

CONSTRUCTION PLANS  
FOR  
HIGHWAY 98 APARTMENTS

PROPERTY I.D. 21-2S-31-1308-000-001  
7201 W. HIGHWAY 98  
PENSACOLA, FLORIDA 32507  
SECTION 21, TOWNSHIP 2S, RANGE 31W  
ESCAMBIA COUNTY, FLORIDA  
ZONED: HDR FLU: MU-U  
JANUARY 2022

SHEET INDEX

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DESCRIPTION AS FURNISHED: (FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO.: 1054-4379154)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 21, T2S, R31W, ESCAMBIA COUNTY, FLORIDA; THENCE N 88°17'45" W ALONG THE NORTH LINE OF SAID SECTION FOR 650.89' TO THE EAST LINE OF THE WEST 1/2 OF LOT 1; THENCE S 01°51'58" W ALONG SAID EAST LINE FOR 2206.84'; THENCE N 88°20'06" W FOR 1180.38' FOR POINT OF BEGINNING; THENCE CONTINUE N 88°20'06" W FOR 219.82'; THENCE N 01°45'52" E FOR 333.35'; THENCE N 17°31'38" E FOR 50.0'; THENCE S 72°28'33" E FOR 190.01'; THENCE N 17°31'38" E FOR 200.00' TO SOUTH R/W LINE OF U.S. HIGHWAY 98; THENCE S 72°28'22" E ALONG SAID SOUTH R/W LINE FOR 30.0'; THENCE S 17°31'36" W FOR 200.00'; THENCE S 72°28'22" E FOR 158.53' TO CENTER LINE OF A DRAINAGE EASEMENT; THENCE S 44°31'38" W ALONG SUCH CENTER LINE 263.30'; THENCE S 11°56'22" E FOR 87.43' TO P.O.B.

AND

BEGIN AT THE NE CORNER OF SAID SECTION 21, T2S, R31W, ESCAMBIA COUNTY, FLORIDA; THENCE N 88°17'45" W ALONG THE NORTH LINE OF SAID SECTION FOR 650.89' TO THE EAST LINE OF THE WEST 1/2 OF LOT 1 OF SAID SECTION; THENCE S 01°51'58" W ALONG SUCH EAST LINE OF THE W1/2 OF SAID LOT 1 FOR 2206.84'; THENCE N 88°20'06" W FOR 1400.2' FOR POINT OF BEGINNING; THENCE CONTINUE ALONG THE LINE LAST RUN FOR 202.1'; THENCE N 01°45'52" E FOR 390.84'; THENCE S 72°28'22" E FOR 210.0'; THENCE S 01°45'52" W FOR 333.35' MORE OR LESS TO THE POB, BEING A PORTION OF LOT 2 OF SAID SECTION.

OWNER/DEVELOPER:  
HIGHWAY 98 LLC  
1249 OLD CORRY ROAD  
PENSACOLA, FL 32507  
PHONE: 850-450-4656  
BEAU@BLUEWATERSIGNATUREHOMES.COM

TOTAL SITE ACREAGE: 3.96 ACRES - 172,581.22 SQ.FT.		
IMPERVIOUS and PERVIOUS AREA		
	EXISTING	PROPOSED
BUILDING	0.00 SQ.FT.	36,849.93 SQ.FT.
CONCRETE	0.00 SQ.FT.	19,487.32 SQ. FT.
ASPHALT	8,364.28 SQ.FT.	59,432.03 SQ. FT.
TOTAL IMPERVIOUS AREA	8,364.28 SQ.FT.	115,769.28 SQ.FT.
POND AREA	0.00 SQ.FT.	18,310.23 SQ.FT.
LANDSCAPE AREA	164,216.94 SQ.FT.	38,501.71 SQ.FT.
PERCENTAGE OF LANDSCAPE	95.15 %	22.31 %

PARKING REQUIREMENTS: 72 APARTMENTS @ 1.5 SPACES/UNIT		
	REQUIRED	PROPOSED
NON-HANDICAPPED SPACES	108	108
HANDICAPPED SPACES	7	8
TOTAL PARKING SPACES PROVIDED	108	108

PREPARED BY

J M A  
Engineering Services, Inc.  
Civil Engineering Planning

2726 WALLACE LAKE ROAD  
PACE, FLORIDA 32571  
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eMAIL: jma@mcguire-assoc.com  
WEBSITE: www.mcguire-assoc.com  
Gerald W. McGuire-P.E. # 39572  
Engineering Business #00008435

FLOODPLAIN MANAGEMENT STATEMENT:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 1-PERCENT AND .2-PERCENT-ANNUAL-CHANCE FLOODPLAIN), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0368G, MAP REVISION DATED SEPTEMBER 29, 2006.

**ECUA Engineering Manual Reference Note\***  
\*note shall be inserted in the upper right corner of title sheet  
\*applicable only to ECUA infrastructure to be constructed in public ROW or in utility easement; not to be applied to private water/sewer facilities on private property (see Building Code)

**A. ECUA Engineering Manual Incorporated by Reference**  
The ECUA Engineering Manual, dated September 1, 2016, along with update(s) numbered 1 hereinafter "Manual", located at www.ecua.fl.gov, is hereby incorporated by reference into this Project's official contract documents as if fully set forth therein. It is the Contractor's responsibility to be knowledgeable of the Manual's contents and to construct the Project in accordance with the Manual. The Contractor shall provide its employees access to the Manual at all times, via Project site or office, via digital or paper format. In the event of a conflict between the Manual and Plans, Contractor shall consult Engineer of Record for proper resolution.

**B. Additional Documents (to be completed by the Engineer of Record)**

Does this Project have additional technical specifications or construction details that supplement and/or supersede the Manual listed above? **NO**. If yes, Contractor shall construct Project in accordance with said documents as listed and located below:

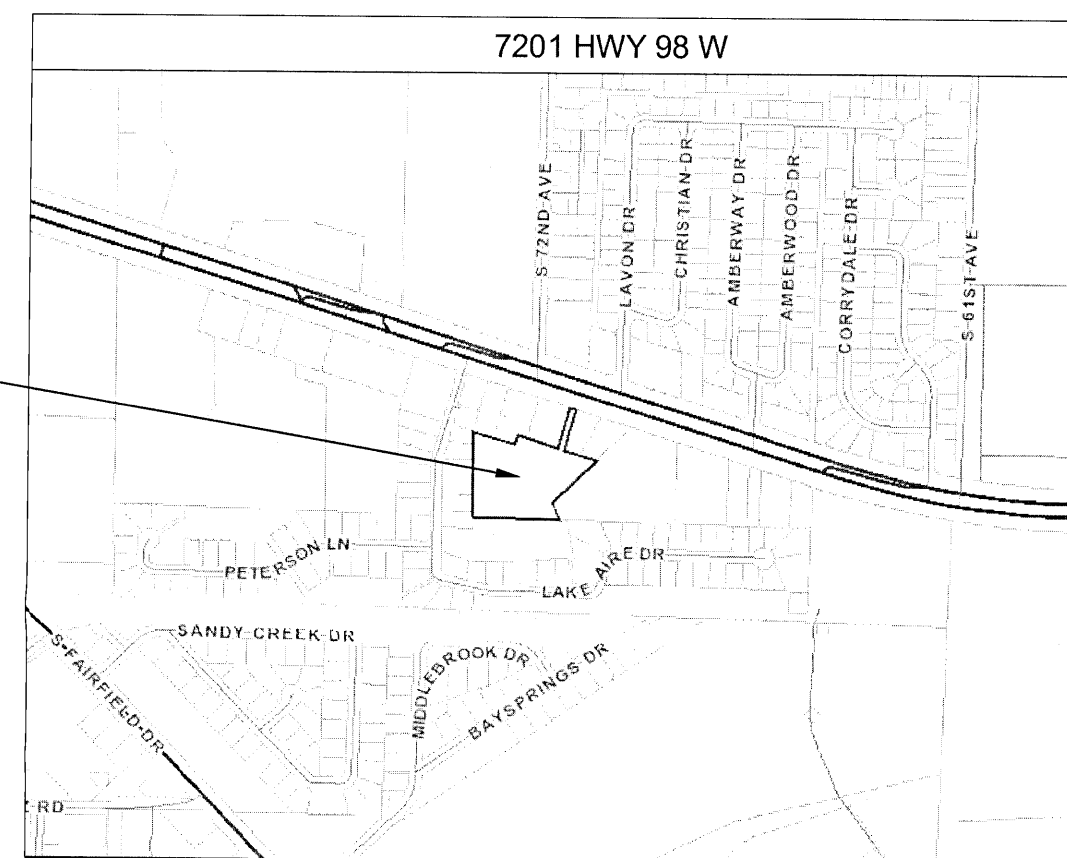
Document Name	Document Type		Location	
	Specifi- cation	Detail	Plans	Project Manual*
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Project Manuals used only with ECUA CIP Projects

**C. Engineer of Record Responsibilities**

The Engineers of Record (EORs) that have affixed their seals and signatures on these plans warrant their portions of the plans have been designed in accordance with the Manual (unless otherwise directed by the ECUA Project Engineer). The EORs shall be knowledgeable of the Manual's contents and shall assume responsibility for its use on this Project.

PROJECT  
SITE



VICINITY  
MAP  
N.T.S.

UTILITY PROVIDERS

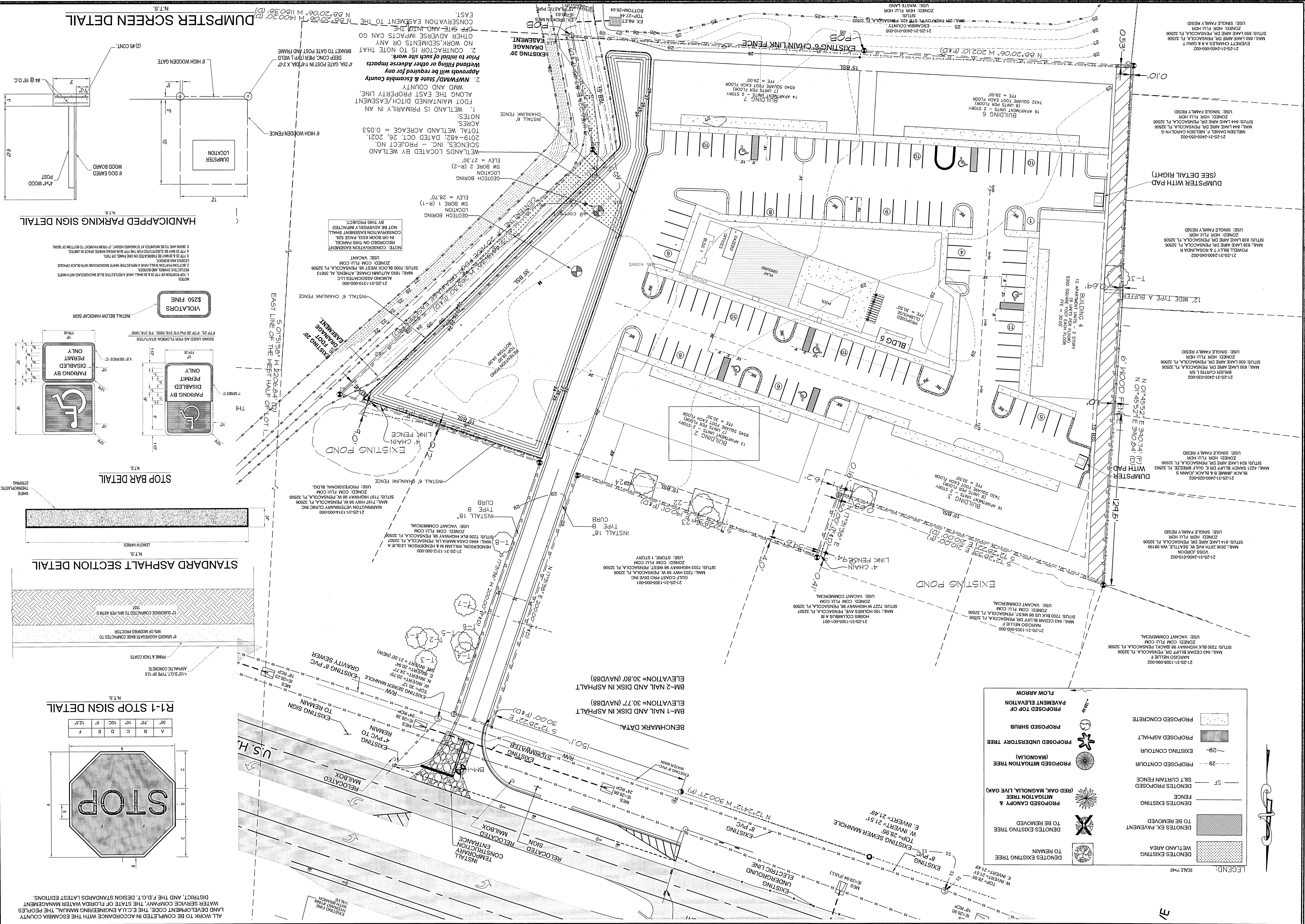
ITEM	COMPANY NAME
SANITARY SEWER	ECUA
WATER	PEOPLES WATER
POWER	GULF POWER
TELEPHONE	BELLSOUTH
CABLE TV	COX
GAS	E.S.P.

PROJECT NUMBER: 2021.HWY98APTS







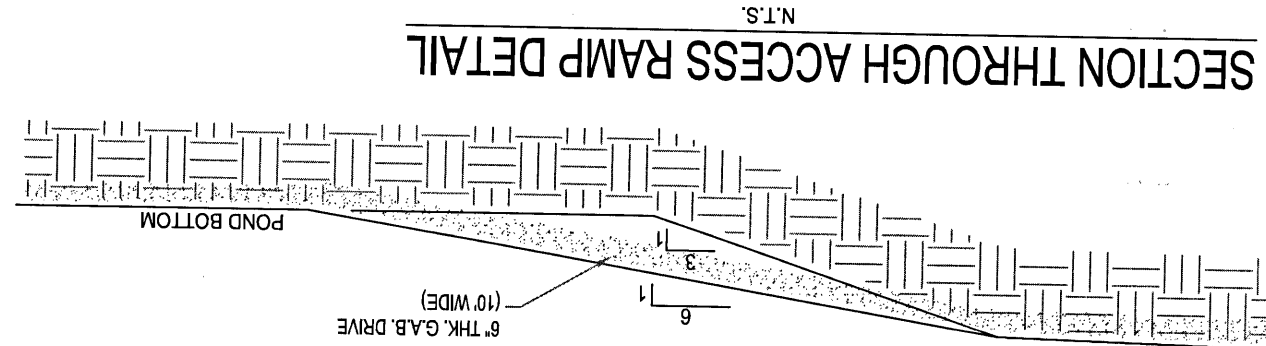
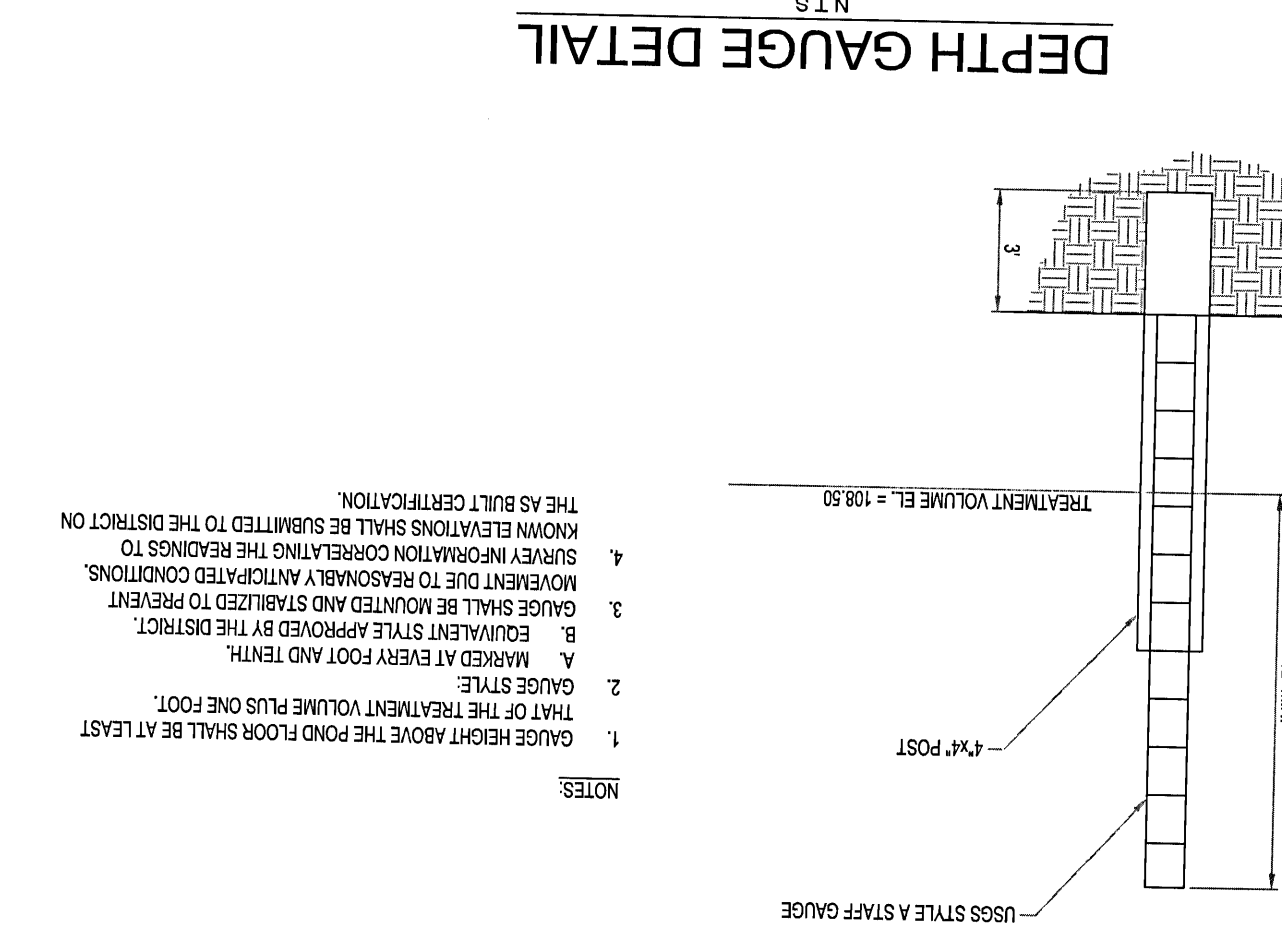
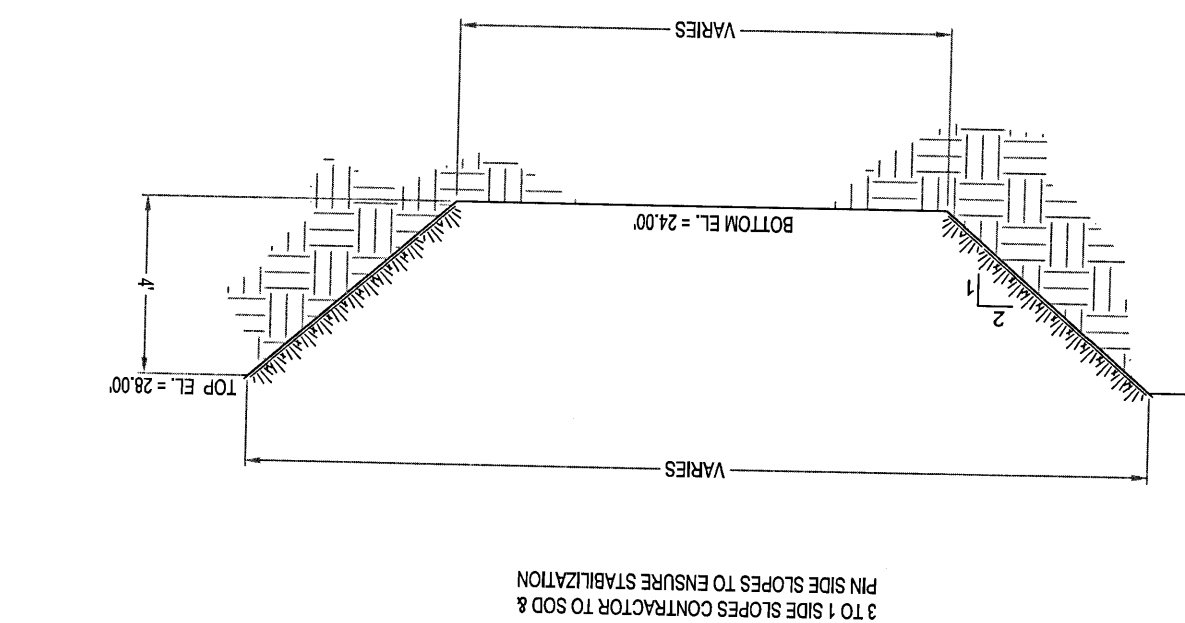
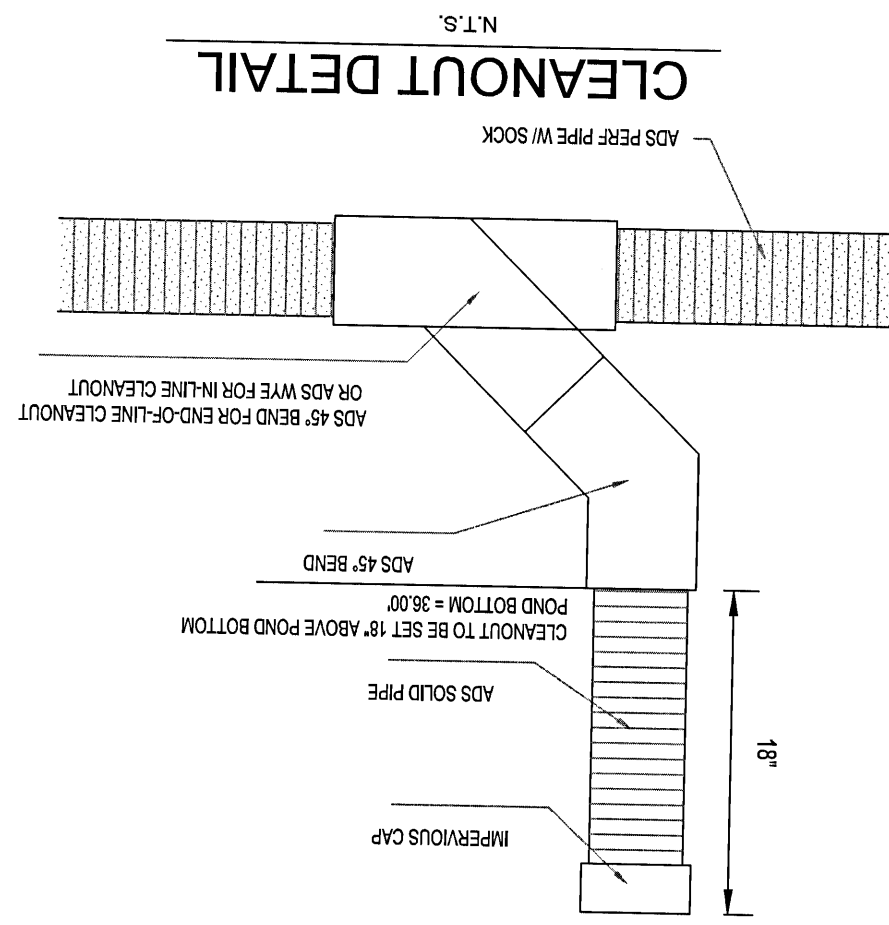
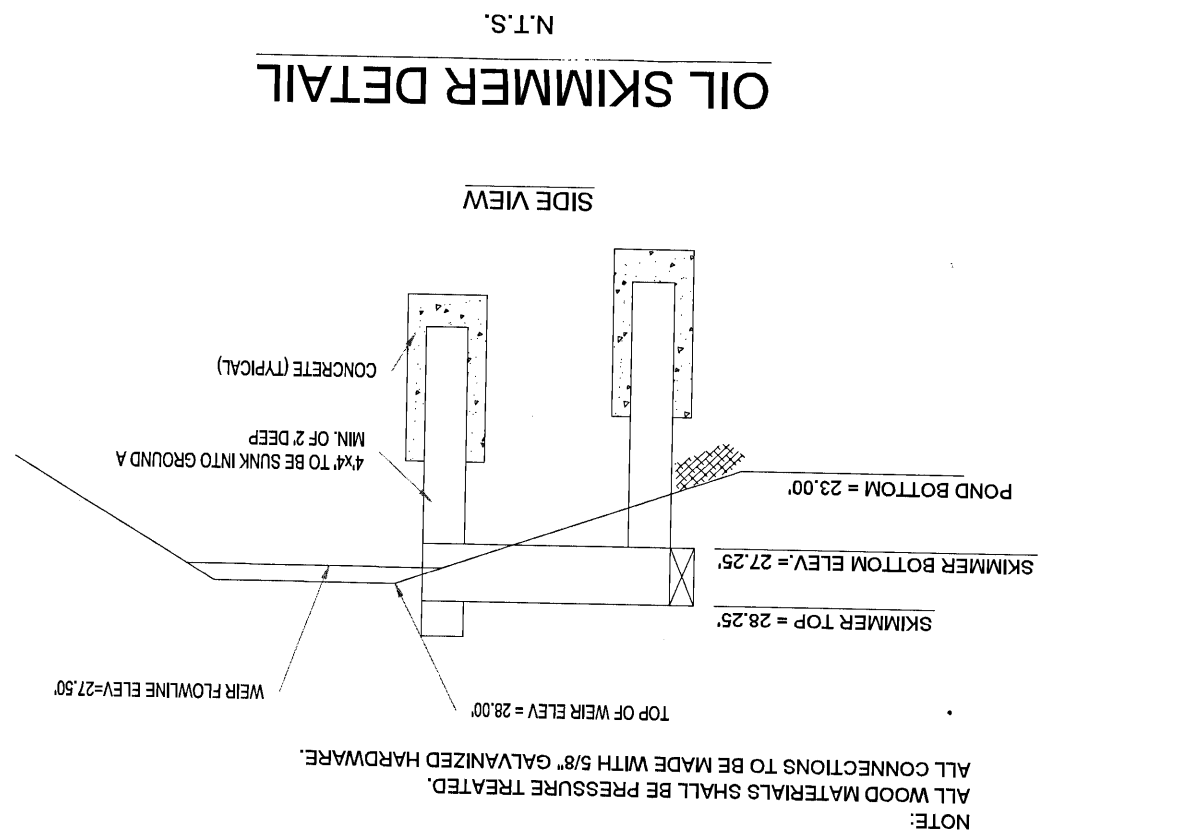
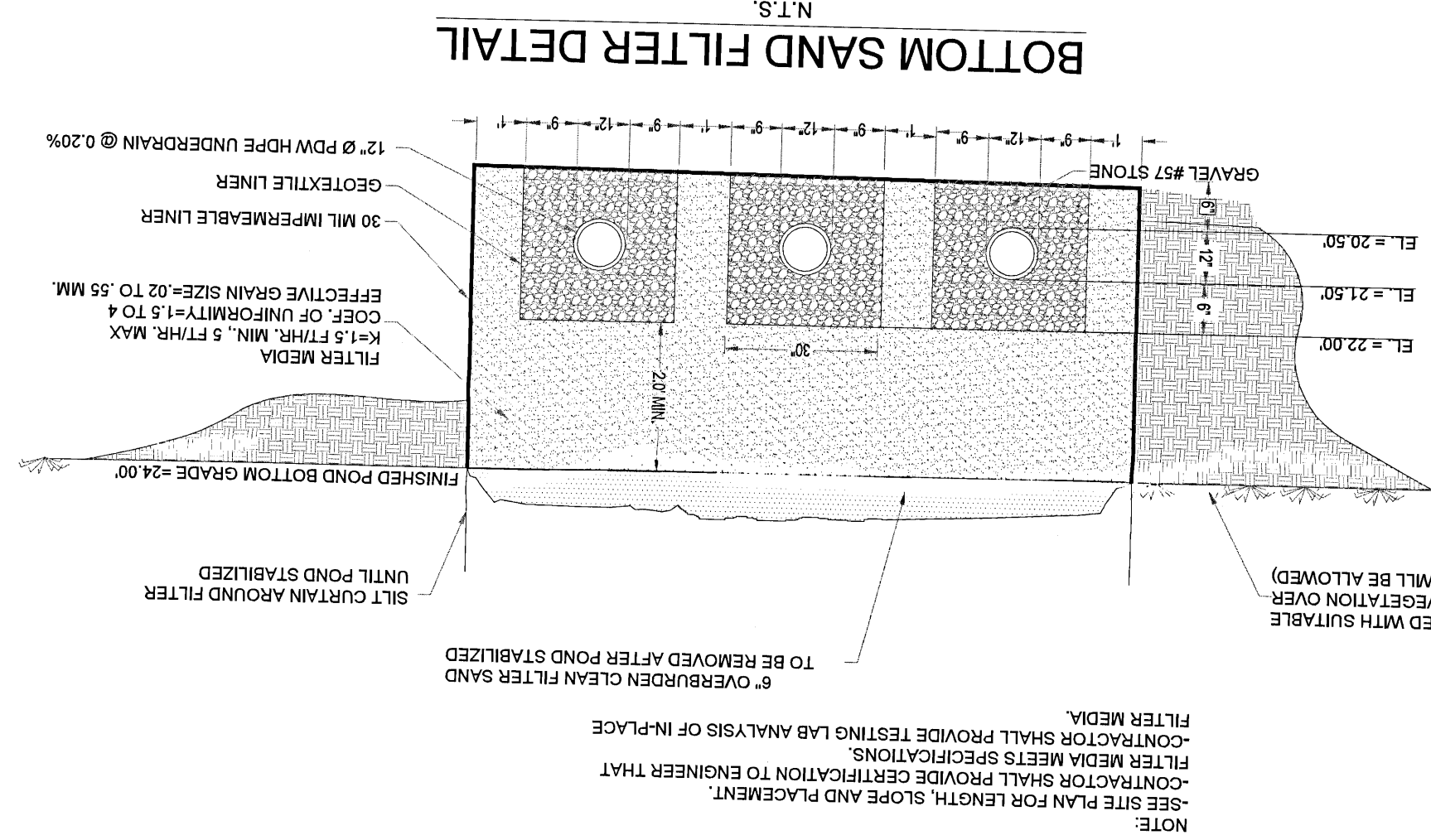


FILE NO.	PROJECT
SHEET: 4 OF 10	DRAWN BY: HAH
PRODUCED BY: GMM	DESIGNED BY: GMM
CHECKED BY: GMM	DATE: SEP 2021
SCALE: 1"=50'	NOT RELEASED FOR CONSTRUCTION
BY: GMM	DATE:
7201 HWY 98 W APARTMENTS	
SITE LAYOUT	
FLORIDA	
ESCAMBIA COUNTY	
J M A	
Engineering Services, Inc.	
Civil Engineering Planning	
P.O. BOX 4346 MIAMI, FL 33101 PHONE: (305) 355-3232	
eMail: jrm@jma-inc.com www.jma-inc.com V.L. WILSON, P.E. # 59572 Engineering Business #0000535	
4/18/2021	
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Grand W. Motilone P.E. # 7401  
Engineering Business #00001

## MINI

FLORIDA

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**DATA**

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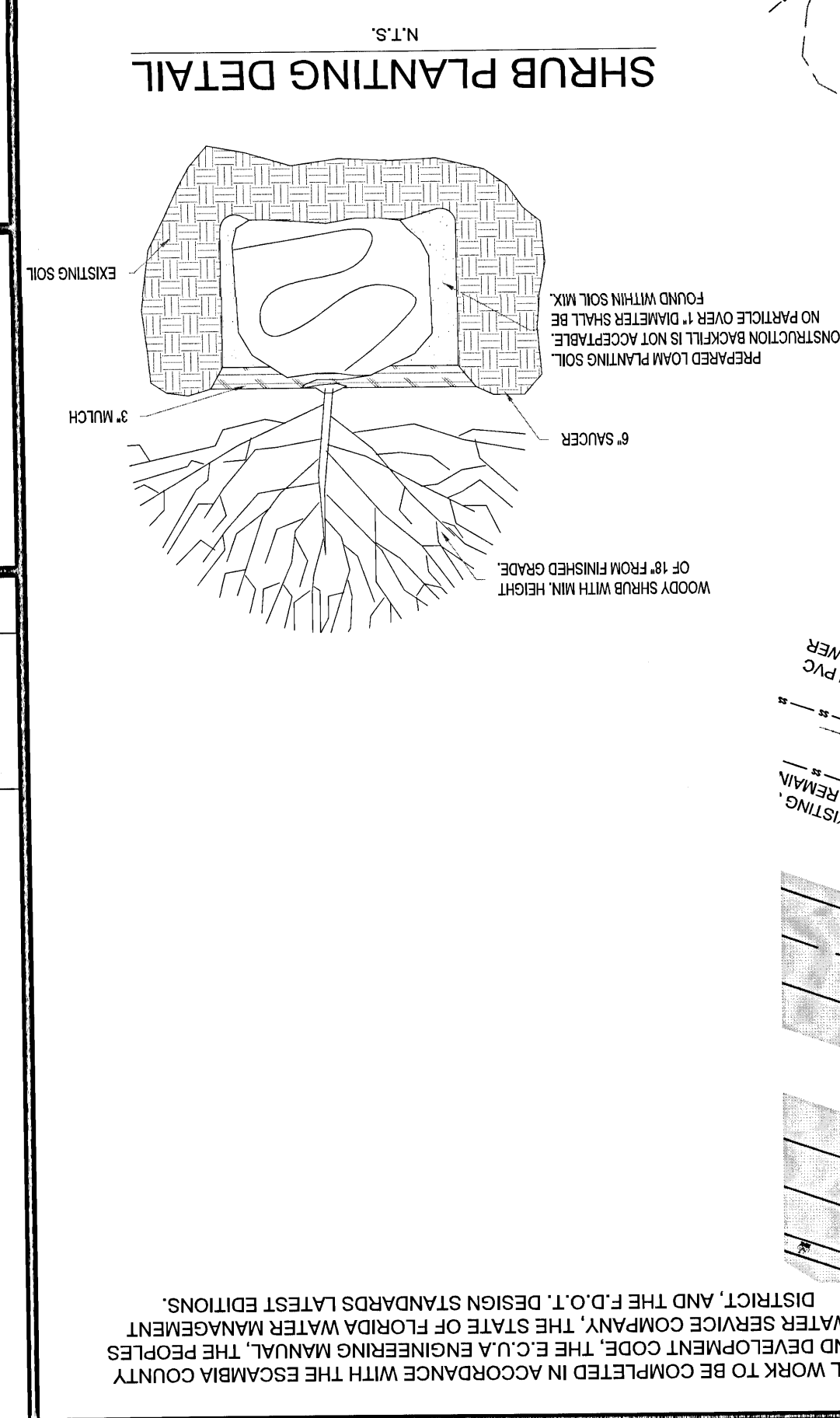
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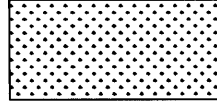
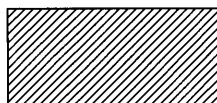

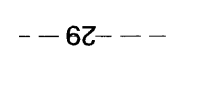

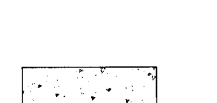
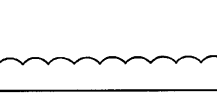

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**WETLANDS & WETLAND IMPACTS**

NOTE: WETLAND LOCATION IS BASED ON SITE SPECIFIC SURVEY AS DONE BY WETLAND SCIENCES, INC. PROJECT #219-482, DATED OCTOBER 26, 2021. THEY ARE UNDER FDPF AND WMD JURISDICTION.

WETLAND	FILL	TO REMAIN
AREA	2340.38	0
AREA	0.05	0.05
WETLAND	0.05	0

**LEGEND:**

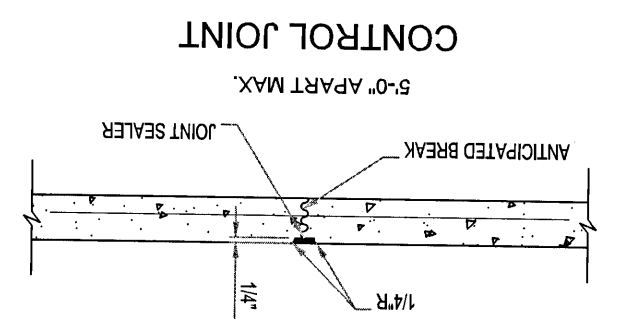
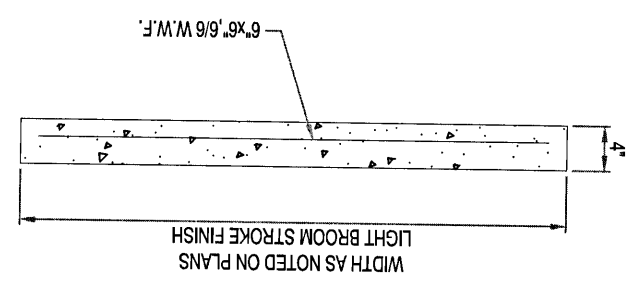
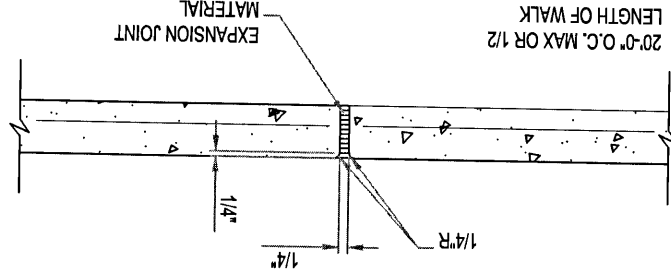
<p>DENOTES EXISTING WETLAND AREA</p> <p>DENOTES EX. PAVEMENT TO BE REMOVED</p> <p>DENOTES EXISTING FENCE</p> <p>SILT CURTAIN FENCE</p> <p>PROPOSED CONTOUR</p> <p>EXISTING CONTOUR</p> <p>PROPOSED ASPHALT</p> <p>PROPOSED CONCRETE</p>	       
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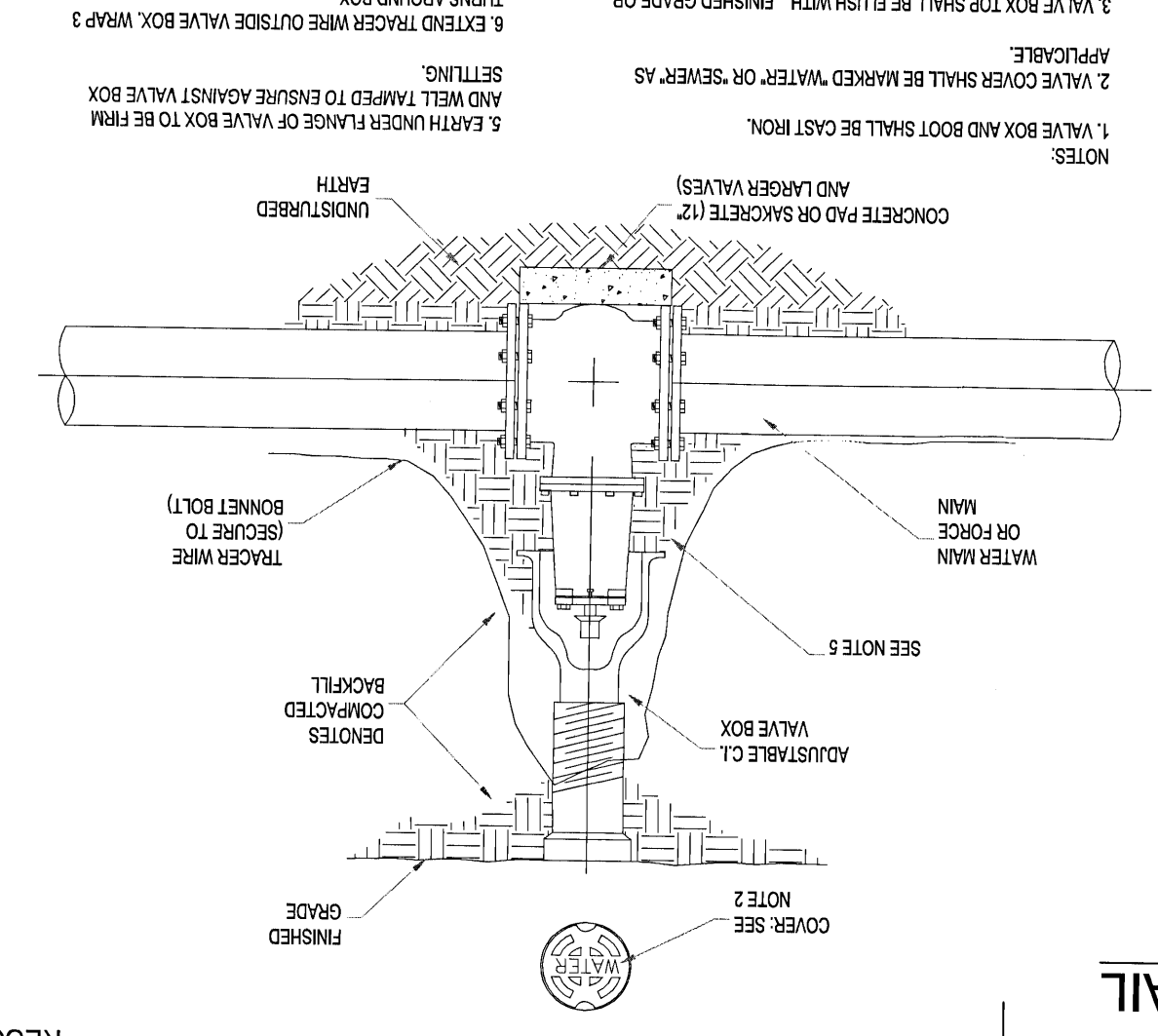
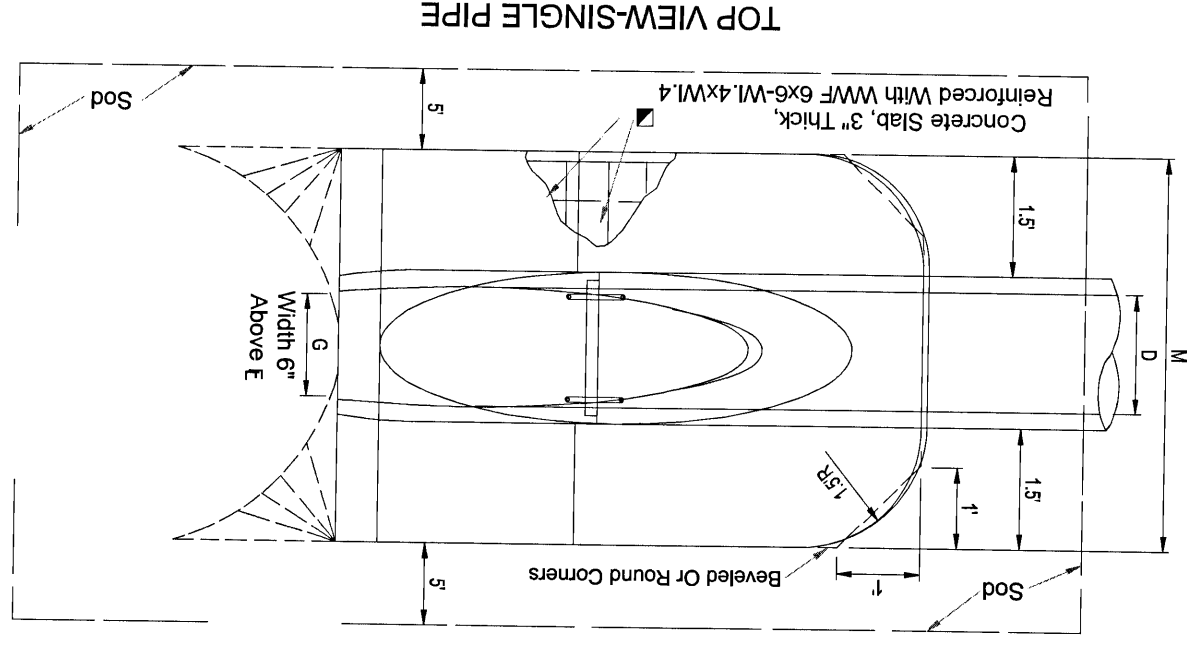
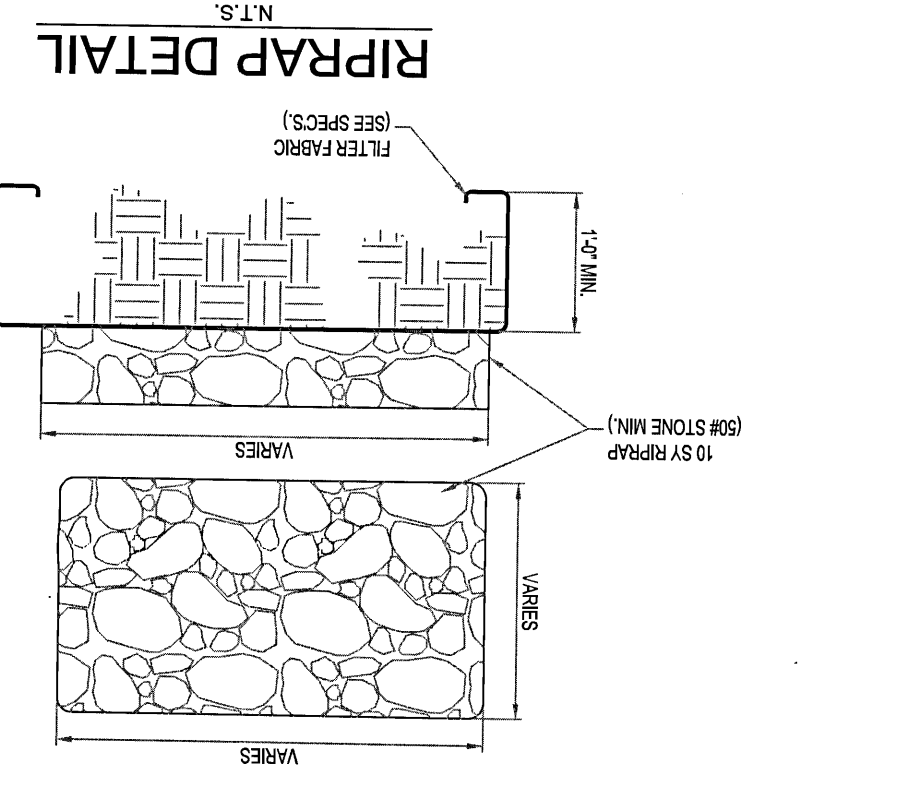
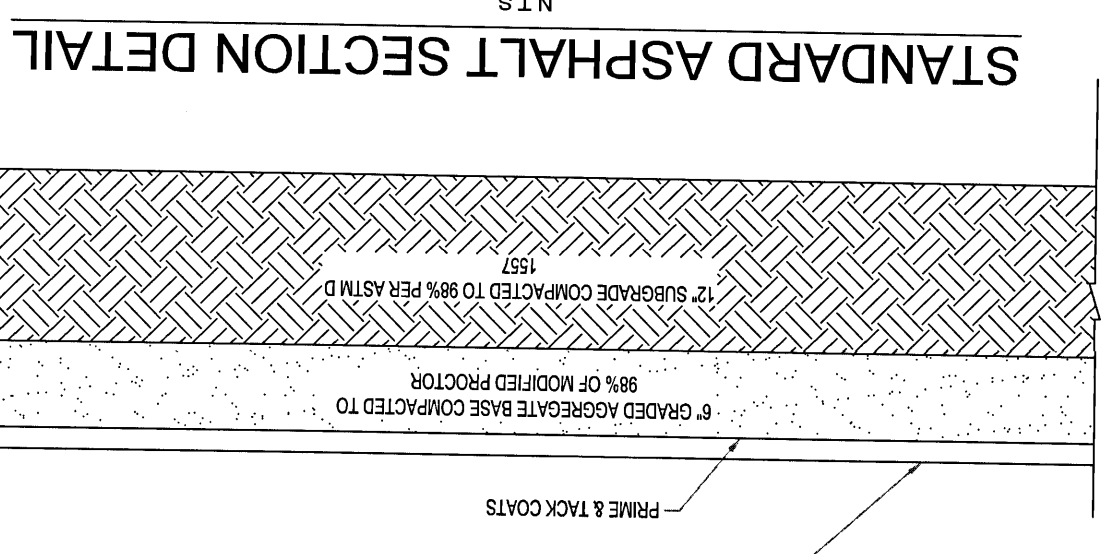




NOTES:  
1. SHOULDER OR SLOPED CONTROL JOINTS SHALL BE SPACED AT 5 FT. MAXIMUM INTERVALS.  
2. CONSTRUCT EXPANSION JOINTS WHERE NEW CONCRETE IS ADJACENT TO EXISTING CONCRETE ON 20 FT. CENTERS.  
3. JOINT SEALER TO BE FLEXIBLE EPOXY JOINTING COMPOUND, AS SPECIFIED.  
4. SEE PLANS FOR LOCATIONS WHERE SIDEWALK IS TO BE CONSTRUCTED.



### SIDEWALK DETAILS



DIMENSIONS AND QUANTITIES											
SLOPE	D	X	A	B	C	E	F	G	3" CONCRETE SLAB (CY)		N
									Single Pipe	Double Pipe	
4:1	18"	2'-10"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	13.42'
4:1	24"	3'-6"	2.53'	7.183'	9.71'	7.033'	11'	1.73'	5.50'	8.92'	12.33'
4:1	30"	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'
4:1	36"	4'-9"	2.87'	11.83'	14.83'	10.33'	15'	2.27'	6.83'	11.33'	15.83'
4:1	42"	5'-3"	3.04'	14.50'	18.17'	11.33'	17'	2.54'	7.58'	12.33'	17.17'
4:1	48"	5'-9"	3.21'	17.17'	21.50'	12.33'	19'	2.81'	8.33'	13.33'	18.50'
4:1	54"	6'-3"	3.38'	19.83'	24.83'	13.33'	21'	3.08'	9.08'	14.33'	19.83'
4:1	60"	6'-9"	3.55'	22.50'	28.17'	14.33'	23'	3.35'	9.83'	15.33'	21.17'
4:1	66"	7'-3"	3.72'	25.17'	31.50'	15.33'	25'	3.62'	10.58'	16.33'	22.50'
4:1	72"	7'-9"	3.89'	27.83'	34.83'	16.33'	27'	3.89'	11.33'	17.33'	23.83'
4:1	78"	8'-3"	4.06'	30.50'	38.17'	17.33'	29'	4.16'	12.08'	18.33'	25.17'
4:1	84"	8'-9"	4.23'	33.17'	41.50'	18.33'	31'	4.43'	12.83'	19.33'	26.50'
4:1	90"	9'-3"	4.40'	35.83'	44.83'	19.33'	33'	4.70'	13.58'	20.33'	27.83'
4:1	96"	9'-9"	4.57'	38.50'	48.17'	20.33'	35'	4.97'	14.33'	21.33'	29.17'
4:1	102"	10'-3"	4.74'	41.17'	51.50'	21.33'	37'	5.24'	15.08'	22.33'	30.50'
4:1	108"	10'-9"	4.91'	43.83'	54.83'	22.33'	39'	5.51'	15.83'	23.33'	31.83'
4:1	114"	11'-3"	5.08'	46.50'	58.17'	23.33'	41'	5.78'	16.58'	24.33'	33.17'
4:1	120"	11'-9"	5.25'	49.17'	61.50'	24.33'	43'	6.05'	17.33'	25.33'	34.50'
4:1	126"	12'-3"	5.42'	51.83'	64.83'	25.33'	45'	6.32'	18.08'	26.33'	35.83'
4:1	132"	12'-9"	5.59'	54.50'	68.17'	26.33'	47'	6.59'	18.83'	27.33'	37.17'
4:1	138"	13'-3"	5.76'	57.17'	71.50'	27.33'	49'	6.86'	19.58'	28.33'	38.50'
4:1	144"	13'-9"	5.93'	59.83'	74.83'	28.33'	51'	7.13'	20.33'	29.33'	39.83'
4:1	150"	14'-3"	6.10'	62.50'	78.17'	29.33'	53'	7.40'	21.08'	30.33'	41.17'
4:1	156"	14'-9"	6.27'	65.17'	81.50'	30.33'	55'	7.67'	21.83'	31.33'	42.50'
4:1	162"	15'-3"	6.44'	67.83'	84.83'	31.33'	57'	7.94'	22.58'	32.33'	43.83'
4:1	168"	15'-9"	6.61'	70.50'	88.17'	32.33'	59'	8.21'	23.33'	33.33'	45.17'
4:1	174"	16'-3"	6.78'	73.17'	91.50'	33.33'	61'	8.48'	24.08'	34.33'	46.50'
4:1	180"	16'-9"	6.95'	75.83'	94.83'	34.33'	63'	8.75'	24.83'	35.33'	47.83'
4:1	186"	17'-3"	7.12'	78.50'	98.17'	35.33'	65'	9.02'	25.58'	36.33'	49.17'
4:1	192"	17'-9"	7.29'	81.17'	101.50'	36.33'	67'	9.29'	26.33'	37.33'	50.50'
4:1	198"	18'-3"	7.46'	83.83'	104.83'	37.33'	69'	9.56'	27.08'	38.33'	51.83'
4:1	204"	18'-9"	7.63'	86.50'	108.17'	38.33'	71'	9.83'	27.83'	39.33'	53.17'
4:1	210"	19'-3"	7.80'	89.17'	111.50'	39.33'	73'	10.10'	28.58'	40.33'	54.50'
4:1	216"	19'-9"	7.97'	91.83'	114.83'	40.33'	75'	10.37'	29.33'	41.33'	55.83'
4:1	222"	20'-3"	8.14'	94.50'	118.17'	41.33'	77'	10.64'	30.08'	42.33'	57.17'
4:1	228"	20'-9"	8.31'	97.17'	121.50'	42.33'	79'	10.91'	30.83'	43.33'	58.50'
4:1	234"	21'-3"	8.48'	99.83'	124.83'	43.33'	81'	11.18'	31.58'	44.33'	59.83'
4:1	240"	21'-9"	8.65'	102.50'	128.17'	44.33'	83'	11.45'	32.33'	45.33'	61.17'
4:1	246"	22'-3"	8.82'	105.17'	131.50'	45.33'	85'	11.72'	33.08'	46.33'	62.50'
4:1	252"	22'-9"	8.99'	107.83'	134.83'	46.33'	87'	11.99'	33.83'	47.33'	63.83'
4:1	258"	23'-3"	9.16'	110.50'	138.17'	47.33'	89'	12.26'	34.58'	48.33'	65.17'
4:1	264"	23'-9"	9.33'	113.17'	141.50'	48.33'	91'	12.53'	35.33'	49.33'	66.50'
4:1	270"	24'-3"	9.50'	115.83'	144.83'	49.33'	93'	12.80'	36.08'	50.33'	67.83'
4:1	276"	24'-9"	9.67'	118.50'	148.17'	50.33'	95'	13.07'	36.83'	51.33'	69.17'
4:1	282"	25'-3"	9.84'	121.17'	151.50'	51.33'	97'	13.34'	37.58'	52.33'	70.50'
4:1	288"	25'-9"	10.01'	123.83'	154.83'	52.33'	99'	13.61'	38.33'	53.33'	71.83'
4:1	294"	26'-3"	10.18'	126.50'	158.17'	53.33'	101'	13.88'	39.08'	54.33'	73.17'
4:1	300"	26'-9"	10.35'	129.17'	161.50'	54.33'	103'	14.15'	39.83'	55.33'	74.50'
4:1	306"	27'-3"	10.52'	131.83'	164.83'	55.33'	105'	14.42'	40.58'	56.33'	75.83'
4:1	312"	27'-9"	10.69'	134.50'	168.17'	56.33'	107'	14.69'	41.33'	57.33'	77.17'
4:1	318"	28'-3"	10.86'	137.17'	171.50'	57.33'	109'	14.96'	42.08'	58.33'	78.50'
4:1	324"	28'-9"	11.03'	139.83'	174.83'	58.33'	111'	15.23'	42.83'	59.33'	79.83'
4:1	330"	29'-3"	11.20'	142.50'	178.17'	59.33'	113'	15.50'	43.58'	60.33'	81.17'
4:1	336"	29'-9"	11.37'	145.17'	181.50'	60.33'	115'	15.77'	44.33'	61.33'	82.50'
4:1	342"	30'-3"	11.54'	147.83'	184.83'	61.33'	117'	16.04'	45.08'	62.33'	83.83'
4:1	348"	30'-9"	11.71'	150.50'	188.17'	62.33'	119'	16.31'	45.83'	63.33'	85.17'
4:1	354"	31'-3"	11.88'	153.17'	191.50'	63.33'	121'	16.58'	46.58'	64.33'	86.50'
4:1	360"	31'-9"	12.05'	155.83'	194.83'	64.33'	123'	16.85'	47.33'	65.33'	87.83'
4:1	366"	32'-3"	12.22'	158.50'	198.17'	65.33'	125'	17.12'	48.08'	66.33'	89.17'
4:1	372"	32'-9"	12.39'	161.17'	201.50'	66.33'	127'	17.39'	48.83'	67.33'	90.50'
4:1	378"	33'-3"	12.56'	163.83'	204.83'	67.33'	129'	17.66'	49.58'	68.33'	91.83'
4:1	384"	33'-9"	12.73'	166.50'	208.17'	68.33'	131'	17.93'	50.33'	69.33'	93.17'
4:1	390"	34'-3"	12.90'	169.17'	211.50'	69.33'	133'	18.20'	51.08'	70.33'	94.50'
4:1	396"	34'-9"	13.07'	171.83'	214.83'	70.33'	135'	18.47'	51.83'	71.33'	95.83'
4:1	402"	35'-3"	13.24'	174.50'	218.17'	71.33'	137'	18.74'	52.58'	72.33'	97.17'
4:1	408"	35'-9"	13.41'	177.17'	221.50'	72.33'	139'	19.01'	53.33'	73.33'	98.50'
4:1	414"	36'-3"	13.58'	179.83'	224.83'	73.33'	141'	19.28'	54.08'	74.33'	99.83'
4:1	420"	36'-9"	13.75'	182.50'	228.17'	74.33'	143'	19.55'	54.83'	75.33'	101.17'
4:1	426"	37'-3"	13.92'	185.17'	231.50'	75.33'	145'	19.82'	55.58'	76.33'	102.50'
4:1	432"	37'-9"	14.09'	187.83'	234.83'	76.33'	147'	20.09'	56.33'	77.33'	103.83'
4:1	438"	38'-3"	14.26'	190.50'	238.17'	77.33'	149'	20.36'	57.08'	78.33'	105.17'
4:1	444"	38'-9"	14.43'	193.17'	241.50'	78.33'	151'	20.63'	57.83'	79.33'	106.50'
4:1	450"	39'-3"	14.60'	195.83'	244.83'	79.33'	153'	20.90'	58.58'	80.33'	107.83'
4:1	456"	39'-9"	14.77'	198.50'	248.17'	80.33'	155'	21.17'	59.33'	81.33'	109.17'
4:1	462"	40'-3"	14.94'	201.17'	251.50'	81.33'	157'	21.44'	60.08'	82.33'	110.50'
4:1	468"	40'-9"	15.11'	203.83'	254.83'	82.33'	159'	21.71'	60.83'	83.33'	111.83'
4:1	474"	41'-3"	15.28'	206.50'	258.17'	83.33'	161'	21.98'	61.58'	84.33'	113.17'
4:1	480"	41'-9"	15.45'	209.17'	261.50'	84.33'	163'	22.25'	62.33'	85.33'	114.50'
4:1	486"	42'-3"	15.62'	211.83'	264.83'	85.33'	165'	22.52'	63.08'	86.33'	115.83'
4:1	492"	42'-9"	15.79'	214.50'	268.17'	86.33'	167'	22.79'	63.83'	87.33'	117.17'
4:1	498"	43'-3"	15.96'	217.17'	271.50'	87.33'	169'	23.06'	64.58'	88.33'	118.50'
4:1	504"	43'-9"	16.13'	219.83'	274.83'	88.33'	171'	23.33'	65.33'	89.33'	119.83'
4:1	510"	44'-3"	16.30'	222.50'	278.17'	89.33'	173'	23.60'	66.08'	90.33'	121.17'
4:1	516"	44'-9"	16.47'	225.17'	281.50'	90.33'	175'	23.87'	66.83'	91.33'	122.50'
4:1	522"	45'-3"	16.64'	227.83'	284.83'	91.33'	177'	24.14'	67.58'	92.33'	123.83'
4:1	528"	45'-9"	16.81'	230.50'	288.17'	92.33'	179'	24.41'	68.33'	93.33'	125.17'
4:1	534"	46'-3"	16.98'	233.17'	291.50'	93.33'	181'	24.68'	69.08'	94.33'	126.50'
4:1	540"	46'-9"	17.15'	235.83'	294.83'	94.33'	183'	24.95'	69.83'	95.33'	127.83'
4:1	546"	47'-3"	17.32'	238.50'	298.17'	95.33'	185'	25.22'	70.58'	96.33'	129.17'
4:1	552"	47'-9"	17.49'	241.17'	301.50'	96.33'	187'	25.49'	71.33'	97.33'	130.50'
4:1	558"	48'-3"	17.66'	243.83'	304.83'	97.33'	189'	25.76'	72.08'	98.33'	131.83'
4:1	564"	48'-9"	17.83'	246.50'	308.17'	98.33'	191'	26.03'	72.83'	99.33'	133.17'
4:1	570"	49'-3"	18.00'	249.17'	311.50'	99.33'	193'	26.30'	73.58'	100.33'	134.50'
4:1	576"	49'-9"	18.17'	251.83'	314.83'	100.33'	195'	26.57'	74.33'	101.33'	135.83'
4:1	582"	50'-3"	18.34'	254.50'	318.17'	101.33'	197'	26.84'	75.08'	102.33'	137.17'
4:1	588"	50'-9"	18.51'	257.17'	321.50'	102.33'	199'	27.11'	75.83'	103.33'	138.50'
4:1	594"	51'-3"	18.68'	259							