A PRELIMINARY PLAT OF
PECAN VALLEY
A PROPOSED 103 LOT RESIDENTIAL SUBDIVISION
BEING A PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
MARCH, 2021

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature: A Hampton 4-7-21 Date
Printed Name: Sonder Hampton
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.

LEGAL DESCRIPTION (AS WRITTEN BY SAM, LLC)

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 1/4 INCH IRON PIPE, MARKING THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, LYING NORTH 87 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 5306.39 FEET OF A FOUND 4 INCH SQUARE CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 35. FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 35, RUN SOUTH 87 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 924.84 FEET; THENCE LEAVING SAID SOUTH LINE, RUN NORTH 02 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908 ON THE NORTH RIGHT OF WAY LINE OF CEDAR TREE LANE (RIGHT OF WAY VARIES) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4066, PAGE 345 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, CONTINUE NORTH 02 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 210.74 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP (ILLEGIBLE), MARKING NORTHEAST CORNER OF SAID PARCEL; THENCE LEAVING SAID EAST LINE, RUN NORTH 02 DEGREES 56 MINUTES 10 SECONDS EAST, A DISTANCE OF 1,065.20 FEET TO A FOUND 1/2 IRON ROD AND CAP STAMPED PLS 3286 LJ PARKER ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, MARKING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4464, PAGE 1106; THENCE ALONG SAID NORTH LINE, RUN SOUTH 88 DEGREES 03 MINUTES 37 SECONDS EAST, A DISTANCE OF 371.73 FEET TO FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 7092 SWINNEY ON THE WEST RIGHT OF WAY LINE OF STACEY ROAD (RIGHT OF WAY VARIES); THENCE LEAVING SAID NORTH LINE, ALONG SAID WEST RIGHT OF WAY LINE, RUN SOUTH 02 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 32.95 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LS 4082 WALTERS ON THE SOUTH RIGHT OF WAY LINE OF STACEY ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 87 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 787.93 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LS 4082 MARKING THE NORTHWEST CORNER OF THAT PARCEL LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7557, PAGE 1993; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 03 DEGREES 09 MINUTES 02 SECONDS WEST, A DISTANCE OF 1,252.84 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908 ON THE NORTH RIGHT OF WAY OF CEDAR TREE LANE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN THE FOLLOWING COURSES: NORTH 87 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 399.15 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908;

THENCE SOUTH 02 DEGREES 57 MINUTES 43 SECONDS WEST, A DISTANCE OF 19.45 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908;

THENCE NORTH 87 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908;

THENCE NORTH 02 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 19.45 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908;

THENCE NORTH 87 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 138.72 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908 MARKING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 501; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST LINE OF SAID PARCEL, RUN NORTH 03 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 226.51 FEET TO A FOUND 1/2 INCH IRON ROD AND CAP STAMPED LB 4082 WALTERS MARKING THE NORTHEAST CORNER OF SAID PARCEL; THENCE LEAVING SAID EAST LINE, ALONG THE NORTH LINE OF SAID PARCEL, RUN NORTH 87 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 207.17 FEET TO A FOUND 1 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID PARCEL; THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID PARCEL, RUN SOUTH 03 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 226.38 FEET TO A SET 5/8 INCH IRON ROD AND CAP STAMPED SAM LLC LB 7908 ON THE NORTH RIGHT OF WAY LINE OF CEDAR TREE LANE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTH 87 DEGREES 10 MINUTES 57 SECONDS WEST, A DISTANCE OF 237.76 FEET TO THE POINT OF BEGINNING, CONTAINING 32.464 ACRES, MORE OR LESS.

SHEET INDEX:

1) TITLE PAGE
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SITE INFORMATION:

PARCEL ID: 35-2N-31-3301-000-000
TOTAL PARCEL ACREAGE: 32.464±
ZONING: LDR
SURROUNDING ZONING: LDR
FLU: MU-S
DENSITY ALLOWED: 4 UNITS PER ACRE
MINIMUM LOT WIDTH: 70'

DENSITY CALCULATION:

ZONING: LDR
ALLOWED DENSITY: 4 LOTS / ACRE
32.464 X 4 = 129.86 LOTS ALLOWED

SETBACK REQUIREMENTS:

FRONT SETBACK: 25 FEET
REAR SETBACK: 25 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 AND ONE SIDE SETBACK.

SOIL LEGEND:

SOIL 25: POARCH SANDY LOAM, 2-5% SLOPES
SOIL 26: POARCH SANDY LOAM, 5-8% SLOPES
SOIL 50: BIGBEE-GARCON-MUCKALEE COMPLEX, FLOODED
SOIL 60: NOTCHER FINE SANDY LOAM, 2-5% SLOPES

WETLAND INFORMATION:

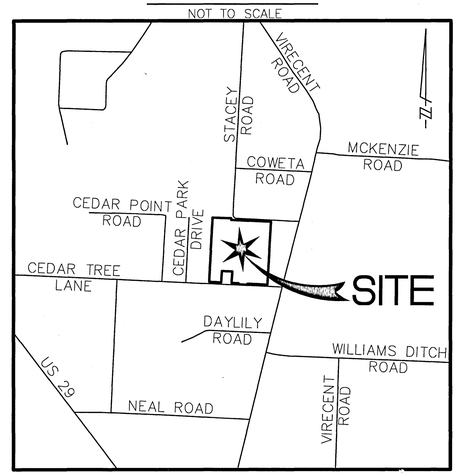
TOTAL PARCEL ACREAGE: 32.464±
TOTAL WETLANDS ACREAGE: 0.08±
TOTAL UPLANDS ACREAGE: 32.78±
TOTAL BUFFER ACREAGE: 0.18±
TOTAL WETLAND IMPACT ACREAGE: 0.000
TOTAL BUFFER IMPACT ACREAGE: 0.000
TOTAL WETLANDS & BUFFER IMPACT ACREAGE: 0.000
BUFFER LENGTH: 304 LF
BUFFER AREA: 7,673 LF
AVERAGE BUFFER WIDTH: 7,673 / 304 = 25.24 LF
25.24 LF > 25 LF REQUIRED AVERAGE WIDTH

FLOOD INFORMATION:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-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 12033C0240G, MAP REVISION DATED SEPTEMBER 29, 2006.

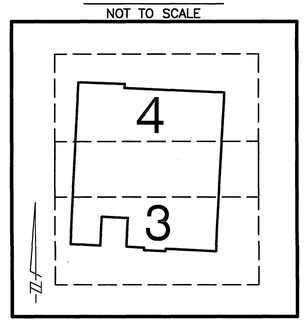
VICINITY MAP

NOT TO SCALE



SHEET KEY

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 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/CONSTRACTOR 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. LAND DISTURBING ACTIVITIES (LAND CLEARING, PLACEMENT OF FILL, GRADING, ETC.) AND TREE REMOVAL SHALL ONLY BE ALLOWED UNDER APPROVED PLANS OR PERMITTING.
17. THERE ARE NO HERITAGE OR CHAMPION TREES ONSITE.
18. PROTECTED TREES CAN BE REMOVED WITHIN INFRASTRUCTURE AREAS ONLY UPON APPROVED CONSTRUCTION PLANS FOR THE SUBDIVISION AND POSSIBLY OTHER PERMITS (PRE-SITE THROUGH BID, ETC.). HOWEVER, THE RESIDENTIAL LOTS AND THE LAND IN GENERAL, WILL NEED TO REMAIN VEGETATED (TREES INCLUDED) AND UNDISTURBED (NO "LAND DISTURBANCE ACTIVITIES" INCLUDING FILL MATERIALS PLACED ONSITE, ETC.) UNTIL SUCH TIME AS FURTHER BUILDING PERMITS FOR THE "DWELLINGS" ALLOW FOR THEIR REMOVAL (PER CODE).
19. 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.

UTILITIES NARRATIVE:

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

SANITARY SEWER:
AFTER RECEIVING ERP, FDEP, ECUA, AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO INSTALL A GRAVITY SEWER SYSTEM WITH AN ECUA PUMPSTATION. A FORCEMAIN WILL BE INSTALLED AND WILL TAP INTO THE EXISTING FORCEMAIN ON THE WEST SIDE OF HWY 29. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

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. THE STORMWATER DISCHARGE FROM THE SITE WILL FLOW TO THE ONSITE WETLANDS AND CONTINUE ALONG THE EXISTING DRAINAGE WAY.

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

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.

ENVIROMENTAL NOTE:

THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIROMENTAL HEALTH 595-6712) AGENCIES.

SURVEYOR'S NOTES:

THE BEARINGS SHOWN ARE HEREON ARE GRID, REFERENCED TO THE SOUTH LINE OF SECTION 35 AS BEING SOUTH 87 DEGREES 10 MINUTES 57 SECONDS EAST, BASED ON THE FLORIDA NORTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983.

THERE MAY BE ADDITIONAL RIGHTS OF WAY, EASEMENTS, BUILDING SETBACKS, OR OTHER RESTRICTIONS OF RECORD THAT ARE NOT SHOWN.

NO INTERIOR IMPROVEMENTS WERE LOCATED.

ALL LOT LINES WHICH INTERSECT A CURVE ARE RADIAL UNLESS OTHERWISE NOTED.

ABOVEGROUND VISIBLE ENCROACHMENTS AND APPARENT USES LOCATED BY THE SURVEYOR ARE AS SHOWN HEREON.

THE LANDS DESCRIBED HEREIN LIE WHOLLY WITHIN THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8121, PAGE 255 AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC

LAND SURVEYOR:
ERIC B. STUART P.S.M NO. 6707
SAM SURVEYING AND MAPPING, LLC
L.B. 7908
312 GOVERNMENT AVENUE
SUITE 1, NICEVILLE, FL 32578
(850)678-9932

CIVIL ENGINEER:
DAVID W. FITZPATRICK P.E., P.A.
P.E. NO. 47818
10250 N. PALAFOX STREET
PENSACOLA, FL 32534
(850)476-8677

OWNER /DEVELOPER:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.
5508 B NORTH W. STREET
PENSACOLA, FL 32505
(850)469-0977

ENGINEER'S CERTIFICATE:

I, DAVID W. FITZPATRICK, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR PECAN VALLEY. I HEREBY CERTIFY THAT ALL PROPOSED ROADWAY, DRAINAGE, AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

DAVID W. FITZPATRICK, P.E., P.A.
PROFESSIONAL ENGINEER NO. 47818
STATE OF FLORIDA

4-6-2021

DAVID W. FITZPATRICK NO. 47818 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAM™

PECAN VALLEY

SAM SURVEYING & MAPPING, LLC
312 GOVERNMENT AVE., SUITE 1, NICEVILLE, FLORIDA 32578
LB#7908 P:850.678.9932 F:844.274.4069

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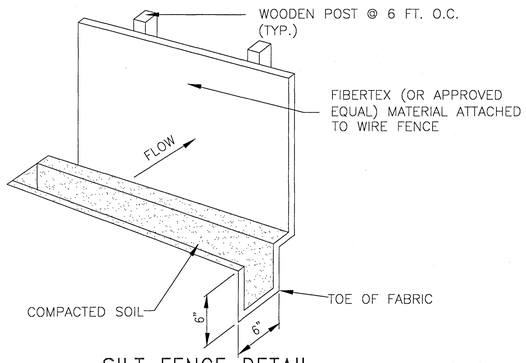
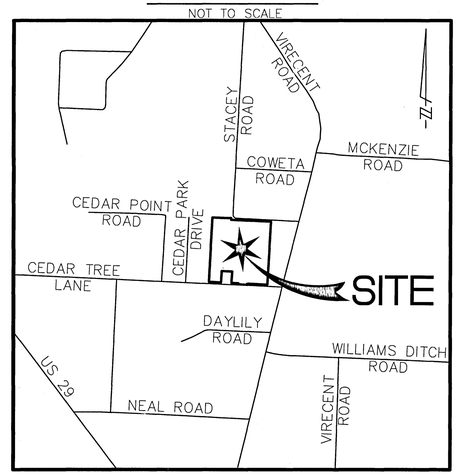
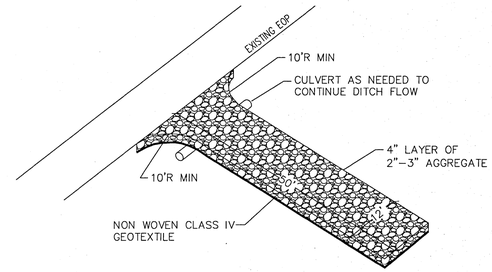


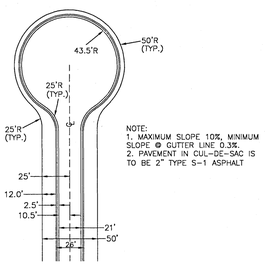
SILT FENCE DETAIL
N.T.S.

VICINITY MAP
NOT TO SCALE





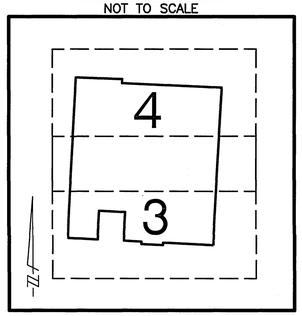
CONSTRUCTION ENTRANCE/EXIT DETAIL
N.T.S.



NOTE:
1. MAXIMUM SLOPE 10%, MINIMUM SLOPE @ GUTTER LINE 0.3%.
2. PAVEMENT IN CUL-DE-SAC IS TO BE 2" TYPE S-1 ASPHALT

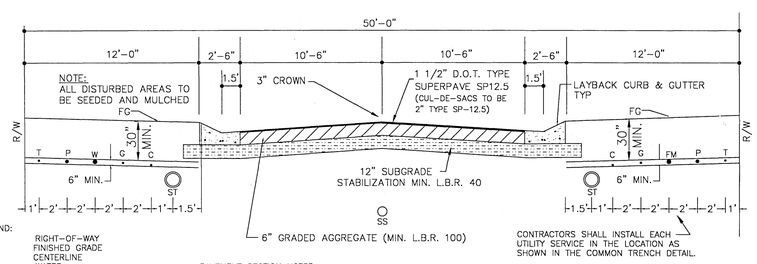
CUL-DE-SAC DETAIL
NTS

SHEET KEY
NOT TO SCALE



ABBREVIATIONS AND SYMBOLS

		= BENCHMARK
CM		= CONCRETE MONUMENT STAMPED SAM LB 7908 PRM UNLESS OTHERWISE NOTED
INV.		= INVERT ELEVATION
IP		= IRON PIPE
IR		= IRON ROD
IR&C		= IRON ROD & CAP
N/F		= NOW OR FORMERLY
N. R.		= NON-RADIAL
P. C. P.		= SET NAIL & DISK STAMPED PCP LB 7908
O. R.		= OFFICIAL RECORDS BOOK
(C)		= CALCULATED VALUE DERIVED FROM DEEDS OF RECORD, PLATS OR DESCRIPTIONS PROVIDED
(D)		= VALUE DERIVED FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED
(F)		= VALUE DERIVED FROM FIELD SURVEY
(P)		= VALUE DERIVED FROM PLAT OF RECORD OR AS PROVIDED
(S)		= VALUE DERIVED FROM PREVIOUS SURVEY
RCP		= REINFORCED CONCRETE PIPE
PVC		= POLYVINYL CHLORIDE PIPE
R. P.		= RADIUS POINT
S. F.		= SQUARE FEET
SWMF		= STORMWATER MANAGEMENT FACILITY
		= IRRIGATION CONTROL VALVE
		= SIGN
		= WATER METER
		= MAILBOX
		= STORM SEWER MANHOLE
		= SHARED UTILITY POLE
		= UTILITY POLE WITH LIGHT
		= UTILITY POLE
		= WATER VALVE COVER
	X	= BARBED WIRE FENCE
		= WOOD FENCE
		= WATER LINE
		= CHAIN LINK FENCE
	FM	= FORCE MAIN
	GAS	= GAS LINE
		= SILT FENCE
	OHW	= OVERHEAD WIRES
		= TREELINE
		= GRAVEL
		= WETLAND BUFFER



LEGEND:

R/W	RIGHT-OF-WAY
FG	FINISHED GRADE
CL	CENTERLINE
W	WATER
SS	SANITARY SEWER
FM	FORCE MAIN
G	GAS MAIN
ST	STORM SEWER
P	UNDERGROUND POWER
T	UNDERGROUND TELEPHONE CABLE
C	UNDERGROUND TELEVISION CABLE

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 UNSUITABLE MATERIALS BENEATH THE ROAD REQUIRE EXCAVATION AND BACKFILL WITH READILY COMPACTABLE SOILS IN 8" 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 LIMEROCK BASE FROM AN FDOT APPROVED SOURCE MAY BE USED INSTEAD OF GAB. ANY GAB 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.

COMMON TRENCH DETAIL/ROAD CROSS SECTION
NOT TO SCALE

ENGINEER'S CERTIFICATE:

I, DAVID W. FITZPATRICK, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR PECAN VALLEY. I HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS UNDER MY RESPONSIBILITY WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.

DAVID W. FITZPATRICK, P.E., P.A.
PROFESSIONAL ENGINEER NO. 47818
STATE OF FLORIDA

DAVID W. FITZPATRICK No 47818 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAM™

PECAN VALLEY

SAM SURVEYING & MAPPING, LLC
312 GOVERNMENT AVE., SUITE 1, NICEVILLE, FLORIDA 32578
LB#7908 P:850.678.9932 F:844.274.4069

LAND SURVEYOR:
ERIC B. STUART P.S.M NO. 6707
SAM SURVEYING AND MAPPING, LLC
L.B. 7908
312 GOVERNMENT AVENUE
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CIVIL ENGINEER:
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10250 N. PALAFOX STREET
PENSACOLA, FL 32534
(850)476-8677

OWNER/DEVELOPER:
GARDEN STREET COMMUNITIES
SOUTHEAST, LLC.
5508 B NORTH W. STREET
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A PRELIMINARY PLAT OF
PECAN VALLEY

A PROPOSED 103 LOT RESIDENTIAL SUBDIVISION
BEING A PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
MARCH, 2021

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1) TITLE PAGE
2) DETAIL PAGE
3) PRELIMINARY PLAT
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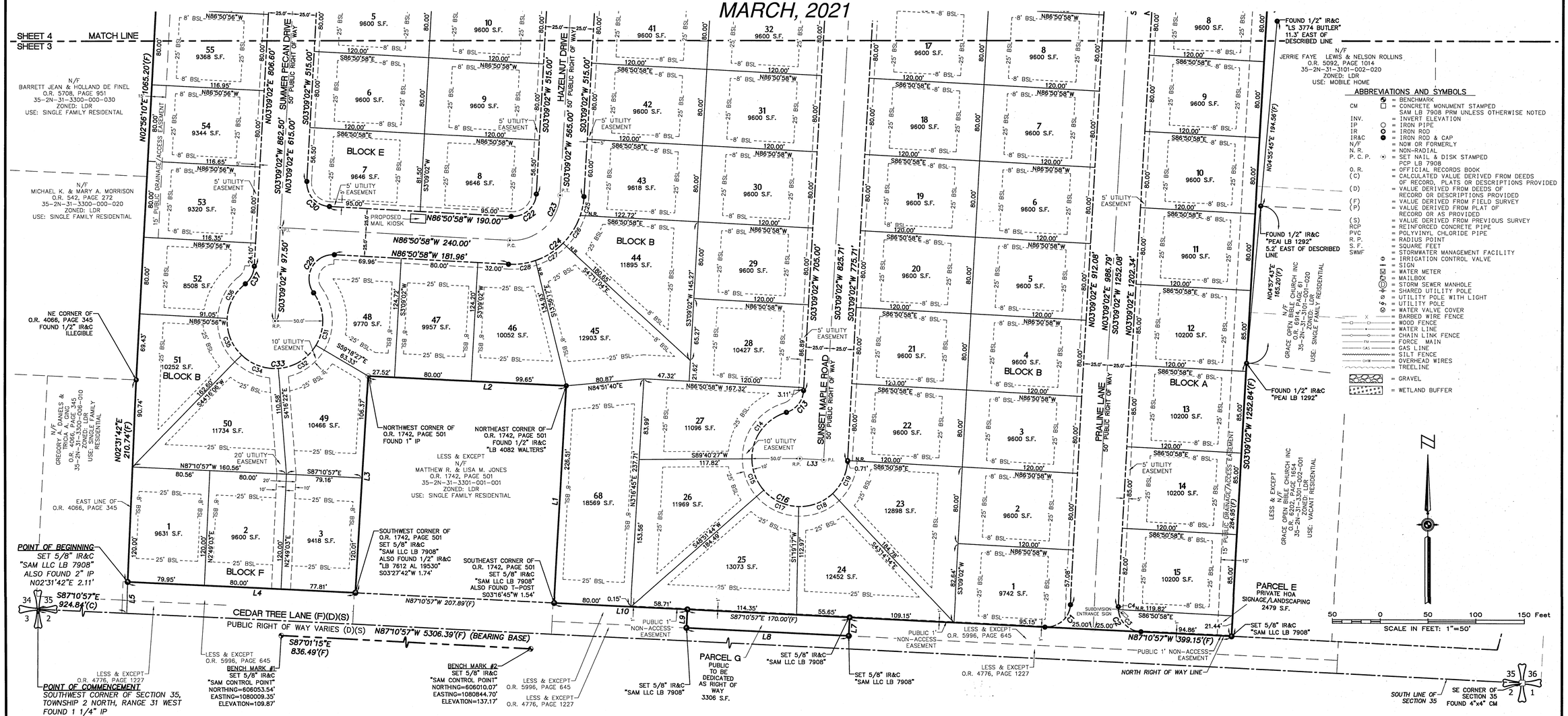

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- = OVERHEAD WIRES
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LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N3° 16' 45"E	226.51
L2	N87° 13' 19"W	207.17
L3	S3° 27' 42"W	226.38
L4	N87° 10' 57"W	237.76
L5	N2° 31' 42"E	33.00
L6	S2° 42' 42"W	32.95
L7	S2° 57' 43"W	19.45
L8	N87° 10' 57"W	170.00
L9	N2° 57' 43"E	19.45
L10	N87° 10' 57"W	138.72
L11	S86° 50' 58"E	50.00
L12	S66° 34' 54"E	19.35

LINE TABLE

LINE #	DIRECTION	LENGTH
L13	S80° 06' 00"E	10.67
L14	S56° 00' 13"E	44.15
L15	S63° 07' 21"E	36.25
L16	S59° 10' 30"E	37.66
L17	S56° 03' 11"E	35.08
L18	N81° 39' 37"E	49.12
L19	N3° 28' 14"W	10.84
L20	N3° 54' 59"E	23.33
L21	N72° 23' 55"E	24.64
L22	S58° 14' 03"E	51.07
L23	S59° 10' 30"E	56.17
L24	S56° 03' 11"E	29.69

LINE TABLE

LINE #	DIRECTION	LENGTH
L25	N81° 39' 37"E	29.54
L26	N3° 28' 14"W	27.77
L27	N77° 21' 09"W	47.78
L28	N79° 31' 51"W	38.30
L29	N27° 47' 36"W	23.95
L31	S86° 50' 58"E	50.00
L32	S86° 50' 58"E	50.00
L33	S86° 50' 58"E	25.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00	89°40'00"	39.12	N47°59'03"E	35.25
C2	25.00	90°20'00"	39.42	N42°00'57"W	35.46
C3	25.00	83°25'48"	36.40	N45°28'03"W	33.27
C4	25.00	6°54'12"	3.01	N0°18'03"W	3.01
C5	25.00	90°00'00"	39.27	N41°50'58"W	35.36
C6	25.00	90°00'00"	39.27	N48°09'02"E	35.36
C7	25.00	90°38'02"	39.55	N42°09'59"W	35.55
C8	25.00	89°21'58"	38.99	N47°50'01"E	35.16
C9	25.00	36°14'10"	15.81	N21°16'07"E	15.55
C10	25.00	53°07'48"	23.18	N65°57'06"E	22.36
C11	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C12	25.00	90°00'00"	39.27	S41°50'58"E	35.36

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	25.00	70°31'44"	30.77	S38°24'54"W	28.87
C14	50.00	74°00'19"	64.58	S36°40'37"W	60.19
C15	50.00	38°04'04"	33.22	S19°21'35"E	32.61
C16	50.00	250°31'44"	218.63	S51°35'06"E	81.65
C17	50.00	50°28'14"	44.04	S63°37'44"E	42.63
C18	50.00	47°08'57"	41.15	N67°33'41"E	39.99
C19	50.00	40°50'10"	35.64	N23°34'07"E	34.89
C20	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C21	25.00	90°00'00"	39.27	S41°50'58"E	35.36
C22	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C23	50.00	90°00'00"	78.54	S48°09'02"W	70.71
C24	75.00	90°00'00"	117.81	S48°09'02"W	106.07

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C25	75.00	15°27'58"	20.24	S10°53'01"W	20.18
C26	75.00	26°18'23"	34.43	S31°46'12"W	34.13
C27	75.00	26°18'23"	34.43	S58°04'34"W	34.13
C28	75.00	21°55'17"	28.69	S82°11'24"W	28.52
C29	25.00	129°17'47"	56.42	S28°30'09"W	45.18
C30	25.00	90°00'00"	39.27	N41°50'58"W	35.36
C31	50.00	6°50'18"	58.33	S2°43'36"E	55.08
C32	50.00	55°02'05"	48.03	S58°12'35"W	46.20
C33	50.00	267°29'10"	233.43	N82°24'10"W	72.24
C34	50.00	48°32'29"	42.36	N70°00'08"W	41.10
C35	50.00	48°52'58"	42.66	N21°17'25"W	41.38
C36	50.00	48°11'21"	42.05	N27°14'45"E	40.82

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C37	25.00	48°11'23"	21.03	N27°14'44"E	20.41
C38	25.00	90°00'00"	39.27	N48°09'02"E	35.36
C39	25.00	90°00'00"	39.27	N41°50'58"W	35.36

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LINE TABLE		
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L10	N87° 10' 57"W	138.72
L11	S86° 50' 58"E	50.00
L12	S66° 34' 54"E	19.35
L13	S80° 06' 00"E	10.67
L14	S56° 00' 13"E	44.15
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LINE TABLE		
LINE #	DIRECTION	LENGTH
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L18	N81° 39' 37"E	49.12
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C5	25.00	90°00'00"	39.27	N41°50'58"W	35.36
C6	25.00	90°00'00"	39.27	N48°09'02"E	35.36
C7	25.00	90°38'02"	39.55	N42°09'59"W	35.55
C8	25.00	89°21'58"	38.99	N47°50'01"E	35.16
C9	25.00	36°14'10"	15.81	N21°16'07"E	15.55
C10	25.00	53°07'48"	23.18	N65°57'06"E	22.36
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C33	50.00	267°29'10"	233.43	N82°24'10"W	72.24
C34	50.00	48°32'29"	42.36	N70°00'08"W	41.10
C35	50.00	48°52'58"	42.66	N21°17'25"W	41.38
C36	50.00	48°11'21"	42.05	N27°14'45"E	40.82
C37	25.00	48°11'23"	21.03	N27°14'44"E	20.41
C38	25.00	90°00'00"	39.27	N48°09'02"E	35.36
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SHEET 4 OF 6

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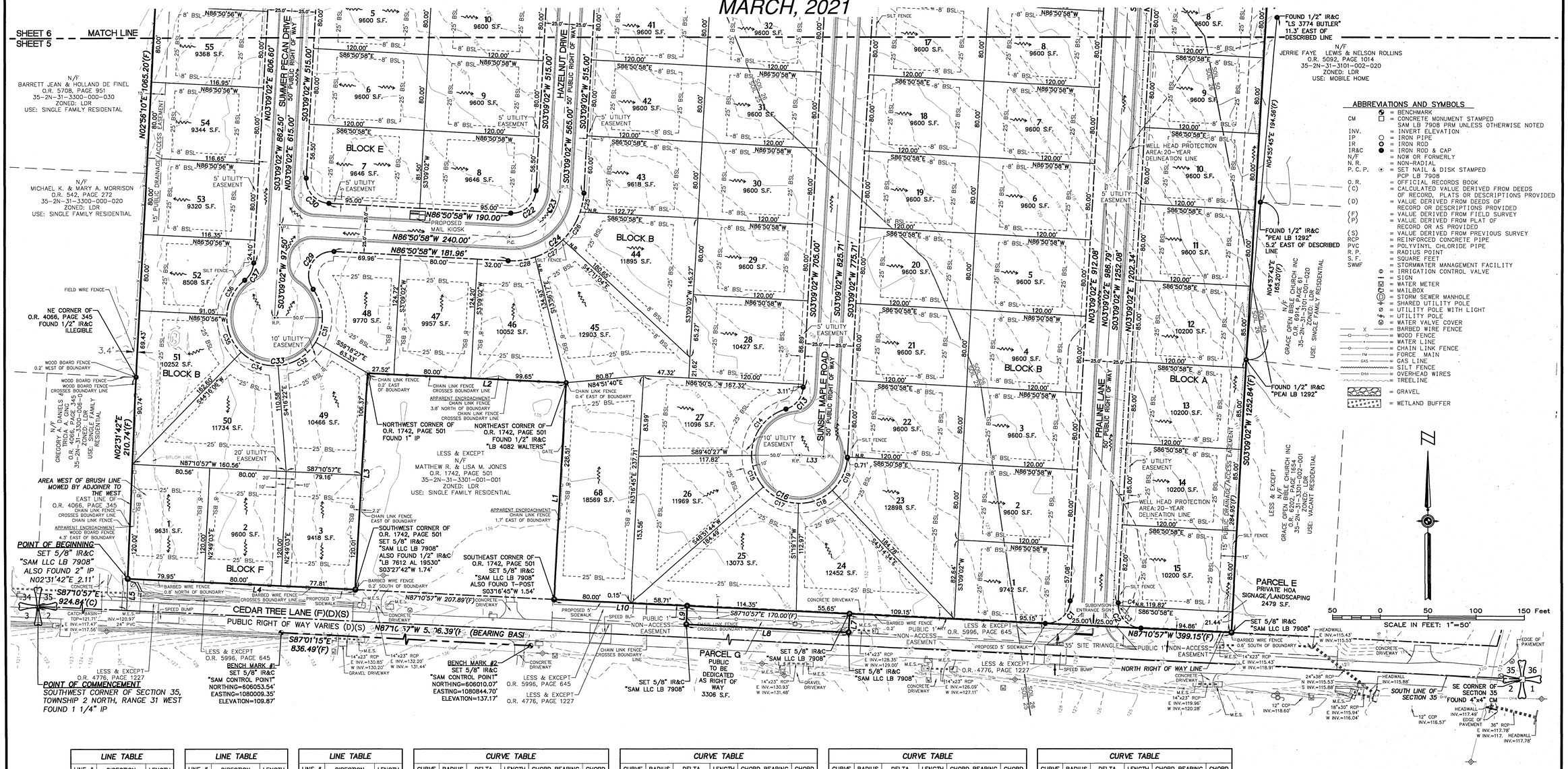

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L20	N3° 54' 59"E	23.33
L21	N72° 23' 55"E	24.64
L22	S58° 14' 03"E	51.07
L23	S59° 10' 30"E	56.17
L24	S56° 03' 11"E	29.69

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N81° 39' 37"E	29.54
L26	N3° 28' 14"W	27.77
L27	N77° 21' 09"W	47.78
L28	N79° 31' 51"W	38.30
L29	N27° 47' 36"W	23.95
L31	S86° 50' 58"E	50.00
L32	S86° 50' 58"E	50.00
L33	S86° 50' 58"E	25.00

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00	89°40'00"	39.12	N47°59'03"E	35.25
C2	25.00	90°20'00"	39.42	N42°00'57"W	35.46
C3	25.00	83°25'48"	36.40	N45°28'03"W	33.27
C4	25.00	6°54'12"	3.01	N0°18'03"W	3.01
C5	25.00	90°00'00"	39.27	N41°50'58"W	35.36
C6	25.00	90°00'00"	39.27	N48°09'02"E	35.36
C7	25.00	90°38'02"	39.55	N42°09'59"W	35.55
C8	25.00	89°21'58"	38.99	N47°50'01"E	35.16
C9	25.00	36°14'10"	15.81	N21°16'07"E	15.55
C10	25.00	53°07'48"	23.18	N65°57'06"E	22.36
C11	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C12	25.00	90°00'00"	39.27	S41°50'58"E	35.36

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C13	25.00	70°31'44"	30.77	S38°24'54"W	28.87
C14	50.00	74°00'19"	64.58	S36°40'37"W	60.19
C15	50.00	38°04'04"	33.22	S19°21'35"E	32.61
C16	50.00	250°31'44"	218.63	S51°35'06"E	81.65
C17	50.00	50°28'14"	44.04	S63°37'44"E	42.63
C18	50.00	47°08'57"	41.15	N67°33'41"E	39.99
C19	50.00	40°50'10"	35.64	N23°34'07"E	34.89
C20	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C21	25.00	90°00'00"	39.27	S41°50'58"E	35.36
C22	25.00	90°00'00"	39.27	S48°09'02"W	35.36
C23	50.00	90°00'00"	78.54	S48°09'02"W	70.71
C24	75.00	90°00'00"	117.81	S48°09'02"W	106.07

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C25	75.00	15°27'58"	20.24	S10°53'01"W	20.18
C26	75.00	26°18'23"	34.43	S31°46'12"W	34.13
C27	75.00	26°18'23"	34.43	S58°04'34"W	34.13
C28	75.00	21°55'17"	28.69	S82°11'24"W	28.52
C29	25.00	129°17'47"	56.42	S28°30'09"W	45.18
C30	25.00	90°00'00"	39.27	N41°50'58"W	35.36
C31	50.00	66°50'18"	58.33	S2°43'36"E	55.08
C32	50.00	55°02'05"	48.03	S58°12'35"W	46.20
C33	50.00	267°29'10"	233.43	N82°24'10"W	72.24
C34	50.00	48°32'29"	42.36	N70°00'08"W	41.10
C35	50.00	48°52'58"	42.66	N21°17'25"W	41.38
C36	50.00	48°11'21"	42.05	N27°14'45"E	40.82

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C37	25.00	48°11'23"	21.03	N27°14'44"E	20.41
C38	25.00	90°00'00"	39.27	N48°09'02"E	35.36
C39	25.00	90°00'00"	39.27	N41°50'58"W	35.36

SAM™

PECAN VALLEY

SAM SURVEYING & MAPPING, LLC
312 GOVERNMENT AVE., SUITE 1, NICEVILLE, FLORIDA 32578
LB#7908 P:850.678.9932 F:844.274.4069

SHEET 5 OF 6

A PRELIMINARY PLAT OF
PECAN VALLEY
A PROPOSED 103 LOT RESIDENTIAL SUBDIVISION
BEING A PORTION OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
MARCH, 2021

LAND SURVEYOR:
ERIC B. STUART P.S.M NO. 6707
SAM SURVEYING AND MAPPING, LLC
LB. 7908
600 UNIVERSITY OFFICE BLVD.,
SUITE #17-B, PENSACOLA, FL 32504
(850)857-7725

CIVIL ENGINEER:
DAVID W. FITZPATRICK P.E., P.A.
P.E. NO. 47818
10250 N. PALAFOX STREET
PENSACOLA, FL 32534
(850)476-8677

OWNER/DEVELOPER:
GARDEN STREET COMMUNITIES
SOUTHEAST, LLC.
5508 B NORTH W. STREET
PENSACOLA, FL 32505
(850)469-0977

NOTE:
UNLESS OTHERWISE NOTED REFER TO THE SETBACK NOTE ON SHEET 1 FOR SIDE SETBACK REQUIREMENTS.

FORCE MAIN WILL BE CONNECTED TO FORCE MAIN ON HIGHWAY 29.

SCALE IN FEET: 1"=50'

SHEET INDEX:

1) TITLE PAGE
2) DETAIL PAGE
3) PRELIMINARY PLAT
4) PRELIMINARY PLAT
5) ENGINEERING SHEET
6) ENGINEERING SHEET

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N3° 16' 45"E	226.51
L2	N87° 13' 19"W	207.17
L3	S3° 27' 42"W	226.38
L4	N87° 10' 57"W	237.76
L5	N2° 31' 42"E	33.00
L6	S2° 42' 42"W	32.95
L7	S2° 57' 43"W	19.45
L8	N87° 10' 57"W	170.00

LINE TABLE

LINE #	DIRECTION	LENGTH
L9	N2° 57' 43"E	19.45
L10	N87° 10' 57"W	138.72
L11	S86° 50' 58"E	50.00
L12	S66° 34' 54"E	19.35
L13	S80° 06' 00"E	10.67
L14	S56° 00' 13"E	44.15
L15	S63° 07' 21"E	36.25
L16	S59° 10' 30"E	37.66

LINE TABLE

LINE #	DIRECTION	LENGTH
L17	S56° 03' 11"E	35.08
L18	N81° 39' 37"E	49.12
L19	N3° 28' 14"W	10.84
L20	N3° 54' 59"E	23.33
L21	N72° 23' 55"E	24.64
L22	S58° 14' 03"E	51.07
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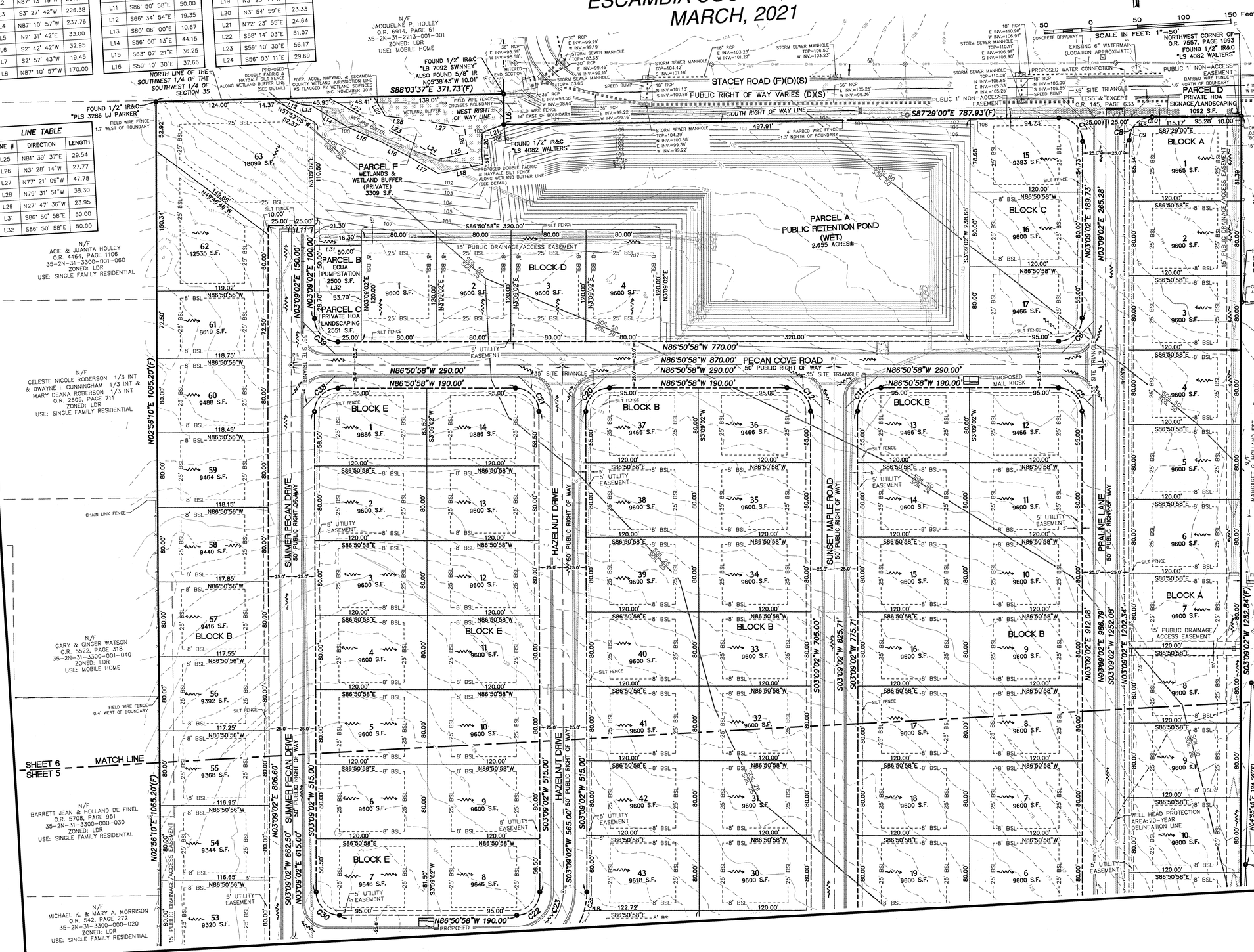

ABBREVIATIONS AND SYMBOLS

- CM = BENCHMARK
- = CONCRETE MONUMENT STAMPED SAM LB 7908 PRM UNLESS OTHERWISE NOTED
- INV. = INVERT ELEVATION
- IP = IRON PIPE
- IR = IRON ROD
- IR&C = IRON ROD & CAP
- N/F = NOW OR FORMERLY
- N.R. = NON-RADIAL
- P.C.P. = SET NAIL & DISK STAMPED PCP LB 7908
- O.R. = OFFICIAL RECORDS BOOK
- (C) = CALCULATED VALUE DERIVED FROM DEEDS OF RECORD, PLATS OR DESCRIPTIONS PROVIDED
- (D) = VALUE DERIVED FROM DEEDS OF RECORD OR DESCRIPTIONS PROVIDED
- (F) = VALUE DERIVED FROM FIELD SURVEY
- (P) = VALUE DERIVED FROM PLAT OF RECORD OR AS PROVIDED
- (S) = VALUE DERIVED FROM PREVIOUS SURVEY
- RCP = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- R.P. = RADIUS POINT
- S.F. = SQUARE FEET
- SWMF = STORMWATER MANAGEMENT FACILITY
- = IRRIGATION CONTROL VALVE
- = SIGN
- = WATER METER
- = MAILBOX
- = STORM SEWER MANHOLE
- = SHARED UTILITY POLE
- = UTILITY POLE WITH LIGHT
- = UTILITY POLE
- = WATER VALVE COVER
- = BARBED WIRE FENCE
- = WOOD FENCE
- = WATER LINE
- = CHAIN LINK FENCE
- = FORCE MAIN
- = GAS LINE
- = SILT FENCE
- = OVERHEAD WIRES
- = TREELINE
- = GRAVEL
- = WETLAND BUFFER

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SHEET 6 OF 6