

ENGINEER:
DAVID FITZPATRICK, P.E.
10250 NORTH PALAFOX STREET
PENSACOLA, FL 32534
PHONE: 850-476-8677

SURVEYOR:
E. WAYNE PARKER
MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY
PENSACOLA, FL 32503
(850) 478-4923

OWNER/DEVELOPER:
RANSLEY STATION DEVELOPMENT, LLC.
41 N JEFFERSON ST., 4TH FLOOR
PENSACOLA, FL 32502
PHONE: (850) 607-6069

A PRELIMINARY PLAT

RANSLEY STATION

BEING A PORTION OF SECTION 11, TOWNSHIP-1-SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA
12 LOTS ZONED: HC/LI FUTURE LAND USE: MU-U
MAY 2021

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBA COUNTY, FLORIDA; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 11, FOR A DISTANCE OF 864.59 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 11, GO NORTH 87 DEGREES 15 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, STATE ROAD 297 (100 FOOT RIGHT-OF-WAY); THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF PINE FOREST ROAD, FOR A DISTANCE OF 262.10 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 733.79 FEET; THENCE GO NORTH 87 DEGREES 12 MINUTES 17 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 50.00 FEET; THENCE GO SOUTH 02 DEGREES 47 MINUTES 43 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 500.00 FEET; THENCE GO SOUTH 07 DEGREES 47 MINUTES 45 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 298.53 FEET; THENCE GO SOUTH 35 DEGREES 18 MINUTES 49 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PINE FOREST ROAD, FOR A DISTANCE OF 178.13 FEET TO THE INTERSECTION WITH THE NORTH (RIGHT-OF-WAY LINE OF INTERSTATE 10, STATE ROAD 8 (RIGHT-OF-WAY VARIES); THENCE GO NORTH 75 DEGREES 04 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 663.67 FEET; THENCE GO NORTH 57 DEGREES 07 MINUTES 17 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, FOR A DISTANCE OF 533.84 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, GO NORTH 02 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 2,081.94 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6760 AT PAGE 515 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, GO SOUTH 87 DEGREES 11 MINUTES 09 DEGREES EAST ALONG NORTH LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6760 AT PAGE 515, FOR A DISTANCE OF 442.43 TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6760 AT PAGE 515; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 02 DEGREES 24 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN SAID OFFICIAL RECORDS BOOK 6760 AT PAGE 515, FOR A DISTANCE OF 488.18 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 73.53 FEET; THENCE GO SOUTH 02 DEGREES 45 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 322.10 FEET; THENCE GO SOUTH 87 DEGREES 15 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 758.24 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP-1-SOUTH, RANGE-31-WEST, ESCAMBA COUNTY, FLORIDA AND CONTAINS 52.85 ACRES MORE OR LESS.

UTILITY PROVIDERS:

TELEPHONE: BELLSOUTH
805 GARDEN STREET
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MARY FORREST, 436-1477; 436-1600 FAX
mary.e.forrest@bridgelsouth.com

GAS: ENERGY SERVICES OF PENSACOLA
1625 ATWOOD DRIVE
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CABLE TELEVISION: COX COMMUNICATIONS
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CHAD SWAILS, 428-2603; 428-2655 FAX
ceswails@southco.com

POTABLE WATER: ESCAMBA COUNTY UTILITIES AUTHORITY
ENGINEERING DEPARTMENT
9300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

SANITARY SEWER: ESCAMBA COUNTY UTILITIES AUTHORITY
ENGINEERING DEPARTMENT
9300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

ENGINEER'S NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE BEARING OF NORTH 02 DEGREES 55 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF THE SUBJECT PROPERTY ACCORDING TO THE DESCRIPTION AS FURNISHED AND ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD-83(07).

2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED, DEEDS OF RECORD AND TO EXISTING FIELD MONUMENTATION.

3. A TITLE SEARCH WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 1054-4564163, DATED: DECEMBER 17, 2019, 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.

4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.

5. THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 17.051 AND 17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

6. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.

7. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. ANY REPRODUCTION OF THIS MAP WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

ENGINEER'S NOTES:

8.) THERE SHALL BE A 10 FOOT PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES, BEING 5 FOOT ON EACH SIDE OF SAID LINES. FENCES OR OTHER STRUCTURES SHALL NOT IMPED EASEMENT FLOWS.

9.) THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATION. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

10.) "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.

11.) RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.

12.) 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.

13.) ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

14.) DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN UP ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT END OF THE 2-YEAR WARRANTY PERIOD.

15.) CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC.. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

16.) THE OWNER OR HIS AGENT SHALL 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.

17.) NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W, 1-800-432-4770.

18.) ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING FINAL INSPECTION.

19.) NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.

20.) THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.

21.) 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.

22.) ALL LAND DISTURBING ACTIVITIES (LAND CLEARING, PLACEMENT OF FILL, GRADING, TREE REMOVAL, ETC.) SHALL ONLY BE ALLOWED UNDER APPROVED PLANS OR SEPARATE PERMITTING.

23.) ALL LAND SHALL REMAIN VEGETATED & IN ITS NATURAL STATE UNTIL SUCH TIME AS DRG SITE PLAN & ANY ADDITIONAL PERMITTING APPROVALS ALLOW FOR SUCH PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, OR OTHER "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

UTILITY PROVIDERS:

TELEPHONE: BELLSOUTH
805 GARDEN STREET
PENSACOLA, FL 32501
MARY FORREST, 436-1477; 436-1600 FAX
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SANITARY SEWER: ESCAMBA COUNTY UTILITIES AUTHORITY
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SITE DATA:

TAX PARCEL ID:
(PARCEL 1A) 11-15-31-4101-000-001 (09-0436-800)
(PARCEL 1B) 11-15-31-4101-000-002 (09-0436-804)
(PARCEL 2A) 11-15-31-4101-000-003 (09-0436-808)
(PARCEL 2B) 11-15-31-4101-000-004 (09-0436-812)
(PARCEL 3A) 11-15-31-4101-000-005 (09-0436-816)
(PARCEL 3B) 11-15-31-4101-000-006 (09-0436-820)
(PARCEL 4A) 11-15-31-4101-000-007 (09-0436-824)
(PARCEL 4B) 11-15-31-4101-000-008 (09-0436-828)
(PARCEL 5A) 11-15-31-4101-000-009 (09-0436-832)
(PARCEL 5B) 11-15-31-4101-000-010 (09-0436-836)
(PARCEL 6) 11-15-31-1401-002-001 (09-0403-160)

OVERALL SITE AREA: 52.85 ACRES
NUMBER OF LOTS: 12

SETBACK REQUIREMENTS:
FRONT YARD: FIFTEEN FEET
SIDE YARD: ON EACH SIDE OF A SINGLE-FAMILY DETACHED DWELLING, 10 FEET OR 10 PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET. FOR ALL OTHER STRUCTURES, INCLUDING ANY GROUP OF ATTACHED TOWNHOUSES, TEN FEET ON EACH SIDE. FOR STRUCTURES EXCEEDING 35 FEET ABOVE HIGHEST ADJACENT GRADE, AN ADDITIONAL TWO FEET FOR EACH ADDITIONAL 10 FEET IN HEIGHT

REAR YARD: FIFTEEN FEET
(REAR SETBACK SHALL RUN CONCURRENT TO DRAINAGE AND ACCESS EASEMENT WHERE EASEMENTS EXIST)

ZONED: HC/LI
FLU: MU-U

ENGINEER'S CERTIFICATION:

I, DAVID FITZPATRICK, AM THE ENGINEER OF RECORD FOR RANSLEY STATION, ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE INSTALLED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

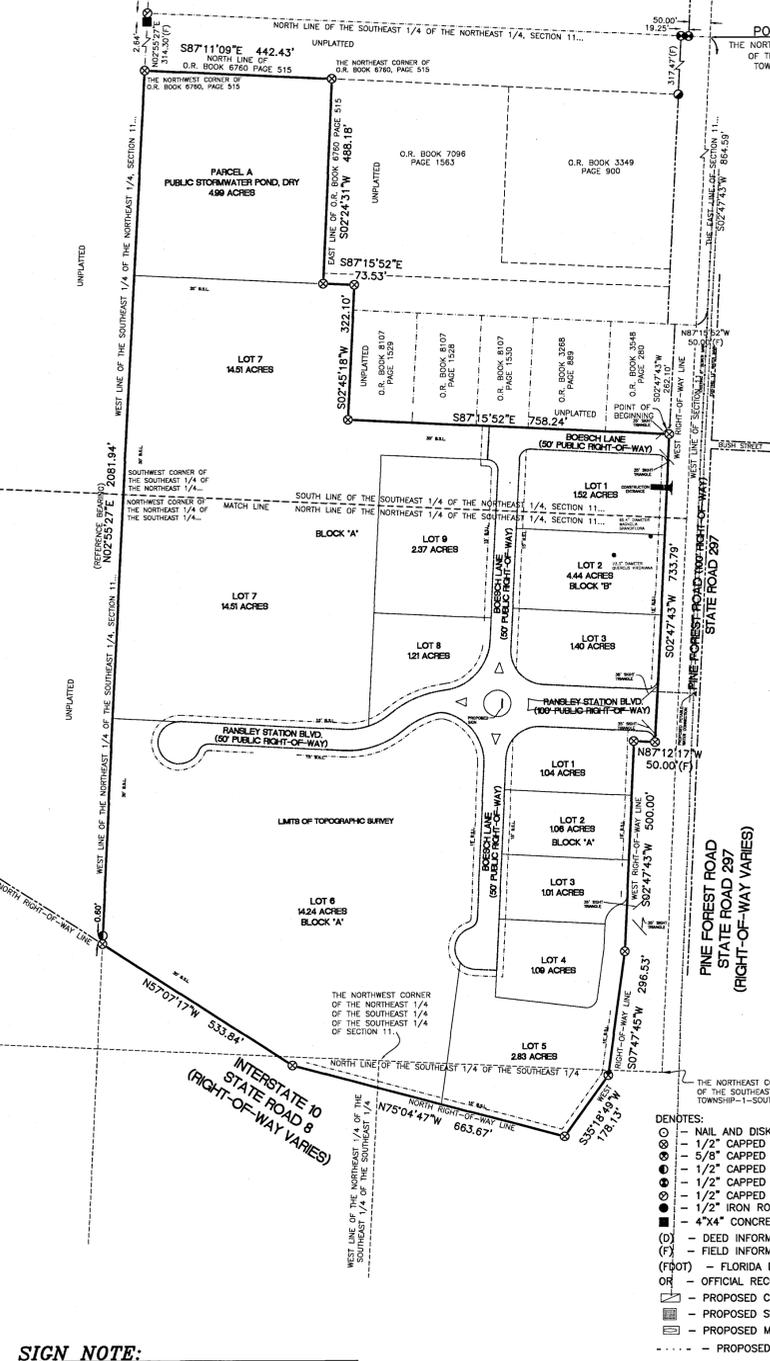
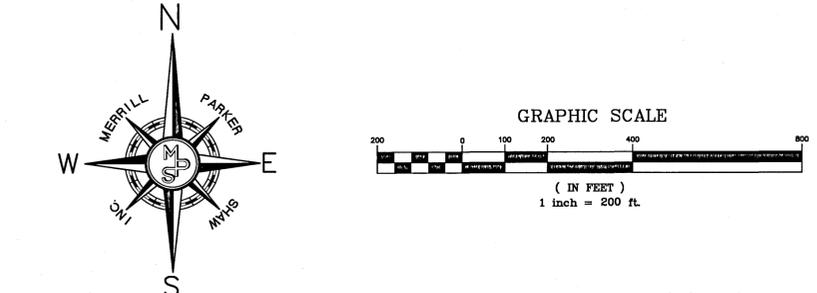
DAVID FITZPATRICK, PROFESSIONAL ENGINEER
REGISTRATION NUMBER 47818
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION:

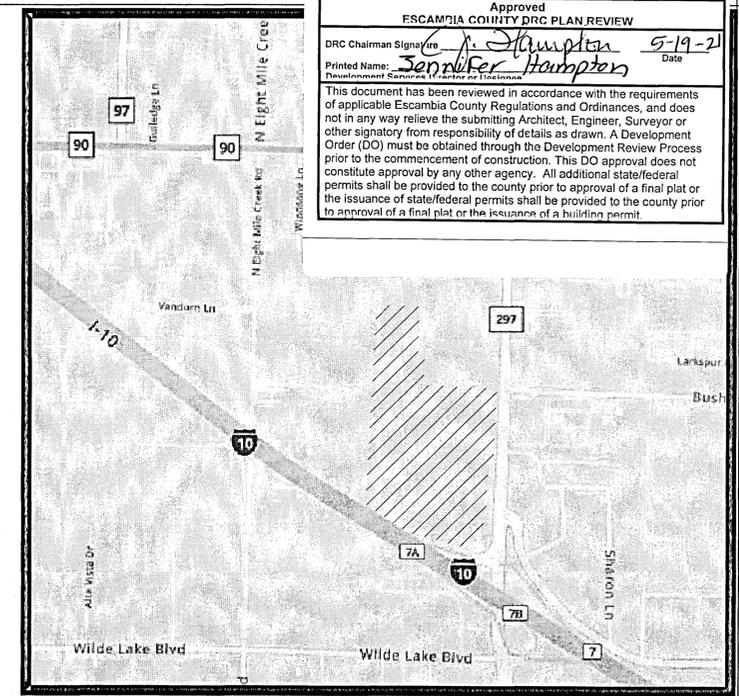
THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3663 CORPORATE NUMBER 7174
STATE OF FLORIDA



SIGN NOTE:
NO SUBDIVISION ENTRANCE SIGN IS PROPOSED AT THIS TIME.



LOCATION MAP NOT TO SCALE

UTILITIES NARRATIVE:

POTABLE WATER:
AFTER RECEIVING ERP, FDEP, ECUA, AND ESCAMBA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT POTABLE WATER 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, FDEP, ECUA, AND ESCAMBA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING FORCEMAIN LOCATED ON EIGHT MILE CREEK ROAD, CONSTRUCTING ALL NECESSARY SANITARY SEWER FORCEMANS AND LONG SERVICES TO SERVE THIS DEVELOPMENT. EACH INDIVIDUAL LOT WILL PROVIDE ITS OWN PRIVATE PUMPSTATION TO CONNECT TO THE PROPOSED FORCEMAIN. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

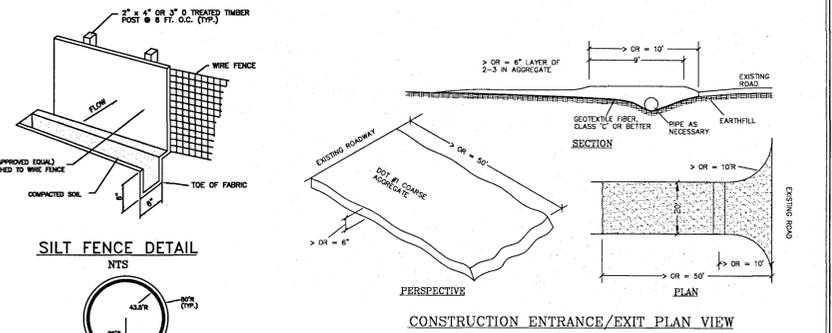
STORM SEWER:
AFTER RECEIVING ERP, ECUA, AND ESCAMBA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES, AND STORMWATER POND TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBA COUNTY STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ESCAMBA COUNTY FOR OWNERSHIP AND MAINTENANCE. THE STORMWATER DISCHARGE FROM THE SITE WILL FLOW INTO THE ADJACENT FOOT R/W AND CONTINUE ALONG THE EXISTING DRAINAGE WAY.

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

SOIL NOTE:
ALL SOILS ONSITE ARE BONIFAY LOAMY SAND, 0-5% SLOPES

FLOOD STATEMENT:
THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBA COUNTY, FLORIDA, AND INCORPORATED AREAS. FIRM INDEX DATA: SEPTEMBER 29, 2006; COMMUNITY PANEL NUMBER: 120080 0290 G, MAP NUMBER 12033C0290G, MAP REVISED DATE: SEPTEMBER 29, 2006.

ELEVATION NOTES:
THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FFRN GPS NETWORK.



MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL 32503
PROFESSIONAL SURVEYING SERVICES
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DAVID FITZPATRICK, PROFESSIONAL ENGINEER
REGISTRATION NUMBER 47818
STATE OF FLORIDA

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3663 CORPORATE NUMBER 7174
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR

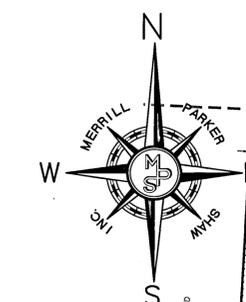
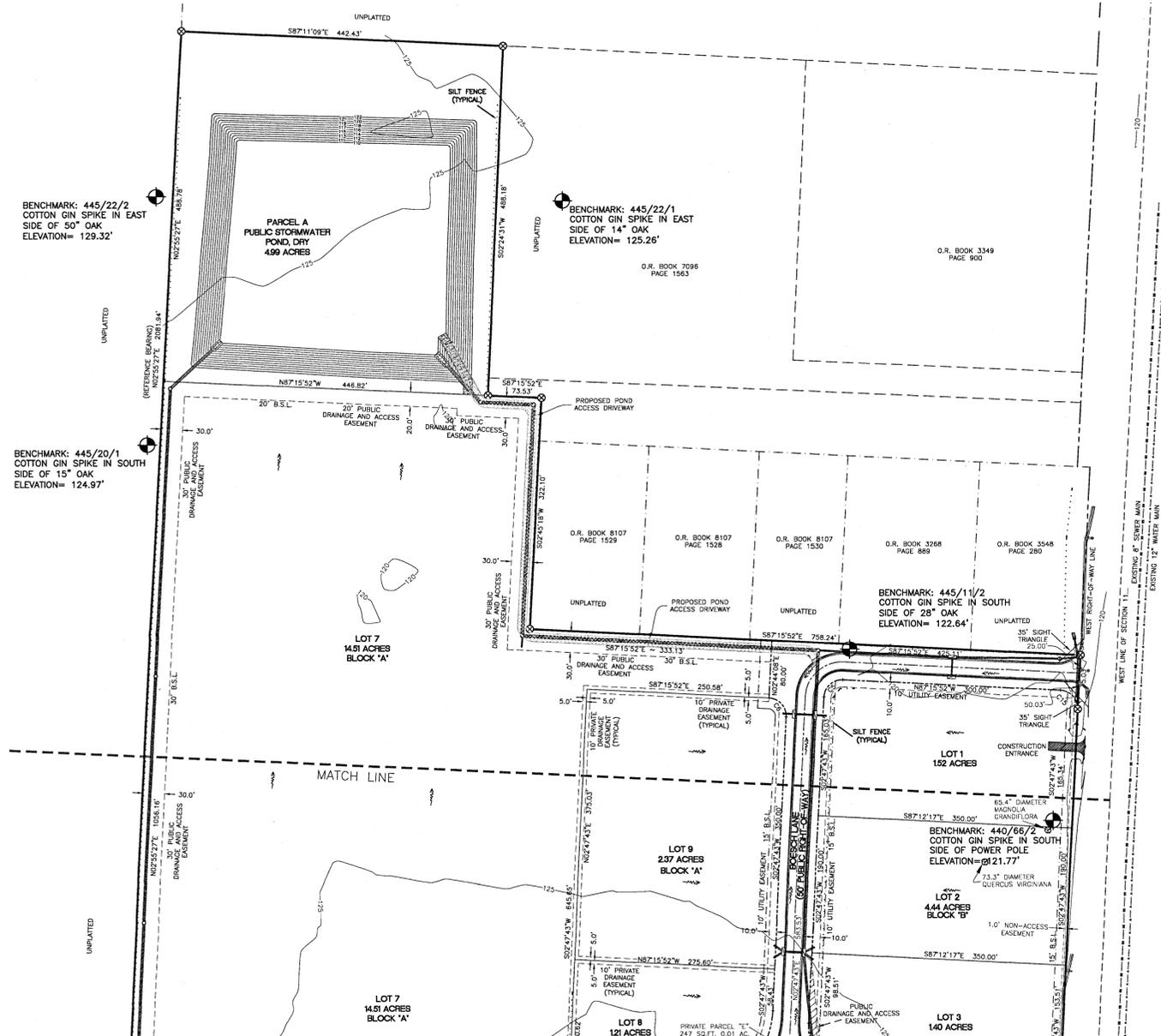
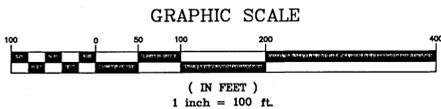
Sheet 1 of 2

A PRELIMINARY PLAT

RANSLEY STATION

BEING A PORTION OF SECTION 11, TOWNSHIP-1-SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA
12 LOTS ZONED: HC/LI FUTURE LAND USE: MU-U
MAY 2021

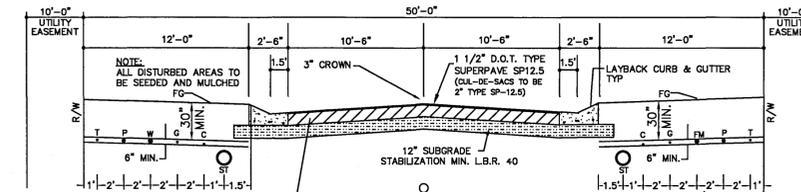
- DENOTES:
- - NAIL AND DISK, NUMBERED 7174 (PLACED)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7174 (PLACED)
 - ⊙ - 5/8" CAPPED IRON ROD, NUMBERED "FOOT" (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 7312 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 1035 (FOUND)
 - ⊙ - 1/2" CAPPED IRON ROD, NUMBERED 2499 (FOUND)
 - - 1/2" IRON ROD, UNNUMBERED (FOUND)
 - - 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - (D) - DEED INFORMATION
 - (F) - FIELD INFORMATION
 - (FDOT) - FLORIDA DEPARTMENT OF TRANSPORTATION
 - OR - OFFICIAL RECORDS
 - ▭ - PROPOSED CURB INLET
 - ▭ - PROPOSED STORM INLET
 - ▭ - PROPOSED MITERED-END SECTION
 - - PROPOSED SILT FENCE



SANITARY SEWER NOTE:
THE EXISTING SANITARY SEWER FORKEMAN WHERE CONNECTION POINT IS PROPOSED, IS LOCATED TO THE WEST ON EIGHT MILE CREEK ROAD, OUTSIDE OF THE SHOWN PLAT.



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.86	25.00	89°03'48"	(S)N52°19'39"E(W)	35.07
C2	61.55	50.00	70°31'44"	(N)S38°03'35"W(E)	57.74
C3	125.66	80.00	90°00'00"	(N)S47°47'43"W(E)	113.14
C4	125.66	80.00	90°00'00"	(N)S42°12'17"W(W)	113.14
C5	39.24	25.00	89°58'24"	(N)S47°45'56"W(E)	35.34
C6	39.30	25.00	90°03'36"	(N)S42°14'04"W(E)	35.37
C7	167.81	120.00	80°07'22"	(N)S42°51'25"W(E)	154.47
C8	145.24	250.00	33°17'15"	(N)S66°16'28"W(E)	143.21
C9	57.15	150.00	21°49'54"	(N)S60°32'48"E(W)	56.81
C10	56.19	150.00	21°27'42"	(N)S62°11'36"E(W)	55.86
C11	151.12	200.00	43°17'36"	(S)N71°16'39"E(W)	147.55
C12	87.19	200.00	24°58'40"	(N)S62°07'11"W(E)	86.50
C13	27.88	50.00	31°56'52"	(N)S89°25'03"W(E)	27.52
C14	159.67	120.00	76°14'21"	(N)S35°19'27"W(E)	148.15
C15	39.30	25.00	90°03'36"	(N)S42°14'05"W(E)	35.37
C16	30.77	25.00	70°31'44"	(N)S38°03'35"W(E)	28.87
C17	100.28	50.00	145°54'44"	(S)N15°02'05"E(W)	84.30
C18	30.77	25.00	70°31'44"	(N)S38°03'35"W(E)	28.87
C19	39.27	25.00	90°00'00"	(N)S47°47'43"W(E)	35.36
C20	39.18	25.00	89°47'47"	(N)S42°18'23"E(W)	35.29
C21	218.63	50.00	250°31'44"	(N)S32°20'25"E(W)	81.65
C22	30.77	25.00	70°31'44"	(N)S38°03'35"W(E)	28.87
C23	133.34	150.00	43°17'36"	(S)N71°16'39"E(W)	110.66
C24	39.81	50.00	48°37'00"	(N)S64°23'47"W(E)	38.77
C25	140.09	50.00	160°31'44"	(N)S06°56'25"W(E)	98.56
C26	78.49	50.00	89°56'24"	(N)S47°45'56"W(E)	70.67
C27	29.73	100.00	17°02'06"	(N)S84°16'41"W(E)	29.62
C28	102.61	225.00	26°07'47"	(N)S62°41'44"W(E)	101.72
C29	132.23	175.00	43°17'36"	(S)N71°16'39"E(W)	129.11



NOTE: ALL UTILITIES WITHIN THE RIGHT OF WAY SHALL HAVE A MIN. COVER OF 30 INCHES FROM FINISHED GRADE.

PAVEMENT SECTION NOTES:
1. WATER SHALL BE A MIN. OF 30" BELOW GRADE.
2. ALL UNSATURABLE MATERIALS BENEATH THE ROAD REQUIRE EXCAVATION AND BACKFILL WITH READILY COMPACTABLE SOILS IN 6" LIFTS AND STABILIZED TO A MINIMUM SOIL DENSITY OF 98% OF THE MODIFIED PROCTOR TEST (ASTM D1557).
3. 6" BASE REQUIRES A MINIMUM SOIL DENSITY OF 98% OF THE MODIFIED PROCTOR TEST (ASTM D 1557).
4. 12" SUBGRADE REQUIRES A MINIMUM SOIL DENSITY OF 98% OF THE MODIFIED PROCTOR TEST (ASTM D 1557).
5. CRUSHED LIMESTONE BASE FROM AN APPROVED SOURCE MAY BE USED INSTEAD OF G.S. ANY GAS MATERIAL SUBSTITUTION HAS TO GO THROUGH A SPECIAL APPROVAL BY THE COUNTY PROCESS.

UTILITY NOTES:
1. THIS IS A TYPICAL LOCATION PLAN. SEE CONSTRUCTION PLANS TO DETERMINE WHICH SIDE OF THE R/W ACTUALLY RECEIVES UTILITIES. SOME UTILITIES MAY ONLY BE ON ONE SIDE OF THE ROAD (I.E. WATER & FORCE MAIN).
2. ALL PROPOSED UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO PAVING. NO STREETS UNDER THE TWO YEAR WARRANTY WILL BE ALLOWED TO BE OPEN-CUT OR JACK AND BORED UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER. TO ACCOMPLISH THIS REQUIREMENT, COMMON TRENCHING IS REQUIRED. COMMON TRENCHING SHALL NOT TAKE PLACE UNTIL ALL ROW ROUGH GRADES HAVE BEEN ESTABLISHED TO ENSURE PROPER UTILITY DEPTHS. IF COMMON TRENCHING IS NOT A FEASIBLE OPTION, THE DEVELOPER SHALL INSTALL CONDUIT FOR THE UTILITY NOT PARTICIPATING IN THE COMMON TRENCHING FOR ALL ROAD CROSSINGS AND THE UTILITY COMPANY WILL BE REQUIRED TO USE THE CONDUIT. THIS SHALL REQUIRE PLANNING BETWEEN THE DEVELOPER AND THE UTILITY.

WELLHEAD PROTECTION NOTE:

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF PROTECTED (POTABLE) WELLHEADS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUIDS, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDOT STATE WARNING POINT 1-800-320-0919) AND LOCAL (SCAM-SHERALD COAST UTILITIES AUTHORITY (850) 478-5110 AND ESCAMBA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 969-6712) AGENCIES.

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