

Site

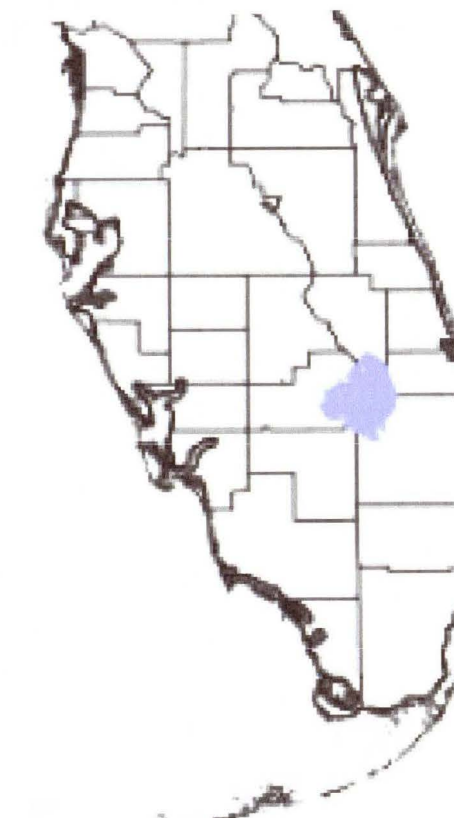
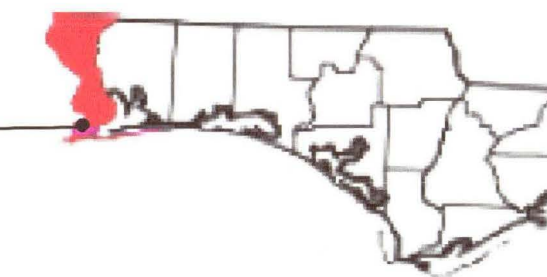
Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

6-16-2021
Date

DRC Chairman Signature: [Signature]

Printed Name: Shannon Rife
Development Services Director or Designee

This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way relieve the submitting Architect, Engineer, Surveyor or other signatory from responsibility of details as drawn. A Development Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. This DO approval does not constitute approval by any other agency. All additional state/federal permits shall be provided to the county prior to approval of a final plat or the issuance of state/federal permits shall be a building permit.



DEVELOPER:
HERON'S LANDING DEVELOPMENT, LLC
1843 Commerce Blvd.
Midway, Florida 32343

BEGINNING AT A 4'x4" CONCRETE MONUMENT FOUND, SAID POINT IS LOCATED S 01°14'53" W A DISTANCE OF 288.92' FROM THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBA COUNTY, FLORIDA; THENCE S 01°11'43" W A DISTANCE OF 356.11' TO A 4'x4" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 ; THENCE N 87°01'14" W A DISTANCE OF 255.20' TO A 4'x4" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF LITTLE CREEK (SUBDIVISION), AS RECORDED IN PLAT BOOK 14, PAGE 34A, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA; THENCE ALONG THE AFORESAID EASTERLY BOUNDARY OF SAID LITTLE CREEK (SUBDIVISION) N 48°03'37" E A DISTANCE OF 65.52' TO A CAPPED 5/8" REBAR FOUND (S6978); THENCE ALONG THE AFORESAID EASTERLY BOUNDARY OF SAID LITTLE CREEK (SUBDIVISION) N 15°54'12" W A DISTANCE OF 88.00' TO A CAPPED 5/8" REBAR FOUND (LLEGIBLE); THENCE ALONG THE AFORESAID EASTERLY BOUNDARY OF SAID LITTLE CREEK (SUBDIVISION) N 29°11'55" W A DISTANCE OF 561.87' TO THE ORDINARY HIGH WATER MARK OF LITTLE CREEK; THENCE MEANDER ALONG SAID ORDINARY HIGH WATER MARK BEING ALSO THE EASTERLY BOUNDARY OF AFORESAID LITTLE CREEK SUBDIVISION THE FOLLOWING BEARINGS AND DISTANCES:

THENCE N 54°48'33" E A DISTANCE OF 51.58';
THENCE N 22°42'39" E A DISTANCE OF 44.20';
THENCE N 10°41'02" W A DISTANCE OF 37.68';
THENCE N 39°39'57" W A DISTANCE OF 114.97';
THENCE N 04°15'04" E A DISTANCE OF 113.00';
THENCE N 21°44'35" E A DISTANCE OF 53.29';
THENCE N 09°58'43" W A DISTANCE OF 23.71';
THENCE N 32°04'59" E A DISTANCE OF 26.65';
THENCE S 83°44'38" E A DISTANCE OF 42.32';
THENCE N 50°55'40" E A DISTANCE OF 36.56';
THENCE N 71°53'38" E A DISTANCE OF 25.41';
THENCE N 18°59'58" E A DISTANCE OF 34.75';
THENCE N 36°15'12" E A DISTANCE OF 39.11';
THENCE N 56°08'18" E A DISTANCE OF 91.06';
THENCE N 23°09'53" E A DISTANCE OF 32.45';
THENCE N 17°23'53" W A DISTANCE OF 26.56';
THENCE N 69°02'58" W A DISTANCE OF 22.74';
THENCE S 55°23'31" W A DISTANCE OF 27.18';
THENCE N 42°35'45" W A DISTANCE OF 54.23';
THENCE N 18°27'24" E A DISTANCE OF 51.48';

THENCE DEPARTING THE ABOVE DESCRIBED ORDINARY HIGH WATER MARK S 87°02'03" E A DISTANCE OF 370.97' 4'x4" CONCRETE MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 25, T-2-S, R-31-W;

THENCE S 01°17'30" W A DISTANCE OF 33.89';
THENCE S 88°45'07" E A DISTANCE OF 659.98';
THENCE S 01°17'30" W A DISTANCE OF 248.00';
THENCE S 88°45'07" E A DISTANCE OF 710.56';
THENCE N 43°46'46" E A DISTANCE OF 638.99' TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF DOG TRACK ROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY S 46°15'31" E A DISTANCE OF 230.88' TO A 4'x4" CONCRETE MONUMENT FOUND ;

THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT OF WAY S 46°18'05" E A DISTANCE OF 429.12' TO A 5/8" REBAR FOUND

THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY S 43°46'46" W A DISTANCE OF 744.89' TO A CAPPED 5/8" REBAR FOUND (OVERMAN);

THENCE S 57°32'53" W A DISTANCE OF 366.88' TO A 4'x4" CONCRETE MONUMENT FOUND;

THENCE S 30°44'41" W A DISTANCE OF 479.51' TO A CAPPED 5/8" REBAR FOUND (MPSES);

THENCE N 76°54'15" W A DISTANCE OF 616.16' TO A 4'x4" CONCRETE MONUMENT FOUND;

THENCE N 59°26'07" W A DISTANCE OF 736.28' TO THE POINT OF BEGINNING, CONTAINING 60.45 ACRES, MORE OR LESS.

Sheet Index

COVER 1

OVERALL PHASE PLAN 2

SITE PLAN AND STORMWATER 3

UTILITY PLAN 4

TRAFFIC CIRCULATION PLAN 5

Property owner(s): Heron's Landing Development, LLC
1843 Commerce Blvd.
Midway, Florida 32343

Developer: Heron's Landing Development, LLC
1843 Commerce Blvd.
Midway, Florida 32343

Surveyor: Mullins, LLC
801 W. Romana St. suite A
Pensacola, FL 32502
(251) 263-3513 - kevin@mullinsllc.net
Kevin Gardner, P.L.S. - 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

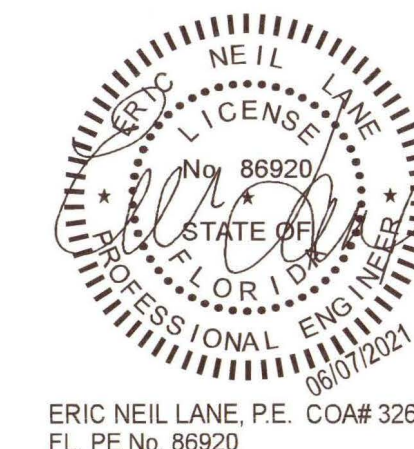
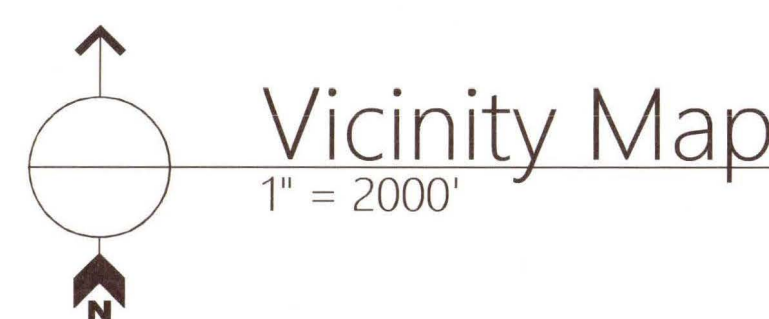
Prepared by:

AVAILABLE UTILITY INFORMATION:

- SEWER: ECUA
- WATER: ECUA
- GARBAGE: ECUA
- POWER: NEXT ERA/GULF POWER

JUNE 2021

PROJECT NO.: 21-111P



48 HOURS
BEFORE YOU DIG
CALL SUNSHINE ONE
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www.callsunshine.com

MULLINS, LLC
801 W. Romana Street, Suite A
Pensacola, FL 32502
(850) 462-8412

SUMMERBROOKE ZONING DATA			
ZONING	AREA	Dwelling Units	Density
MDR	11.94± Ac.	20 d/u	1.68 u/a
HC/LI	48.51± Ac.	188 d/u	3.88 u/a

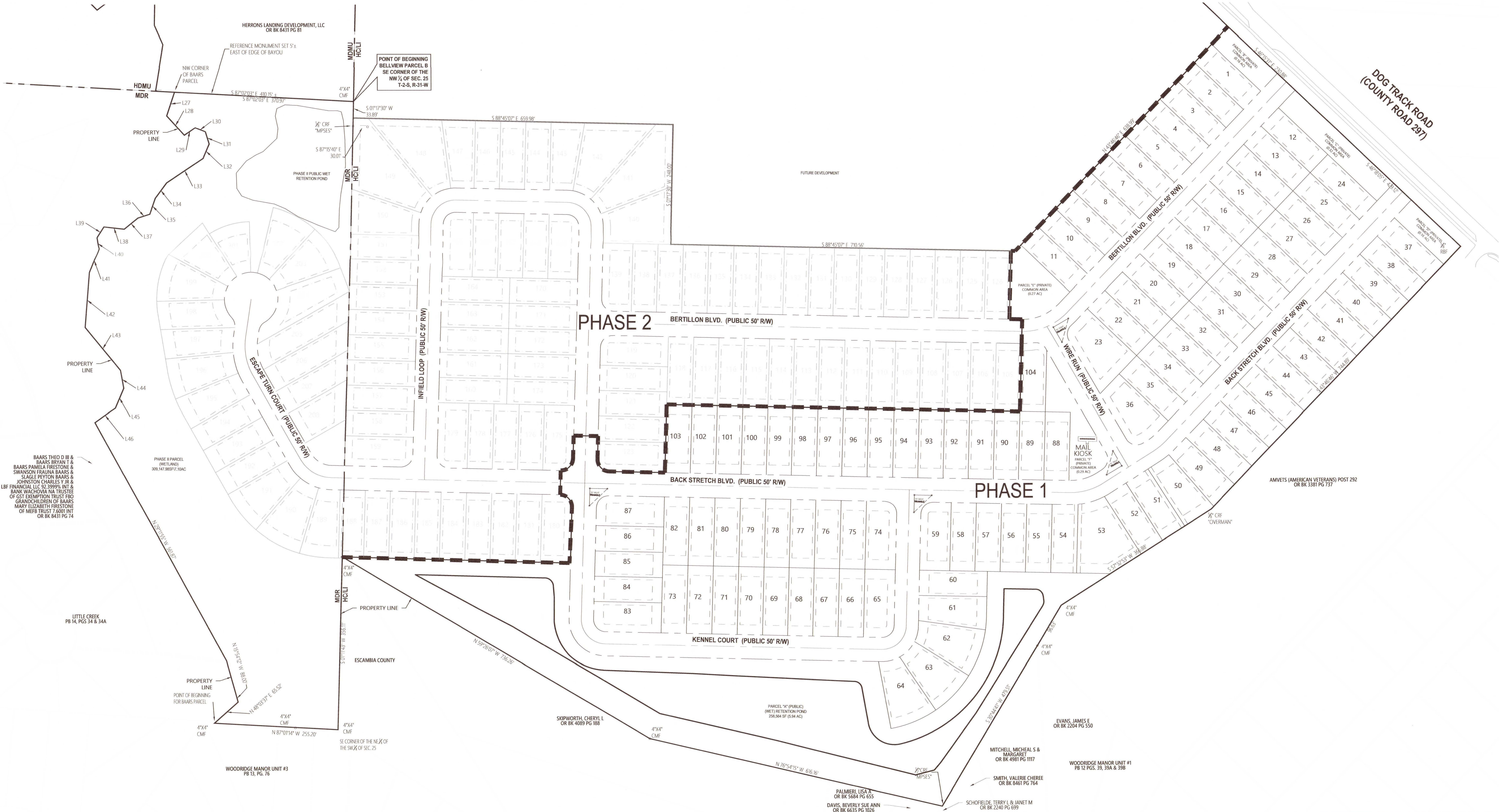
SUMMERBROOKE SINGLE-FAMILY PHASING PLAN			
PHASE	AREA	Dwelling Units	Density
1	30.12± Ac.	104 d/u	3.45 u/a
2	30.33± Ac.	104 d/u	3.43 u/a

SUMMERBROOKE SUMMARY TABLE				
PHASE	LOT COUNT	ACREAGE	CONSTRUCTION START	CONSTRUCTION FINISH
1	104	30.12± AC.	August 2021	February 2022
2	104	30.33± AC.	March 2022	September 2022

SITE DATA		
Overall Area		60.45±/- Acres
Uplands:		56.33±/- Acres
Wetlands:		4.12±/- Acres
Datum:		Florida North NAD1983 & NGVD88
Contour Interval:		One-Foot
Current Zoning:		HC/LI, MDR
Type of Subdivision:		Single Family Residential
Number of Lots:		208 Lots
Gross Density:		3.44 u/a
HC/LI:		
Min. Lot Area:		52.0' X 130.0' (6,760 SF)
Min. Lot Width at Building Line:		50.00 feet
Min. Depth of Front Yard:		15 Feet Required/20 Feet Provided
Min. Depth of Rear Yard:		15 Feet Required/20 Feet Provided
Min. Width of Each Side Yard:		5.2 feet
MDR:		
Min. Lot Area:		No Minimum
Min. Lot Width at Building Line:		50.00 feet
Min. Depth of Front Yard:		20 Feet
Min. Depth of Rear Yard:		20 Feet
Min. Width of Each Side Yard:		5.2 feet
Street Length:		7,611 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

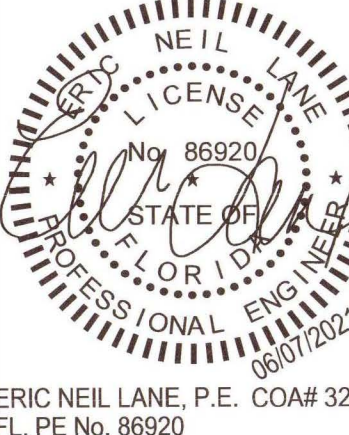
LINE TABLE		
L27	N 8°27'24" E	51.48'
L28	N 42°35'45" W	54.23'
L29	S 55°23'31" W	27.18'
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L43	N 39°39'51" W	114.97'
L44	N 37°45'02" W	37.68'
L45	N 22°42'39" E	44.20'
L46	N 54°46'33" E	51.58'

MASTER PLAN
FOR
SUMMERBROOKE
A SUBDIVISION IN A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



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Pensacola, FL 32502
(850) 462-8412



ERIC NEIL LANE, P.E. COA# 326889
FL PE No. 86920

Master Plan
Summerbrooke
Escambia County, FL
PREPARED FOR: Heron's Landing, LLC.

Overall Phasing Plan

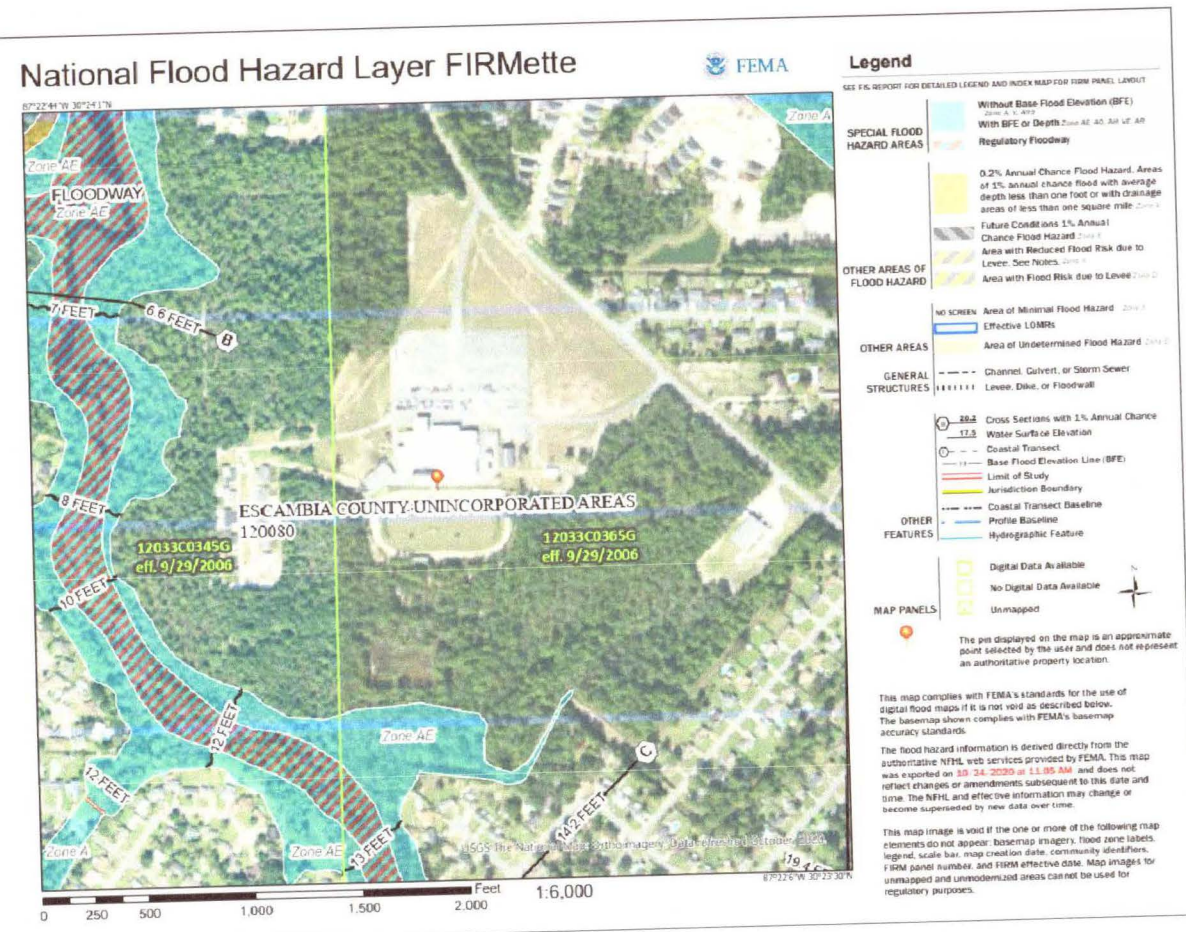
Job No. 21-111P
Date: 06/07/2021
Drawn By: CAB
Checked By: ENL

SHEET NUMBER
2

NOTE:

- There are no Heritage Trees.
- Wetlands shown hereon located by BIOME. Site Specific Environmental Report dated April 7, 2021 and May 5, 2021.
- No land development or land disturbance activities shall commence under this Master Plan approval. All applicable Escambia County DRC process shall be followed and all permits obtained prior to any land disturbance activities; including land clearing, tree removal, placement of fill, etc.
- This project is located in the Bridge Creek Heron Bayou Drainage Basin.

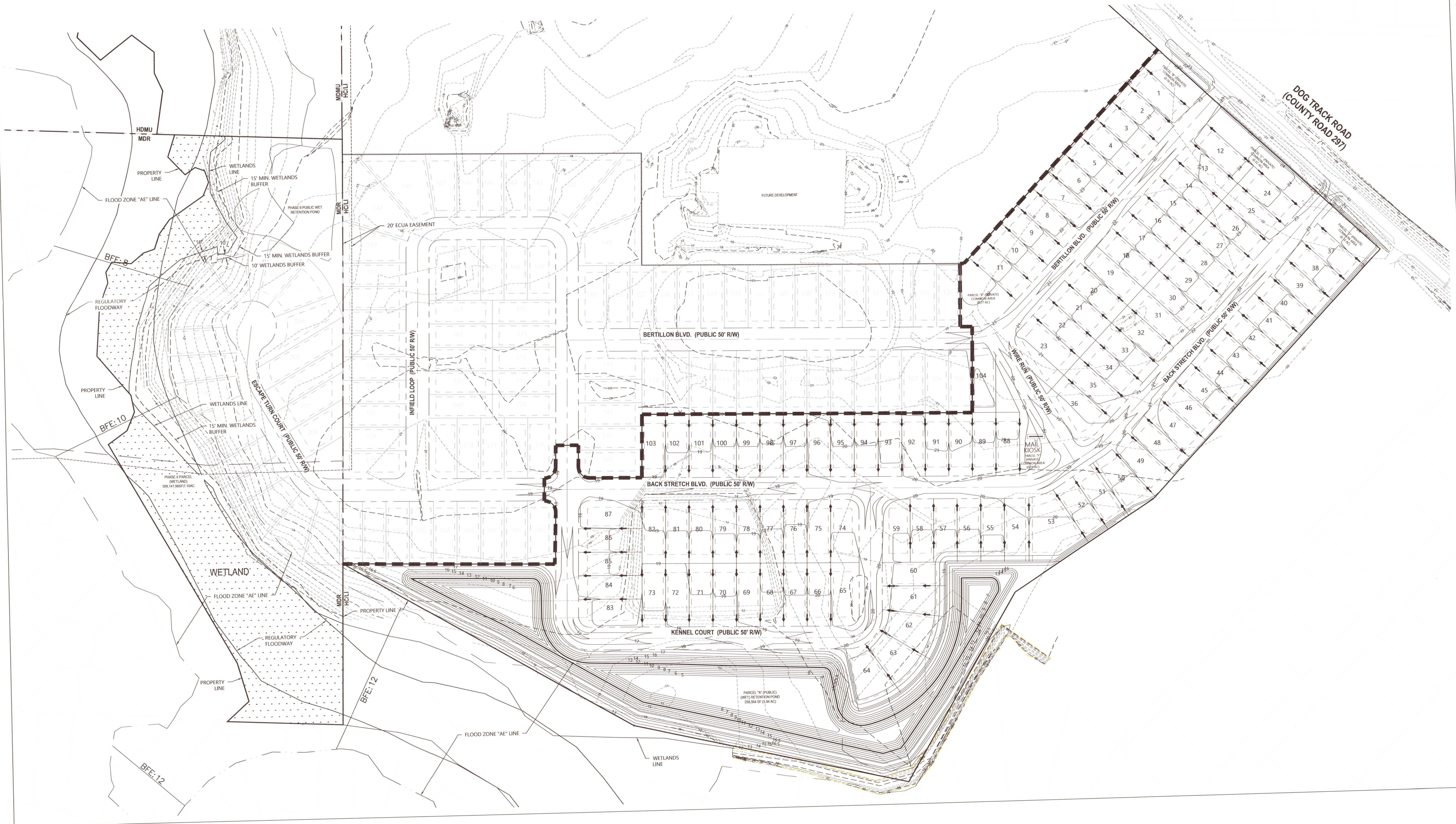
"The subject property as shown hereon is located in flood zone AE, Base Flood Elevation 13, 12, 10, 8 and 7 (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones) and flood zone X, as determined from the Federal Emergency Management Agency Flood Insurance Rate Map of Escambia County, Florida, Community 120080, FIRM map panel numbers 12033C0345G and 0365G, map revision dated September 29, 2006."



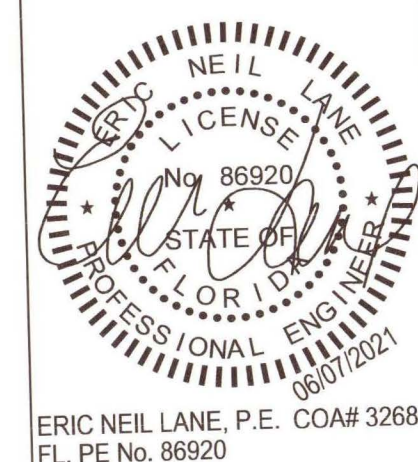
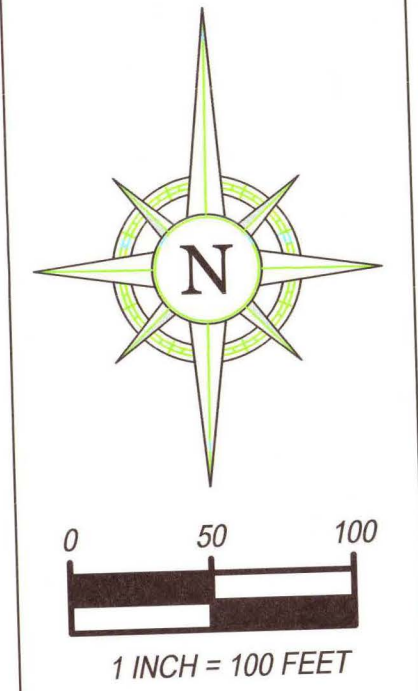
STORM WATER NOTE:

- Drainage is from north to south and will be accommodated by two wet retention facilities.
- No drainage from Phase 1 will go to pond 2.

MASTER PLAN
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A SUBDIVISION IN A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



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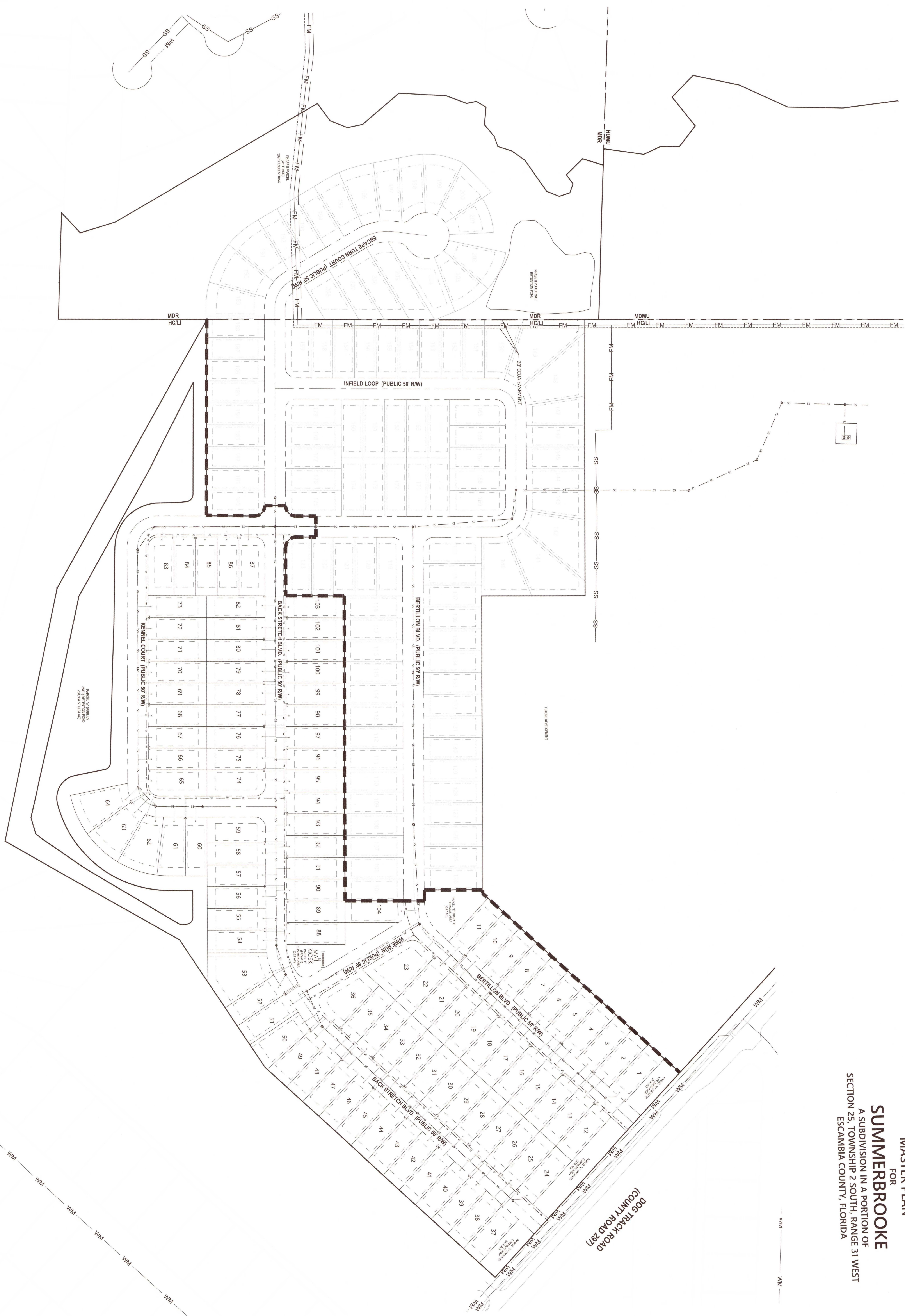
Master Plan
Summerbrooke
Escambia County, FL
PREPARED FOR: Heron's Landing, LLC.

Site Plan and
Stormwater

Job No. 21-111P
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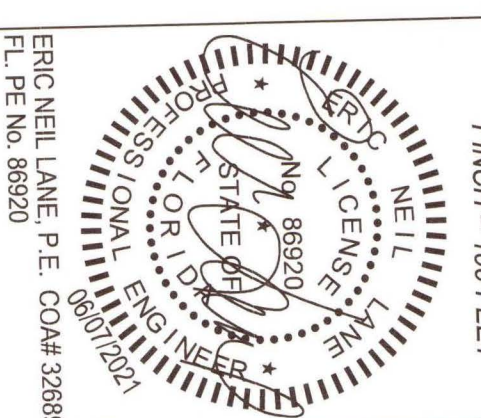
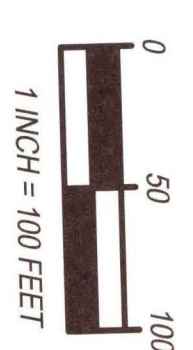
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MASTER PLAN
FOR
SUMMERBROOKE
A SUBDIVISION IN A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



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 firms listed on face, shall retain an ownership and property interest therein whether or not the Project is completed. Such documents are not intended to be represented to be suitable for reuse by the Client or others on extensions of the Project or on any other project. Any reuse without written verification by Firms listed on face will entitle Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

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(850) 462-8412



ERIC NEIL LANE, P.E. CO.# 32689
FL PE No. 98930

Master Plan
Summerbrooke
Escambia County, FL

PREPARED FOR: Heron's Landing, LLC.

Utility Plan

Job No. 21-111P
Date: 06/07/2021
Drawn By: CAB
Checked By: ENL

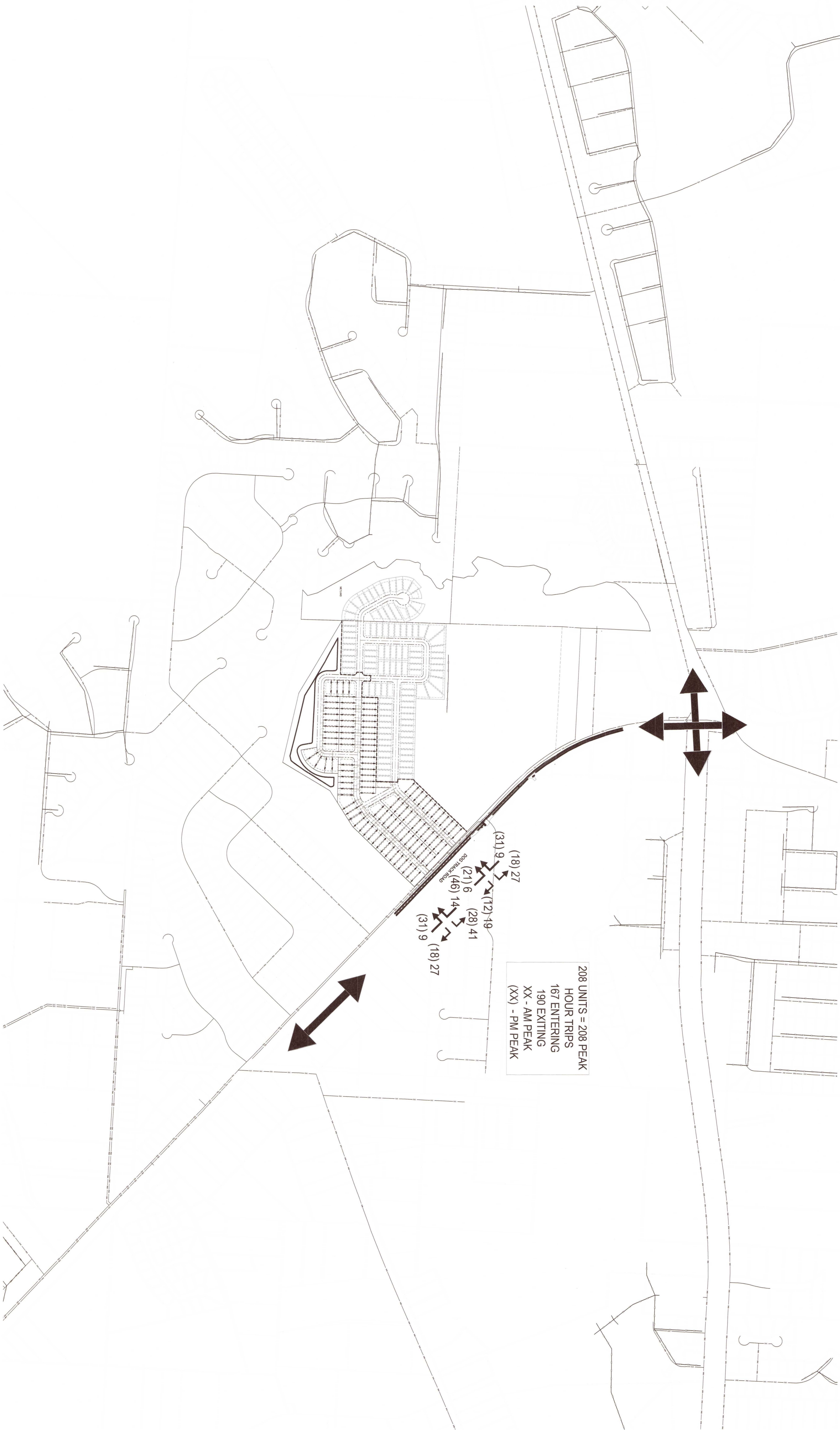
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MASTER PLAN
FOR

SUMMERBROOKE

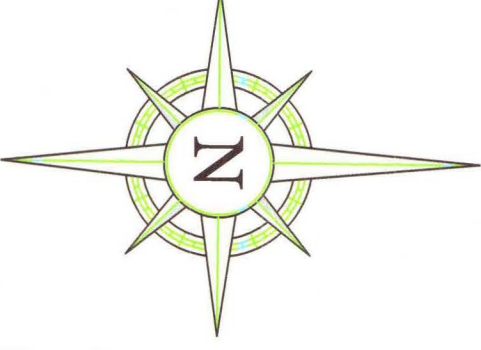
A SUBDIVISION IN A PORTION OF
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



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Master Plan
Summerbrooke
Escambia County, FL
PREPARED FOR: Heron's Landing, LLC.

Traffic Circulation Plan

Job No. 21-TMP
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SHEET NUMBER
5