



GECI & ASSOCIATES, INC.
E N G I N E E R S

October 25th, 2022

Ms. Cynthia Cannon
Planning Department
City of Pensacola
222 W Main Street
Pensacola, Florida 32502

RE: **Main Street Crossings**
Preliminary Plat Initial Submittal
G&A Reference No. 28808

Dear Cynthia:

On behalf of aDoor Development, LLC, we are submitting Main Street Crossings for Preliminary Plat review. With this letter, please find the following items:

1. One (1) digitally certified copy of the Preliminary Plat
2. One (1) copy of the signed Preliminary Plat Application
3. One (1) copy of the executed Power of Attorney
4. One (1) copy of the Location Map
5. One (1) digitally certified copy of the Lot Grading Plan

If you need any additional information, please feel free to give us a call.

Sincerely,

GECI AND ASSOCIATES ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'Clint Geci', is written over the typed name.

Clint Geci, PE

Cc: Mr. Austin Tenpenny

SUBDIVISION PLAT

APPLICATION FOR SUBDIVISION PLAT APPROVAL CHECKLIST

1. At least thirty (30) calendar days prior to the Planning Board meeting, submit to staff:
 - Original Application. Please complete and return the Application and the Open Space Dedication Calculation table.
 - Five (5) copies of the plat – must be folded
 - One (1) PDF copy of the plat and supplemental information – either emailed to the City at PlanningApplications@CityOfPensacola.com or provided on a CD. Flash drive are NOT accepted.
 - Fees (cash or check made payable to the City of Pensacola)
 - Preliminary Plat Approval:
Upon INITIAL submittal: \$1,000.00 + \$25 per lot
Each RESUBMITTAL: One-half (1/2) the initial fee
 - Final Plat Approval:
Upon INITIAL submittal: \$1,500.00 + \$25 per lot
Each RESUBMITTAL: One-half (1/2) the initial fee
2. After Planning Board recommends approval of the Final Plat, the Final Plat will be transmitted to the City Council.
3. Within 180 days of City Council approval, the applicant shall:
 - Record the approval plat with Escambia County Clerk of Courts.
 - Satisfy the open space/park dedication requirement by either (A) land dedication; or (B) fee in lieu of dedication. Fees are 5% of the appraised value of the land; checks should be made payable to the City of Pensacola.
4. After recording, applicant shall provide the City of Pensacola Planning Services Division with notice of the applicable Book and Page for the recording. Building permits will not be issued until the City is notified of the recording.



SUBDIVISION PLAT

Preliminary Plat

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

Final Plat

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

1. Applicable Parks/Open Space Fees are due prior to recording the Final Plat;
2. Resubmittal: 1/2 the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

<u>Applicant Information</u> Name: <u>aDoor Development LLC</u> Address: <u>401 E Chase Street</u> <u>Pensacola, Florida 32502</u> Phone: <u>(850) 637-1880</u> Email: <u>austin.tenpenny@adoorproperties.com</u>	<u>Owner Information (If Different from Applicant)</u> Name: <u>See Applicant</u> Address: _____ Phone: _____ Email: _____
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Property Information

Location Address: 555 South G Street, Pensacola, FL 32502

Subdivision Name: Main Street Crossings

Parcel ID #: 0 0 - 0 S - 0 0 - 9 0 8 0 - 0 0 1 - 1 3 9

of EXISTING Parcels to be Subdivided: 1 # of PROPOSED Lots: 32 Total Acreage: 1.61

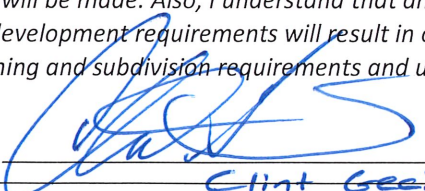
Type of Subdivision: Residential Non-Residential/Commercial

Legal Description: Attached a full legal description from deed or survey

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? YES NO

If YES, Please specify the 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 upon non-compliance with the 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.

Signature of Owner:  Date: 10/25/22

<u>For Office Use Only</u>		
Zoning: _____	FLUM: _____	Council District: _____
Date Received: _____	Case Number: _____	
Application Fee: _____	Receipt #: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: _____ FINAL: _____	Recommendation: _____	
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

Planning Services
222 W. Main Street, Pensacola, Florida 32502
(850) 435-1670
Email: PlanningApplications@CityOfPensacola.com
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

SUBDIVISION PLAT

Sec. 12-7-6. Sites for public use.

- (a) *School sites.* The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) *Sites for park and recreation or open space.* Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
 - (1) *Dedication of land for park, recreation or open space needs.* The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
 - (2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) *Public streets.* All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

Open Space Requirements (*only applicable to residential subdivision*)

Sec. 12-7-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check the preferred method of meeting the requirement:

(a) Total Land Area: 1.61 acres

5% for land dedication: N/A acres

(may NOT equal less than 1/4 acre)

(b) Value of Land \$ 403,200
(per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ 20,160.00

(Check payable to the City of Pensacola. Due after plat approval, *prior to receiving signatures*)

SUBDIVISION PLAT

Sec. 12-7-3. Procedure for subdivision approval.

- (a) Procedure for subdivision requiring a plat.
- (1) Approval of preliminary plat by the planning board.
- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and Florida Statute § 472.027.
 - b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter (1/4) of a mile.
 - c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
 - d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
 - e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
 - f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
 - g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-1.
- (2) Approval of final plat by the planning board and city council.
- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one-year (365 days) of the date of the approval of the preliminary plat. If more than one-year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the planning services department a new application, new application fee and revised documentation and begin the process at section 12-7-1.
 - b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from

SUBDIVISION PLAT

- the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.
- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.
- (b) Procedure for division of land requiring a boundary survey.
- (1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department..
 - (2) Submission requirements.
 - a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by Florida Statute § 472.027, pertaining to the Standards of Practice for surveys) of the property to the planning services department. The boundary survey shall depict all information required by section 12-7-8(1) through (1011).
 - b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
 - c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
 - d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within nine (9) working days from submission.
 - e. If the metes and bounds description or the boundary survey is rejected the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
 - f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-3(b).
 - (3) Final approval.
 - a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
 - b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b.3.a).

(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009)

A PRELIMINARY PLAT OF MAIN STREET CROSSINGS

A 32 LOT RESIDENTIAL SUBDIVISION RE-PLAT OF
BLOCK 139, MAXENT TRACT
SECTION 19, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
ZONED: C-3
DECEMBER 2022

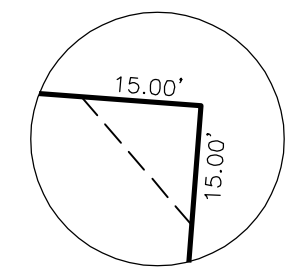
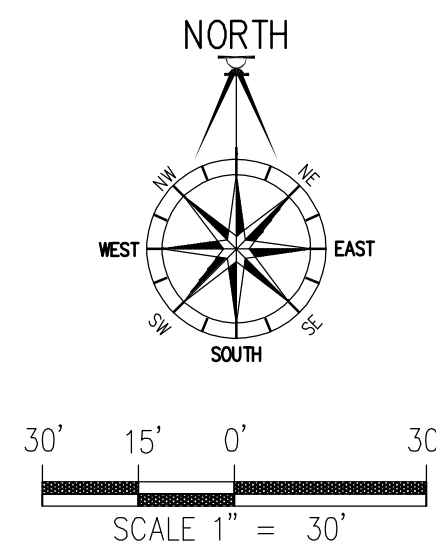
OWNER / DEVELOPER

ADDOOR PROPERTIES
401 EAST CHASE STREET
PENSACOLA, FL 32502
PHONE: (850) 637-1880

ENGINEER OF RECORD

GECI & ASSOCIATES
2950 NORTH 12th AVENUE
PENSACOLA, FL 32503
PHONE: (850) 432-2929

PREPARED BY:



GENERAL NOTES:

NO HERITAGE TREES WERE LOCATED ON SITE, 11/21/22. AS PER SEC. 12-6-2, NO MITIGATION WILL BE REQUIRED TO REMOVE THE TREES AND PALMS CURRENTLY ON SITE.

ALL IMPERVIOUS AREAS SHALL BE ROUTED TO THE PROPOSED STORMWATER TREATMENT AND ATTENUATION AREA.

A REDUCTION TO THE VISIBILITY TRIANGLE HAS BEEN AUTHORIZED BY ENGINEERING AND PLANNING STAFF BASED UPON THE EXISTING TRAFFIC CONDITIONS.

ZONING NOTE:

MINIMUM YARD REQUIREMENTS, PER TABLE 12-3.7, OF THE CITY OF PENSACOLA LAND DEVELOPMENT CODE, FOR C-3 ZONING DISTRICTS:

THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE NON-RESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

IN ADDITION TO THE C-3 ZONING DISTRICT, THIS PROPERTY IS LOCATED WITHIN THE CRA URBAN DESIGN OVERLAY DISTRICT. THE DEVELOPMENT STANDARDS WHICH APPLY CAN BE FOUND WITHIN SEC. 12-3-31, SPECIFICALLY TABLE 12-3-31.5, THE STANDARDS WITHIN SEC. 12-3-3-7 DO NOT APPLY TO THIS DEVELOPMENT.

SITE DATA:

PROPERTY REFERENCE NUMBER:
00-05-00-9080-001-139

PROPERTY ZONING: C-3

FLUM: C (COMMERCIAL)

OVERLAY DISTRICTS: CRA URBAN DESIGN OVERLAY DISTRICT (CRAUDOD).

REQUIRED MINIMUM LOT SIZE: 1245 SQUARE FEET (BASED UPON THE FLUM DESIGNATION)

TYPICAL LOT SIZE: 20.00' x 83.00' = 1660 SQUARE FEET

DENSITY: 32 LOTS / 1.61 ACRES = 19.88 LOTS PER ACRE

TOTAL SITE AREA: 70,200 SQUARE FEET

PARCEL "A": 6,834 SQUARE FEET

PARCEL "B": 415 SQUARE FEET

PARCEL "C": 415 SQUARE FEET

PARCEL "D": 1,660 SQUARE FEET

PARCEL "E": 1,660 SQUARE FEET

TOTAL LOT AREA: 59,216 SQUARE FEET

DESCRIPTION:

BLOCK 139, OF THE MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY, COPYRIGHTED BY THOMAS G. WATSON IN 1906.

SURVEYORS NOTES:

-THE MAP OF SURVEY AS SHOWN HEREON IS A "PRELIMINARY PLAT" DEPICTING THE LOT SCHEMES AS Laid OUT, RE-PLATTING THOSE ORIGINAL MAXENT TRACT LOTS WITHIN BLOCK 139 OF SAID RECORDED PLAT OF THE ABOVE REFERENCED SUBDIVISION. THE BOUNDARY SURVEY AS DEPICTED HEREON DERIVES FROM THE RETRACEMENT OF BLOCK 139, PER THE PLAT OF THE ORIGINAL MAXENT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AS AFORESAID, AND ALSO, TOPOGRAPHY, VERTICALLY DEPICTING GROUND SURFACE ELEVATIONS BY SPOT ELEVATIONS AND/OR 1.0 FOOT CONTOUR INTERVALS RELATIVE TO MEAN SEA LEVEL, PREPARED FOR THE CLIENT AS SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.

-BASIS OF BEARINGS: GRID NORTH AND THOSE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE GRID BEARING OF N85°45'09"W ALONG THE NORTH R/W LINE OF MAIN STREET AS MONUMENTED. THE SURVEY DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE) - (NAD83) - (2011) - (EPOCH 2010.0000).

-VERTICAL DATA IS BASED ON RTN GPS/GNSS OBSERVATIONS THROUGH THE FFRN, CORS REFERENCE STATION NETWORKS. ELEVATIONS ARE DETERMINED USING THE GEOID 18 MODEL AND ARE RELATIVE TO NAVD 83 WITH ACCURACIES TO 2-3 CM. ELEVATIONS DEPICTED WITHIN THIS SURVEY ARE SUB-CM INFORMATIONAL PURPOSES ONLY AND MAY NOT MEET THE ACCURACY REQUIREMENTS TO SURVEY STANDARDS.

-REFERENCE SOURCE: IN FIELD DATA GATHERING OF EXISTING PROJECT SITE FIELD MONUMENTATION; COPY OF CITY ATLAS SHEET No. 102

-ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD SURVEY FOOT.

-THE SURVEY AS SHOWN HEREON WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 2022-5549, AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.

-NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.

-NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.

-UNLESS OTHERWISE NOTED RECORD AND MEASURED CALLS AGREE.

-THE SURVEY ERROR OF CLOSURE MEETS THE SURVEY STANDARDS OF PRACTICE.

-THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.

-ENCROACHMENTS ARE AS SHOWN.

-FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

-THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP NOR AN ENCROACHMENT OF FENCES, WALLS, ETC.

-THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND SURVEYING, LLC., IS LB 8298.

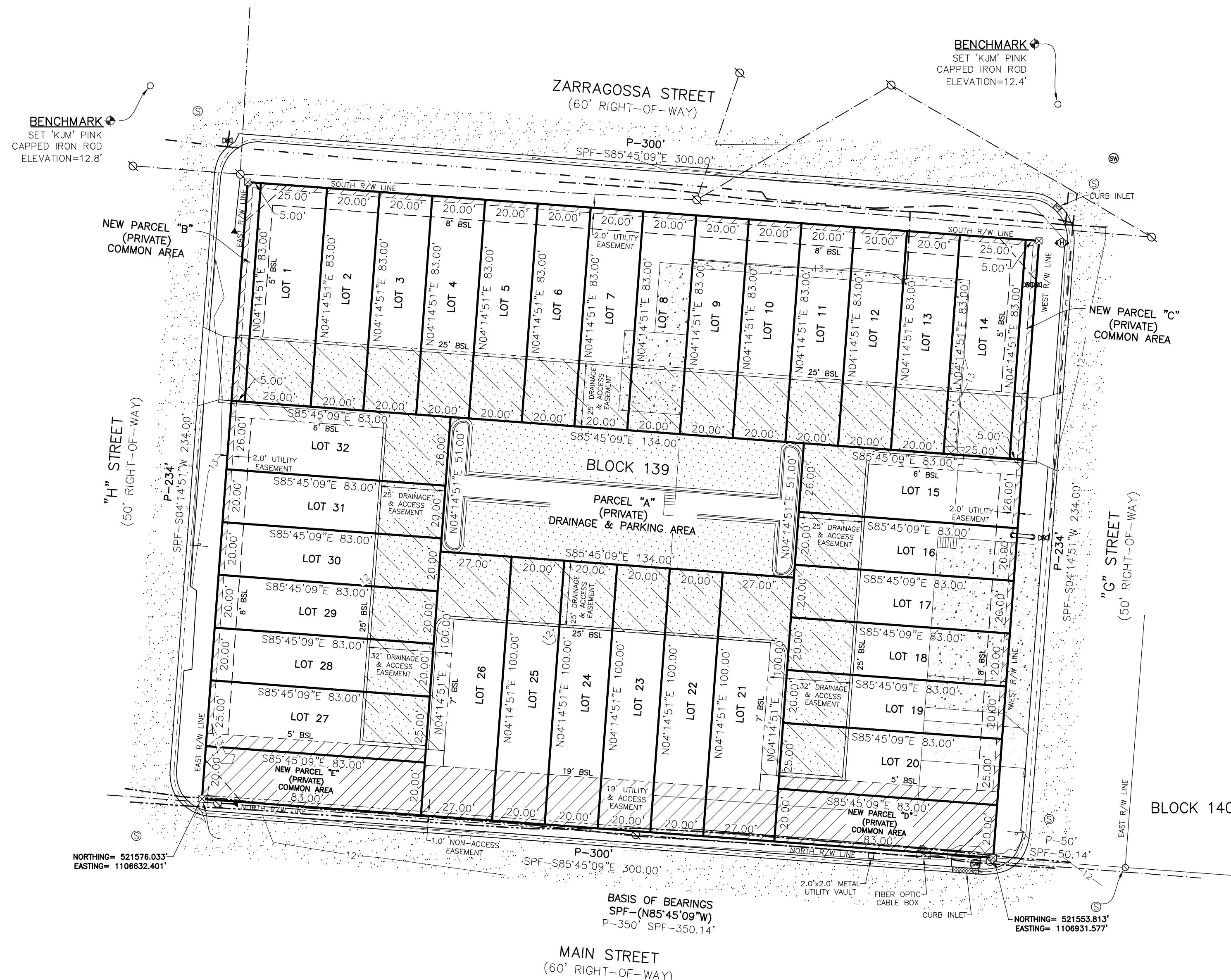
-THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

-THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES, NOT REFERRED TO HEREON.

-IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION IS AS FOLLOWS:

NFIP COMMUNITY NAME:
CITY OF PENSACOLA
ZONE: X
ELEVATION: N/A

NFIP COMMUNITY NUMBER:
12092
PANEL NUMBER: 12033C 0390 G
AS DATED: 09/29/2006



LEGEND:

- UTILITY EASEMENT
- DRAINAGE AND ACCESS EASEMENT
- PROPOSED ASPHALT PAVING

LEGEND:

- SET 4"x4" CONCRETE MONUMENT LB #8298
- FOUND 1/2" CAPPED IRON ROD LB #7073
- FOUND 1/2" CAPPED IRON ROD LB #6679
- FOUND 1/2" CAPPED IRON ROD LB #0340
- FOUND PLAIN 1/2" IRON ROD
- POWER POLE WITH GUY ANCHOR
- LAMP POST
- TRAFFIC SIGN
- STREET SIGN
- BURIED FIBEROPTIC CABLE MARKER
- FIRE HYDRANT
- STORM WATER MANHOLE
- SEWER MANHOLE
- OVERHEAD UTILITY LINES
- BURIED FIBER OPTIC CABLE LINE
- BURIED NATURAL GAS LINE
- BURIED WATER LINE

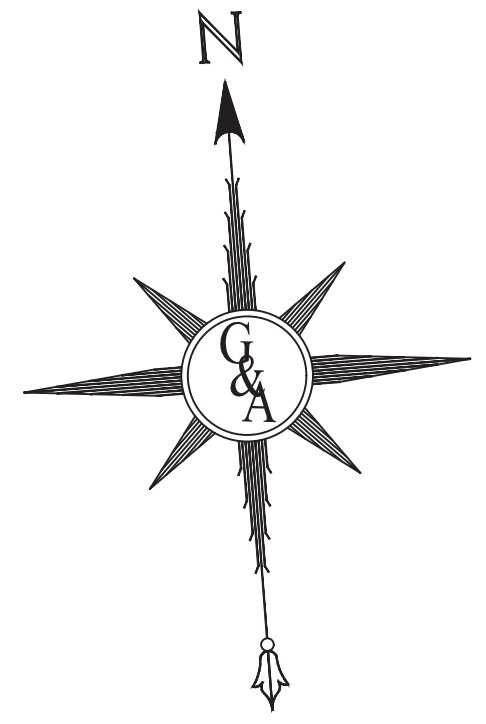
ABBREVIATIONS:

- PSM -PROFESSIONAL SURVEYOR AND MAPPER
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- R/W -RIGHT-OF-WAY
- P -PLAT
- SPF -STATE PLANE FIELD INSURANCE PROGRAM
- N/A -NOT APPLICABLE
- B/S/L -BUILDING SETBACK LINE
- RTN -REAL TIME NETWORK
- GNSS -GLOBAL NAVIGATION SATELLITE SYSTEM
- GPS -GLOBAL POSITIONING SYSTEM
- FFRN -FLORIDA PERMANENT REFERENCE NETWORK
- CORS -CONTINUOUSLY OPERATING REFERENCE STATION
- NAVD -NORTH AMERICAN VERTICAL DATUM
- CM -CENTIMETER

APPROVAL OF CITY OF PENSACOLA SURVEYOR:

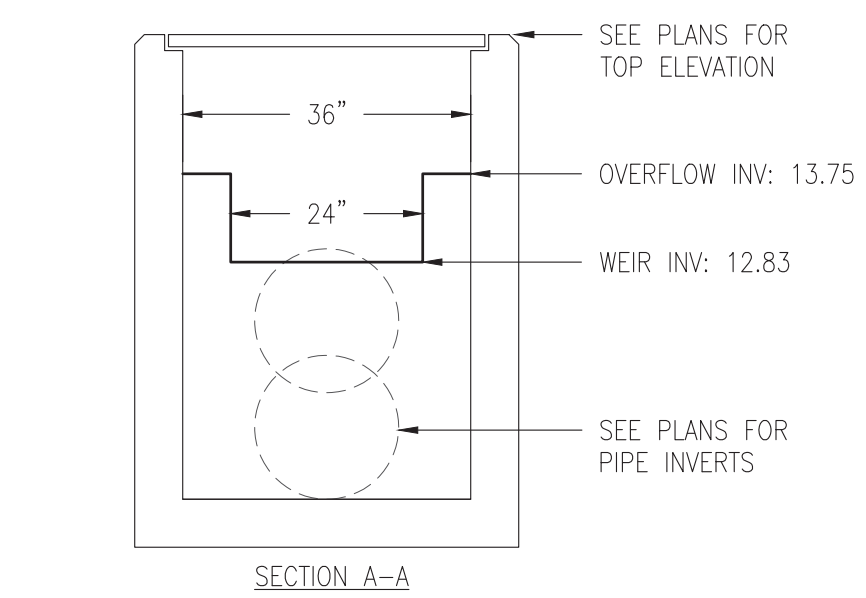
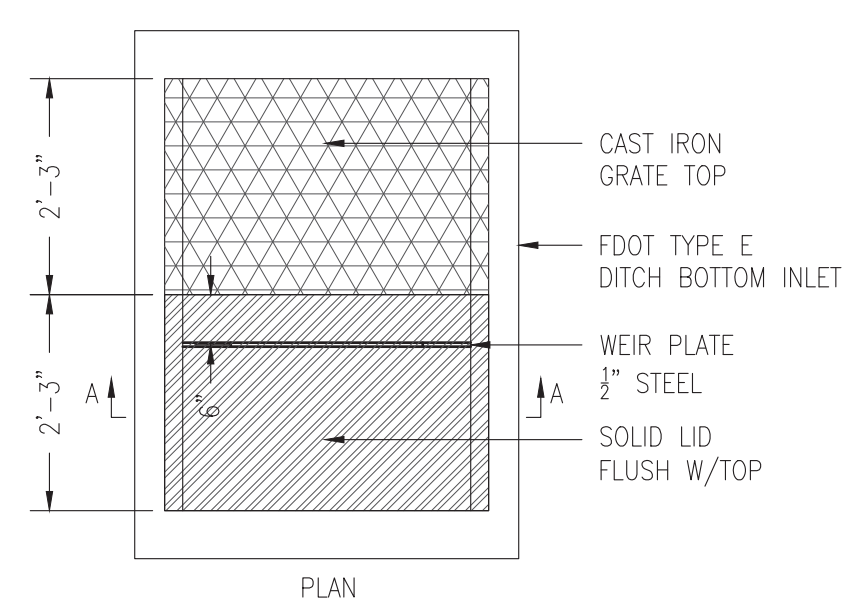
LESLIE D. ODOM, PSM #6520

ADDRESS:	555 SOUTH "G" STREET		
REQUESTED BY:	ADDOOR PROPERTIES		
TYPE:	PRELIMINARY PLAT - BOUNDARY & TOPOGRAPHIC SURVEY		
SCALE:	1"=30'	2"=60'	3"=90'
DATE:	01/24/22	01/27/22	01/27/22
NO.:	DATE:	REVISIONS:	APPROVED BY:
1	02/07/2022	REVISED LEGAL DESCRIPTION - JSP	
2	02/02/2022	TOPOGRAPHIC SURVEY - F.B. #759, PG. 8 & 25 - NS/RC - 04/27/22 - JSP	
3	05/20/2022	UTILITY LOCATION - F.B. #765, PG. 28 - 40/CI - 05/19/22 - JSP	
4	10/26/2022	CREATED 32 LOT RESIDENTIAL SUBDIVISION - JSP	
MICHAEL WATTS AUSTIN, PSM #5458 CORPORATE NO. LB 0008298 STATE OF FLORIDA			
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
			DRAWING NUMBER: 22-20885

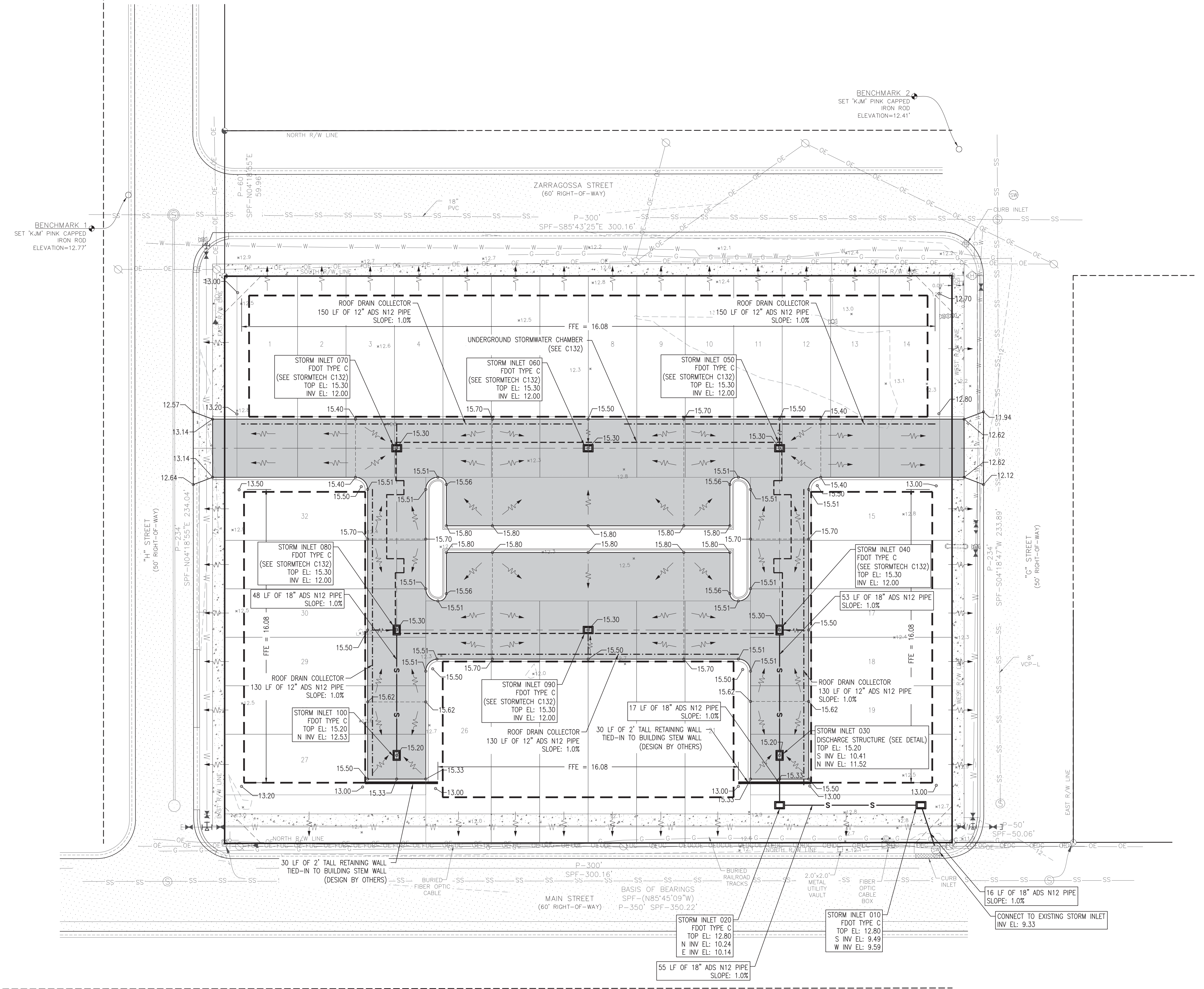


SCALE: 1" = 20'

- NOTES:
1. ALL ROOF DRAINAGE TO BE DIRECTED TO THE DEVELOPMENT'S STORMWATER SYSTEM VIA ROOF CUTTERS & DOWNSPOUTS.
 2. CONTRACTOR TO ENSURE FINISH GRADING TO MATCH FLOW ARROWS SHOWN HEREON. ANY DISCREPANCIES SHALL BE REPORTED TO THE EOR.
 3. REQUIRED MINIMUM PAVEMENT SLOPE IS 1.0%.



DISCHARGE STRUCTURE DETAIL
N.T.S.



ALL PAVING AND STORM DRAINAGE CONSTRUCTION TO CONFORM TO THE CITY OF PENSACOLA STANDARDS AND F.D.O.T. STANDARDS. R/W SHOULDER STABILIZATION TO CONFORM WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

ALL POTABLE WATER AND SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ECUA STANDARD SPECIFICATIONS.

NO.	REVISION	DATE	APPR.
1			
2			
3			
4			
5			

GECI & ASSOCIATES, INC.
ENGINEERS

2950 N. 12th Ave. PENSACOLA, FL 32503
Phone (850) 432-2929 - Fax (850) 432-2875
CERTIFICATE OF AUTHORIZATION NUMBER 00005149
E-Mail: geci@geciengineering.com

SCALE: AS SHOWN DESIGNED: CAG DRAWN: KRJ CHECKED: SAG DATE: 8/17/22

NOT RELEASED FOR CONSTRUCTION



STEWART CONSTRUCTION PLANS FOR

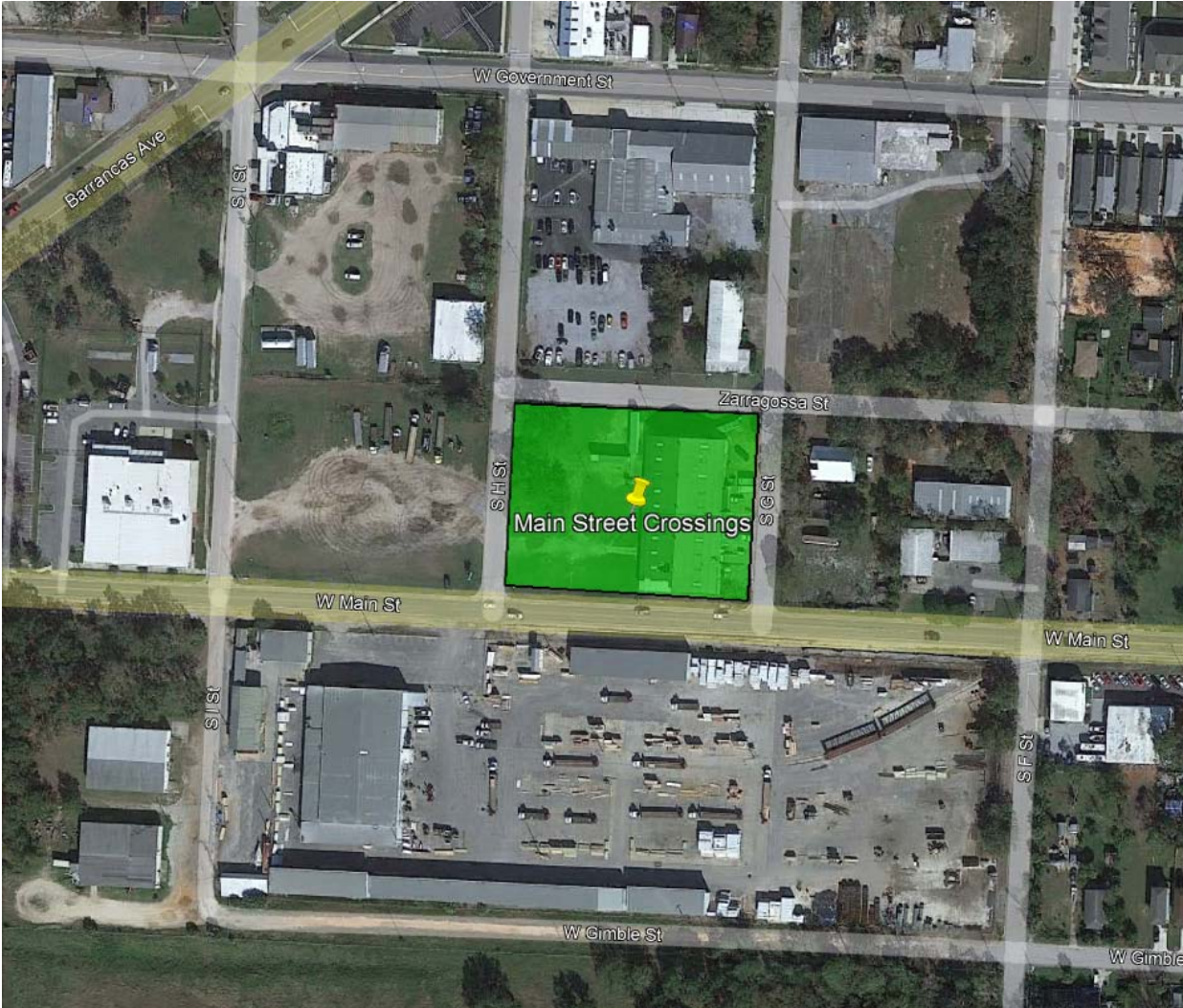
G MAIN TOWNHOMES
GRADING & DRAINAGE PLAN

POTABLE WATER, SANITARY SEWER, PAVING & STORM DRAINAGE PLANS

PROJECT NO. 28808 SHEET NO. C130

28808 CONSTRUCTION PLANS.DWG_9/12/22_1512

Location Map
Main Street Crossings



LIMITED POWER OF ATTORNEY

As the Owner showing sufficient real property interest of the property located at 555 South G Street, Pensacola, Florida, property reference number(s) 00-0S-00-9080-001-139, aDoor Development, LLC hereby designates Geci & Associates Engineers, Inc. for the sole purpose of submitting & responding to permitting agencies on behalf of the Owner during permit review processes on the above referenced property.

This Limited Power of Attorney is granted on this 17 day of August the year of 2022 and is effective until all decisions on permit requests and all appeal periods have expired. The Owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the permitting agencies.

[Signature] _____ JUSTIN WITKIN _____
Signature of Owner Date Printed Name of Owner

STATE of Florida
COUNTY of Escambia

The forgoing instrument was acknowledged before me this 17th day of August, year of 2022 by Justin Witkin who did () did not take an oath. He/she is personally known to me, () produced current Florida/Other driver's license, and/or () produced current _____ as identification.

[Signature] 8/17/22 Kathryn Venettozzi
Signature of Notary Public Date Printed Name of Notary

April 11, 2026 #HH252027
My Commission Expires Commission No. (Notary seal must be affixed)

