

GENERAL NOTES:

- THIS SET OF PLANS IS FOR THE CIVIL CONSTRUCTION PORTIONS OF THE PROJECT. THE COMPLETE SET OF CONTRACT DOCUMENTS CONSISTS OF THE CONSTRUCTION PLANS, THE SPECIFICATIONS AND CONTRACT DOCUMENTS. INFORMATION CONTAINED IN ONE DOCUMENT LISTED ABOVE IS APPLICABLE TO ALL.
- ALL EXISTING PROPERTY CORNERS, SURVEY MONUMENTS, PAVEMENT, SIDEWALKS, SIGNS, OR ANY OTHER EXISTING OBJECTS OR STRUCTURES DAMAGED OR DESTROYED BY THE CONTRACTOR OR BY ANYONE FOR WHOM THE CONTRACTOR IS RESPONSIBLE ARE TO BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- ELEVATIONS ARE BASED ON BENCHMARK INFORMATION PROVIDED BY FABRE ENGINEERING, INC. BENCHMARKS ARE SHOWN ON THE DRAWINGS AND CONTRACTOR SHALL CHECK ELEVATIONS BETWEEN BENCHMARKS DURING CONSTRUCTION FOR CONSISTENCY.
- ALL DISTURBED AREAS ARE TO BE SEEDED, FERTILIZED, MULCHED, HYDROSEEDED OR SODDED AS NECESSARY, UNLESS NOTED OTHERWISE. SOD PINS SHALL BE USED WHERE SLOPES ARE STEEPER THAN 3:1.
- EXISTING UTILITIES SHOWN ON THE CONSTRUCTION PLANS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY WHEN ANY UNDERGROUND CONFLICT IS ENCOUNTERED.
- THE LEGEND IS TYPICAL FOR ALL SHEETS. SOME ITEMS MAY NOT APPLY TO EACH SHEET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL ON ALL ROADWAYS.
- THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND GEOTECHNICAL INVESTIGATION REPORT FOR THIS PROJECT ARE AN INTEGRAL PART OF THE CONSTRUCTION. THE CONTRACTOR SHALL FULLY REVIEW AND FOLLOW ALL REQUIREMENTS OF THESE DOCUMENTS IN THE COMPLETION OF THE WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND LICENSES NECESSARY TO WORK IN THE SANTA ROSA COUNTY RIGHT-OF-WAY.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE ENGINEER OF RECORD AND SANTA ROSA COUNTY.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- THE INDEXES CONTAINED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS" AND THE "STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION" ARE TO BE CONSIDERED A PART OF THESE PLANS BY REFERENCE.
- RETENTION/DEFENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES.
- DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPOGRAPHY OF POND, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- NOTIFY SUNSHINE UTILITIES 48 HOURS PRIOR TO DIGGING WITHIN THE RIGHT-OF-WAY AT 1-800-432-4770.
- THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS.
- THE CONTRACTOR SHALL BE SOLELY LIABLE FOR THE SAFETY OF THE WORK AND ANY AND ALL DAMAGES ARISING FROM THE CONSTRUCTION SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ASSURING THE CONSTRUCTION MATERIALS AND METHODS ARE COMPLIANT WITH ALL APPLICABLE LOCAL, STATE OR FEDERAL SAFETY CODES, RULES OR REQUIREMENTS.
- SEPERATE PERMIT IS REQUIRED FOR ALL SINAGE.
- THE COUNTY, ITS OFFICERS, AND EMPLOYEES SHALL BE HELD HARMLESS FROM ANY DAMAGE TO PERSONS OR PROPERTY WHICH MIGHT RESULT FROM WORK OR ACTIVITY UNDERTAKEN BY THE DEVELOPER AND AUTHORIZED BY THE COUNTY.



LEGEND

R/W	RIGHT OF WAY	CONCRETE MONUMENT
(P)	_PLAT DATA	_WATER VALVE
(F)	_FIELD DATA	_IRRIGATION VALVE
(D)(DESC)	_DESCRIPTION DATA	_POWER POLE
P.O.C.	_POINT OF COMMENCEMENT	_GUY ANCHOR
P.O.B.	_POINT OF BEGINNING	_LIGHT POLE
P.C.	_POINT OF CURVATURE	_OVERHEAD UTILITY LINE
P.T.	_POINT OF TANGENCY	_ELECTRICAL BOX
BSL	_BUILDING SETBACK LINE	_TELEVISION BOX
EOP	_EDGE OF PAVEMENT	_TELEPHONE BOX
☒	_WATER METER	_MONITORING WELL
☒	_FIRE HYDRANT	_CENTERLINE
⊙	_SANITARY SEWER MANHOLE	_SINGLE POLE SIGN
		TREES (AS INDICATED)

OVERALL, LEGEND AND NOTES

THE RETREAT AT TIGER POINT
FOR
GULF BREEZE L.L.C.

FABRE ENGINEERING INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
119 GIBSON SQUARE, PENSACOLA, FLORIDA 32502 TEL: 850-433-6438 FAX: 850-434-7842
L.B. NO. 0006679
E.B. NO. 0007215

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As-Built Record Drawing
By: _____ Date: _____
NOT Released for Construction
By: _____ Date: _____
FLORIDA
SANTA ROSA COUNTY.

Revisions:
REVISIONS COMMENTS 6/8/04
DESIGNED BY: WILLIAM V. PHILIPS, II, P.E.
DRAWN BY: JAP
CHECKED BY: WVP II
DATE: JUNE 2004
JOB NUMBER: 030014-00-000
FILE NAME: SEE LEFT
G-102

PRE-DEVELOPMENT CONDITIONS:

TOTAL AREA 422,096 SQ. FT. 9.69 ACRES
 IMPERVIOUS AREA 71,867 SQ. FT. 1.65 ACRES
 PERVIOUS AREA 350,229 SQ. FT. 8.04 ACRES

POST DEVELOPMENT CONDITIONS:

TOTAL AREA 422,096 SQ. FT. 9.69 ACRES
 IMPERVIOUS AREA 227,352 SQ. FT. 5.24 ACRES
 PERVIOUS AREA 194,743 SQ. FT. 4.48 ACRES
 OPEN AREA 194,743 SQ. FT. = 46.15%
 (INCLUDING POND)
 OPEN AREA 194,743 SQ. FT. = 42.49%
 (EXCLUDING POND)

32-2S-28-0000-00400-000
 THE FAIRWAYS GROUP, L.P.
 8390 CHAMPIONS GATE BOULEVARD, SUITE 200
 CHAMPIONS GATE, FL 33896-8388
ZONING:
 PRESENT: PUD
 FUTURE: RES

32-2S-28-4850-01400-0100
 DANIEL AND EILEEN A. WISDOM
 1265 BAYVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0060
 RONALD J. AND JENNA C. WILLIAMS
 3374 CRESTVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01600-0140
 WILLIAM B. AND SUSAN E. STINSON
 3377 CRESTVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0100
 DANIEL AND EILEEN A. WISDOM
 1265 BAYVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0090
 HONDA SHIGEKO
 1259 BAYVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0080
 JOSEPH R. P. AND SONIA TILLEY
 1255 BAYVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0070
 JOSEPH E. AND LORRAINE B. EISA
 1251 BAYVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01400-0060
 RONALD J. AND JENNA C. WILLIAMS
 3374 CRESTVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

32-2S-28-4850-01600-0140
 WILLIAM B. AND SUSAN E. STINSON
 3377 CRESTVIEW LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: RT
 FUTURE: SFR

29-2S-28-5438-00A00-0070
 VERONICA KOVALSKI
 73 STAR LAKE DRIVE
 PENSACOLA, FL 32507
ZONING:
 PRESENT: HCD
 FUTURE: MRC

29-2S-28-5438-00B00-0060
 MELANIE MC MILLIAN
 1174 HARBOR LANE
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: HCD
 FUTURE: MRC

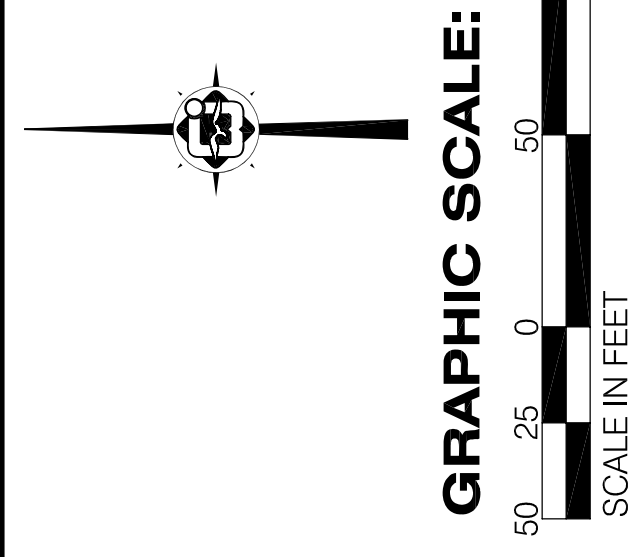
29-2S-28-5438-00B00-0070
 THE FAIRWAYS GROUP, L.P.
 8390 CHAMPIONS GATE BOULEVARD, SUITE 200
 CHAMPIONS GATE, FL 33896-8388
ZONING:
 PRESENT: HCD
 FUTURE: MRC

29-2S-28-5438-00B00-0080
 GLOBAL SALES & MARKETING GROUP, INC.
 1288 COUNTRY CLUB ROAD
 GULF BREEZE, FL 32563
ZONING:
 PRESENT: HCD
 FUTURE: MRC

32-2S-28-0000-00400-000
 8390 CHAMPIONS GATE BOULEVARD, SUITE 200
 CHAMPIONS GATE, FL 33896-8388
ZONING:
 PRESENT: PUD
 FUTURE: MRC

PARCEL 32-2S-28-000-00320-000
 TOTAL AREA : 279,588 SQ. FT. (6.42 ACRES)
 PRE-DEVELOPMENT
 IMPERVIOUS AREA: 0 SQ. FT. (0 ACRES) 147,994 SQ. FT. (3.40 ACRES)
 PERVIOUS AREA: 279,588 SQ. FT. (6.42 ACRES) 131,594 SQ. FT. (3.02 ACRES)

**PARCELS 29-2S-28-0000-03636-000
 32-2S-28-0000-00321-000**
 TOTAL AREA: 143,865 SQ. FT. (3.30 ACRES)
 PRE-DEVELOPMENT
 IMPERVIOUS AREA: 71,867 SQ. FT. (1.65 ACRES) 76,062 SQ. FT. (1.75 ACRES)
 PERVIOUS AREA: 71,998 SQ. FT. (1.65 ACRES) 67,803 SQ. FT. (1.50 ACRES)

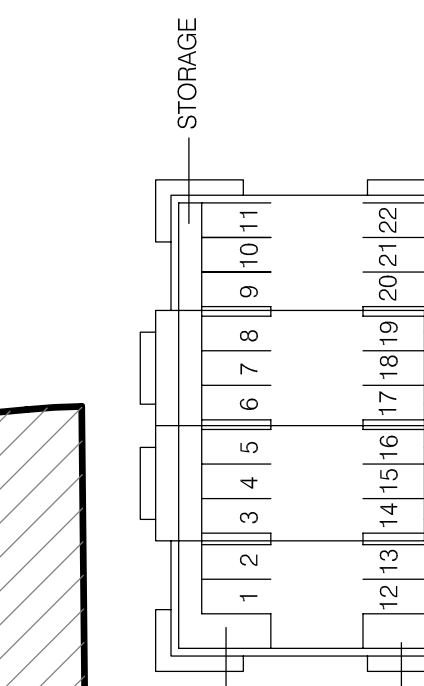
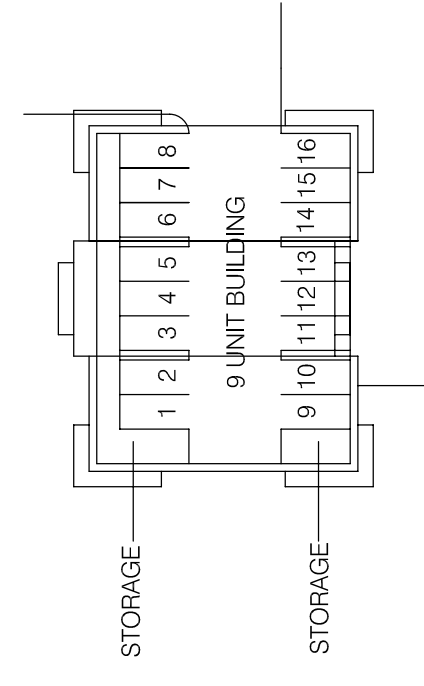
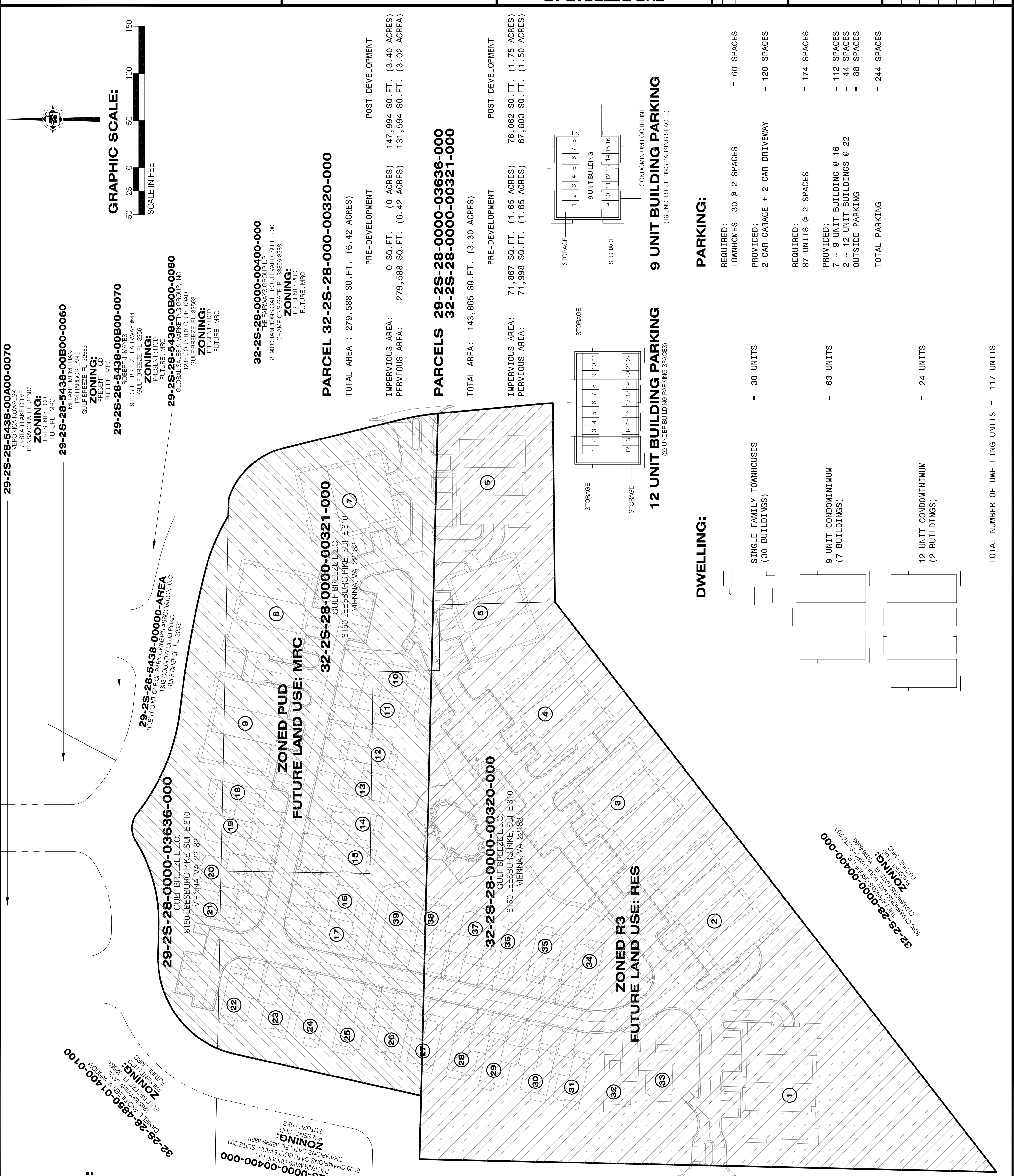


FABRE ENGINEERING INC.
 ENGINEERS ♦ PLANNERS ♦ SURVEYORS
 119 GREGORY SQUARE PENSACOLA, FLORIDA 32502 TEL: 850-433-6438 FAX: 850-434-7842
 L.B. NO. 0006679
 E.B. NO. 0007215

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 NOT Released for Construction
 By: _____ Date: _____
 As-Built Record Drawing
 FLORIDA

THE RETREAT AT TIGER POINT
 FOR
GULF BREEZE L.L.C.
 SANTA ROSA COUNTY, FLORIDA

Revisions:
 P.E. NO. 47084
 Designed By: JAP
 Drawn By: JAP
 Checked By: WVP II
 Date: JUNE 2004
 Job Number: 030014-00-000
 File Name: SEE LEFT
C-201



PARKING:

REQUIRED:
 TOWNHOMES 30 @ 2 SPACES = 60 SPACES
 PROVIDED:
 2 CAR GARAGE + 2 CAR DRIVEWAY = 120 SPACES
 REQUIRED:
 87 UNITS @ 2 SPACES = 174 SPACES
 PROVIDED:
 7 ~ 9 UNIT BUILDING @ 16 = 112 SPACES
 2 ~ 12 UNIT BUILDINGS @ 22 = 44 SPACES
 OUTSIDE PARKING = 88 SPACES
 TOTAL PARKING = 244 SPACES

DWELLING:

REQUIRED:
 SINGLE FAMILY TOWNHOUSES (30 BUILDINGS) = 30 UNITS
 PROVIDED:
 9 UNIT CONDOMINIUM (7 BUILDINGS) = 63 UNITS
 12 UNIT CONDOMINIUM (2 BUILDINGS) = 24 UNITS
 TOTAL NUMBER OF DWELLING UNITS = 117 UNITS

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 E.B. NO. 0007215 L.B. NO. 0006679

DEMOLITION AND EROSION CONTROL PLAN
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 NOT Released for Construction
 As-Built Record Drawing
 By: _____ Date: _____
 Florida

THE RETREAT AT TIGER POINT
 FOR
GULF BREEZE L.L.C.
 SANTA ROSA COUNTY, FLORIDA

Revisions:	6/8/04
REVISED BY:	COMMENTS:
DESIGNED BY:	JAP
DRAWN BY:	JAP
CHECKED BY:	WVP II
DATE:	JUNE 2004
JOB NUMBER:	030014-00-000
FILE NAME:	SEE LEFT
SHEET:	C-301

