

# PRELIMINARY PLAT WHITETAIL RUN

BEING A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 32 WEST  
ESCAMBIA COUNTY, FLORIDA

38 LOTS ZONED: LDR FUTURE LAND USE: MU-S  
APRIL 2021

## UTILITY PROVIDERS

SAN SEWER & WATER - ECUA  
MR. ROBYN EGAN  
P.O. BOX 17089  
PENSACOLA, FL 32522-7089  
PH: (850) 969-6511

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 32514  
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 EAST MAGNOLIA ST.  
MILTON, FL 32570  
PH: (850) 812-4848

SUNSHINE STATE ONE-CALL  
200 LAKE ELLENOR DRIVE, SUITE 200  
ORLANDO, FL 32809  
PH: (800) 432-4770

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

## SITE DATA

Property Owners: Peggy McDonald, Erwin White, Sharon Harrel, Selton White,  
Joan White, Nathan & Daniel White  
33371 Juniper Rd  
Seminole, AL 36574

Developer: Breland Homes Coastal, LLC  
9949-A Bellaton Ave.  
Daphne, AL 36526

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

Engineer: Mullins, LLC  
801 West Romana Street, Suite A  
Pensacola, FL 32502  
(251) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920

Gross Project Area: 9.77 Acres  
Wetland Area: 0 Acres  
Gross Density: 3.89 Units / Acre (Residential)  
Current Zoning: LDR  
Type of Subdivision: Single-Family  
Number of Lots: 38 Lots  
Contour Interval: One-Foot  
Datum: Florida North NAD1983 & NGVD88  
Street Length: 984 L.F.  
Type of Streets: Private  
R/W Width: 50'  
Pavement Width: 26' B.O.C. To B.O.C.  
Street Maintenance: Private  
Stormwater Maintenance: Private  
Min. Lot Area: 52,00' x 136.0' (7,100 SF)  
Min. Lot Width at Building Line: 52.00 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

## FLOOD ZONE NOTE

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1 PERCENT AND 0.2 PERCENT ANNUAL CHANCE FLOODPLAINS, 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 12033C0270G, MAP REVISION DATED SEPTEMBER 29, 2006.

## SURVEY NOTES

- ACTUAL BEARINGS AND NORTH ARROW REFERENCED TO REAL TIME KINEMATIC GPS OBSERVATIONS (GRID NORTH) (FLORIDA NORTH NAD1983) (FDOOT PRN).
- BASIS OF BEARINGS: S 02°55'52" W (WESTERLY R/W BRIDLEWOOD ROAD).
- DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BENCHMARK UTILIZED: FLORIDA DOT PERMANENT REFERENCE NETWORK.
- FIELD WORK COMPLETED: OCTOBER 26, 2020.
- REFERENCES USED IN THIS SURVEY: O.R. BOOK 7101 PAGE 1607 AND NATIONAL LAND SALES SUBDIVISION RECORDED IN O.R. BOOK 102 PAGE 600 ALL FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA.

## UTILITIES NARRATIVE:

**POTABLE WATER:**  
AFTER RECEIVING ECUA, FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING ADJACENT SYSTEM. CONSTRUCTING 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 VIA CONSTRUCTION OF A LOW PRESSURE FORCE MAIN SYSTEM. THE INDIVIDUAL GRINDER PUMP STATIONS SHALL BE MAINTAINED BY THE HOMEOWNERS. UPON COMPLETION, ANY PORTION OF THE SYSTEM WITHIN THE R/W WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

**STORM SEWER:**  
AFTER RECEIVING ERP 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 STORMWATER SYSTEM SHALL BE MAINTAINED BY HOA AND WILL STAY PRIVATE.

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

## 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, TOPO OF PONDS, 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 2 YEAR COMPLIANCE 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.
- PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. AN APPROVED PRELIMINARY PLAT RESERVES THE DENSITY APPLIED FOR. HOWEVER, ALL LAND AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS CONSTRUCTION PLANS, ONCE APPROVED, ALLOW THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY TO PROCEED (BUT NOT DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS).
- NO HERITAGE TREES ARE LOCATED ON SITE.

## ENGINEERS STATEMENT:

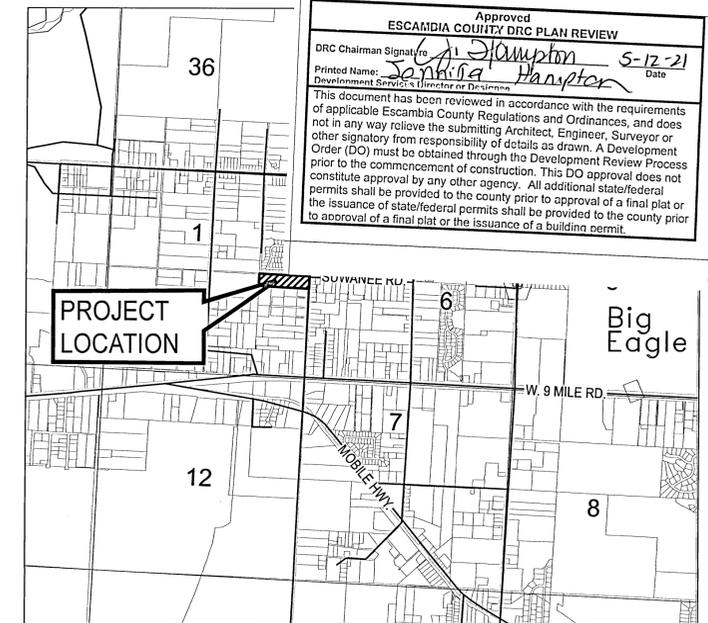
I, ERIC NEIL LANE P.E., AM THE ENGINEER OF RECORD FOR WHITETAIL RUN, AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.

## WETLAND NOTES:

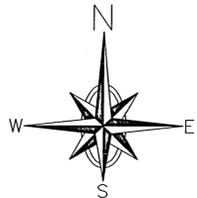
WETLANDS AND ELS "ENVIRONMENTALLY SENSITIVE LANDS" DO NOT EXIST ON SITE.

## INDEX TO SHEETS

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LOT GRADING PLAN	3



LOCATION MAP  
NTS



PRELIMINARY PLAT SET  
APRIL 2021

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHOP DRAWINGS  
TO BE SUBMITTED TO:  
MULLINS, LLC  
ATTN: ERIC LANE, P.E.  
801 WEST ROMANA ST., SUITE A  
PENSACOLA, FL. 32502

PLANS PREPARED BY:

**MULLINS, LLC**  
CIVIL ENGINEERING, DEVELOPMENT DESIGN  
SURVEYING

801 West Romana Street, Suite A, Pensacola, FL 32502  
(850) 462-8412

Mullins Project No. 20-124P

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

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

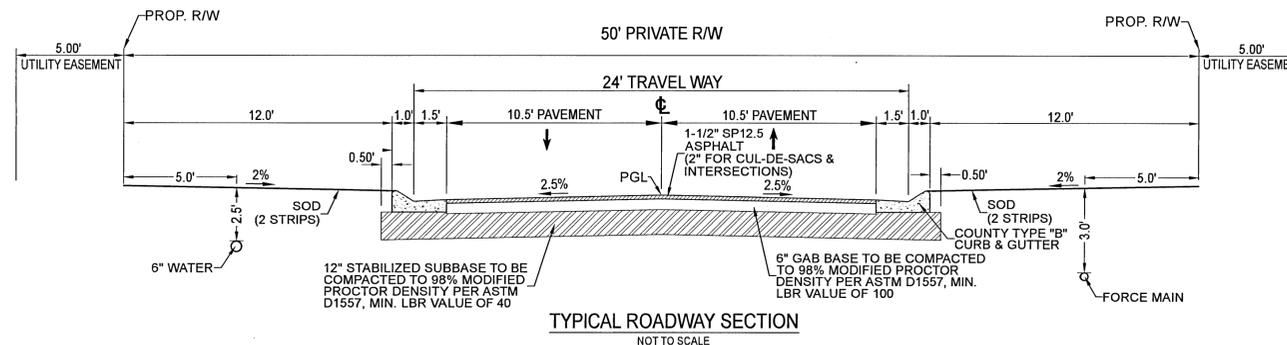


ERIC NEIL LANE, P.E. COA# 32689  
FL PE No. 86920

SHEET NUMBER

1

1 of 3



# PRELIMINARY PLAT WHITETAIL RUN

BEING A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 32 WEST  
ESCAMBA COUNTY, FLORIDA

38 LOTS ZONED: LDR FUTURE LAND USE: MU-S  
APRIL 2021

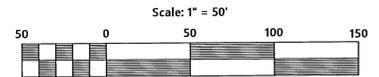
Property Owners: Peggy McDonald, Erwin White, Sharon Harrel, Selton White,  
Joan White, Nathan & Daniel White  
33371 Juniper Rd  
Seminole, AL 36574

Developer: Breland Homes Coastal, LLC  
9949-A Bellaton Ave.  
Daphne, AL 36526

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

Engineer: Mullins, LLC  
801 West Romana St., Suite A  
Pensacola, FL 32502  
(251) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920

LEGEND	
BSL	- BUILDING SETBACK LINE
R/W	- RIGHT OF WAY
AC	- ACRES
SF	- SQUARE FEET
ESMNT	- EASEMENT
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING
(NR)	- NON-RADIAL
(R)	- RADIAL



**WHITETAIL RUN LEGAL DESCRIPTION**

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBA COUNTY, FLORIDA AND SUBJECT TO A 33 FOOT ROAD EASEMENT ON THE EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBA COUNTY, FLORIDA, THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1 N 86°19'58" W A DISTANCE OF 33.72' TO A 1/2" REBAR FOUND ON THE WESTERLY MARGIN OF THE RIGHT OF WAY FOR BRIDLEWOOD ROAD, SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID WESTERLY MARGIN S 02°55'52" W A DISTANCE OF 326.17' TO A CAPPED 1/2" REBAR SET (MULLINS LB 8349);

THENCE LEAVING SAID WESTERLY MARGIN N 86°55'58" W A DISTANCE OF 1,300.38' TO A 1/2" REBAR FOUND;

THENCE N 02°50'03" E A DISTANCE OF 328.70' TO A 5/8" REBAR FOUND ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1;

THENCE RUNNING ALONG SAID SOUTH 1/4 LINE S 86°27'54" E A DISTANCE OF 32.92' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHWEST CORNER OF LOT 8, BLOCK D, BUSBEE PLANTATION AS RECORDED IN PLAT BOOK 18 PAGE 1, ESCAMBA COUNTY, FLORIDA;

THENCE ALONG THE SOUTHERLY LINE OF SAID BUSBEE PLANTATION S 86°48'54" E A DISTANCE OF 1,121.27' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHEAST CORNER OF LOT 20;

THENCE LEAVING SAID SOUTHERLY LINE OF BUSBEE PLANTATION S 86°57'01" E A DISTANCE OF 146.75' TO THE POINT OF BEGINNING, CONTAINING 9.77 ACRES, MORE OR LESS.

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051, AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**RECORD DESCRIPTION**

THE NORTH 330 FEET OF THE EAST 1329 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBA COUNTY, FLORIDA, ALSO DESCRIBED AS THE NORTH 330 FEET OF THE REAL PROPERTY DESCRIBED IN DEED BOOK 485, PAGE 344, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, ALSO DESCRIBED AS LOT 30 ON AN UNRECORDED SURVEY DATED JUNE 13, 1957 BY JW. COOK, SURVEYOR.

THE EAST 33 SUBJECT TO ROAD RIGHT OF WAY.

**WETLAND NOTES:**

WETLANDS AND ELs "ENVIRONMENTALLY SENSITIVE LANDS" DO NOT EXIST ON SITE.

**SITE DATA**

TAX PARCEL ID: 29-IN-31-2103-000-000  
OVERALL SITE AREA: 9.77 ACRES (9.77 BUILDABLE)  
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').

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.33'	35.40'	S 47°59'57" W	90°08'10"
C2	25.00'	39.21'	35.31'	N 42°00'03" W	89°51'50"
C3	25.00'	21.03'	20.41'	N 62°50'17" W	48°11'23"
C4	50.00'	38.15'	37.23'	N 60°36'01" W	43°42'51"
C5	50.00'	35.97'	35.20'	S 76°55'57" W	41°13'13"
C6	50.00'	23.61'	23.39'	S 42°47'38" W	27°03'25"
C7	50.00'	34.67'	33.98'	S 09°24'08" W	39°43'36"
C8	50.00'	34.67'	33.98'	S 30°19'29" E	39°43'36"
C9	50.00'	35.97'	35.20'	S 70°47'54" E	41°13'13"
C10	50.00'	38.15'	37.23'	N 66°44'04" E	43°42'51"
C11	25.00'	21.03'	20.41'	N 68°58'20" E	48°11'23"
C12	180.00'	41.43'	41.34'	N 56°46'56" W	13°11'18"
C13	180.00'	124.81'	122.32'	N 30°19'29" W	39°43'36"
C14	180.00'	124.81'	122.32'	N 09°24'08" E	39°43'36"
C15	180.00'	85.00'	84.21'	N 42°47'38" E	27°03'25"
C16	180.00'	36.27'	36.20'	N 62°05'40" E	11°32'38"

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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 remain on file at the Project location. Such documents are not intended to be reproduced or used for 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.

**MULLINS, LLC**  
CIVIL ENGINEERING, DEVELOPMENT, DESIGN SURVEYING  
41 N. Jefferson Street, Suite 106, Pensacola, FL 32502  
(850) 462-9412

ERIC NEIL LANE, P.E.  
FL. PE No. 86920

Preliminary Plat for  
**Whitetail Run**  
Escambia County, FL

PREPARED FOR: Breland Homes Coastal, LLC

Preliminary Plat

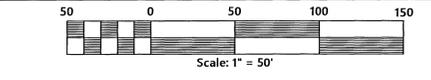
Job No. 20-124P  
Date: 04/01/2021  
Drawn By: JKG  
Checked By: ENL

SHEET NUMBER  
**2**  
2 of 3

# PRELIMINARY PLAT WHITETAIL RUN

BEING A PORTION OF SECTION 1 TOWNSHIP 1 SOUTH RANGE 32 WEST  
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**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').

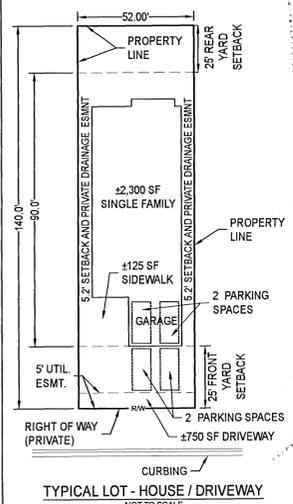


**GENERAL NOTES:**  
1. HOUSE EQUIPMENT (IE AC UNITS) SHALL NOT HINDER THE PROPER INSTALLATION AND/OR FUNCTION OF THE SIDE YARD SWALES.  
2. CONVEYANCE SWALES SHALL BE BUILT BY THE CONTRACTOR.  
3. NO FENCES SHALL BE INSTALLED IN PUBLIC DRAINAGE EASEMENTS.

**OWNERSHIP:**  
LOTS - INDIVIDUAL OWNERSHIP  
STREET RIGHT-OF-WAYS - PRIVATE H.O.A.  
PARCEL 'A' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.  
PARCEL 'B' - COMMON AREA - SIGN/GREEN SPACE - PRIVATE H.O.A.  
PARCEL 'C' - STORMWATER FACILITY - PRIVATE H.O.A.  
PARCEL 'D' - COMMON AREA - MAIL KIOSK - PRIVATE H.O.A.

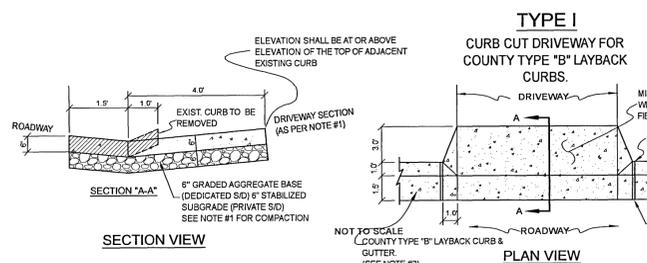
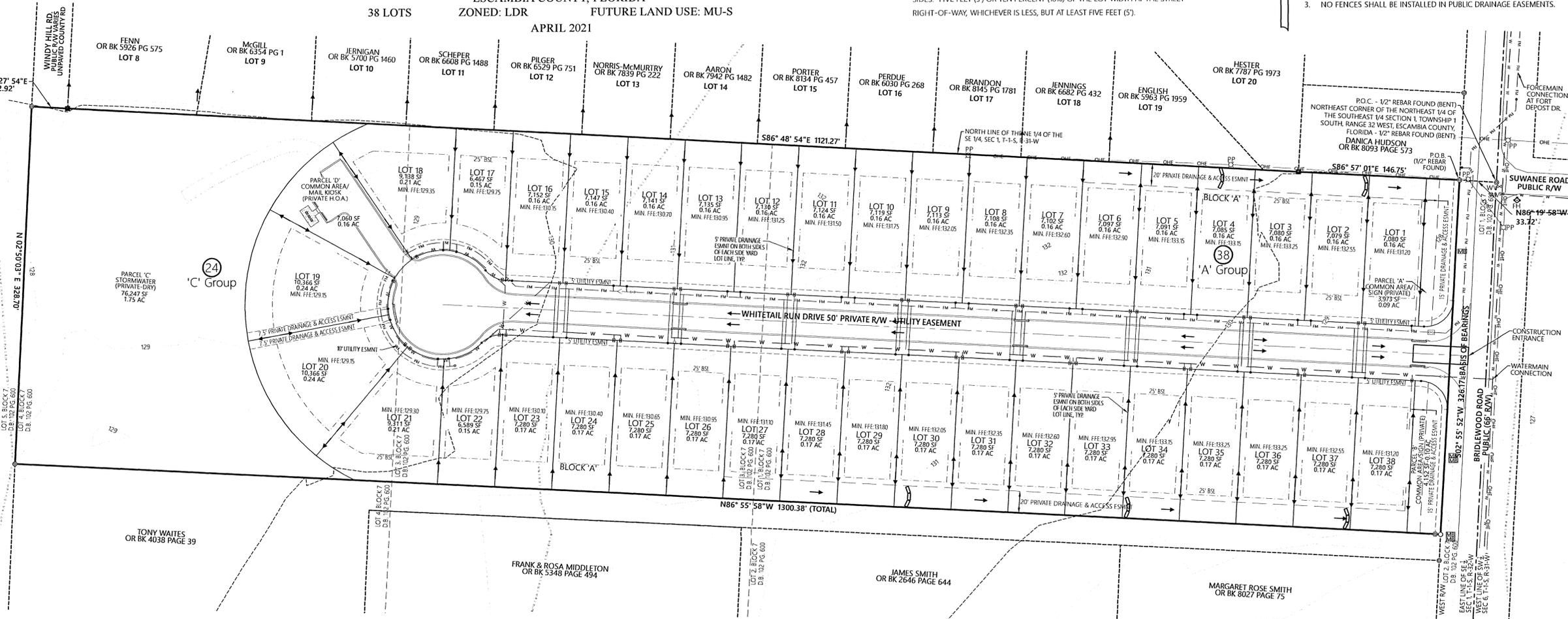
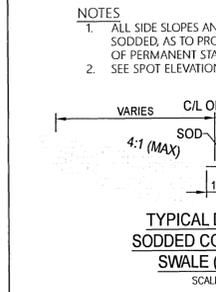
**PRIVATE EASEMENT NOTE:**  
UNLESS OTHERWISE SHOWN, THERE IS A 5' PRIVATE DRAINAGE EASEMENT ON BOTH SIDES OF EACH SIDE LOT LINE.

**HOMEBUILDERS NOTES:**  
1. INSTALL SILT FENCE ALONG ALL DOWN GRADIENT LOT BOUNDARY LINES.  
2. PROVIDE 12" WIDE, 4" THICK, FDOT #1 AGGREGATE CONSTRUCTION ACCESS DRIVE ON EACH LOT PRIOR TO COMMENCEMENT OF HOUSE CONSTRUCTION.  
3. PRELIMINARY PLAT APPROVAL IS REQUIRED TO MAP THE PROPOSED SUBDIVISION OF LAND AND TO ENSURE THE DIVISION OF LAND MEETS THE LAND USE REGULATIONS OF THE LDC. AN APPROVED PRELIMINARY PLAT RESERVES THE DENSITY APPLIED FOR. HOWEVER, ALL LAND AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE UNTIL SUCH TIME AS CONSTRUCTION PLANS, ONCE APPROVED, ALLOW THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY TO PROCEED (BUT NOT DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS).

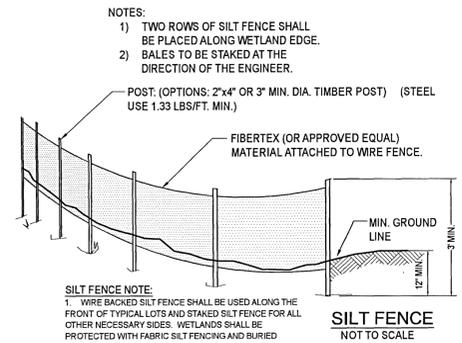
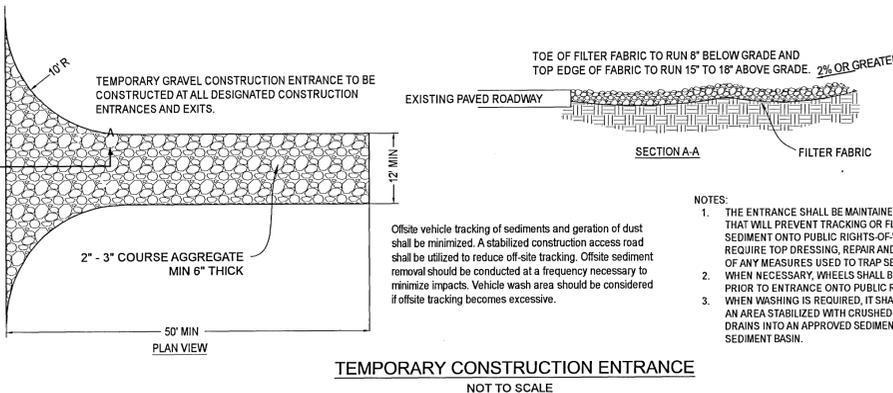


**LEGAL DESCRIPTION**

ALL THAT PART OF THE NORTH 330 FEET OF THE EAST 1,329 FEET OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, SUBJECT TO A 33 FOOT ROAD EASEMENT ON THE EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1 N 86°19'58" W A DISTANCE OF 33.72' TO A 1/2" REBAR FOUND ON THE WESTERLY MARGIN OF THE RIGHT OF WAY FOR BRIDLEWOOD ROAD, SAID POINT FURTHER DESCRIBED AS THE POINT OF BEGINNING;  
THENCE FROM THE POINT OF BEGINNING AND ALONG SAID WESTERLY MARGIN S 02°55'52" W A DISTANCE OF 326.17' TO A CAPPED 1/2" REBAR SET (MULLINS LB 8349);  
THENCE LEAVING SAID WESTERLY MARGIN N 86°55'58" W A DISTANCE OF 1,300.38' TO A 1/2" REBAR FOUND;  
THENCE N 02°50'03" E A DISTANCE OF 328.70' TO A 5/8" REBAR FOUND ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1;  
THENCE RUNNING ALONG SAID SOUTH 1/4 LINE S 86°27'54" E A DISTANCE OF 32.92' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHWEST CORNER OF LOT 8, BLOCK D, BUSBEE PLANTATION AS RECORDED IN PLAT BOOK 18 PAGE 1, ESCAMBIA COUNTY, FLORIDA;  
THENCE ALONG THE SOUTHERLY LINE OF SAID BUSBEE PLANTATION S 86°48'54" E A DISTANCE OF 1,121.27' TO A CONCRETE MONUMENT FOUND (PRM LB 7212) AT THE SOUTHEAST CORNER OF LOT 20;  
THENCE LEAVING SAID SOUTHERLY LINE OF BUSBEE PLANTATION S 86°57'01" E A DISTANCE OF 146.75' TO THE POINT OF BEGINNING, CONTAINING 9.77 ACRES, MORE OR LESS.



**TYPICAL DRIVEWAY CONNECTION STANDARDS FOR NEW SUBDIVISION (CURB & GUTTER) ROADWAY CONDITIONS**



**MAXIMUM IMPERVIOUS EACH LOT**

BUILDING = 2,300 SF
DRIVEWAY = 750 SF
SIDEWALK = 125 SF
TOTAL = 3,175 SF

**IMPERVIOUS AREA SITE PLAN**

EXISTING IMPERVIOUS	
1,813 SF	0.04 AC
PROPOSED LOTS ONLY IMPERVIOUS	
120,650 SF	2.77 AC
PROPOSED IMPROVEMENTS IMPERVIOUS	
33,897 SF	0.78 AC
TOTAL	3.51 AC

**Property Owners:** Peggy McDonald, Erwin White, Sharon Harrol, Selton White, Joan White, Nathan & Daniel White  
33371 Juniper Rd  
Seminole, AL 36574

**Developer:** Breland Homes Coastal, LLC  
9949-A Bellaton Ave.  
Daphne, AL 36528

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

**Engineer:** Mullins, LLC  
801 West Romana St., Suite A  
Pensacola, FL 32502  
(251) 975-0653 - eric@mullinsllc.net  
Eric Lane, P.E. - FL License # 86920

**SOIL SURVEY MAP UNITS:**  
(SEE SOIL REPORT FOR COMPLETE DETAILS)  
24 - POARCH SANDY LOAM, 0 TO 2 PERCENT SLOPES  
38 - BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES  
NOTE: SOURCE OF SOIL DATA: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) CUSTOM SOIL RESOURCE REPORT FOR ESCAMBIA COUNTY, FLORIDA.  
# = SILT FENCE  
# = SOIL DESIGNATION NUMBER  
→ = LOT GRADING (TYP.)

**SYMBOLS & ABBREVIATIONS**

○	CAPPED REBAR SET
○	CAPPED REBAR TO BE SET
○	REBAR FOUND
○	CONCRETE PRM FOUND
PP	EXISTING UTILITY POLE
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
MB	EXISTING MAILBOX
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
( )	RECORD PER DEED/MAP
CRF	CAPPED REBAR FOUND
PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
RI	RADIUS POINT
INV	INVERT
R/W	RIGHT OF WAY
ESMNT	EASEMENT
SF	SQUARE FEET
AC	ACRES
OHE	OVERHEAD ELECTRICAL LINES
---	BOUNDARY
---	ADJOINING BOUNDARY
---	SECTION LINE

**REVISIONS**

Date	By	Description

All documents, including Drawings and Bid Specifications, instruments of service in respect of the client and firms listed on face, shall remain the property of the client. Such documents are not intended to be released to any other party without the written verification of the client. Any release without written verification by the client shall be null and void. Firms listed on face to further compensation at rates to be agreed upon by the client and the client.

**MULLINS, LLC**  
CIVIL ENGINEERING, DEVELOPMENT DESIGN SURVEYING  
41 N. Jefferson Street, Suite 106, Pensacola, FL 32502  
(850) 462-8412

**ERIC NEIL LANE, P.E.**  
FL. PE. No. 86920

**Professional Engineer Seal**  
Eric Neil Lane, P.E. CO# 32689  
FL. PE. No. 86920

Preliminary Plat for  
**Whitetail Run**  
Escambia County, FL  
PREPARED FOR: Breland Homes Coastal, LLC

Job No. 20-124P  
Date: 04/01/2021  
Drawn By: JKG  
Checked By: ENL  
SHEET NUMBER  
**3**  
3 of 3