



**SUBDIVISION PLAT**

**Please Check Application Type:**

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

Preliminary & Final Plat Submission

Preliminary Plat Submission

Final Plat Submission

Fee: \$2,000.00

Fee: \$1,000.00 + \$25/lot

Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: Robert C. Krasnosky, PE

Address: 7201 N. 9th Avenue, Suite 6  
Pensacola, FL 32504

Phone: 850-471-9005

Fax: 850-471-0093

Email: charlie@kh-a.com

Owner Information (if different from applicant)

Name: Nathan Mansfield

Address: 5512 Timber Creek Drive  
Pace, FL 32571

Phone: 850-232-2798

Fax: \_\_\_\_\_

Email: nmtile@msn.com

Property Information

Location/Address: East side of De Villiers St. between La Rua St. and Jackson St. 514 North De Villiers St.

Subdivision Name: West King Tract

# of Parcels to be Subdivided: 6 Parcel ID #(s): See attached

# of Existing Lots: 5 #of Proposed Lots: 12 Total Acreage: 0.77

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision:  Residential\*  Non-Residential  
[\*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)?  YES  NO  
If yes, specify exact variance requested: \_\_\_\_\_

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

Robert C. Krasnosky

10/7/2021

Signature of Applicant  
(Owner of Property or Official Representative of Owner)

Date

FOR OFFICE USE ONLY

Zone: \_\_\_\_\_ District: \_\_\_\_\_  
Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_  
Application Fee: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
Open Space Requirement (acres or \$): \_\_\_\_\_ Receipt #: \_\_\_\_\_  
Planning Board Date: \_\_\_\_\_ Recommendation: \_\_\_\_\_  
Council Date: \_\_\_\_\_ Action: \_\_\_\_\_  
Recording Date: \_\_\_\_\_ Map Bk/Pg: \_\_\_\_\_

Parcel ID Numbers:

Parcel 1 - 00-05-00-9010-042-016, Parcel 2 - 00-05-00-9010-040-016, Parcel 3- 00-05-00-9010-030-016, Parcel 4 - 00-05-00-9010-011-016, Parcel 5 - 00-05-00-9010-010-016 & Parcel 6 - 00-05-00-9010-014-016

Legal Description:

Parcel 1:

The East 41 feet of the West 117 feet of Lot 1, and of the South 10 feet of Lot 2, and the North 50 feet of the West 117 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 2:

The West 112 feet South½ of Lot 3, and the West 108 feet of the North½ of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 3:

The West 41 feet of Lot 1, and of the South 10 feet of Lot 2, Belmont Numbering, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 4;

The East 35 feet of the West 76 feet of Lot 1, and of the South 10 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 5;

The East 36 feet of the West 108 feet Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 6;

The West 72 feet of Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

# THE LANDING AT DEVILLIERS

A PLANNED UNIT DEVELOPMENT BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 16, WEST KING TRACT, BELMONT NUMBERING, IN THE CITY OF PENSACOLA, SECTION 28, TOWNSHIP 2 SOUTH, RANGE 30, WEST ESCAMBIA COUNTY, FLORIDA

**SURVEYOR**  
 David D. Glaze FSM#5605  
 Pittman, Glaze & Associates  
 5700 North Davis Highway  
 Suite 2  
 Pensacola, FL 32503  
 Phone: 850-434-6666

**ENGINEER**  
 Charles Krasnosky PE#49944  
 Kenneth Home & Associates, Inc.  
 1201 North Ninth Avenue  
 Suite 6  
 Pensacola, FL 32504  
 Phone: 850-471-9005

**DEVELOPER**  
 Nathan Mansfield  
 Mansfield Home Properties, LLC  
 5512 Timber Creek Drive  
 Pace, FL 32571  
 Phone: 850-232-2748

STREET ADDRESS: 514 North DeVilliers Street

**LEGAL DESCRIPTION:**

Parcel 1:  
 The East 41 feet of the West 117 feet of Lot 1, and of the South 10 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 2:  
 The West 112 feet South 1/2 of Lot 3, and the West 108 feet of the North 1/2 of Lot 3, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 3:  
 The West 41 feet of Lot 1, and of the South 10 feet of Lot 2, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 4:  
 The East 35 feet of the West 76 feet of Lot 1, and of the South 10 feet of Lot 2, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 5:  
 The East 36 feet of the West 108 feet Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel 6:  
 The West 72 feet of Lots 4 and 5, Block 16, West King Tract, Belmont Numbering, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

**SURVEYOR'S NOTES:**

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
- This survey does not reflect or determine ownership.
- This survey is subject to any facts that may be disclosed by a full and accurate title search.
- This survey is subject to setbacks, easements, and restrictions of record.
- To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
- Sub-surface improvements, if any, not located.
- Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.
- Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed in U.S. survey feet.
- Coordinates are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.
- Typical lot size is 1659 square feet.

**BENCHMARKS:**

City BM 18A - A concrete monument at the northwest corner of the intersection of DeVilliers Street and LaRue Street, approximately 7' +/- east and 0.1' north of block corner.  
 Elevation = 32.736'  
 1306/7A - An "X" in the south bonnet bolt of a fire hydrant located 6' +/- south and 6' +/- east of the intersection LaRue Street and DeVilliers Street.  
 Elevation = 35.17'  
 1306/7B - A Cotton gin spike in the north side of a 26" oak tree located 220' +/- east of the east r/w of DeVilliers Street and 4' +/- north of the north right of way of LaRue Street.  
 Elevation = 36.20'  
 1306/7C - A cotton gin spike in the west side of a 40" oak tree located 6' +/- east and 5' +/- north of the northwest corner of the intersection of Reus Street and LaRue Street.  
 Elevation = 38.14'  
 1747/13 - An "X" in the south bonnet bolt of a fire hydrant located at the northeast corner of the intersection of DeVilliers Street and Jackson Street.  
 Elevation = 38.24'

**FLOOD STATEMENT:**

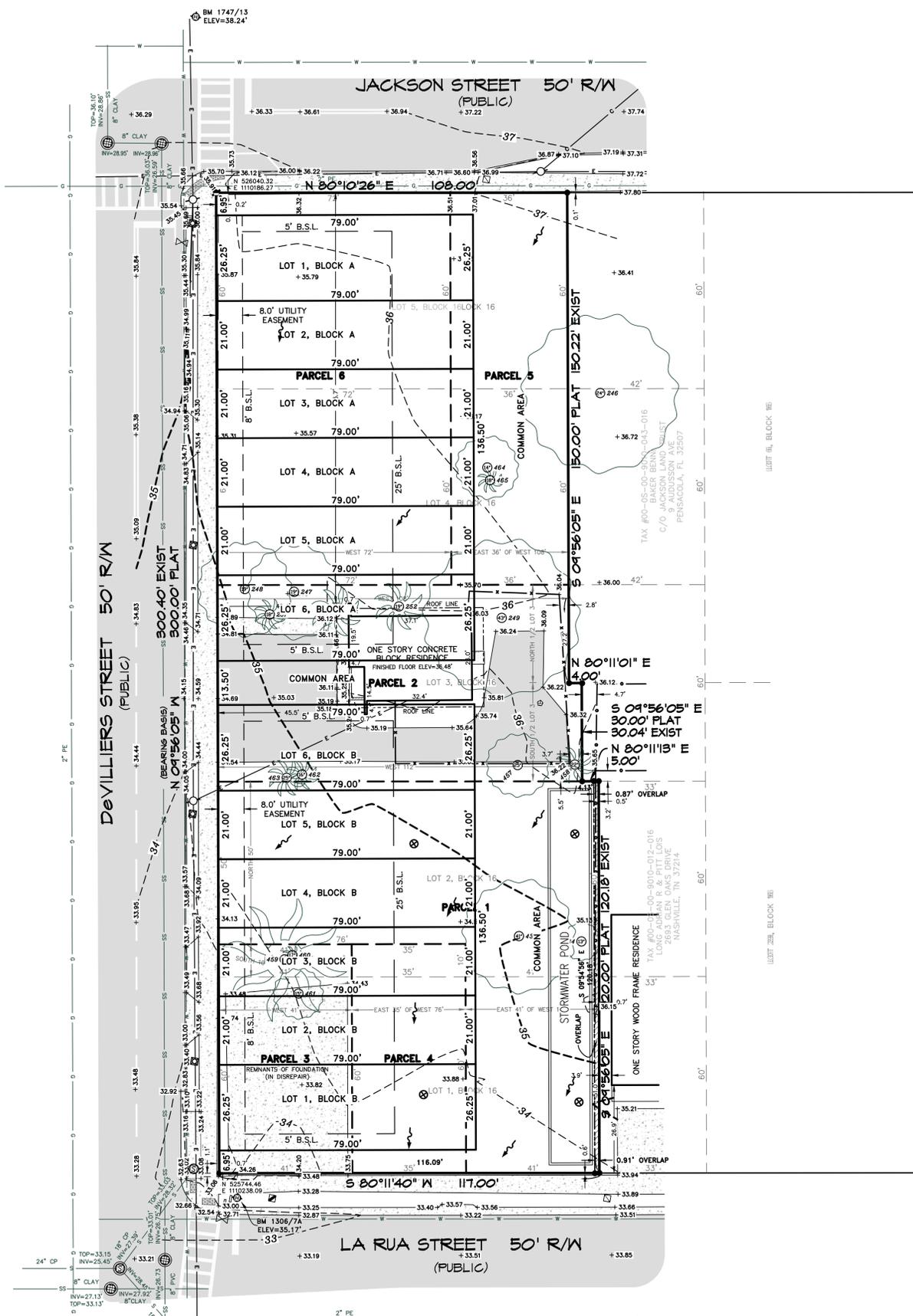
I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C043906. Effective September 29, 2006.

- LEGEND:**
- BM Benchmark
  - ELEV Elevation
  - FFE Finished floor elevation
  - CP Concrete pipe
  - PVC Poly vinyl chloride
  - 1/2" Capped Iron rod set #7073
  - 1/2" Capped Iron rod found #noted
  - Iron rod found
  - Permanent control point set #7073
  - "X" set
  - Air conditioning unit
  - Fire hydrant
  - Guy wire
  - Light pole with base
  - Power pole
  - Road sign
  - Sanitary manhole
  - Soil boring
  - Spot elevation
  - Storm manhole
  - Telephone line marker
  - Water meter
  - Water valve
  - Cable line
  - Contour line
  - Electric line
  - Fence - chain link
  - Fence - wood
  - Gas line
  - Sanitary sewer line
  - Storm sewer line
  - Telephone line
  - Water line
  - Palm tree
  - Pecan tree
  - Oak tree
  - Asphalt
  - Concrete

**BUILDING SETBACK LINES:**  
 Front = 8 feet  
 Rear = 25 feet  
 Side = 0 feet or 5 feet, as depicted

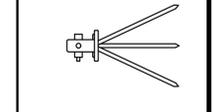
**ZONING INFORMATION**  
 As furnished by City of Pensacola, Planning Services Division.  
 1. Current zoning: R-NCB  
 2. Overlay District: CRA Urban Design Overlay  
 3. Future Land Use: C, Commercial  
 4. Density: The maximum density is 35 DU/acre.  
 5. Parking: One space is required per DU.

**NOTE:**  
 Site grading shall be designed to avoid creation or exacerbation of flooding on adjacent properties.



Measurements made in accordance with United States Standards.  
 Bearing Reference: NORTH BASED ON THE EAST R/W DEVILLIERS STREET AS  
 N 00°00'00" E 4 ASSUMED  
 Ordered By: MR. CHARLIE KRASNOSKY Elevation Reference: NAVD 83  
 Encroachments? \_\_\_\_\_  
 Source of Information: PUBLIC RECORDS-ATLAS SHEET #52, MAP OF PENSACOLA BY THOMAS C. WATSON (1906); SURVEYS BY THIS FIRM  
**A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF BLOCK 16, BELMONT TRACT DEVILLIERS TOWNHOMES**

**PITTMAN, GLAZE AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
 500 N. DAVIS HIGHWAY, SUITE 3  
 PENSACOLA, FL 32503  
 Phone: (850) 434-6666 Fax: (850) 434-6661  
 Email: pgsurvey@bellsouth.net



I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.  
**LB No. 7073**

David D. Glaze  
 FSM #5605  
 State of Florida  
 Professional Surveyor

SHEET	1
OF	1
File No.	C-8617
Job No.	94305-21
Scale	1" = 20'
Date of Survey	4-23-2021
Date of Plot	4-29-2021
Date of Revision	10-25-2021
FB	1747 PG 12-20
FB	PG
Drawn by	PMJ
Checked By	DDG