

SITE CIVIL PLANS FOR

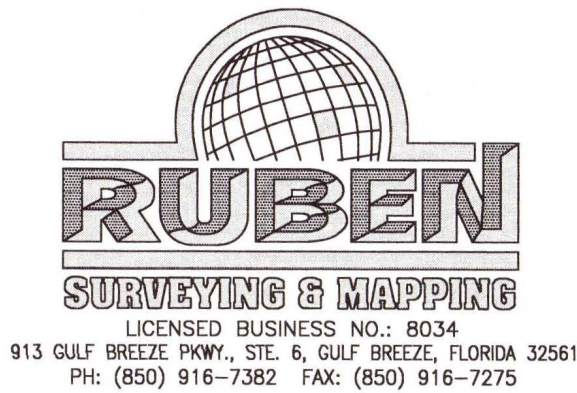
Whiskey Joes

SECTION 28, TOWNSHIP 2 SOUTH, RANGE 26 WEST
PENSACOLA BEACH, FLORIDA
JUNE 2021

OWNER AND DEVELOPER

TP PENSACOLA BEACH, LLC
150 PAULARINO AVENUE, BUILDING C
COSLA MESA, CA 92626
(714) 279-6100

SURVEYOR



ENGINEER OF RECORD

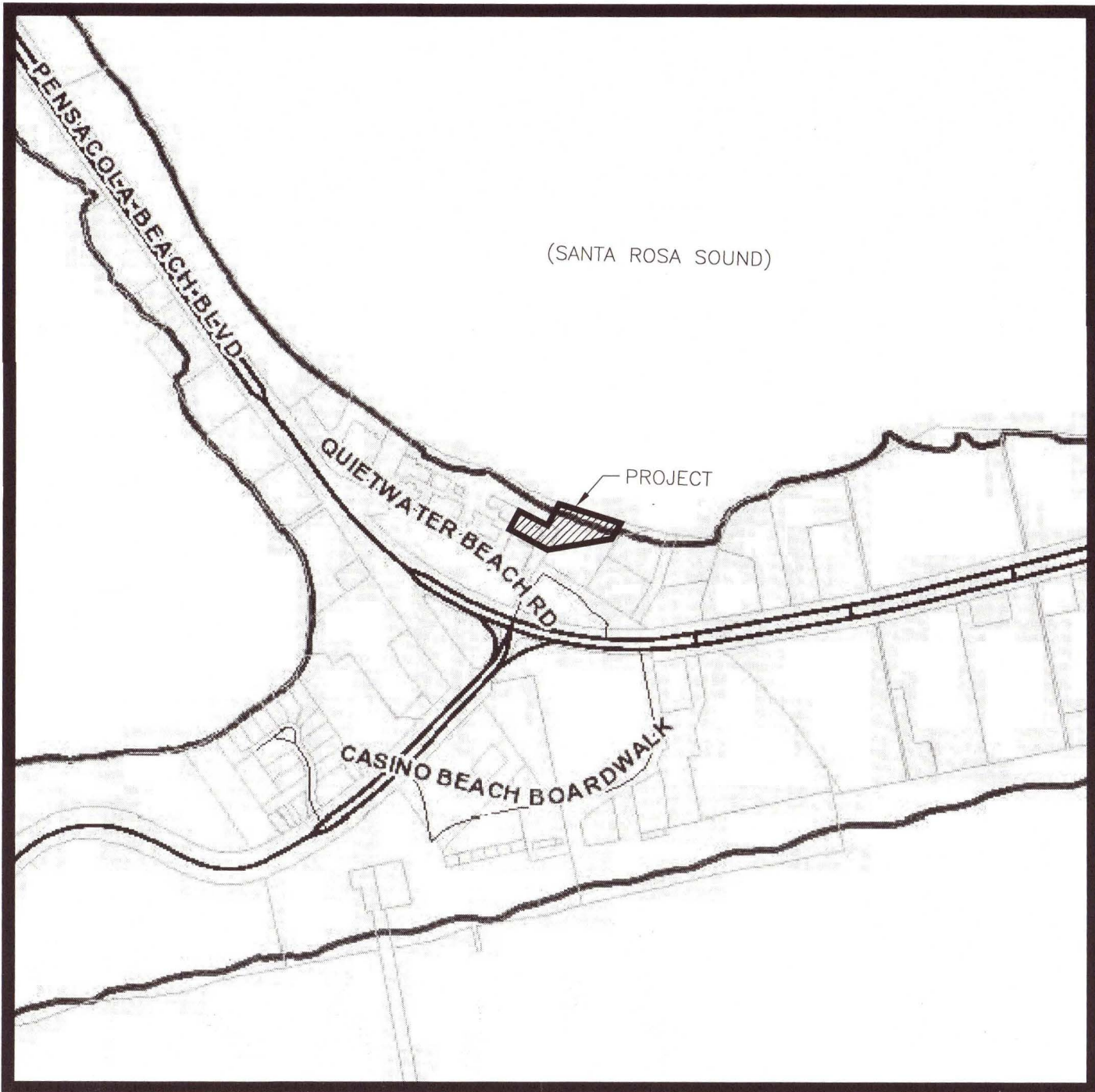
DAVID W. FITZPATRICK, P.E, P.A.
PROFESSIONAL ENGINEER
10250 NORTH PALAFOX STREET
PENSACOLA, FLORIDA 32534
(850) 476-8677

GENERAL NOTES:

1. THE 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.
2. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
3. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO RETENTION/DETENTION AREAS.
4. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOWS 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.
5. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3472. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
6. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W 1-800-432-4770.
7. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS AS PER ESCAMBIA COUNTY, FDOT SPECIFICATIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
8. 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. AND DEVIATIONS MAY RESULT IN DELAY IN OBTAINING A CERTIFICATE OF OCCUPANCY.
9. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.
10. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
11. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
12. THE CONTRACTOR/OWNER IS RESPONSIBLE TO ATTAIN AN NPDES PERMIT IF REQUIRED. TO ENSURE THAT ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/4" RAINFALL EVENT OR AT LEAST WEEKLY. IF AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT, 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.
13. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE DISTRICT NOTICE OF CONSTRUCTION COMMENCEMENT CONTRACTOR IS TO CONTACT ENGINEER OF RECORD FOR APPROPRIATE CONSTRUCTION COMMENCEMENT FORM. ENGINEER OF RECORD IS RESPONSIBLE FOR AS-BUILT CERTIFICATIONS FOR THE PROJECT WHEN COMPLETED.
14. ALL TREE REMOVAL, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", PLACEMENT OF FILL MATERIALS, GRADING OF LAND, OTHER DEVELOPMENT ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED"
15. THE PROJECT ENGINEER SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, 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.
16. 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 AND PRIOR TO REQUEST FOR INSPECTION.
17. CONTRACTOR SHALL OBTAIN BUILDING INSPECTION DEPARTMENT PERMIT(S) FOR ANY RETAINING WALL HIGHER THAN 2 FEET.
18. IT IS ENGINEER/DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL STATE REQUIRED PERMITS, IF APPLICABLE.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONES VE, BASE FLOOD ELEVATIONS (BFE) 12, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C05596, MAP REVISION DATED SEPTEMBER 29, 2006.



VICINITY MAP
(NOT TO SCALE)

PROJECT INFORMATION

PROP. REF#: 28-2S-26-1180-009-001
28-2S-26-1180-014-001
28-2S-26-1180-013-001
28-2S-26-1180-010-001

ZONE: GR-PB FLU: MU-PB
SURROUNDING ZONE: GR-PB FLU: MU-PB

SITE ADDRESS: 400 QUIETWATER BEACH ROAD #16

PROPOSED USE: ENTERTAINMENT

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	DRAINAGE PLAN
6	LIFTSTATION PLAN

LEGAL DESCRIPTION:

FROM EXHIBIT "A" OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE FILE NUMBER: 191284, ORDER NO.: 8154513), WITH A COMMITMENT DATE OF 09/03/2020 @ 8:00 AM AS FURNISHED:

PARCEL A:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK A [B], PLAZA PRIMERA AS RECORDED IN PLAT BOOK 5, AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 45° 00' 00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1 A DISTANCE OF 10.30 FEET; THENCE RUN NORTH 45° 00' 00" WEST A DISTANCE OF 55.26 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 39° 25' 16" EAST A DISTANCE OF 51.00 FEET; THENCE RUN NORTH 50° 34' 44" WEST A DISTANCE OF 28.00 FEET; THENCE RUN NORTH 39° 25' 16" EAST A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 50° 34' 44" WEST A DISTANCE OF 83.33 FEET; THENCE RUN SOUTH 39° 25' 16" WEST A DISTANCE OF 81.00 FEET; THENCE RUN SOUTH 50° 34' 44" EAST A DISTANCE OF 111.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING LEASEHOLD REAL PROPERTY:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, PLAZA PRIMERA AS RECORDED IN PLAT BOOK 4 [5] AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 43° 45' 11" WEST 10.23 FEET, THENCE PROCEED NORTH 44° 55' 51" WEST 55.25 FEET, THENCE PROCEED NORTH 50° 51' 53" WEST 83.31 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 50° 51' 53" WEST 28.02 FEET; THENCE PROCEED NORTH 39° 09' 13" EAST 81.00 FEET; THENCE PROCEED SOUTH 50° 41' 27" EAST 28.20 FEET; THENCE PROCEED SOUTH 39° 32' 25" WEST 62.79 FEET; THENCE PROCEED SOUTH 60° 17' 27" WEST 10.31 FEET; THENCE PROCEED SOUTH 02° 22' 25" WEST 6.62 FEET; THENCE PROCEED SOUTH 39° 08' 07" WEST 3.20 FEET TO THE POINT OF BEGINNING.

PARCEL B:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, PLAZA PRIMERA AS RECORDED IN PLAT BOOK 5, AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 45° 00' 00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1 FOR 10.30 FEET; THENCE NORTH 45° 00' 00" WEST FOR 55.26 FEET; THENCE NORTH 39° 25' 16" EAST FOR 1.98 FEET AND POINT OF BEGINNING; THENCE CONTINUE NORTH 39° 25' 16" EAST FOR 49.02 FEET TO A POINT BEING COMMON WITH JUBILEE RESTAURANT PROPERTY (QUIETWATER ENTERTAINMENT, INC.); THENCE NORTH 50° 34' 44" WEST FOR 28.00 FEET; THENCE NORTH 39° 25' 16" EAST FOR 30.00 FEET; THENCE SOUTH 50° 34' 44" EAST FOR 37.00 FEET; THENCE SOUTH 39° 25' 16" WEST FOR 78.90 FEET; THENCE NORTH 51° 23' 03" WEST FOR 9.0 FEET TO THE POINT OF BEGINNING.

PARCEL C:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, PLAZA PRIMERA AS RECORDED IN PLAT BOOK 5, AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH 45° 00' 00" WEST ALONG THE WEST BOUNDARY OF SAID LOT 1 FOR 10.30 FEET; THENCE NORTH 45° 00' 00" WEST FOR 55.26 FEET; THENCE NORTH 39° 25' 16" EAST FOR 1.98 FEET; THENCE SOUTH 51° 23' 03" EAST FOR 9.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 39° 25' 16" EAST FOR 78.90 FEET; THENCE SOUTH 50° 34' 44" EAST FOR 45.00 FEET; THENCE SOUTH 39° 25' 16" WEST FOR 78.90 FEET; THENCE NORTH 50° 34' 44" WEST FOR 45.00 FEET TO THE POINT OF BEGINNING.

PARCEL D:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK "B", PLAZA PRIMERA, A SUBDIVISION OF A PORTION OF SANTA ROSA ISLAND AS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, THENCE GO NORTH 85° 00' 00" WEST FOR A DISTANCE OF 26.11 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 85° 00' 00" WEST FOR A DISTANCE OF 234.97 FEET, THENCE GO SOUTH 45° 00' 00" WEST FOR A DISTANCE OF 10.30 FEET, THENCE GO NORTH 45° 00' 00" WEST A DISTANCE OF 55.26 FEET, THENCE GO NORTH 39° 25' 16" EAST FOR A DISTANCE OF 1.98 FEET, THENCE SOUTH 50° 34' 44" EAST FOR A DISTANCE OF 54.00 FEET, THENCE GO NORTH 39° 25' 16" EAST FOR A DISTANCE OF 78.90 FEET, THENCE GO NORTH 50° 34' 44" WEST FOR A DISTANCE OF 45.00 FEET, THENCE GO NORTH 39° 25' 16" EAST FOR A DISTANCE OF 45.78 FEET, THENCE CONTINUE NORTH 39° 25' 16" EAST FOR A DISTANCE OF 9 FEET MORE OR LESS TO THE APPROXIMATE WATERS EDGE OF SANTA ROSA SOUND, THENCE MEANDER SOUTHEASTERLY ALONG THE APPROXIMATE WATERS EDGE FOR A DISTANCE OF 256 FEET MORE OR LESS TO A POINT BEING NORTH 45° 00' 00" EAST FOR A DISTANCE OF 47 FEET MORE OR LESS FROM THE POINT OF BEGINNING, THENCE DEPARTING SAID WATERS EDGE GO SOUTH 45° 00' 00" WEST FOR A DISTANCE OF 12 FEET MORE OR LESS, THENCE CONTINUE SOUTH 45° 00' 00" WEST FOR A DISTANCE OF 35.02 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:
BEACH ACCESS EASEMENT (PREPARED BY RUBEN SURVEYING & MAPPING):
BEGIN AT THE NORTHWEST CORNER OF LOT 1, IN BLOCK B, OF PLAZA PRIMERA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 10.30 FEET TO A POINT; THENCE PROCEED NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE PROCEED NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 6.05 FEET TO A POINT ON THE SOUTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN AMENDED LEASE AGREEMENT ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 3720, AT PAGE 211, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED NORTH 75 DEGREES 20 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 15.93 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE PROCEED NORTH 39 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID EASEMENT, FOR A DISTANCE OF 68.00 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT; THENCE PROCEED SOUTH 50 DEGREES 34 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE PROCEED SOUTH 39 DEGREES 25 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 69.96 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID LOT 1, IN BLOCK B, OF PLAZA PRIMERA; THENCE PROCEED NORTH 85 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 10.91 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOT 1, IN BLOCK A, OF PLAZA PRIMERA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGE 79 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING ON UNSECTIONALIZED SANTA ROSA ISLAND, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.0001 ACRES OF LAND.



PLOT DATE: 6/3/21
PROJECT NO. 21-009


NUMBER	REVISION	DATE

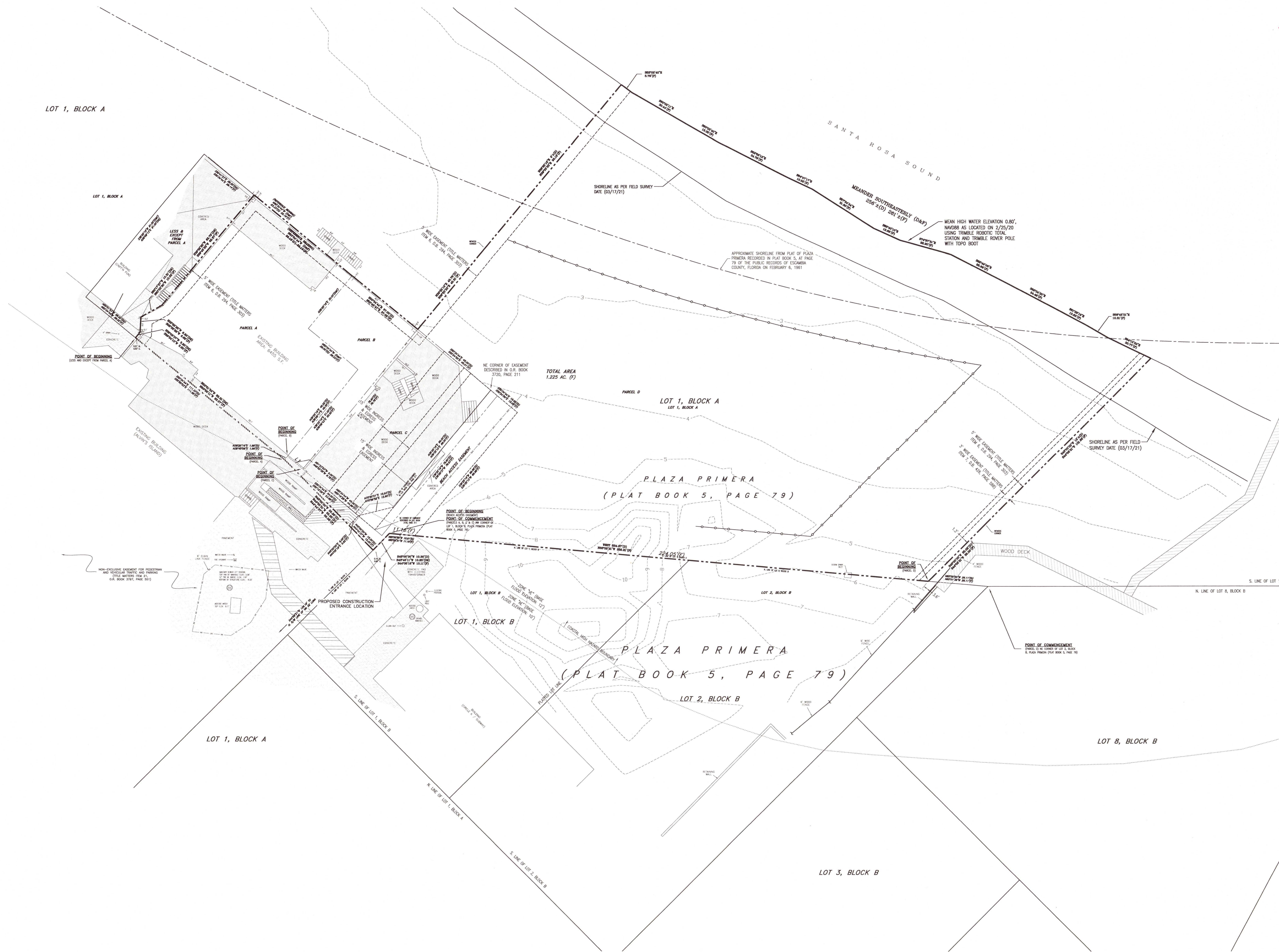
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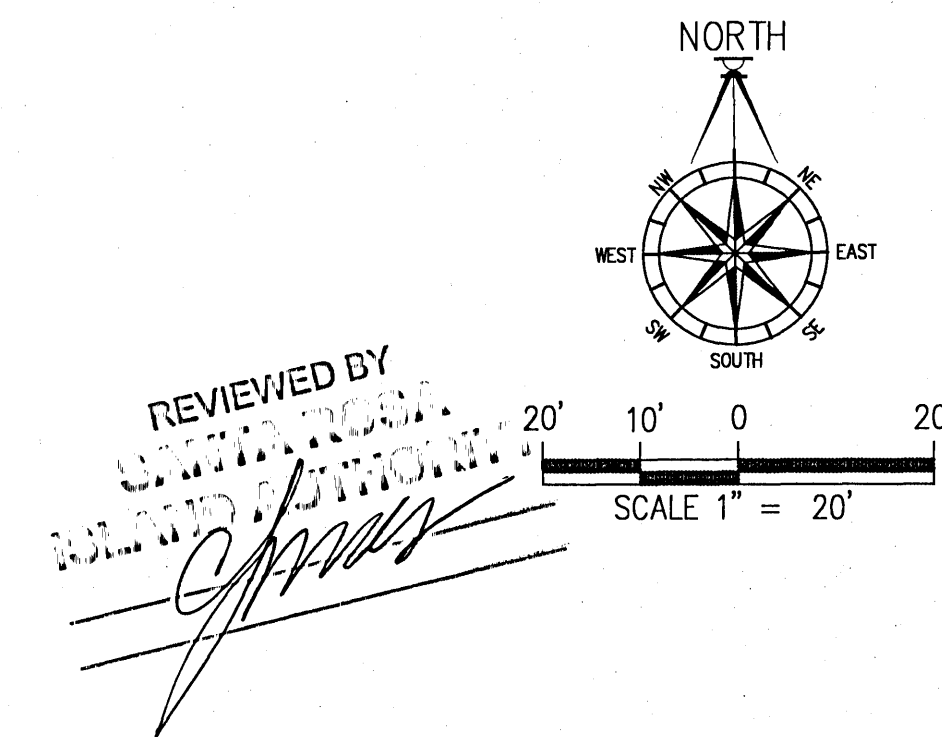
WHISKEY JOES
EXISTING CONDITIONS / DEMOLITION PLAN

[illegible]

DRAWN BY: A. BURKETT	
DESIGNED BY: D. H. HARTMAN	
	
DATE:	
PROJECT NUMBER	21-009
PLOT DATE	6/3/21
SHEET C2 OF C6	

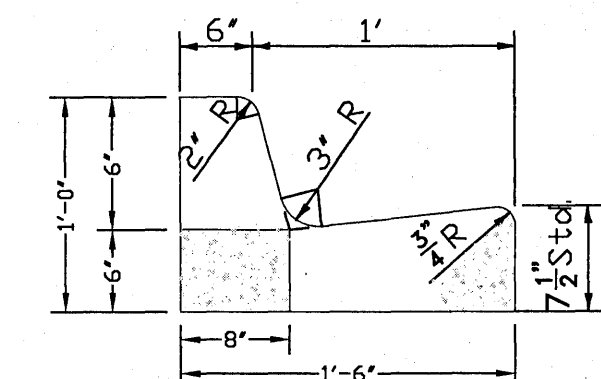


PERMIT SET
NOT RELEASED FOR CONSTRUCTION



PARKING CALCULATION:
PARKING EXISTS AS PART OF THE
APPROVED PORTIFINO BOARDWALK

LOT COVERAGE		
TOTAL LAND AREA	53,345 SF	1.22 ACRES
EXISTING IMPERVIOUS	6,455 SF	12.1%
EXISTING SEMI-IMPERVIOUS	0 SF	0%
EXISTING PERVIOUS	46,890 SF	87.9%
EXISTING IMP. TO BE REMOVED		0 SF
EXISTING SEMI-IMP. TO BE REMOVED		0 SF
PROPOSED PAVING/CONCRETE	2,047 SF	
PROPOSED BUILDINGS	4,550 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING IMPERVIOUS	13,052 SF	24.5%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	40,293 SF	75.5%



NOTE: WHEN USED ON HIGH SIDE OF
ROADWAYS, THE CROSS SLOPE OF THE
GUTTER SHALL MATCH THE CROSS SLOPE
OF THE ADJACENT PAVEMENT AND THE
THICKNESS OF THE LIP SHALL BE 6"
UNLESS OTHERWISE SHOWN ON PLANS.

MODIFIED TYPE F CURB
NTS


NOTE: ALL PATHWAYS, SERVING PADS, ETC MUST MEET ADA.
IE. CROSS SLOPES SHALL NOT EXCEED 2%, ETC.

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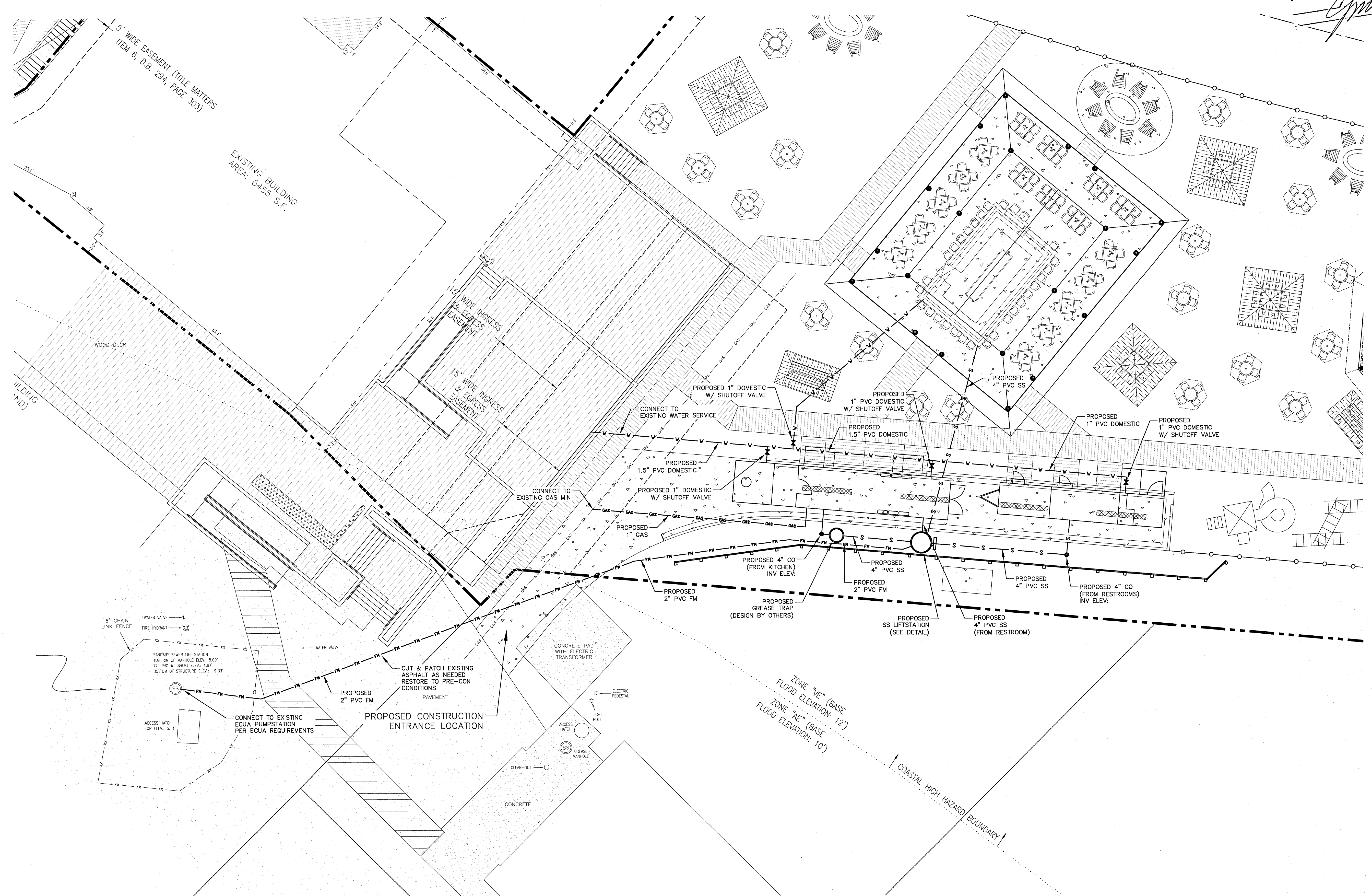
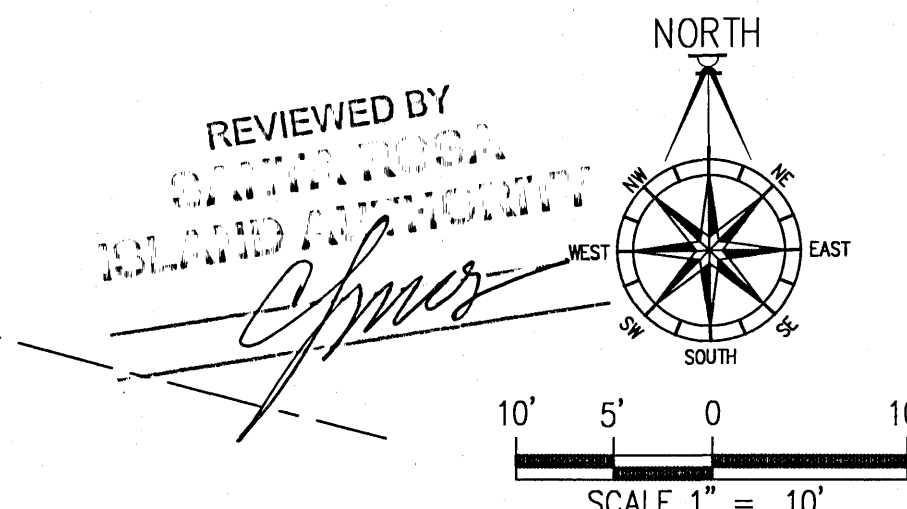
WHISKEY JOES

SITE PLAN

[illegible]

DRAWN BY: A. BURKETT
DESIGNED BY: D. FITZPATRICK

PROJECT NUMBER: 21-009
PLOT DATE: 6/3/21
SHEET C3 OF C6

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WHISKEY JOES
UTILITY PLAN

DATE	
REVISION	
NUMBER	

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

PROJECT NUMBER:
21-009

PLOT DATE:
6/3/21

SHEET C4 OF C6

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER
FLORIDA
LICENSE NO. 47818
6/2021

PERMIT SET
NOT RELEASED FOR CONSTRUCTION

