MASTER PLAN FOR
SANCTUARY SUBDIVISION

DEVELOPMENT IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
ZONED: HC/LI - FUTURE LAND USE: MU-S
DECEMBER 2020

UTILITY PROVIDERS

SEWER - EMERALD COAST UTILITY AUTHORITY
MR. MIKE HAMLIN
P.O. BOX 15311
PENSACOLA, FL. 32514 PH: (850) 969-3310

NATURAL GAS - ENERGY SERVICES OF PENSACOLA
MR. SHAWN HARRIS
1625 ATWOOD DRIVE
PENSACOLA, FL. 32514 PH: (850) 474-5310

TELEPHONE - AT&T FLORIDA
MR. HAL HINOTE
2221 INDUSTRIAL DRIVE
PANAMA CITY, FL. 32405 PH: (850) 913-3709

TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS
MRS. JOHNNY COX
3363 WEST PARK PLACE
PENSACOLA, FL. 32505 PH:(850) 595-3404

WATER - COTTAGE HILL WATER WORKS
16 WILLIAMS DITCH ROAD
CANTONMENT, FL. 32533 PH:(850) 968-5485

ELECTRIC - GULF POWER
MR. CHAD SWAILS
5120 DOGWOOD DRIVE
MILTON, FL. 32570 PH: (850) 429-2446

CABLE - COX CABLE
MR. TROY YOUNG
2421 EXECUTIVE PLAZA
PENSACOLA, FL. 32504 PH: (850) 857-4564

SUNSHINE STATE ONE-CALL
7200 LAKE ELLENOR DRIVE, SUITE 200
ORLANDO, FL. 32809 PH: (800) 432-4770

DEVELOPER/PROPERTY OWNER:

DR HORTON
25366 PROFIT DRIVE
DAPHNE, ALABAMA 36526

SURVEYOR:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
(251) 929-9803 - vgermain@Dewberry.com
VICTOR L. GERMAIN, PLS - FL NO. 7281

ENGINEER:

DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
(850) 929-9789 - jestes@Dewberry.com
JASON ESTES, P.E. - FL NO. 55585

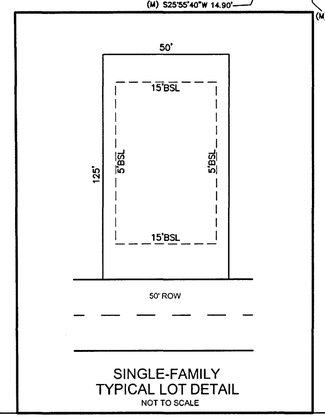
OVERALL PROJECT

GROSS PROJECT AREA:	74.91 ACRES
WETLAND AREA:	3.034 ACRES
WETLAND BUFFER AREA:	4.909 ACRES
GROSS DENSITY:	3.66 UNITS / ACRE (RESIDENTIAL)
CURRENT ZONING:	HC/LI
FUTURE LAND USE:	MU-S
TYPE OF SUBDIVISION:	SINGLE FAMILY DWELLING
NUMBER OF LOTS:	275 LOTS
DATUM:	NGVD
STREET LENGTH:	9,946 L.F
TYPE OF STREETS:	PUBLIC
R/W WIDTH:	50'
PAVEMENT WIDTH:	24'
STREET MAINTENANCE:	ESCAMBIA COUNTY, FLORIDA
STORMWATER MAINTENANCE	ESCAMBIA COUNTY, FLORIDA
MIN. LOT AREA:	6000 SQ FT
MIN. LOT WIDTH:	FOR A NEW LOT WITH A MAJORITY OF ITS FRONTAGE ALONG THE OUTSIDE OF A STREET RIGHT-OF-WAY CURVE WHOSE RADIUS IS 100 FEET OR LESS, THE MINIMUM LOT WIDTH AT THE RIGHT-OF-WAY IS 40 PERCENT OF THE RADIUS LENGTH, BUT NOT LESS THAN 20 FEET. THE MINIMUM WIDTH FOR ALL OTHER NEW LOTS IS 50 FEET AT THE RIGHT-OF-WAY.
MIN. DEPTH OF FRONT YARD:	15 FEET
MIN. DEPTH OF REAR YARD:	15 FEET
MIN. WIDTH OF EACH SIDE YARD:	10 FEET OR 10% OF THE LOT WIDTH AT THE STREET RIGHT-AWAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET.

LEGEND:

(28) = ADJACENT PROPERTY OWNER
(TV) = CABLE TELEVISION PEDESTAL
(D) = DRAINAGE MANHOLE
= FIRE HYDRANT
(T) = INGROUND TELEPHONE BOX
= SIGN
= TELEPHONE PEDESTAL
= UTILITY POLE
= UTILITY MARKER
= WATER VALVE
= WETLAND MARKER
CMF = CONCRETE MONUMENT FOUND
CRF = CAPPED REBAR FOUND
CRS = CAPPED REBAR SET (LB 8011)
IPF = IRON PIN FOUND
= NAIL AND SHINER FOUND
NSS = NAIL AND SHINER SET (LB #8011)
OEPF = OPEN END IRON PIPE FOUND
RBF = REBAR FOUND
A = ARC LENGTH
A.K.A. = ALSO KNOW AS
ALTA = AMERICAN LAND TITLE ASSOCIATION
CB = CHORD BEARING
CCR = CERTIFIED CORNER RECORD
CD = CHORD DISTANCE
D = DELTA ANGLE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
NSPS = NATION SOCIETY OF PROFESSIONAL SURVEYORS
PVC = POLYVINYL CHORIDE (PIPE)
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
(C) = CALCULATED BEARING AND DISTANCE
(P1) = RECORD MAP OR PLAT BEARING AND DISTANCE (FLORIDA DEPARTMENT OF TRANSPORTATION, MAINTENANCE MAP, PLAT BOOK 2 PAGES 1, 1A, 1B AND 1C)
(M) = MEASURED BEARING AND DISTANCE
(R) = RECORD DEED BEARING AND DISTANCE
= LANDS IN PRESCRIPTIVE EASEMENT (COUNTY MAINTENANCE)
= RECORD LANDS SOLD IN O.R.B. 4348 PAGE 569
= WETLANDS
= ASPHALT
= BREAK LINE

-G——G- = GAS LINE
—OHPL— = OVERHEAD POWER LINE
-T——T- = TELEPHONE LINE
-W——W- = WATER LINE



SINGLE-FAMILY
TYPICAL LOT DETAIL
NOT TO SCALE

LEGAL DESCRIPTION::

"THAT PART OF THE NORTH ONE-HALF LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 95-A AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE PENSACOLA-FLOMATON HARD ROAD AS DESCRIBED IN O.R. BOOK 1427, ON PAGE 221 OF THE OFFICIAL RECORDS OF SAID COUNTY AND ALSO THE NORTH 329' OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 95-A AND EAST OF THE PENSACOLA-FLOMATON HARD ROAD DESCRIBED IN O.R. BOOK 1427 ON PAGE 221, SAVE AND EXCEPT 1.8 ACRES IN THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO W.M. REID AND LILLIAN E. REID AND RECORDED IN DEED BOOK 288, PAGE 569 OF THE PUBLIC RECORDS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 87°22'02" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 2422.59 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 95A AND THE POINT OF BEGINNING: CONTINUE THENCE NORTH 87°22'02" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 276.17 FEET; THENCE RUN SOUTH 02°33'57" WEST, DEPARTING THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 295.66 FEET TO THE NORTH RIGHT-OF-WAY OF COWETA ROAD; THENCE RUN NORTH 87°06'24" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID COWETA ROAD, A DISTANCE OF 1245.00 FEET TO THE EAST RIGHT-OF-WAY OF STACEY ROAD; THENCE RUN NORTH 02°52'27" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID STACEY ROAD, A DISTANCE OF 2921.26 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE RUN SOUTH 87°32'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 225.89 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 95A; THENCE RUN SOUTH 33°43'21" EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 95A, A DISTANCE OF 1910.40 FEET; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1111.68 FEET, AN ARC DISTANCE OF 931.64 FEET, (CHORD BEARS SOUTH 09°42'51" EAST, 904.62 FEET); THENCE RUN SOUTH 14°17'39" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 99.50 FEET; THENCE RUN SOUTH 12°34'33" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 100.04 FEET; THENCE RUN SOUTH 25°55'40" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO A PRESCRIPTIVE EASEMENT OVER AND ACROSS THE NORTH MARGIN THEREOF IN USE AS WEST QUINTETTE ROAD.

TRACT CONTAINS 74.91 ACRES, MORE OR LESS, AND LIES IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA."

(DESCRIPTION COPIED FROM ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE #20004236, DATED MAY 27, 2020 AT 8:00 AM)

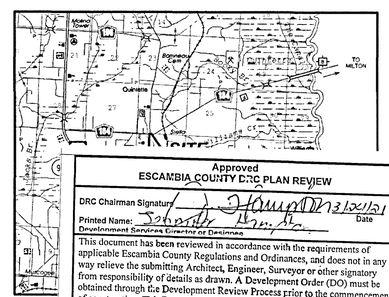
FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C0240G, COMMUNITY NUMBER 120080, PANEL NUMBER 0240, SUFFIX G, MAP REVISED DATE SEPTEMBER 29, 2006.

TYPE 'B' CURB & GUTTER FOR CURB MACHINE
NOT TO SCALE

WETLAND TABLE	
WETLAND ON SITE	3.034 AC.±
WETLAND IMPACT	0.00AC.
BUFFER AREA	1.754 AC.±
BUFFER IMPACT	0.000 AC.

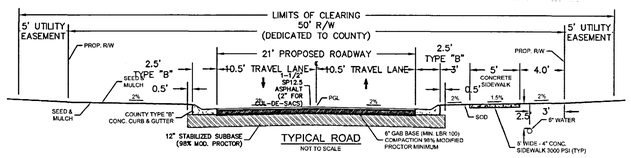
WETLAND NOTE:
ALL WETLANDS & WETLAND BUFFERS SHALL REMAIN IN THEIR NATURAL STATE AT ALL TIMES.



Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: 3/31/2021
Date
Printed Name: Johnnie Grant
Development Services Director or Designee

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.



TYPICAL ROAD
NOT TO SCALE

SITE DATA

PARCEL 35-2N-31-2101-000-000

PHASE 1

DEVELOPMENT TYPE: SINGLE FAMILY RESIDENTIAL
100 LOTS (3.07 UNITS/AC.)
SITE AREA: 32.56 ACRES
PLANNED CONSTRUCTION DATE: JAN 2021

PHASE 2

DEVELOPMENT TYPE: SINGLE FAMILY RESIDENTIAL
116 LOTS (4.74 UNITS/AC.)
SITE AREA: 24.48 ACRES
PLANNED CONSTRUCTION DATE: JUNE 2021

PHASE 3

DEVELOPMENT TYPE: SINGLE FAMILY RESIDENTIAL
59 LOTS (3.48 UNITS/AC.)
SITE AREA: 16.93 ACRES
PLANNED CONSTRUCTION DATE: JAN 2022

Dewberry
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9550

DOWNS PROPERTY
ESCAMBIA COUNTY, FLORIDA

SEAL
JASON N. ESTES
LICENSE
No 55585
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 ft.

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	JNB
APPROVED BY	JNE
CHECKED BY	CCB
DATE	AUGUST 2020

TITLE
DEVELOPMENT PLAN

PROJECT NO. 50128595

SHEET NO.
1 of 1