

A PRELIMINARY PLAT OF BRIDLEWOOD 1ST ADDITION AN 85 LOT SUBDIVISION

BEING A RESUBDIVISION OF A PORTION OF
PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD
SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA
January 23, 2019

SHEET INDEX

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

SITE INFORMATION

PROPERTY REFERENCE NO'S:	16-15-31-2000-513-005 16-15-31-2000-510-005 16-15-31-2000-600-005
PROPERTY ADDRESS:	STEEPLECHASE BOULEVARD
TOTAL SITE AREA:	46.64 ACRES
TOTAL UPLAND AREA:	27.30 ACRES
ACREAGE & DENSITY:	TOTAL NUMBER OF LOTS = 85 1.82 LOTS/ACRE
ZONING DISTRICT:	LDR
FUTURE LAND USE:	MU-S
PROPOSED MINIMUM LOT WIDTH:	60.0'
BUILDING SETBACK REQUIREMENTS:	FRONT: 25 FEET REAR: 25 FEET SIDE: 10% OF LOT WIDTH OR 5 FEET MIN. (15' MAX)

UTILITY SERVICE NOTES:

POTABLE WATER/ FIRE PROTECTION:
ALL LOTS WILL BE SERVICED BY 6", 8" AND 12" POTABLE WATER MAIN. THE POINT OF CONNECTION WILL BE THE EXISTING 12" WATER MAIN ON THE NORTH END OF STEEPLCHASE BOULEVARD. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED ECUA.

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY TRADITIONAL GRAVITY SEWER MAINS. ALL SEWER WILL BE CONVEYED TO A PROPOSED ON-SITE LIFT STATION. THE POINT OF CONNECTION WILL BE A MANHOLE LOCATED ON PADDOCK WAY IN THE BRIDLEWOOD SUBDIVISION. ALL SEWER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY ECUA.

STORM SEWER:
AFTER RECEIVING ALL NFWFMD/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. 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.

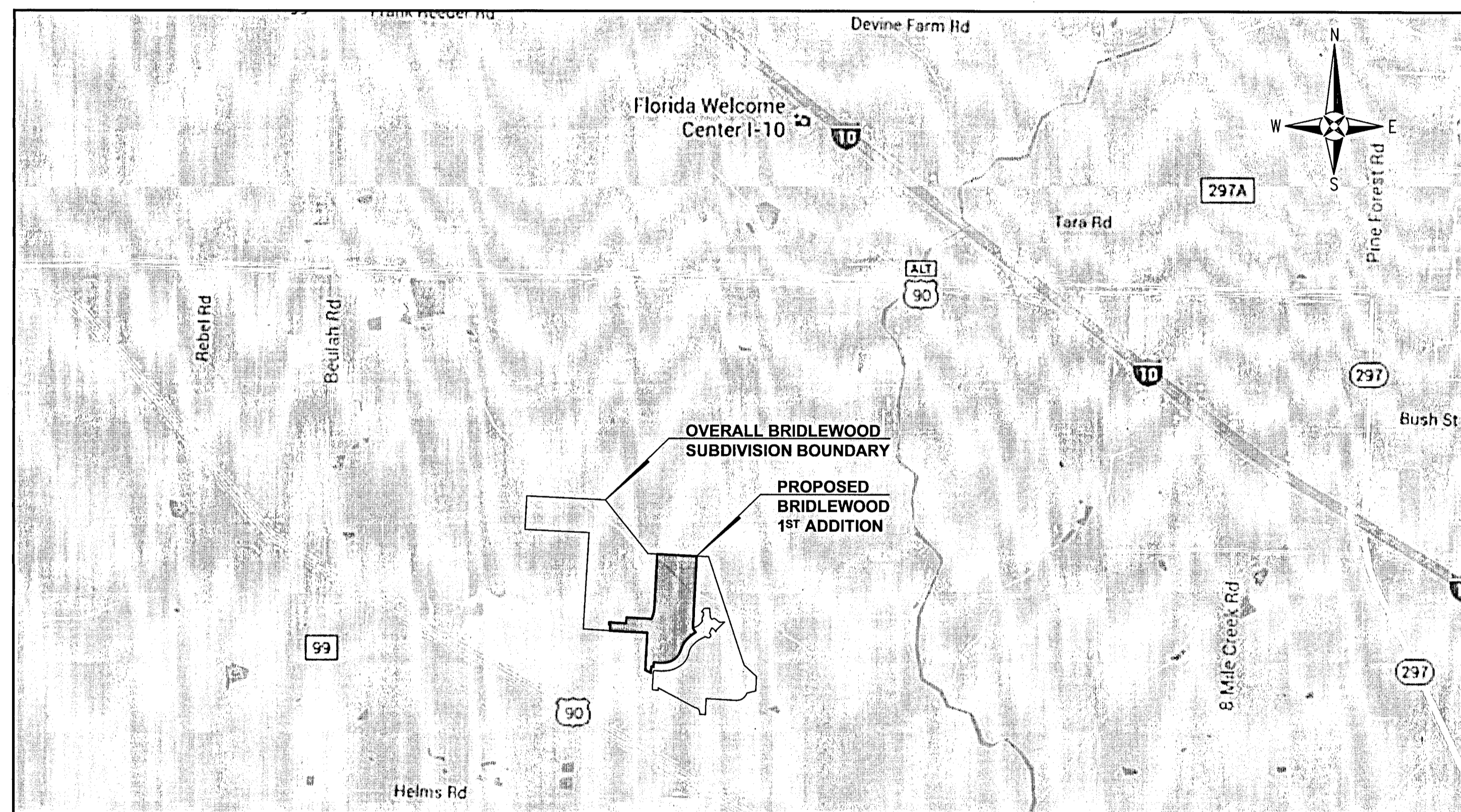
SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	46.64 ACRES
ACOE/NFWFMD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	20.37 ACRES
WETLAND BUFFER	1.20 ACRES
WETLAND IMPACT	0.00 ACRES
WETLAND BUFFER IMPACT	0.21 ACRES

UTILITY SERVICE PROVIDERS:

AT&T, INC. 605 W. GARDEN ST. PENSACOLA, FL 32501	PENSACOLA ENERGY 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504
GULF POWER ONE ENERGY PLACE PENSACOLA, FL 32520-0047	ECUA ENGINEERING DEPARTMENT 9300 STURDEVANT STREET PENSACOLA, FL 32514-0311

GENERAL NOTES

- 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 1 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; RECORDED PLAT OF BRIDLEWOOD (PLAT BOOK 19, PAGES 21-21H), DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKETS WERE ISSUED FOR THIS PROJECT: 093811543 AND 093811435
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- 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.
- A TITLE SEARCH WAS PERFORMED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FL2010-1711951, WITH AN EFFECTIVE DATE OF NOVEMBER 14, 2017 AT 6:00 A.M., AND WAS PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- (ALTA TABLE A ITEM 3) 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, AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "AE" BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0290C, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- (ALTA TABLE A ITEM 3) FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SANTA ROSA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0290C, EFFECTIVE DATE OF SEPTEMBER 29, 2006, AND ARE APPROXIMATE ONLY.
- (ALTA TABLE A ITEM 4) SUBJECT PROPERTY AS SHOWN HEREON CONTAINS ± 240.19 ACRES.
- (ALTA TABLE A ITEM 11) VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON.
- (ALTA TABLE A ITEM 16) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (ALTA TABLE A ITEM 18) THE ENVIRONMENTAL JURISDICTIONAL WETLANDS LINES AS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY WETLAND SCIENCES, INC. (WSI) 1829 BANBRIDGE AVE., PENSACOLA, FLORIDA, 850-453-4700.



VICINITY MAP
SCALE: 1" = 200'

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
E8 00009657 187916

OWNER #1
MOBILE HWY PENSACOLA LLC
2000 VILLAFANE DR.
PENSACOLA, FL 32503
TELEPHONE 850.474.0313

OWNER #2
THE FIRST, ANBA
1207 N. MCKENZIE ST.
FOLEY, AL 36535
TELEPHONE 251.970.8029

DEVELOPER
DR HORTON INC.
25366 PROFIT DR.
DAPHNE, AL 36526
TELEPHONE 251.316.5424

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

ANDREW SETTIMO, PSM
REBOL-BATTLE & ASSOCIATES, LLC
3139 BELLE CHRISTIANE PLACE
PENSACOLA, FL 32503
TELEPHONE 850.341.0507

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

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 RESIDENTIAL LOTS MUST REMAIN UNDISTURBED, INCLUDING PLACEMENT OF FILL, UNTIL EACH INDIVIDUAL BUILDING PERMIT IS ISSUED.
- THERE ARE NO HERITAGE TREES WITHIN THIS PHASE.

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

A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19, PAGES 21, 21A - 21H, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4' SQUARE CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 86°57'06" WEST ALONG THE NORTH LINE OF SAID SECTION 16 FOR A DISTANCE OF 50.24 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°33'40" WEST FOR A DISTANCE OF 348.86 FEET TO THE NORTHEAST CORNER OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19, PAGES 21, 21A - 21H, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED NORTH 87°10'23" WEST ALONG THE NORTH LINE OF SAID BRIDLEWOOD FOR A DISTANCE OF 3000.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 02°49'37" WEST FOR A DISTANCE OF 1486.47 FEET TO THE SOUTHWEST LINE OF PARCEL A-4 ALSO BEING A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 8200.00 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVED SOUTHWEST LINE FOR AN ARC DISTANCE OF 100.31 FEET (DELTA ANGLE = 7°00'32"; CHORD DISTANCE = 100.25 FEET, CHORD BEARING = SOUTH 34°33'23" EAST) TO THE CURVED NORTHWEST LINE OF BLOCK "C" ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 770.00 FEET; THENCE DEPARTING SAID SOUTHWEST LINE PROCEED SOUTHWESTERLY ALONG THE CURVED NORTHWEST LINE OF SAID BLOCK "C" AND BLOCK "B" FOR AN ARC DISTANCE OF 334.58 FEET (DELTA ANGLE = 24°53'47"; CHORD DISTANCE = 331.98 FEET, CHORD BEARING = SOUTH 47°12'57" WEST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 370.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVED NORTHWEST LINE OF BLOCK "B" FOR AN ARC DISTANCE OF 126.34 FEET (DELTA ANGLE = 19°33'51"; CHORD DISTANCE = 125.73 FEET, CHORD BEARING = SOUTH 25°01'27" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 400.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVED NORTHWEST LINE OF BLOCK "B" FOR AN ARC DISTANCE OF 544.70 FEET (DELTA ANGLE = 78°01'20"; CHORD DISTANCE = 503.58 FEET, CHORD BEARING = SOUTH 54°10'39" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 86°51'40" WEST ALONG THE NORTH LINE OF SAID BLOCK "B" FOR A DISTANCE OF 168.05 FEET TO THE NORTHWEST CORNER OF SAID BLOCK "B"; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°07'55" WEST ALONG THE WEST LINE OF SAID BLOCK "B" FOR A DISTANCE OF 94.81 FEET TO THE NORTH RIGHT-OF-WAY (R/W) LINE OF STEEPLCHASE BOULEVARD (50' WIDE PUBLIC R/W); THENCE PROCEED NORTH 86°51'40" WEST ALONG SAID NORTH R/W LINE FOR A DISTANCE OF 50.00 FEET TO THE WEST R/W LINE OF SAID STEEPLCHASE BOULEVARD; THENCE DEPARTING SAID NORTH R/W LINE PROCEED SOUTH 03°07'55" WEST ALONG SAID WEST R/W LINE FOR A DISTANCE OF 128.57 FEET; THENCE DEPARTING SAID WEST R/W LINE PROCEED NORTH 02°06'29" WEST ALONG THE SOUTH LINE OF PARCEL D-3 FOR A DISTANCE OF 131.41 FEET TO THE WEST LINE OF PARCEL D-3; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 03°07'55" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 770.19 FEET TO THE SOUTH LINE OF PARCEL D-3; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°39'07" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 800.61 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 03°20'53" EAST FOR A DISTANCE OF 170.00 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 348.11 FEET; THENCE PROCEED NORTH 03°20'53" EAST FOR A DISTANCE OF 96.87 FEET; THENCE PROCEED NORTH 41°38'58" EAST FOR A DISTANCE OF 29.47 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 101.73 FEET; THENCE PROCEED SOUTH 03°20'53" WEST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWEST, 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 48°20'53" WEST); THENCE PROCEED SOUTH 86°39'07" EAST FOR A DISTANCE OF 100.00 TO THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEAST, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY 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 = NORTH 41°39'07" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 03°20'53" EAST FOR DISTANCE OF 95.00 FEET; THENCE PROCEED SOUTH 86°39'07" EAST FOR DISTANCE OF 360.00 FEET; THENCE PROCEED NORTH 17°30'05" EAST FOR A DISTANCE OF 164.37 FEET; THENCE PROCEED NORTH 02°49'37" EAST FOR A DISTANCE OF 1182.29 FEET TO THE AFORESAID NORTH LINE OF BRIDLEWOOD; THENCE PROCEED SOUTH 87°10'23" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 826.53 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 46.64 ACRES MORE OR LESS.

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature	<i>Charles Goyette</i> Jan. 23, 2019
Development Services Director or Designee	Date
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order must be obtained from the Development Review Committee (DRC) prior to the commencement of construction. This approval by the DRC does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of a building permit.	

FENCE RESTRICTION NOTE:

OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN PRIVATE DRAINAGE/ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER. FENCING WITHIN THE TYPICAL 5' PRIVATE DRAINAGE EASEMENTS SHALL NOT OBSTRUCT THE FLOW OF STORMWATER.

SUBDIVISION ENTRANCE MARKER SIGN NOTE:

NO ENTRANCE MARKER SIGN IS PROPOSED.

ENGINEER'S CERTIFICATE

I, JEREMY 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 BRIDLEWOOD 1ST ADDITION.

Jeremy King
JEREMY KING, P.E.
PROFESSIONAL ENGINEER NO. 76144

LEGEND

	EXISTING ASPHALT PAVEMENT		SET 1/2" DIA RED CAPPED IRON ROD (No. 7916)		ACOE DENOTES ARMY CORPS OF ENGINEERS
	WETLAND		FOUND 1/2" DIA IRON PIPE (UNNUMBERED)		(C) DENOTES CALCULATED PER DEED
	EXISTING 25' WETLAND BUFFER		FOUND 1" DIA IRON PIPE (UNNUMBERED)		(D) DENOTES DEED INFORMATION
	PROPOSED ASPHALT		FOUND 2" DIA IRON PIPE (UNNUMBERED)		DIA DENOTES DIAMETER
	PROPOSED ADDITIONAL WETLAND BUFFER		FOUND 1/2" DIA IRON ROD (UNNUMBERED)		(F) DENOTES FIELD INFORMATION
	30' MERS BUFFER		FOUND 1/2" DIA CAPPED IRON ROD (No. 7312)		L1 DENOTES LINE IDENTIFICATION (SEE LINE TABLE)
	BOUNDARY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 3286)		± DENOTES MORE OR LESS
	RIGHT-OF-WAY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 4400)		MERS DENOTES MARINE, ESTUARINE AND RIVERINE SETBACK
	LOT LINE		DENOTES LINE SHOWN NOT TO SCALE		N/A DENOTES NOT APPLICABLE
	EASEMENT LINE		DENOTES STORMWATER MANHOLE		No. DENOTES NUMBER
	BUILDING SETBACK LINE		DENOTES SEWER MANHOLE		NS DENOTES NAVAL STATION
	WETLAND LINE		DENOTES LOT NUMBER		NTS DENOTES NOT TO SCALE
	MERS LINE		DENOTES SECTION NUMBER		NWFWD DENOTES NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	WATER LINE		DENOTES WATER VALVE		OR DENOTES OFFICIAL RECORD BOOK
	GRAVITY SEWER LINE		DENOTES FIRE HYDRANT		(P) DENOTES PLAT INFORMATION
	SEWER FORCE MAIN		DENOTES GAS VALVE		PB DENOTES PLAT BOOK
	GAS LINE		DENOTES FLOW ARROW		PG DENOTES PAGE
	EXISTING CONTOURS		DENOTES DROP INLET		PC DENOTES POINT OF CURVATURE
	SILT FENCE		DENOTES CURB INLET		PCC DENOTES POINT OF COMPOUND CURVATURE
	STRAW BALES		DENOTES JUNCTION BOX		PRC DENOTES POINT OF REVERSE CURVATURE
			DENOTES MITERED END SECTION		PT DENOTES POINT OF TANGENCY
			DENOTES 35' SIGHT TRIANGLE		R/W DENOTES RIGHT-OF-WAY

BOUNDARY CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.27	25.00	90°00'00"	35.36	S 48°20'53" W
C2	39.27	25.00	90°00'00"	35.36	N 41°39'07" W

BOUNDARY LINE TABLE

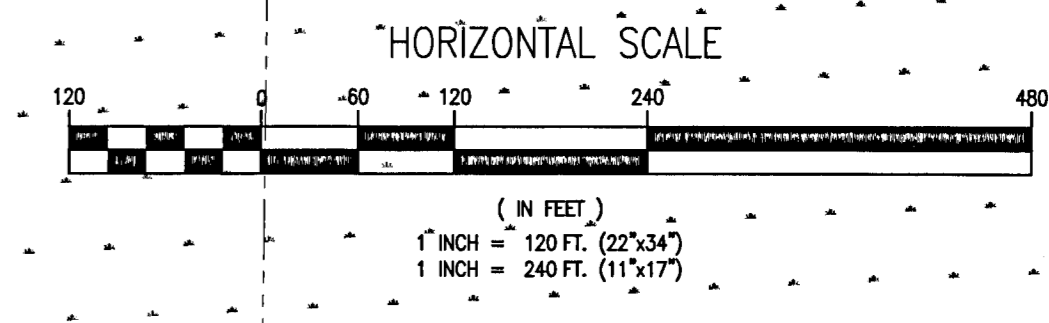
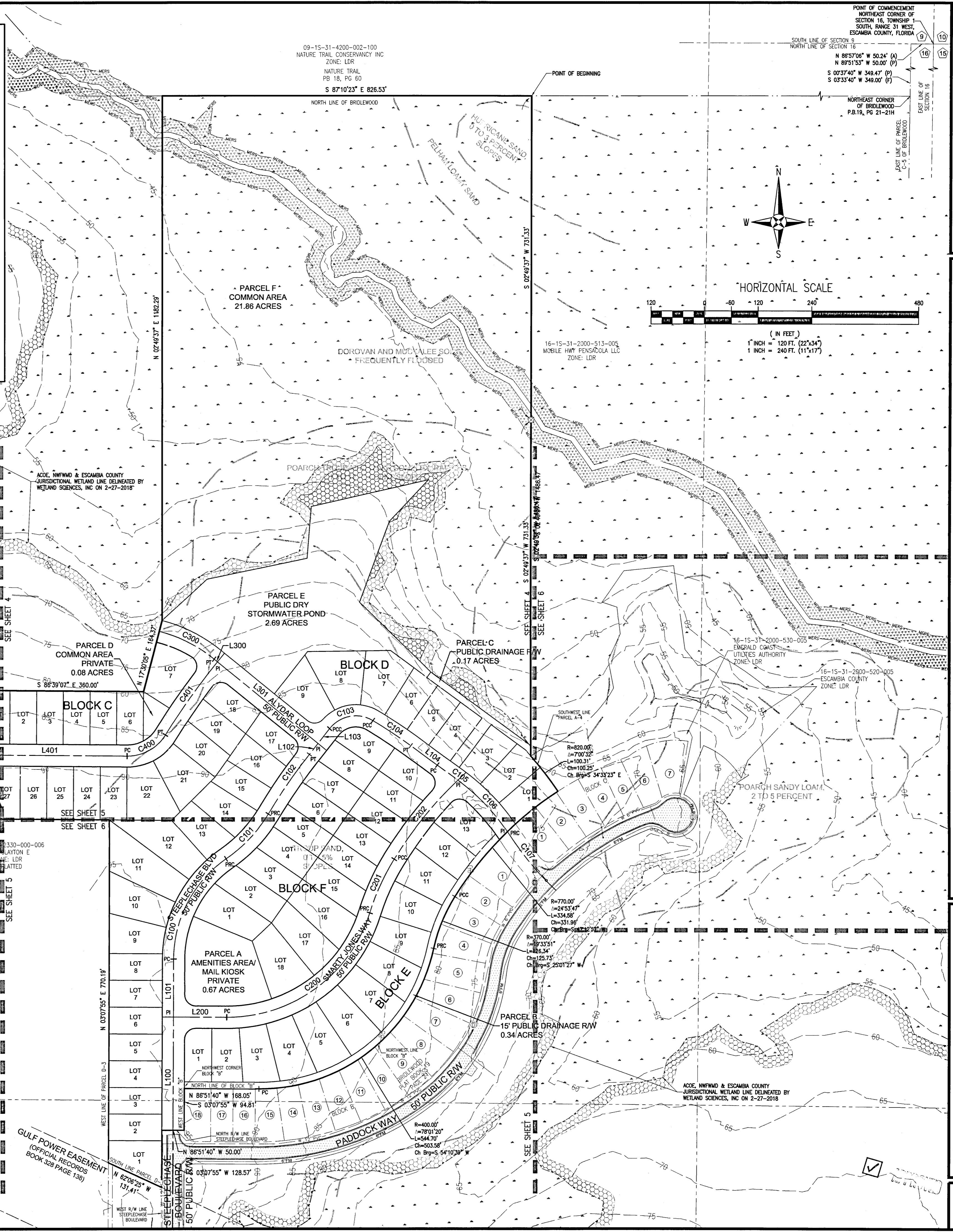
Line #	Length	Direction
L1	100.00	S 86°39'07" E

ALIGNMENT LINE TABLE

Line #	Length	Direction
L100	239.81'	N 3°07'55" E
L101	144.88'	N 3°07'55" E
L102	31.31'	N 40°52'30" E
L103	42.46'	N 40°52'30" E
L104	126.72'	S 50°46'04" E
L200	120.14'	S 86°51'40" E
L300	24.18'	S 48°00'31" E
L301	275.04'	S 48°00'31" E
L400	491.11'	S 86°39'09" E
L401	348.89'	S 86°39'07" E

ALIGNMENT CURVE TABLE

Curve #	Radius	Delta	Length	Chord	Direction	Chord
C100	275.00	55°06'36"	264.51	N 30°41'13" E	254.43	
C101	335.00	23°54'33"	139.79	N 46°17'15" E	138.78	
C102	1205.00	6°32'32"	137.59	N 37°36'14" E	137.52	
C103	75.00	82°54'50"	108.53	N 82°19'55" E	99.31	
C104	1075.00	5°26'36"	102.13	S 53°29'22" E	102.09	
C105	475.00	0°35'16"	4.87	S 50°28'26" E	4.87	
C106	475.00	20°08'59"	167.05	S 40°06'19" E	166.19	
C107	675.00	14°00'43"	165.08	S 37°02'11" E	164.66	
C200	335.00	72°47'21"	425.59	N 56°44'40" E	397.54	
C201	530.00	14°23'02"	133.06	N 27°32'30" E	132.71	
C202	930.00	14°09'09"	229.72	N 41°48'36" E	229.13	
C300	325.00	24°29'24"	138.92	S 60°15'13" E	137.86	
C400	100.00	58°46'30"	102.58	N 63°57'38" E	98.14	
C401	1495.00	7°43'06"	201.39	N 38°25'56" E	201.24	

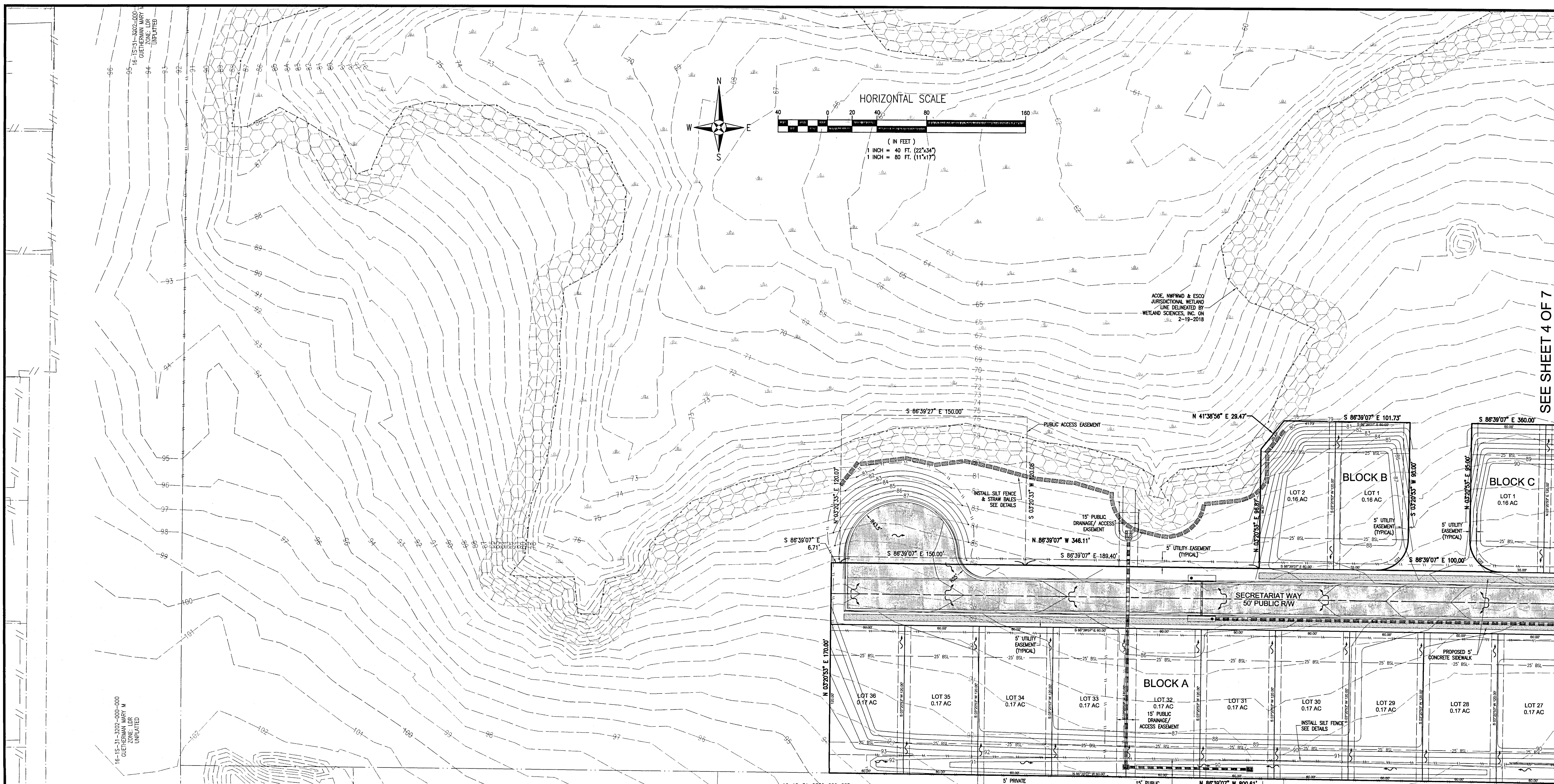


RBA
REBOL-BATTLE & ASSOCIATES
 Civil and Environmental Engineers
 2301 N. Ninth Avenue, Suite 300
 Panama City, Florida 32369
 Telephone: 904.368.0448
 Fax: 904.368.0448

**A PRELIMINARY PLAT OF
 BRIDLEWOOD 1ST ADDITION
 AN 85 LOT SUBDIVISION**
 BEING A RESUBDIVISION OF A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD
 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBA COUNTY, FLORIDA

ENGINEER'S CERTIFICATE
 I, JEREMY KING, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS,
 DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY
 WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS,
 ORDINANCES AND STANDARDS AND THAT I AM THE ENGINEER OF RECORD FOR THE
 BRIDLEWOOD 1ST ADDITION.
 JEREMY KING, P.E.
 PROFESSIONAL ENGINEER No. 76144

**A PRELIMINARY PLAT OF
 BRIDLEWOOD 1ST ADDITION
 AN 85 LOT SUBDIVISION**
 BEING A RESUBDIVISION OF A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD
 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA



LEGEND

	EXISTING ASPHALT PAVEMENT		SET 1/2" DIA RED CAPPED IRON ROD (No. 7916)		ACOE DENOTES ARMY CORPS OF ENGINEERS
	WETLAND		FOUND 1/2" DIA IRON PIPE (UNNUMBERED)		(C) DENOTES CALCULATED PER DEED
	EXISTING 25' WETLAND BUFFER		FOUND 1" DIA IRON PIPE (UNNUMBERED)		C1 DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
	PROPOSED ASPHALT		FOUND 2" DIA IRON PIPE (UNNUMBERED)		(D) DENOTES DEED INFORMATION
	PROPOSED ADDITIONAL WETLAND BUFFER		FOUND 1/2" DIA IRON ROD (UNNUMBERED)		DIA DENOTES DIAMETER
	30' MERS BUFFER		FOUND 1/2" DIA CAPPED IRON ROD (No. 7312)		(F) DENOTES FIELD INFORMATION
	BOUNDARY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 3286)		L1 DENOTES LINE IDENTIFICATION (SEE LINE TABLE)
	RIGHT-OF-WAY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 4400)		± DENOTES MORE OR LESS
	LOT LINE		DENOTES LINE SHOWN NOT TO SCALE		MERS DENOTES MARINE, ESTUARINE AND RIVERINE SETBACK
	EASEMENT LINE		DENOTES STORMWATER MANHOLE		N/A DENOTES NOT APPLICABLE
	BUILDING SETBACK LINE		DENOTES SEWER MANHOLE		No. DENOTES NUMBER
	WETLAND LINE		DENOTES NAVAL STATION		NS DENOTES NAVAL STATION
	MERS LINE		DENOTES SECTION NUMBER		NTS DENOTES NOT TO SCALE
	WATER LINE		DENOTES WATER VALVE		NWFWMD DENOTES NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	GRAVITY SEWER LINE		DENOTES FIRE HYDRANT		OR DENOTES OFFICIAL RECORD BOOK
	SEWER FORCE MAIN		DENOTES GAS VALVE		(P) DENOTES PLAT INFORMATION
	GAS LINE		DENOTES FLOW ARROW		PB DENOTES PLAT BOOK
	EXISTING CONTOURS		DENOTES DROP INLET		PG DENOTES PAGE
	SILT FENCE		DENOTES CURB INLET		PC DENOTES POINT OF CURVATURE
	STRAW BALES		DENOTES JUNCTION BOX		PCC DENOTES POINT OF COMPOUND CURVATURE
			DENOTES MITERED END SECTION		PRC DENOTES POINT OF REVERSE CURVATURE
					PT DENOTES POINT OF TANGENCY
					R/W DENOTES RIGHT-OF-WAY
					35' DENOTES 35' SIGHT TRIANGLE

PARCEL CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C21	39.27	25.00	90°00'00"	35.36	S 48°20'53" W
C22	39.27	25.00	90°00'00"	35.36	N 41°39'07" W

NOTE:
 SEE SHEET 2 OF 7 FOR CENTERLINE BEARING AND DISTANCE AND CURVE TABLE

SEE SHEET 5 OF 7

ENGINEER'S CERTIFICATE
 I, TERRY KING, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ENGINEERING REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE BRIDLEWOOD 1ST ADDITION.
 No. 76144
 TERRY KING, P.E.
 PROFESSIONAL ENGINEER No. 76144

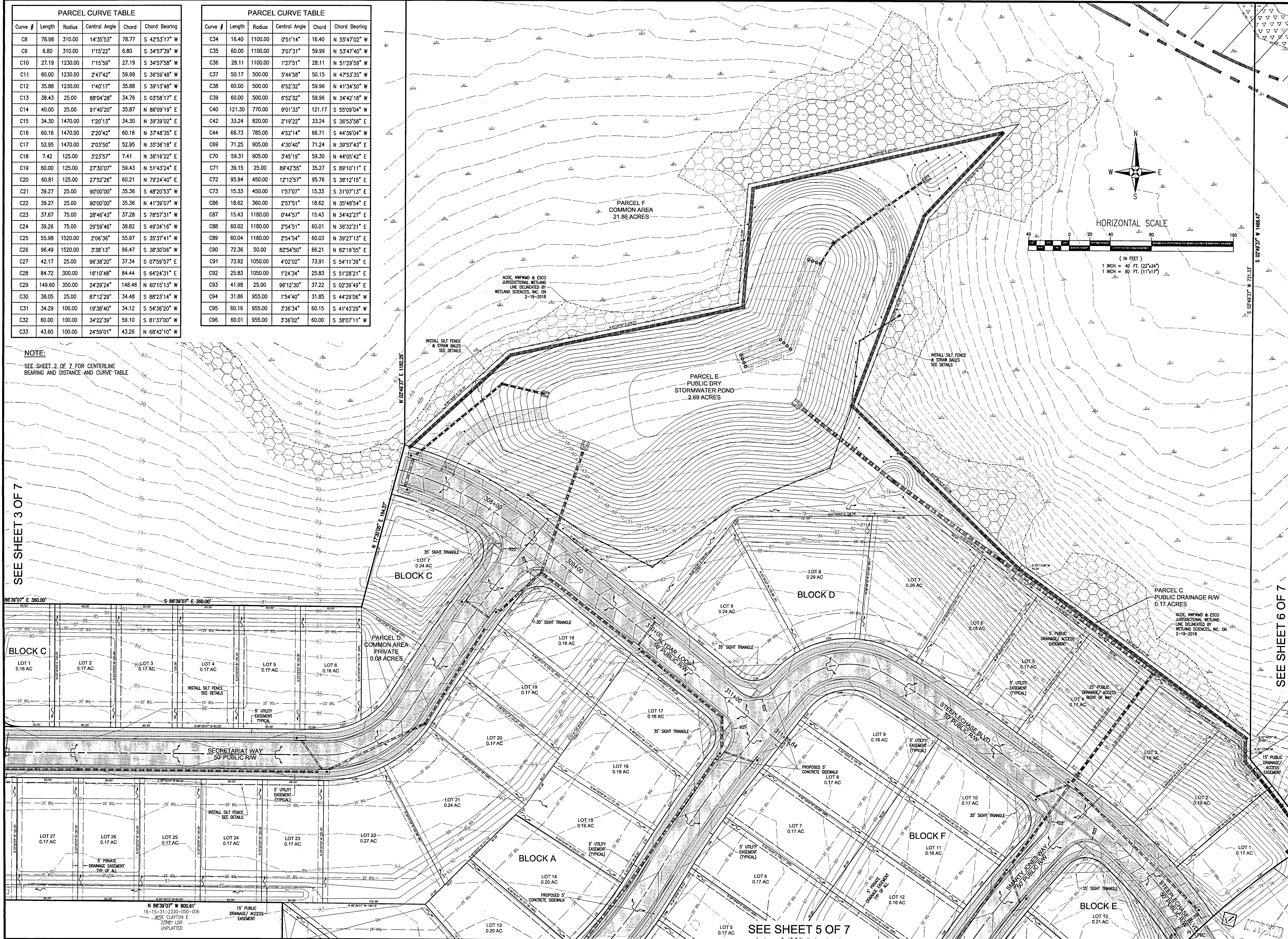
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C8	78.98	310.00	14°35'53"	78.77	S 42°53'17" W
C9	6.80	310.00	1°15'22"	6.80	S 34°57'39" W
C10	27.19	1230.00	1°15'59"	27.19	S 34°57'58" W
C11	60.00	1230.00	2°47'42"	59.99	S 36°59'48" W
C12	35.88	1230.00	1°40'17"	35.88	S 39°13'48" W
C13	38.43	25.00	88°04'28"	34.76	S 03°58'17" E
C14	40.00	25.00	91°40'20"	35.87	N 86°09'19" E
C15	34.30	1470.00	1°20'13"	34.30	N 39°39'02" E
C16	60.16	1470.00	2°20'42"	60.16	N 37°48'35" E
C17	52.95	1470.00	2°03'50"	52.95	N 35°36'18" E
C18	7.42	125.00	3°23'57"	7.41	N 36°16'22" E
C19	60.00	125.00	27°30'07"	59.43	N 51°43'24" E
C20	60.81	125.00	27°52'26"	60.21	N 79°24'40" E
C21	39.27	25.00	90°00'00"	35.36	S 48°20'53" W
C22	39.27	25.00	90°00'00"	35.36	N 41°39'07" W
C23	37.67	75.00	28°46'43"	37.28	S 78°57'31" W
C24	39.26	75.00	29°59'46"	38.82	S 49°34'16" W
C25	55.98	1520.00	2°06'36"	55.97	S 35°37'41" W
C26	96.49	1520.00	3°38'13"	96.47	S 38°30'06" W
C27	42.17	25.00	96°38'20"	37.34	S 07°59'57" E
C28	84.72	300.00	16°10'48"	84.44	S 64°24'31" E
C29	149.60	350.00	24°29'24"	148.46	N 60°15'13" W
C30	38.05	25.00	87°12'29"	34.48	S 88°23'14" W
C31	34.29	100.00	19°38'40"	34.12	S 54°36'20" W
C32	60.00	100.00	34°22'39"	59.10	S 81°37'00" W
C33	43.60	100.00	24°59'01"	43.26	N 68°42'10" W

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C34	16.40	1100.00	0°51'14"	16.40	N 55°47'02" W
C35	60.00	1100.00	3°07'31"	59.99	N 53°47'40" W
C36	28.11	1100.00	1°27'51"	28.11	N 51°29'59" W
C37	50.17	500.00	5°44'58"	50.15	N 47°53'35" W
C38	60.00	500.00	6°52'32"	59.96	N 41°34'50" W
C39	60.00	500.00	6°52'32"	59.96	N 34°42'18" W
C40	121.30	770.00	9°01'33"	121.17	S 55°09'04" W
C42	33.24	820.00	2°19'22"	33.24	S 36°53'58" E
C44	66.73	785.00	4°52'14"	66.71	S 44°39'04" W
C69	71.25	905.00	4°30'40"	71.24	N 39°57'43" E
C70	59.31	905.00	3°45'19"	59.30	N 44°05'42" E
C71	39.15	25.00	89°42'55"	35.27	S 89°10'11" E
C72	95.94	450.00	12°12'57"	95.76	S 38°12'15" E
C73	15.33	450.00	1°57'07"	15.33	S 31°07'13" E
C86	18.62	360.00	2°57'51"	18.62	N 35°48'54" E
C87	15.43	1180.00	0°44'57"	15.43	N 34°42'27" E
C88	60.02	1180.00	2°54'51"	60.01	N 36°32'21" E
C89	60.04	1180.00	2°54'54"	60.03	N 39°27'13" E
C90	72.36	50.00	82°54'50"	66.21	N 82°19'55" E
C91	73.92	1050.00	4°02'02"	73.91	S 54°11'39" E
C92	25.83	1050.00	1°24'34"	25.83	S 51°28'21" E
C93	41.98	25.00	96°12'30"	37.22	S 02°39'49" E
C94	31.86	955.00	1°54'40"	31.85	S 44°29'06" W
C95	60.16	955.00	3°36'34"	60.15	S 41°43'29" W
C96	60.01	955.00	3°36'02"	60.00	S 38°07'11" W

NOTE:
SEE SHEET 2 OF 7 FOR CENTERLINE BEARING AND DISTANCE AND CURVE TABLE

SEE SHEET 3 OF 7

SEE SHEET 6 OF 7



RBA
REBO-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32505
Telephone: 850.935.0659

**A PRELIMINARY PLAT OF
BRIDLEWOOD 1ST ADDITION
AN 85 LOT SUBDIVISION**
BEING A RESUBDIVISION OF A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD
SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA

ENGINEER'S CERTIFICATE
I, JERRY KING, HEREBY CERTIFY THAT ALL PROPOSED ROADS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE BRIDLEWOOD 1ST ADDITION.
JERRY KING, P.E.
PROFESSIONAL ENGINEER NO. 76144
1249

STATE OF FLORIDA
No. 76144
JERRY KING, P.E.
PROFESSIONAL ENGINEER NO. 76144

SHEET 4 of 7

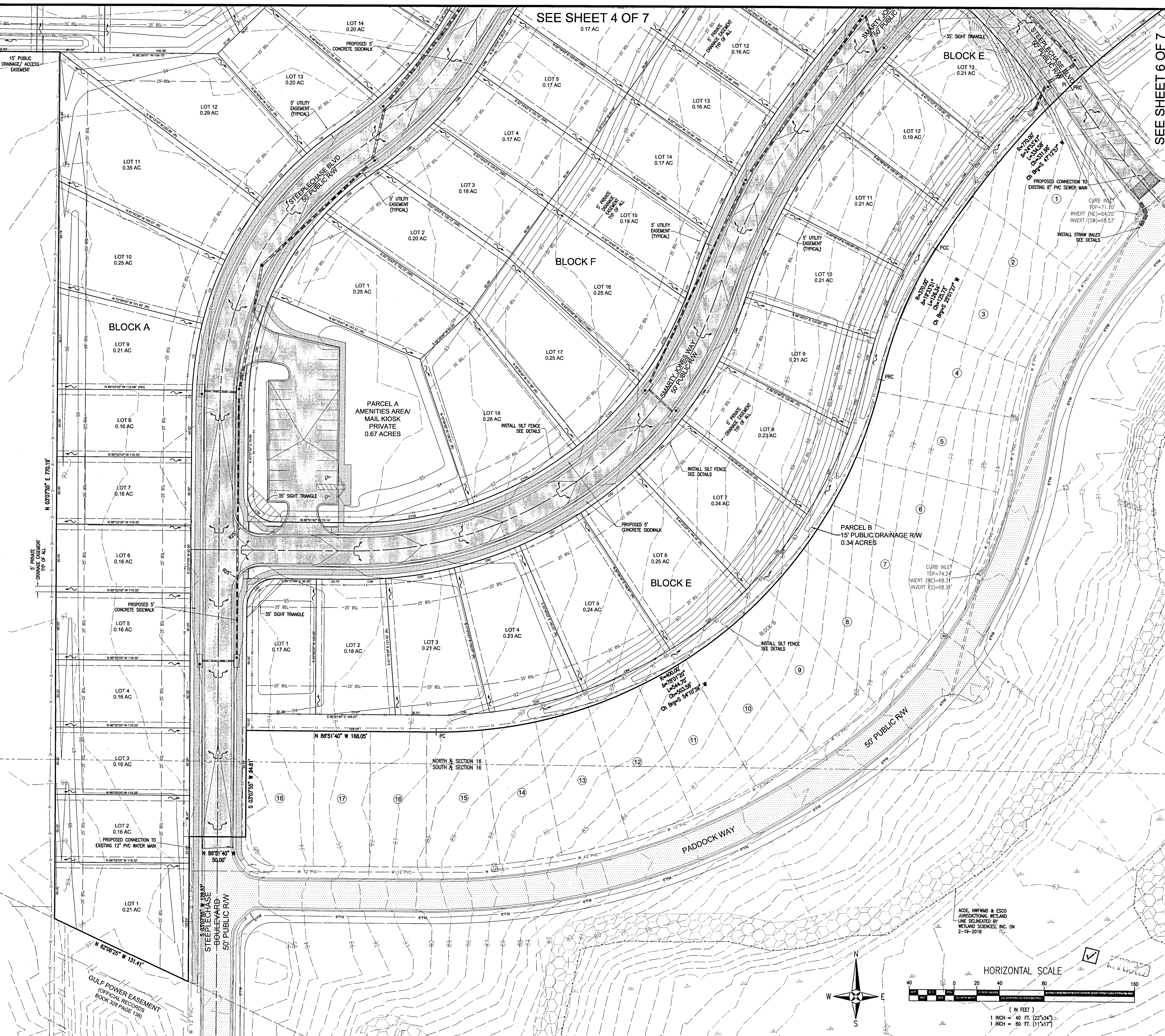
SEE SHEET 4 OF 8

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	11.78	300.00	2°14'59"	11.78	S 04°15'24" W
C2	60.00	300.00	11°27'33"	59.90	S 11°06'40" W
C3	60.00	300.00	11°27'33"	59.90	S 22°34'13" W
C4	60.11	300.00	11°28'50"	60.01	S 34°02'25" W
C5	59.89	300.00	11°26'16"	59.79	S 45°29'58" W
C6	36.78	300.00	7°01'25"	36.75	S 54°43'48" W
C7	43.58	310.00	8°03'18"	43.55	S 54°12'52" W
C8	78.98	310.00	14°35'53"	78.77	S 42°53'17" W
C44	66.73	785.00	4°52'14"	66.71	S 44°39'04" W
C45	66.73	785.00	4°52'14"	66.71	S 39°46'50" W
C46	35.80	785.00	2°36'48"	35.80	S 36°02'20" W
C47	30.93	385.00	4°36'09"	30.92	S 32°25'51" W
C48	65.73	385.00	9°46'55"	65.65	S 25°14'19" W
C49	34.57	385.00	5°08'42"	34.56	S 17°46'31" W
C50	48.67	385.00	7°14'33"	48.63	S 18°49'27" W
C51	84.91	385.00	12°38'09"	84.73	S 28°45'47" W
C52	85.76	385.00	12°45'47"	85.58	S 41°27'45" W
C53	86.08	385.00	12°48'39"	85.90	S 54°14'59" W
C54	85.87	385.00	12°46'43"	85.69	S 67°02'40" W
C55	85.11	385.00	12°40'00"	84.94	S 79°46'01" W
C56	47.63	385.00	7°05'17"	47.60	S 89°38'40" W
C57	39.27	25.00	90°00'25"	35.36	N 48°08'08" E
C58	27.65	360.00	4°24'00"	27.64	S 89°03'40" E
C59	61.39	360.00	9°46'12"	61.31	N 83°51'15" E
C60	61.39	360.00	9°46'12"	61.31	N 74°05'03" E
C61	61.39	360.00	9°46'12"	61.31	N 64°18'51" E
C62	61.39	360.00	9°46'12"	61.31	N 54°32'40" E
C63	61.39	360.00	9°46'12"	61.31	N 44°46'28" E
C64	61.39	360.00	9°46'12"	61.31	N 35°00'16" E
C65	61.38	367.87	9°33'37"	61.31	N 25°14'05" E
C66	86.21	505.00	9°46'54"	86.11	N 25°14'26" E
C67	40.57	505.00	4°36'09"	40.55	N 32°25'57" E
C68	46.96	905.00	2°58'22"	46.95	N 36°13'12" E
C69	71.25	905.00	4°30'40"	71.24	N 39°57'43" E
C70	59.31	905.00	3°45'19"	59.30	N 44°05'42" E
C73	15.33	450.00	1°57'07"	15.33	S 31°07'13" E
C74	162.42	770.00	12°05'08"	162.12	S 40°48'38" W
C76	85.76	385.00	12°45'47"	85.58	N 41°27'45" E
C77	65.73	385.00	9°46'55"	65.65	N 25°14'19" E
C78	66.73	785.00	4°52'14"	66.71	N 39°46'50" E
C79	39.27	25.00	89°59'35"	35.35	N 41°51'52" W
C80	98.64	250.00	22°36'24"	98.00	N 14°26'07" E
C81	88.88	250.00	20°22'13"	88.41	N 35°55'26" E
C82	52.94	250.00	12°07'59"	52.84	N 52°10'31" E
C83	9.40	360.00	1°29'46"	9.40	N 57°29'38" E
C84	61.95	360.00	9°51'36"	61.88	N 51°48'57" E
C85	60.25	360.00	9°35'20"	60.18	N 42°05'29" E
C86	18.62	360.00	2°57'51"	18.62	N 35°48'54" E
C87	15.43	1180.00	0°44'57"	15.43	N 34°42'27" E
C95	60.16	955.00	3°36'34"	60.15	S 41°43'29" W
C96	60.01	955.00	3°36'02"	60.00	S 38°07'11" W
C97	26.43	955.00	1°35'09"	26.43	S 35°31'36" W
C99	60.88	555.00	6°17'04"	60.84	S 28°06'44" W
C100	44.75	555.00	4°37'13"	44.74	S 22°39'35" W
C101	17.44	310.00	3°13'23"	17.44	S 21°57'41" W
C102	83.73	310.00	15°28'32"	83.48	S 31°18'39" W
C103	81.00	310.00	14°58'16"	80.77	S 46°32'03" W
C104	109.11	310.00	20°09'59"	108.55	S 64°06'11" W
C105	102.54	310.00	18°57'10"	102.08	S 83°39'45" W

NOTE:
SEE SHEET 2 OF 7 FOR CENTERLINE BEARING AND DISTANCE AND CURVE TABLE

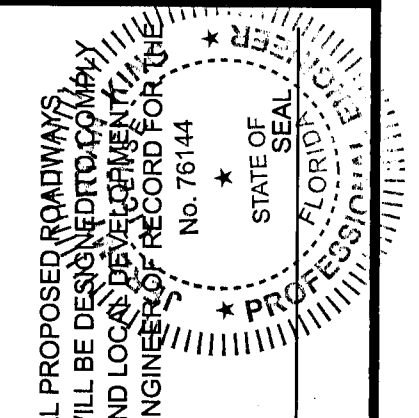
SEE SHEET 4 OF 7

SEE SHEET 6 OF 7

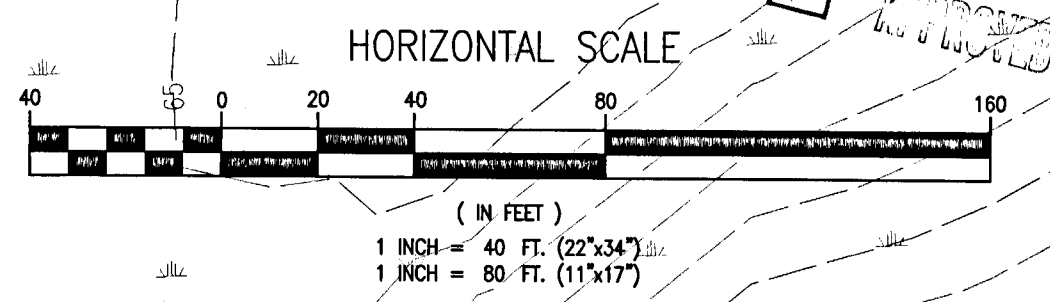
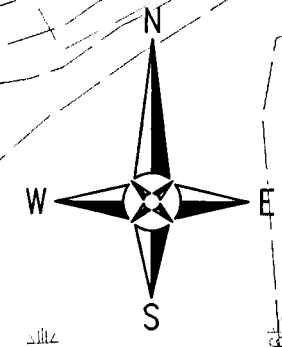


RBA
REBOL-BATTLE & ASSOCIATES
Civil and Environmental Engineers
2301 N. Ninth Avenue, Suite 300
Panama City, Florida 32350
Telephone 850.438.1000 Fax 850.438.0448
ES 00000002

**A PRELIMINARY PLAT OF
BRIDLEWOOD 1ST ADDITION
AN 85 LOT SUBDIVISION**
BEING A RESUBDIVISION OF A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA

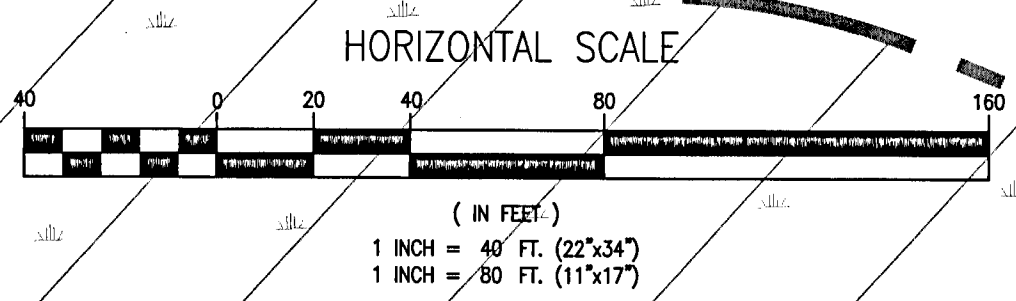
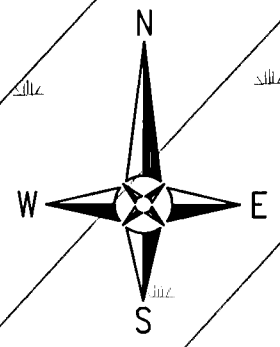
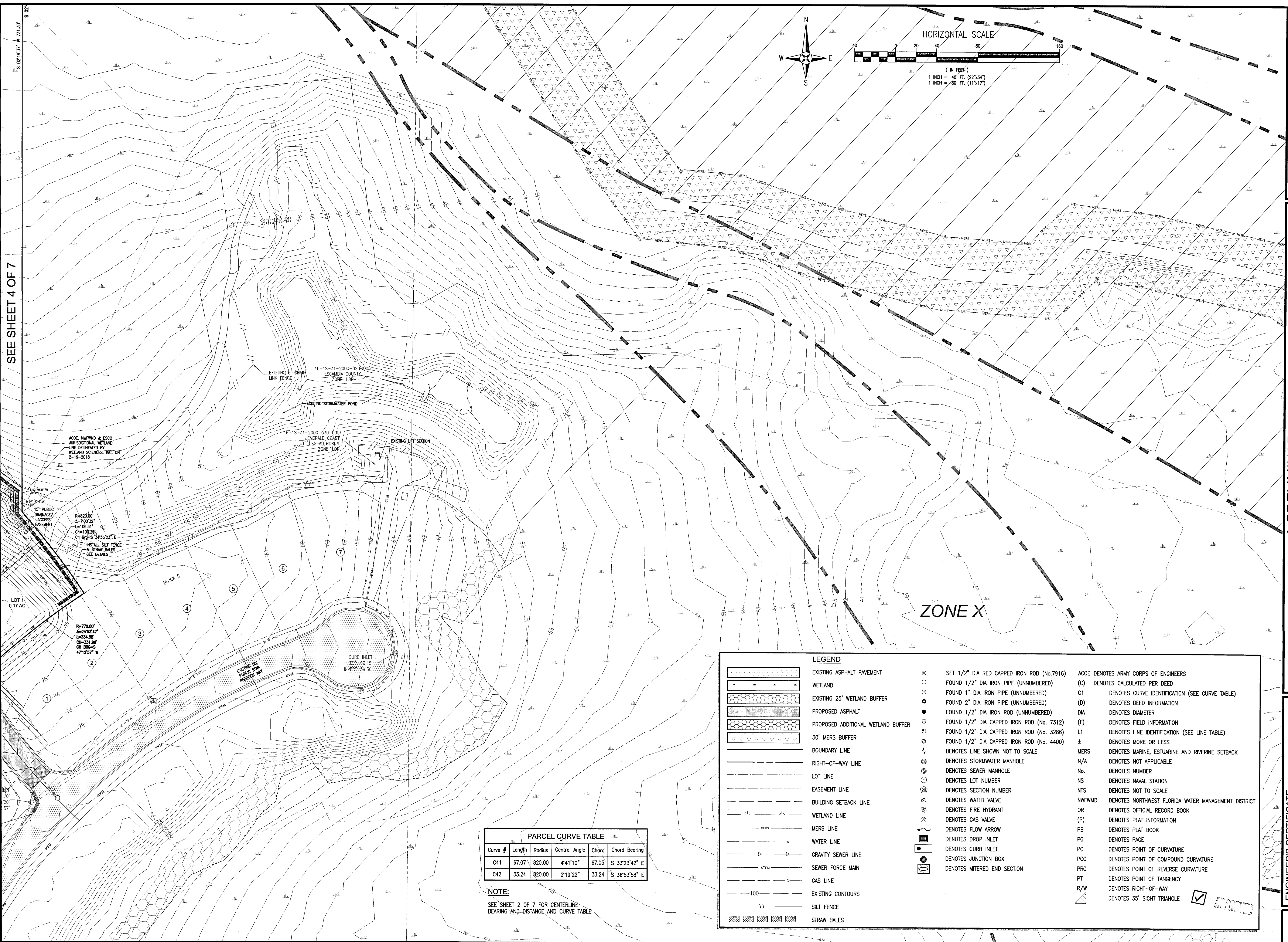


ENGINEER'S CERTIFICATE
JEREMY KING, HEREBY CERTIFIES THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATORY REQUIREMENTS AND THAT HE IS THE ENGINEER OF RECORD FOR THE BRIDLEWOOD 1ST ADDITION.
JEREMY KING, P.E.
PROFESSIONAL ENGINEER No. 76144



ACOE, INFWMD & ES&O
JURISDICTIONAL WETLAND
LINE DELINEATED BY
WETLAND SCIENCES, INC. ON
2-19-2016

SEE SHEET 4 OF 7



RBA

REBOL-BATTLE & ASSOCIATES

Civil and Environmental Engineers

2301 N. Ninth Avenue, Suite 300
Panama City, Florida 32409
Telephone 850.436.0448
Fax 850.436.0482

A PRELIMINARY PLAT OF
BRIDLEWOOD 1ST ADDITION
AN 85 LOT SUBDIVISION
 BEING A RESUBDIVISION OF A PORTION OF PARCELS C-3, C-5 AND D-3 OF BRIDLEWOOD
 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST
 ESCAMBIA COUNTY, FLORIDA

ACOE WETLAND & ESCO JURISDICTIONAL WETLAND LINE DELINEATED BY METLAND SCIENCES, INC. ON 2-19-2018

15' PUBLIC DRAINAGE ACCESS EASEMENT
 R=250.00
 L=790.32'
 L=100.31'
 Ch=102.28'
 Ch Bearing= S 43°32'33" E
 INSTALL SILT FENCE & STRAW BALES SEE DETAILS

R=770.00'
 L=753.47'
 L=334.58'
 Ch=331.94'
 Ch Bearing= S 47°12'57" W

EXISTING 6' CHAIN LINK FENCE

EXISTING STORMWATER POND

16-15-31-2000-530-005
 ESCAMBIA COUNTY UTILITIES AUTHORITY ZONE: LDR

EXISTING LIFT STATION

EXISTING 24" PUBLIC ROW PARALLEL HWY

CURB INLET
 TOP=63.15'
 INVERT=59.36'

PARCEL CURVE TABLE

Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C41	67.07	820.00	4°41'10"	67.05	S 33°23'42" E
C42	33.24	820.00	2°19'22"	33.24	S 36°53'58" E

NOTE:
 SEE SHEET 2 OF 7 FOR CENTERLINE BEARING AND DISTANCE AND CURVE TABLE

LEGEND

	EXISTING ASPHALT PAVEMENT		SET 1/2" DIA RED CAPPED IRON ROD (No.7916)		ACOE DENOTES ARMY CORPS OF ENGINEERS
	WETLAND		FOUND 1/2" DIA IRON PIPE (UNNUMBERED)		(C) DENOTES CALCULATED PER DEED
	EXISTING 25' WETLAND BUFFER		FOUND 1" DIA IRON PIPE (UNNUMBERED)		C1 DENOTES CURVE IDENTIFICATION (SEE CURVE TABLE)
	PROPOSED ASPHALT		FOUND 2" DIA IRON PIPE (UNNUMBERED)		(D) DENOTES DEED INFORMATION
	PROPOSED ADDITIONAL WETLAND BUFFER		FOUND 1/2" DIA IRON ROD (UNNUMBERED)		DIA DENOTES DIAMETER
	30' MERS BUFFER		FOUND 1/2" DIA CAPPED IRON ROD (No. 7312)		(F) DENOTES FIELD INFORMATION
	BOUNDARY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 3286)		L1 DENOTES LINE IDENTIFICATION (SEE LINE TABLE)
	RIGHT-OF-WAY LINE		FOUND 1/2" DIA CAPPED IRON ROD (No. 4400)		± DENOTES MORE OR LESS
	LOT LINE		DENOTES LINE SHOWN NOT TO SCALE		MERS DENOTES MARINE, ESTUARINE AND RIVERINE SETBACK
	EASEMENT LINE		DENOTES STORMWATER MANHOLE		N/A DENOTES NOT APPLICABLE
	BUILDING SETBACK LINE		DENOTES SEWER MANHOLE		No. DENOTES NUMBER
	WETLAND LINE		DENOTES LOT NUMBER		NTS DENOTES NAVAL STATION
	MERS LINE		DENOTES SECTION NUMBER		NTS DENOTES NOT TO SCALE
	WATER LINE		DENOTES WATER VALVE		NWFWM DENOTES NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	GRAVITY SEWER LINE		DENOTES FIRE HYDRANT		OR DENOTES OFFICIAL RECORD BOOK
	SEWER FORCE MAIN		DENOTES GAS VALVE		(P) DENOTES PLAT INFORMATION
	GAS LINE		DENOTES FLOW ARROW		PB DENOTES PLAT BOOK
	EXISTING CONTOURS		DENOTES DROP INLET		PG DENOTES PAGE
	SILT FENCE		DENOTES CURB INLET		PC DENOTES POINT OF CURVATURE
	STRAW BALES		DENOTES JUNCTION BOX		PCC DENOTES POINT OF COMPOUND CURVATURE
			DENOTES MITERED END SECTION		PRC DENOTES POINT OF REVERSE CURVATURE
					PT DENOTES POINT OF TANGENCY
					R/W DENOTES RIGHT-OF-WAY
					DENOTES 35' SIGHT TRIANGLE

ENGINEER'S CERTIFICATE

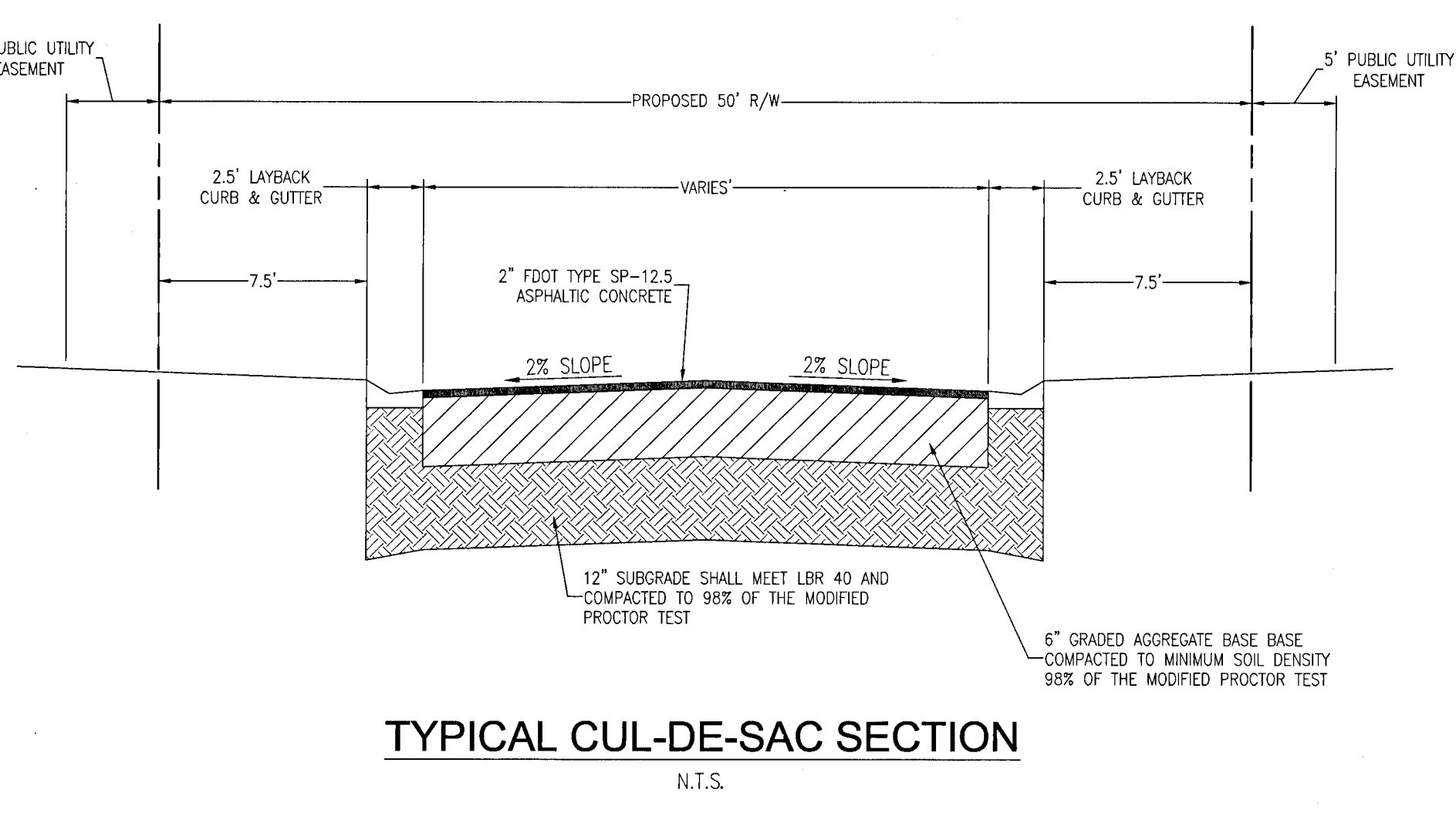
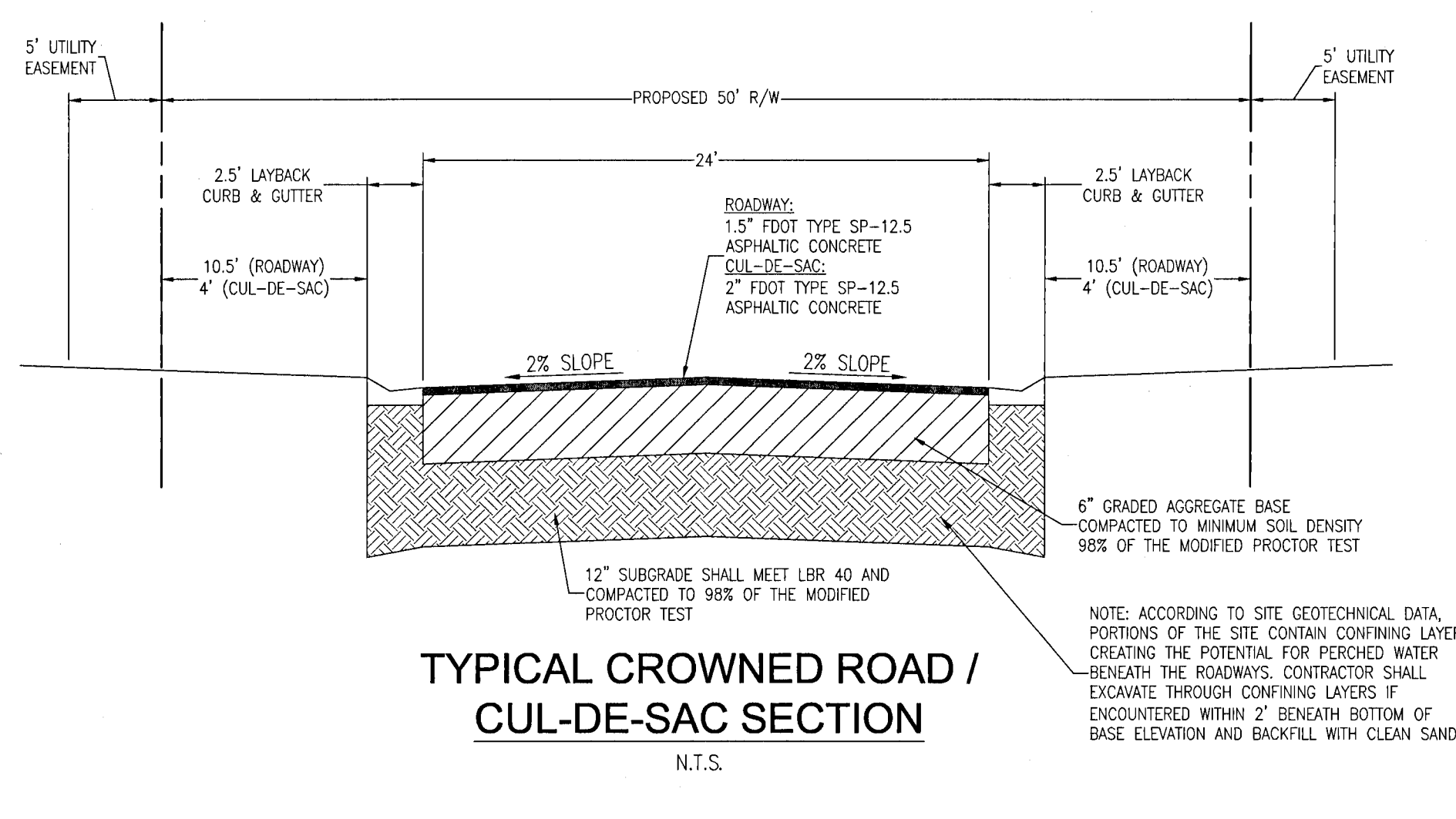
I, JEREMY KING, HEREBY CERTIFY THAT ALL PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATORY REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR THE BRIDLEWOOD 1ST ADDITION

NO. 76144

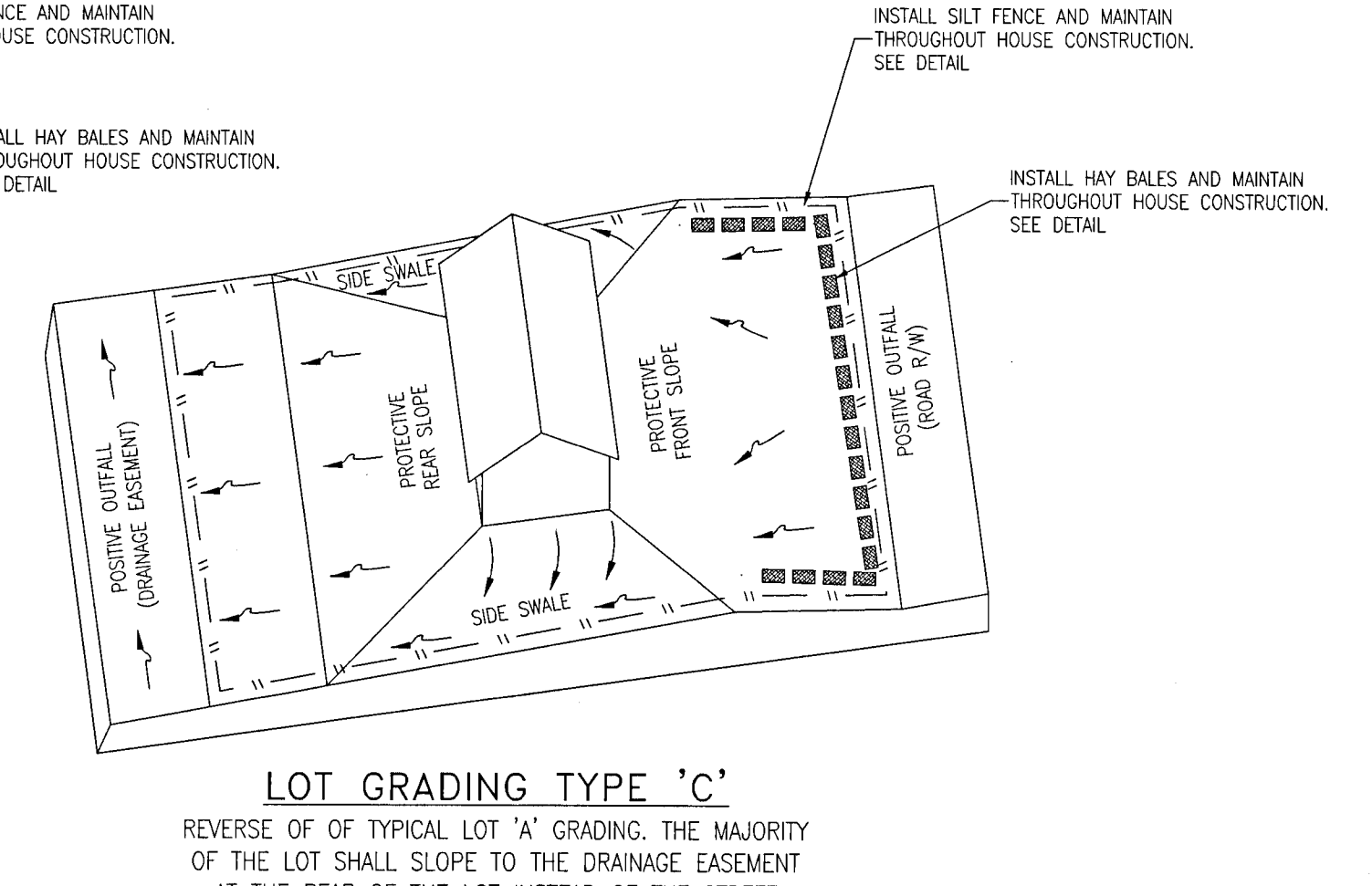
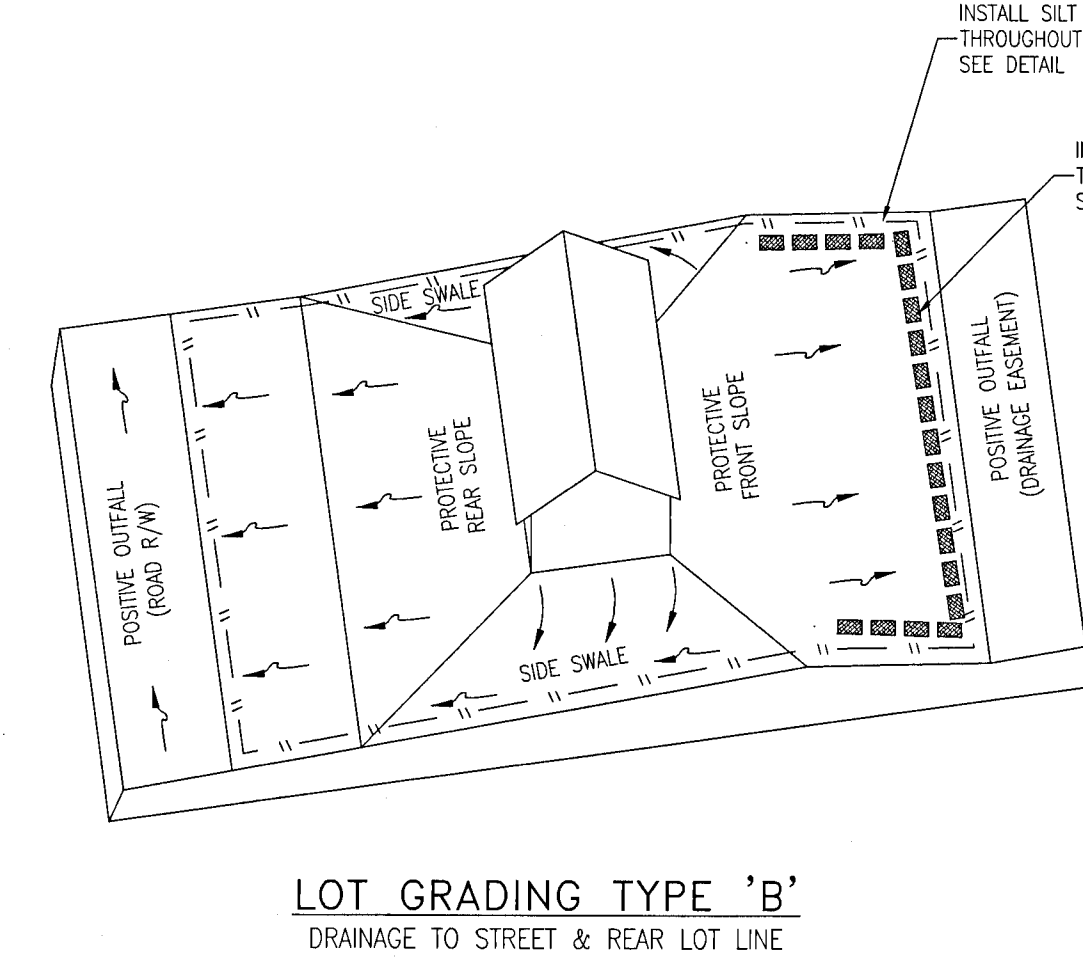
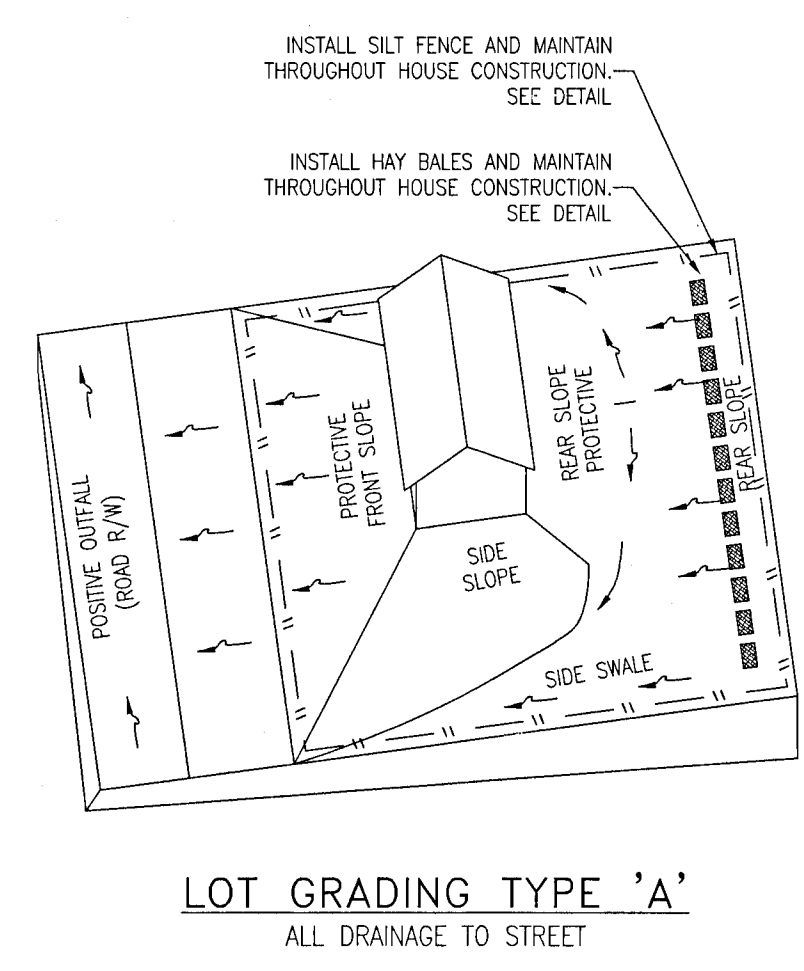
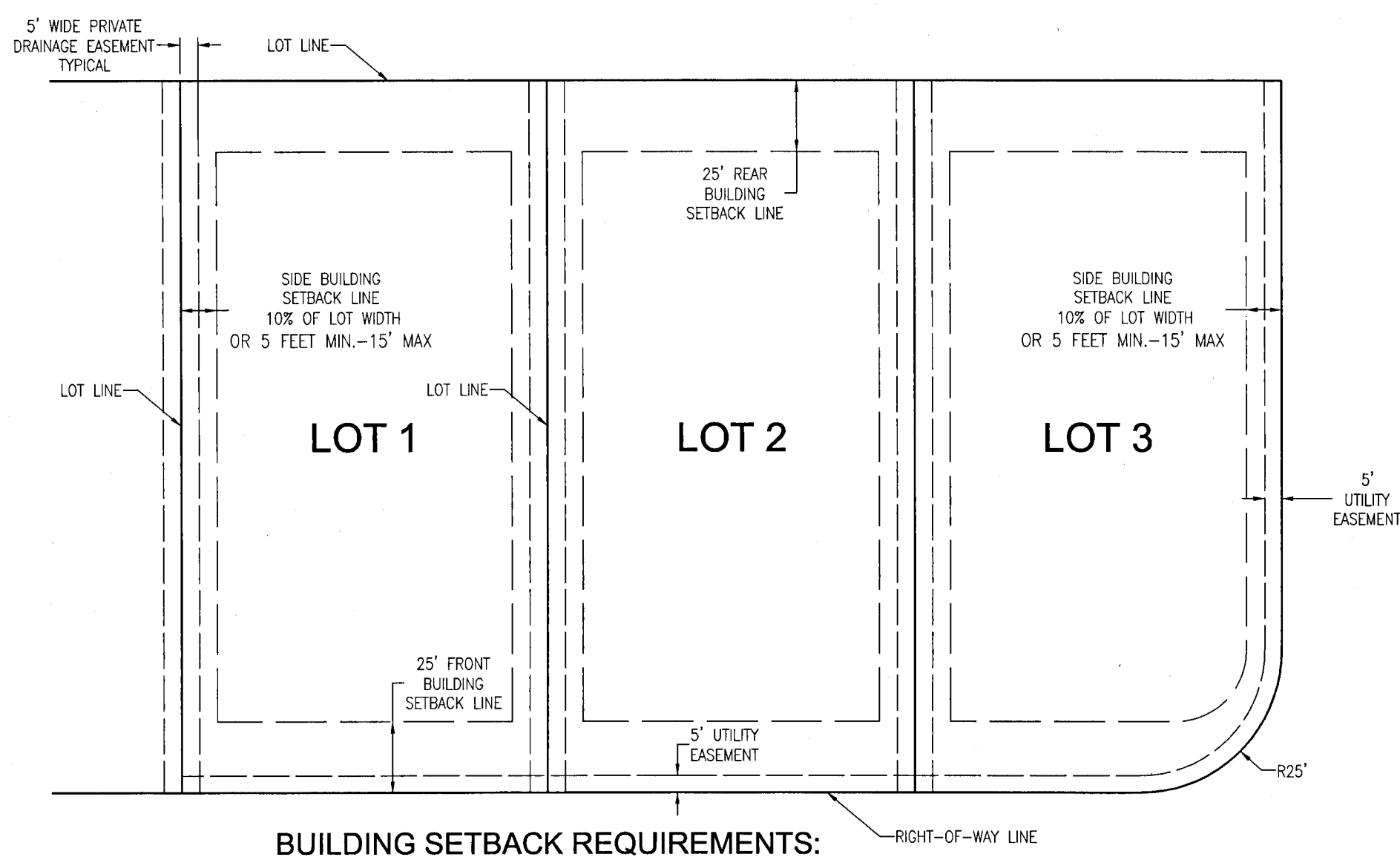
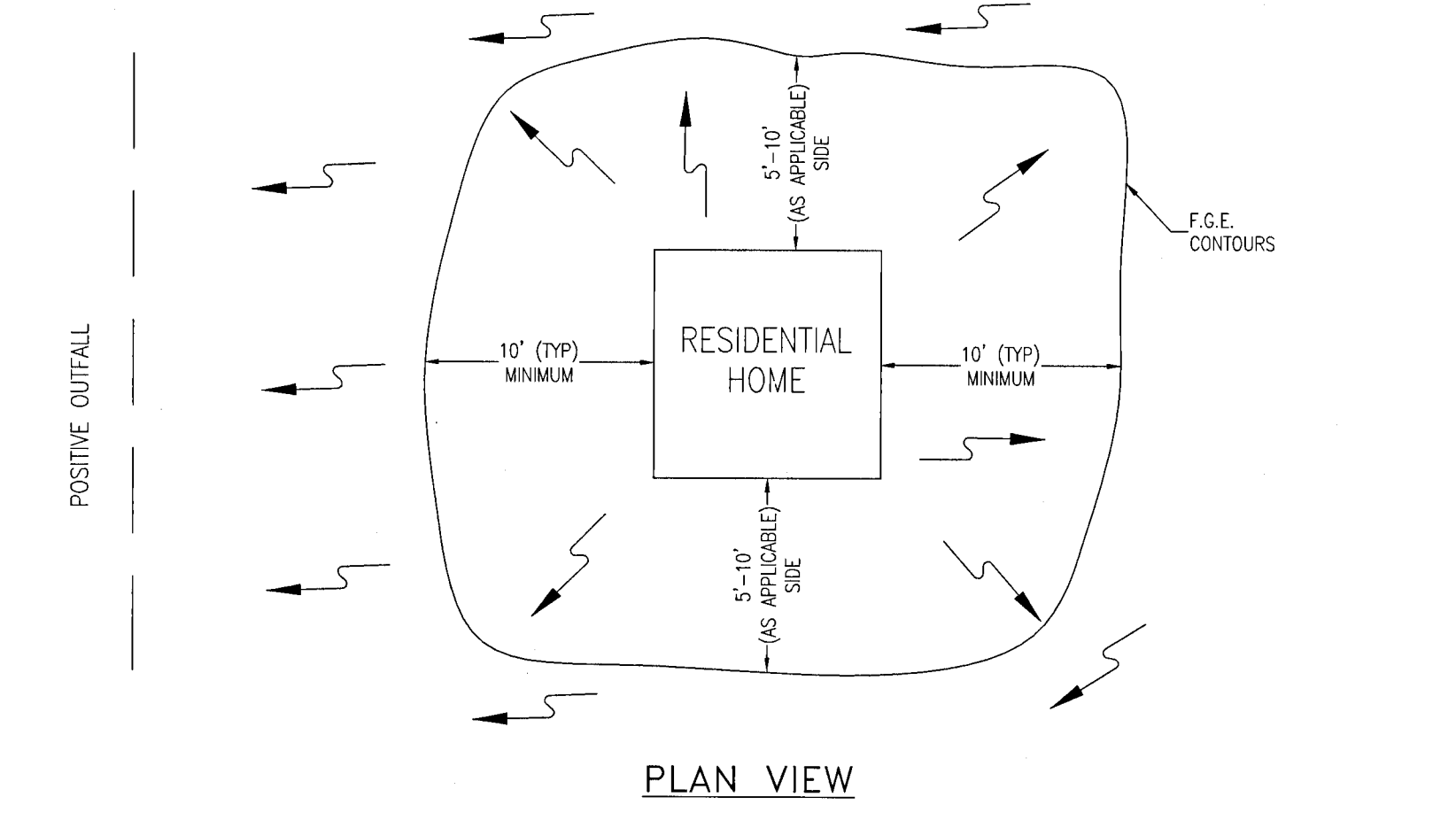
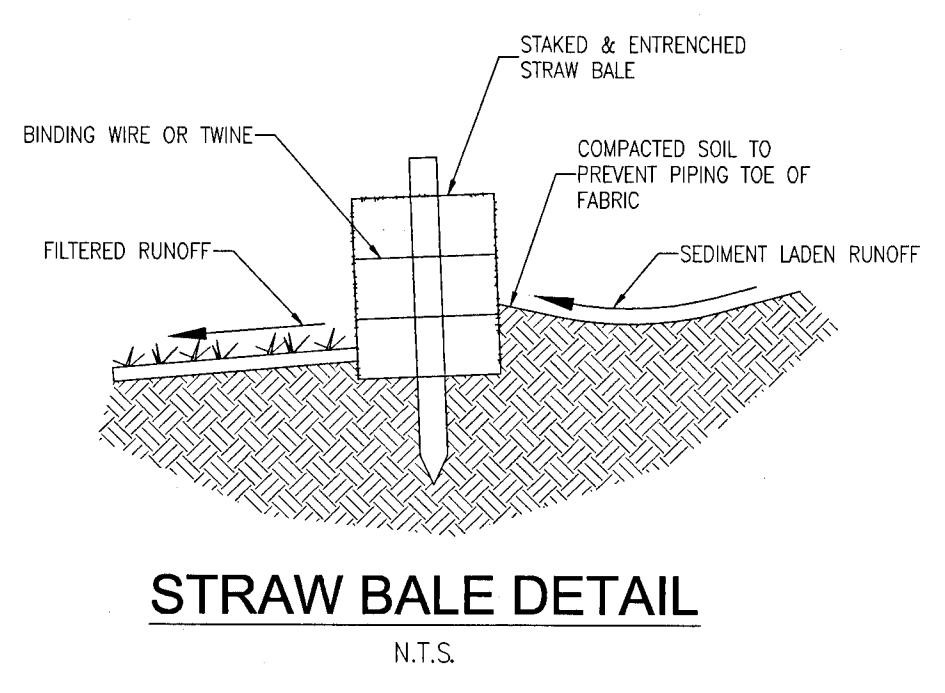
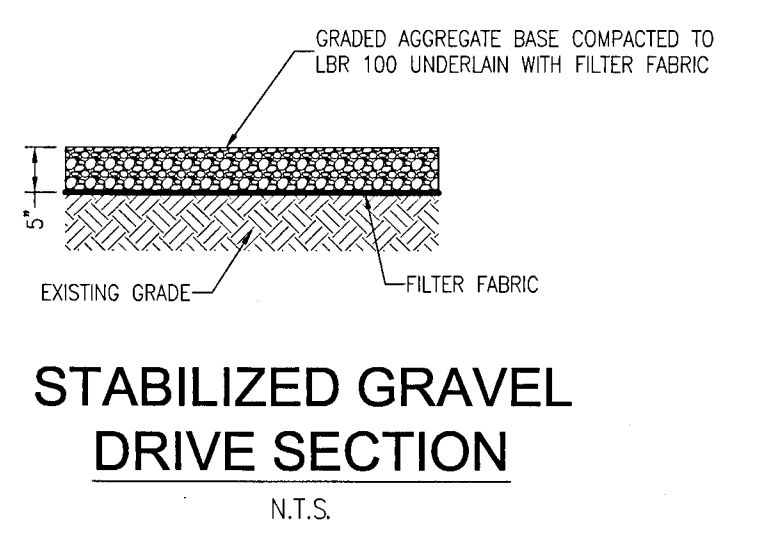
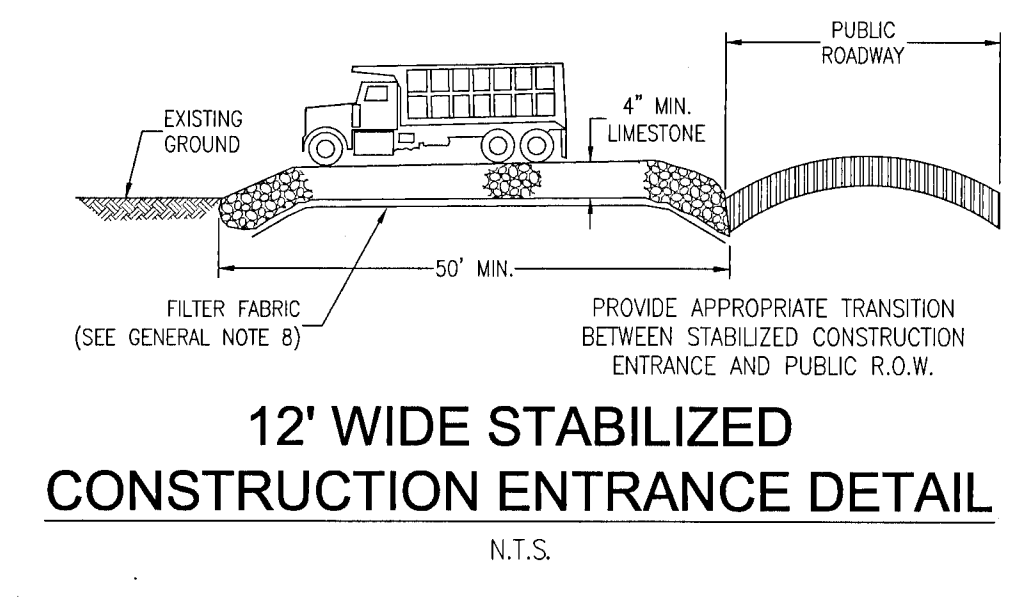
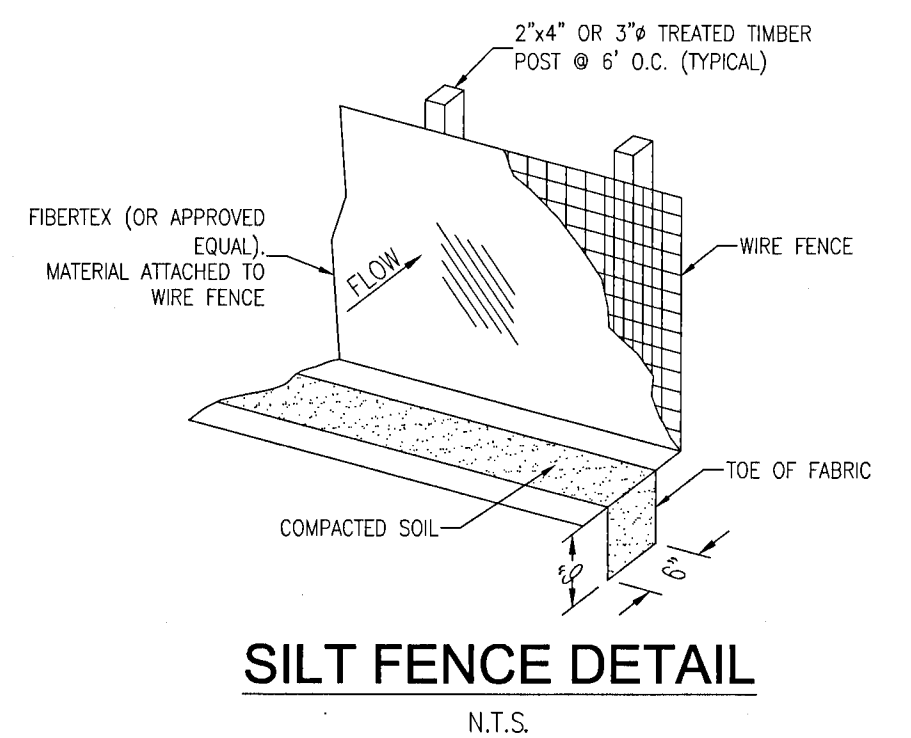
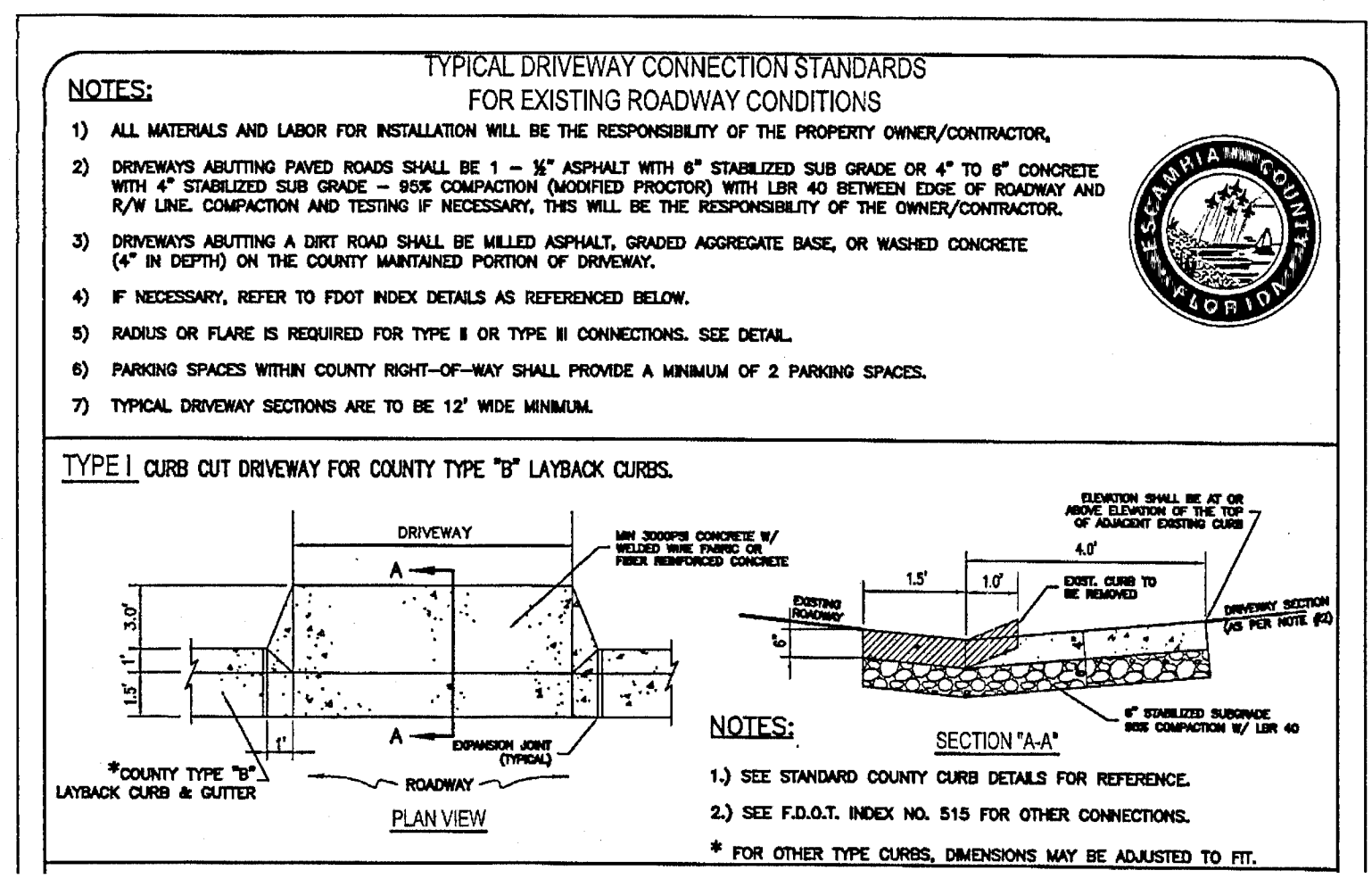
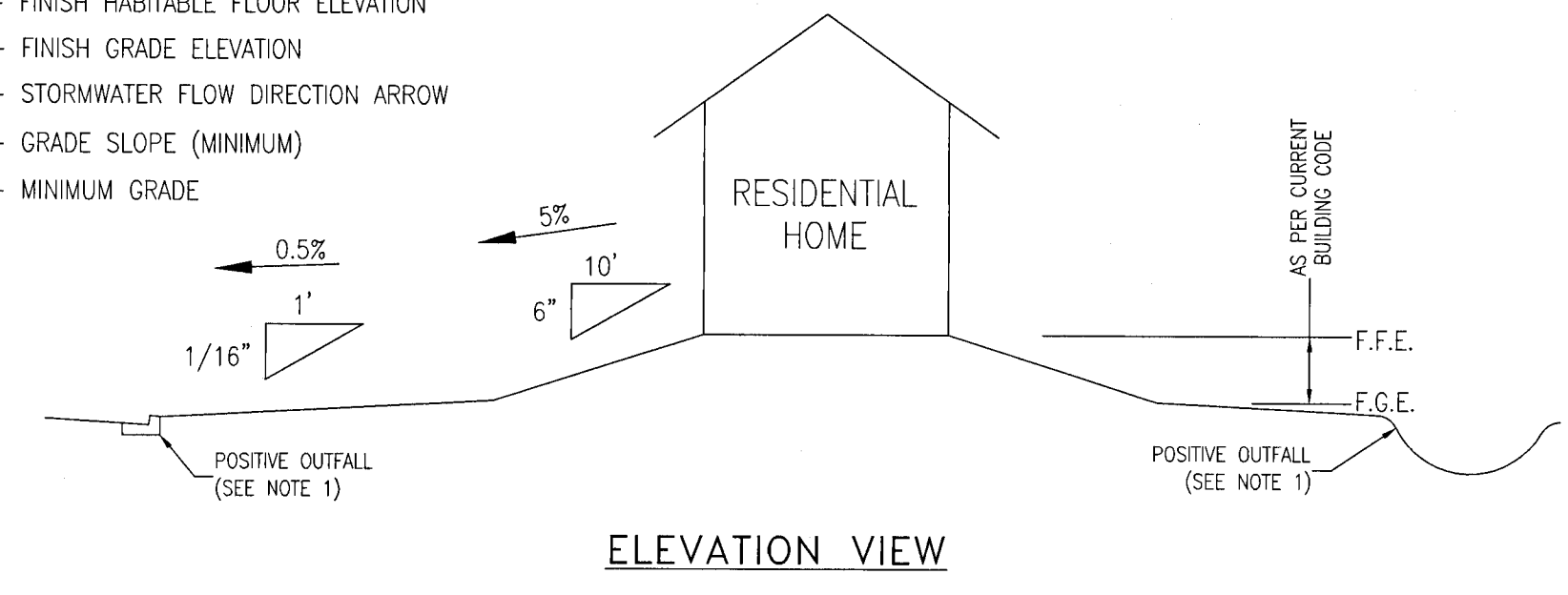
DATE OF SEAL: 11/21/19

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

- 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 HOMEOWNER SHALL COMPLY WITH STATE PERMITTING REQUIREMENTS FOR LARGE AND SMALL CONSTRUCTION SITES, SPECIFICALLY THE NPDES PERMITS WHICH REQUIRE 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 CONSTRUCTION OF 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).



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



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

MINIMUM STANDARDS FOR TYPICAL RESIDENTIAL GRADING CONTROL PLAN
 NOT TO SCALE

