



DEEP SOUTH ENGINEERING
SERVICES, LLC
12658 OPEN POND ROAD
FLORALA, AL 36442

SITE PLAN
HIDDEN LAKES PH3 SUBDIVISION
OKALOOSA COUNTY, FLORIDA

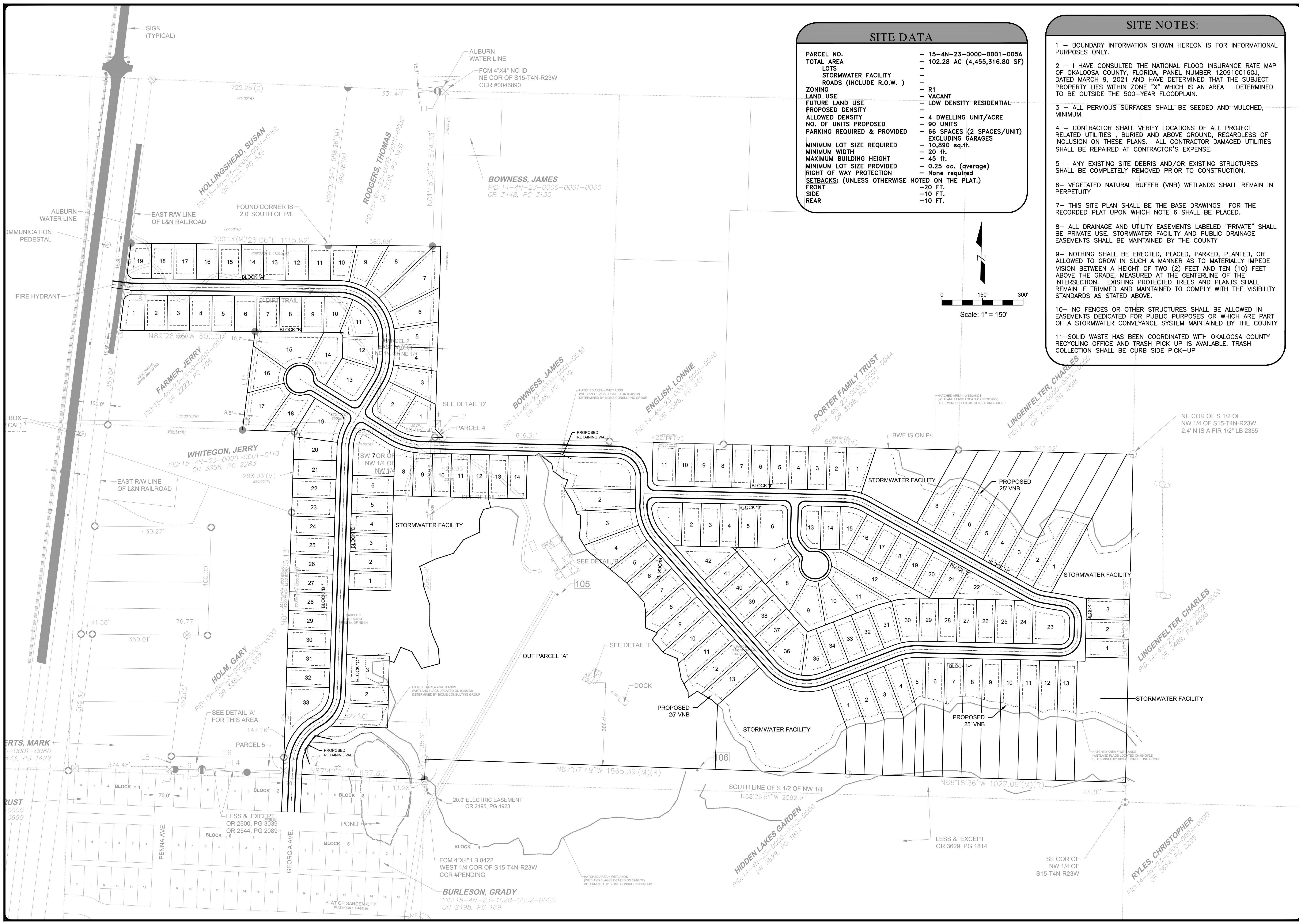
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DRAWN BY:
DESIGNED BY:
CHECKED BY:

NO.	DATE	BY	REVISION
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PLANS NOT VALID
UNLESS BEARING
ENGINEER'S EMBOSSED
SEAL AND SIGNATURE

DRAWING NUMBER:
CS-101
SHEET OF

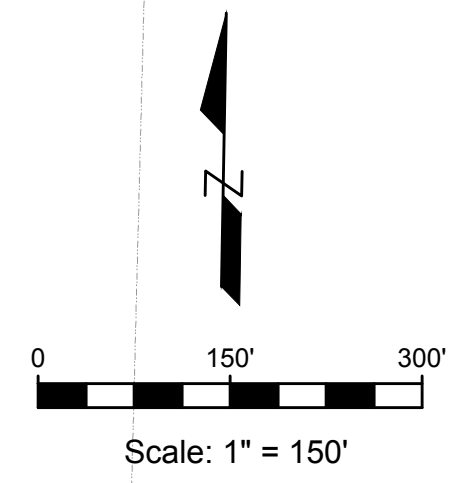
WHITEGON, JERRY
Pb: 15-41-23-0000-0001-0110



SITE DATA

PARCEL NO.	15-4N-23-0000-0001-005A
TOTAL AREA	102.28 AC (4,455,316.80 SF)
LOTS	-
STORMWATER FACILITY	-
ROADS (INCLUDE R.O.W.)	-
ZONING	R1
LAND USE	VACANT
FUTURE LAND USE	LOW DENSITY RESIDENTIAL
PROPOSED DENSITY	90 UNITS
ALLOWED DENSITY	4 DWELLING UNIT/ACRE
NO. OF UNITS PROPOSED	90 UNITS
PARKING REQUIRED & PROVIDED	66 SPACES (2 SPACES/UNIT) EXCLUDING GARAGES
MINIMUM LOT SIZE REQUIRED	10,890 sq.ft.
MINIMUM WIDTH	20 ft.
MAXIMUM BUILDING HEIGHT	45 ft.
MINIMUM LOT SIZE PROVIDED	0.25 ac. (average)
RIGHT OF WAY PROTECTION	None required
SETBACKS: (UNLESS OTHERWISE NOTED ON THE PLAT.)	
FRONT	20 FT.
SIDE	10 FT.
REAR	10 FT.

- SITE NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
 - I HAVE CONSULTED THE NATIONAL FLOOD INSURANCE RATE MAP OF OKALOOSA COUNTY, FLORIDA, PANEL NUMBER 12091C0160J, DATED MARCH 9, 2021 AND HAVE DETERMINED THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 - ALL PERVIOUS SURFACES SHALL BE SEEDED AND MULCHED, MINIMUM.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROJECT RELATED UTILITIES - BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - ANY EXISTING SITE DEBRIS AND/OR EXISTING STRUCTURES SHALL BE COMPLETELY REMOVED PRIOR TO CONSTRUCTION.
 - VEGETATED NATURAL BUFFER (VNB) WETLANDS SHALL REMAIN IN PERPETUITY
 - THIS SITE PLAN SHALL BE THE BASE DRAWINGS FOR THE RECORDED PLAT UPON WHICH NOTE 6 SHALL BE PLACED.
 - ALL DRAINAGE AND UTILITY EASEMENTS LABELED "PRIVATE" SHALL BE PRIVATE USE. STORMWATER FACILITY AND PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE COUNTY
 - NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO (2) FEET AND TEN (10) FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION. EXISTING PROTECTED TREES AND PLANTS SHALL REMAIN IF TRIMMED AND MAINTAINED TO COMPLY WITH THE VISIBILITY STANDARDS AS STATED ABOVE.
 - NO FENCES OR OTHER STRUCTURES SHALL BE ALLOWED IN EASEMENTS DEDICATED FOR PUBLIC PURPOSES OR WHICH ARE PART OF A STORMWATER CONVEYANCE SYSTEM MAINTAINED BY THE COUNTY
 - SOLID WASTE HAS BEEN COORDINATED WITH OKALOOSA COUNTY RECYCLING OFFICE AND TRASH PICK UP IS AVAILABLE. TRASH COLLECTION SHALL BE CURB SIDE PICK-UP



OVERALL SITE PLAN

HIDDEN LAKES PH3 SUBDIVISION
OKALOOSA COUNTY, FLORIDA

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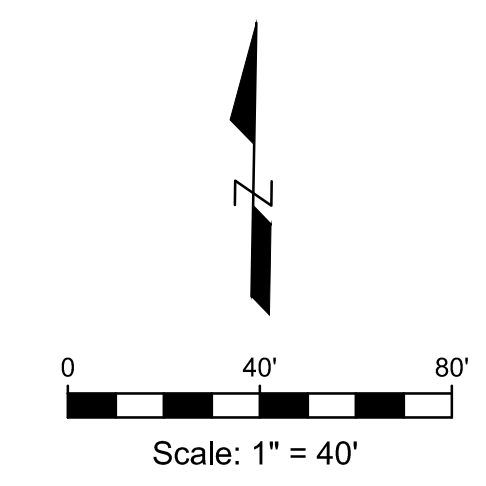
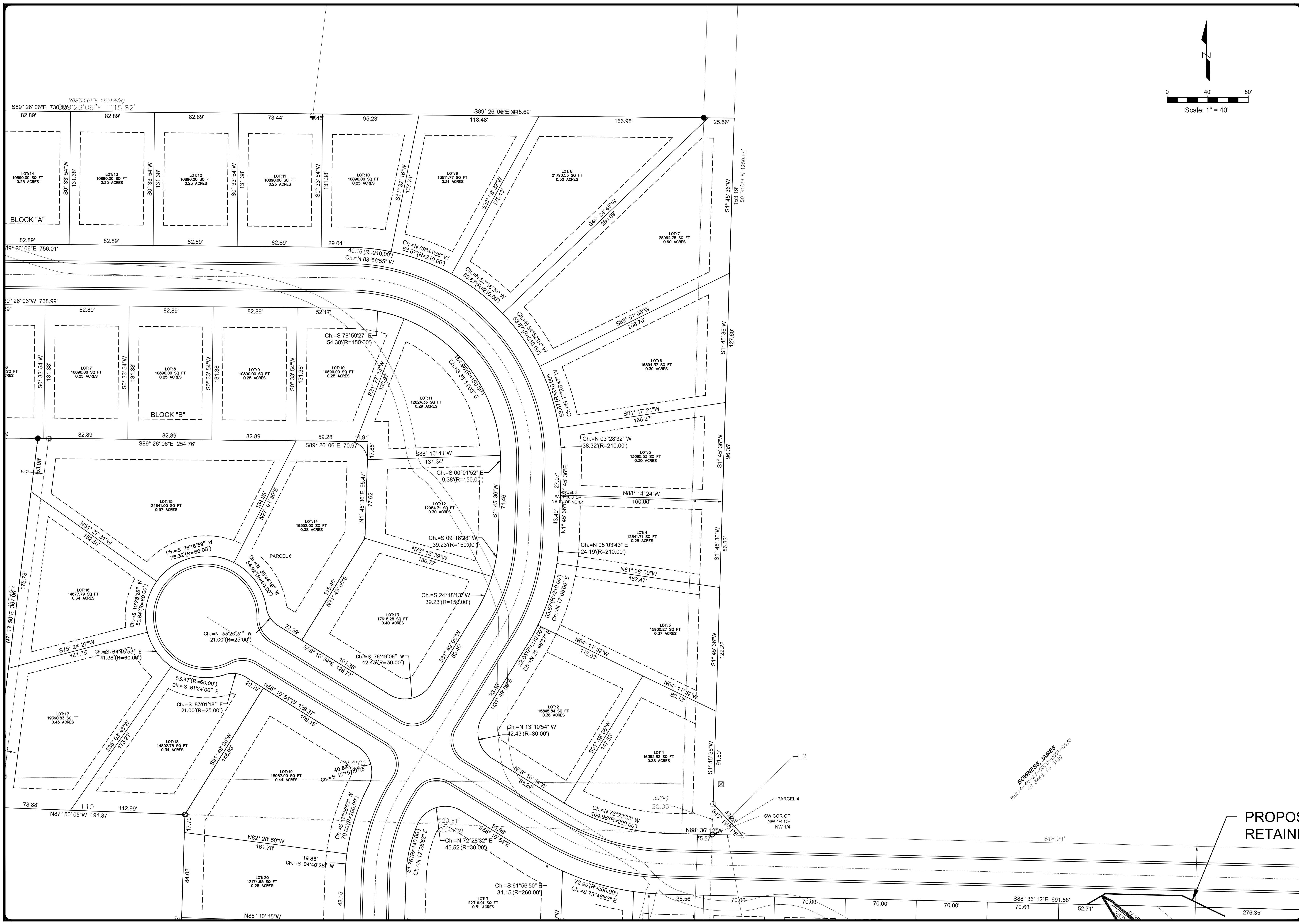
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DRAWING NUMBER: **CS-100**

SHEET OF

DEEP SOUTH ENGINEERING SERVICES, LLC
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FLORIDA, AL 36442



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FLORALA, AL 36442

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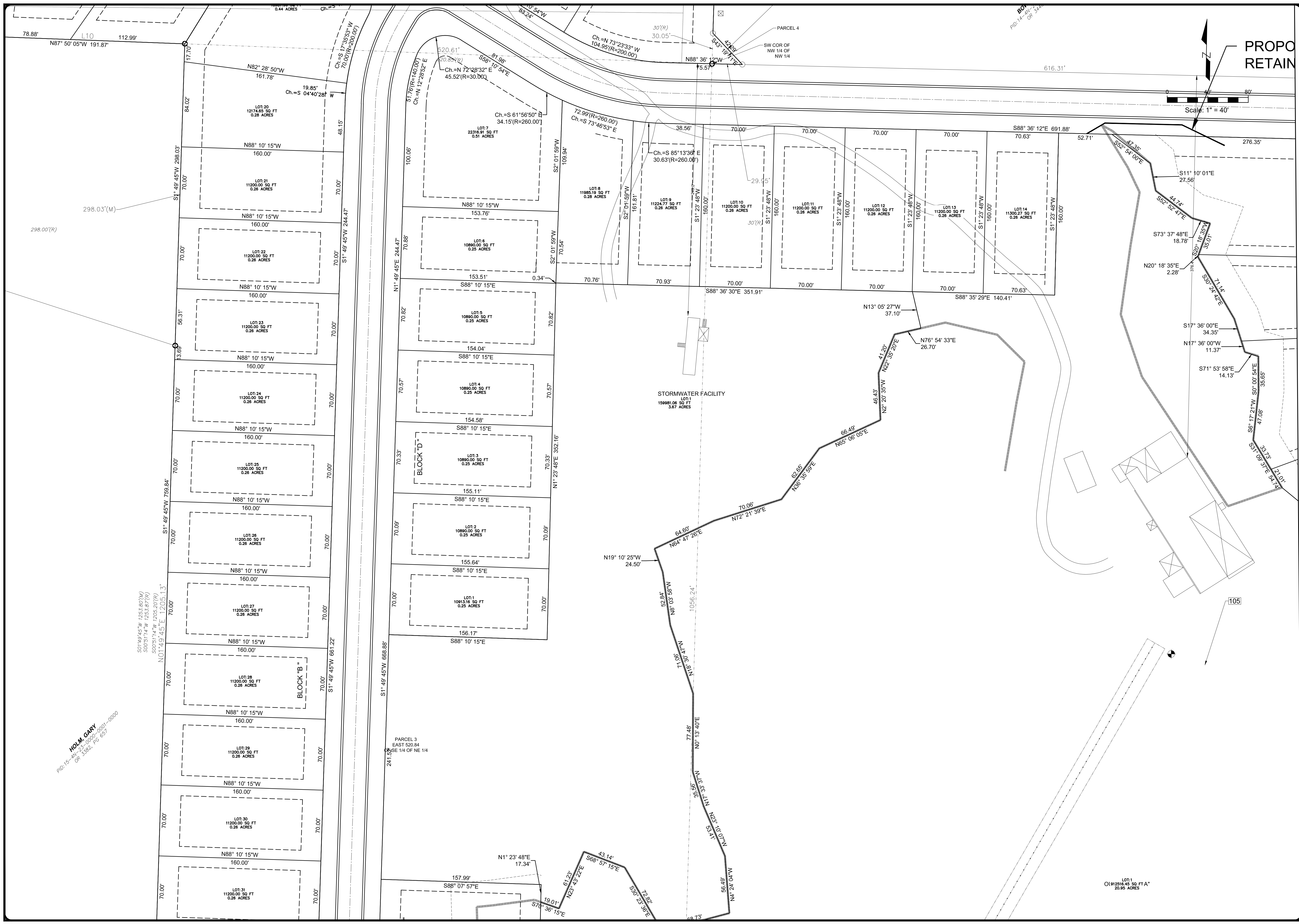
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DRAWING NUMBER:
CS-102
SHEET OF

BOWNESS JAMES
P.O. BOX 211
DUNN, AL 36827
08-3488, Pgs. 31-30

PROPOSED
RETAINING WALL



DEEP SOUTH ENGINEERING SERVICES, LLC
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 FLORIDA, AL 36442

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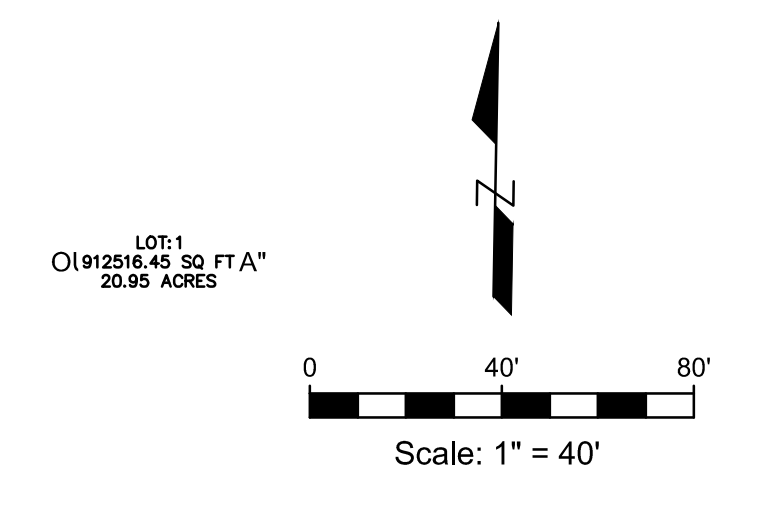
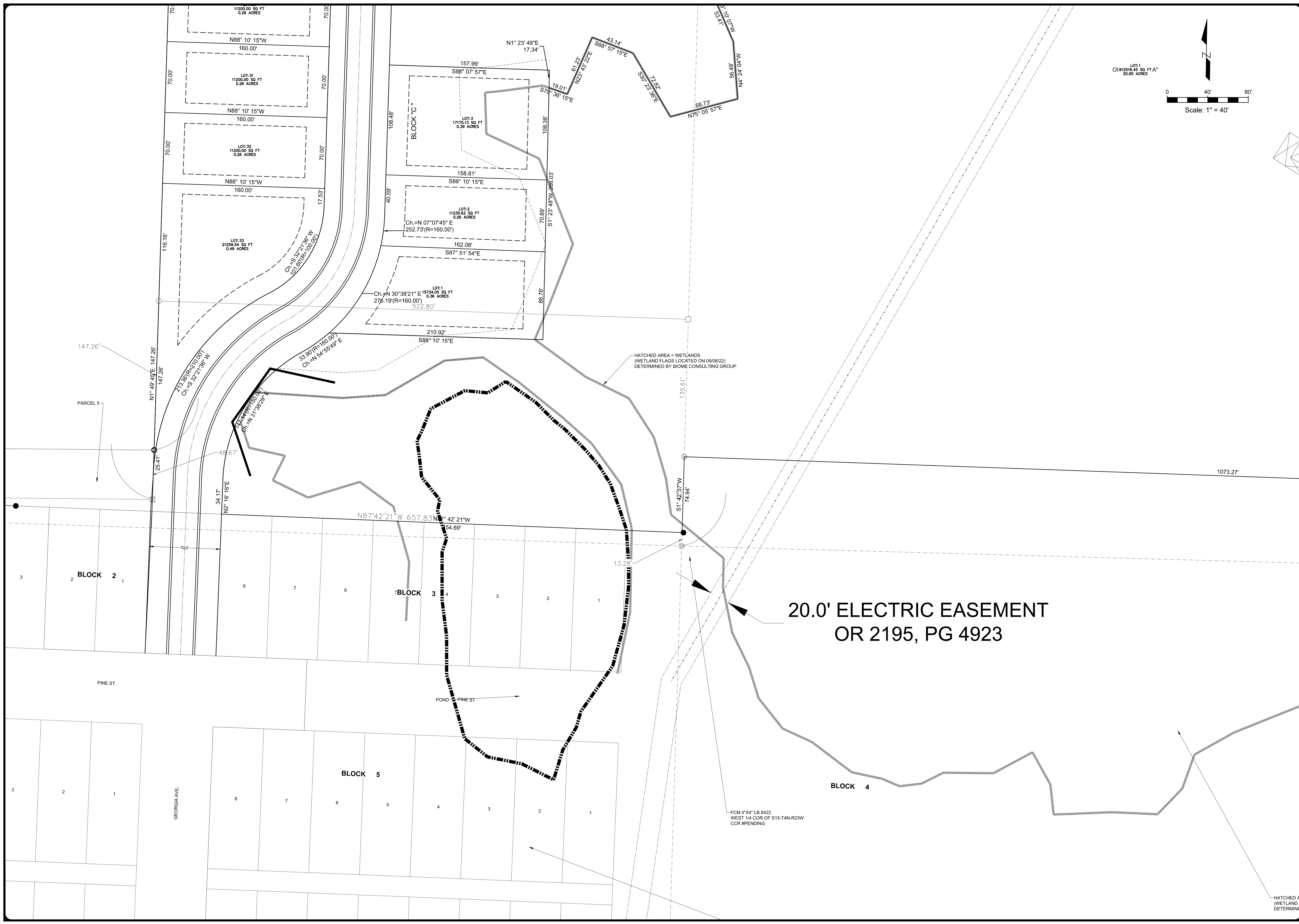
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DRAWING NUMBER:
CS-103
 SHEET OF

HOLM, GARY
 PLO 15-44-23-000-001-0000
 OK 3322, PFC 057

S01°49'45"W 126.88'(M)
 S00°51'14"W 125.87'(R)
 S00°51'14"W 120.95'(R)
 N01°49'45"E 120.95'(R)

LOT 1
 01912516.45 SQ FT A*
 20.95 ACRES



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DRAWING NUMBER:
CS-104
SHEET OF

HATCHED AREA
(WETLAND)
DETERMINE