SITE DATA:

PROPERTY REFERNCE NUMBER:
35-2S-31-1000-013-106

OVERALL ACRAGE: 0.24 ACRES

NUMBER OF PROPOSED LOTS: 3

FUTURE LAND USE: MUU
ZONING: HDMU

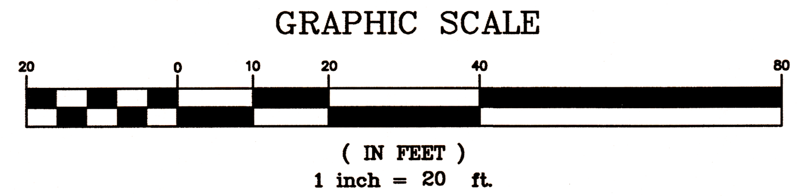
OWNER/DEVELOPER:
SOUTHERN EXCELLENCE
CONTRACTING, LLC.
3317 TILLER COURT
PENSACOLA, FL 36507

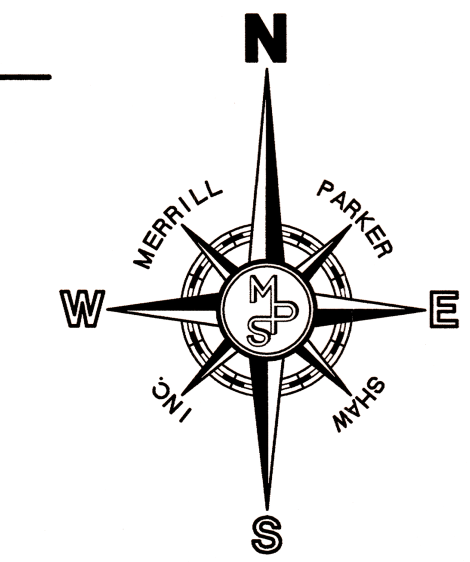
UNRECORDED PLAT OF

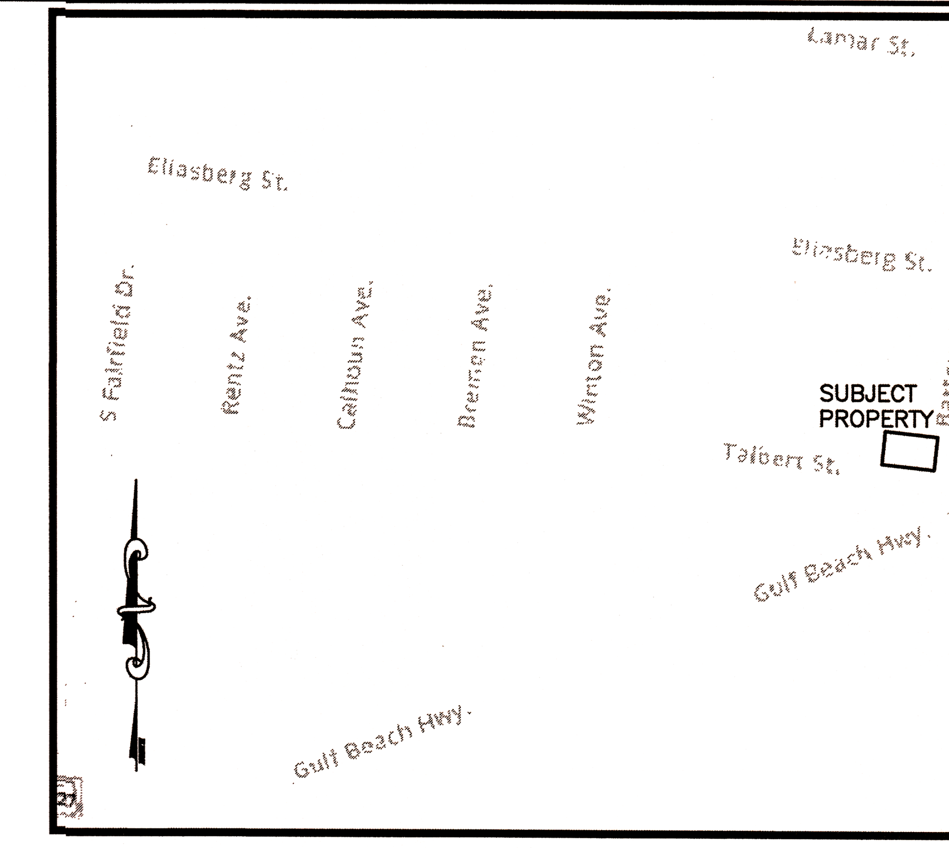
BARTOW SUBDIVISION

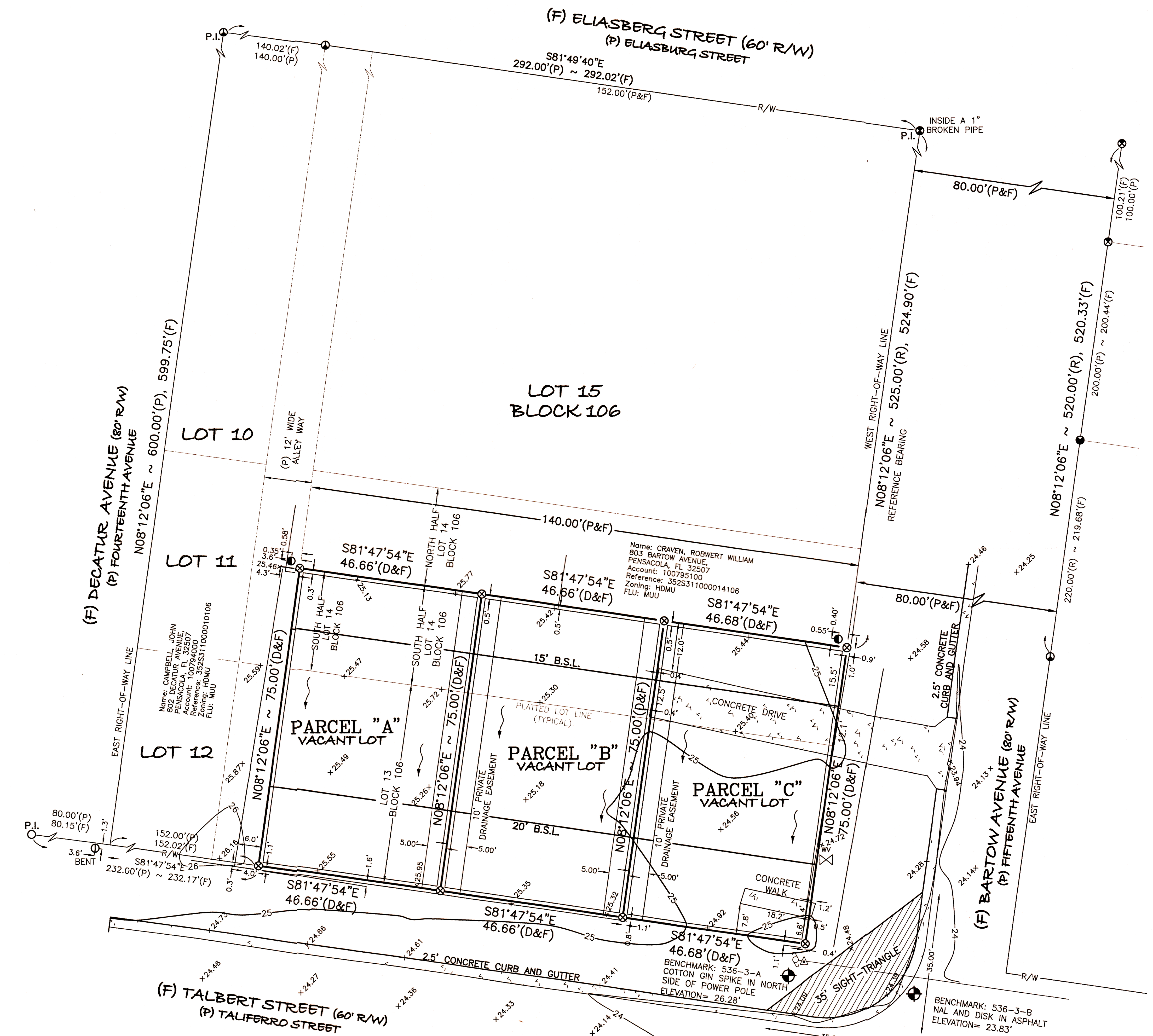
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

JULY 2024









LEGEND:

- ○ ~ 1" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ 1/2" PLAIN IRON PIPE, UNNUMBERED (FOUND)
- ~ 5/8" CAPPED IRON ROD, NUMBER 5863 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7092 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 3285 (FOUND)
- ~ 1/2" CAPPED IRON ROD, NUMBER 7277 (FOUND)
- ~ 1/2" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- P.I. ~ POINT OF INTERSECTION (RIGHT-OF-WAY)
- R/W ~ RIGHT OF WAY
- O.R. ~ OFFICIAL RECORDS
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD MEASUREMENT/ INFORMATION
- (D) ~ DEED / DESCRIPTION INFORMATION
- (R) ~ DEEDS OF RECORD INFORMATION
- ~ INDICATES NOT TO SCALE
- ~ 6' HIGH WOOD PRIVACY FENCE
- ~ 6' HIGH CHAIN LINK FENCE
- ~ 4' HIGH CHAIN LINK FENCE
- ~ OVERHEAD ELECTRIC
- ~ BURIED GAS LINE
- ~ UTILITY POLE
- ~ BURIED FIBER OPTIC CABLE MARKER
- ~ PROPOSED SILT FENCE
- ~ PROPOSED DRAIANGE ARROW
- WV ~ WATER VALVE METER/VALVE
- ~ BENCHMARK
- ×24.33 ~ SPOT ELEVATION
- —24— ~ CONTOUR LINE

BUILDING SETBACK REQUIREMENTS:

——— DENOTES BUILDING SETBACK LINES

20' FRONT SETBACK

10% LOT WIDTH OR 10' WHICHEVER IS LESS SIDE SETBACK

15' REAR SETBACK

DESCRIPTIONS: *(PREPARED BY MERRILL PARKER SHAW, INC.)*

PARCEL "A"
THE WEST 46.66 FEET OF LOT 13 AND THE WEST 46.66 FEET OF THE SOUTH HALF OF LOT 14, BLOCK 106, BEACH HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 46, PAGE 51, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL "B"
THE EAST 46.66 FEET OF THE WEST 93.32 FEET LOT 13 AND THE EAST 46.66 FEET OF THE WEST 93.32 FEET OF THE SOUTH HALF OF THE WEST 93.32 FEET OF LOT 14, BLOCK 106, BEACH HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 46, PAGE 51, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL "C"
THE EAST 46.68 FEET OF LOT 13 AND OF THE EAST 46.68 FEET OF THE SOUTH HALF OF LOT 14, BLOCK 106, BEACH HAVEN, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK 46, PAGE 51, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 08 DEGREES 12 MINUTES 06 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF BARTLOW AVENUE (80' R/W), ACCORDING TO THE FLORIDA STATE PLANE COORDINATES, ZONE NORTH, NORTH AMERICAN DATUM 1983(2011).

2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD; THE RECORD PLAT OF "BEACH HAVEN" AS RECORDED IN PLAT DEED BOOK 46 AT PAGE 51 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; AND EXISTING FIELD MONUMENTATION.

3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.

5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.

6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

7.) THE PARCEL OF LAND AS SHOWN HEREON IS A NEW PARCEL CREATED PER CLIENT'S REQUEST AND INSTRUCTIONS.

8.) THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE ESCAMBIA COUNTY BENCHMARK ESC 4113 HAVING A PUBLISHED ELEVATION OF 19.68 FEET.

9.) THE CONTOUR LINES AS SHOWN HEREON ARE AT 1 FOOT INTERVALS OF ELEVATION.

10.) THE UTILITIES AS SHOWN HEREON IS BASED UPON FIELD LOCATION WHERE VISIBLE OR MARKED. THERE MAY BE OTHER UNDER GROUND UTILITIES THAT HAVE NOT BEEN LOCATED OR VERIFIED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY SUNSHINE 811, PRIOR TO THE COMMENCEMENT OF WORK OR EXCAVATION.

ESCAMBIA COUNTY CONSTRUCTION NOTES:

1.) THE HOME BUILDER SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENT ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.

2.) ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE HOME BUILDER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.

3.) ALL LOTS SHALL REQUIRE A CERTIFIED BOUNDARY SURVEY AT THE TIME OF PURCHASE.

4.) DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF HOME IS CONSTRUCTED, STABILIZE AT MINIMUM THE FIST 10' WITH SOD AND SOD AND/OR SEED AND MULCH THE PERIMETER OF THE LOT.

5.) NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAYS 1-800-432-4700

6.) NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

7.) HOME BUILDER SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION.

8.) HOME EQUIPMENT (i.e. A/C UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF SIDE YARD SWALES.

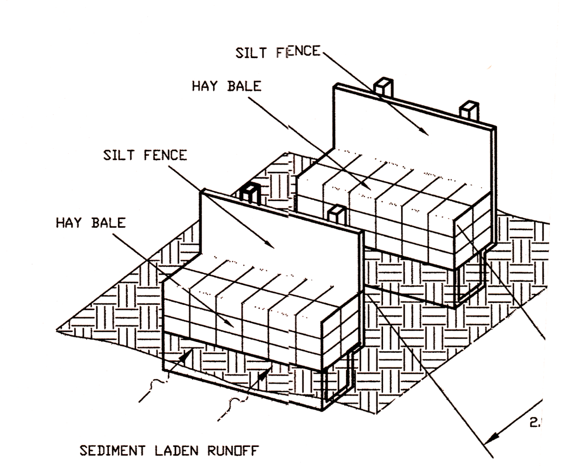
9.) ALL FENCES IN PRIVATE DRAINAGE EASEMENTS ALONG LOT PROPERTY LINES SHALL BE INSTALLED NOT TO IMPEDE STORMWATER FLOW.

10.) THE SHOULDER OF THE ROADWAY SHALL BE RESTORED TO EXISTING OR BETTER CONDITION AFTER THE EXISTING CONCRETE DRIVEWAY HAS BEEN REMOVED FROM THE RIGHT-OF-WAY OF BARTOW AVENUE.

11.) EACH LOT REQUIRES A LOT GRADING PLAN WITH ROOF DRAINS AND DOWN SPOUTS.

12.) ALL ROOF DRAINS AND DOWNSPOUTS WILL BE DIRECTED TO THE STREET.

13. A DRIVEWAY PERMIT IS REQUIRED ON EACH LOT.



STANDARD ENGINEERED DETAIL OF DOUBLE INSTAL. HAY BALE & SILT FENCE
NOT TO SCALE

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW
DRC Chairman Signature [signature]
Printed Name: Shannon Pugh
Development Services Director or Designee
Date 8/1/2024
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.

ENGINEERING DETAIL NOTE:

THE ENGINEERED DETAILS AS SHOWN HEREON WERE PROVIDE BY ESCAMBIA COUNTY ENGINEERING.

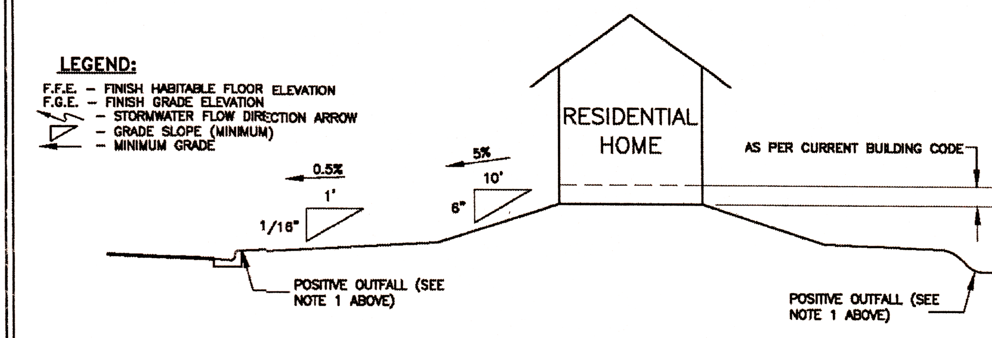
MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN

NOTES:

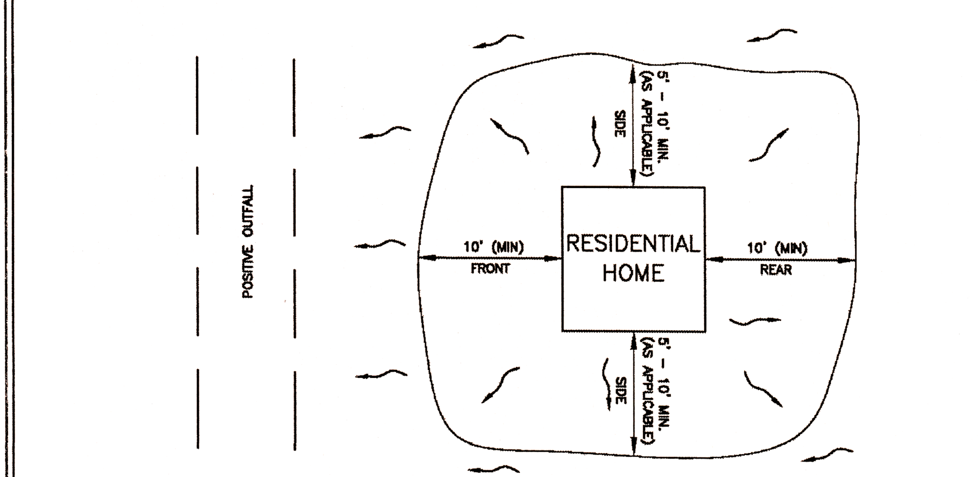
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM ~ CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA COUNTY OR STATE DRAINAGE SYSTEM.
2. FINISH FLOOR ELEVATION SHALL BE AS SPECIFIED BY BUILDING CODE.
3. THESE ARE MINIMAL REQUIREMENTS AND DO NOT RELIEVE THE BUILDER FROM PROVIDING ADDITIONAL GRADING TO DIRECT STORMWATER TO A POSITIVE OUTFALL DRAINAGE SYSTEM AND ELIMINATE NEGATIVE IMPACTS TO ADJACENT LOTS AND PROPERTIES.
4. DISTURBED LOT AREAS SHALL BE COMPLETELY STABILIZED WITH SOD. IF THE HOME IS CONSTRUCTED, STABILIZE THE FIRST 10' WITH SOD AND SOD AND/OR SEED AND MULCH THE REMAINDER OF THE LOT.
5. THE HOMEBUILDER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRES A DETAILED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BEING AVAILABLE ONSITE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
7. ALL NEW RUNOFF, DOWNSPOUTS, AND GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO THE ROADS OR SWALES THAT LEAD TO THE RETENTION POND OR APPROVED DRAINAGE SYSTEM.
8. PROVIDE EROSION CONTROL MEASURES TO ENSURE ALL SEDIMENTS SHALL BE RETAINED ON EACH INDIVIDUAL LOT.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCING AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS AS NECESSARY).

LEGEND:

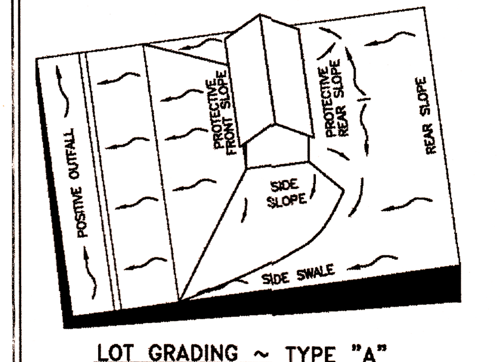
- F.F.E. – FINISH HABITABLE FLOOR ELEVATION
- F.G.E. – FINISH GRADE ELEVATION
- – STORMWATER FLOW DIRECTION ARROW
- – GRADE SLOPE (MINIMUM)
- – MINIMUM GRADE



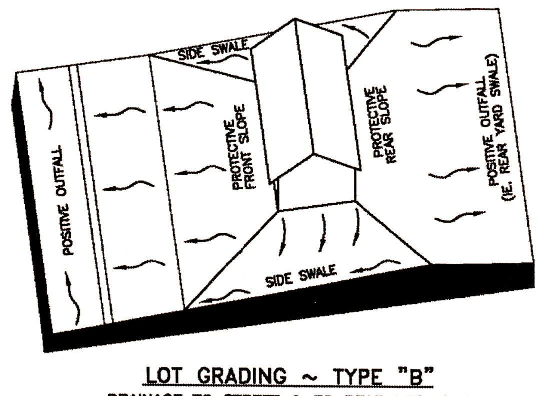
ELEVATION VIEW



PLAN VIEW



LOT GRADING ~ TYPE "A"
ALL DRAINAGE TO STREET



LOT GRADING ~ TYPE "B"
DRAINAGE TO STREET & TO REAR LOT LINE

REVISED SEPT. 15, 2009

NOTE: VARIATIONS IN GRADING ARE ACCEPTABLE IF GRADING DRAINS TO A POSITIVE OUTFALL.

FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, AND INCORPORATED AREAS, FIRM INDEX DATA: SEPTEMBER 29, 2006, COMMUNITY PANEL NUMBER: 120080 0368 G, MAP NUMBER 12033C0368G, MAP REVISED DATE: SEPTEMBER 29, 2006.

TREE STATEMENT:

NO HERATIGE OR CHAMPION TREES EXIST ON THE SUBJECT PROPERTY.

DRIVWAY STATEMENT:

A SEPARATE ESCAMBIA COUNTY DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH LOT.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY
PENSACOLA, FL 32503
PROFESSIONAL LAND SURVEYING SERVICES
FLORIDA CORPORATION NUMBER 7174
PH: (850) 478-4923
FAX: (850) 478-4924

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

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

E. Wayne Parker 7/30/24

E. WAYNE PARKER, PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

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