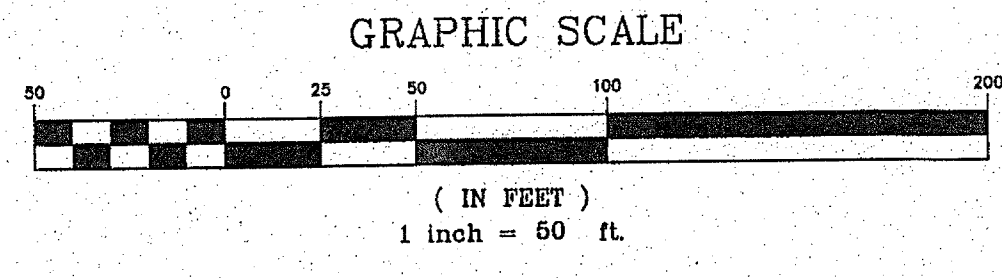
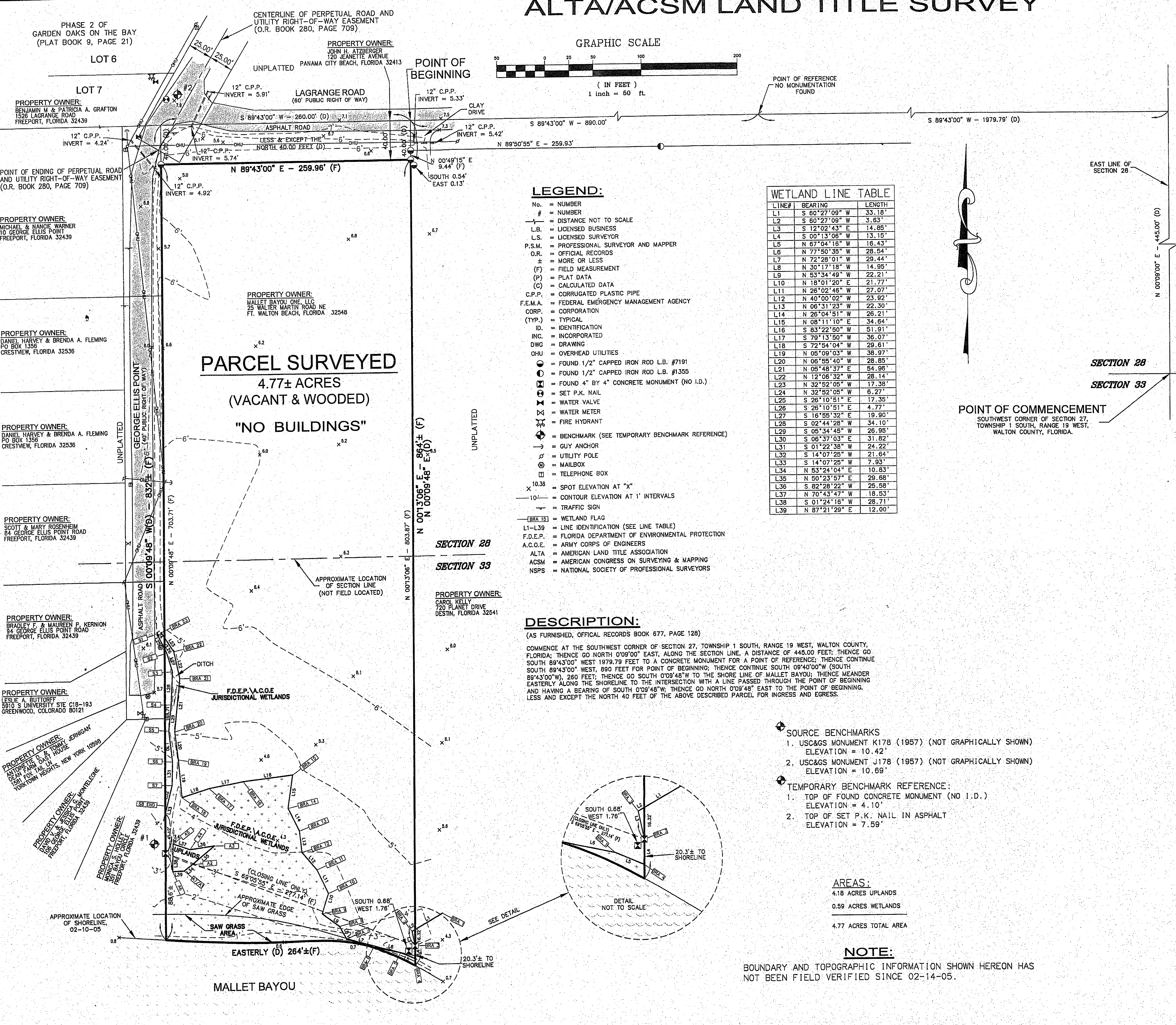
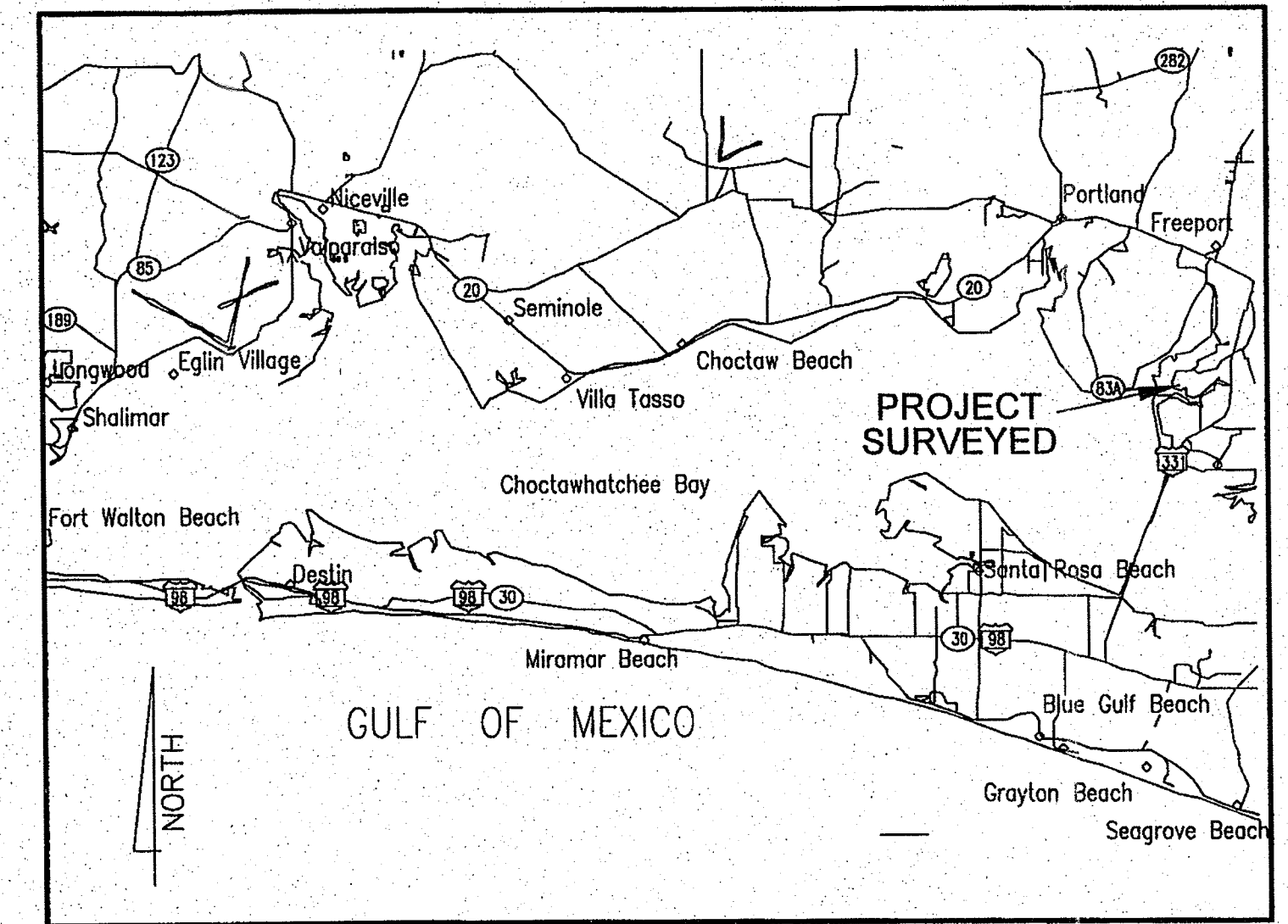


# ALTA/ACSM LAND TITLE SURVEY



- LEGEND:**
- No. = NUMBER
  - # = NUMBER
  - = DISTANCE NOT TO SCALE
  - L.B. = LICENSED BUSINESS
  - L.S. = LICENSED SURVEYOR
  - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
  - O.R. = OFFICIAL RECORDS
  - ± = MORE OR LESS
  - (F) = FIELD MEASUREMENT
  - (P) = PLAT DATA
  - (C) = CALCULATED DATA
  - C.P.P. = CORRUGATED PLASTIC PIPE
  - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - CORP. = CORPORATION
  - (TYP.) = TYPICAL
  - ID. = IDENTIFICATION
  - INC. = INCORPORATED
  - DWG. = DRAWING
  - O.H.U. = OVERHEAD UTILITIES
  - = FOUND 1/2" CAPPED IRON ROD L.B. #1791
  - = FOUND 1/2" CAPPED IRON ROD L.B. #1355
  - = FOUND 4" BY 4" CONCRETE MONUMENT (NO I.D.)
  - = SET P.K. NAIL
  - = WATER VALVE
  - = WATER METER
  - = FIRE HYDRANT
  - = BENCHMARK (SEE TEMPORARY BENCHMARK REFERENCE)
  - = GUY ANCHOR
  - = UTILITY POLE
  - = MAILBOX
  - = TELEPHONE BOX
  - X.10.36 = SPOT ELEVATION AT "X"
  - = CONTOUR ELEVATION AT 1' INTERVALS
  - = TRAFFIC SIGN
  - = WETLAND FLAG
  - L1-L39 = LINE IDENTIFICATION (SEE LINE TABLE)
  - F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - A.C.O.E. = ARMY CORPS OF ENGINEERS
  - ALTA = AMERICAN LAND TITLE ASSOCIATION
  - ACSM = AMERICAN CONGRESS ON SURVEYING & MAPPING
  - NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

**WETLAND LINE TABLE**

LINE#	BEARING	LENGTH
L1	S 60°27'09" W	33.18'
L2	S 60°27'09" W	3.63'
L3	S 12°02'43" E	14.85'
L4	S 00°13'06" W	13.15'
L5	N 67°04'16" W	16.43'
L6	N 77°50'35" W	28.54'
L7	N 72°28'01" W	29.44'
L8	N 30°17'18" W	14.95'
L9	N 53°34'49" E	22.21'
L10	N 18°01'20" E	21.77'
L11	N 26°02'46" W	27.07'
L12	N 40°00'02" W	23.92'
L13	N 06°31'23" W	22.50'
L14	N 26°04'51" W	26.21'
L15	N 08°11'10" E	34.64'
L16	S 83°22'50" W	51.91'
L17	S 79°13'50" W	36.07'
L18	S 72°54'04" W	29.61'
L19	N 06°09'03" W	38.97'
L20	N 06°55'40" W	28.85'
L21	N 05°48'37" E	29.94'
L22	N 12°06'32" W	28.14'
L23	N 32°52'05" W	17.38'
L24	N 32°52'05" W	6.27'
L25	S 26°10'51" E	17.35'
L26	S 26°10'51" E	4.77'
L27	S 18°55'32" E	19.90'
L28	S 02°44'28" W	34.10'
L29	S 05°34'45" W	26.95'
L30	S 06°37'03" E	31.82'
L31	S 01°22'38" W	24.22'
L32	S 14°07'25" W	21.64'
L33	S 14°07'25" W	7.93'
L34	N 53°24'04" E	10.83'
L35	N 60°23'57" E	29.68'
L36	S 82°28'22" W	25.58'
L37	N 70°43'47" W	18.53'
L38	S 01°24'16" W	28.71'
L39	N 87°21'29" E	12.00'

**DESCRIPTION:**  
(AS FURNISHED, OFFICIAL RECORDS BOOK 677, PAGE 128)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO NORTH 0°09'00" EAST, ALONG THE SECTION LINE, A DISTANCE OF 445.00 FEET; THENCE GO SOUTH 89°43'00" WEST 1979.79 FEET TO A CONCRETE MONUMENT FOR A POINT OF REFERENCE; THENCE CONTINUE SOUTH 89°43'00" WEST, 890 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°40'00" W (SOUTH 89°43'00" W), 280 FEET; THENCE GO SOUTH 0°09'48" W TO THE SHORE LINE OF MALLETT BAYOU; THENCE MEANDER EASTERLY ALONG THE SHORELINE TO THE INTERSECTION WITH A LINE PASSED THROUGH THE POINT OF BEGINNING AND HAVING A BEARING OF NORTH 0°09'48" W; THENCE GO NORTH 0°09'48" EAST TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 40 FEET OF THE ABOVE DESCRIBED PARCEL FOR INGRESS AND EGRESS.

- SOURCE BENCHMARKS**
- USC&GS MONUMENT K178 (1957) (NOT GRAPHICALLY SHOWN) ELEVATION = 10.42'
  - USC&GS MONUMENT J178 (1957) (NOT GRAPHICALLY SHOWN) ELEVATION = 10.69'
- TEMPORARY BENCHMARK REFERENCE:**
- TOP OF FOUND CONCRETE MONUMENT (NO I.D.) ELEVATION = 4.10'
  - TOP OF SET P.K. NAIL IN ASPHALT ELEVATION = 7.59'

**AREAS:**  
4.18 ACRES UPLANDS  
0.59 ACRES WETLANDS  
4.77 ACRES TOTAL AREA

**NOTE:**  
BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS NOT BEEN FIELD VERIFIED SINCE 02-14-05.

- SURVEY REPORT:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE PARCEL SURVEYED, AS BEING S 00°09'48" W, PER DESCRIPTION FURNISHED.
  - THIS PARCEL IS LOCATED IN FLOOD ZONE AE, 7.00' MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 1213100559 F, PANEL 559 OF 763, DATED MARCH 07, 2000, WALTON COUNTY, FLORIDA.
  - ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY BIOLOGICAL RESEARCH ASSOCIATES, DATED 12-08-04, AND LOCATED BY EMERALD COAST ASSOCIATES, INC.
  - THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AMERICAN PIONEER TITLE INSURANCE COMPANY OF FLORIDA, COMMITMENT POLICY NUMBER 09-0728-783, DATE OF POLICY DECEMBER 29, 2004 AT 01:21 PM. NO FURTHER SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES, INC.
  - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
  - APPARENT USES ARE AS SHOWN.
  - NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
  - GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERETO.
  - NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929).
  - EASEMENT IN FAVOR OF CHELCO RECORDED IN OFFICIAL RECORDS BOOK 2595, PAGE 182 OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA IS A BLANKET RIGHT OF WAY EASEMENT AND AFFECTS PARCEL SURVEYED.
  - EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 280, PAGE 709, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA IS A PERPETUAL ROAD AND UTILITY RIGHT-OF-WAY EASEMENT AND DOES NOT AFFECT PARCEL SURVEYED AND A PORTION OF THE EASEMENT IS SHOWN HEREON AT THE POINT OF ENDING.
  - THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES (MALLETT BAYOU) AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

**SURVEYOR'S CERTIFICATE:**  
TO: MALLETT BAYOU ONE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND AMERICAN PIONEER TITLE INSURANCE COMPANY (TICOR TITLE INSURANCE COMPANY OF FLORIDA).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(a) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINES IN THE "MINIMUM ANGLE," DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

DATE: 23 AUG 05  
(SIGNED) Daniel G. Rom (SEAL)  
P.S.M. # 5856  
REGISTRATION NO.

DATE	REVISION
11/21/05	REVISED RIGHT OF WAY INFORMATION (BA)
08-22-05	REVISED SURVEY TO ALTA/ACSM LAND TITLE STANDARDS (NP)
08-12-05	ADDED TITLE COMMITMENT INFORMATION AND REVISED SURVEY REPORT (NP)

**EMERALD COAST ASSOCIATES, INC.**  
4636 GULFSTAR DRIVE  
DESTIN, FLORIDA 32541  
(850) 837-8242 (PHONE)  
(850) 654-2740 (FAX)  
E-MAIL: ECA@ECA-FL.COM

SCALE: 1" = 50'	FIELD BOOK(S): 1640, PAGES 23-26
DRAWN BY: ALLEN	FIELD DATE: 02/14/05
PROJECT: 05-034	DWG. DATE: 02/22/05
ORDER: 05-0149	FILE: G:\05\05-034BT.DWG

ALTA/ACSM LAND TITLE SURVEY ON A PARCEL IN SECTIONS 28 & 33, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

REQUESTED BY: RUSS ALDRICH  
FOR: MALLETT BAYOU ONE, LLC

**SEE SURVEYOR'S CERTIFICATE ABOVE**

05-034BT

SITE CONSTRUCTION PLANS

# EPERNA Y ESTATES

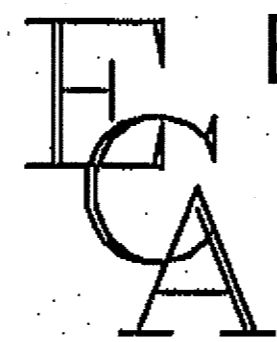
PORTION OF SECTION 28 & 33, TOWNSHIP 1 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA

ECA PROJECT No.: 05-034

PREPARED FOR:  
MALLET BAYOU ONE, L.L.C.

4636 GULFSTARR DRIVE  
DESTIN, FLORIDA 32541  
PHONE: (850) 837-8242  
FAX: (850)-654-2740

PREPARED BY:  
EMERALD COAST ASSOCIATES, INC.



SURVEYING • CIVIL ENGINEERING  
CERTIFICATE OF AUTHORIZATION NUMBER 00008775  
EXPIRATION: FEBRUARY 28, 2007  
4636 GULFSTARR DRIVE  
DESTIN, FLORIDA 32541  
PHONE: (850) 837-8242  
FAX: (850)-654-2740  
www.eca-fl.com

DATE PREPARED:  
JULY 15, 2005

DATE REVISED:  
JANUARY, 2006

## UTILITY COMPANIES

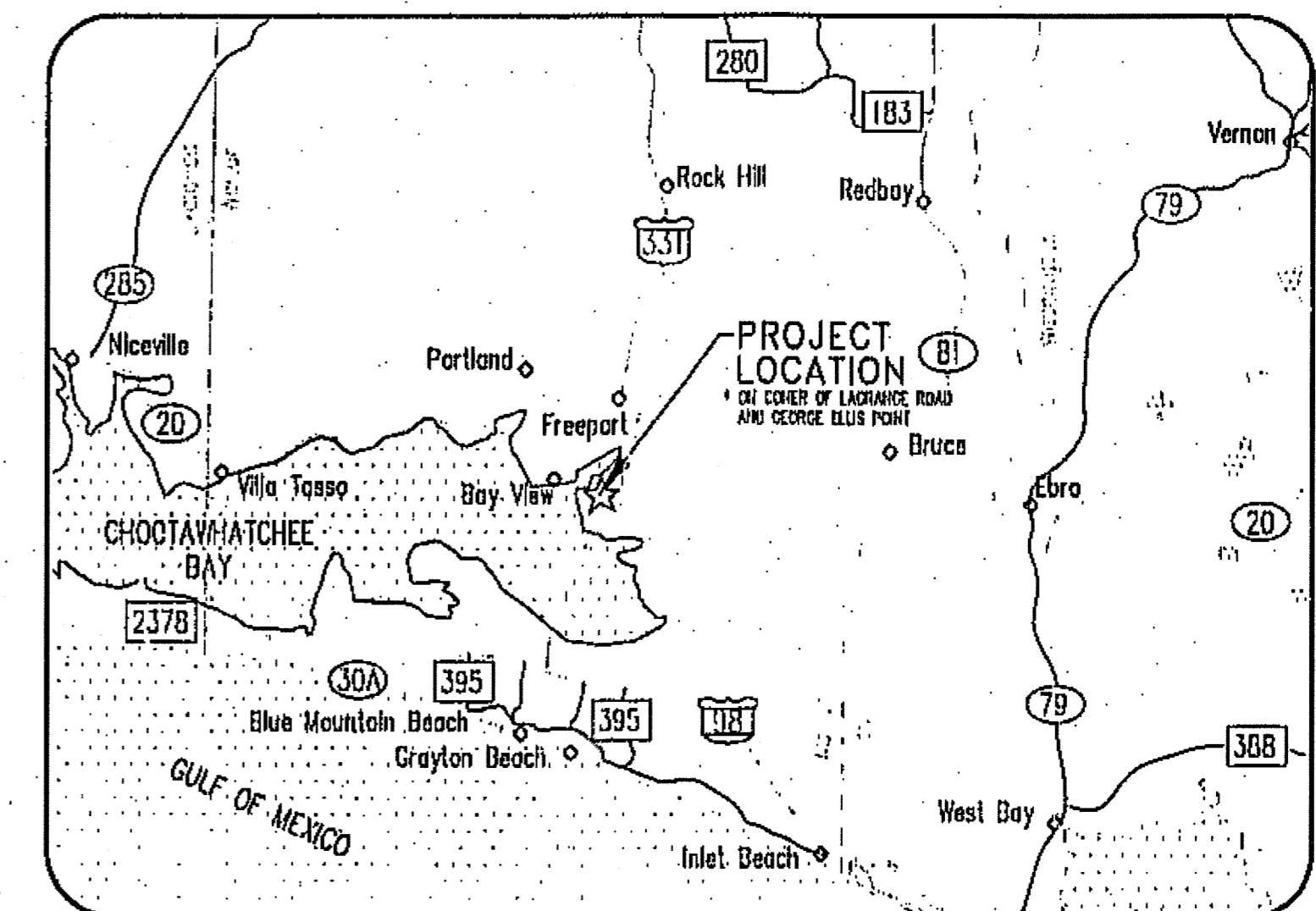
CONTRACTOR SHALL HAVE ALL EXISTING BURIED UTILITIES  
"LINE SPOTTED" BY CALLING 1-800-432-4770 "CALL  
SUNSHINE" OR BY CONTACTING LOCAL UTILITY COMPANIES.

WATER: CITY OF FREEPORT  
112 STATE HIGHWAY 20 W  
FREEPORT, FL 32459  
PHONE: 850-835-2822

TELEPHONE: SPRINT  
SOUTHERN OPERATIONS  
650 DENTON BOULEVARD  
PHONE: 850-864-3751  
800-488-2201

TV CABLE: MEDIACOM  
4435 GULF BREEZE PARKWAY  
GULF BREEZE, FL 32561  
PHONE: 623-5119

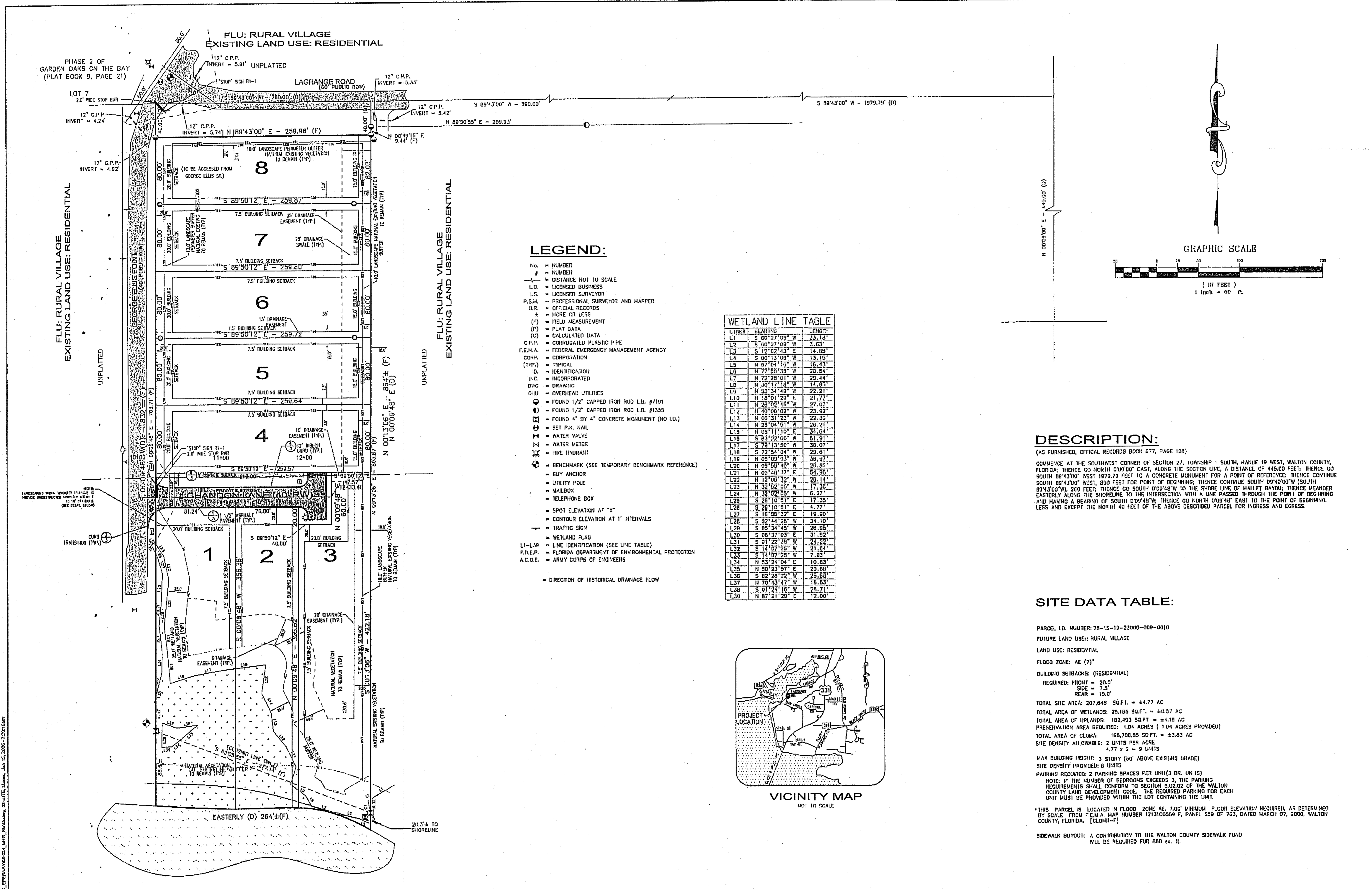
ELECTRIC: CHELCO  
901 EAST HIGHWAY 20 #4  
FREEPORT, FL 32459  
PHONE: 850-892-2111  
FT. WALTON BEACH, FL 32547



VICINITY MAP  
NOT TO SCALE

## SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. GENERAL DETAILS
4. GRADING AND DRAINAGE PLAN
5. GRADING AND DRAINAGE DETAILS
6. UTILITY PLAN
7. UTILITY DETAILS (1 OF 2)
8. UTILITY DETAILS (2 OF 2)

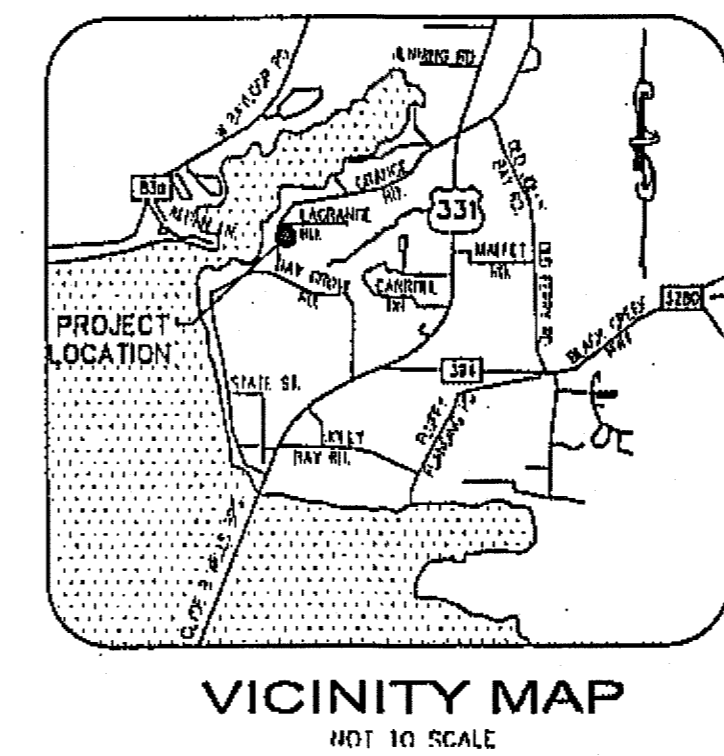


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  - L.B. = LICENSED BUSINESS
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  - ⊕ = FOUND 1/2" CAPPED IRON ROD L.B. #7101
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  - ⊕ = UTILITY POLE
  - ⊕ = MAILBOX
  - ⊕ = TELEPHONE BOX
  - ⊕ = SPOT ELEVATION AT "X"
  - ⊕ = CONTOUR ELEVATION AT 1' INTERVALS
  - ⊕ = TRAFFIC SIGN
  - ⊕ = WETLAND FLAG
  - ⊕ = LINE IDENTIFICATION (SEE LINE TABLE)
  - F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
  - A.C.C.E. = ARMY CORPS OF ENGINEERS
  - = DIRECTION OF HISTORICAL DRAINAGE FLOW

**WETLAND LINE TABLE**

LINE#	BEARING	LENGTH
L1	S 60°27'09" W	33.18'
L2	S 60°27'09" W	13.63'
L3	S 12°02'43" E	14.85'
L4	S 00°13'06" W	13.15'
L5	N 87°04'16" W	16.43'
L6	N 77°50'39" W	28.54'
L7	N 72°29'01" W	29.44'
L8	N 36°17'18" W	14.85'
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L13	N 06°31'23" W	22.30'
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L15	N 08°11'10" E	34.64'
L16	S 83°22'50" W	51.91'
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L20	N 06°59'40" W	28.85'
L21	N 06°48'37" E	54.96'
L22	N 12°05'32" W	28.14'
L23	N 32°52'09" W	17.35'
L24	N 32°52'09" W	8.27'
L25	S 28°10'51" E	17.35'
L26	S 26°10'51" E	4.77'
L27	S 18°58'32" E	19.80'
L28	S 02°44'28" W	34.10'
L29	S 05°34'45" W	26.88'
L30	S 06°37'03" E	31.82'
L31	S 01°22'38" W	24.22'
L32	S 14°37'28" W	21.64'
L33	S 14°37'28" W	7.83'
L34	N 53°24'04" E	10.83'
L35	N 50°23'57" E	28.68'
L36	S 82°28'22" W	25.58'
L37	N 70°43'47" W	16.53'
L38	S 01°24'16" W	28.71'
L39	N 87°21'26" E	12.06'

**DESCRIPTION:**  
 (AS FURNISHED, OFFICIAL RECORDS BOOK 877, PAGE 128)  
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE GO NORTH 0°09'00" EAST, ALONG THE SECTION LINE, A DISTANCE OF 445.00 FEET; THENCE GO SOUTH 89°43'00" WEST 1979.79 FEET TO A CONCRETE MONUMENT FOR A POINT OF REFERENCE; THENCE CONTINUE SOUTH 89°43'00" WEST, 890 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°40'00" WEST (SOUTH 09°43'00" WEST, 260 FEET; THENCE GO SOUTH 0°09'48" W TO THE SHORE LINE OF MALLETT BAYOU; THENCE MEANDER EASTERLY ALONG THE SHORELINE TO THE INTERSECTION WITH A LINE PASSED THROUGH THE POINT OF BEGINNING AND HAVING A BEARING OF SOUTH 0°09'48" W; THENCE GO NORTH 0°09'48" EAST TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 40 FEET OF THE ABOVE DESCRIBED PARCEL FOR INGRESS AND EGRESS.



**SITE DATA TABLE:**

PARCEL I.D. NUMBER: 26-15-19-23000-009-0010  
 FUTURE LAND USE: RURAL VILLAGE  
 LAND USE: RESIDENTIAL  
 FLOOD ZONE: AE (7')  
 BUILDING SETBACKS: (RESIDENTIAL)  
 REQUIRED: FRONT = 20.0'  
 SIDE = 7.5'  
 REAR = 15.0'

TOTAL SITE AREA: 207,848 SQ.FT. = ±4.77 AC  
 TOTAL AREA OF WETLANDS: 25,195 SQ.FT. = ±0.57 AC  
 TOTAL AREA OF UPLANDS: 182,653 SQ.FT. = ±4.18 AC  
 PRESERVATION AREA REQUIRED: 1.04 ACRES (1.04 ACRES PROVIDED)  
 TOTAL AREA OF CLOM: 166,708.85 SQ.FT. = ±3.83 AC  
 SITE DENSITY ALLOWABLE: 2 UNITS PER ACRE  
 4.77 x 2 = 9 UNITS

MAX BUILDING HEIGHT: 3 STORY (50' ABOVE EXISTING GRADE)  
 SITE DENSITY PROVIDED: 8 UNITS  
 PARKING REQUIRED: 2 PARKING SPACES PER UNIT (3 BR. UNITS)  
 NOTE: IF THE NUMBER OF BEDROOMS EXCEEDS 3, THE PARKING REQUIREMENTS SHALL CONFORM TO SECTION 5.02.02 OF THE WALTON COUNTY LAND DEVELOPMENT CODE. THE REQUIRED PARKING FOR EACH UNIT MUST BE PROVIDED WITHIN THE LOT CONTAINING THE UNIT.

\* THIS PARCEL IS LOCATED IN FLOOD ZONE AE, 7.00' MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12131C0559 F, PANEL 559 OF 763, DATED MARCH 07, 2000, WALTON COUNTY, FLORIDA. [CLOM-F]

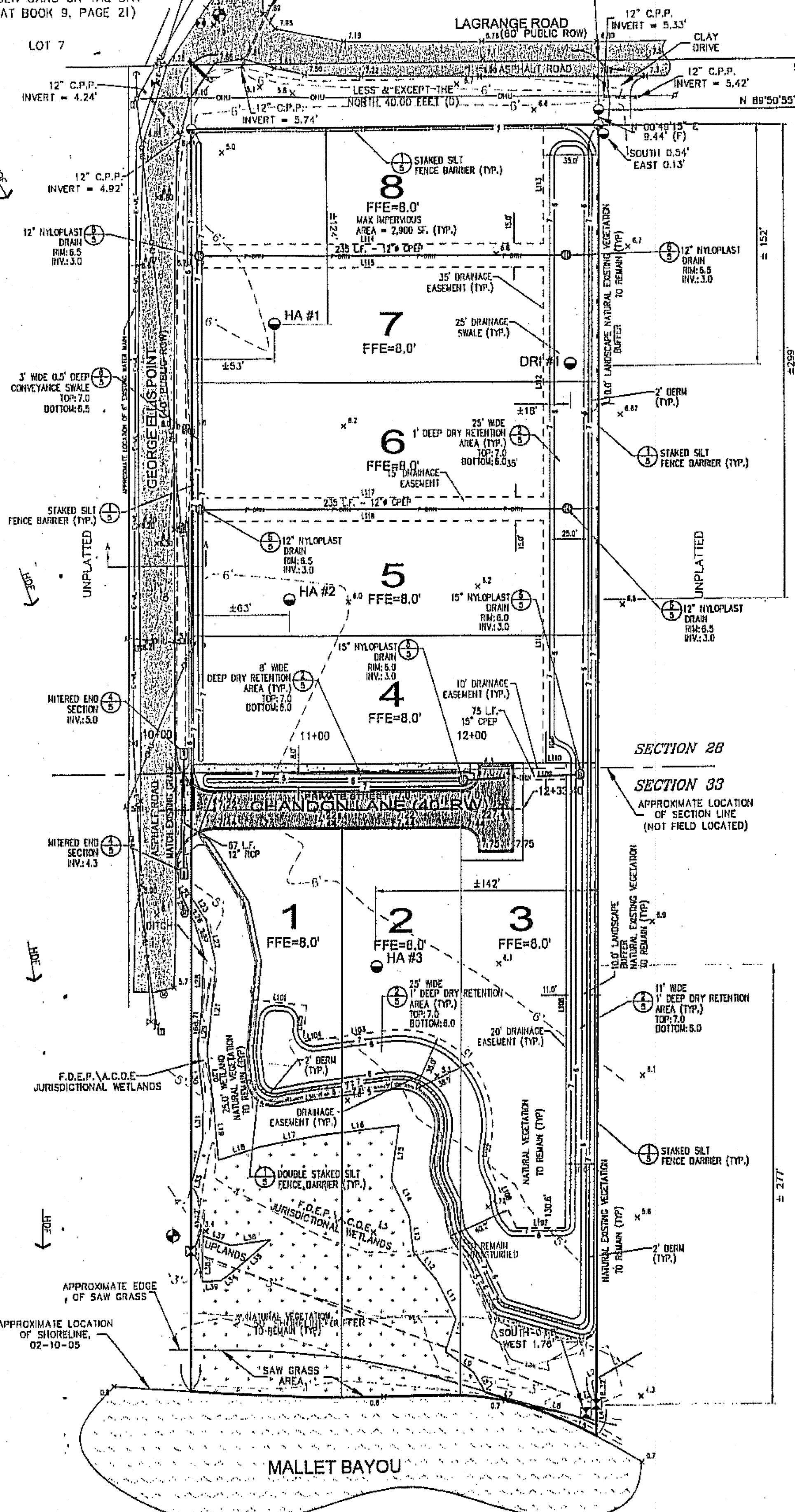
SIDEWALK BUYOUT: A CONTRIBUTION TO THE WALTON COUNTY SIDEWALK FUND WILL BE REQUIRED FOR 800 sq. ft.

C:\EMERALD\PROJECTS\2005\05-034\_EPERNAY\05-034\_EPERNAY\05-034\_EPERNAY.dwg, Jan 15, 2005, 7:20:15am

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01/13/05</td> <td>REVISED PER WALTON COUNTY ENG/IRC COMMENTS (19-30-05)</td> <td>ECA-MS</td> </tr> <tr> <td>11/20/05</td> <td>REVISED PER WALTON COUNTY ENG/IRC COMMENTS (16-13-05)</td> <td>ECA-PD</td> </tr> <tr> <td>11/01/05</td> <td>REVISED PER SOIL BORING RESULTS</td> <td>ECA-MS</td> </tr> <tr> <td>09/14/05</td> <td>REVISED TO INCLUDE WALTON COUNTY TRC2 (10/13/05) COMMENTS</td> <td>ECA-PD</td> </tr> <tr> <td>08/21/05</td> <td>REVISED TO INCLUDE PALMCO ENGINEERING (7/21/05) COMMENTS</td> <td>ECA-PD</td> </tr> <tr> <td>07/15/05</td> <td>REVISED TO INCLUDE WALTON COUNTY TRC (6/29/05) COMMENTS</td> <td>ECA-PD</td> </tr> </tbody> </table>	DATE	REVISION	BY	01/13/05	REVISED PER WALTON COUNTY ENG/IRC COMMENTS (19-30-05)	ECA-MS	11/20/05	REVISED PER WALTON COUNTY ENG/IRC COMMENTS (16-13-05)	ECA-PD	11/01/05	REVISED PER SOIL BORING RESULTS	ECA-MS	09/14/05	REVISED TO INCLUDE WALTON COUNTY TRC2 (10/13/05) COMMENTS	ECA-PD	08/21/05	REVISED TO INCLUDE PALMCO ENGINEERING (7/21/05) COMMENTS	ECA-PD	07/15/05	REVISED TO INCLUDE WALTON COUNTY TRC (6/29/05) COMMENTS	ECA-PD	<p><b>EMERALD COAST ASSOCIATES, INC.</b></p> <p>SURVEYING • CIVIL ENGINEERING        CERTIFICATE OF AUTHORIZATION NUMBER 00008775        EXPIRATION: FEBRUARY 28, 2007        4836 GULFSTAR DRIVE        DESTIN, FLORIDA 32541        PH: (850) 837-8242, FAX: (850) 654-2740        WWW.ECA-FL.COM</p>	<p>PROJECT: 05-034</p> <p>SCALE: 1" = 50'</p> <p>ORDER: 05-0453</p> <p>FILE: C:\EMERALD\PROJECTS\2005\05-034_EPERNAY\05-034_EPERNAY.dwg</p>	<p><b>EPERNAY ESTATES</b></p> <p>OF SECTION 26 &amp; 33, TOWNSHIP 1 SOUTH, RANGE 19 WEST        WALTON COUNTY, FLORIDA</p> <p>REQUESTED BY: MALLETT BAYOU ONE, L.L.C.</p>	<p><b>SITE AND GEOMETRY PLAN</b></p> <p>SHEET 2 OF 8</p> <p>05-034</p>	<p>Dean A. F. Burgos        1-24-06        REGISTERED ENGINEER No. 50705</p>
DATE	REVISION	BY																								
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08/21/05	REVISED TO INCLUDE PALMCO ENGINEERING (7/21/05) COMMENTS	ECA-PD																								
07/15/05	REVISED TO INCLUDE WALTON COUNTY TRC (6/29/05) COMMENTS	ECA-PD																								



PHASE 2 OF GARDEN OAKS ON THE BAY (PLAT BOOK 9, PAGE 21)



**SOIL BORING INFORMATION:**

- DRI # DOUBLE-RING INFILTRATOR TEST LOCATION
- HA # HAND-AUGER LOCATION

GROUND ELEVATION TABLE			
BORING	DATE	GROUND ELEV. (FEET ABOVE MSL)	WATER TABLE ELEV. (FEET ABOVE MSL)
DRI #1	06/30/05	6.5	4.0
HA #1	06/30/05	6.0	3.6
HA #2	06/30/05	6.0	3.7
HA #3	06/30/05	5.7	3.0

**LEGEND:**

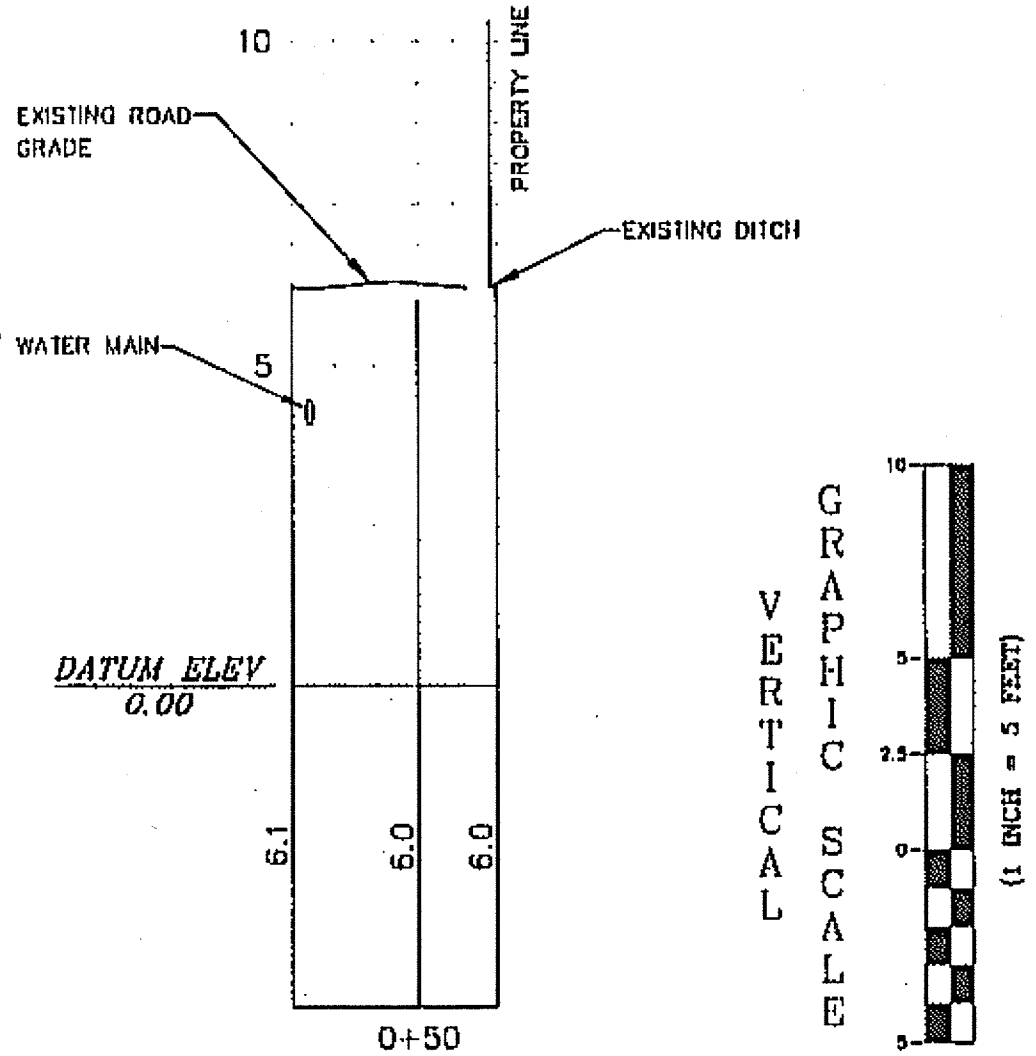
- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- (C) = CALCULATED DATA
- CP = CORRUGATED PLASTIC PIPE
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- CORP. = CORPORATION
- (TYP.) = TYPICAL
- ID. = IDENTIFICATION
- INC. = INCORPORATED
- DWG. = DRAWING
- OHU = OVERHEAD UTILITIES
- = FOUND 1/2" CAPPED IRON ROD L.B. #7191
- = FOUND 1/2" CAPPED IRON ROD L.B. #1355
- = FOUND 4" BY 4" CONCRETE MONUMENT (NO I.D.)
- ⊕ = SET P.K. NAIL
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊕ = BENCHMARK (SEE TEMPORARY BENCHMARK REFERENCE)
- ⊕ = GUY ANCHOR
- ⊕ = UTILITY POLE
- ⊕ = MAILBOX
- ⊕ = TELEPHONE BOX
- x 10.38 = SPOT ELEVATION AT "X"
- 10- = CONTOUR ELEVATION AT 1' INTERVALS
- ⊕ = TRAFFIC SIGN
- ⊕ = WETLAND FLAG
- L1-L39 = LINE IDENTIFICATION (SEE LINE TABLE)
- F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- A.C.O.E. = ARMY CORPS OF ENGINEERS
- HDF-> = DIRECTION OF HISTORICAL DRAINAGE FLOW

**DRAINAGE EASEMENT GEOMETRY TABLE**

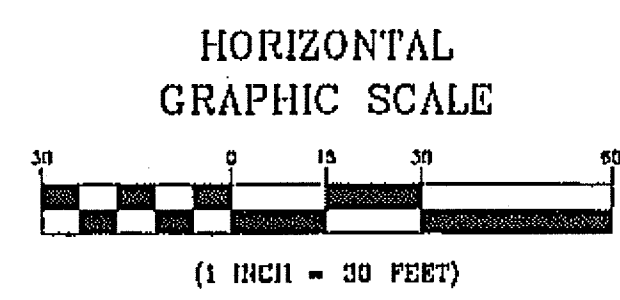
CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	109.75	60.00

LINE TABLE		
LINE	LENGTH	BEARING
L101	35.00	S84°11'23"E
L102	16.14	N08°11'10"E
L103	54.08	S83°22'50"W
L104	0.61	S78°13'50"W
L105	22.38	N05°48'37"E
L106	279.69	S00°13'06"W
L107	31.53	S89°46'54"E
L108	44.52	S23°53'31"E
L109	27.57	S89°50'12"E
L110	15.00	S89°50'12"E
L111	152.50	S00°13'06"W
L112	145.00	S00°13'06"W
L113	74.26	S00°13'06"W
L114	224.88	N89°50'12"W
L115	224.87	N89°50'12"W
L116	224.71	N89°50'12"W
L117	224.73	N89°50'12"W



**CROSS-SECTION A-A**



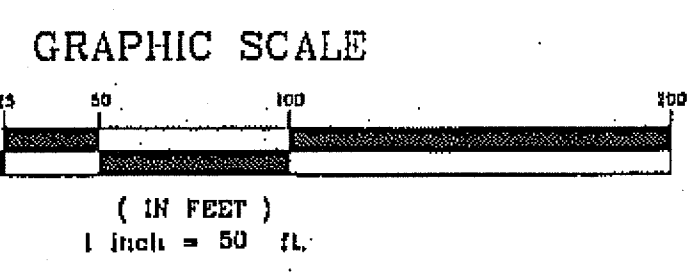
**GENERAL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR SETTING AND ESTABLISHING THE LOCATION, ALIGNMENT, ELEVATION, AND GRADING OF THE SITE FEATURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING STRUCTURES, ROAD PAVEMENTS OR UTILITIES AS A RESULT OF PERFORMING THE WORK DESCRIBED HEREIN.
5. UNSUITABLE EXCAVATED MATERIAL DURING DEBRUDDING AND SITE CLEARING SHALL BE DISPOSED OFF SITE.
6. SUITABLE EXCAVATED MATERIAL MAY BE USED ON SITE AS FILL, ONLY FOLLOWING APPROVAL BY THE ENGINEER.
7. ADDITIONAL FILL MATERIAL MUST BE APPROVED BY THE ENGINEER.
8. ALL EXCAVATIONS SHALL COMPLY WITH SECTION 120 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND MEET MINIMUM SLOPE REQUIREMENTS.
9. TEMPORARY EROSION CONTROL SHALL BE ACHIEVED BY SILT FENCING, STRAW OR HAY BALES OR TEMPORARY GRASS.
10. PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. SPECIFICATION 710.
11. CLEARING OF NATURAL VEGETATION WITHIN 100.0' OF THE MEAN OR ORDINARY HIGH WATER LINE OF THE SHORELINE IS LIMITED TO 25%.
12. PERMANENT EROSION CONTROL SHALL CONSIST OF GRASS SODDING FOR ALL DETENTION AREAS/ SWALES AND GRASS SEEDING FOR ALL OTHER DISTURBED AREAS.
13. COMPACTION OF SUBGRADE BEHIND PARKING AREAS AND BUILDING PADS SHALL BE PERFORMED USING A 10 TON VIBRATORY ROLLER WITH A MINIMUM OF TEN OVERLAPPING PASSES.
14. CONCRETE AND SOILS SHALL BE TESTED BASED ON THE FOLLOWING SCHEDULE:

MATERIAL	TEST	REQUIREMENT	FREQUENCY
CONCRETE	SLUMP	4"-6"	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. PER MATERIAL CHANGE
	LBR	100	
SUBGRADE	DENSITY	98% OF LAB MAX.	1/2500 SQ. FT. PER MATERIAL CHANGE
	LBR	40	
15. STORMWATER IS TO BE DIRECTED FROM DRIVEWAYS AND ROOF DRAINS TO BASINS.
16. CONTRACTOR IS TO REMOVE SEDIMENT FROM BASINS UPON COMPLETION OF SITE WORK.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF EROSION CONTROL.

**BENCHMARK INFORMATION:**

- **SOURCE BENCHMARKS**
  1. USCGS MONUMENT K178 (1957) (NOT GRAPHICALLY SHOWN) ELEVATION = 10.42'
  2. USCGS MONUMENT J178 (1957) (NOT GRAPHICALLY SHOWN) ELEVATION = 10.69'
- **TEMPORARY BENCHMARK REFERENCE:**
  1. TOP OF FOUND CONCRETE MONUMENT (NO I.D.) ELEVATION = 4.10'
  2. TOP OF SET P.K. NAIL IN ASPHALT ELEVATION = 7.59'



E:\PROJECTS\2005\05-04 GRADING\05-04 GRADING.dwg, Jan 15, 2006, 7:37:16 AM

DATE	REVISION	BY
01/13/05	REVISED PER WALTON COUNTY ENG/IRC COMMENTS (12-30-05)	ECA-MS
11/20/05	REVISED PER WALTON COUNTY ENG/IRC COMMENTS (10-13-05)	ECA-PD
11/20/05	REVISED PER SOIL BORING RESULTS	ECA-MS
05/14/05	REVISED TO INCLUDE WALTON COUNTY TRC#2 (9/12/04) COMMENTS	ECA-PD
09/01/05	REVISED TO INCLUDE FWA/Inc Engineering (7/21/05) COMMENTS	ECA-PD
07/15/05	REVISED TO INCLUDE WALTON COUNTY TRC(6/29/05) COMMENTS	ECA-PD

**EMERALD COAST ASSOCIATES, INC.**  
 SURVEYING • CIVIL ENGINEERING  
 CERTIFICATE OF AUTHORIZATION NUMBER 00008775  
 EXPIRATION: FEBRUARY 28, 2007  
 4838 GULFSTARR DRIVE  
 DESTIN, FLORIDA 32541  
 PH: (850) 837-0242, FAX: (850) 854-2740

PROJECT:	05-034
SCALE:	1" = 50'
ORDER:	05-0453
DWG. DATE:	01/15/06
FILE:	0:\PROJECTS\2005\05-04 GRADING\05-04 GRADING.dwg

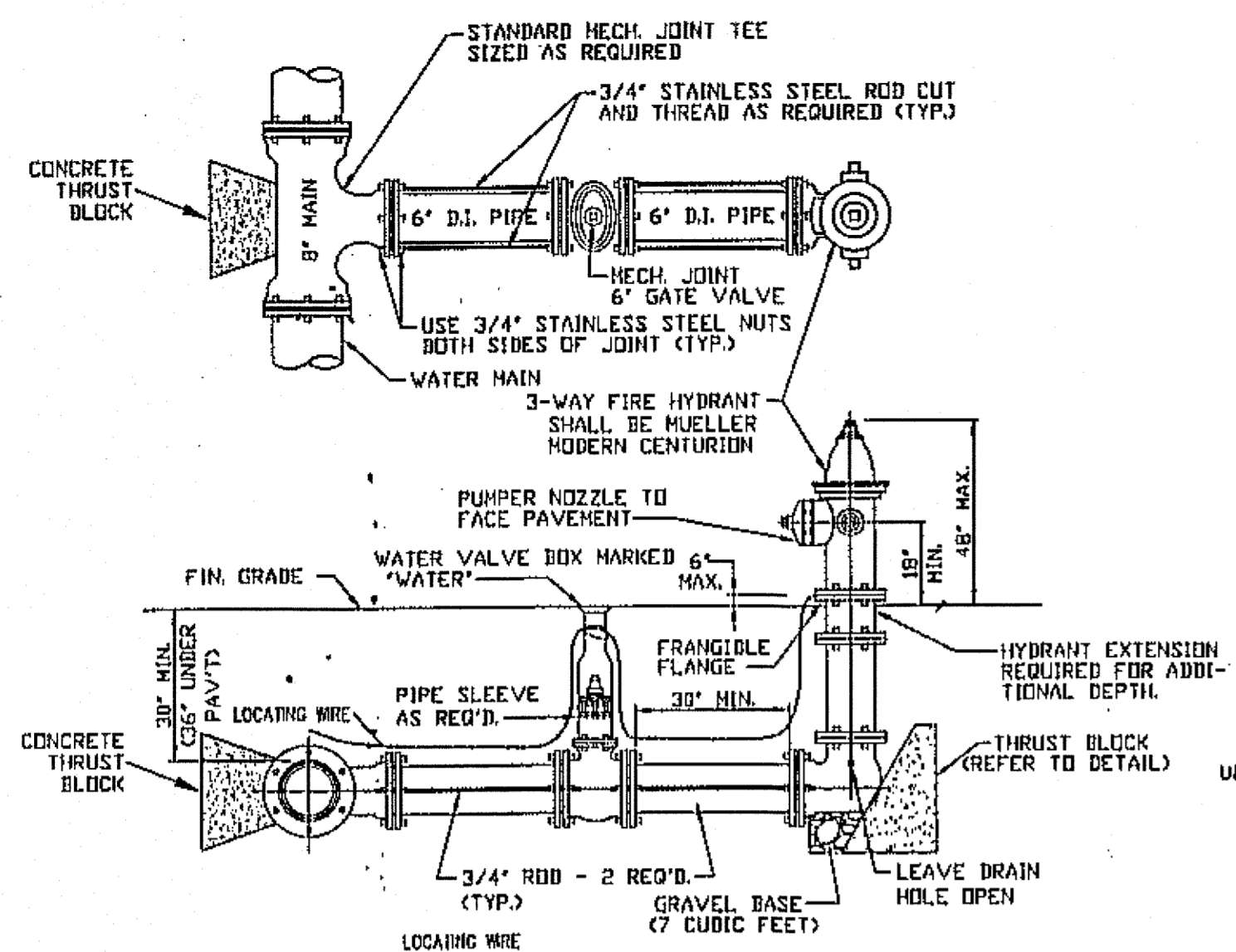
**EPERNAY ESTATES**  
 OF SECTION 28 & 33, TOWNSHIP 1 SOUTH, RANGE 19 WEST  
 WALTON COUNTY, FLORIDA  
 REQUESTED BY: MALLETT BAY ONE, L.L.C.

**GRADING AND DRAINAGE PLAN**  
 SHEET 4 OF 8  
 05-034

*Dean A. F. Burgess*  
 1-21-06  
 DEAN A. F. BURGESS  
 REGISTERED ENGINEER No. 50705

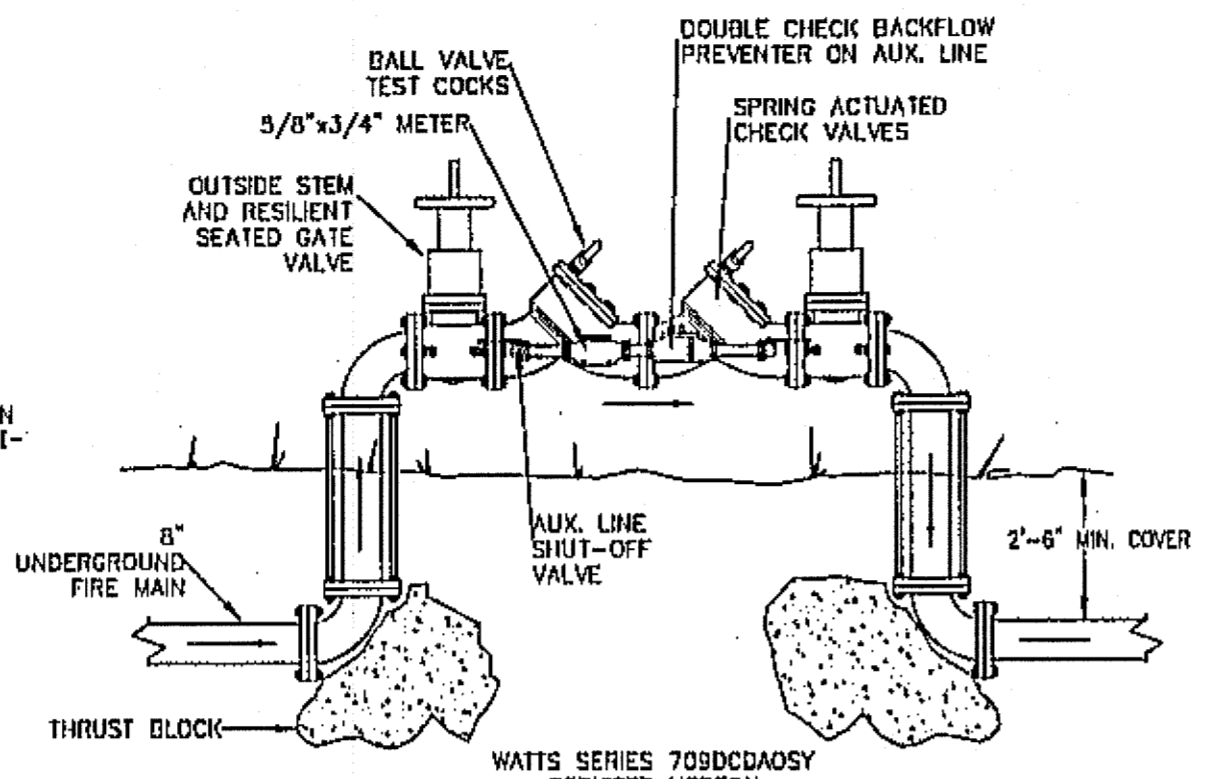






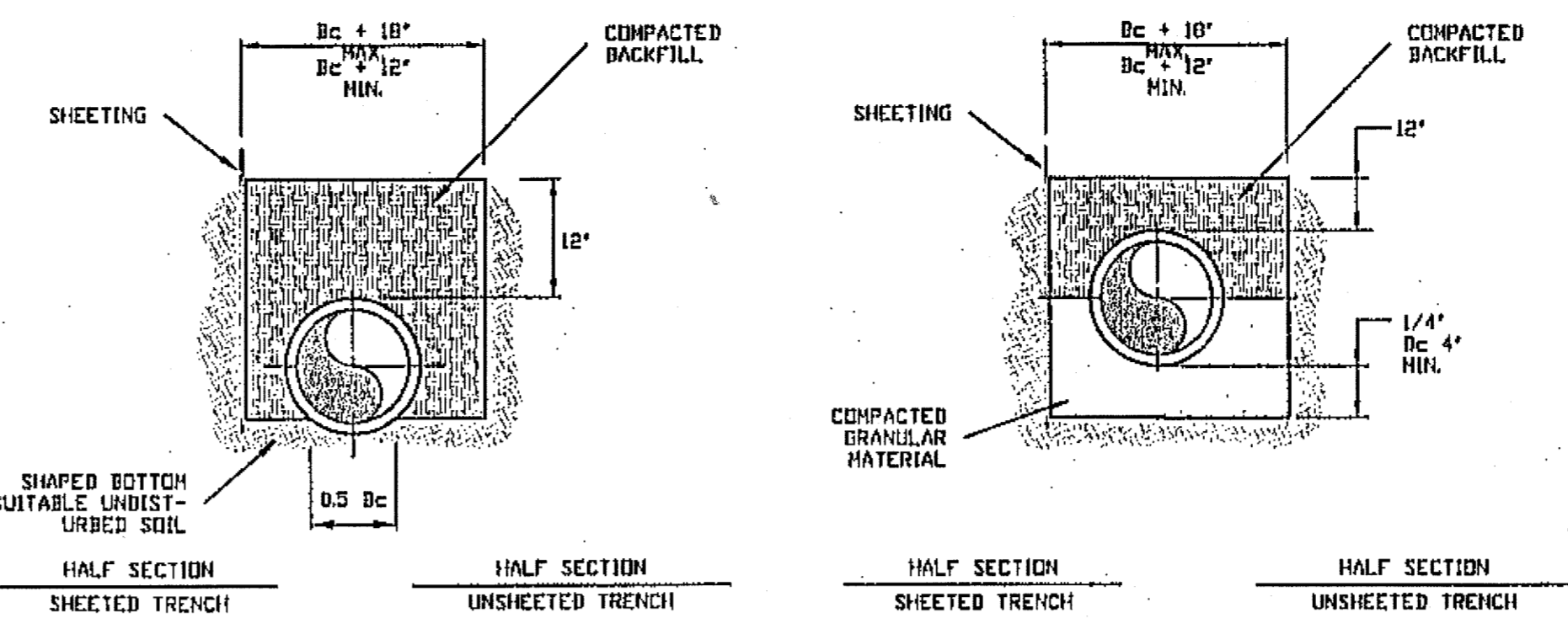
- NOTES:
1. ALL RODS AND ASSOCIATED HARDWARE SHALL BE STAINLESS STEEL.
  2. ALL MECHANICAL JOINTS SHALL USE RESTRAINT TYPE RETAINING GLANDS.
  3. HYDRANT MUST CONFORM TO FREEPORT TECHNICAL CONSTRUCTION STANDARDS.

**1 TYPICAL FIRE HYDRANT INSTALLATION**  
(SHALL BE MUELLER MODERN CENTURION)  
N.T.S.

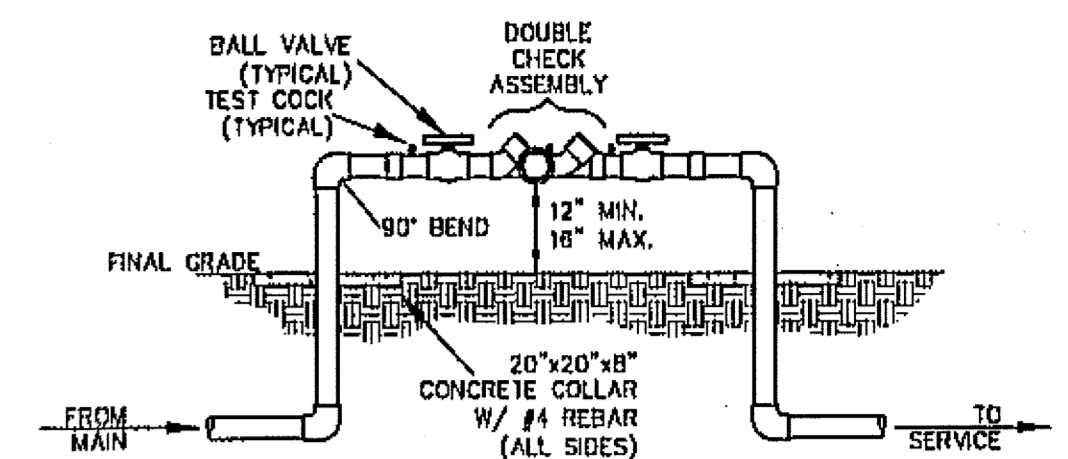


NOTE: BACKFLOW PREVENTION DEVICE SHALL BE COORDINATED WITH AND APPROVED BY THE FREEPORT WATER SYSTEM OPERATOR.

**2 DOUBLE DETECTOR CHECK ASSEMBLY BACKFLOW PREVENTER FOR FIRE MAINS**  
(NOT TO SCALE)

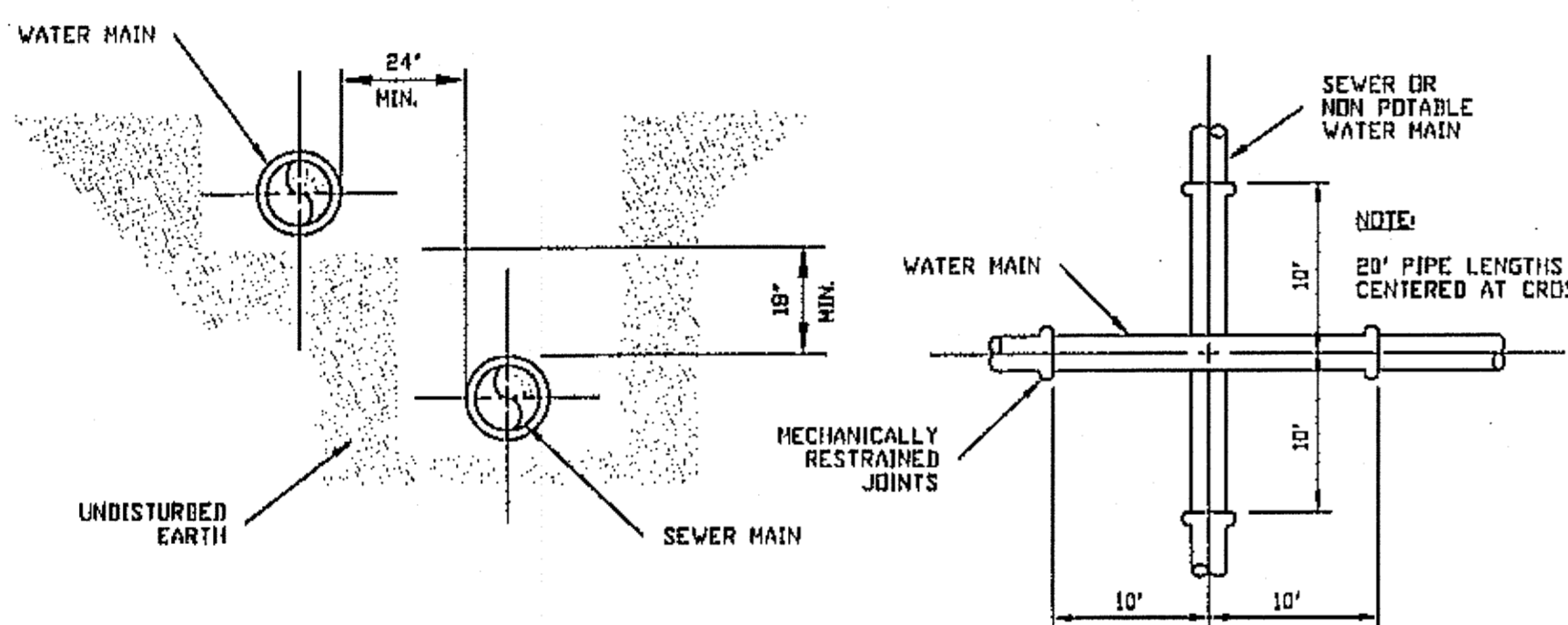


**3 CLASS "B" TYPICAL BEDDING DETAIL**  
N.T.S.



- NOTES:
1. ALL PIPES AND PIPE FITTINGS 2" AND SMALLER SHALL BE THREADED GALVANIZED STEEL OR BRASS.
  2. FOLLOWING INSTALLATION, WRAP ENTIRE UNIT IN WEATHERPROOF INSULATION.
  3. BACKFLOW PREVENTION DEVICE SHALL BE COORDINATED WITH AND APPROVED BY THE FREEPORT WATER SYSTEM OPERATOR.

**4 REDUCED PRESSURE BACKFLOW PREVENTER**  
N.T.S.



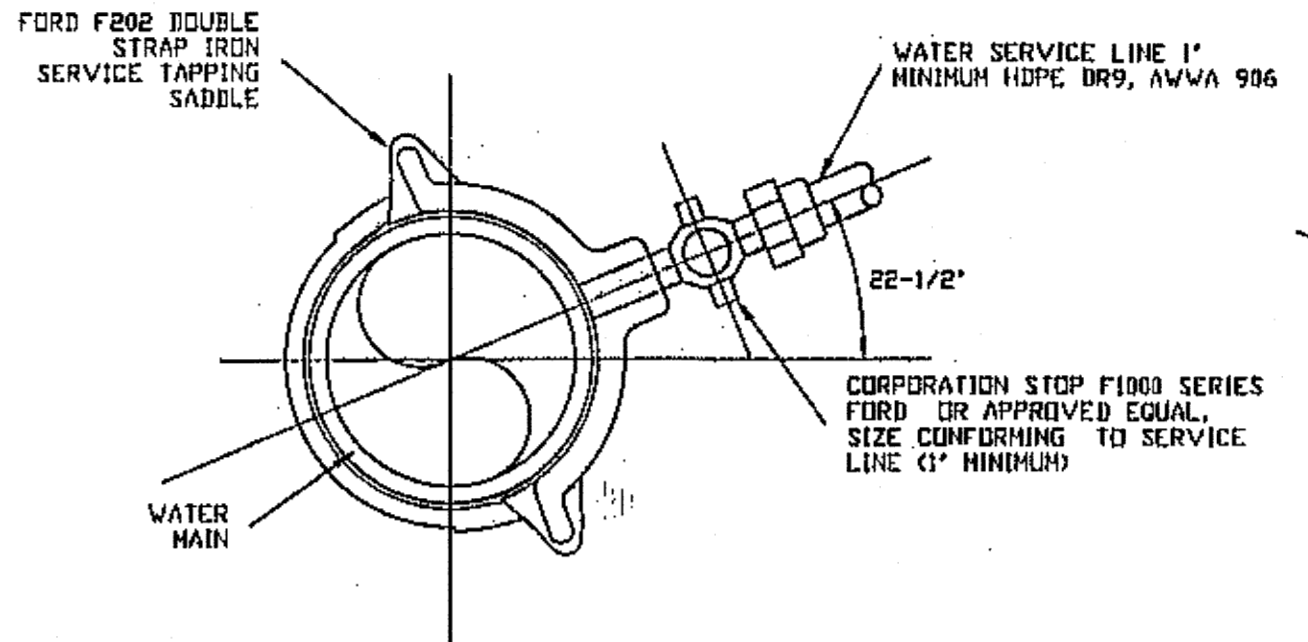
- NOTES:
1. WHERE A 10 FOOT PARALLEL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN, THEN THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELTER AT LEAST 10 INCHES ABOVE THE TOP OF THE SEWER MAIN OR NONPOTABLE WATER MAIN.
  2. WHERE A 10 INCH VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN A WATER MAIN AND A SEWER MAIN OR NONPOTABLE WATER MAIN CROSSING THEN THE WATER MAIN SHALL PASS OVER THE SEWER MAIN OR NONPOTABLE WATER MAIN WITH A MINIMUM VERTICAL CLEARANCE OF 6 INCHES. THE SEWER OR NONPOTABLE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING AND THE WATER MAIN SHALL BE 20 FEET OF 6" CONCRETE ENCASEMENT CENTERED ON THE POINT OF CROSSING. CONCRETE ENCASEMENT SHALL BE POURED SEPARATELY FOR EACH PIPE.

**5 WATER AND SEWER MAIN CROSSING FOR ROADWAYS TYPICAL CASING DETAIL**  
N.T.S.

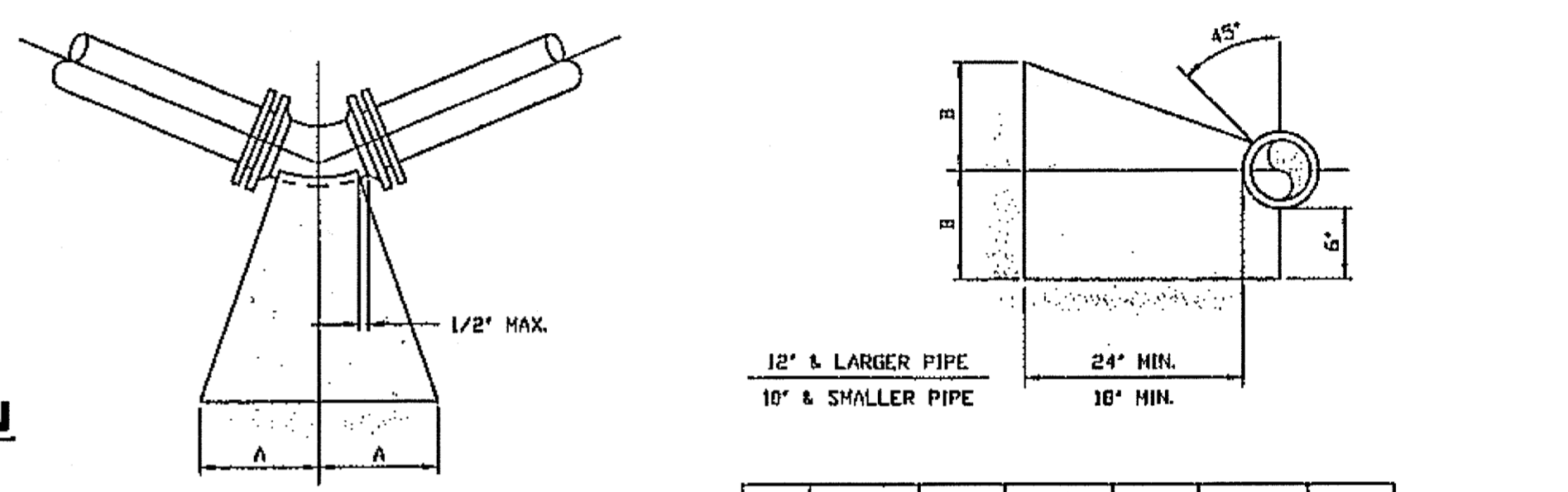
CASING PIPE SIZES (MIN.)		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"
CARRIER PIPE MIN. DIA. (IN.)		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"
CASING PIPE MIN. DIA. (IN.)		12"	16"	18"	24"	24"	30"	30"	36"	36"	48"	48"	60"
MIN. X-WALL THK. (INCHES)		0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.250	0.375	0.500

- NOTES:
1. MIN. COVER TO TOP OF CASING SHALL BE 36".
  2. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE 4" OR 6" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE, BELL OR COUPLING, AS NOTED ABOVE.
  3. ALL JACK AND BORE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION UTILITY ACCOMMODATION MANUAL, LATEST EDITION.
  4. SKIDS SHALL BE SECURED TO THE CARRIER PIPE AS PER MANUFACTURER'S RECOMMENDATIONS, MINIMUM OF 3 SKIDS PER PIPE JOINT.
  5. ROTATION OF CARRIER PIPE INSIDE THE CASING PIPE WILL NOT BE PERMITTED. ALL JOINTS WITHIN THE CASING SHALL HAVE JOINT RESTRAINTS INSTALLED.
  6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING OF CASING AND CARRIER PIPE INSTALLATION FOR APPROVAL PRIOR TO PURCHASING MATERIALS.
  7. CASING SHALL EXTEND A MINIMUM OF 5' FEET PAST EDGE OF PAVEMENT.

**5 WATER AND SEWER MAIN CROSSING FOR ROADWAYS TYPICAL CASING DETAIL**  
N.T.S.



**6 TYPICAL WATER SERVICE CONNECTION**  
N.T.S.



NOTES:

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A-1 THRU A-3, CLEAN SAND AND GRAVELS).
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

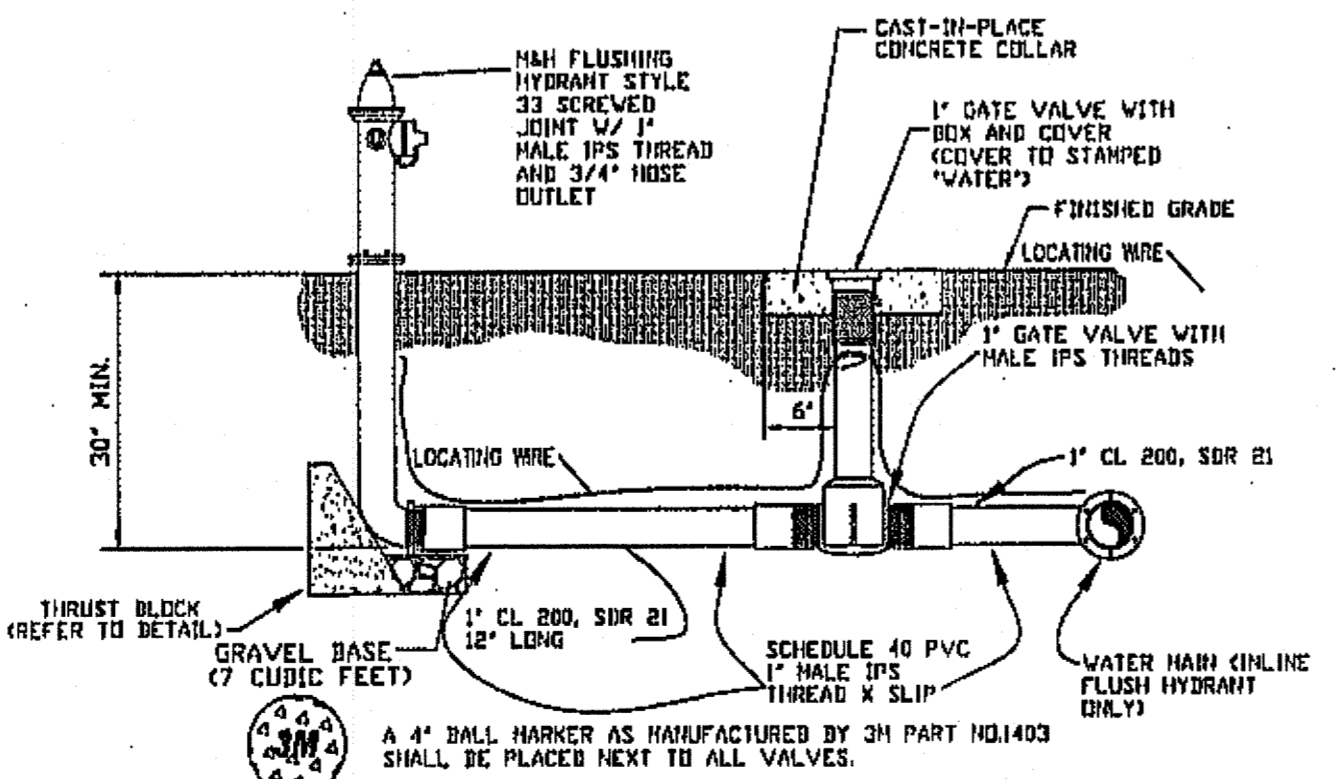
SIZE	1/4 BENDS		CU. FT.		1/8 BENDS		CU. FT.		1/16 BENDS		CU. FT.	
	A	B	A	B	A	B	A	B	A	B	A	B
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3			
8"	22"	13"	2.2	12"	13"	3.7	8"	10"	2.1			
10"	26"	17"	1.5	14"	17"	5.9	10"	12"	3.6			
12"	29"	21"	8.1	15"	21"	8.6	11"	15"	6.6			
14"	35"	24"	29.8	19"	24"	14.9	18"	20"	8.9			
16"	30"	27"	37.8	21"	27"	19.1	18"	24"	11.8			
18"	42"	29"	47.8	22"	29"	24.2	13"	26"	14.2			

NOTES:

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL (A-1 THRU A-3, CLEAN SAND AND GRAVELS).
3. POOR SOIL (A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.

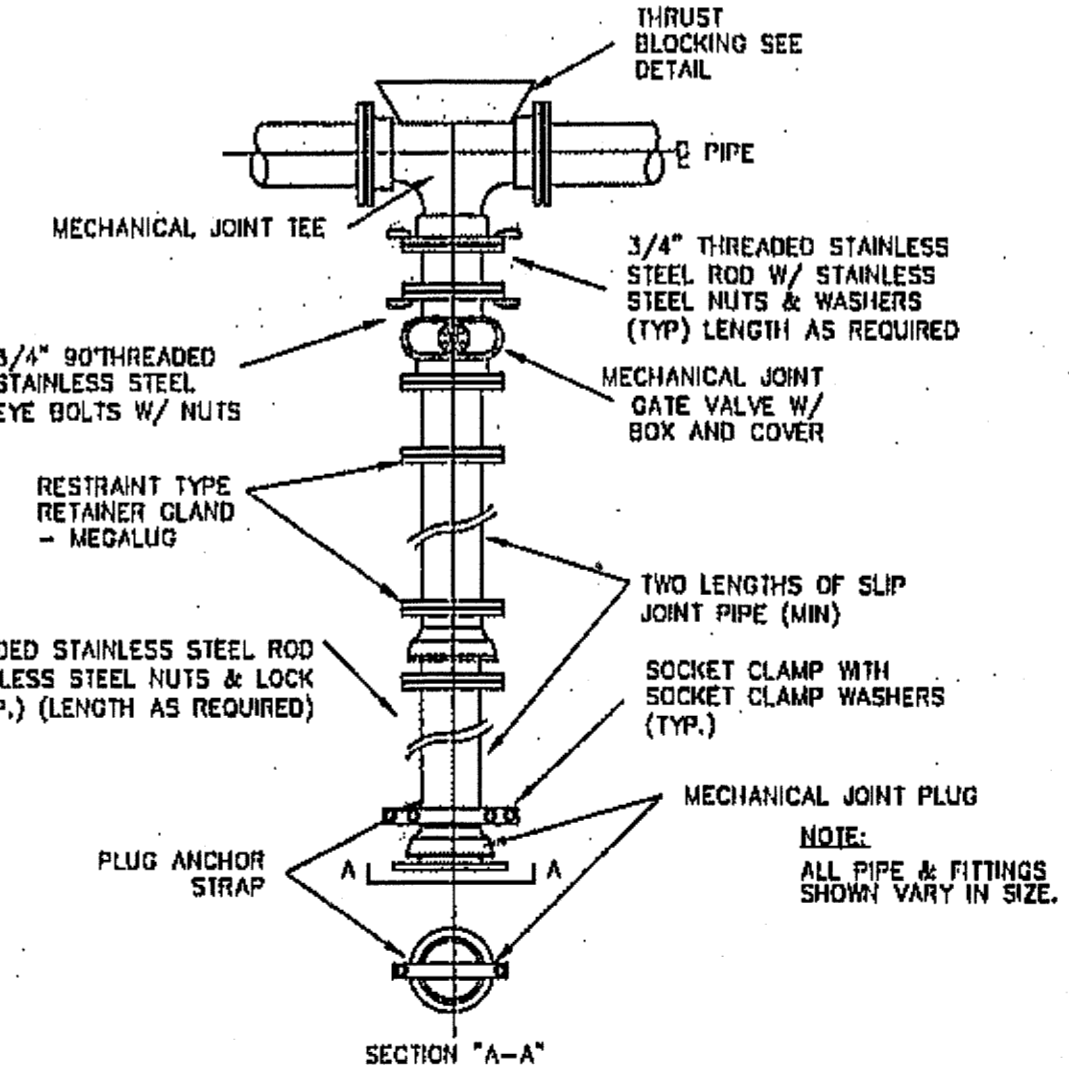
SIZE	PLUG		CU. FT.	
	C	D	C	D
6"	10"	21"	2.6	
8"	12"	29"	4.5	
10"	14"	36"	6.9	
12"	16"	41"	9.0	
14"	18"	48"	12.3	
16"	20"	54"	15.2	
18"	22"	60"	19.2	

**7 THRUST BLOCK DETAIL**  
N.T.S.



- NOTES:
1. HYDRANT MUST CONFORM TO FREEPORT TECHNICAL CONSTRUCTION STANDARDS "YARD HYDRANT".

**8 ABOVE GRADE FLUSHING HYDRANT DETAIL**  
(SHALL BE HURDLOCK MODEL H-1100)  
N.T.S.



- NOTES:
1. IN A STRAIGHT RUN DEAD END INSTALLATION THE VALVE SHALL BE TIED TO THE NEXT UPSTREAM PIPE JOINT WITH SOCKET CLAMP AND TIE-RODS.
  2. ALL MECHANICAL JOINTS TO USE RESTRAINT TYPE RETAINING GLANDS.
  3. JOINT RESTRAINTS REQUIRED ON 3 JOINTS PRIOR TO PLUG.

**9 DEAD END STUB DETAIL**  
N.T.S.

**EMERALD COAST ASSOCIATES, INC.**  
SURVEYING • CIVIL ENGINEERING  
CERTIFICATE OF AUTHORIZATION NUMBER 00008775  
EXPIRATION: FEBRUARY 28, 2007  
4638 GULFSTAR DRIVE  
DESTIN, FLORIDA 32541  
PH: (850) 937-8242, FAX: (850) 654-2740

PROJECT: 05-034  
SCALE: N.T.S.  
DRAWN BY: M SODIKA  
ORDER: 05-0453  
DATE: 02/20/08

**EPERNAY ESTATES**  
OF SECTION 20 & 33, TOWNSHIP 1 SOUTH, RANGE 19 WEST  
WALTON COUNTY, FLORIDA  
REQUESTED BY: MALLET BAYOU ONE, L.L.C.

**UTILITY DETAILS**  
SHEET (1 OF 2)  
SHEET 7 OF 8  
05-034  
DEAN A. F. BURGIS  
REGISTERED ENGINEER No. 50705

10-EPERNAY ESTATES-05-EPERNAY-05-034-05-0453-02-20-08-516296