

SHEET INDEX

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SITE INFORMATION

PROPERTY REFERENCE No: 10-1S-31-1401-001-002
 PROPERTY ADDRESS: SOUTH SIDE NINE MILE ROAD
 TOTAL SITE AREA: 25.51 ACRES
 TOTAL UPLAND AREA: 23.11 ACRES
 ACREAGE & DENSITY: TOTAL NUMBER OF LOTS = 88
 3.45 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	25.51 ACRES
ACOE/NWFWMD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	2.40 ACRES
EXISTING WETLAND BUFFER	1.88 ACRES
WETLAND IMPACT (ROADWAY CROSSINGS)	0.43 ACRES
EXISTING WETLAND BUFFER IMPACT	1.25 ACRES
ADDITIONAL WETLAND BUFFER	1.27 ACRES
AVERAGE BUFFER WIDTH	25.4 FT
CONSERVATION EASEMENT	1.84 ACRES
MERS BUFFER	0.43 ACRES

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
 9300 STURDEVANT STREET
 PENSACOLA, FL 32514-0311

COX CABLE
 3405 McLEMORE DR.
 PENSACOLA, FLORIDA 32514

ENERGY SERVICES GAS
 1625 ATWOOD DRIVE
 PENSACOLA, FLORIDA 32504

GENERAL NOTES:

- THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, AS REFERENCED TO NATIONAL GEODETIC SURVEY MONUMENT "Q 302".
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, DERIVING A BEARING OF SOUTH 03°15'13" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10-1-31.
- 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, 068927, 088762, 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.

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.

TREE REMOVAL NOTE:

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 RESIDENTIAL LOTS MUST REMAIN UNDISTURBED INCLUDING PLACEMENT OF FILL UNTIL EACH INDIVIDUAL BUILDING PERMIT IS ISSUED. HERITAGE TREES TO REMAIN UNDISTURBED.

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 PHASE 3

AN 88 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.

September 30, 2021

PREPARED BY



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 FAX 850.438.0449
 EB 00009657 LB7916

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PATHSTONE FL 2017 LLC
 28891 WOODROW LANE, SUITE 300
 SPANISH FORT AL 32527
 TELEPHONE 850.777.6630

PROFESSIONAL SURVEYOR AND MAPPER

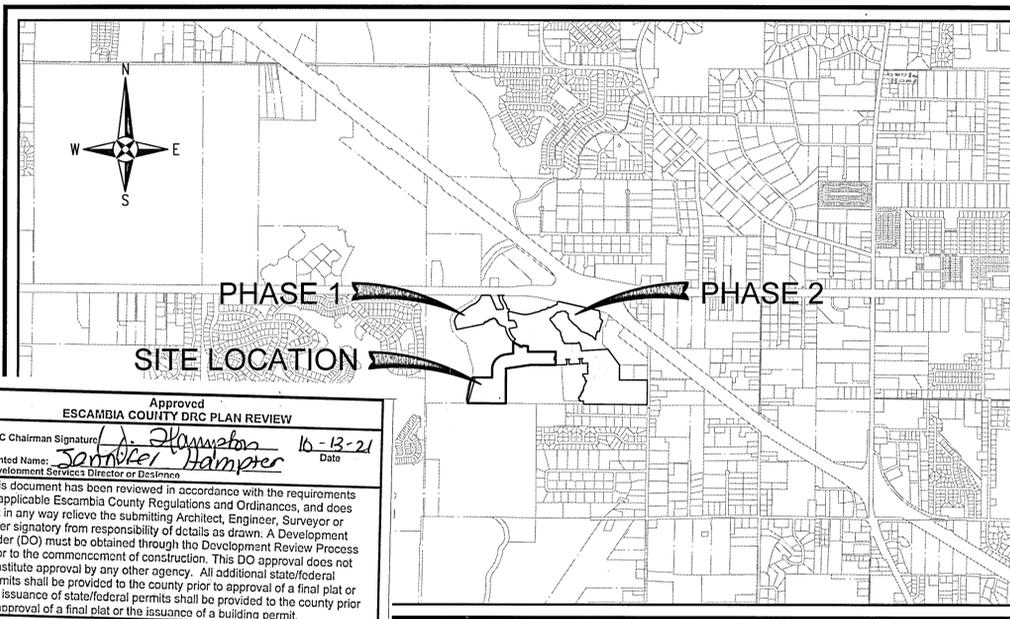
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Approved
 ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* 10-13-21
 Printed Name: *[Signature]* Date
 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 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.

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. HERITAGE TREES TO REMAIN UNDISTURBED.
- 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 MERS 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.
- ALL PROPOSED DEVELOPMENT WITHIN THIS SUBDIVISION IS LOCATED IN FLOOD ZONE 'X'.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

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 SECTION 10 FOR A DISTANCE OF 2647.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10;
 THENCE PROCEED NORTH 87°08'55" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10 FOR A DISTANCE OF 3375.16 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUING LAST COURSE PROCEED NORTH 87°08'55" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 894.18 FEET A POINT HEREINAFTER REFERRED TO AS POINT 'A';
 THENCE CONTINUING LAST COURSE PROCEED NORTH 87°08'55" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 7 FEET, MORE OR LESS, TO A POINT ON THE EAST BANK OF ELEVEN MILE CREEK;
 THENCE MEANDERING NORTHERLY ALONG SAID EAST BANK FOR A DISTANCE OF 630 FEET MORE OR LESS;
 THENCE, DEPARTING SAID EAST BANK, PROCEED SOUTH 87°35'54" EAST FOR A DISTANCE OF 56 FEET, MORE OR LESS, TO A POINT HEREIN AFTER KNOWN AS POINT 'B';
 SAID POINT 'B' BEING NORTH 17°59'42" EAST AND 629.27 FEET FROM SAID POINT 'A';
 THENCE CONTINUING LAST COURSE PROCEED SOUTH 87°35'54" EAST FOR A DISTANCE OF 400.00 FEET;
 THENCE PROCEED NORTH 02°24'06" EAST FOR A DISTANCE OF 150.00 FEET;
 THENCE PROCEED NORTH 03°05'07" EAST FOR A DISTANCE OF 58.12 FEET;
 THENCE PROCEED NORTH 12°20'57" EAST FOR A DISTANCE OF 78.73 FEET;
 THENCE PROCEED NORTH 25°04'54" EAST FOR A DISTANCE OF 78.73 FEET;
 THENCE PROCEED NORTH 37°48'50" EAST FOR A DISTANCE OF 78.73 FEET;
 THENCE PROCEED NORTH 50°32'47" EAST FOR A DISTANCE OF 78.73 FEET;
 THENCE PROCEED NORTH 63°16'44" EAST FOR A DISTANCE OF 78.73 FEET;
 THENCE PROCEED NORTH 75°51'46" EAST FOR A DISTANCE OF 78.75 FEET;
 THENCE PROCEED NORTH 84°20'13" EAST FOR A DISTANCE OF 204.42 FEET;
 THENCE PROCEED NORTH 02°24'53" EAST FOR A DISTANCE OF 270.45 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 510.00 FEET;
 THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 168.18 FEET (DELTA ANGLE = 18°40'10", CHORD DISTANCE = 165.45 FEET, CHORD BEARING = SOUTH 57°39'59" EAST) TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET;
 THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 34.80 FEET (DELTA ANGLE = 79°45'49", CHORD DISTANCE = 32.06 FEET, CHORD BEARING = SOUTH 27°06'49" EAST);
 THENCE PROCEED SOUTH 77°13'55" EAST FOR A DISTANCE OF 50.00 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET;
 THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 6.85 FEET (DELTA ANGLE = 0°47'06", CHORD DISTANCE = 6.85 FEET, CHORD BEARING = NORTH 13°09'38" EAST) TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET;
 THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 38.69 FEET (DELTA ANGLE = 88°40'03", CHORD DISTANCE = 34.94 FEET, CHORD BEARING = NORTH 57°53'13" EAST) TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 495.00 FEET;
 THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 84.27 FEET (DELTA ANGLE = 9°45'14", CHORD DISTANCE = 84.17 FEET, CHORD BEARING = SOUTH 82°39'23" EAST) TO THE POINT OF TANGENCY;
 THENCE PROCEED SOUTH 87°32'00" EAST FOR A DISTANCE OF 27.29 FEET;
 THENCE PROCEED SOUTH 02°28'00" WEST FOR A DISTANCE OF 130.00 FEET;
 THENCE PROCEED SOUTH 87°32'00" EAST FOR A DISTANCE OF 660.00 FEET;
 THENCE PROCEED SOUTH 02°28'00" WEST FOR A DISTANCE OF 105.00 FEET TO THE POINT CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET;
 THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET (DELTA ANGLE = 90°00'00", CHORD DISTANCE = 35.36 FEET, CHORD BEARING = SOUTH 47°28'00" WEST);
 THENCE PROCEED SOUTH 02°28'00" WEST FOR A DISTANCE OF 50.00 FEET;
 THENCE PROCEED SOUTH 87°32'00" EAST FOR A DISTANCE OF 23.75 FEET;
 THENCE PROCEED SOUTH 02°28'00" WEST FOR A DISTANCE OF 129.81 FEET;
 THENCE PROCEED NORTH 87°31'56" WEST FOR A DISTANCE OF 595.12 FEET;
 THENCE PROCEED SOUTH 84°19'32" WEST FOR A DISTANCE OF 589.17 FEET;
 THENCE PROCEED SOUTH 02°24'06" WEST FOR A DISTANCE OF 825.11 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 25.51 ACRES MORE OR LESS.

FLOOD ZONE NOTE:

PORTIONS OF THE SUBJECT PROPERTY AS SHOWN HEREON ARE LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 39-39.6 (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 12033C0290C, MAP REVISION DATED SEPTEMBER 29, 2006.

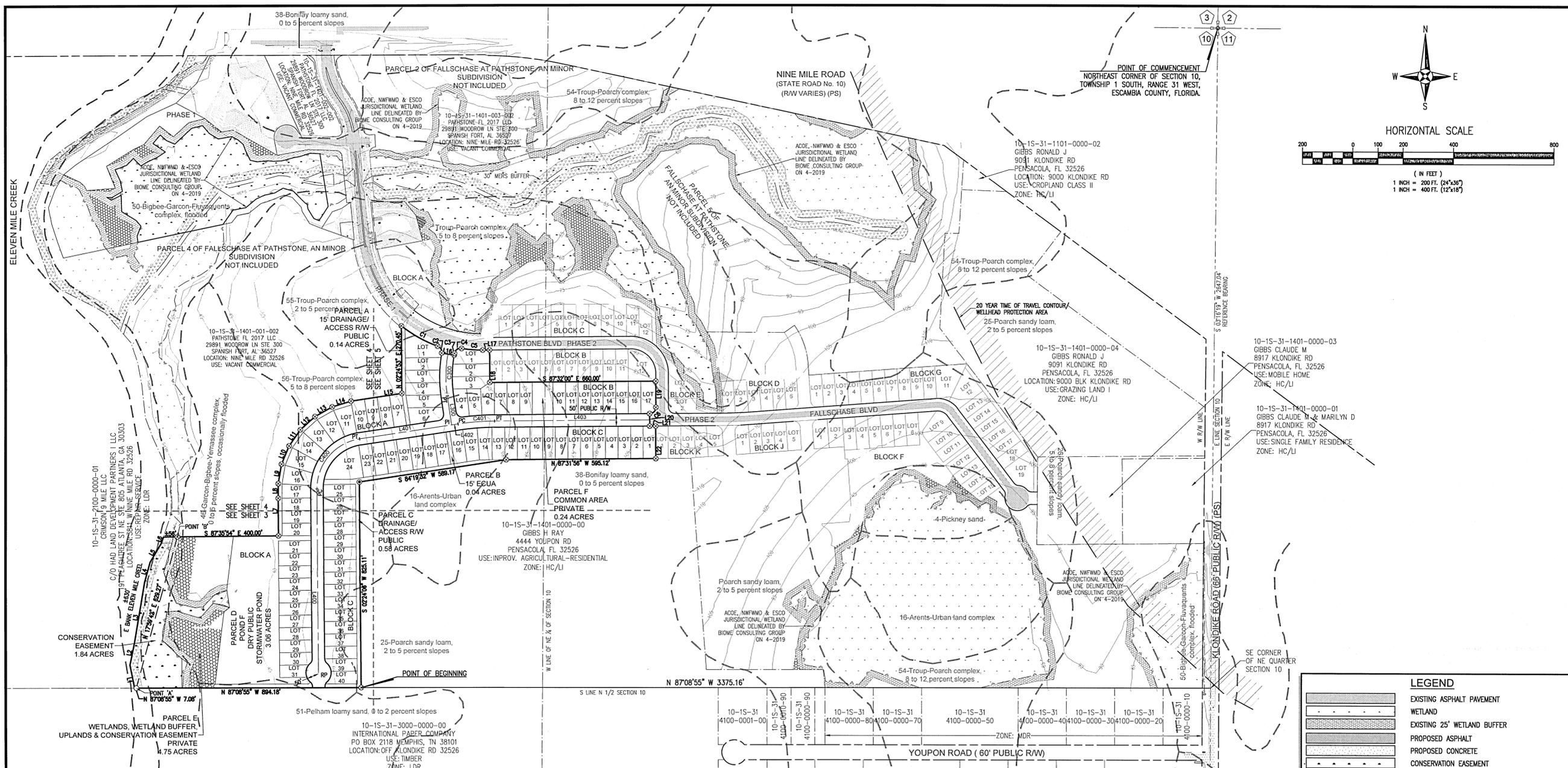
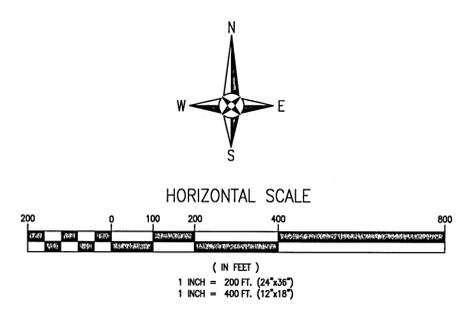
ENGINEER'S CERTIFICATE

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 3, STATE OF FLORIDA.

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

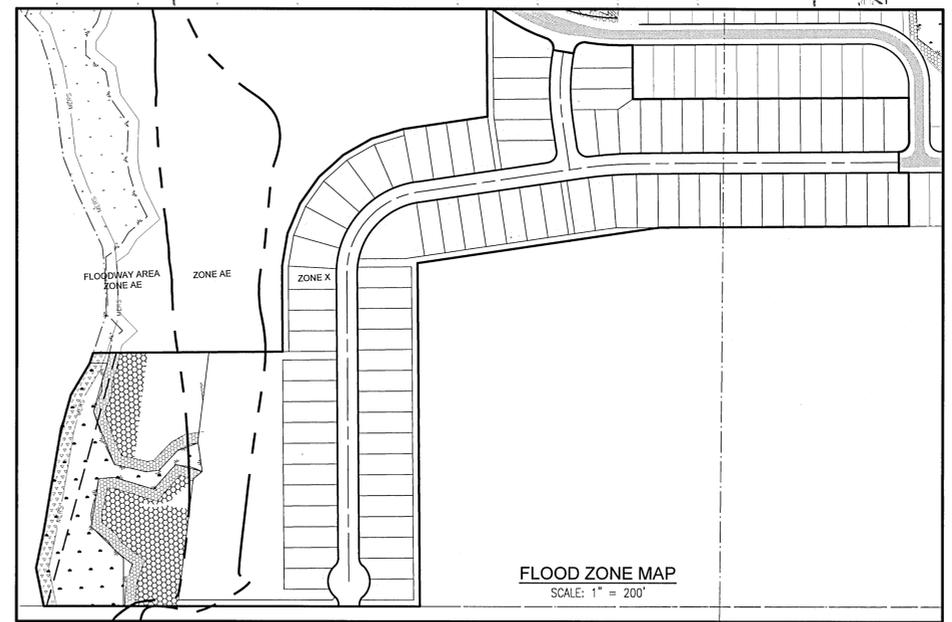
FALLSCHASE AT PATHSTONE PHASE 3
 A PRELIMINARY PLAT OF
 AN 88 LOT REPLAT OF PARCEL 1 OF
 FALLSCHASE AT PATHSTONE MINOR SUBDIVISION
 BEING A PORTION OF
 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
 I, JEREMY R. KINGS, HEREBY CERTIFY THAT ALL PROVISIONS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 471, F.S., AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE FALLSCHASE AT PATHSTONE PHASE 3.
 JEREMY R. KINGS
 PROFESSIONAL ENGINEER No. 78144



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
- DROP INLET
- CURB INLET
- MITERED END SECTION
- JUNCTION BOX
- FLOW ARROW
- SET 1/2" CAPPED IRON ROD (NO. LB 7916)
- FOUND 1/2" IRON ROD (UNNUMBERED)
- FOUND 2" ROUND CONCRETE MONUMENT
- EB ENGINEERING BUSINESS NUMBER
- LB SURVEY LICENSE BUSINESS NUMBER
- No. NUMBER
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- L1 LINE NUMBER (SEE LINE TABLE)
- C2 CURVE NUMBER (SEE CURVE TABLE)



ALIGNMENT LINE TABLE

Line #	Length	Direction
L300	117.24	S 5°38'51" E
L400	737.73	N 2°24'06" E
L401	369.17	N 84°19'32" E
L402	25.81	N 84°19'32" E
L403	616.75	S 87°32'00" E

ALIGNMENT CURVE TABLE

Curve #	Radius	Length	Chord	Direction	Chord	Delta
C300	525.00	168.74	S 3°33'37" W	168.02	18°24'56"	
C400	200.00	285.97	N 4°32'14" E	262.22	81°55'25"	
C401	1025.00	145.64	N 88°23'46" E	145.52	8°08'29"	

BOUNDARY LINE TABLE

Line #	Length	Direction
L1	93.36	N 8°32'38" W
L2	90.87	N 14°37'42" E
L3	249.27	N 12°18'54" E
L4	82.91	N 17°55'35" E
L5	88.18	N 33°29'08" E
L6	26.06	N 21°27'17" E
L7	150.00	N 2°24'06" E
L8	58.12	N 3°05'07" E
L9	78.73	N 12°20'57" E
L10	78.73	N 25°04'54" E
L11	78.73	N 37°48'50" E

BOUNDARY LINE TABLE

Line #	Length	Direction
L12	78.73	N 50°32'47" E
L13	78.73	N 63°16'44" E
L14	78.75	N 75°51'46" E
L15	204.42	N 84°20'13" E
L16	50.00	S 77°13'55" E
L17	27.29	S 87°32'00" E
L18	130.00	S 2°28'00" W
L19	105.00	S 2°28'00" W
L20	50.00	S 2°28'00" W
L21	23.75	S 87°32'00" E
L22	129.81	S 2°28'00" W

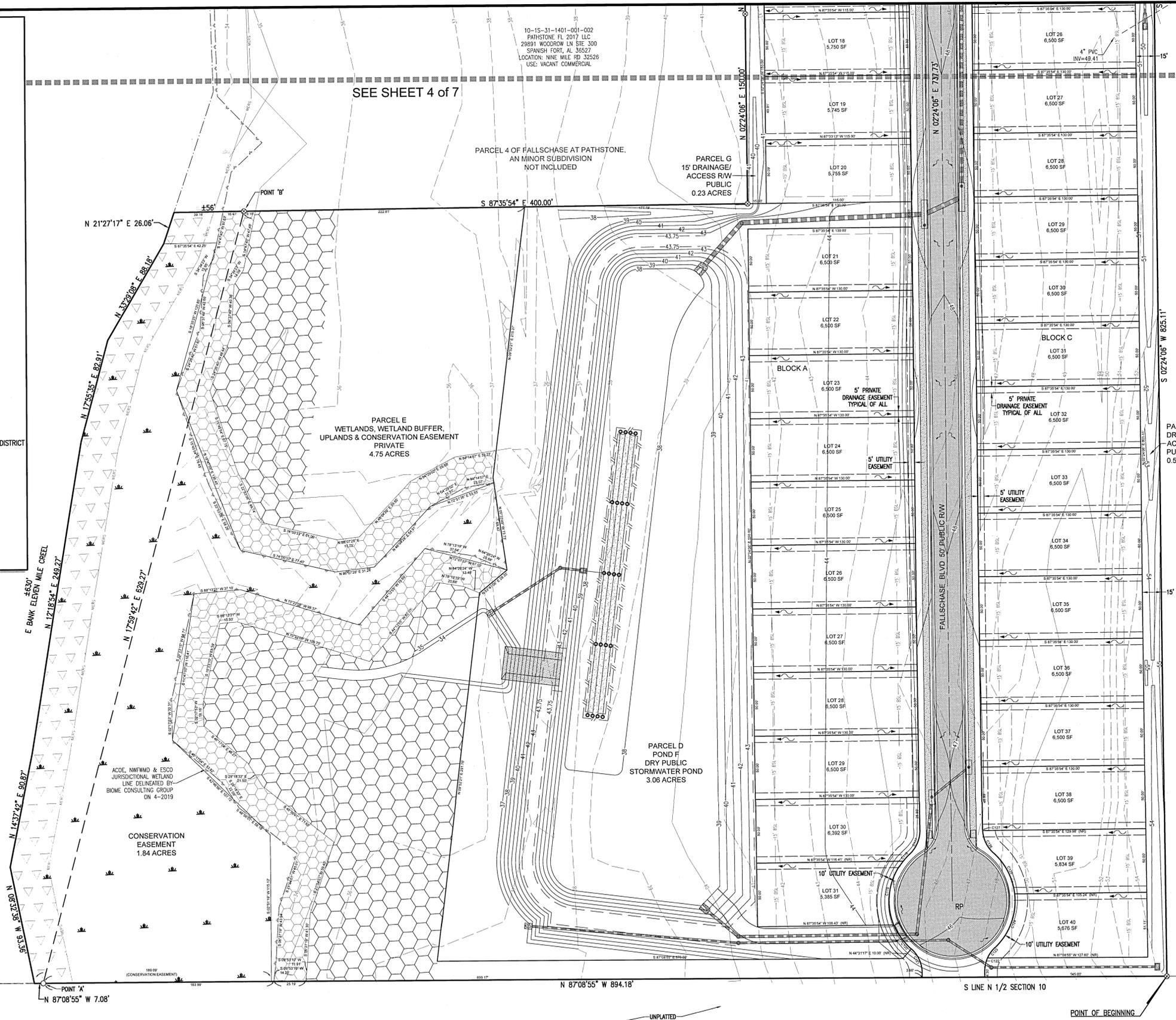
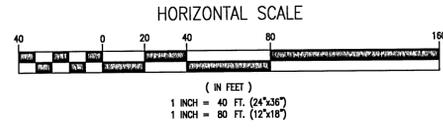
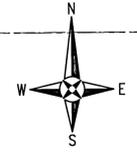
BOUNDARY CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	166.18'	510.00'	18°40'10"	165.45'	S 57°39'39" E
C2	34.80'	25.00'	79°45'49"	32.06'	S 27°06'49" E
C3	6.85'	500.00'	0°47'06"	6.85'	N 13°09'38" E
C4	38.69'	25.00'	88°40'03"	34.94'	N 57°53'13" E
C5	84.27'	495.00'	9°45'14"	84.17'	S 82°39'23" E
C6	39.27'	25.00'	90°00'00"	35.36'	S 47°28'00" W

- 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
 - DROP INLET
 - CURB INLET
 - MITERED END SECTION
 - JUNCTION BOX
 - FLOW ARROW
 - SET 1/2" CAPPED IRON ROD (NO. LB 7916)
 - FOUND 1/2" IRON ROD (UNNUMBERED)
 - FOUND 2" ROUND CONCRETE MONUMENT
 - ACOE
 - BSL
 - EB
 - EOP
 - ESCO
 - FDC
 - LB
 - NO.
 - NWFWMD
 - PC
 - PI
 - PT
 - PRC
 - PCC
 - RP
 - R/W
 - L1
 - C2

PARCEL CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C117	21.03	25.00	48°11'22"	20.41	S 26°29'47" W
C118	7.60	50.00	8°42'16"	7.59	N 46°14'21" E
C119	53.09	50.00	60°50'19"	50.63	S 11°28'03" W
C120	23.42	50.00	26°50'08"	23.20	N 32°22'12" W
C121	21.03	25.00	48°11'22"	20.41	N 21°41'35" E
C122	11.04	25.00	25°18'05"	10.95	N 15°03'04" E
C123	9.99	25.00	22°53'09"	9.92	S 39°08'42" W
C124	46.95	50.00	53°48'21"	45.25	N 23°41'05" E
C125	37.15	50.00	42°34'10"	36.30	N 24°30'11" W
C126	20.02	25.00	45°53'08"	19.49	N 22°50'43" W
C127	1.01	25.00	2°18'16"	1.01	N 01°15'01" E



10-15-31-1401-001-002
 PATHSTONE, FL 2017 LLC
 29591 WOODROW LN STE 300
 SPANISH FORT, AL 36527
 LOCATION: NINE MILE RD 32526
 USE: VACANT COMMERCIAL

10-15-31-3000-0000-00
 INTERNATIONAL PAPER COMPANY
 PO BOX 2118 MEMPHIS, TN 38101
 LOCATION: OFF KLONDIKE RD 32526
 USE: TIMBER

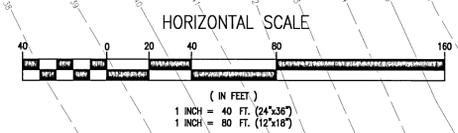
RBA
REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone 850.438.0400 Fax 850.438.0448
 ES 0000567

A PRELIMINARY PLAT OF
FALLSCHASE AT PATHSTONE PHASE 3
 AN 88 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, AND OTHER IMPROVEMENTS SHOWN ON THIS PLAT COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM A LICENSED PROFESSIONAL ENGINEER FOR THE STATE OF FLORIDA.
 JEREMY R. KING, P.E.
 PROFESSIONAL ENGINEER No. 76144

FALLSCHASE AT PATHSTONE PHASE 3
 AN 88 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 HIGHWAYS, 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 3
 JEREMY R. KING
 PROFESSIONAL ENGINEER No. 76144

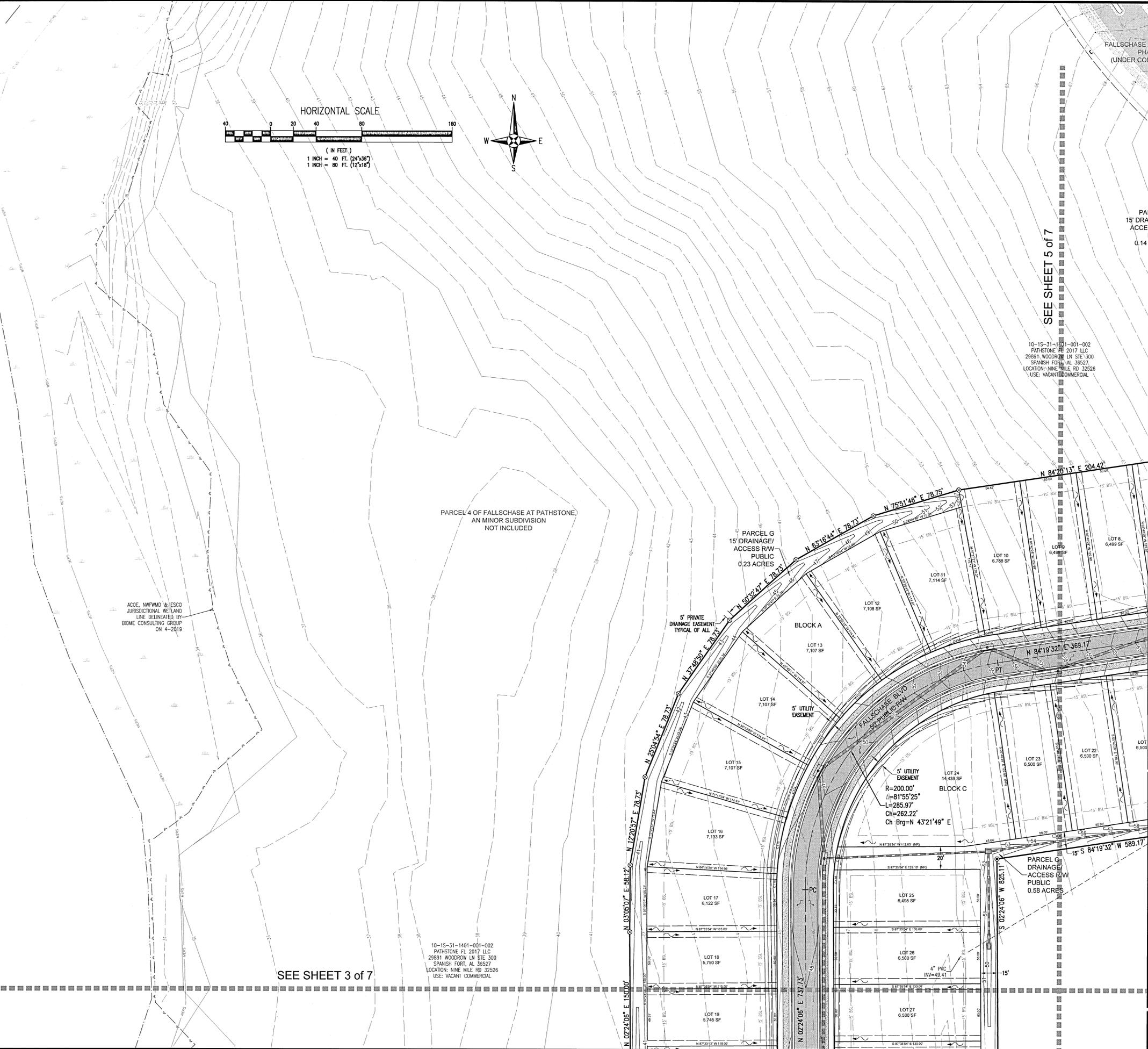


LEGEND

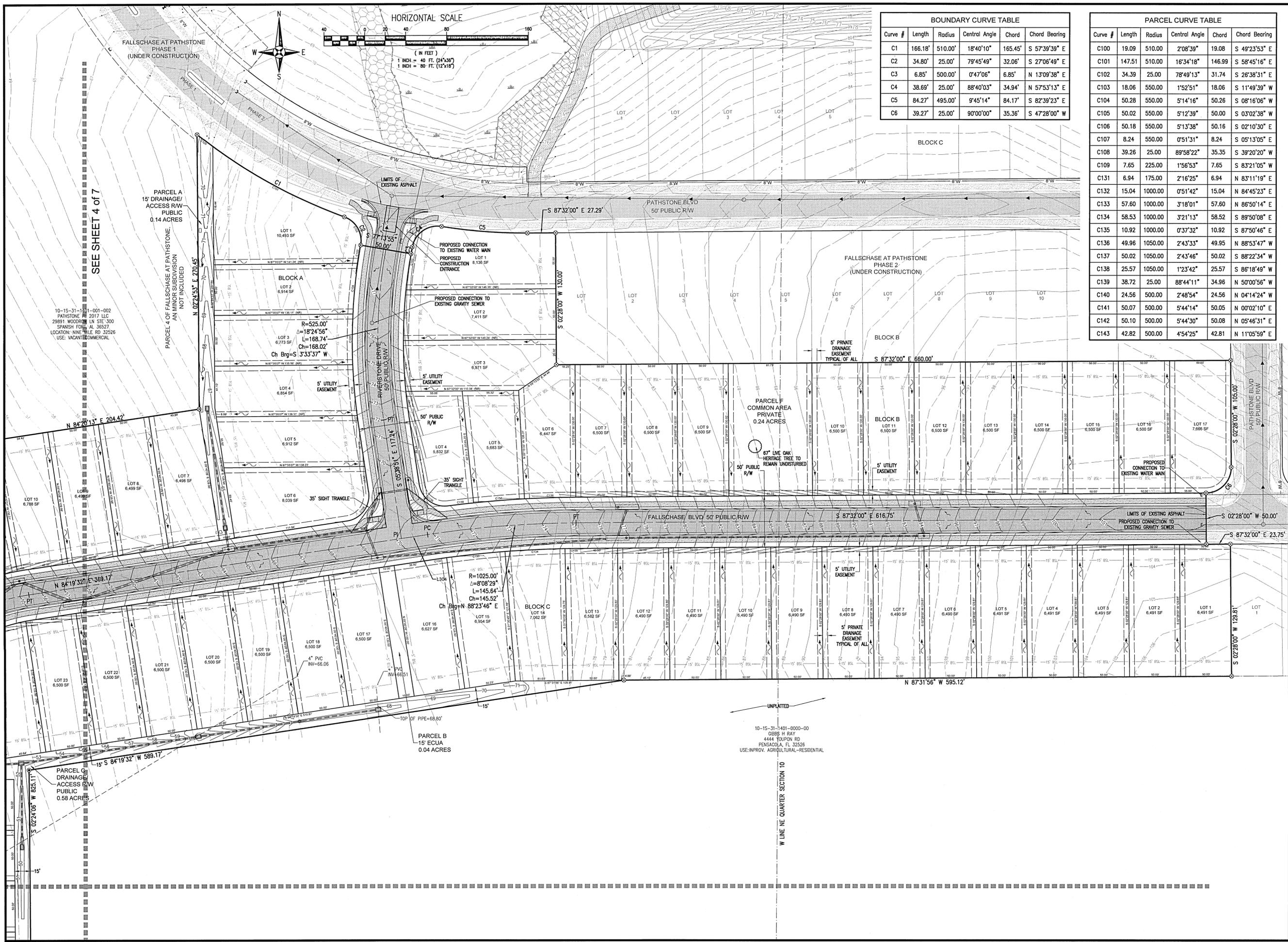
- EXISTING ASPHALT PAVEMENT
- WETLAND
- EXISTING 25' WETLAND BUFFER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- CONSERVATION EASEMENT
- ADDITIONAL WETLAND BUFFER
- 30' MERS BUFFER
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- JURISDICTIONAL LINE
- EXISTING CONTOURS
- SILT FENCE
- SILT FENCE-STRAW BALES
- DROP INLET
- CURB INLET
- MITERED END SECTION
- JUNCTION BOX
- FLOW ARROW
- SET 1/2" CAPPED IRON ROD (NO. LB 7916)
- FOUND 1/2" IRON ROD (UNNUMBERED)
- FOUND 2" ROUND CONCRETE MONUMENT
- ACDE ARMY CORPS OF ENGINEERS
- BSL BUILDING SETBACK LINE
- EB ENGINEERING BUSINESS NUMBER
- EOP EDGE OF PAVEMENT
- ESCO ESCAMBIA COUNTY
- FOC FACE OF CURB
- LB SURVEY LICENSE BUSINESS NUMBER
- NO. NUMBER
- NWFWD NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVE
- PCC POINT OF COMPOUND CURVE
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- L1 LINE NUMBER (SEE LINE TABLE)
- C2 CURVE NUMBER (SEE CURVE TABLE)

PARCEL CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C109	7.65	225.00	1°56'53"	7.65	S 83°21'05" W
C110	50.00	225.00	12°43'57"	49.90	S 76°00'40" W
C111	50.00	225.00	12°43'57"	49.90	S 63°16'44" W
C112	50.00	225.00	12°43'57"	49.90	S 50°32'47" W
C113	50.00	225.00	12°43'57"	49.90	S 37°48'50" W
C114	50.00	225.00	12°43'57"	49.90	S 25°04'54" W
C115	50.00	225.00	12°43'57"	49.90	S 12°20'57" W
C116	14.06	225.00	3°34'52"	14.06	S 04°11'33" W
C128	17.19	174.70	5°38'20"	17.19	N 05°12'59" E
C129	20.26	175.00	6°37'57"	20.25	N 11°20'51" E
C130	205.83	175.00	67°23'18"	194.17	N 48°21'28" E
C131	6.94	175.00	2°16'25"	6.94	N 83°11'19" E



SEE SHEET 3 of 7



BOUNDARY CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	166.18'	510.00'	18°40'10"	165.45'	S 57°39'39" E
C2	34.80'	25.00'	79°45'49"	32.06'	S 27°06'49" E
C3	6.85'	500.00'	0°47'06"	6.85'	N 13°09'38" E
C4	38.69'	25.00'	88°40'03"	34.94'	N 57°53'13" E
C5	84.27'	495.00'	9°45'14"	84.17'	S 82°39'23" E
C6	39.27'	25.00'	90°00'00"	35.36'	S 47°28'00" W

PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C100	19.09	510.00	2°08'39"	19.08	S 49°23'53" E
C101	147.51	510.00	16°34'18"	146.99	S 58°45'16" E
C102	34.39	25.00	78°49'13"	31.74	S 26°38'31" E
C103	18.06	550.00	1°52'51"	18.06	S 11°49'39" W
C104	50.28	550.00	5°14'16"	50.26	S 08°16'06" W
C105	50.02	550.00	5°12'39"	50.00	S 03°02'38" W
C106	50.18	550.00	5°13'38"	50.16	S 02°10'30" E
C107	8.24	550.00	0°51'31"	8.24	S 05°13'05" E
C108	39.26	25.00	89°58'22"	35.35	S 39°20'20" W
C109	7.65	225.00	1°56'53"	7.65	S 83°21'05" W
C131	6.94	175.00	2°16'25"	6.94	N 83°11'19" E
C132	15.04	1000.00	0°51'42"	15.04	N 84°45'23" E
C133	57.60	1000.00	3°18'01"	57.60	N 86°50'14" E
C134	58.53	1000.00	3°21'13"	58.52	S 89°50'08" E
C135	10.92	1000.00	0°37'32"	10.92	S 87°50'46" E
C136	49.96	1050.00	2°43'33"	49.95	N 88°53'47" W
C137	50.02	1050.00	2°43'46"	50.02	S 88°22'34" W
C138	25.57	1050.00	1°23'42"	25.57	S 86°18'49" W
C139	38.72	25.00	88°44'11"	34.96	N 50°00'56" W
C140	24.56	500.00	2°48'54"	24.56	N 04°14'24" W
C141	50.07	500.00	5°44'14"	50.05	N 00°02'10" E
C142	50.10	500.00	5°44'30"	50.08	N 05°46'31" E
C143	42.82	500.00	4°54'25"	42.81	N 11°05'59" E

SEE SHEET 4 of 7

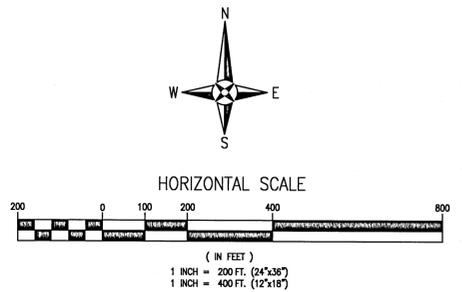
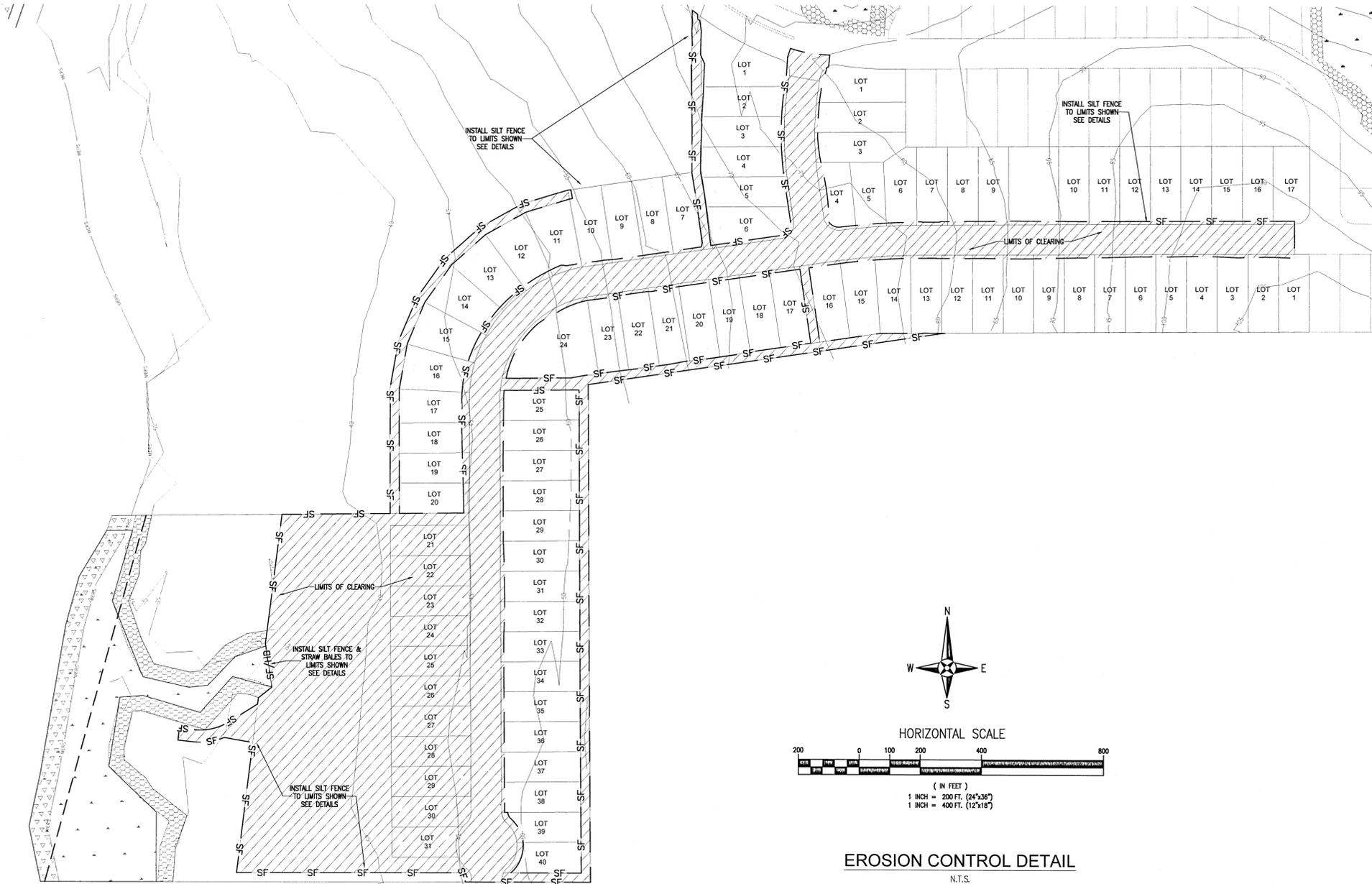
10-15-31-101-001-002
PATHSTONE PH 2017 LLC
29891 WOODBRIDGE LN, SITE 300
SPANISH FORT, FL 33527
LOCATION: NINE MILE RD. 32526
USE: VACANT COMMERCIAL

10-15-31-1401-0000-00
GIBBS H RAY
4444 DOWSON RD
PENSACOLA, FL 32526
USE: INPROV. AGRICULTURAL-RESIDENTIAL

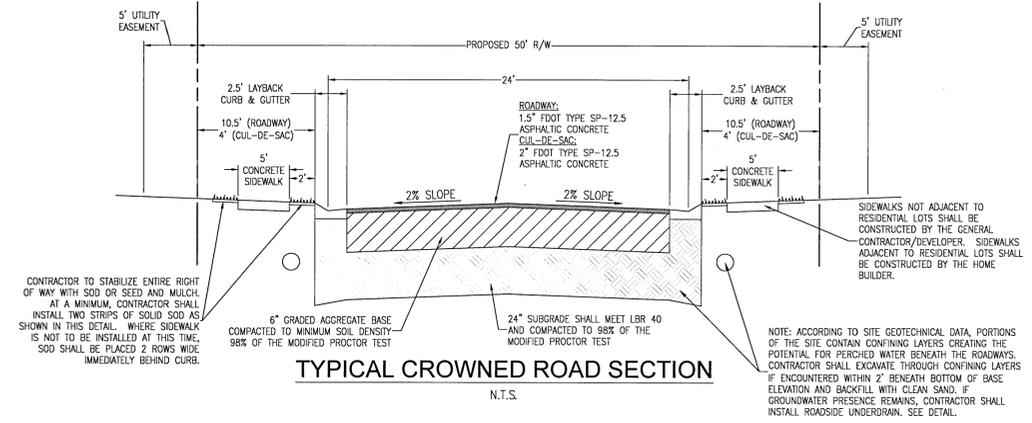
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Civil Engineers and Surveyors
2831 North Main Street, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
ES 0000657

A PRELIMINARY PLAT OF
FALLSCHASE AT PATHSTONE PHASE 3
AN 88 LOT REPLAT OF PARCEL 1 OF
FALLSCHASE AT PATHSTONE MINOR SUBDIVISION
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

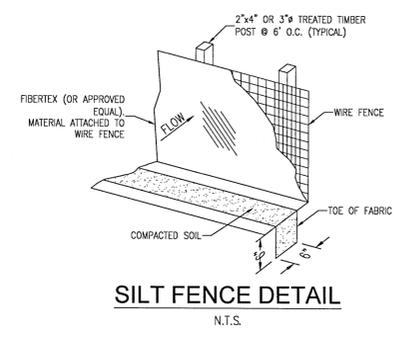
ENGINEER'S CERTIFICATE
I, GIBBS H RAY, HEREBY CERTIFY THAT ALL ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WERE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEPARTMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE FALLSCHASE AT PATHSTONE PHASE 3.
GIBBS H RAY
10/17/21
STATE OF FLORIDA
PROFESSIONAL ENGINEER No. 76144



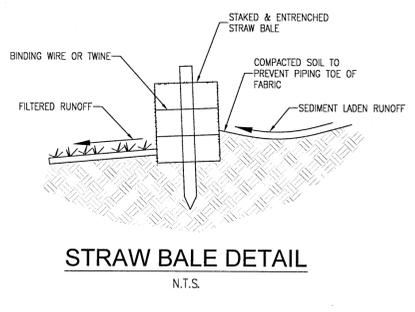
EROSION CONTROL DETAIL
N.T.S.



TYPICAL CROWNED ROAD SECTION
N.T.S.



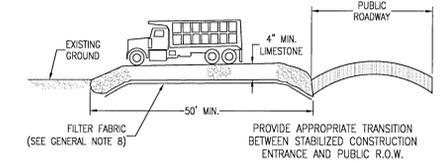
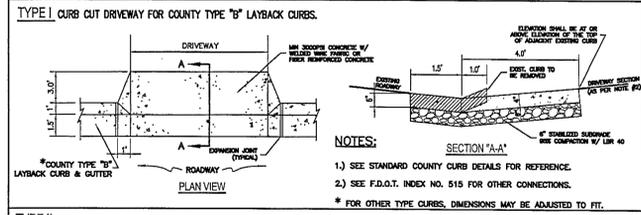
SILT FENCE DETAIL
N.T.S.



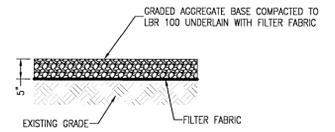
STRAW BALE DETAIL
N.T.S.

FLOOD ZONE NOTE:
 THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X', (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT-ANNUAL-CHANGE FLOOD PLAINS. NO BFEs OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C02906, MAP REVISION DATED SEPTEMBER 29, 2006.

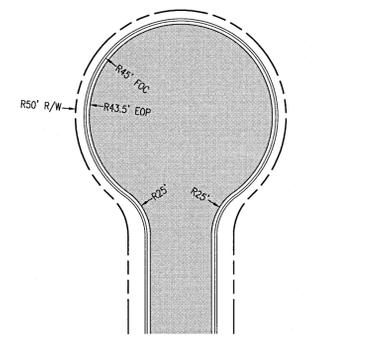
- NOTES:**
- 1) ALL MATERIALS AND LABOR FOR INSTALLATION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR.
 - 2) DRIVEWAYS ABUTTING PAVED ROADS SHALL BE 1" - 3" ASPHALT WITH 6" STABILIZED SUB GRADE OR 4" TO 6" CONCRETE WITH 4" STABILIZED SUB GRADE - 95% COMPACTION (MODIFIED PROCTOR) WITH LBR 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 FDOT INDEX DETAILS AS REFERENCED BELOW.
 - 5) RADIIUS 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.



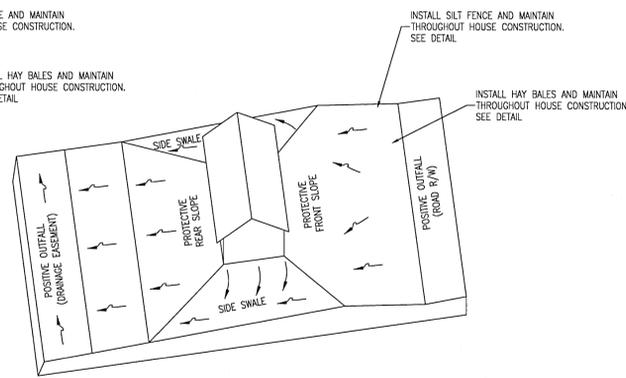
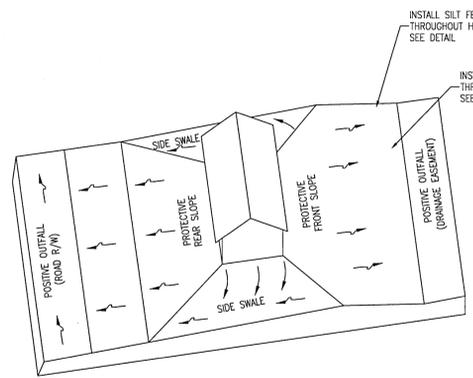
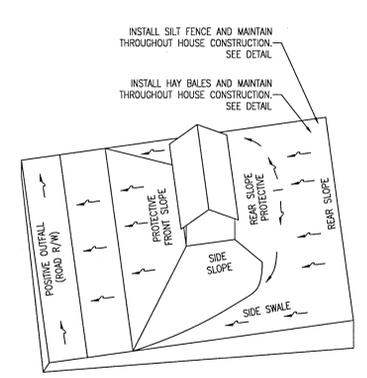
12' WIDE STABILIZED CONSTRUCTION ENTRANCE DETAIL
 N.T.S.



STABILIZED GRAVEL DRIVE SECTION
 N.T.S.



TYPICAL ESCAMBIA COUNTY CUL-DE-SAC DETAIL
 N.T.S.



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

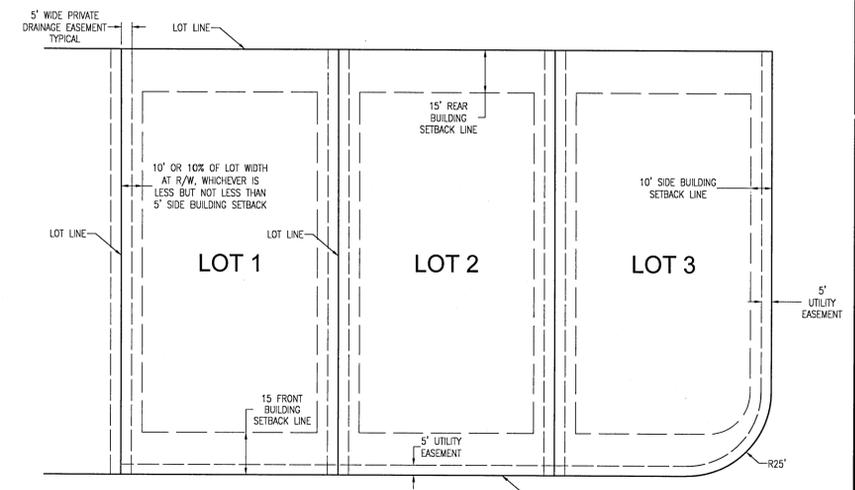
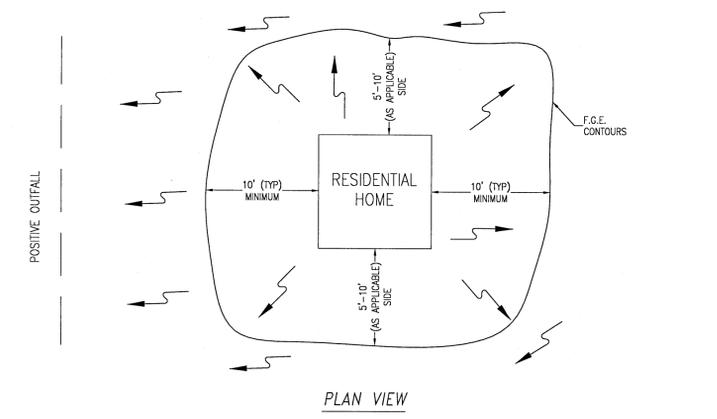
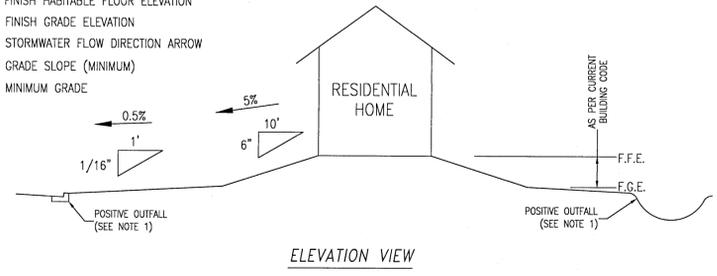
MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN
 NOT TO SCALE

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 HOME/BUILDER 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 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).

LEGEND

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



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'

ALL LOT LINES WHICH ADJOIN ANOTHER LOT ARE SUBJECT TO A 10' PRIVATE DRAINAGE EASEMENT (5' EACH LOT).