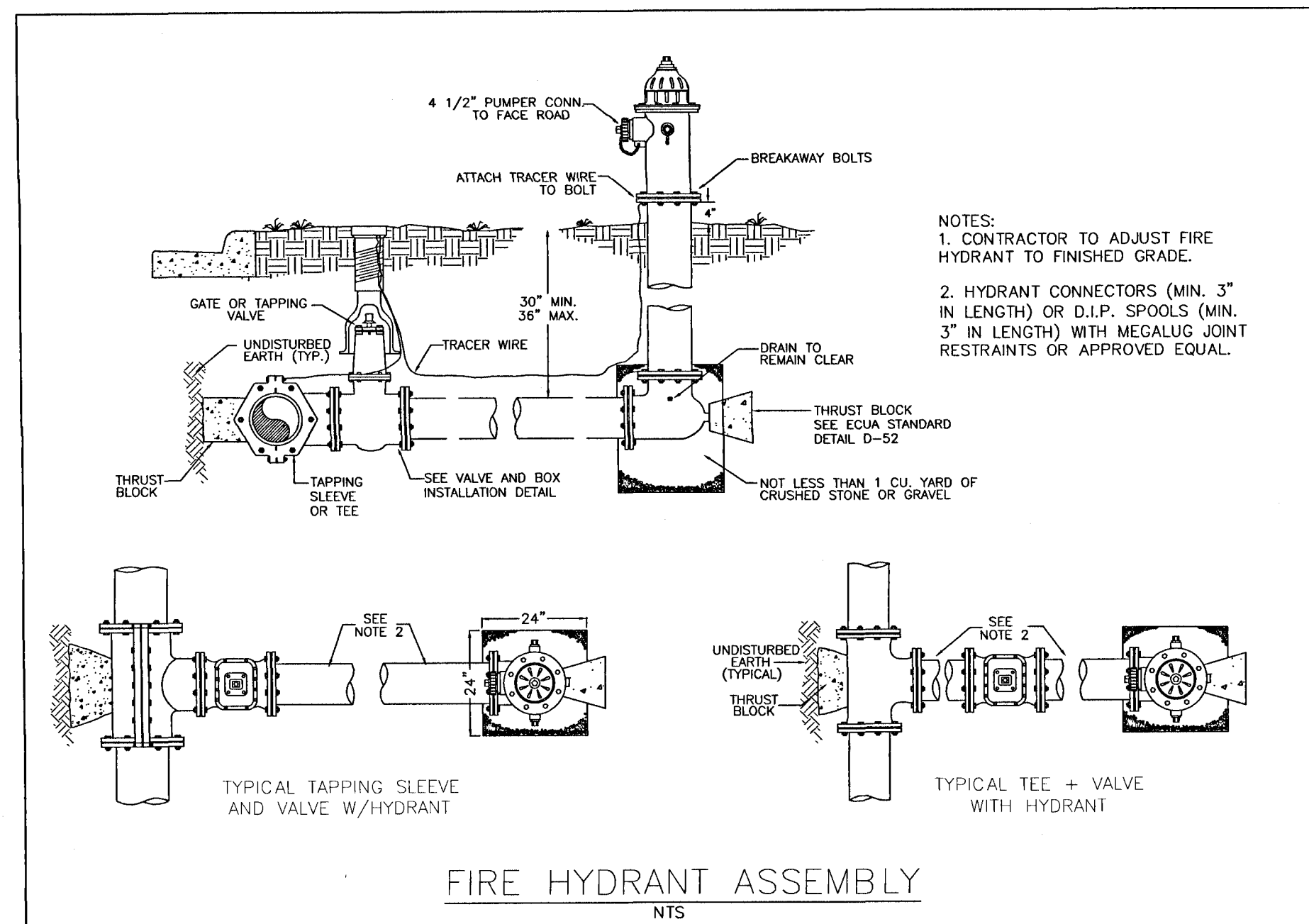
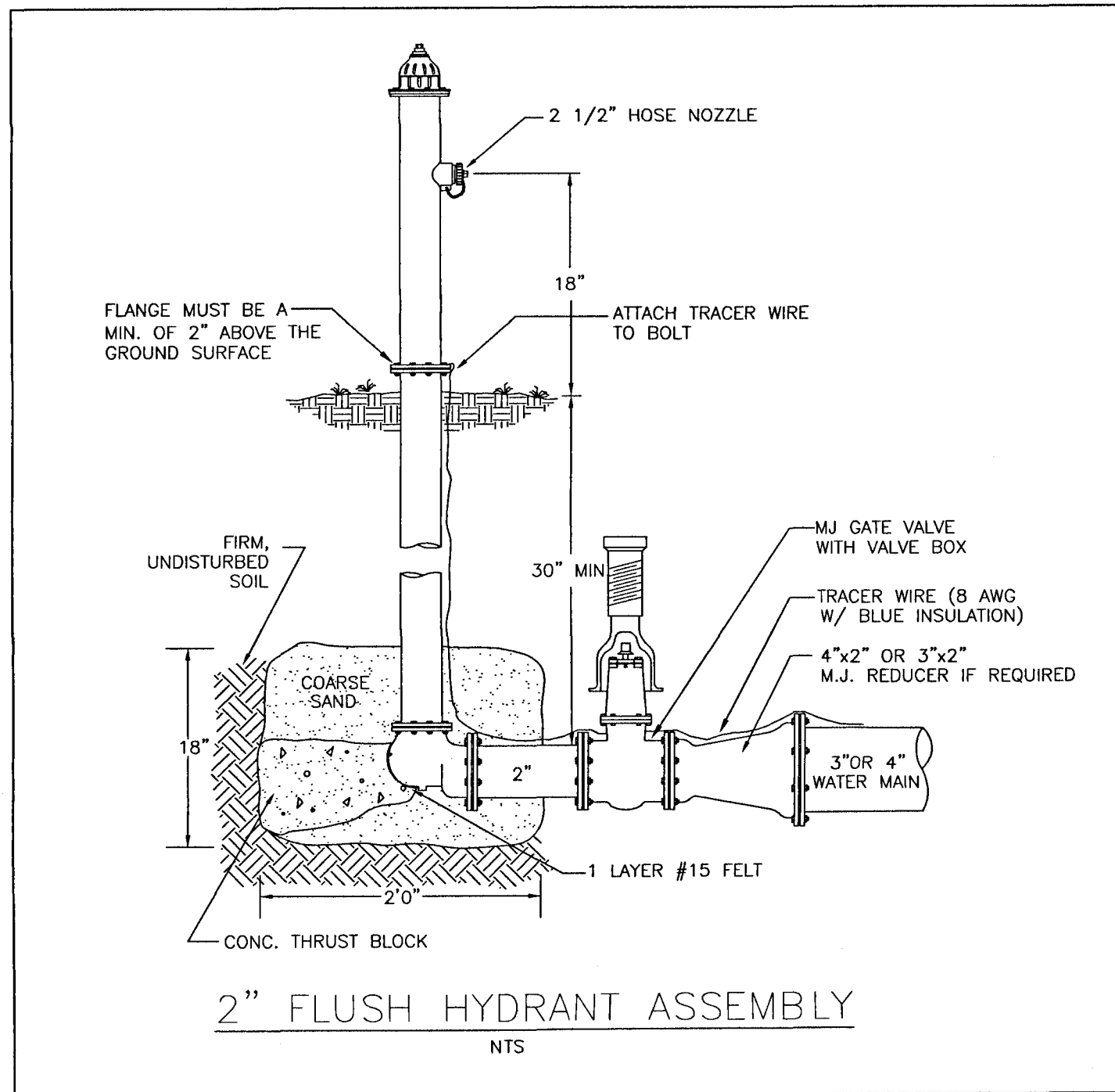
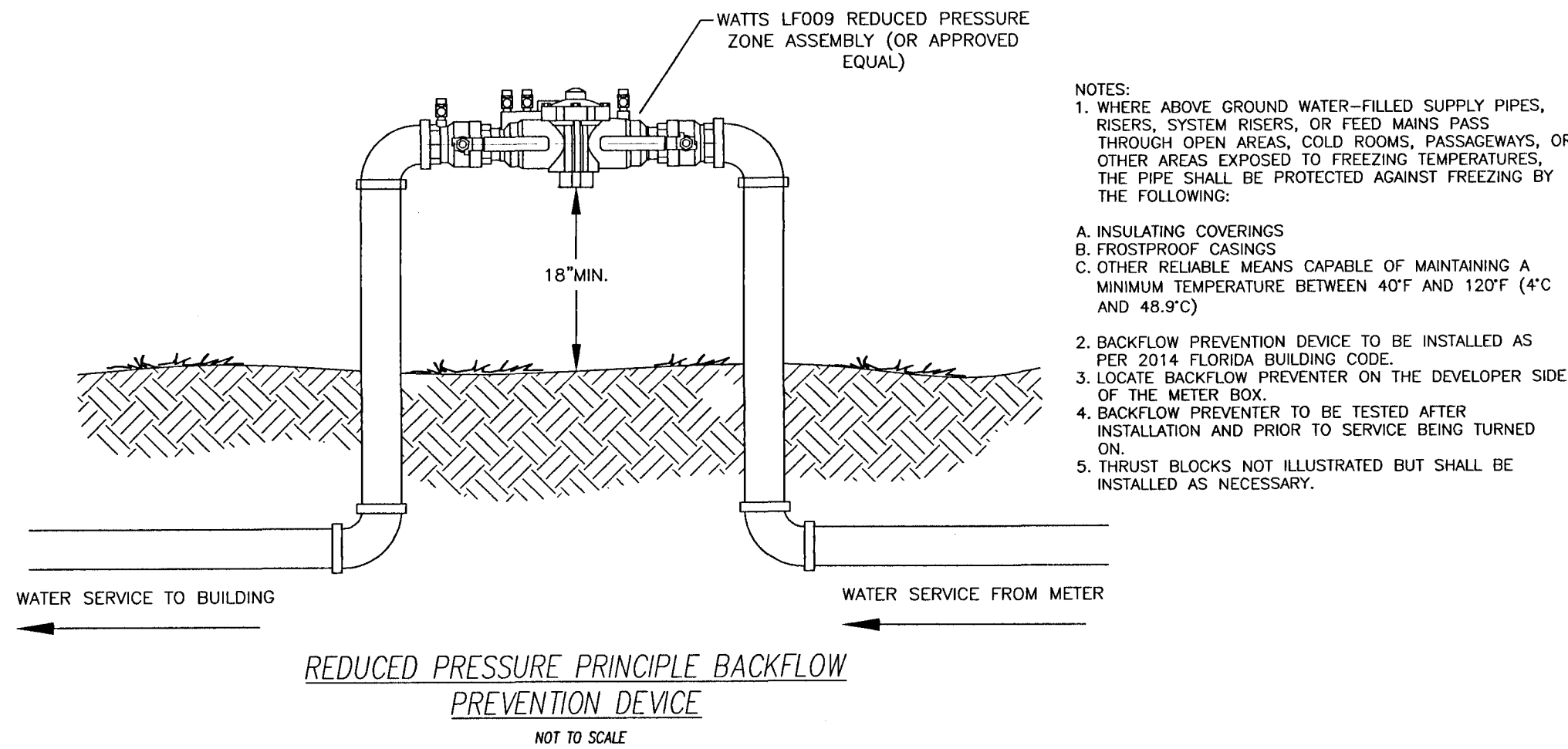
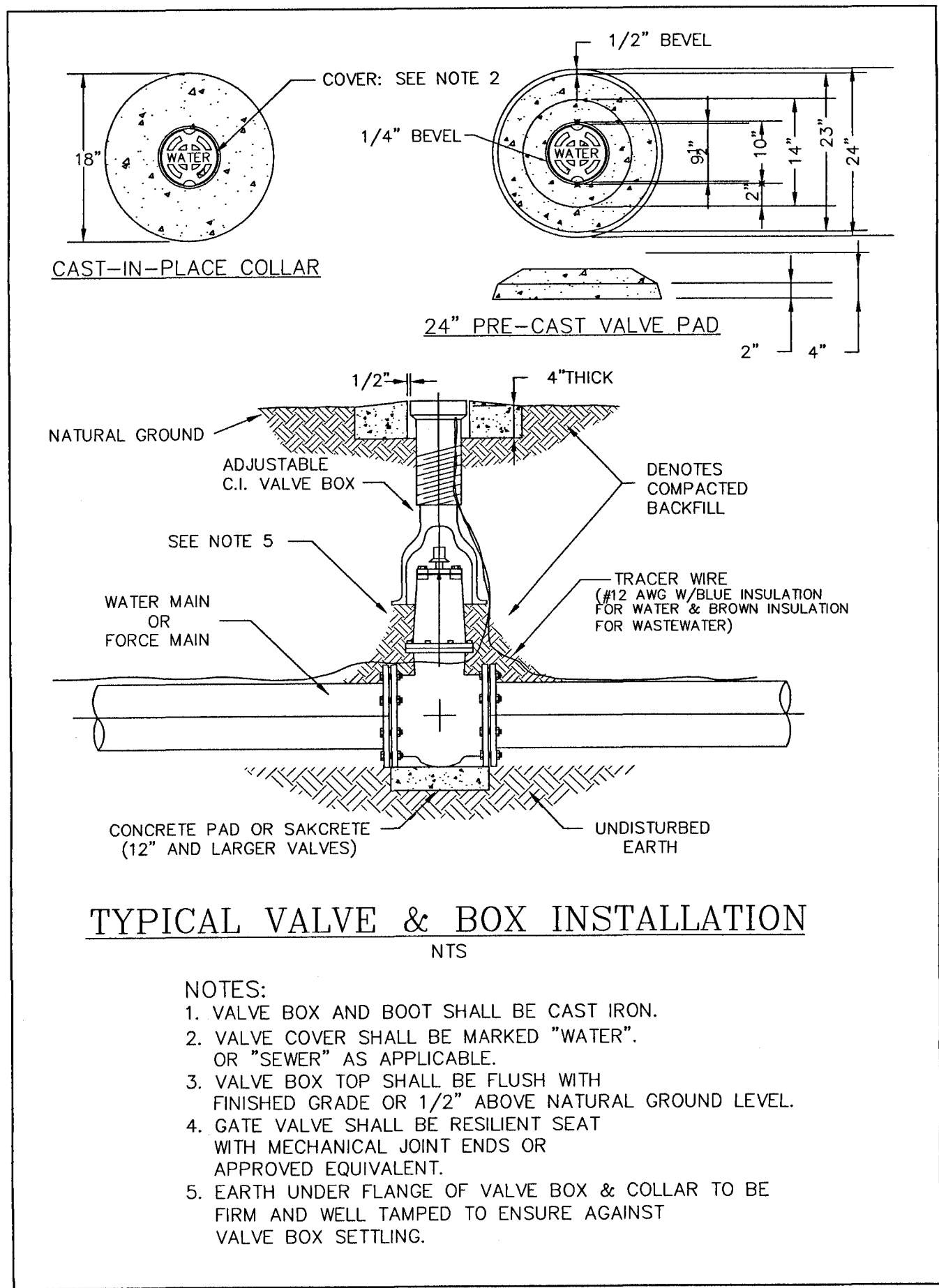
HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
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TOM@SELANDDESIGN.COM



CONSTRUCTION PLANS
FOR
RESIDENCES AT NATURE
CREEK-PHASE II
CONSTRUCTION
DETAILS
ESCAMBIA COUNTY FLORIDA

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

PROJECT NO: 16-028
SHEET: C17



HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH "S" STREET
PENSACOLA, FLORIDA 32505
850 434-2603
TOM@SELANDDESIGN.COM

CONSTRUCTION PLANS FOR RESIDENCES AT NATURE CREEK-PHASE II

UTILITY DETAILS

ESCAMBIA COUNTY FLORIDA

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

PROJECT NO: 16-028
SHEET: C18

REVISIONS
NO. DATE DESCRIPTION
1. 12/10/20 ADJUSTMENTS FOR PHASE II LOT LINE REVISIONS
2. 02/02/21 AS PER ESCAMBIA COUNTY DRC REVIEW
3. 02/23/21 AS PER ECUA REVIEW COMMENTS

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