## **GENERAL NOTES**

LAND USE DEVELOPMENT DATA	
PARCEL ID NUMBER:	34810-005-000
ZONING:	CH (PCB)
LAND USE:	VACANT
PARCEL AREA:	70.16 ACRES
PROPOSED PARCEL AREA:	18.59 ACRES
PROJECT AREA:	18.59 ACRES
PROJECT IMPERVIOUS AREA:	9.72 ACRES

WATER POTABLE WATER WILL BE PROVIDED BY PANAMA CITY BEACH UTILITIES DEPARTMENT

SEWER WASTEWATER SERVICE WILL BE PROVIDED BY PANAMA CITY BEACH UTILITIES DEPARTMENT

<u>GARBAGE</u> SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

FIRE PROTECTION FIRE PROTECTION IN ACCORDANCE WITH LOCAL LAND DEVELOPMENT CODE L.D.C. & F.B.C.

FEMA DESIGNATION THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X" AND "A", PER FEMA PANEL 12005C0308H EFFECTIVE 06/02/2009

EASEMENTS ALL EASEMENTS ARE DESIGNATED ON THE PLANS

TREE LOCATION TREE LOCATIONS ARE NOTED ON THE PLANS

#### VERTICAL DATUM VERTICAL DATUM BASED ON BENCHMARKS #1 -FDOT VERTICAL CONTROL STATION'S REFERENCE NAMES: "46-02-C10V" BEING A 4"x4" CONCRETE MONUMENT WITH BRASS DISK, ELEVATION = 34,59' (NAVD88) #2 -FDOT VERTICAL CONTROL STATION'S REFERENCE NAMES: "46-05-B02V" BEING A 4"x4" CONCRETE MONUMENT WITH BRASS DISK, ELEVATION = 14.32' (NAVD88)

THIS PROJECT WILL REQUIRE PERMITS FROM

#### - CITY OF PANAMA CITY BEACH NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NWFWMD - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)

- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)

TRAFFIC STUDY PERFORMED BY OTHERS

#### ADDITIONAL NOTES

MARSHALL

#### TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.. DATED JULY 8, 2019, TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

ALL STREETS TO BE PRIVATE FOR COMMERCIAL USE

- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE CITY ENGINEER.
- ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY
- BUILDING SHALL COMPLY WITH THE IN BUILDING PUBLIC SAFETY MINIMUM RADIO SIGNAL STRENGTH REQUIREMENTS THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY, ADD EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICIES. THE BUILDING MUST HAVE A PASSING RADIO TEST PRIOR TO CALLING FOR THE FINAL FIRE INSPECTION OF THE BUILDING, ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE

## AGENCY CONTACT LISTING

 
 ELECTRIC
 GAS

 FLORIDA POWER AND LIGHT
 TECO / PEOPLES GAS
 1230 E 15TH STREET PANAMA CITY, FLORIDA 32413 850-233-5100

WATER & SEWER PANAMA CITY BEACH UTILITIES 116 ARNOLD ROAD PANAMA CITY BEACH, FLORIDA 32413 850-233-5100

3706 W 23RD STREET PANAMA CITY, FLORIDA 32405 877-832-6747 FELECOMMUNICATIONS COMCAST 789 INTERNATIONAL PARKWAY

SUNRISE FLORIDA 33325

877-502-6103

# **PROJECT OWNER AND CONSULTANTS**

OWNER/APPLICANT DOMINION REALTY PARTNERS, LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601 919-582-2044

SURVEYOR: SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 1130 HIGHWAY 90 CHIPLEY, FLORIDA 32428

850-638-0790

EASEMENT (NEWLY CREATED):

CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC 120 RICHARD JACKSON BLVD. #230 PANAMA CITY BEACH, FL 32407 850-553-3500 GEOTECHNICAL CONSULTANT:

MAGNUM ENGINEERING, INC 1026 PIERSON DRIVE LYNN HAVEN, FLORIDA 32444 850-258-0994

ARCHITECT: RULE JOY TRAMMELL + RUBIO, LLC 300 GALLERIA PARKWAY, SUITE 740 ATLANTA, GEORGIA 30339 770-661-1492

ENVIRONMENTAL CONSULTANT CYPRESS ENVIRONMENTAL P.O. BOX 16062 PANAMA CITY, FLORIDA 32406 850-481-6824

LEGAL DESCRIPTION: A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4344, PAGE 207 OF THE PUBLIC RECORDS FOR BAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK E, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "E" THE FOLLOWING FOUR (4) COURSES: THENCE 862°00'46"E, 93.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 401.10 FEET, A CHORD THAT BEARS S33°52'37"E 371.95 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S01744'34"E, 704.04 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E" AND THE NORTH RIGHT OF WAY LINE 24.93 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK "E"; THENCE N08°02'37"E ALONG THE WEST LINE OF SAID LOT 18, BLOCK "E" 139.52 FEET TO A POINT ON THE NORTH BOUNDARY OF BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTHWEST CORNER OF NORTHEASTERLY ALONG SAID CURVE 561.45 FEET TO THE POINT OF TANGENCY; THENCE N19°54'32"E, 76.95 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE S1°08'28"E, 78.63 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH BOUNDARY LINE N38°51'32"E, 76.95 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE S1°08'28"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°12'28"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'228"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'208"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'208"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; THENCE N38°51'208"E, 78.63 FEET TO THE NORTHEAST CORNER OF LOT 29; 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THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 220.00 FEET A CHORD THAT BEARS S10°59'35"W, 54.81 FEET; THENCE S00THERLY ALONG SAID CURVE 54.95 FEET TO A POINT ON A CURVE 55.95 FEET TO A POINT ON A TO THE POINT OF TANGENCY; THENCE S18°08'54"W, 128.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 180.00 FEET A CHORD THAT BEARS S04°22'34"W 85.70 FEET; THENCE S04°51'13"E, 84.25 FEET; THENCE S04°51'13"E, 84.25 FEET; THENCE S04°22'34"W 85.70 FEET; THENCE S04°22'34"W 85.70 FEET; THENCE S04°22'34"W 85.70 FEET; THENCE S04°22'34"W 85.70 FEET; THENCE S04°51'13"E, 84.25 FEET; THENCE S04°22'34"W 85.70 FEET; THENCE S04°23'40"W 85.70 FEET; THENCE S04°20'EET; THENCE S04°20'EET; THENCE S04°20'EET; THENCE S04° 538.78 FEET; THENCE S24°02'04"W, 151.25 FEET; THENCE S33°10'43"E, 282.15 FEET TO A POINT ON THE NORTH LINE OF LOT 6, BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID BLOCK "F" 176.20 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID BLOCK "F" OF SAID BLOCK "F" OF SAID BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID BLOCK "F" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDS OF BAY COUNTY, FLORIDA; THENCE S50°50'00"W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDS OF BAY COUNTY, FLORIDA; THE NORTH BOUNDARY OF SAID SUBDIVISION THE SAID SUBD 520°16'10"E ALONG THE WEST LINE OF SAID LOT 8 A DISTANCE OF 90.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 BEING ON THE NORTH RIGHT OF WAY 100 FET, THENCE SOUTHWEST CORNER OF SAID CURVE, CONCAVE TO THE SOUTHWEST CORNER OF SAID LOT 8 BEING ON THE NORTH RIGHT OF WAY 100 FET, THENCE SOUTHWEST CORNER OF 90.43 FEET, THENCE SOUTHWEST CORNER OF SAID LOT 8 BEING ON THE NORTH RIGHT OF WAY 100 FET, THENCE SOUTHWEST CORNER OF 90.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 BEING ON THE NORTH RIGHT OF WAY 100 FET, THENCE SOUTHWEST CORNER OF 90.43 FEET, THENCE SOUTHWEST CORNER OF 511.80 FEET, THENCE SOUTHWEST CORNER OF 90.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 BEING ON THE NORTH RIGHT OF WAY 100 FET, THENCE SOUTHWEST CORNER OF 90.43 FEET, THENCE SOUTHWEST CORNER OF 90.45 FEET, THENCE SOUTHW DEPARTING SAID RIGHT OF WAY N33°30'45"W. 30.01 FEET TO A POINT ON A CURVE. CONCAVE TO THE SOUTHEAST. HAVING A RADIUS OF 316.27 FEET A CHORD THAT BEARS \$43°16'45"W 127.17 FEET TO THE NORTH RIGHT OF WAY LINE OF COYOTE PASS (60 FOOT RIGHT OF WAY). BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 272.54 FEET A CHORD THAT BEARS S72°17'49"W 341.44 FEET: THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 272.54 FEET A CHORD THAT BEARS S72°17'49"W 341.44 FEET: THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 272.54 FEET A CHORD THAT BEARS S72°17'49"W 341.44 FEET: THENCE SOUTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE AND RIGHT OF WAY LINE 368.99 FEET TO THE POINT OF CURVATURE OF A CURVE AND RIGHT OF WAY LINE 368.99 FEET TO THE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 549.82 FEET TO THE SOUTHEAST CORNER OF LOT 35 OF THE AFORESAID BLOCK "E" OF SAID SUBDIVISION THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT OF WAY LINE 105/2/33"E ALONG THE EAST LINE OF SAID LOT 35 A DISTANCE OF 140.22 FEET TO THE

TOGETHER WITH A 40 FOOT WIDE ACCESS EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK E, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "E" THE FOLLOWING FOUR (4) COURSES: THENCE 862°00'46"E, 93.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 401.10 FEET AND A CHORD THAT BEARS S33°52'37"E 371.95 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE NORTHEASTERLY ALONG SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY; THENCE S81°44'34"E, 704.04 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY SAID CURVE 369.95 FEET TO THE POINT OF TANGENCY CORNER OF LOT 17 OF SAID BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG SAID RIGHT OF WAY LINE 24.93 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG SAID RIGHT OF WAY LINE 24.93 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG SAID RIGHT OF WAY LINE 24.93 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK "E"; THENCE S82°04'01"E ALONG THE S00 THE WEST LINE OF SAID LOT 18, BLOCK "E" 139.52 FEET TO A POINT ON THE NORTH BOUNDARY OF BLOCK "E" AND THE NORTHWEST CORNER OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE S81°41′28″E, 166.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH BOUNDARY OF BLOCK "E" THE FOLLOWING SIX (6) COURSES: THENCE S81°41′28″E, 166.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 496.97 FEET AND A CHORD THAT BEARS N65°35′25″E 532.06 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 561.45 FEET TO THE POINT OF TANGENCY; THENCE N38°12'28"E, 76.95 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE EASTERN CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 130.55 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 130.55 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE NORTHWEST CORNER OF LOT 28, BLOCK "E"; THENCE N38°12'28"E, 144.15 FEET TO THE N08°12'28"E, 144.15 FEET TO THE N08°12'28"E, 144.15 FEET TO THE N08°12'80"E, THENCE \$26'01"E, 144.01 FEET TO THE NORTHEAST CORNER OF LOT 32; THENCE \$32'33"W, 140.22 FEET TO THE SOUTHEAST CORNER OF LOT 33; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$32'33"W, 140.22 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$41°52'33"W, 140.22 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; THENCE \$51°21'24"E, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 35; 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THENCE DEPARTING SAID RIGHT OF WAY LINE N58°29'14"W, 27.98 FEET; THENCE N29'00'11"E, 22.64 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 316.27 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET; THENCE N07 FEET; THENCE N07 FEET; THENCE N07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 316.27 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET; THENCE N07 FEET; THENCE N07 FEET; THENCE N07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 316.27 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET; THENCE N07 FEET AND A CHORD THAT BEARS N43°16'45"E, 127.17 FEET AND A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 511.80 FEET AND A CHORD THAT BEARS N61°38'02"E 44.86 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEAST CORNER OF LOT 8, BLOCK "F" OF SAID THE GLADES; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE 44.87 TO THE SOUTHEASTERLY ALONG SAID CU 176.20 FEET; THENCE DEPARTING SAID NORTH LINE N33°10'43"W, 78.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N33°10'43"W, 40.29 FEET; THENCE N33°10'43"W, 40.29 FEET; THENCE N33°10'43"W, 40.29 FEET; THENCE N33°10'43"W, 40.29 FEET; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N33°10'43"W, 40.29 FEET; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N33°10'43"W, 40.29 FEET; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N33°10'43"W, 40.29 FEET; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N33°10'43"W, 40.29 FEET; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N49°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THENCE N40°53'51"E, 55.59 FEET TO THE POINT OF BEGINNING; THE POINT OF BEGIN TANGENCY; THENCE N25°50'07"E, 222:59 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE POINT OF REVERSE CURVATURE OF A CURVE 117.35 FEET TO THE POINT OF REVERSE CURVATURE 017.35 FEET TO THE POINT OF REVERSE CURVATURE 017.3 THENCE NORTHEASTERLY ALONG SAID CURVE 44.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NORTH GLADES TRAIL (60 FOOT RIGHT OF WAY LINE 40.03 FEET; THENCE 44.70 FEET TO THE WESTERLY RIGHT OF WAY LINE BEING ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 82.00 FEET AND A CHORD THAT BEARS S76°32'10"W, 85.19 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 89.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 42.00 FEET AND A CHORD THAT BEARS S66°50'07"W, 222.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 42.00 FEET AND A CHORD THAT BEARS S37°51'59"W 75.87 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE OF 76.43 FEET TO THE POINT OF TANGENCY; THENCE S49°53'51"W, 60.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES, MORE OR LESS. EASEMENT 2 (NEWLY CREATED)

TOGETHER WITH A 56 FOOT WIDE ACCESS AND UTILITY EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK E, THE GLADES, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 53-57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK "E" THE FOLLOWING FOUR (4) COURSES: THENCE 862°00'46"E, 93.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 401 10 FEET AND A CHORD THAT BEARS \$33°52'37"E 371 95 FEET TO THE NORTHEAST HAVING A RADIUS OF 277 00 FEET AND A CHORD THAT BEARS \$44°04'24"E 343 06 FEET TO THE POINT OF REVERSE CURVE 369 95 FEET TO THE POINT OF TANGENCY. THENCE \$81°44'34"E 704 04 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'44"W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'4'W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'4'W ALONG THE EAST LINE OF SAID LOT 17 A DISTANCE OF 140.02 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK "E"; THENCE S08°15'4'W ALONG THE EAST LINE OF SAID LOT 17, BLOCK "E"; THENCE S08'15'4'W ALONG THE EAST LINE OF S04'10" HO TO THE S04'10 THE WEST LINE OF SAID LOT 18, BLOCK "E" 139.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTH BOUNDARY OF SAID BLOCK "E" AND THE NORTHWEST CORNER OF SAID LOT 18; THENCE ALONG THE NORTHWEST CORNER OF SAID BLOCK "E" AND THE NORTHWEST CORNER N65°35'25"E 532.06 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 561.45 FEET TO THE NORTHWEST CORNER OF LOT 27, BLOCK "E"; THENCE N38°12'28"E, 78.63 FEET; THENCE DEPARTING SAID CURVE 561.45 FEET TO THE NORTHWEST CORNER OF LOT 27, BLOCK "E"; THENCE N38°12'17"E, 144.07 FEET TO THE NORTHWEST CORNER OF LOT 27, BLOCK "E"; THENCE S1°08'28"E, 78.63 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE N38°51'32"E, 66.24 FEET; THENCE N42°37'09"E, 103.07 FEET; THENCE N01°22'33"W, 46.71 FEET TO THE POINT OF BEGINNING; THENCE N01°22'33"W, 46.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 120.00 FEET AND A CHORD THAT BEARS N17°43'10"E 78.51 FEET; THENCE NORTHERLY ALONG SAID CURVE 79.99 FEET TO THE POINT OF TANGENCY; THENCE N36°48'52"E, 32.10 FEET TO THE POINT OF TANGENCY; TH FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO.30A - BACK BEACH ROAD - U.S NO.98 (200 FOOT RIGHT OF WAY); THENCE S71°50'49"E ALONG SAID RIGHT OF WAY LINE 56.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 136.00 FEET AND A CHORD THAT BEARS S27°28'53"W, 44.11 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 44.31 FEET TO THE POINT OF TANGENCY; THENCE S36°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 43'10"W, 41.87 FEET; THENCE S01°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°22'33"E, 30.28 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF CURVATURE OF A CURVE 42.66 FEET TO THE POINT OF TANGENCY; THENCE S01°48'52"W, 32.10 FEET TO THE POINT OF CURVATURE OF A CURVE 44.67 FEET TO THE POINT OF CURVATURE OF A CURVE 44.67 FEET TO THE POINT OF CURVATURE OF A CURVE 44.67 FEET TO THE POINT OF CURVATURE OF A CURVE 44.67 FEET TO THE POINT OF CURVATURE OF A CURVE 44.67 FEET TO THE POINT OF CURVATURE OF A CURVE 44.57 FEET TO THE POINT OF CURVATURE OF A CURVE 44.57 FEET TO THE POINT OF CURVATURE OF A CURVE 44.57 FEET TO THE POINT OF CURVATURE OF A CURVE 44.57 FEET TO THE POINT OF CURVATURE OF A CURVE 44.57 FEET TO THE POINT OF CURVATURE OF A CU CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 236 00 FEET AND A CHORD THAT BEARS \$08°23'11"W 80 03 FEET TO THE POINT OF CURVE TO THE CURVE 78.84 FEET TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF CURVATURE OF A CURVE 18.74 FEET TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY: THENCE S09°23'46"E. 15.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE POINT OF TANGENCY. CONCAVE TO THE EAST. HAVING A RADIUS OF 180.00 FEET AND A CHORD THAT BEARS N04°22'34"E. 128.38 FEET TO THE POINT OF CURVE 50.53 FEET TO THE POINT OF CURVE TO THE WEST. HAVING A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS N04°22'34"E. 128.38 FEET TO THE POINT OF CURVE 50.53 FEET TO THE POINT OF CURVE 50.55 FEET TO THE POINT OF C FEET TO THE POINT OF TANGENCY: THENCE N86°09'44"W. 39.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES, MORE OR LESS,

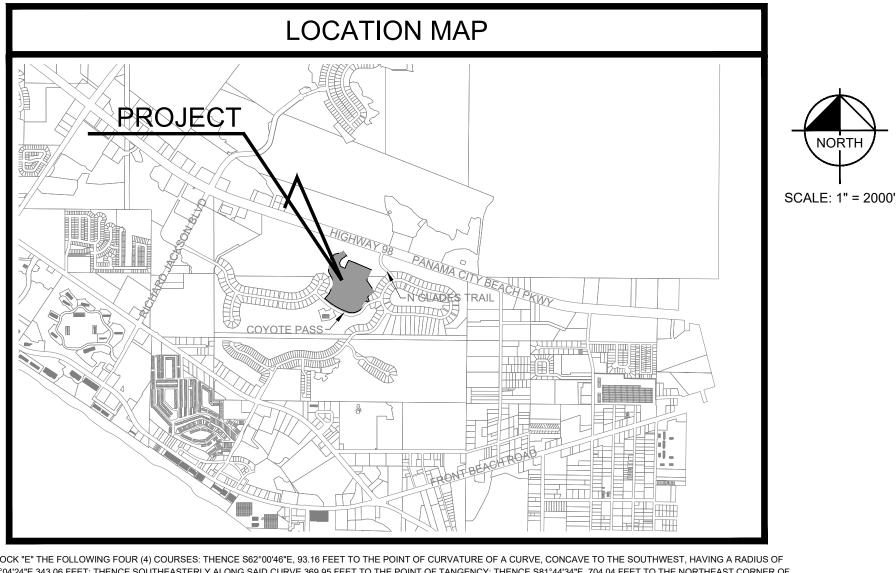
# **SITE PLANS FOR**

# **DRP - HOMBRE** MULTI-FAMILY DEVELOPMENT PANAMA CITY BEACH, FLORIDA

**SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST** 

**PARCEL ID #34810-005-000** 

# **MARCH 2023**



NORTHEAST CORNER OF SAID LOT 35; THENCE N51°21'24"W, 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 31; THENCE N51°08'28"W, 65.52 FEET TO THE POINT OF BEGIN NING, CONTAINING 18.59 ACRES, MORE OR LESS.

Sheet Nu C000 C00 C10 C10 C10 C10 C104 C200 C20 C202 C20 C204 C205 C206 C30 C30 C302 C303 C304 C305 C306 C30 C31 C31 C31 C31 C400 C40 C500 C50<sup>-</sup> C502 C503 C504 C505 C506 C50 C508 C509 C51 C51 L0.10 L1.0 L1.0 L1.02 L1.0 L1.04 L1.05 L1.0 L1.07 L1.50

02       SWPPP         03       SWPPP DETAILS         04       SWPPP NOTES         00       OVERALL SITE PLAN         01       SITE PLAN         02       SITE PLAN         03       SITE PLAN         04       SITE PLAN         05       ADA ACCESSIBLE ROUTE PLAN         06       SIGHT TRIANGLE         00       OVERALL GRADING PLAN         02       GRADING PLAN         03       GRADING PLAN         04       GRADING PLAN         05       DRAINAGE STRUCTURE TABLE         06       SECTIONS         07       SECTIONS         11       SWMF DETAILS         12       SWMF DETAILS         13       SWMF DETAILS         14       CONSTRUCTION DETAILS         00       OVERALL UTILITY PLAN         01       PLAN AND PROFILES         02       CONSTRUCTION DETAILS         13       SWMF DETAILS         04       CONSTRUCTION DETAILS         05       CONSTRUCTION DETAILS         04       CONSTRUCTION DETAILS         05       CONSTRUCTION DETAILS         06       SCONSTRUCTION DETAILS	DATE BY
Sheet List Table         Jumber       Sheet List Table         Jumber       Sheet Title         00       COVER SHEET         01       GENERAL NOTES         02       SWPPP DOTES         03       SWPPP NOTES         04       SWPPP NOTES         05       OVERALL SITE PLAN         04       SWPPP NOTES         05       ADA ACCESSBLE ROUTE PLAN         06       SIGHT THANGLE         00       OVERALL SITE PLAN         01       SITE PLAN         02       SIGHT THANGLE         00       OVERALL CRADING PLAN         03       GRADING PLAN         04       GRADING PLAN         05       DRAINAGE STRUCTURE TABLE         06       SIGHT THANGLE         07       SECTIONS         08       OCONSTRUCTION DETALS         09       OCONSTRUCTION DETALS         00       OVERALL UTILLY PLAN         01       SWMP DETAILS         11       SWMP DETAILS         12       SWMP DETAILS         13       SWMP DETAILS         14       CONSTRUCTION DETALS         15       CONSTRUCTION DETALS         <	REVISIONS
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Umber       Sheet life         00       COVER SHEET         01       GENERAL NOTES         02       EXISTING CONDITIONS MAP         031       DEMOLTION AND SWPPP         032       SWPPP NOTES         034       SWPPP NOTES         035       SWPPP NOTES         04       SWTEP LAN         05       ADA ACCESSIBLE ROUTE PLAN         06       OVERALL SITE PLAN         07       GRADING PLAN         08       SIGHT TRIANGLE         09       OVERAL GRADING PLAN         033       GRADING PLAN         04       GRADING PLAN         05       DPANINGE STRUCTURE TABLE         06       SECTIONS         07       SECTIONS         08       SWMF DETAILS         09       OVERALL UTLITY PLAN         01       SWMF DETAILS         02       CONSTRUCTION DETAILS         031       CONSTRUCTION DETAILS         032       CONSTRUCTION DETAILS         033       CONSTRUCTION DETAILS         04       CONSTRUCTION DETAILS         05       CONSTRUCTION DETAILS         05       CONSTRUCTION DETAILS         06       <	
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3       SITE PLAN         44       SITE PLAN         5       ADA ACCESSIBLE ROUTE PLAN         56       ADA ACCESSIBLE ROUTE PLAN         56       OVERALL GRADING PLAN         0       OVERALL GRADING PLAN         11       GRADING PLAN         22       GRADING PLAN         44       GRADING PLAN         5       DRAINAGE STRUCTURE TABLE         66       SECTIONS         7       SECTIONS         0       OVERALL STATUS         1       SWMF DETAILS         3       CONSTRUCTION DETAILS         6       CONSTRUCTION DETAILS         7       CONSTRUCTION DETAILS         6       CONSTRUCTION DETAILS	PANAMA
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CALL 2 WORKING DAYS BEFORE YOU DIG IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.	RULE CITY OF
SUNSHINE STATE ONE CALL OF FLORIDA, INC.	UU

# GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL
- 3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED DEMOLITION PERMITS, CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- 6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- 8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- 11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- 12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- 14. ANY CONSTRUCTION ADJACENT TO A WETLAND AREA SHALL BE PERFORMED FROM THE UPLAND SIDE OF THE AREA. CONSTRUCTION ENCROACHMENT INTO A WETLAND AREA IS NOT ALLOWED UNLESS PERMITTED BY THE JURISDICTIONAL AGENCY.
- 15. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARD INDEX (SERIES 600) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 16. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AT (850)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

# **DEMOLITION NOTES**

- CONTRACTOR IN A LEGAL MANNER.
- 2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES. MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL REPRESENTATIVES. APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED 19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER. PRIOR TO REMOVAL OF SAID ITEMS.
- 3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND TREE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SHOWN FOR REMOVAL SHALL BE PRESERVED UNTIL REVIEW WITH THE CITY ENVIRONMENTAL INSPECTOR. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- 4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

#### **RECORD DRAWINGS**

# PAVING, GRADING AND DRAINAGE NOTES

- NOT COVERED BY LOCAL OR CITY REGULATIONS.
- 2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND CITY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS. THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
- 5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- 6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE 2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT INDICATED. MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY 8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE
- AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN. INDICATED.
- 3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE 9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END CONSTRUCTION SECTION OF THIS SHEET. OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 4. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND. UNLESS SHOWN 10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED OTHERWISE. PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- 5. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS 11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN BUT ONLY AS DIRECTED BY THE OWNER. LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- 12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- 14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE 10. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE 3. DRIV THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE. BUT EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED. BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE

5. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS

 CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 2 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2015 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

 ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR CITY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF

- 17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT
- 20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

## MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

# WATER AND SEWER UTILITY NOTES

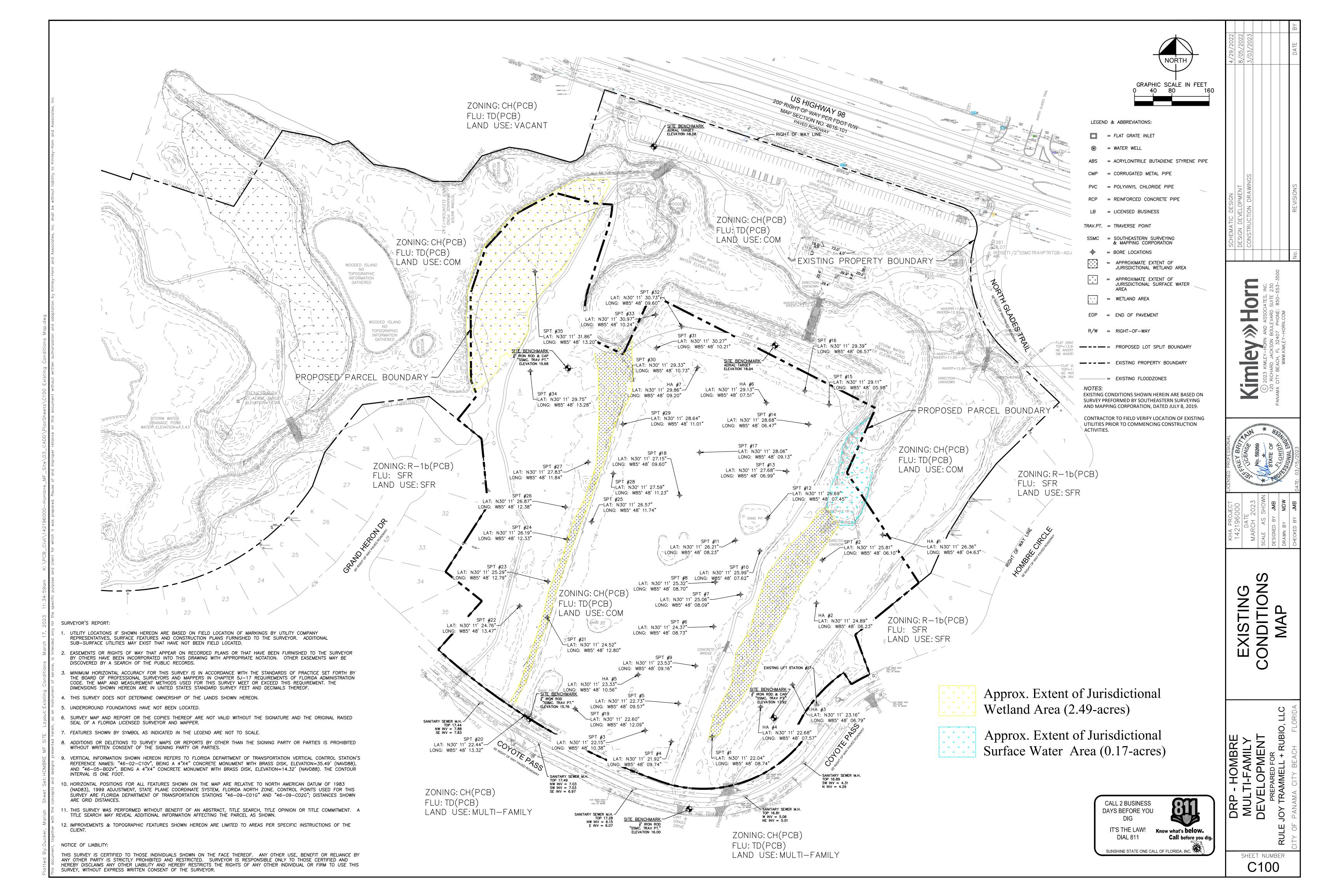
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE CITY OF PANAMA CITY BEACH AND FDEP STANDARDS AND SPECIFICATIONS.

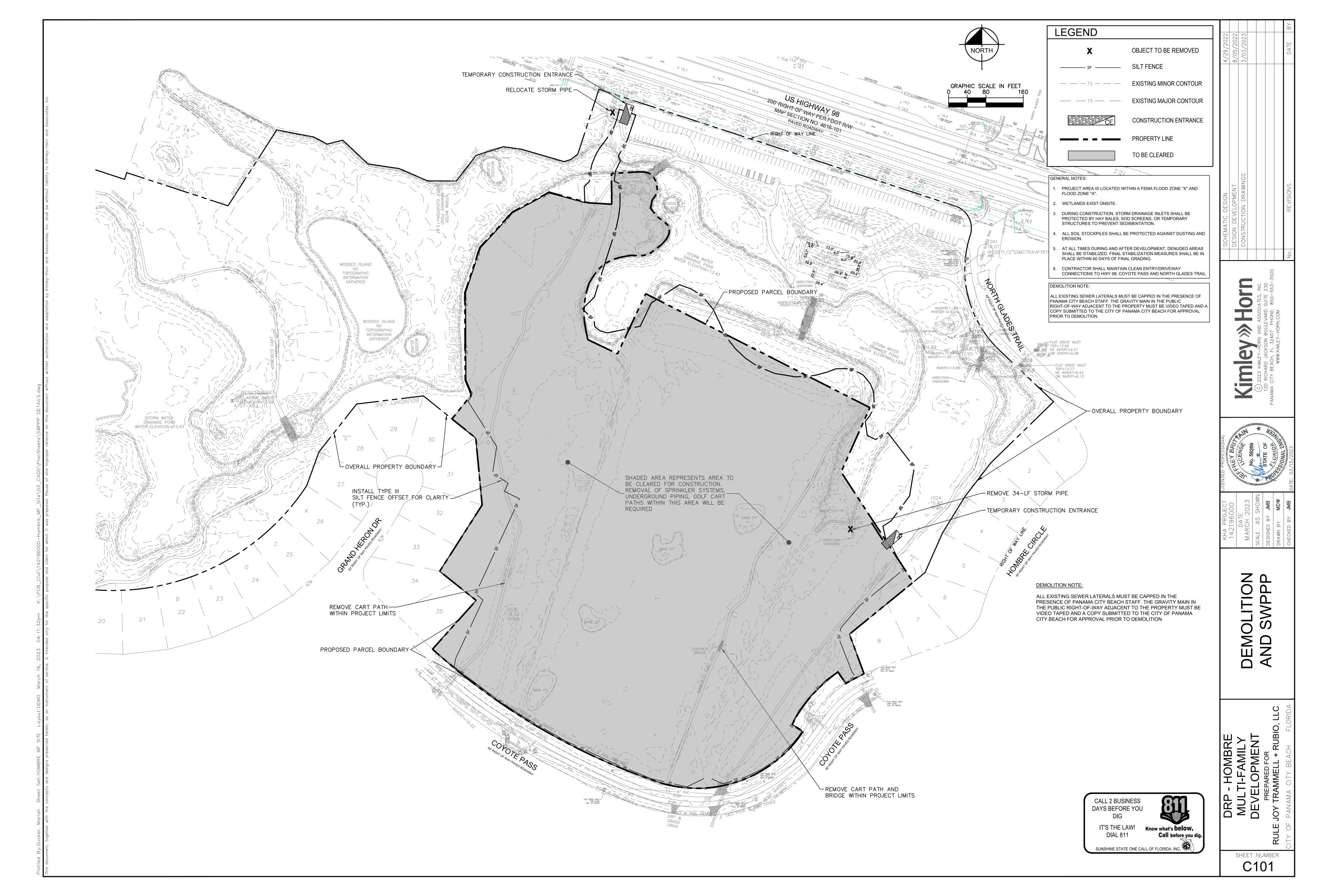
- 6. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 7. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- 8. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 9. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- 1. THE 3 CON SPEC RELA ALL PRE THE PERN THE SWP CON CONS 4. BEST OR I SHAL OWN 5. PERM WETI THE REQU CON SHA PARI FACII ALL SHAL SUFF MAIN SPILL 10. THE OILS IS PF 11. RUB SEAI THR WATI 12. ALL INIT 13. STAE CASE 14. DIST STOF 7 DA` SECT REQU 15. IF TH NOT WAS MUS CAR 16. ALL OR II 17. THE AND CON 18. ON-S EROS PRA CON 19. SLOP RUN STAE 20. DUE SHAI ETC.) 21. ALL ( BAC BITU 22. ALL SHA OTHE
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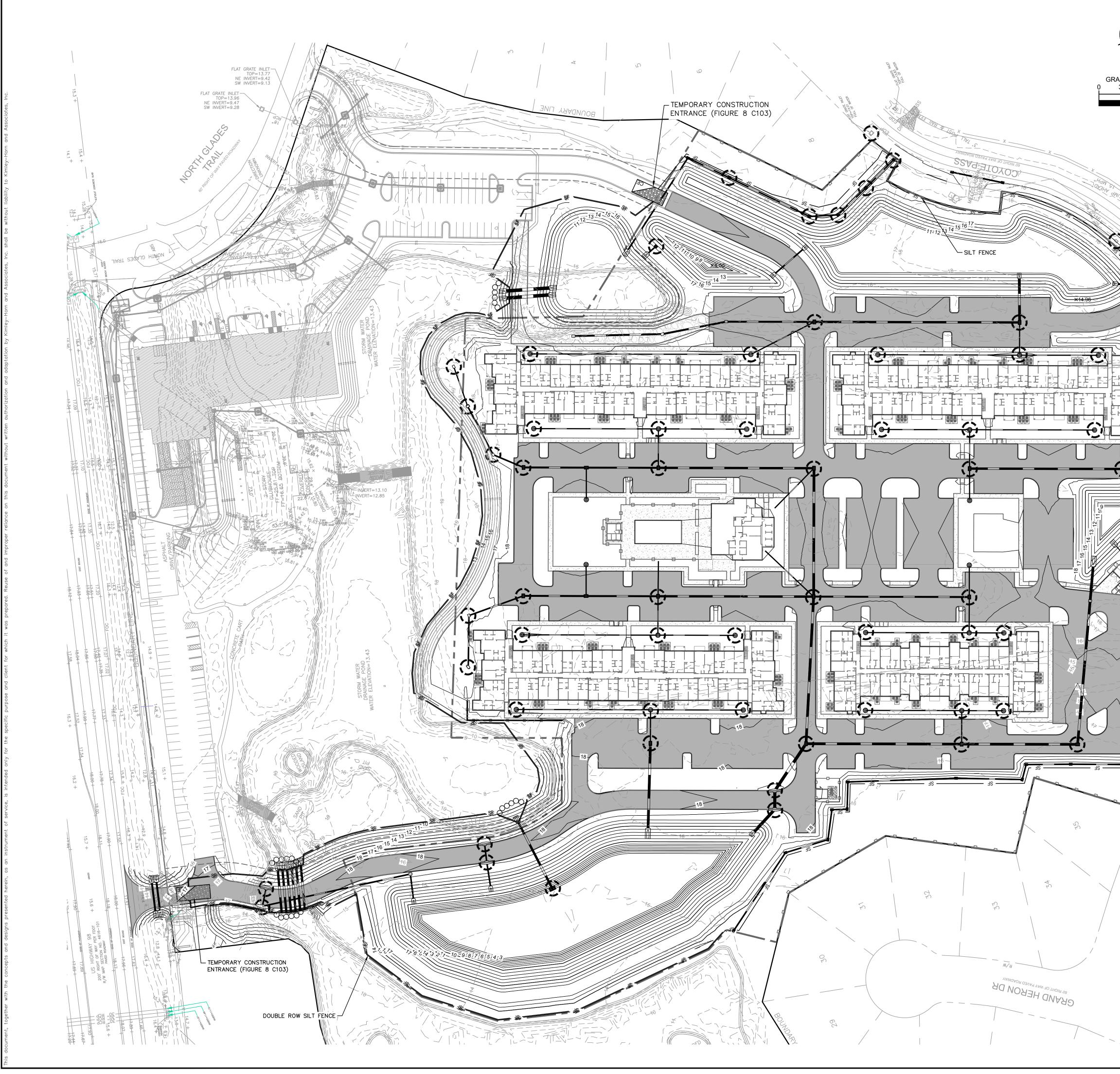
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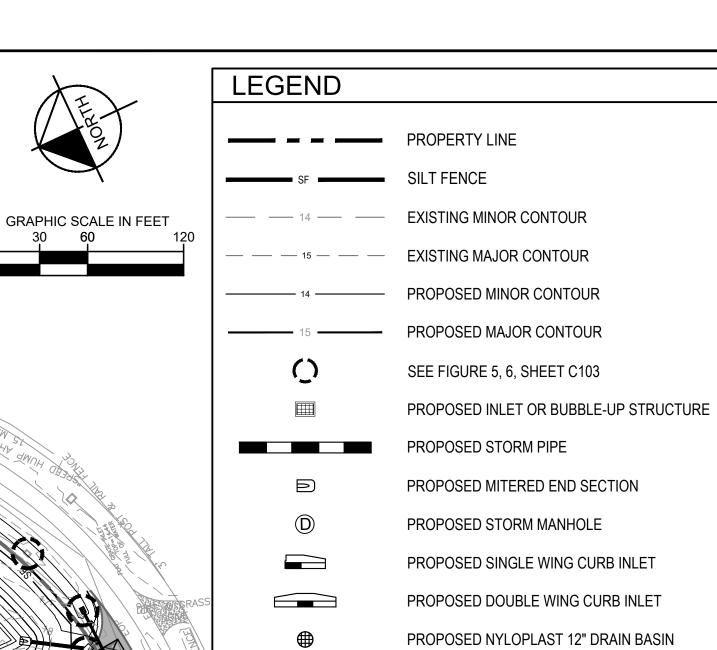
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	29/2022 05/2022 03/2023	DATE
ROSION CONTROL NOTES	8/0	
THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.		
ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.		
THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.		
BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.	SIGN DPMENT DRAWINGS	EVISIONS
PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.	DE VEL 0	REVI
THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.	EMATI GN D STRUG	
CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.	SCHI CON:	Z
ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.		- 3500
SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.	ATES, INC.	850-553
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.		i di Z
RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.	LEY-HORN AN LACKSON BO	umenden be 2H, FL 32407 WW.KIMLEY-H
ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.	2023 KIM	CITY BEAC
STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.		⊃ANAMA CI
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.	11111111111111111111111111111111111111	PAN
IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.	PROFESSIONAL HEY BRIMM	5/15/2023
ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.		DATE: 00
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.	ECT 1 00 123 HOWN	MDW MDW
ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.	олсо 96( АS	DESIGNED BY DRAWN BY CHECKED BY
SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ONCE GRADING IS COMPLETE, SLOPES SHALL BE STABILIZED WITH SOD AS SOON AS PRACTICAL.		
DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.		
ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.	L RAI	
ALL PROPOSED SILT FENCE LOCATED WITHIN THE CRITICAL PROTECTION ZONE OF A TREE SHALL BE OF A NON-TRENCHED VARIETY, UNLESS ARBORICULTURAL MITIGATION STATES OTHERWISE.		_
TABILIZATION NOTES	U Ш С	Ζ
ALL DISTURBED AREAS IN THE RIGHT OF WAY TO BE RESTORED. SODDED OR SEEDED UP TO 1:4 (V:H) SLOPE SEED OR SOD IS ALLOWED, GREATER THAN 1:4 AND LESS THAN 1:3 SHALL BE SODDED, GREATER THAN 1:3 AND LESS THAN 1:2 SHALL BE SOD LAPPED AND PINNED AND GREATER THEN 1:2 IS NOT ALLOWED. ANY FUTURE MAINTENANCE OR REPAIRS ON THE DRIVEWAY ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.		
DRIVEWAY CONSTRUCTION OR REPAIRS MUST COMMENCE WITHIN TWO (2) YEARS OF PERMIT ISSUANCE. THIS PERMIT WILL EXPIRE TWO (2) YEARS FROM THE DATE OF ISSUE IF DRIVEWAY CONSTRUCTION HAS NOT YET STARTED.		, LLC ORIDA
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IT'S THE LAW! Know what's <b>below.</b> DIAL 811 Call before you o	lig.	RULE CITY OF
SUNSHINE STATE ONE CALL OF FLORIDA, INC.	SHEET NUM	0

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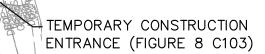




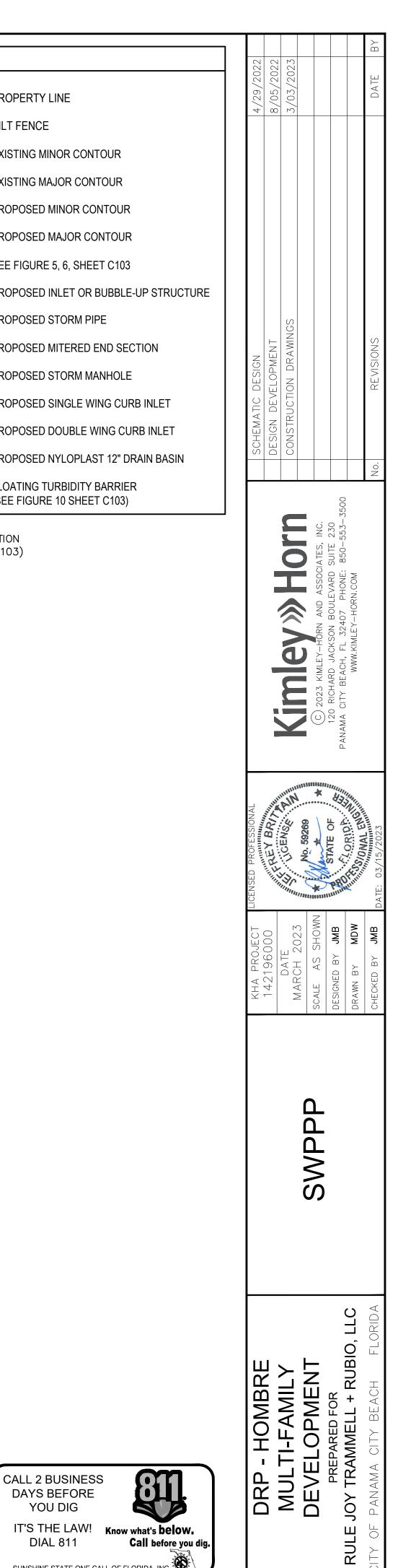




FLOATING TURBIDITY BARRIER (SEE FIGURE 10 SHEET C103)



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SHEET NUMBER

C102

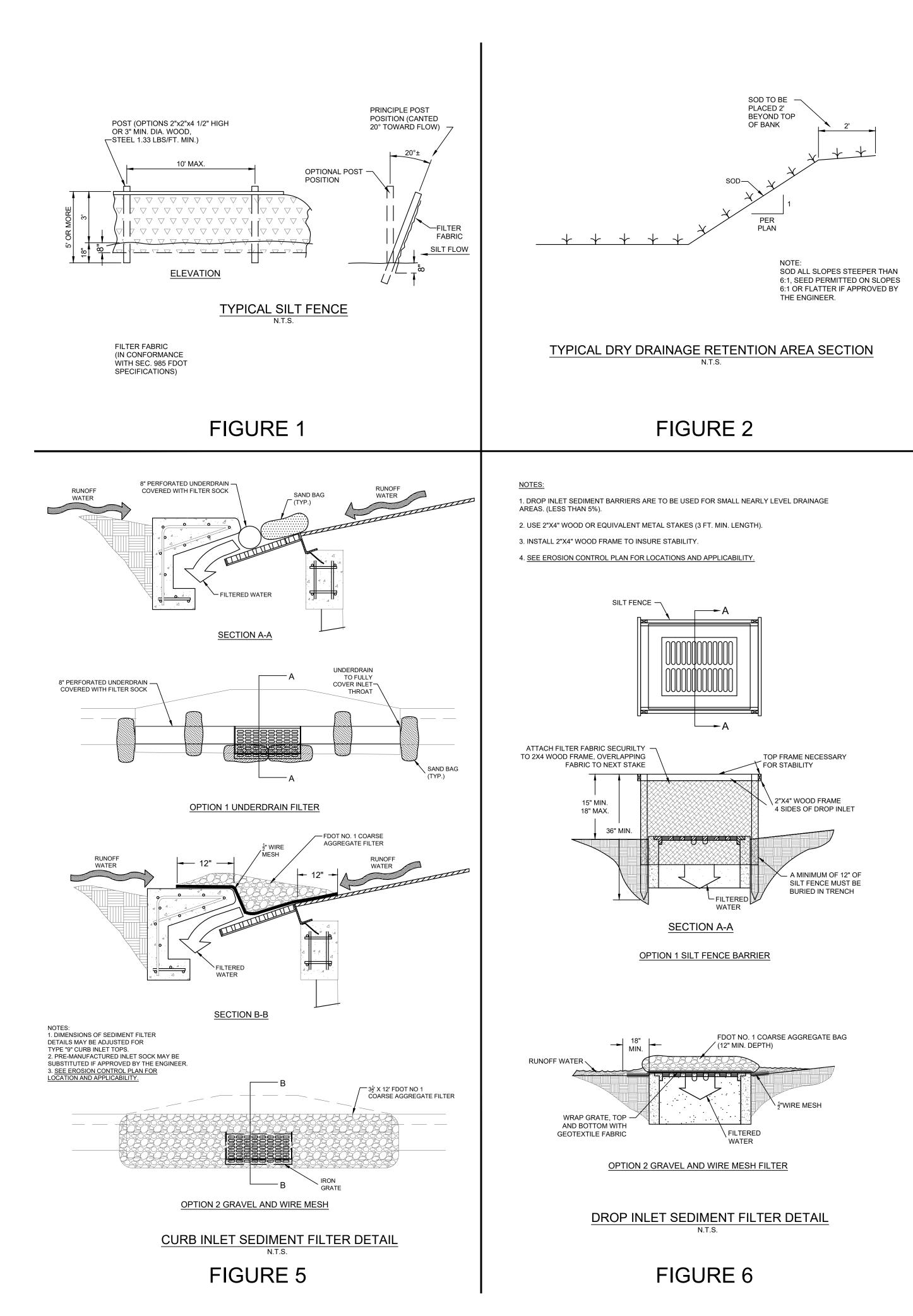
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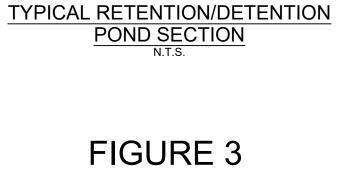


FIGURE 3

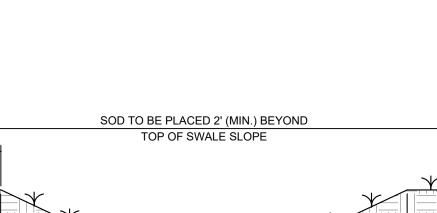
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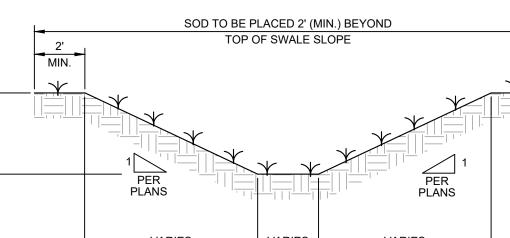
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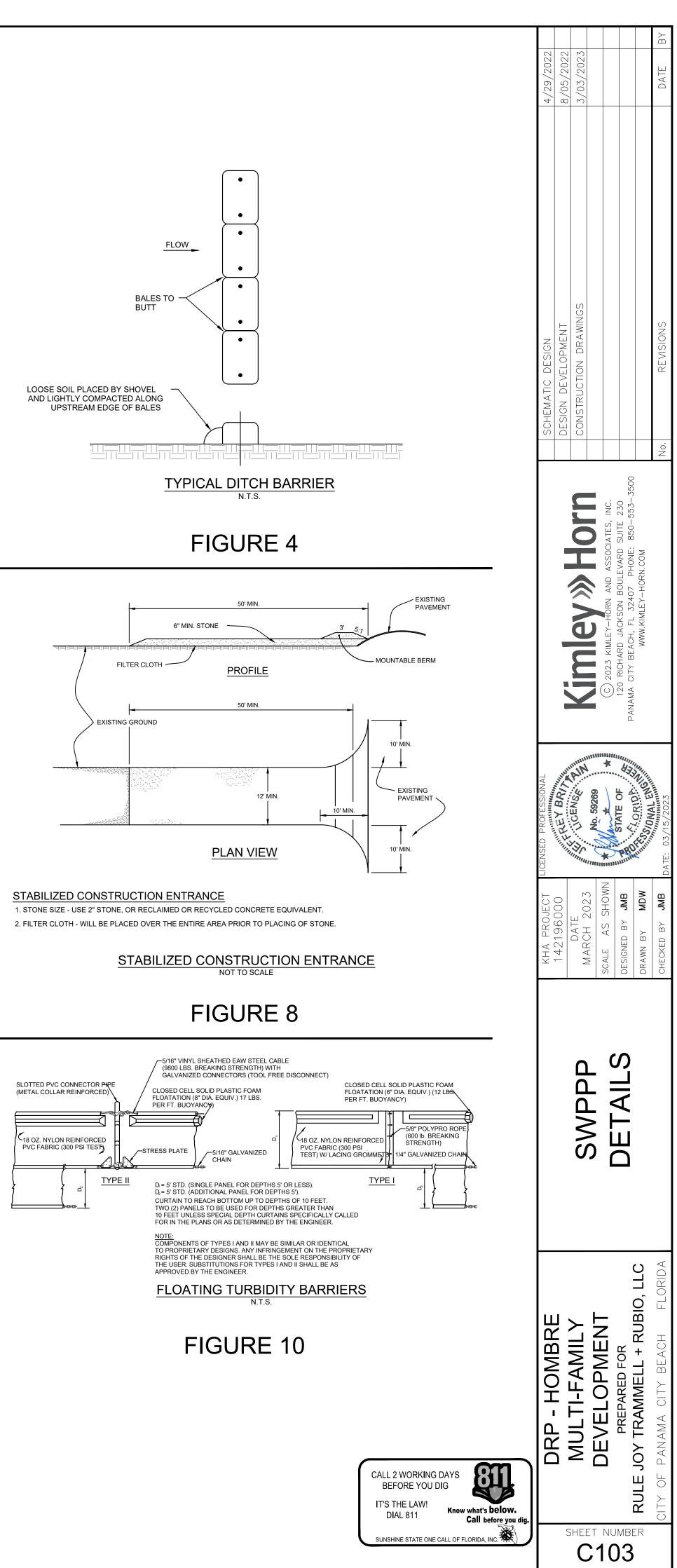
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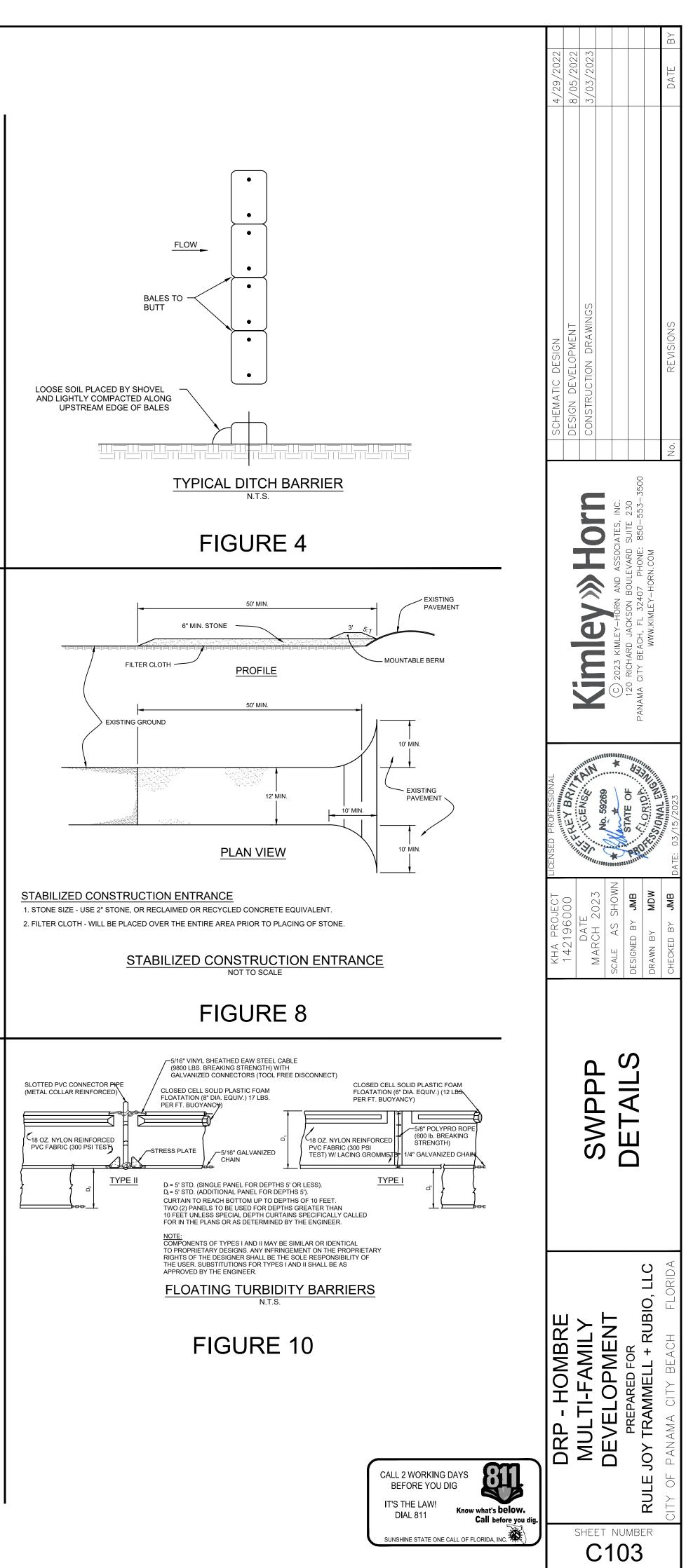
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BEYOND TOP









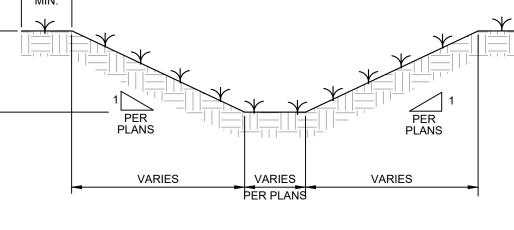


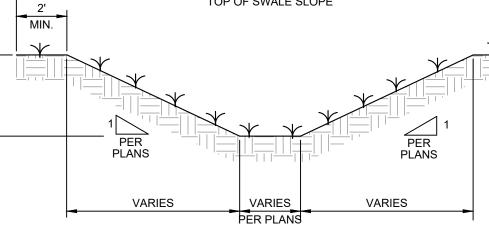


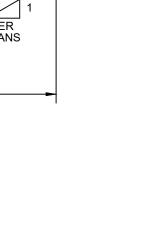




TYPICAL SWALE SECTION N.T.S.







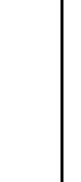
WHERE A DAM IS REQUIRED WITHIN EXISTING LAKE FOR CONSTRUCTION OF STORM

PIPE, A FLOATING TURBIDITY BARRIER SHALL BE PLACED

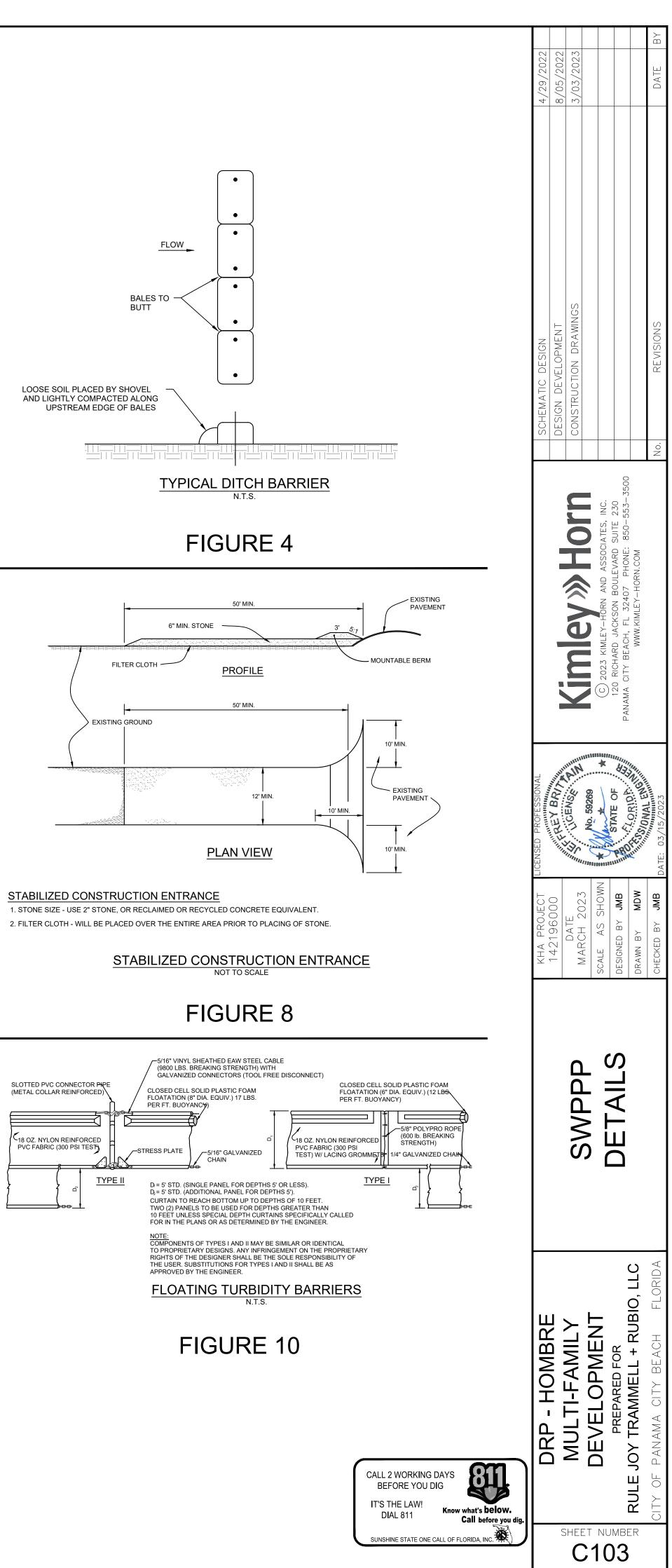
BEYOND THE DAM.

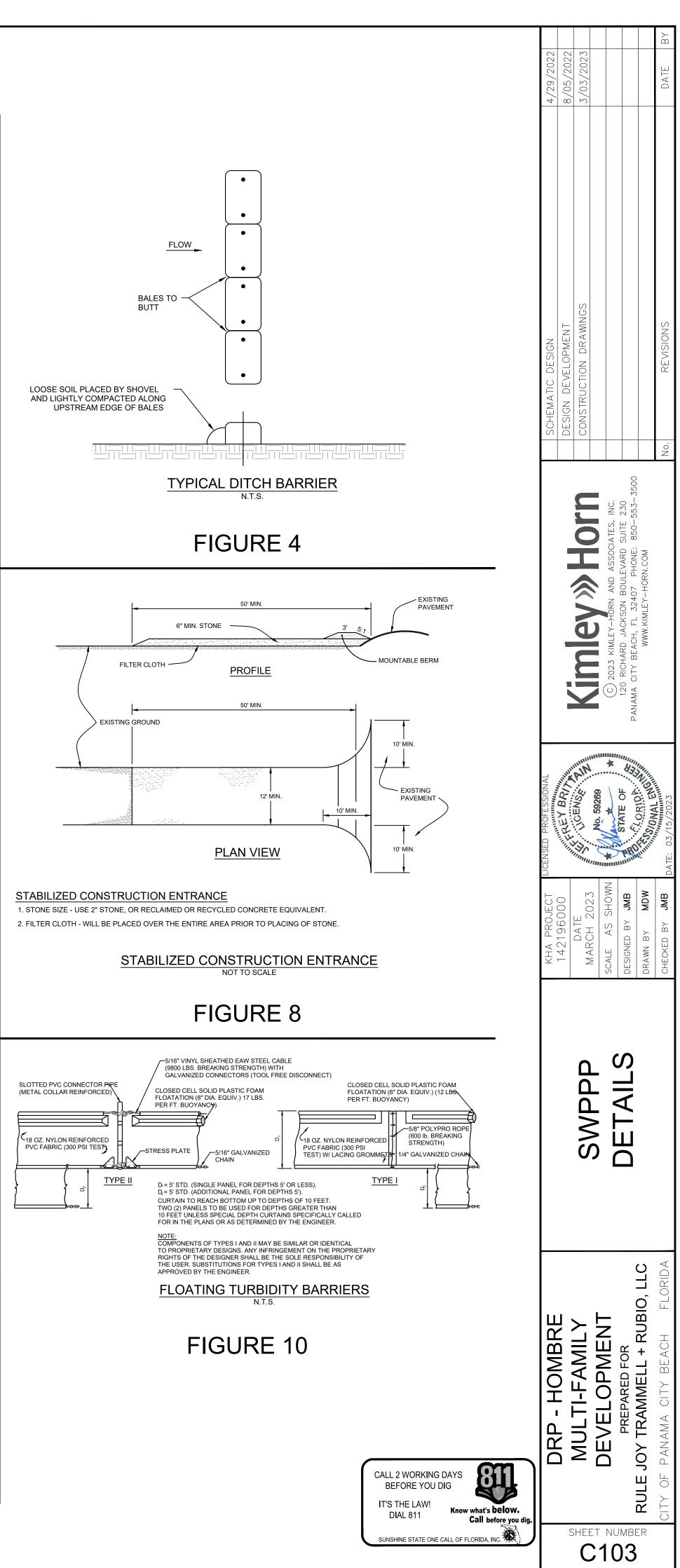
-TOP OF

BANK





















EDGE OF -

WATER

FLOATING TURBIDITY BARRIER

EXISTING

LAKE

SEE FIGURE 10

#### TIMING OF SEDIMENT - CONTROL PRACTICES:

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH- DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

#### STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

#### SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

#### **INLET PROTECTION:**

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONDED AND FILTERED.

#### MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

#### STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DIKES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

#### **PERMANENT VEGETATION:**

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

#### CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

#### **INSPECTION SCHEDULE:**

- I. DIVERSION SWALE AND STRUCTURAL PROTECTION INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
- 2. INLET PROTECTION INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
- 3. VEGETATIVE PLANTING INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE; REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 6" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

#### DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE, WITH THE FOLLOWING ADDITION. THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

#### MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

#### SEDIMENT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- 1. THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- 7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- 8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- 9. SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

#### MAINTENANCE

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

#### ADDITIONAL M

THIS PLAN AND NA AND SEDIMENT CO MAY BE NECESSAN CONTRACTOR IS F THAT MAY BE NEC PARTICULATES, ET AND/OR PERMIT R

#### **EROSION AND**

PLAN DESIGNER:

OWNER/ DEVELOPER:

ADJACENT AREAS:

EROSION CONTROL MEASURE:

SITE CONTACT:

#### POLLUTION PR

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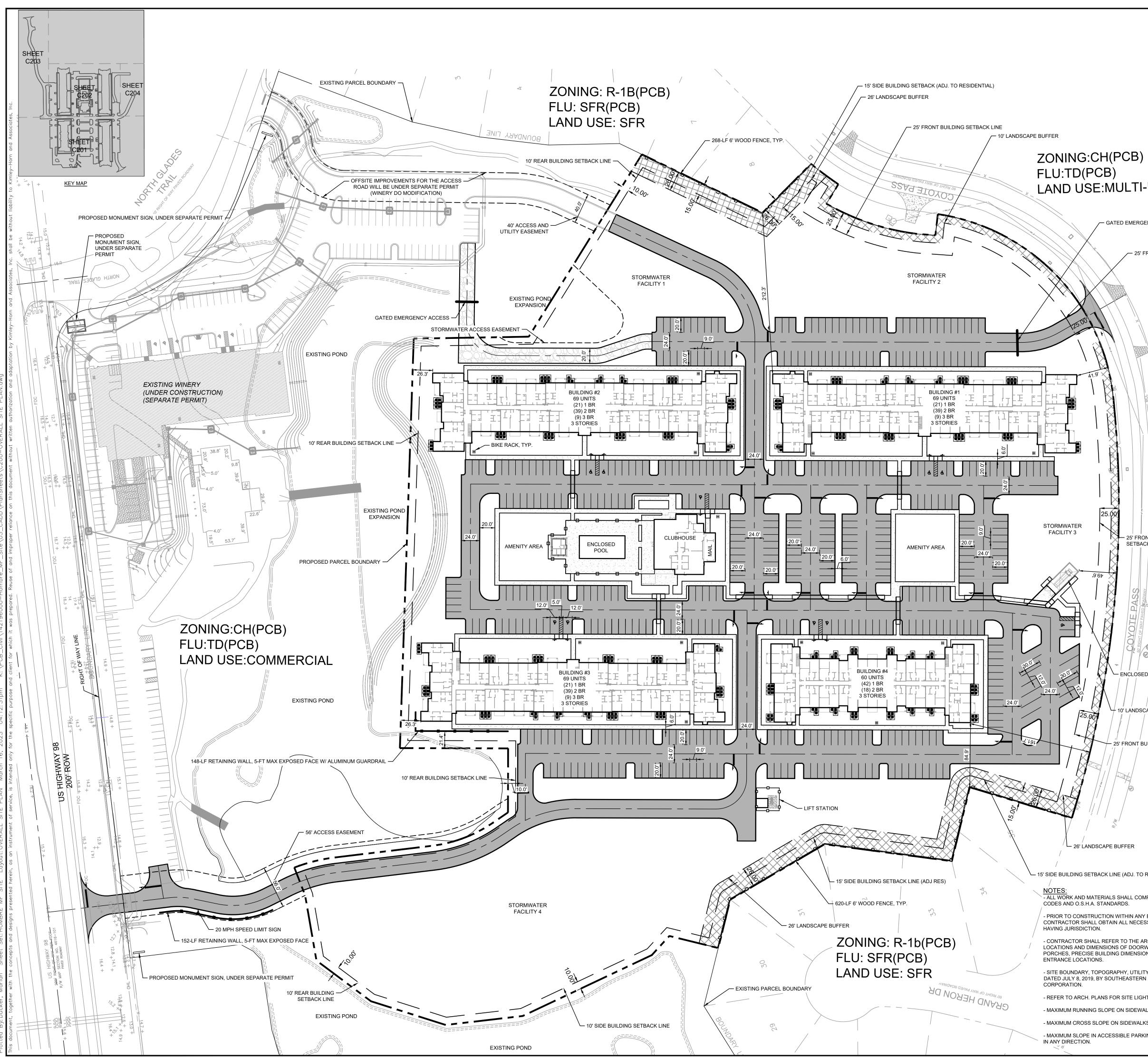
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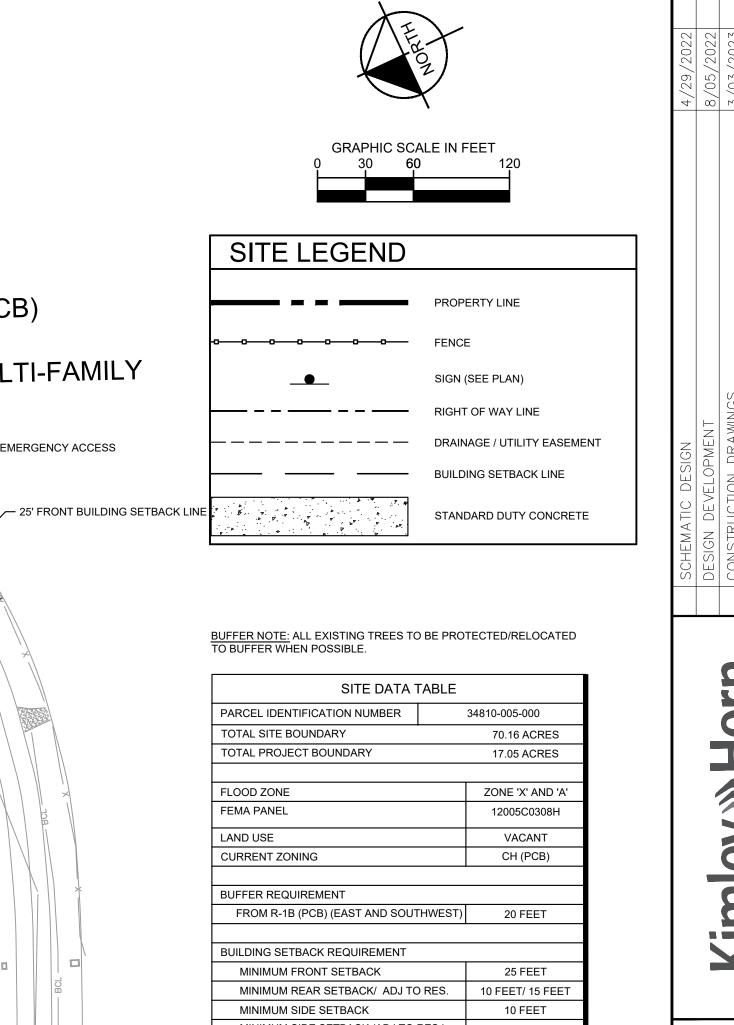
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ONTROL MEASURES, IN THE OPINION OF THE ENGINEER, THAT RY UNDER FAVORABLE WEATHER CONDITIONS. THE RESPONSIBLE FOR ANY ADDITIONAL MEASURES OR PRACTICES ESSARY TO CONTROL EROSION, TURBID DISCHARGE, FUGITIVE TC. TO FULLY COMPLY WITH ALL GOVERNMENTAL RULES EQUIREMENTS.						
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KIMLEY-HORN AND ASSOCIATES INC. 120 RICHARD JACKSON BOULEVARD, SUITE 230 PANAMA CITY BEACH, FLORIDA 32407 PHONE: (850) 533-3500	ATIC DESIGN	DEVELOPMEN	CTION DR			REVISIONS
DOMINION REALTY PARTNERS, LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601 PHONE: (919) 582-2044	SCHEMATI	DESIGN	CONSTRU			No.
NORTH: COMMERCIAL / HWY 98 SOUTH: RESIDENTIAL EAST: RESIDENTIAL WEST: RESIDENTIAL			orn	5, INC. E 230 E 230	0000-000-000	
EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND STABILIZED VEGETATION WHERE NEEDED.			N≪∕	BOULE	JZ4U/ PHUNE: 1LEY-HORN.COM	
DOMINION REALTY PARTNERS, LLC 501 FAYETTEVILLE STREET, SUITE 100 RALEIGH, NC 27601 PHONE: (919) 582-2044			Kimlev	$\cap$ $\circ$	FANAMA CITT BEACH, FL 32. WWW.KIMLEY	
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LLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED ORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CTIVITY MEETS THE FOLLOWING CRITERIA:	ROFESSION	LEY BRIJ	CENSE:	STATE OF	VORIDE	15/2023
ES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A SEPARATE STORM SEWER SYSTEM (MS4); AND/OR	ENSED P		A A A A A A A A A A A A A A A A A A A	* PR	OFFICIENT	ATE: 03/1
NE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE SHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING. THEN YOU QUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORM WATER PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.	KHA PROJECT LIC	$O \perp$	DATE March 2023	SCALE AS SHOWN DESIGNED BY JMB	×	CHECKED BY JMB DA
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F CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE PTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE RACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING F ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING ID ALL OTHER APPLICABLE LAWS.						FLORIDA
		• •		DEVELOPME PREPARED FOR	JOY TRAMMELL +	F PANAMA CITY BEACH
					IULE	Y OF

SHEET NUMBER

C104





# LAND USE: MULTI-FAMILY

- GATED EMERGENCY ACCESS

- 25' FRONT BUILDING SETBACK LINE - ENCLOSED DUMPSTER  $\downarrow$  10' LANDSCAPE BUFFER

- 25' FRONT BUILDING SETBACK LINE

LAND USE	VACANT			
CURRENT ZONING	CH (PCB)			
BUFFER REQUIREMENT				
FROM R-1B (PCB) (EAST AND SOUTHWEST)	20 FEET			
BUILDING SETBACK REQUIREMENT				
MINIMUM FRONT SETBACK	25 FEET			
MINIMUM REAR SETBACK/ ADJ TO RES.	10 FEET/ 15 FEET			
MINIMUM SIDE SETBACK	10 FEET			
MINIMUM SIDE SETBACK (ADJ TO RES.)	15 FEET			
MULTI-FAMILY BUILDING FOOTPRINT	101,500± SF			
CLUBHOUSE BUILDING FOOTPRINT	4,655 SF			
TOTAL BLDG AREA (ALL FLOORS)	303,640 SF			
PROPOSED DENSITY	14.4 DU/ACRE			
MAXIMUM DENSITY	45 DU/ACRE			
MAXIMUM BUILDING HEIGHT	65 FEET			
MAXIMUM IMPERVIOUS SURFACE	85%			
PARKING REQUIRED (267 MULTI-FAMILY UNITS)	)			
PARKING SPACES REQUIRED (9' X 20') 1.7/UNIT	454 SPACES			
OVERFLOW SPACES REQUIRED (12' X 30')	12 SPACES			
TOTAL SPACES REQUIRED	466 SPACES			
ADA SPACES REQUIRED (12' X 20')	10 SPACES			
STANDARD SPACES (9' X 20') PROVIDED	454 SPACES			
ADA SPACES (12' X 20') PROVIDED	10 SPACES			
OVERFLOW SPACES (12' X 30') PROVIDED	12 SPACES			
TOTAL PARKING PROVIDED	476 SPACES			
BICYCLE PARKING REQUIRED	47 SPACES			
BICYCLE PARKING PROVIDED	52 SPACES			
PARKING REQUIREMENTS ARE CALCULATED B	ASED ON			
SECTION 4.05 IN THE PCB LDC.				
SURFACE DATA TABLE				
TOTAL IMPERVIOUS AREA	9.83			
TOTAL IMPERVIOUS AREA PERCENTAGE	58%			

TOTAL IMPERVIOUS AREA	9.83
TOTAL IMPERVIOUS AREA PERCENTAGE	58%
TOTAL POND AREA	3.31
TOTAL POND AREA PERCENTAGE	19%
TOTAL OPEN-SPACE	3.91
TOTAL OPEN-SPACE PERCENTAGE	23%

#### 26' LANDSCAPE BUFFER

└─ 15' SIDE BUILDING SETBACK LINE (ADJ. TO RESIDENTIAL)

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY

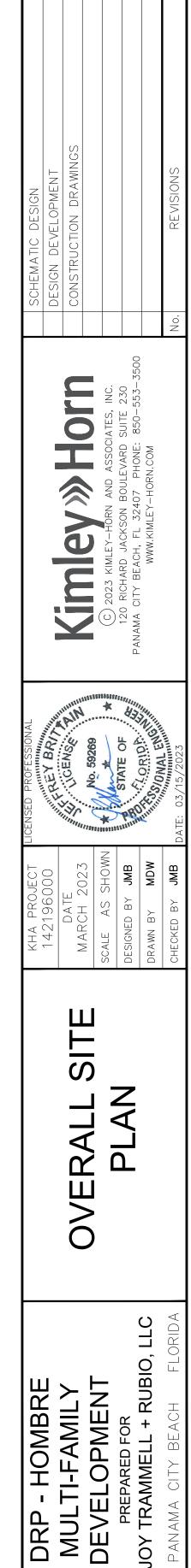
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED JULY 8, 2019, BY SOUTHEASTERN SURVEYING AND MAPPING

- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% (1:20). - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% (1:50).

- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:50)

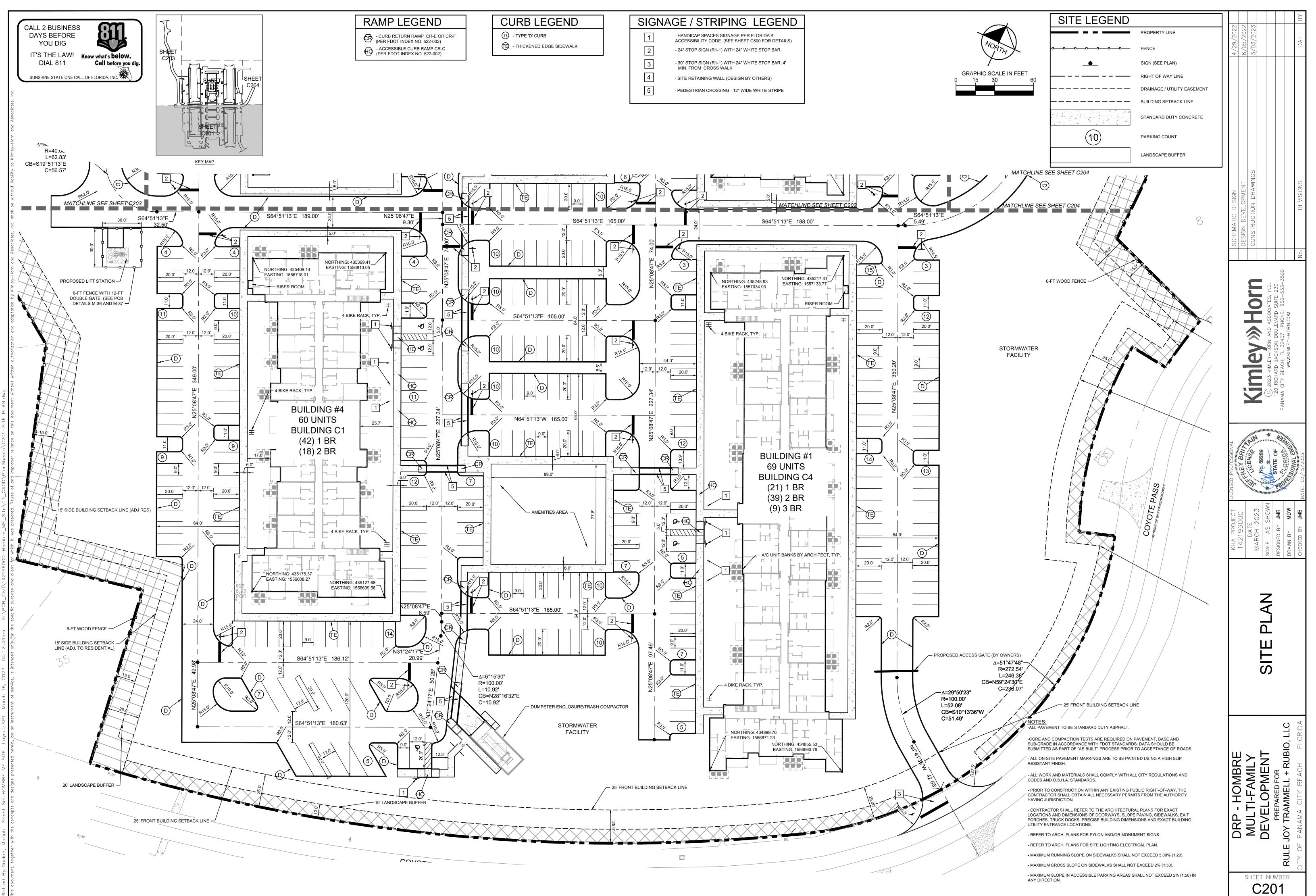


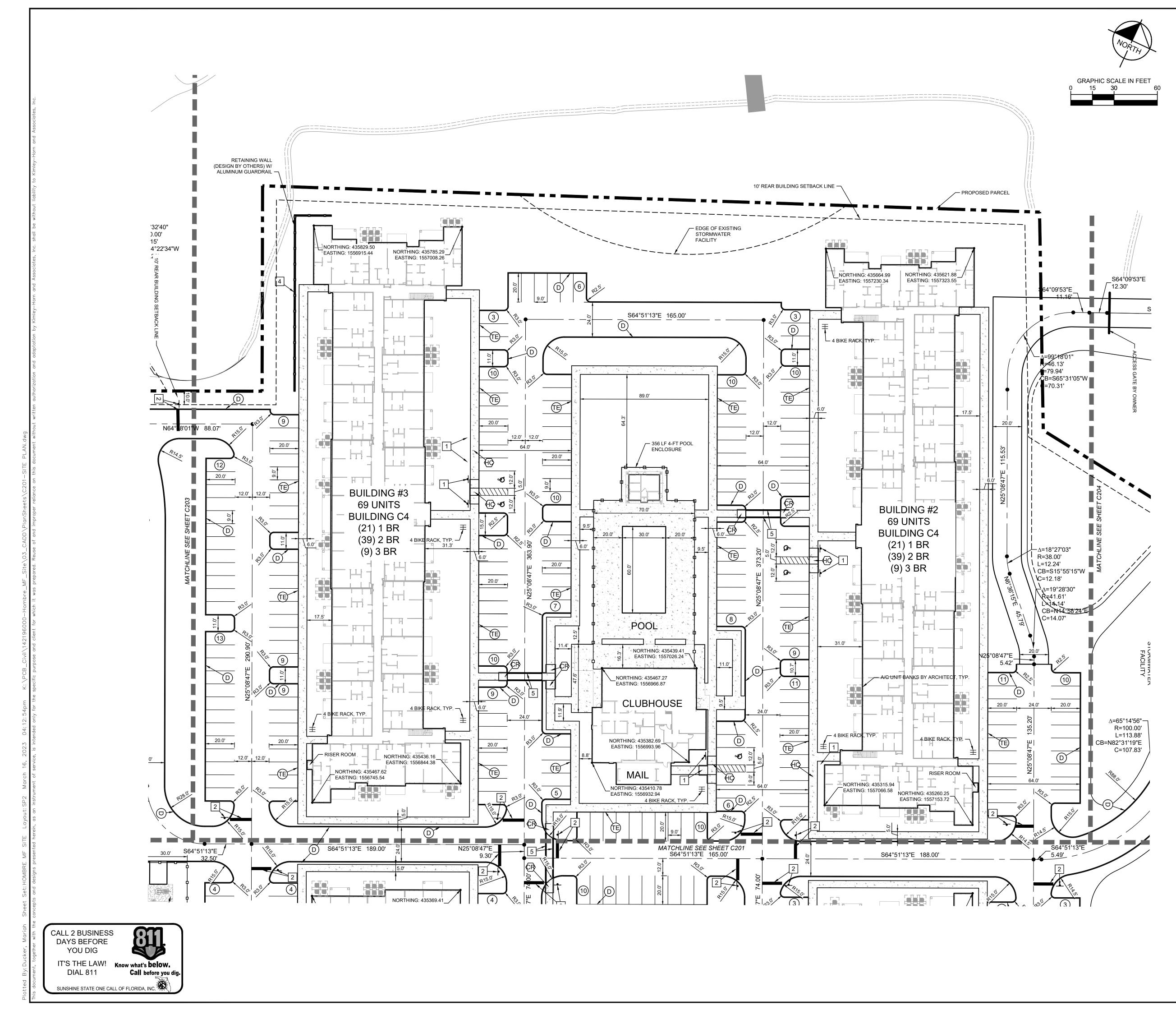


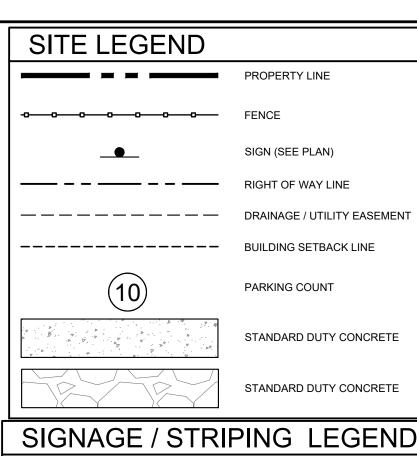
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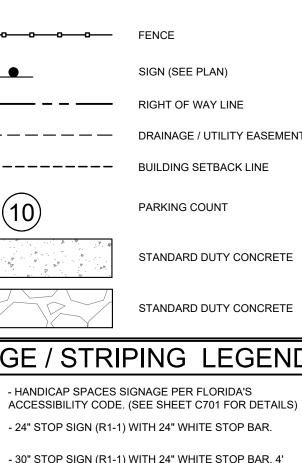
SHEET NUMBER

C200









- 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, 4' MIN. FROM CROSS WALK - SITE RETAINING WALL (DESIGN BY OTHERS)

- PEDESTRIAN CROSSING - 12" WIDE WHITE STRIPE

# CURB LEGEND

2

3

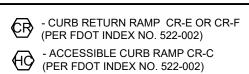
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5

D - TYPE 'D' CURB

TE - THICKENED EDGE SIDEWALK

## RAMP LEGEND



#### NOTES:

-ALL PAVEMENT TO BE STANDARD DUTY ASPHALT.

- CORE AND COMPACTION TESTS ARE REQUIRED ON PAVEMENT, BASE AND SUB-GRADE IN ACCORDANCE WITH FDOT STANDARDS. DATA SHOULD BE SUBMITTED AS PART OF "AS BUILT" PROCESS PRIOR TO ACCEPTANCE OF ROADS. - ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING A HIGH SLIP RESISTANT FINISH.

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.

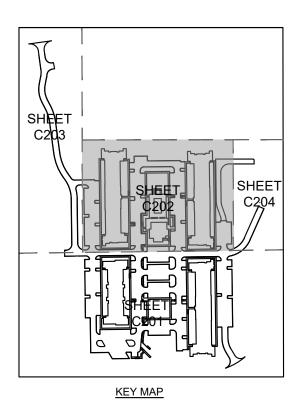
CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

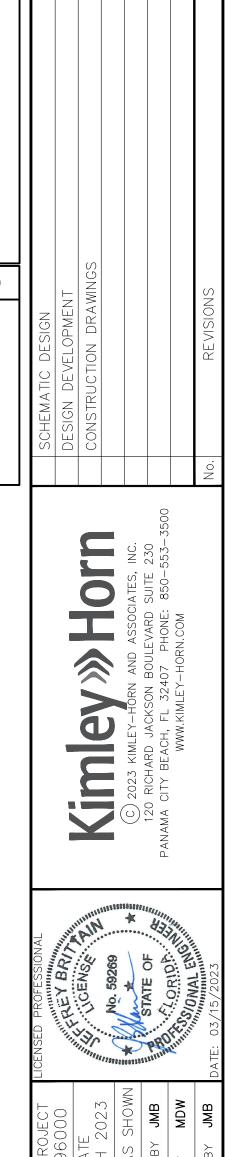
- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.

- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

- MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20). - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% (1:50).

- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:50) IN ANY DIRECTION.



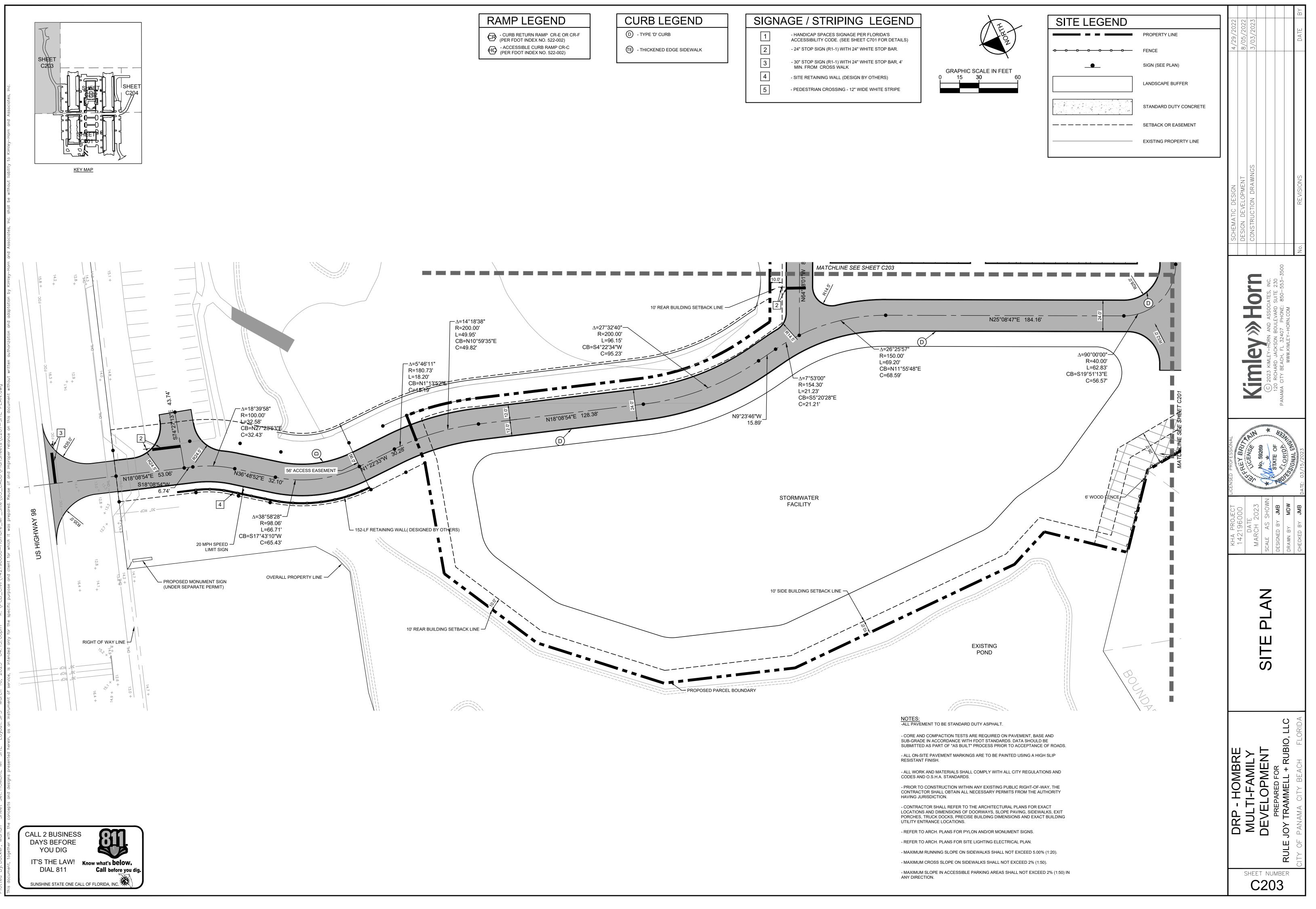




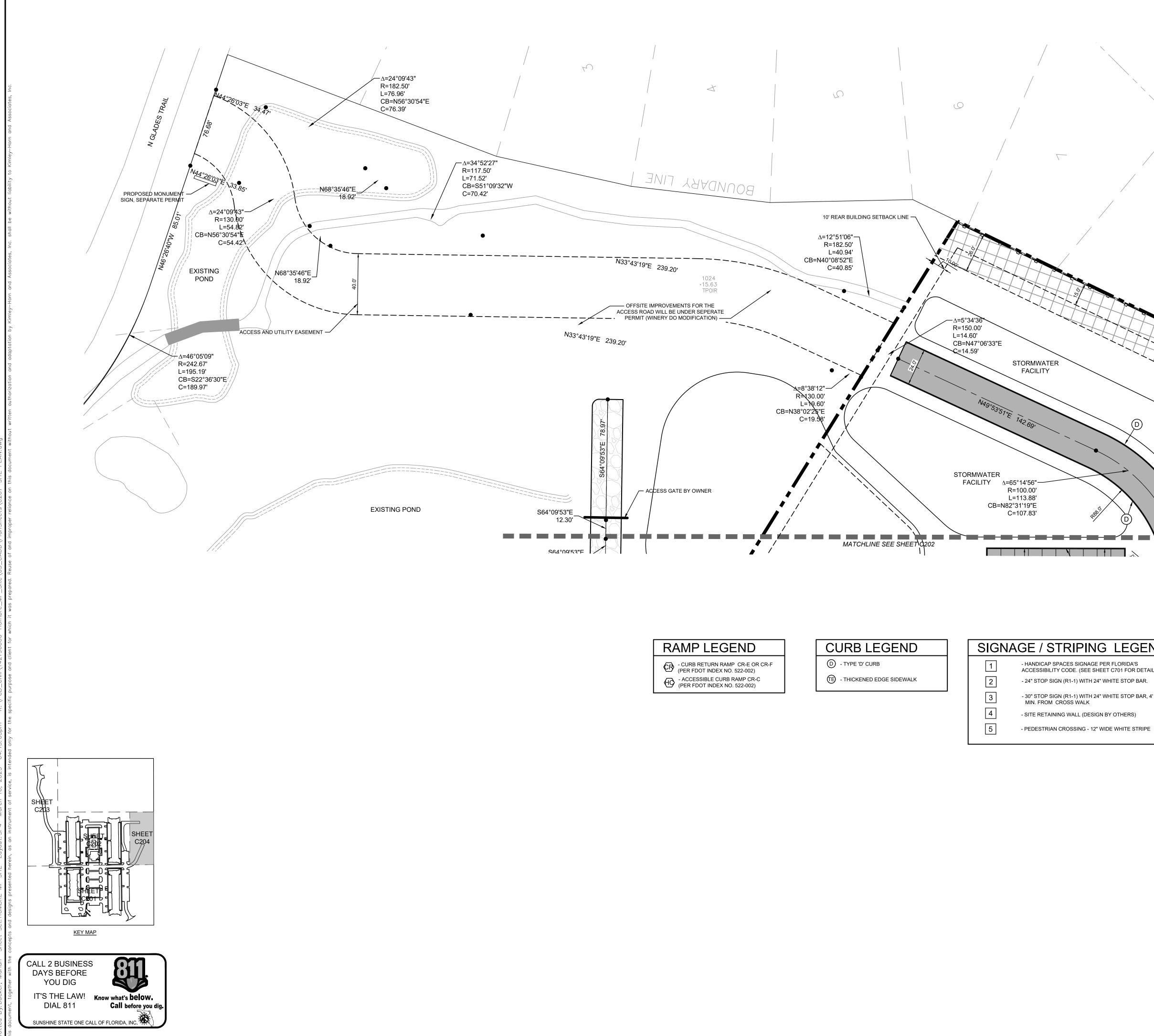
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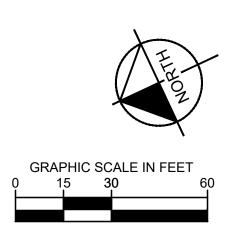




1	- HANDICAP SPACES SIGNAGE PER FLORIDA'S ACCESSIBILITY CODE. (SEE SHEET C701 FOR DETAILS)
2	- 24" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR.
3	- 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, 4' MIN. FROM CROSS WALK
4	- SITE RETAINING WALL (DESIGN BY OTHERS)
5	- PEDESTRIAN CROSSING - 12" WIDE WHITE STRIPE



RAMP LEGEND	]	CURB LEGEND	]	SIGN	AGE / STRIPING
CURB RETURN RAMP CR-E OR CR-F (PER FDOT INDEX NO. 522-002)     ACCESSIBLE CURB RAMP CR-C (PER FDOT INDEX NO. 522-002)		D - TYPE 'D' CURB TE - THICKENED EDGE SIDEWALK		1	- HANDICAP SPACES SIGNAGE PE ACCESSIBILITY CODE. (SEE SHEE - 24" STOP SIGN (R1-1) WITH 24" V
	J		J	3	- 30" STOP SIGN (R1-1) WITH 24" V MIN. FROM CROSS WALK



# $\bigcirc$

# IG LEGEND

PER FLORIDA'S HEET C701 FOR DETAILS)

" WHITE STOP BAR.

4" WHITE STOP BAR, 4'

# SITE LEGEND

## PROPERTY LINE -o-o-o-o-o- FENCE SIGN (SEE PLAN) LANDSCAPE BUFFER STANDARD DUTY CONCRETE — — — — — — — — — SETBACK OR EASEMENT

EXISTING PROPERTY LINE

NOTES: - ALL PAVEMENT TO BE STANDARD DUTY ASPHALT.

- CORE AND COMPACTION TESTS ARE REQUIRED ON PAVEMENT, BASE AND SUB-GRADE IN ACCORDANCE WITH FDOT STANDARDS. DATA SHOULD BE SUBMITTED AS PART OF "AS BUILT" PROCESS PRIOR TO ACCEPTANCE OF ROADS. - ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED USING A HIGH SLIP RESISTANT FINISH.

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

- REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.

ANY DIRECTION.

- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN. - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).

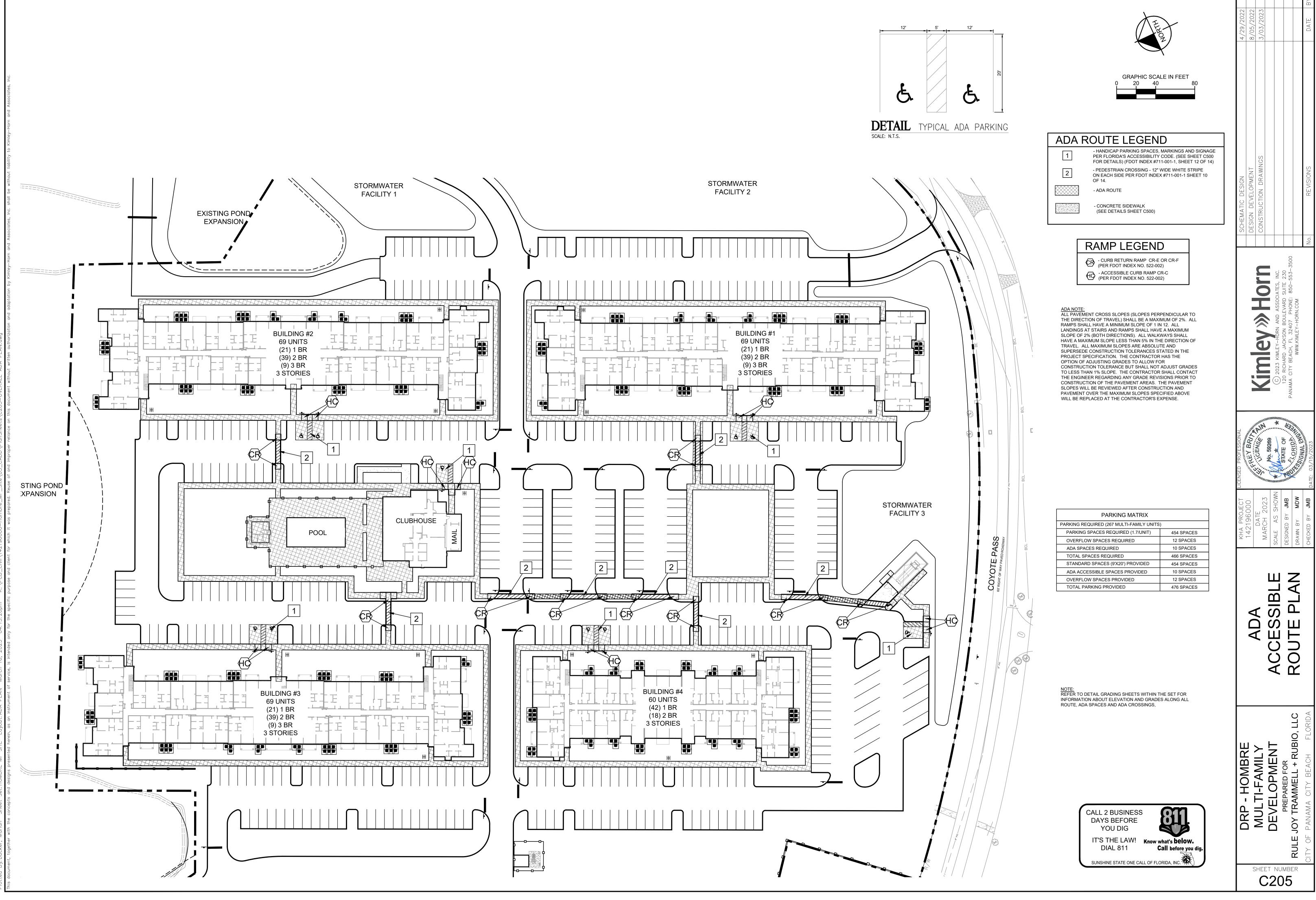
- MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2% (1:50).

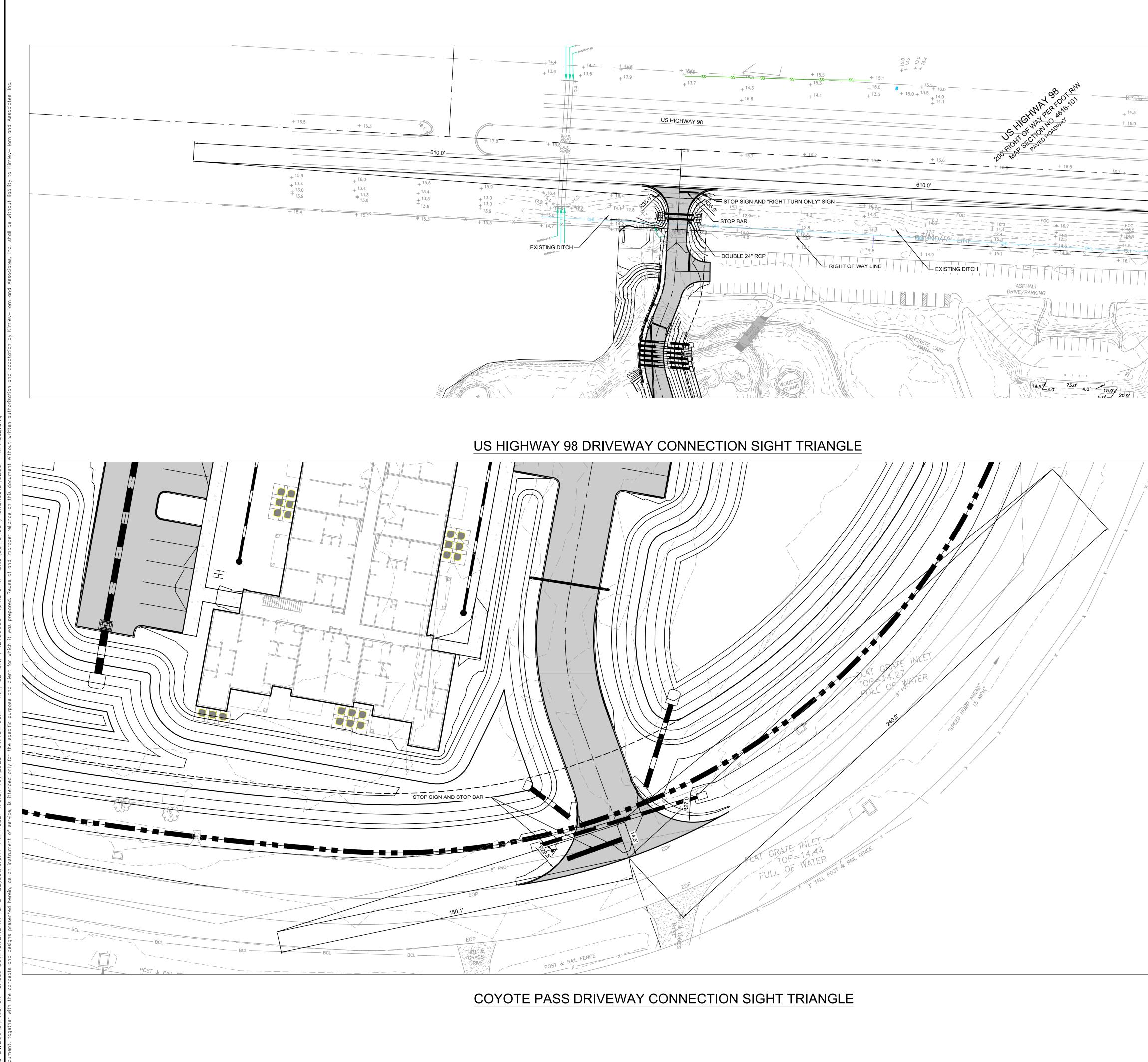
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:50) IN

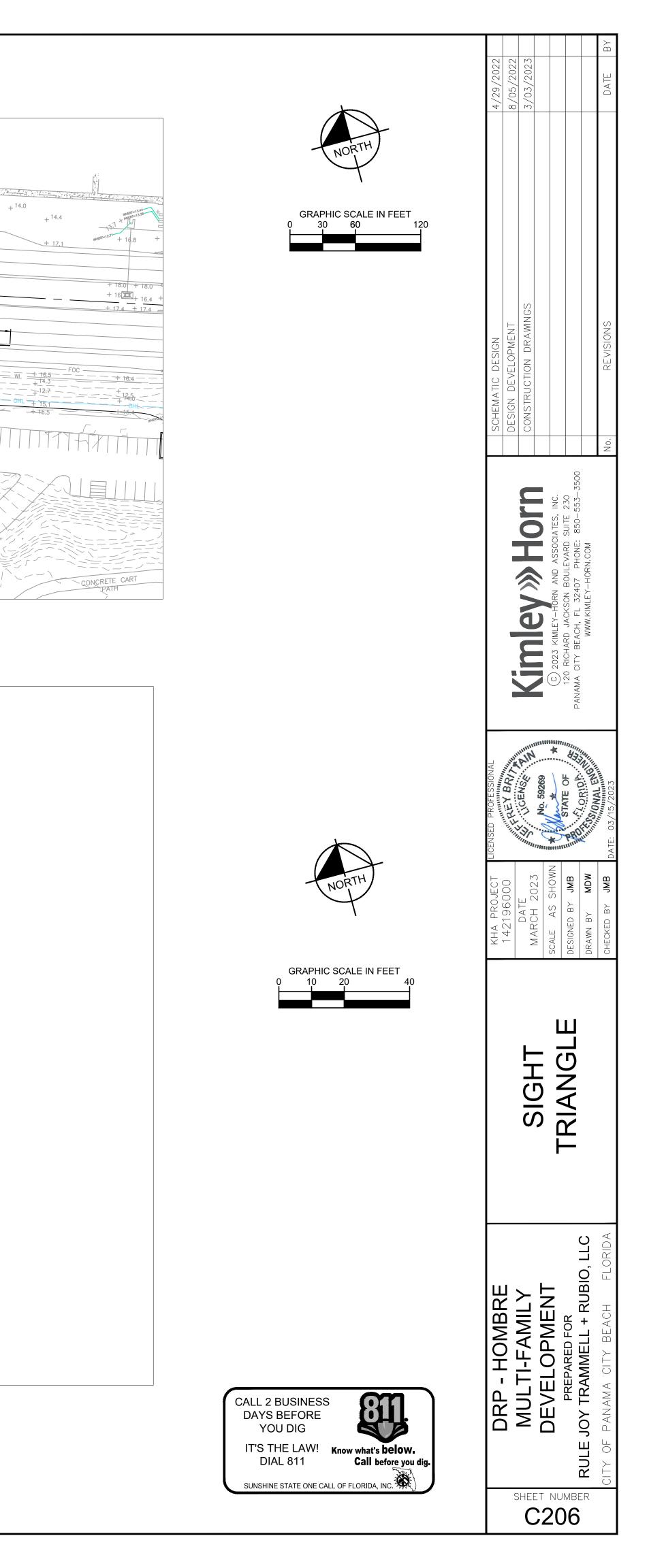
Horn  $\Leftrightarrow$ Kimley 142 MAR S S S AN Ω SITE C DRP - HOMBRE MULTI-FAMILY DEVELOPMENT PREPARED FOR I JOY TRAMMELL + RUBIO, L RULE

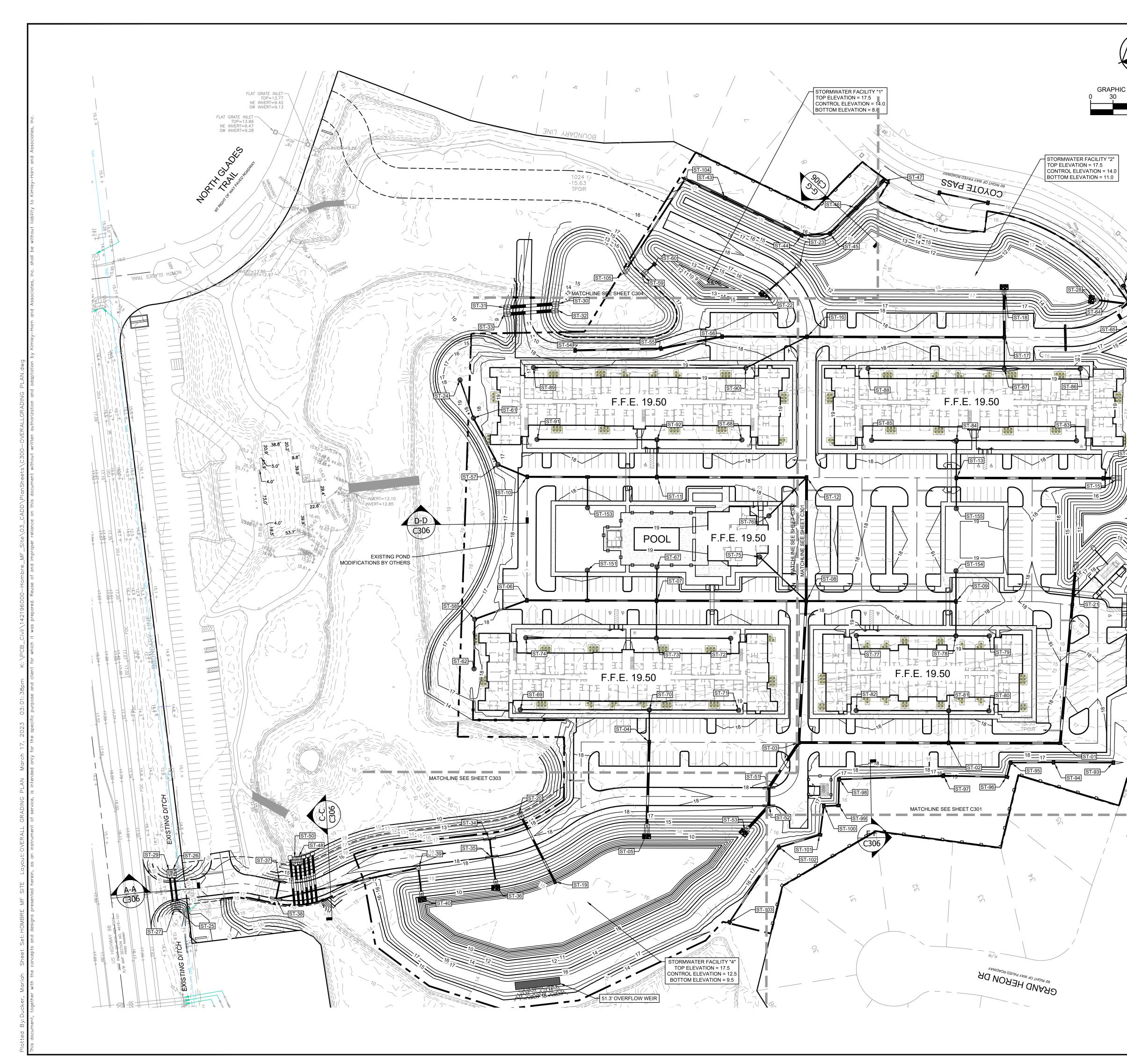
SHEET NUMBER

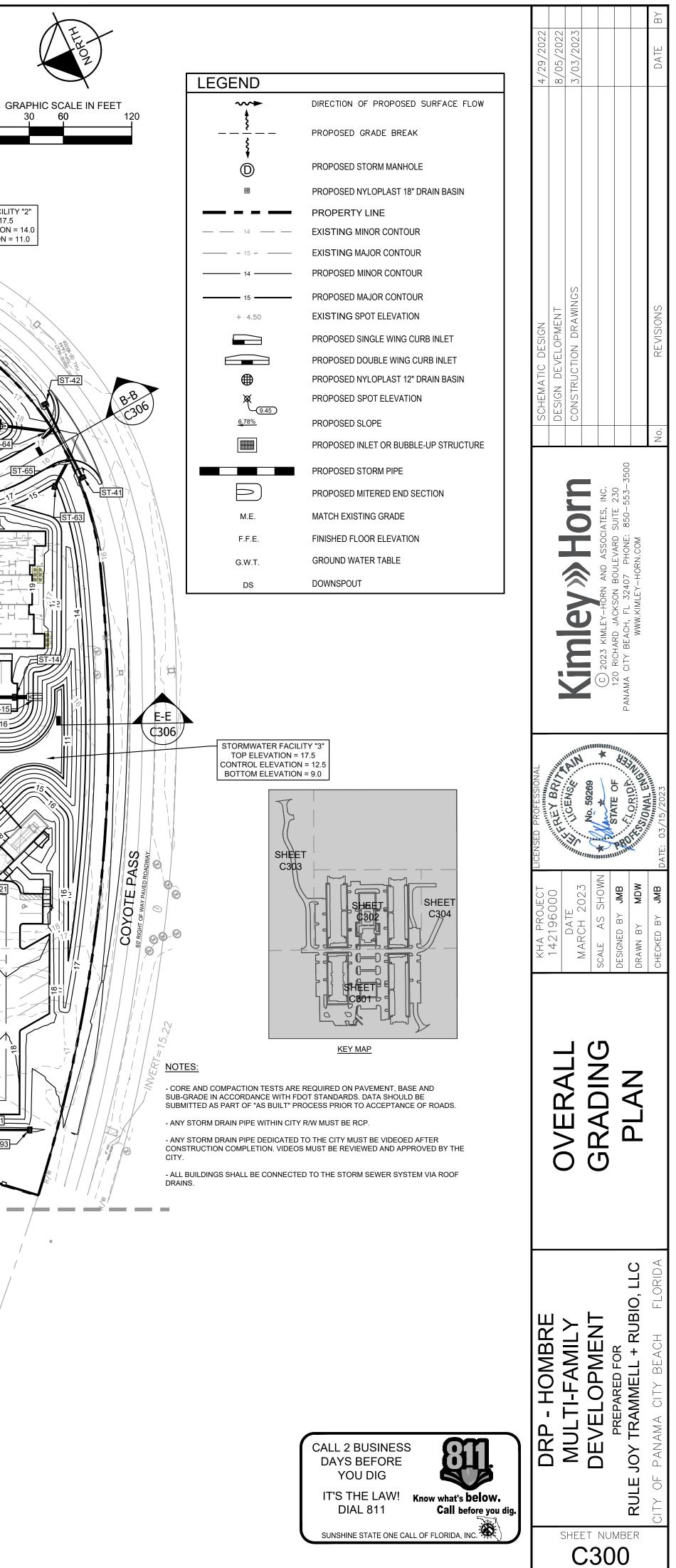
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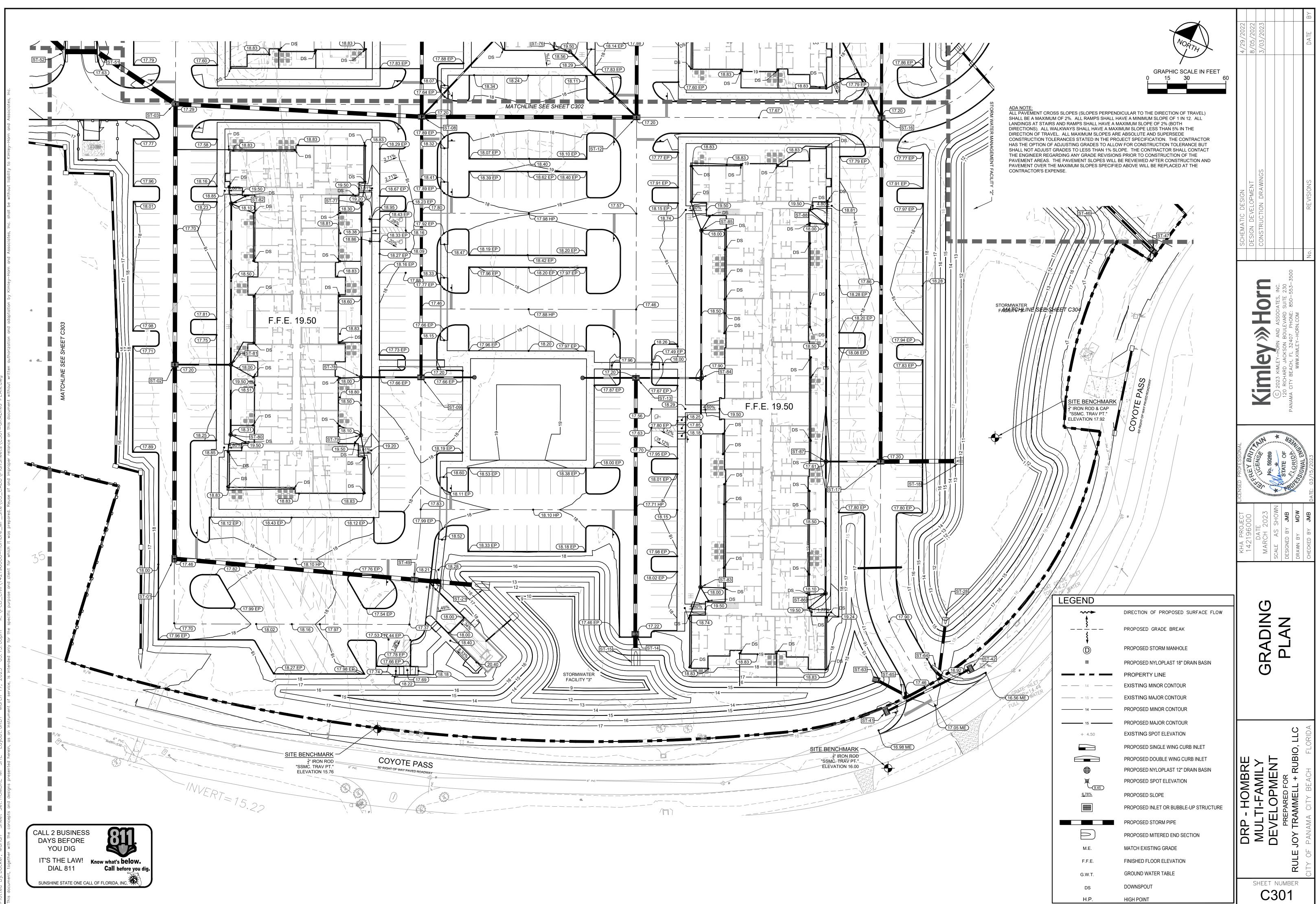


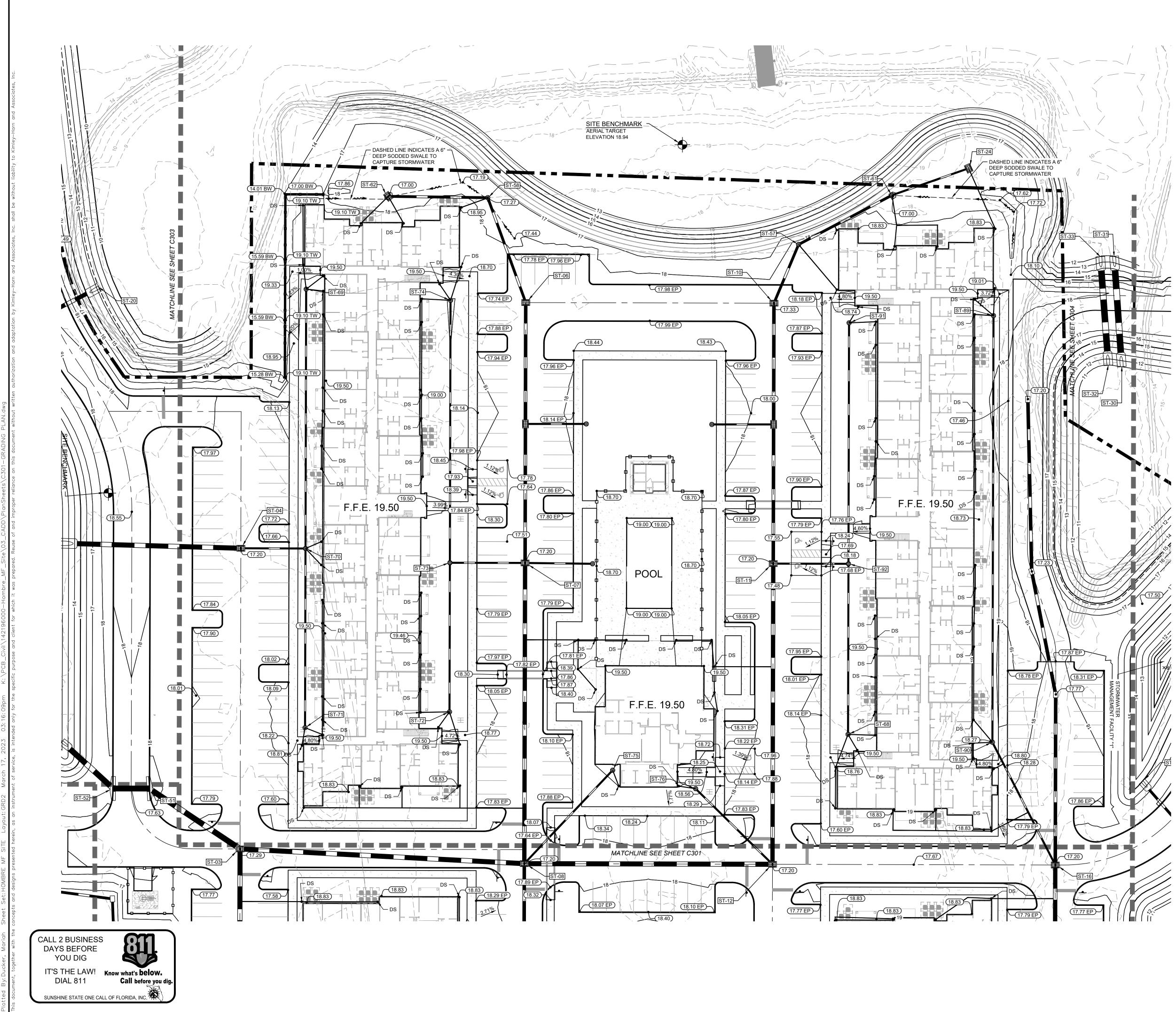


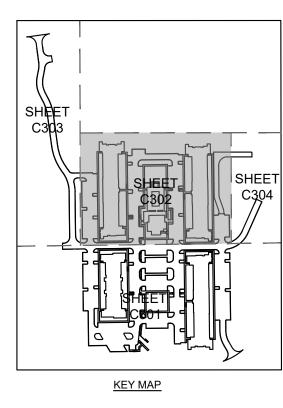






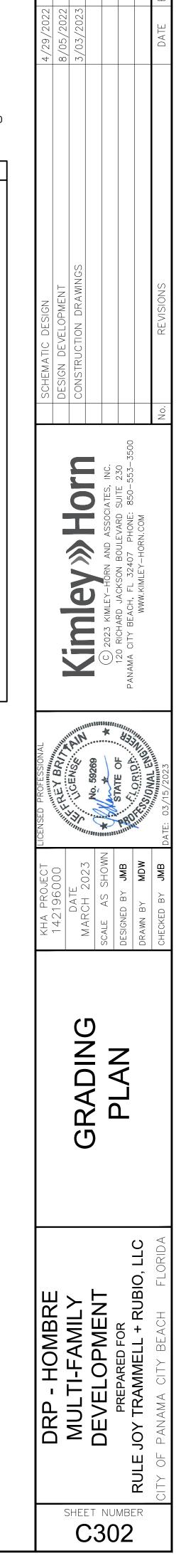


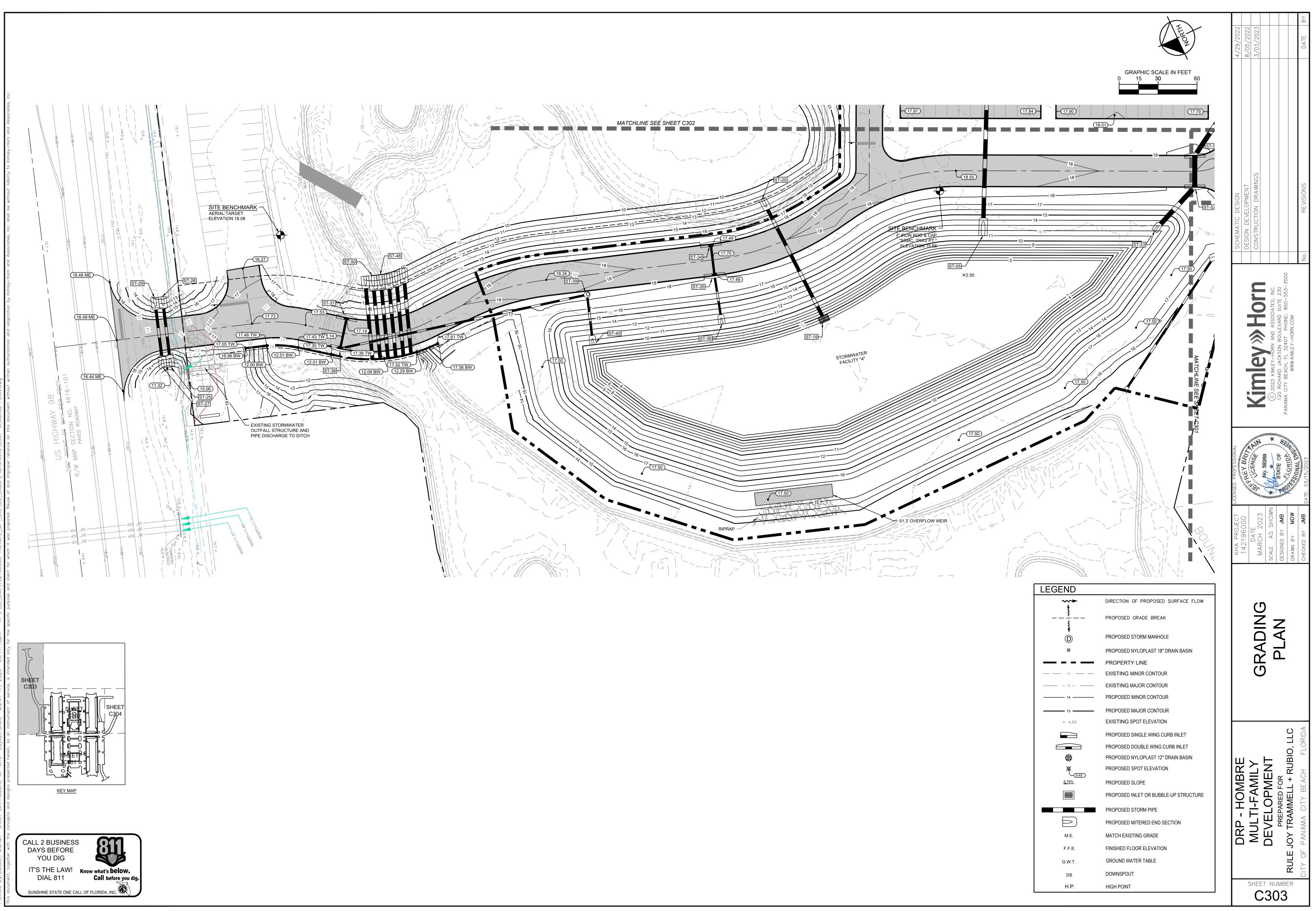


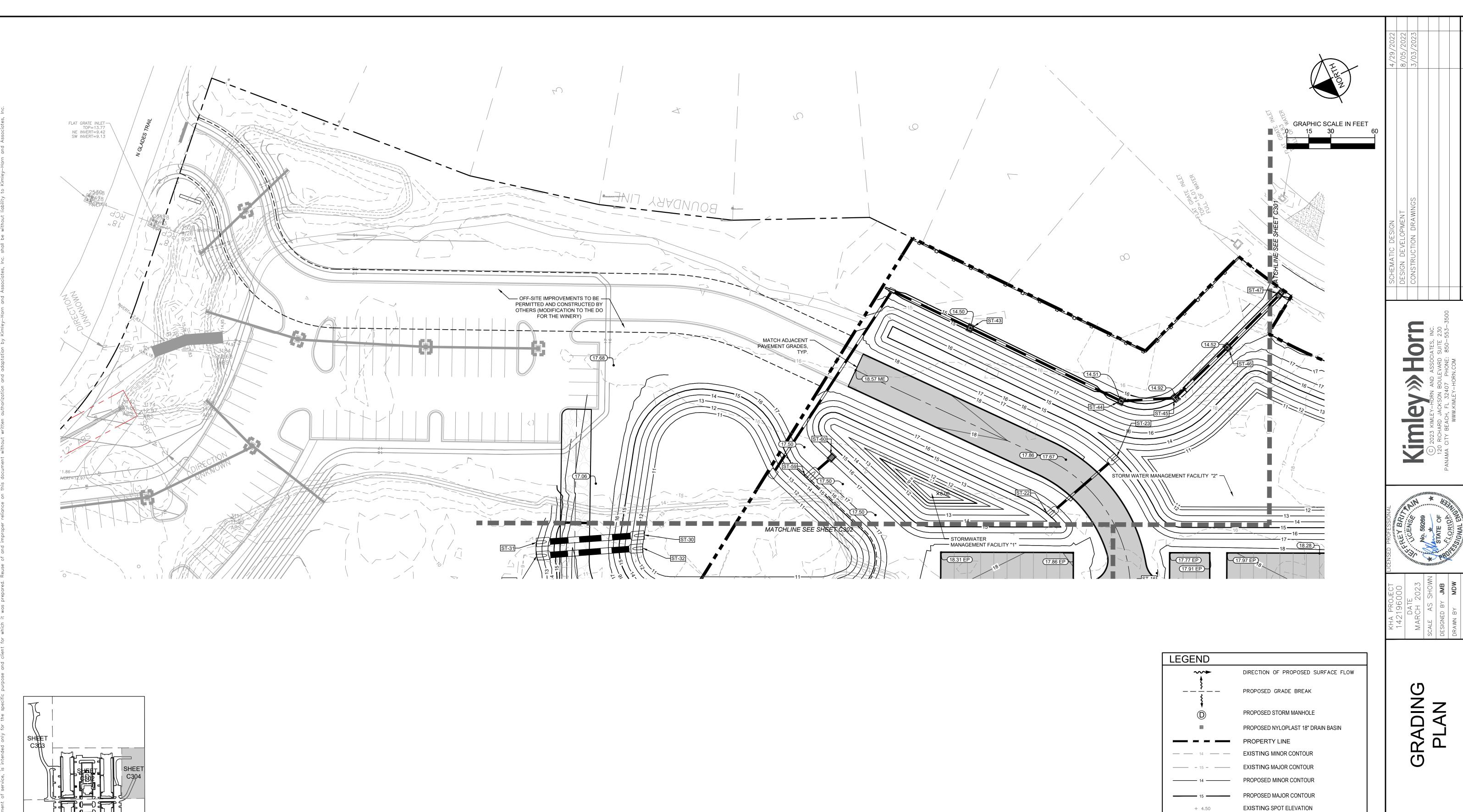


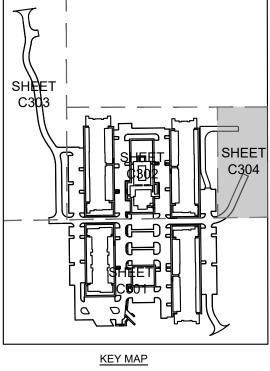
ADA NOTE: ALL PAVEMENT CROSS SLOPES (SLOPES PERPENDICULAR TO THE DIRECTION OF TRAVEL) SHALL BE A MAXIMUM OF 2%. ALL RAMPS SHALL HAVE A MINIMUM SLOPE OF 1 IN 12. ALL LANDINGS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (BOTH DIRECTIONS). ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TO ERANCES STATED IN THE SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT ADJUST GRADES TO LESS THAN 1% SLOPE. THE CONTRACTOR SHALL CONTACT THE ENGINEER REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS. THE PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND PAVEMENT OVER THE MAXIMUM SLOPES SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

	GRAPHIC SCALE IN FEET 0 15 30 60
EGEND	
	DIRECTION OF PROPOSED SURFACE FLOW
<u>-</u>	PROPOSED GRADE BREAK
t D	PROPOSED STORM MANHOLE
	PROPOSED NYLOPLAST 18" DRAIN BASIN
	PROPERTY LINE
<u> </u>	EXISTING MINOR CONTOUR
- 15	EXISTING MAJOR CONTOUR
14	PROPOSED MINOR CONTOUR
15	PROPOSED MAJOR CONTOUR
+ 4.50	EXISTING SPOT ELEVATION
	PROPOSED SINGLE WING CURB INLET
	PROPOSED DOUBLE WING CURB INLET
$\oplus$	PROPOSED NYLOPLAST 12" DRAIN BASIN
×	PROPOSED SPOT ELEVATION
<u>(9.45</u> ) <u>6.78%</u>	PROPOSED SLOPE
	PROPOSED INLET OR BUBBLE-UP STRUCTURE
	PROPOSED STORM PIPE
	PROPOSED MITERED END SECTION
M.E.	MATCH EXISTING GRADE
F.F.E.	FINISHED FLOOR ELEVATION
G.W.T.	GROUND WATER TABLE
DS	DOWNSPOUT
H.P.	HIGH POINT

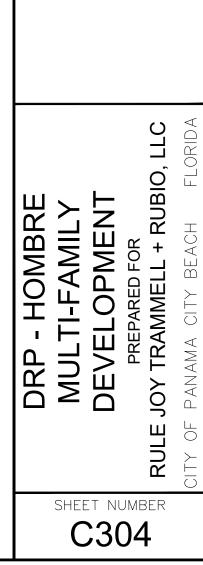












	PROPOSED MITERED END SEC
M.E.	MATCH EXISTING GRADE
F.F.E.	FINISHED FLOOR ELEVATION
G.W.T.	GROUND WATER TABLE
DS	DOWNSPOUT
H.P.	HIGH POINT

 $\bigoplus$ 

X

6.78%

9.45

PROPOSED SINGLE WING CURB INLET

PROPOSED DOUBLE WING CURB INLET

PROPOSED SPOT ELEVATION

PROPOSED SLOPE

PROPOSED STORM PIPE

PROPOSED NYLOPLAST 12" DRAIN BASIN

PROPOSED INLET OR BUBBLE-UP STRUCTURE

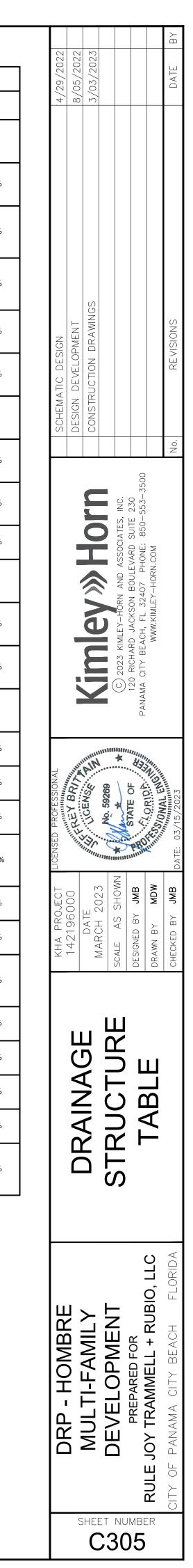
PROPOSED MITERED END SECTION

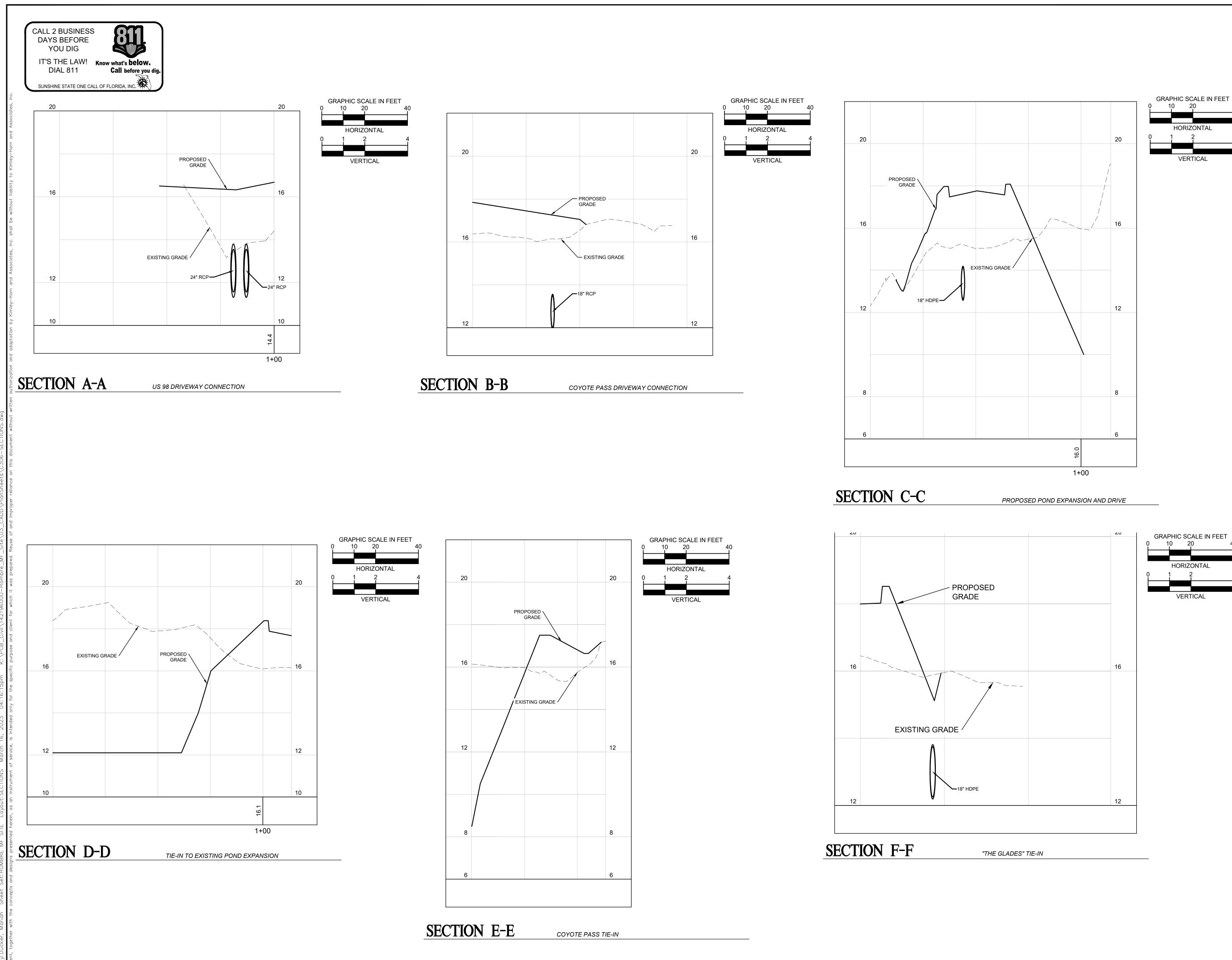
		STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
ST-01	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.46 INV IN: 12.50 INV OUT: 12.50	FROM ST-49, 36" HDPE INV IN: 12.50 @ 0.00%	TO ST-02, 36" HDPE INV OUT: 12.50 @ 0.00%
ST-02	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 12.50 INV IN: 13.65 INV OUT: 12.50	FROM ST-01, 36" HDPE INV IN: 12.50 @ 0.00% FROM ST-81, 12" HDPE INV IN: 13.65 @ 1.17%	TO ST-03, 36" HDPE INV OUT: 12.50 @ 0.00%
ST-03	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.29 INV IN: 12.50 INV IN: 10.26 INV OUT: 12.50	FROM ST-02, 36" HDPE INV IN: 12.50 @ 0.00% FROM ST-08, 36" HDPE INV IN: 10.26 @ 0.50%	TO ST-51, 42" HDPE INV OUT: 12.50 @ 0.00%
ST-04	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 12.50 INV OUT: 12.50	FROM ST-70, 12" HDPE INV IN: 12.50 @ -18.97%	TO ST-05, 36" HDPE INV OUT: 12.50 @ 0.00%
ST-05	M.E.S. FDOT INDEX #430-021 RIM: 12.60 INV IN: 12.50	FROM ST-04, 36" HDPE INV IN: 12.50 @ 0.00%	
ST-06	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.33 INV IN: 13.27 INV OUT: 13.27	FROM ST-58, 18" HDPE INV IN: 13.27 @ 0.52%	TO ST-150, 24" HDPE INV OUT: 13.27 @ 0.50%
ST-07	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 12.41 INV IN: 13.65 INV IN: 11.88 INV OUT: 12.31	FROM ST-150, 24" HDPE INV IN: 12.41 @ 0.50% FROM ST-73, 12" HDPE INV IN: 13.65 @ 2.02% FROM ST-67, 12" HDPE INV IN: 11.88 @ 7.08%	TO ST-08, 30" HDPE INV OUT: 12.31 @ 0.50%
ST-08	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 11.31 INV IN: 12.14 INV IN: 13.49 INV IN: 11.30 INV OUT: 11.21	FROM ST-07, 30" HDPE INV IN: 11.31 @ 0.50% FROM ST-09, 24" HDPE INV IN: 12.14 @ 0.50% FROM ST-75, 12" HDPE INV IN: 13.49 @ 2.29% FROM ST-12, 36" HDPE INV IN: 11.30 @ 0.30%	TO ST-03, 36" HDPE INV OUT: 11.21 @ 0.50%
ST-09	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 13.13 INV OUT: 13.14 INV OUT: 13.03	FROM ST-78, 12" HDPE INV IN: 13.13 @ 0.56%	TO ST-08, 24" HDPE INV OUT: 13.14 @ 0.50% TO ST-154, 12" HDPE INV OUT: 13.03 @ 0.49%
ST-10	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.33 INV IN: 13.27 INV OUT: 13.27	FROM ST-57, 18" HDPE INV IN: 13.27 @ 0.54%	TO ST-152, 24" HDPE INV OUT: 13.27 @ 0.33%
ST-11	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 12.70 INV IN: 12.87 INV OUT: 12.70	FROM ST-152, 24" HDPE INV IN: 12.70 @ 0.33% FROM ST-92, 12" HDPE INV IN: 12.87 @ 0.58%	TO ST-12, 30" HDPE INV OUT: 12.70 @ 0.45%
ST-12	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 11.80 INV IN: 13.39 INV OUT: 11.80	FROM ST-11, 30" HDPE INV IN: 11.80 @ 0.45% FROM ST-76, 12" HDPE INV IN: 13.39 @ 2.88%	TO ST-08, 36" HDPE INV OUT: 11.80 @ 0.30%
ST-13	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 13.32 INV OUT: 13.22 INV OUT: 13.30	FROM ST-84, 12" HDPE INV IN: 13.32 @ 0.58%	TO ST-155, 12" HDPE INV OUT: 13.22 @ 0.48% TO ST-14, 30" HDPE INV OUT: 13.30 @ 0.36%
ST-14	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.23 INV IN: 12.60 INV OUT: 12.60	FROM ST-13, 30" HDPE INV IN: 12.60 @ 0.36%	TO ST-15, 36" HDPE INV OUT: 12.60 @ 0.41%
ST-15	M.E.S. FDOT INDEX #430-021 RIM: 15.60 INV IN: 12.50	FROM ST-14, 36" HDPE INV IN: 12.50 @ 0.41%	
ST-16	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 11.90 INV IN: 11.90 INV OUT: 11.90	FROM ST-90, 12" HDPE INV IN: 11.90 @ 1.30% FROM ST-56, 24" HDPE INV IN: 11.90 @ 0.31%	TO ST-17, 30" HDPE INV OUT: 11.90 @ 0.27%
ST-17	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 11.20 INV IN: 13.30 INV OUT: 11.20	FROM ST-16, 30" HDPE INV IN: 11.20 @ 0.27% FROM ST-87, 12" HDPE INV IN: 13.30 @ 0.60%	TO ST-18, 36" HDPE INV OUT: 11.20 @ 0.31%
ST-18	M.E.S. FDOT INDEX #430-021 RIM: 11.08 INV IN: 11.00	FROM ST-17, 36" HDPE INV IN: 11.00 @ 0.31%	
ST-19	GRATE INLET - TYPE 'H-2' FDOT INDEX #425-052 RIM: 13.50 INV OUT: 12.50		TO ST-20, 30" HDPE INV OUT: 12.50 @ 0.00%
ST-20	M.E.S. FDOT INDEX #430-021 RIM: 15.08	FROM ST-19, 30" HDPE INV IN: 12.50 @ 0.00%	
ST-21	INV IN: 12.50 M.E.S. FDOT INDEX #430-021 RIM: 15.60 INV OUT: 12.50		TO ST-49, 36" HDPE INV OUT: 12.50 @ 0.00%
ST-22	M.E.S. FDOT INDEX #430-021 RIM: 16.56 INV OUT: 15.00		TO ST-23, 18" HDPE INV OUT: 15.00 @ 0.00%
ST-23	M.E.S. FDOT INDEX #430-021 RIM: 16.56 INV IN: 15.00	FROM ST-22, 18" HDPE INV IN: 15.00 @ 0.00%	
ST-24	12" DIA YARD INLET RIM: 17.69 INV OUT: 14.00		TO ST-61, 12" HDPE INV OUT: 14.00 @ 0.37%
ST-25	M.E.S. FDOT INDEX #430-021 RIM: 13.93 INV OUT: 11.60		TO ST-26, 24" RCP INV OUT: 11.60 @ 0.18%
ST-26	M.E.S. FDOT INDEX #430-021 RIM: 13.83 INV IN: 11.50	FROM ST-25, 24" RCP INV IN: 11.50 @ 0.18%	

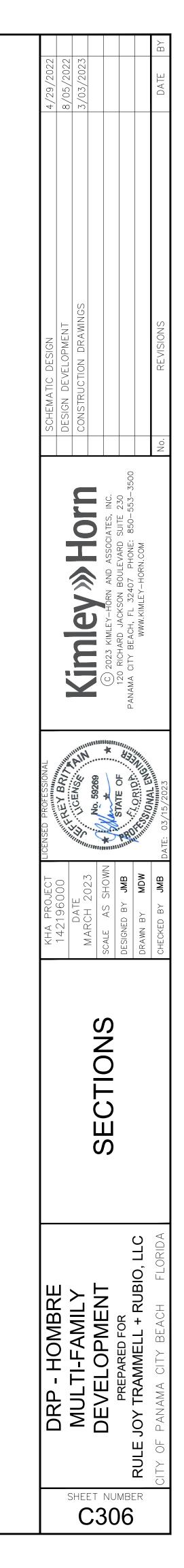
0701107.1=	1	STRUCTURE TABLE	1
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
ST-27	M.E.S. FDOT INDEX #430-021 RIM: 13.93 INV OUT: 11.60		TO ST-29, 24" RCP INV OUT: 11.60 @ 0.18%
ST-28	M.E.S. FDOT INDEX #430-021 RIM: 14.56 INV IN: 12.50	FROM ST-64, 24" HDPE INV IN: 12.50 @ 1.17%	
ST-29	M.E.S. FDOT INDEX #430-021 RIM: 13.83 INV IN: 11.50	FROM ST-27, 24" RCP INV IN: 11.50 @ 0.18%	
ST-30	M.E.S. FDOT INDEX #430-021 RIM: 11.58 INV OUT: 9.00		TO ST-31, 48" HDPE INV OUT: 9.00 @ 0.68%
ST-31	M.E.S. FDOT INDEX #430-021 RIM: 12.62 INV IN: 8.50	FROM ST-30, 48" HDPE INV IN: 8.50 @ 0.68%	
ST-32	M.E.S. FDOT INDEX #430-021 RIM: 11.58 INV OUT: 9.00		TO ST-33, 48" HDPE INV OUT: 9.00 @ 0.69%
ST-33	M.E.S. FDOT INDEX #430-021 RIM: 12.62 INV IN: 8.50	FROM ST-32, 48" HDPE INV IN: 8.50 @ 0.69%	
ST-34	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.46 INV OUT: 13.40		TO ST-35, 18" HDPE INV OUT: 13.40 @ 0.50%
ST-35	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.46 INV IN: 13.28 INV OUT: 9.91	FROM ST-34, 18" HDPE INV IN: 13.28 @ 0.50%	TO ST-36, 18" HDPE INV OUT: 9.91 @ 1.08%
ST-36	M.E.S. FDOT INDEX #430-021 RIM: 8.64 INV IN: 9.50	FROM ST-35, 18" HDPE INV IN: 9.50 @ 1.08%	
ST-37	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.14 INV OUT: 13.00		TO ST-38, 18" HDPE INV OUT: 13.00 @ 0.42%
ST-38	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.14 INV IN: 12.90 INV OUT: 12.90	FROM ST-37, 18" HDPE INV IN: 12.90 @ 0.42%	TO ST-39, 18" HDPE INV OUT: 12.90 @ 0.36%
ST-39	STORM MANHOLE FDOT INDEX #425-001 RIM: 18.40 INV IN: 12.20 INV OUT: 12.20	FROM ST-38, 18" HDPE INV IN: 12.20 @ 0.36%	TO ST-40, 18" HDPE INV OUT: 12.20 @ 6.93%
ST-40	M.E.S. FDOT INDEX #430-021 RIM: 11.15 INV IN: 9.50	FROM ST-39, 18" HDPE INV IN: 9.50 @ 6.93%	
ST-41	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 16.14 INV OUT: 12.00		TO ST-42, 18" RCP INV OUT: 12.00 @ 0.00%
ST-42	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 16.79 INV IN: 12.00	FROM ST-41, 18" RCP INV IN: 12.00 @ 0.00%	
ST-43	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 14.50 INV IN: 11.80 INV OUT: 11.80	FROM ST-44, 18" HDPE INV IN: 11.80 @ 0.35%	TO ST-104, 18" HDPE INV OUT: 11.80 @ 0.34%
ST-44	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 14.50 INV IN: 12.20 INV OUT: 12.20	FROM ST-45, 18" HDPE INV IN: 12.20 @ 0.27%	TO ST-43, 18" HDPE INV OUT: 12.20 @ 0.35%
ST-45	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 14.91 INV IN: 12.30 INV OUT: 12.30	FROM ST-46, 18" HDPE INV IN: 12.30 @ 0.40%	TO ST-44, 18" HDPE INV OUT: 12.30 @ 0.27%
ST-46	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 14.50 INV IN: 12.50 INV OUT: 12.50	FROM ST-47, 18" HDPE INV IN: 12.50 @ 0.98%	TO ST-45, 18" HDPE INV OUT: 12.50 @ 0.40%
ST-47	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 15.00 INV OUT: 13.00		TO ST-46, 18" HDPE INV OUT: 13.00 @ 0.98%
ST-48	M.E.S. FDOT INDEX #430-021 RIM: 11.17 INV OUT: 8.50		TO ST-, 30" HDPE INV OUT: 8.50 @ 0.00%
ST-49	GRATE INLET - TYPE 'E' FDOT INDEX #425-052 RIM: 17.20 INV IN: 12.50 INV OUT: 12.50	FROM ST-21, 36" HDPE INV IN: 12.50 @ 0.00%	TO ST-01, 36" HDPE INV OUT: 12.50 @ 0.00%
ST-50	M.E.S. FDOT INDEX #430-021 RIM: 11.17 INV OUT: 8.50		TO ST-, 30" HDPE INV OUT: 8.50 @ 0.00%
ST-51	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.39 INV IN: 12.50 INV OUT: 12.50	FROM ST-03, 42" HDPE INV IN: 12.50 @ 0.00%	TO ST-52, 42" HDPE INV OUT: 12.50 @ 0.00%
ST-52	CURB INLET TYPE 6 FDOT INDEX #425-021 RIM: 17.39 INV IN: 12.50 INV OUT: 12.50	FROM ST-51, 42" HDPE INV IN: 12.50 @ 0.00%	TO ST-53, 42" HDPE INV OUT: 12.50 @ 0.00%

STRUCTURE NAME: ST-53 ST-54 ST-55 ST-56 ST-57 ST-58 ST-59 ST-60 ST-61 ST-62 ST-63 ST-64 ST-65 ST-66 ST-67 ST-68 ST-69 ST-70 ST-71 ST-72 ST-73 ST-74 ST-75 ST-76 ST-77 ST-78

1		STRUCTURE TABLE	1
	DETAILS:	PIPES IN:	PIPES OUT
RIM:	S. F INDEX #430-021 16.19 N: 12.50	FROM ST-52, 42" HDPE INV IN: 12.50 @ 0.00%	
FDO <sup>-</sup> RIM:	TE INLET - TYPE 'E' T INDEX #425-052 17.20 DUT: 13.00		TO ST-55, 24" HDPE INV OUT: 13.00 @ 0.35%
FDO <sup>-</sup> RIM: INV II	TE INLET - TYPE 'E' T INDEX #425-052 17.23 N: 12.60 DUT: 12.60	FROM ST-54, 24" HDPE INV IN: 12.60 @ 0.35%	TO ST-56, 24" HDPE INV OUT: 12.60 @ 0.42%
FDO <sup>-</sup> RIM: INV II	TE INLET - TYPE 'E' T INDEX #425-052 17.77 N: 12.25 DUT: 12.25	FROM ST-55, 24" HDPE INV IN: 12.25 @ 0.42%	TO ST-16, 24" HDPE INV OUT: 12.25 @ 0.31%
RIM: INV I	D INLET 18.17 N: 13.50 DUT: 13.50	FROM ST-61, 18" HDPE INV IN: 13.50 @ 0.43%	TO ST-10, 18" HDPE INV OUT: 13.50 @ 0.54%
RIM: INV I	D INLET 17.27 N: 13.66 DUT: 13.66	FROM ST-62, 18" HDPE INV IN: 13.66 @ 0.44%	TO ST-06, 18" HDPE INV OUT: 13.66 @ 0.52%
RIM:	S. F INDEX #430-021 12.87 N: 15.00	FROM ST-60, 18" HDPE INV IN: 15.00 @ 0.00%	
FDO RIM:	TE INLET - TYPE 'C' T INDEX #425-052 17.00 DUT: 15.00		TO ST-59, 18" HDPE INV OUT: 15.00 @ 0.00%
RIM: INV I	D INLET 17.00 N: 13.80 DUT: 13.80	FROM ST-24, 12" HDPE INV IN: 13.80 @ 0.37%	TO ST-57, 18" HDPE INV OUT: 13.80 @ 0.43%
RIM:	D INLET 17.01 DUT: 13.95		TO ST-58, 18" HDPE INV OUT: 13.95 @ 0.44%
GRA <sup>T</sup> FDO RIM:	TE INLET - TYPE 'E' T INDEX #425-052 14.72 N: 12.65	FROM ST-65, 24" HDPE INV IN: 12.65 @ 0.81%	
FDO <sup>-</sup> RIM:	B INLET TYPE 5 T INDEX #425-021 17.49 DUT: 13.00		TO ST-28, 24" HDPE INV OUT: 13.00 @ 1.17%
FDO <sup>-</sup> RIM:	B INLET TYPE 5 T INDEX #425-021 17.47 DUT: 12.85		TO ST-63, 24" HDPE INV OUT: 12.85 @ 0.81%
RIM:	S. F INDEX #430-021 13.71 N: 13.00	FROM ST-, 8" HDPE INV IN: 13.00 @ 1.68%	
RIM: INV (	RM CLEANOUT 18.56 DUT: 15.06		TO ST-07, 12" HDPE INV OUT: 15.06 @ 7.08%
RIM:	RM CLEANOUT 18.00 DUT: 15.25		TO ST-92, 12" HDPE INV OUT: 15.25 @ 0.61%
RIM:	RM CLEANOUT 18.30 DUT: 15.57		TO ST-70, 12" HDPE INV OUT: 15.57 @ 6.45%
STOF RIM: INV II	RM CLEANOUT 18.00 N: 4.44 N: 9.66 DUT: 4.34	FROM ST-69, 12" HDPE INV IN: 4.44 @ 6.45% FROM ST-71, 12" HDPE INV IN: 9.66 @ 4.77%	TO ST-04, 12" HDPE INV OUT: 4.34 @ -18.97%
RIM:	RM CLEANOUT 18.30 DUT: 15.34		TO ST-70, 12" HDPE INV OUT: 15.34 @ 4.77%
RIM:	RM CLEANOUT 18.17 DUT: 15.26		TO ST-73, 12" HDPE INV OUT: 15.26 @ 0.50%
RIM: INV II INV II	RM CLEANOUT 18.10 N: 14.76 N: 12.99 DUT: 14.66	FROM ST-72, 12" HDPE INV IN: 14.76 @ 0.50% FROM ST-74, 12" HDPE INV IN: 12.99 @ 1.28%	TO ST-07, 12" HDPE INV OUT: 14.66 @ 2.02%
STOF RIM:	RM CLEANOUT 17.90 DUT: 15.21		TO ST-73, 12" HDPE INV OUT: 15.21 @ 1.28%
RIM:	RM CLEANOUT 19.00 DUT: 15.45		TO ST-08, 12" HDPE INV OUT: 15.45 @ 2.29%
RIM:	RM CLEANOUT 18.90 DUT: 15.45		TO ST-12, 12" HDPE INV OUT: 15.45 @ 2.88%
RIM:	RM CLEANOUT 18.30 DUT: 15.22		TO ST-78, 12" HDPE INV OUT: 15.22 @ 1.30%
RIM: INV I	RM CLEANOUT 18.00 N: 13.49 N: 14.23	FROM ST-77, 12" HDPE INV IN: 13.49 @ 1.30% FROM ST-79, 12" HDPE INV IN: 14.23 @ 2.15%	TO ST-09, 12" HDPE INV OUT: 13.39 @ 0.56%

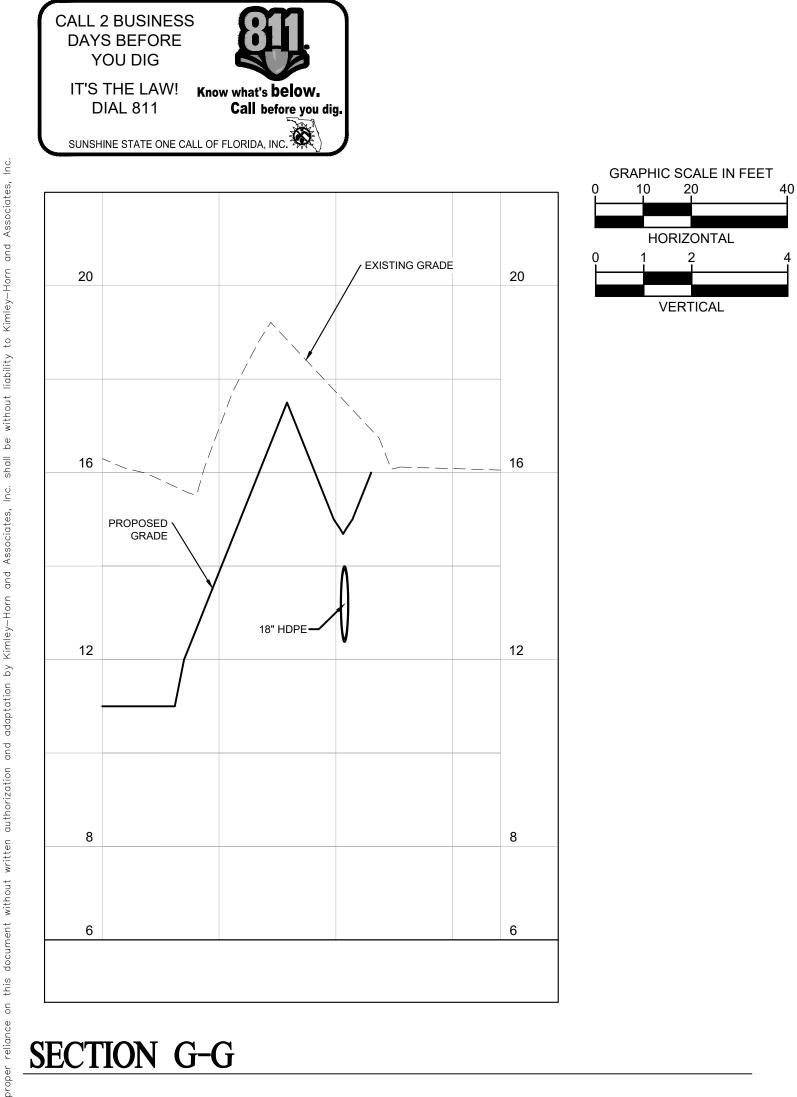




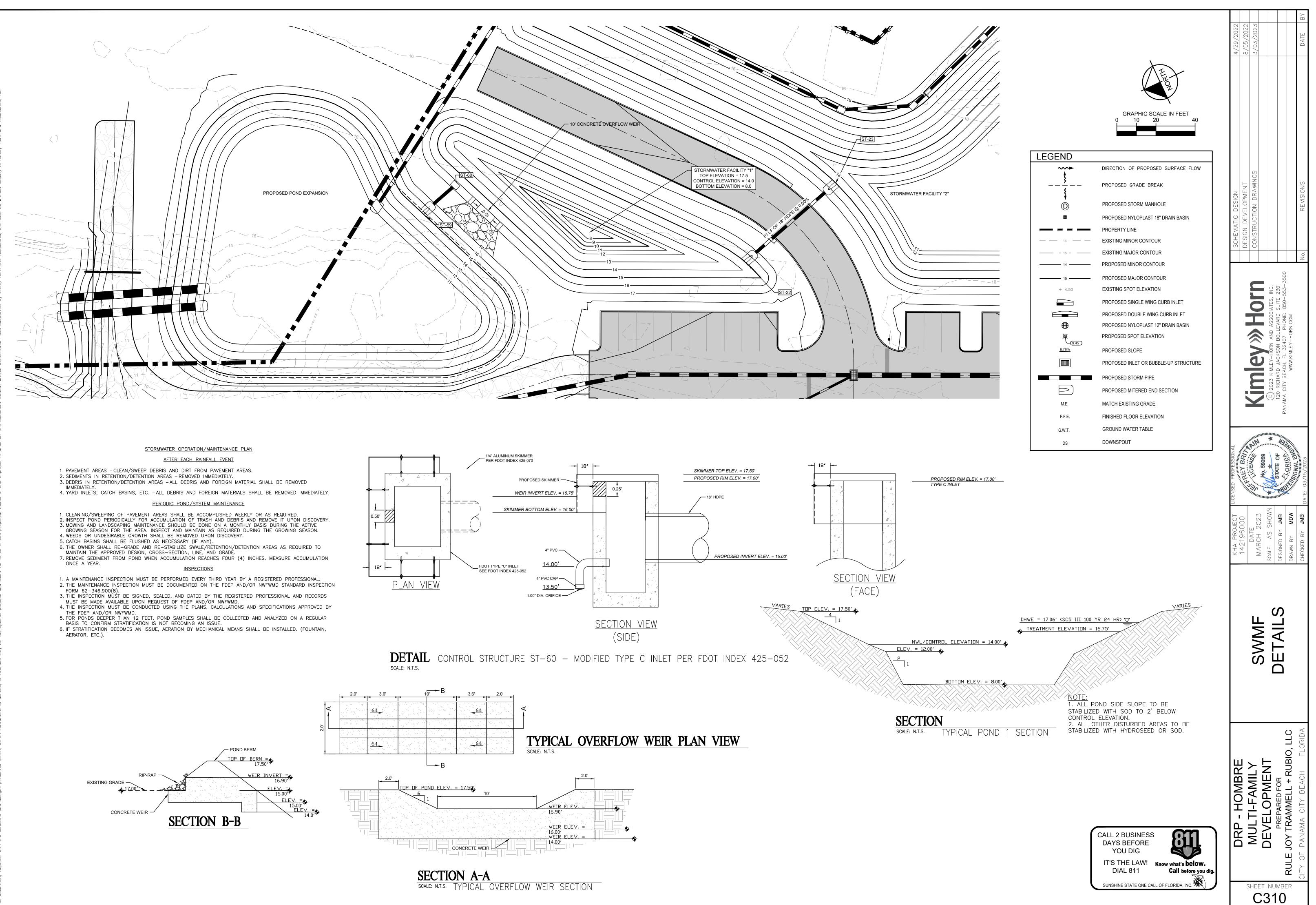


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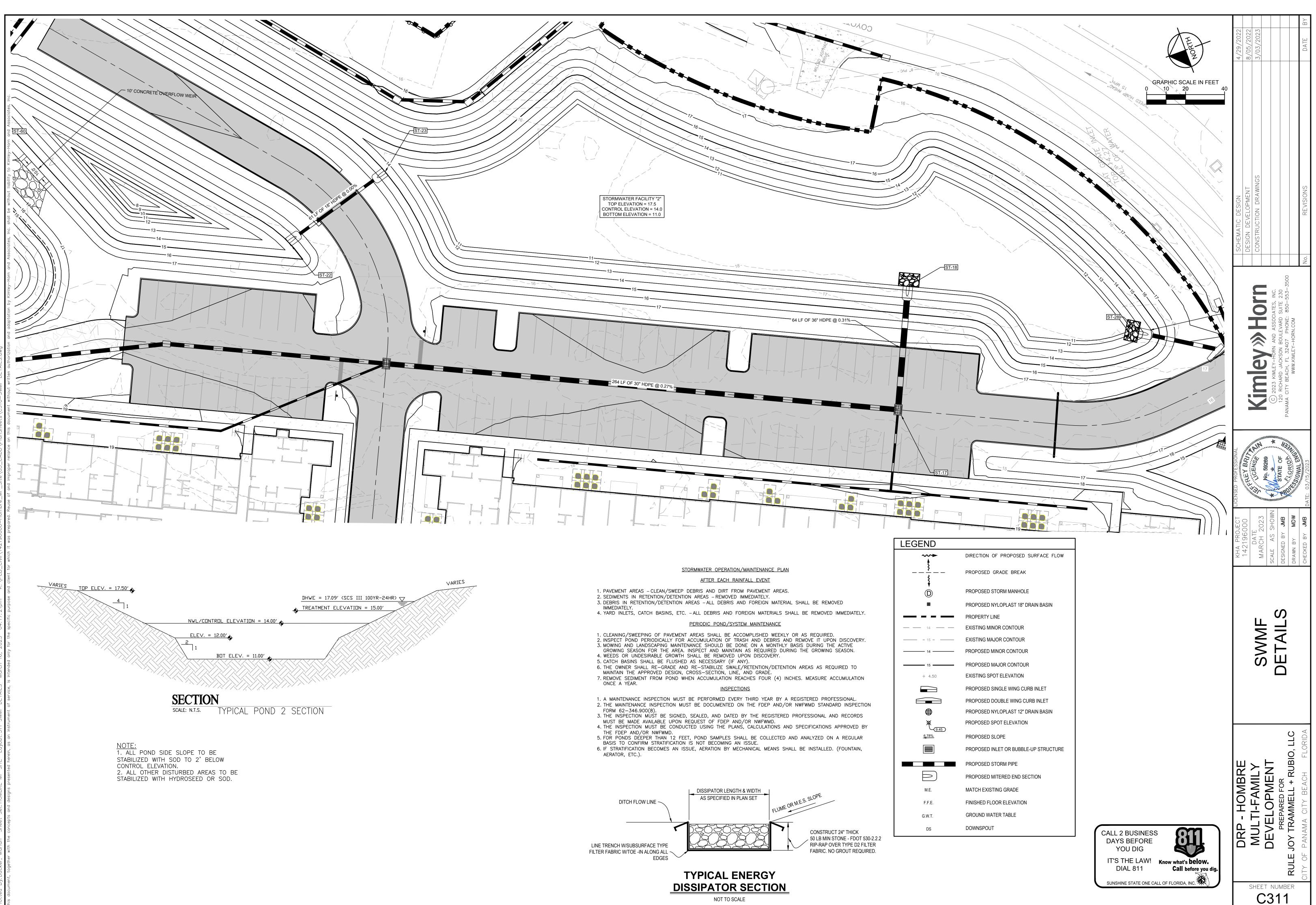
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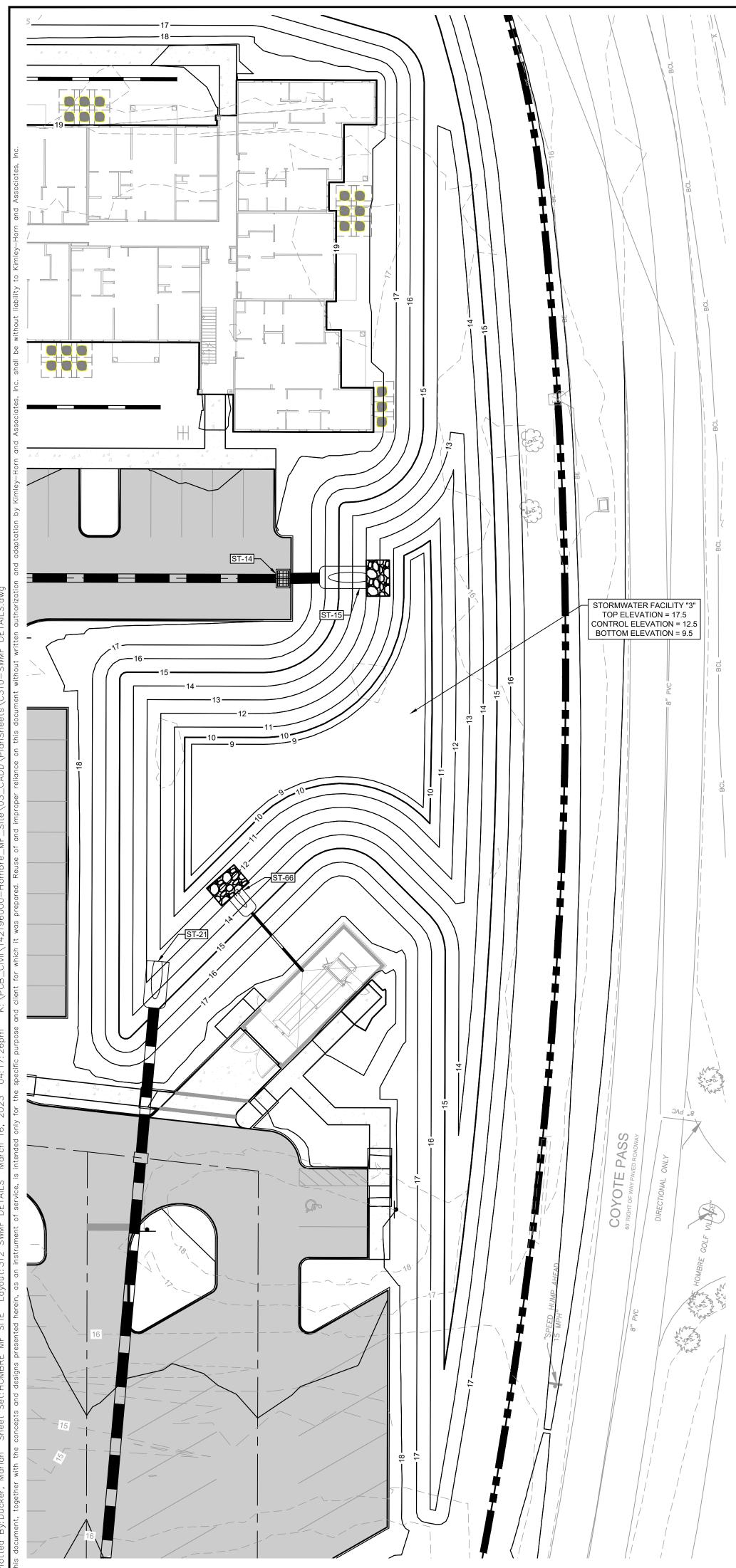
DRP - HOMBRE       EVEN FROUCT       142196000       142196000       4/29/2022         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       8/65/2022       4/29/2022         NULTI-FAMILY       DEVELOPMENT       8/65/2023       3/03/2023       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       8/65/2022       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       8/65/2023       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       8/65/2023       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       8/65/2023       3/03/2023       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       BESIGN EVENT       8/65/2023       3/03/2023       3/03/2023         NULTI-FAMILY       DEVELOPMENT       BESIGN EVENT       BESIGN EVENT       BESIGN EVENT       8/65/2023       3/03/2023         Repeated for       BEN MAN       BESIGN EVENT       BESIGN EVENT       BESIGN EVENT       8/65/2023       3/03/2023         Repeated for       BESIGN EVENT       BESIGN EVENT       BESIGN EVENT       BESIGN EVENT       B/05/2023         Repeated for       BESIGN EVENT       BESIGN EVENT       BINAL SULLARINAL       B/05/2023						-
Intrinuent       Intrinuent <th></th> <th>KHA PROJECT</th> <th>LICENSED PROFESSIONAL</th> <th></th> <th>SCHEMATIC DESIGN</th> <th>4/29/2022</th>		KHA PROJECT	LICENSED PROFESSIONAL		SCHEMATIC DESIGN	4/29/2022
MULII-FAMILY       Date       Date <th></th> <th>142196000</th> <th></th> <th></th> <th>DESIGN DEVELOPMENT</th> <th>8/05/2022</th>		142196000			DESIGN DEVELOPMENT	8/05/2022
DEVELOPMENT       Scale as shown       Sc		DATE March 2023		2	CONSTRUCTION DRAWINGS	3/03/2023
DULUCION       Scale AS SHOWN       Scale AS SHOWN       Scale AS SHOWN       C 2023 KIMEY-HERN AND ASSOCIATES, INC.         PREPARED FOR       Esclored BY JMB       STATE OF       120 RICHARD JACKSON BOULEVARD SUITE 230         PRULE JOY TRAMMELL + RUBIO, LLC       Drawn BY MDW       MW.KIMLEY-HORN.COM       Esclored BY JMB       120 RICHARD JACKSON BOULEVARD SUITE 230         CITY OF PANAM CITY BEACH FLORIDA       CECKED BY JMB       MM.KIMLEY-HORN.COM       No.       REVISIONS       DATE						
Image: State of Algorithm       Image:		SCALE AS SHOWN		, INC.		
B RULE JOY TRAMMELL + RUBIO, LLC       DRAWN BY MDW       MON SOLUTION       MON SOL		DESIGNED BY JMB		- 230 -553-3500		
FLORIDA CHECKED BY JMB DATE: 03/15/2023 DATE: 03/15/2023						
	CITY OF PANAMA CITY BEACH FLORIDA	CHECKED BY JMB	DATE: 03/15/2023	No.		

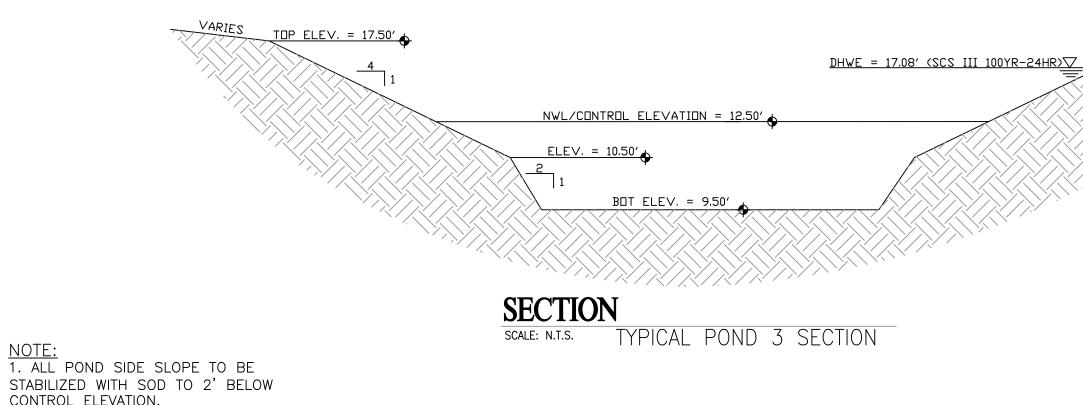


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611 SCALE: N.T.S.	SCALE: N.T.S.
3	
EV. = 17.50 $10'$ $WEIR ELEV. =$ $16.90'$ $WEIR ELEV. =$ $16.00'$ $WEIR ELEV. =$ $14.00'$	



STORMWATER	OPERATION	/MAINTENANCE	PLAN

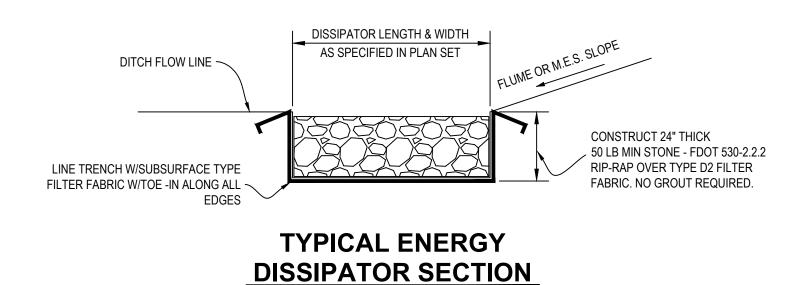




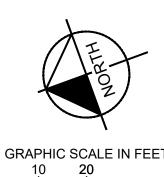
STABILIZED WITH SOD TO 2' BELOW CONTROL ELEVATION. 2. ALL OTHER DISTURBED AREAS TO BE STABILIZED WITH HYDROSEED OR SOD.

#### STORMWATER OPERATION/MAINTENANCE PLAN AFTER EACH RAINFALL EVENT

- 1. PAVEMENT AREAS CLEAN/SWEEP DEBRIS AND DIRT FROM PAVEMENT AREAS.
- 2. SEDIMENTS IN RETENTION / DETENTION AREAS REMOVED IMMEDIATELY. 3. DEBRIS IN RETENTION/DETENTION AREAS - ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED
- IMMEDIATELY. 4. YARD INLETS, CATCH BASINS, ETC. - ALL DEBRIS AND FOREIGN MATERIALS SHALL BE REMOVED IMMEDIATELY. PERIODIC POND/SYSTEM MAINTENANCE
- 1. CLEANING/SWEEPING OF PAVEMENT AREAS SHALL BE ACCOMPLISHED WEEKLY OR AS REQUIRED. 2. INSPECT POND PERIODICALLY FOR ACCUMULATION OF TRASH AND DEBRIS AND REMOVE IT UPON DISCOVERY.
- 3. MOWING AND LANDSCAPING MAINTENANCE SHOULD BE DONE ON A MONTHLY BASIS DURING THE ACTIVE GROWING SEASON FOR THE AREA. INSPECT AND MAINTAIN AS REQUIRED DURING THE GROWING SEASON.
- 4. WEEDS OR UNDESIRABLE GROWTH SHALL BE REMOVED UPON DISCOVERY.
- 5. CATCH BASINS SHALL BE FLUSHED AS NECESSARY (IF ANY).
- 6. THE OWNER SHALL RE-GRADE AND RE-STABILIZE SWALE/RETENTION/DETENTION AREAS AS REQUIRED TO MAINTAIN THE APPROVED DESIGN, CROSS-SECTION, LINE, AND GRADE. 7. REMOVE SEDIMENT FROM POND WHEN ACCUMULATION REACHES FOUR (4) INCHES. MEASURE ACCUMULATION ONCE A YEAR. INSPECTIONS
- 1. A MAINTENANCE INSPECTION MUST BE PERFORMED EVERY THIRD YEAR BY A REGISTERED PROFESSIONAL.
- 2. THE MAINTENANCE INSPECTION MUST BE DOCUMENTED ON THE FDEP AND/OR NWFWMD STANDARD INSPECTION
- FORM 62-346.900(8).
   THE INSPECTION MUST BE SIGNED, SEALED, AND DATED BY THE REGISTERED PROFESSIONAL AND RECORDS MUST BE MADE AVAILABLE UPON REQUEST OF FDEP AND/OR NWFWMD.
   THE INSPECTION MUST BE CONDUCTED USING THE PLANS, CALCULATIONS AND SPECIFICATIONS APPROVED BY
- THE FDEP AND/OR NWFWMD.
- 5. FOR PONDS DEEPER THAN 12 FEET, POND SAMPLES SHALL BE COLLECTED AND ANALYZED ON A REGULAR BASIS TO CONFIRM STRATIFICATION IS NOT BECOMING AN ISSUE. 6. IF STRATIFICATION BECOMES AN ISSUE, AERATION BY MECHANICAL MEANS SHALL BE INSTALLED. (FOUNTAIN, AERATOR, ETC.).

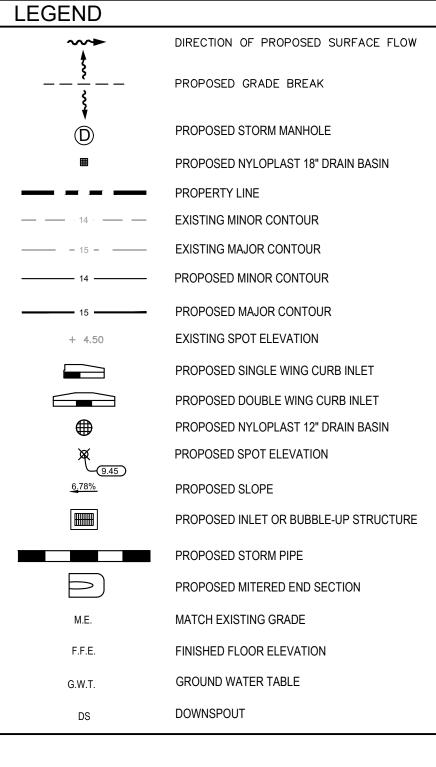


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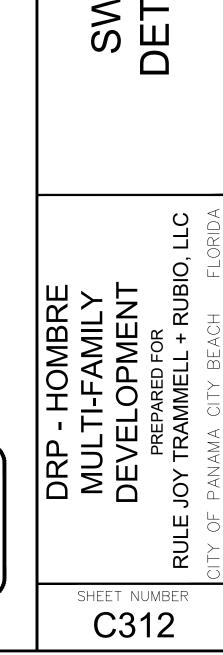


C SCALE IN FEET							
	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DRAWINGS				
FLOW			Kimlev » Horn		(C) 2023 KIMLEY-HORN AND ASSOCIATES, INC.	PANAMA CITY BEACH, FL 32407 PHONE: 850-553-3500	
N	KHA PROJECT LICENSED PROFESSIONAL			WANCI 2020	AS SHOWN	DESIGNED BY JMB	
CIURE	A H A	1421	CVVVAL		SCALE		
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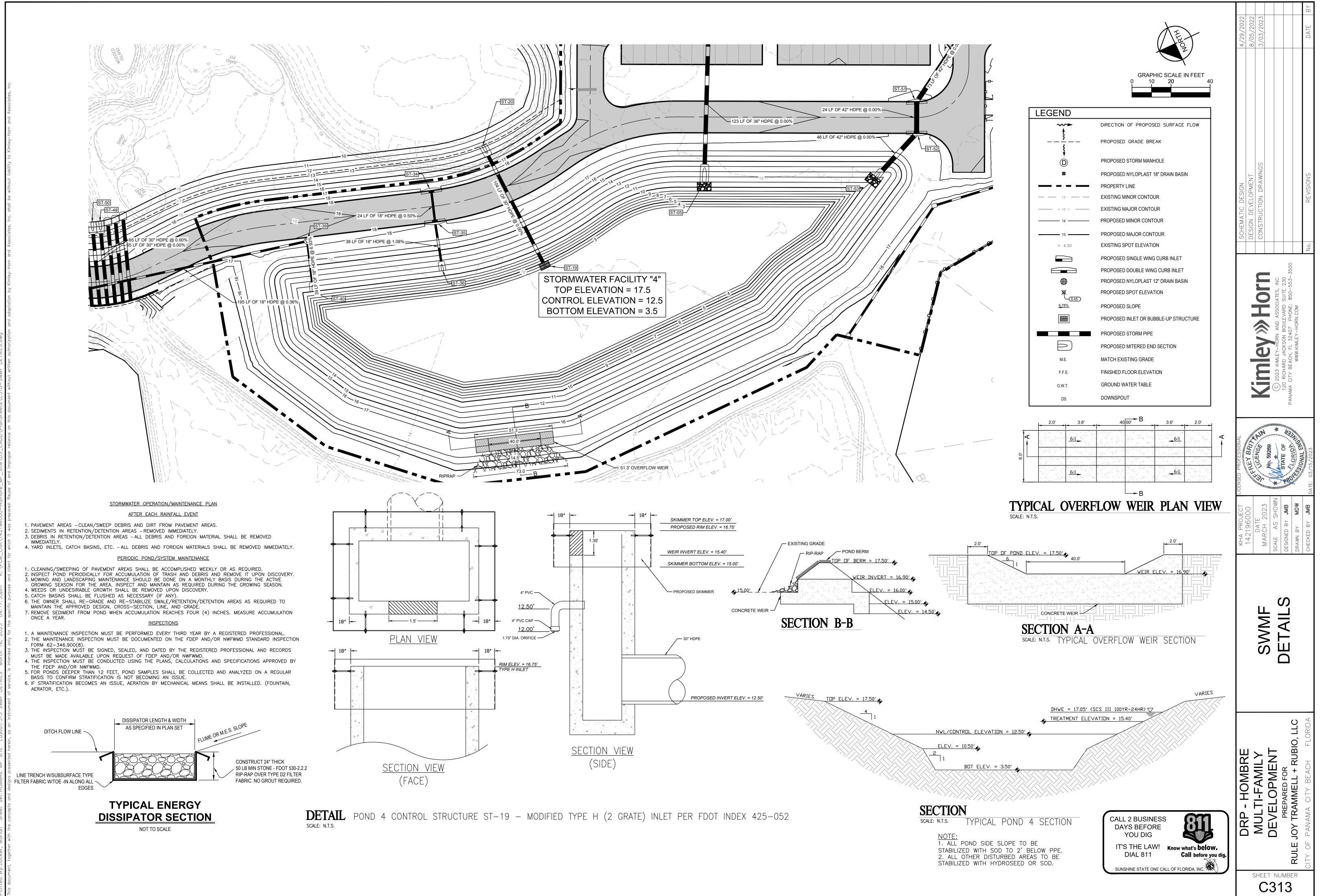
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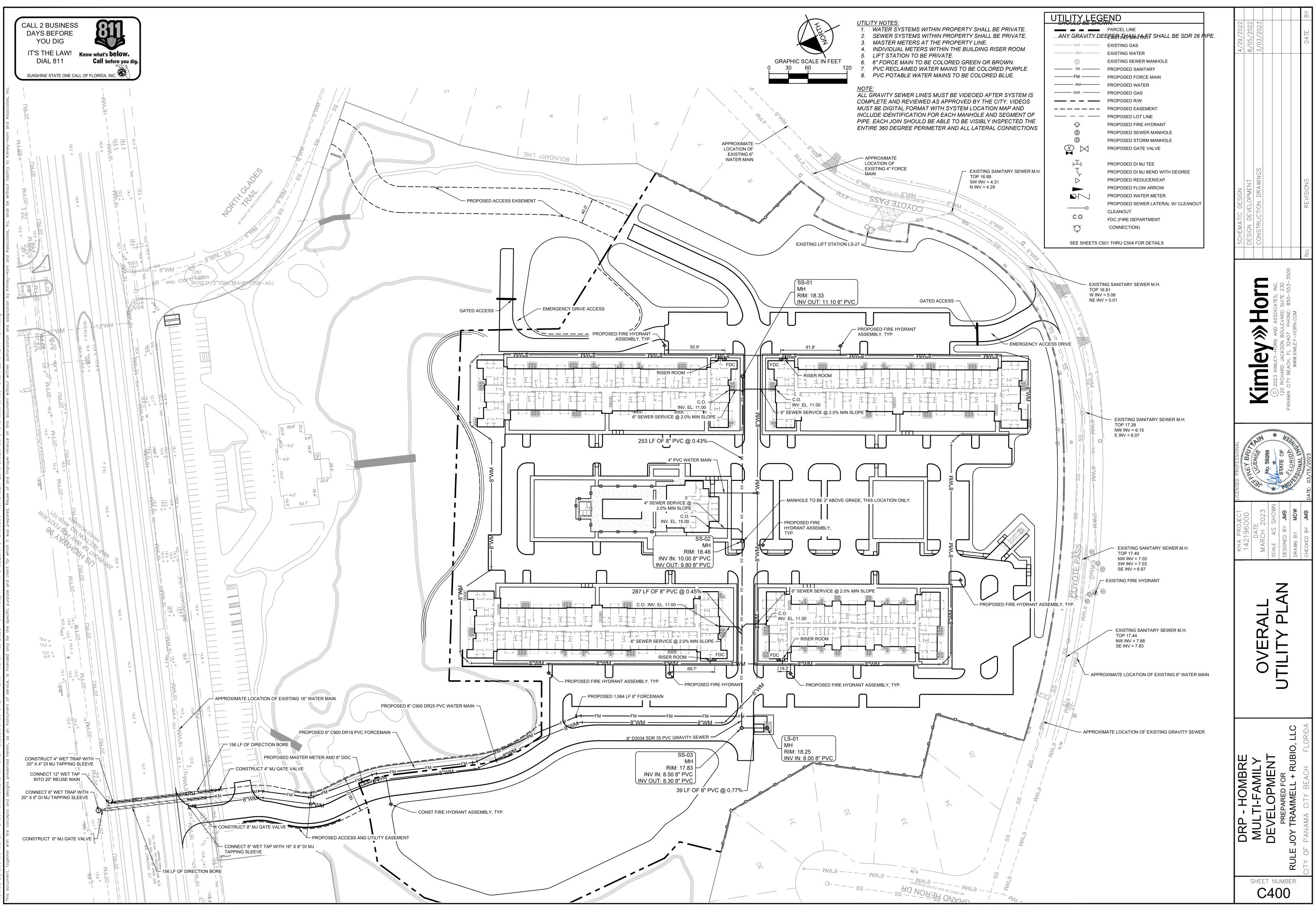


VARIES

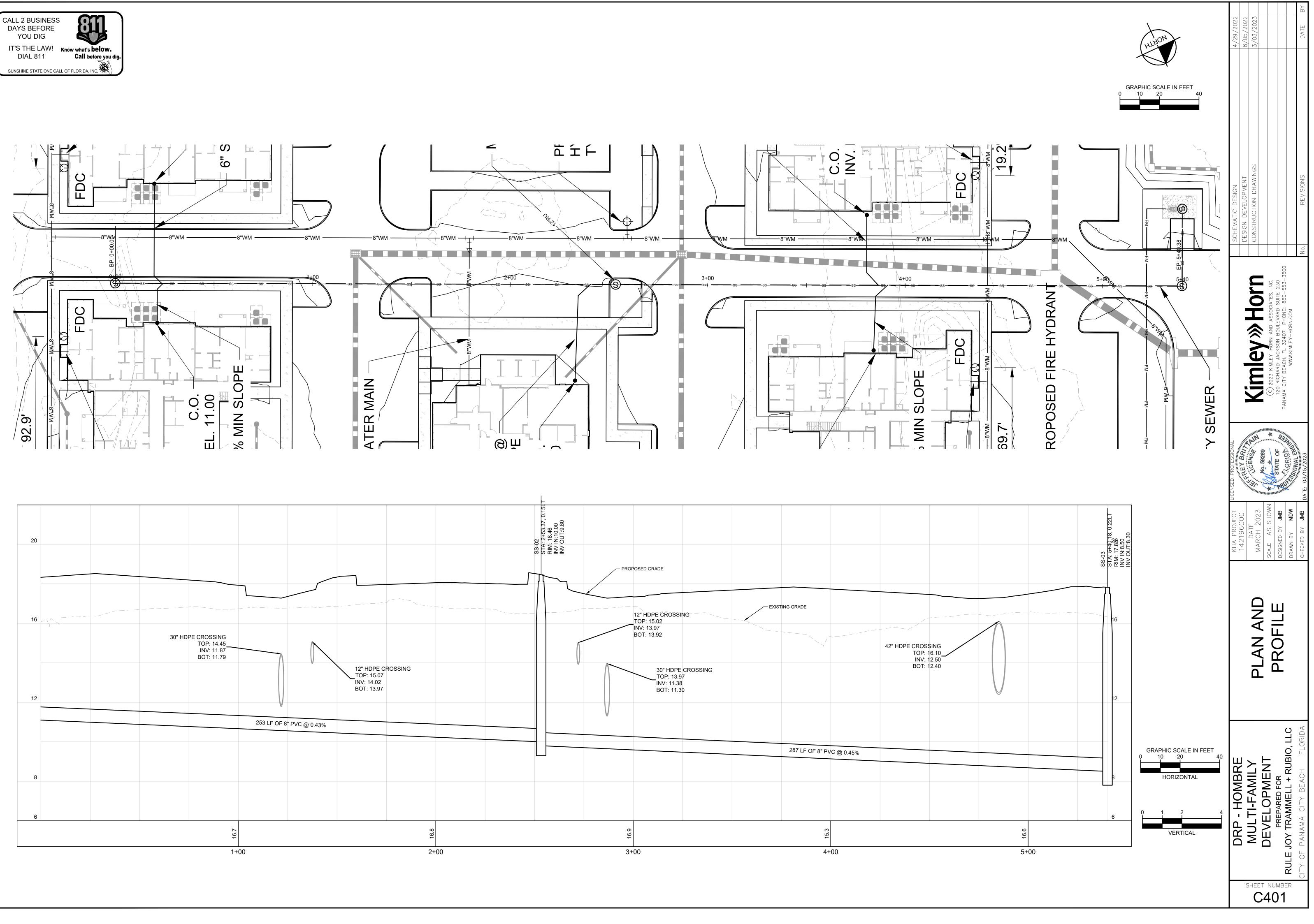


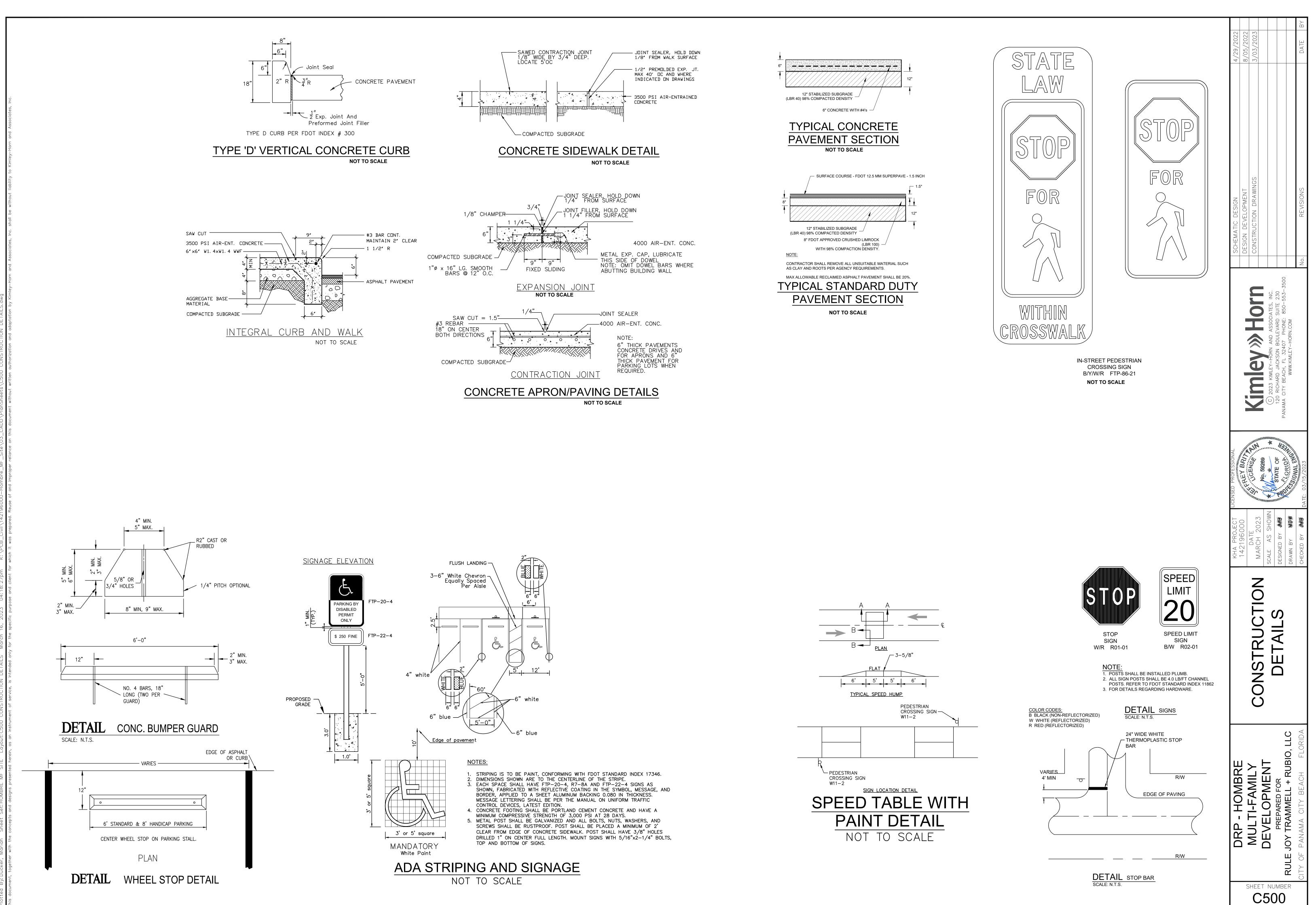




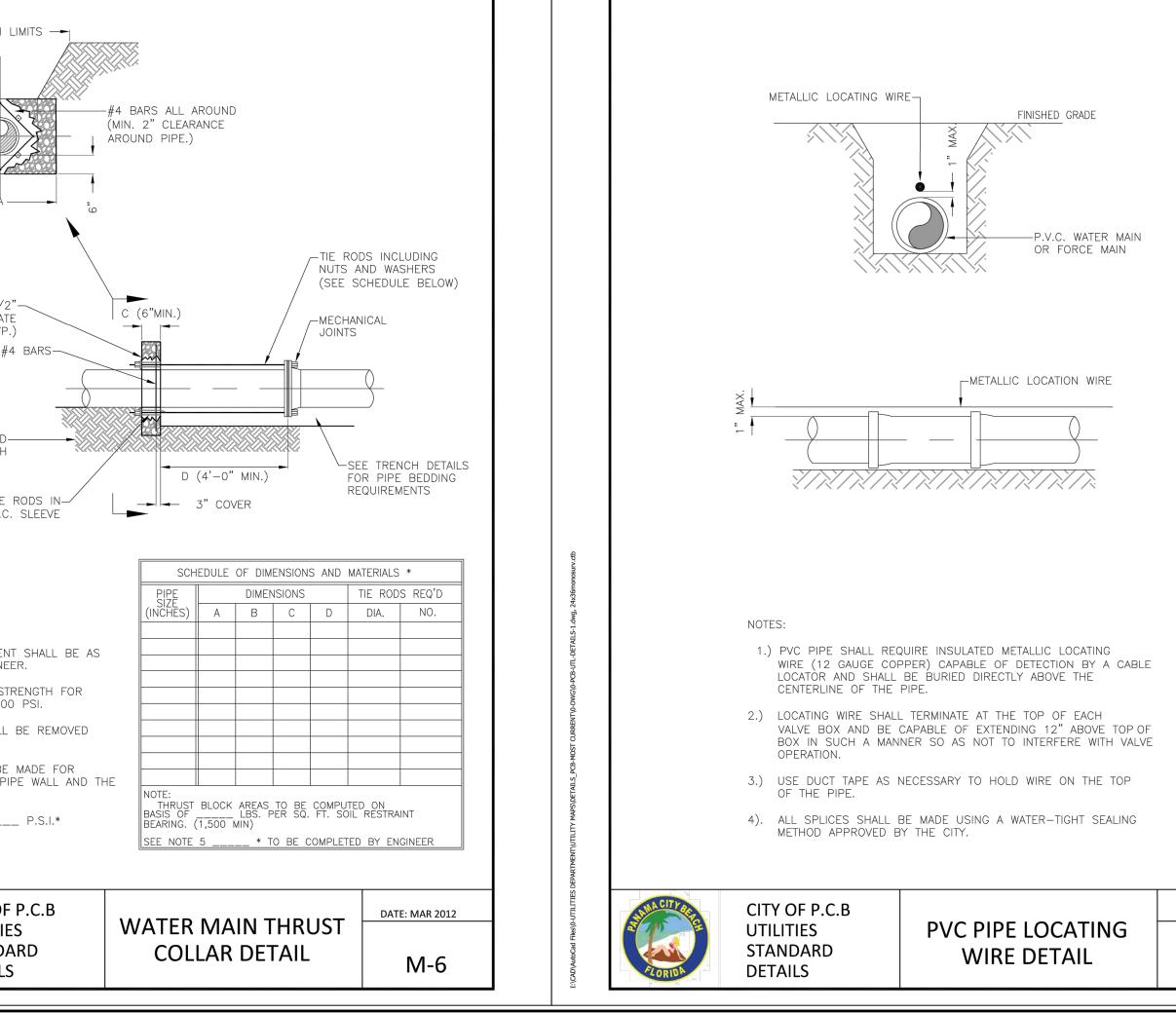


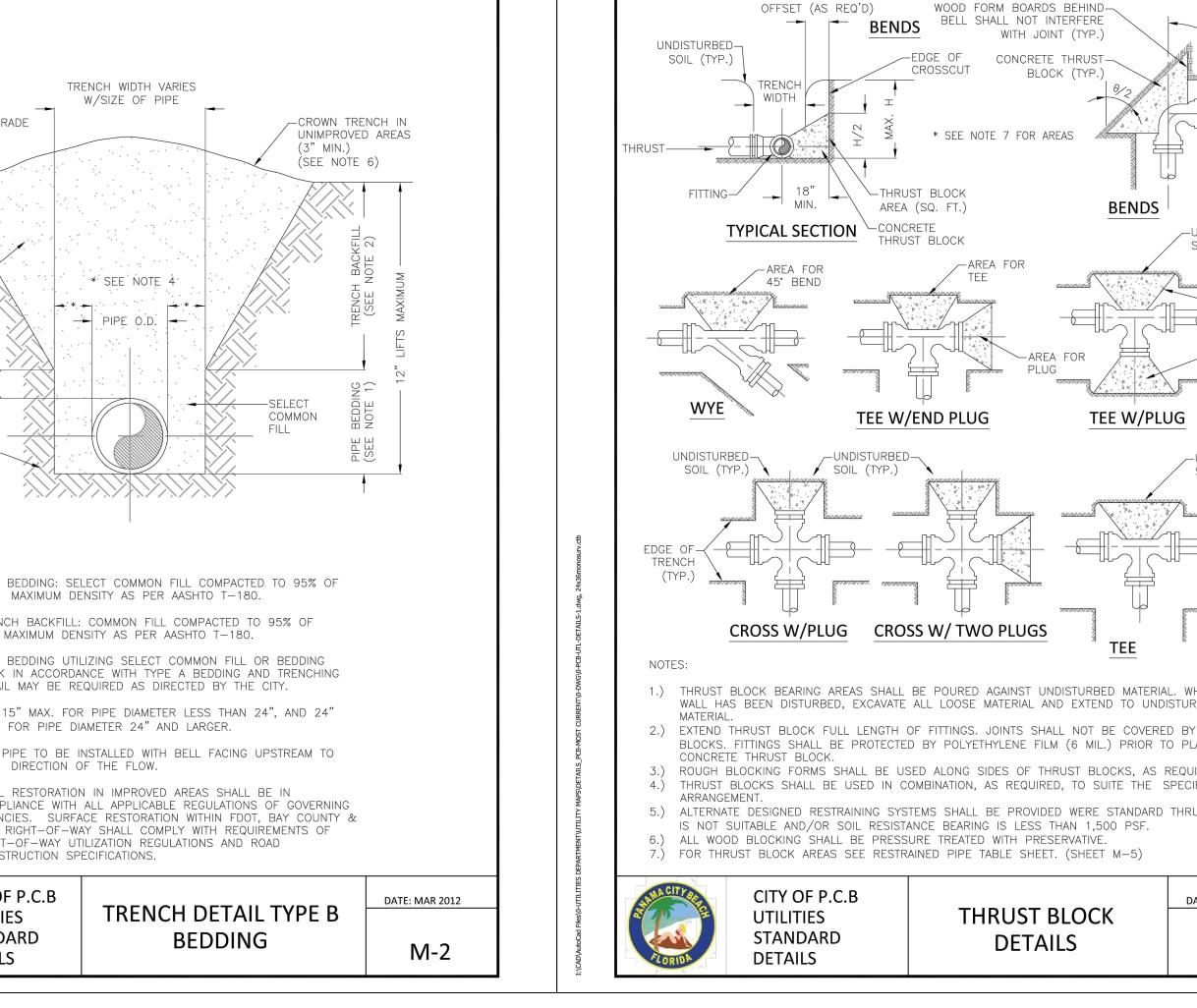




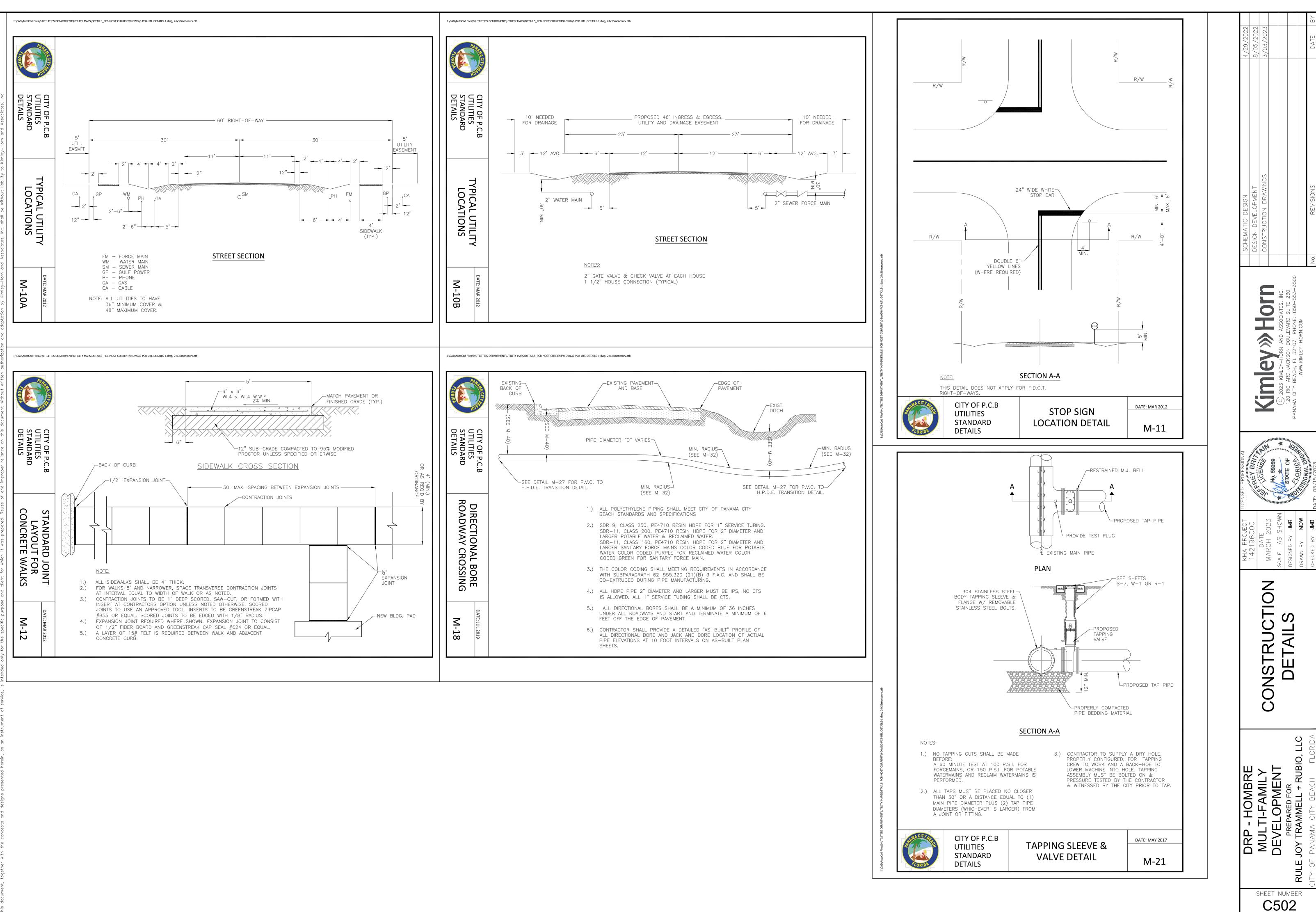


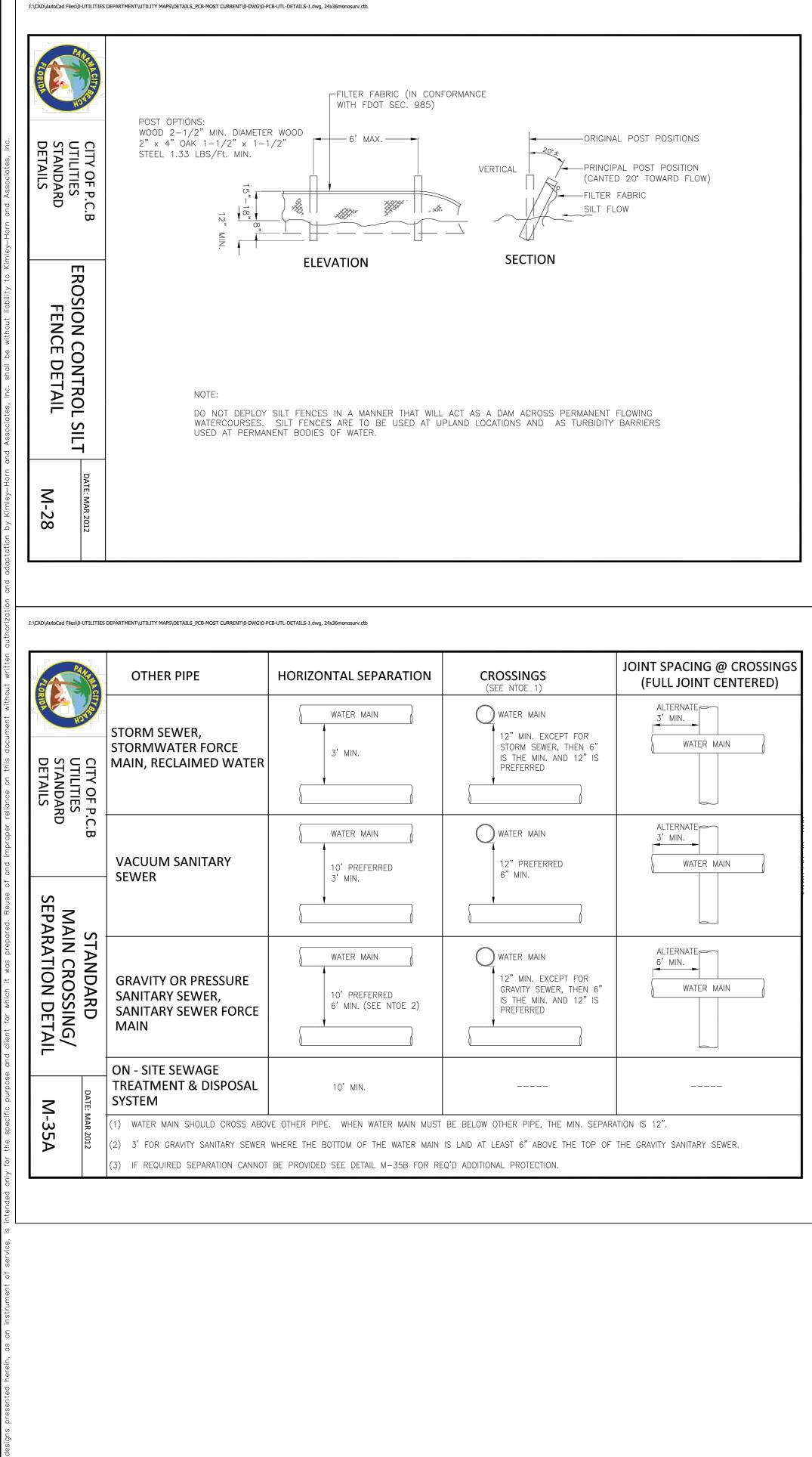
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£	NOTES:											Ð		ENC4 1-1/2
		ON B RESTF	ST BLOCK ASIS OF LE RAINT BEAR BE COMPI	BS. PER SQ ING.	). FT. SOIL			(1,500 N SEE NOT						UNDIS
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		8 10	13,644 20,528	7,385 11,111	3,754 5,663	1,892 2,846	9,648 14,516	N/A N/A	N/A N/A	150 150				
		6	3,840 7,932	4,293	1,059	1,100	5,609	N/A N/A	N/A N/A	150				
		PIPE SIZE (INCHES) 4	90 BEND (SQ FT) 3,840	SCHE 45 BEND (SQ FT) 2,087	DULE FOR 22–1/2 BEND (SQ FT) 1,059	THRUST B 11–1/4 BEND (SQ FT) 533	BLOCK AREA TEE & PLUG (SQ FT) 2,715	S * CROSS (SQ FT) N/A	WYE (SQ FT) N/A	DESIGN PRESS (PSI) 150		ă	MIN.	
I:\CAD\AutoCad			STAND DETAIL				BEDDIN			M-1		1:/CaD/Autoco	POTO	S <sup>-</sup> D
ad Files(o-UTILITIES DEPARTMENT/UTILI	Carling Carlo	7.)	EEDDING REMOVAL	F P.C.B	LOW THE F	PIPE. CITY TERIAL TO	H DETA	TERMINE IN TABLE FOUT	THE FIEL	OF .D REQUIRED DATE: MAR 201	2	Cad Files(0-UTILITIES DEPARTMENT/UTILITY	AND A CITY PRESS	CI
ITY MAPS\DETAILS		6.)	BEDDING MINIMUM	DEPTH SH PIPE DIAM	IALL BE 4 IETER 16"	" MINIMUM AND LARGI	ER.	DIAMETER I	ESS THAI	N 15", AND 6'	"	ITY MAPS\DETAILS_		6.)
PCB-MOST CURRENT\0-DWG\0-		5.)		R 24" AND E TO BE IN		WITH BELL	FACING UPS	STREAM TO	THE DIRE	ection of the	E	PCB-MOST CURRENT/0-DWG/0-		4.) 5.)
PCB-UTL-		3.)	) USE TYF		NG TO BE		ED IN THE I			BY THE CITY. R PIPE		-DWG\0-PCB-UTL-D		3.)
.DETAILS-1.dwg, 24x36mo		DNDE BEDDING (SEE NOTE 6 & (.) (.) (.) (.)	DENSITY ) TRENCH	AS PER AA BACKFILL:	ASHTO T- COMMON	180.	ompacted <sup>-</sup> acted to 9					ETAILS-1.dwg, 24x36mo		1.) 2.)
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	C	DMMON FILL				IOTE 4 0.D. = *		<u> </u>	12" LIFTS MA	TRENCH (SEE 7			OMMOD	n fill
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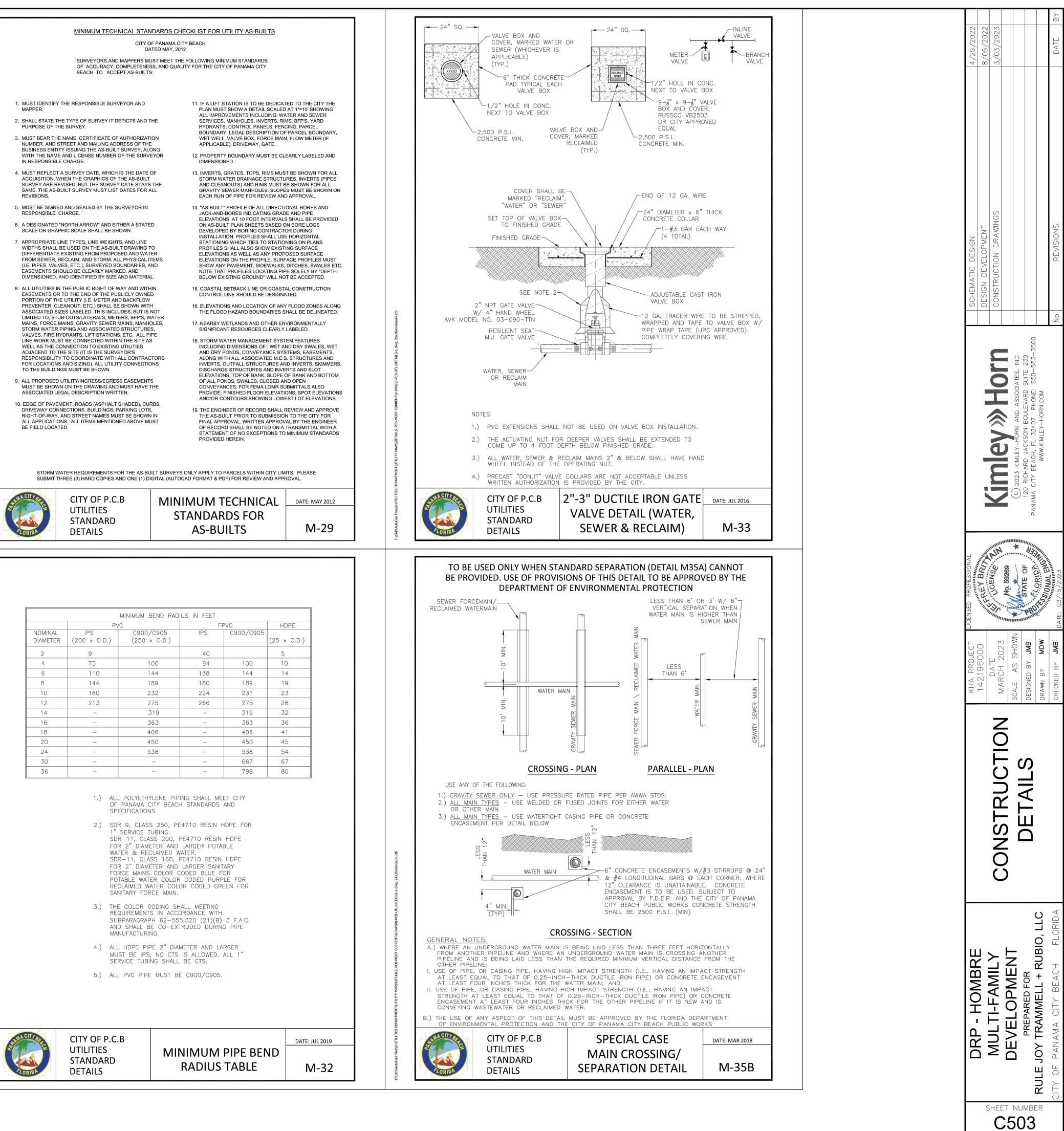




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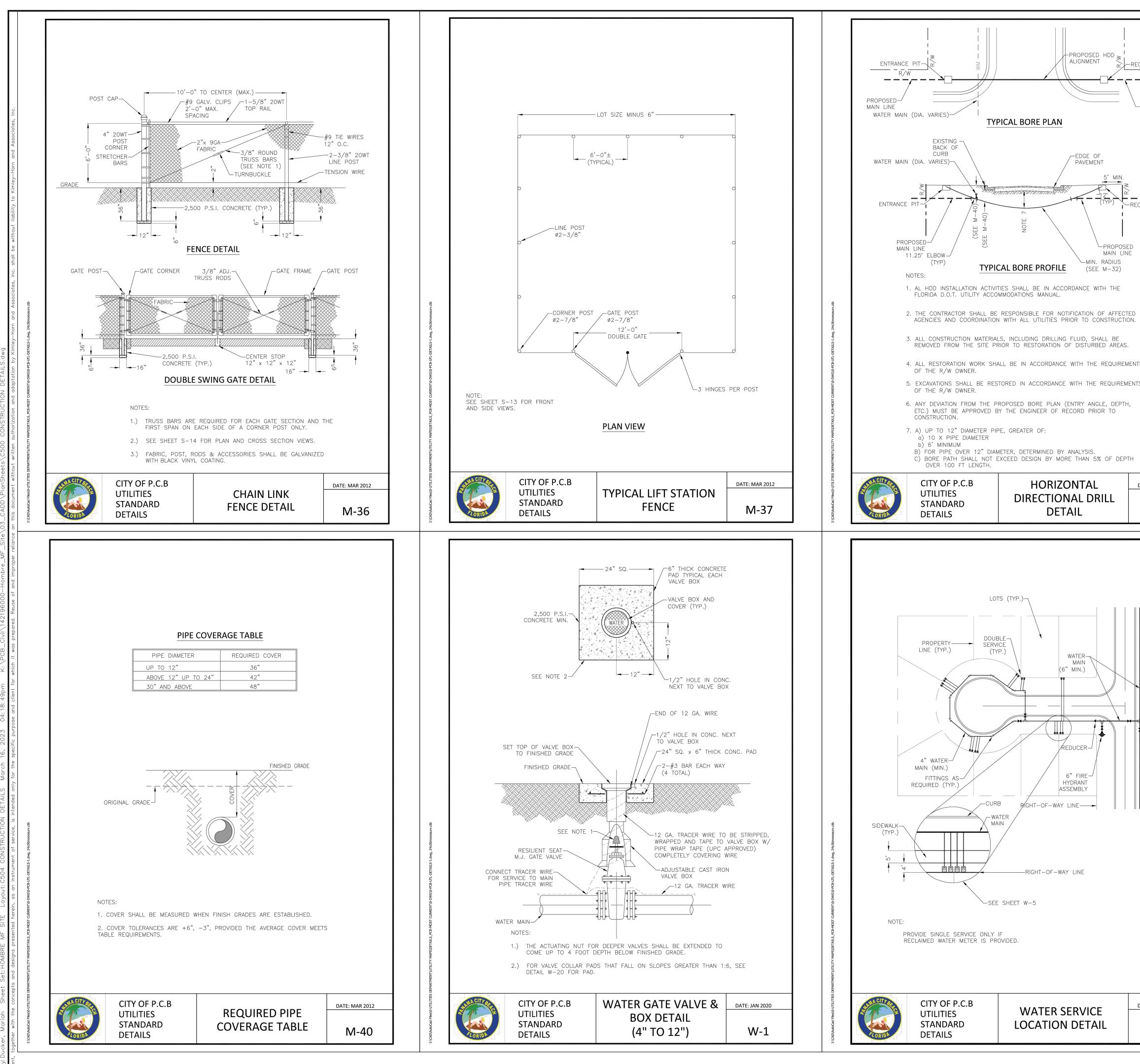




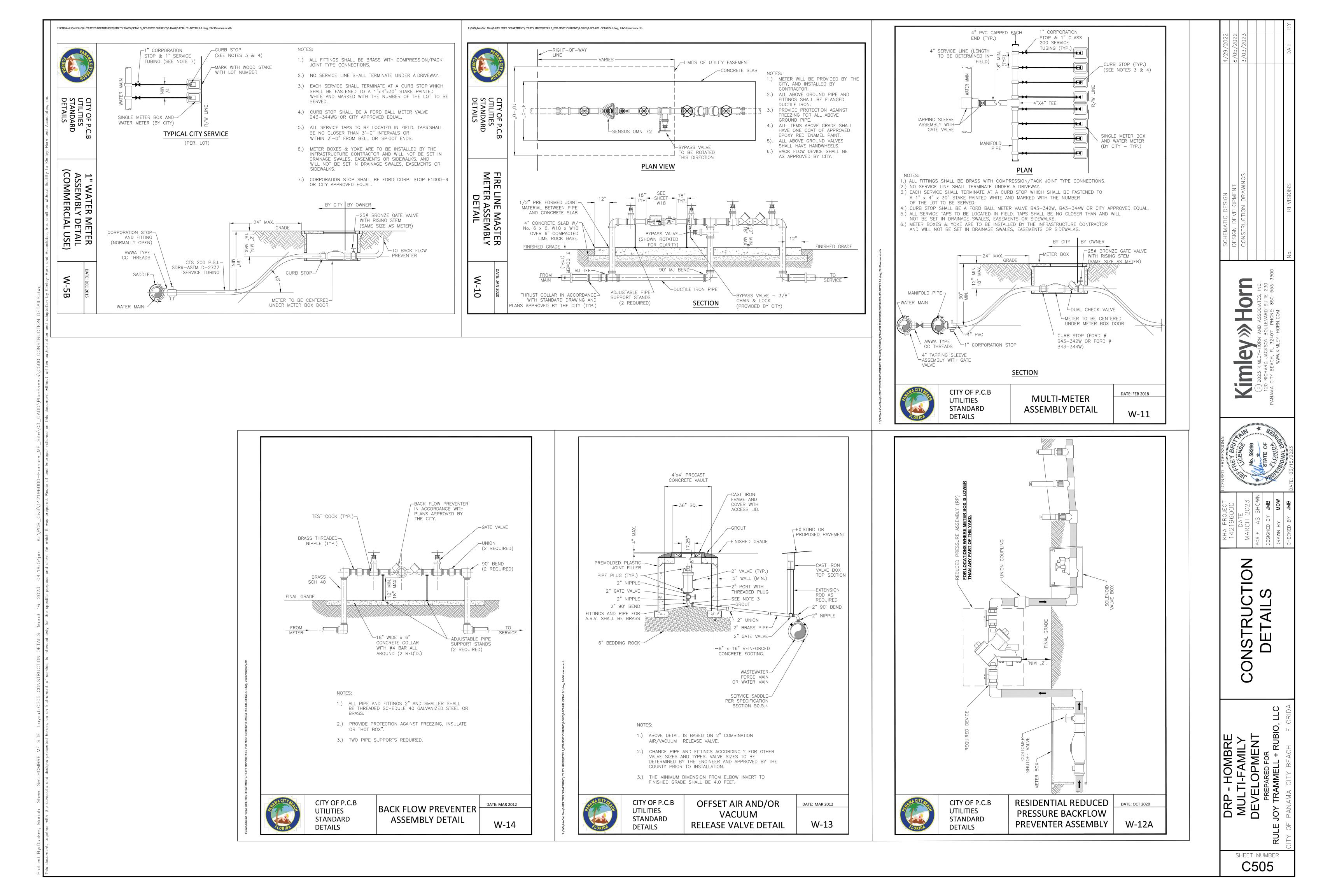


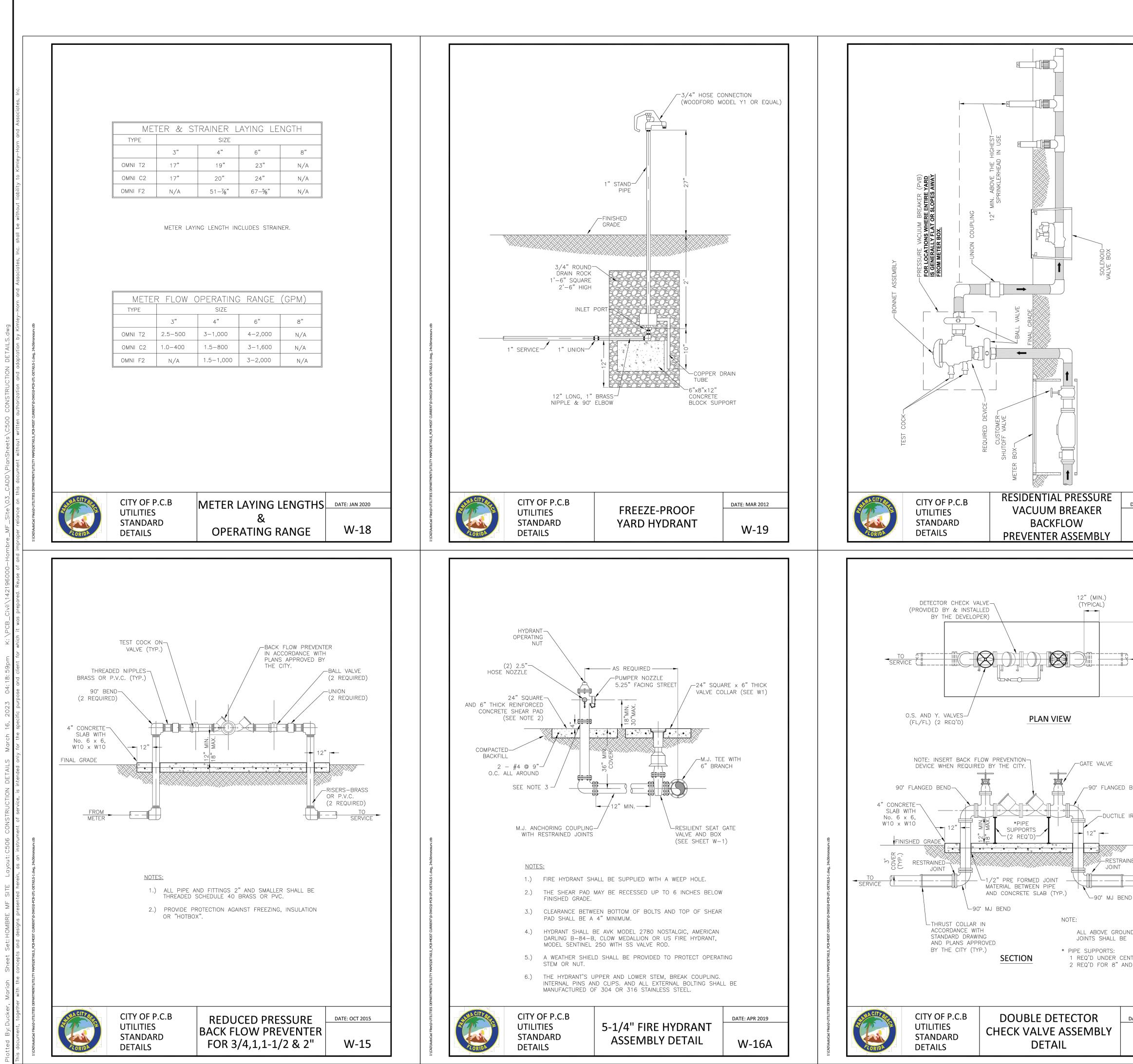
CITY OF P.C.B UTILITIES STANDARD DETAILS	MI

ENCASEMENT PER DETAIL BELOW
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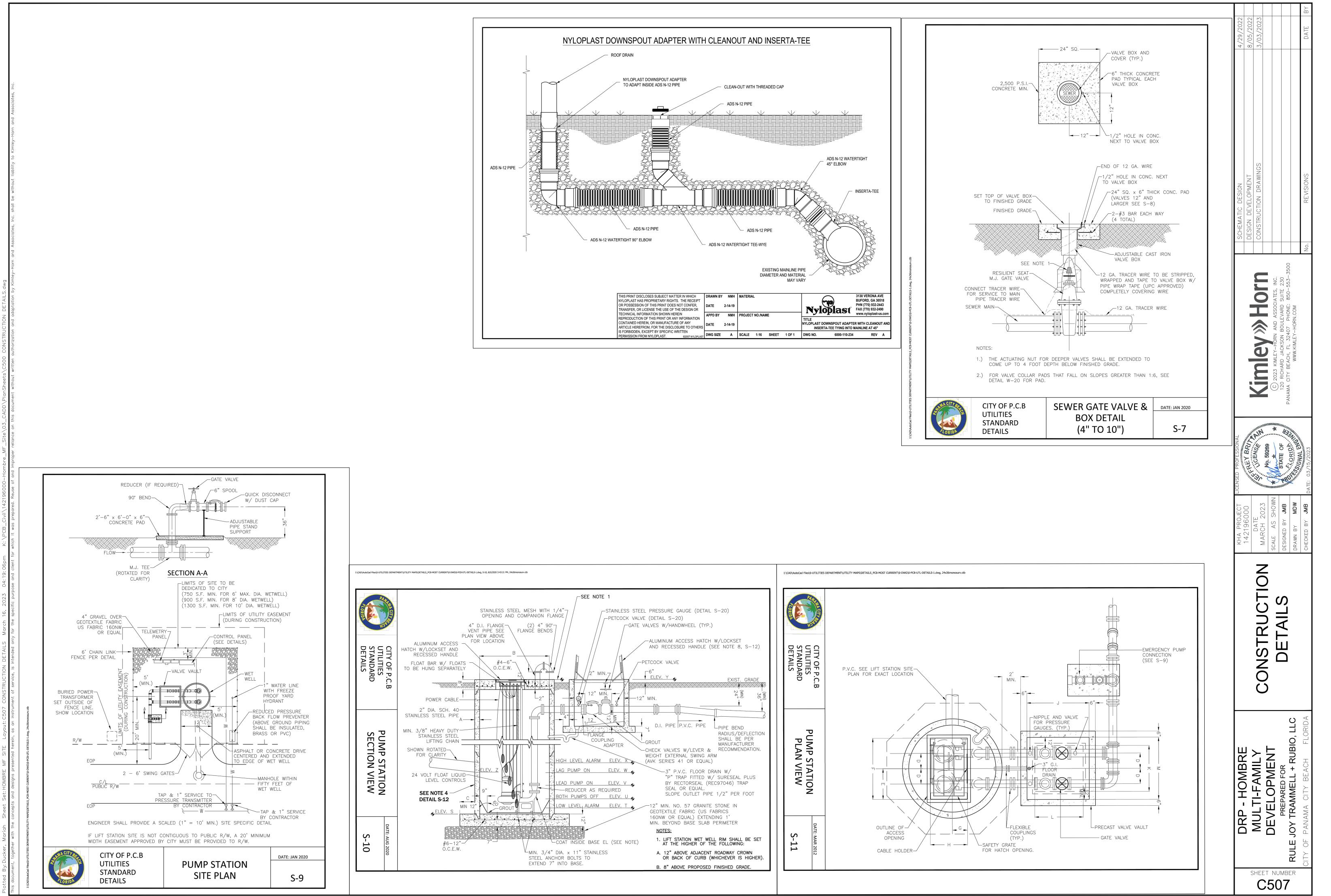


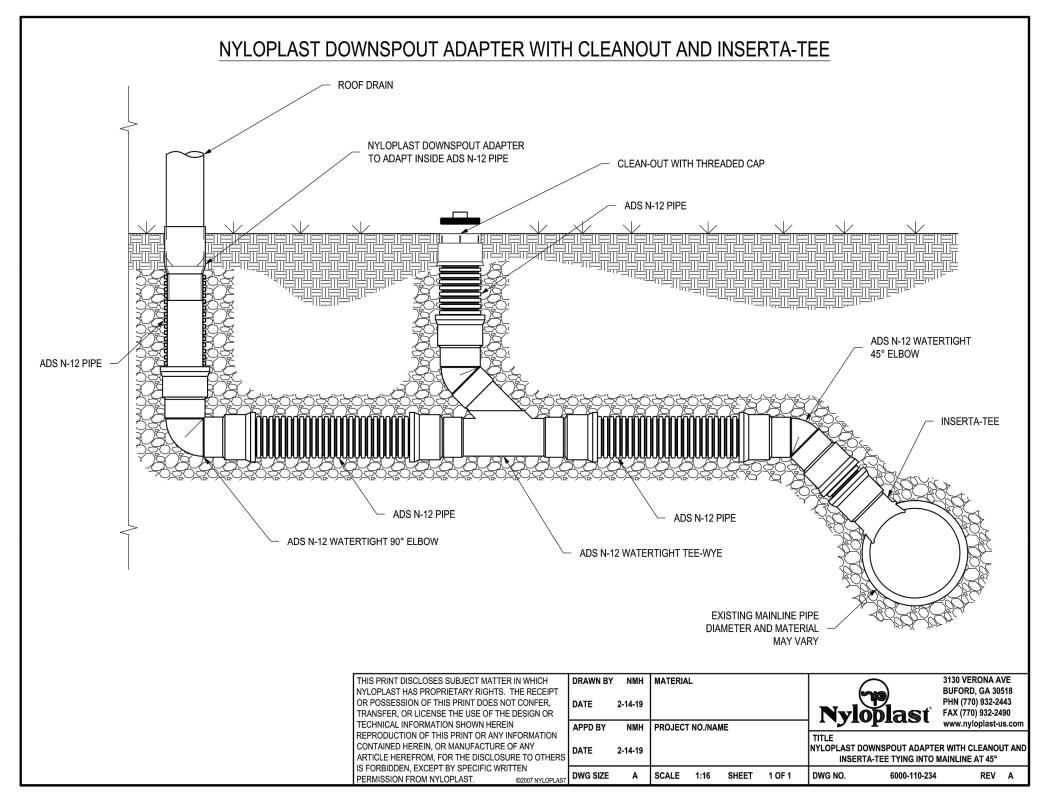
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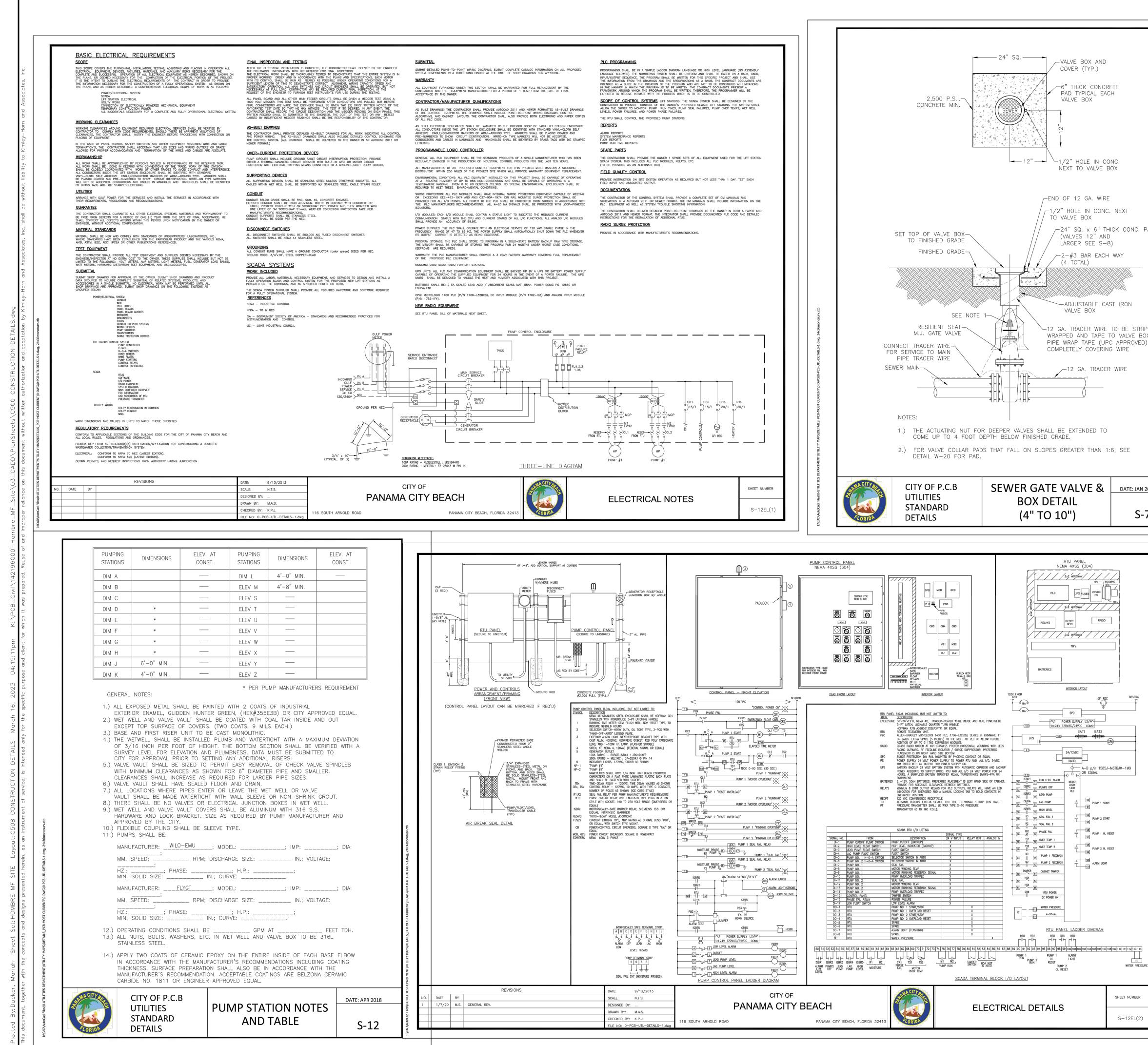


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NED FROM MAIN D ND PIPE FLANGED. NTER FOR 6", D LARGER DATE: MAR 2012			MULII-FAMILY DEVELOPMENT	PREPARED FOR RULE JOY TRAMMELL + RUBIO, LLC	CITY OF PANAMA CITY BEACH FLORIDA
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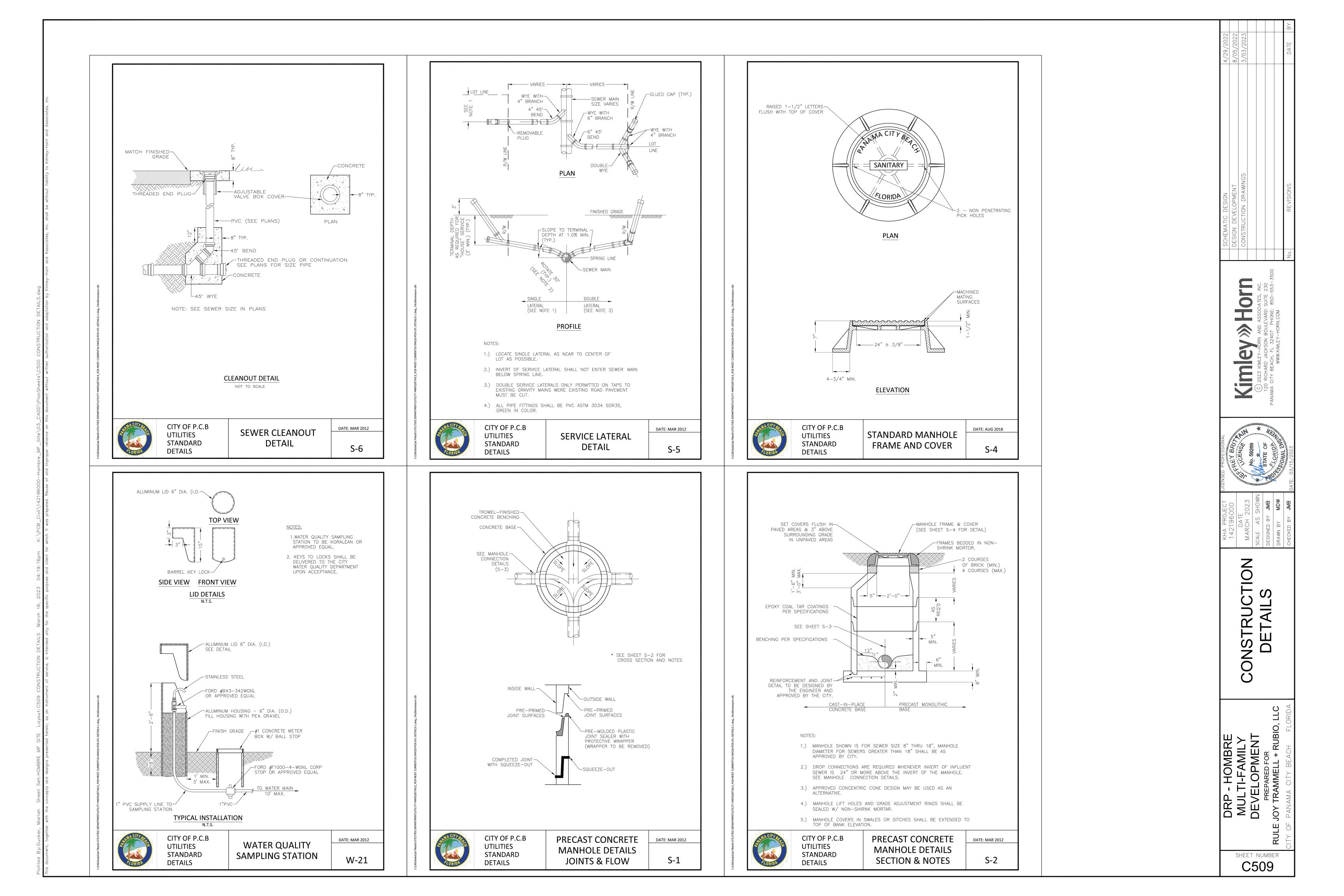


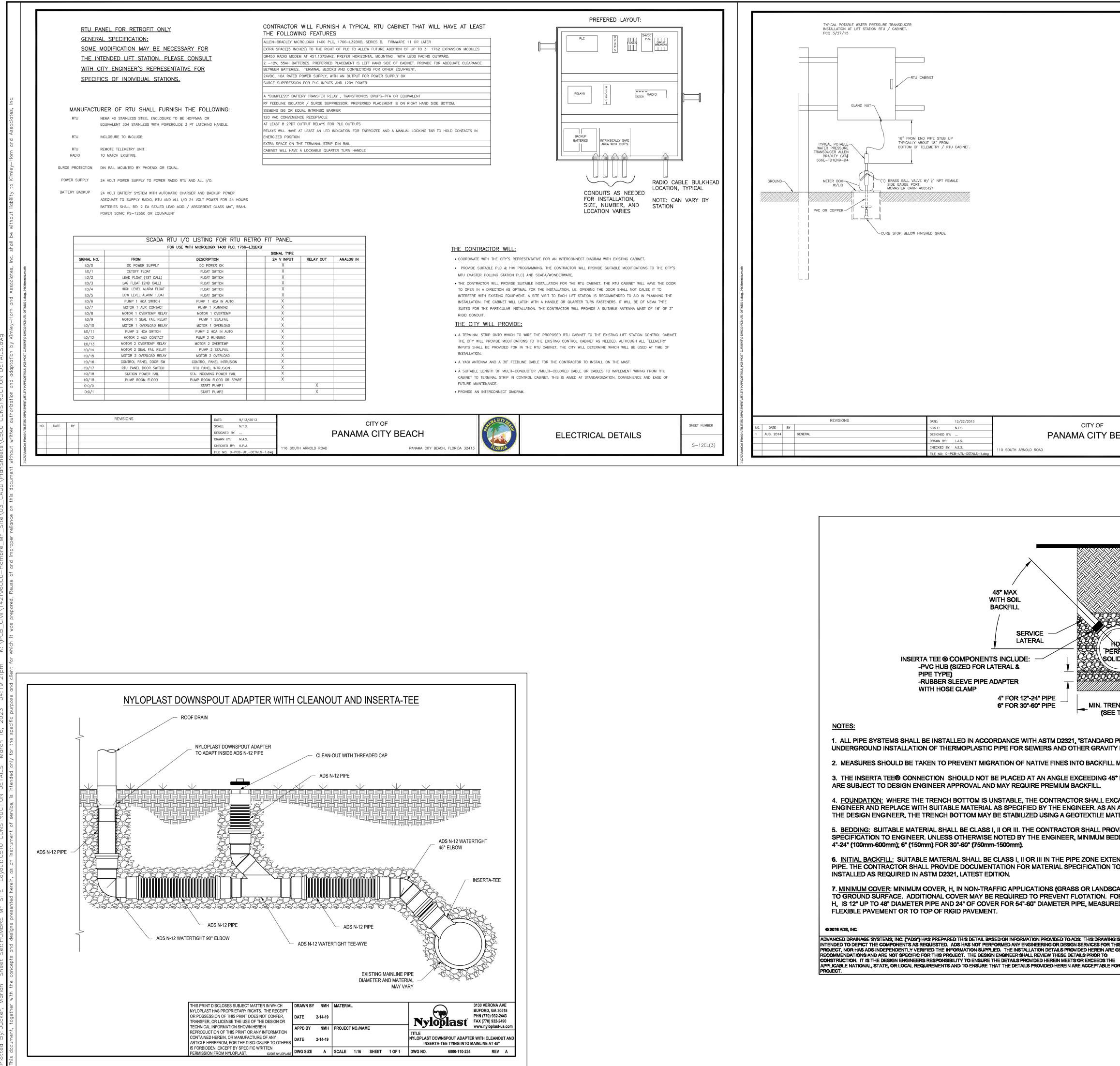






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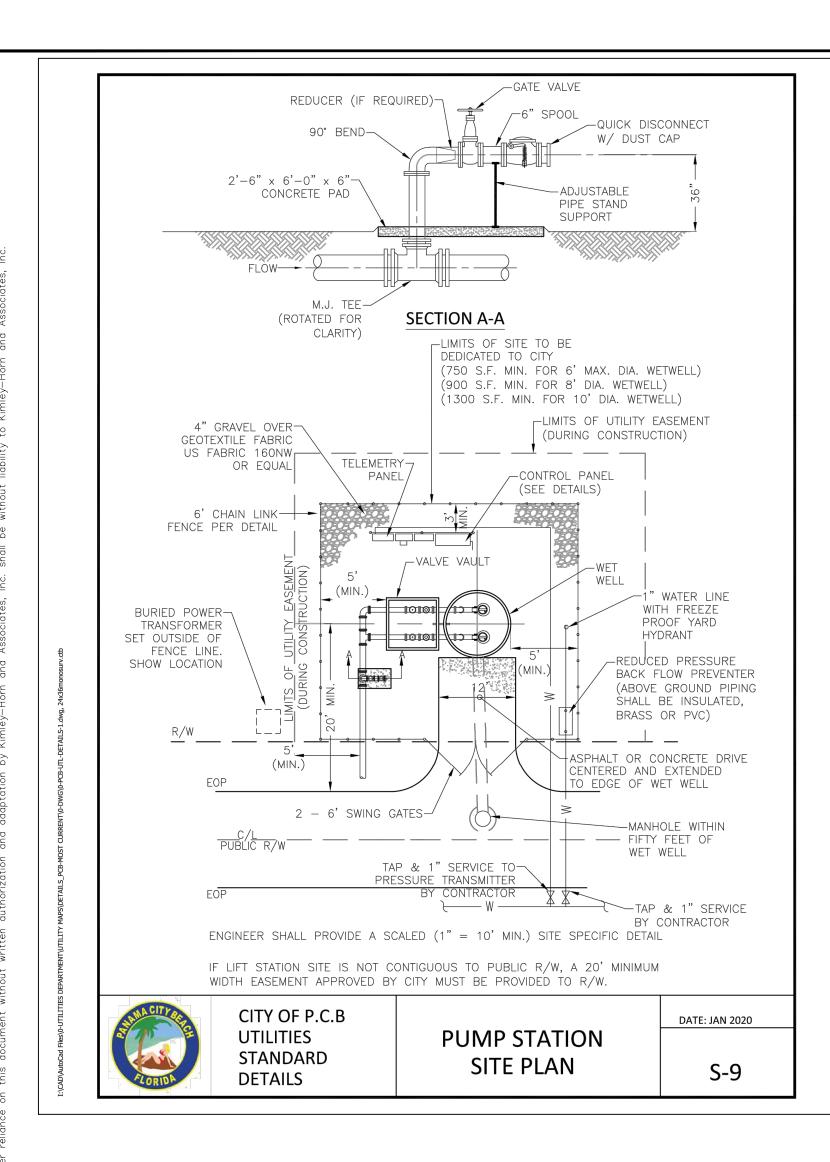


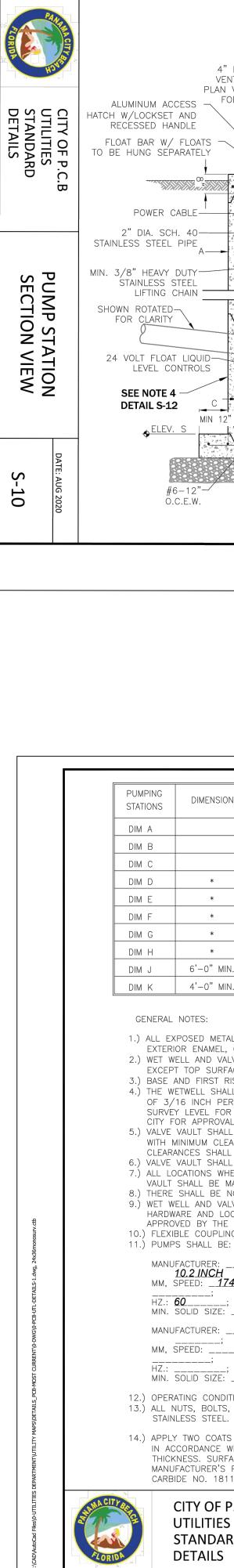


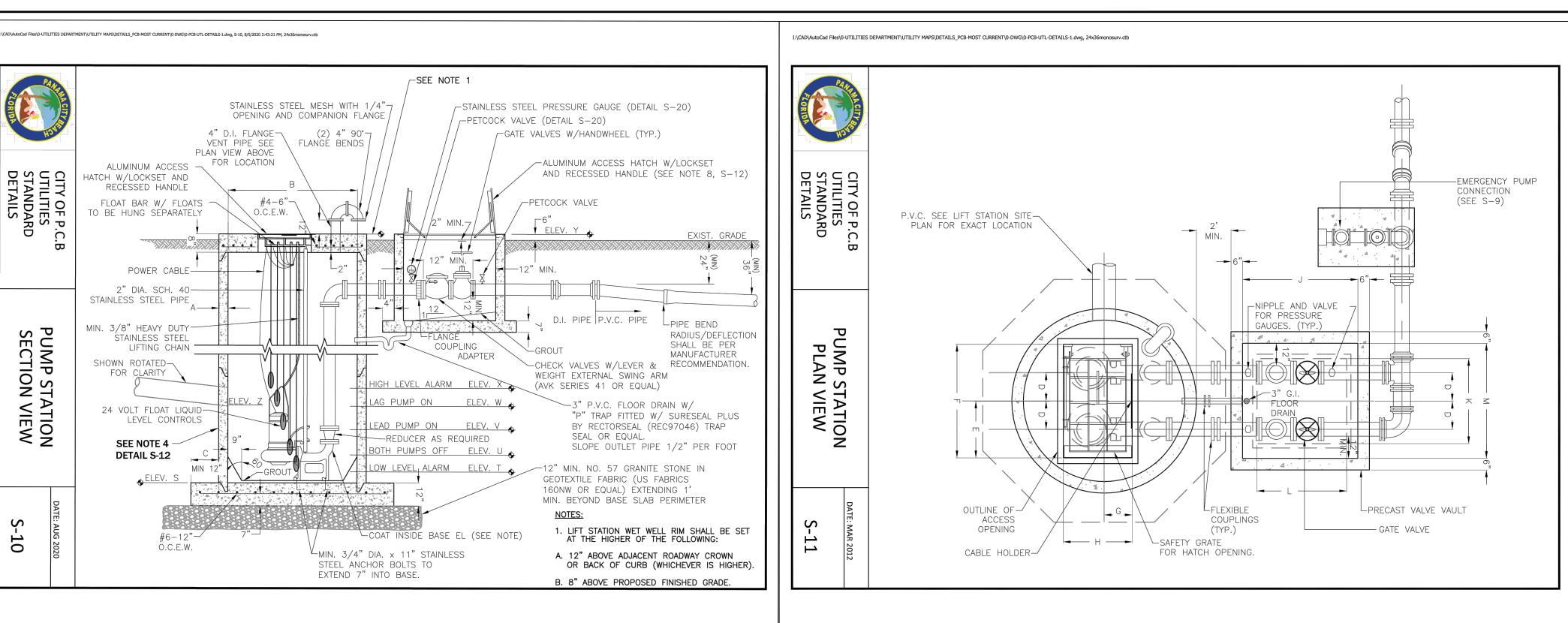
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FINAL BACKFILL MIN. COVER FLEXIBLE PAVEM 6" 6" 6" 6" 6" 6" 6" 6" 6" 6" 6" 6" 6"	ENT, H       RIGID PAVEMENT, H         RECOMMENDED MINIMUM TRENCH WIDTHS         PIPE DIAM.       MIN. TRENCH WIDTH         4"       21"         (100mm)       (533mm)         6"       23"         (150mm)       (584mm)         8"       26"         (200mm)       (660mm)         10"       28"         (250mm)       (711mm)         12"       30"         (300mm)       (762mm)         15"       34"         (375mm)       (864mm)         18"       39"         (450mm)       (1219mm)         30"       56"         (750mm)       (1422mm)         36"       64"         (900mm)       (1520mm)	CONSTRUCTION       RHA PROJECT         142196000       142196000         142196000       BATE         MARCH 2023       MARCH 2023         Scale AS SHOWN       BATE         DETAILS       Designe BY JMB         Drawn BY MDW       MARCH 2023
(TENDING NOT LESS THAN 6" ABOVE CROWN O N TO ENGINEER. MATERIAL SHALL BE OSCAPE AREAS) IS 12" FROM THE TOP OF PIPE FOR TRAFFIC APPLICATIONS, MINIMUM COVER JRED FROM TOP OF PIPE TO BOTTOM OF 2 REV. DRAWING NAME OR 1 REV. DESCRIPTION /// DESCRIPTION // NG IS R THIS RE GENERAL JEFOR THIS DRAWING NUMBER: STD-1011	42"     72"       (1050mm)     (1829mm)       48"     80"       (1200mm)     (2032mm)       54"     88"       (1350mm)     (2235mm)       60"     96"       (1500mm)     (2438mm)	DEVELOPMENT PREPARED FOR DEVELOPMENT PREPARED FOR DEVELOPMENT PREPARED FOR DEVELOPMENT PREPARED FOR DEVELOPMENT PREPARED FOR DEVELOPMENT

SHEET NUMBER C510

RU







NG NS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
A			DIM L	4'-0" MIN.	
3			ELEV M	4'-8" MIN.	
2			ELEV S		0.00'
)	*		ELEV T		2.00'
-	*		ELEV U		3.00'
	*		ELEV V		5.00'
5	*		ELEV W		6.00'
1	*		ELEV X		7.00'
	6'-0" MIN.		ELEV Y		18.30'
<	4'-0" MIN.		ELEV Z		8.00'

\* PER PUMP MANUFACTURERS REQUIREMENT

1.) ALL EXPOSED METAL SHALL BE PAINTED WITH 2 COATS OF INDUSTRIAL EXTERIOR ENAMEL, GLIDDEN HUNTER GREEN, (HEX#355E3B) OR CITY APPROVED EQUAL. 2.) WET WELL AND VALVE VAULT SHALL BE COATED WITH COAL TAR INSIDE AND OUT EXCEPT TOP SURFACE OF COVERS. (TWO COATS, 9 MILS EACH.) 3.) BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC.

4.) THE WETWELL SHALL BE INSTALLED PLUMB AND WATERTIGHT WITH A MAXIMUM DEVIATION OF 3/16 INCH PER FOOT OF HEIGHT. THE BOTTOM SECTION SHALL BE VERIFIED WITH A SURVEY LEVEL FOR ELEVATION AND PLUMBNESS. DATA MUST BE SUBMITTED TO CITY FOR APPROVAL PRIOR TO SETTING ANY ADDITIONAL RISERS. 5.) VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES. 6.) VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.

7.) ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT. 8.) THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL. 9.) WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY. 10.) FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.

OWN 5 STALL DL	•					
ANUFACTURER: _ <b>10.2_INCH</b>	WILO-EMU	; MODEL:	FA10.34E	_; IMP:	SINGLE	; DIA:
IM, SPEED: <u>17</u>					VOLTAGE:	
;  Z.: <b>60;</b>  IN. SOLID SIZE:	PHASE:	; + IN.; CURVE:	I.P.: <b>23.5 HP</b>	; 		
IANUFACTURER: _	FLYGT	; MODEL:		_; IMP:		; DIA:
IM, SPEED:;	RPM;	DISCHARGE	SIZE:	IN.;	VOLTAGE:	
; Z.:; IIN. SOLID SIZE:	PHASE:	; H IN.; CURVE:	I.P.:	; 		

12.) OPERATING CONDITIONS SHALL BE \_\_\_\_\_ GPM AT \_\_\_\_\_ FEET TDH. 13.) ALL NUTS, BOLTS, WASHERS, ETC. IN WET WELL AND VALVE BOX TO BE 316L STAINLESS STEEL.

14.) APPLY TWO COATS OF CERAMIC EPOXY ON THE ENTIRE INSIDE OF EACH BASE ELBOW IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS INCLUDING COATING THICKNESS. SURFACE PREPARATION SHALL ALSO BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ACCEPTABLE COATINGS ARE BELZONA CERAMIC CARBIDE NO. 1811 OR ENGINEER APPROVED EQUAL.

CITY OF P.C.B UTILITIES STANDARD DETAILS PUMP STATION NOTES AND TABLE	DATE: APR 2018
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# WET WELL DESIGN INFORMATION:

PUMP : WILO EMU FA10.34E IMPELLER SIZE: 10.2 IN HORSEPOWER: 23.5 HP SPEED: 1740 RPM 60 HZ

TOP OF LIFT STATION: 18.3' <u>INV. IN (8" PVC):</u> 8.00' <u>INV. OUT (6" PVC):</u> 10.61' HIGH WATER ALARM: 7.00' 2ND PUMP ON: 6.00' 1ST PUMP ON: 5.00' PUMP OFF: 3.00' LOW LEVEL ALARM: 2.00' BOTTOM OF LIFT STATION: 0.0' DIAMETER WET WELL: 8-FT



orn T  $\Rightarrow$ ev m Z S S Ζ TIO S TAIL A  $\vdash$ S Ш О \_\_\_\_  $\mathbf{O}$  $\cap$ DRP - HOMBRE MULTI-FAMILY DEVELOPMENT PREPARED FOR : JOY TRAMMELL + RUBIC RUBIG ш RUL SHEET NUMBER C511