

A PRELIMINARY PLAT OF
STAGECOACH
 A PROPOSED 23 LOT RESIDENTIAL SUBDIVISION
 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA
 JUNE 2020

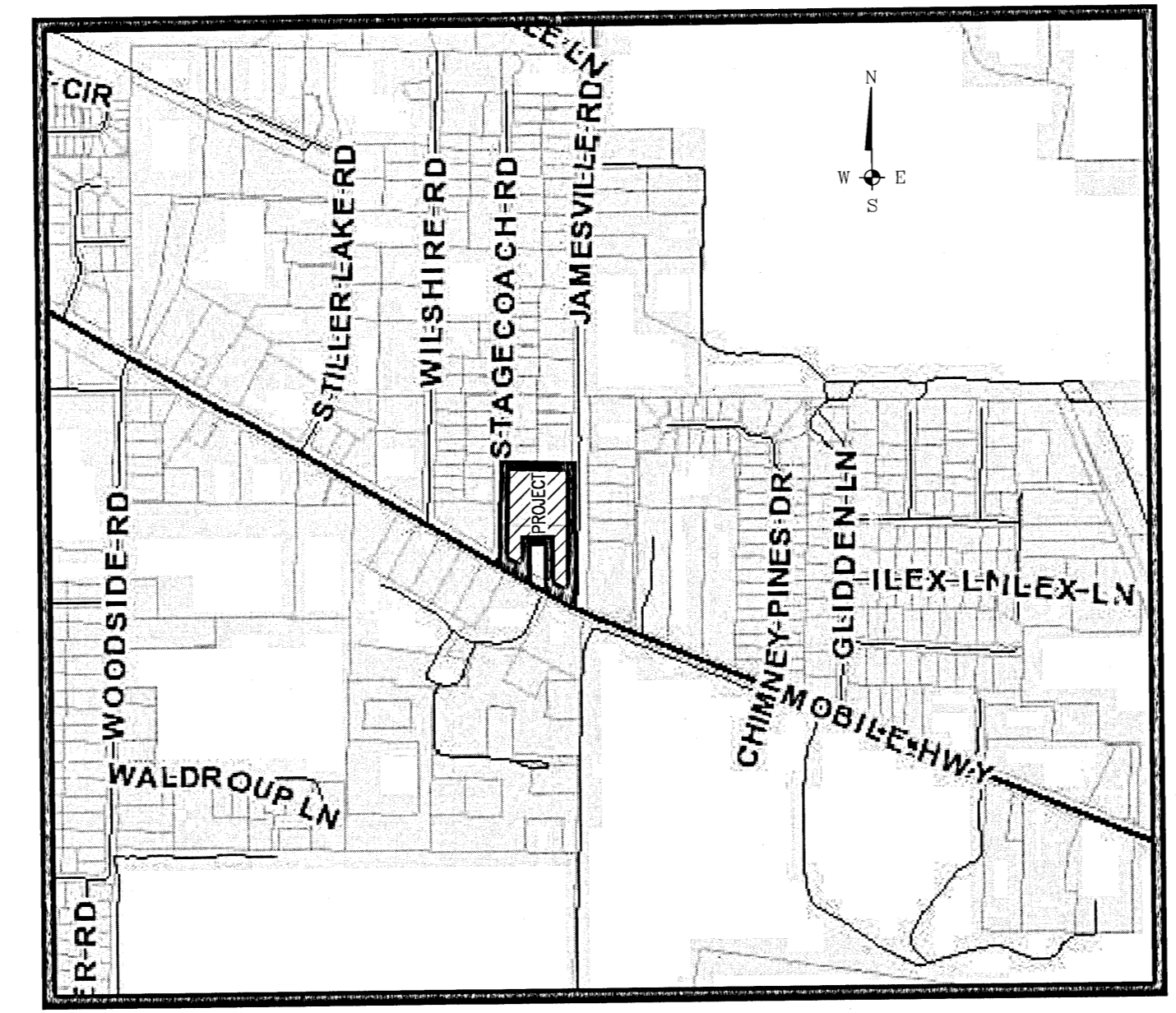
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| Approved ESCAMBIA COUNTY DRC PLAN REVIEW | |
| DRC Chairman Signature: <i>[Signature]</i> | Date: 6/24/20 |
| Printed Name: <i>[Signature]</i> Development Services Director of Escambia | |
| This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit. | |

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: (PREPARED AT CLIENTS REQUEST)
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
 THENCE NORTH 01°57'00" WEST A DISTANCE OF 238.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90;
 THENCE SOUTH 60°30'00" EAST ALONG SAID FDOT RIGHT-OF-WAY A DISTANCE OF 2518.64 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 AND THE EAST RIGHT-OF-WAY OF STAGECOACH ROAD AND THE POINT OF BEGINNING;
 THENCE NORTH 00°50'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF STAGE COACH A DISTANCE OF 530.54 FEET;
 THENCE SOUTH 89°10'00" EAST DISTANCE OF 384.44 FEET TO THE WEST RIGHT OF WAY LINE OF JAMESVILLE ROAD;
 THENCE SOUTH 00°50'00" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF JAMESVILLE ROAD A DISTANCE OF 740.12 TO THE FDOT RIGHT OF WAY OF U.S. HIGHWAY 90; THENCE NORTH 60°30'00" WEST ALONG SAID FDOT RIGHT-OF-WAY LINE A DISTANCE OF 163.14 FEET; THENCE NORTH 29°32'03" EAST A DISTANCE OF 35.03 FEET; THENCE NORTH 00°50'00" EAST A DISTANCE OF 171.44 FEET; THENCE NORTH 15°16'36" WEST A DISTANCE OF 31.23 FEET; THENCE NORTH 00°50'00" EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 89°10'00" WEST A DISTANCE OF 114.41 FEET; THENCE SOUTH 00°50'00" WEST A DISTANCE OF 123.77 FEET; THENCE SOUTH 22°42'32" WEST A DISTANCE OF 150.49 FEET TO THE FDOT RIGHT-OF-WAY OF U.S. HIGHWAY 90; THENCE NORTH 60°30'00" WEST ALONG SAID FDOT RIGHT-OF-WAY LINE A DISTANCE OF 90.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STAGECOACH ROAD AND THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. CONTAINING 4.61 ACRES±

SURVEYOR'S NOTES:

1. THE DISTANCE OF 238.00 FEET FOR THE FIRST CALL IN THE LEGAL DESCRIPTION OF PARCELS *1 AND 2, AND OTHER PARCELS TO THE NORTH FROM THE SURVEYED PROPERTY REFER TO THE FDOT NORTHERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY PER STATE OF FLORIDA STATE ROAD DEPARTMENT TIGHT OF WAY MAP, SECTION 48020-2505, SHEET 2 OF 5, DATED APRIL 16 1962, REVISED JANUARY 12 1984.
2. MONUMENTATION ON PARCELS 1 AND 2 AS SET BASED ON THE FDOT RIGHT OF WAY LINE OF MOBILE HIGHWAY AS PER THE ORIGINAL DEED PER OFFICIAL RECORDS BOOK 6977, PAGE 1720, ESCAMBIA COUNTY, FLORIDA.
3. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO DEEDS OF RECORD AND THE EXISTING FIELD MONUMENTATION.
4. NO UNDERGROUND UTILITIES WERE LOCATED BY THIS FIRM.
5. NO TITLE SEARCH WAS PROVIDED TO, NOR PERFORMED BY THIS FIRM. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
6. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
7. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY ESCAMBIA COUNTY, STATE OR OTHER AGENCIES.
8. BASE BEARING OF S00°50'00"W REFERENCED TO THE WEST RIGHT OF WAY LINE OF JAMESVILLE ROAD PER DEED.
9. MONUMENTATION ALONG THE EAST LINE OF SECTION 21 NOT LOCATED.. APPROXIMATE LINE SHOWN FOR REFERENCE ONLY.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
3. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.
4. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF PONDS, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUEST FOR FINAL INSPECTION.
5. NO DEVIATIONS OR REVISIONS FROM THESE PLANS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
6. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
7. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITH THE RIGHT OF WAY: 1-800-432-4770
8. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN A CODE ENFORCEMENT VIOLATION.
9. ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED, AND/OR SOD. IF WINTER RYE IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
10. IF SEED IS USED FOR STABILIZATION, BAHIA SEED (OR EQUAL) SHALL BE INCLUDED IN ANY WINTER RYE MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
11. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2 INCH RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
12. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
13. THE ROADS, AS SHOWN HEREON WILL BE DEDICATED TO THE PUBLIC.
14. ALL NEW BUILDING ROOF DRAINS, DOWNSPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
15. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
16. ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.
17. ALL TREE REMOVAL, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", PLACEMENT OF FILL MATERIALS, GRADING OF LAND, OTHER ONSITE DEVELOPMENT ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY, ECUA, & NWFMD. APPROVED CONSTRUCTION PLANS ALLOW FOR CLEARING OF INFRASTRUCTURE AREAS BUT THE RESIDENTIAL LOTS SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ONSITE OR GRADING, ETC.) UNTIL SUCH TIME AS BUILDING PERMITS ARE ISSUED FOR THE DEVELOPMENT.
18. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

UTILITIES NARRATIVE:

POTABLE WATER:
 AFTER RECEIVING ERP, ECUA, AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES, AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT, UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:
 AFTER RECEIVING ERP, ECUA, AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTION OF ALL NECESSARY UNDERGROUND FORCEMAINS AND LATERALS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE. NEW LOW PRESSURE FORCEMAINS WILL BE INSTALLED ALONG STAGECOACH RD & JAMESVILLE RD AND CONNECT TO THE EXISTING FORCEMAIN ON THE NORTH SIDE OF MOBILE HWY. INDIVIDUAL GRINDER PUMPS SHALL BE MAINTAINED BY THE HOMEOWNERS.

STORM SEWER:
 AFTER RECEIVING ERP, ECUA, AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES, AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE.

ELECTRIC, GAS, TELEPHONE, & TV CABLE:
 THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

OWNER AND DEVELOPER
 DINGER DEVELOPMENT LLC
 3044 KINGSFIELD ROAD
 PENSACOLA, FL 32514
 PHONE: (850) 637-3689

ENGINEER OF RECORD
 DAVID W. FITZPATRICK, P.E., P.A.
 PROFESSIONAL ENGINEER
 10250 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32534
 (850) 476-8677

SURVEYOR
 BUTLER & ASSOCIATES INC.
 2420 EAST OLIVE ROAD
 PENSACOLA, FL 32514
 P: (850) 476-4768
 F: (850) 476-4945

EROSION & SEDIMENT CONTROL NOTE:

THE DEVELOPER SHALL REQUIRE THE CONTRACTOR, AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, TO PROVIDE AND MAINTAIN THE NECESSARY EARTH BERMS, HAY BALES, PONDING AREA, SILT FENCES, AND SEDIMENTATION CONTROLS ALONG THE STREET RIGHTS-OF-WAYS, EASEMENTS, AND STORMWATER AREA TO CONTROL AND PREVENT EROSION RESULTING FROM INCREASED RUNOFF DUE TO CONSTRUCTION. EROSION AND SEDIMENTATION CONTROLS SHALL BE ESTABLISHED TO MEET OR EXCEED LOCAL, STATE, AND FEDERAL REQUIREMENTS.

SITE INFORMATION:

PARCEL ID: 21-15-31-1101-007-001
 TOTAL PARCEL ACREAGE: 4.605±
 ZONING: MDR
 SURROUNDING ZONING: MDR
 FLU: MU-S
 DENSITY ALLOWED: 10 UNITS PER ACRE
 MINIMUM LOT WIDTH: 50'
 MAX IMPERVIOUS LOT COVERAGE: 70%

SETBACK REQUIREMENTS:

FRONT SETBACK: 20 FEET
 REAR SETBACK: 20 FEET
 SIDE SETBACK: 5 FEET OR 10 PERCENT OF THE LOT WIDTH AT THE STREET, BUT NOT REQUIRED TO EXCEED 15 FEET.
 CORNER LOTS WILL HAVE ONE FRONT SETBACK CORRESPONDING TO THE ASSIGNED STREET ADDRESS. THE SIDE SETBACK WILL APPLY TO THE ADJOINING STREET FRONTAGE.

DENSITY CALCULATION:

ZONING: MDR
 ALLOWED DENSITY: 10 LOTS / ACRE
 4.605 X 10 = 46.05 LOTS ALLOWED

WETLAND INFORMATION:

NO WETLANDS ARE LOCATED ON SITE.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND .2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, NO BFEs OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0290G, MAP REVISION DATED SEPTEMBER 29, 2006

ENGINEER'S CERTIFICATION:

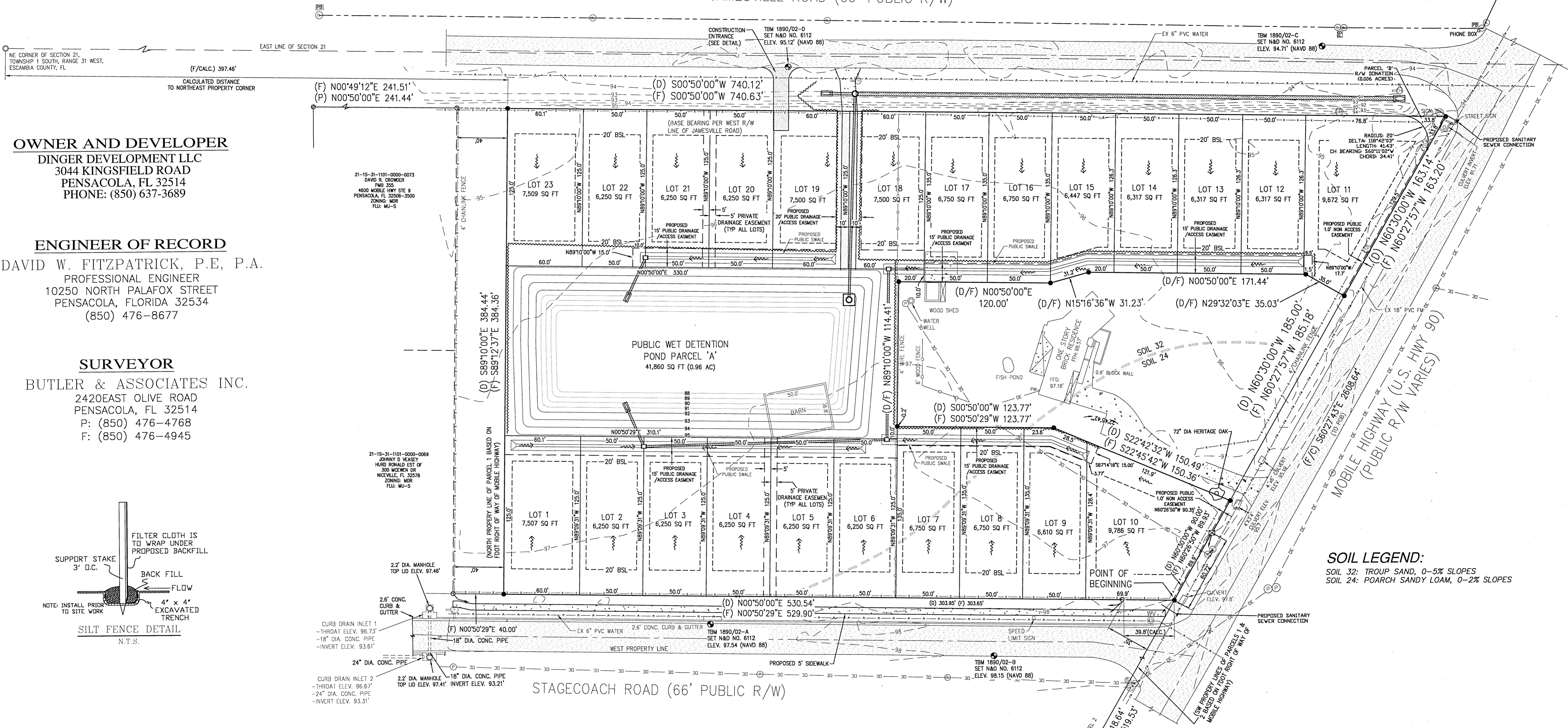
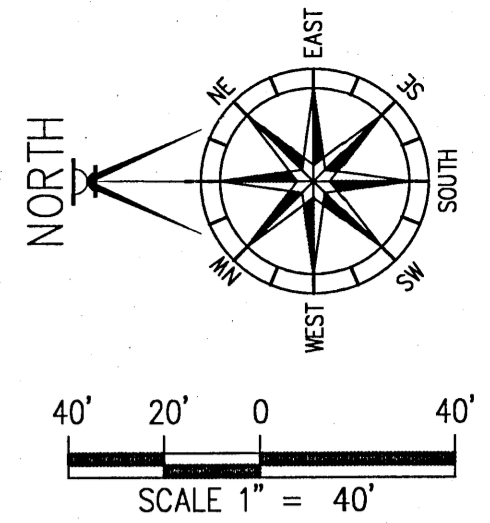
I, DAVID FITZPATRICK, AM THE ENGINEER OF RECORD FOR STAGECOACH SUBDIVISION. ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

[Signature]
 DATE: 6/25/2020

DAVID FITZPATRICK, PROFESSIONAL ENGINEER
 REGISTRATION NUMBER 47818
 STATE OF FLORIDA

A PRELIMINARY PLAT OF
STAGECOACH
 A PROPOSED 23 LOT RESIDENTIAL SUBDIVISION
 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA
 JUNE 2020

JAMESVILLE ROAD (66' PUBLIC R/W)



OWNER AND DEVELOPER

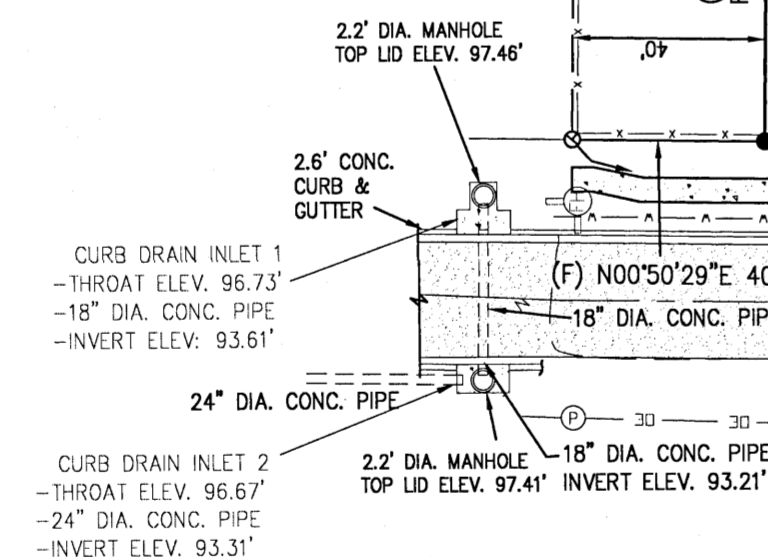
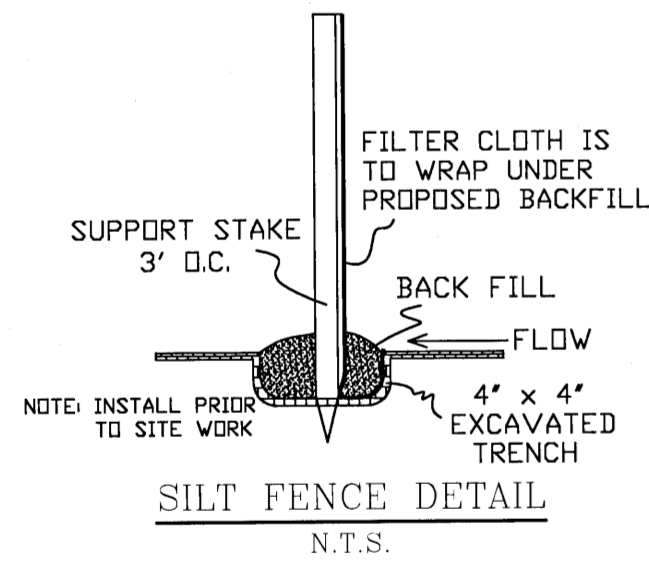
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ENGINEER OF RECORD

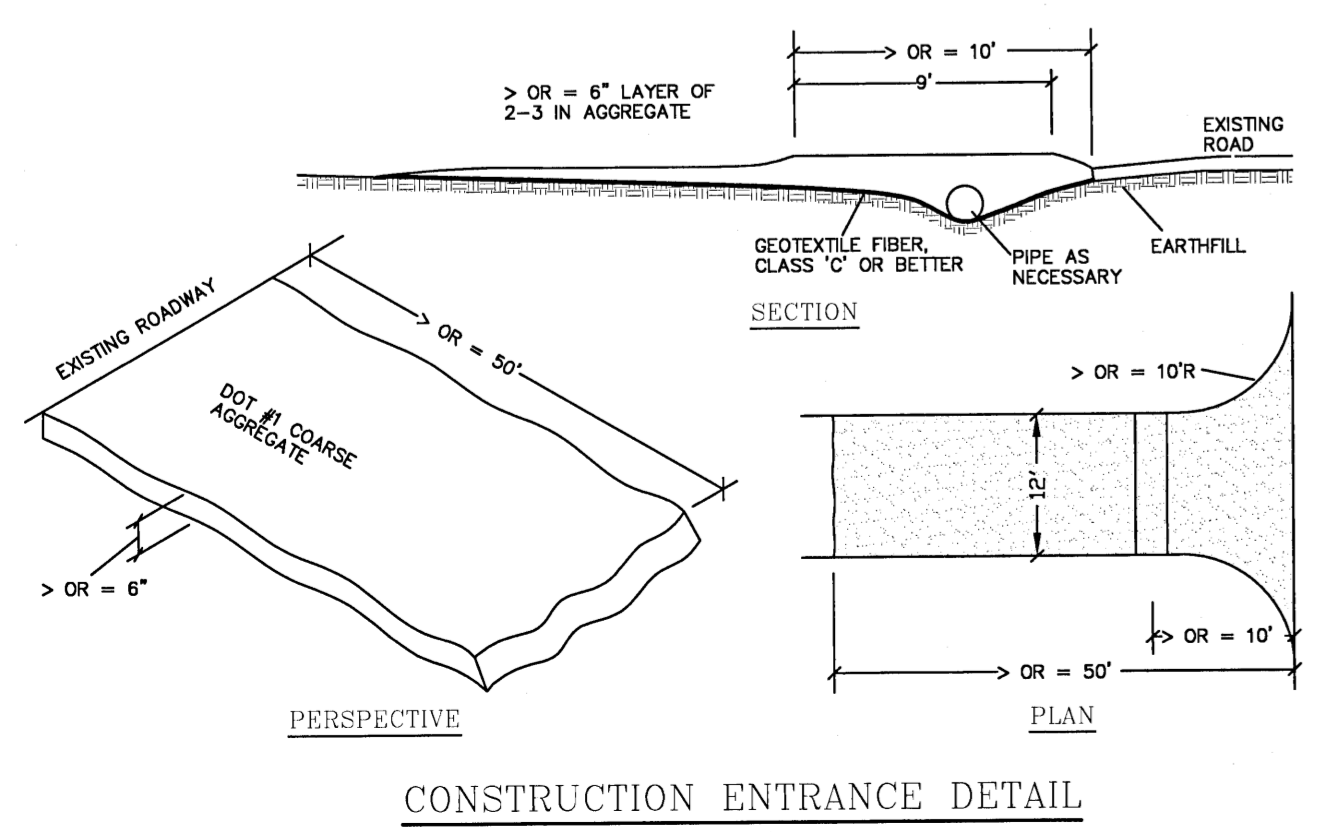
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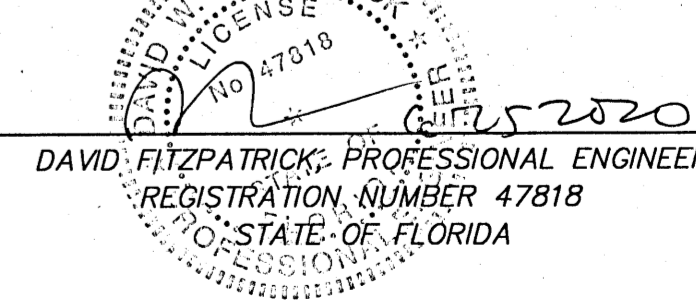
SOIL LEGEND:
 SOIL 32: TROUP SAND, 0-5% SLOPES
 SOIL 24: POARCH SANDY LOAM, 0-2% SLOPES



- LEGEND**
- FOUND 3" DIAMETER CONCRETE MONUMENT
 - ⊙ FOUND 1/2" CAPPED IRON ROD NO. 4655
 - FOUND 4"x4" CONCRETE MONUMENT
 - ⊖ FOUND 1/2" IRON PIPE
 - FOUND 1/2" CAPPED IRON ROD (MUTILATED)
 - ⊙ SET 1/2" CAPPED IRON ROD NO. 6112
 - ⊖ FOUND 1/2" IRON PIPE
 - ⊖ FOUND 4"x4" CONCRETE FOOT MONUMENT
- SYMBOLS & ABBREVIATIONS**
- ⊙ FIBER OPTICS UNIT
 - ⊖ PHONE BOX
 - ⊖ 1" DIAMETER POWER POLE
 - ⊖ FIRE HYDRANT
 - ⊖ SPEED LIMIT SIGN
 - BSL - BUILDING SETBACK LINE
 - R/W - RIGHT OF WAY
 - (F) - FIELD
 - (D) - DEED
 - (C) - CALCULATED
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- BENCHMARK ELEVATIONS:**
 ELEVATIONS BASED ON BENCHMARK BG 4589, ELEVATION 119.14 (NAVD 88), ESCAMBIA COUNTY, FLORIDA

ENGINEER'S CERTIFICATION:

I, DAVID FITZPATRICK, AM THE ENGINEER OF RECORD FOR STAGECOACH SUBDIVISION. ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.



POC
 SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;