

THE PRELIMINARY PLAT OF
BLUE ANGEL PLAZA
A 6 LOT COMMERCIAL SUBDIVISION
OF A PORTION OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
PARCEL REFERENCE NO.: 18-2S-31-3100-000-000
FUTURE LAND USE: COMMERCIAL; ZONED: COMMERCIAL

(PARENT TRACT)

DESCRIPTION AS FURNISHED: (FROM TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 7615555)

COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA THENCE NORTH 02 DEGREES, 13 MINUTES, 41 SECONDS EAST AND ALONG THE WEST LINE OF SAID SECTION 18 FOR 2646.33 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4; THENCE SOUTH 88 DEGREES, 25 MINUTES, 03 SECONDS EAST AND ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 FOR 700.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES, 13 MINUTES, 41 SECONDS WEST FOR 2900.0 FEET TO THE NORTH R/W LINE OF U.S. 90 (S/4290-B) (A 200 FOOT R/W); THENCE SOUTH 88 DEGREES, 03 MINUTES, 54 SECONDS EAST ALONG SAID NORTH R/W LINE FOR 1394.44 FEET TO A CONCRETE MONUMENT; THENCE NORTH 02 DEGREES, 13 MINUTES, 14 SECONDS EAST FOR 6000.0 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 88 DEGREES, 03 MINUTES, 54 SECONDS EAST FOR 6000.0 FEET TO A CONCRETE MONUMENT; THENCE NORTH 02 DEGREES, 13 MINUTES, 14 SECONDS EAST AND ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 FOR 1411.54 FEET TO A CONCRETE MONUMENT; THENCE NORTH 88 DEGREES, 25 MINUTES, 03 SECONDS WEST FOR 1394.24 FEET TO THE POINT OF BEGINNING, AND SUBJECT TO A DRAINAGE EASEMENT ON NORTH PORTION.

LESS AND EXCEPT, COMMENCE AT THE CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTH 02 DEGREES, 42 MINUTES, 03 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 18 FOR 2646.75 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 88 DEGREES, 22 MINUTES, 55 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR 700.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES, 22 MINUTES, 55 SECONDS EAST ALONG SAID NORTH LINE FOR 1939.30 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES, 38 MINUTES, 47 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 1362.48 FEET; THENCE NORTH 77 DEGREES, 56 MINUTES, 13 SECONDS WEST FOR 266.54 FEET; THENCE SOUTH 12 DEGREES, 03 MINUTES, 47 SECONDS WEST FOR 451.6 FEET; THENCE NORTH 87 DEGREES, 19 MINUTES, 24 SECONDS WEST FOR 147.65 FEET; THENCE NORTH 87 DEGREES, 21 MINUTES, 13 SECONDS WEST FOR 485.20 FEET; THENCE NORTH 02 DEGREES, 42 MINUTES, 03 SECONDS EAST FOR 1234.14 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SUBJECT TO A TREE TRIM, CUT, AND REMOVAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK: 8231, PAGE: 447, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
CONSERVATION EASEMENT (A) CREATED AT THE CLIENT'S REQUEST
DESCRIBED AS FOLLOWS:

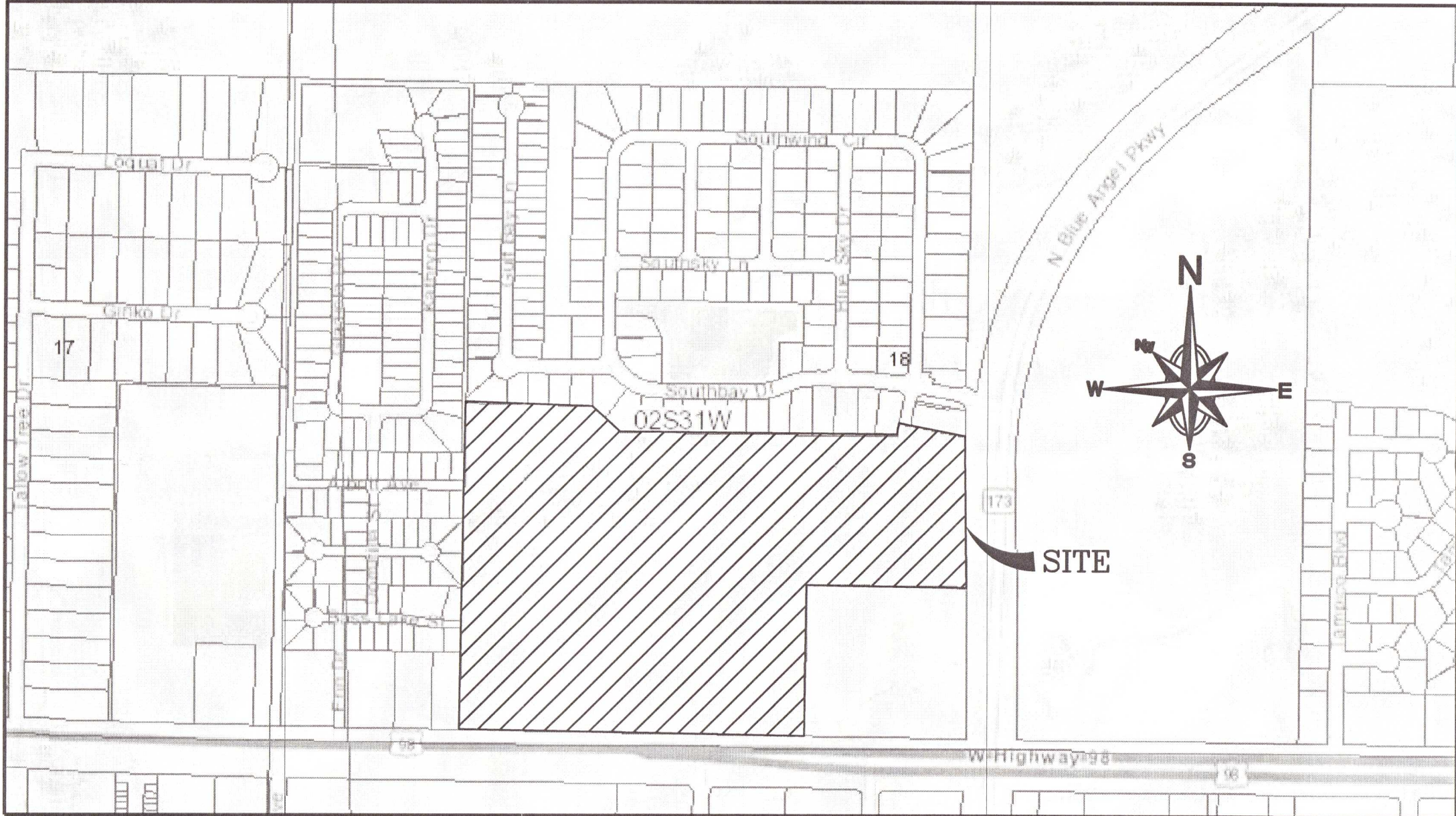
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE 60 NORTH 02 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 18 FOR A DISTANCE OF 144.38 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF U.S. 90, STATE ROAD NO. 248-B (200' R/W); THENCE 60 SOUTH 88 DEGREES 03 MINUTES 54 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF U.S. 90 FOR A DISTANCE OF 648.43 FEET; THENCE 60 NORTH 02 DEGREES 13 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 581.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 13 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 192.67 FEET; THENCE 60 NORTH 48 DEGREES 46 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 331.28 FEET; THENCE 60 SOUTH 67 DEGREES 30 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 126.46 FEET; THENCE 60 SOUTH 01 DEGREES 31 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 465.55 FEET; THENCE 60 SOUTH 88 DEGREES 24 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 133.53 FEET; THENCE 60 SOUTH 01 DEGREES 46 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 346.51 FEET; THENCE 60 NORTH 88 DEGREES 10 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 121.74 FEET; THENCE 60 NORTH 50 DEGREES 04 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 110.44 FEET; THENCE 60 NORTH 05 DEGREES 12 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 82.18 FEET; THENCE 60 NORTH 45 DEGREES 24 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 52.47 FEET; THENCE 60 NORTH 30 DEGREES 06 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 224.54 FEET; THENCE 60 NORTH TO DEGREES 03 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 144.70 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 5.05 ACRES MORE OR LESS.

DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.
(RESTRICTIVE COVENANTS EASEMENT) CREATED AT THE CLIENT'S REQUEST
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE 60 NORTH 02 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 18 FOR A DISTANCE OF 144.38 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF U.S. 90, STATE ROAD NO. 248-B (200' R/W); THENCE 60 SOUTH 88 DEGREES 03 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 2028.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 03 MINUTES 54 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF U.S. 90 FOR A DISTANCE OF 15.00 FEET; THENCE 60 NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 6000.00 FEET; THENCE 60 SOUTH 88 DEGREES 03 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 6000.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BLUE ANGEL PARKWAY; THENCE 60 NORTH 02 DEGREES 13 MINUTES 14 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE OF BLUE ANGEL PARKWAY FOR A DISTANCE OF 164.10 FEET; THENCE 60 NORTH 88 DEGREES 05 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 568.45 FEET; SOUTH 76 DEGREES 04 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 571.4 FEET; THENCE 60 SOUTH 40 DEGREES 44 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 107.45 FEET; THENCE 60 SOUTH 17 DEGREES 13 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 64.04 FEET; THENCE 60 SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 371.88 FEET; THENCE 60 SOUTH 88 DEGREES 03 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 43.74 FEET; THENCE 60 SOUTH 02 DEGREES 13 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 280.46 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 3.41 ACRES, MORE OR LESS.

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 02 DEGREES 13 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AS PER THE DESCRIPTION AS FURNISHED.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTIONS AS FURNISHED, DEEDS OF RECORD.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- ENCROACHMENTS ARE AS SHOWN HEREON.
- A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 7615555, COMMITMENT DATE: MAY 8, 2014 AT 8:00AM, HAS PROVIDED TO NORTHWEST FLORIDA LAND SURVEYING FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1928, FROM ESCAMBIA COUNTY GEODETIC CONTROL POINT STAMPED "ESC 4078" HAVING A PUBLISHED ELEVATION OF 104.05 FEET.
- THE UTILITIES AS SHOWN HEREON INDICATE VISIBLE LOCATION ONLY.
- THE VISIBLE PROPERTY ADDRESS IS 4700 BLK HIGHWAY 90 W. PENSACOLA, FLORIDA 32506.
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 49.21 ACRES MORE OR LESS.
- CALL 800-432-4770 TWO FULL BUSINESS DAYS (BUT NOT MORE THAN FIVE) BEFORE DIGGING TO FIND OUT WHERE BURIED FACILITIES (ELECTRIC, GAS, TELEPHONE, CABLE, WATER) ARE LOCATED.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", BASE FLOOD ELEVATION N/A AND FLOOD ZONE "A", BASE FLOOD ELEVATION UNDETERMINED AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0364 6 AND 12033C 0365 6 REVISED SEPTEMBER 24, 2006.
- THE "LESS AND EXCEPT" PARCEL FROM THE TITLE COMMITMENT APPEARS TO BE MISSING A FEW COURSES. THE DEED OR RECORD RECORDED IN OFFICIAL RECORDS BOOK 6236 AT PAGE 584 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA WAS REFERENCED FOR THE MISSING COURSES.
- SOME OF THE ELEVATION SHOWN WITHIN THE BOUNDARY OF THE PROPERTY WERE TAKEN ON UNSTABLE GROUND. THE CONSISTANCY OF THE GROUND VARIED THROUGHOUT THE WETLANDS AND NEARBY AREAS DUE TO STANDING WATER AND ORGANIC MATERIAL.
- ANY DEVELOPMENT ON PARCEL B SHALL REQUIRE A SEPARATE STORMWATER MANAGEMENT PLAN.
- SEE "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC PROJECT NO. 23184 DATED 4/8/20 FOR EXISTING SITE CONDITIONS, UTILITIES AND TOPOGRAPHY.
- ANY COMMERCIAL DEVELOPMENT ON THE NEW SUBDIVIDED LOTS SHALL OBTAIN ALL APPLICABLE DEVELOPMENT REVIEW PERMIT(S) PRIOR CONSTRUCTION, AND IN DOING SO WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE COUNTY'S LAND DEVELOPMENT CODE WITH RESPECT TO DRAINAGE, PARKING, LANDSCAPING, TREE REMOVAL, ACCESS MANAGEMENT AND OTHER CODE REQUIREMENTS.
- 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" 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 GOZE 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.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
- THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 545-3475. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.
- NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH REQUIRED RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS. INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.



VICINITY MAP ~ 1"=500'

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature: <i>[Signature]</i>	Date: 5-25-22
Printed Name: Jennifer Thompson 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.	

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 2-PERCENT-ANNUAL-CHANCE FLOOD EVENT. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN), AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120030, FIRM MAP PANEL NUMBERS 12033C013656, MAP REVISION DATED SEPTEMBER 24, 2006. PRELIM MAPS JANUARY 21, 2017, MAP PANEL NUMBER 12033C0451J.
ATWELL-GROUP, JIM LOWE, PE COMPLETED A FLOOD STUDY ON MARCH 21, 2022.

ZONING RESTRICTIONS:

BUILDING SETBACKS:

FRONT AND REAR: FIFTEEN FEET IN BOTH FRONT AND REAR.

SIDES: ON EACH SIDE OF A SINGLE-FAMILY DETACHED DWELLING, TEN FEET OR TEN 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 TEN FEET IN HEIGHT.

LOT COVERAGE:

MINIMUM PERVIOUS LOT COVERAGE OF 15 PERCENT (85 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.

UTILITY NARRATIVE:

POTABLE WATER:
WATER LINES LOCATED ON THE PARCEL SHALL BE PRIVATELY MAINTAINED AND SHALL BE THE RESPONSIBILITY OF BLUE ANGEL PLAZA VSI, LLC.

SANITARY SEWER:
SANITARY SEWER LINES LOCATED ON THE PARCEL SHALL BE PRIVATELY MAINTAINED AND SHALL BE THE RESPONSIBILITY OF BLUE ANGEL PLAZA.

STORM WATER:
STORMWATER SYSTEMS LOCATED ON THE PARCEL SHALL BE PRIVATELY MAINTAINED AND SHALL BE THE RESPONSIBILITY OF BLUE ANGEL PLAZA.

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

ENGINEER'S CERTIFICATE:

I, JAMES A. LOWE, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR BLUE ANGEL PLAZA. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

JAMES A. LOWE, P.E.
PROFESSIONAL ENGINEER #0044724
STATE OF FLORIDA

SEAL

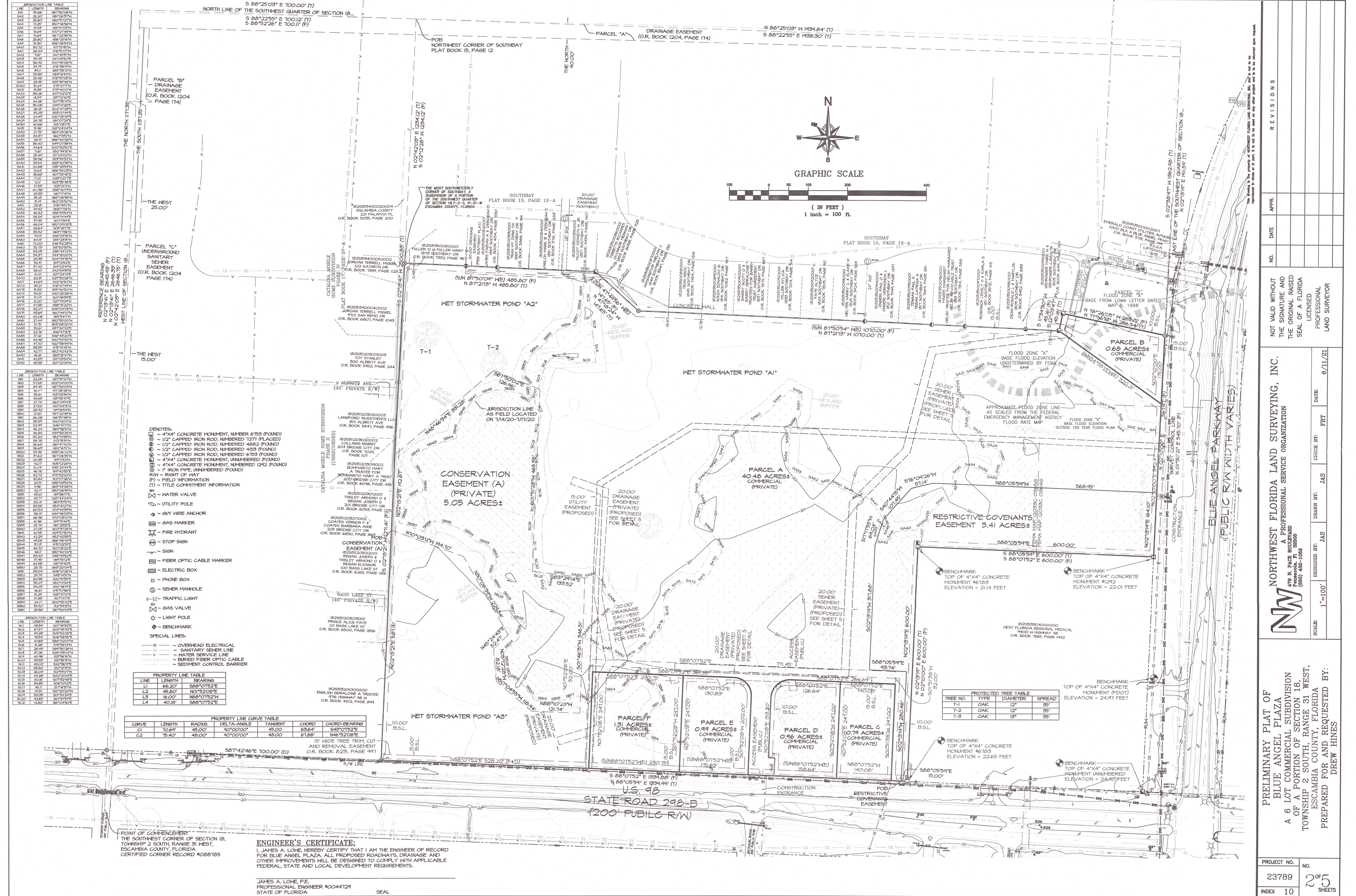
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.027, FLORIDA STATUTES.

[Signature] 5/19/2022
JEFF SIMMONS, P.L.S. NO. 7354
474 N. PACE BOULEVARD
PENSACOLA, FL 32505

NOT VALID UNLESS
SEALED WITH
AN EMBOSSED SEAL

R E V I S I O N S				NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR	
NO.	DATE	APPR.	ADDRESS COUNTY REVIEW COMMENTS	NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 474 N. PACE BOULEVARD PENSACOLA, FL 32505 (850) 432-4008	
1	12/1/21			DESIGNED BY: JAS	DATE: 6/11/21
PROJECT NO. 23789				PRELIMINARY PLAT OF BLUE ANGEL PLAZA A 6 LOT COMMERCIAL SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR AND REQUESTED BY: DREW HINES	
INDEX 10				NO. 1 of 5 SHEETS	



POINT OF COMMENCEMENT:
THE SOUTHWEST CORNER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
CERTIFIED CORNER RECORD #088185

ENGINEER'S CERTIFICATE:
I, JAMES A. LONE, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD
FOR BLUE ANGEL PLAZA. ALL PROPOSED ROADWAYS, DRAINAGE AND
OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE
FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

JAMES A. LONE, P.E.
PROFESSIONAL ENGINEER #0044124
STATE OF FLORIDA

SEAL

PRELIMINARY PLAT OF
BLUE ANGEL PLAZA
A 6 LOT COMMERCIAL SUBDIVISION
OF A PORTION OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
PREPARED FOR AND REQUESTED BY:
DREW HINES

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

REVISIONS

NO.	DATE	APPR.

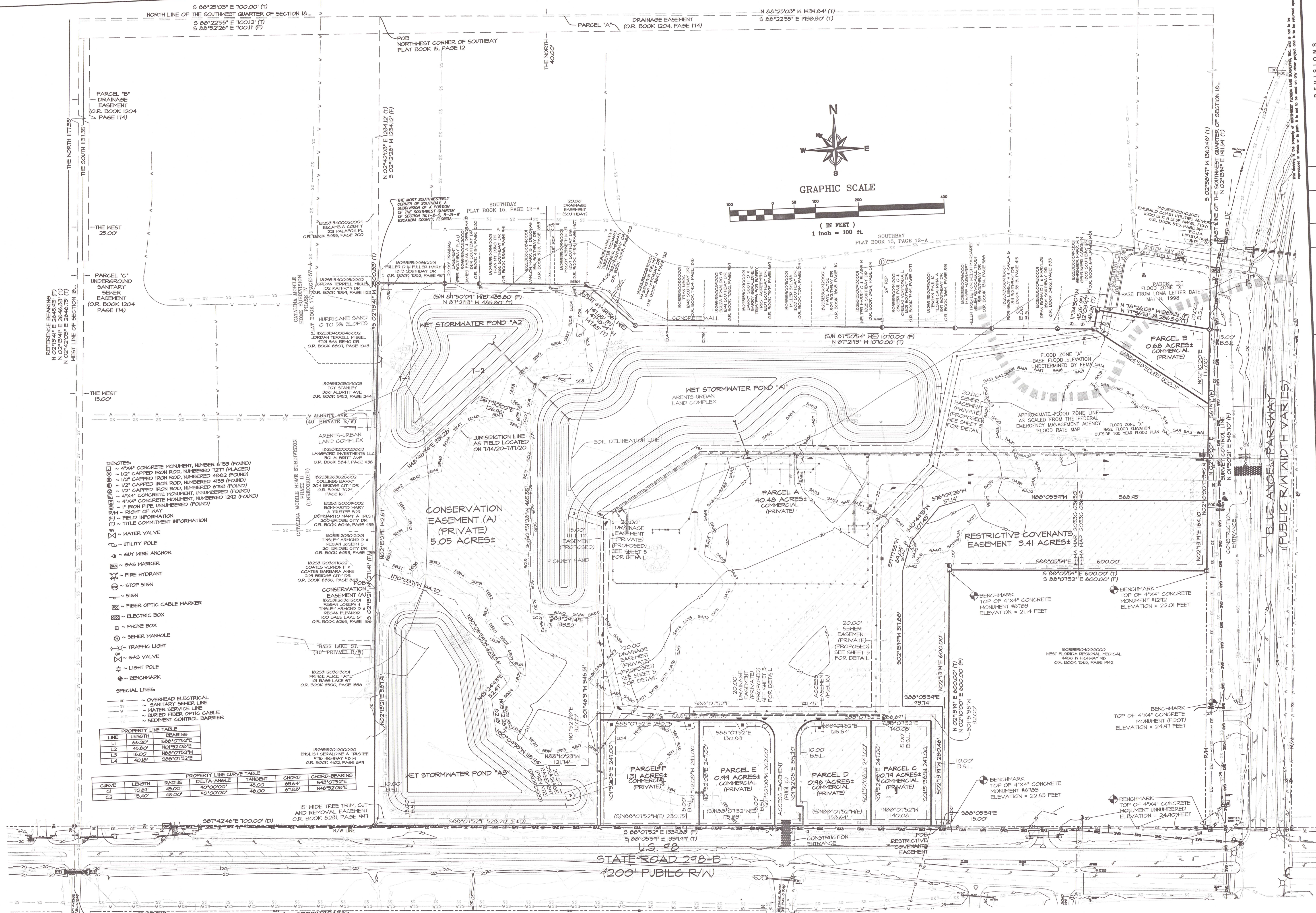
NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
479 N. PALM BOULEVARD
TALLAHASSEE, FLORIDA 32309
(904) 432-1063

SCALE: 1"=100'

DESIGNED BY: JAS
CHECKED BY: JAS
DRAWN BY: JAS
DATE: 6/11/21
FRT

PROJECT NO.
23789

NO.
2 OF 5 SHEETS



- DENOTES:
- ~ 4"x4" CONCRETE MONUMENT, NUMBER 6753 (FOUND)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 1271 (PLACED)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 4882 (FOUND)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 4153 (FOUND)
 - ~ 1/2" CAPPED IRON ROD, NUMBERED 6753 (FOUND)
 - ~ 4"x4" CONCRETE MONUMENT, UNNUMBERED (FOUND)
 - ~ 1" IRON PIPE, UNNUMBERED (FOUND)
 - ~ RIGHT OF WAY
 - ~ FIELD INFORMATION
 - ~ TITLE COMMITMENT INFORMATION
 - ~ WATER VALVE
 - ~ UTILITY POLE
 - ~ BUY WIRE ANCHOR
 - ~ GAS MARKER
 - ~ FIRE HYDRANT
 - ~ STOP SIGN
 - ~ SIGN
 - ~ FIBER OPTIC CABLE MARKER
 - ~ ELECTRIC BOX
 - ~ PHONE BOX
 - ~ SEWER MANHOLE
 - ~ TRAFFIC LIGHT
 - ~ GAS VALVE
 - ~ LIGHT POLE
 - ~ BENCHMARK
- SPECIAL LINES:
- ~ OVERHEAD ELECTRICAL
 - ~ SANITARY SEWER LINE
 - ~ WATER SERVICE LINE
 - ~ BURIED FIBER OPTIC CABLE
 - ~ SEGMENT CONTROL BARRIER

PROPERTY LINE TABLE			
LINE	LENGTH	BEARING	
L1	66.20'	S88°07'52"E	
L2	45.80'	N01°52'08"E	
L3	18.00'	N88°07'52"W	
L4	40.18'	S88°07'52"E	

PROPERTY LINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA-ANGLE
C1	10.64'	45.00'	40°00'00"
C2	15.40'	48.00'	40°00'00"

ENGINEER'S CERTIFICATE:
I, JAMES A. LOVE, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR THE PROPOSED STORMWATER MANAGEMENT PLAN, DRAINAGE AND FOR BLUE ANGEL PLAZA. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

JAMES A. LOVE, P.E.
PROFESSIONAL ENGINEER #0044124
STATE OF FLORIDA

SEE SHEET 4 OF 4 FOR SILT FENCE DETAIL
AND CONSTRUCTION ENTRANCE DETAIL

REVISIONS

NO.	DATE	APPR.

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

NORTHWEST FLORIDA LAND SURVEYING, INC.

A PROFESSIONAL SERVICE ORGANIZATION

479 N. PACE BOULEVARD
SUITE 200
FORT MYERS, FL 33901
(888) 432-1065

DESIGNED BY: JAS

DRAWN BY: JAS

CHECK BY: JAS

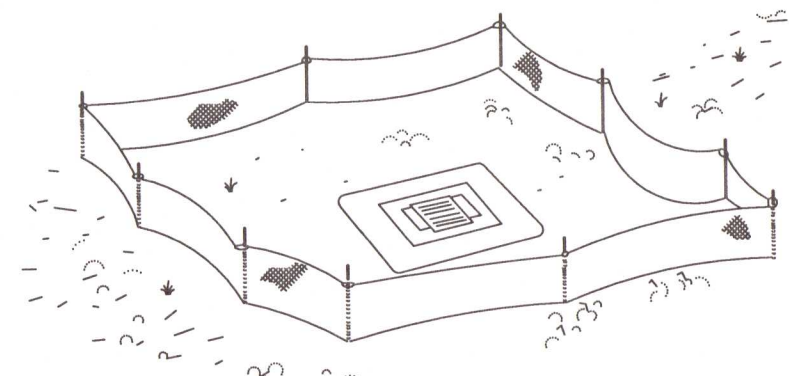
DATE: 6/11/21

PROPOSED STORMWATER MANAGEMENT PLAN
BLUE ANGEL PLAZA
A 6 LOT COMMERCIAL SUBDIVISION
OF A PORTION OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
PREPARED FOR AND REQUESTED BY:
DREW HINES

PROJECT NO. 23789

INDEX 10

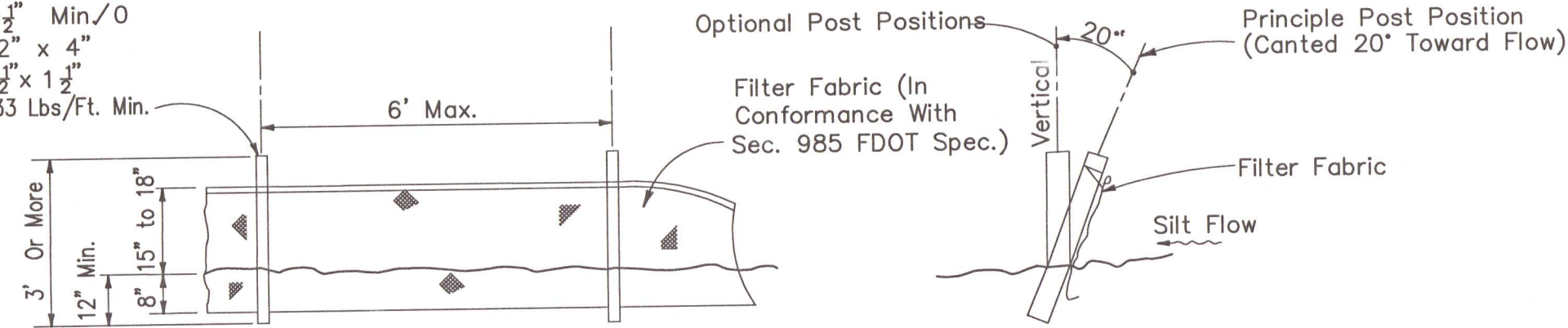
NO. 3 OF 5 SHEETS



Type III Silt Fence Protection
Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

Post Options:
Wood 2 1/2" Min./0
Wood 2" x 4"
Oak 1 1/2" x 1 1/2"
Steel 1.33 Lbs/Ft. Min.



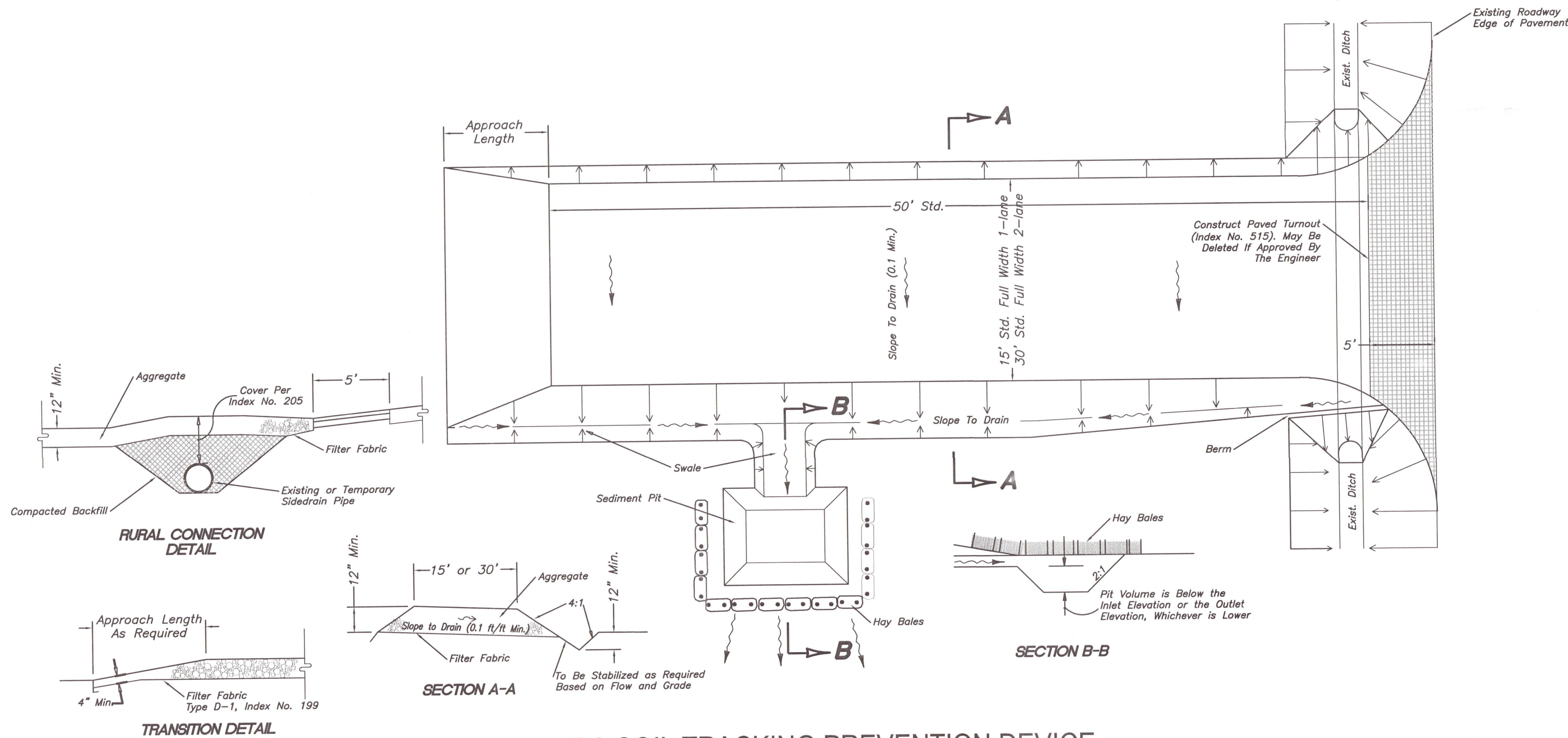
ELEVATION

SECTION

Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE DETAIL

NTS - PER FDOT INDEX 102



TYPE A SOIL TRACKING PREVENTION DEVICE

ENGINEER'S CERTIFICATE:

I, JAMES A. LOKE, HEREBY CERTIFY THAT I AM THE ENGINEER OF RECORD FOR BLUE ANGEL PLAZA. ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

JAMES A. LOKE, P.E.
PROFESSIONAL ENGINEER #0044129
STATE OF FLORIDA

SEAL

NORTHWEST FLORIDA LAND SURVEYING, INC.

A PROFESSIONAL SERVICE ORGANIZATION
479 N. PACE BOULEVARD
PANAMA CITY, FL 32505
(850) 432-1005

CONSTRUCTION DETAILS
BLUE ANGEL PLAZA

A 6 LOT COMMERCIAL SUBDIVISION
OF A PORTION OF SECTION 18,

TOWNSHIP 2 SOUTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA

PREPARED FOR AND REQUESTED BY:

DREW HINES

PROJECT NO.

23789

INDEX 10

NO.

4

OF 5

SHEETS

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

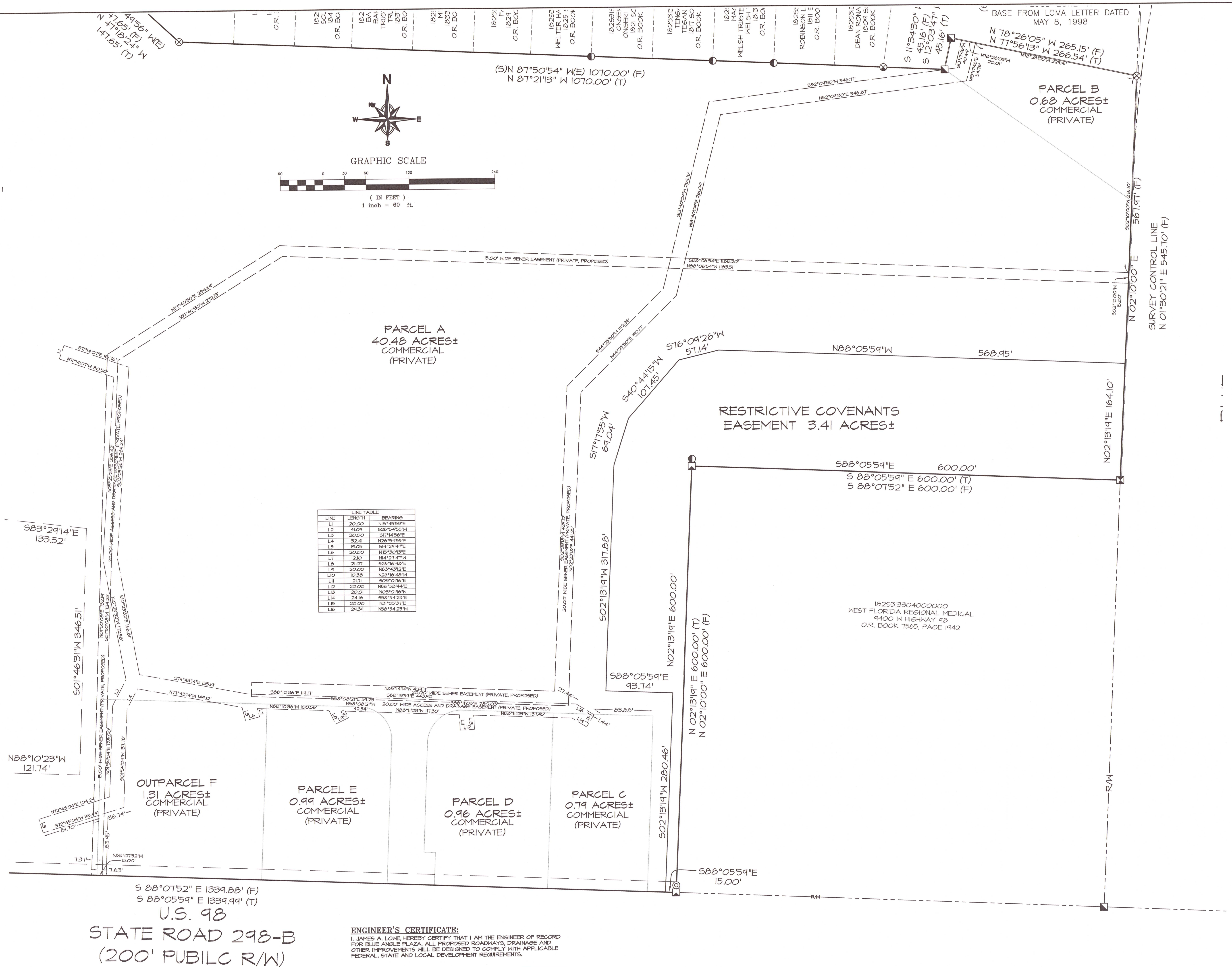
REVISIONS

APPR.

DATE

NO.

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EASEMENT DETAILS		PROJECT NO.		NO.	
BLUE ANGELO PLAZA A 6 LOT COMMERCIAL SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA PREPARED FOR AND REQUESTED BY: DREW HINES		23789		5 OF 5 SHEETS	
INDEX		10			

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

NO. DATE APPR. REVISIONS

NORTHWEST FLORIDA LAND SURVEYING, INC.
A PROFESSIONAL SERVICE ORGANIZATION
479 N. PALM BOULEVARD
PENSACOLA, FL 32506
(850) 438-1062

SCALE: 1"=60'

DESIGNED BY: JAS
DRAWN BY: JAS
CHECK BY: FRT
DATE: 6/11/21