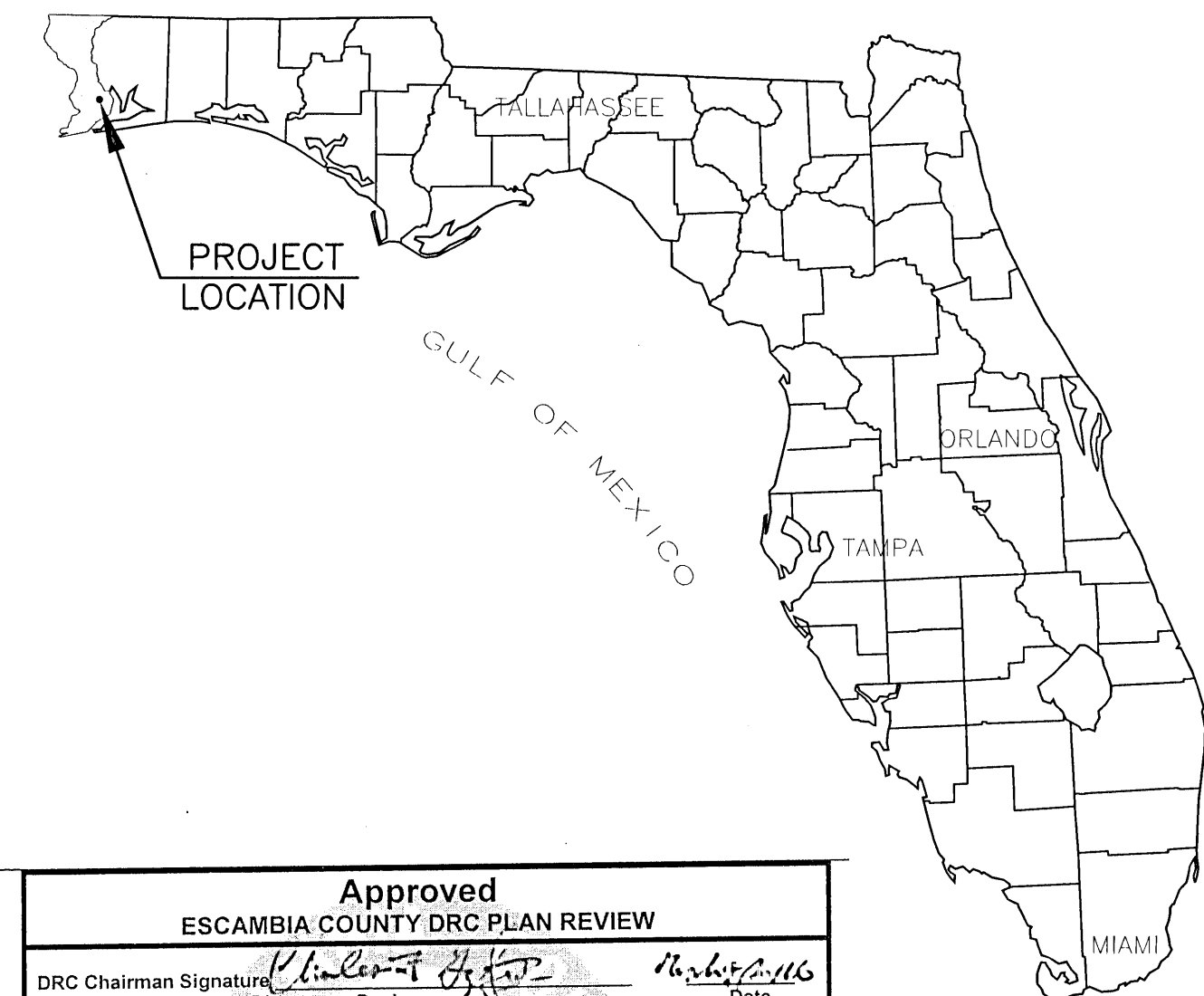


MASTER PLAN  
FOR  
THE COLONIES SUBDIVISION

2500 BLOCK OF DEVINE FARMS RD.  
SECTION 3, TOWNSHIP 1 SOUTH, RANGE 31 WEST  
ESCAMBIA COUNTY, FLORIDA

OWNER-DEVELOPER:  
SF PARTNERS, LLC  
5705 PENSACOLA BLVD.  
PENSACOLA, FL 32505



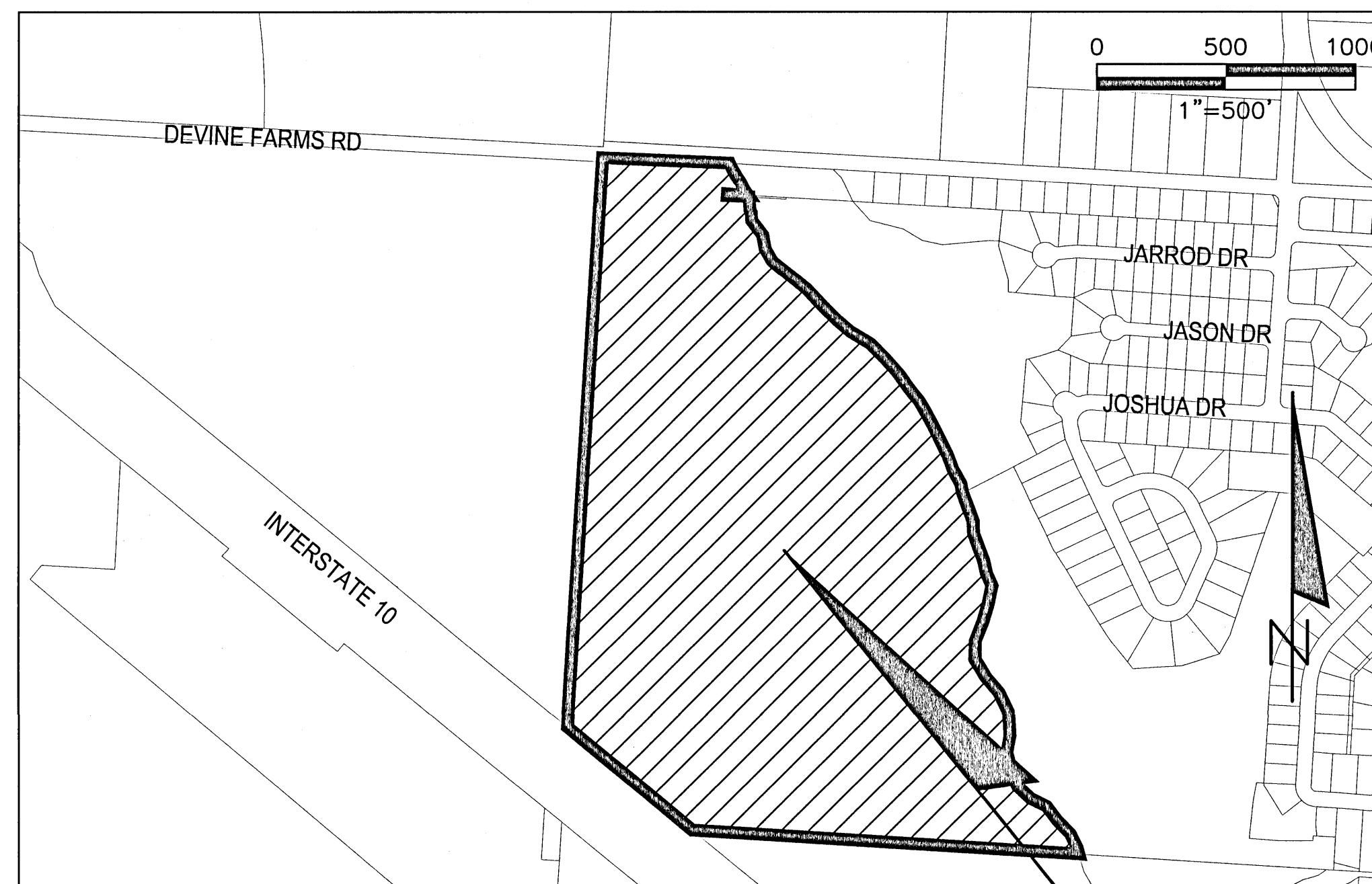
INDEX OF PLANS

| SHEET NO. | SHEET DESCRIPTION        |
|-----------|--------------------------|
| 1         | COVER SHEET              |
| 2         | OVERALL SITE PLAN        |
| 3         | SITE PLAN AND STORMWATER |
| 4         | OVERALL UTILITY PLAN     |
| 5         | TRAFFIC CIRCULATION PLAN |

DESCRIPTION: (AS SURVEYED AND WRITTEN)

THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LYING NORTH AND EAST OF STATE ROAD NO. 8 (INTERSTATE NO. 10), SOUTH OF DEVINE FARM ROAD, AND WEST OF AN EXISTING CREEK, BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 02 DEGREES 31 MINUTES 59 SECONDS WEST, ON THE WEST LINE OF SAID SECTION 3, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DEVINE FARM ROAD AND THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, PROCEED SOUTH 86 DEGREES 54 MINUTES 45 SECONDS EAST, ON THE SOUTH RIGHT OF WAY LINE OF DEVINE FARM ROAD, FOR A DISTANCE OF 177.76 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING CREEK; THENCE PROCEED ALONG SAID CENTERLINE THE FOLLOWING 4 CALLS: THENCE SOUTH 33 DEGREES 46 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 27.04 FEET; THENCE SOUTH 12 DEGREES 34 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 40.87 FEET; THENCE SOUTH 32 DEGREES 32 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 32.55 FEET; THENCE SOUTH 15 DEGREES 24 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 17.84 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4235, PAGE 932, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE LEAVING SAID CENTERLINE, PROCEED NORTH 86 DEGREES 41 MINUTES 30 SECONDS WEST, ON THE NORTH LINE OF SAID PROPERTY, FOR A DISTANCE OF 199.60 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 03 DEGREES 18 MINUTES 30 SECONDS WEST, ON THE WEST LINE OF SAID PROPERTY, FOR A DISTANCE OF 7.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE SOUTH 86 DEGREES 41 MINUTES 30 SECONDS EAST, ON THE SOUTH LINE OF SAID PROPERTY, FOR A DISTANCE OF 201.97 FEET TO A POINT ON THE AFORESAID CENTERLINE OF AN EXISTING CREEK; THENCE LEAVING SAID PROPERTY, PROCEED ALONG SAID CENTERLINE THE FOLLOWING 72 CALLS: THENCE SOUTH 36 DEGREES 41 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 23.76 FEET; THENCE SOUTH 57 DEGREES 54 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 43.10 FEET; THENCE SOUTH 37 DEGREES 37 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 69.37 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 72.84 FEET; THENCE SOUTH 68 DEGREES 12 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 37.42 FEET; THENCE SOUTH 47 DEGREES 13 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 66.37 FEET; THENCE SOUTH 25 DEGREES 59 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 83.12 FEET; THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 34.64 FEET; THENCE SOUTH 12 DEGREES 21 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 70.11 FEET; THENCE SOUTH 69 DEGREES 56 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 25.56 FEET; THENCE NORTH 75 DEGREES 07 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 8.25 FEET; THENCE SOUTH 46 DEGREES 26 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 12.16 FEET; THENCE SOUTH 62 DEGREES 17 MINUTES 39 SECONDS EAST, FOR A DISTANCE OF 32.96 FEET; THENCE NORTH 83 DEGREES 44 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 18.01 FEET; THENCE SOUTH 45 DEGREES 19 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 145.47 FEET; THENCE SOUTH 52 DEGREES 11 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 98.82 FEET; THENCE NORTH 74 DEGREES 10 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 27.54 FEET; THENCE SOUTH 16 DEGREES 57 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 80.85 FEET; THENCE SOUTH 78 DEGREES 09 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 14.99 FEET; THENCE NORTH 68 DEGREES 06 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 25.60 FEET; THENCE SOUTH 56 DEGREES 08 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 78.14 FEET; THENCE SOUTH 37 DEGREES 58 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 13.89 FEET; THENCE SOUTH 59 DEGREES 09 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 14.58 FEET; THENCE SOUTH 10 DEGREES 42 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 43.44 FEET; THENCE SOUTH 15 DEGREES 57 MINUTES 48 SECONDS EAST, FOR A DISTANCE OF 15.62 FEET; THENCE NORTH 80 DEGREES 55 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 30.82 FEET; THENCE SOUTH 66 DEGREES 09 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 25.17 FEET; THENCE SOUTH 66 DEGREES 34 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 34.31 FEET; THENCE SOUTH 26 DEGREES 25 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 24.23 FEET; THENCE SOUTH 44 DEGREES 48 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 82.35 FEET; THENCE SOUTH 14 DEGREES 44 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 25.35 FEET; THENCE SOUTH 17 DEGREES 32 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 46.47 FEET; THENCE SOUTH 18 DEGREES 01 MINUTES 24 SECONDS EAST, FOR A DISTANCE OF 59.91 FEET; THENCE SOUTH 24 DEGREES 41 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 10.12 FEET; THENCE SOUTH 46 DEGREES 48 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 13.73 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 27.96 FEET; THENCE SOUTH 39 DEGREES 21 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 32.98 FEET; THENCE NORTH 23 DEGREES 21 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 32.15 FEET; THENCE NORTH 73 DEGREES 35 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 25.86 FEET; THENCE SOUTH 43 DEGREES 49 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 45.93 FEET; THENCE SOUTH 21 DEGREES 29 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 55.42 FEET; THENCE SOUTH 11 DEGREES 51 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 55.27 FEET; THENCE SOUTH 71 DEGREES 20 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 42.98 FEET; THENCE SOUTH 15 DEGREES 01 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 56.85 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 65.13 FEET; THENCE SOUTH 31 DEGREES 29 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 36.16 FEET; THENCE SOUTH 22 DEGREES 07 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 122.21 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 39.29 FEET; THENCE SOUTH 06 DEGREES 28 MINUTES 46 SECONDS EAST, FOR A DISTANCE OF 45.36 FEET; THENCE SOUTH 35 DEGREES 08 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 28.92 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 24.21 FEET; THENCE SOUTH 10 DEGREES 11 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 117.71 FEET; THENCE SOUTH 27 DEGREES 28 MINUTES 01 SECONDS WEST, FOR A DISTANCE OF 67.23 FEET; THENCE SOUTH 12 DEGREES 56 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 51.34 FEET; THENCE SOUTH 66 DEGREES 07 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 49.36 FEET; THENCE NORTH 59 DEGREES 01 MINUTES 51 SECONDS EAST, FOR A DISTANCE OF 48.38 FEET; THENCE SOUTH 45 DEGREES 31 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 30.35 FEET; THENCE SOUTH 09 DEGREES 49 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 34.06 FEET; THENCE SOUTH 69 DEGREES 45 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 34.94 FEET; THENCE SOUTH 46 DEGREES 37 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 94.41 FEET; THENCE SOUTH 19 DEGREES 23 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 41.13 FEET; THENCE SOUTH 51 DEGREES 18 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 33.83 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 70.50 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 28.07 FEET; THENCE SOUTH 19 DEGREES 49 MINUTES 59 SECONDS WEST, FOR A DISTANCE OF 110.76 FEET; THENCE SOUTH 34 DEGREES 53 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 71.53 FEET; THENCE SOUTH 54 DEGREES 06 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 73.27 FEET; THENCE SOUTH 55 DEGREES 05 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 82.90 FEET; THENCE SOUTH 55 DEGREES 26 MINUTES 01 SECONDS EAST, FOR A DISTANCE OF 148.91 FEET; THENCE SOUTH 18 DEGREES 55 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 114.29 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 24.45 FEET; THENCE SOUTH 12 DEGREES 24 SECONDS EAST, FOR A DISTANCE OF 59.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE LEAVING SAID CENTERLINE OF AN EXISTING CREEK, PROCEED NORTH 86 DEGREES 34 MINUTES 23 SECONDS EAST, ON SAID WEST LINE, FOR A DISTANCE OF 2,193.39 FEET TO THE POINT OF BEGINNING, CONTAINING 87.291 ACRES, MORE OR LESS.



LOCATION MAP

SCALE: 1" = 500 FEET

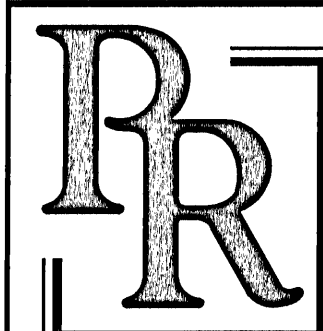
PROJECT SITE



VICINITY MAP

SCALE: 1" = 3,000 FEET

PLANS PREPARED BY:



PREBLE-RISH, INC.  
CONSULTING ENGINEERS  
CIVIL • SURVEYING • SITE PLANNING  
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Freeport | Crawfordville | Tallahassee | Pensacola | Cross City | Lake City | Daphne | Mississippi

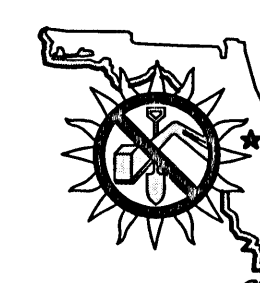
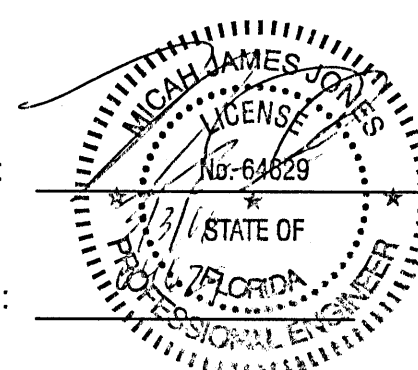
PRI PROJECT No.:

563.001

|  |                       |
|--|-----------------------|
| Approved<br>ESCAMBIA COUNTY DRG PLAN REVIEW  |                       |
| DRC Chairman Signature: <i>[Signature]</i>   | Date: <i>10/14/16</i> |
| Development Services Director or Designee: <i>[Signature]</i>  |                       |
| 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 must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC 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 a building permit. |                       |

ENGINEER OF RECORD:

P.E. NO.:



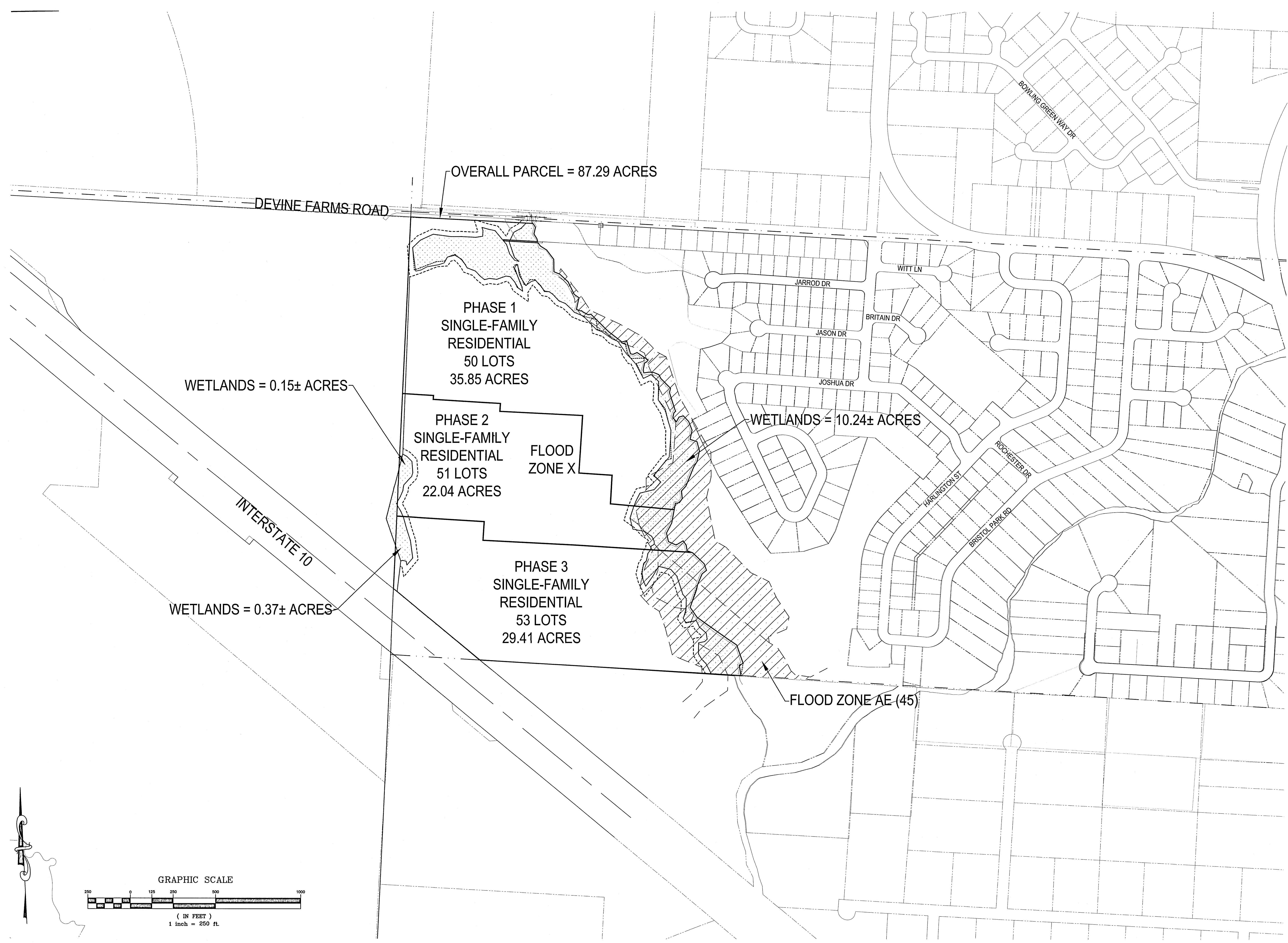
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563.001 THE COLONIES SUBDIVISION





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 Newport | Oklawaha | Tallahassee | Pensacola | Cross City | Lake City | Daphne | Mississippi

NOT APPROVED UNLESS STAMPED WITH IMAGE OF PROFESSIONAL ENGINEER OR PROFESSIONAL SURVEYOR SEAL

Seal of Michael James Jones, Professional Engineer, No. B-6629, State of Florida.

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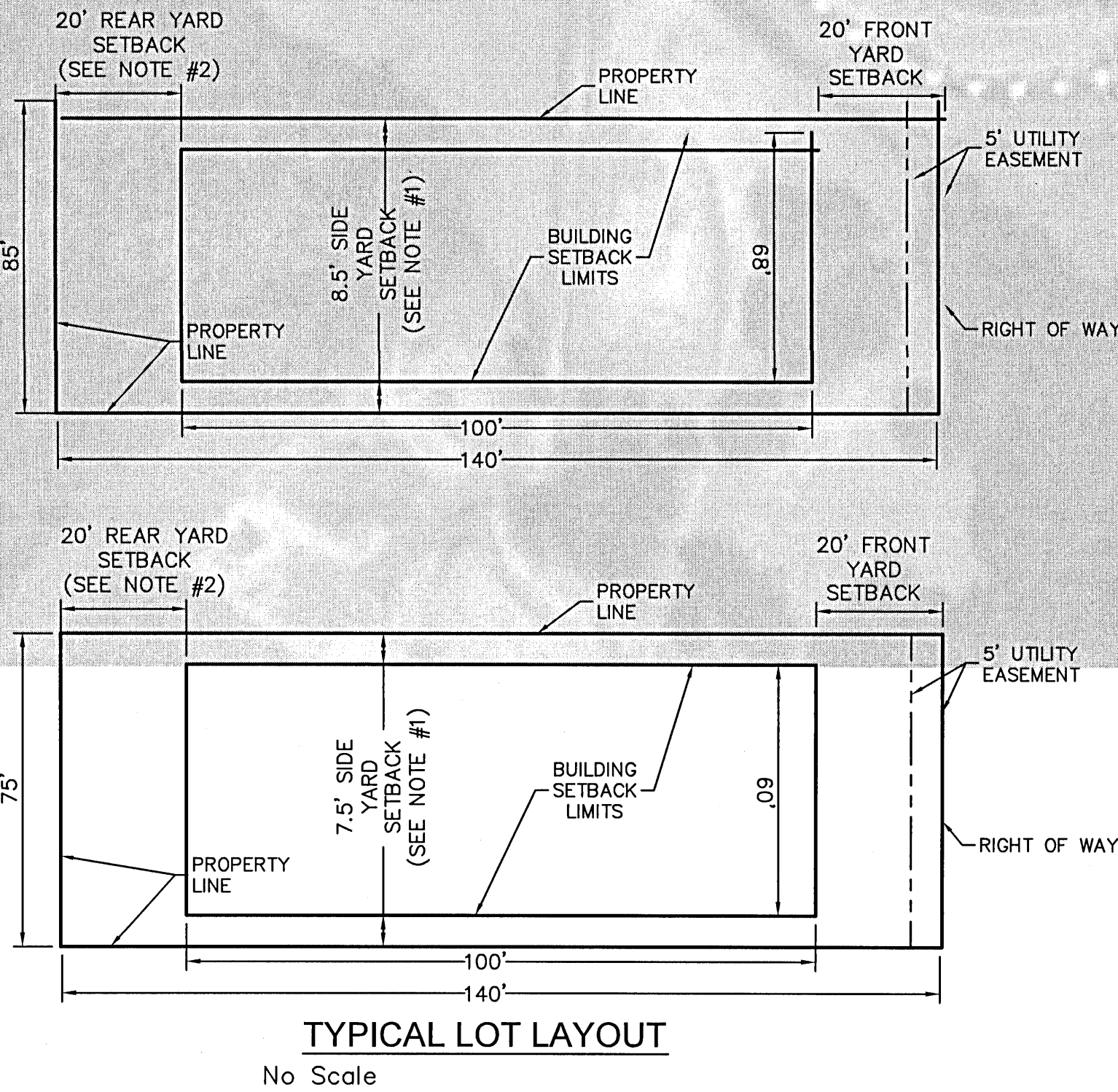
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March 2, 2016 (16-12-05 ECT)  
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**TYPICAL LOT LAYOUT**  
No Scale

**TYPICAL LOT NOTES:**

1. THE MINIMUM SIDE YARD ON EACH SIDE SHALL BE TEN PERCENT OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING LINE BUT NEED NOT EXCEED 15 FEET ON EACH SIDE; HOWEVER SIDE YARDS SHALL NOT BE LESS THAN FIVE FEET ON EACH SIDE. ON PROPERTY ABUTTING ESTUARINE, RIVERINE OR CREEK SYSTEMS, THE SETBACK SHALL BE IN ACCORDANCE WITH THE MARINE / ESTUARINE / RIVERINE SETBACK (MERS) PROVISION OF THIS CODE OR 30 FEET, WHICH EVER IS GREATER (SECTION 4-5.5).
2. THE MINIMUM REAR YARD SHALL NOT BE LESS THAN 15 FEET IN DEPTH. ON PROPERTY ABUTTING ESTUARINE, RIVERINE OR CREEK SYSTEMS, THE SETBACK SHALL BE IN ACCORDANCE WITH THE MARINE / ESTUARINE / RIVERINE SETBACK (MERS) PROVISION OF THIS CODE OR 30 FEET, WHICH EVER IS GREATER (SECTION 4-5.5).

**NOTES:**

1. ALL PHASES ARE TO BE COORDINATED.
2. PROPOSED SITE IS LESS THAN 75% IMPERVIOUS.
3. ENTRANCE SIGNS FOR EACH RESIDENTIAL PHASE WILL BE ADDRESSED DURING THE PERMITTING PROCESS FOR EACH PHASE AS THEY ARE DEVELOPED.
4. THIS SITE IS CURRENTLY ZONED MDR (MEDIUM DENSITY RESIDENTIAL)
5. ALL WETLANDS ONSITE NOT PROPOSED TO BE FILLED WILL BE PLACED IN A CONSERVATION EASEMENT.

**FLOOD\_ZONE NOTE:**

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 45 (AREAS SUBJECT TO INUNDATION BY THE 1- PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFEs ARE SHOWN WITHIN THESE ZONES), AND FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0290G, MAP REVISION DATED SEPTEMBER 29, 2006.

~ ~ ~ ~ ~ = INDICATES PROPOSED STORMWATER FLOW DIRECTION.

**SITE DATA**

**PHASE 1**

Type of Development: Single Family Residential  
50 Lots  
Site Area: 26.65 AC (1,561,733 SF)  
Impervious Area: 3.78 AC (164,454 SF)

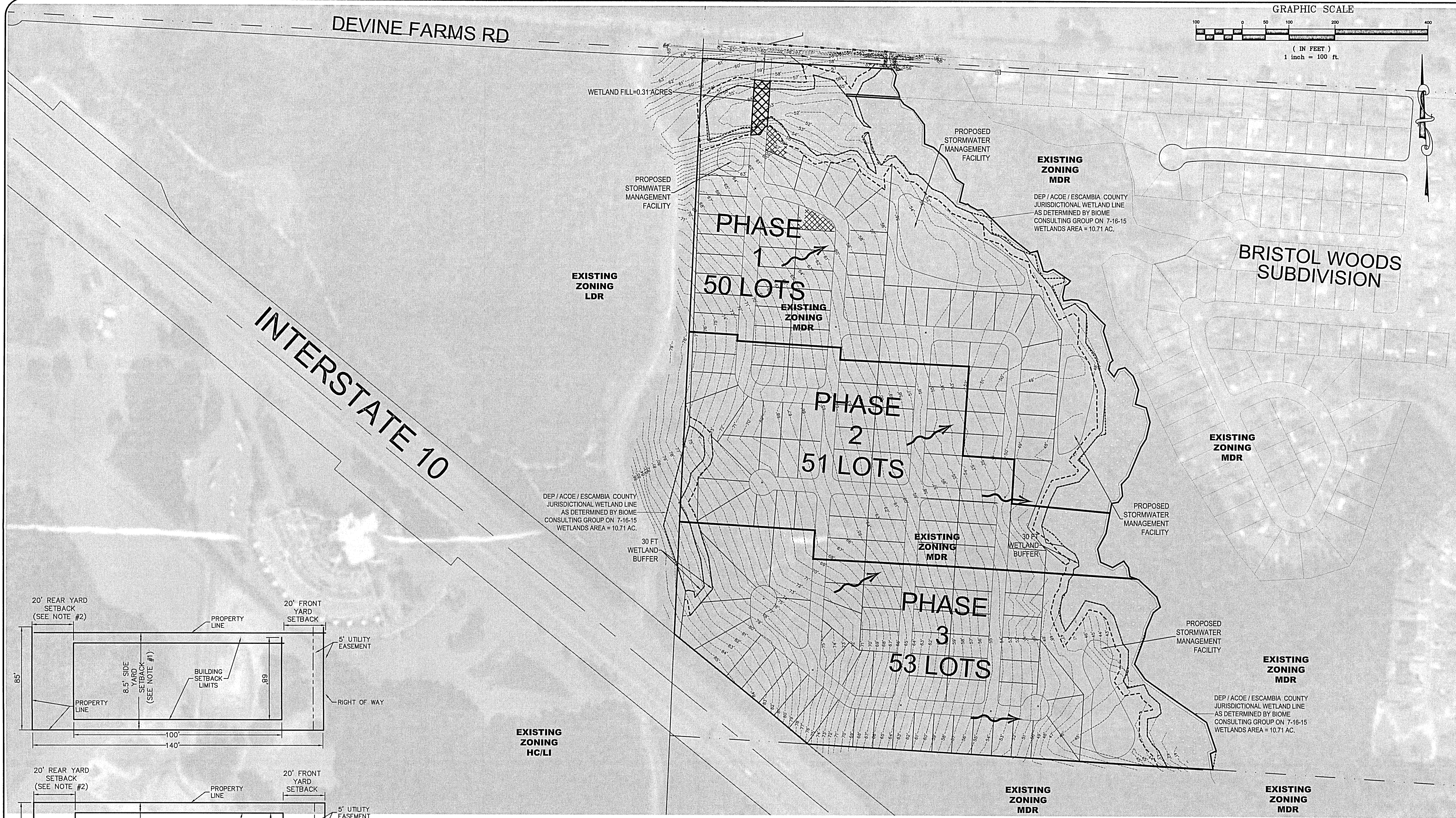
**PHASE 3**

Type of Development: Single Family Residential  
53 Lots  
Site Area: 26.63 AC (1,281,134 SF)  
Impervious Area: 3.37 AC (146,952 SF)

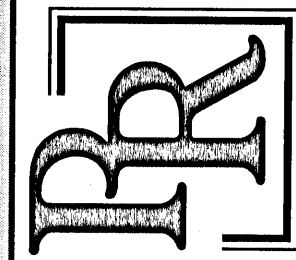
**PHASE 2**

Type of Development: Single Family Residential  
51 Lots  
Site Area: 34.03 AC (959,948 SF)  
Impervious Area: 4.28 AC (200,492 SF)

| ON-SITE WETLAND INFORMATION TABLE   |                    |
|---|--------------------|
| ITEM  | PRE-PROJECT (ACRE) |
| PROJECT PARCEL  | 87.29              |
| TOTAL WETLANDS  | 10.71              |
| TOTAL UPLANDS   | 70.14              |
| TOTAL WETLAND BUFFER  | 3.93               |
| WETLANDS AND/OR WETLAND BUFFERS TO BE PLACED IN PRESERVATION/CONSERVATION | 14.33              |
| WETLAND IMPACTS   | 0.31               |



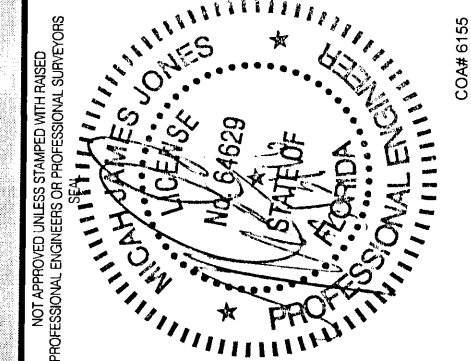
**PREBLE-RISH, INC.**  
CONSULTING ENGINEERS  
CIVIL • SURVEYING • SITE PLANNING  
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Ft. Report | Crawfordville | Tallahassee | Panama City | Law City | Daphne | Mississippi



**SITE PLAN AND STORMWATER**  
**MASTER PLAN**  
**THE COLONIES SUBDIVISION**  
**ESCAMBIA COUNTY, FL**

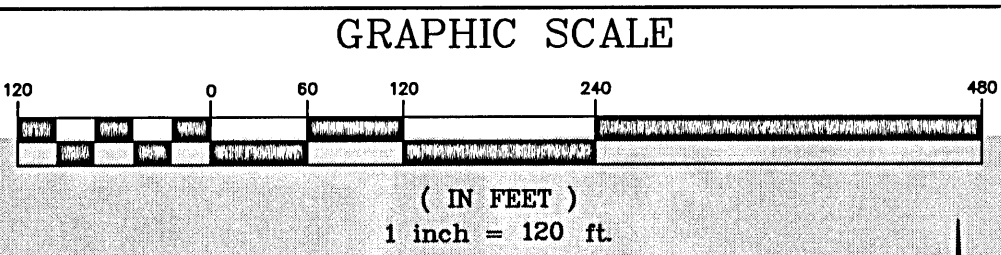
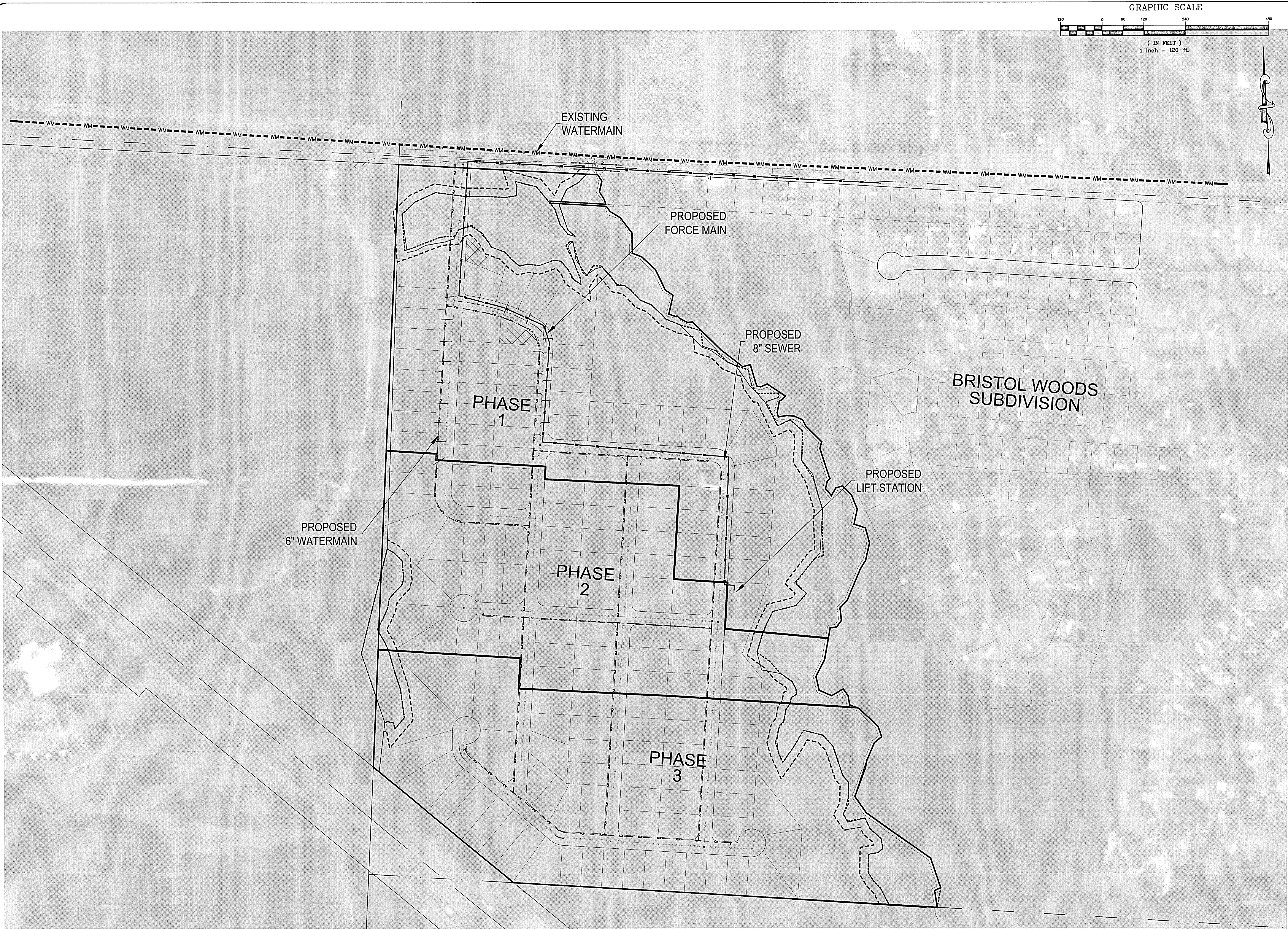
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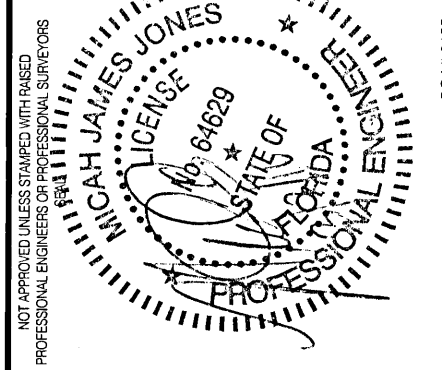




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**RR**

OVERALL UTILITY PLAN  
MASTER PLAN  
THE COLONIES SUBDIVISION  
ESCAMBIA COUNTY, FL



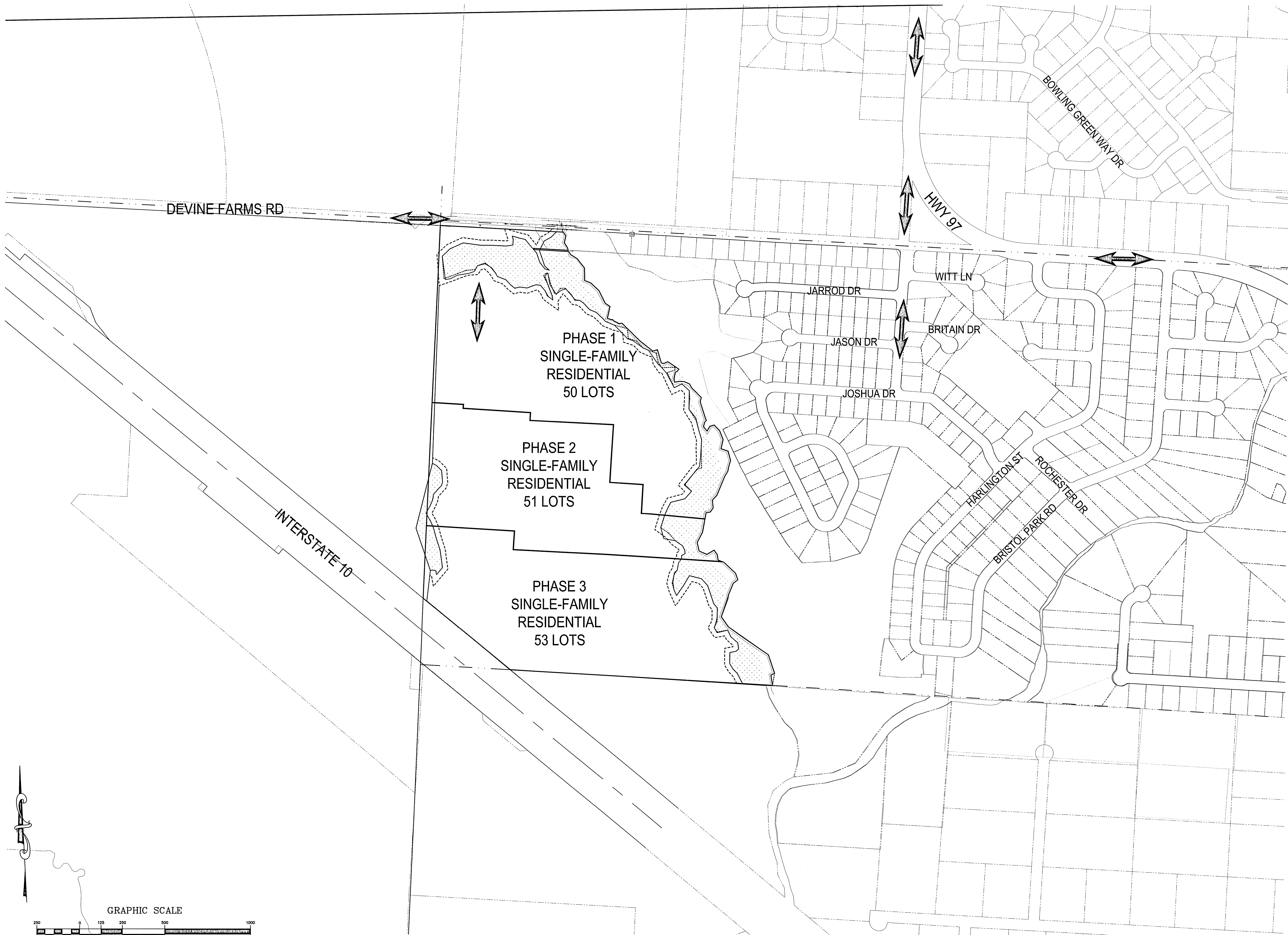
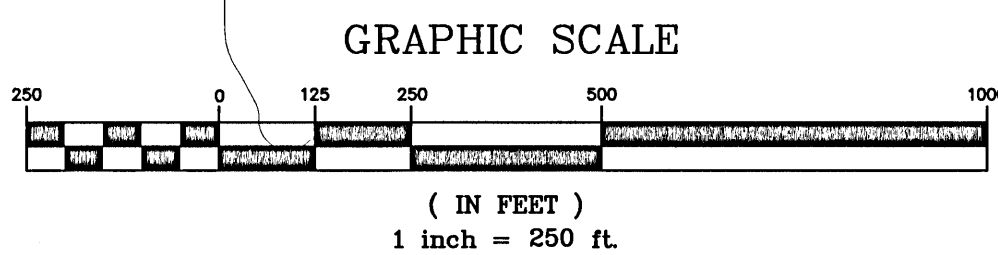
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January 6, 2016 (17:03:32 EST)  
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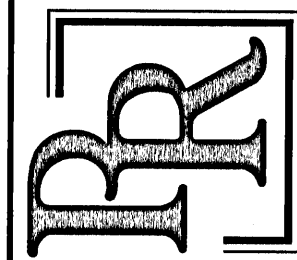


TRAFFIC CIRCULATION PLAN

MASTER PLAN  
THE COLONIES SUBDIVISION  
ESCAMBIA COUNTY, FL

PREBLE-RISH, INC.

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Friscoport | Crawfordville | Tallahassee | Pensacola | Cross City | Lake City | Daphne | Mississippi



SCALE: 1"=250'

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NOT APPROVED FOR CONSTRUCTION  
PROFESSIONAL ENGINEER  
WILLIAM J. JAVES, P.E.  
No. 64889  
STATE OF FLORIDA  
Professional Engineer  
Civil Engineering  
CS-0046155

PROJECT NO:  
563.001

SHEET:  
5