

CONSTRUCTION PLANS FOR:

CALLAWAY TOWNHOMES

PREPARED FOR:

D.R. HORTON INC.
BAY COUNTY, FLORIDA

PREPARED BY:



Dewberry

PREBLE-RISH

203 ABERDEEN PKWY, PANAMA CITY, FL 32405
(850) 522-0644

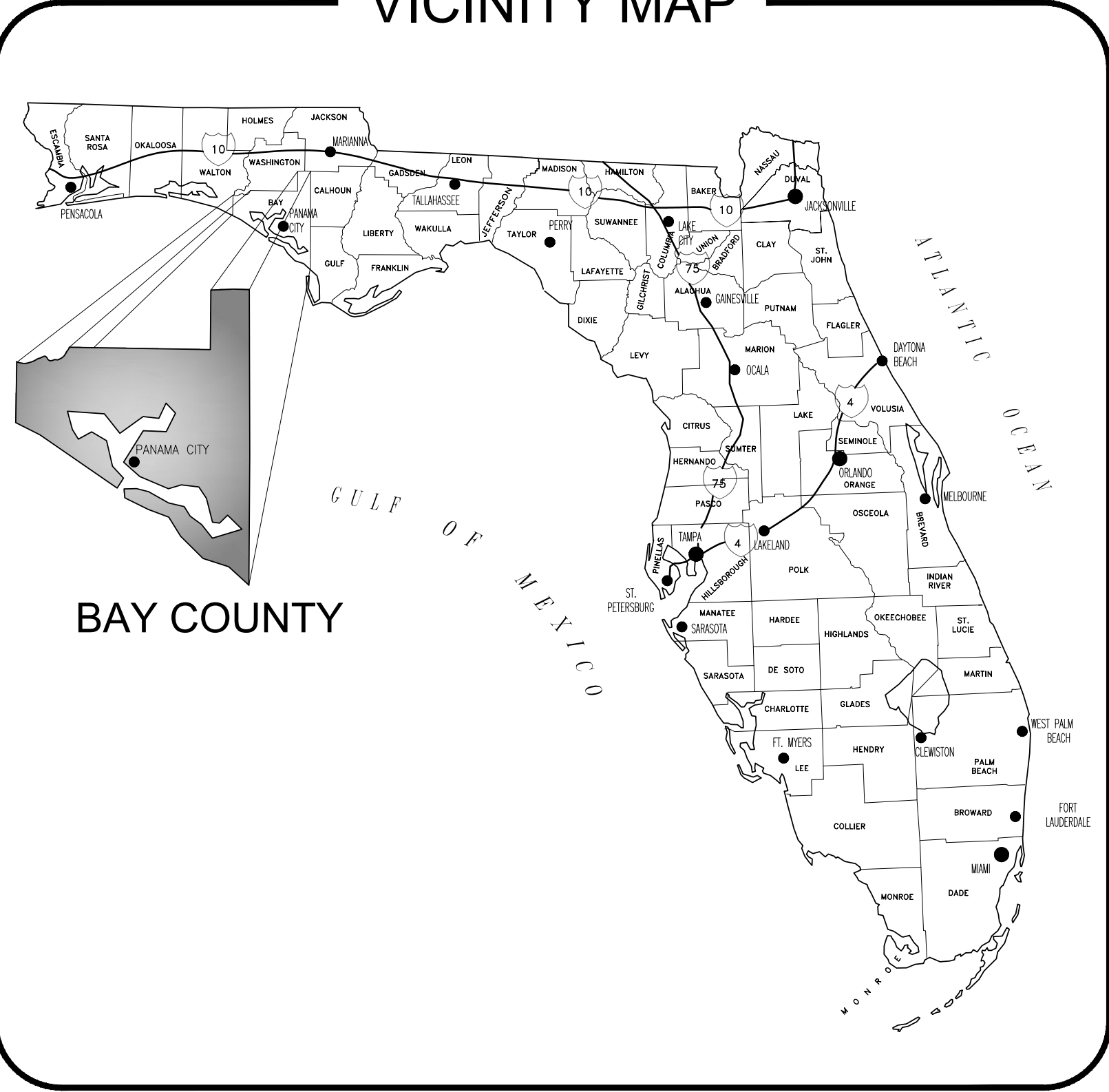
PROJECT NUMBER - 92395080

JULY 2016

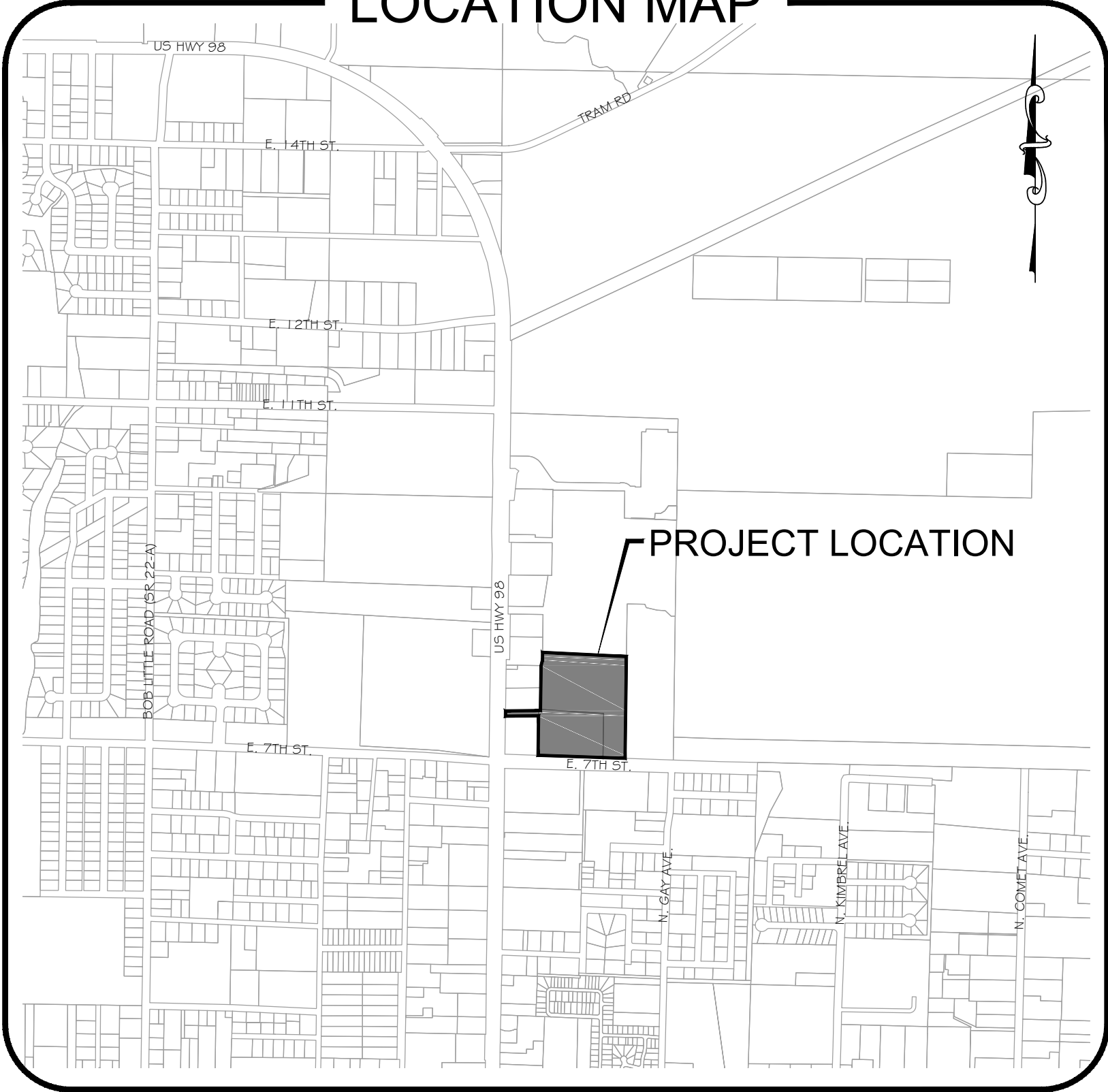
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REV. NO.	REV. DATE	REVISION DESCRIPTION	RELEASED TO	RELEASE DATE
1	7/18/16	As Per Comments		
2	7/19/16	Added Wheel Stops		
3				
4				
5				

VICINITY MAP



LOCATION MAP



DRAWING INDEX

TITLE	NO.
COVER	
EXISTING CONDITIONS	S1
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EROSION CONTROL AND SWPPP	D5

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- LEGEND:**
- EX ASPHALT
 - EX CONCRETE
 - EX WATER METER
 - EX STORMWATER MANHOLE
 - EX SANITARY MANHOLE
 - EX GUY ANCHOR & UTIL. POLE
 - EX TELEPHONE PEDESTAL
 - EX COMMUNICATION PEDESTAL
 - EX WATER VALVE
 - EX FIRE HYDRANT
 - EX SIGN
 - EX LAMP POLE
 - RIGHT OF WAY
 - EX WATER MAINS
 - EX GRAVITY SANITARY SEWER
 - EX OVERHEAD UTILITIES
 - BUILDING SETBACK
 - SILT FENCE
 - DEMOLITION

Dewberry | PREBLE-RISH

203 Aberdeen Parkway
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850.522.0644

CALLAWAY TOWNHOMES
D.R. HORTON
BAY COUNTY
FLORIDA

SEAL

CHRIS SHORTT, P.E. 78424
EB 0008794

EXHIBIT
NOT FOR CONSTRUCTION

SCALE

0' 20' 40' 80'
SCALE 1" = 40'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY S. RAY
APPROVED BY J. WHITTINGTON
CHECKED BY C. SHORTT
DATE AUGUST 2016

TITLE
**WETLAND
IMPACTS**

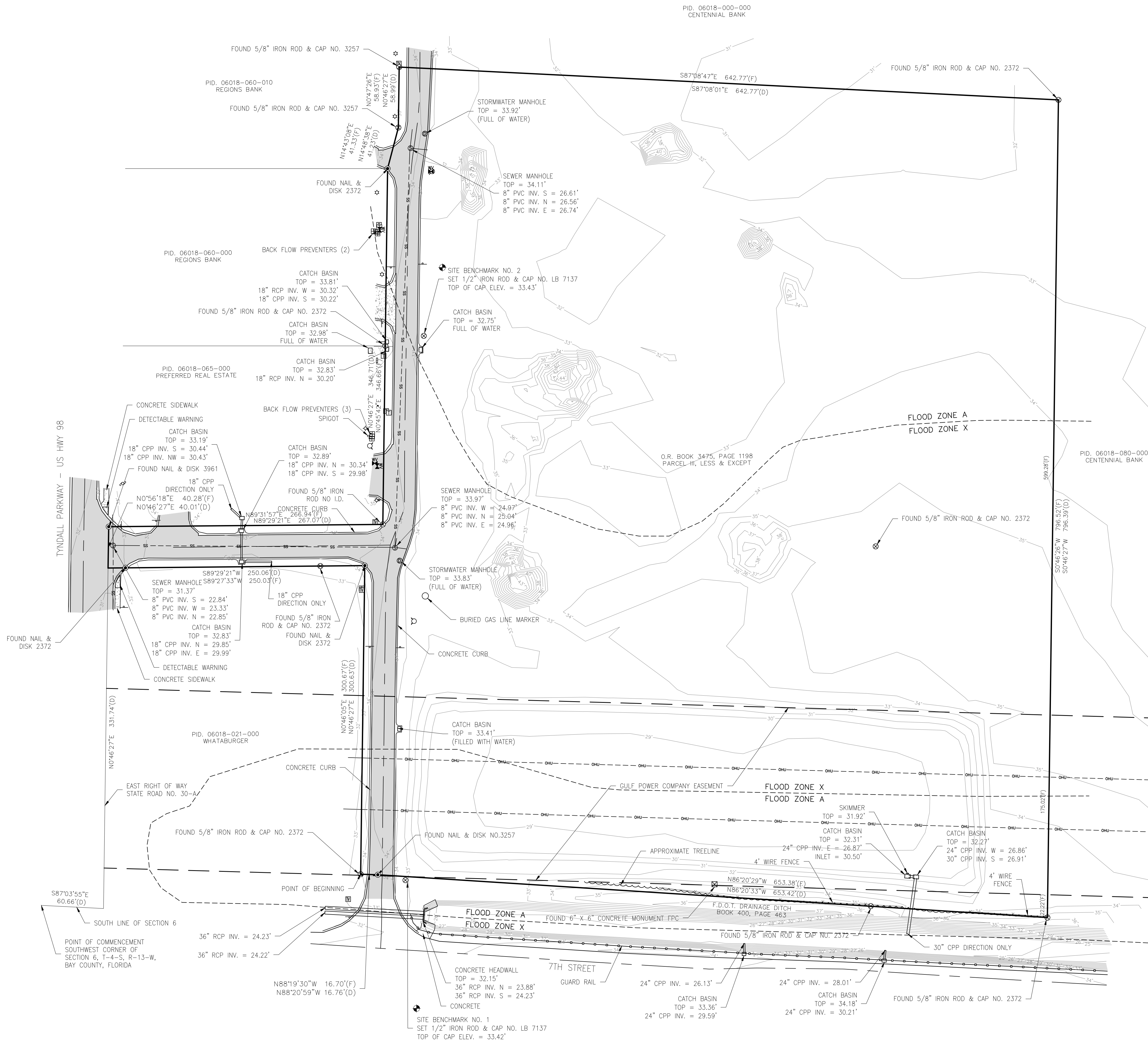
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2

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DESCRIPTION:
OFFICIAL RECORDS BOOK 3475, PAGE 1198
PARCEL III LESS AND EXCEPT:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 03 MINUTES 55 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 6 FOR 60.66 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 30-A; THENCE NORTH 00 DEGREES 46 MINUTES 27 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 331.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 46 MINUTES 27 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 40.01 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 21 SECONDS EAST FOR 267.07 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 27 SECONDS EAST FOR 346.71 FEET; THENCE NORTH 14 DEGREES 48 MINUTES 38 SECONDS EAST FOR 41.23 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 27 SECONDS EAST FOR 58.99 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 01 SECONDS EAST FOR 642.77 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 27 SECONDS WEST FOR 796.39 FEET TO THE NORTH LINE OF A DEPARTMENT OF TRANSPORTATION DRAINAGE DITCH RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 400, PAGE 463; THENCE NORTH 86 DEGREES 20 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE FOR 653.42 FEET; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 88 DEGREES 20 MINUTES 59 SECONDS WEST FOR 16.76 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 27 SECONDS EAST FOR 300.63 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 21 SECONDS WEST FOR 250.06 FEET TO THE POINT OF BEGINNING

- SOURCE BENCHMARKS:**
1. FOUND F.D.O.T. MONUMENT 46-93-GPS2 - ELEVATION = 30.22' (NOT GRAPHICALLY SHOWN)
 2. FOUND N.G.S. MONUMENT K 290 - ELEVATION = 26.65' (NOT GRAPHICALLY SHOWN)

- SITE BENCHMARKS:**
1. SET 1/2" IRON ROD & CAP NO. LB 7137 - ELEVATION = 33.42'
 2. SET 1/2" IRON ROD & CAP NO. LB 7137 - ELEVATION = 33.43'

- SURVEYOR'S NOTES:**
1. THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET, BEING N86°20'29"W ALONG THE NORTH R/W LINE OF 7TH STREET, PER F.D.O.T. MONUMENT 46-93-GPS2.
 2. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER F.D.O.T. MONUMENT 46-93-GPS2.
 3. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AND A, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR THE CITY OF CALLAWAY, FLORIDA; SEE COMMUNITY PANEL NO. 12005, WHICH BEARS A MAP REVISED DATE OF JUNE, 2009.
 5. SOURCE OF INFORMATION: DEEDS RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
 6. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
 7. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY PREBLE-RISH, INC., EXCEPT AS SHOWN.
 8. NO ATTEMPT HAS BEEN MADE BY PREBLE-RISH, INC. TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
 9. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.
 10. DATE OF FIELD SURVEY: OCTOBER 4, 2015.

SYMBOLS & ABBREVIATIONS:

- O.R. = OFFICIAL RECORDS
PID = PARCEL IDENTIFICATION
(F) = FIELD MEASUREMENT
(D) = DESCRIPTION DATA
No. = NUMBER
INV. = INVERT
C.P.P. = CORRUGATED PLASTIC PIPE
⊗ = FOUND NAIL AND DISK
⊙ = FOUND 1/2" CAPPED IRON ROD
⊕ = FOUND 4" BY 4" CONCRETE MONUMENT
+ = TRAFFIC SIGN
⦿ = FIRE HYDRANT
⊙ = SANITARY SEWER MANHOLE
⊙ = STORM SEWER MANHOLE
⊙ = TEMPORARY BENCHMARK
⊙ = UTILITY POLE
⊙ = TELEPHONE BOX
⊙ = TELEVISION BOX
⊙ = IRRIGATION CONTROL VALVE
⊙ = WATER VALVE
⊙ = WATER METER
SS = BURIED SANITARY SEWER GRAVITY LINE
1' = CONTOUR ELEVATION AT 1' INTERVALS
OHU = OVERHEAD UTILITY LINE
[Pattern] = EXISTING ASPHALT PAVEMENT
[Pattern] = EXISTING CONCRETE

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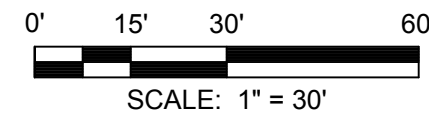
CALLAWAY TOWNHOMES
D.R. HORTON
BAY COUNTY
FLORIDA

SEAL

CHRIS SHORTT, P.E. 78424
EB 0008794

BID DOCUMENTS
NOT FOR CONSTRUCTION

SCALE



REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____ S. RAY
APPROVED BY _____ J. WHITTINGTON
CHECKED BY _____ C. SHORTT
DATE _____ JULY 2016

TITLE

EXISTING
CONDITIONS

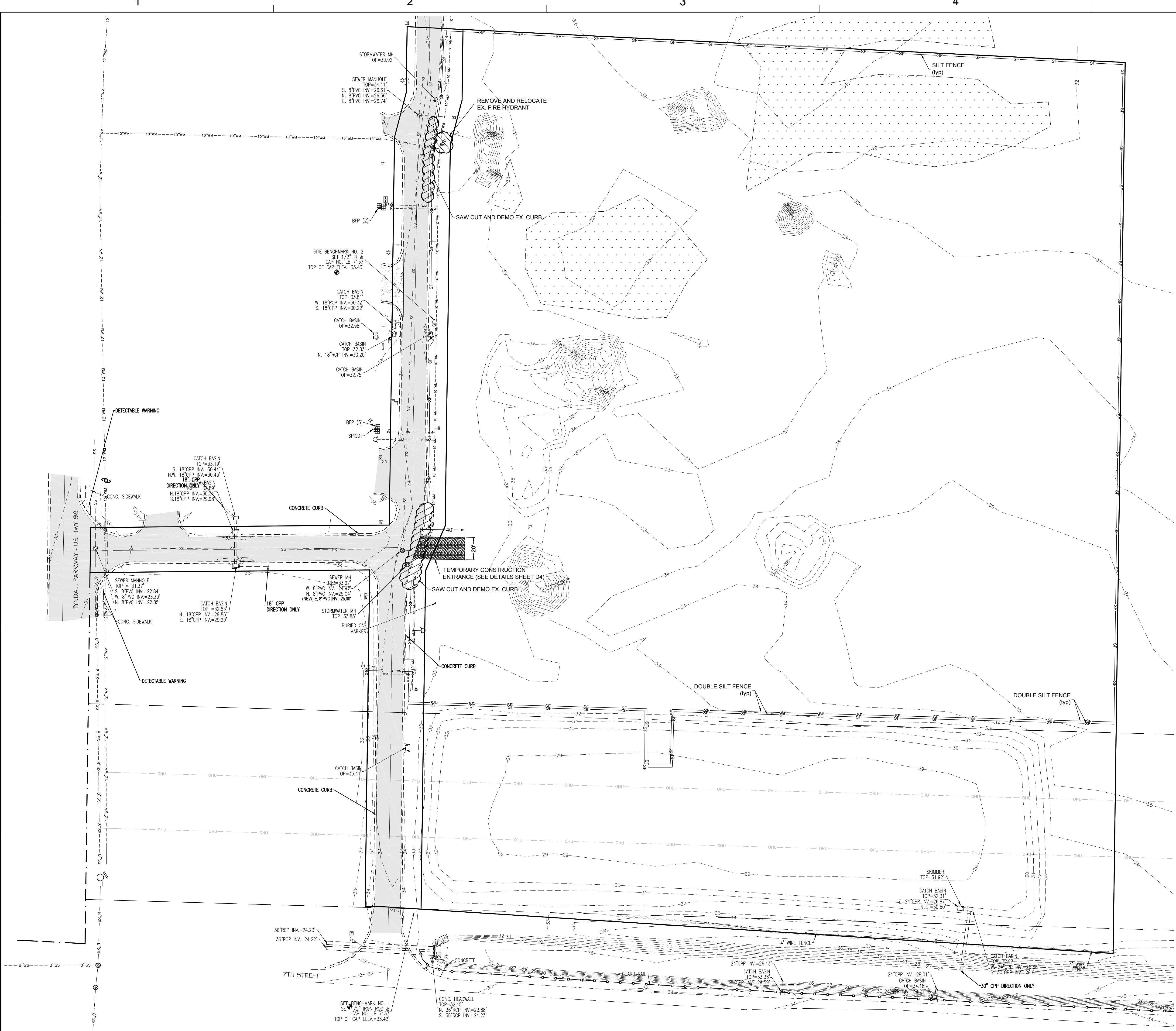
PROJECT NO. 92395080

S1

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LEGEND:

- EX. ASPHALT
- EX. CONCRETE
- EX. WATER METER
- EX. STORMWATER MANHOLE
- EX. SANITARY MANHOLE
- EX. GUY ANCHOR & UTIL. POLE
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- EX. OVERHEAD UTILITIES
- BUILDING SETBACK
- SILT FENCE
- DEMOLITION

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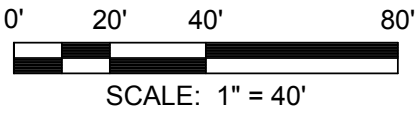
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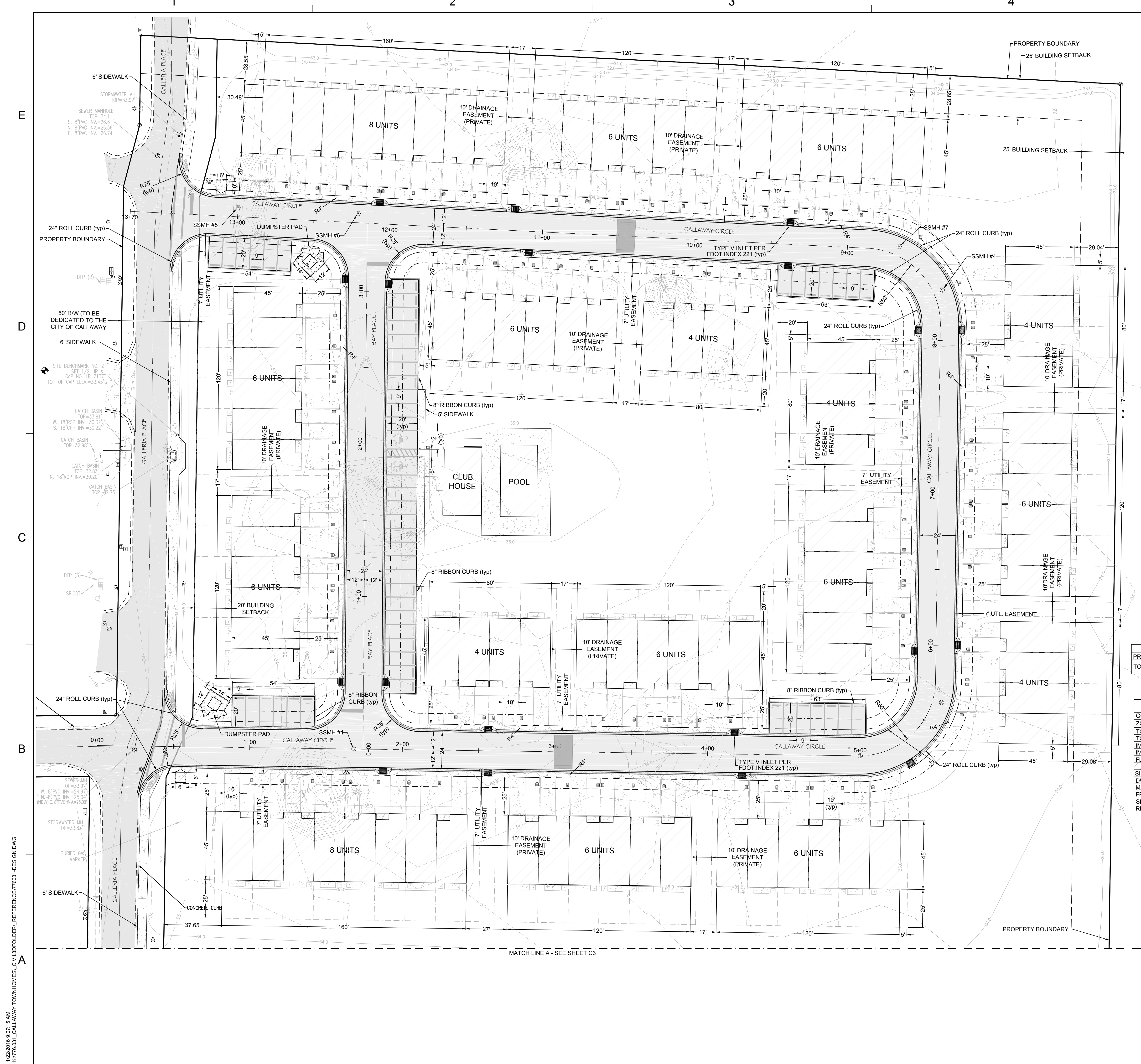
TITLE
**DEMOLITION AND
EROSION
CONTROL**

PROJECT NO. 92395080

C1

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REQUIRED PARKING CALCULATION			
PROPOSED USE	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
TOWN HOMES	2.5 SPACES	240 SPACES	247 SPACES

SITE DATA TABLE		
GOVERNMENT ENTITY: CITY OF CALLAWAY		
ZONING: R-MFMD		
TOTAL PARCEL AREA: 12.02 AC		
TOTAL PROJECT AREA: 11.06 AC		
IMPERVIOUS AREA: 4.18 AC		
IMPERVIOUS RATIO: 38%		
FLOOD ZONES ON PROPERTY: X & A		
	ALLOWED / REQUIRED	PROPOSED
SINGLE FAMILY DETACHED	99 UNITS	96 UNITS
DWELLING UNITS / ACRE	7 - 8.99 UNITS / ACRE	8.67 UNITS / ACRE
MAXIMUM BUILDING HEIGHT	5 STORIES	2 STORIES
FRONT YARD SETBACK	10 FT	25 FT
SIDE YARD SETBACK	5 FT	5' MIN.
REAR YARD SETBACK	20 FT (25 FT WHEN 2.5 STORIES AND BORDERS OTHER ZONING)	20' MIN.

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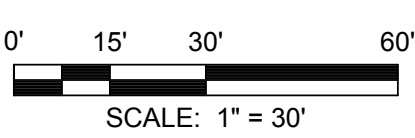
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TITLE

SITE GEOMETRY
PLAN

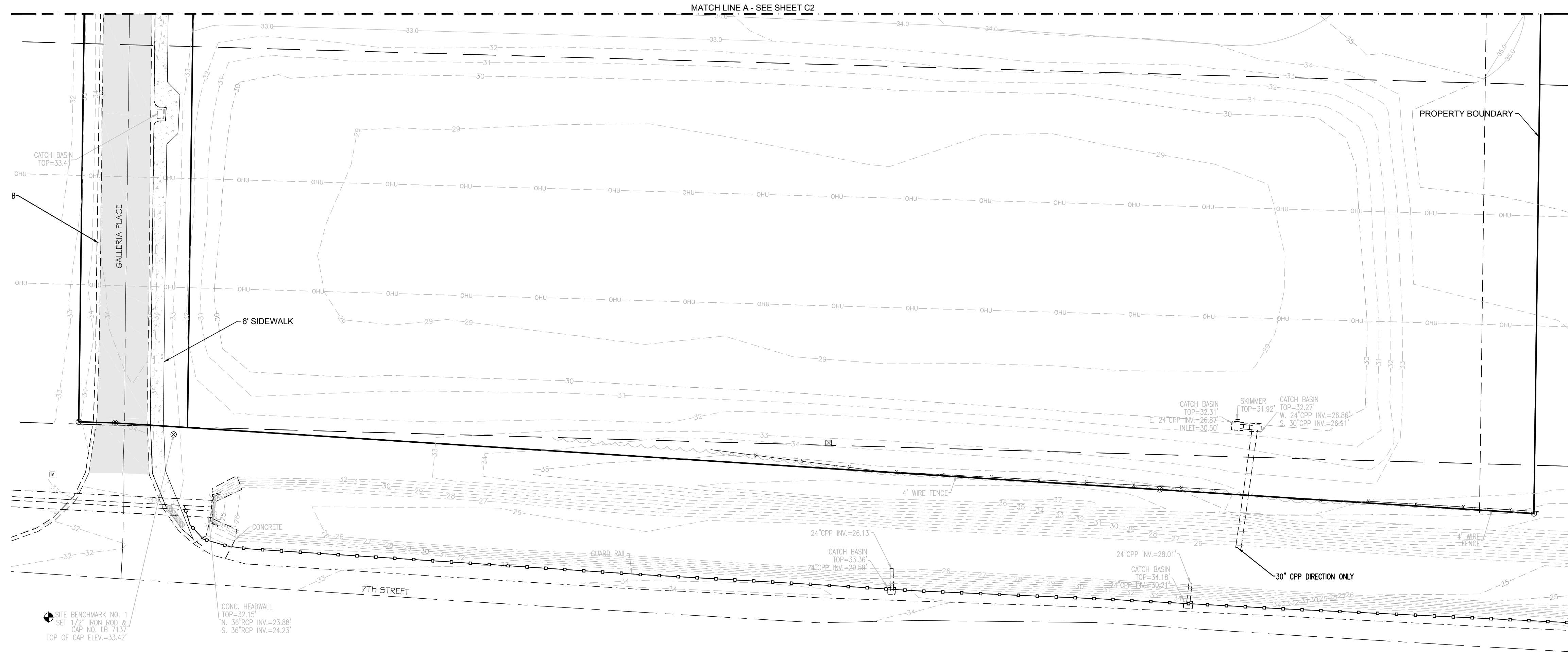
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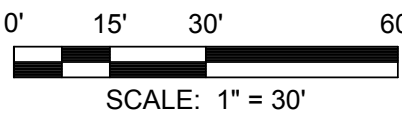
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TITLE

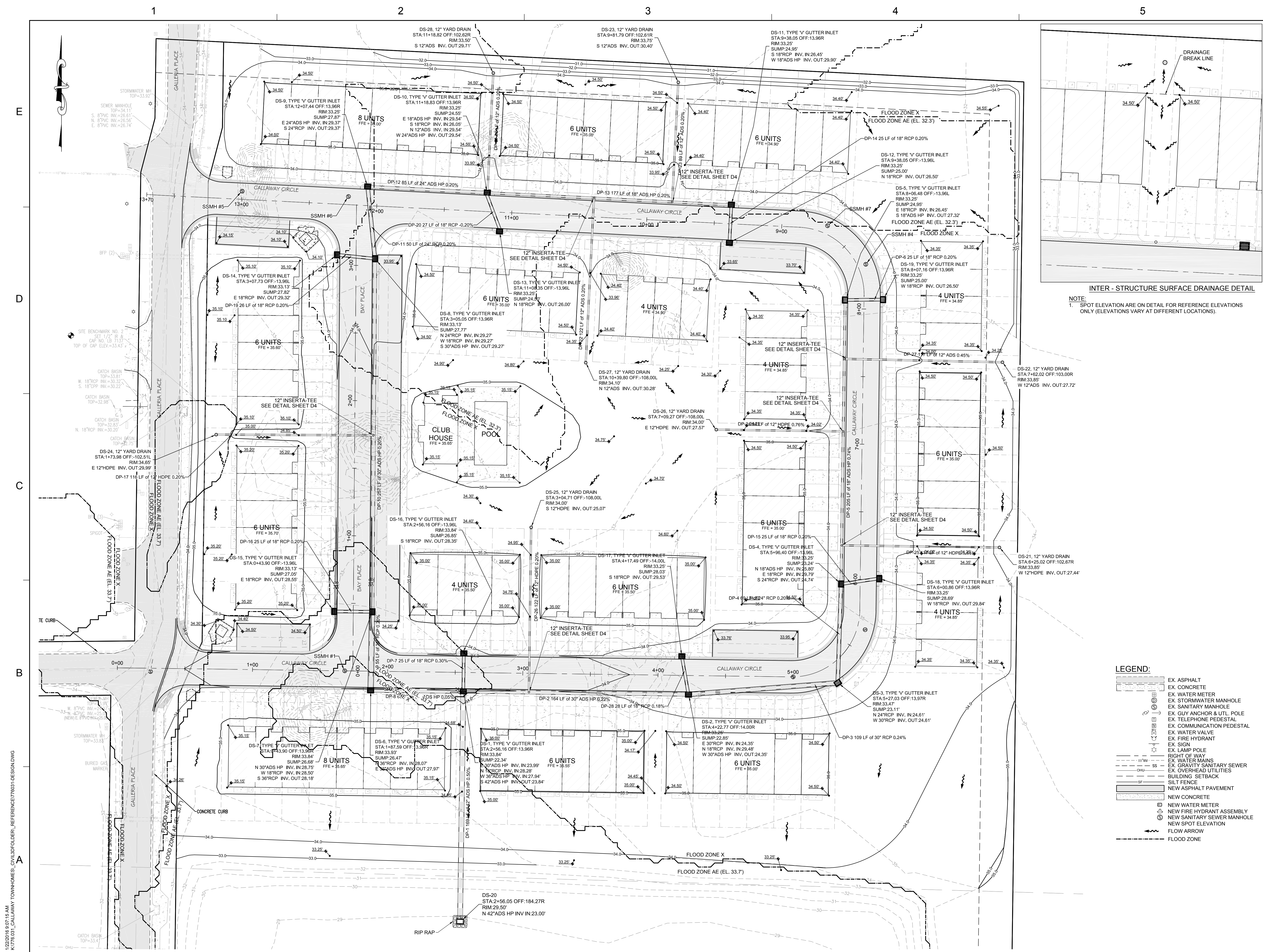
SITE GEOMETRY
PLAN

PROJECT NO. 92395080

C3

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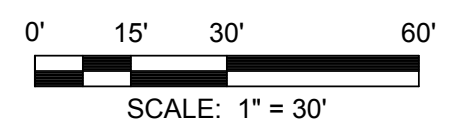
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TITLE

GRADING AND
DRAINAGE

PROJECT NO. 92395080

C4

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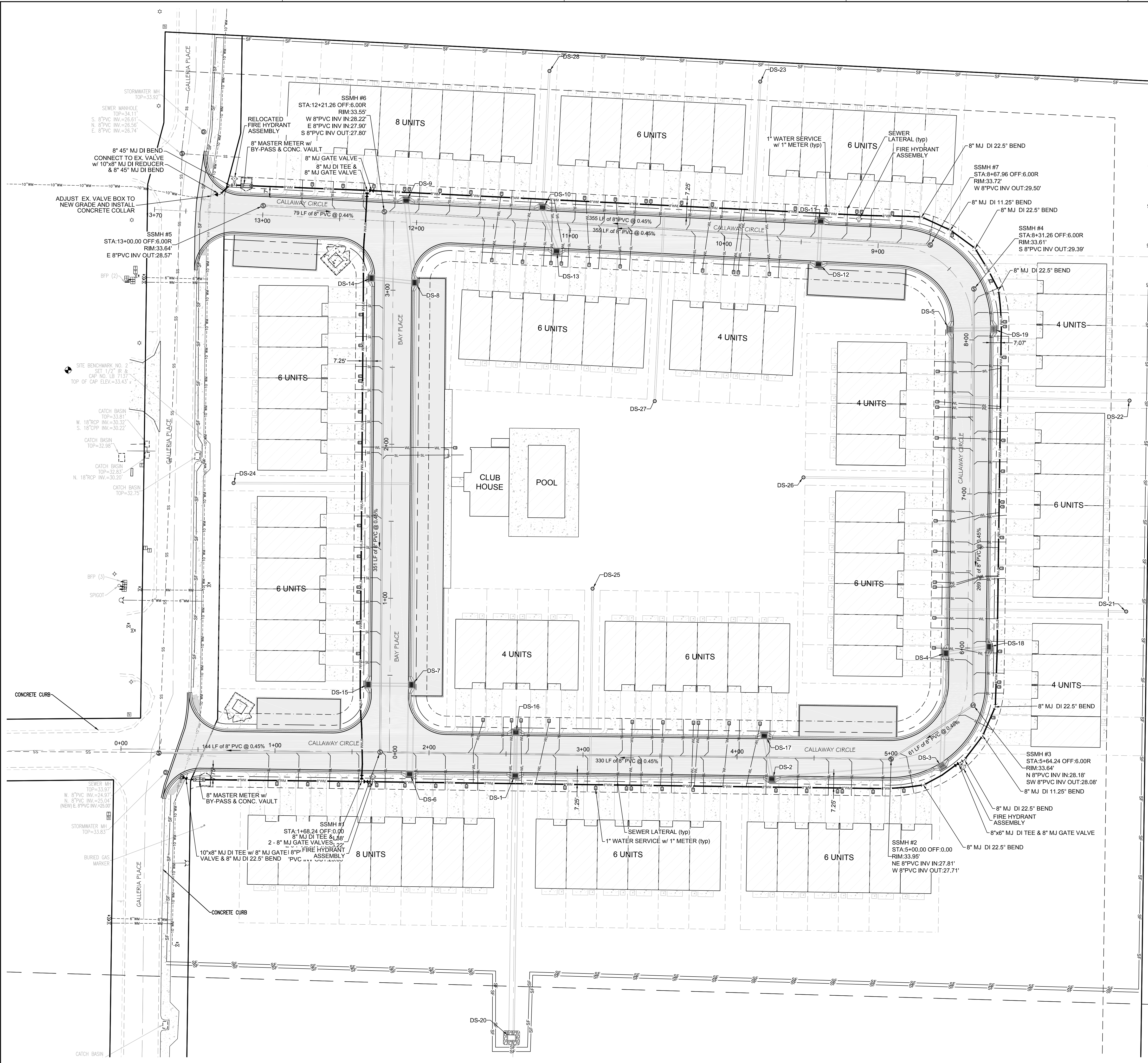
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- NEW WATER METER
- NEW FIRE HYDRANT ASSEMBLY
- NEW SANITARY SEWER MANHOLE
- SILT FENCE

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1	As per comments	7/18-16

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TITLE

UTILITY PLAN

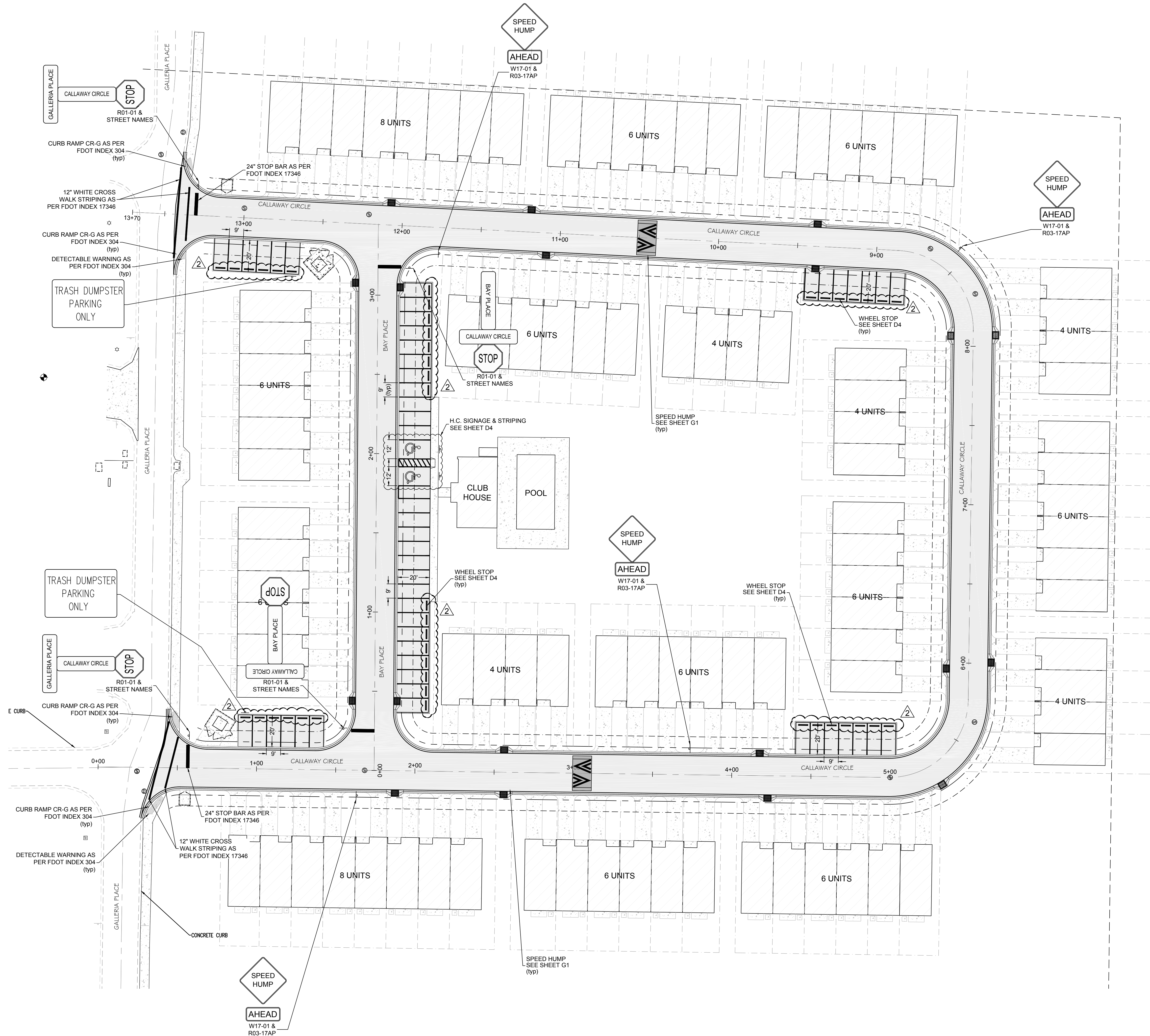
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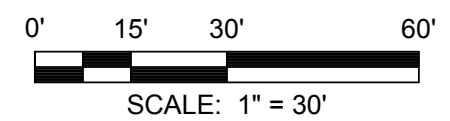
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1	Added Wheel Stops	7/19-16
1	As per comments	7/18-16

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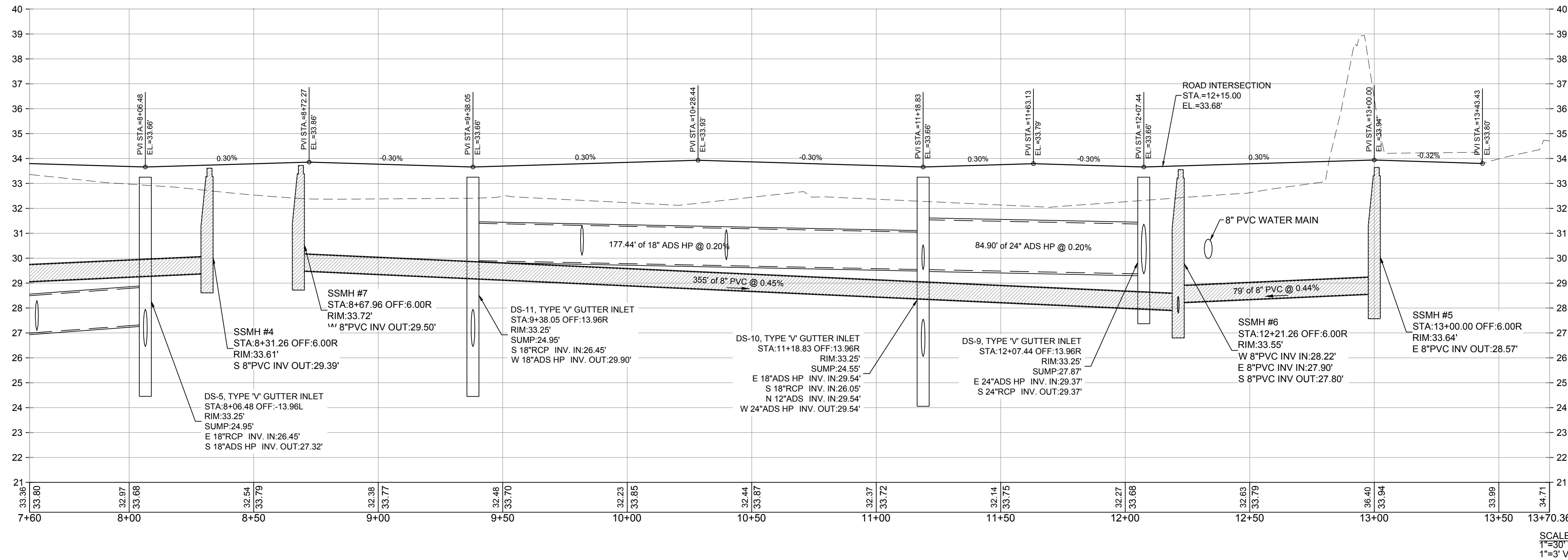
STRIPING &
SIGNAGE PLAN

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C6

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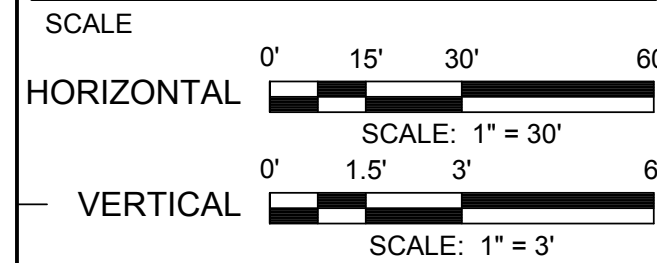
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TITLE

**CALLAWAY
CIRLCE - PLAN
AND PROFILE**

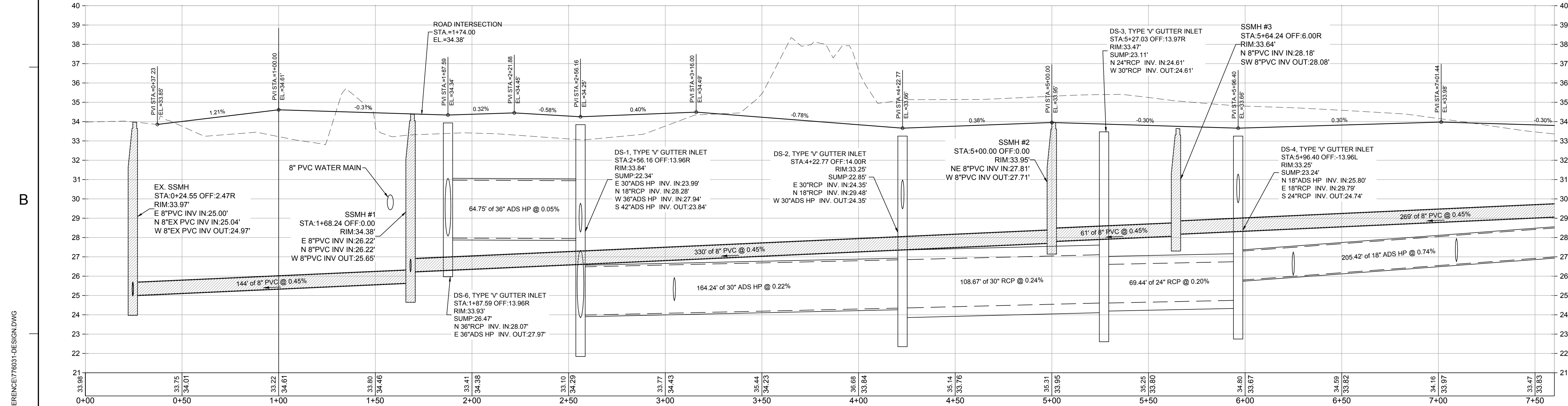
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C8

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 - NEW FIRE HYDRANT ASSEMBLY
 - NEW SANITARY SEWER MANHOLE

SCALE:
1"=30' HORIZ.
1"=3' VERT.

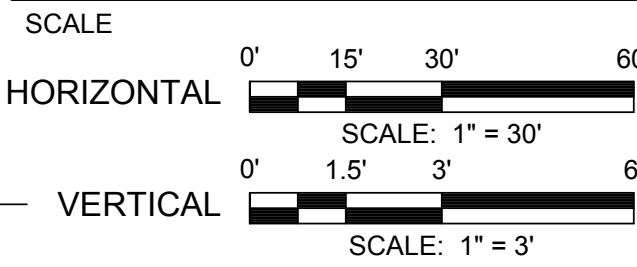
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850.522.0644

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D.R. HORTON
BAY COUNTY
FLORIDA

SEAL

CHRIS SHORTT, P.E. 78424
EB 0008794

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REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____ S. RAY
APPROVED BY _____ J. WHITTINGTON
CHECKED BY _____ C. SHORTT
DATE _____ JULY 2016

TITLE

CALLAWAY
CIRLCE - PLAN
AND PROFILE

PROJECT NO. 92395080

C7

SHEET NO.

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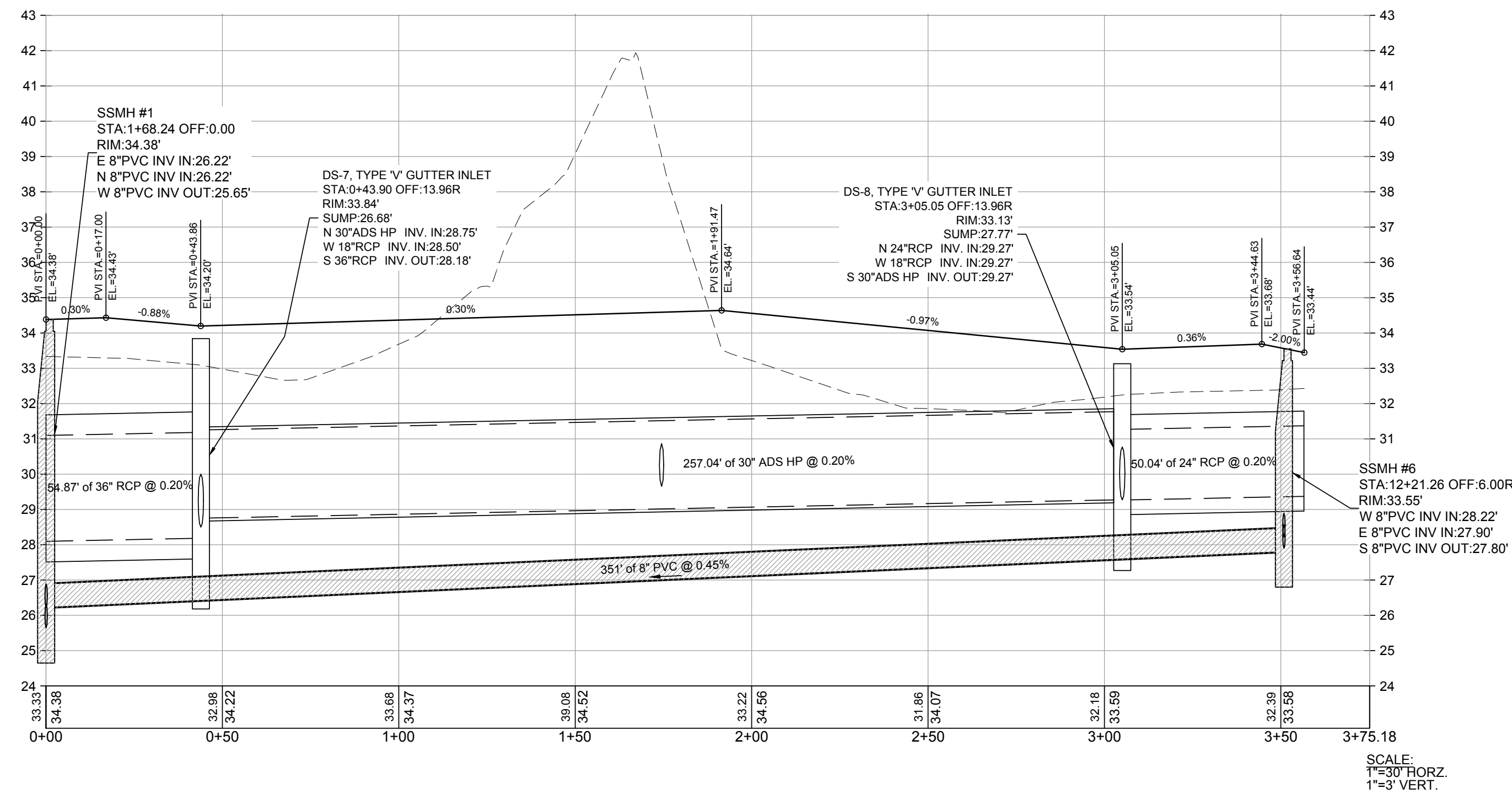
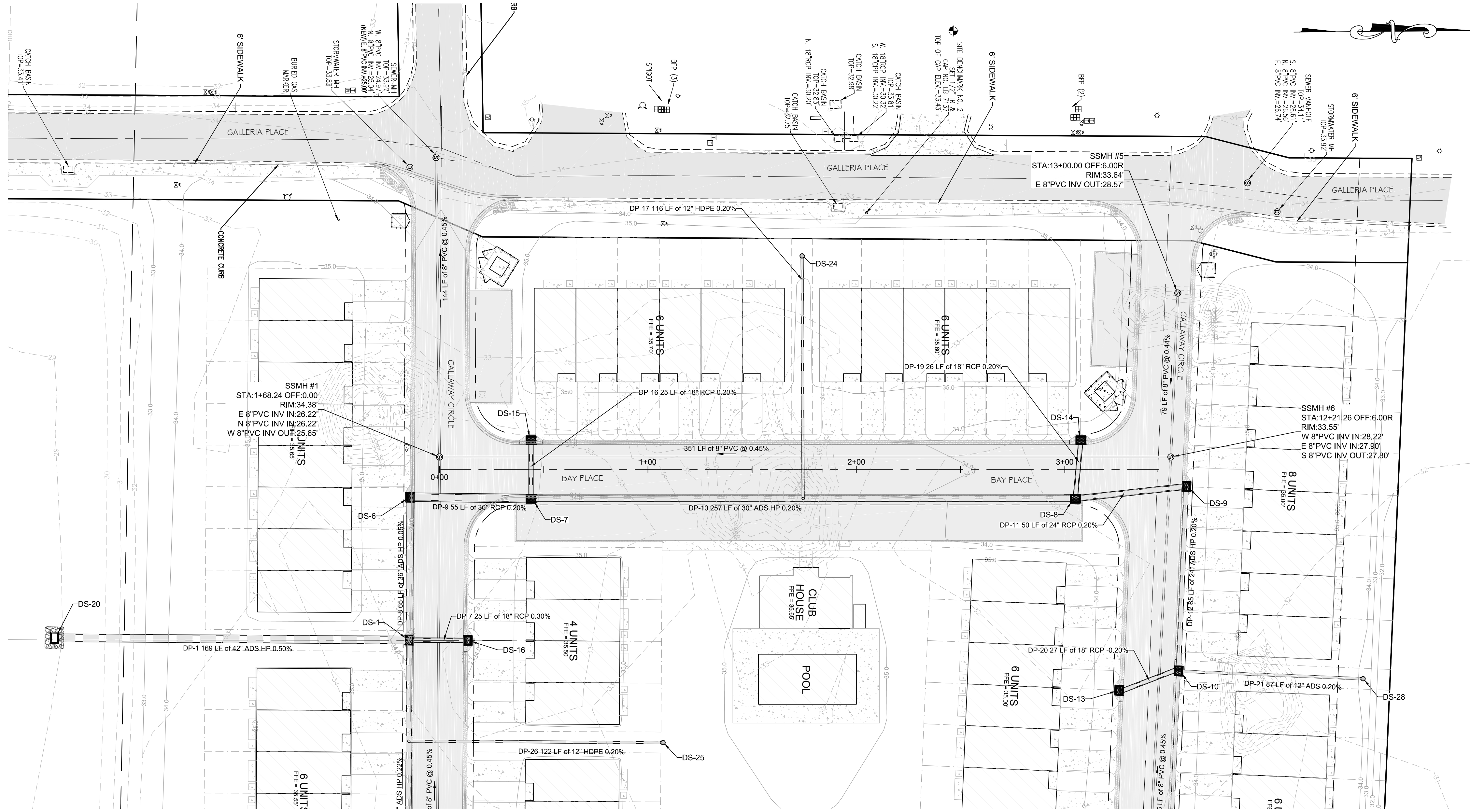
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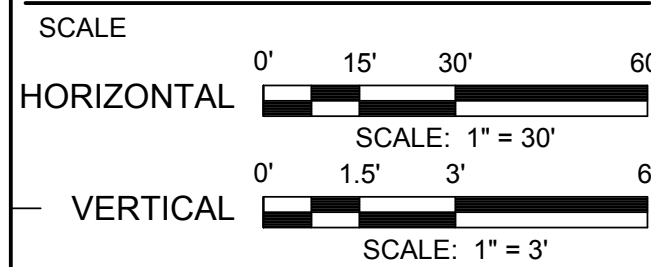
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- EX. CONCRETE
- EX. WATER METER
- EX. STORMWATER MANHOLE
- EX. SANITARY MANHOLE
- EX. GUY ANCHOR & UTIL. POLE
- EX. TELEPHONE PEDESTAL
- EX. COMMUNICATION PEDESTAL
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SIGN
- EX. LAMP POLE
- RIGHT OF WAY
- EX. WATER MAINS
- EX. GRAVITY SANITARY SEWER
- EX. OVERHEAD UTILITIES
- BUILDING SETBACK
- SILT FENCE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- NEW WATER METER
- NEW FIRE HYDRANT ASSEMBLY
- NEW SANITARY SEWER MANHOLE

CALLAWAY TOWNHOMES
D.R. HORTON
BAY COUNTY
FLORIDA

SEAL

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REVISIONS

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TITLE

BAY PLACE-
PLAN AND
PROFILE

PROJECT NO. 92395080

C9

SHEET NO.

CALLAWAY TOWNHOMES
D.R. HORTON
BAY COUNTY
FLORIDA

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EB 0008794

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REVISIONS

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CHECKED BY	C. SHORTT
DATE	JULY 2016

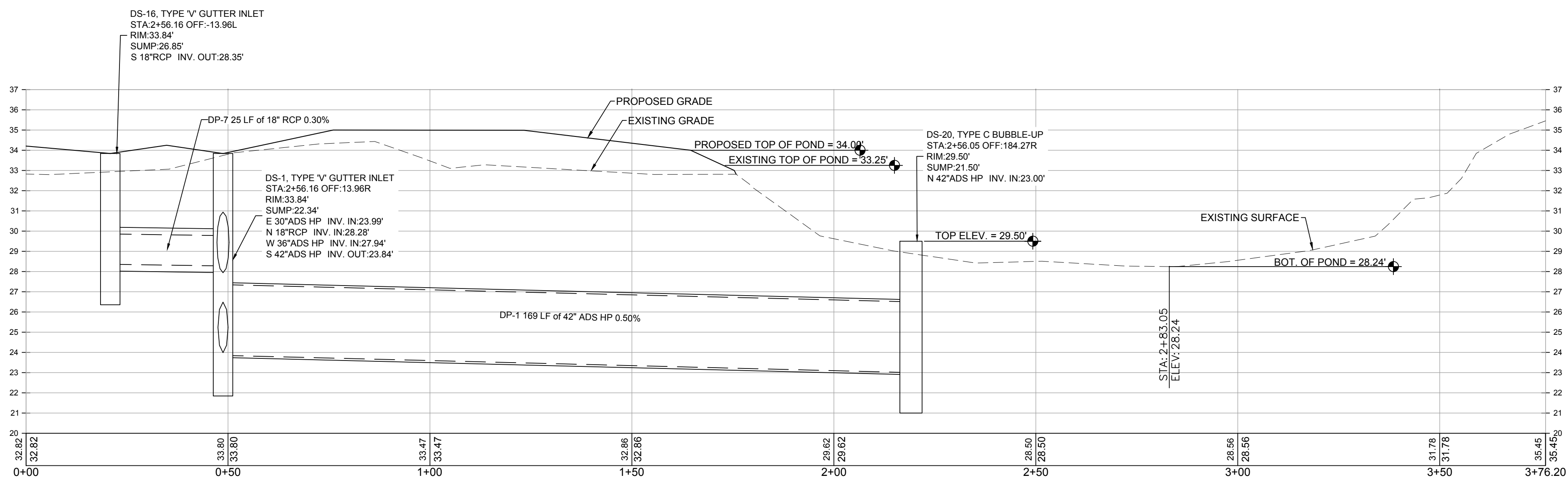
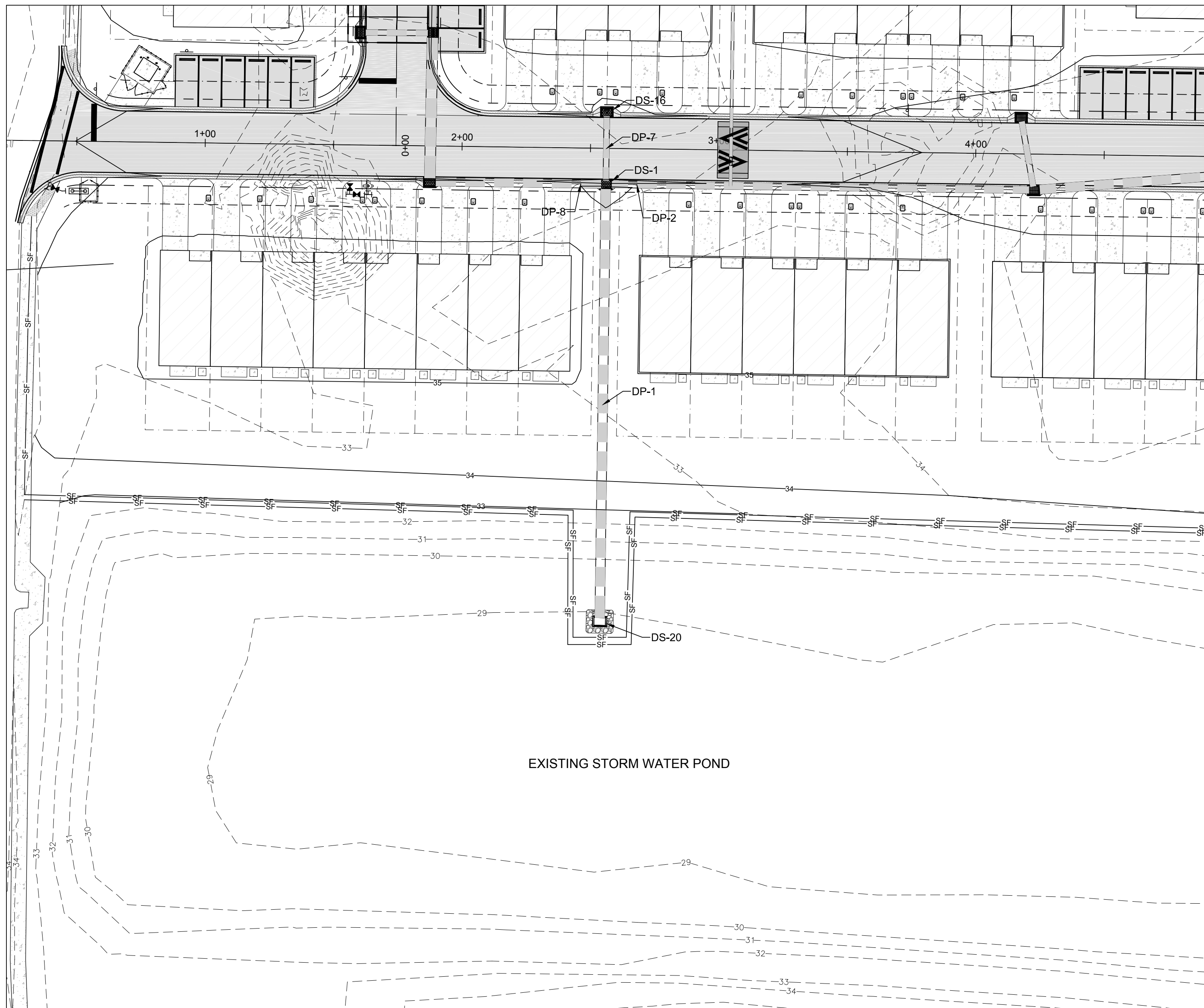
TITLE

DETAIL -
STORMWATER
POND

PROJECT NO. 92395080

C10

SHEET NO.



STORMWATER OPERATION/MAINTENANCE PLAN
OPERATION AND MAINTENANCE ENTITY IS D.R. HORTON

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. MOVING 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. WHEN THE MINIMUM FILL FROM 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 NWFVMD STANDARD INSPECTION FORM 62-346.900(8).
3. THE INSPECTION MUST BE SIGNED, SEALED, AND DATED BY THE REGISTERED PROFESSIONAL AND SUBMITTED TO EITHER THE FDEP OR NWFVMD WITHIN 30 DAYS OF THE INSPECTION.
4. THE INSPECTION MUST BE CONDUCTED USING THE PLANS, CALCULATIONS AND SPECIFICATIONS APPROVED BY THE FDEP AND/OR NWFVMD.

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P:\10341\54843\3op\Report\ FIGURE1-1 01/17/08 09:07 SmithDR

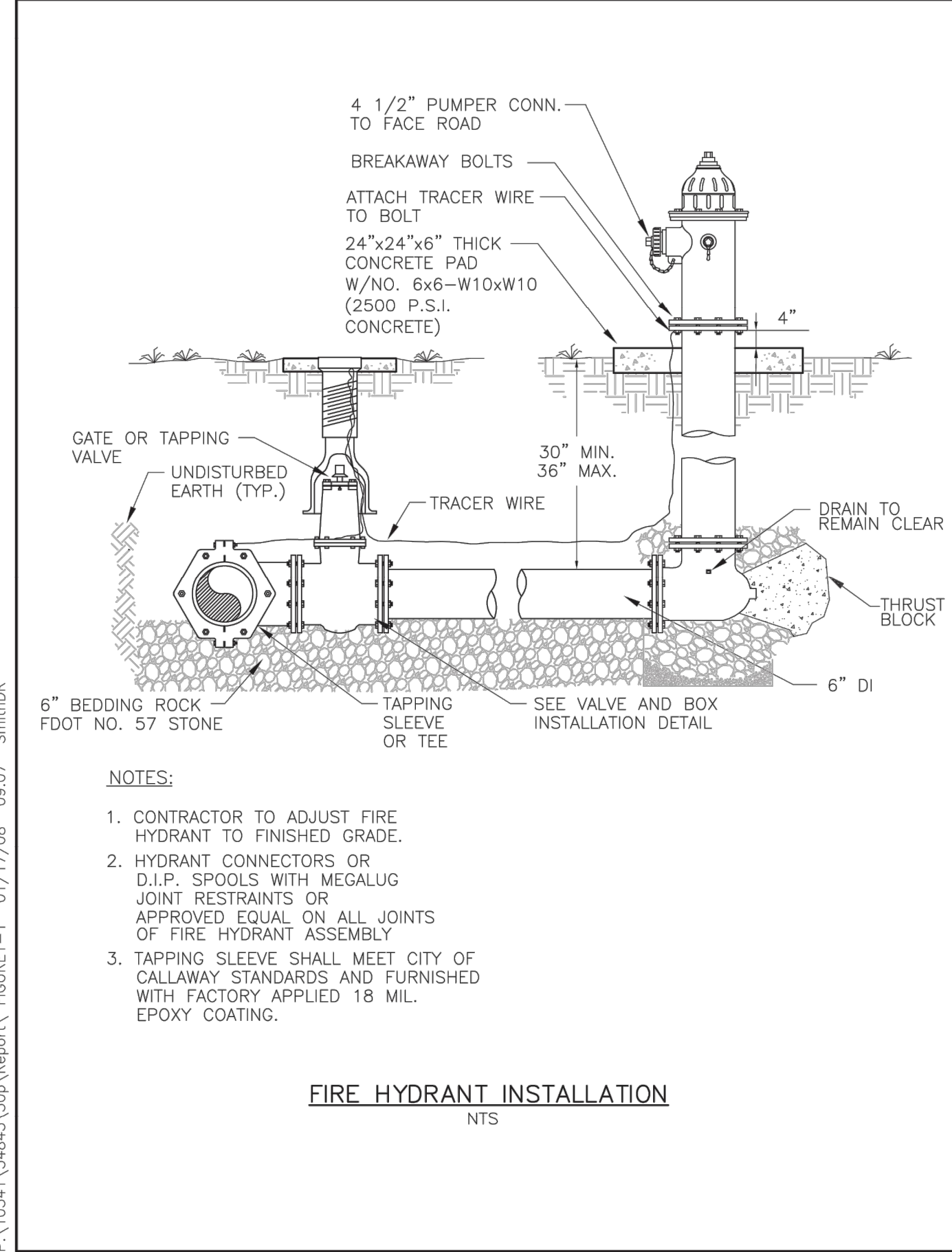


Figure 1-1
City of Callaway
Fire Hydrant Installation



P:\10341\54843\3op\Report\ FIGURE1-6 01/17/08 09:15 SmithDR

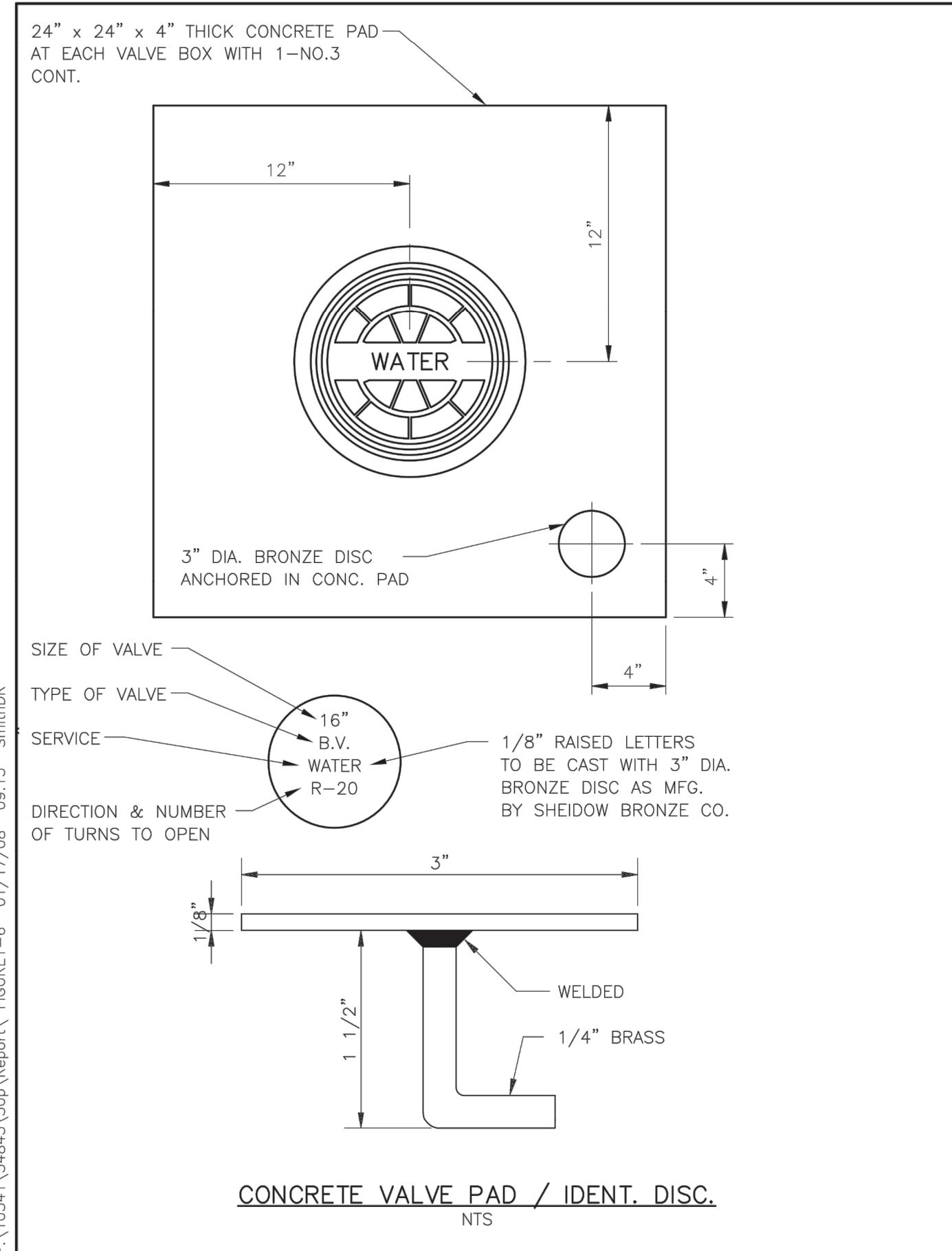


Figure 1-6
City of Callaway
Concrete Valve Pad / Ident. Disc.



P:\10341\54843\3op\Report\ FIGURE1-4 04/12/07 08:51 bartlewskiR

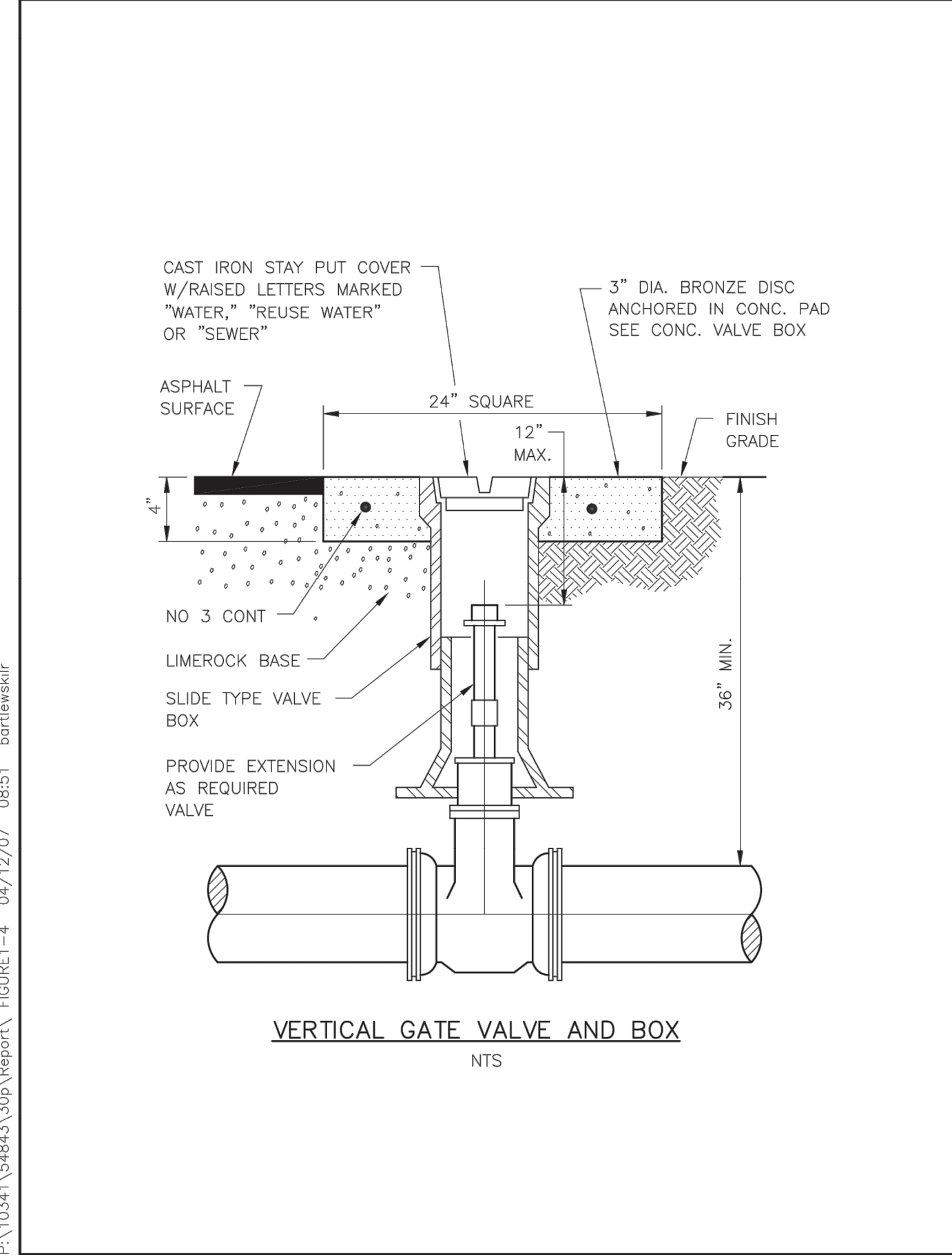


Figure 1-4
City of Callaway
Vertical Gate Valve and Box



P:\10341\54843\3op\Report\ FIGURE1-7 01/17/08 13:07 SmithDR

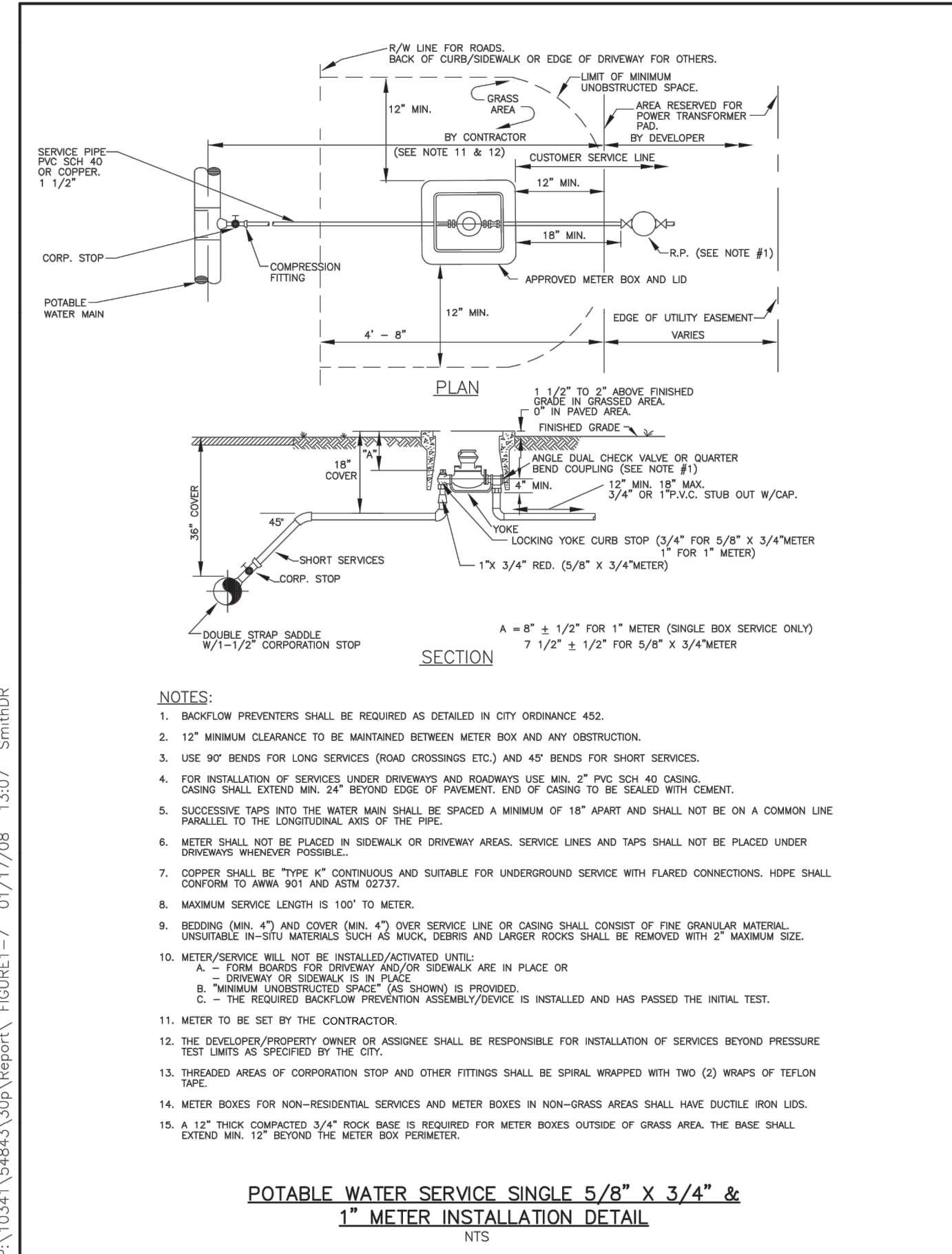


Figure 1-7
City of Callaway
Potable Water Service Single 5/8" x 3/4"
& 1" Meter Installation Detail



P:\10341\54843\3op\Report\ FIGURE1-5 01/17/08 09:14 SmithDR

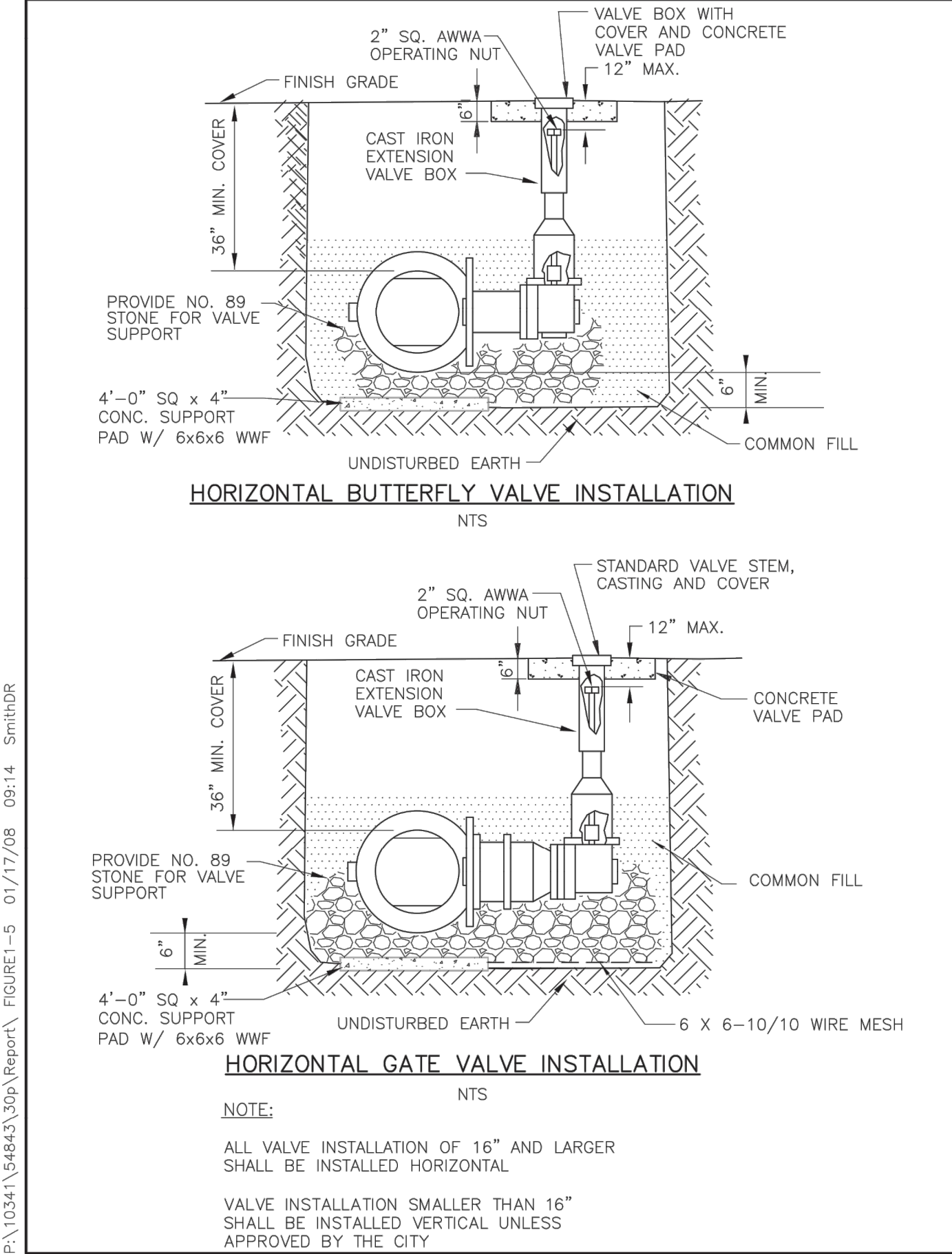


Figure 1-5
City of Callaway
Horizontal Butterfly Valve & Gate Valve Installation



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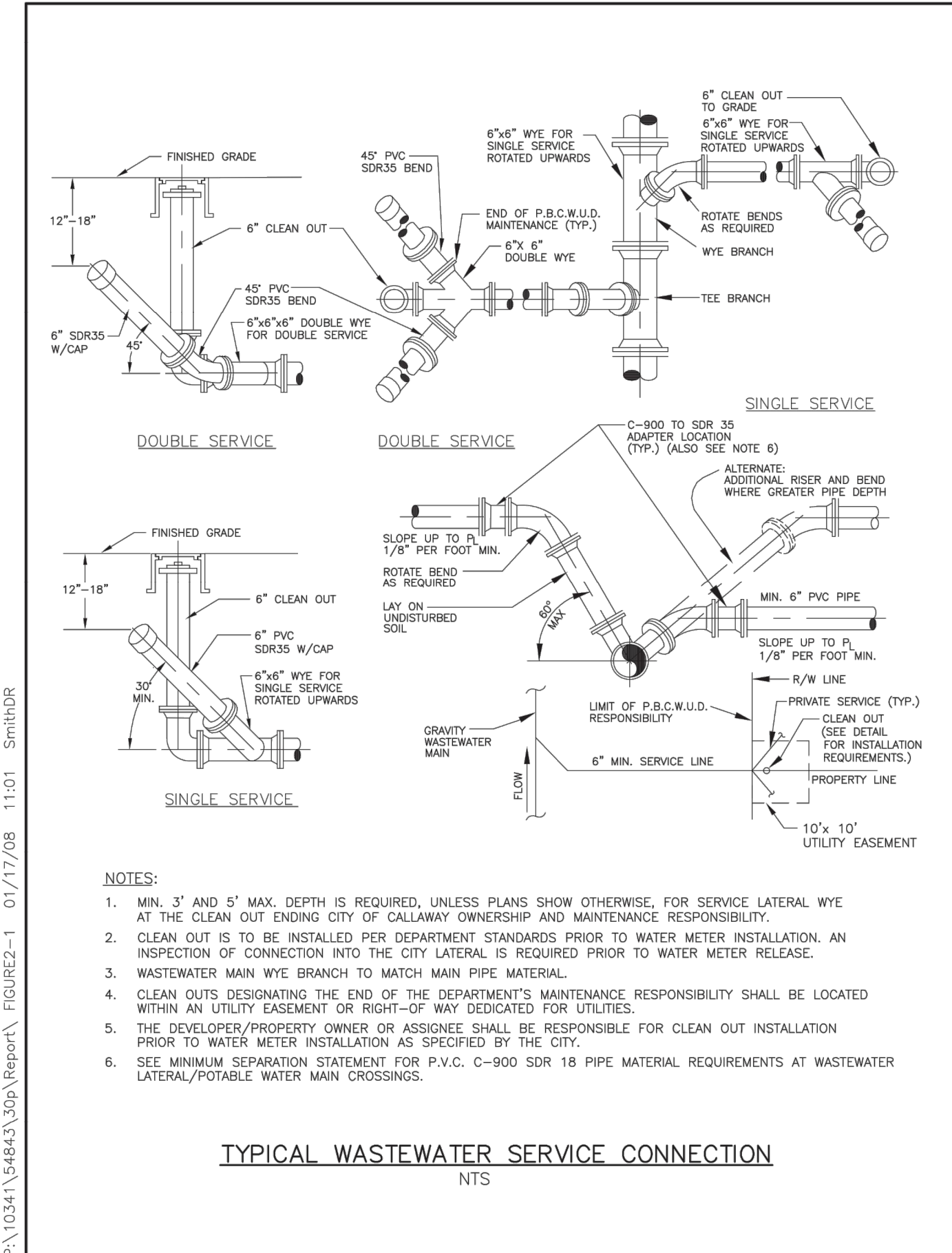


Figure 2-1
City of Callaway
Typical Wastewater Service Connection

203 Aberdeen Parkway
Panama City, FL 32405
850.522.0644

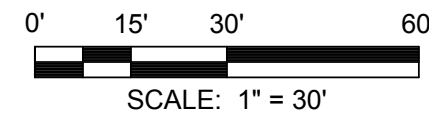
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REVISIONS

NO.	DESCRIPTION	DATE
1	As per comments	7/18-16

DRAWN BY _____ S. RAY

APPROVED BY _____ J. WHITTINGTON

CHECKED BY _____ C. SHORTT

DATE _____ JULY 2016

TITLE

DETAILS -
UTILITIES

PROJECT NO. 92395080

D1

SHEET NO.

1/22/2016 9:07:15 AM
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P:\10341\54843\3op\Report\ FIGURE2-5 04/09/07 11:02 bartlewskir

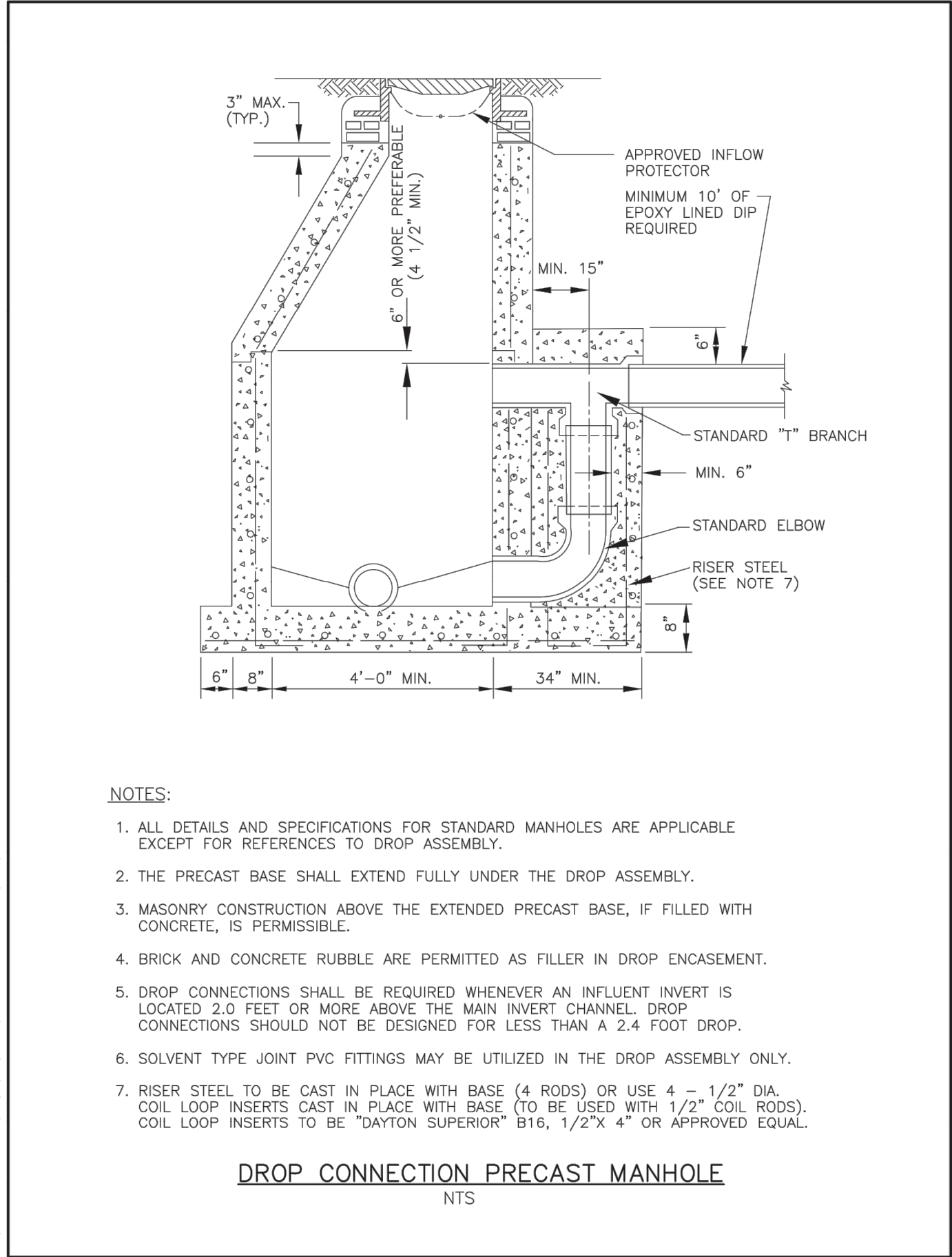


Figure 2-5
City Of Callaway
Drop Connection Precast Manhole

P:\10341\54843\3op\Report\ FIGURE2-2 01/17/08 11:06 SmithDR

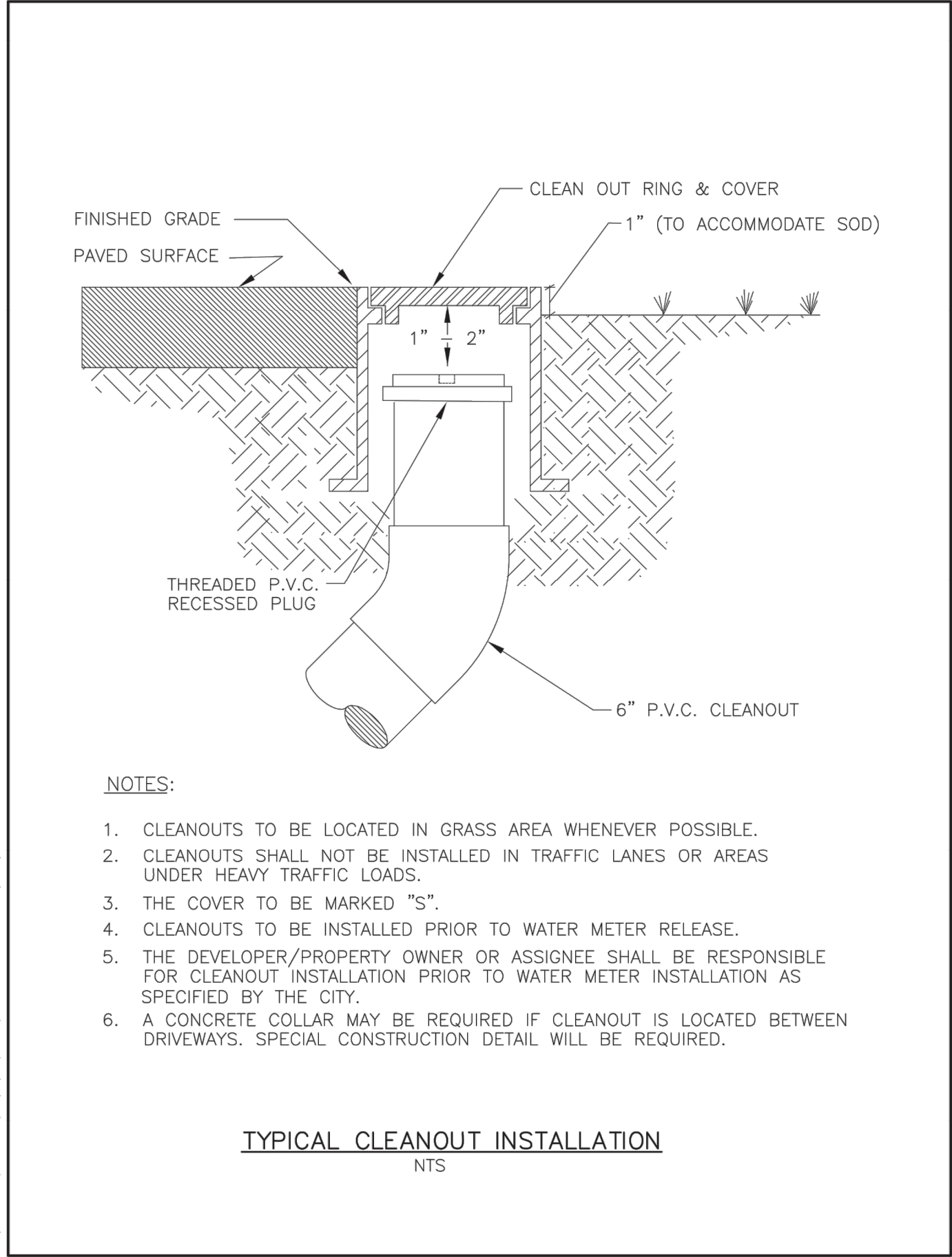


Figure 2-2
City Of Callaway
Typical Cleanout Installation

P:\10341\54843\3op\Report\ FIGURE2-6 04/09/07 11:05 bartlewskir

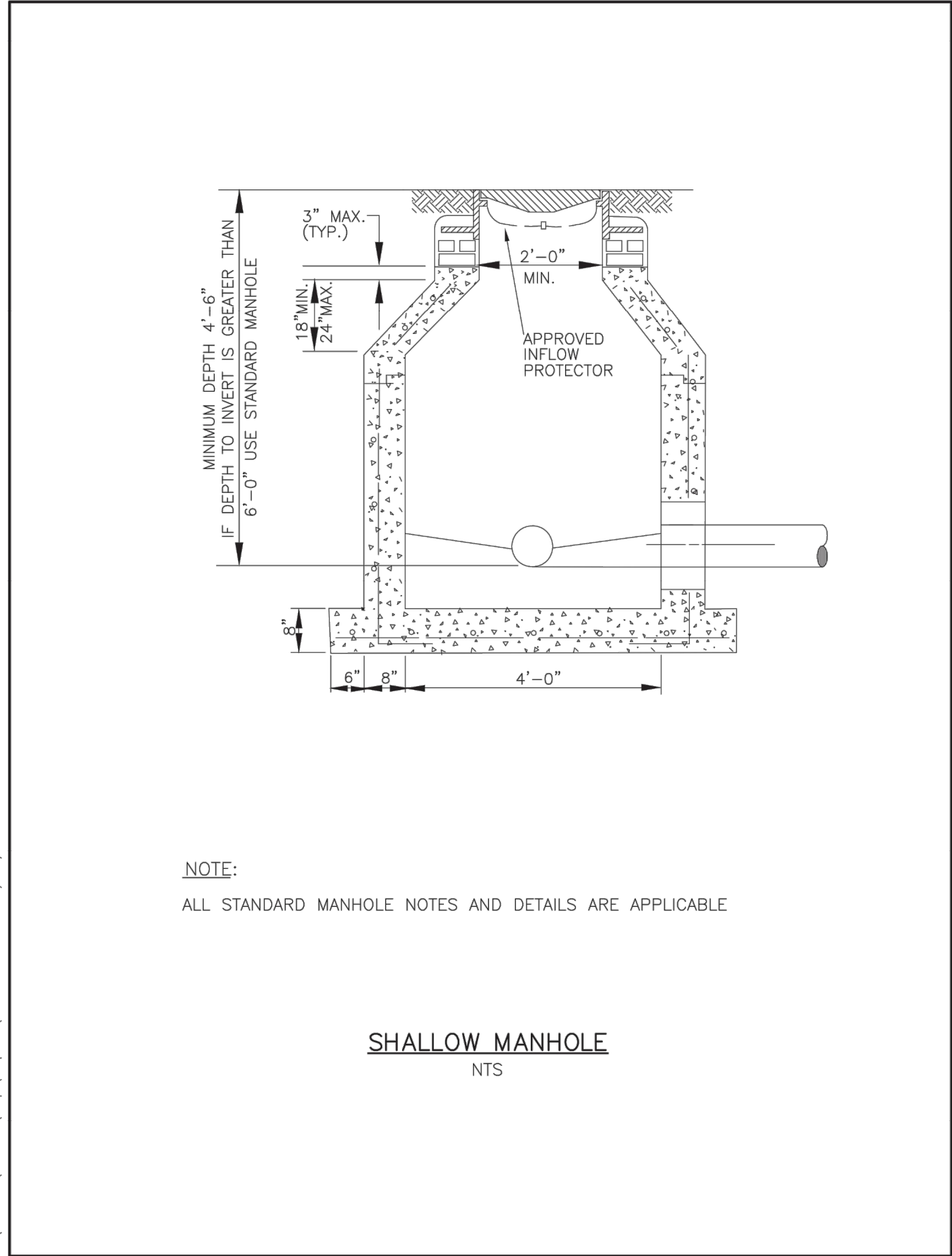


Figure 2-6
City Of Callaway
Shallow Manhole

P:\10341\54843\3op\Report\ FIGURE2-3 04/09/07 10:53 bartlewskir

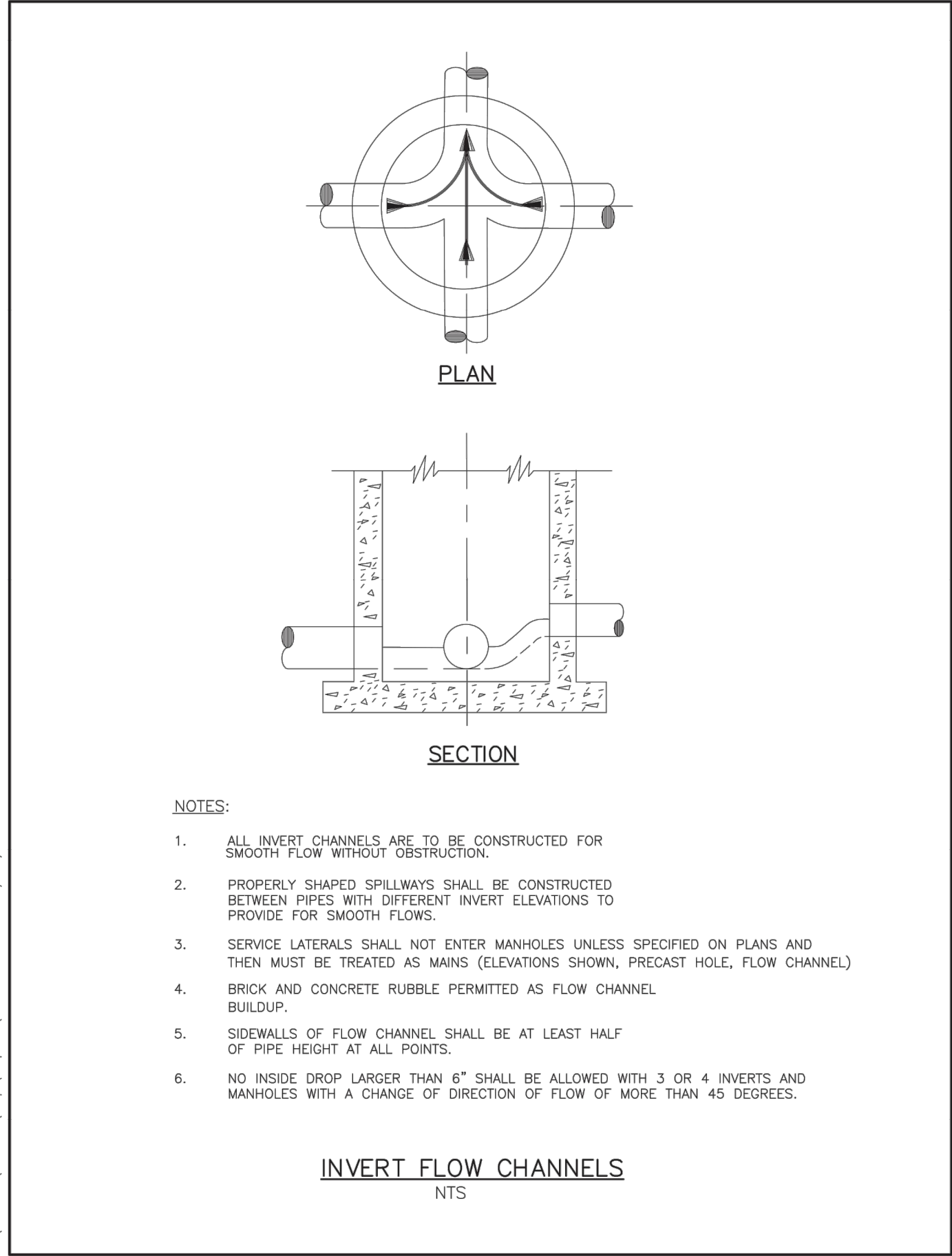


Figure 2-3
City Of Callaway
Invert Flow Channels

P:\10341\54843\3op\Report\ FIGURE2-4 04/09/07 13:15 bartlewskir

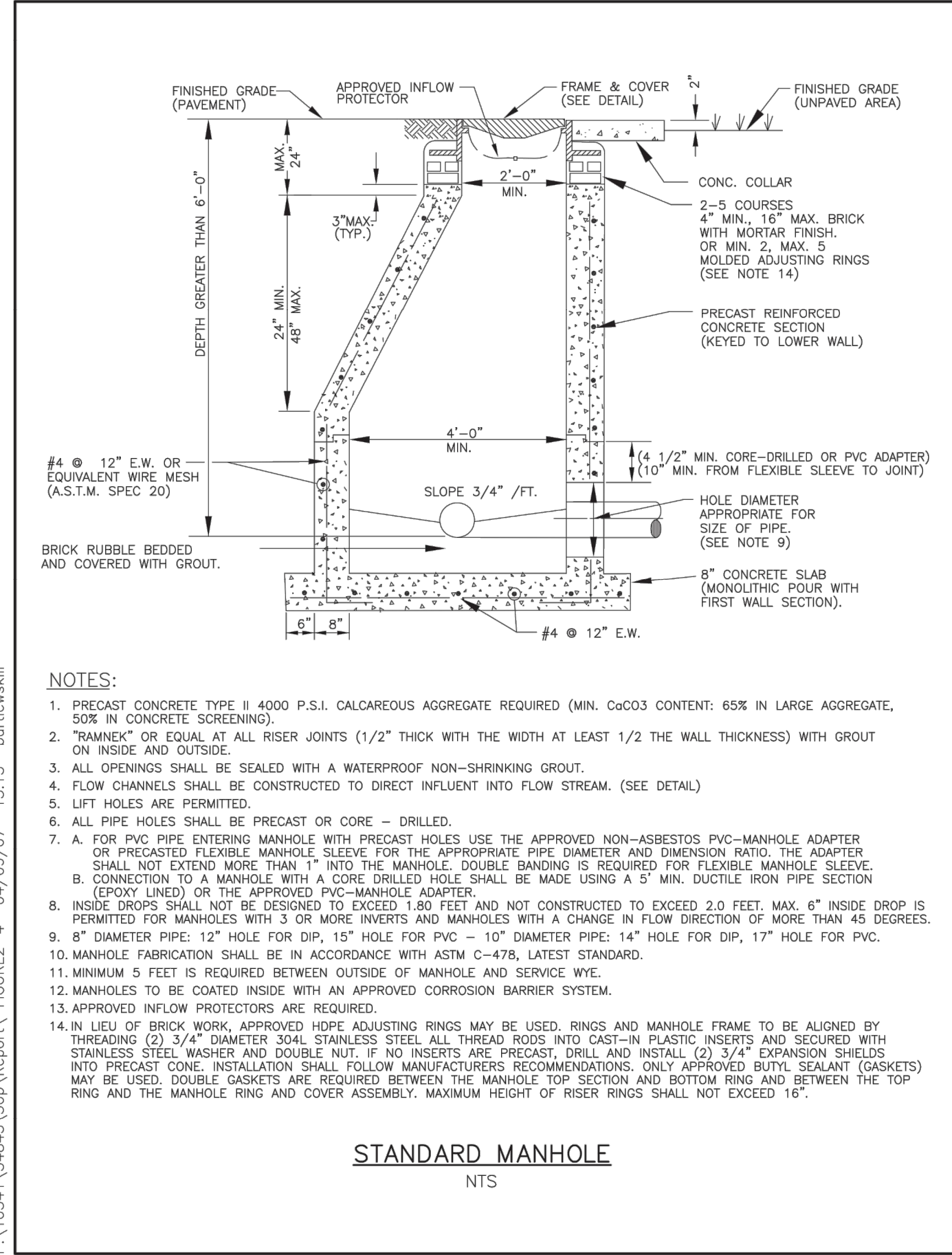


Figure 2-4
City Of Callaway
Standard Manhole

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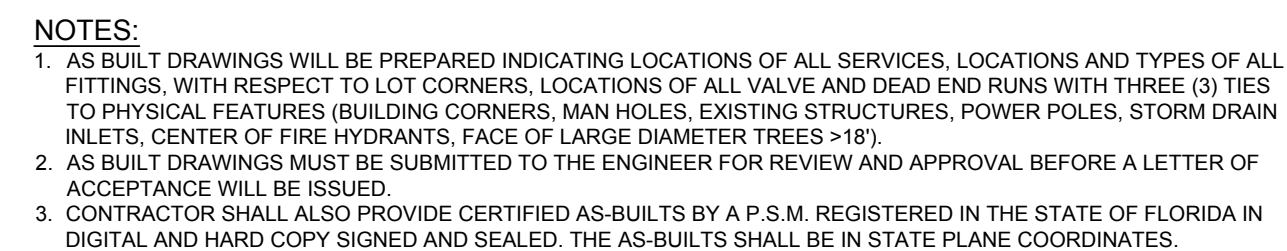
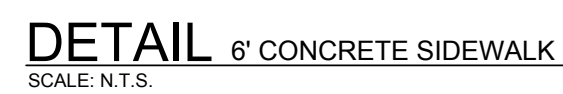
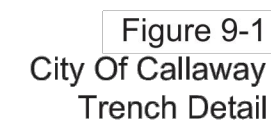
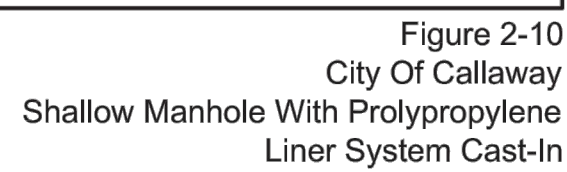
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DETAILS -
UTILITIES

PROJECT NO. 92395080

D2

SHEET NO.



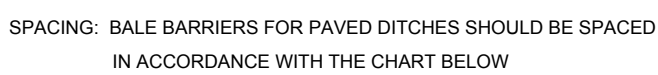
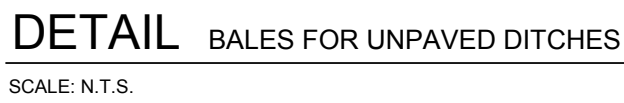
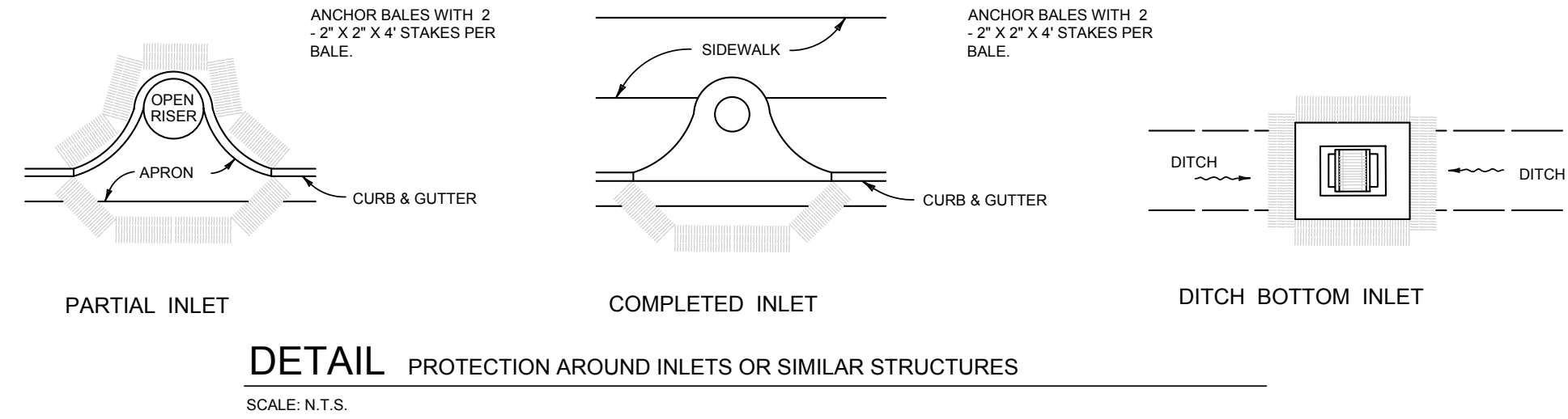
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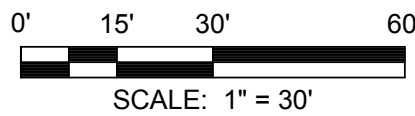
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NO.	DESCRIPTION	DATE
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APPROVED BY J. WHITTINGTON

— CHECKED BY C. SHORTT

DATE	JULY 2016
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TITLE

PROJECT NO.	92395080
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