

SITE DATA

Property Owner(s): Donald E. & Rita K. Wise
 OR BK 7905, PG 370
 Clayton E. Wise
 OR BK 3742, PG 926

Developer: Breland Homes Coastal, LLC
 801 W. Romana St. Suite A
 Pensacola, FL 32502

Surveyor: Mullins, LLC
 801 W. Romana St. Suite A
 Pensacola, FL 32502
 (251) 263-3513 - kevin@mullinsllc.net
 Kevin Gardner, PLS - FL License # 7258

Engineer: Mullins, LLC
 801 W. Romana St. Suite A
 Pensacola, FL 32502
 (256) 975-0653 - eric@mullinsllc.net
 Eric Lane, P.E. - FL License # 86920

Gross Project Area: 25.91 Acres (26.02 Buildable)
 Wetland Area: 0 Acres
 Gross Density: 3.20 Units / Acre (Residential)
 Current Zoning: LDR
 Type of Subdivision: Single-Family
 Number of Lots: 83 Lots
 Contour Interval: One-Foot
 Datum: Florida North NAD1983 & NGVD88
 Street Length: 4,332 LF
 Type of Streets: Public
 R/W Width: 50'
 Pavement Width: 26' B.O.C. TO B.O.C.
 Street Maintenance: Public
 Stormwater Maintenance: Public
 Min. Lot Area: 52,00' x 130.0' (6,760 SF)
 Min. Lot Width at Building Line: 50.00 feet
 Min. Depth of Front Yard: 25 feet
 Min. Depth of Rear Yard: 25 feet
 Min. Width of Each Side Yard: On each side, 5 feet or 10% of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet
 Max. Building Height (feet): 45 feet
 Corner Lots: Will have one front setback (25') and a fifteen feet setback (15') along the other right-of-way.

SETBACK REQUIREMENTS:
 FRONT SETBACK: TWENTY FIVE FEET (25')
 REAR SETBACK: TWENTY FIVE FEET (25')
 SIDES: FIVE FEET (5') OR TEN PERCENT (10%) OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST FIVE FEET (5').
 CORNER LOTS: WILL HAVE ONE FRONT SETBACK (25') AND A FIFTEEN FEET SETBACK (15') ALONG THE OTHER RIGHT-OF-WAY.

OWNERSHIP:
 LOTS - INDIVIDUAL OWNERSHIP
 STREET RIGHT-OF-WAYS - PUBLIC
 PARCEL 'A' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'C' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'D' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'E' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'H' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.
 PARCEL 'I' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.
 PARCEL 'J' - STORMWATER FACILITY - PUBLIC
 PARCEL 'K' - DRAINAGE R/W - PUBLIC
 TRACK 'A' - COMMON AREA - GREEN SPACE - PRIVATE H.O.A.

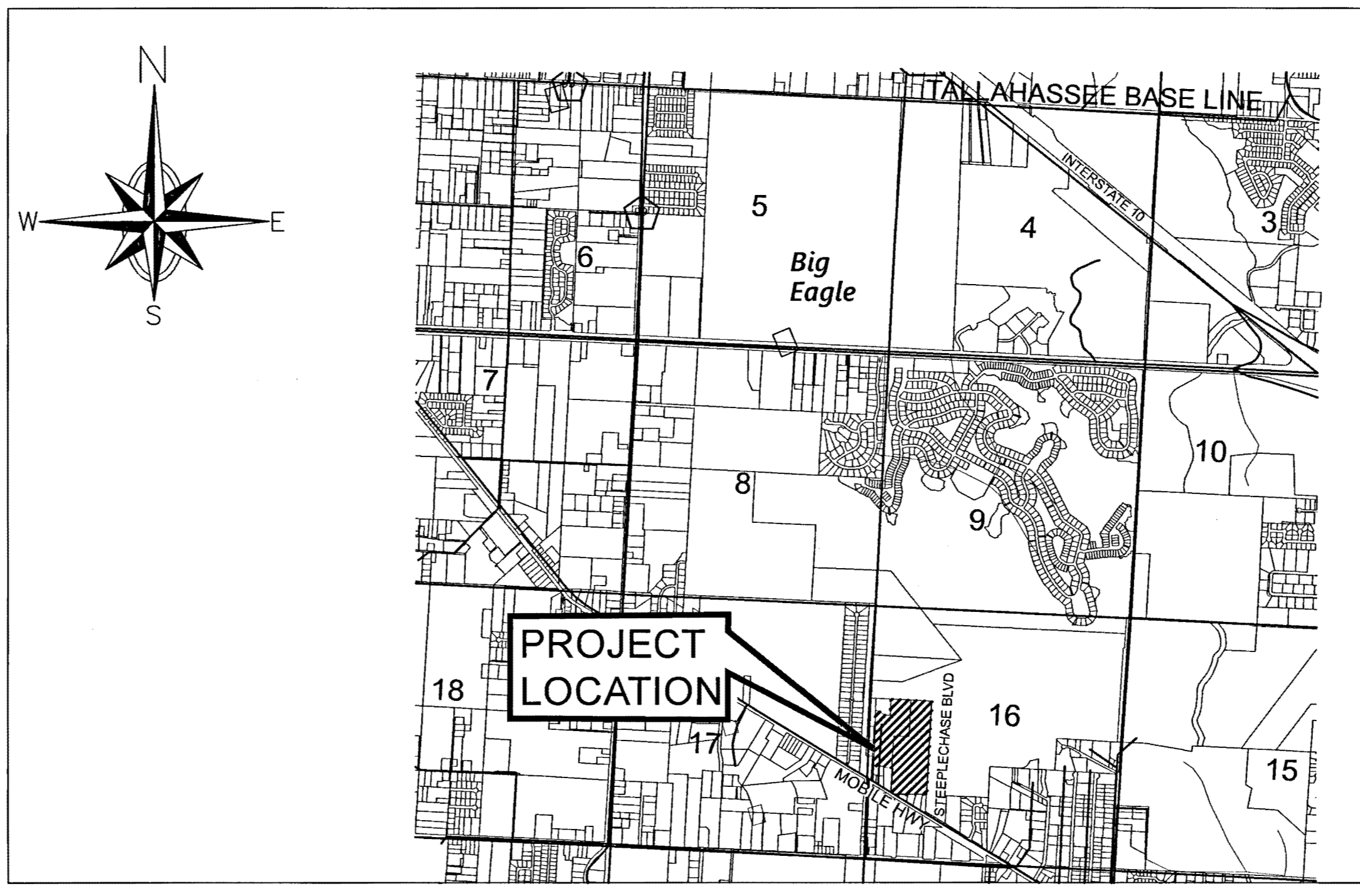
UTILITY PROVIDERS:

SANITARY SEWER AND WATER - ECUA MR. BLAINE BECK 9255 STURDEVANT ST. PENSACOLA, FL 32514 PH: (850) 619-6094	ELECTRIC - GULF POWER MR. ALLEN THOMPSON 5120 DOGWOOD DRIVE MILTON, FL 32570 PH: (850) 549-1225
NATURAL GAS - PENSACOLA ENERGY MRS. DIANE MOORE 1625 ATWOOD DRIVE PENSACOLA, FL 32504 PH: (850) 474-5319	CABLE - COX CABLE MR. TROY YOUNG 2421 EXECUTIVE PLAZA PENSACOLA, FL 32504 PH: (850) 857-4564
TELEPHONE - AT&T FLORIDA MR. STEVE KENNINGTON 6689 MAGNOLIA STREET MILTON, FL 32570 PH: (850) 812-4848	SUNSHINE STATE ONE-CALL 7200 LAKE ELLENOR DRIVE, SUITE ORLANDO, FL 32809 PH: (800) 432-4770

TRAFFIC DEPARTMENT - ESCAMBIA COUNTY PUBLIC WORKS
 MR. JOHNNY COX
 3363 WEST PARK PLACE
 PENSACOLA, FL 32505
 PH: (850) 595-3404

**PRELIMINARY PLAT
 SADDLE RIDGE
 PHASE 1**

Being A Portion Of Section 16, T-1-S, R-31-W
 Escambia County, Florida
 83 Lots, Zoning: LDR, Future Land Use: MU-S
 April 2021



**LOCATION MAP
 NTS**

UTILITIES NARRATIVE:

POTABLE WATER:
 AFTER RECEIVING ECUA, FDOT AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM IN THE BRIDLEWOOD SUBDIVISION AND ALONG MOBILE HWY. THE DEVELOPER WILL CONSTRUCT ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SEWER SYSTEM:
 AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ECUA GRAVITY SEWER SYSTEM LOCATED IN THE BRIDLEWOOD SUBDIVISION VIA CONSTRUCTION OF A NEW GRAVITY SYSTEM. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORMWATER SYSTEM:
 AFTER RECEIVING NWFWM D AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE DEDICATED AS A PUBLICLY OWNED AND MAINTAINED SYSTEM.

ELECTRIC, GAS, TELEPHONE & TV CABLE:
 THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

SURVEY NOTES:

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOT PRN).
- BASIS OF BEARINGS: S 58°13'20" E (NORTHERLY R/W MOBILE HIGHWAY/U.S. 90).
- DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK.
- FIELD WORK COMPLETED: AUGUST 3, 2020.
- REFERENCES USED IN THIS SURVEY: OR BOOK 7905 PAGE 370, OR BOOK 3742 PAGE 926, ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA.

SADDLE RIDGE PHASE ONE LEGAL DESCRIPTION

COMMENCING AT A CAPPED 1/2" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY MOBILE HIGHWAY(U.S. HIGHWAY 90), SAID POINT FURTHER DESCRIBED AS BEING ON THE WEST LINE OF SECTION 16 AND LOCATED N 03°10'02" E A DISTANCE OF 1687.48' FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE FROM THE POINT OF COMMENCEMENT AND ALONG THE EXISTING SAID NORTHERLY RIGHT OF WAY S 58°19'55" E A DISTANCE OF 473.34' TO A CAPPED 1/2" REBAR FOUND(KJ MONIE 4655). THENCE CONTINUE ALONG THE EXISTING SAID NORTHERLY RIGHT OF WAY S 58°13'20" E A DISTANCE OF 193.47' TO A CAPPED 1/2" REBAR FOUND(PARKER 3286). THENCE CONTINUE ALONG THE EXISTING SAID NORTHERLY RIGHT OF WAY S 58°19'55" E A DISTANCE OF 193.47' TO A CAPPED 1/2" REBAR FOUND(PARKER 3286). THENCE LEAVING THE EXISTING SAID NORTHERLY RIGHT OF WAY LINE N 04°52'16" E A DISTANCE OF 19.00' TO A POINT ON THE DEDICATED NORTHERLY RIGHT OF WAY FOR MOBILE HIGHWAY(U.S. 90), SAID POINT FURTHER DESCRIBED AS BEING THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID DEDICATED NORTHERLY RIGHT OF WAY N 04°52'16" E A DISTANCE OF 315.80'; THENCE S 86°39'00" E A DISTANCE OF 50.00'; THENCE N 03°21'00" E A DISTANCE OF 88.69'; THENCE S 86°52'12" E A DISTANCE OF 435.44'; THENCE N 03°07'48" E A DISTANCE OF 180.00'; THENCE S 86°52'12" E A DISTANCE OF 9.69'; THENCE N 03°07'48" E A DISTANCE OF 130.00'; THENCE N 86°52'12" W A DISTANCE OF 52.00'; THENCE N 03°07'48" E A DISTANCE OF 180.00'; THENCE S 86°52'12" E A DISTANCE OF 117.73'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 29.07', A RADIUS OF 25.00', A CHORD BEARING OF N 59°49'08" E, AND A CHORD LENGTH OF 27.48'; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 7.82', A RADIUS OF 325.00', A CHORD BEARING OF N 27°11'50" E, AND A CHORD LENGTH OF 7.82'; THENCE N 27°53'11" E A DISTANCE OF 114.98'; THENCE N 62°06'49" W A DISTANCE OF 85.40'; THENCE N 27°53'11" E A DISTANCE OF 38.78' TO A CAPPED 1/2" REBAR FOUND (ROME FL 1540); THENCE N 01°42'44" E A DISTANCE OF 336.11' TO THE SOUTHERLY LINE OF BRIDLEWOOD AS RECORDED IN PLAT BOOK 19 PAGE 21 IN THE ESCAMBIA COUNTY CLERK'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE OF BRIDLEWOOD S 86°39'29" E A DISTANCE OF 868.28' TO A 4" X 4" CONCRETE MONUMENT FOUND(RLS 4000); THENCE ALONG THE WESTERLY LINE OF BRIDLEWOOD S 03°07'48" W A DISTANCE OF 1,954.50'; THENCE N 87°16'30" W A DISTANCE OF 357.09' TO A FENCE CORNER POST; THENCE S 32°57'04" W A DISTANCE OF 25.26' TO FENCE CORNER POST; THENCE N 87°06'54" W A DISTANCE OF 268.53' TO A POINT ON THE DEDICATED NORTHERLY RIGHT OF WAY FOR MOBILE HIGHWAY(U.S. 90); THENCE ALONG SAID DEDICATED NORTHERLY RIGHT OF WAY N 58°33'43" W A DISTANCE OF 128.69' TO THE POINT OF BEGINNING, CONTAINING 25.16 ACRES, MORE OR LESS.

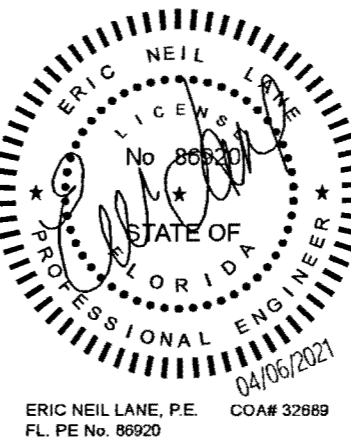
SADDLE RIDGE PHASE ONE LEGAL DESCRIPTION (CONTINUED)

TOGETHER WITH A 25' WIDE DRAINAGE RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A CAPPED 1/2" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY MOBILE HIGHWAY(U.S. HIGHWAY 90), SAID POINT FURTHER DESCRIBED AS BEING ON THE WEST LINE OF SECTION 16 AND LOCATED N 03°10'02" E A DISTANCE OF 1687.48' FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA. THENCE FROM THE POINT OF COMMENCEMENT AND ALONG THE EXISTING SAID NORTHERLY RIGHT OF WAY S 58°19'55" E A DISTANCE OF 473.34' TO A CAPPED 1/2" REBAR FOUND(KJ MONIE 4655). THENCE CONTINUE ALONG THE EXISTING SAID NORTHERLY RIGHT OF WAY S 58°19'55" E A DISTANCE OF 193.47' TO A CAPPED 1/2" REBAR FOUND(PARKER 3286). THENCE LEAVING THE EXISTING SAID NORTHERLY RIGHT OF WAY LINE N 04°52'16" E A DISTANCE OF 19.00' TO A POINT ON THE DEDICATED NORTHERLY RIGHT OF WAY FOR MOBILE HIGHWAY(U.S. 90). THENCE LEAVING SAID DEDICATED NORTHERLY RIGHT OF WAY N 04°52'16" E A DISTANCE OF 315.80'; THENCE N 03°21'00" E A DISTANCE OF 175.80' TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING N 03°21'00" E A DISTANCE OF 193.40'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 39.37' A RADIUS OF 25.00', A CHORD BEARING OF N 41°45'38" W, AND A CHORD LENGTH OF 35.42'; THENCE N 86°52'12" W A DISTANCE OF 133.28'; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 157.08', A RADIUS OF 100.00', A CHORD BEARING OF N 41°52'12" W, AND A CHORD LENGTH OF 141.42'; THENCE N 03°07'48" E A DISTANCE OF 193.57'; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 33.39', A RADIUS OF 225.00', A CHORD BEARING OF N 07°22'54" E, AND A CHORD LENGTH OF 33.36'; THENCE N 11°38'00" E A DISTANCE OF 62.30'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 30.85', A RADIUS OF 475.00', A CHORD BEARING OF N 09°45'22" E, AND A CHORD LENGTH OF 30.84'; THENCE N 07°54'44" E A DISTANCE OF 199.20'; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 78.44', A RADIUS OF 225.00', A CHORD BEARING OF N 17°53'57" E, AND A CHORD LENGTH OF 78.04'; THENCE N 27°53'11" E A DISTANCE OF 164.82'; THENCE S 82°06'49" E A DISTANCE OF 25.00'; THENCE S 27°53'11" W A DISTANCE OF 164.82'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 69.72', A RADIUS OF 200.00', A CHORD BEARING OF S 17°53'57" W, AND A CHORD LENGTH OF 69.37'; THENCE S 07°54'44" W A DISTANCE OF 199.20'; THENCE WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 32.47', A RADIUS OF 500.00', A CHORD BEARING OF S 09°46'22" W, AND A CHORD LENGTH OF 32.47'; THENCE S 11°38'00" E A DISTANCE OF 62.30'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 29.68', A RADIUS OF 200.00', A CHORD BEARING OF S 07°22'54" W, AND A CHORD LENGTH OF 29.65'; THENCE S 03°07'48" W A DISTANCE OF 193.57'; THENCE WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 117.81', A RADIUS OF 75.00', A CHORD BEARING OF S 41°52'12" E, AND A CHORD LENGTH OF 106.07'; THENCE S 86°52'12" E A DISTANCE OF 183.48'; THENCE S 03°21'00" W A DISTANCE OF 243.80'; THENCE N 86°39'00" W A DISTANCE OF 25.00' TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES, MORE OR LESS.

WETLAND NOTES:

THERE IS NO PROPOSED IMPACTS TO THE WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE LANDS (ESL) THAT WILL REQUIRE AVOIDANCE & IMPACT MINIMIZATION EFFORTS TO BE DEMONSTRATED.

FLOODPLAIN NOTE:
 THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN, NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0290G, MAP REVISION DATED SEPTEMBER 29, 2006



PLANS PREPARED BY:

MULLINS, LLC
 CIVIL ENGINEERING, DEVELOPMENT DESIGN
 SURVEYING, LANDSCAPE ARCHITECTURE
 801 W. Romana Street, Suite A, Pensacola, FL 32502
 Mullins Project No. 20-123P (850) 462-8412

- 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, AND 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.
 - CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP 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 PLANS AND CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
 - NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W TOLL FREE AT 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 WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
 - THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS (2 WORKING DAYS) IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
 - A FENCE RESTRICTION NOTE WILL BE ADDED TO THE FINAL PLAT STATING THAT THE OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN DRAINAGE EASEMENTS, THAT EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER.
 - 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 VIOLATIONS.
 - 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 PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.
 - 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.
 - 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.
 - ALL LAND SHALL REMAIN IN ITS CURRENTLY MAINTAINED OR NATURAL, VEGETATED STATE WHERE APPLICABLE. UNTIL SUCH TIME AS PROPER PERMITTING AND APPROVALS FOR FUTURE SITE "DEVELOPMENT" ARE GRANTED BY ESCAMBIA COUNTY AND OTHER JURISDICTIONAL AGENCIES, PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, THE PRELIMINARY PLATTING PHASE DOES NOT ALLOW THE CONSTRUCTION OF THE SUBDIVISION LOTS, REMOVAL OF PROTECTED TREES, LAND CLEARING ACTIVITIES, PLACEMENT OF FILL MATERIALS, TRENCHING, EXCAVATION, GRADING, ALTERATION OF LAND TOPOGRAPHY OR VEGETATIVE COVER OR ANY OTHER "LAND DISTURBANCE ACTIVITIES" WILL REQUIRE SEPARATE APPROVALS IN THE FUTURE. PLEASE CONTACT ESCAMBIA COUNTY FOR GUIDANCE PRIOR TO ANY FUTURE SITE DEVELOPMENT WORK ACTIVITIES.*
 - NO HERITAGE TREES ARE LOCATED ON SITE.

NOTE: THE SCALE OF THESE PLANS MAY I CHANGED DUE TO REPRODUCTION.

**PRELIMINARY PLAT SET
 APRIL 2021**

ENGINEERING STATEMENT

I, ERIC LANE, P.E., AM THE ENGINEER OF RECORD FOR SADDLE RIDGE, PHASE 1 SUBDIVISION, AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

ENGINEER OF RECORD: ERIC LANE, P.E.
 P.E. NO. 86920

INDEX TO SHEETS

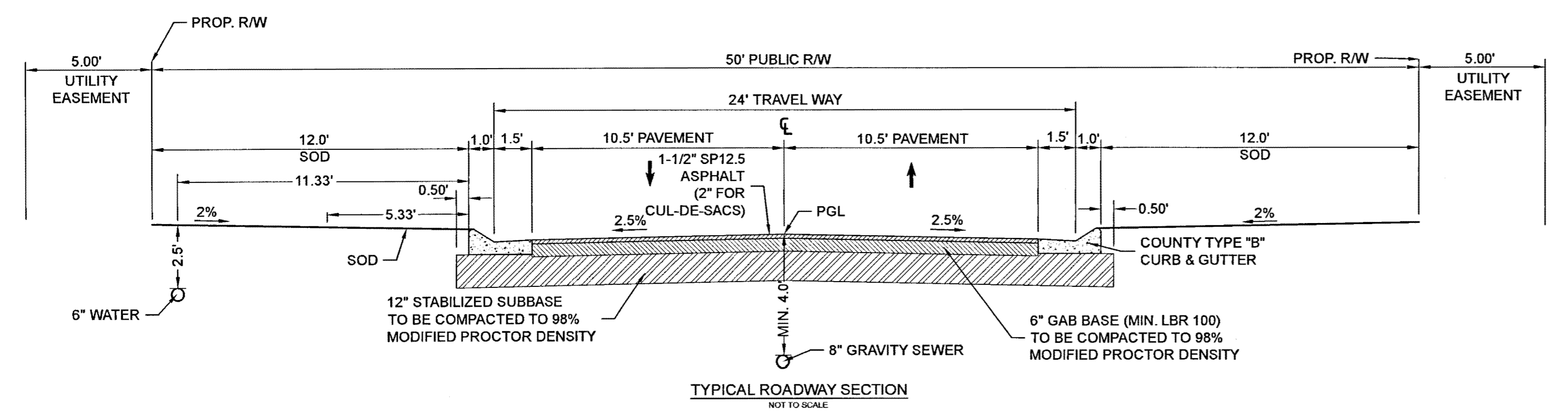
COVER	1
PRELIMINARY PLAT	2-3
LOT GRADING PLAN	4

Approved
 ESCAMBIA COUNTY PUBLIC PLAN REVIEW

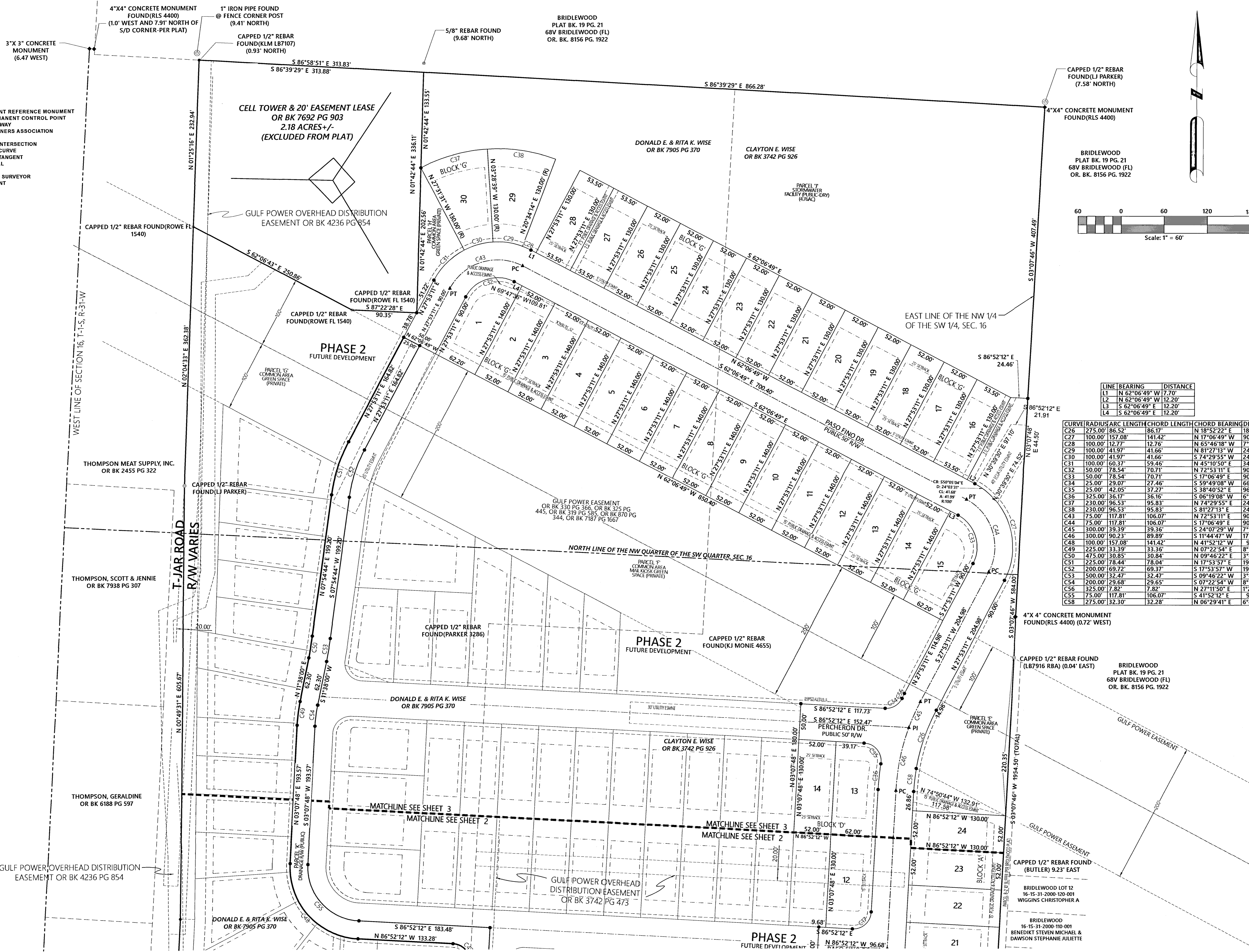
Eric Lane, P.E.
 License No. 86920
 State of Florida
 Professional Engineer

Eric Lane, P.E.
 License No. 86920
 State of Florida
 Professional Engineer

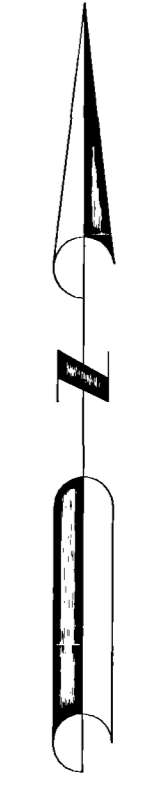
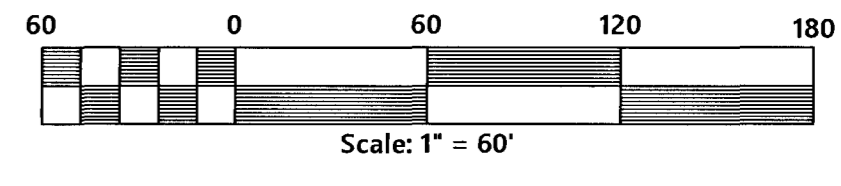
Eric Lane, P.E.
 License No. 86920
 State of Florida
 Professional Engineer



- LEGEND**
- P.R.M. - PERMANENT REFERENCE MONUMENT
 - P.C.P. - PERMANENT CONTROL POINT
 - ROW - RIGHT OF WAY
 - H.O.A. - HOME OWNERS ASSOCIATION
 - AC. - ACRES
 - PI - POINT OF INTERSECTION
 - PC - POINT OF CURVE
 - PT - POINT OF TANGENT
 - (NR) - NON RADIAL
 - (R) - RADIAL
 - LS - LICENSED SURVEYOR
 - ESMNT - EASEMENT
 - TYP - TYPICAL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C26	275.00'	86.52'	86.17'	N 18°52'22" E	18°01'36"
C27	100.00'	157.08'	141.42'	N 17°06'49" W	90°00'00"
C28	100.00'	12.77'	12.76'	N 65°46'18" W	7°18'57"
C29	100.00'	41.97'	41.66'	N 81°27'13" W	24°02'52"
C30	100.00'	41.97'	41.66'	S 74°29'55" W	24°02'52"
C31	100.00'	60.37'	59.46'	N 45°10'50" E	34°35'18"
C32	50.00'	78.54'	70.71'	N 72°53'11" E	90°00'00"
C33	50.00'	78.54'	70.71'	S 17°06'49" E	90°00'00"
C34	25.00'	29.07'	27.46'	S 59°49'08" W	66°37'20"
C35	25.00'	42.05'	37.27'	S 38°40'52" E	96°22'39"
C36	325.00'	36.17'	36.16'	S 06°19'08" W	6°22'39"
C37	230.00'	96.53'	95.83'	N 74°29'55" E	24°02'52"
C38	230.00'	96.53'	95.83'	S 81°27'13" E	24°02'52"
C43	75.00'	117.81'	106.07'	N 72°53'11" E	90°00'00"
C44	75.00'	117.81'	106.07'	S 17°06'49" E	90°00'00"
C45	300.00'	39.39'	39.36'	S 24°07'29" W	7°31'24"
C46	300.00'	90.23'	89.89'	S 11°44'47" W	17°13'58"
C48	100.00'	157.08'	141.42'	N 41°52'12" W	90°00'00"
C49	225.00'	33.39'	33.36'	N 07°22'54" E	8°30'12"
C50	475.00'	30.85'	30.84'	N 09°46'22" E	3°43'16"
C51	225.00'	78.44'	78.04'	N 17°53'57" E	19°58'27"
C52	200.00'	69.72'	69.37'	S 17°53'57" W	19°58'27"
C53	500.00'	32.47'	32.47'	S 09°46'22" W	3°43'16"
C54	200.00'	29.68'	29.65'	S 07°22'54" W	8°30'11"
C56	325.00'	7.82'	7.82'	N 27°11'50" E	1°22'43"
C55	75.00'	117.81'	106.07'	S 41°52'12" E	90°00'00"
C58	275.00'	32.30'	32.28'	N 06°29'41" E	6°43'45"



REVISIONS

Date	Description

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of service in respect of the client and firm listed on face. Such instruments shall remain the property of the client and shall not be used for any other project without the written consent of the client. Any reuse without written consent of the client is prohibited. Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

MULLINS, LLC
 CIVIL ENGINEERING, DEVELOPMENT DESIGN
 SURVEYING, LANDSCAPE ARCHITECTURE
 801 W. Romana Street, Suite A, Pensacola, FL 32502
 (850) 462-8412

Preliminary Plat
Saddle Ridge, Phase 1
 Being a Portion of Section 16, Township 1 South, Range 31 West
 Escambia County, Florida
 PREPARED FOR: Breland Homes Coastal, LLC

Job No: 20-123P
 Date: 04/06/2021
 Drawn by: RIA
 Checked by: JKG

SHEET NUMBER
3 of 4

