SITE INFORMATION

OWNER:	PATHSTONE FL 2017 LLC 29891 WOODROW LN STE 300 SPANISH FORT, AL 36527
DEVELOPER:	PATHSTONE FL 2017 LLC 29891 WOODROW LN STE 300 SPANISH FORT, AL 36527
PROPERTY REFERENCE NO:	10-1S-31-1401-000-002
PROPERTY ADDRESS:	NINE MILE ROAD
PROPERTY AREA:	174.63 ACRES
PROJECT AREA:	174.63 ACRES
PROPERTY ZONING:	COMMERCIAL
FUTURE LAND USE:	MU-U
PROPOSED ACTIVITY:	SUBDIVISION
REQUIRED BUILDING SETBACKS COMMERCAIL:	FRONT YARD – 15 FT. SIDE YARD – 10 FT. REAR YARD – 15 FT.

FEMA FLOOD INSURANCE RATE MAP INFORMATION

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
AE & X	120080	12033C	290	G	SEPT 29, 2006

CONTACTS

GULF POWER 5120 DOGWOOD DRIVE MILTON, FLORIDA 32570	CONTACT: CHAD SWAILS PHONE: 850.429.2446 FAX: 850.429.2432
COX CABLE 3405 McLEMORE DR. PENSACOLA, FLORIDA 32514	CONTACT: TROY YOUNG PHONE: 850.857.4510 FAX: 850.475.0621
ECUA 9255 STURDEVANT ST. PENSACOLA, FLORIDA 32514	CONTACT: BRANDON KNIGHT PHONE: 850.969.6650
ENERGY SERVICES GAS 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	CONTACT: DIANE MOORE PHONE: 850.474.5319 FAX: 850.474.5331
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	CONTACT: JONATHAN BLANKINCHIP PHONE: 850.436.1489
ESCAMBIA COUNTY PUBLIC WORKS 3363 WEST PARK PLACE PENSACOLA, FLORIDA 32501	CONTACT: MRS. JOHNNY PETTIGREW PHONE: 850.595.3404
MCI	PHONE: 800.624.9675
SUNSHINE UTILITIES	PHONE: 800.432.4770

UTILITY SERVICE NOTES:

POTABLE WATER:
NO NEW TRANSMISSION MAIN IS PROPOSED. ALL LOTS ALONG GULF BEACH HIGHWAY WILL CONNECT VIA SINGLE SERVICE TO AN ECUA 12" PVC WATER MAIN ON THE NORTH SIDE OF GULF BEACH HIGHWAY. ALL LOTS ALONG SORRENTO ROAD WILL CONNECT VIA SINGLE SERVICE TO AN ECUA WATER LINE ALONG THE SOUTH SIDE OF SORRENTO ROAD

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY AN ECUA APPROVED LOW PRESSURE SEWER SYSTEM. THE CONNECTION WILL BE TO AN EXISTING FORCE MAIN ON THE SOUTH SIDE OF GULF BEACH HIGHWAY

STORM SEWER:
AFTER RECEIVING ALL NWFWMD/FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSED SWALES, INLETS, STORMWATER POND AND PIPING. OUTFALL FROM THE POND(S) WILL DISCHARGE TO THE ESCAMBIA COUNTY STORMWATER COLLECTION SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

3. PERMANENT VEGETATION TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 575 AND 980 TO 986.

*5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.

*6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES MIXED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.

*7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).

*8. A CRUSHED LIMEROCK, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 6IN. (MINIMUM), CRUSHED LIMEROCK 2 1/2 INCHES IN DIAMETER. SAID BLANKET SHALL BE UNDERLAIN WITH A FDOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER.

9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

*10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.

12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.

13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).

16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.

18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES AS SHOWN ON DETAIL.

19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SILTATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.

20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

* WHERE APPLICABLE

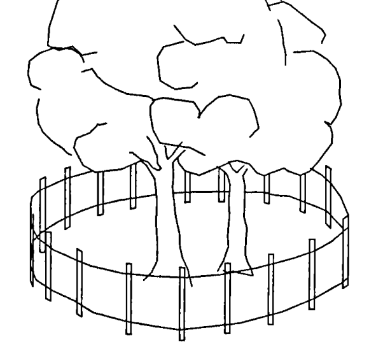
TREE PROTECTION NOTES:

1. NO UN-PERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.

2. STORAGE OF HEAVY EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF PROTECTED TREES ON SITE.

3. NO PROTECTED TREES INDICATED FOR PRESERVATION SHALL BE REMOVED, DESTRUCTIVELY DAMAGED, MUTILATED, RELOCATED, DISFIGURED, DESTROYED, CUT DOWN OR EXCESSIVELY PRUNED.

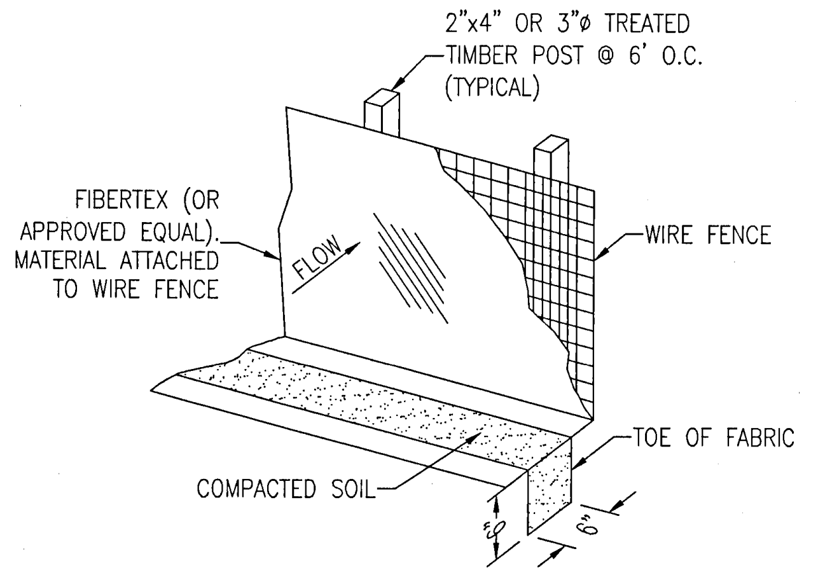
4. FOR VIABILITY OF PROTECTED TREES REMAINING ON SITE, THE ROOTS OF 1" DIAMETER OR GREATER SHALL BE CUT CLEANLY WITH APPROPRIATE EQUIPMENT. DO NOT USE EQUIPMENT THAT PULLS AND SHATTERS ROOTS (E.G. BACKHOE). ROOTS SHALL BE PRUNED TO A DEPTH OF 18" BELOW THE EXISTING GRADE OR TO A DEPTH OF DISTURBANCE IF LESS THAN 18" FROM EXISTING GRADE.



NOTE:
ALL PROTECTED TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AT THE DRIP LINE OF EACH PROTECTED TREE BEFORE WORKING IN THE VICINITY OF THE TREE.

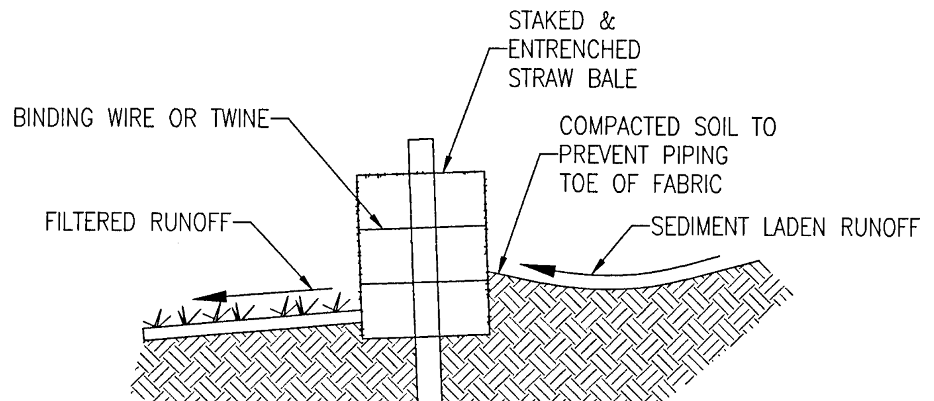
TREE BARRICADE DETAIL

N.T.S.


2"x4" OR 3"ø TREATED TIMBER POST @ 6' O.C. (TYPICAL)
FIBERTEX (OR APPROVED EQUAL). MATERIAL ATTACHED TO WIRE FENCE
FLOW
WIRE FENCE
TOE OF FABRIC
COMPACTED SOIL
6"
6"

SILT FENCE DETAIL

N.T.S.


STAKED & ENTRENCHED STRAW BALE
BINDING WIRE OR TWINE
COMPACTED SOIL TO PREVENT PIPING TOE OF FABRIC
FILTERED RUNOFF
SEDIMENT LADEN RUNOFF

STRAW BALE DETAIL

N.T.S.

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.

2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.

3. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

4. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.

5. ALL SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.

6. THE RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.

7. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE FDOT INDEX.

8. ALL AREAS NOT PAVED OR DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SEEDING AND MULCHING OR SODDING. SEED AND MULCH OR SOD SHALL BE PLACED, WATERED, FERTILIZED WITH APPROPRIATE SOIL AMENDMENTS IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.

9. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.

10. ALL CONSTRUCTION AROUND TREES SHALL BE DONE IN A MANNER TO MINIMIZE DAMAGE TO THE TREE AND ITS ROOT SYSTEM.

11. THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.

12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

13. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.

14. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.

15. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.

16. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

17. HAY BALES SHALL NOT BE PERMITTED WITHIN THE SR 292/SORRENTO RD RIGHT-OF-WAY. ONLY SYNTHETIC BALES MAY BE USED.

18. ALL DRAINAGE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES FOR MAINTENANCE PURPOSES AND NO FENCE SHALL BE INSTALLED/ERECTED THAT MAY LIMIT OR BLOCK ACCESS TO THE EASEMENT.

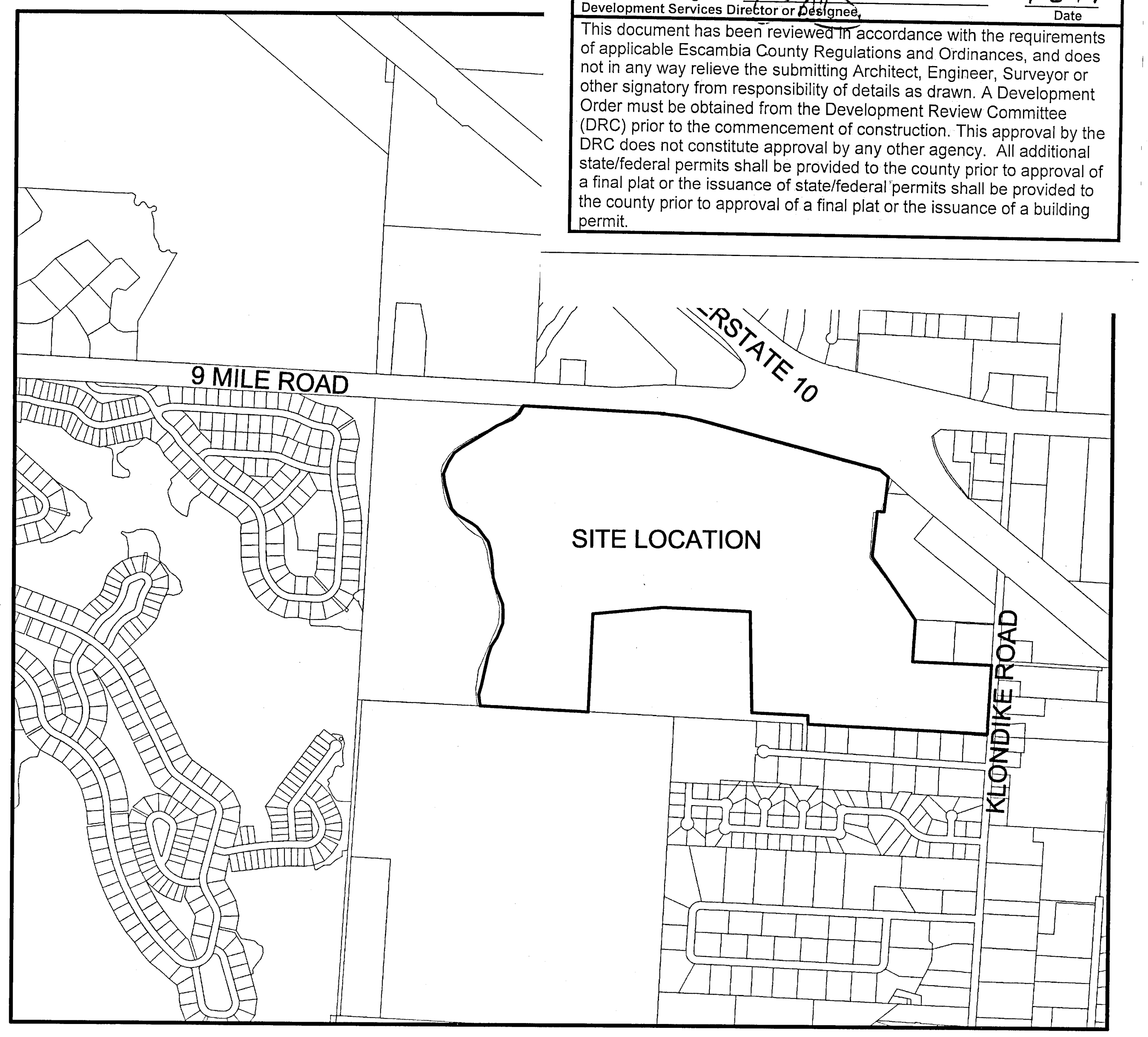
19. THE SUBJECT PARCEL FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE AGENCIES: STATE FDEP STATE WARNING POINT (1-800-320-0519) AND LOCAL ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH DIV. (850) 595-6712) AND ECUA (EMERALD COAST UTILITIES AUTHORITY 850-939-3304 OR ECUA'S EMERGENCY AFTER HOURS PHONE NUMBER AT (850) 476-5110).

20. ANY COMMERCIAL AND RESIDENTIAL DEVELOPMENT ON THE NEW SUBDIVIDED LOTS SHALL OBTAIN ALL APPLICABLE DEVELOPMENT REVIEW PERMIT(S) PRIOR CONSTRUCTION, AND IN DOING SO WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE COUNTY'S LAND DEVELOPMENT CODE WITH RESPECT TO DRAINAGE, PARKING, LANDSCAPING, TREE REMOVAL, ACCESS MANAGEMENT AND OTHER CODE REQUIREMENTS

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature
Development Services Director or Designee
Date 1.2.19

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 state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.



VICINITY MAP

SCALE: 1" = 1000'

SURVEYOR'S NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DEWBERRY/PREBLE-RISH (PROJECT No. 50084467, DATED 09-19-2016), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) VERTICAL CONTROL NETWORK BENCH MARK NUMBER 48-08-C06V HAVING A PUBLISHED ELEVATION OF 48.21 FEET.
3. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
4. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON.
5. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
6. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
7. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, & ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
8. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
9. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
10. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
11. THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY DEWBERRY (PROJECT No. 50084467, DATED 09-19-2016).
12. ELEVATION CONTOURS SHOWN HERE ON WERE ESTABLISHED USING CONVENTIONAL TOPOGRAPHIC SURVEY TECHNIQUES IN THE UPLAND AREAS. NO TOPOGRAPHY WAS DONE WITHIN THE JURISDICTIONAL WETLANDS.
13. FIELD BOOKS: 17-06; 17-07; 17-08; 17-09; 17-10; 17-14; 18-01, PAGES: 64; 71; 46-47, 71-79; 11-14; 24-29; 73; 45-47, 55-56.

REBOL-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 00009657

SHEET 1

Fallschase at Pathstone Minor Subdivision

HIGHWAY 90
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

JEREMY R. KING P.E.
No. 76144
12/18/18

Dr. By: CBD
Ck By: JRK
Job No.: 2017.103
Date: 11/2/2018

DRAWING No.

1

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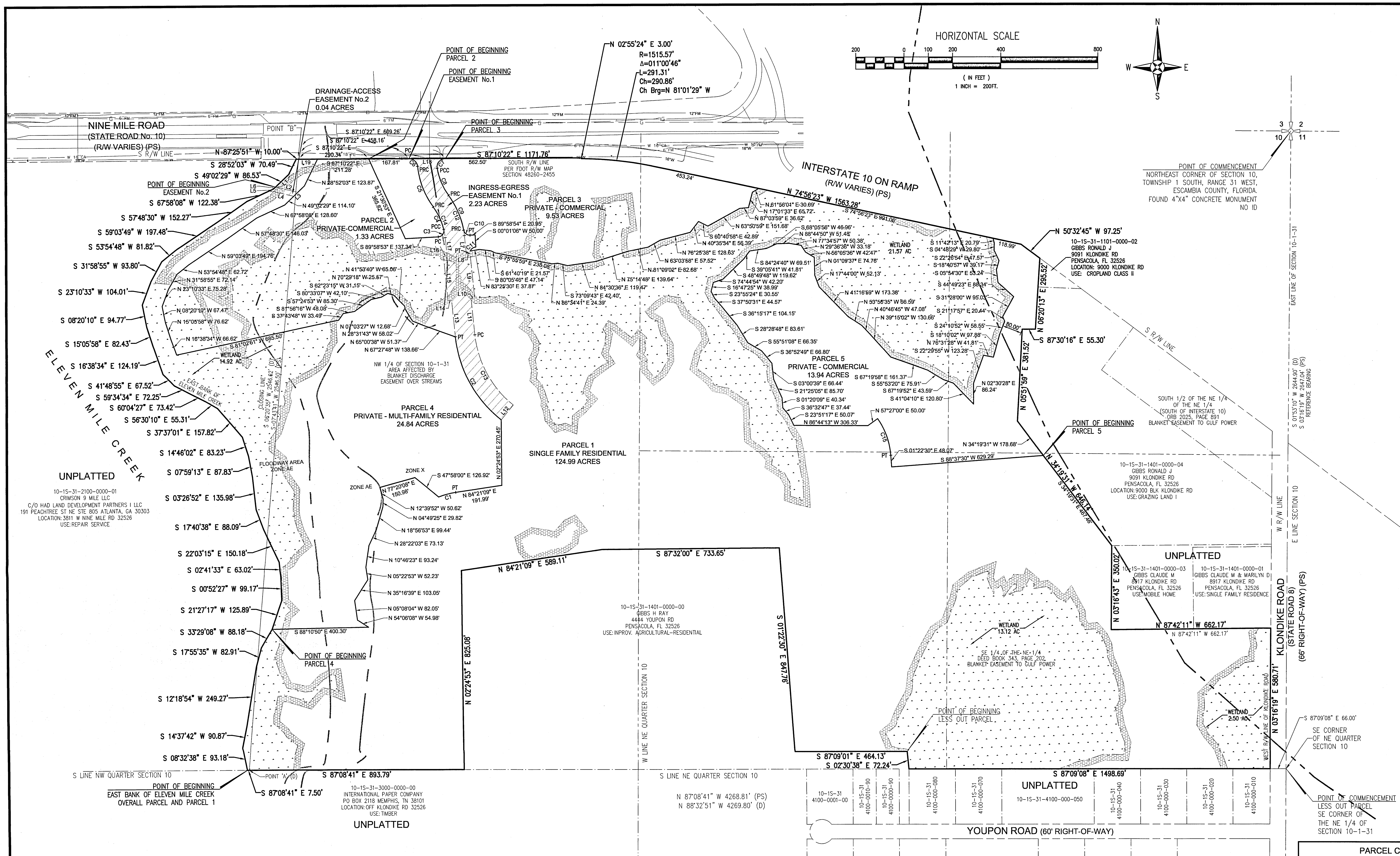
HORIZONTAL SCALE
200 0 100 200 400 800
(IN FEET)
1 INCH = 200FT.
N
W
E
S
NINE MILE ROAD
(STATE ROAD No. 10)
(R/W VARIES) (PS)
S R/W LINE
POINT "B"
DRAINAGE-ACCESS EASEMENT No.2 0.04 ACRES
POINT OF BEGINNING PARCEL 2
POINT OF BEGINNING EASEMENT No.1
POINT OF BEGINNING PARCEL 3
N 02°55'24" E 3.00'
R=1515.57'
Δ=011°00'46"
L=291.31'
Ch=290.86'
Ch Brg=N 81°01'29" W
S 87°10'22" E 609.26'
S 87°10'22" E 458.16'
S 87°10'22" E 290.34'
N 87°25'51" W 10.00'
S 87°10'22" E 1171.76'
S 87°10'22" E 211.28'
167.81'
562.50'
SOUTH R/W LINE PER FDOT R/W MAP SECTION 48260-2455
453.24'
INTERSTATE 10 ON RAMP (R/W VARIES) (PS)
N 74°56'23" W 1563.28'
S 74°56'23" E 991.06'
S 28°52'03" W 70.49'
S 49°02'29" W 86.53'
POINT OF BEGINNING EASEMENT No.2
S 67°58'08" W 122.38'
S 57°48'30" W 152.27'
S 59°03'49" W 197.48'
S 53°54'48" W 81.82'
S 31°58'55" W 93.80'
S 23°10'33" W 104.01'
S 08°20'10" E 94.77'
S 15°05'58" E 82.43'
S 16°38'34" E 124.19'
S 41°48'55" E 67.52'
S 59°34'34" E 72.25'
S 60°04'27" E 73.42'
S 56°30'10" E 55.31'
S 37°37'01" E 157.82'
S 14°46'02" E 83.23'
S 07°59'13" E 87.83'
S 03°26'52" E 135.98'
S 17°40'38" E 88.09'
S 22°03'15" E 150.18'
S 02°41'33" E 63.02'
S 00°52'27" W 99.17'
S 21°27'17" W 125.89'
S 33°29'08" W 88.18'
S 17°55'35" W 82.91'
S 12°18'54" W 249.27'
S 14°37'42" W 90.87'
S 08°32'38" E 93.18'
N 28°52'03" E 123.87'
N 49°02'29" E 114.10'
N 67°58'08" E 128.60'
N 57°48'30" E 146.03'
N 59°03'49" E 194.76'
N 53°54'48" E 62.72'
N 31°58'55" E 72.14'
N 23°10'33" E 75.28'
N 08°20'10" W 67.47'
N 15°05'58" W 76.62'
N 16°38'34" W 66.62'
S 81°02'51" W 685.50'
WETLAND 14.92 AC
EAST BANK OF ELEVEN MILE CREEK
CLOSING LINE
S 06°20'35" W 2546.62' (D)
S 07°43'41" W 2546.50' (PS)
ELEVEN MILE CREEK
S 21°30'53" E 365.82'
PARCEL 2 PRIVATE-COMMERCIAL 1.33 ACRES
S 89°58'53" E 137.34'
INGRESS-EGRESS EASEMENT No.1 2.23 ACRES
PARCEL 3 PRIVATE - COMMERCIAL 9.53 ACRES
S 89°58'54" E 20.95'
S 00°01'06" W 50.00'
S 75°55'59" E 238.08'
S 61°40'19" E 21.57'
S 80°05'46" E 47.14'
N 83°25'30" E 37.87'
N 84°30'36" E 119.47'
S 73°09'43" E 42.40'
N 86°34'41" E 24.39'
N 75°14'48" E 139.64'
N 81°09'02" E 82.68'
N 63°03'58" E 57.52'
N 78°25'38" E 128.63'
N 40°35'34" E 56.39'
S 60°40'58" E 42.89'
N 63°50'59" E 151.68'
N 87°03'59" E 36.62'
N 17°01'33" E 65.72'
N 61°56'01" E 30.69'
N 41°53'40" W 65.06'
N 70°29'18" W 25.67'
S 62°23'15" W 31.15'
S 80°33'07" W 42.10'
S 57°24'53" W 85.30'
S 81°56'16" W 48.08'
S 37°43'48" W 33.49'
N 07°03'27" W 12.68'
N 28°31'43" W 58.02'
N 65°00'38" W 51.37'
N 67°27'48" W 138.66'
NW 1/4 OF SECTION 10-1-31 AREA AFFECTED BY BLANKET DISCHARGE EASEMENT OVER STREAMS
PARCEL 4 PRIVATE - MULTI-FAMILY RESIDENTIAL 24.84 ACRES
FLOODWAY AREA ZONE AE
ZONE X
ZONE AE
S 47°58'00" E 126.92'
N 77°20'08" E 150.98'
N 84°21'09" E 191.99'
N 02°24'53" E 270.45'
N 12°39'52" W 50.62'
N 04°49'25" E 29.82'
N 18°56'53" E 99.44'
N 28°22'03" E 73.13'
N 10°46'23" E 93.24'
N 05°22'53" W 52.23'
N 35°16'39" E 103.05'
N 05°08'04" W 82.05'
N 54°06'08" W 54.98'
S 88°10'50" E 400.30'
POINT OF BEGINNING PARCEL 4
PARCEL 1 SINGLE FAMILY RESIDENTIAL 124.99 ACRES
N 84°21'09" E 589.11'
S 87°32'00" E 733.65'
N 02°24'53" E 825.08'
S 01°22'30" E 847.76'
S 87°09'01" E 464.13'
S 02°30'38" E 72.24'
S 87°08'41" E 893.79'
S 87°08'41" E 7.50'
POINT 'A' (D)
S LINE NW QUARTER SECTION 10
POINT OF BEGINNING EAST BANK OF ELEVEN MILE CREEK OVERALL PARCEL AND PARCEL 1
UNPLATTED
10-1S-31-2100-0000-01
CRIMSON 9 MILE LLC
C/O HAD LAND DEVELOPMENT PARTNERS I LLC
191 PEACHTREE ST NE STE 805 ATLANTA, GA 30303
LOCATION: 3811 W NINE MILE RD 32526
USE: REPAIR SERVICE
10-1S-31-3000-0000-00
INTERNATIONAL PAPER COMPANY
PO BOX 2118 MEMPHIS, TN 38101
LOCATION: OFF KLONDIKE RD 32526
USE: TIMBER
UNPLATTED
10-1S-31-1401-0000-00
GIBBS H RAY
4444 YOUPON RD
PENSACOLA, FL 32526
USE: INPROV. AGRICULTURAL-RESIDENTIAL
W LINE NE QUARTER SECTION 10
S LINE NE QUARTER SECTION 10
N 87°08'41" W 4268.81' (PS)
N 88°32'51" W 4269.80' (D)
WETLAND 21.57 AC
S 68°05'56" W 46.96'
N 88°44'50" W 51.48'
N 77°34'57" W 50.38'
N 29°36'36" W 33.18'
N 56°05'36" W 42.47'
N 01°09'37" E 74.76'
N 17°44'00" W 52.13'
N 41°16'59" W 173.38'
N 53°56'35" W 66.59'
N 40°46'45" W 47.08'
N 39°15'02" W 130.66'
S 84°24'40" W 69.51'
S 39°05'41" W 41.81'
S 48°49'48" W 119.62'
S 74°44'54" W 42.20'
S 16°47'25" W 38.99'
S 23°55'24" E 30.55'
S 37°50'31" E 44.57'
S 36°15'17" E 104.15'
S 28°28'48" E 83.61'
S 55°51'08" E 66.35'
S 36°52'49" E 66.80'
PARCEL 5 PRIVATE - COMMERCIAL 13.94 ACRES
S 03°00'39" E 66.44'
S 21°25'05" E 85.70'
S 01°20'09" E 40.34'
S 36°32'47" E 37.44'
S 23°51'17" E 50.07'
N 86°44'13" W 306.33'
N 57°27'00" E 50.00'
S 67°19'58" E 161.37'
S 55°53'20" E 75.91'
S 67°19'52" E 43.59'
S 41°04'10" E 120.80'
N 02°30'28" E 86.24'
S 11°42'13" E 20.79'
S 04°48'29" W 29.80'
S 22°26'54" E 47.57'
S 18°40'57" W 39.17'
S 03°54'30" E 53.24'
S 44°49'23" E 88.34'
S 31°28'00" W 95.03'
S 21°17'57" E 20.44'
S 24°10'52" W 58.55'
S 18°10'02" W 97.88'
N 76°31'28" W 41.81'
S 22°29'55" W 123.28'
118.99'
80.00'
N 50°32'45" W 97.25'
N 06°20'13" E 295.52'
S 87°30'16" E 55.30'
N 05°51'59" E 381.52'
N 34°19'31" W 178.68'
S 01°22'30" E 48.07'
S 88°37'30" W 629.29'
POINT OF BEGINNING PARCEL 5
N 34°19'31" W 646.14'
S 34°19'31" E 467.46'
N 03°16'43" E 350.02'
N 87°42'11" W 662.17'
N 03°16'19" E 580.71'
S 87°09'08" E 1498.69'
S 87°09'08" E 66.00'
10-1S-31-1101-0000-02
GIBBS RONALD J
9091 KLONDIKE RD
PENSACOLA, FL 32526
LOCATION: 9000 KLONDIKE RD
USE: CROPLAND CLASS II
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. FOUND 4"X4" CONCRETE MONUMENT NO ID
3 2 10 11
EAST LINE OF SECTION 10-1-31
S 01°53'10" W 2644.90' (D)
S 03°16'19" W 2647.04' (PS)
REFERENCE BEARING
S R/W LINE
SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4 (SOUTH OF INTERSTATE 10) ORB 2025, PAGE 891 BLANKET EASEMENT TO GULF POWER
10-1S-31-1401-0000-04
GIBBS RONALD J
9091 KLONDIKE RD
PENSACOLA, FL 32526
LOCATION: 9000 BLK KLONDIKE RD
USE: GRAZING LAND I
UNPLATTED
10-1S-31-1401-0000-03
GIBBS CLAUDE M
8917 KLONDIKE RD
PENSACOLA, FL 32526
USE: MOBILE HOME
10-1S-31-1401-0000-01
GIBBS CLAUDE M & MARILYN D
8917 KLONDIKE RD
PENSACOLA, FL 32526
USE: SINGLE FAMILY RESIDENCE
W R/W LINE
E LINE SECTION 10
KLONDIKE ROAD (STATE ROAD 8) (66' RIGHT-OF-WAY) (PS)
WEST R/W LINE OF KLONDIKE ROAD
WETLAND 13.12 AC
SE 1/4 OF THE NE 1/4 DEED BOOK 343, PAGE 202 BLANKET EASEMENT TO GULF POWER
POINT OF BEGINNING LESS OUT PARCEL
WETLAND 2.50 AC
SE CORNER OF NE QUARTER SECTION 10
POINT OF COMMENCEMENT LESS OUT PARCEL SE CORNER OF THE NE 1/4 OF SECTION 10-1-31
UNPLATTED
10-1S-31-4100-000-050
10-1S-31 4100-0001-00
10-1S-31 4100-0010-90
10-1S-31 4100-0000-90
10-1S-31 4100-000-080
10-1S-31 4100-000-070
10-1S-31 4100-000-040
10-1S-31 4100-000-030
10-1S-31 4100-000-020
10-1S-31 4100-000-010
YOUPON ROAD (60' RIGHT-OF-WAY)
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15
PC PT PRC PCC

DESCRIPTION: (OFFICIAL RECORDS BOOK 7456, PAGE 1870)

OVERALL PARCEL

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 01° 53'10" WEST ALONG THE EAST LINE OF SECTION 10 FOR A DISTANCE OF 2644.90 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10; THENCE RUN NORTH 88° 32'51" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 4269.80 FEET A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE NORTH 88° 32'51" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR DISTANCE OF 7.5 FEET, MORE OR LESS, TO THE EAST BANK OF ELEVEN MILE CREEK AND THE POINT OF BEGINNING; THENCE GO SOUTH 88° 32'51" EAST ALONG LINE LAST RUN FOR A DISTANCE OF 7.5 FEET, MORE OR LESS TO POINT "A"; THENCE CONTINUE SOUTH 88° 32'51" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 893.79 FEET; THENCE NORTH 01° 01'02" EAST FOR A DISTANCE OF 825.48 FEET; THENCE GO NORTH 82° 56'38" EAST FOR A DISTANCE OF 589.47 FEET; THENCE GO SOUTH 88° 56'31" EAST FOR A DISTANCE OF 734.10 FEET; THENCE GO SOUTH 02° 45'40" EAST FOR A DISTANCE OF 854.03 FEET; THENCE GO SOUTH 88° 32'51" EAST FOR A DISTANCE OF 464.32 FEET; THENCE GO SOUTH 03° 57'44" EAST FOR A DISTANCE OF 66.30 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10; THENCE GO SOUTH 88° 32'51" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1498.88 FEET TO THE WEST R/W LINE OF KLONDIKE ROAD (66' R/W); THENCE GO NORTH 01° 53'10" EAST FOR A DISTANCE OF 580.82 FEET; THENCE GO NORTH 89° 03'21" WEST FOR A DISTANCE OF 662.00 FEET; THENCE GO NORTH 01° 53'10" EAST FOR A DISTANCE OF 350.00 FEET; THENCE GO NORTH 35° 45'49" WEST FOR A DISTANCE OF 646.09 FEET; THENCE GO NORTH 04° 27'08" EAST FOR A DISTANCE OF 381.61 FEET; THENCE GO SOUTH 88° 54'36" EAST FOR A DISTANCE OF 55.38 FEET; THENCE GO NORTH 04° 54'19" EAST FOR A DISTANCE OF 295.54 FEET TO THE SOUTH R/W LINE OF THE INTERSTATE ON RAMP (R/W VARIES); THENCE GO NORTH 51° 54'15" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 97.21 FEET; THENCE GO NORTH 76° 21'05" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 1563.67 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTH; THENCE GO ALONG THE ARC OF SAID CURVE WITH A RADIUS OF 1357.40 FEET A DISTANCE OF 291.40 FEET (DELTA=12° 18'00", CHORD=290.84 FEET, CHORD BEARING=NORTH 82° 26'18" WEST); THENCE GO NORTH 01° 24'42" EAST FOR A DISTANCE OF 3.00 FEET TO THE SOUTH R/W LINE OF NINE MILE ROAD (STATE HIGHWAY NO. 10, 200' R/W); THENCE GO NORTH 88° 35'18" WEST ALONG SAID SOUTH R/W LINE OF NINE MILE ROAD FOR A DISTANCE OF 1171.57 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE NORTH 88° 35'18" WEST ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 10 FEET, MORE OR LESS, TO THE EASTERN BANK OF ELEVEN MILE CREEK; THENCE MEANDER SOUTHERLY ALONG THE EASTERN BANK OF ELEVEN MILE CREEK TO THE POINT OF BEGINNING. WITH A CLOSING LINE FROM POINT "B" TO POINT "A" OF SOUTH 06° 20'35" WEST AND 2546.62 FEET.

LESS THE LEGAL DESCRIPTION CONTAINED IN OFFICIAL RECORDS BOOK 5609, PAGE 1476, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST; THENCE RUN NORTH 88° 32'51" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION FOR A DISTANCE OF 1531.88 FEET; THENCE NORTH 03° 57'44" WEST FOR 66.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 32'51" WEST FOR 464.32 FEET; THENCE NORTH 02° 45'40" WEST FOR 6 FEET; THENCE SOUTH 88° 32'51" EAST FOR 464.32 FEET; THENCE SOUTH 02° 45'40" EAST FOR 6 FEET TO THE POINT OF BEGINNING.

LEGEND

▨	EXISTING ASPHALT
▨	JURISDICTIONAL WETLAND
▨	25' WETLAND BUFFER
↝	PRELIMINARY STORMWATER FLOW ARROW
───	BOUNDARY LINE
─ · ─	LOT LINE
── ─ ─ ──	RIGHT-OF-WAY LINE
── W ──	WATER LINE
── FM ──	SEWER FORCE MAIN
── ──	JURISDICTIONAL WETLAND LINE
── -100- ──	EXISTING CONTOUR
── \ \ ──	PRELIMINARY SILT FENCE/ STRAW BALE

CH BRG	DENOTES CHORD BEARING
CH	DENOTES CHORD LENGTH
C1	DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
Δ	DENOTES DELTA ANGLE
L	DENOTES ARC LENGTH
L1	DENOTES LINE IDENTIFICATION (SEE LINE TABLE)
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
P.C.	DENOTES POINT OF CURVATURE
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
P.T.	DENOTES POINT OF TANGENCY
R	DENOTES RADIUS

PARCEL LINE TABLE

Line #	Direction	Length
L1	S 49°02'29" W	75.97
L2	S 73°43'15" E	95.13
L3	S 49°02'29" W	23.78
L4	N 73°43'15" W	102.05
L5	N 67°58'08" E	17.93
L6	N 49°02'29" E	10.56
L7	S 2°54'39" E	76.57
L8	N 87°05'21" E	15.00
L9	S 2°54'39" E	186.12
L10	S 87°05'21" W	15.00
L11	S 2°54'39" E	151.89
L12	S 41°40'27" W	80.00
L13	N 2°54'39" W	151.89
L14	S 87°05'21" W	15.00
L15	N 2°54'39" W	186.12
L16	N 87°05'21" E	15.00
L17	N 2°54'39" W	76.45
L18	S 87°10'22" E	151.10
L19	S 87°10'22" E	79.06

PARCEL CURVE TABLE

Curve #	Radius	Delta Angle	Length	Chord	Chord Bearing
C1	355.00	11°54'33"	73.79	73.66	N 78°23'53" E
C2	510.00	45°24'55"	404.25	393.75	N 25°37'06" W
C3	25.00	100°31'52"	43.87	38.45	N 39°45'10" E
C4	260.00	23°01'57"	104.52	103.82	N 22°01'44" W
C5	340.00	31°01'01"	184.06	181.82	N 18°02'12" W
C6	35.00	84°38'41"	51.71	47.13	N 44°51'02" W
C7	35.00	98°56'56"	60.44	53.21	S 43°21'09" W
C8	260.00	27°25'24"	124.44	123.26	S 19°50'01" E
C9	340.00	26°48'21"	159.07	157.62	S 20°08'32" E
C10	25.00	83°14'32"	36.32	33.21	S 48°21'38" E
C11	25.00	67°56'45"	29.65	27.94	S 56°02'44" W
C12	340.00	30°38'04"	181.79	179.63	S 18°13'41" E
C13	430.00	45°24'55"	340.84	331.98	S 25°37'06" E
C14	260.00	30°39'41"	139.14	137.48	N 18°12'52" W
C15	300.00	31°10'30"	163.23	161.23	S 16°57'45" E

RBA

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Telephone 850.438.0400 Fax 850.438.0448
EB 00009657

SHEET 2

Fallschase at Pathstone
Minor Subdivision
HIGHWAY 90
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

JEREMY R. KING, P.E.
No. 76144
12/3/18

Dr. By: CBD
Ck By: JRK
Job No.: 2017.103
Date: 11/2/2018

DRAWING No.

2

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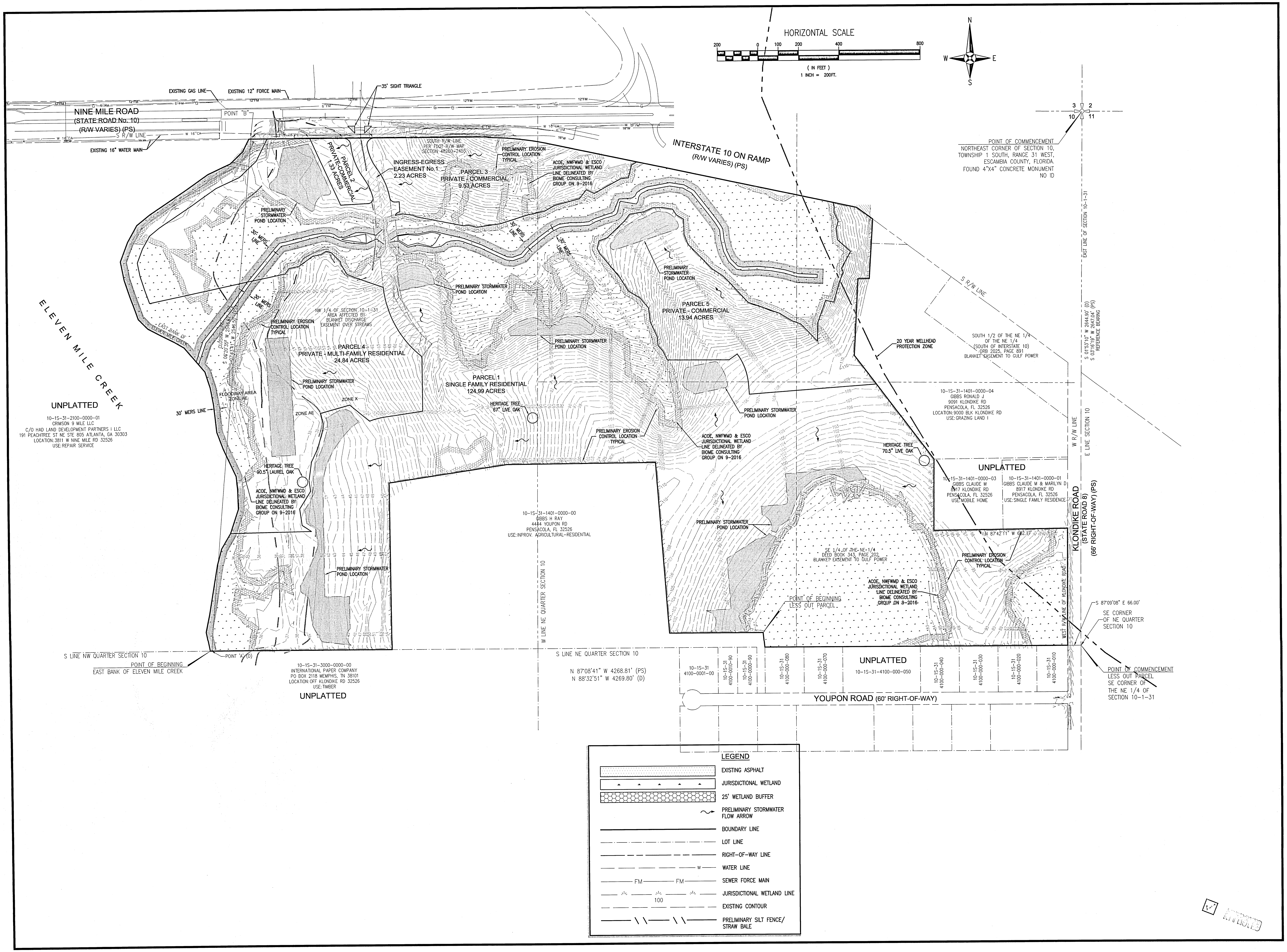
HORIZONTAL SCALE
200
0
100
200
400
800
(IN FEET)
1 INCH = 200FT.
N
W
E
S
EXISTING GAS LINE
EXISTING 12" FORCE MAIN
35' SIGHT TRIANGLE
NINE MILE ROAD
(STATE ROAD No. 10)
(R/W VARIES) (PS)
POINT "B"
S R/W LINE
EXISTING 16" WATER MAIN
12"FM
6"FM
W 16"CA
W 18"PE
16"W
SOUTH R/W LINE PER FDOT R/W MAP SECTION 48260-2455
INTERSTATE 10 ON RAMP
(R/W VARIES) (PS)
PARCEL 2
PRIVATE-COMMERCIAL
1.33 ACRES
INGRESS-EGRESS EASEMENT No.1
2.23 ACRES
PARCEL 3
PRIVATE - COMMERCIAL
9.53 ACRES
PRELIMINARY EROSION CONTROL LOCATION TYPICAL
ACOE, NWFWMD & ESCO JURISDICTIONAL WETLAND LINE DELINEATED BY BIOME CONSULTING GROUP ON 9-2016
PRELIMINARY STORMWATER POND LOCATION
30' MERS LINE
NW 1/4 OF SECTION 10-1-31
AREA AFFECTED BY BLANKET DISCHARGE EASEMENT OVER STREAMS
PARCEL 4
PRIVATE - MULTI-FAMILY RESIDENTIAL
24.84 ACRES
PARCEL 5
PRIVATE - COMMERCIAL
13.94 ACRES
PARCEL 1
SINGLE FAMILY RESIDENTIAL
124.99 ACRES
HERITAGE TREE 67" LIVE OAK
HERITAGE TREE 70.5" LIVE OAK
HERITAGE TREE 90.5" LAUREL OAK
EAST BANK OF ELEVEN MILE CREEK
CLOSING LINE
S 06°20'35" W 2546.62' (D)
S 07°43'41" W 2546.50' (PS)
ELEVEN MILE CREEK
FLOODWAY AREA ZONE AE
ZONE AE
ZONE X
UNPLATTED
10-1S-31-2100-0000-01
CRIMSON 9 MILE LLC
C/O HAD LAND DEVELOPMENT PARTNERS I LLC
191 PEACHTREE ST NE STE 805 ATLANTA, GA 30303
LOCATION: 3811 W NINE MILE RD 32526
USE: REPAIR SERVICE
S LINE NW QUARTER SECTION 10
POINT 'A' (D)
POINT OF BEGINNING
EAST BANK OF ELEVEN MILE CREEK
10-1S-31-3000-0000-00
INTERNATIONAL PAPER COMPANY
PO BOX 2118 MEMPHIS, TN 38101
LOCATION: OFF KLONDIKE RD 32526
USE: TIMBER
UNPLATTED
10-1S-31-1401-0000-00
GIBBS H RAY
4444 YOUPON RD
PENSACOLA, FL 32526
USE: INPROV. AGRICULTURAL-RESIDENTIAL
W LINE NE QUARTER SECTION 10
S LINE NE QUARTER SECTION 10
N 87°08'41" W 4268.81' (PS)
N 88°32'51" W 4269.80' (D)
SE 1/4 OF THE NE 1/4
DEED BOOK 343, PAGE 202
BLANKET EASEMENT TO GULF POWER
POINT OF BEGINNING
LESS OUT PARCEL
20 YEAR WELLHEAD PROTECTION ZONE
S R/W LINE
SOUTH 1/2 OF THE NE 1/4 OF THE NE 1/4
(SOUTH OF INTERSTATE 10)
ORB 2025, PAGE 891
BLANKET EASEMENT TO GULF POWER
10-1S-31-1401-0000-04
GIBBS RONALD J
9091 KLONDIKE RD
PENSACOLA, FL 32526
LOCATION: 9000 BLK KLONDIKE RD
USE: GRAZING LAND I
UNPLATTED
10-1S-31-1401-0000-03
GIBBS CLAUDE M
8917 KLONDIKE RD
PENSACOLA, FL 32526
USE: MOBILE HOME
10-1S-31-1401-0000-01
GIBBS CLAUDE M & MARILYN D
8917 KLONDIKE RD
PENSACOLA, FL 32526
USE: SINGLE FAMILY RESIDENCE
N 87°42'11" W 662.17'
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.
FOUND 4"X4" CONCRETE MONUMENT
NO ID
3
2
10
11
EAST LINE OF SECTION 10-1-31
S 01°53'10" W 2644.90' (D)
S 03°16'19" W 2647.04' (PS)
REFERENCE BEARING
W R/W LINE
E LINE SECTION 10
KLONDIKE ROAD
(STATE ROAD 8)
(66' RIGHT-OF-WAY) (PS)
WEST R/W LINE OF KLONDIKE ROAD
S 87°09'08" E 66.00'
SE CORNER OF NE QUARTER SECTION 10
POINT OF COMMENCEMENT
LESS OUT PARCEL
SE CORNER OF THE NE 1/4 OF SECTION 10-1-31
10-1S-31
4100-0001-00
10-1S-31
4100-0010-90
10-1S-31
4100-0000-90
10-1S-31
4100-000-080
10-1S-31
4100-000-070
UNPLATTED
10-1S-31-4100-000-050
10-1S-31
4100-000-040
10-1S-31
4100-000-030
10-1S-31
4100-000-020
10-1S-31
4100-000-010
YOUPON ROAD (60' RIGHT-OF-WAY)
LEGEND
EXISTING ASPHALT
JURISDICTIONAL WETLAND
25' WETLAND BUFFER
PRELIMINARY STORMWATER FLOW ARROW
BOUNDARY LINE
LOT LINE
RIGHT-OF-WAY LINE
W
WATER LINE
FM
SEWER FORCE MAIN
JURISDICTIONAL WETLAND LINE
100
EXISTING CONTOUR
PRELIMINARY SILT FENCE/ STRAW BALE

APPROVED

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EB 00009657

SHEET 3

Fallschase at Pathstone Minor Subdivision
HIGHWAY 90
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL

NOT FOR CONSTRUCTION

No. 76144
12.18.18
JEREMY R. KING, P.E.
No. 76144

Dr. By: CBD
Ck By: JRK
Job No.: 2017.103
Date: 11/2/2018

DRAWING No.
3

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