

A PRELIMINARY PLAT OF AVELLANAS ESTATES

A PROPOSED 24 LOT PUBLIC RESIDENTIAL RE-PLAT
OF LOT 10, BLOCK 2, OF THE NATIONAL LAND SALES COMPANY
SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH,
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS
RECORDED IN DEED BOOK 89, PAGE 369
ZONED: MDR FLU: MU-U

LEGAL DESCRIPTION:

PARCEL 1: (PINs 10-15-30-1101-115-002, 10-15-30-1101-116-002 and 10-15-30-1101-100-002)
Lot 10, Block 2, National Land-Sales Co. Subdivision of Section 10, Township 1 South, Range 30 West, according to the Plat thereof, recorded in Deed Book 89, page 369, of the Public Records of Escambia County, Florida, LESS AND EXCEPT right of way for Fowler Avenue; and LESS AND EXCEPT those portions described in Official Records Book 4-26, page 426 and Official Records Book 6122, page 770, of the Public Records of Escambia County, Florida.

PARCEL 2: (PIN 10-15-30-1101-116-002)
A Parcel of land in Escambia County, Florida, described as follows: Commence at the Northeast Corner of Lot 10, in Block 2, Subdivision of Section 10, Township 1 South, Range 30 West; thence West for 296 feet; thence South 165 feet, for the Point of Beginning; thence South for 165 feet; thence West for 364 feet; thence North for 165 feet; thence East 364 feet to the Point of Beginning; said property being portion of Lot 10, according to the Plat recorded by the National Land Sales Company Detroit, Michigan, in Deed Book 89 at Page 369 of the Public Records of Escambia County, Florida. This property has a 25 foot right of way on the East Line of said Lot 10 for Fowler Avenue.

PARCEL 3: (PIN 10-15-30-1101-119-002)
A Parcel of land in Escambia County, Florida, described as follows: Commence at the Northeast Corner of Lot 10, in Block 2, Subdivision of Section 10, Township 1 South, Range 30 West; thence West for 25 feet; thence continue South for 220 feet for the Point of Beginning; thence West for 271 feet; thence South for 110 feet; thence East for 271 feet; thence North 110 feet; to the Point of Beginning. Less a certain right-of-way of a 25 foot Road on the East Line of said Lot 10, and property being a portion of Lot 10, according to the Plat recorded by the National Land Sales Company Detroit, Michigan, in Deed Book 89 at Page 369 of the Public Records of Escambia County, Florida.

DESCRIPTION OF PROPERTY SURVEYED: (AS PREPARED BY MERRILL PARKER SHAW, INC.)
BEGINNING AT THE NORTHWEST CORNER OF LOT 10, BLOCK 2, NATIONAL LAND SALES COMPANY SUBDIVISION OF SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 89, AT PAGE 369 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 88 DEGREES 45 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 10, FOR A DISTANCE OF 637.10 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FOWLER AVENUE (50 FOOT RIGHT-OF-WAY); THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FOWLER AVENUE, FOR A DISTANCE OF 320.79 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 10 AS FIELD MONUMENTED; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FOWLER AVENUE, GO NORTH 87 DEGREES 06 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 AS FIELD MONUMENTED, FOR A DISTANCE OF 637.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 10, GO NORTH 02 DEGREES 36 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 10, FOR A DISTANCE OF 324.71 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 10, TOWNSHIP-1-SOUTH, RANGE-30-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.72 ACRES.

TITLE NOTES:

- NOT SURVEY RELATED.
- NO RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS ARE INDICATED ON THE PLAT WHICH WOULD EFFECT THE SUBJECT PROPERTY.
- THE EASEMENT TO THE CITY OF PENSACOLA AS RECORDED IN OFFICIAL RECORDS BOOK 3392 AT PAGE 384 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DOES NOT EFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
- THE EASEMENTS TO GULF POWER COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 2631 AT PAGE 64 AND 66 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
- THE INGRESS AND EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2543 AT PAGE 1000, OFFICIAL RECORDS BOOK 2629 AT PAGE 92, OFFICIAL RECORDS BOOK 5958 AT PAGE 155, 156, 157, OFFICIAL RECORDS BOOK 5971 AT PAGE 1100, OFFICIAL RECORDS BOOK 5971 AT PAGE 91, OFFICIAL RECORDS BOOK 5971 AT PAGE 1098, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
- AN INGRESS AND EGRESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 5958 AT PAGE 154 AND 5971 AT PAGE 1102 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.
- AN INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2545 AT PAGE 691 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DOES NOT EFFECT THE SUBJECT PROPERTY, AND IS PLOTTED HEREON.

SURVEYOR'S NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF S02°36'36"W ALONG THE WEST RIGHT-OF-WAY LINE OF FOWLER AVENUE (50 FOOT RIGHT-OF-WAY) ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE NORTH, NORTH AMERICAN DATUM 1983(11), AS ESTABLISHED FROM THE TRIMBLE VRS NOW NETWORK.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION AND THE PLAT RECORDED IN DEED BOOK 89 AT PAGE 369 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA.
- A TITLE SEARCH WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY WESTCOR LAND TITLE INSURANCE COMPANY, POLICY NUMBER 0225R1117-2644, FOR THE SUBJECT PROPERTY. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- INTERIOR IMPROVEMENT NOT LOCATED AT THE CLIENTS REQUEST.

ENGINEER'S CERTIFICATE:

I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR AVELLANAS ESTATES. ALL PROPOSED ROADS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS G. HAMMOND, JR., P.E.
PROFESSIONAL ENGINEER
STATE OF FLORIDA

SHEET 1 OF 2

- 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, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION AND THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
- 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 CODE ENFORCEMENT VIOLATION.
- RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BUNTING DUE TO SEDIMENTS.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- 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) 595-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED 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.

UTILITIES NARRATIVE:

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

SEWAGE TREATMENT:
AFTER RECEIVING ERP, ECIA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM OF ECIA. CONSTRUCTION OF PRIVATE LOW PRESSURE SYSTEMS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM LOCATED WITHIN THE RIGHTS OF WAYS AND EASEMENTS WILL BE TURNED OVER TO ECIA FOR ACCEPTANCE AND MAINTENANCE. PRIVATE GRINDER STATIONS SHALL BE MAINTAINED BY THE HOME OWNERS.

STORM SEWER:
AFTER RECEIVING ERP 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 TURNED OVER TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE INCLUDING THE DETENTION PONDS.

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

SURVEYORS:
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY
PENSACOLA, FL 32503
P: (850)-478-4923
(PROVIDED BOUNDARY DATA)

KJM LAND PLANNING, LLC.
1616 W. AVERY ST.
PENSACOLA, FL 32501
P: (850)-438-0202
(PROVIDED TOPOGRAPHICAL DATA)

OWNER/DEVELOPER:
AERO TIDE INVESTMENTS LLC
1795 DETROIT BLVD
PENSACOLA, FL 32534
P: (850)-607-4539

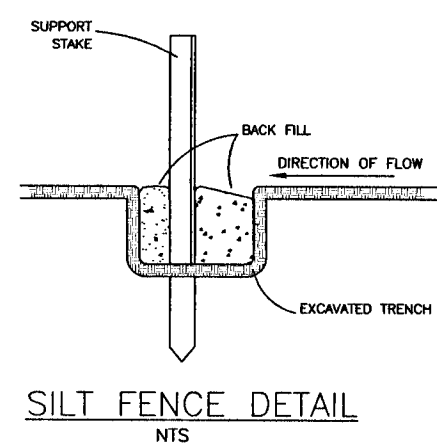
ENGINEER:
HAMMOND ENGINEERING, INC.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
P: (850) 434-2603
F: (850) 434-4650

DEVELOPMENT DATA:

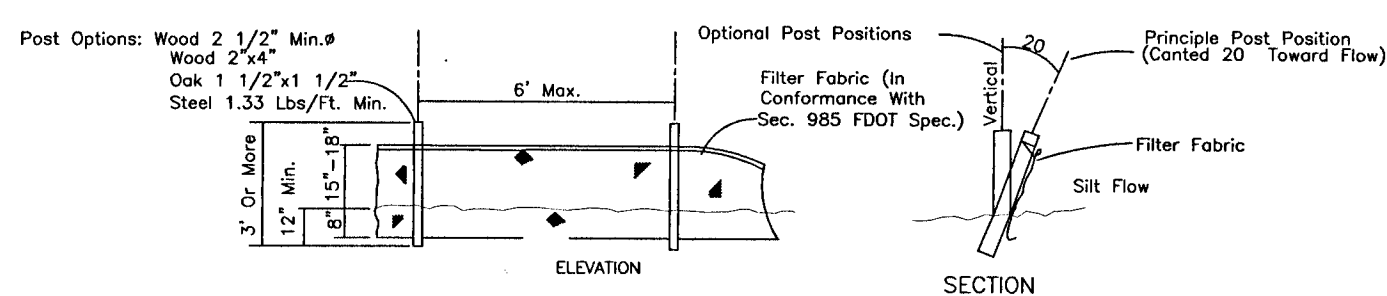
PROPERTY INFO: 10-15-30-1101-100-002, 10-15-30-1101-115-002,
10-15-30-1101-118-002, 10-15-30-1101-116-002,
AND 10-15-30-1101-119-002
ADDRESS: 8901 FOWLER AVENUE, PENSACOLA, FL 32534.
TOTAL BOUNDARY AREA: 4.72 AC
TOTAL LOTS IN OVERALL BOUNDARY= 24
PROPOSED DENSITY OF OVERALL SITE = 5.08 LOTS PER ACRE
ZONED: MDR
FLU: MU-U
FRONT BSL: 20'
REAR BSL: 20'
SIDE BSL: 5' OR 10% OF THE LOT WIDTH.

BUILDING REQUIREMENTS FOR MDR ZONE:

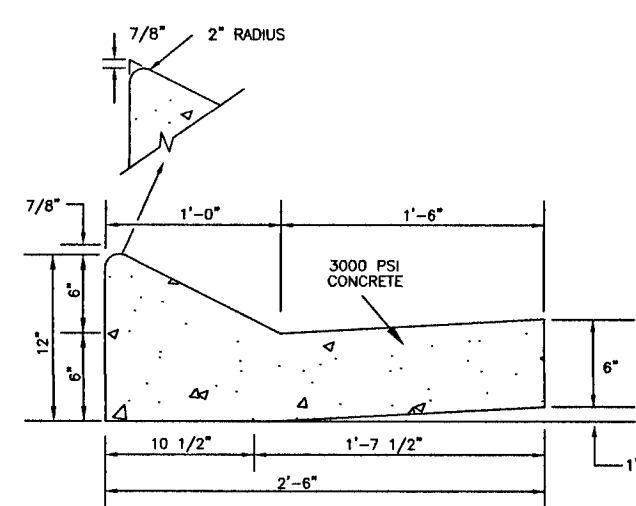
- DENSITY: A MAXIMUM OF TEN DWELLING UNITS PER ACRE.
- FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 WITHIN THE MU-S FUTURE LAND A MAXIMUM FLOOR AREA RATIO OF 2.0 WITHIN THE MU-U FUTURE LAND
- STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.
- LOT WIDTH: MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 50 FEET FOR ALL OTHER LOTS.
- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
- STRUCTURE SETBACKS:
FRONT AND REAR: TWENTY FEET IN THE FRONT AND REAR.
SIDES: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT RIGHT OF WAY LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
- CORNER LOTS: WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK.



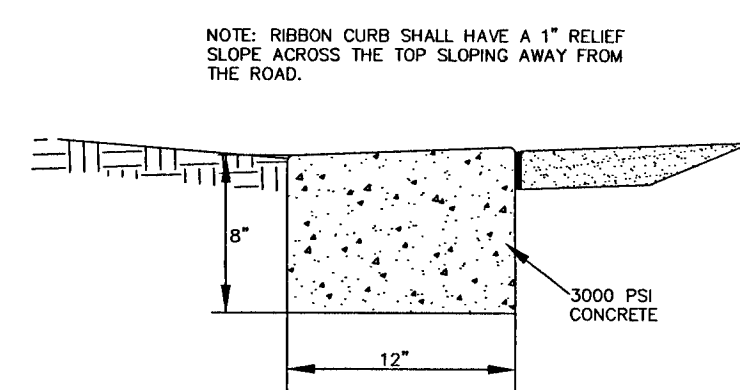
SILT FENCE DETAIL
NTS



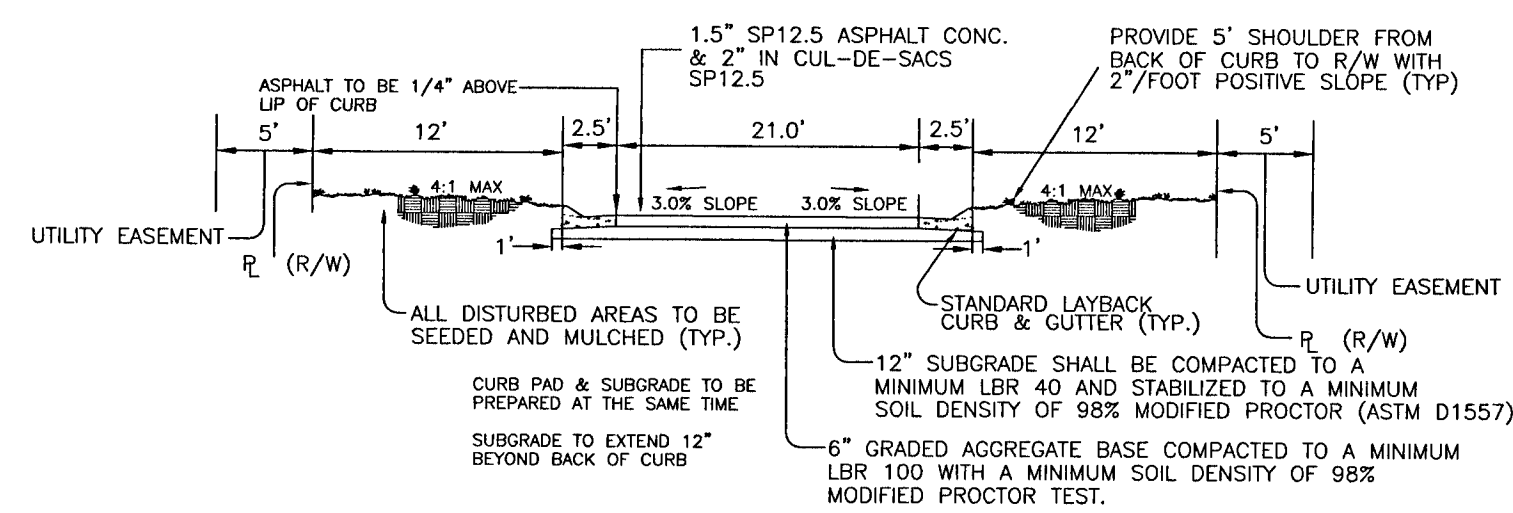
TYPE III SILT FENCE
NTS



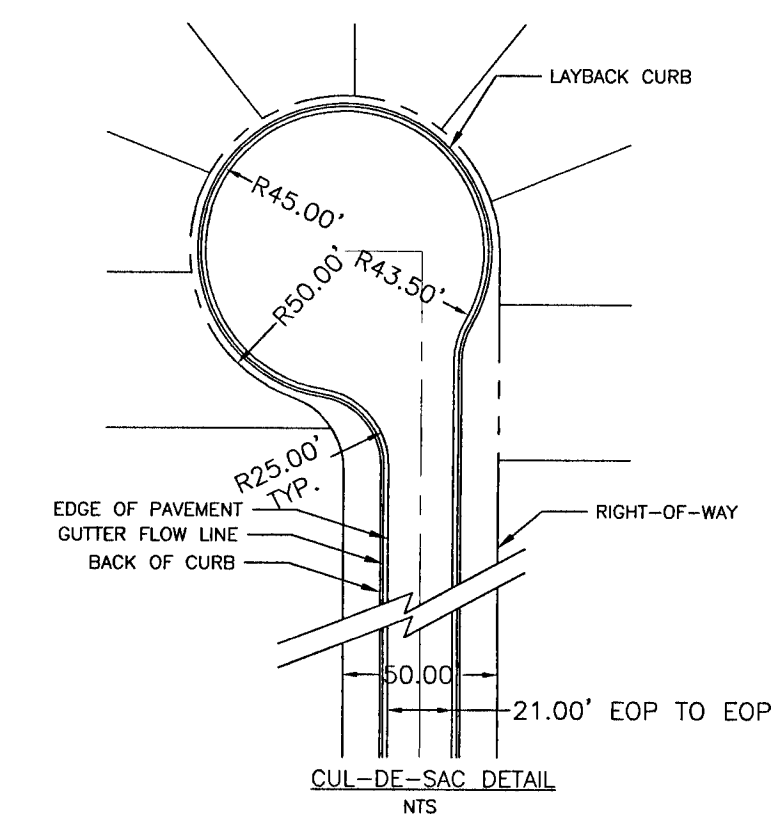
LAYBACK CURB DETAIL
NTS



RIBBON CURB
NTS

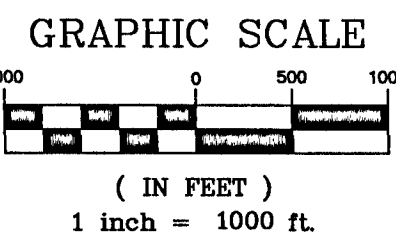


TYPICAL STREET AND GUTTER STREET
CROSS-SECTION
NTS



CUL-DE-SAC DETAIL
NTS

PROJECT
LOCATION

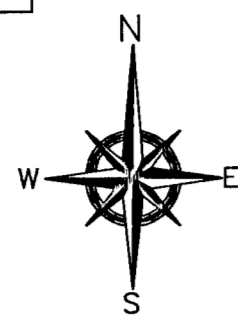
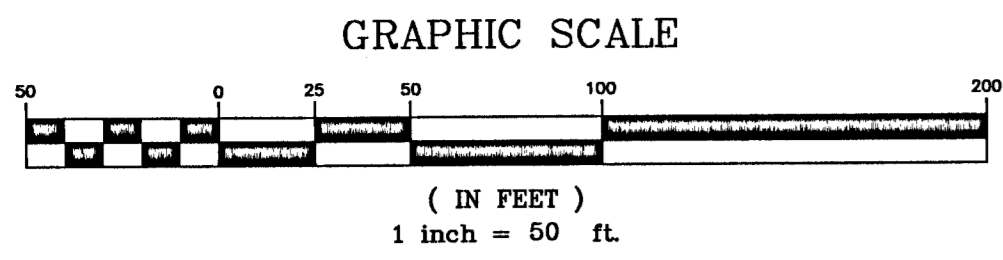


Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: 1/22/22

Printed Name: *[Signature]*

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.



A PRELIMINARY PLAT OF AVELLANAS ESTATES

A PROPOSED 24 LOT PUBLIC RESIDENTIAL RE-PLAT
OF LOT 10, BLOCK 2, OF THE NATIONAL LAND SALES COMPANY
SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH,
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS
RECORDED IN DEED BOOK 89, PAGE 369
ZONED: MDR FLU: MU-U

LEGEND:

- 4" x 4" CONCRETE MONUMENT, NUMBERED 2729 (FOUND)
- 4" x 4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
- 3/4" IRON PIPE, UNNUMBERED (FOUND)
- 1" IRON PIPE, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 3286 (FOUND)
- 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
- 3" CAPPED IRON PIPE, UNNUMBERED (FOUND)
- 1/2" IRON ROD, UNNUMBERED (FOUND)
- 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- (P) PLAT INFORMATION
- (F) FIELD INFORMATION
- (C) CALCULATED INFORMATION
- ⚡ POWERPOLE
- ⚡ OVERHEAD ELECTRIC
- ⚡ CHAIN LINK FENCE
- ⚡ WIRE FENCE

ABBREVIATIONS:

- D DEED
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVE
- PR POINT OF RADIUS
- NR NON-RADIAL
- R RADIAL
- GR GRAVEL
- AS EXIST. ASPHALT PAVEMENT
- CON CONCRETE

SOIL INFO: BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES

Curve #	Length	Radius	Delta
C1	14.51	25.00	0.33
C2	16.26	25.00	0.37
C3	59.55	50.00	0.68
C4	28.56	50.00	0.33
C5	28.57	50.00	0.33
C6	28.69	50.00	0.33
C7	28.56	50.00	0.33
C8	30.04	50.00	0.34
C9	14.66	50.00	0.17
C10	38.99	25.00	0.89
C11	39.55	25.00	0.91

NOTE: BOUNDARY INFORMATION PROVIDED BY MERRILL PARKER SHAW, INC. TOPOGRAPHICAL DATA PROVIDED BY KJM LAND PLANNING, INC.

NOTE: NO FENCES SHALL BE INSTALLED WITHIN PRIVATE OR PUBLIC DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS.

NOTE: LOT OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES OR OTHER STRUCTURES WITHIN DRAINAGE/ACCESS EASEMENTS FOR CONVEYANCE SYSTEMS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

NOTE: FENCES AND OTHER STRUCTURES IN 10' PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES SHALL NOT IMPEDE STORMWATER FLOW.

ENGINEER:

THOMAS HAMMOND JR., P.E.
3802 NORTH "S" STREET
PENSACOLA, FL 32505
PHONE: (850)-434-2603

OWNER/DEVELOPER:

AERO TIDE INVESTMENTS LLC
1795 DETROIT BLVD
PENSACOLA, FL 32534
PHONE: (850)-607-4539

SURVEYOR:

MERRILL PARKER SHAW, INC. KJM LAND PLANNING, LLC.
4928 N. DAVIS HWY 1616 W. AVERY ST.
PENSACOLA, FL 32503 PENSACOLA, FL 32501
PHONE: (850)-478-4923 PHONE: (850)-438-0202
(PROVIDED BOUNDARY DATA) (PROVIDED TOPOGRAPHICAL DATA)

NOTE: THERE ARE NO EXISTING HERITAGE TREES ON-SITE.

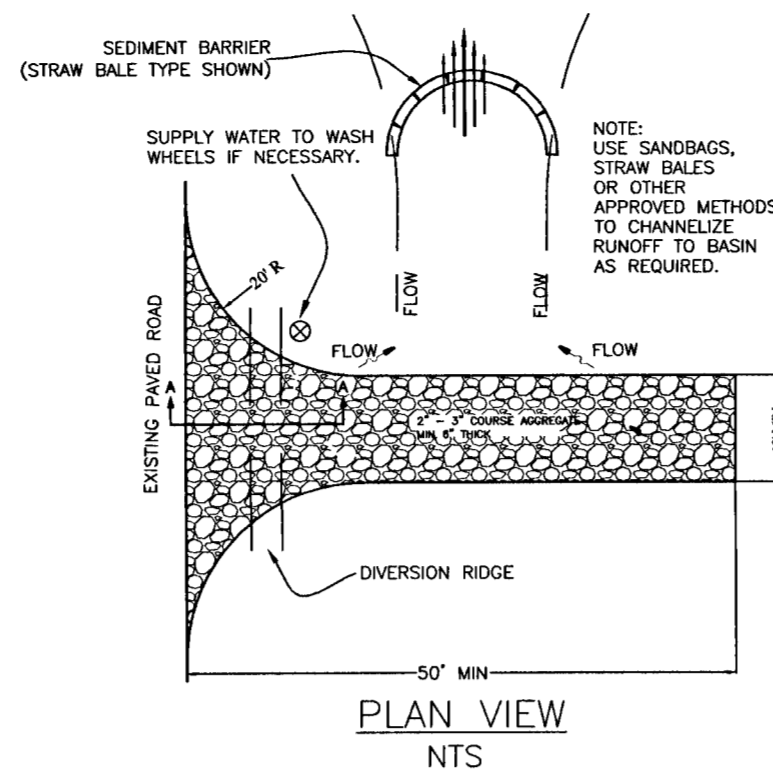
NOTE: LAND CLEARING/TREE REMOVAL IS LIMITED TO ANY NON-HERITAGE TREE LOCATED WITHIN PROPOSED RIGHTS-OF-WAY, EASEMENTS, OR PARCELS DEDICATED FOR UTILITY, DRAINAGE OR ACCESS ACCORDING TO COUNTY APPROVED SUBDIVISION CONSTRUCTION PLANS.

NOTE: LOT CLEARING ACTIVITIES INCLUDING TREE REMOVAL ON RESIDENTIAL LOTS SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THESE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPERS RESPONSIBILITY.

FLOOD ZONE DATA

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL CHANCE FLOODPLAINS. NO B1'S OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES) AND IN FLOOD ZONE AE, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C02950, MAP REVISION DATED SEPTEMBER 29, 2006.

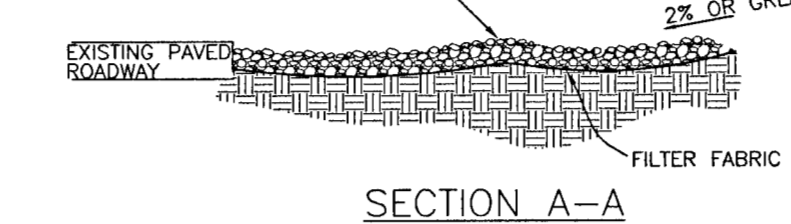
FLOOD ZONE(S)	NFP COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER(S)	SUFFIX	MAP REVISION DATE
X, AE	120080	12033C	0295	G	SEPTEMBER 29, 2006



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

Offsite vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access road shall be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

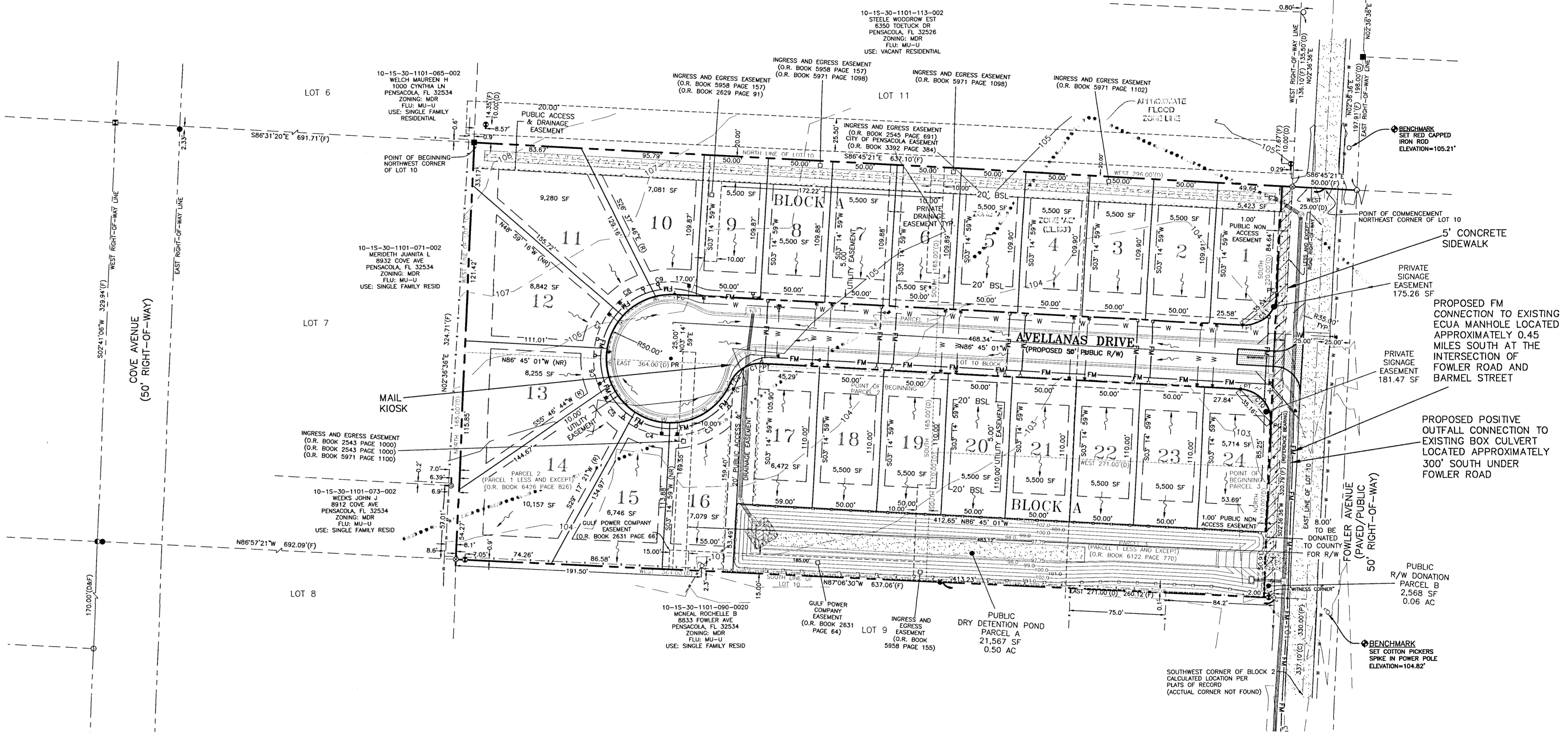
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.
DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2% OR GREATER



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-WAY, 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.

SOUTHWEST CORNER OF BLOCK 2
CALCULATED LOCATION PER
PLATS OF RECORD
(ACTUAL CORNER NOT FOUND)



PROPOSED FM CONNECTION TO EXISTING ECMA MANHOLE LOCATED APPROXIMATELY 0.45 MILES SOUTH AT THE INTERSECTION OF FOWLER ROAD AND BARMEL STREET
PRIVATE SIGNAGE EASEMENT 175.26 SF
PRIVATE SIGNAGE EASEMENT 181.47 SF
PROPOSED POSITIVE OUTFALL CONNECTION TO EXISTING BOX CULVERT LOCATED APPROXIMATELY 300' SOUTH UNDER FOWLER ROAD

ENGINEER'S CERTIFICATE:
I, THOMAS G. HAMMOND, JR., HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR AVELLANAS ESTATES. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

THOMAS G. HAMMOND, JR., P.E.
PROFESSIONAL ENGINEER #51571
STATE OF FLORIDA