

SHEET INDEX

SHEET 1	SITE INFORMATION, UTILITY SERVICE NOTES AND PROVIDERS, GENERAL NOTES
SHEET 2	OVERALL SITE
SHEET 3-4	SITE LAYOUTS
SHEET 5	DETAILS

SITE INFORMATION

PROPERTY REFERENCE No:	31-1S-30-1000-000-117, 31-1S-30-1000-000-116, 31-1S-30-1000-000-115, 31-1S-30-1000-000-114, 31-1S-30-2102-003-001, 31-1S-30-2102-002-001, 31-1S-30-2102-001-001, 31-1S-30-1901-020-004
PROPERTY ADDRESS:	1300 BLOCK LANSING DRIVE
TOTAL SITE AREA:	16.224 ACRES
TOTAL UPLAND AREA:	16.224 ACRES
ACREAGE & DENSITY:	4.07 LOTS / ACRE
ZONING DISTRICT:	HDR
FUTURE LAND USE:	MU-U (MIXED-USE URBAN)
PROPOSED MINIMUM LOT WIDTH:	40'
LOT WIDTH:	FOR ANY NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 40 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE MINIMUM WIDTH FOR ALL OTHER NEW LOTS IS AS FOLLOWS:
BUILDING SETBACK REQUIREMENTS:	FRONT AND REAR: 20' IN THE FRONT & 15' IN THE REAR.

SIDES: 10' OR 10% OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET. FOR STRUCTURES EXCEEDING 35 FEET ABOVE HIGHEST ADJACENT GRADE, AN ADDITIONAL TWO FEET FOR EACH ADDITIONAL TEN FEET IN HEIGHT, BUT NOT REQUIRED TO EXCEED 15 FEET.

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	16.224 ACRES
ACOE/NWFWMD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	0 ACRES
WETLAND BUFFER	0 ACRES
WETLAND BUFFER IMPACT	0 ACRES
PROPOSED ADDITIONAL WETLAND BUFFER	0 ACRES
AVERAGE WETLAND BUFFER WIDTH	0
WETLAND IMPACT	0 ACRES

UTILITY SERVICE NOTES:

POTABLE WATER/ FIRE PROTECTION:  
ALL LOTS WILL BE SERVICED BY A 6" POTABLE WATER/ FIRE PROTECTION MAIN. THE POINT OF CONNECTION WILL BE THE EXISTING EXISTING 4" WATER MAIN ON THE NORTH SIDE OF LANSING DRIVE. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE EMERALD COAST UTILITY AUTHORITY (ECUA).

SANITARY SEWER:  
THE DEVELOPMENT WILL BE SERVICED BY A LOW PRESSURE FORCE MAIN SYSTEM. EACH HOME WILL HAVE ITS OWN GRINDER PUMP. ALL SEWER WILL BE CONVEYED TO AN EXISTING GRAVITY SYSTEM LOCATED ON BLOODWORTH LANE. THE FORCE MAIN WILL BE OWNED AND MAINTAINED BY ECUA. THE PUMPS AND LATERALS WILL BE PRIVATE AND OWNED BY EACH HOME OWNER. THE POINT OF CONNECTION WILL BE AN EXISTING MANHOLE ON BLOODWORTH LANE. ALL SEWER IMPROVEMENTS WITHIN IN RIGHT-OF-WAY OR ON EMERALD COAST UTILITY AUTHORITY (ECUA) OWNED PARCELS WILL BE OWNED AND MAINTAINED BY THE ECUA.

STORM SEWER:  
AFTER RECEIVING ALL MNFWM/DEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSED SWALES, INLETS, PIPING, AND STORMWATER PONDS. ALL STORMWATER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY HOME OWNER'S ASSOCIATION.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:  
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

UTILITY SERVICE PROVIDERS:

AT&T, INC.  
605 W. GARDEN ST.  
PENSACOLA, FL 32501

GULF POWER  
ONE ENERGY PLACE  
PENSACOLA, FL 32520-0047

ECUA  
ENGINEERING DEPARTMENT  
9300 STURDEVANT STREET  
PENSACOLA, FL 32514-0311

COX CABLE  
3405 McLEMORE DR.  
PENSACOLA, FLORIDA 32514

ENERGY SERVICES GAS  
1625 ATWOOD DRIVE  
PENSACOLA, FLORIDA 32504

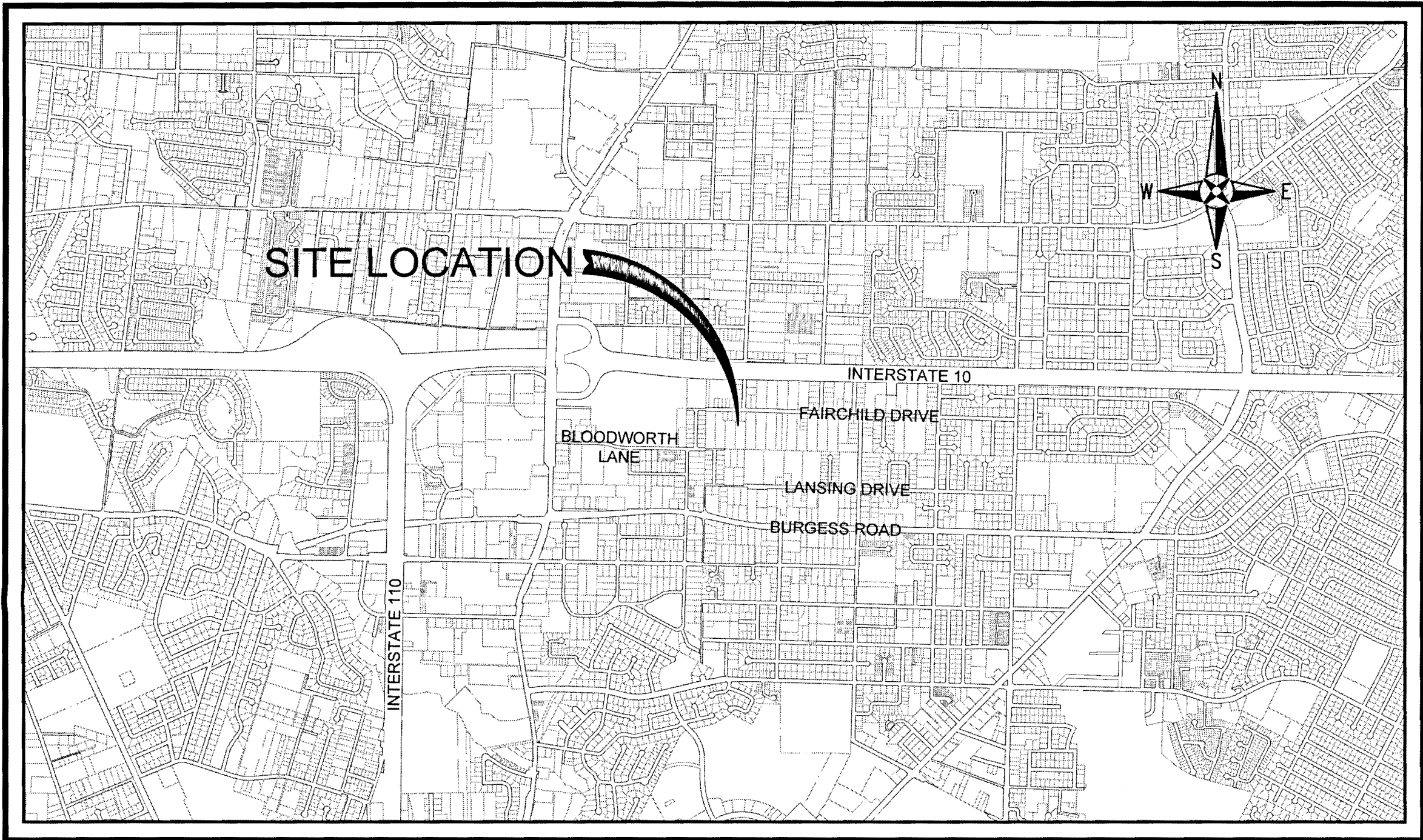
SURVEY NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 86 DEGREES 45 MINUTES 46 SECONDS EAST ALONG THE SOUTH LINE OF OAKHURST SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA ALSO BEING THE NORTH LINE OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF SAID PUBLIC RECORDS; AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; COPY OF THE RECORD PLAT OF FERRY PASS HEIGHTS AS RECORDED IN PLAT BOOK 1 AT PAGE 60 OF SAID PUBLIC RECORDS; COPY OF THE RECORD PLAT OF ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF SAID PUBLIC RECORDS; COPY OF THE RECORD PLAT OF FIRST ADDITION TO FERRY PASS HEIGHTS AS RECORDED IN PLAT BOOK 2 AT PAGE 15 OF SAID PUBLIC RECORDS; COPY OF THE RECORD PLAT OF FIRST ADDITION TO OAKHURST AS RECORDED IN PLAT BOOK 3 AT PAGE 5 OF SAID PUBLIC RECORDS; COPY OF THE RECORD PLAT OF CHAPEL TERRACE AS RECORDED IN PLAT BOOK 7 AT PAGE 33 OF SAID PUBLIC RECORDS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-11-ED4V HAVING A PUBLISHED ELEVATION OF 110.19 FEET.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03806 AND 12033C03156, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 104001678, 104001755, 104001827, 104002009
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.

PRELIMINARY PLAT OF  
COMMANDERS COVE  
A 66 LOT SUBDIVISION

BEING A REPLAT OF ALL OF LOT B BLOCK 4, ABB SUBDIVISION, PLAT BOOK 1 AT PAGE 82;  
A REPLAT OF ALL OF LOT 117, AND A PORTION OF LOTS 114, 115, AND 116, FIRST ADDITION TO  
OAKHURST, PLAT BOOK 3 AT PAGE 5; AND OF A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH,  
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; ALL LYING AND BEING IN SAID SECTION 31,  
TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

APRIL 2021



VICINITY MAP

SCALE: 1" = 2000'

PREPARED BY



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. NINTH AVENUE, SUITE 300  
PENSACOLA, FLORIDA 32503  
TELEPHONE 850.438.0400  
FAX 850.438.0448  
EB 00009657 LB7916

OWNER AND DEVELOPER  
ROBINS RIDGE DEVELOPMENT LLC  
120 E MAIN ST SUITE A  
PENSACOLA, FL 32502

CIVIL ENGINEER  
PAUL A. BATTLE, P.E.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503  
TELEPHONE: 850.438.0400

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS P.S.M.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503  
TELEPHONE: 850.438.0400

GENERAL 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 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 CODE ENFORCEMENT VIOLATION.
- 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.
- 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/HOME OWNERS ASSOCIATION 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 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, 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) 595-3475. 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.
- 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.
- NO LAND DISTURBING ACTIVITIES, SUCH AS TREE REMOVAL, MAY OCCUR PRIOR TO CONSTRUCTION PLAN APPROVAL. THEREFORE, PROTECTED TREES MUST BE PRESERVED UNTIL CONSTRUCTION PLAN APPROVAL. PROTECTED TREES MAY BE REMOVED FROM RIGHTS-OF-WAY, STORMWATER PARCELS AND DRAINAGE EASEMENTS. ALL VEGETATION WITHIN RESIDENTIAL LOTS MUST REMAIN UNDISTURBED UNTIL EACH INDIVIDUAL BUILDING PERMIT IS ISSUED.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN BUILDING INSPECTION DEPARTMENT PERMITS FOR ANY RETAINING WALL HIGHER THAN 2 FEET.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, BEING ALL OF LOT B BLOCK 4, ABB SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF SAID ESCAMBIA COUNTY FLORIDA, AND ALL OF LOT 117, AND A PORTION OF LOTS 114, 115, AND 116 OF FIRST ADDITION TO OAKHURST, A SUBDIVISION RECORDED IN PLAT BOOK 3 AT PAGE 5 OF THE ABOVE-MENTIONED PUBLIC RECORDS; AND THOSE PARCELS OF LAND RIGHT-OF-WAY, STORMWATER PARCELS AND DRAINAGE EASEMENTS. ALL VEGETATION WITHIN RESIDENTIAL LOTS MUST REMAIN UNDISTURBED UNTIL EACH INDIVIDUAL BUILDING PERMIT IS ISSUED.

BEGIN AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, A SUBDIVISION RECORDED IN PLAT BOOK 3 AT PAGE 5 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD DRIVE (66 R/W); THENCE GO S 86°54'23" E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID LOT 117 AND ITS EASTERN EXTENSION A DISTANCE OF 309.45 FEET; THENCE DEPARTING SAID LINE GO S 04°29'07" W A DISTANCE OF 145.64 FEET; THENCE GO S 86°05'43" E A DISTANCE OF 393.01 FEET TO THE EAST LINE OF THE ABOVE-MENTIONED LOT 114 OF THE FIRST ADDITION TO OAKHURST SUBDIVISION; THENCE GO S 03°28'19" W ALONG SAID EAST LINE A DISTANCE OF 497.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 114; SAID POINT BEING ON THE NORTH LINE OF THE ABOVE-MENTIONED LOT B BLOCK 4, ABB SUBDIVISION; THENCE GO S 86°45'46" E ALONG SAID NORTH LINE 326.62 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE GO S 02°53'35" W ALONG THE EAST LINE OF SAID LOT B, A DISTANCE OF 602.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF LANSING DRIVE (R/W VARIES); THENCE GO N 86°45'46" W ALONG THE SOUTH LINE OF SAID LOT B AND SAID NORTH RIGHT-OF-WAY LINE 340.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE GO N 02°53'35" E ALONG THE WEST LINE OF SAID LOT B A DISTANCE OF 281.99 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND RECORDED IN O.R. BOOK 5793 AT PAGE 328 OF THE ABOVE-MENTIONED PUBLIC RECORDS; THENCE GO N 86°45'46" W ALONG THE SOUTH LINE OF SAID PARCEL AND ITS WESTERN EXTENSION A DISTANCE OF 340.09 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN O.R. BOOK 5793 AT PAGE 229 OF THE ABOVE-MENTIONED PUBLIC RECORDS; THENCE GO N 02°52'34" E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 320.06 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE ABOVE-MENTIONED FIRST ADDITION TO OAKHURST SUBDIVISION; THENCE GO N 86°45'46" W ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 339.94 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE GO N 02°54'28" E ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 646.89 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16.224 ACRES AND IS SUBJECT TO GULF POWER COMPANY EASEMENT ACROSS THE WEST 100 FEET OF LOT 117, AND THE SOUTH 125 FEET OF LOTS 114, 115, 116, AND 117 OF THE ABOVE-MENTIONED FIRST ADDITION TO OAKHURST.

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature <i>John R. Stumpp</i>	Date 4-14-21
Printed Name: <i>John R. Stumpp</i> 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.	

FENCE RESTRICTION NOTE:

OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN PRIVATE DRAINAGE/ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER. FENCING WITHIN THE TYPICAL 5' PRIVATE DRAINAGE EASEMENTS SHALL NOT OBSTRUCT THE FLOW OF STORMWATER.

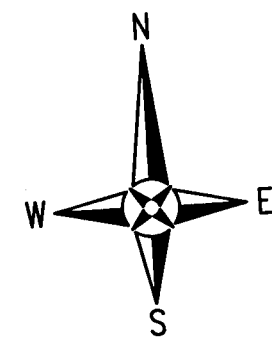
SUBDIVISION ENTRANCE MARKER SIGN NOTE:

A SUBDIVISION ENTRANCE MARKER SIGN IS PROPOSED FOR PLACEMENT IN PARCEL GG.

ENGINEER'S CERTIFICATE

I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE LANSING MAJOR  
*Paul A. Battle* 4-12-2021  
PAUL A. BATTLE, P.E.  
PROFESSIONAL ENGINEER No 53126





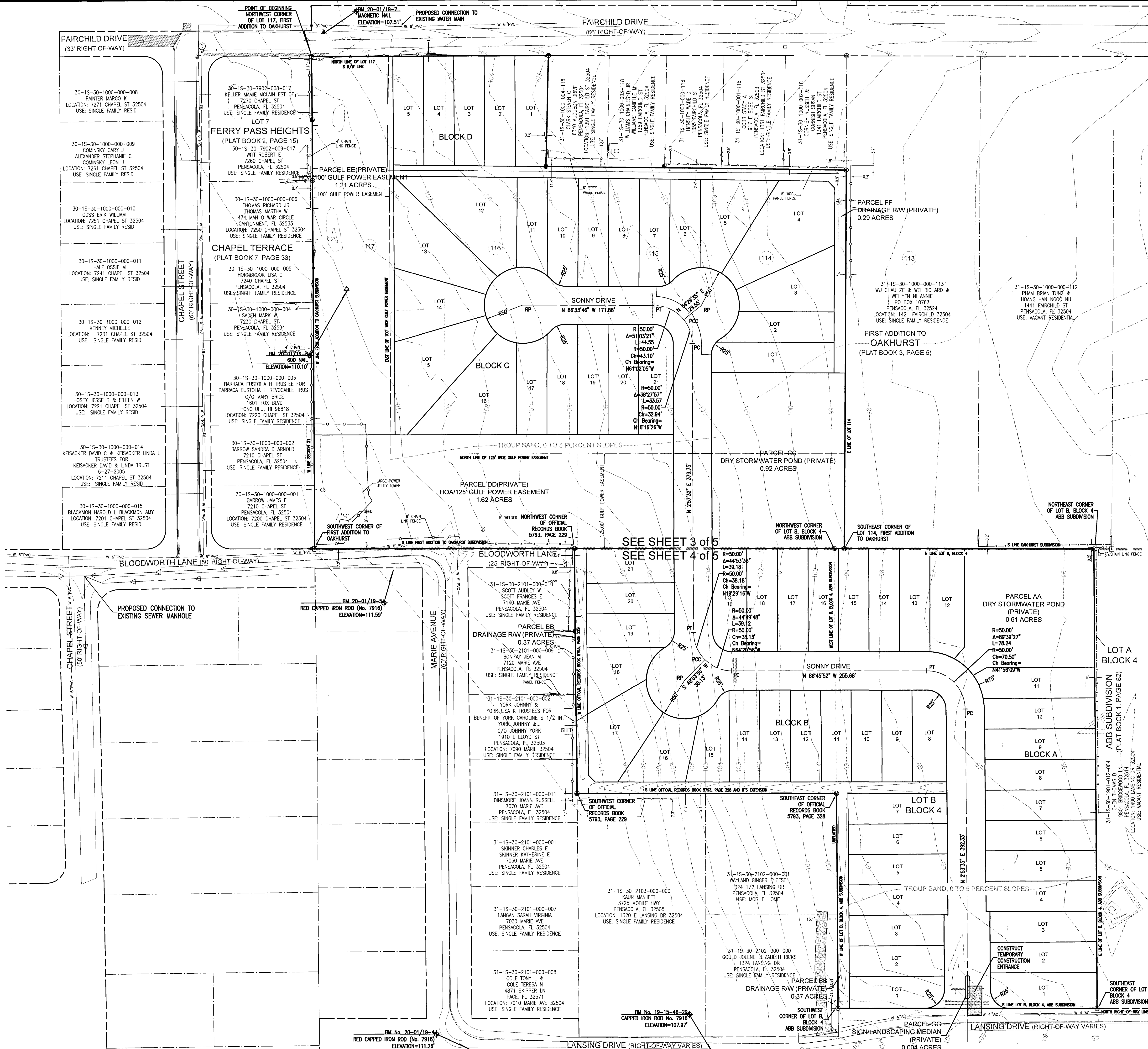
HORIZONTAL SCALE



(IN FEET)  
1 INCH = 60 FT. (24'x36")  
1 INCH = 120 FT. (12'x18")

LEGEND:

- EXISTING ASPHALT
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- SET 1/2" DIA CAPPED IRON ROD (NO. 7916)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 1292)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 2499)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 8861)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 8993)
- FOUND 4"x4" CONCRETE MONUMENT
- DENOTES BENCHMARK
- DENOTES UTILITY SPOT LOCATION
- DENOTES WOOD UTILITY POLE
- DENOTES CONCRETE UTILITY POLE
- DENOTES GUY WIRE ANCHOR
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES STORMWATER FLOW INLET GRATE
- DENOTES BACK FLOW PREVENTER
- DENOTES ELECTRICAL OUTLET
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS VALVE
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDestal
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD PANEL FENCE
- DENOTES WIRE FENCE
- DENOTES OVERHEAD UTILITIES
- DENOTES BURIED TELECOMMUNICATIONS LINE
- DENOTES BURIED WATER LINE (SIZE)
- DENOTES SEWER LINE
- DENOTES DELTA ANGLE
- AC DENOTES ASPHALT-CEMENT
- BM DENOTES BENCHMARK
- BSL DENOTES BUILDING SETBACK LINE
- C# DENOTES CURVE NUMBER
- CH DENOTES CHORD
- CPP DENOTES CORRUGATED METAL PIPE
- DA DENOTES DIAMETER
- ELEV DENOTES ELEVATION
- L DENOTES ARC LENGTH
- MES DENOTES MITERED END SECTION
- MPH DENOTES MILES PER HOUR
- (NR) DENOTES NON RADIAL
- No. DENOTES NUMBER
- PVC DENOTES POLYVINYL CHLORIDE PIPE
- PC DENOTES POINT OF CURVATURE
- PT DENOTES POINT OF TANGENCY
- PCC DENOTES POINT OF COMPOUND CURVE
- R DENOTES RADIUS
- RP DENOTES RADIUS POINT
- R/W DENOTES RIGHT-OF-WAY
- SF DENOTES SQUARE FEET
- W/ DENOTES WITH

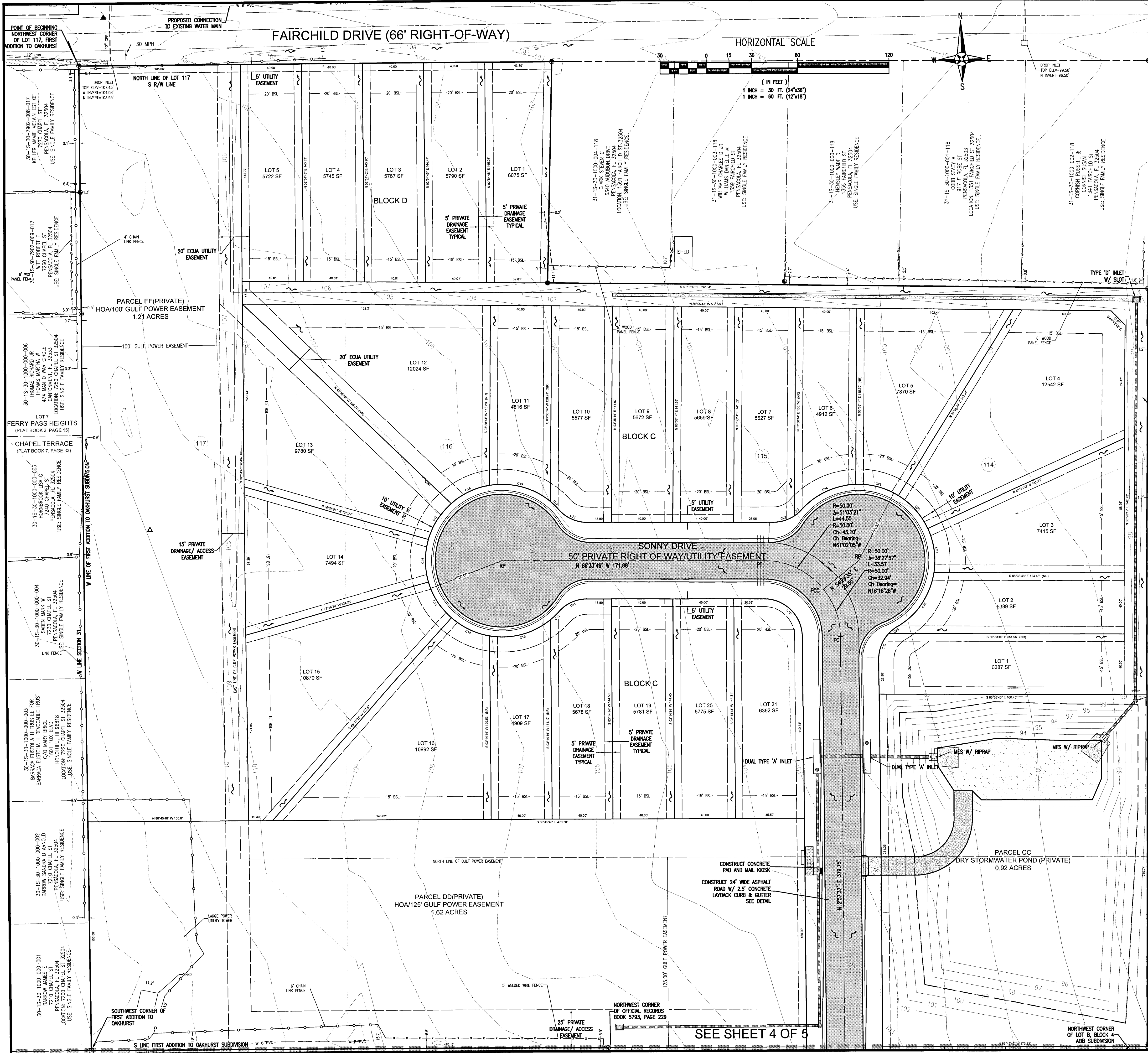


**RBA**  
**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.4348  
Fax 850.438.0448

PRELIMINARY PLAT OF  
**COMMANDERS COVE**  
A 66 LOT SUBDIVISION

**ENGINEER'S CERTIFICATE**  
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DESIGN REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT.  
PAUL A. BATTLE, P.E.  
PROFESSIONAL ENGINEER No. 53126  
4-12-27





HORIZONTAL SCALE

(IN FEET)  
1 INCH = 30 FT. (24'x36")  
1 INCH = 60 FT. (12'x18")

PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C10	39.08	25.00	89°33'59"	35.22	S 41°46'46" E
C11	21.03	25.00	48°11'23"	20.41	N 69°20'33" E
C12	7.54	50.00	8°38'35"	7.54	N 49°34'09" E
C13	42.67	50.00	48°54'05"	41.39	N 78°20'29" E
C14	28.15	50.00	32°15'29"	27.78	S 61°04'44" E
C15	28.15	50.00	32°15'29"	27.78	S 28°49'15" E
C16	28.15	50.00	32°15'29"	27.78	S 03°26'14" W
C17	28.15	50.00	32°15'29"	27.78	S 35°41'43" W
C18	28.15	50.00	32°15'29"	27.78	S 67°57'12" W
C19	42.67	50.00	48°54'05"	41.39	N 71°28'01" W
C20	7.54	50.00	8°38'36"	7.54	N 42°41'41" W
C21	21.03	25.00	48°11'23"	20.41	N 62°28'04" W
C22	14.80	25.00	33°55'47"	14.59	S 76°28'21" W
C23	6.22	25.00	14°15'37"	6.21	S 52°22'39" W
C24	40.18	50.00	46°02'27"	39.11	S 68°16'04" W
C25	29.36	50.00	33°38'21"	28.94	N 71°53'32" W
C26	29.36	50.00	33°38'21"	28.94	N 38°15'11" W
C27	29.36	50.00	33°38'21"	28.94	N 04°36'51" W
C28	44.12	50.00	50°33'45"	42.71	N 37°29'12" E
C29	7.35	25.00	16°50'14"	7.32	N 54°20'57" E
C30	18.75	25.00	42°58'17"	18.31	N 24°26'41" E

LEGEND:

- EXISTING ASPHALT
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- SET 1/2" DIA CAPPED IRON ROD (NO. 7916)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 1292)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 2498)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 6861)
- FOUND 1/2" DIA CAPPED IRON ROD (NO. 6993)
- FOUND 4"x4" CONCRETE MONUMENT
- DENOTES BENCHMARK
- DENOTES UTILITY SPOT LOCATION
- DENOTES WOOD UTILITY POLE
- DENOTES CONCRETE UTILITY POLE
- DENOTES GUY WIRE ANCHOR
- DENOTES SINGLE SUPPORT SIGN
- DENOTES MULTIPLE SUPPORT SIGN
- DENOTES STORMWATER DROP INLET GRATE
- DENOTES BACK FLOW PREVENTER
- DENOTES ELECTRICAL OUTLET
- DENOTES BURIED FIBER OPTIC CABLE MARKER
- DENOTES GAS VALVE
- DENOTES FIRE HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD PANEL FENCE
- DENOTES WIRE FENCE
- DENOTES OVERHEAD UTILITIES
- DENOTES BURIED TELECOMMUNICATIONS LINE
- DENOTES BURIED WATER LINE (SIZE)
- DENOTES SEWER LINE
- Δ DENOTES DELTA ANGLE
- AC DENOTES ASPHALT-CEMENT
- BM DENOTES BENCHMARK
- BSL DENOTES BUILDING SETBACK LINE
- C# DENOTES CURVE NUMBER
- Ch DENOTES CHORD
 OPP DENOTES CORRUGATED METAL PIPE | DIA DENOTES DIAMETER | ELEV DENOTES ELEVATION | L DENOTES ARC LENGTH | MES DENOTES MITERED END SECTION | MPH DENOTES MILES PER HOUR | (NR) DENOTES NON RADIAL | No. DENOTES NUMBER | PVC DENOTES POLYVINYL CHLORIDE PIPE | PC DENOTES POINT OF CURVATURE | PT DENOTES POINT OF TANGENCY | PCC DENOTES POINT OF COMPOUND CURVE | R DENOTES RADIUS | RP DENOTES RADIUS POINT | R/W DENOTES RIGHT-OF-WAY | SF DENOTES SQUARE FEET | W/ DENOTES WITH |

**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone: 905-435-0448  
FAX: 905-435-0448

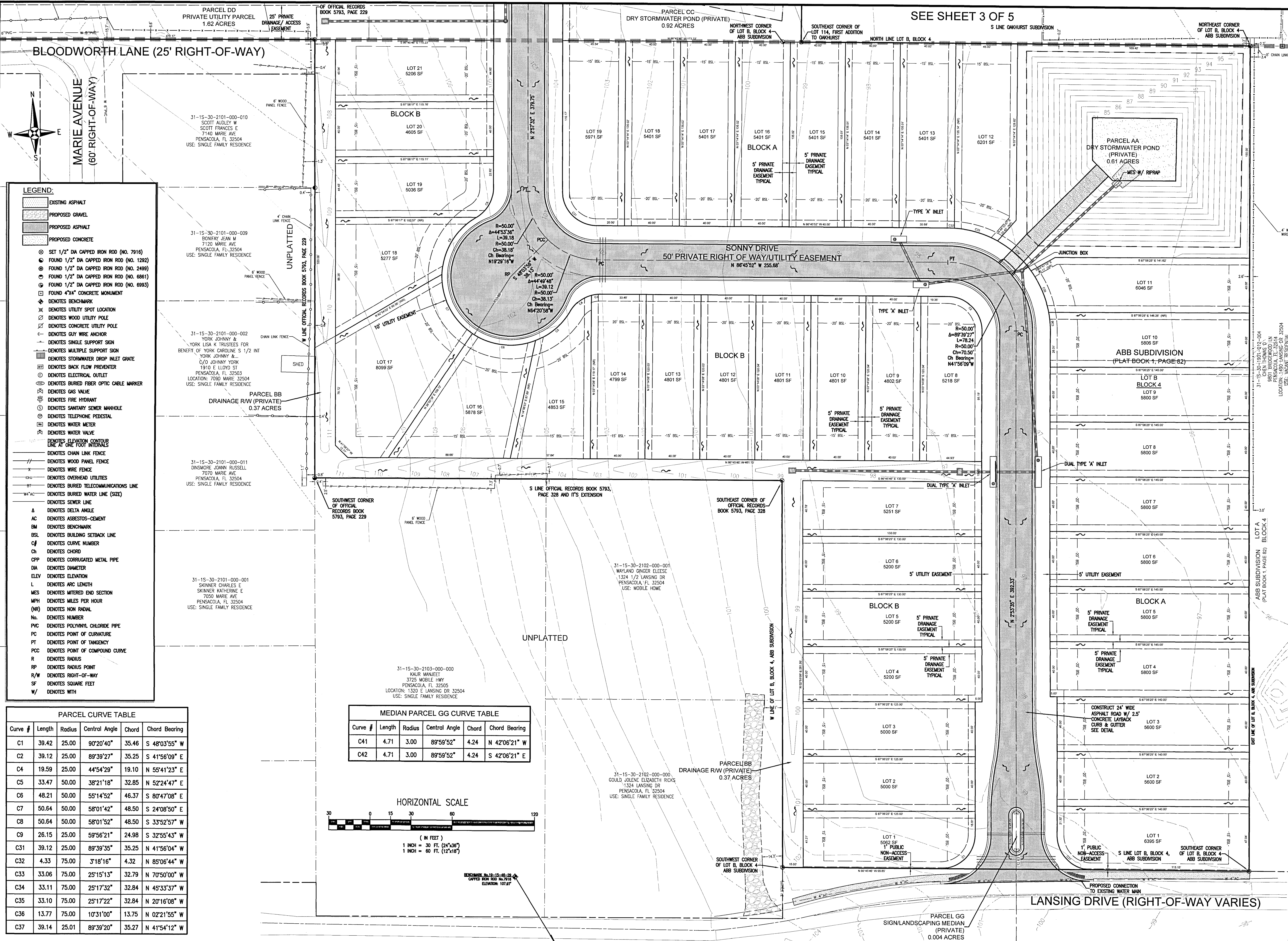
**PRELIMINARY PLAT OF**  
**COMMANDERS COVE**  
**A 66 LOT SUBDIVISION**

**ENGINEER'S CERTIFICATE**  
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT.  
*Paul A. Battle*  
PAUL A. BATTLE, P.E.  
PROFESSIONAL ENGINEER No. 53126

**SEE SHEET 4 OF 5**

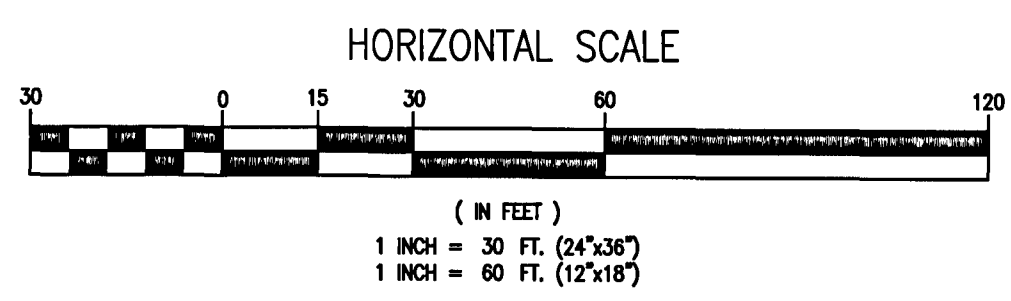
**SHEET 3 of 5**





PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.42	25.00	90°20'40"	35.46	S 48°03'55" W
C2	39.12	25.00	89°39'27"	35.25	S 41°56'09" W
C4	19.59	25.00	44°54'29"	19.10	N 55°41'23" E
C5	33.47	50.00	38°21'18"	32.85	N 52°24'47" E
C6	48.21	50.00	55°14'52"	46.37	S 80°47'08" E
C7	50.64	50.00	58°01'42"	48.50	S 24°08'50" E
C8	50.64	50.00	58°01'52"	48.50	S 33°52'57" W
C9	26.15	25.00	59°56'21"	24.98	S 32°55'43" W
C31	39.12	25.00	89°39'35"	35.25	N 41°56'04" W
C32	4.33	75.00	3°18'16"	4.32	N 85°06'44" W
C33	33.06	75.00	25°15'13"	32.79	N 70°50'00" W
C34	33.11	75.00	25°17'32"	32.84	N 45°33'37" W
C35	33.10	75.00	25°17'22"	32.84	N 20°16'08" W
C36	13.77	75.00	10°31'00"	13.75	N 02°21'55" W
C37	39.14	25.01	89°39'20"	35.27	N 41°54'12" W

MEDIAN PARCEL GG CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C41	4.71	3.00	89°59'52"	4.24	N 42°06'21" W
C42	4.71	3.00	89°59'52"	4.24	S 42°06'21" E



**REBOL-BATTLE & ASSOCIATES**  
Civil Engineers and Surveyors  
2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850 433 0400 Fax 850 433 0448  
E3 03080827

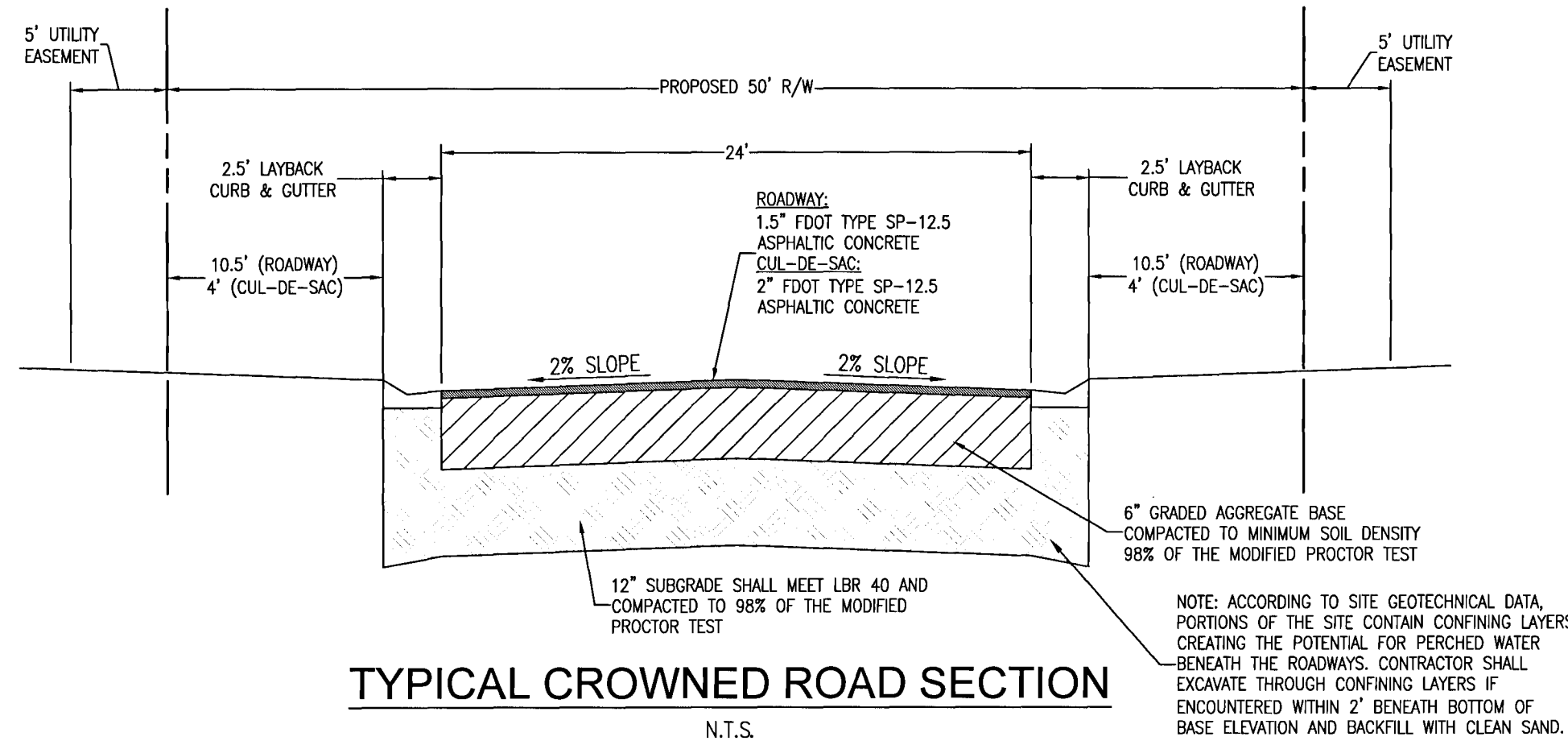
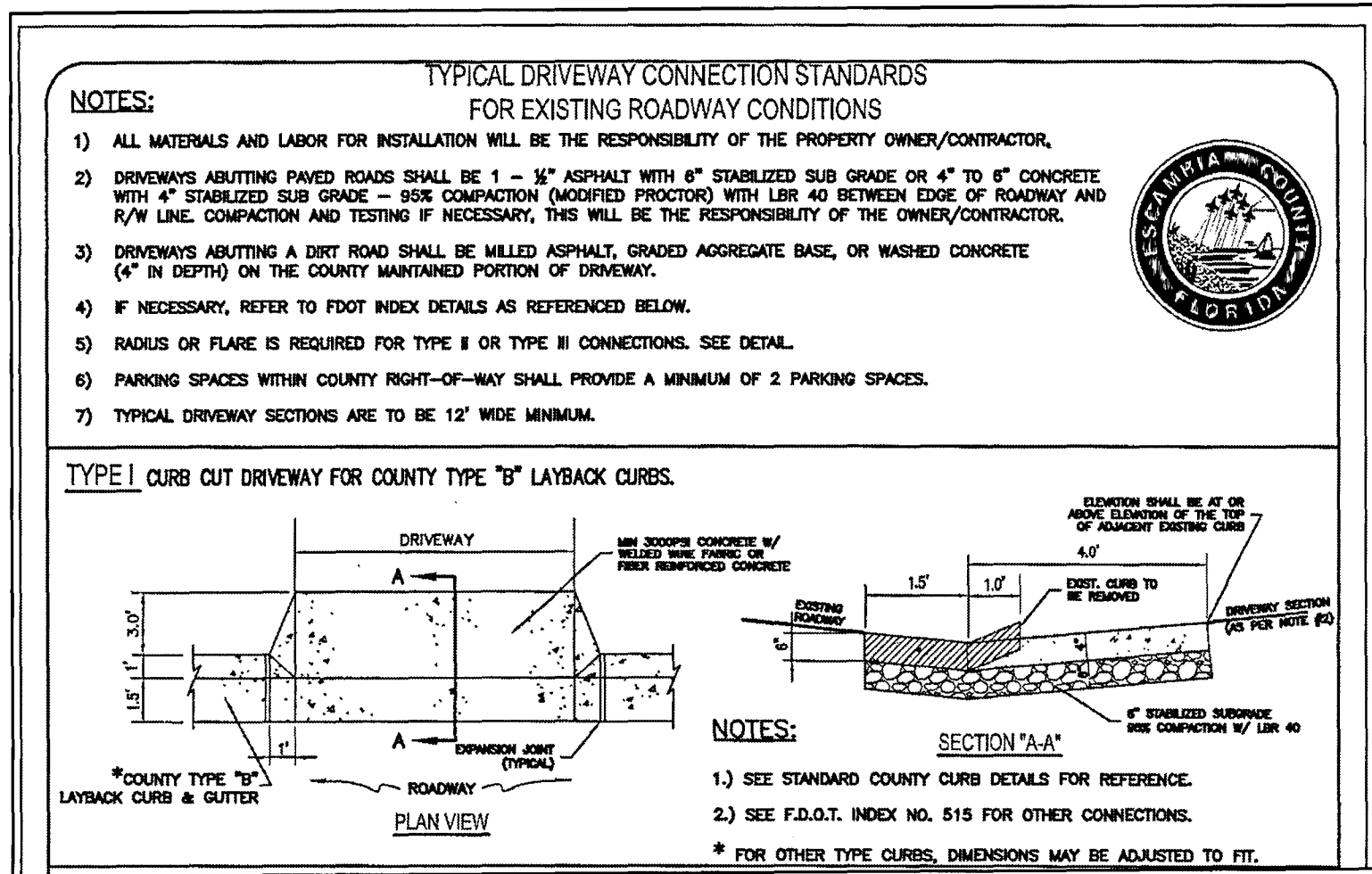
**PRELIMINARY PLAT OF**  
**COMMANDERS COVE**  
**A 66 LOT SUBDIVISION**

**ENGINEER'S CERTIFICATE**  
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL PROPOSED ROUTINGS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT.  
**PAUL A. BATTLE, P.E.**  
PROFESSIONAL ENGINEER No. 53128  
4-12-2011

**STATE OF FLORIDA**  
COUNTY OF ESCAMBIA  
No. 53128  
4-12-2011

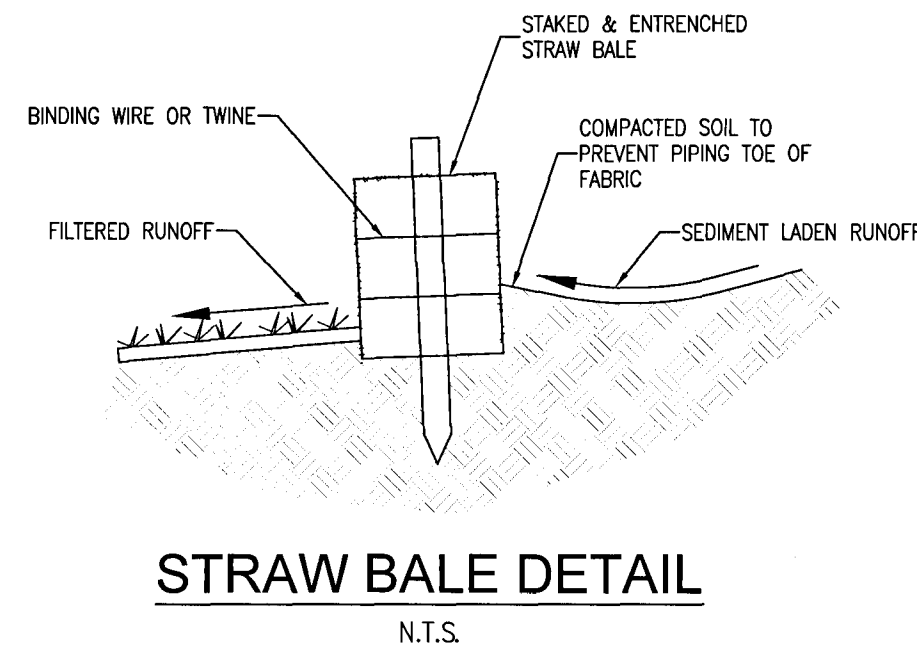
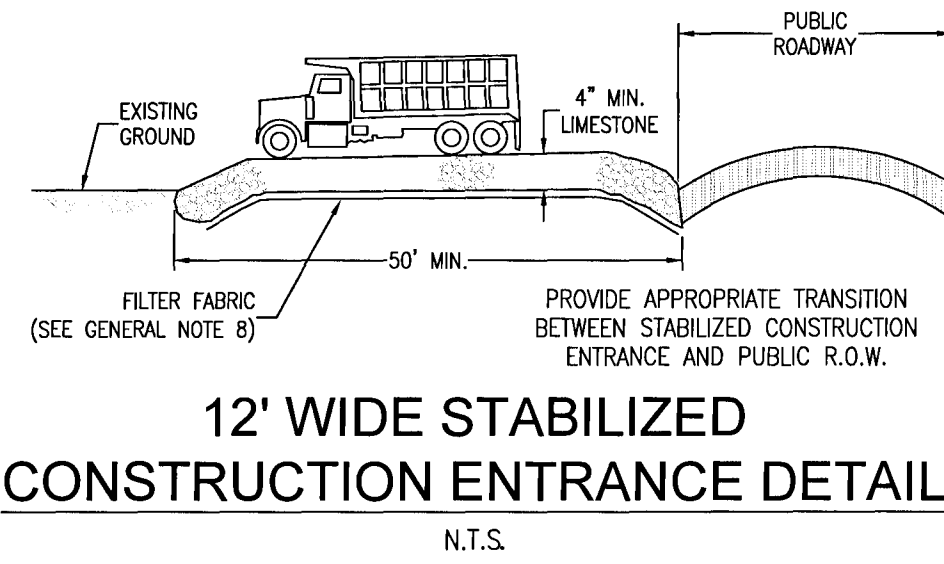
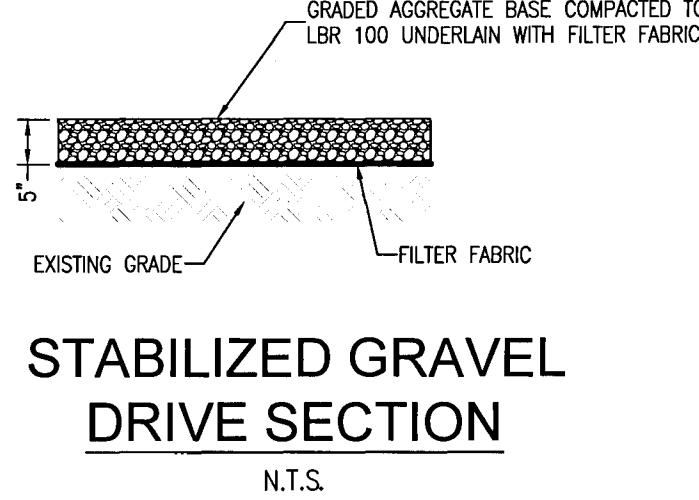
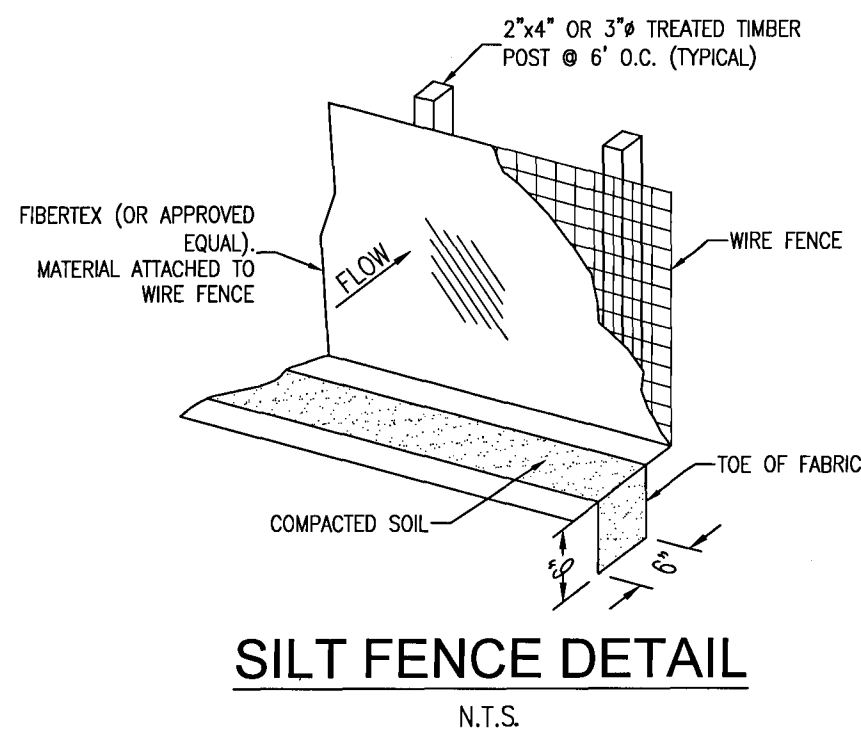
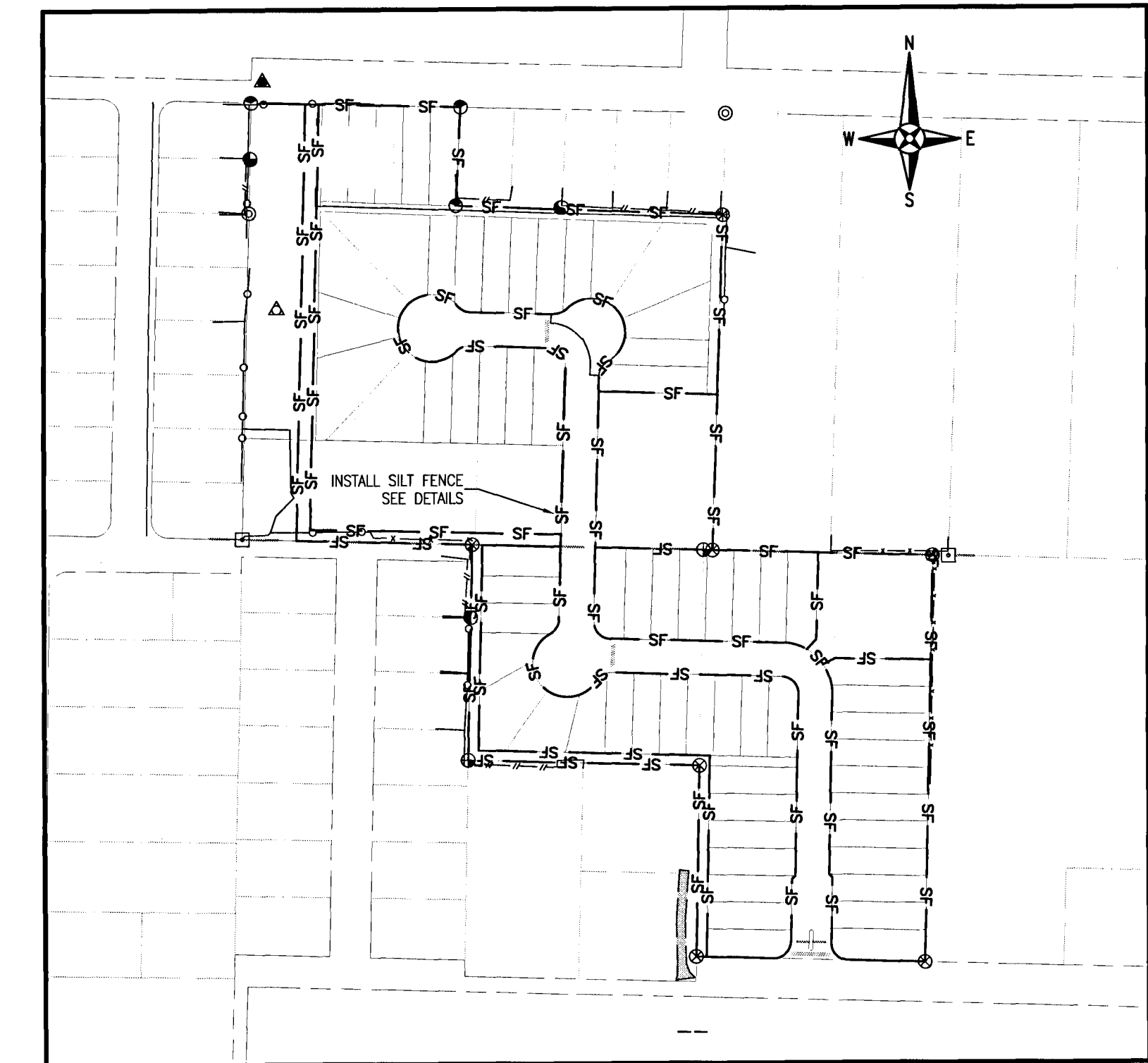
**SHEET 4 of 5**



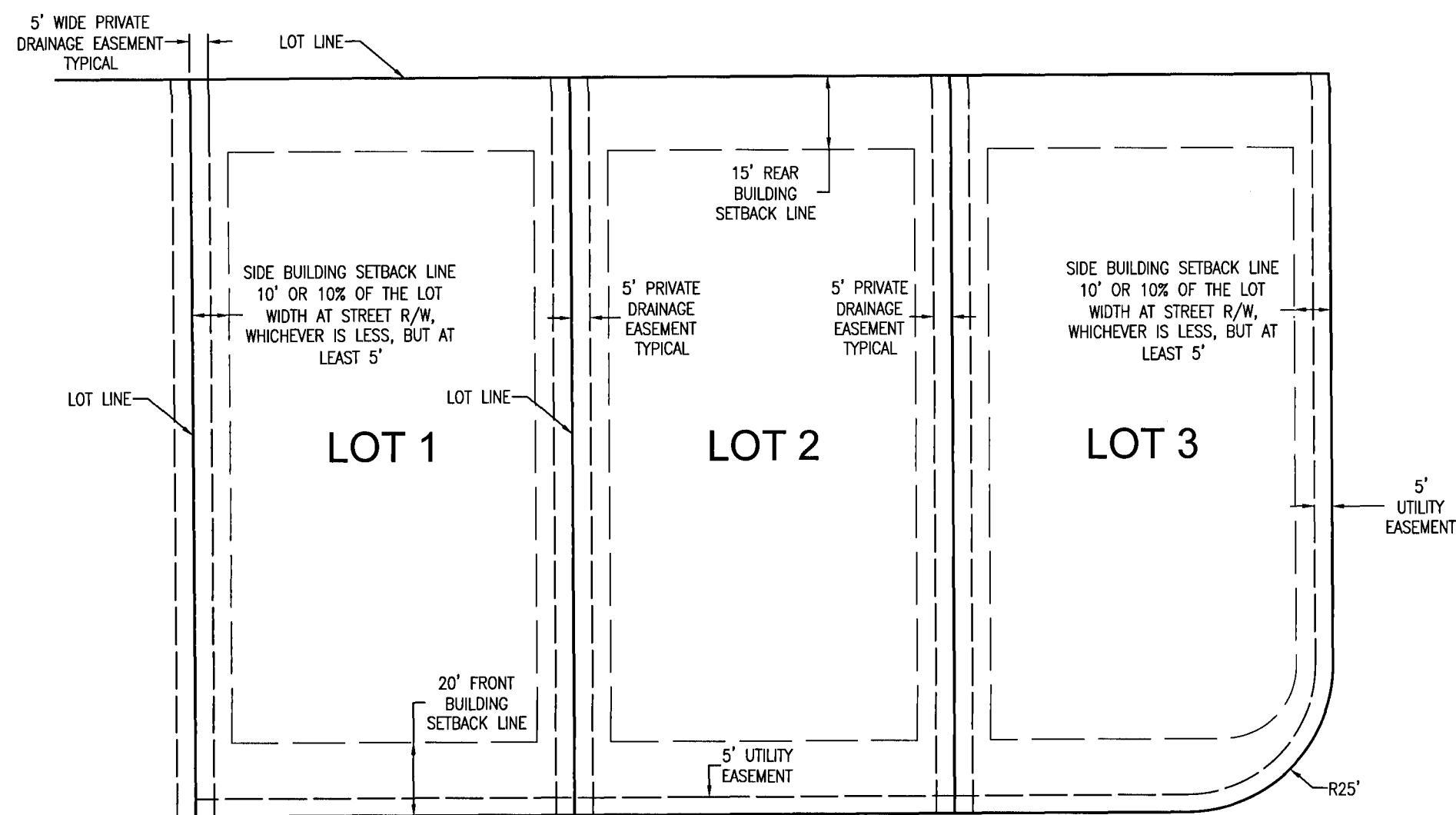
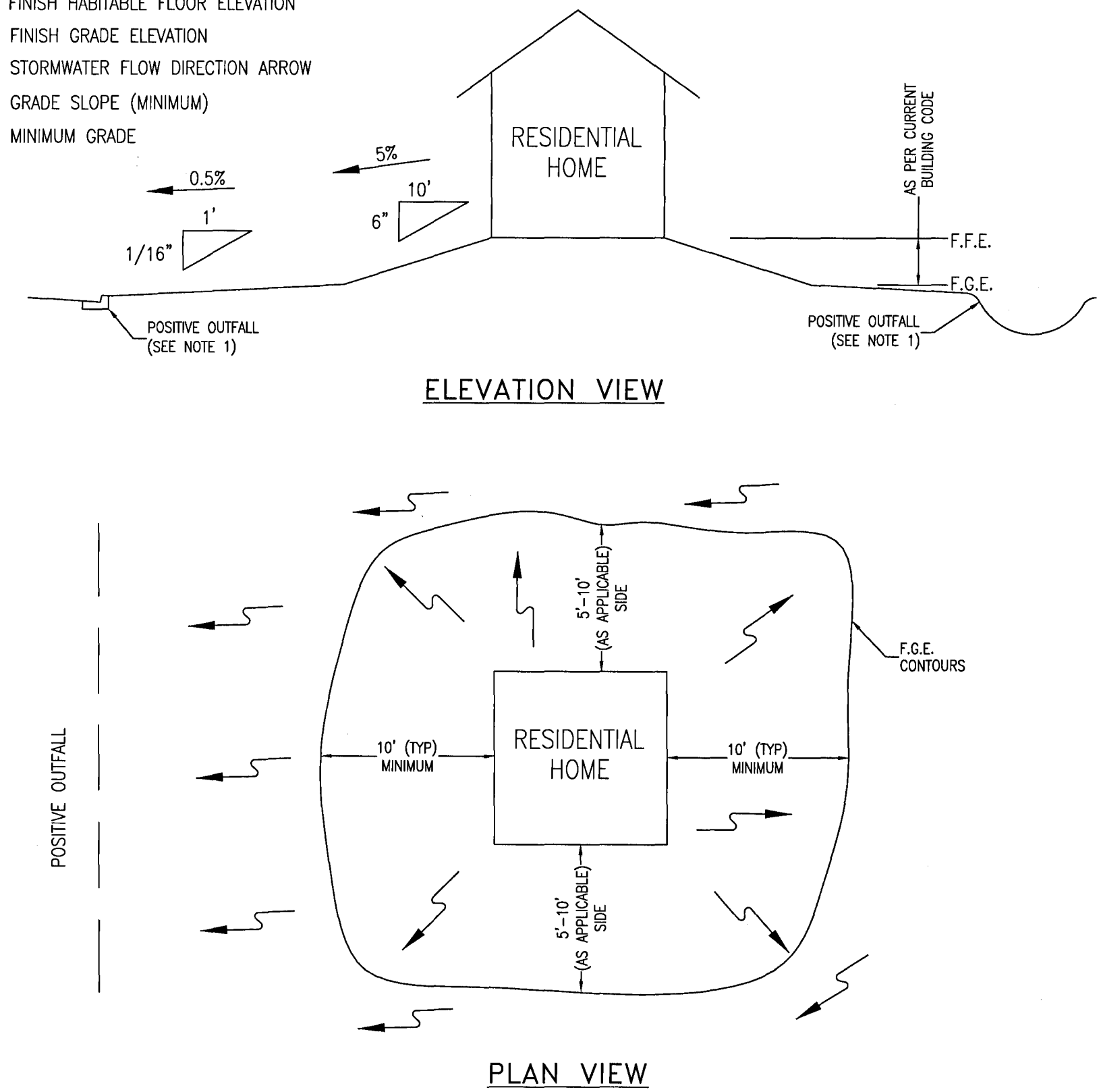


NOTES:

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 ESCAMBA 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 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 HOMEOWNER 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 ONLINE FOR REVIEW DURING ALL PHASES OF CONSTRUCTION.
6. LAND DISTURBING ACTIVITIES, SUCH AS TREE REMOVAL AND LAND CLEARING, SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.
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.



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

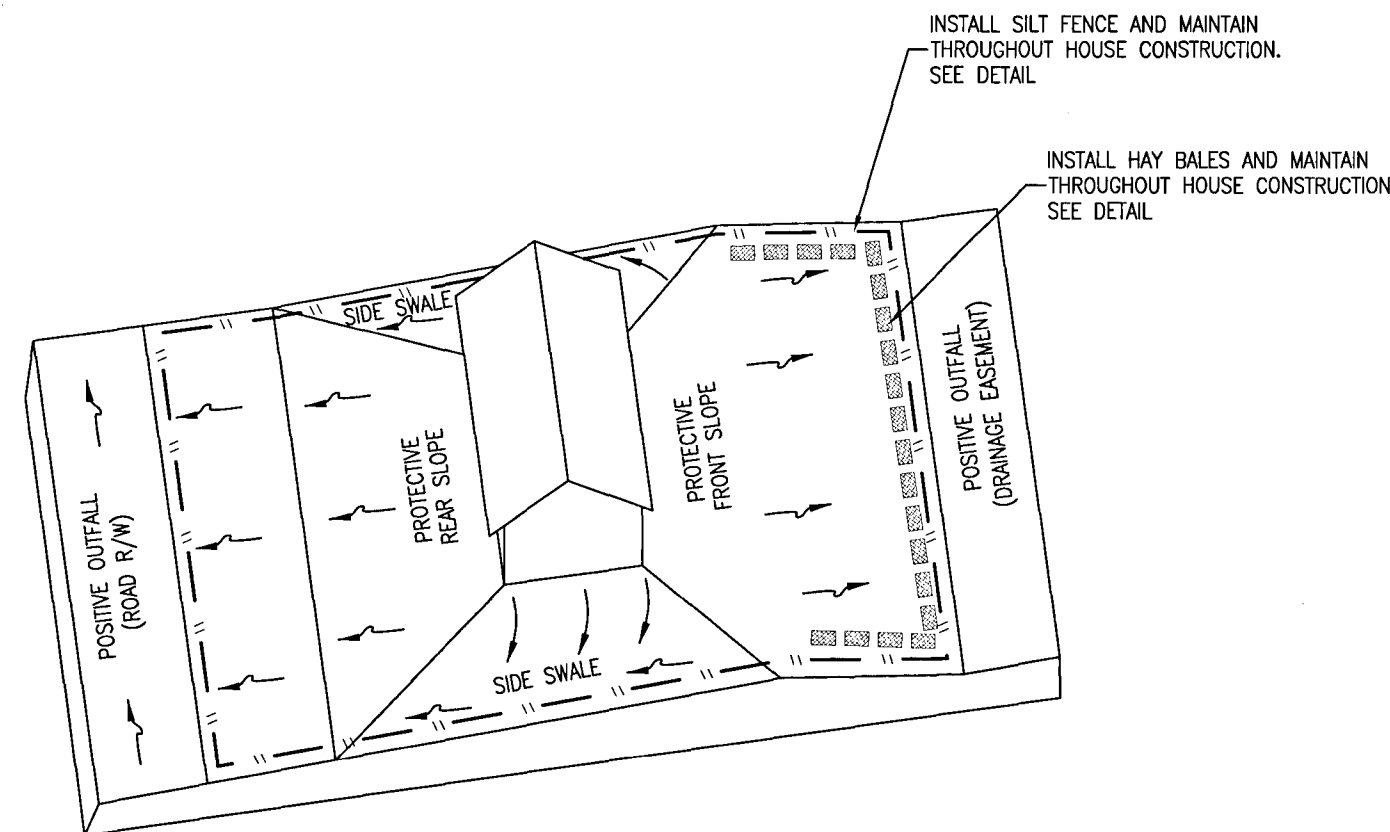
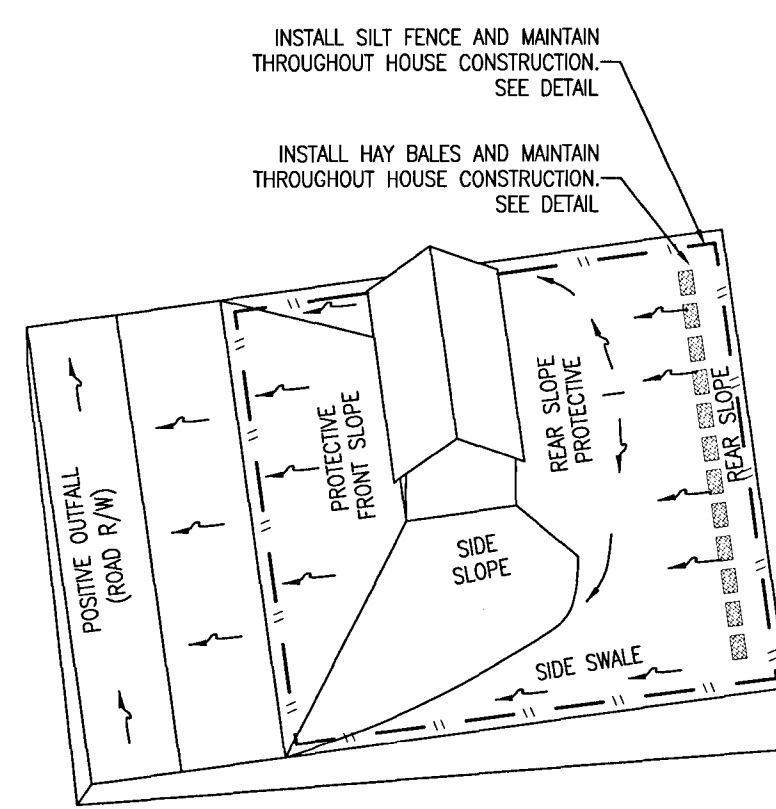


**BUILDING SETBACK REQUIREMENTS:**

FRONT AND REAR: 20' IN THE FRONT & 15' IN THE REAR.

SIDE BUILDING SETBACK LINE: 10' OR 10% OF THE LOT WIDTH AT STREET R/W, WHICHEVER IS LESS, BUT AT LEAST 5'.

ALL LOT LINES WHICH ADJOIN ANOTHER LOT ARE SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT (5' EACH LOT).



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

**MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN**

NOT TO SCALE

**PRELIMINARY PLAT OF**  
**COMMANDERS COVE**  
**A 66 LOT SUBDIVISION**