

SITE CONSTRUCTION PLANS

HANSHAW SUBDIVISION

IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 23 WEST,
OKALOOSA COUNTY, FLORIDA

PREPARED FOR:

KAREN HANSHAW
301 SNAPPER DRIVE
DESTIN, FL 32541
PHONE: (850) 699-8271

UTILITY COMPANIES

CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES
"LINE SPOTTED" BY CALLING 1-800-432-4770 "CALL
SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

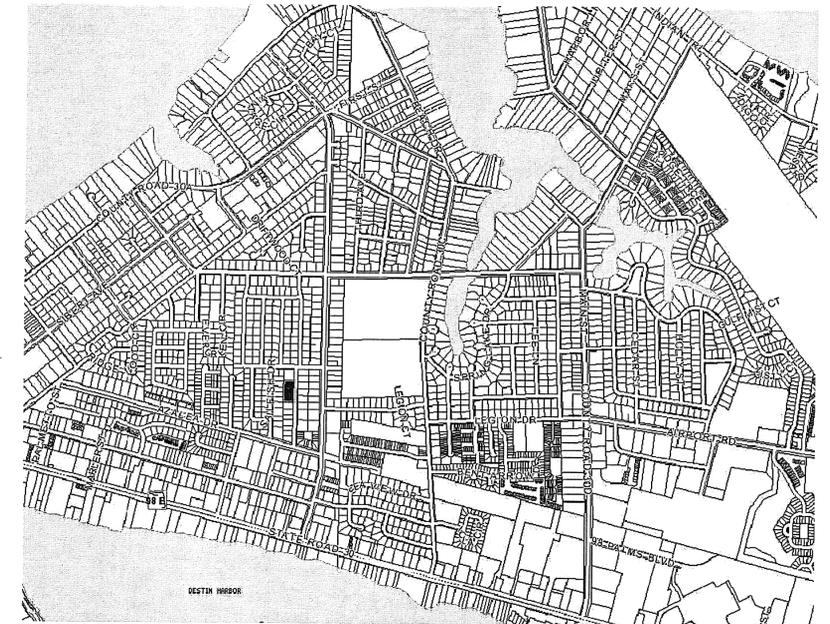
WATER: DESTIN WATER USERS INC.
218 MAIN STREET
DESTIN, FL 32541
PHONE: (850) 837-6146

SEWER: DESTIN WATER USERS INC.
218 MAIN STREET
DESTIN, FL 32541
PHONE: (850) 837-6146

TELEPHONE: CENTURYLINK
SOUTHERN OPERATIONS
650 DENTON BOULEVARD
FT. WALTON BEACH, FL 32547
PHONE: 850-664-3751
800-488-2201

TV CABLE: COX COMMUNICATIONS INC.
320 N.W. RACETRACK ROAD
FT. WALTON BEACH, FL 32547
PHONE: 850-796-1269

ELECTRIC: GULF POWER COMPANY
140 S.W. HOLLYWOOD BOULEVARD
FT. WALTON BEACH, FL 32548
PHONE: 244-4764



VICINITY MAP
NOT TO SCALE

PREPARED BY:



www.eca-fl.com
Emerald Coast Associates Inc.

Land Planning • Engineering • Surveying
Since 1979

179 County Highway 393 South
Santa Rosa Beach, Florida 32459
PHONE: (850) 267-0473
FAX: (850) 267-0973
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CERTIFICATE OF
AUTHORIZATION
NUMBER 00008775

INDEX OF SHEETS

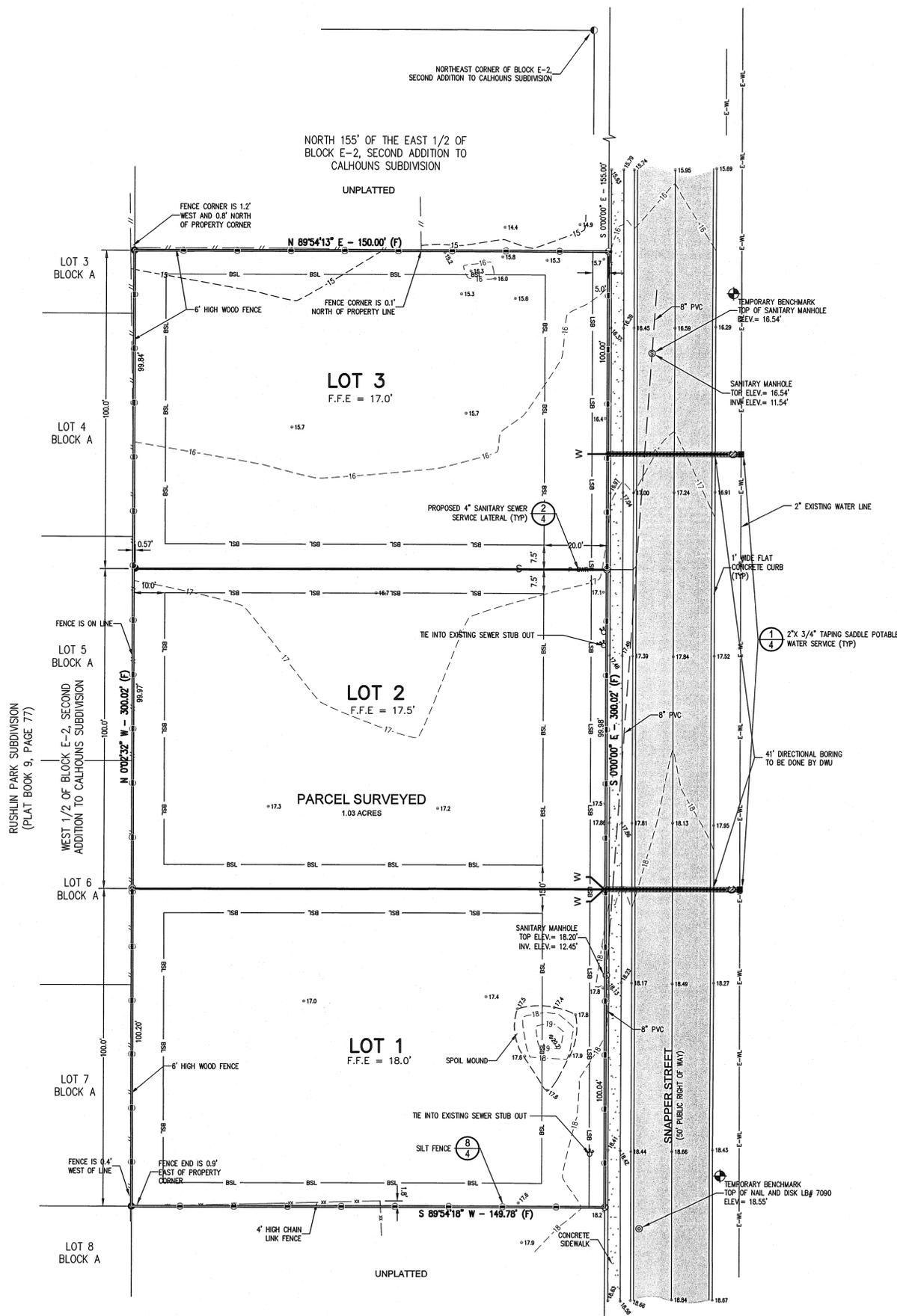
SHEET#	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE AND UTILITY PLAN
4	GENERAL DETAILS
5	GRADING PLAN

DATE PREPARED:
FEBRUARY 2015

SHEET 1 of 5

Dean A. F. Burgis
DEAN A. F. BURGIS, REGISTERED P.E.
FLORIDA CERTIFICATE NO. 50705

NOTE: NOT RELEASED FOR CONSTRUCTION



LEGEND:

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 - PROPOSED CONCRETE
 - DETAIL NUMBER ... (XY) = DETAIL DESIGNATION
 - PAGE NUMBER ... (XX)



SITE DATA TABLE

PARCEL ID NUMBER: 00-25-22-03100-000E-0022
 LAND USE DISTRICT: LOW DENSITY RESIDENTIAL-VILLAGE
 LAND USE: RESIDENTIAL
 CURRENT: VACANT
 PROPOSED: RESIDENTIAL
 SITE AREA: 1.03 ACRE (44,969.54 SQ.FT.)
 FLOOD ZONE: X

BUILDING SETBACKS	FRONT	REAR	SIDE
REQUIRED:	20'	10'	7.5'
PROVIDED:	20'	10'	7.5'

BUILDING HEIGHT LIMITATION	HEIGHT	# STORIES
ALLOWED:	35'	3 STORY
PROVIDED:	35'-0"	3 STORY

SITE DEVELOPMENT PARAMETERS	ACRES	SQ. FT.	SITE %
TOTAL SITE AREA:	1.03	44,970.6	100.00

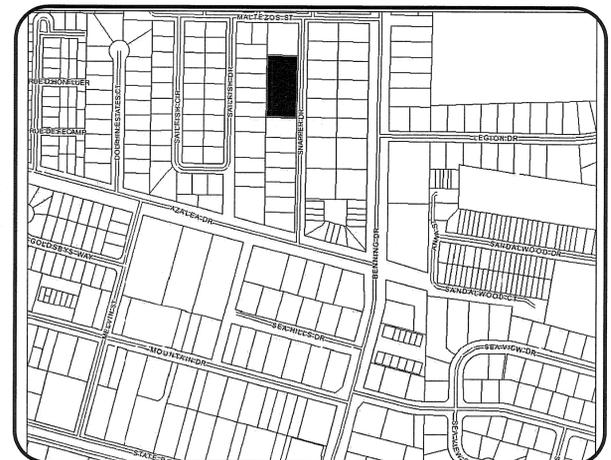
SITE INTENSITY:	DEVELOPMENT AREA:	ACRES	SQ. FT.	SITE %
		1.03	44,970.6	100.00

TOTAL IMPERVIOUS AREA (ISR):	ALLOWED:	PROVIDED:	PERCENT
	0.77	33727	75
	0.70	30,561.9	67.96

TOTAL PERVIOUS AREA (OPEN SPACE):	ALLOWED:	PROVIDED:	PERCENT
	0.26	11,242	25
	0.33	14,408	32.04

LOT REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	70'	100'
MINIMUM LOT DEPTH	100'	149.84'
MINIMUM LOT SQUARE FOOTAGE	7,500	14,984

PARKING:
 NOTE: MINIMUM SETBACK BETWEEN STRUCTURES IS 10'.
 REQUIRED: 2 SPACES/LOT (6 SPACES)
 PROVIDED: 2 SPACES/LOT PLUS OVERFLOW (6 SPACES)



LOCATION MAP
NOT TO SCALE

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HANSHAW SUBDIVISION
 IN SECTION 24, TOWNSHIP 2 SOUTH, RANGE 22 WEST
 OF OKALOOSA COUNTY, FLORIDA

SITE & UTILITY PLAN

REQUESTED BY: KAREN HANSHAW

DATE	REVISION	BY
02-15-15	REVISED PER COMMUNITY DEVELOPMENT COMMENTS - SMH	

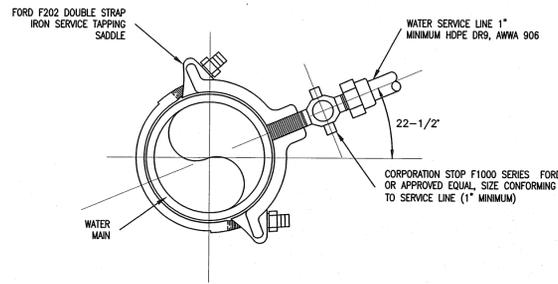
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL ENGINEER

Dean A. F. Burgis
 DEAN A. F. BURGIS
 PROFESSIONAL ENGINEER No. 50709

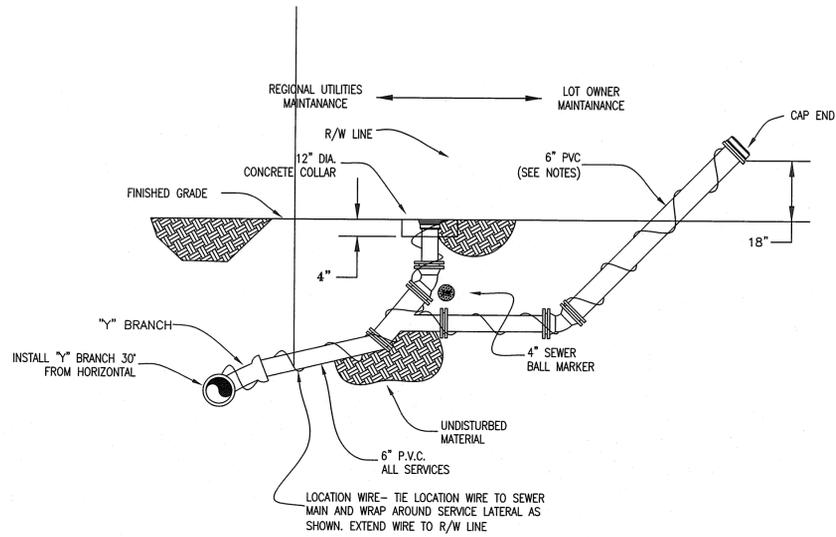
PROJECT: **15-004**

SCALE: 1" = 20' DRAWN BY: SMH
 ORDER: 15-0016 DESIGN BY: SMH
 DWG. DATE: 02-6-15 CHECK BY: DAFB
 FILE: 15-004_ENG.dwg

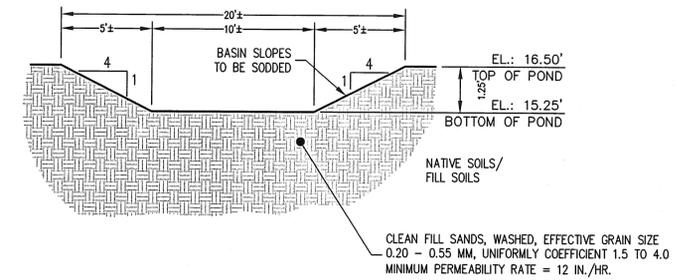
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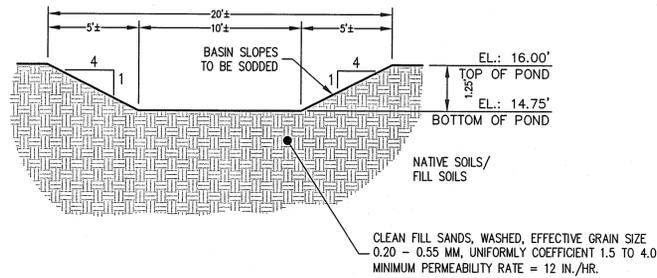
1 TYPICAL WATER SERVICE CONNECTION
(NOT TO SCALE)



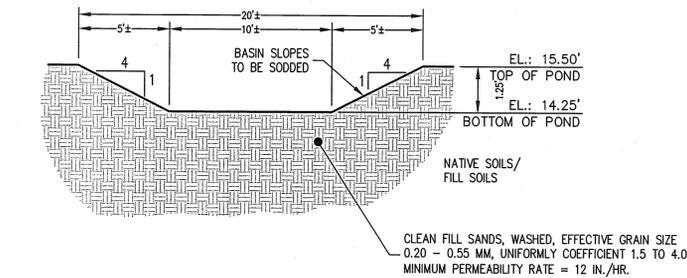
2 SINGLE SANITARY SEWER SERVICE CONNECTION DETAIL
(NOT TO SCALE)



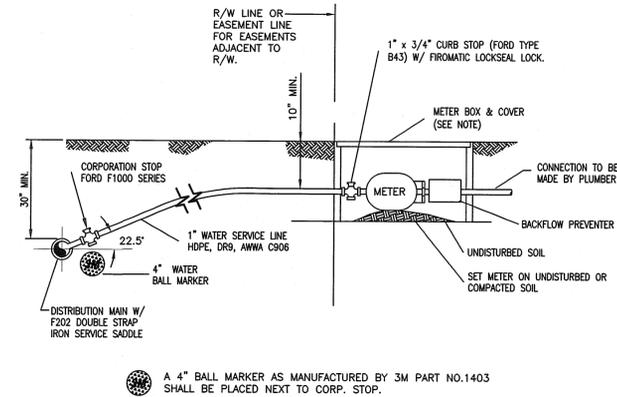
3 RETENTION AREA DETAIL-A
(NOT TO SCALE)



4 RETENTION AREA DETAIL-B
(NOT TO SCALE)

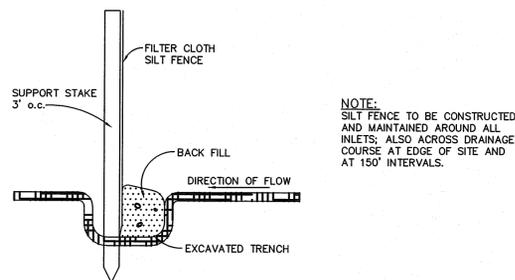


5 RETENTION AREA DETAIL-C
(NOT TO SCALE)



- NOTES:**
- 5/8", 3/4", & 1" METERS SHALL BE INSTALLED IN "BROOKS NO. 37 W/ NO. 37-T CAST IRON TRAFFIC COVER METER BOX OR EQUAL.
 - 1-1/2" & 2" METERS SHALL BE INSTALLED IN "BROOKS NO. 65 W/ NO. 65-T CAST IRON TRAFFIC COVER OR EQUAL.
 - CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ONE CONCRETE METER BOX PER LOT AND THE WATER SERVICE WITH CURB STOP AND LOCKSEAL LOCK SHALL BE STUBBED IN BOX.
 - CONTRACTOR SHALL COORDINATE INSTALLATION OF POTABLE WATER SERVICES WITH ALL OTHER UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - NO METERS WILL BE SET UNTIL REGIONAL UTILITIES HAS RECEIVED CLEARANCE TO PLACE THE SYSTEM INTO SERVICE FROM F.D.E.P.
- IN ORDER TO RECEIVE CLEARANCE FROM F.D.E.P. THE FOLLOWING PROCEDURE MUST BE COMPLETED: CONTRACTOR MUST PERFORM PRESSURE TEST, FLUSH AND ARRANGE FOR A FINAL INSPECTION. PRESSURE TEST AND FLUSH MUST BE WITNESSED BY A REGIONAL UTILITIES INSPECTOR. UPON PASSING THE PRESSURE TEST AND FINAL INSPECTION, REGIONAL UTILITIES WILL TAKE BACTERIOLOGICAL TEST. THE ENGINEER FOR THE PROJECT MUST SUBMIT THE BACTERIOLOGICAL TEST RESULTS, AS-BUILT DRAWINGS AND CERTIFICATION OF COMPLETION FORMS TO REGIONAL UTILITIES. REGIONAL UTILITIES WILL THEN SIGN THE COMPLETION FORMS AND FORWARD THEM TO F.D.E.P. WITH COPIES OF THE BACTERIOLOGICAL TEST RESULTS. UPON THEIR REVIEW AND APPROVAL, F.D.E.P. WILL SEND REGIONAL UTILITIES A LETTER GRANTING PERMISSION FOR THE SYSTEM TO BE PLACED INTO OPERATION.

7 TYPICAL WATER METER INSTALLATION
(NOT TO SCALE)



- EROSION NOTES:**
- EROSION PROTECTION: SOIL EROSION SEDIMENTATION MUST BE CONTROLLED AND RETAINED ON SITE DURING CONSTRUCTION. THEREFORE, EROSION PROTECTION, SUCH AS STAKED SALED HAY AND SILT FENCE BARRIERS, MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
 - SILT FENCE BARRIER SHALL BE INSTALLED AS SHOWN ON PLANS, AND IN ALL AREAS SUBJECT TO SOIL EROSION SEDIMENTATION.
 - STORMWATER DETENTION AREAS SHALL BE SODDED.
 - GRADES AT CURBS ARE AT FLOWLINE.

8 SILT FENCE
(NOT TO SCALE)

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REQUESTED BY: KAREN HANSHAW
HANSHAW SUBDIVISION
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OF OKALOOSA COUNTY, FLORIDA

**GENERAL
DETAILS**

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DEAN A. F. BURGIS
PROFESSIONAL ENGINEER NO. 50705

PROJECT:
15-004

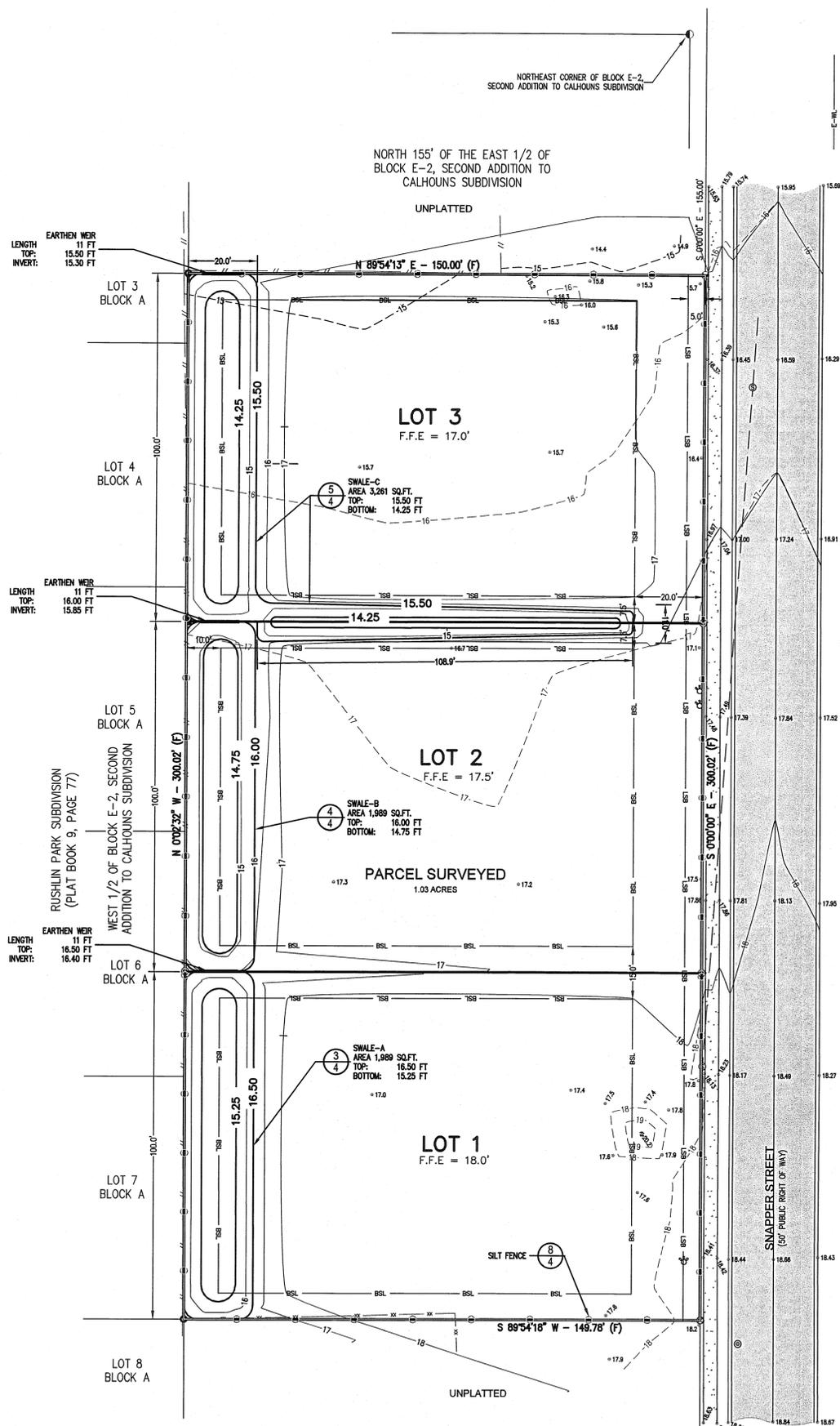
SCALE: N.T.S. DRAWN BY: SMH

ORDER: 15-0016 DESIGN BY: SMH

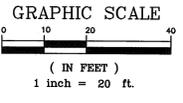
DWG. DATE: 02-6-15 CHECK BY: DAFB

FILE: 15-004_010.dwg

SHEET
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 - PAGE NUMBER ... (XX) = DETAIL DESIGNATION



GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES AND CONTRACTORS TO ASSURE ALL UNDERGROUND UTILITIES ARE IN PLACE PRIOR TO FINAL DRESSING OF DRAINAGE SWALES.
 - CONTRACTOR IS RESPONSIBLE FOR SETTING AND ESTABLISHING THE LOCATION, ALIGNMENT, ELEVATION, AND GRADING OF THE SITE FEATURES.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING STRUCTURES, ROAD PAVEMENTS OR UTILITIES AS A RESULT OF PERFORMING THE WORK DESCRIBED HEREIN.
 - UNSATURATED EXCAVATED MATERIAL DURING DEGRUBBING AND SITE CLEARING SHALL BE DISPOSED OFF SITE.
 - SUITABLE EXCAVATED MATERIAL MAY BE USED ON SITE AS FILL, ONLY FOLLOWING APPROVAL BY THE ENGINEER.
 - ADDITIONAL FILL MATERIAL MUST BE APPROVED BY THE ENGINEER.
 - ALL EXCAVATIONS SHALL COMPLY WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND MEET MINIMUM SLOPE REQUIREMENTS.
 - TEMPORARY EROSION CONTROL SHALL BE ACHIEVED BY SILT FENCING, STRAW OR HAY BALES OR TEMPORARY GRASS.
 - PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. SPECIFICATION 710.
 - CLEARING OF NATURAL VEGETATION WITHIN 100.0' OF THE MEAN OR ORDINARY HIGH WATER LINE OF THE SHORELINE IS LIMITED TO 25%.
 - PERMANENT EROSION CONTROL SHALL CONSIST OF GRASS SODDING FOR ALL DETENTION AREAS/ SWALES AND GRASS SEEDING FOR ALL OTHER DISTURBED AREAS.
 - COMPACTION OF SUBGRADE BENEATH PARKING AREAS AND BUILDING PADS SHALL BE PERFORMED USING A 10 TON VIBRATORY ROLLER WITH A MINIMUM OF TEN OVERLAPPING PASSES.
 - CONCRETE AND SOILS SHALL BE TESTED BASED ON THE FOLLOWING SCHEDULE:
- | MATERIAL | TEST | REQUIREMENT | FREQUENCY |
|---------------|----------------------|------------------------|---------------------|
| CONCRETE | SUMP | 4"± | EACH 50 CY/DAY |
| | COMPRESSIVE STRENGTH | 3000 P.S.I. AT 28 DAYS | EACH 50 CY/DAY |
| BASE MATERIAL | DENSITY | 98% OF LAB MAX. | 1/2500 SQ.FT. |
| | LBR | 100 | PER MATERIAL CHANGE |
| SUBGRADE | DENSITY | 98% OF LAB. MAX. | 1/2500 SQ.FT. |
| | LBR | 40 | PER MATERIAL CHANGE |
- STORMWATER IS TO BE DIRECTED FROM ROOF DRAINS TO BASINS VIA DOWNSPOUTS AND CONNECTIVE PIPING.
 - CONTRACTOR IS TO REMOVE SEDIMENT FROM BASINS UPON COMPLETION OF SITE WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF EROSION CONTROL.

EROSION CONTROL NOTES:

- SILT FENCING TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITY (EXCEPT AS NECESSARY TO INSTALL SILT FENCE) AND "TOED-IN" THROUGHOUT CONSTRUCTION.
- SILT FENCE TO REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CERTIFIED BY THE ENGINEER OF RECORD.
- PROTECTION OF THE DRAINAGE STRUCTURES TO BE INSTALLED UPON INSTALLATION OF STRUCTURES.
- CONTRACTOR SHALL REQUEST THE EROSION CONTROL INSPECTOR TO APPROVE THE WORK IS COMPLETED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCE.

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HANSHAW SUBDIVISION

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DATE	REVISION	BY	REASON
09-15-15	REVISED PER COMMUNITY DEVELOPMENT COMMENTS - SMH		

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Dean A. F. Burgis

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PROFESSIONAL ENGINEER No. 50705

PROJECT:
15-004

SCALE: 1" = 20'
ORDER: 15-0016
DWG. DATE: 02-6-15
FILE: 15-004_230.dwg

DRAWN BY: SMH
DESIGN BY: SMH
CHECK BY: DAFB

SHEET
5 of 5

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Land Planning • Engineering • Surveying
Since 1979

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PH: (850) 267-0473 • FAX: (850) 267-0973

CERTIFICATE OF AUTHORIZATION
NUMBER: 0008973

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