

PRELIMINARY PLAT OF
SANCTUARY
 (PHASE 3)

A 53 LOT SUBDIVISION OF A PORTION OF
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,
 ESCAMBIA COUNTY, FLORIDA
 ZONED: HC/LI - FUTURE LAND USE: MU-S
 PROPERTY REFERENCE #35-2N-31-2101-000-000
 DECEMBER 2021

DESCRIPTION:

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 COUNTY ROAD 95A; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 95A THE FOLLOWING FIVE (5) COURSES: (1) NORTH 25°55'40" EAST, A DISTANCE OF 14.90 FEET; (2) NORTH 12°34'33" EAST, A DISTANCE OF 100.04 FEET; (3) NORTH 14°17'39" EAST, A DISTANCE OF 99.50 FEET; (4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,111.68 FEET, AN ARC LENGTH OF 931.64 FEET (CHORD BEARS NORTH 09°42'51" WEST, A DISTANCE OF 904.62 FEET); (5) NORTH 33°43'21" WEST, A DISTANCE OF 438.05 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 33°43'21" WEST, ALONG SAID WEST RIGHT-OF-WAY OF COUNTY ROAD 95A, A DISTANCE OF 1472.35 FEET TO A POINT ON THE NORTH LINE OF SECTION 35; THENCE RUN NORTH 87°32'18" WEST, ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 225.89 FEET TO THE EAST RIGHT-OF-WAY OF STACEY ROAD; THENCE RUN SOUTH 02°52'27" WEST, ALONG THE EAST RIGHT-OF-WAY, A DISTANCE OF 1260.87 FEET; THENCE RUN NORTH 88°00'46" EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID STACEY ROAD, A DISTANCE OF 91.35 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 19.78 FEET (CHORD BEARS SOUTH 73°05'49" EAST, A DISTANCE OF 19.43 FEET); THENCE RUN SOUTH 54°12'25" EAST, A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 80°42'17" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 45°51'22" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 72°12'11" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 16°19'46" WEST, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 75°41'45" EAST, A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 69°33'34" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 38°41'40" EAST, A DISTANCE OF 80.00 FEET; THENCE RUN NORTH 77°45'54" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 27°15'59" EAST, A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 80°03'19" EAST, A DISTANCE OF 129.17 FEET; THENCE RUN SOUTH 60°52'57" EAST, A DISTANCE OF 346.66 FEET; THENCE RUN NORTH 64°38'44" EAST, A DISTANCE OF 50.10 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 17.31 ACRES, MORE OR LESS, AND LIES IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

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 COMPLETED 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/HOMEOWNERS 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 4' DIA. 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.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- 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.

UTILITY PROVIDERS:

SEWER - EMERALD COAST UTILITIES AUTHORITY MR. MIKE HAMLIN P.O. BOX 15311 PENSACOLA, FL. 32514 PH: (850) 969-3310	ELECTRIC - GULF POWER MR. CHAD SWAILS 5120 DOGWOOD DRIVE MILTON, FL. 32570 PH: (850) 429-2446
NATURAL GAS - PENSACOLA ENERGY MR. SHAWN HARRIS 1625 ATWOOD DRIVE PENSACOLA, FL. 32514 PH: (850) 474-5310	CABLE - SPECTRUM MR. JOSEPH PRIDGEN 94 WALTON ROAD DEFUNIAK SPRINGS, FL. 32433 PH: (205) 209-2028
TELEPHONE - AT&T FLORIDA MR. HAL HINOTE 2221 INDUSTRIAL DRIVE PANAMA CITY, FL. 32405 PH: (850) 913-3709	SUNSHINE STATE ONE-CALL 7200 LAKE ELLENOR DRIVE, SUITE 200 ORLANDO, FL. 32809 PH: (800) 432-4770
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	

UTILITY NARRATIVE:

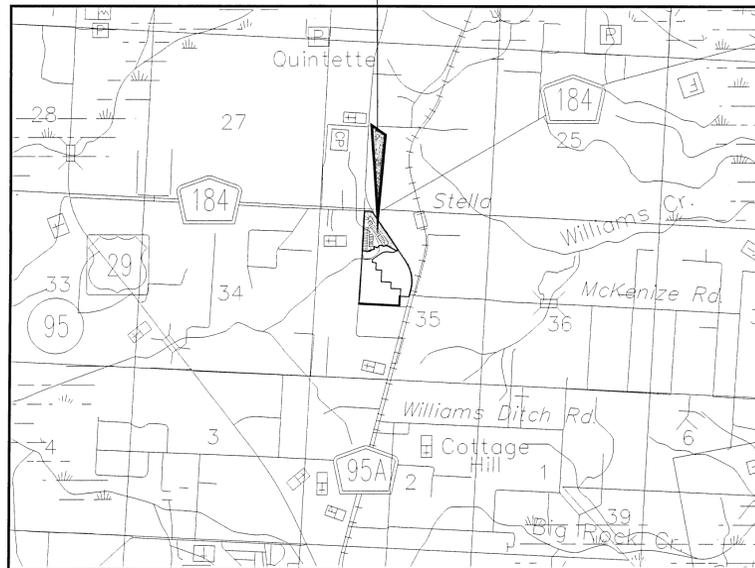
POTABLE WATER:
 AFTER RECEIVING COTTAGE HILL WATER APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM, WITHIN THE RIGHT OF WAY AND EASEMENTS, WILL THEN BE TURNED OVER TO COTTAGE HILL WATER FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM (SANITARY):
 AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ECUA GRAVITY MAIN VIA CONSTRUCTION OF A GRAVITY AND FORCEMAIN SYSTEM. LOTS 22-36 WILL BE SERVED BY A FORCEMAIN AND GRINDER PUMP SYSTEM. UPON COMPLETION THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE. GRINDER PUMPS WITH CONNECTION TO ECUA FORCE MAIN SERVICE LINES WILL BE HOMEOWNER'S RESPONSIBILITY.

STORM SEWER:
 AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE DEDICATED AS PUBLIC, OWNED AND MAINTAINED.

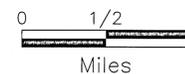
ELECTRIC, GAS, TELEPHONE & TV CABLE:
 THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

PROJECT SITE



LOCATION MAP

SCALE: 1" = 1/2 MILE



OWNER/DEVELOPER:

D.R. HORTON, INC.
 2450 S HWY 29 #1
 CANTONMENT, FL 32533
 PHONE: 850.937.0445

ENGINEER:

DAVID B. TILLAR, PE
 FLORIDA REG. NO. 86282
 DEWBERRY
 139 EAST GOVERNMENT STREET
 PENSACOLA, FL 32502-5801
 850.760.0332

SURVEYOR:

VICTOR L. GERMAIN, PSM
 FLORIDA REG. NO. 7281
 DEWBERRY
 25353 FRIENDSHIP ROAD
 DAPHNE, AL 36526
 PHONE: 251.929.9803

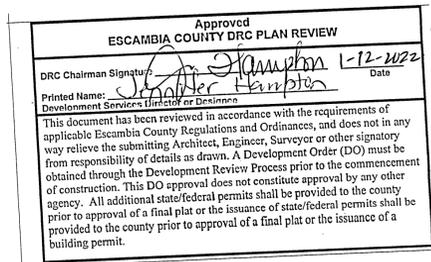
Signature: *David Tillar* Date: 7 JAN 22

DAVID B. TILLAR
 PROJECT ENGINEER REGULATION NO. 86282

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE



DAVID B. TILLAR, P.E.
 FL. PE NO. 86282 COAF# 8734



ENGINEERS STATEMENT:

I, DAVID B. TILLAR, ENGINEER OF RECORD FOR SANCTUARY SUBDIVISION, PHASE 3, CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

SITE DATA:

PARCEL I.D.: #35-2N-31-2101-000-000
 CURRENT ZONING: HC/LI
 FUTURE LAND USE: MU-S, MIXED-USE SUBURBAN
 TOTAL AREA: 17.31 ACRES.

BUILDING SETBACK 'S:

FRONT: 15 FT.
 REAR: 15 FT.
 SIDE: 10 FT. OR 10% OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET.
 CORNER SIDE: 15 FT. FOR ALL CORNER SIDE STREET.

GEODETIC NOTE:

ALL GEOGRAPHIC COORDINATES (LATITUDES AND LONGITUDES) REFERENCED HEREON ARE REFERENCED TO NAD 83 (2011) DATUM. THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988, ESTABLISHED BY RTK GPS SYSTEMS, TOGETHER WITH eGPS SOLUTIONS REAL TIME VRS NETWORK.

REQUIREMENTS:

PHASE 3 IMPROVEMENTS INCLUDE STREET LIGHTING AND SIDEWALKS ON BOTH SIDES OF STREET.

SPECIAL NOTE:

FENCING RESTRICTION: NO FENCES OR OTHER STRUCTURES SHALL BE CONSTRUCTED IN THE PUBLIC DRAINAGE ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE INDIVIDUAL HOME BUILDER ALONG THE PRIVATE RESIDENTIAL LOT LINES. SIDEWALKS ALONG COMMON AREAS AND POND PARCEL SHALL BE CONSTRUCTED BY THE CONTRACTOR.

THERE ARE 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5-FOOT ON EACH LOT.

FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDED STORMWATER FLOW. ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPACTED AND IN THEIR NATURAL STATE.

NO GAS IS PLANNED FOR THIS SUBDIVISION.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 1983 (2011) U.S. SURVEY FEET, PER FOOT CORRS "PCLA". THE BASIS OF BEARINGS IS THE EAST RIGHT OF WAY OF STACEY ROAD AS BEING N02°52'27"E ~ S02°52'27"W.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP (ROAD P.B. 2, PG. 1, 1A, 1B AND 1C); SPECIFIC PURPOSE SURVEY FOR "WEST QUINTETTE ROAD MAINTENANCE MAP" BY THE ENGINEERING DEPARTMENT, ESCAMBIA COUNTY, FLORIDA, PROJECT NO. 20170035, DATED APRIL 26TH, 2017; CERTIFIED CORNER RECORDS 020964, 085627, 085619 AND 048339; DEEDS AND PLATS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- DEP/ACOE/ESCAMBIA COUNTY JURISDICTIONAL ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY WETLAND SCIENCES ON JANUARY 2020.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X (UNSHADED), AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120080 0240 G, WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT CORRS "PCLA" USING GEOID18.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- DESCRIPTION COMPOSED BY VICTOR L. GERMAIN, P.S.M. #LS 7281.

FLOOD CERTIFICATE:

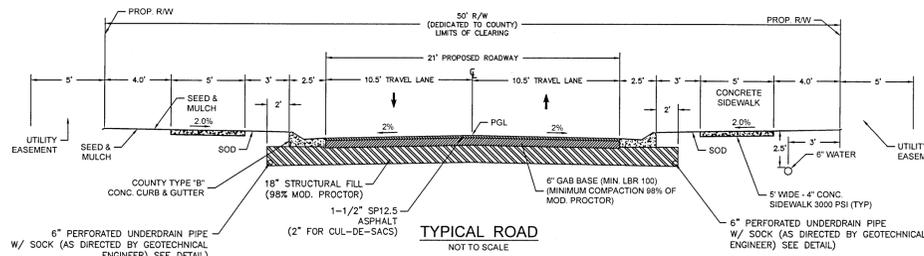
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 1203300240G, COMMUNITY NUMBER 120080, PANEL NUMBER 0240, SUFFIX G, MAP REVISED DATE SEPTEMBER 29, 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "PRELIMINARY PLAT OF SANCTUARY SUBDIVISION PHASE 3", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO RECORDING OF THE PLAT.

SIGNED ON THIS THE 17TH DAY OF DECEMBER, 2021.

By: *Victor L. Germain*
 VICTOR L. GERMAIN, PSM
 FLORIDA LIC. NO. 7281
 DEWBERRY ENGINEERS INC. (LB 8011)
 25353 FRIENDSHIP ROAD
 DAPHNE, AL 36526
 PHONE: 251-929-9803



CERTIFICATE OF AUTHORIZATION No. LB 8011
 25353 FRIENDSHIP ROAD
 DAPHNE, ALABAMA 36526

SHEET NO.

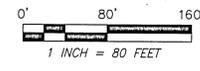
1 of 4

PRELIMINARY PLAT OF
SANCTUARY
 (PHASE 3)

A 53 LOT SUBDIVISION OF A PORTION OF
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,
 ESCAMBIA COUNTY, FLORIDA
 ZONED: HC/LI - FUTURE LAND USE: MU-S
 PROPERTY REFERENCE #35-2N-31-2101-000-000
 DECEMBER 2021

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
- # = NUMBER
- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- L.S. = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- O.R. = OFFICIAL RECORDS
- ± = MORE OR LESS
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- P.C.C. = POINT OF COMPOUND CURVE
- P.R.C. = POINT OF REVERSE CURVATURE
- R/W = RIGHT OF WAY
- = CENTERLINE
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- B.S.L. = BUILDING SETBACK LINE
- S.W.M.F. = STORMWATER MANAGEMENT FACILITY
- P.C.A. = PRIVATE COMMON AREA
- U.E. = UTILITY EASEMENT
- P.D.A.E. = PUBLIC DRAINAGE/ACCESS EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- H.O.A. = HOMEOWNERS ASSOCIATION
- A = ARC DISTANCE
- R = RADIUS
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ECUA = EMERALD COAST UTILITY AUTHORITY
- N.T.S. = NOT TO SCALE
- R.P. = RADIUS POINT
- A.C.O.E. = ARMY CORPS OF ENGINEERS
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
- USPS = UNITED STATES POSTAL SERVICE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- D.B. = DEED BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- ID. = IDENTIFICATION
- INC. = INCORPORATED
- DWG = DRAWING
- (RAD) = RADIAL
- (NR) = NON-RADIAL
- S.F. = SQUARE FEET
- AC. = ACRES
- D.E. = DRAINAGE EASEMENT
- P.D.R.O.W. = PUBLIC DRAINAGE RIGHT-OF-WAY
- (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
- = FOUND 4" X 4" CONCRETE MONUMENT
- = FOUND CAPPED REBAR
- △ = FOUND NAIL AND DISK
- = SET 4" BY 4" CONCRETE MONUMENT STAMPED P.R.M. (L.B. #8011)
- = SET NAIL AND DISK (L.B. #8011)
- (NAILS AND DISKS SET IN THE CENTERLINE ARE STAMPED P.C.P., ALL OTHERS ARE L.B. #8011)
- = SET 5/8" CAPPED REBAR (L.B. #8011)



- = WETLANDS
- = 30' WETLAND BUFFER
- = PRESCRIPTIVE EASEMENT AS SHOWN ON SPECIFIC PURPOSE SURVEY BY THE ENGINEERING DEPARTMENT, ESCAMBIA COUNTY, FLORIDA.

SOIL SURVEY MAP UNITS:
 (SEE SOIL REPORT FOR COMPLETE DETAILS)

- L2 - POARCH SANDY LOAM, 2 TO 5 PERCENT SLOPES
- L3 - ALBANY SAND, 0 TO 5 PERCENT SLOPES
- L4 - TROUP-POARCH COMPLEX, 8 TO 12 PERCENT SLOPES
- L5 - NOTCHER FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES

LINE BEARING	DISTANCE
L2	N89°00'46"E 191.35'
L3	N80°42'17"E 100.00'
L4	N72°12'11"E 100.00'
L5	N16°19'46"W 75.00'
L7	N80°03'19"E 128.17'
L14	S54°12'25"E 55.00'
L15	N45°51'22"E 50.00'
L25	N64°38'44"E 50.10'
L85	N75°11'45"E 25.00'
L86	S89°33'34"E 100.00'
L87	N38°41'40"E 80.00'
L88	N77°43'54"E 100.00'
L89	S27°15'59"E 40.00'

NOTE:
 SOURCE OF SOIL DATA: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) CUSTOM SOIL RESOURCE REPORT FOR ESCAMBIA COUNTY, FLORIDA.

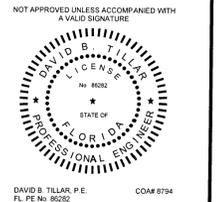
ADJACENT OWNERS:

- 1 TRUITT, MICHAEL P. & LARREN P.
 1999 HIGHWAY 55A NORTH
 CANTONMENT, FL 32533
 (O.R.B. 4526 PG 605)

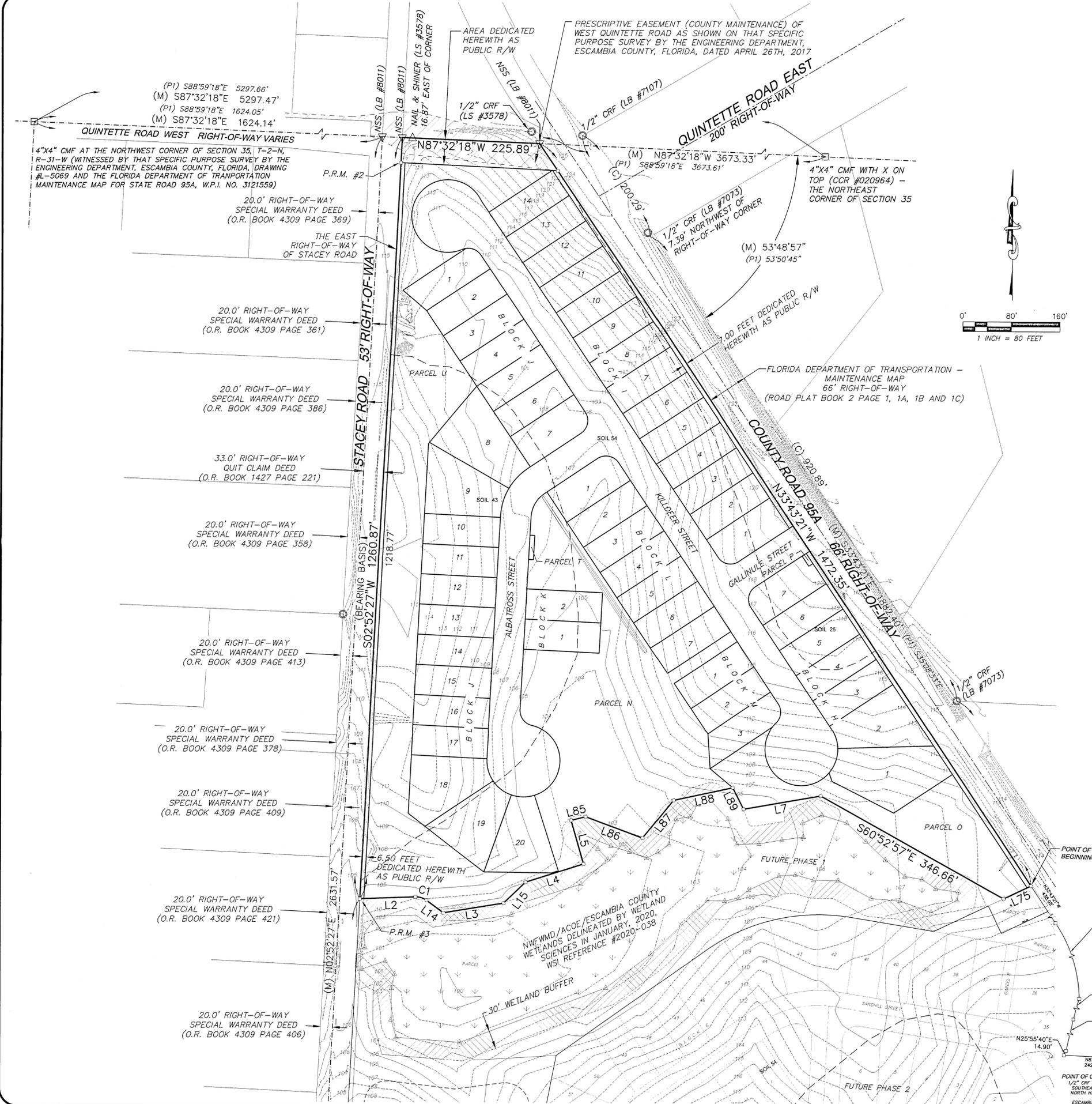
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.78'	30.00'	37°46'49"	S73°05'49"E	19.43'

David Tillar 7 JAN 22
 Signature Date

DAVID B. TILLAR
 PROJECT ENGINEER REGULATION NO. 86282



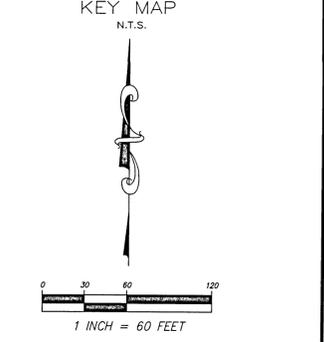
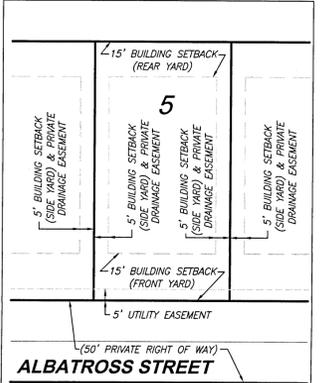
Dewberry
 CERTIFICATE OF AUTHORIZATION No. LB 8011
 25353 FRIENDSHIP ROAD
 DAPHNE, ALABAMA 36526



PRELIMINARY PLAT OF SANCTUARY (PHASE 3)

A 53 LOT SUBDIVISION OF A PORTION OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,
ESCAMBIA COUNTY, FLORIDA
ZONED: HC/LI - FUTURE LAND USE: MU-S
PROPERTY REFERENCE #35-2N-31-2101-000-000
DECEMBER 2021

TYPICAL LOT SETBACK AND UTILITY DETAIL
N.T.S.



DETAIL 'A' FOR P.D.A.E.
SCALE 1 INCH = 30 FEET

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.78	30.00	37.46 49	S73°05'49"E	19.43
C2	39.27	25.00	90°00'00"	N78°43'21"W	35.36
C3	279.51	60.00	266°54'52"	S20°24'34"W	87.11
C4	6.53	25.00	14°57'42"	N74°25'59"E	6.51
C5	28.08	25.00	64°21'49"	S85°54'15"E	26.63
C6	39.27	25.00	90°00'00"	S11°16'39"W	35.36
C7	45.84	100.00	26°15'42"	S43°08'48"W	45.44
C8	47.37	100.00	27°08'30"	S16°26'42"W	46.93
C9	38.61	60.00	36°52'10"	S19°33'40"E	37.95
C10	38.61	60.00	36°52'12"	S52°25'50"E	37.95
C11	38.61	60.00	36°52'21"	S89°17'57"E	37.95
C12	156.22	60.00	149°13'34"	N02°20'55"W	116.70
C13	34.83	25.00	79°50'05"	N37°02'39"W	32.08
C14	46.60	50.00	53°24'12"	N29°34'33"E	44.93
C15	39.27	25.00	90°00'00"	S78°43'21"E	35.36
C16	34.83	25.00	79°50'09"	S08°11'44"W	32.08
C17	8.49	60.00	8°06'41"	S42°03'27"W	8.49
C18	196.27	60.00	177°52'42"	S50°56'15"E	119.98
C19	43.86	60.00	41°52'53"	N19°10'56"E	42.89
C20	33.47	60.00	31°57'52"	N17°44'25"W	33.04
C21	39.27	25.00	90°00'00"	N11°16'39"E	35.36
C22	60.78	100.00	33°48'33"	N51°07'47"W	59.83
C23	69.67	100.00	39°55'04"	S13°45'49"E	68.27
C24	69.67	100.00	39°55'04"	S17°05'05"E	68.27
C25	3.31	25.00	7°35'21"	N39°55'40"W	3.31
C26	39.90	75.00	33°24'12"	S29°34'33"W	67.40
C27	31.52	60.00	30°05'44"	N55°10'16"E	31.15
C28	29.26	25.00	67°02'53"	S67°14'47"W	27.61
C119	18.78	30.00	35°51'37"	N54°16'22"E	18.47
C120	84.88	30.00	162°06'35"	N30°48'44"E	59.27
C121	28.09	30.00	53°38'46"	N51°09'19"E	27.07
C122	22.31	30.00	42°36'43"	N51°59'28"E	21.80
C123	32.94	30.00	62°34'58"	S29°14'51"W	31.31
C124	2.79	30.00	14°52'50"	S80°12'02"E	2.77
C125	13.90	30.00	26°32'17"	S59°29'28"E	13.77
C126	24.79	30.00	47°20'18"	N58°14'36"W	24.09

LINE	BEARING	DISTANCE
L14	S54°12'25"E	35.00
L74	N64°38'44"W	7.00
L81	S64°38'44"W	7.00
L82	S87°07'33"W	8.72
L83	S87°07'33"W	16.50
L84	N85°00'46"E	6.52
L85	N75°41'45"E	25.00
L90	N33°43'21"W	53.77
L91	S02°52'27"W	41.54
L94	S02°52'27"W	40.00
L95	N87°07'33"E	8.00
L97	N56°16'39"E	8.00
L98	S33°43'21"E	20.00
L99	S56°16'39"W	8.00
L100	N33°43'21"W	20.00
L101	N56°16'39"E	7.00
L103	N56°16'39"E	7.00
L104	N22°38'16"E	12.01
L105	N19°10'45"W	14.89
L106	S87°07'33"E	10.32
L107	N19°10'45"W	16.56
L108	N18°41'36"W	18.55
L109	N33°43'21"W	18.20
L110	S33°43'21"E	25.40
L114	N36°20'34"E	10.73
L112	N54°12'25"W	12.87
L113	N80°42'17"E	106.40
L114	N36°20'34"E	10.73
L115	N45°51'22"E	11.83
L116	S72°12'11"W	18.92
L117	N45°16'39"E	20.83
L118	N50°14'33"W	29.48
L119	S68°07'58"E	28.35
L120	N69°33'34"W	29.90
L121	N24°19'57"E	33.55
L122	S72°57'21"E	20.69
L123	S70°00'05"E	13.05
L124	N24°19'57"E	33.55
L125	N36°41'40"E	2.27
L126	N77°45'54"E	10.05
L127	N30°41'07"E	6.96
L128	N25°17'50"E	23.06
L129	S43°47'32"E	2.54
L130	S60°52'57"E	3.66
L131	S72°57'21"E	20.69
L132	S46°13'20"E	43.81
L133	N60°52'57"E	66.84
L134	N81°54'45"W	3.09
L135	N22°12'11"E	18.21

NOTE: LINES L112 THROUGH L135 AND CURVES C119 THROUGH C126 ARE SHOWN TO TIE THE WETLANDS BUFFER TO PHASE 3 BOUNDARY LINES.

SYMBOLS & ABBREVIATIONS:

- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED SANITARY MANHOLE
- BUILDING SETBACK LINES
- SF TYPE "A" SILT FENCING
- W PROPOSED WATER LINE
- SAN PROPOSED SANITARY SEWER LINE
- FM PROPOSED SEWER FORCEMAIN
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

BUILDING SETBACKS

FRONT: 15 FT.
REAR: 15 FT.
SIDE: 10 FT. OR 10% OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET.

- WETLANDS
- 30' WETLAND BUFFER
- PRESCRIPTIVE EASEMENT AS SHOWN ON SPECIFIC PURPOSE SURVEY BY THE ENGINEERING DEPARTMENT, ESCAMBIA COUNTY, FLORIDA.

Signature: *David Tillar*
DAVID B. TILLAR
PROJECT ENGINEER
REGULATION NO. 86282
7 JAN 22
Date
NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE



Dewberry
CERTIFICATE OF AUTHORIZATION No. LB 8011
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526

