

GRAPHIC SCALE

22"x34" SCALE 1 inch = 40 ft.



11"x17" SCALE 1 inch = 80 ft.

- Legend for wetland symbols: DENOTES COE/NFWMD/ESCAMBIA COUNTY WETLANDS -72,175 SF 1.66 ACRES; NFWMD/ESCAMBIA COUNTY WETLAND BUFFER -14,584 SF 0.33 ACRES.

BUFFER CALCULATION: 580 LF DELINEATED WETLAND LINE; 14,584 SF WETLAND BUFFER/580 LF = 25.14' AVERAGE BUFFER WIDTH

DEVELOPMENT DATA: PARCEL ID #S: 10-15-30-1101-090-005; TOTAL BOUNDARY AREA = 353.30 SQUARE FEET (8.11 ACRES); TOTAL PROPOSED RETENTION AREA = 59,205 SQUARE FEET (1.36 ACRES); TOTAL LOTS IN OVERALL BOUNDARY = 25 LOTS; PROPOSED DENSITY OF OVERALL SITE = 25/8.11 ACRES LOTS PER ACRE=3.08

ZONED: HDMU; FLU: MU-U; ALLOWABLE DENSITY = 25 DWELLINGS PER ACRE

BUILDING REQUIREMENTS FOR HDMU ZONE

- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 20 PERCENT (80 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES; LOT WIDTH: EXCEPT FOR CUL-DE-SAC LOTS WHICH SHALL PROVIDE A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY; SINGLE-FAMILY DETACHED, FORTY FEET AT THE STREET RIGHT-OF-WAY FOR SINGLE-FAMILY DETACHED DWELLINGS; TWO-FAMILY, EIGHTY FEET AT THE STREET RIGHT-OF-WAY FOR TWO-FAMILY DWELLINGS; MULTI-FAMILY AND OTHER, EIGHTY FEET AT THE STREET RIGHT-OF-WAY FOR MULTI-FAMILY DWELLINGS, BOARDING HOUSES, OR TOWNHOUSE GROUPS; FRONT AND REAR YARD: TWENTY (20) FEET IN THE FRONT AND FIFTEEN (15) IN REAR; SIDE YARD: TEN FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOUSES; CORNER LOTS: SHALL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK; STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 150 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.

LEGEND:

- Legend for symbols: FOUND PLAIN 4"x4" CONCRETE MONUMENT; FOUND 1/2" CAPPED IRON ROD L.B. #7277; FOUND 1/2" CAPPED IRON ROD L.B. #7092; FOUND 1/2" CAPPED IRON ROD PSM #5791; FOUND 1/2" CAPPED IRON ROD L.B. #1292; FOUND ALLEIGHLE 1/2" CAPPED IRON ROD; FOUND PLAIN 5/8" IRON ROD; FOUND PLAIN 1/2" IRON ROD; FOUND PLAIN 1/2" IRON PIPE; FOUND PLAIN 3/4" IRON PIPE; FOUND PLAIN BOLT; SET 1/2" CAPPED IRON ROD L.B. #7919; WATER SPIGOT; OVERHEAD UTILITY LINES; WATER METER; NATURAL GAS LINE WITNESS POST; FIBEROPTIC CABLE STUBOUT; MAILBOX; TELEPHONE PEDESTAL; CABLE TELEVISION PEDESTAL; STORMWATER MANHOLE; FIRE HYDRANT; DIRT DRIVEWAY; PROPOSED CONCRETE; GRAVEL DRIVEWAY; EXIST. ASPHALT.

DESCRIPTION: (OFFICIAL RECORDS BOOK 7954, PAGE 1834) LOTS 9 AND 10, BLOCK 5, OF A SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS PER PLAT RECORDED IN DEED BOOK 89, PAGE 396, OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS: BEGIN AT THE NORTHEAST CORNER OF LOT 10, BLOCK 5, OF SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE RUN SOUTH ALONG EAST LINE 200 FEET; THENCE RUN WEST 216 FEET; THENCE RUN NORTH AND PARALLEL TO THE EAST LINE 200 FEET; THENCE RUN EAST 216 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SAID LOT 10, BLOCK 5, SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS PER PLAT RECORDED IN DEED BOOK 89, PAGE 396, OF THE PUBLIC RECORDS OF SAID COUNTY.

LESS: COMMENCE AT THE NORTHEAST CORNER OF LOT 10, BLOCK 5 OF A SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, THENCE GO NORTH 89°53'39" WEST ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 216 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'39" WEST A DISTANCE OF 25 FEET; THENCE SOUTH 01°28'58" WEST A DISTANCE OF 200 FEET; THENCE SOUTH 89°53'39" EAST A DISTANCE OF 25 FEET; THENCE NORTH 01°28'58" EAST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF A SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS PER PLAT RECORDED IN DEED BOOK 89, PAGE 396, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PORTION OF CAPTIONED PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY OF DETROIT BLVD AND BOWMAN AVENUE.

NOTE: RIBBON CURB SHALL HAVE A 1" SLOPE ACROSS THE TOP SLOPING AWAY FROM THE ROAD.

PROVIDE 5' SHOULDER FROM BACK OF CURB TO R/W WITH 2" POSITIVE SLOPE (TYP)

STANDARD LAYBACK CURB & GUTTER (TYP.)

12" SUBGRADE SHALL BE COMPACTED TO A MINIMUM LBR 40 AND STABILIZED TO A MINIMUM SOIL DENSITY OF 98% MODIFIED PROCTOR (ASTM D1557).

6" GRADED AGGREGATE BASE COMPACTED TO A MINIMUM LBR 10 WITH A MINIMUM SOIL DENSITY OF 98% MODIFIED PROCTOR TEST.

TYPICAL STREET AND GUTTER STREET

CROSS-SECTION

NTS

NTS

NTS

NTS

10-15-30-1101-065-005 DELIVERANCE TABERNACLE 1780 W DETROIT BLVD PENSACOLA, FL 32534 ZONING: MDR FLU: MU-U USE: CHURCH

10-15-30-1101-110-005 POWELL FRANCIS E 8495 BOWMAN AVE PENSACOLA, FL 32534 ZONING: MDR FLU: MU-U USE: SINGLE FAMILY RESID.

10-15-30-1101-070-005 DELIVERANCE TABERNACLE 1780 W DETROIT BLVD PENSACOLA, FL 32534 ZONING: MDR FLU: MU-U USE: CHURCH

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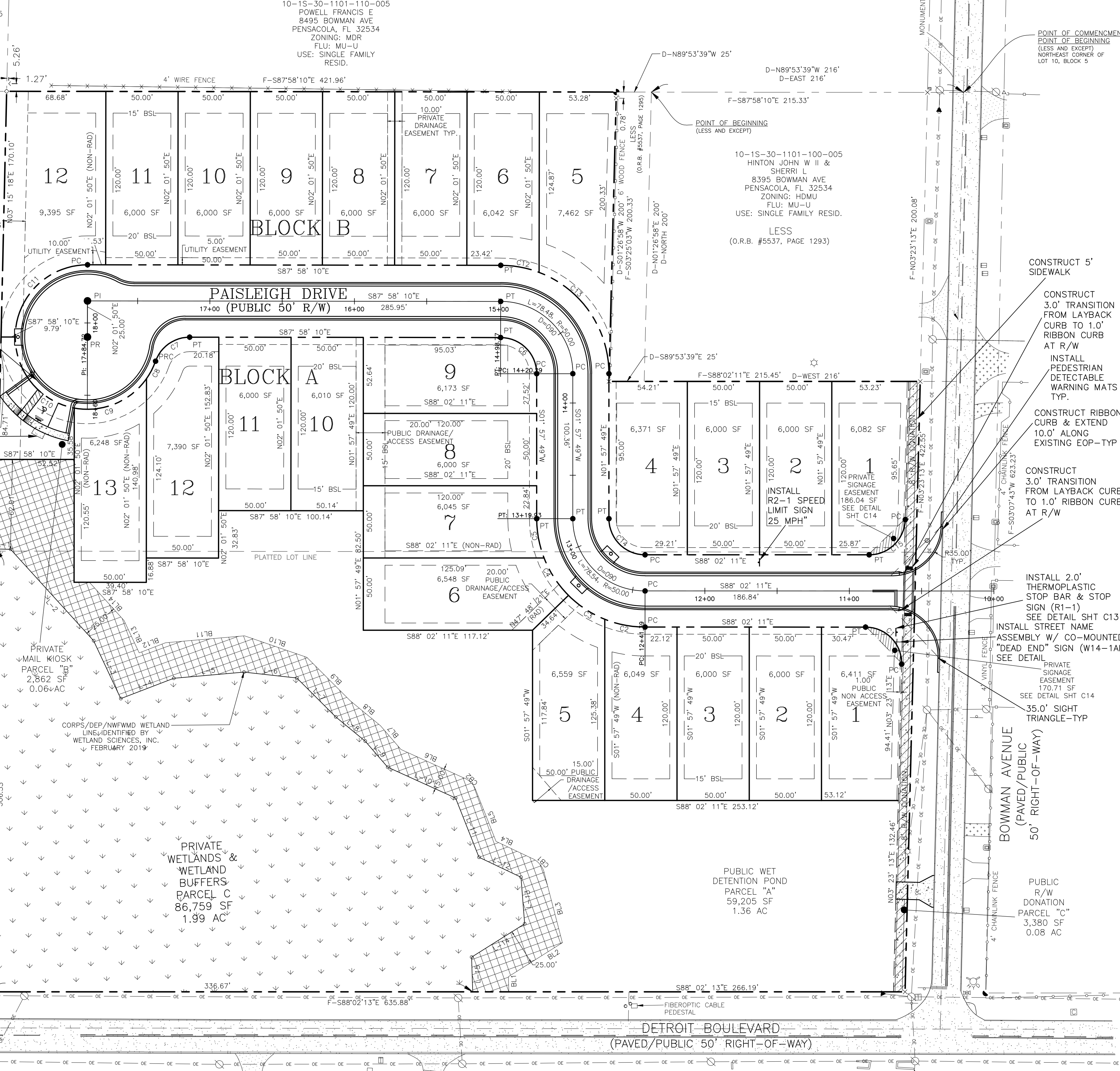


Table with 3 columns: Curve #, Length, Radius, Delta. Includes data for Curve Table, Buffer Curve Table, and Wetland Line Table.

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REVISIONS table with columns: NO., DATE, DESCRIPTION. Lists four revisions from 10/22/2019 to 03/02/2020.

Logo for HAMMOND ENGINEERING, INC. with contact information: 9130 ALABAMA AUTHORIZATION NO. 3277, 3802 NORTH 5th STREET, PENSACOLA, FLORIDA 32505, 850.434.2603, TOM@SELANDDESIGN.COM

CONSTRUCTION PLANS FOR PAISELGH PLACE DIEMENSION AND STAKING PLAN

Project information: DRAWN BY: CVARS, DESIGNED BY: TGH, CHECKED BY: TGH, DATE: 9-5-2019, SCALE: AS SHOWN, RELEASED FOR CONSTRUCTION, PROJECT NO: 19-003, SHEET: C2