

SHEET INDEX

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SITE INFORMATION

PROPERTY REFERENCE No:	10-1S-31-1401-003-002
PROPERTY ADDRESS:	SOUTH SIDE WEST NINE MILE ROAD
TOTAL SITE AREA:	9.53 ACRES
TOTAL UPLAND AREA:	8.64 ACRES
ACREAGE & DENSITY:	TOTAL NUMBER OF LOTS = 5 0.52 LOTS/ACRE
ZONING DISTRICT:	COM
FUTURE LAND USE:	MU-U
PROPOSED MINIMUM LOT WIDTH:	195'
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'

MINOR SUBDIVISION PROJECT # 18113794PSD-MSD

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. ALL SEWER WILL BE CONVEYED TO AN EXISTING ON-SITE LIFT STATION IN PHASE 1.

STORM SEWER:
AFTER RECEIVING ALL NWFWD/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
9300 STURDEVANT STREET
PENSACOLA, FL 32514-0311

COX CABLE
3405 McLEMORE DR.
PENSACOLA, FLORIDA 32514

ENERGY SERVICES GAS
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32504

SITE ENVIRONMENTAL INFORMATION

OVERALL SITE AREA	9.53 ACRES
ACOE/NWFWD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	0.89 ACRES
WETLAND BUFFER	0.81 ACRES
WETLAND IMPACT (ROADWAY CROSSINGS)	0.20 ACRES
WETLAND BUFFER IMPACT	0.13 ACRES
CONSERVATION EASEMENT	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 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.

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.

CONSERVATION EASEMENT NOTE:

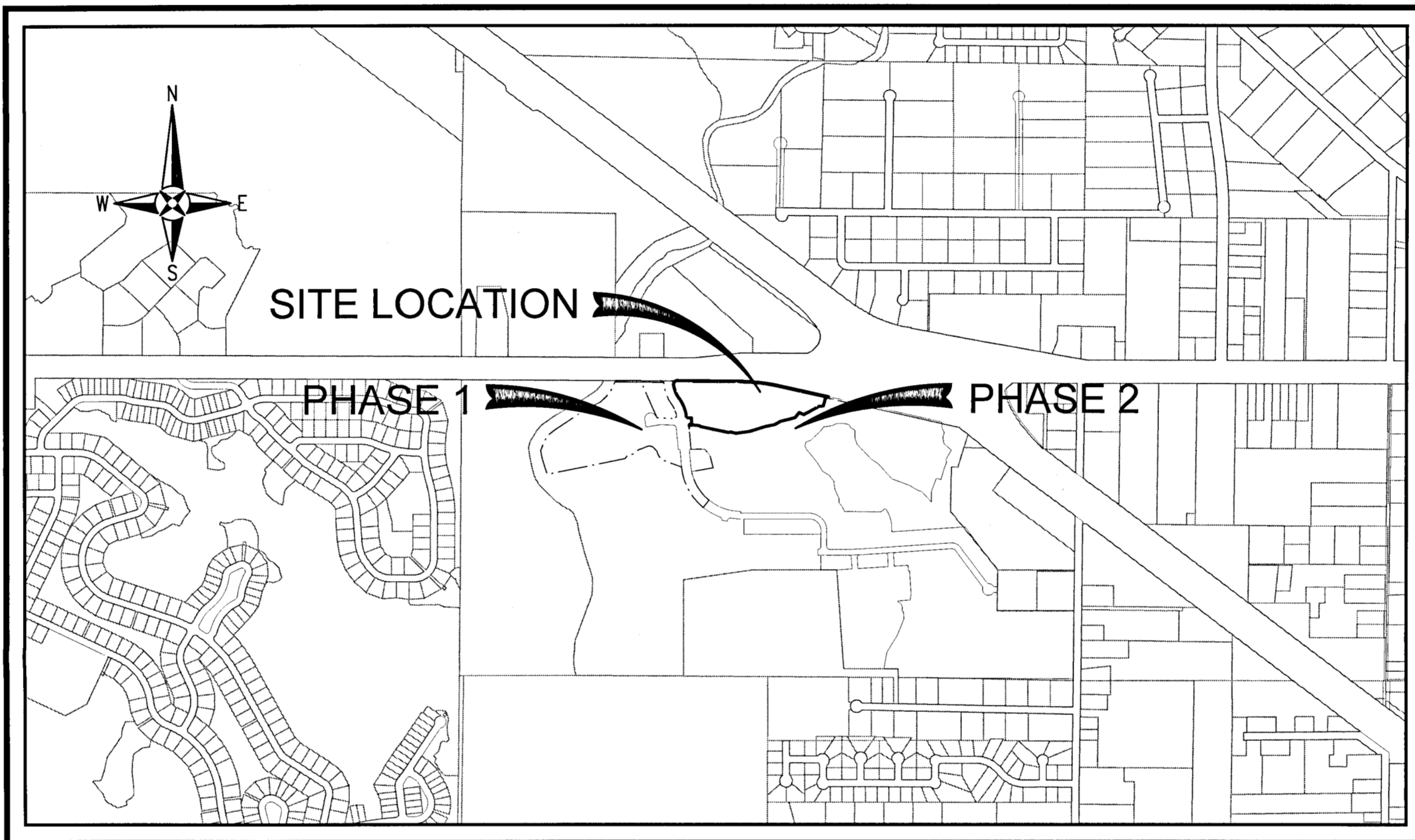
ALL NATURAL VEGETATION LOCATED WITHIN THE PRIVATE CONSERVATION EASEMENT AND REMAINING WETLANDS SHALL REMAIN UNDISTURBED. REMOVAL OF THIS VEGETATION IS PROHIBITED.

A PRELIMINARY PLAT OF FALLSCHASE AT PATHSTONE COMMERCIAL SUBDIVISION

A 5 LOT SUBDIVISION

BEING A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

October 18, 2021



VICINITY MAP

SCALE: 1" = 1000'

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.
- 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.
- CONSERVATION EASEMENTS SHALL REMAIN IN THEIR NATURAL STATE AND AS CONDITIONED WITHIN THE GUIDELINES OUTLINED WITHIN THE RECORDED EASEMENT, WETLANDS, BUFFERS AND MEANS NOT PERMITTED FOR IMPACTS OR WITHIN EASEMENTS SHALL REMAIN IN THEIR NATURAL STATE. EASEMENTS MAY BE IMPACTED IN ACCORDANCE WITH THE INTENDED USE OF THE EASEMENT.
- ANY DEVELOPMENT ON EACH COMMERCIAL LOT SUBJECT TO THIS SUBDIVISION HAS TO OBTAIN A DEVELOPMENT REVIEW COMMITTEE (DRC) PERMIT PRIOR TO CONSTRUCTION, AND IN DOING SO WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE COUNTY'S LAND DEVELOPMENT CODE WITH RESPECT TO DRAINAGE, PARKING, LANDSCAPING, TREE REMOVAL, ACCESS MANAGEMENT AND OTHER CODE REGULATIONS.

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 00009057 L87916

OWNER AND DEVELOPER

PATHSTONE FL 2017 LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT AL. 32503
TELEPHONE 850.777.6630

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS P.S.M.

REBOL-BATTLE & ASSOCIATES, LLC

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JEREMY R. KING, P.E.

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PENSACOLA, FL 32503

TELEPHONE 850.438.0400

Approved	
ESCAMBIA COUNTY DRG PLAN REVIEW	
DRC Chairman Signature	<i>[Signature]</i> 12-1-21
Printed Name:	<i>[Signature]</i> Date
Development Services Director For Decision	
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.	

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES)

BEGIN AT THE NORTHEAST CORNER OF FALLSCHASE AT PATHSTONE PHASE 1, A SUBDIVISION OF A PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, AS RECORDED IN PLAT BOOK 20, PAGES 19, 19A AND 19B OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY (R/W) LINE OF WEST NINE MILE ROAD (STATE ROAD NUMBER 10; R/W VARIES); THENCE PROCEED SOUTH 87°10'16" EAST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 552.49 FEET TO THE SOUTH R/W LINE OF INTERSTATE 10 ON RAMP; THENCE DEPARTING SAID SOUTH R/W LINE OF NINE MILE ROAD PROCEED SOUTH 06°42'56" WEST ALONG SAID SOUTH R/W LINE OF INTERSTATE 10 FOR A DISTANCE OF 2.88 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1525.92 FEET AND A DELTA ANGLE OF 10°56'44"; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED SOUTH R/W LINE FOR AN ARC DISTANCE OF 291.50 FEET (CHORD = 291.06 FEET, CHORD BEARING = SOUTH 81°00'35" EAST) TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 74°56'23" EAST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 453.24 FEET; THENCE DEPARTING SAID SOUTH R/W LINE PROCEED SOUTH 61°56'01" WEST FOR A DISTANCE OF 30.09 FEET; THENCE PROCEED SOUTH 17°01'33" WEST FOR A DISTANCE OF 85.72 FEET; THENCE PROCEED SOUTH 87°03'58" WEST FOR A DISTANCE OF 36.62 FEET; THENCE PROCEED SOUTH 63°50'59" WEST FOR A DISTANCE OF 151.68 FEET; THENCE PROCEED NORTH 69°40'58" WEST FOR A DISTANCE OF 42.89 FEET; THENCE PROCEED SOUTH 40°35'34" WEST FOR A DISTANCE OF 56.39 FEET; THENCE PROCEED SOUTH 78°25'38" WEST FOR A DISTANCE OF 128.63 FEET; THENCE PROCEED SOUTH 63°03'58" WEST FOR A DISTANCE OF 57.52 FEET; THENCE PROCEED SOUTH 81°09'02" WEST FOR A DISTANCE OF 82.68 FEET; THENCE PROCEED SOUTH 75°14'48" WEST FOR A DISTANCE OF 139.64 FEET; THENCE PROCEED SOUTH 84°30'36" WEST FOR A DISTANCE OF 119.47 FEET; THENCE PROCEED NORTH 73°09'43" WEST FOR A DISTANCE OF 42.40 FEET; THENCE PROCEED SOUTH 86°34'41" WEST FOR A DISTANCE OF 24.39 FEET; THENCE PROCEED NORTH 75°55'59" WEST FOR A DISTANCE OF 238.08 FEET; THENCE PROCEED NORTH 61°40'19" WEST FOR A DISTANCE OF 21.57 FEET; THENCE PROCEED NORTH 80°05'46" WEST FOR A DISTANCE OF 47.14 FEET; THENCE PROCEED SOUTH 85°41'14" WEST FOR A DISTANCE OF 37.77 FEET TO THE EAST LINE OF AFOREMENTIONED FALLSCHASE AT PATHSTONE PHASE 1 AND ALSO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 67°29'36" (WITH THE FOLLOWING CALLS BEING ALONG THE AFOREMENTIONED EAST LINE OF FALLSCHASE AT PATHSTONE PHASE 1); THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 29.45 FEET (CHORD = 27.78 FEET, CHORD BEARING = NORTH 56°16'18" EAST); THENCE PROCEED NORTH 07°01'06" EAST FOR A DISTANCE OF 50.00 FEET; THENCE PROCEED NORTH 89°58'54" WEST FOR A DISTANCE OF 20.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 83°14'31"; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 36.32 FEET (CHORD = 33.21 FEET, CHORD BEARING = NORTH 48°21'58" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 340.00 FEET AND A DELTA ANGLE OF 26°48'20"; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 158.07 FEET (CHORD = 157.62 FEET, CHORD BEARING = NORTH 20°08'32" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 260.00 FEET AND A DELTA ANGLE OF 27°25'13"; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 124.43 FEET (CHORD = 123.25 FEET, CHORD BEARING = NORTH 19°50'06" WEST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE BEING CONCAVE TO THE EAST SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A DELTA ANGLE OF 98°57'13"; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 80.45 FEET (CHORD = 53.21 FEET, CHORD BEARING = NORTH 43°21'07" EAST) 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 9.53 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 REFERENCE BEARING OF SOUTH 87°10'16" EAST ALONG THE SOUTH R/W LINE OF WEST NINE MILE ROAD, 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 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 (NAVOD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-08-CORV 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 68), BRISTOL CREEK PHASE 1 (P.B. 15, PAGE 54), AND ASHBURY HILLS (P.B. 14, PAGE 24); FALLS CHASE AT PATHSTONE PHASE (P.B. 20, PAGE 19); CERTIFIED CORNER RECORDS 0006148, 0008895, 0014568, 006927, 008762, AND 004129; 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 1054-3358432, DATED SEPTEMBER 20, 2016; AND A PROPERTY INFORMATION REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 9915067, DATED 10/07/2021.
- DATE OF FIELD SURVEY: AUGUST 8, 2016.

ENGINEER'S CERTIFICATE

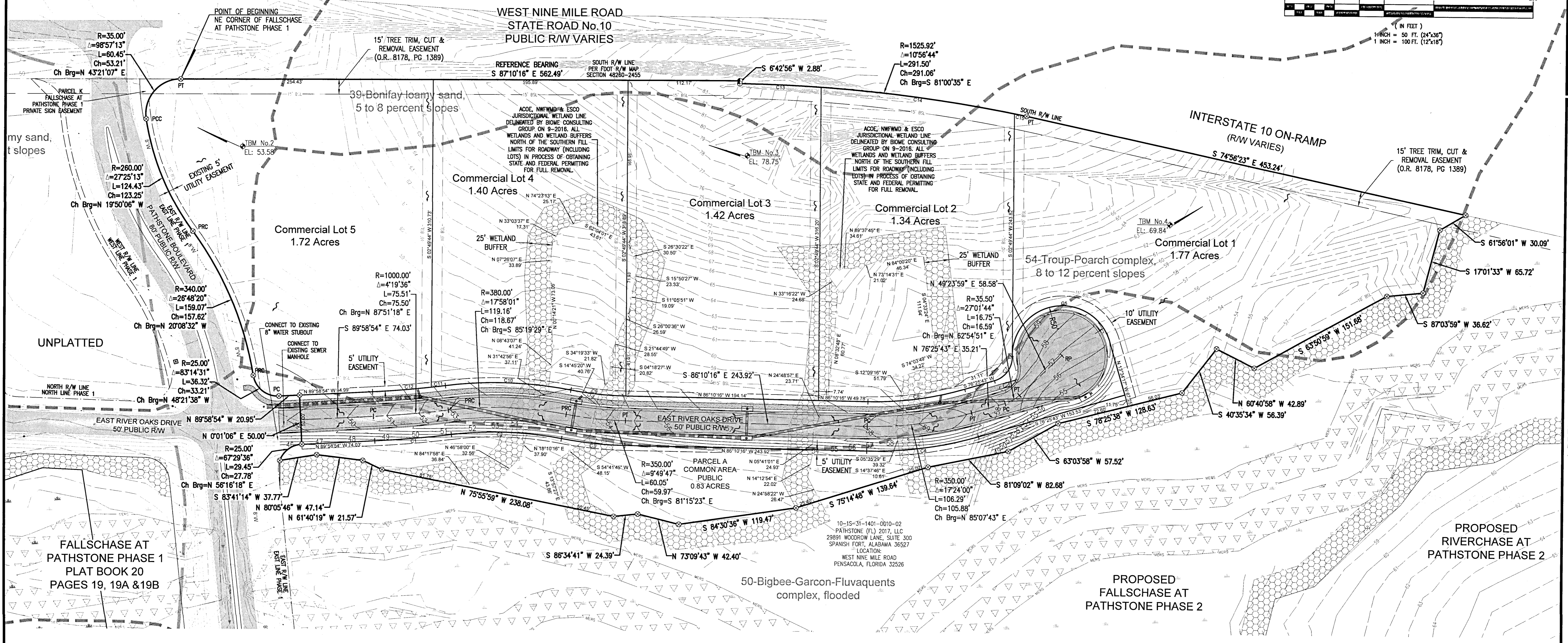
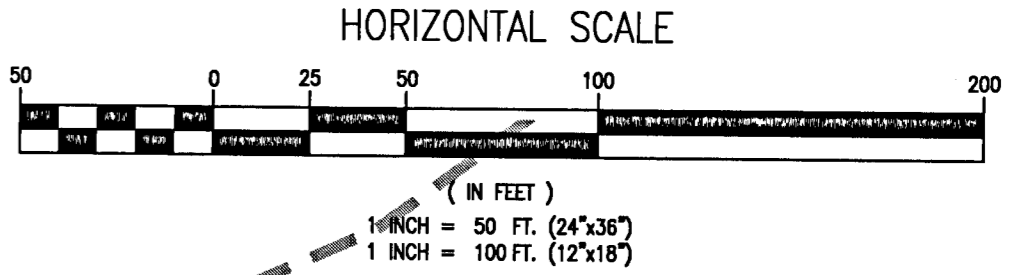
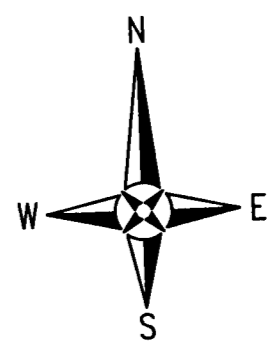
I, JEREMY R. KING, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE FALLSCHASE AT PATHSTONE COMMERCIAL SUBDIVISION.

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

SHEET 1 OF 3

A PRELIMINARY PLAT OF
FALLSCHASE AT PATHSTONE
COMMERCIAL SUBDIVISION
A 5 LOT 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, 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 COMMERCIAL SUBDIVISION, NO. 76144.
JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER NO. 76144



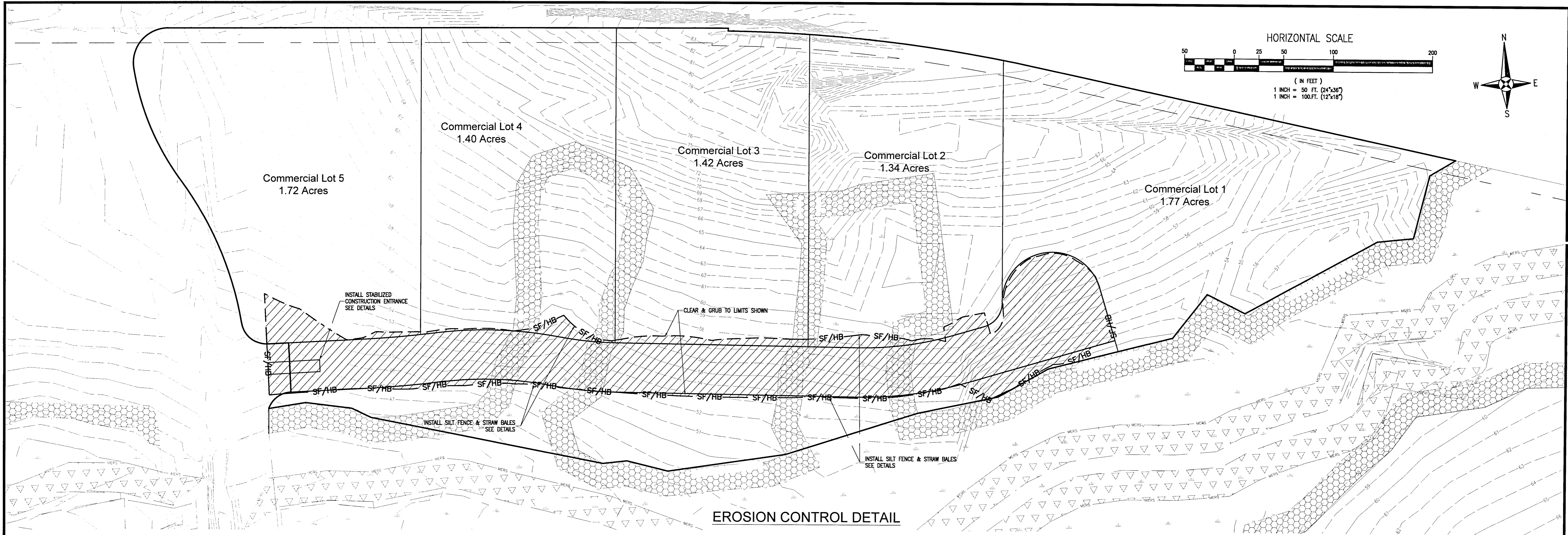
PARCEL CURVE TABLE					
Curve #	Radius	Delta Angle	Length	Chord	Chord Bearing
C1	1025.00	4°19'36"	77.40	77.38	S 87°51'18" W
C2	355.00	17°58'01"	111.32	110.87	N 85°19'29" W
C3	375.00	9°49'47"	64.34	64.26	N 81°15'23" W
C4	375.00	17°24'00"	113.88	113.45	S 85°07'43" W
C5	50.00	16°33'00"	142.77	98.98	S 84°37'43" W
C6	50.00	1°19'48"	1.16	1.16	S 02°09'50" W
C7	25.00	74°55'48"	32.69	30.41	S 38°57'50" W
C8	325.00	17°24'00"	98.70	98.32	S 85°07'43" W
C9	325.00	9°49'47"	55.76	55.69	N 81°15'23" W
C10	405.00	17°58'01"	127.00	126.48	N 85°19'29" W
C11	975.00	0°50'00"	14.18	14.18	N 86°06'30" E
C12	975.00	3°29'36"	59.45	59.44	S 88°16'18" W
C13	1525.92	3°05'12"	82.21	82.20	S 84°56'21" E
C14	1525.92	7°23'20"	196.78	196.64	S 79°42'04" E
C15	1525.92	0°28'12"	12.52	12.52	S 75°46'19" E

POINT CHART			
POINT #	DESCRIPTION	NORTHING	EASTING
TBM NO.2	NAIL AND DISK SET	569131.7534	1074186.1723
TBM NO.3	NAIL AND DISK SET	569089.9764	1074699.3937
TBM NO.4	NAIL AND DISK SET	569007.1169	1075193.4876

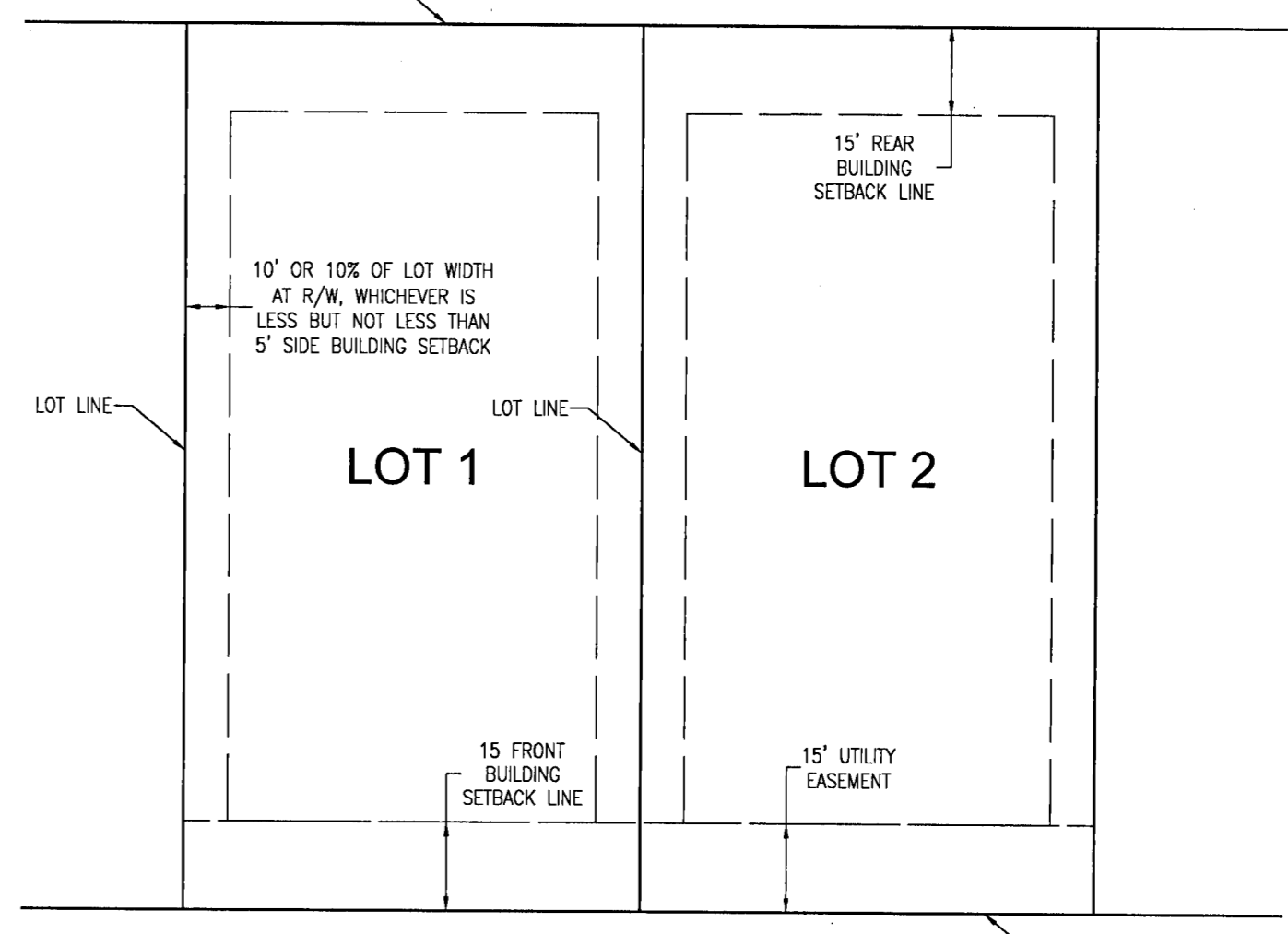
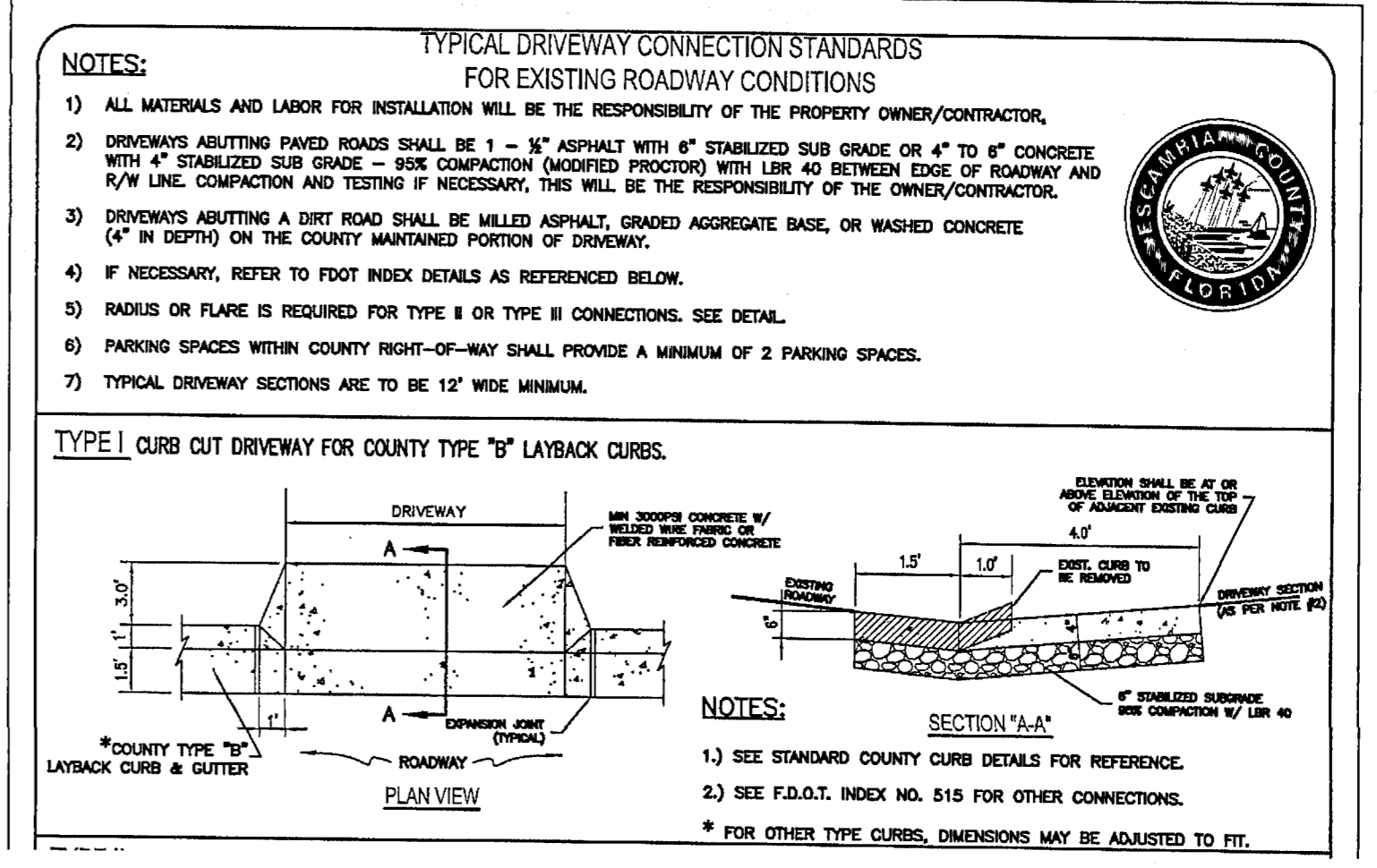
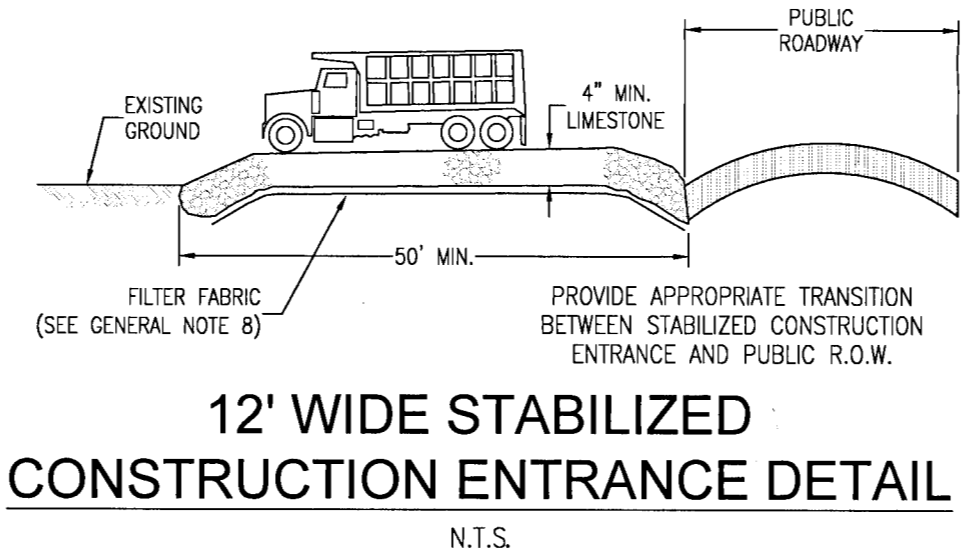
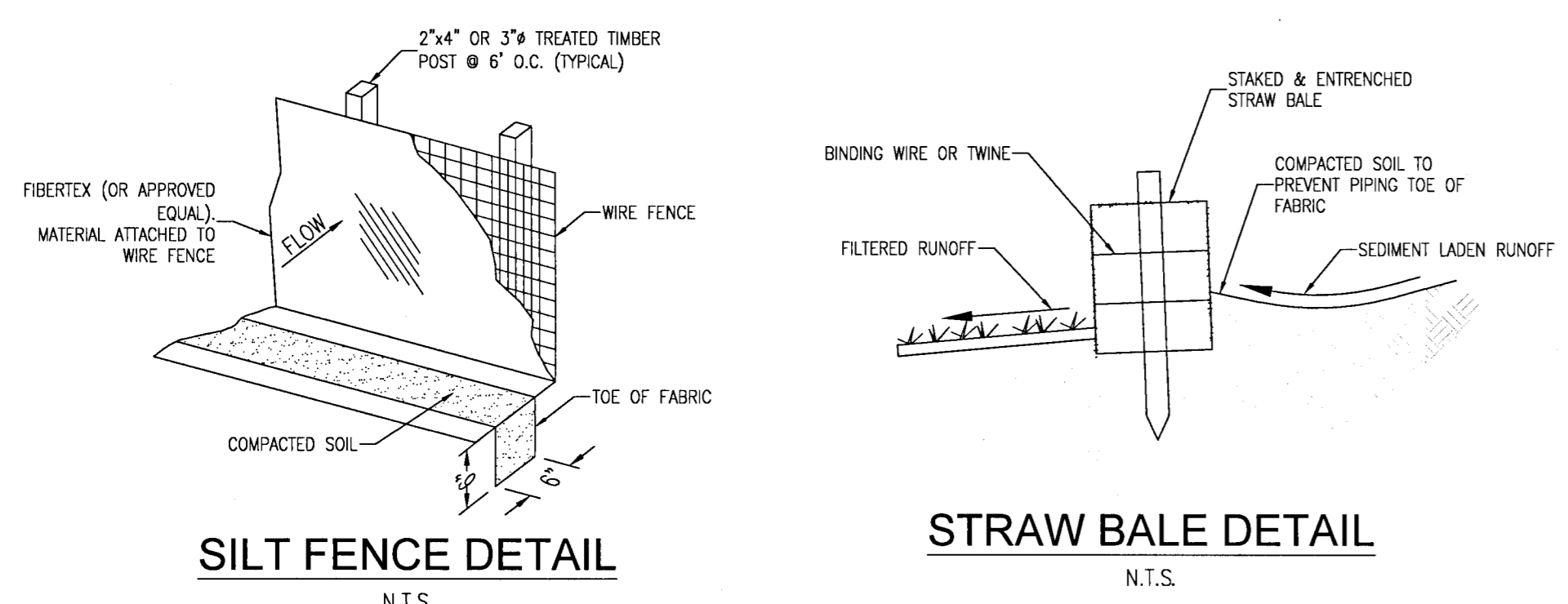
LEGEND

	EXISTING ASPHALT PAVEMENT		CURB INLET
	WETLAND		JUNCTION BOX
	EXISTING 25' WETLAND BUFFER		FLOW ARROW
	PROPOSED ASPHALT		SET 1/2" CAPPED IRON ROD NO.7916
	PROPOSED CONCRETE		FOUND 1/2" CAPPED IRON ROD NO.7312
	30' MERS BUFFER		FOUND 1/2" IRON ROD (UNNUMBERED)
	LIMITS OF CLEARING		ARMY CORPS OF ENGINEERS
	BOUNDARY LINE		BUILDING SETBACK LINE
	RIGHT-OF-WAY LINE		EDGE OF PAVEMENT
	LOT LINE		ESCAMBIA COUNTY
	JURISDICTIONAL LINE		FACE OF CURB
	EXISTING CONTOURS		NUMBER
	SILT FENCE		NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	SILT FENCE-STRAW BALES		POINT OF CURVATURE

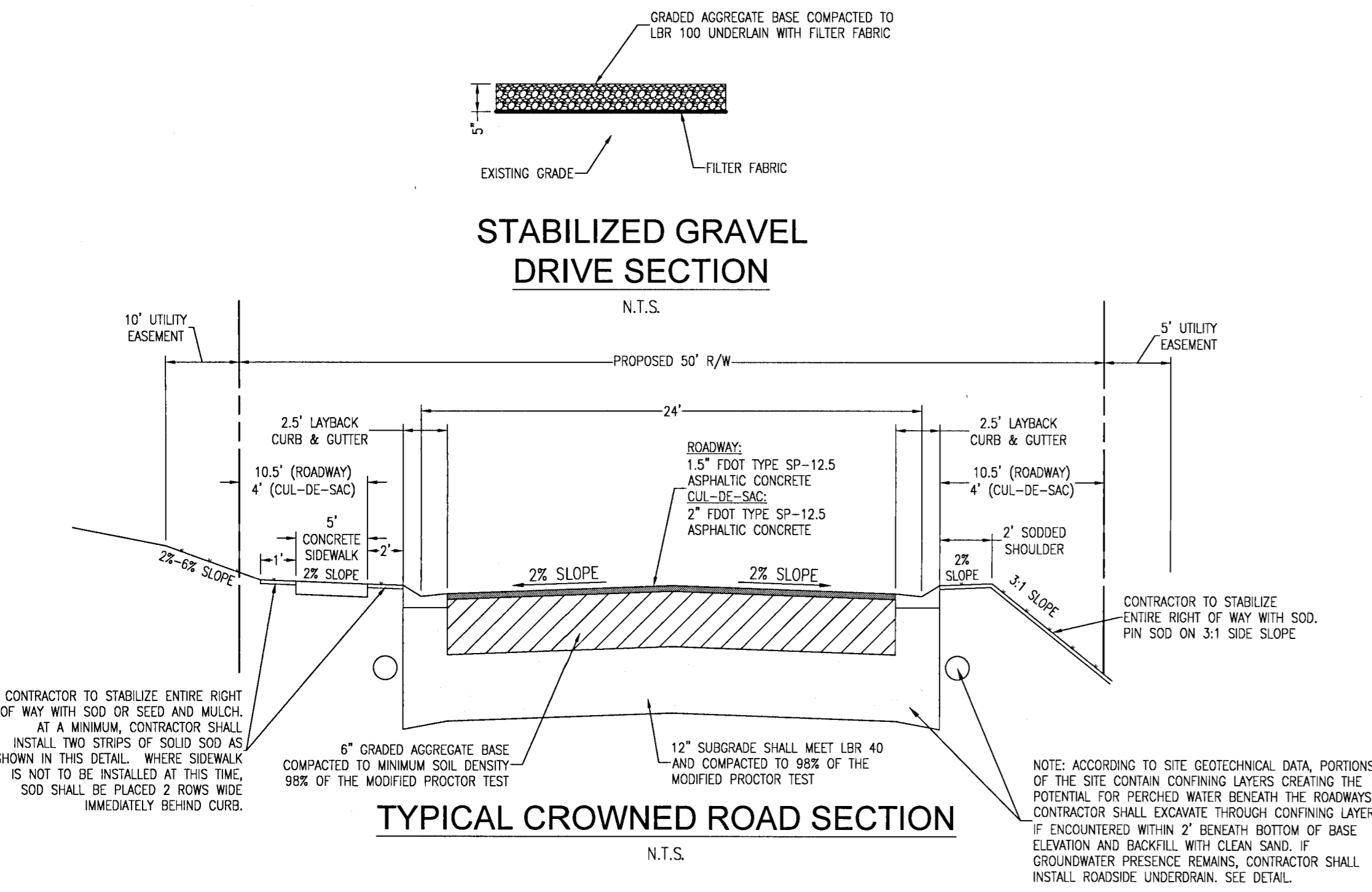
PC POINT OF CURVATURE
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVE
RP RADIUS POINT
R/W RIGHT-OF-WAY
C2 CURVE NUMBER (SEE CURVE TABLE)



EROSION CONTROL DETAIL



TYPICAL ESCAMBIA COUNTY CUL-DE-SAC DETAIL



TYPICAL CROWNED ROAD SECTION

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

A PRELIMINARY PLAN OF
**FALLSCHASE AT PATHSTONE
COMMERCIAL SUBDIVISION**
A 5 LOT SUBDIVISION
BEING A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
ES 00002657

ENGINEER'S CERTIFICATE
I, JEREMY R. KING, HEREBY CERTIFY THAT ALL PROPOSED LOT LINES, DRIVEWAYS, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, AND THAT I AM THE ENGINEER OF RECORD FOR THE FALLSCHASE AT PATHSTONE COMMERCIAL SUBDIVISION.
JEREMY R. KING, P.E.
PROFESSIONAL ENGINEER No. 76144