

SHEET INDEX

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SITE INFORMATION

PROPERTY REFERENCE No:	10-15-31-1401-001-002
PROPERTY ADDRESS:	SOUTH SIDE NINE MILE ROAD
TOTAL SITE AREA:	10.51 ACRES
TOTAL UPLAND AREA:	10.51 ACRES
ACREAGE & DENSITY:	TOTAL NUMBER OF LOTS = 47 4.47 LOTS/ACRE
ZONING DISTRICT:	COM
FUTURE LAND USE:	MU-U
PROPOSED MINIMUM LOT WIDTH:	50'
BUILDING SETBACK REQUIREMENTS:	FRONT: 15 FEET REAR: 15 FEET SIDE: 10 FEET OR 10% OF LOT WIDTH AT STREET R/W WHICHEVER IS LESS BUT NOT LESS THAN 5'

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	10.51 ACRES
ACOE/NWFWMD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	0.11 ACRES
EXISTING WETLAND BUFFER	0.24 ACRES
WETLAND IMPACT (RETENTION POND)	0.11 ACRES
EXISTING WETLAND BUFFER IMPACT	0.22 ACRES
ADDITIONAL WETLAND BUFFER	0 ACRES
AVERAGE BUFFER WIDTH	0 FT
CONSERVATION EASEMENT	0 ACRES
MERS BUFFER	0 ACRES

FEMA FLOOD INSURANCE RATE MAP INFORMATION

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
X	120080	12033C	290	G	SEPT 29, 2006
FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON IS IN ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL No.12033C 0290 G; WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006. ALL PROPOSED DEVELOPMENT WITHIN THE SUBDIVISION IS LOCATED IN FLOOD ZONE "X"					

UTILITY SERVICE NOTES:

POTABLE WATER/ FIRE PROTECTION:
ALL LOTS WILL BE SERVICED BY 6" AND 8" POTABLE WATER/ FIRE PROTECTION MAINS. THE POINT OF CONNECTION WILL BE THE EXISTING EXISTING 16" WATER MAIN ON THE SOUTH SIDE OF NINE MILE ROAD AND THE 8" WATER LINE ON THE WEST SIDE OF KLONDIKE ROAD. 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 TRADITIONAL GRAVITY SEWER MAINS IN ADDITION TO LOW PRESSURE SEWER. ALL SEWER WILL BE CONVEYED TO A PROPOSED ON-SITE LIFT STATION IN PHASE 1. 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. LOW PRESSURE PUMP STATIONS AND THE PORTION OF FORCE MAIN LOCATED ON THE RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER.

STORM SEWER:
AFTER RECEIVING ALL NWFWMD/FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSED SWALES, INLETS, PIPING, AND STORMWATER PONDS. OUTFALL FROM THE PONDS WILL DISCHARGE TO THE SURROUNDING WETLAND AREAS OR TO KLONDIKE ROAD. THE WETLANDS AREAS REACH AN EVENTUAL OUTFALL IN THE ELEVEN MILE CREEK. ALL STORMWATER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY ESCAMBIA COUNTY.

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
8300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

COX CABLE
3405 McLEMORE DR.
PENSACOLA, FLORIDA 32514

ENERGY SERVICES GAS
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32504

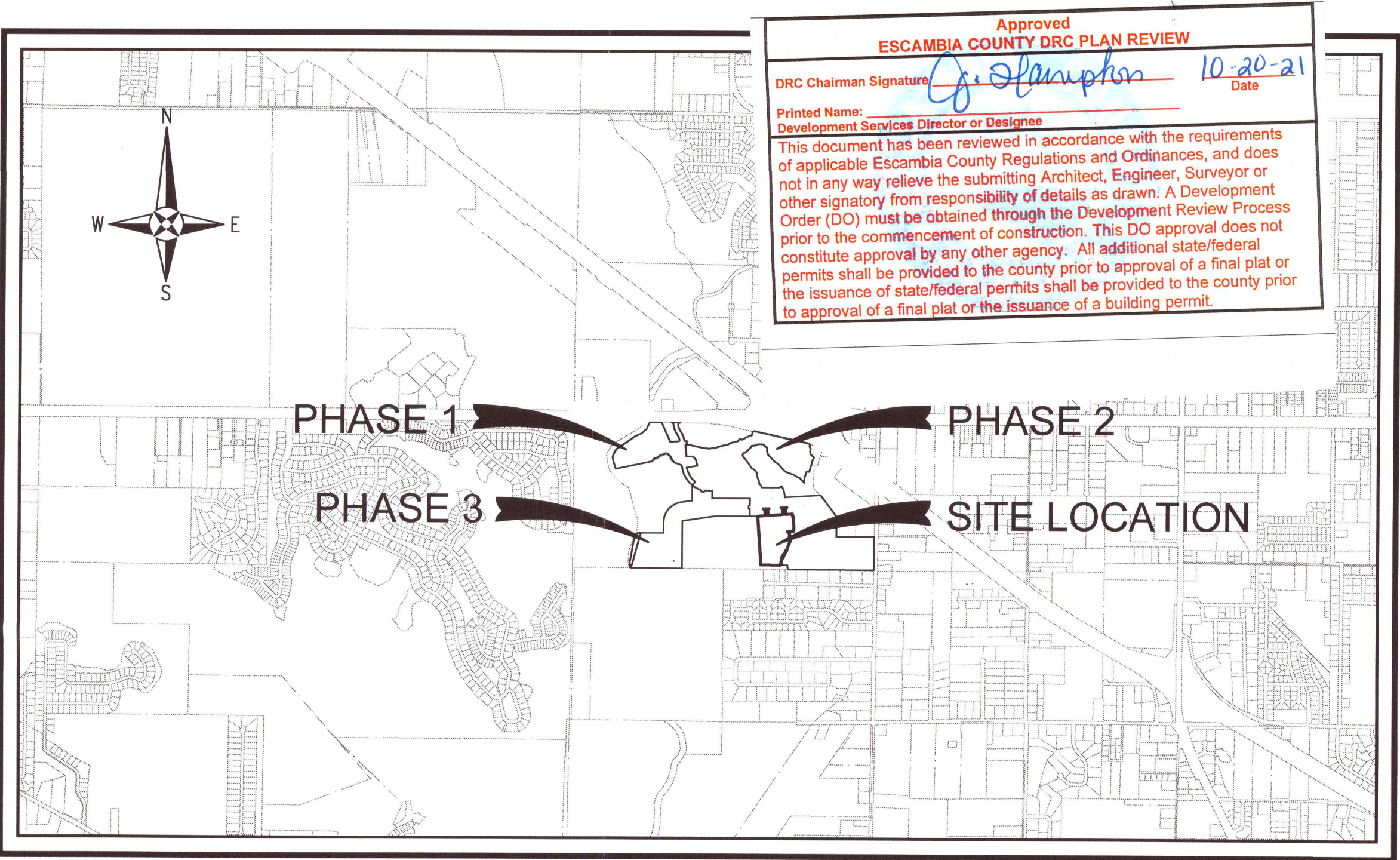
FENCE RESTRICTION NOTE:

NO FENCES OR OTHER STRUCTURES ARE ALLOWED IN PUBLIC OR PRIVATE DRAINAGE/ACCESS EASEMENTS. THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES. FENCES OR OTHER STRUCTURES IN 10' PRIVATE DRAINAGE EASEMENTS ALONG ALL LOT LINES BEING 5' ON EACH LOT LINE SHALL NOT OBSTRUCT OR IMPEDE STORMWATER FLOW.

SUBDIVISION ENTRANCE MARKER SIGN NOTE:

NO SIGN PROPOSED.

A PRELIMINARY PLAT OF FALLSCHASE AT PATHSTONE PHASE 4 A 47 LOT REPLAT OF PARCEL 1 OF FALLSCHASE AT PATHSTONE MINOR SUBDIVISION BEING A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA. October 4, 2021



VICINITY MAP

SCALE: 1" = 2000'

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.
- PROTECTED TREES MUST BE PRESERVED UNTIL CONSTRUCTION PLAN APPROVAL. UPON 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 FOR THE DWELLING.
- 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.
- THE SUBJECT PARCEL DOES NOT FALL WITHIN THE TRAVEL TIME CONTOUR OF A PROTECTED (POTABLE) WELLHEAD.

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 L.B7916

OWNER AND DEVELOPER

PATHSTONE FL 2017 LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT AL, 32627
TELEPHONE 850.777.6630

PROFESSIONAL SURVEYOR AND MAPPER

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REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
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TELEPHONE 850.438.0400

WILLIAM D. DONLEY, P.S.M.
DEWBERRY
203 ABERDEAN PARKWAY
PANAMA CITY, FL 32405
TELEPHONE 850.522.0644

CIVIL ENGINEER
JEREMY R. KING, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503
TELEPHONE 850.438.0400

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES) (2017.103 PHASE 4)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 03°16'19" WEST ALONG THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 2647.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 87°08'55" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10 FOR A DISTANCE OF 1531.84 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 02°36'38" WEST FOR A DISTANCE OF 72.08 FEET; THENCE PROCEED NORTH 87°08'42" WEST FOR A DISTANCE OF 120.84 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 87°08'42" WEST FOR A DISTANCE OF 343.30 FEET; THENCE PROCEED NORTH 01°23'02" WEST FOR A DISTANCE OF 849.91 FEET; THENCE PROCEED NORTH 88°37'30" EAST FOR A DISTANCE OF 130.27 FEET; THENCE PROCEED NORTH 01°22'30" WEST FOR A DISTANCE OF 95.95 FEET TO THE POINT OF CURVATURE ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 37.59 FEET (DELTA ANGLE = 88°09'30", CHORD = 34.15 FEET, CHORD BEARING = NORTH 44°27'15" WEST); THENCE DEPARTING SAID CURVE PROCEED SOUTH 87°32'27" EAST FOR A DISTANCE OF 46.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 970.30 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 52.11 FEET (DELTA ANGLE = 03°04'38", CHORD DISTANCE = 52.11 FEET, CHORD BEARING = SOUTH 88°03'43" EAST); TO A NON-TANGENT POINT OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.60 FEET (DELTA ANGLE = 90°46'03", CHORD DISTANCE = 35.59 FEET, CHORD BEARING = SOUTH 44°00'32" WEST) TO THE POINT OF TANGENCY; THENCE DEPARTING SAID CURVE PROCEED SOUTH 01°22'30" EAST FOR A DISTANCE OF 90.67 FEET; THENCE PROCEED NORTH 88°37'30" EAST FOR A DISTANCE OF 260.00 FEET; THENCE PROCEED NORTH 01°22'30" WEST FOR A DISTANCE OF 90.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET (DELTA ANGLE = 90°00'00", CHORD DISTANCE = 35.36 FEET, CHORD BEARING = NORTH 46°22'30" WEST); THENCE DEPARTING SAID CURVE PROCEED NORTH 88°37'30" EAST FOR A DISTANCE OF 100.00 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET (DELTA ANGLE = 90°00'00", CHORD DISTANCE = 35.36 FEET, CHORD BEARING = SOUTH 43°37'30" WEST) TO THE POINT OF TANGENCY; THENCE DEPARTING SAID CURVE PROCEED SOUTH 01°22'30" EAST FOR A DISTANCE OF 90.58 FEET; THENCE PROCEED NORTH 88°37'30" EAST FOR A DISTANCE OF 120.00 FEET; THENCE PROCEED SOUTH 01°22'30" EAST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 88°37'30" EAST FOR A DISTANCE OF 10.00 FEET; THENCE PROCEED SOUTH 01°22'30" EAST FOR A DISTANCE OF 200.00 FEET; THENCE PROCEED SOUTH 11°15'50" WEST FOR A DISTANCE OF 51.24 FEET; THENCE PROCEED SOUTH 88°37'30" WEST FOR A DISTANCE OF 108.79 FEET TO A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 15.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 15.12 FEET (DELTA ANGLE = 57°45'22", CHORD DISTANCE = 14.49 FEET, CHORD BEARING = SOUTH 30°15'11" EAST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 60.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.30 FEET (DELTA ANGLE = 81°27'29", CHORD DISTANCE = 78.30 FEET, CHORD BEARING = SOUTH 18°24'07" EAST); THENCE DEPARTING SAID CURVE PROCEED SOUTH 57°43'30" EAST FOR A DISTANCE OF 15.09 FEET; THENCE PROCEED SOUTH 03°10'25" EAST FOR A DISTANCE OF 62.80 FEET; THENCE PROCEED SOUTH 25°02'40" WEST FOR A DISTANCE OF 149.26 FEET; THENCE PROCEED SOUTH 33°58'00" WEST FOR A DISTANCE OF 172.76 FEET; THENCE PROCEED SOUTH 12°48'50" WEST FOR A DISTANCE OF 146.43 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 10.51 ACRES MORE OR LESS.

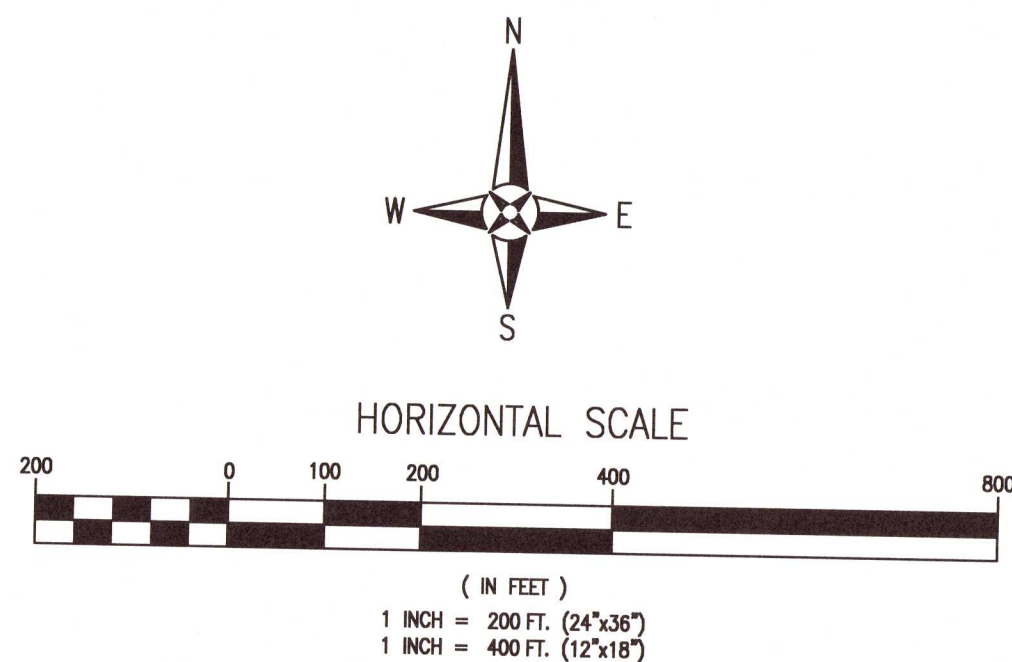
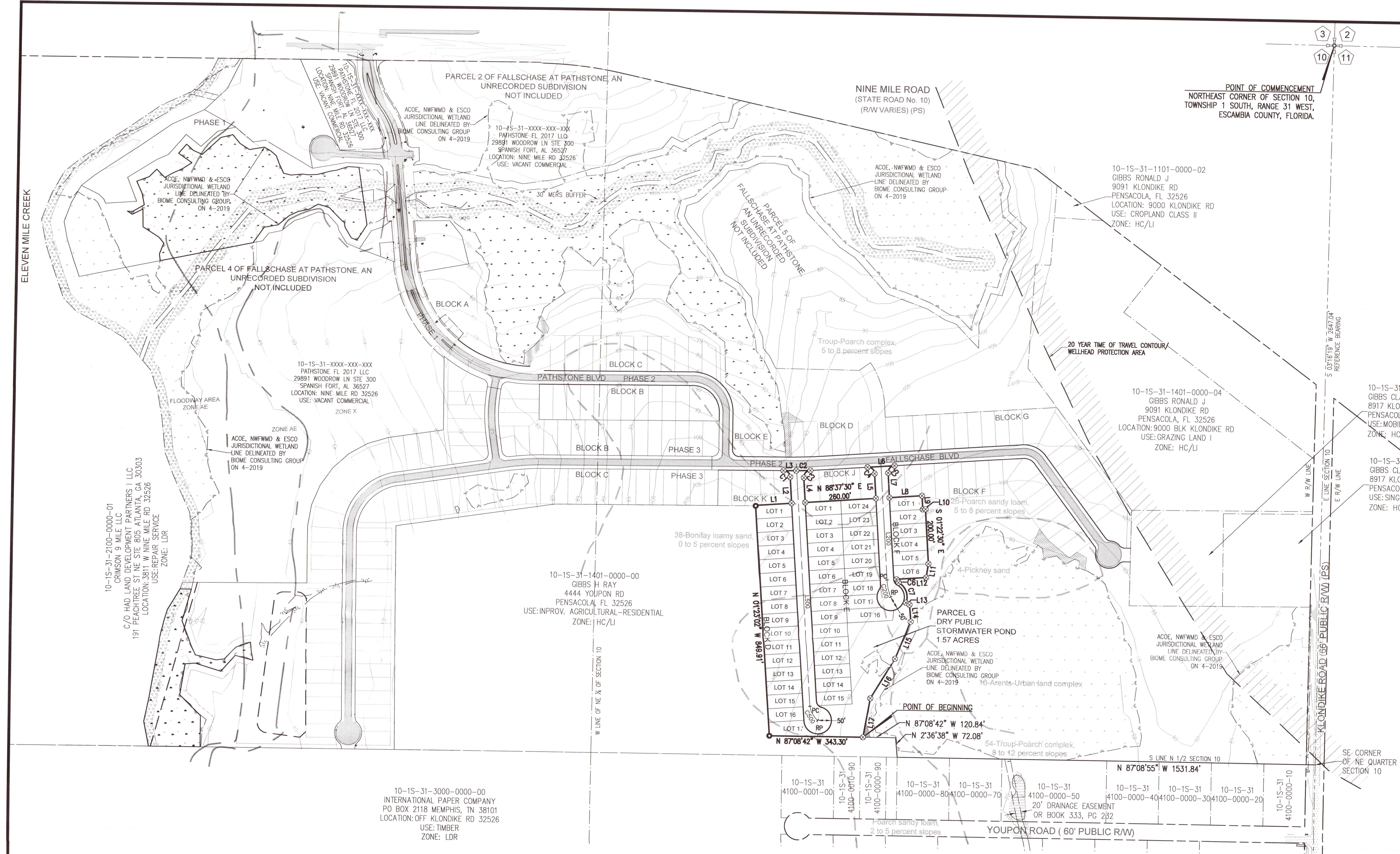
SURVEY NOTES:

- 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 03°16'19" WEST ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, 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; AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DEWBERRY/PREBLE-RISH (PROJECT NO. 50084467, DATED 09-19-2016), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-08-006V HAVING A PUBLISHED ELEVATION OF 48.21 FEET.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 12033C 0290 G; WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 48260-2455, DATED 9/09/99; SUBDIVISION PLATS OF DEVINE FARMS SUBDIVISION (P.B. 17, PAGE 58), BRISTOL CREEK PHASE 1 (P.B. 15, PAGE 54), AND ASHBURY HILLS (P.B. 14, PAGE 24); CERTIFIED CORNER RECORDS 0006148, 0008895, 0014568, 0069927, 0087822, AND 064129; DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1054-3359432, DATED SEPTEMBER 20, 2016.
- DATE OF FIELD SURVEY: AUGUST 8, 2016.

ENGINEER'S CERTIFICATE

I, JEREMY R. KING, 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 FALLSCHASE AT PATHSTONE PHASE 4.

JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER No.76144



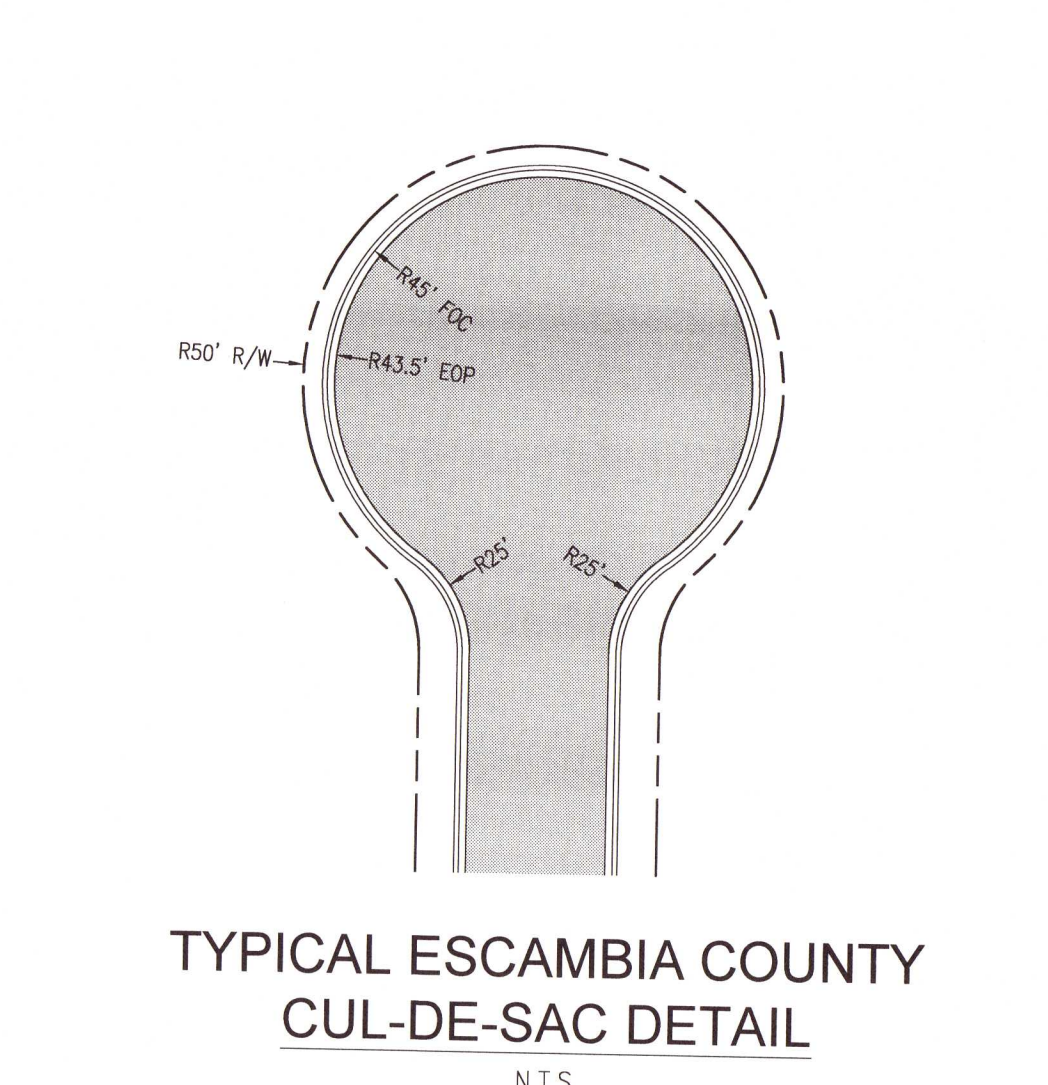
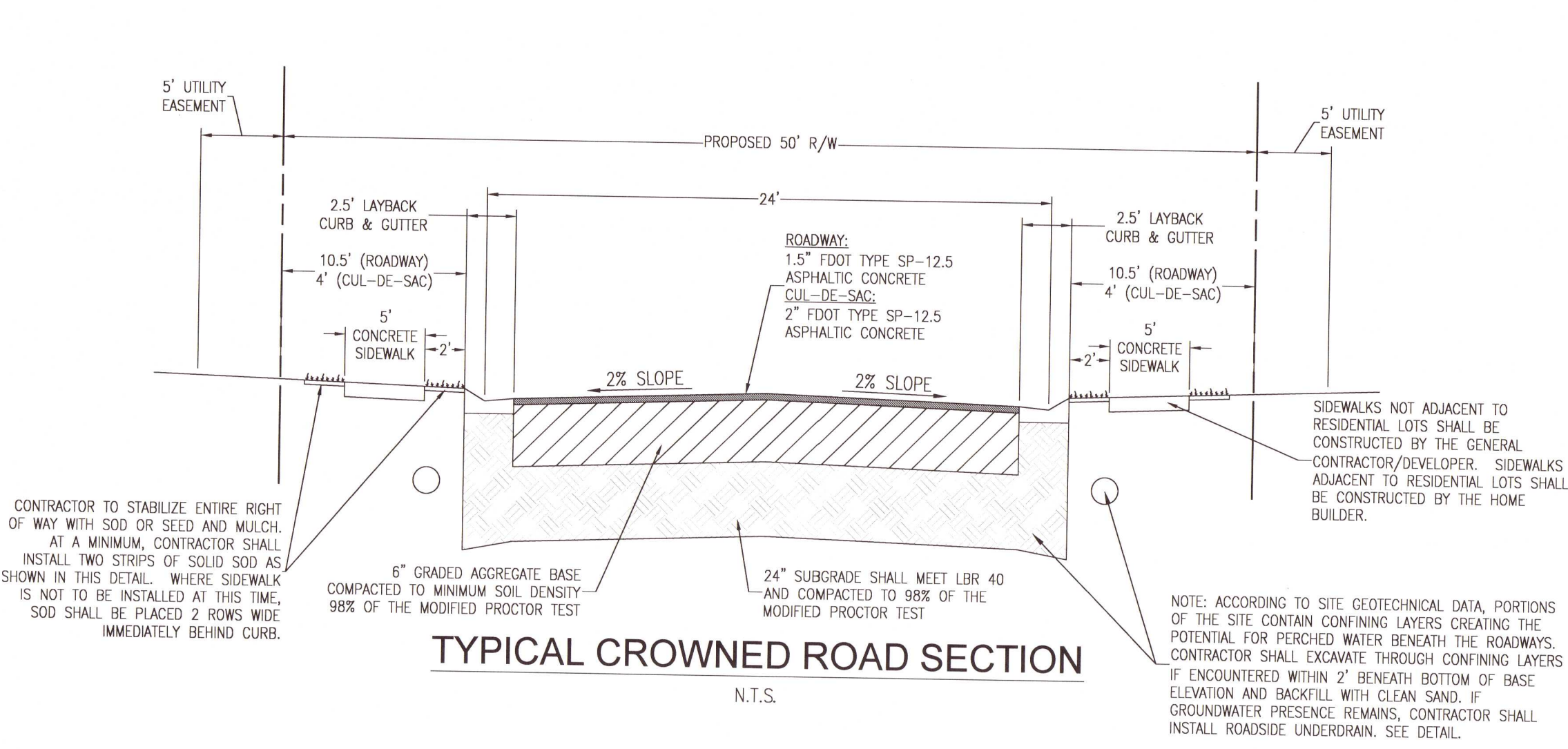
LEGEND	
	EXISTING ASPHALT PAVEMENT
	WETLAND
	EXISTING 25' WETLAND BUFFER
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	CONSERVATION EASEMENT
	ADDITIONAL WETLAND BUFFER
	30' MERS BUFFER
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	JURISDICTIONAL LINE
	EXISTING CONTOURS
	SILT FENCE
	SILT FENCE-STRAW BALES
	PROPOSED STORMWATER FLOW ARROW
	DROP INLET
	CURB INLET
	MITERED END SECTION
	JUNCTION BOX

BOUNDARY LINE TABLE		
Line #	Length	Direction
L1	130.27	N 88°37'30\"/>
L2	95.95	N 1°22'30\"/>
L3	46.70	S 87°32'27\"/>
L4	90.67	S 1°22'30\"/>
L5	90.58	N 1°22'30\"/>
L6	100.00	N 88°37'30\"/>
L7	90.58	S 1°22'30\"/>
L8	120.00	N 88°37'30\"/>
L9	50.00	S 1°22'30\"/>
L10	10.00	N 88°37'30\"/>
L11	51.24	S 11°15'50\"/>
L12	108.79	S 88°37'30\"/>
L13	15.09	S 57°43'30\"/>
L14	62.80	S 3°10'25\"/>
L15	149.26	S 25°02'40\"/>
L16	172.76	S 33°58'00\"/>
L17	146.43	S 12°48'50\"/>

BOUNDARY CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	37.59'	25.00'	86°09'30"	34.15'	N 44°27'15\"/>
C2	52.11'	970.30'	3°04'38"	52.11'	S 89°03'43\"/>
C3	39.60'	25.00'	90°46'03"	35.59'	S 44°00'32\"/>
C4	39.27'	25.00'	90°00'00"	35.36'	N 46°22'30\"/>
C5	39.27'	25.00'	90°00'00"	35.36'	S 43°37'30\"/>
C6	15.12'	15.00'	57°45'22"	14.49'	S 30°15'11\"/>
C7	85.30'	60.00'	81°27'29"	78.30'	S 18°24'07\"/>

ALIGNMENT LINE TABLE		
Line #	Length	Direction
L200	418.34	S 1°22'30\"/>
L500	860.37	S 1°22'30\"/>

ALIGNMENT CURVE TABLE					
Curve #	Radius	Length	Chord Direction	Chord	Delta
C200	208.46	61.71	S 10°43'18\"/>	61.49	16°57'40"
C500	85.36	67.04	S 23°52'30\"/>	65.33	45°00'00"



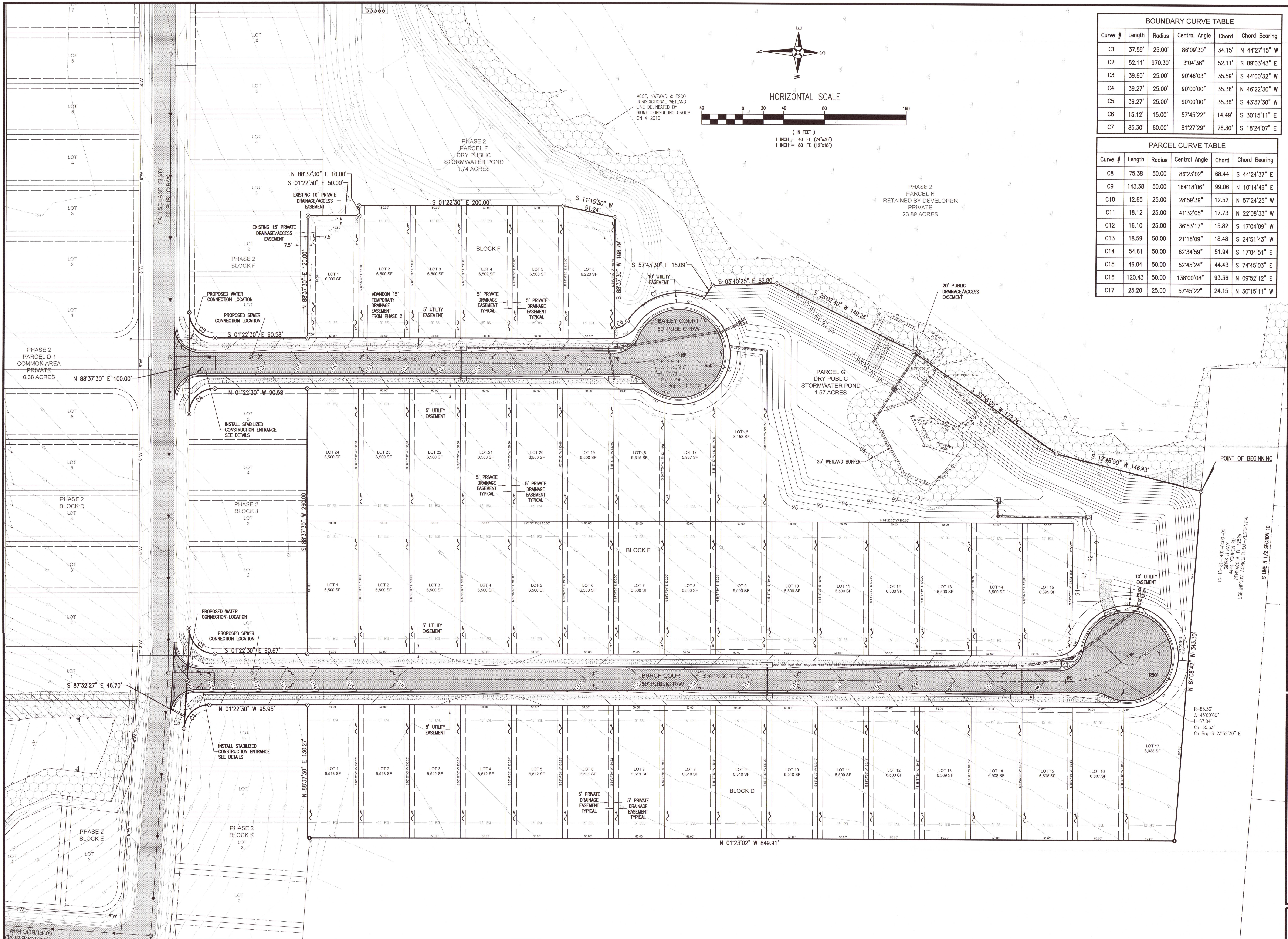
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2501 N. Ninth Avenue, Suite 300
Pensacola, FL 32503
Telephone: 850.438.0400 Fax: 850.438.0448
EE 0009857

FALLSCHASE AT PATHSTONE PHASE 4
A PRELIMINARY PLAT OF
A 47 LOT REPLAT OF PARCEL 1 OF
FALLSCHASE AT PATHSTONE MINOR SUBDIVISION
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
I, JEREMY R. KING, 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 FALLSCHASE AT PATHSTONE PHASE 4.

JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER No. 76144

SHEET 2 of 4



BOUNDARY CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	37.59'	25.00'	86°09'30"	34.15'	N 44°27'15" W
C2	52.11'	970.30'	3°04'38"	52.11'	S 89°03'43" E
C3	39.60'	25.00'	90°46'03"	35.59'	S 44°00'32" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 46°22'30" W
C5	39.27'	25.00'	90°00'00"	35.36'	S 43°37'30" W
C6	15.12'	15.00'	57°45'22"	14.49'	S 30°15'11" E
C7	85.30'	60.00'	81°27'29"	78.30'	S 18°24'07" E

PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C8	75.38	50.00	86°23'02"	68.44	S 44°24'37" E
C9	143.38	50.00	164°18'06"	99.06	N 10°14'49" E
C10	12.65	25.00	28°59'39"	12.52	N 57°24'25" W
C11	18.12	25.00	41°32'05"	17.73	N 22°08'33" W
C12	16.10	25.00	36°53'17"	15.82	S 17°04'09" W
C13	18.59	50.00	21°18'09"	18.48	S 24°51'43" W
C14	54.61	50.00	62°34'59"	51.94	S 17°04'51" E
C15	46.04	50.00	52°45'24"	44.43	S 74°45'03" E
C16	120.43	50.00	138°00'08"	93.36	N 09°52'12" E
C17	25.20	25.00	57°45'22"	24.15	N 30°15'11" W

A PRELIMINARY PLAT OF
FALLSCHASE AT PATHSTONE PHASE 4
A 47 LOT REPLAT OF PARCEL 1 OF
FALLSCHASE AT PATHSTONE MINOR SUBDIVISION
BEING A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
I, JEREMY R. KING, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRIVEWAYS, 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 FALLSCHASE AT PATHSTONE PHASE 4

JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER No. 76144

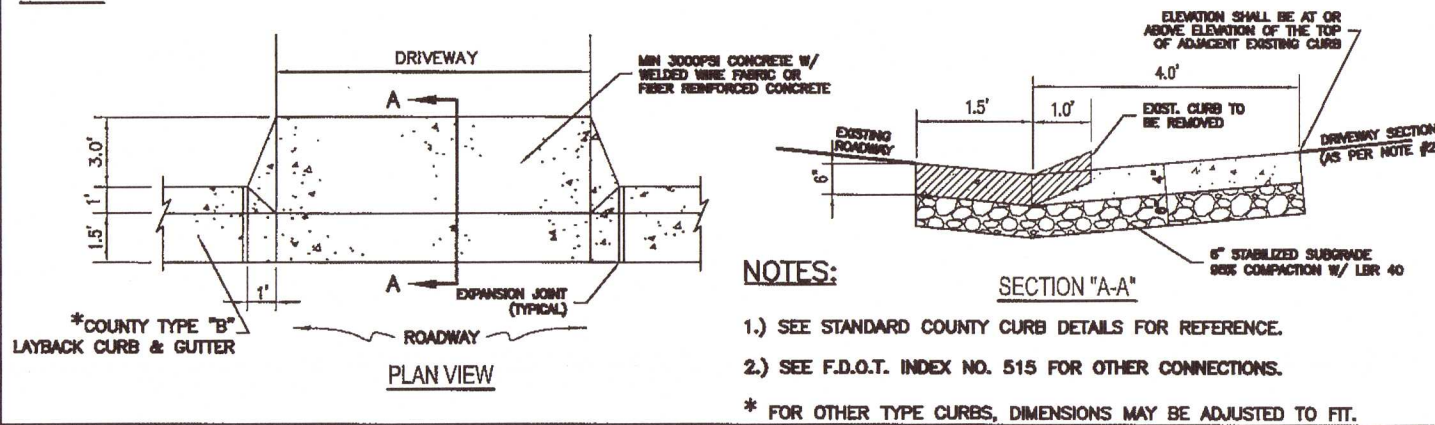
RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2307 N. Highway 90, Suite 300
Tallahassee, Florida 32308
Telephone: 850.438.4400 Fax: 850.438.0448
E: 0000957

NOTES:

- 1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
- 2) DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1" - 3" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUB GRADE - BUREAU COMPACTION (ADJUSTED PROPORTION) WITH LBR 40 BETWEEN EDGE OF ROADWAY AND R/W LINE. COMPACTION AND TESTING IF NECESSARY, THIS WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
- 3) DRIVEWAYS ABUTTING A DIRT ROAD SHALL BE MILLED ASPHALT, GRADED AGGREGATE BASE, OR WASHED CONCRETE (4" IN DEPTH) ON THE COUNTY MAINTAINED PORTION OF DRIVEWAY.
- 4) IF NECESSARY, REFER TO FOOT INDEX DETAILS AS REFERENCED BELOW.
- 5) RADIUS OR FLARE IS REQUIRED FOR TYPE II OR TYPE III CONNECTIONS. SEE DETAIL.
- 6) PARKING SPACES WITHIN COUNTY RIGHT-OF-WAY SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES.
- 7) TYPICAL DRIVEWAY SECTIONS ARE TO BE 12' WIDE MINIMUM.



TYPE I CURB CUT DRIVEWAY FOR COUNTY TYPE "B" LAYBACK CURBS.

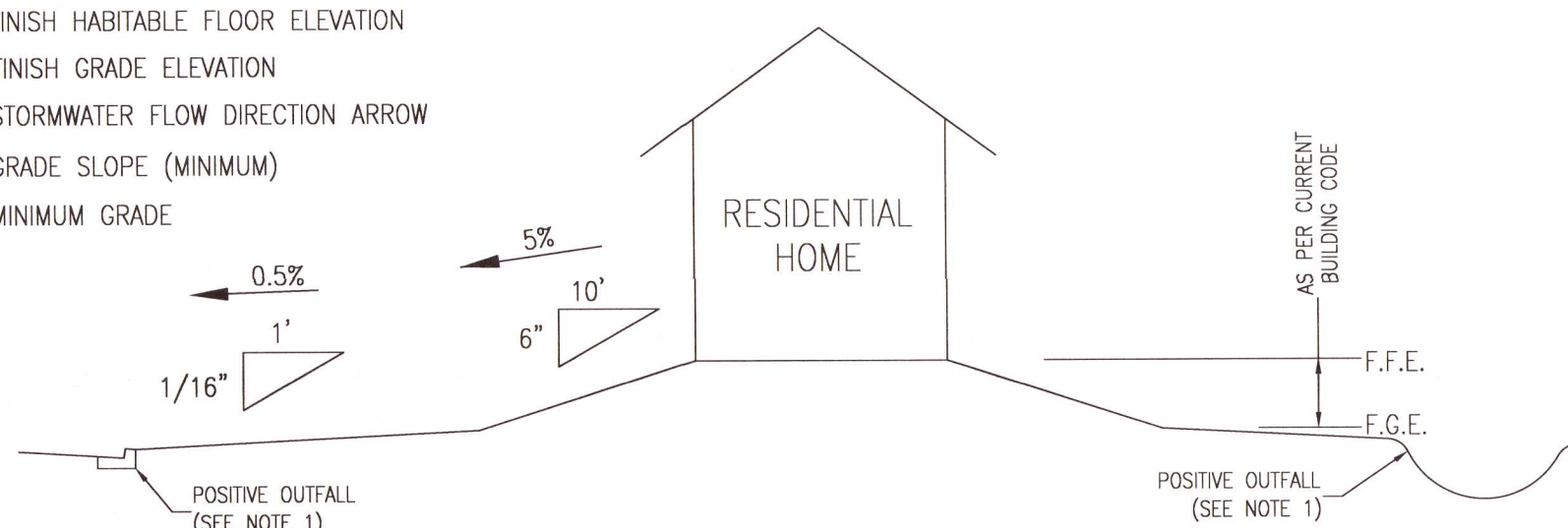


NOTES:

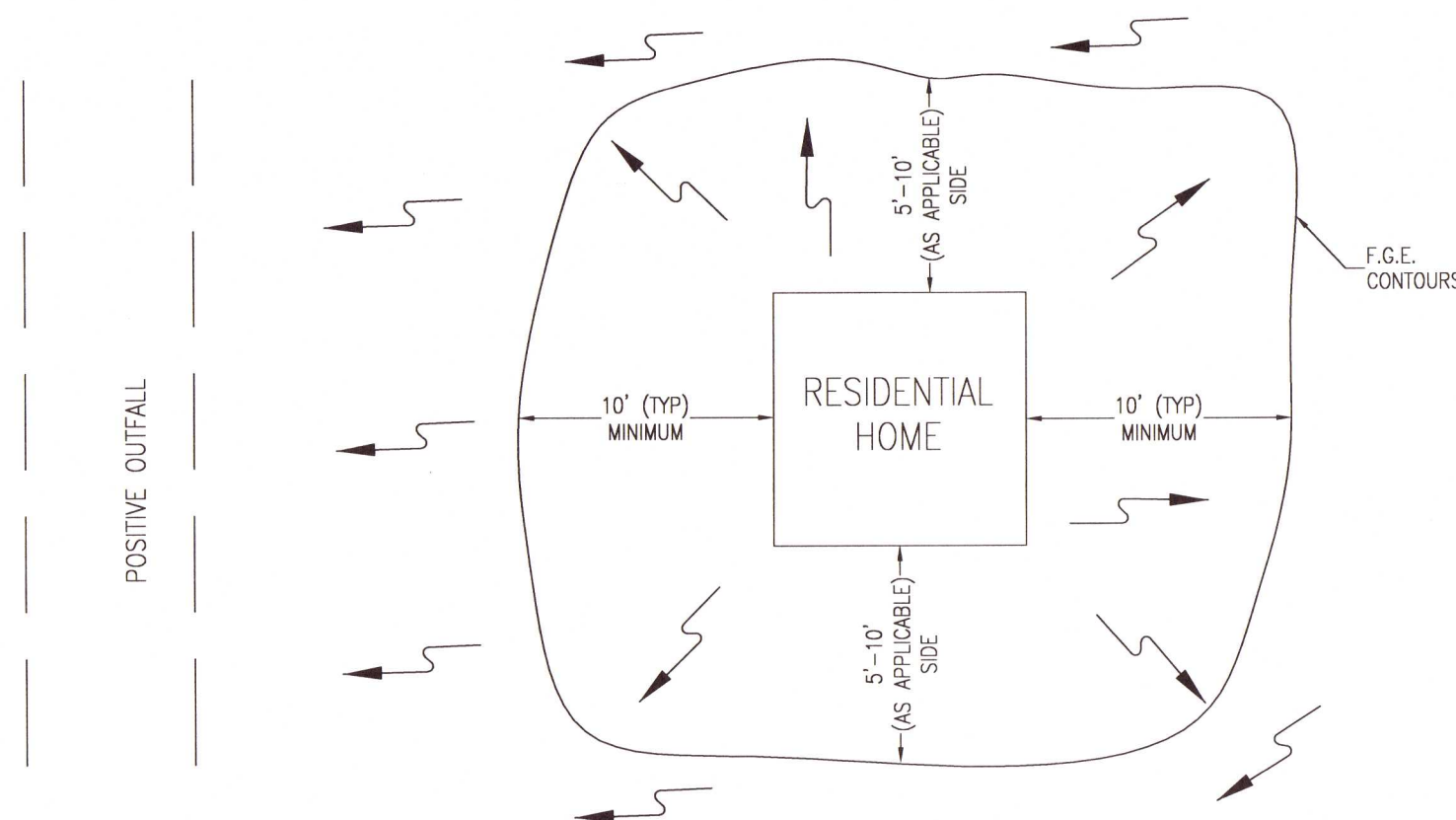
1. A POSITIVE DRAINAGE OUTFALL IS A CONVEYANCE SYSTEM (DRAINAGE EASEMENT, ROADWAY WITH A DRAINAGE SYSTEM - CURB & GUTTER, OR DITCH) WHICH CONTAINS, CONTROLS, AND TRANSMITS STORMWATER RUNOFF TO A CREEK, STREAM, RIVER, BAY, GULF, OCEAN, OR OTHER WATERS OF THE STATE, OR WATERS OF THE UNITED STATES, OR TO ANY FUNCTIONING ESCAMBIA 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 HOMEBUILDER 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. LOT CLEARING ACTIVITIES SHALL NOT PROCEED WITHOUT BUILDING PERMITS FOR THOSE LOTS EXCLUDING CLEARING REQUIRED FOR CONSTRUCTION OF CONVEYANCE SWALES OR DRAINAGE FEATURES DESIGNATED AS THE DEVELOPER'S RESPONSIBILITY.
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.
9. WETLANDS SHALL BE PROTECTED WITH FABRIC SILT FENCE AND BURIED HAYBALE SYSTEMS (DOUBLE ROWS ARE NECESSARY). EROSION CONTROL SHALL BE INSTALLED IN THE UPLANDS, ADJACENT TO THE WETLANDS.

LEGEND

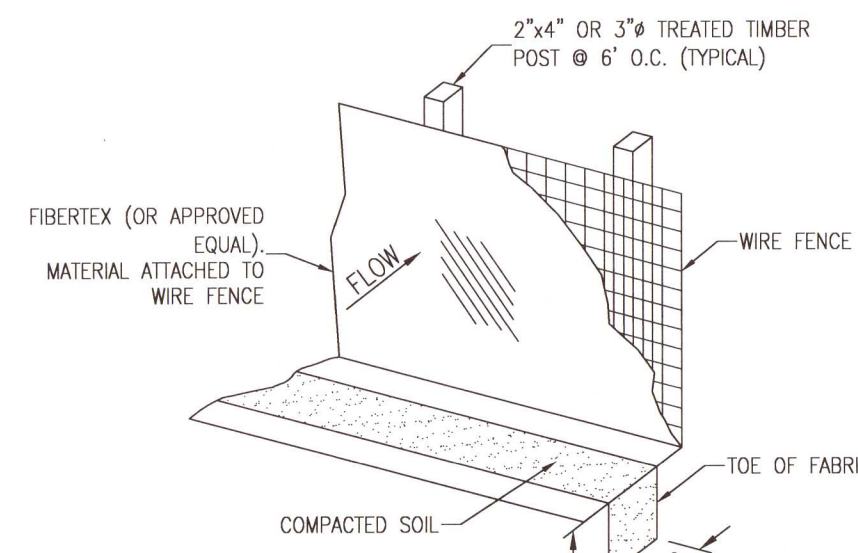
- F.F.E. - FINISH HABITABLE FLOOR ELEVATION
- F.G.E. - FINISH GRADE ELEVATION
- STORMWATER FLOW DIRECTION ARROW
- GRADE SLOPE (MINIMUM)
- MINIMUM GRADE



ELEVATION VIEW

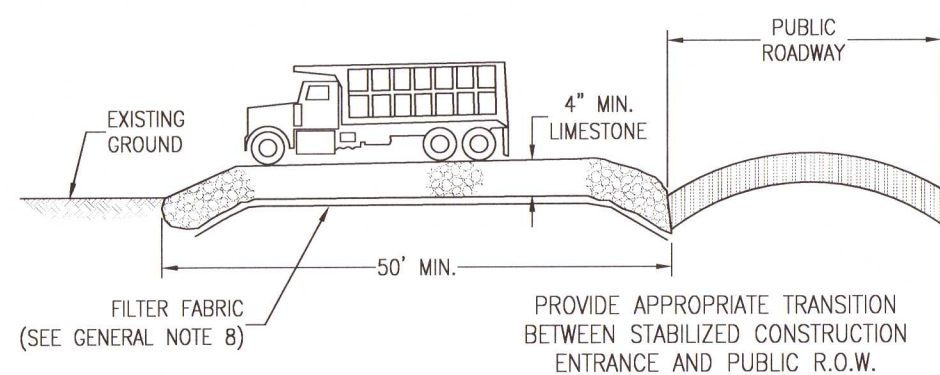


PLAN VIEW



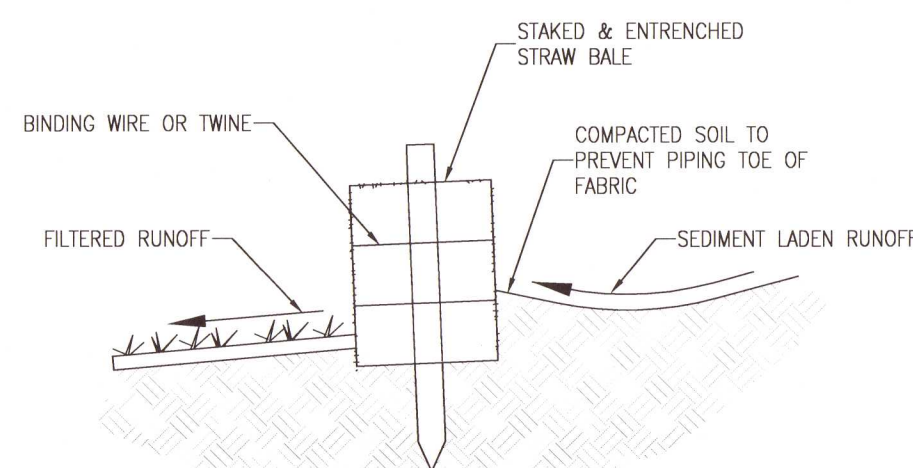
SILT FENCE DETAIL

N.T.S.



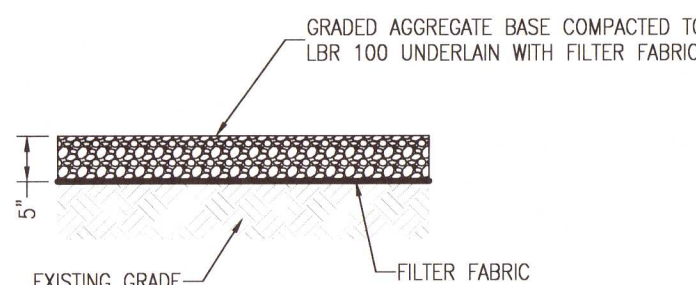
12' WIDE STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.



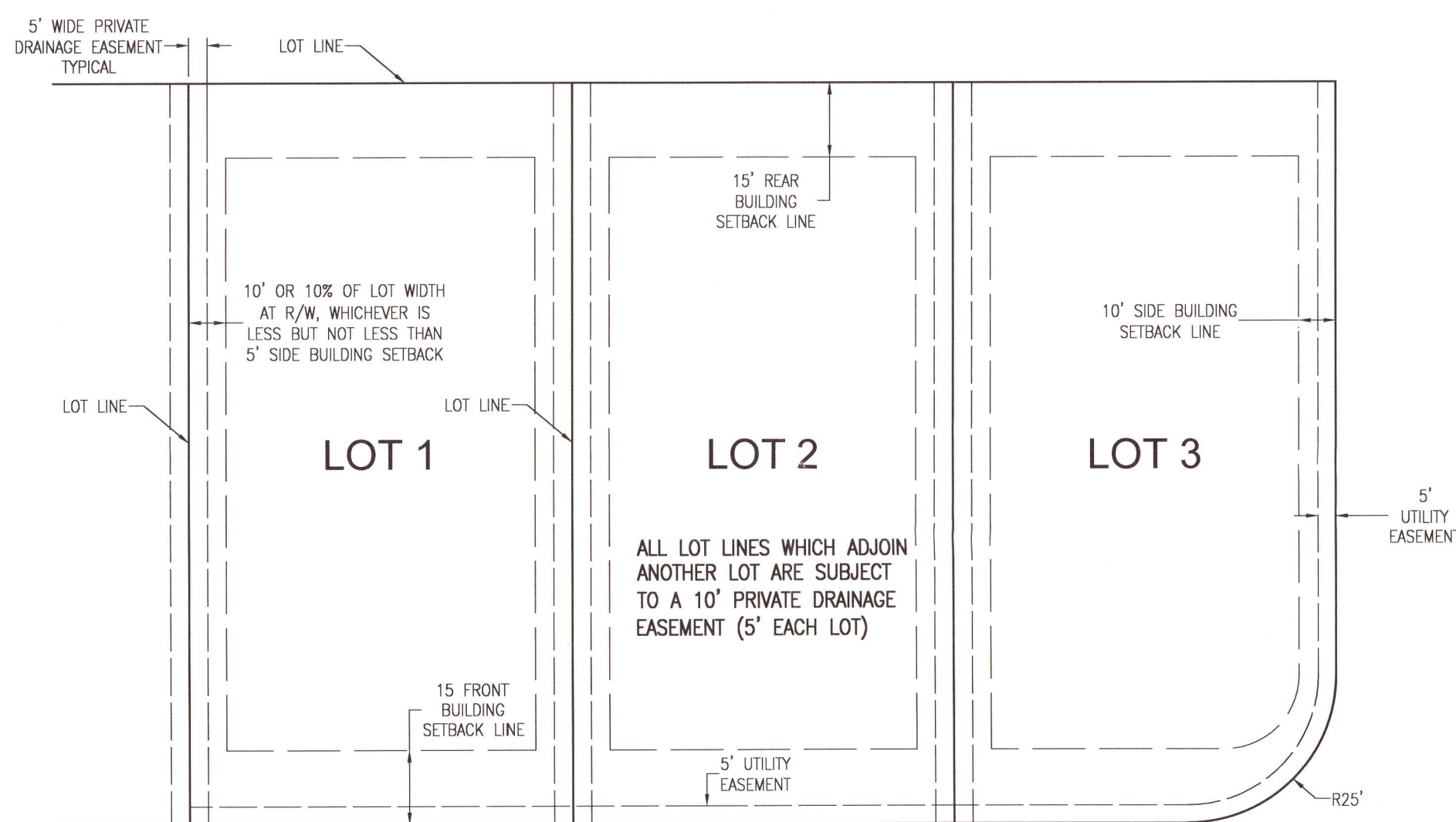
STRAW BALE DETAIL

N.T.S.



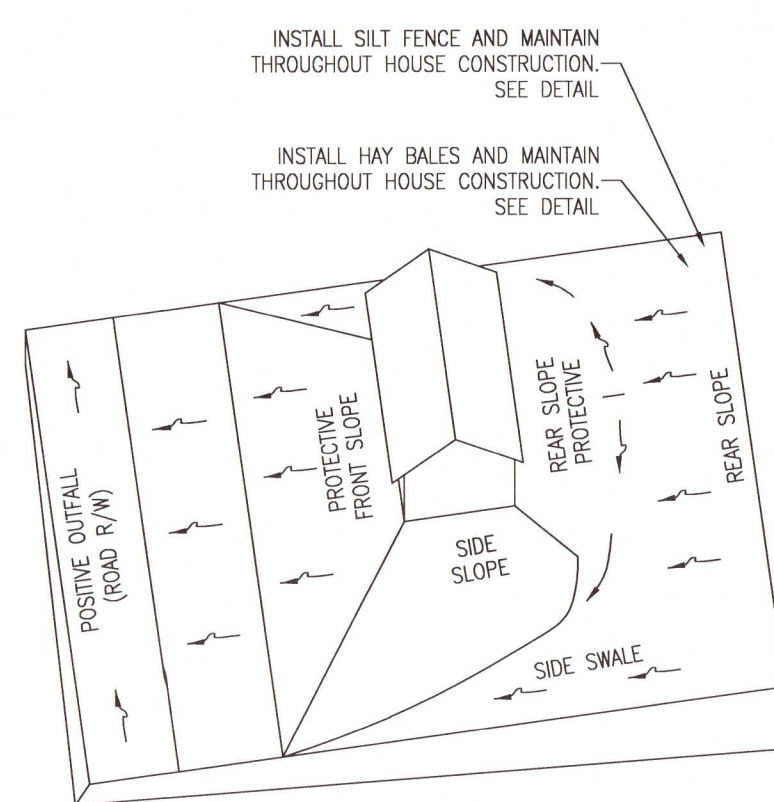
STABILIZED GRAVEL DRIVE SECTION

N.T.S.

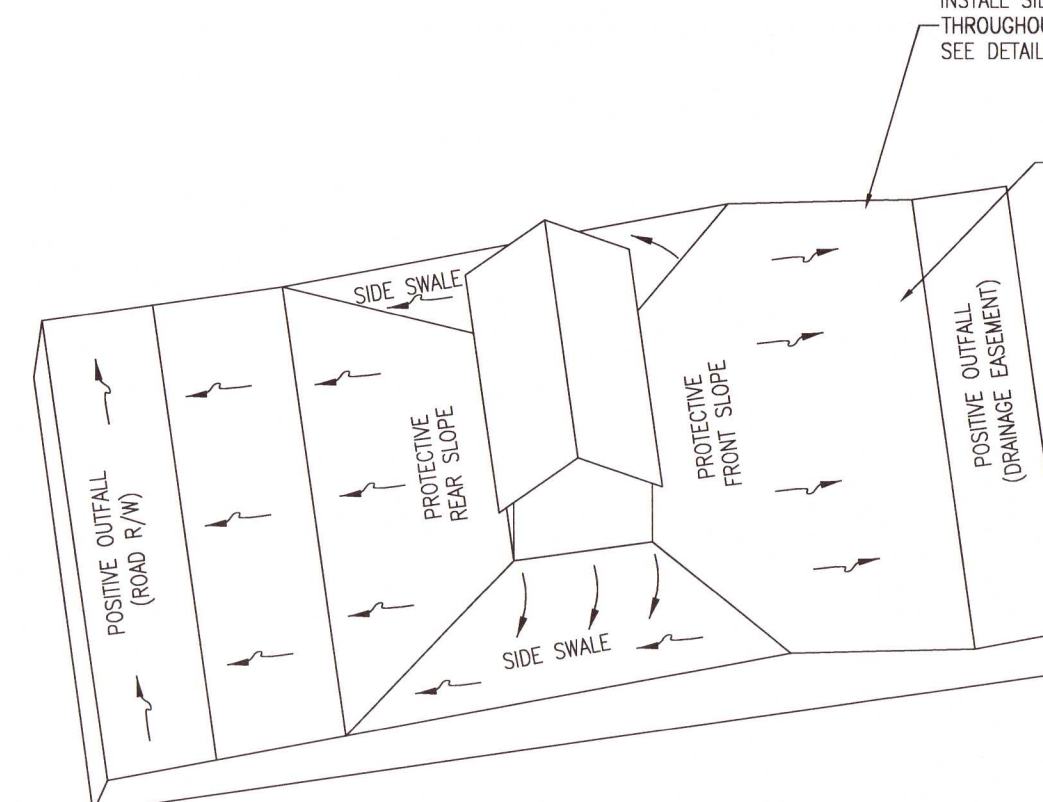


BUILDING SETBACK REQUIREMENTS:

- FRONT = 15'
- REAR = 15'
- SIDE = 10 FEET OR 10% OF LOT WIDTH AT STREET R/W WHICHEVER IS LESS BUT NOT LESS THAN 5'

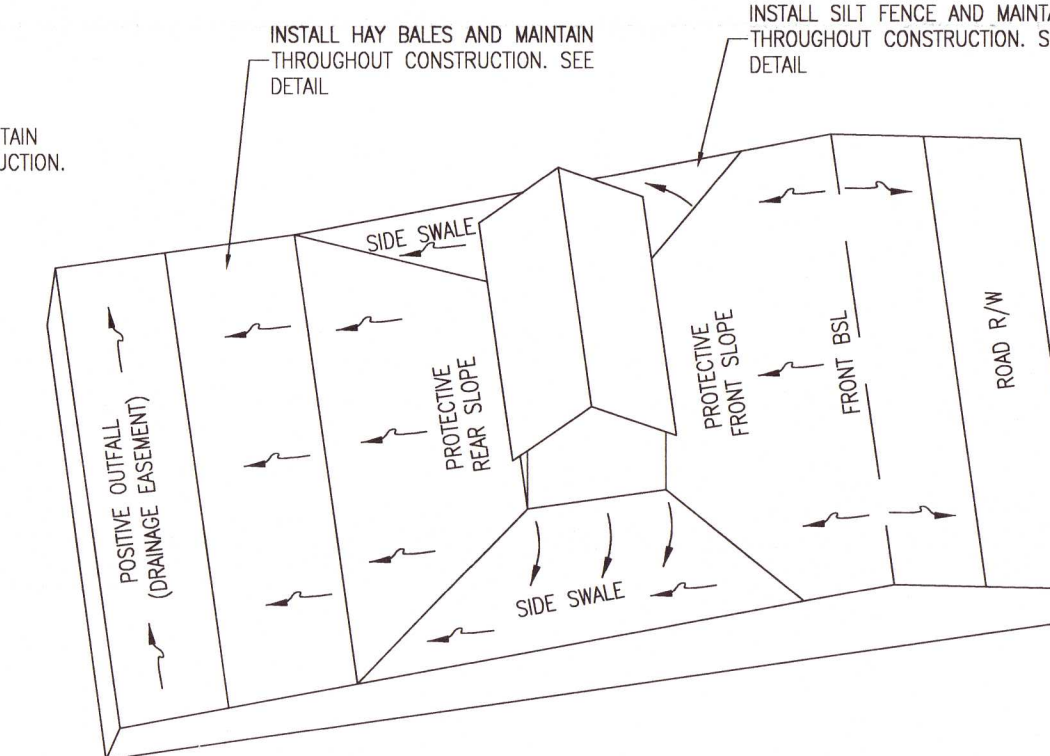


LOT GRADING TYPE 'A' ALL DRAINAGE TO STREET

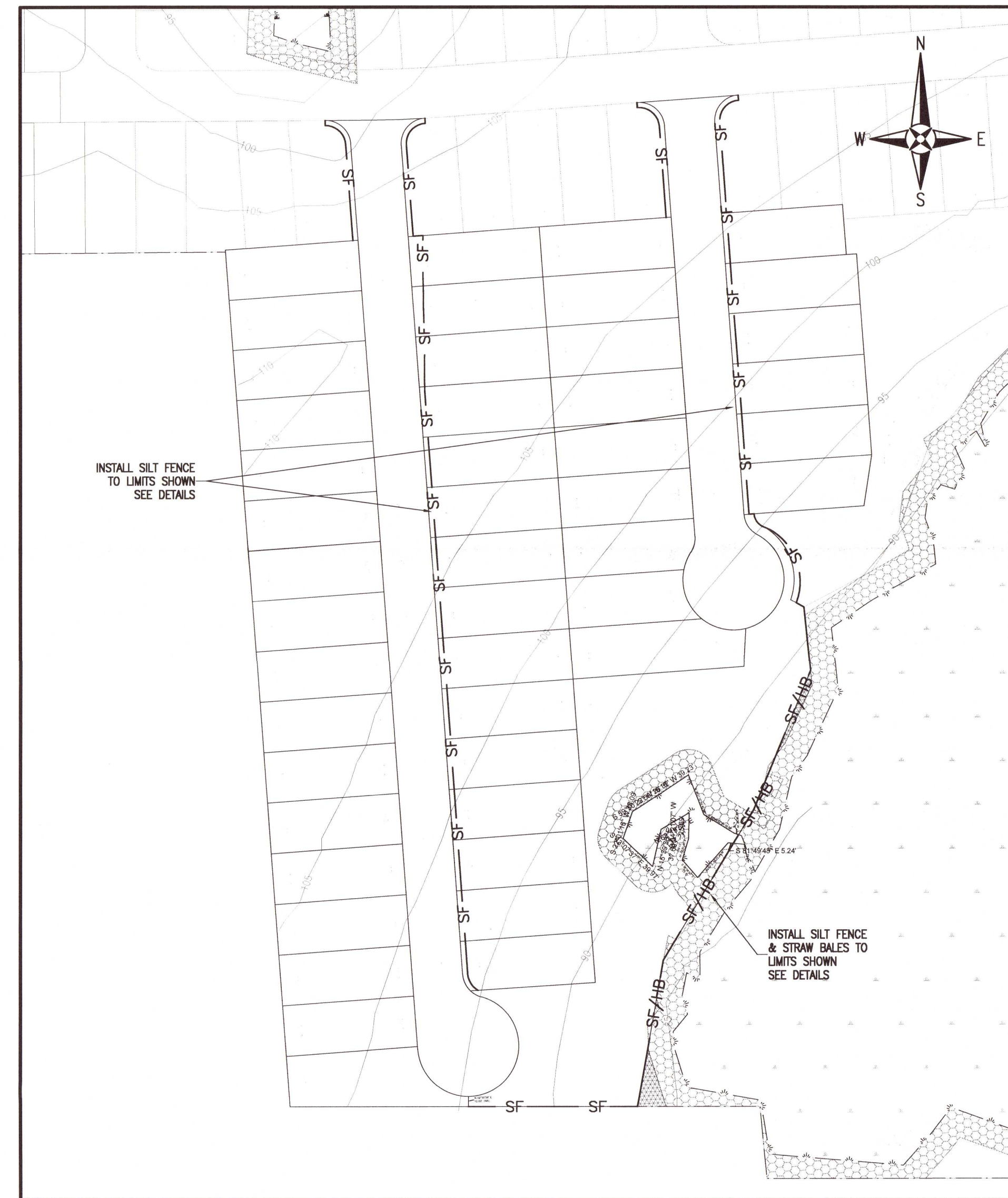


LOT GRADING TYPE 'B' DRAINAGE TO STREET & REAR LOT LINE

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



LOT GRADING TYPE 'C' REVERSE OF OF TYPICAL LOT 'A' GRADING, THE MAJORITY OF THE LOT SHALL SLOPE TO THE DRAINAGE EASEMENT AT THE REAR OF THE LOT INSTEAD OF THE STREET



EROSION CONTROL DETAIL

N.T.S.

FALLSCHASE AT PATHSTONE PHASE 4

A 47 LOT REPLAT OF PARCEL 1 OF

FALLSCHASE AT PATHSTONE MINOR SUBDIVISION

SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST

ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE

I, JEREMY R. KING, HEREBY CERTIFY THAT ALL PROPOSED CONSTRUCTION AND GRADING DETAILS SHOWN ON THIS PLAN HAVE BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN, AND THAT I AM THE ENGINEER OF RECORD FOR THE FALLSCHASE AT PATHSTONE PHASE 4.

JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER No. 76144