

**WETLAND BUFFER CALCULATIONS:**

**POND NORTH**  
 LENGTH OF WETLAND BUFFER LINE = 1,029 FT  
 AREA ENCLOSED BY WETLAND & BUFFER LINES = 27,191 SF  
 AVERAGE WETLAND BUFFER WIDTH = 27,191 / 1,029 = 26.42 FT  
 MINIMUM WETLAND BUFFER WIDTH = 15 FT

**POND SOUTH**  
 LENGTH OF WETLAND BUFFER LINE = 290 FT  
 AREA ENCLOSED BY WETLAND & BUFFER LINES = 7,719 SF  
 AVERAGE WETLAND BUFFER WIDTH = 7,719 / 290 = 26.62 FT  
 MINIMUM WETLAND BUFFER WIDTH = 15 FT

**SOILS:**

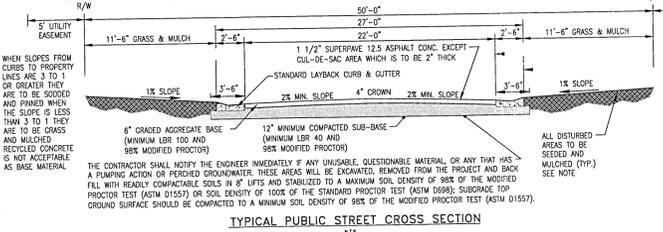
- (1) PICKNEY SAND
- (2) CRATAN AND PICKNEY SOILS, DEPRESSIONAL
- (3) LEON SANDS, 0 TO 2 PERCENT SLOPES
- (4) HURRICANE SAND, 0 TO 5 PERCENT SLOPES
- (5) DOROVAN MUCK AND FLUVAQUENTS, FREQUENTLY FLOODED

**OWNER/DEVELOPER:**  
 SINE QUA NON HOLDINGS, LLC  
 C/O: PAUL SILVOS  
 17 EAST MAIN STREET, SUITE 200  
 PENSACOLA, FL 32502  
 PHONE: (850) 637-1880

**ENGINEER:**  
 GECI & ASSOCIATES ENGINEERS, INC.  
 CONTACT: CLINT GECI, P.E.  
 2950 NORTH 12TH AVE.  
 PENSACOLA, FLORIDA 32503  
 PHONE: (850) 432-2929

**SURVEYOR:**  
 360 SURVEYING SERVICES, INC.  
 C/O: JOSH MILLER  
 213A SOUTH DAYLEN STREET  
 PENSACOLA, FL 32502  
 PHONE: (850) 857-4400

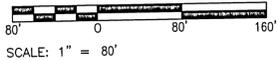
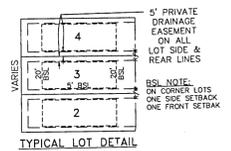
PRELIMINARY PLAT  
 FOR  
**DAVIS RUN**  
 40 LOT SINGLE-FAMILY SUBDIVISION  
 IN  
 ESCAMBIA COUNTY, FLORIDA  
 G&A REFERENCE NO. 28806



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBIA COUNTY STANDARDS AND FDOT STANDARDS.  
 R/W SHOULD BE MAINTAINED TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECDA STANDARD SPECIFICATIONS.



**GENERAL NOTES:**

- THESE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE LOT GRADING PLAN INCLUDED IN THESE PLANS ONLY SERVES AS A GUIDE FOR THE CONSTRUCTION OF INDIVIDUAL HOMES/LOTS.
- THERE WILL BE NO ADVERSE IMPACTS TO EXISTING DRAINAGE DUE TO THE STORMWATER RUNOFF OF THIS PROJECT. THIS PROJECT WILL NOT CAUSE FLOODING ON ADJACENT PROPERTIES IN A 100-YR STORM EVENT.
- NO HERITAGE TREES EXIST ON PROJECT SITE.
- HOME BUILDER NOTE: EACH HOME BUILDER WILL BE REQUIRED TO CONTROL ALL EROSION AND SEDIMENT ON EACH INDIVIDUAL LOT.
- SOIL NOTE: A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR SIGNS FROM THE BUILDING INSPECTION DEPARTMENT.
- EROSION AND SEDIMENT CONTROL NOTES:

**BENCHMARKS:**

T.B.M. #1 - NAIL IN E. SIDE OF POLE, ELEVATION = 18.93  
 T.B.M. #2 - NAIL IN N. FACE OF POLE, ELEVATION = 22.09

- BENCHMARKS:**
- FC FIBER OPTIC CABLE MARKER
  - FR FIRE HYDRANT
  - BP BACKFLOW PREVENTER
  - SL SEWER LATERAL
  - WM WATER METER
  - GS GAS SIGN
  - AM A.T. & T. MANHOLE
  - WP WIRE PULL BOX
  - SI SIGN
  - WV WATER VALVE
  - SLV SEWER VALVE
  - GA GAS ANCHOR
  - PP POWER POLE
  - TR TEMPORARY BENCHMARK
  - RCP REINFORCED CONCRETE PIPE
  - MES MITRED END SECTION
  - (F) = FIELD MEASUREMENT
  - (D) = DEED MEASUREMENT
  - (C) = CALCULATED
  - (P) = PLAT MEASUREMENT
  - R/W = RIGHT-OF-WAY
  - O.R. = OFFICIAL RECORD
  - P.C. = PAGE
  - T.Y. = TYPICAL
  - S.F. = SQUARE FOOT
  - = WATER LINE
  - = OVERHEAD UTILITY
  - = UNDERGROUND GAS LINE
  - = UNDERGROUND FIBER OPTIC
  - = SANITARY SEWER
  - = 6\"/>

**PARCEL TABULATION:**

NAME	DESCRIPTION	OWNER	ACREAGE
A	WET STORMWATER POND	PUBLIC	0.54
B	COMMON AREA / WETLANDS	HOMEOWNER'S ASSOCIATION	0.63
C	WET STORMWATER POND	PUBLIC	1.89
D	COMMON AREA / WETLANDS	HOMEOWNER'S ASSOCIATION	0.34
E	DRAINAGE WAY	PUBLIC	0.12
F	COMMON AREA	HOMEOWNER'S ASSOCIATION	1.63

**ENVIRONMENTAL TABLE**

NOTES:  
 1. WETLAND DELINEATIONS BY BONE CONSULTING GROUP, NOVEMBER 4, 2019.  
 2. WETLAND DELINEATIONS SURVEYED BY 360 SURVEYING SERVICES AS SHOWN ON THE SURVEY DATED JUNE 9, 2021.  
 3. JURISDICTIONS INCLUDE: FDEP, ESCAMBIA COUNTY, FWMD, & ACE.

WETLAND PERMIT # IND-035-2003-11 TOTAL TEMPORARY WETLAND IMPACT = 0.124 ACRES  
 TOTAL WETLAND AREA = 11.93 ACRES TOTAL BUFFER IMPACT = 0.00 ACRES  
 TOTAL ISOLATED IMPACT = 0.09 ACRES REMAINING BUFFER AREA = 0.80 ACRES  
 TOTAL SUBDIVISION WETLAND IMPACT = 0.004 ACRES

**SPECIAL ENVIRONMENTAL NOTE:**  
 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 CONSTRUCTION ADDRESSING THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

- PRELIMINARY PLAT NOTES:**
- 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 CONSTRUCTION ADDRESSING THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR 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 DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION. THE DEVELOPER/CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
  - 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 SET AND STABILIZE RETENTION/DETENTION PONDS 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 PONDS, OUTLET STRUCTURES, 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/SCHEDUCE WITH THE COUNTY A FINAL INSPECTION OF THE PROJECT PRIOR TO REQUESTING FINAL INSPECTION APPROVAL.
  - NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION APPROVAL.
  - 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 CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR DELAYS IN COUNTY ACCEPTANCE AND IMPROVEMENTS.
  - THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
  - TO COMPLY WITH WSPS 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 WSPS PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.
  - FENCES & OTHER STRUCTURES MAY NOT BE PLACED IN DRAINAGE EASEMENTS IN A MANNER THAT WILL IMPED STORMWATER FLOW.

**THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:**

Flood zone(s)	Community number	Map number	Panel number(s)	Suffix	Map Revision Date
X & A	120080	12033C0527G	0527	G	9/29/2006

**DENSITY CALCULATION:**

TOTAL SITE AREA: 20.19 AC (MOR) + 0.67 AC (APZ-1) + 3.30 (APZ-2) = 24.16 AC  
 PROPOSED NUMBER OF UNITS:  
 34 (MOR) + 0 (APZ-1) + 6 (APZ-2) = 40 LOTS

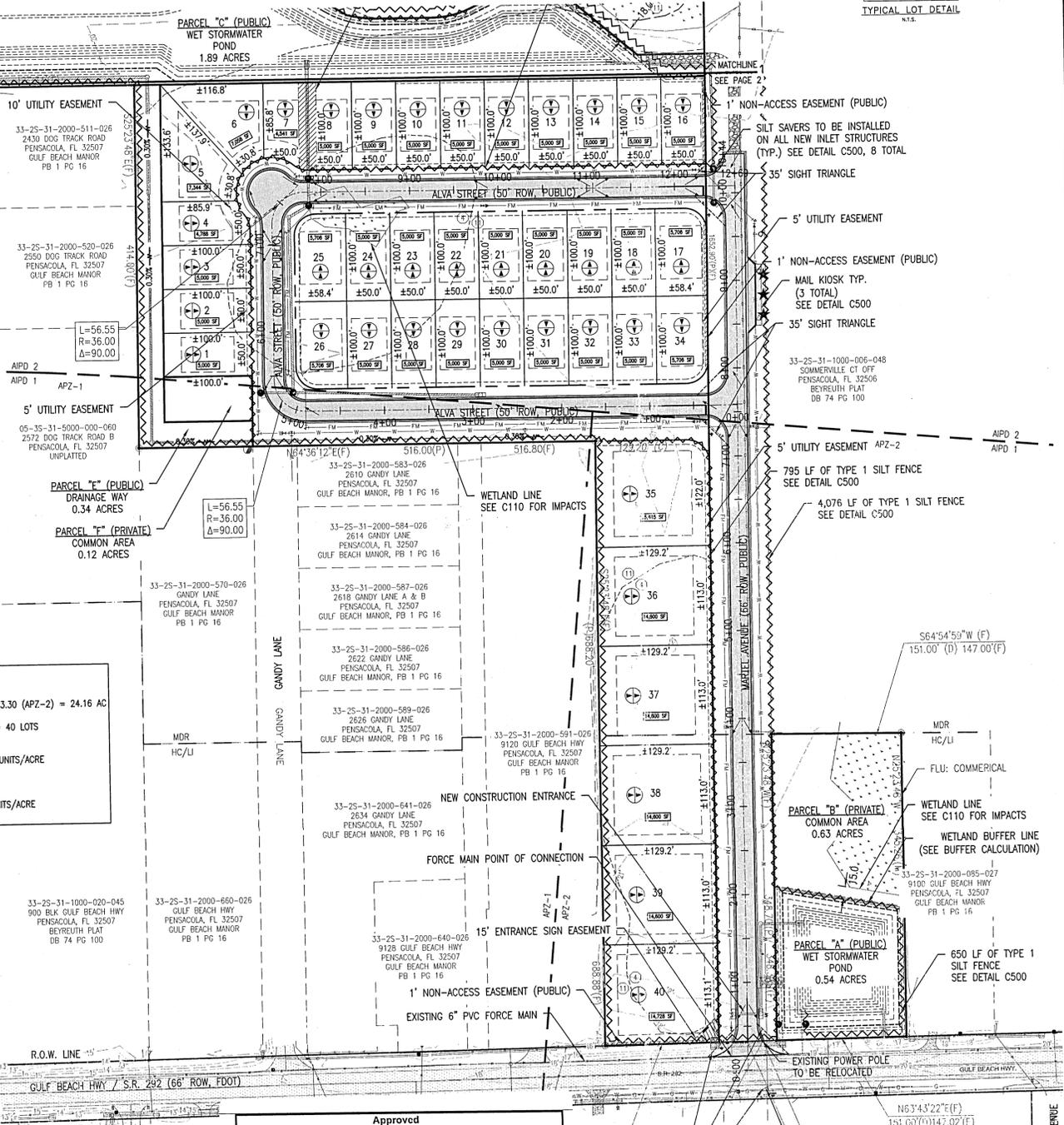
**MOR:**  
 DENSITY AS PROVIDED: 34/20.19 = 1.68 UNITS/ACRE  
 DENSITY ALLOWED: 10 UNITS/ACRE

**APZ-2:**  
 DENSITY AS PROVIDED: 6/3.30 = 1.82 UNITS/ACRE  
 DENSITY ALLOWED: 2 UNITS/ACRE



**ENGINEER'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR DAVIS RUN SUBDIVISION AND ALL PROPOSED ROADWAY, DRAINAGE, AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

CLINT A. GECI, P.E., VICE PRESIDENT  
 GECI & ASSOCIATES ENGINEERS, INC.  
 FLORIDA P.E. NO. 73924



**Approved ESCAMBIA COUNTY DRC PLAN REVIEW**

DRC Chairman Signature: *[Signature]* Date: 3-2-22

Printed Name: *[Signature]*  
 Development Services Director or Designee

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.

**REVISION**

NO.	DATE	REVISION
1	01/18/22	BID SET
2	01/17/22	PERMITTING REVISIONS
3		
4		
5		

**SCALE AS SHOWN** DESIGNED: CAG DRAWN: KRD CHECKED: SAG DATE: 01/18/22

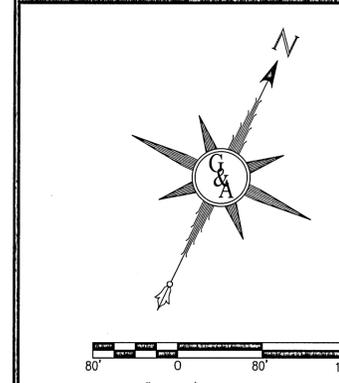
**NOT RELEASED FOR CONSTRUCTION**

**DAVIS RUN**

PRELIMINARY PLAT FOR POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

PROJECT NO. 28806 SHEET NO. 1 OF 4

28806 CONSTRUCTION PLANS.DWG-2/21/22-1011



**WETLAND BUFFER CALCULATIONS:**

**POND NORTH**  
 LENGTH OF WETLAND BUFFER LINE = 1,029 FT  
 AREA ENCLOSED BY WETLAND & BUFFER LINES = 27,191 SF  
 AVERAGE WETLAND BUFFER WIDTH = 27,191 / 1,029 = 26.42 FT  
 MINIMUM WETLAND BUFFER WIDTH = 15 FT

**POND SOUTH**  
 LENGTH OF WETLAND BUFFER LINE = 290 FT  
 AREA ENCLOSED BY WETLAND & BUFFER LINES = 7,719 SF  
 AVERAGE WETLAND BUFFER WIDTH = 7,719 / 290 = 26.62 FT  
 MINIMUM WETLAND BUFFER WIDTH = 15 FT

**SOILS:**

- (4) PICKNEY SAND
- (5) CROATAN AND PICKNEY SOILS, DEPRESSIONAL
- (9) LEON SANDS, 0 TO 2 PERCENT SLOPES
- (11) HURRICANE SAND, 0 TO 5 PERCENT SLOPES
- (49) DOROVAN MUCK AND FLUVAQUENTS, FREQUENTLY FLOODED

**OWNER/DEVELOPER:**  
 SINE QUA NON HOLDINGS, LLC  
 C/O: PAUL SILVOS  
 17 EAST MAIN STREET, SUITE 200  
 PENSACOLA, FL 32502  
 PHONE: (850) 637-1880

**ENGINEER:**  
 GECI & ASSOCIATES ENGINEERS, INC.  
 CONTACT: CLINT GECI, P.E.  
 2950 NORTH 12TH AVENUE  
 PENSACOLA, FL 32503  
 PHONE: (850) 432-2929

**SURVEYOR:**  
 360 SURVEYING SERVICES, INC.  
 C/O: JOSH MILLER  
 2134 SOUTH BAYLEN STREET  
 PENSACOLA, FL 32502  
 PHONE: (850) 857-4400

PRELIMINARY PLAT  
 FOR  
**DAVIS RUN**  
 40 LOT SINGLE-FAMILY SUBDIVISION  
 IN  
 ESCAMBIA COUNTY, FLORIDA  
 G&A REFERENCE NO. 28806

ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE ESCAMBIA COUNTY STANDARDS AND F.O.D.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF PEOPLE'S WATER SERVICE COMPANY STANDARD SPECIFICATIONS.

ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECUA STANDARD SPECIFICATIONS.

NO.	REVISION	DATE	APPR.
1	BID SET	01/18/22	CAG
2	PERMITTING REVISIONS	01/31/22	CAG
3			
4			
5			

**GENERAL NOTES:**

- THESE PLANS ARE NOT RELEASED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE LOT GRADING PLAN INCLUDED IN THESE PLANS ONLY SERVES AS A GUIDE FOR THE CONSTRUCTION OF INDIVIDUAL HOMES/LOTS.
- THERE WILL BE NO ADVERSE IMPACTS TO EXISTING DRAINAGE DUE TO THE STORMWATER RUNOFF OF THIS PROJECT. THIS PROJECT WILL NOT CAUSE FLOODING ON ADJACENT PROPERTIES IN A 100-YR STORM EVENT.
- NO HERITAGE TREES EXIST ON PROJECT SITE.
- SOME BUILDERS NOTE: EACH HOME BUILDER WILL BE REQUIRED TO CONTROL ALL EROSION AND SEDIMENT ON EACH INDIVIDUAL LOT.
- SOIL NOTE: A SEPARATE SIGN PERMIT WILL BE NEEDED FOR SIGNS FROM THE BUILDING INSPECTION DEPARTMENT.
- FUTURE BUILDING NOTES:
  - ALL FUTURE BUILDINGS SHALL COMPLY WITH ESCAMBIA COUNTY BUILDING CODES WHICH INCLUDE THAT ALL FINISHED FLOOR ELEVATIONS (EXCLUDING BASEMENT) SHALL BE A MINIMUM OF 8" ABOVE ADJACENT TOP OF CURB OR, WHEN APPLICABLE, 8" ABOVE TOP OF REAR YARD CONVEYANCE SMALL ELEVATION UNLESS BUILDING IS IN A FLOOD ZONE WHICH INDICATES THE ELEVATION ABOVE FINISHED GRADE. ALSO, THE MINIMUM FINISHED HABITABLE FLOOR ELEVATION FOR LOTS SHALL TYPICALLY BE 8" (SUCCEED AROUND BUILDING) OR 10" (UNSUCCEED) ABOVE FINISHED GRADES OF LOTS.
  - HOME BUILDERS WILL BE REQUIRED TO CONSTRUCT AND MAINTAIN, AT ALL TIMES DURING CONSTRUCTION, APPROPRIATE EROSION CONTROL MEASURES (SILT FENCE, WIRE BALES, ETC.) TO INSURE THAT NO SEDIMENTS LEAVE THE LOT UNDER CONSTRUCTION OR THE RIGHT-OF-WAY ADJACENT TO THE LOT UNDER CONSTRUCTION.

**UTILITY NARRATIVE:**  
 POTABLE WATER IS PROVIDED BY NEW 6" WATER MAINS LOCATED IN THE RIGHT-OF-WAYS AND SIZED FOR FIRE PROTECTION. THE WATER CONNECTION IS TO PEOPLE'S WATER SYSTEM LOCATED SOUTH SIDE OF GULF BEACH HWY (EXISTING 12" MAIN). SANITARY SEWER IS PROVIDED BY A NEW LOW-PRESSURE FORCE MAIN LOCATED IN THE RIGHT-OF-WAYS. THE FORCE MAIN CONNECTION IS TO AN EXISTING ECUA FORCE MAIN LOCATED ON THE NORTH SIDE OF GULF BEACH HWY. ECUA TO ACCEPT SANITARY SEWER FORCE MAIN FOR OWNERSHIP, OPERATION & MAINTENANCE UPON COMPLETION OF CONSTRUCTION. GRINDER PUMPS & SERVICE LINES LOCATED ON EACH LOT SHALL BE HOMEOWNERS RESPONSIBILITY. THE NEW STORMWATER SYSTEM INCLUDES STORM PIPE & INLETS LOCATED IN THE RIGHT-OF-WAYS WHICH DRAIN TO THE NEW STORMWATER PONDS. IT IS PROPOSED THAT ESCAMBIA COUNTY ACCEPT THIS STORMWATER SYSTEM FOR OWNERSHIP, OPERATION, & MAINTENANCE AFTER THE 2-YR WARRANTY PERIOD.

**BENCHMARKS:**  
 T.B.M. #1 - NAIL IN E. SIDE OF POLE, ELEVATION = 18.93  
 T.B.M. #2 - NAIL IN N. FACE OF POLE, ELEVATION = 22.09

**SURVEYOR'S LEGEND:**

- FIBER OPTIC CABLE MARKER
- FIRE HYDRANT
- BACKFLOW PREVENTER
- SEWER LATERAL
- WATER METER
- GAS SIGN
- A.T. & T. MANHOLE
- WIRE PULL BOX
- SIGN
- WATER VALVE
- SEWER VALVE
- GUY ANCHOR
- POWER POLE
- TEMPORARY BENCHMARK
- RCP = REINFORCED CONCRETE PIPE
- T.B.M. = TEMPORARY BENCHMARK
- MES = MITRED END SECTION
- (F) = FIELD MEASUREMENT
- (D) = DEED MEASUREMENT
- (C) = CALCULATED
- (P) = PLAT MEASUREMENT
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- TYP. = TYPICAL
- S.F. = SQUARE FOOT

**SURVEYOR'S CORNER LEGEND:**

- 1" IRON ROD
- 1" CAPPED IRON ROD #7612
- 1" IRON PIPE
- 1" CAPPED IRON ROD #6679
- NAIL & DISC "HAMILTON"
- 4" X 4" CONCRETE MONUMENT
- 1" CAPPED IRON ROD # 7107
- SET 3" CAPPED IRON ROD #7612

**DENSITY CALCULATION:**

**TOTAL SITE AREA:**  
 20.19 AC (MOR) + 0.67 AC (APZ-1) + 3.30 (APZ-2) = 24.16 AC  
**PROPOSED NUMBER OF UNITS:**  
 34 (MOR) + 0 (APZ-1) + 6 (APZ-2) = 40 LOTS

**MOR:**  
 DENSITY AS PROVIDED: 34/20.19 = 1.68 UNITS/ACRE  
 DENSITY ALLOWED: 10 UNITS/ACRE

**APZ-2:**  
 DENSITY AS PROVIDED: 6/3.30 = 1.82 UNITS/ACRE  
 DENSITY ALLOWED: 2 UNITS/ACRE

**ENVIRONMENTAL TABLE**

NOTES:  
 1. WETLANDS DELINEATIONS BY BIOME CONSULTING GROUP, NOVEMBER 4, 2019.  
 2. WETLAND DELINEATIONS SURVEYED BY 360 SURVEYING SERVICES AS SHOWN ON THE SURVEY DATED JUNE 9, 2021.  
 3. JURISDICTIONS INCLUDE FLORIDA, ESCAMBIA COUNTY, HWY/MD, & ACE.

WETLAND PERMIT # IND-033-30103-1  
 TOTAL WETLAND AREA = 11.53 ACRES  
 TOTAL ISOLATED WETLAND AREA = 0.09 ACRES  
 TOTAL JURISDICTIONAL WETLAND IMPACT = 0.004 ACRES

TOTAL TEMPORARY WETLAND IMPACT = 0.124 ACRES  
 TOTAL BUFFER IMPACT = 0.008 ACRES  
 REMAINING BUFFER AREA = 0.80 ACRES

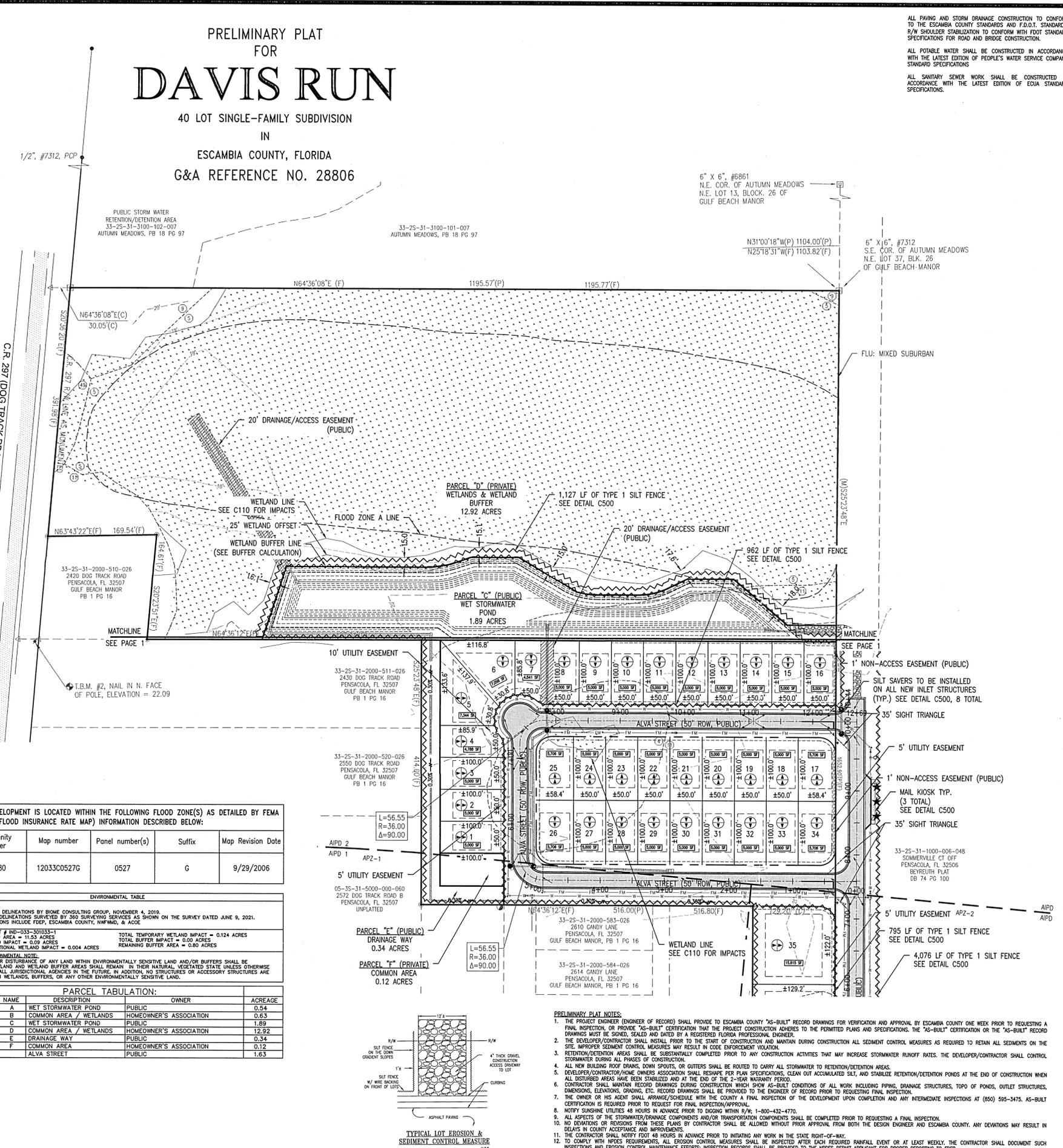
**SPECIAL ENVIRONMENTAL NOTE:**  
 NO CLEARING OR DISTURBANCE OF ANY LAND WITHIN ENVIRONMENTALLY SENSITIVE LAND AND/OR BUFFERS SHALL BE PERMITTED. WETLAND AND WETLAND BUFFER AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNLESS OTHERWISE PERMITTED BY ALL JURISDICTIONAL AGENCIES IN THE FUTURE. IN ADDITION, NO STRUCTURES OR ACCESSORY STRUCTURES ARE ALLOWED WITHIN WETLANDS, BUFFERS, OR ANY OTHER ENVIRONMENTALLY SENSITIVE LAND.

**PARCEL TABULATION:**

NAME	DESCRIPTION	OWNER	ACREAGE
A	WET STORMWATER POND	PUBLIC	0.54
B	COMMON AREA / WETLANDS	HOMEOWNER'S ASSOCIATION	0.63
C	WET STORMWATER POND	PUBLIC	1.89
D	COMMON AREA / WETLANDS	HOMEOWNER'S ASSOCIATION	12.92
E	DRAINAGE WAY	PUBLIC	0.34
F	COMMON AREA	HOMEOWNER'S ASSOCIATION	0.12
G	ALVA STREET	PUBLIC	1.63

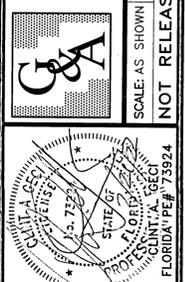
**ENGINEER'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR DAVIS RUN SUBDIVISION AND ALL PROPOSED ROADWAY, DRAINAGE, AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

CLINT A. GECI, P.E., VICE PRESIDENT  
 GECI & ASSOCIATES ENGINEERS, INC.  
 FLORIDA P.E. NO. 73924



**GECI & ASSOCIATES, INC.**  
 ENGINEERS  
 2050 N. 12th Ave., PENSACOLA, FL 32503  
 Phone: (850) 432-2929  
 CERTIFICATE OF AUTHORIZATION NUMBER: 00005149  
 E-Mail: gec@aesc.com

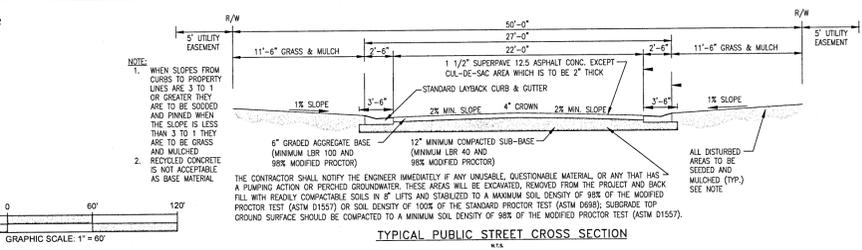
SCALE AS SHOWN  
 DESIGNED: CAG  
 DRAWN: KRJ  
 CHECKED: SAG  
 DATE: 01/18/22



PRELIMINARY PLAT FOR  
**DAVIS RUN**  
 40 LOT SINGLE-FAMILY SUBDIVISION  
 IN  
 ESCAMBIA COUNTY, FLORIDA  
 G&A REFERENCE NO. 28806

POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

PROJECT NO. 28806 SHEET NO. 2 OF 4



**ENVIRONMENTAL TABLE:**

**NOTES:**  
1. WETLANDS DELINEATIONS BY BIOMC CONSULTING GROUP, NOVEMBER 4, 2019.  
2. WETLAND DELINEATIONS SURVEYED BY S&S SURVEYING SERVICES AS SHOWN ON THE SURVEY DATED JUNE 9, 2021.  
3. JURISDICTIONS INCLUDE FDO, ESCAMBIA COUNTY, NFWMD, & ACEE

**Centerline Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
CL1	56.55'	36.00'	90°00'00"	S70°23'44"E	50.81'
CL2	56.55'	36.00'	90°00'00"	S19°36'12"E	50.81'

**Wetlands Line Table**

Line	Bearing	Length
W1	S74°26'18"W	62.00'
W2	N69°42'25"W	69.64'
W3	N44°38'14"W	44.13'
W4	N55°01'10"W	55.00'
W5	N66°51'37"W	28.54'
W6	N69°44'17"W	47.32'
W7	N78°46'37"W	38.75'
W8	N81°52'49"W	52.78'
W9	N74°38'37"W	34.48'
W10	N72°01'36"W	26.47'
W11	N50°39'59"W	26.67'
W12	N49°23'23"E	40.27'
W13	N61°56'34"E	16.23'
W14	N52°42'30"W	34.11'
W15	S48°12'32"W	11.88'
W16	N80°01'01"W	36.68'
W17	N69°56'02"W	27.79'
W18	S59°30'56"W	43.08'
W19	S69°19'26"W	41.05'
W20	N75°57'37"W	36.48'
W21	N70°18'04"W	30.41'
W22	N77°39'41"W	47.44'
W23	S83°50'52"W	40.71'
W24	S21°47'22"W	45.75'
W25	S42°06'20"W	106.15'
W26	S89°18'49"W	39.26'
W27	S73°52'39"W	37.03'
W28	S89°19'30"W	36.84'
W29	S47°11'06"W	49.05'
W30	S55°50'20"W	37.24'
W31	N83°04'10"E	23.57'
W32	S89°29'08"W	34.65'
W33	N83°14'50"W	32.13'
W34	N85°23'00"W	30.84'
W35	S75°02'48"E	110.58'
W36	S82°27'01"E	22.84'
W37	S49°22'21"W	41.91'
W38	S18°03'15"W	48.85'

**Lot Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	N72°24'4"W	35.36'
C2	17.35'	25.00'	39°42'54"	N45°15'14"W	16.98'
C3	18.07'	40.00'	27°18'47"	S51°27'30"E	18.89'
C4	31.62'	40.00'	45°17'11"	S19°28'12"E	30.80'
C5	31.62'	40.00'	45°17'11"	S70°07'50"W	30.80'
C6	35.98'	40.00'	51°32'41"	S78°32'46"W	34.78'
C7	17.60'	25.00'	40°12'34"	N84°09'44"E	17.23'
C8	39.27'	25.00'	90°00'00"	S70°07'50"W	35.36'
C9	39.27'	25.00'	90°00'00"	N72°24'4"W	35.36'
C10	39.27'	25.00'	90°00'00"	N19°36'12"E	35.36'
C11	39.27'	25.00'	90°00'00"	S70°23'44"E	35.36'

**Wetlands Buffer Line Table**

Line	Bearing	Length
B1	N55°37'13"E	31.23'
B2	N45°02'47"E	32.99'
B3	N64°36'12"E	75.12'
B4	S84°20'36"E	106.15'
B5	N67°16'16"E	31.36'
B6	N64°36'12"E	64.73'
B7	N88°19'30"W	36.84'
B8	N69°56'02"W	27.79'
B9	N44°42'10"E	23.57'
B10	N83°04'10"E	23.57'
B11	N83°14'50"W	32.13'
B12	N85°23'00"W	30.84'
B13	S75°02'48"E	110.58'
B14	N64°36'12"E	76.41'
B15	N75°57'37"W	36.48'
B16	N70°18'04"W	30.41'
B17	N77°39'41"W	47.44'
B18	S83°50'52"W	40.71'
B19	S21°47'22"W	45.75'
B20	S42°06'20"W	106.15'
B21	S89°18'49"W	39.26'
B22	S73°52'39"W	37.03'
B23	S89°19'30"W	36.84'
B24	S47°11'06"W	49.05'
B25	S55°50'20"W	37.24'
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B28	N83°14'50"W	32.13'
B29	N85°23'00"W	30.84'
B30	S75°02'48"E	110.58'
B31	S82°27'01"E	22.84'
B32	S49°22'21"W	41.91'
B33	S18°03'15"W	48.85'

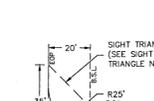
**TYPICAL LOT DETAIL**



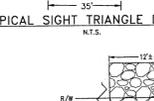
**TYPICAL SIGHT TRIANGLE DETAIL**



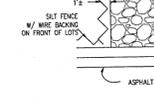
**TYPICAL LOT EROSION & SEDIMENT CONTROL MEASURE**



**TYPICAL SECTION OF SIDE LOT LINE PRIVATE SWALE**



**TYPICAL 20' DRAINAGE / ACCESS EASEMENT (PUBLIC)**



**Wetlands Buffer Line Table**

Line	Bearing	Length
B1	N55°37'13"E	31.23'
B2	N45°02'47"E	32.99'
B3	N64°36'12"E	75.12'
B4	S84°20'36"E	106.15'
B5	N67°16'16"E	31.36'
B6	N64°36'12"E	64.73'
B7	N88°19'30"W	36.84'
B8	N69°56'02"W	27.79'
B9	N44°42'10"E	23.57'
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B16	N70°18'04"W	30.41'
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B18	S83°50'52"W	40.71'
B19	S21°47'22"W	45.75'
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B30	S75°02'48"E	110.58'
B31	S82°27'01"E	22.84'
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