

SHEET INDEX

SHEET 1	SITE INFORMATION, UTILITY SERVICE NOTES AND PROVIDERS, GENERAL NOTES
SHEET 2	OVERALL SITE AND CENTERLINE GEOMETRY
SHEET 3-5	SITE LAYOUT
SHEET 6-7	DETAILS

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 SERVED 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 1054-335932, 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:

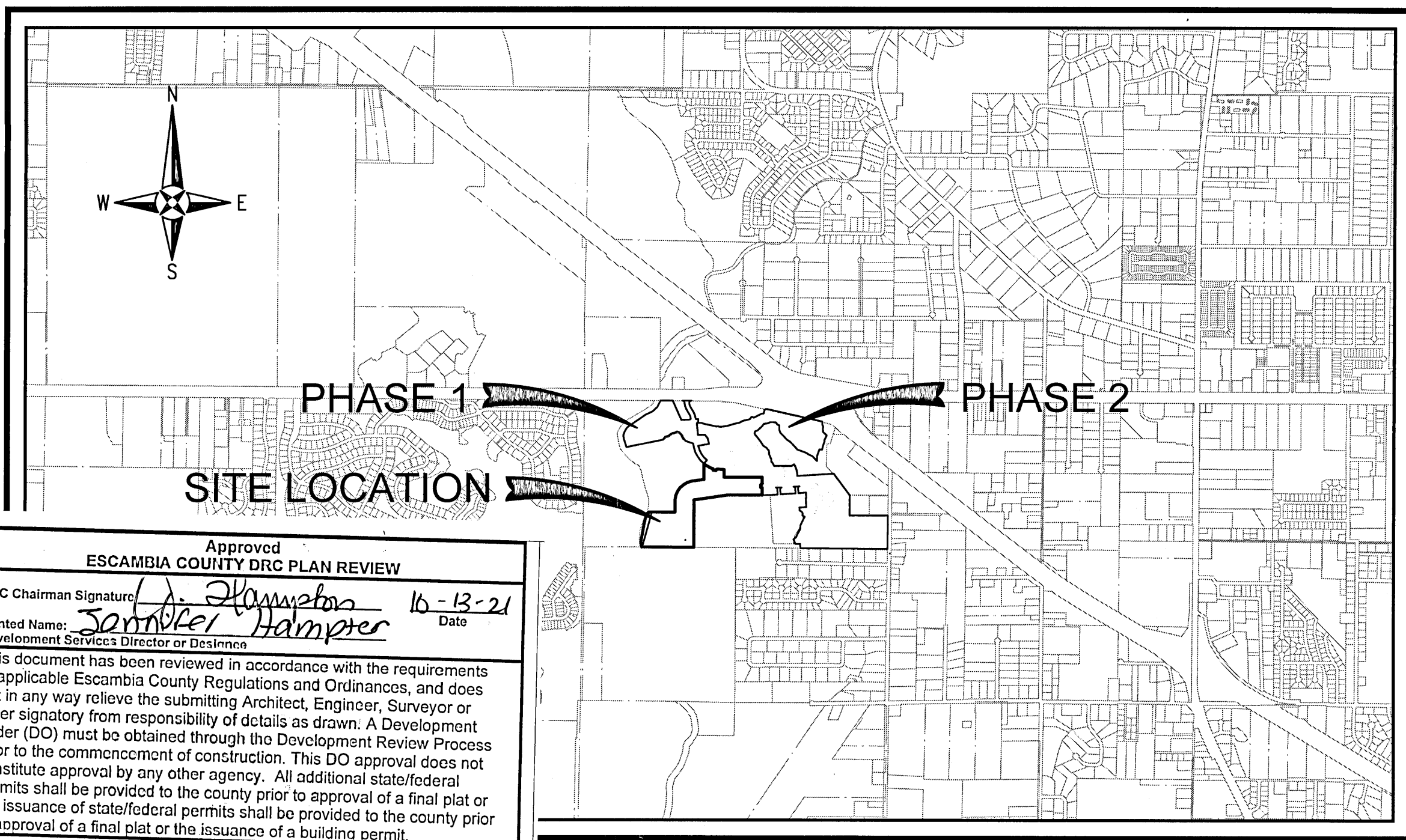
ALL NATURAL VEGETATION LOCATED WITHIN THE PRIVATE CONSERVATION EASEMENT AND REMAINING WETLANDS SHALL REMAIN UNDISTURBED. REMOVAL OF THIS VEGETATION IS PROHIBITED.

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



VICINITY MAP

SCALE: 1" = 2000'

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'.

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 00009657 LB7916

OWNER AND DEVELOPER

PATHSTONE FL 2017 LLC
29891 WOODROW LANE, SUITE 300
SPANISH FORT AL 32527
TELEPHONE 850.777.6630

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS P.S.M.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503
TELEPHONE 850.438.0400

WILLIAM D. DONLEY, P.S.M.

DEWBERRY
203 ABERDEAN PARKWAY
PANAMA CITY, FL 32405
TELEPHONE 850.522.0644

CIVIL ENGINEER

JEREMY R. KING, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503
TELEPHONE 850.438.0400

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°18'19" WEST ALONG THE EAST LINE OF SECTION 10 FOR A DISTANCE OF 2847.04 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°11'46" 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°39'50" 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°47'08", CHORD DISTANCE = 6.85 FEET, CHORD BEARING = NORTH 13°08'38" 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" WEST 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.

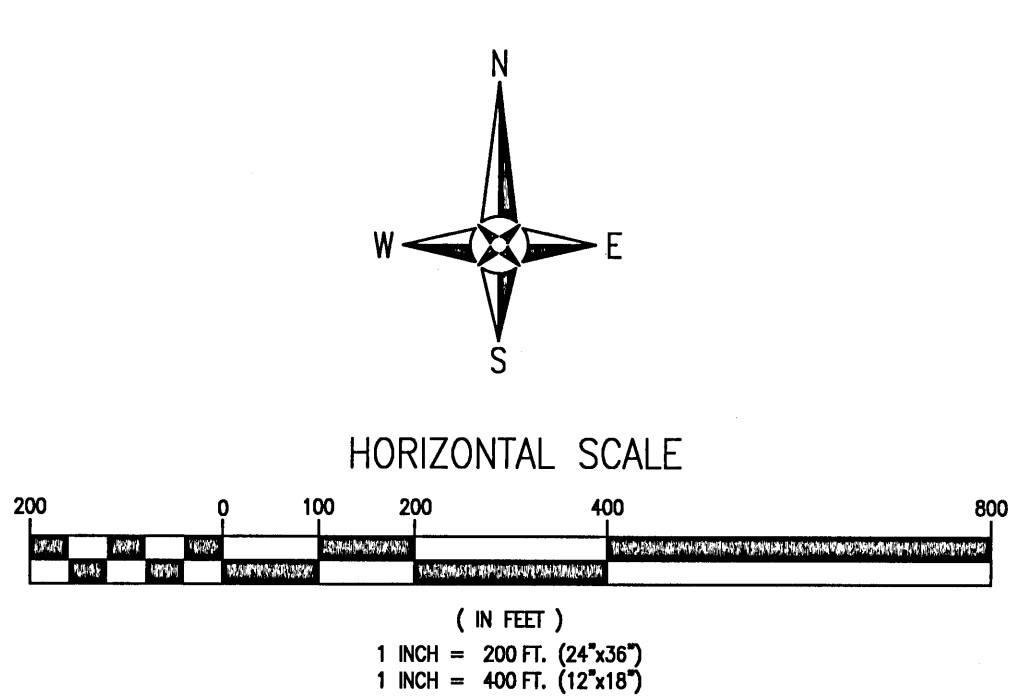
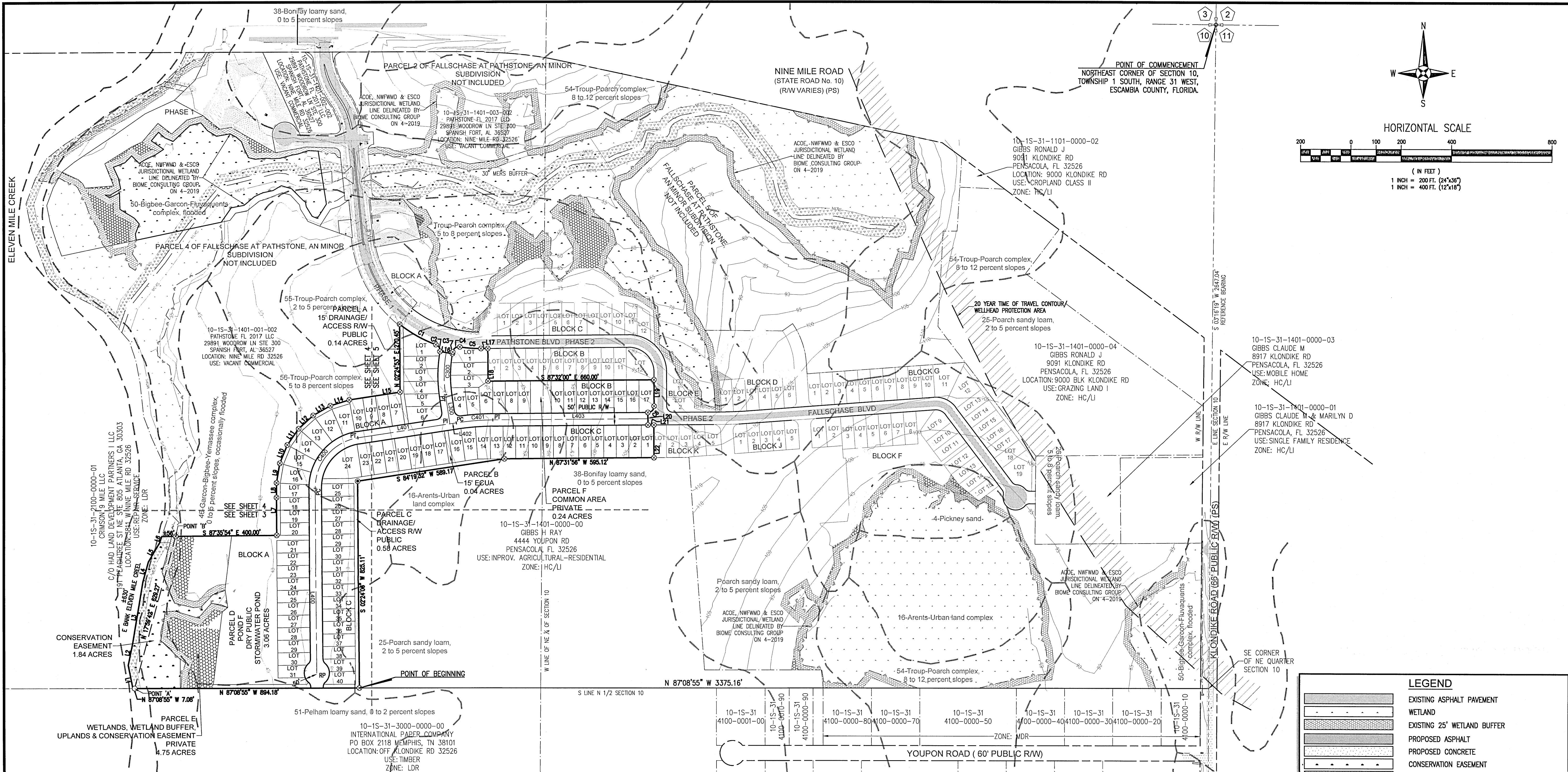
FLOOD ZONE NOTE:

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



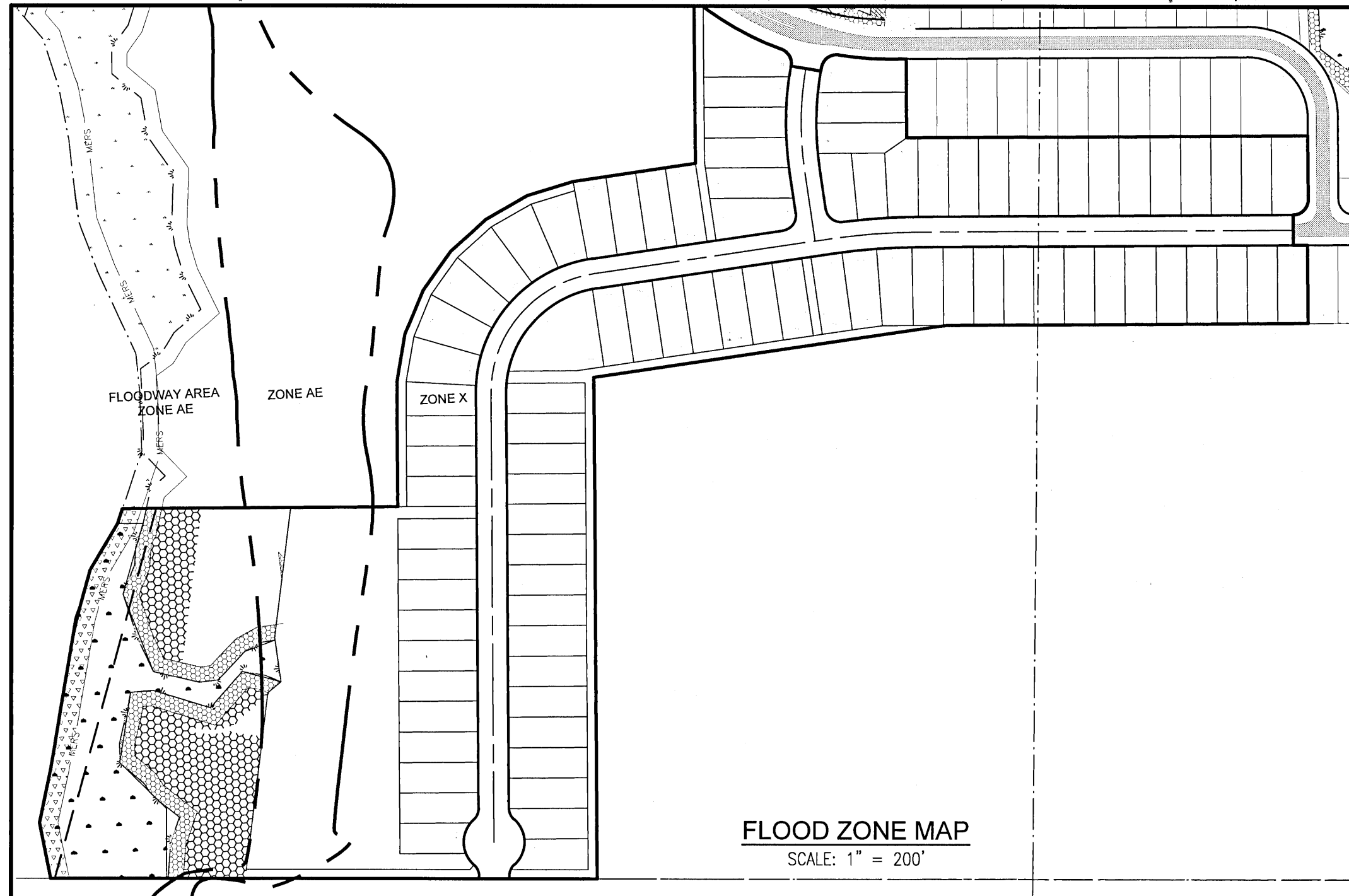
Line #	Length	Direction
L300	117.24	S 5°38'51" E
L400	737.73	N 2°24'06" E
L401	369.17	N 84°19'32" E
L402	25.81	N 84°19'32" E
L403	616.75	S 87°32'00" E

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 43°21'49" E	262.22	81°55'25"
C401	1025.00	145.64	N 88°23'46" E	145.52	8°08'29"

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

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

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

ENGINEERING BUSINESS NUMBER

LAW SURVEY LICENSE BUSINESS NUMBER

NUMBER

POINT OF CURVATURE

POINT OF INTERSECTION

POINT OF TANGENCY

POINT OF REVERSE CURVE

POINT OF COMPOUND CURVE

RADIUS POINT

RIGHT-OF-WAY

LINE NUMBER (SEE LINE TABLE)

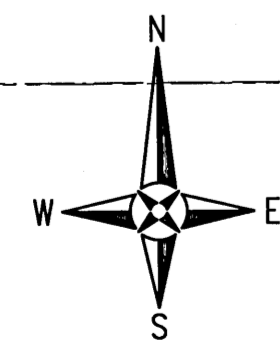
CURVE NUMBER (SEE CURVE TABLE)

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
FOC
LB
NO.
NFWMD
PC
PI
PT
PRC
PCC
RP
R/W
L1
C2

ARMY CORPS OF ENGINEERS
BUILDING SETBACK LINE
ENGINEERING BUSINESS NUMBER
EDGE OF PAVEMENT
ESCAMBIA COUNTY
FACE OF CURB
SURVEY LICENSE BUSINESS NUMBER
NUMBER
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
POINT OF CURVATURE
POINT OF INTERSECTION
POINT OF TANGENCY
POINT OF REVERSE CURVE
POINT OF COMPOUND CURVE
RADIUS POINT
RIGHT-OF-WAY
LINE NUMBER (SEE LINE TABLE)
CURVE NUMBER (SEE CURVE TABLE)

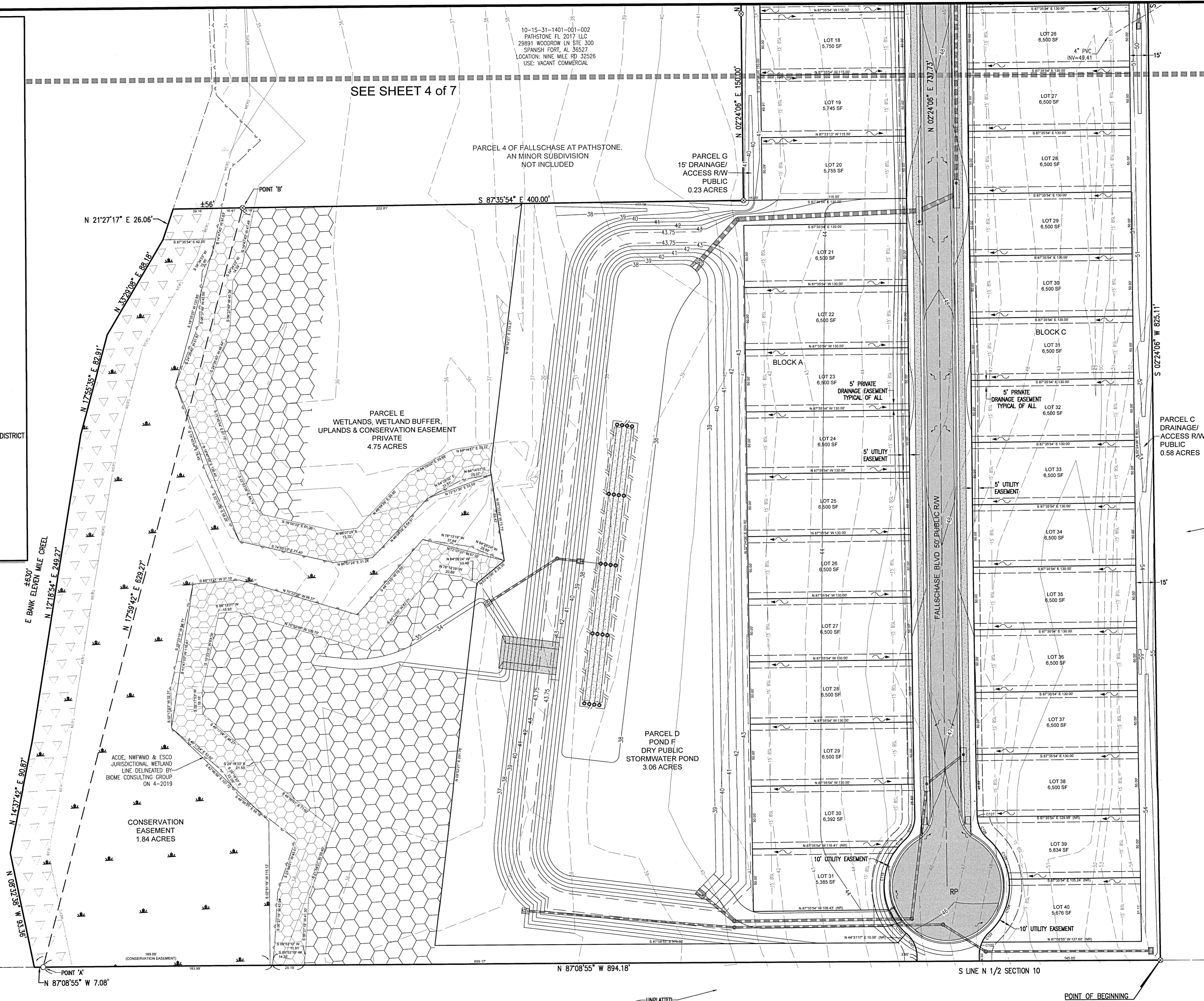
PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C117	21.03	25.00	48°11'22"	20.41	S 26°29'47" W
C118	7.60	50.00	8°42'16"	7.59	N 46°14'21" E
C119	53.09	50.00	60°50'19"	50.63	S 11°28'03" W
C120	23.42	50.00	26°50'08"	23.20	N 32°22'12" W
C121	21.03	25.00	48°11'22"	20.41	S 21°41'35" 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" E
C127	1.01	25.00	2°18'16"	1.01	N 01°15'01" E



HORIZONTAL SCALE



(IN FEET)
1 INCH = 40 FT. (24"=36")
1 INCH = 80 FT. (12"=18")



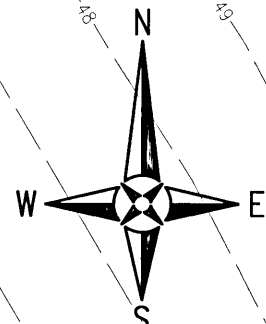
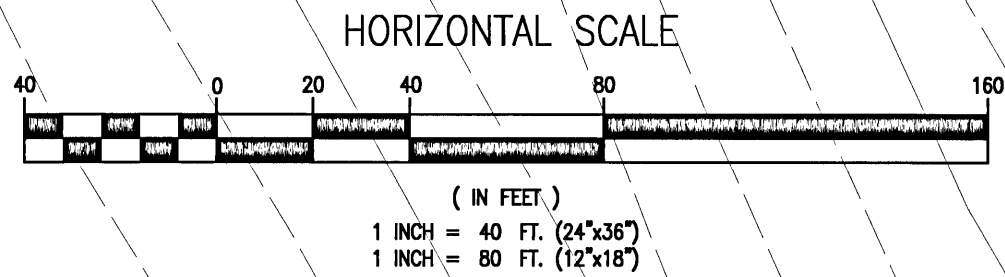
A PRELIMINARY PLAT OF
FALLSCHASE AT PATHSTONE PHASE 3
AN 88 LOT REPLAT OF PARCEL 1 OF
FALLSCHASE AT PATHSTONE MINOR SUBDIVISION
BEING A PORTION OF
SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
I, JEREMY R. KING, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRIVEWAYS, DRAINAGE, 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.
FALLSCHASE AT PATHSTONE PHASE 3
JEREMY R. KING, P.E.
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
ACOE 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



PARCEL 4 OF FALLSCHASE AT PATHSTONE,
AN MINOR SUBDIVISION
NOT INCLUDED

ACOE, NWFWD & ESCO
JURISDICTIONAL WETLAND
LINE DELINEATED BY
BIOE CONSULTING GROUP
ON 4-2018

10-15-31-1401-001-002
PATHSTONE, FL 2017 LLC
29891 WOODROW LN STE 300
SPANISH FORT, AL 36527
LOCATION: NINE MILE RD 32526
USE: VACANT COMMERCIAL

SEE SHEET 3 of 7

10-15-31-1401-001-002
PATHSTONE, FL 2017 LLC
29891 WOODROW LN STE 300
SPANISH FORT, AL 36527
LOCATION: NINE MILE RD 32526
USE: VACANT COMMERCIAL

SEE SHEET 5 of 7

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 HIGHWAYS,
DRAINAGE, AND OTHER IMPROVEMENTS WERE 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
No. 76144
STATE OF FLORIDA
JEREMY R. KING
PROFESSIONAL ENGINEER No. 76144

