

UTILITY PROVIDERS

SEWER - EMERALD COAST UTILITY AUTHORITY
 MR. MIKE HAWLIN
 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 - ENERGY SERVICES OF PENSACOLA
 MR. SHAWN HARRIS
 1625 ATWOOD DRIVE
 PENSACOLA, FL 32514 PH: (850) 474-5310

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

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

SUNSHINE STATE ONE-CALL
 7200 LAKE ELLERON 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
 15 WILLIAMS DITCH ROAD
 CANTONMENT, FL 32533 PH: (850) 968-5485

DEVELOPER/PROPERTY OWNER:

DR HORTON
 25366 PROFIT DRIVE
 DAPHNE, ALABAMA 36526

SURVEYOR:

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

ENGINEER:

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

OVERALL PROJECT

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

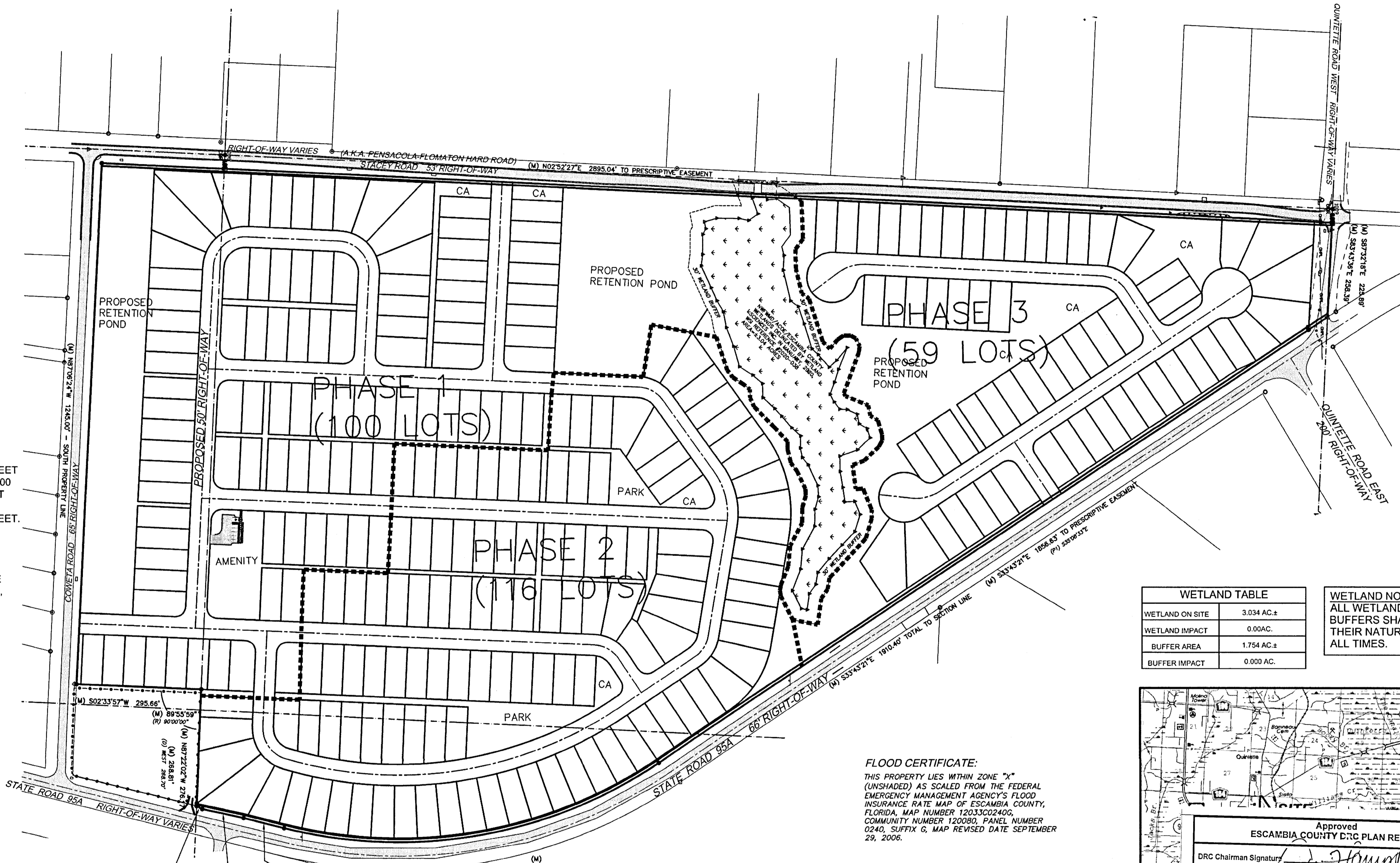
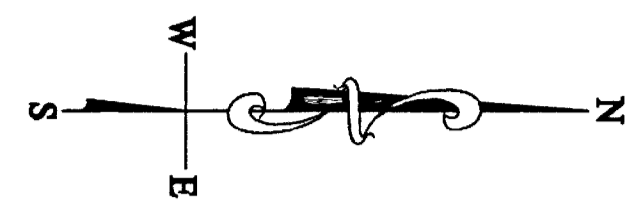
MIN. DEPTH OF FRONT YARD: 15 FEET
 MIN. DEPTH OF REAR YARD: 15 FEET
 MIN. WIDTH OF EACH SIDE YARD: 10 FEET OR 10% OF THE LOT WIDTH AT THE STREET RIGHT-AWAY, WHICHEVER IS LESS, BUT AT LEAST 5 FEET.

LEGEND:

- (26) = ADJACENT PROPERTY OWNER
- (C) = CABLE TELEVISION PEDESTAL
- (D) = DRAINAGE MANHOLE
- (F) = FIRE HYDRANT
- (G) = INGROUND TELEPHONE BOX
- (S) = SIGN
- (U) = TELEPHONE PEDESTAL
- (V) = UTILITY POLE
- (W) = UTILITY MARKER
- (X) = WATER VALVE
- (Y) = WETLAND MARKER
- CMF = CONCRETE MONUMENT FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (LB 8011)
- IPF = IRON PIN FOUND
- NSS = NAIL AND SHINER SET (LB #8011)
- OEPP = OPEN END IRON PIPE FOUND
- RBF = REBAR FOUND
- A = ARC LENGTH
- A.K.A. = ALSO KNOW AS
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- CB = CHORD BEARING
- CCR = CERTIFIED CORNER RECORD
- CD = CHORD DISTANCE
- D = DELTA ANGLE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- PVC = POLYVINYL CHORIDE (PIPE)
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- (C) = CALCULATED BEARING AND DISTANCE
- (C) = 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
- (E) = LANDS IN PRESCRIPTIVE EASEMENT (COUNTY MAINTENANCE)
- (S) = RECORD LANDS SOLD IN O.R.B. 4348 PAGE 569
- (W) = WETLANDS
- (A) = ASPHALT
- (B) = BREAK LINE

MASTER PLAN FOR SANCTUARY SUBDIVISION

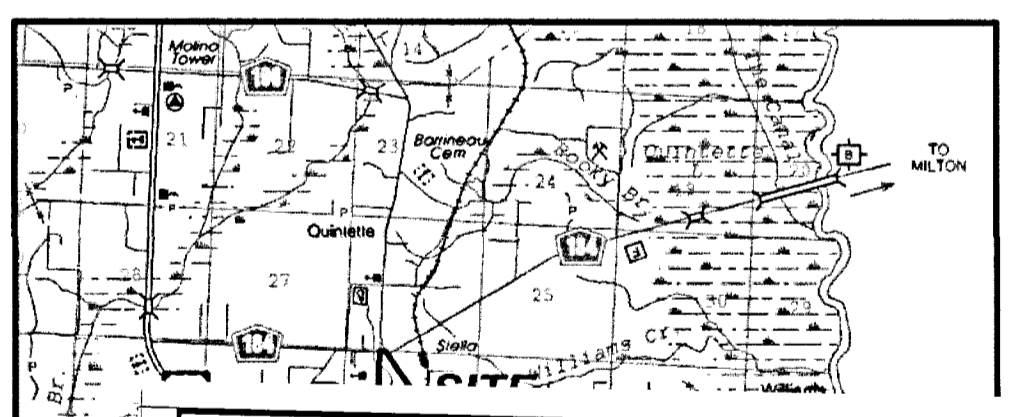
DEVELOPMENT IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST,
 ESCAMBIA COUNTY, FLORIDA
 ZONED: HC/LI - FUTURE LAND USE: MU-S
 DECEMBER 2020



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

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

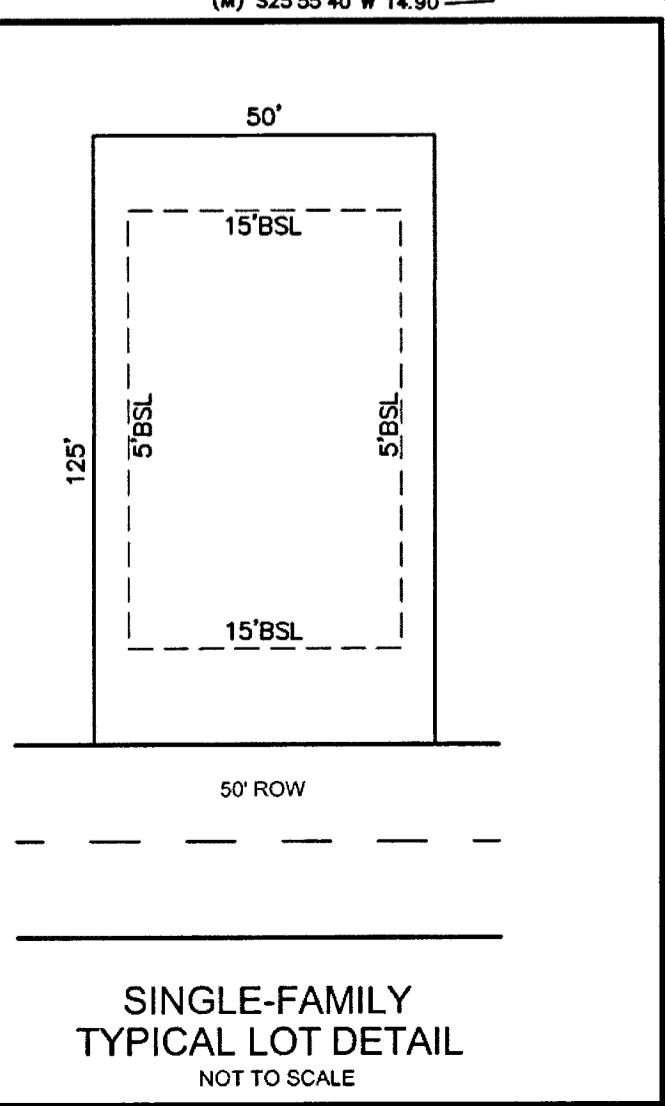
FLOOD CERTIFICATE:
 THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12833C0240G, COMMUNITY NUMBER 120080, PANEL NUMBER 0240, SUFFIX G, MAP REVISED DATE SEPTEMBER 29, 2006.



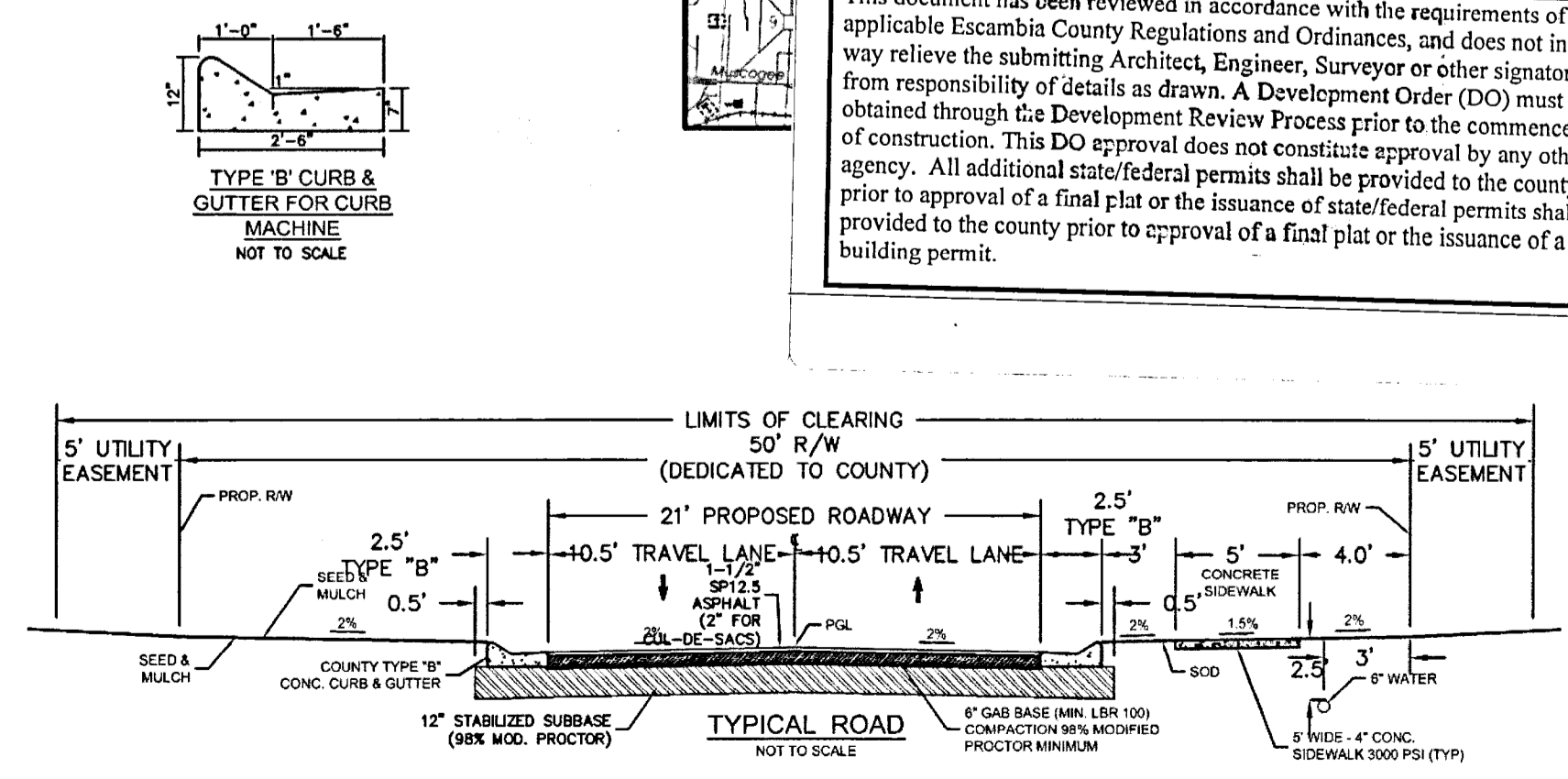
Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: *[Date]*
 Printed Name: *[Name]*
 Development Services Director of Design

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.



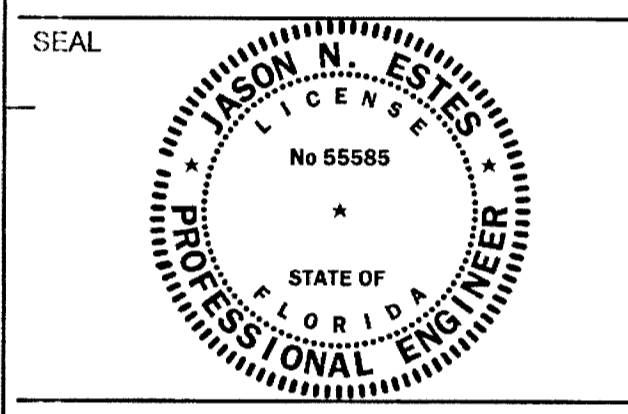
LEGAL DESCRIPTION:
 "THAT PART OF THE NORTH ONE-HALF LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 95-A AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE PENSACOLA-FLOMATON HARD ROAD AS DESCRIBED IN O.R. BOOK 1427, ON PAGE 221 OF THE OFFICIAL RECORDS OF SAID COUNTY AND ALSO THE NORTH 329' OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 95-A AND EAST OF THE PENSACOLA-FLOMATON HARD ROAD DESCRIBED IN O.R. BOOK 1427 ON PAGE 221, SAME AND EXCEPT 1.8 ACRES IN THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO WM. REID AND LILLIAN E. REID AND RECORDED IN DEED BOOK 288, PAGE 569 OF THE PUBLIC RECORDS.
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 87°22'02" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 2422.59 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 95A AND THE POINT OF BEGINNING, CONTINUE THENCE NORTH 87°22'02" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 35, A DISTANCE OF 276.17 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE RUN SOUTH 87°32'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 225.89 FEET TO THE WEST RIGHT-OF-WAY OF STATE ROAD 95A; THENCE RUN SOUTH 33°43'21" EAST, ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD 95A, A DISTANCE OF 1910.40 FEET; THENCE RUN ALONG SAID WEST RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1111.69 FEET, AN ARC DISTANCE OF 331.64 FEET, (CHORD BEARS SOUTH 09°42'51" EAST, 504.62 FEET); THENCE RUN SOUTH 141°17'39" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 89.50 FEET; THENCE RUN SOUTH 12°34'33" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 100.04 FEET; THENCE RUN SOUTH 25°55'40" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO A PRESCRIPTIVE EASEMENT OVER AND ACROSS THE NORTH MARGIN THEREOF IN USE AS WEST QUIETIE ROAD.
 TRACT CONTAINS 74.91 ACRES, MORE OR LESS, AND LIES IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA."
 (DESCRIPTION COPIED FROM ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE #20004236, DATED MAY 27, 2020 AT 8:00 AM)



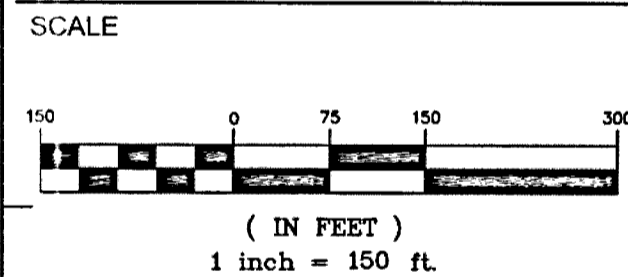
Dewberry

25353 FRIENDSHIP ROAD
 DAPHNE, AL 36526
 251.990.9950

DOWNNS PROPERTY
 ESCAMBIA COUNTY, FLORIDA



PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION



NO.	DESCRIPTION	DATE

REVISIONS

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

DEVELOPMENT PLAN

PROJECT NO. 50128595

1 of 1

SHEET NO.