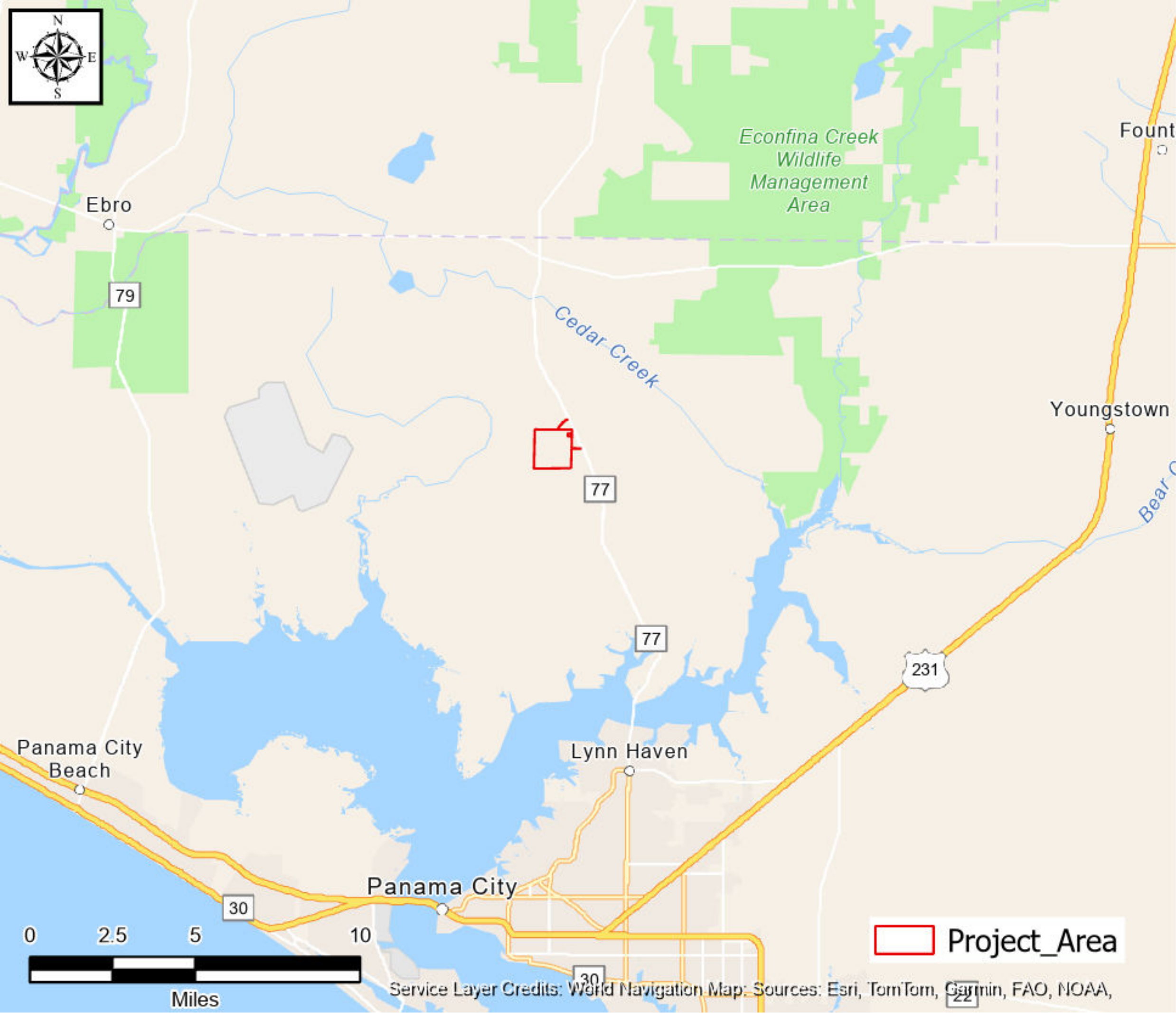
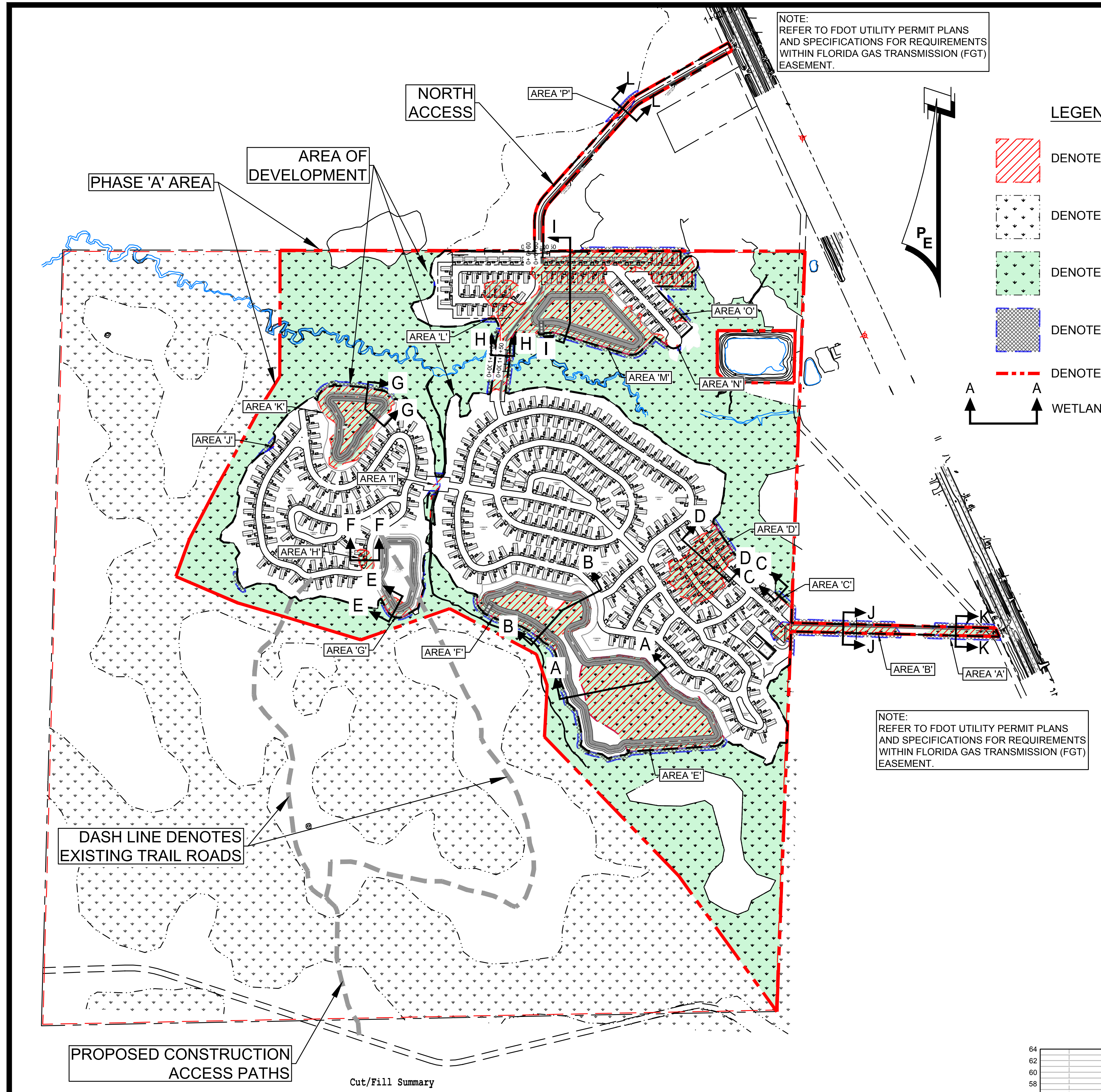


Service Layer Credits: World Navigation Map: Sources: Esri, TomTom, Garmin, FAO, NOAA,

FOR SCALE VERIFICATION AFTER DUPLICATION, THIS LINE SHOULD BE 1" LONG



NOTE:
REFER TO FDOT UTILITY PERMIT PLANS AND SPECIFICATIONS FOR REQUIREMENTS WITHIN FLORIDA GAS TRANSMISSION (FGT) EASEMENT.

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REFER TO FDOT UTILITY PERMIT PLANS AND SPECIFICATIONS FOR REQUIREMENTS WITHIN FLORIDA GAS TRANSMISSION (FGT) EASEMENT.

SITE SUMMARY KEY MAP

0' 300' 600' 1,200'

SCALE: 1" = 600'

LEGEND:

▨	DENOTES WETLAND IMPACTS
⁘	DENOTES WETLANDS
🟩	DENOTES WETLANDS PHASE 'A'
▦	DENOTES 25' WETLAND SECONDARY IMPACT
— · —	DENOTES PHASE 'A' LIMITS
A ↑ A	WETLAND IMPACT CROSS SECTION

WMD WETLAND IMPACT SUMMARY

PHASE 'A' AREA / ACRES: 12,876,025± SF ~ 295.60± AC

WETLANDS AREAS QUANTIFIED:

TOTAL WETLANDS: 6,427,176±SF ~ 147.55± AC.

- TOTAL WETLANDS UNDISTURBED: 4,757,525±SF ~ 109.22± AC.
- TOTAL WETLANDS IMPACTED: 1,669,651±SF ~ 38.33± AC.
- TOTAL SECONDARY WETLAND IMPACT: 272,074±SF ~ 6.25± AC.

UPLANDS AREAS QUANTIFIED:

TOTAL UPLANDS: 6,448,849±SF ~ 148.05± AC. UPLANDS

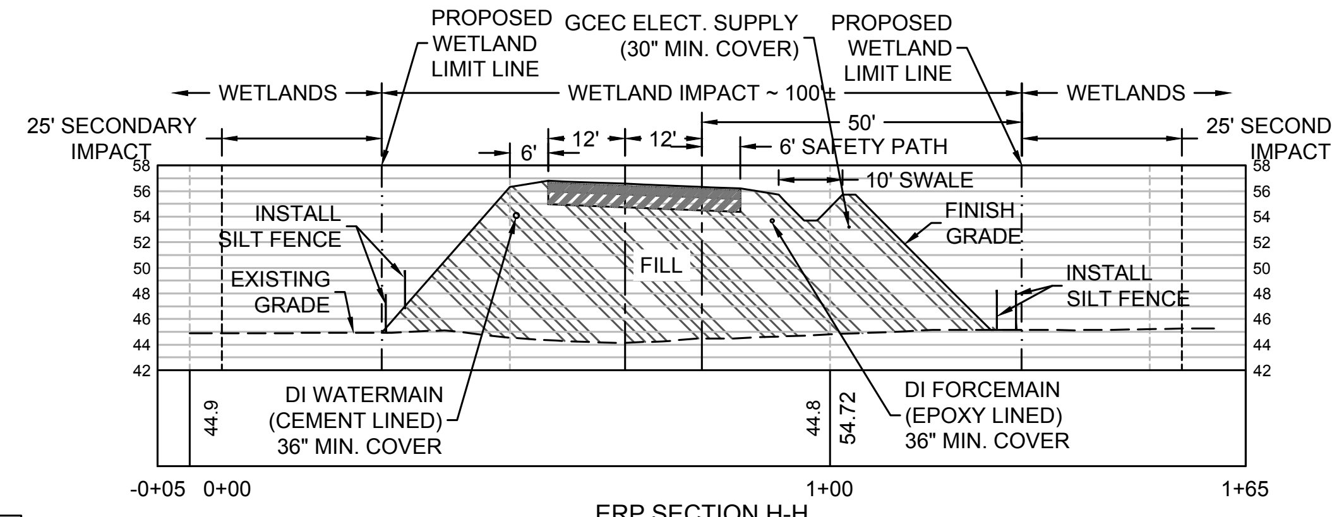
- TOTAL UPLANDS UNDISTURBED: 732,341±SF ~ 16.81± AC.
- TOTAL UPLANDS DEVELOPED: 5,716,508±SF ~ 131.24±AC.

ROAD SYSTEM QUANTIFIED:

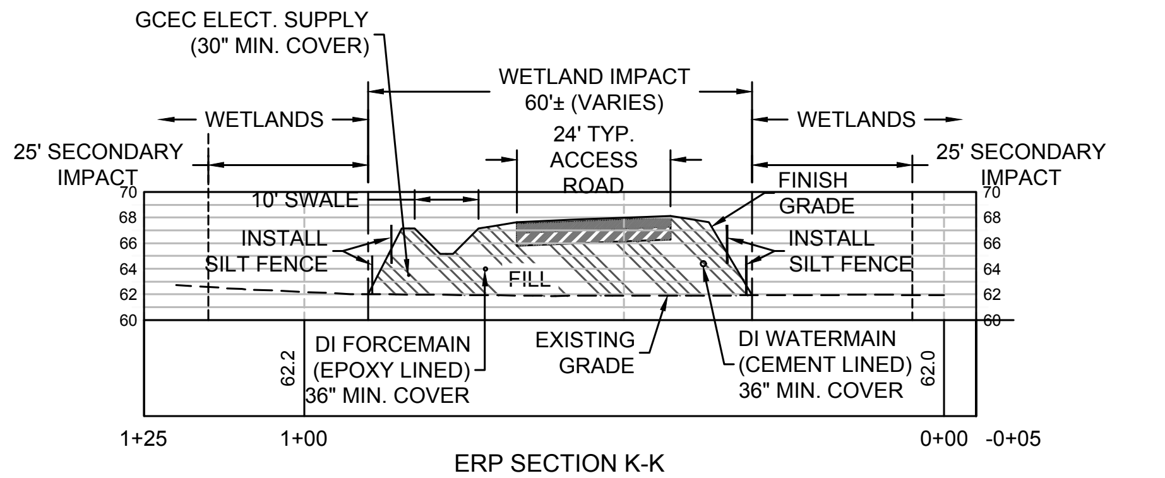
23,090± LF - ON SITE
3,544± LF - OFF SITE ACCESS
26,634± LF - TOTAL LENGTH OF ROADS

BEST MANAGEMENT PRACTICES FOR AVOIDANCE, MINIMIZATION AND ENVIRONMENTAL PROTECTION & ENHANCEMENT:

- Phase I Total 296 Acres
  - Total Uplands 148 Acres
  - Developed Uplands 169 Acres
  - Total Wetlands 148 Acres
  - Wetlands Undisturbed 109 Acres
  - Wetlands Impacted 38 Acres
- Minimize wetland impacts:
  - Headwalls have been utilized in lieu of fill
  - Minimum maintainable side slopes have been utilized
  - Road width is minimum per Bay County Land Development regulation
  - Layout focuses on concentrated efficient lot layout
- Environmental Protection and Enhancement
  - Some uplands to be preserved due to wetland impacts for access.
  - Remaining undisturbed wetlands to be in conservation
  - All development drainage routes to roadways and centralized collection system to storm water management facilities. No development drains to wetlands.
  - Storm water management facilities designed to meet Outstanding Florida Water (OFW) quality standards and 100 year attenuation per Bay County Land Development code.



ERP SECTION H-H
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION K-K
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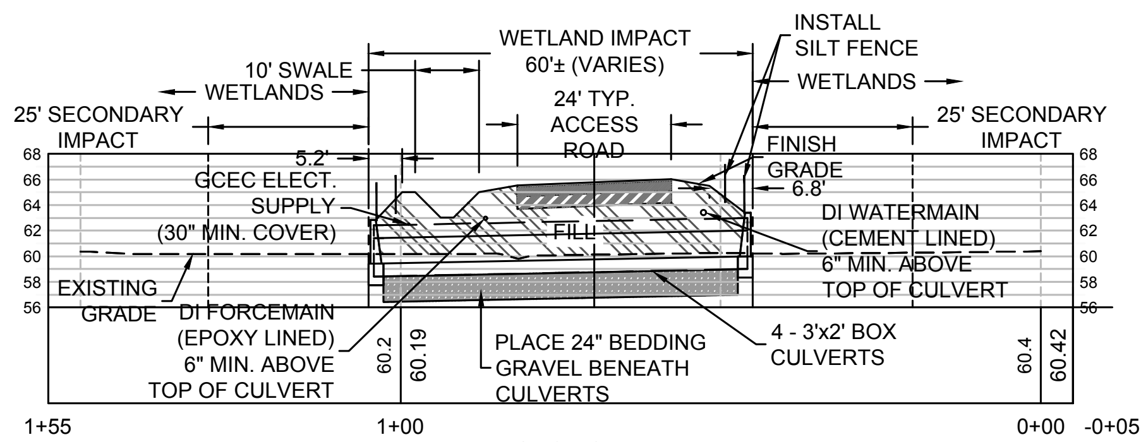

ERP SECTION J-J
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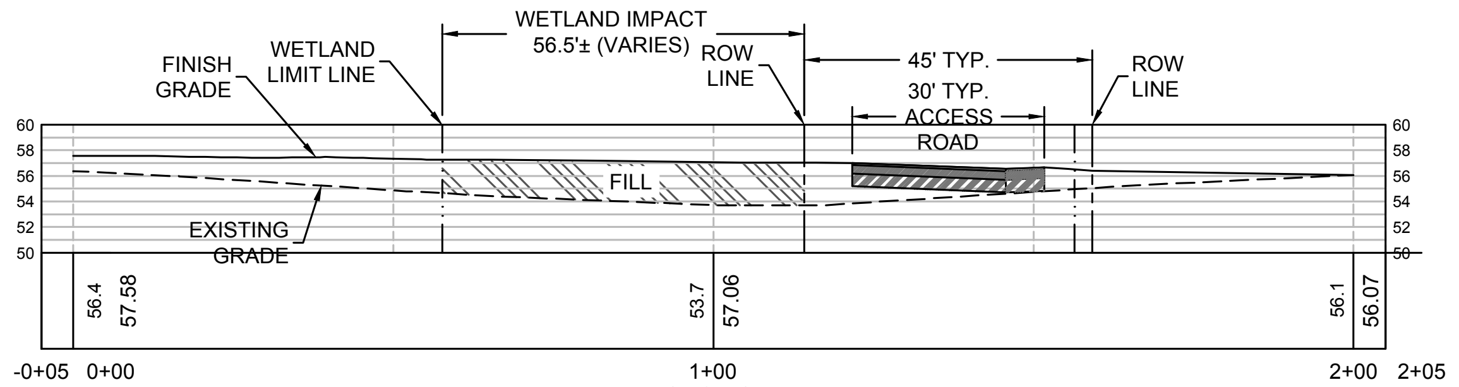

ERP SECTION F-F
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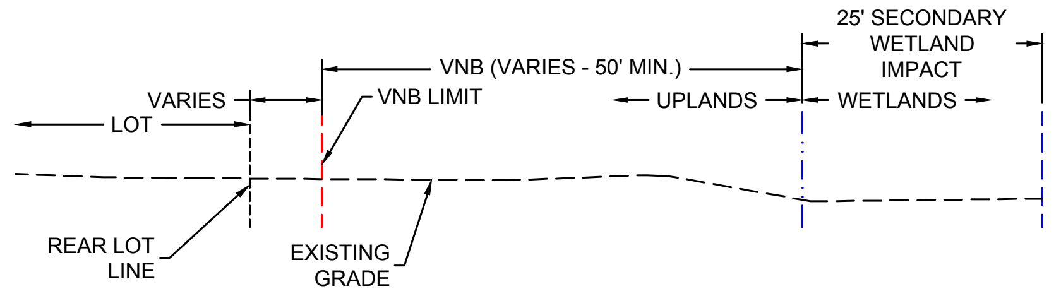
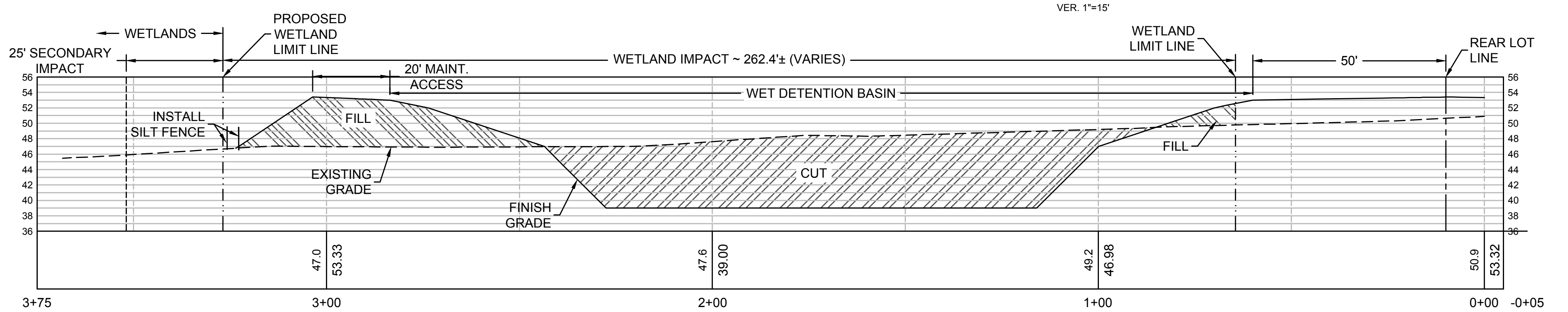
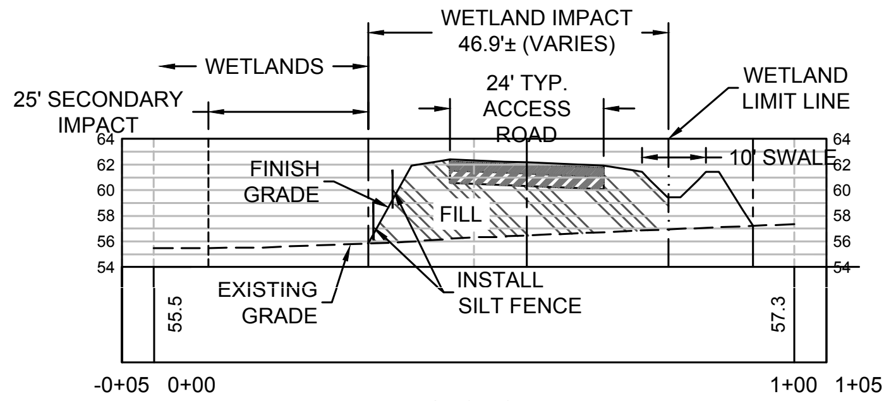
VER. 1"=15'



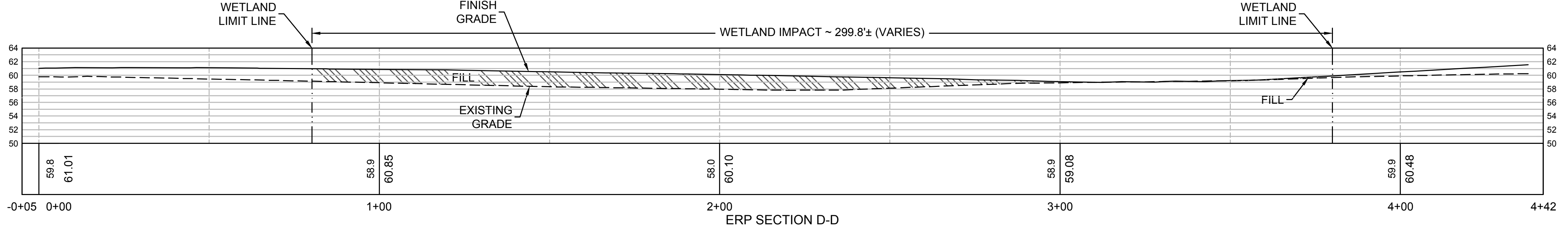
TYPICAL VNB SECTION
NOT TO SCALE



ERP SECTION G-G
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION L-L
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION D-D
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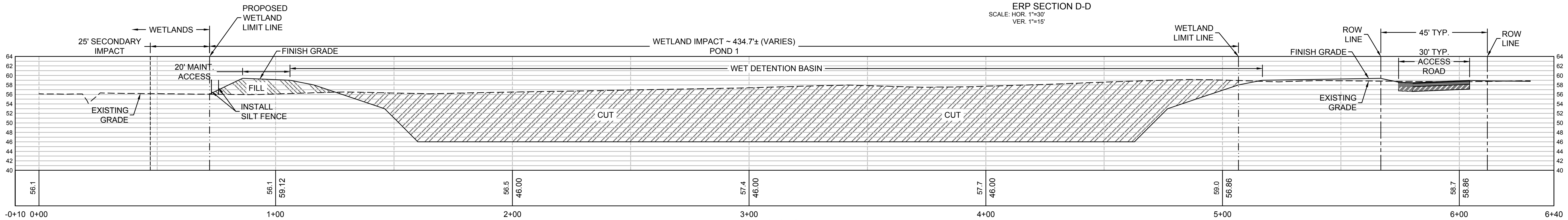
VER. 1"=15'



ERP SECTION B-B
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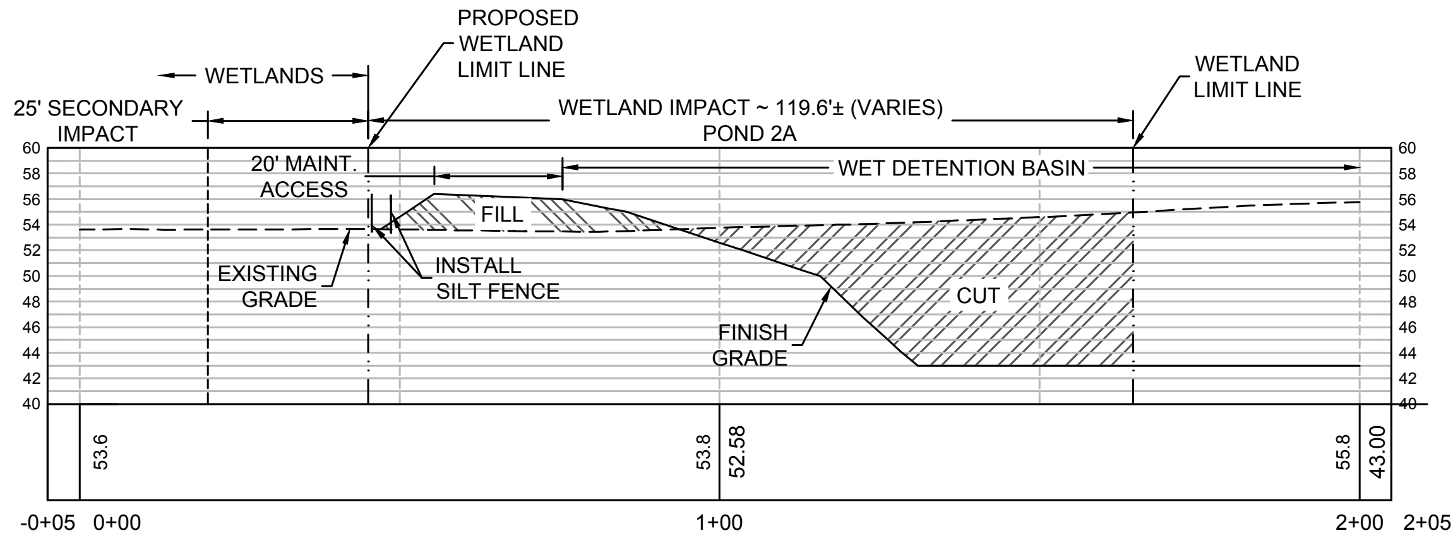
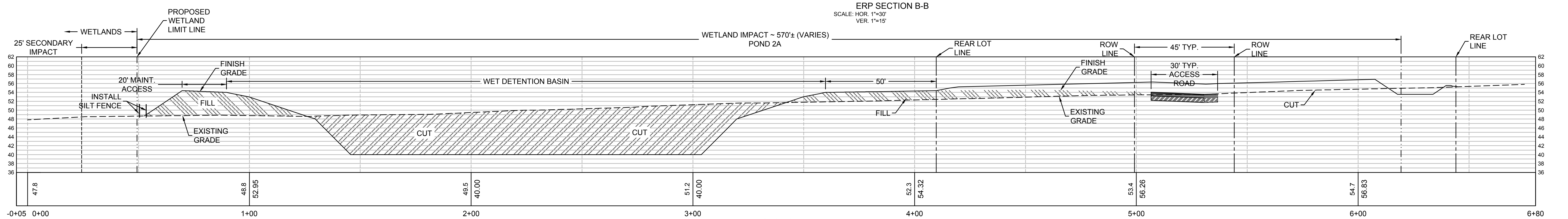
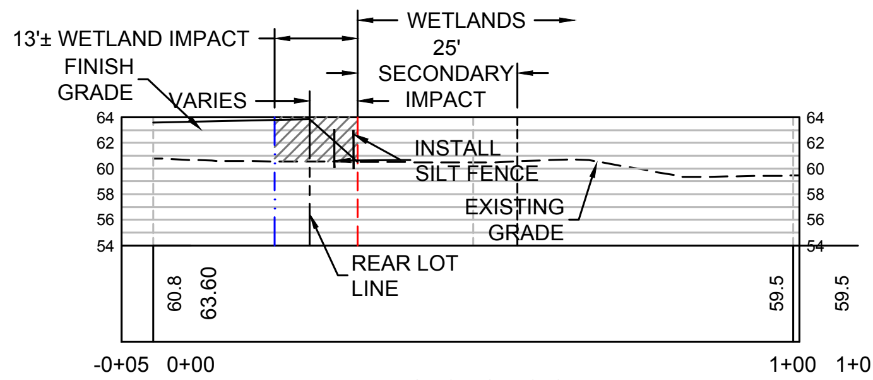
VER. 1"=15'



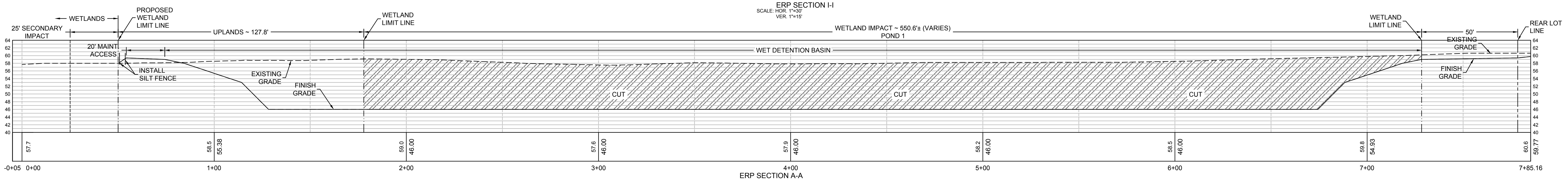
ERP SECTION E-E
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION I-I
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION C-C
SCALE: HOR. 1"=30'
VER. 1"=15'



ERP SECTION A-A
SCALE: HOR. 1"=30'
VER. 1"=15'

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT & FILL AREA 'A'	1.000	1.000	19084.03 Sq. Ft.	0.17 Cu. Yd.	3338.26 Cu. Yd.	3338.09 Cu. Yd.<Fill>
CUT & FILL AREA 'B'	1.000	1.000	58570.13 Sq. Ft.	113.43 Cu. Yd.	4869.63 Cu. Yd.	4756.20 Cu. Yd.<Fill>
CUT & FILL AREA 'C'	1.000	1.000	1417.00 Sq. Ft.	0.14 Cu. Yd.	4.64 Cu. Yd.	4.50 Cu. Yd.<Fill>
CUT & FILL AREA 'D'	1.000	1.000	147307.31 Sq. Ft.	370.33 Cu. Yd.	3796.96 Cu. Yd.	3426.62 Cu. Yd.<Fill>
CUT & FILL AREA 'E'	1.000	1.000	429878.98 Sq. Ft.	163125.68 Cu. Yd.	423.21 Cu. Yd.	162702.47 Cu. Yd.<Cut>
CUT & FILL AREA 'F'	1.000	1.000	184076.82 Sq. Ft.	44560.55 Cu. Yd.	3467.97 Cu. Yd.	41092.58 Cu. Yd.<Cut>
CUT & FILL AREA 'G'	1.000	1.000	19636.99 Sq. Ft.	1489.74 Cu. Yd.	741.33 Cu. Yd.	748.41 Cu. Yd.<Cut>
CUT & FILL AREA 'H'	1.000	1.000	12096.40 Sq. Ft.	0.00 Cu. Yd.	1187.61 Cu. Yd.	1187.61 Cu. Yd.<Fill>
CUT & FILL AREA 'I'	1.000	1.000	3666.68 Sq. Ft.	16.88 Cu. Yd.	466.15 Cu. Yd.	449.27 Cu. Yd.<Fill>
CUT & FILL AREA 'J''	1.000	1.000	691.26 Sq. Ft.	2.10 Cu. Yd.	0.21 Cu. Yd.	1.89 Cu. Yd.<Cut>
CUT & FILL AREA 'K'	1.000	1.000	180324.28 Sq. Ft.	23651.06 Cu. Yd.	10992.40 Cu. Yd.	12658.66 Cu. Yd.<Cut>
CUT & FILL AREA 'L'	1.000	1.000	423.08 Sq. Ft.	0.13 Cu. Yd.	3.89 Cu. Yd.	3.77 Cu. Yd.<Fill>
CUT & FILL AREA 'M'	1.000	1.000	587327.71 Sq. Ft.	55325.78 Cu. Yd.	34562.83 Cu. Yd.	20762.95 Cu. Yd.<Cut>
CUT & FILL AREA 'N'	1.000	1.000	153.72 Sq. Ft.	0.81 Cu. Yd.	0.01 Cu. Yd.	0.80 Cu. Yd.<Cut>
CUT & FILL AREA 'O'	1.000	1.000	5302.53 Sq. Ft.	0.81 Cu. Yd.	87.56 Cu. Yd.	86.75 Cu. Yd.<Fill>
CUT & FILL AREA 'P'	1.000	1.000	6747.31 Sq. Ft.	0.01 Cu. Yd.	1264.86 Cu. Yd.	1264.86 Cu. Yd.<Fill>
Totals			1656704.23 Sq. Ft.	288657.61 Cu. Yd.	65207.51 Cu. Yd.	223450.10 Cu. Yd.<Cut>

REV	DATE	BY	REVISIONS

NOT RELEASED FOR CONSTRUCTION BY: DATE:

SCALE: AS NOTED
DESIGNED BY: JHS
DRAWN BY: REF
REVIEWED BY: WBT
ISSUE DATE: SEPTEMBER 2022
ACAD FILE NAME: 169201-E1.dwg

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
600 Ohio Avenue Lynn Haven, Florida 32444
(850)763-5200 www.panhandleengineering.com

ERP WETLAND IMPACT EXHIBIT
OSPREY POINT VILLAGE ~ PHASE A
A MANUFACTURED HOME DEVELOPMENT
BAY COUNTY, FLORIDA

James H. Slonina, P.E. 39197
Christopher B. Forehand, P.E. 58028
J. Doug Crook, P.E. 66556
Delbert T. Horton II, P.E. 94092
Wiatt Z. Lewis, P.E. 94236
William B. Thompson, P.E. 95046

DPR CERTIFICATION #EB-7806

SHEET NUMBER
18

PROJECT NUMBER
169201

Date: 1/31/2024 9:00 AM File: P:\169201 Osprey Point Village- WEST\1 CIVIL3DFolder\Drawings\169201-E1.dwg

169201 OSPREY POINT VILLAGE ~ PHASE A A MANUFACTURED HOME DEVELOPMENT ERP WETLAND IMPACT EXHIBIT Sheet 18