

A PRELIMINARY PLAT OF MULDOON POINTE A 33 LOT SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH,
RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.
December 2021

SHEET INDEX

SHEET 1	SITE INFORMATION, UTILITY SERVICE NOTES AND PROVIDERS, GENERAL NOTES
SHEET 2	OVERALL BOUNDARY, ROADWAY CENTERLINE GEOMETRY AND SITE LAYOUT
SHEET 3	EXISTING EASEMENT
SHEET 4	DETAILS AND EROSION CONTROL PLAN

SITE INFORMATION

PROPERTY REFERENCE NO'S:	01-25-31-4302-000-000, 01-25-31-4302-001-001, 01-25-31-4302-002-001, 01-25-31-4303-000-001, 01-25-31-4303-000-004
PROPERTY ADDRESS:	5760 MULDOON ROAD
TOTAL SITE AREA:	5.31 ACRES
TOTAL UPLAND AREA:	5.31 ACRES
ACREAGE & DENSITY:	TOTAL NUMBER OF LOTS = 33 6.21 LOTS/ACRE
ZONING DISTRICT:	HDMU
FUTURE LAND USE:	MU-S
PROPOSED MINIMUM LOT WIDTH:	40.0'
BUILDING SETBACK REQUIREMENTS:	FRONT: 20 FEET REAR: 15 FEET SIDE: 10% OF LOT WIDTH OR 5 FEET MIN. (10' MAX)

UTILITY SERVICE NOTES:

POTABLE WATER/ FIRE PROTECTION:
ALL LOTS WILL BE SERVED BY A 6" POTABLE WATER MAIN. THE POINT OF CONNECTION WILL BE THE WATER MAIN IN THE EAST RIGHT-OF-WAY OF MULDOON ROAD. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED EQUA.

STORM SEWER:
AFTER RECEIVING ALL NWFWD/FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSSED SWALES, INLETS, PIPING, AND A STORMWATER POND(S). ALL STORMWATER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVED BY GRAVITY SEWER AND LOW PRESSURE SEWER. ALL SEWER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ON EMERALD COAST UTILITY AUTHORITY (ECUA) OWNED PARCELS WILL BE OWNED AND MAINTAINED BY ECUA. LOW PRESSURE PUMP STATIONS AND THE PORTION OF FORCE MAIN LOCATED ON THE RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNER.

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

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

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	5.31 ACRES
ACOE/NWFWD/ESCAMBIA COUNTY JURISDICTIONAL WETLANDS	0 ACRES
EXISTING WETLAND BUFFER	0 ACRES
WETLAND BUFFER IMPACT	0 ACRES
PROPOSED ADDITIONAL WETLAND BUFFER	0 ACRES
AVERAGE WETLAND BUFFER WIDTH	0 ACRES
WETLAND IMPACT	0 ACRES
PROPOSED CONSERVATION EASEMENT	0 ACRES

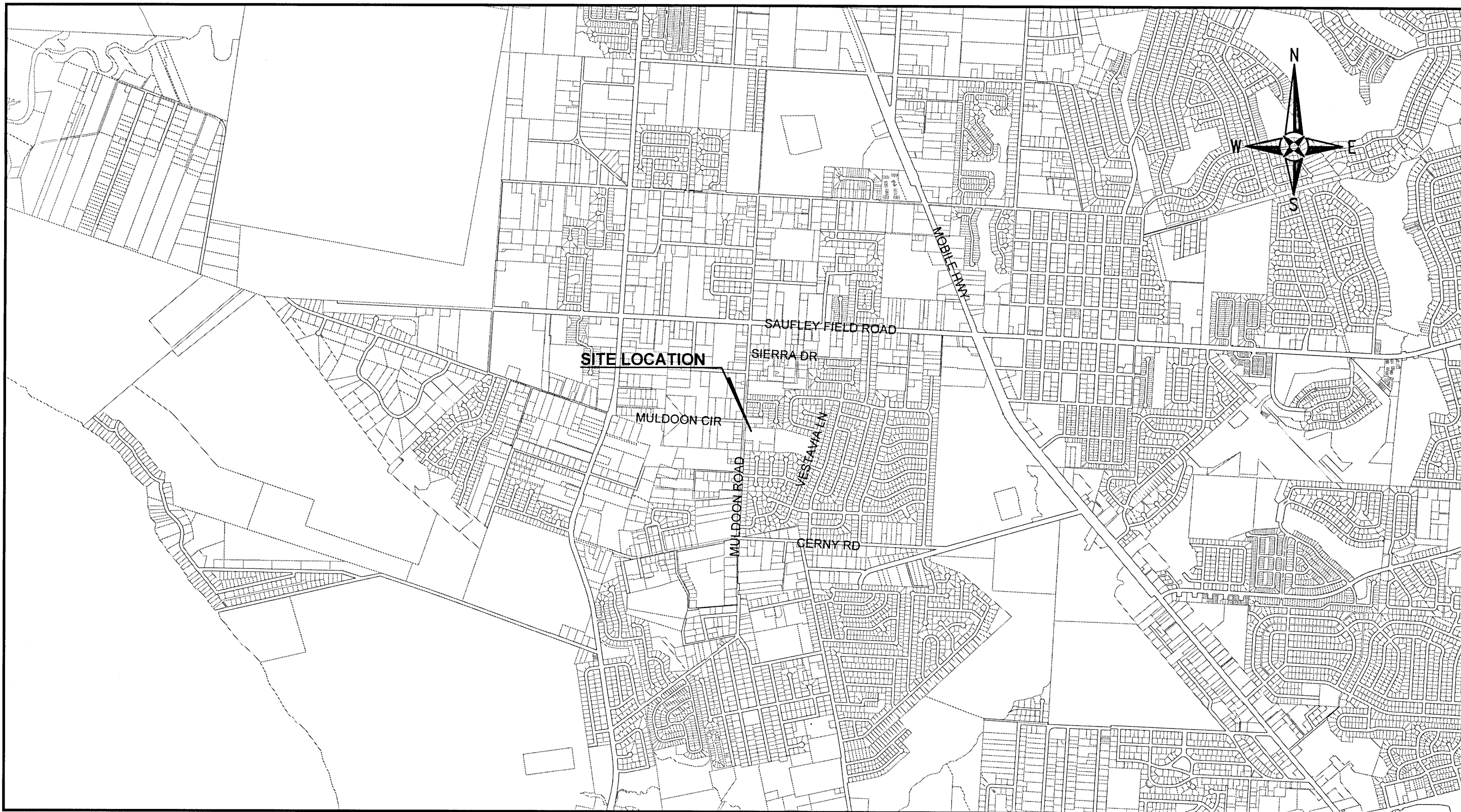
FEMA FLOOD INSURANCE RATE MAP INFORMATION

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

FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
X	120080	12033C	0355	G	SEPT 29, 2006

SURVEYOR'S 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) HAVING A BEARING OF NORTH 87°12'08" WEST ALONG THE NORTH LINE OF UNIT THREE LA VILLA ROBLE, PLAT BOOK 8, PAGE 17, AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER VR GNSS 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; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, ELLIPSOID GRS1980) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS USED 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.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- 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 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0355G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 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.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- VISIBLE UTILITIES ARE AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 2000'

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
EB 00009657 LB7916

OWNER AND DEVELOPER

SNS REALTY, INC.
120 E MAIN ST SUITE A
PENSACOLA, FL 32502

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

FENCE RESTRICTION NOTE:

FENCES OF OTHER STRUCTURES SHALL NOT BE ALLOWED IN DRAINAGE/ACCESS EASEMENTS (PRIVATE). THESE EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES. THERE ARE 10' PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT LINES, BEING 5' ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDE STORMWATER FLOW

SUBDIVISION ENTRANCE MARKER SIGN NOTE:

NO ENTRANCE MARKER SIGN IS PROPOSED.

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.

LEGAL DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED SOUTH 87°12'08" EAST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 FOR A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF LA VILLA ROBLE UNIT THREE, AS RECORDED IN PLAT BOOK 8, PAGE 17 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY (R/W) LINE OF MULDOON ROAD (66' PUBLIC R/W); THENCE DEPARTING SAID SOUTH LINE OF GOVERNMENT LOT 4 AND SAID LA VILLA ROBLE UNIT THREE PROCEED NORTH 02°39'57" EAST ALONG SAID EAST R/W LINE FOR A DISTANCE OF 199.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SAME COURSE: PROCEED NORTH 02°39'57" EAST ALONG SAID EAST R/W LINE FOR A DISTANCE OF 220.73 FEET; THENCE PROCEED NORTH 02°59'37" EAST ALONG SAID EAST R/W LINE FOR A DISTANCE OF 147.92 FEET; THENCE DEPARTING SAID EAST R/W LINE PROCEED SOUTH 87°08'47" EAST FOR A DISTANCE OF 216.28 FEET; THENCE PROCEED SOUTH 02°58'12" WEST FOR A DISTANCE OF 81.91 FEET; THENCE PROCEED SOUTH 87°06'58" EAST FOR A DISTANCE OF 234.37 FEET TO THE SOUTHWEST CORNER OF GLENWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGE 16 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 87°09'57" EAST ALONG THE SOUTH LINE OF SAID GLENWOOD SUBDIVISION FOR A DISTANCE OF 102.27 FEET; THENCE PROCEED SOUTH 87°19'18" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 58.92 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED SOUTH 02°47'14" WEST FOR A DISTANCE OF 66.00 FEET; THENCE PROCEED NORTH 87°08'39" WEST FOR A DISTANCE OF 5.11 FEET; THENCE PROCEED SOUTH 02°39'56" WEST FOR A DISTANCE OF 419.72 FEET TO THE NORTH LINE OF THE AFORESAID LA VILLA ROBLE UNIT THREE AND THE AFORESAID SOUTH LINE OF GOVERNMENT LOT 4; THENCE PROCEED NORTH 87°12'08" WEST ALONG SAID NORTH LINE OF LA VILLA ROBLE UNIT THREE AND SAID SOUTH LINE OF GOVERNMENT LOT 4 FOR A DISTANCE OF 157.00 FEET; THENCE DEPARTING SAID NORTH LINE OF LA VILLA ROBLE UNIT THREE AND SAID SOUTH LINE OF GOVERNMENT LOT 4 PROCEED NORTH 02°39'56" EAST FOR A DISTANCE OF 159.65 FEET; THENCE PROCEED NORTH 87°06'58" WEST FOR A DISTANCE OF 210.23 FEET; THENCE PROCEED NORTH 02°53'02" EAST FOR A DISTANCE OF 41.16 FEET; THENCE PROCEED NORTH 87°33'56" WEST FOR A DISTANCE OF 239.93 FEET TO THE POINT OF BEGINNING.

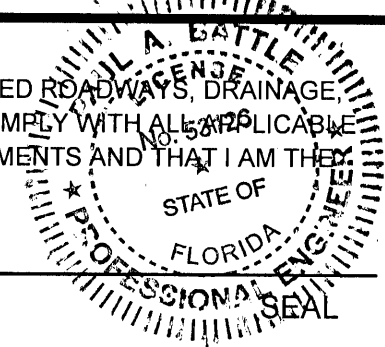
LYING IN AND BEING A PORTION OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 5.31 ACRES MORE OR LESS.

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature <i>Charles Hampton</i>	Date 1-5-22
Printed Name: <i>Charles Hampton</i> 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 provided to the county prior to approval of a final plat or the issuance of a building permit.	

ENGINEER'S CERTIFICATE

I, PAUL A. BATTLE, 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 MULDOON POINTE.

Paul A. Battle
PAUL A. BATTLE, P.E.
PROFESSIONAL ENGINEER No. 53126



PARCEL CURVE TABLE					
Curve #	Length	Radius	Central Angle	Chord	Chord Bearing
C1	39.13	25.00	89°40'31"	35.26	N 42°16'43" W
C2	40.21	225.00	10°14'25"	40.16	N 81°59'46" W
C3	41.58	225.00	10°35'14"	41.52	N 71°34'56" W
C4	19.69	225.00	5°00'52"	19.69	N 63°46'53" W
C5	23.66	175.00	7°44'46"	23.64	N 65°08'51" W
C6	40.90	175.00	13°23'25"	40.81	N 75°42'56" W
C7	14.37	175.00	4°42'20"	14.37	N 84°45'48" W
C8	21.03	25.00	48°11'23"	20.41	S 68°47'20" W
C9	25.87	50.00	29°38'44"	25.58	S 59°31'01" W
C10	33.63	50.00	38°32'27"	33.00	N 86°23'24" W
C11	7.69	50.00	8°49'02"	7.69	N 62°42'39" W
C12	16.66	50.00	19°05'07"	16.58	N 48°45'35" W
C13	10.56	50.00	12°06'03"	10.54	N 33°10'00" W
C14	52.36	50.00	60°00'00"	50.00	S 02°53'02" W
C15	7.47	50.00	8°33'33"	7.46	S 37°09'48" W
C16	19.75	50.00	22°37'37"	19.62	S 52°45'23" W
C17	7.69	50.00	8°49'02"	7.69	S 68°28'43" W
C18	33.63	50.00	38°32'27"	33.00	N 87°50'33" W
C19	25.87	50.00	29°38'44"	25.58	N 53°44'58" W
C20	21.03	25.00	48°11'23"	20.41	N 63°01'17" W
C21	14.37	225.00	3°39'30"	14.36	S 85°17'14" E
C22	40.53	225.00	10°19'18"	40.48	S 78°17'50" E
C23	42.47	225.00	10°48'51"	42.40	S 67°43'45" E
C24	4.11	225.00	1°02'52"	4.11	S 61°47'53" E
C25	38.57	175.00	12°37'44"	38.49	S 67°35'19" E
C26	40.36	175.00	13°12'47"	40.27	S 80°30'35" E
C27	39.37	25.00	90°13'05"	35.42	N 47°46'29" E

ALIGNMENT CURVE TABLE					
Curve #	Radius	Length	Chord Direction	Chord	Delta
C100	200.00	90.21	S 74°11'43" E	89.44	25°50'31"
C101	200.04	91.15	S 74°19'45" E	90.36	26°06'26"

TREE PROTECTION NOTE:
THERE ARE NO HERITAGE TREES LOCATED ON THE PROJECT SITE OR ARE SCHEDULED FOR REMOVAL.

LAND DISTURBING NOTE:
ALL TREES ARE TO REMAIN ON SITE AND ALL LAND DISTURBING ACTIVITIES, INCLUDING THE PLACEMENT OF FILL/FILL MATERIALS, GRADING, EXCAVATING, ETC. SHALL NOT OCCUR UNTIL SUCH TIME AS APPROPRIATE PLANS, PLAT, & PERMIT(S) ARE ISSUED FOR THE PROPOSED WORK.

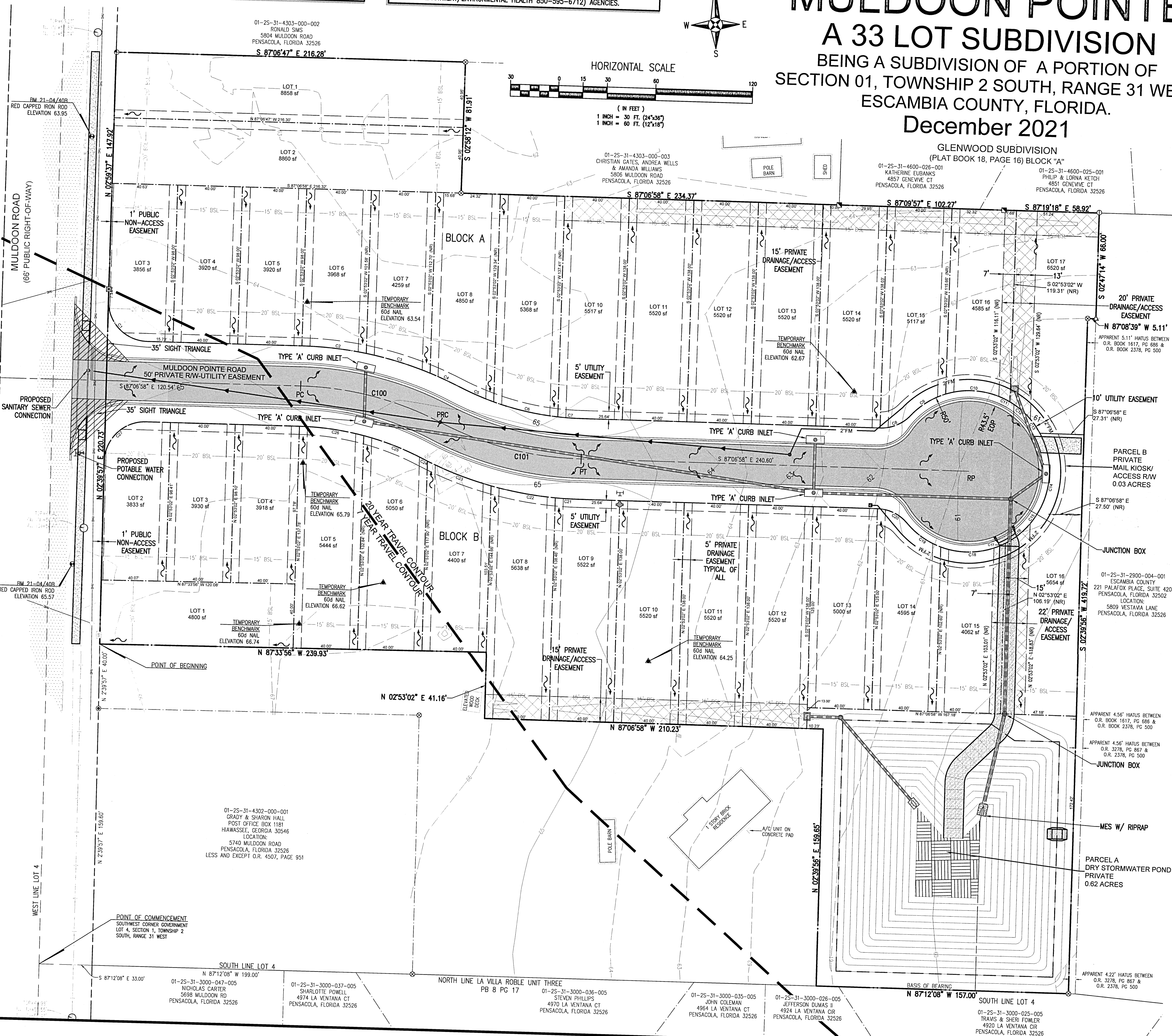
LOW PRESSURE SEWER NOTE:
LOTS 14-21 TO HAVE SANITARY SEWER SERVICE VIA A LOW PRESSURE FORCE MAIN.

SOILS NOTE:
THE PROPERTY SOILS ACCORDING TO THE USDA SOIL CLASSIFICATION SYSTEM IS TROUP SAND, 0 TO 5 PERCENT SLOPES.

LEGEND:	
⊙	SET 1/2" DIA CAPPED IRON ROD (No. 7916)
⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 3774)
⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 1035)
⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 7312)
⊙	FOUND 1/2" DIA CAPPED IRON ROD (No. 6049)
⊙	FOUND 1/2" DIA IRON ROD (UNNUMBERED)
⊙	FOUND 3/4" IRON PIPE (UNNUMBERED)
⊙	FOUND 1" IRON PIPE (UNNUMBERED)
⊙	FOUND 1 1/2" IRON PIPE (UNNUMBERED)
⊙	FOUND 2" IRON PIPE (UNNUMBERED)
⊙	SET NAIL AND DISK IN TOP OF WOOD POST
⊙	FOUND 3"x3" CONCRETE MONUMENT (UNNUMBERED)
⊙	FOUND 3"x4" CONCRETE MONUMENT (UNNUMBERED)
⊙	FOUND 4"x4" CONCRETE MONUMENT (No. 7312)
⊙	DENOTES LINE SHOWN NOT TO SCALE
⊙	DENOTES WOOD UTILITY POLE
⊙	DENOTES GUY WIRE ANCHOR POINT
⊙	DENOTES LIGHT POLE
⊙	DENOTES METAL LIGHT POLE
⊙	DENOTES METAL LIGHT POLE WITH CONCRETE BASE
⊙	DENOTES CHAIN LINK FENCE
⊙	DENOTES WOOD PANEL FENCE
⊙	DENOTES WELL PUMP
⊙	DENOTES HOSE BIB
⊙	DENOTES WATER METER
⊙	DENOTES SEWER MANHOLE
⊙	DENOTES CLEANOUT
⊙	DENOTES SATELLITE DISH
⊙	DENOTES MAIL BOX
⊙	DENOTES FLAG POLE
⊙	DENOTES LOT NUMBER
⊙	DENOTES AIR CONDITIONER
⊙	DENOTES MORE OR LESS
⊙	DENOTES NOT TO SCALE
⊙	DENOTES NUMBER
⊙	OFFICIAL RECORDS BOOK
⊙	DENOTES PAGE
⊙	DENOTES RIGHT-OF-WAY
⊙	DENOTES OVERHEAD UTILITY LINE
⊙	DENOTES 8" WATER MAIN
⊙	DENOTES SANITARY SEWER MAIN
⊙	DENOTES CONTOUR LINE (1" INTERVALS)
⊙	DENOTES STORMWATER TYPE A INLET
⊙	DENOTES STORMWATER JUNCTION BOX
⊙	DENOTES STORMWATER MITERED END SECTION
⊙	DENOTES FLOW ARROW
⊙	DENOTES POINT OF CURVATURE
⊙	DENOTES POINT OF REVERSE CURVATURE
⊙	DENOTES POINT OF INTERSECTION
⊙	DENOTES POINT OF TANGENCY
⊙	DENOTES RADIUS POINT
⊙	DENOTES CORRUGATED METAL PIPE
⊙	DENOTES CORRUGATED PLASTIC PIPE
⊙	DENOTES DIAMETER
⊙	DENOTES CURVE NUMBER (SEE TABLE)
⊙	DENOTES NUMBER

SPECIAL ESCAMBIA COUNTY NOTE:
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. LAND DISTURBANCE ACTIVITIES ONLY WILL BE ALLOWED AS SPECIFICALLY DESIGNATED UNDER THE CONSTRUCTION PLANS, ONCE APPROVED. HOWEVER, NEITHER THE PLAT OR PLAN ALLOW LAND DISTURBING ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS ISSUANCE OF ESCAMBIA COUNTY BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES ON EACH LOT/PARCEL IN THE FUTURE.

WELLHEAD PROTECTION NOTE:
THIS DEVELOPMENT PROJECT FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY 850-320-0519 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 850-595-6712) AGENCIES.



A PRELIMINARY PLAT OF MULDOON POINTE A 33 LOT SUBDIVISION BEING A SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA. December 2021

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2341 N. Ninth Avenue, Suite 300
Pensacola, Florida 32506
Telephone 850.435.4340 Fax 850.435.4348
EB 00009567

A PRELIMINARY PLAT OF
MULDOON POINTE
A 36 LOT SUBDIVISION
OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
I, PAUL A. BATTLE, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NO. 55126, AND THAT I AM THE ENGINEER OF RECORD FOR THE PRELIMINARY PLAT OF MULDOON POINTE, A 36 LOT SUBDIVISION, BEING A SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DATED DECEMBER 2021.

PAUL A. BATTLE, P.E.
PROFESSIONAL ENGINEER No. 55126
Escambia County, Florida

SPECIAL ESCAMBIA COUNTY NOTE:
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. LAND DISTURBANCE ACTIVITIES ARE NOT AUTHORIZED UNDER THIS PLAT. CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE AREAS ONLY WILL BE ALLOWED AS SPECIFICALLY DESIGNATED UNDER THE CONSTRUCTION PLANS, ONCE APPROVED. HOWEVER, NEITHER THE PLAT OR PLAN ALLOW LAND DISTURBING ACTIVITIES AND DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS AS ISSUANCE OF ESCAMBIA COUNTY BUILDING PERMITS FOR THE DWELLINGS WILL BE REQUIRED FOR THESE ACTIVITIES ON EACH LOT/PARCEL IN THE FUTURE.

WELLHEAD PROTECTION NOTE:
THIS DEVELOPMENT PROJECT FALLS WITHIN THE TRAVEL TIME CONTOURS OF A PROTECTED (POTABLE) WELLHEAD. CONTRACTORS SHALL BE RESPONSIBLE FOR REPORTING SPILLS OF POTENTIALLY HAZARDOUS SUBSTANCES (I.E. GASOLINE, DIESEL FUEL, HYDRAULIC FLUID, CLEANING PRODUCTS, CHEMICALS, ETC.) TO THE APPROPRIATE STATE (FDEP STATE WARNING POINT 1-800-320-0519) AND LOCAL (ECUA-EMERALD COAST UTILITIES AUTHORITY 850-320-0519 AND ESCAMBIA COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH 850-595-6712) AGENCIES.

A PRELIMINARY PLAT OF MULDOON POINTE A 33 LOT SUBDIVISION BEING A SUBDIVISION OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA. December 2021

GLENWOOD SUBDIVISION
(PLAT BOOK 18, PAGE 16) BLOCK "A"

01-25-31-4600-026-001
KATHERINE EUBANKS
4857 GENEVIVE CT
PENSACOLA, FLORIDA 32526

01-25-31-4600-025-001
PHILIP & LORNA KETCH
4851 GENEVIVE CT
PENSACOLA, FLORIDA 32526

01-25-31-4303-000-003
CHRISTIAN GATES, ANDREA WELLS
& AMANDA WILLIAMS
5806 MULDOON ROAD
PENSACOLA, FLORIDA 32526

01-25-31-4303-000-002
RONALD SIMS
5804 MULDOON ROAD
PENSACOLA, FLORIDA 32526

01-25-31-2900-004-001
ESCAMBIA COUNTY
221 PALAFOX PLACE, SUITE 420
PENSACOLA, FLORIDA 32502
LOCATION:
5809 VESTAVIA LANE
PENSACOLA, FLORIDA 32526

APPARENT 4.56' HATUS BETWEEN
O.R. BOOK 1617, PG 686 &
O.R. BOOK 2378, PG 500

APPARENT 4.56' HATUS BETWEEN
O.R. BOOK 3278, PG 867 &
O.R. BOOK 2378, PG 500

APPARENT 4.22' HATUS BETWEEN
O.R. BOOK 3278, PG 867 &
O.R. BOOK 2378, PG 500

TREE PROTECTION NOTE:
THERE ARE NO HERITAGE TREES LOCATED ON THE PROJECT SITE OR ARE SCHEDULED FOR REMOVAL.

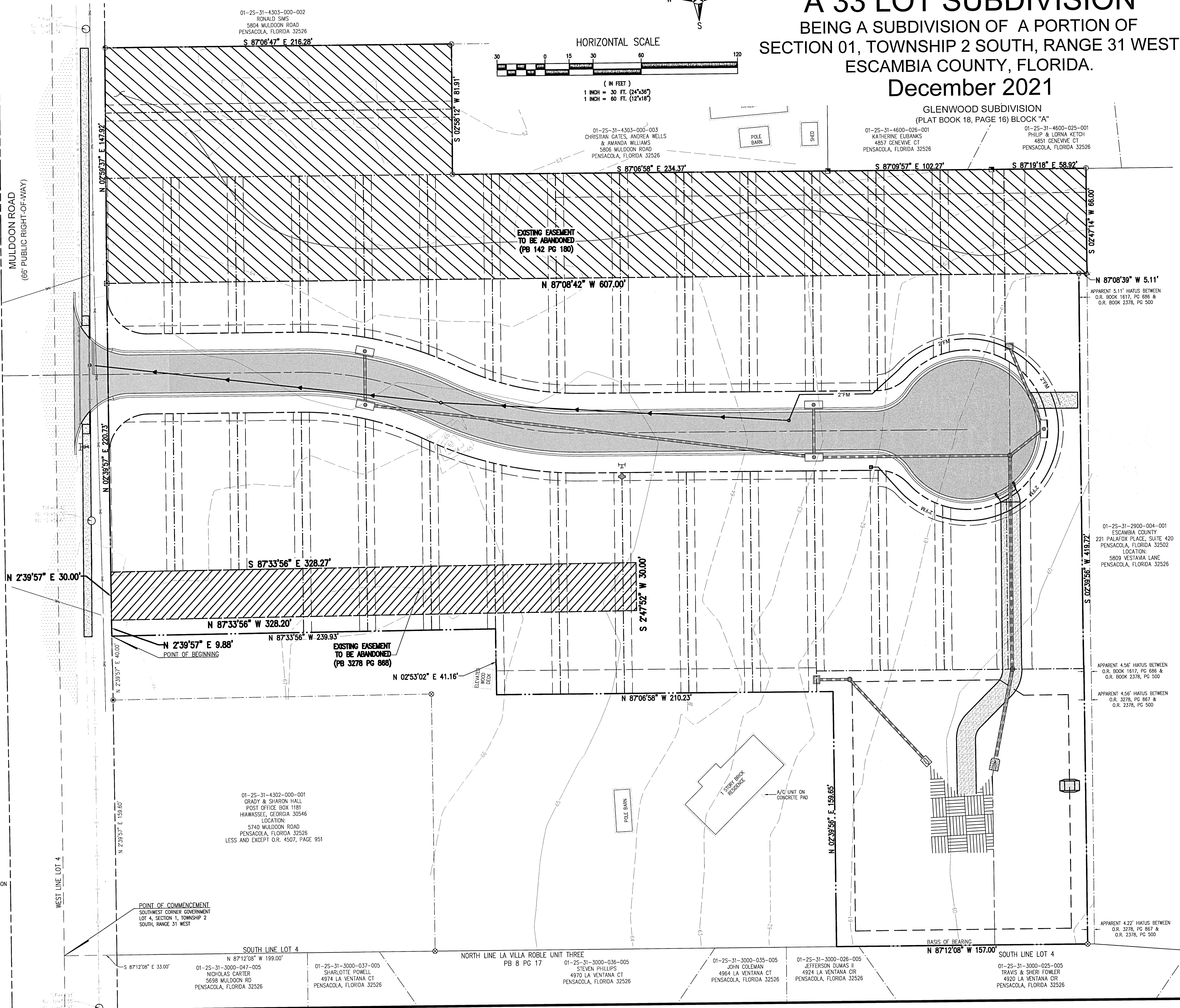
LAND DISTURBING NOTE:
ALL TREES ARE TO REMAIN ONSITE AND ALL LAND DISTURBING ACTIVITIES, INCLUDING THE PLACEMENT OF FILL/FILL MATERIALS, GRADING, EXCAVATING, ETC. SHALL NOT OCCUR UNTIL SUCH TIME AS APPROPRIATE PLANS, PLAT, & PERMIT(S) ARE ISSUED FOR THE PROPOSED WORK.

LOW PRESSURE SEWER NOTE:
LOTS 14-21 TO HAVE SANITARY SEWER SERVICE VIA A LOW PRESSURE FORCE MAIN.

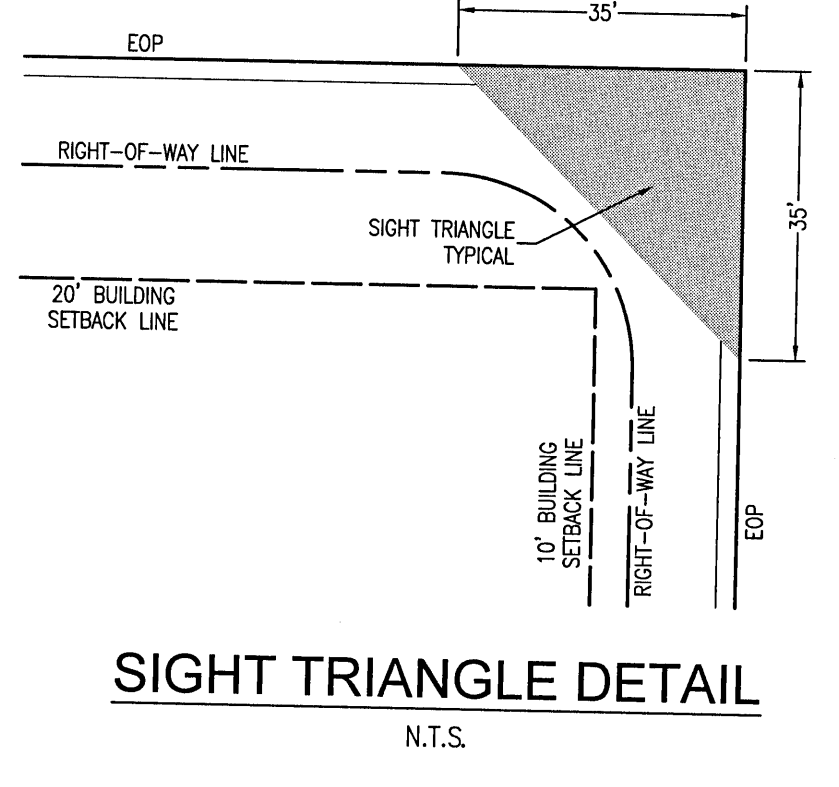
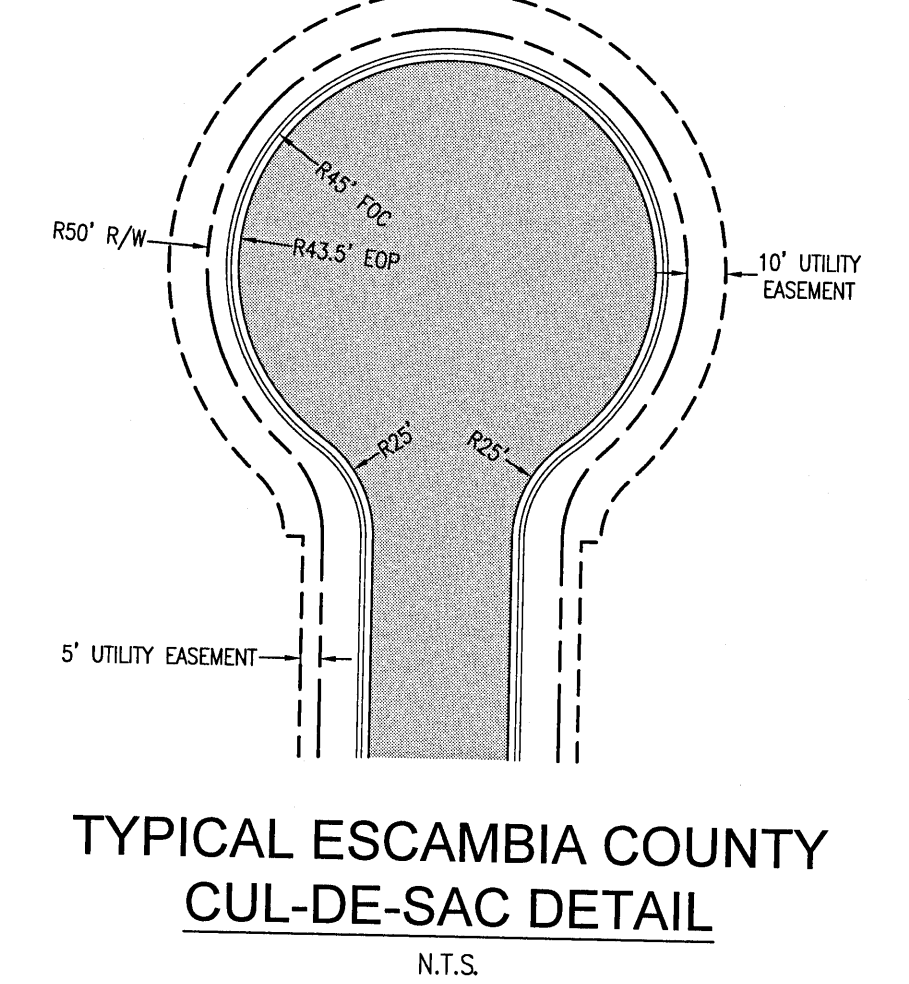
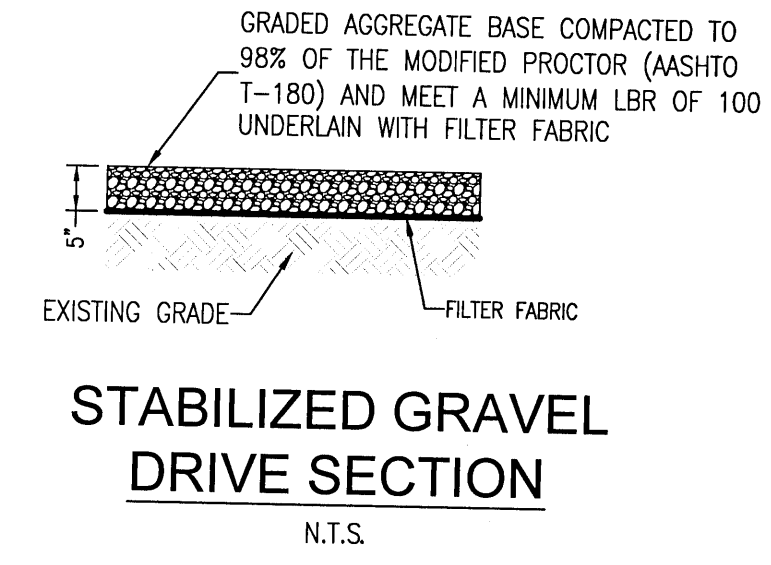
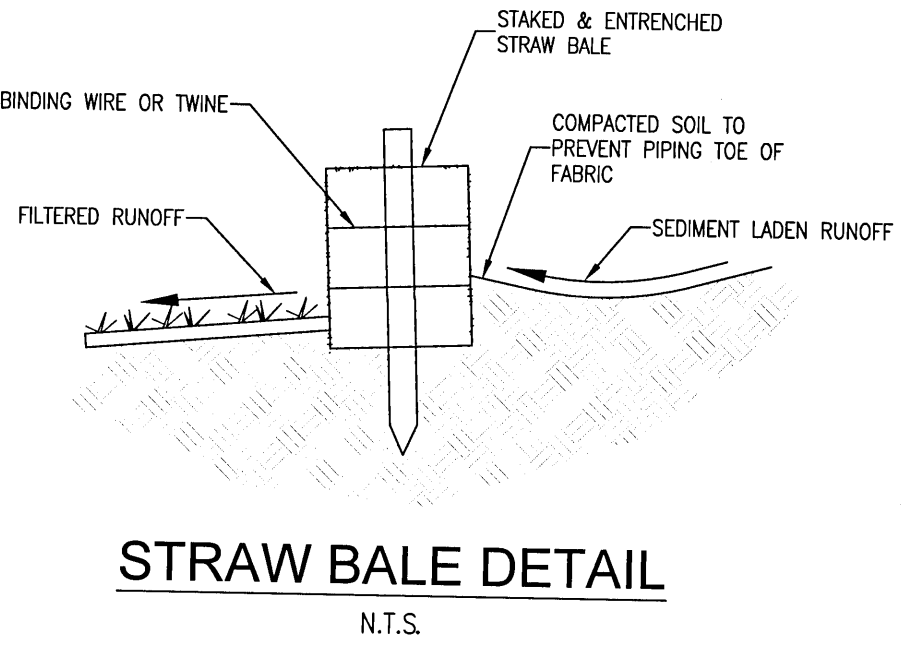
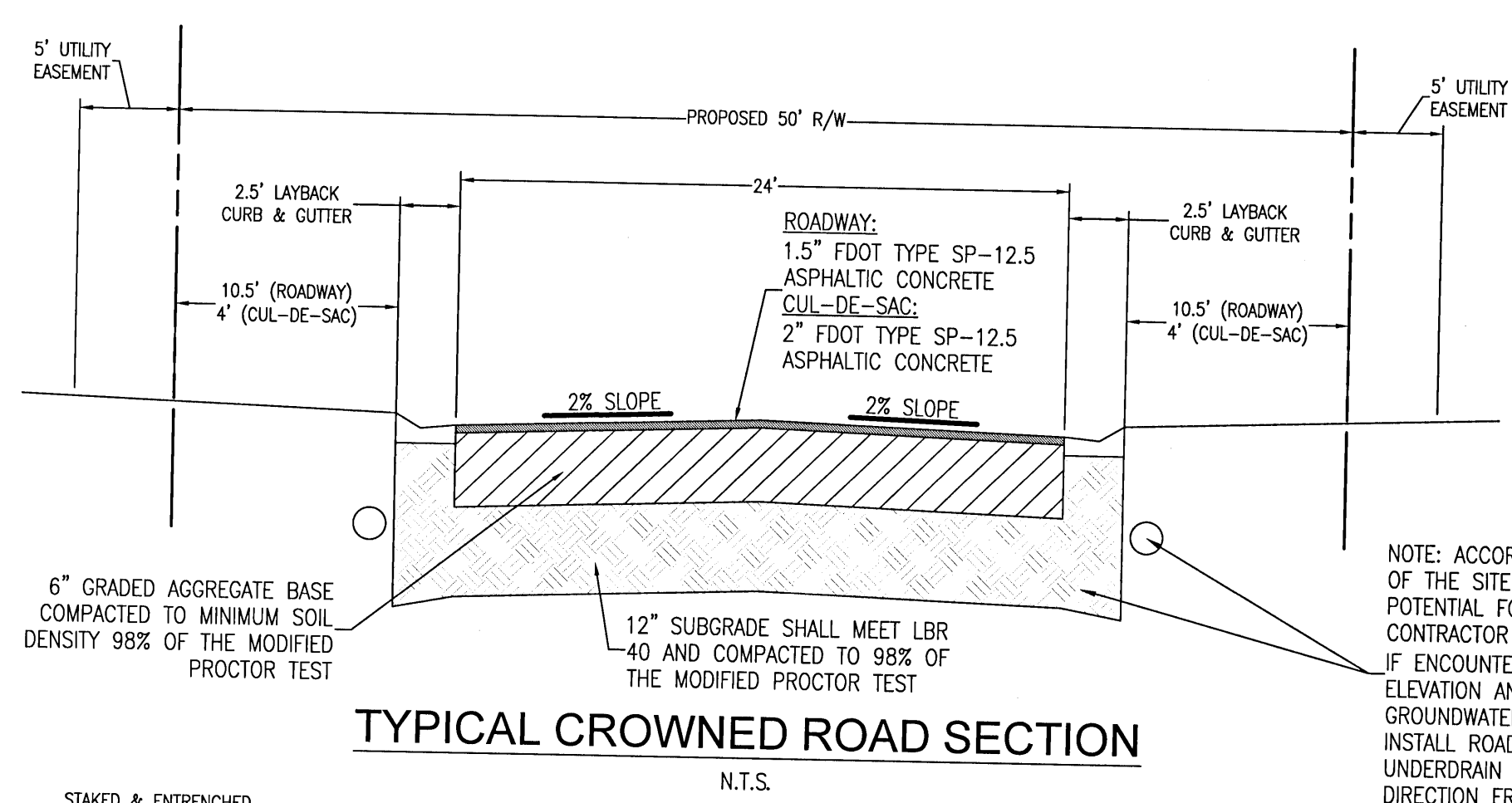
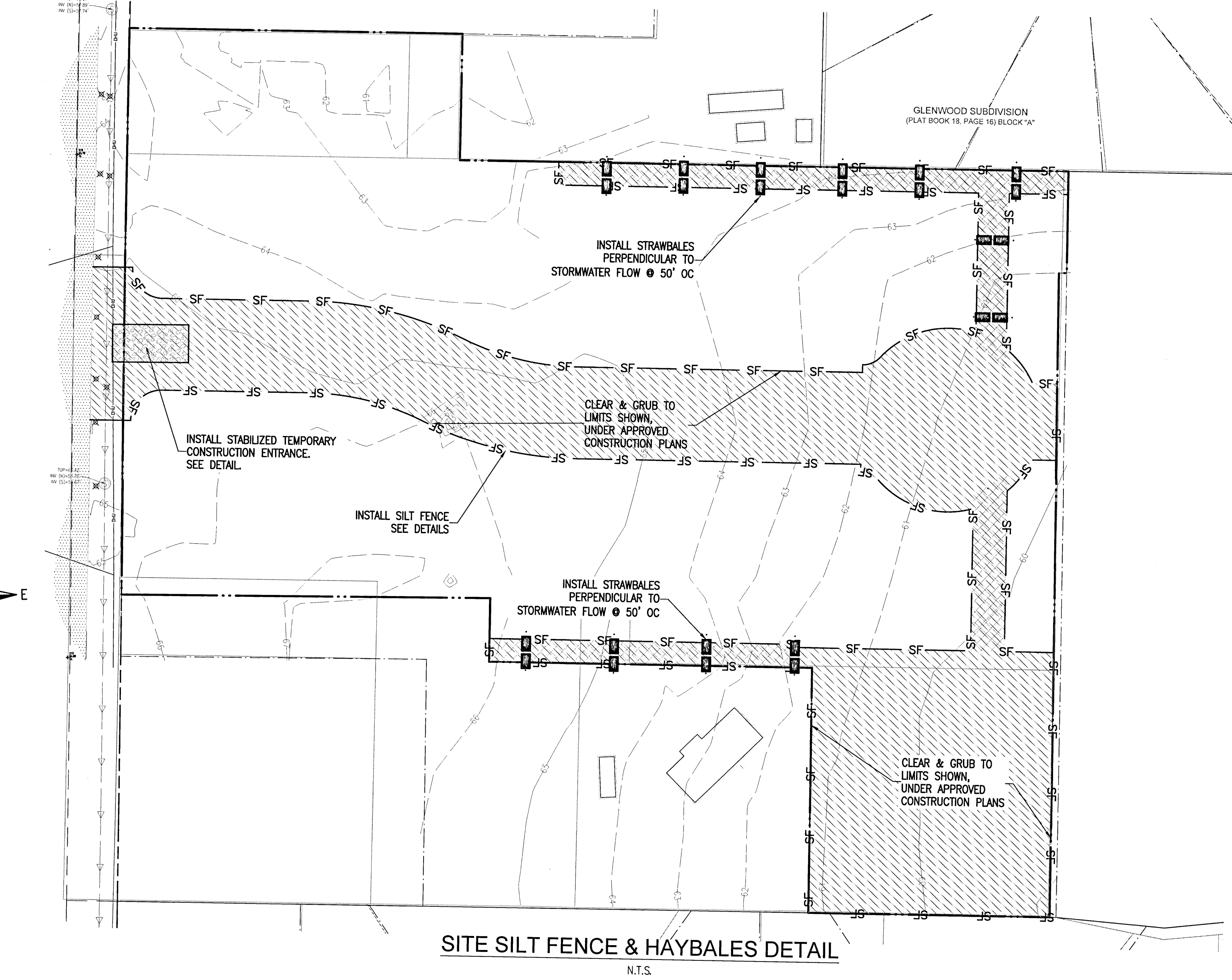
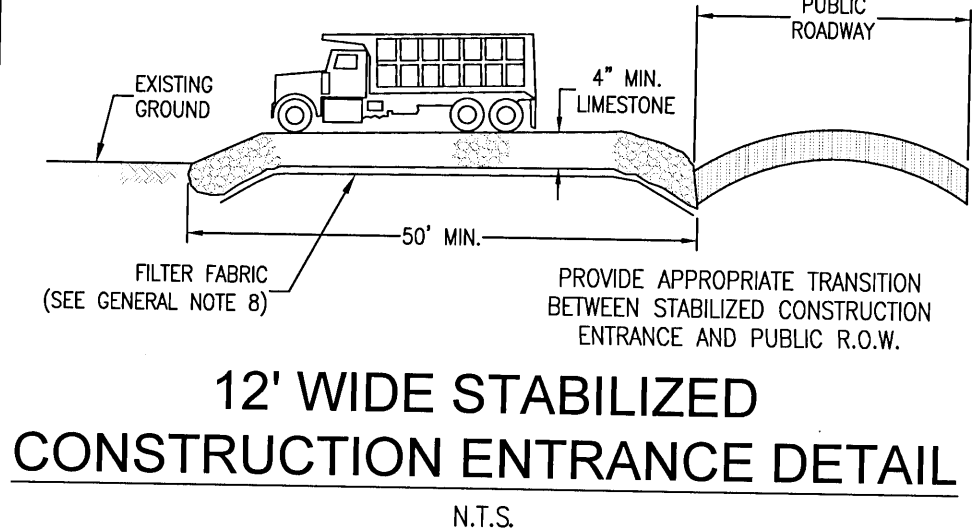
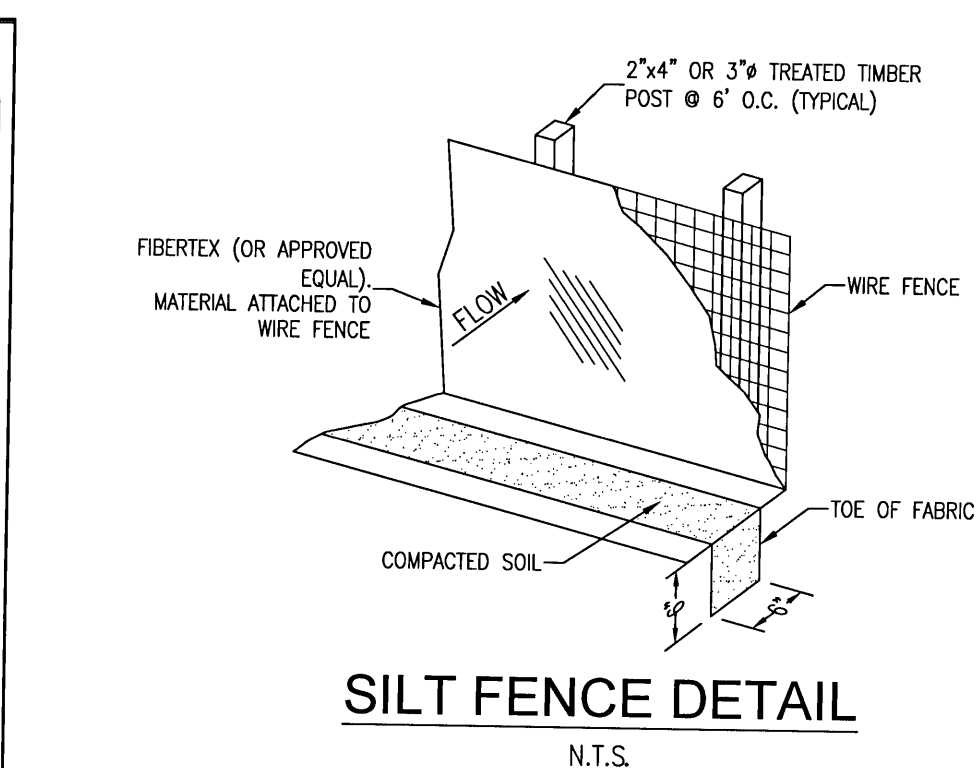
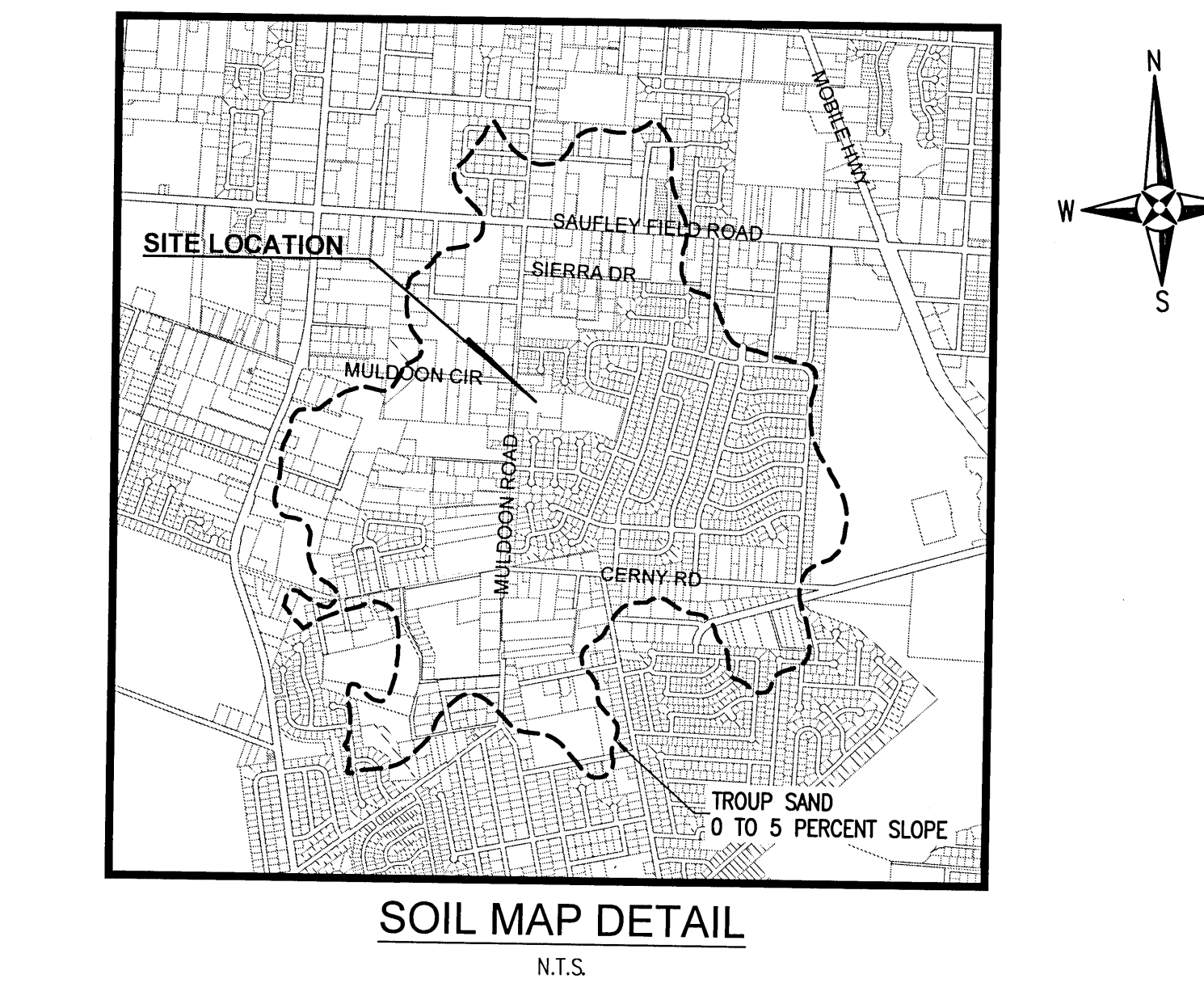
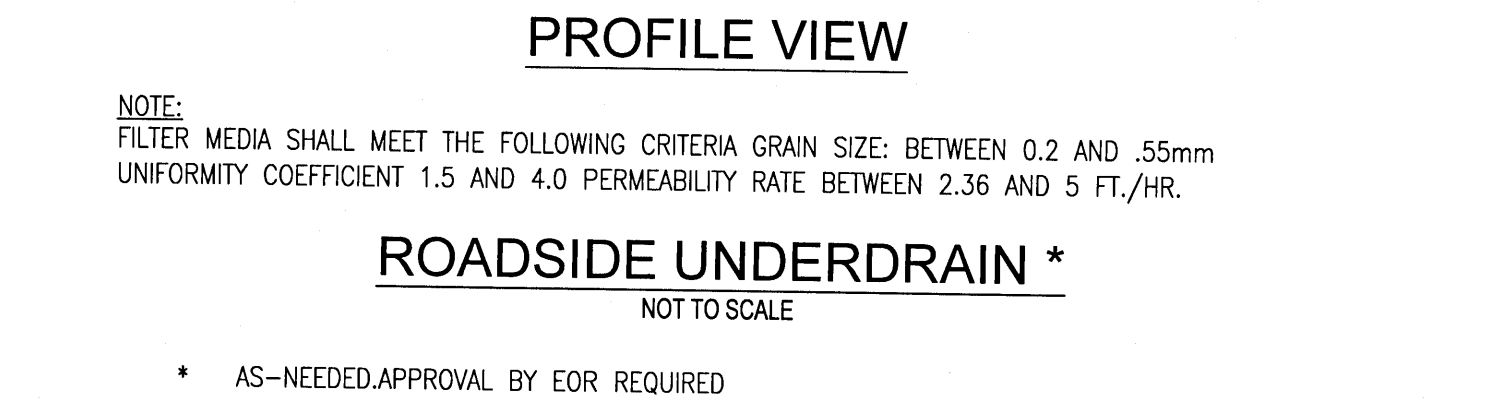
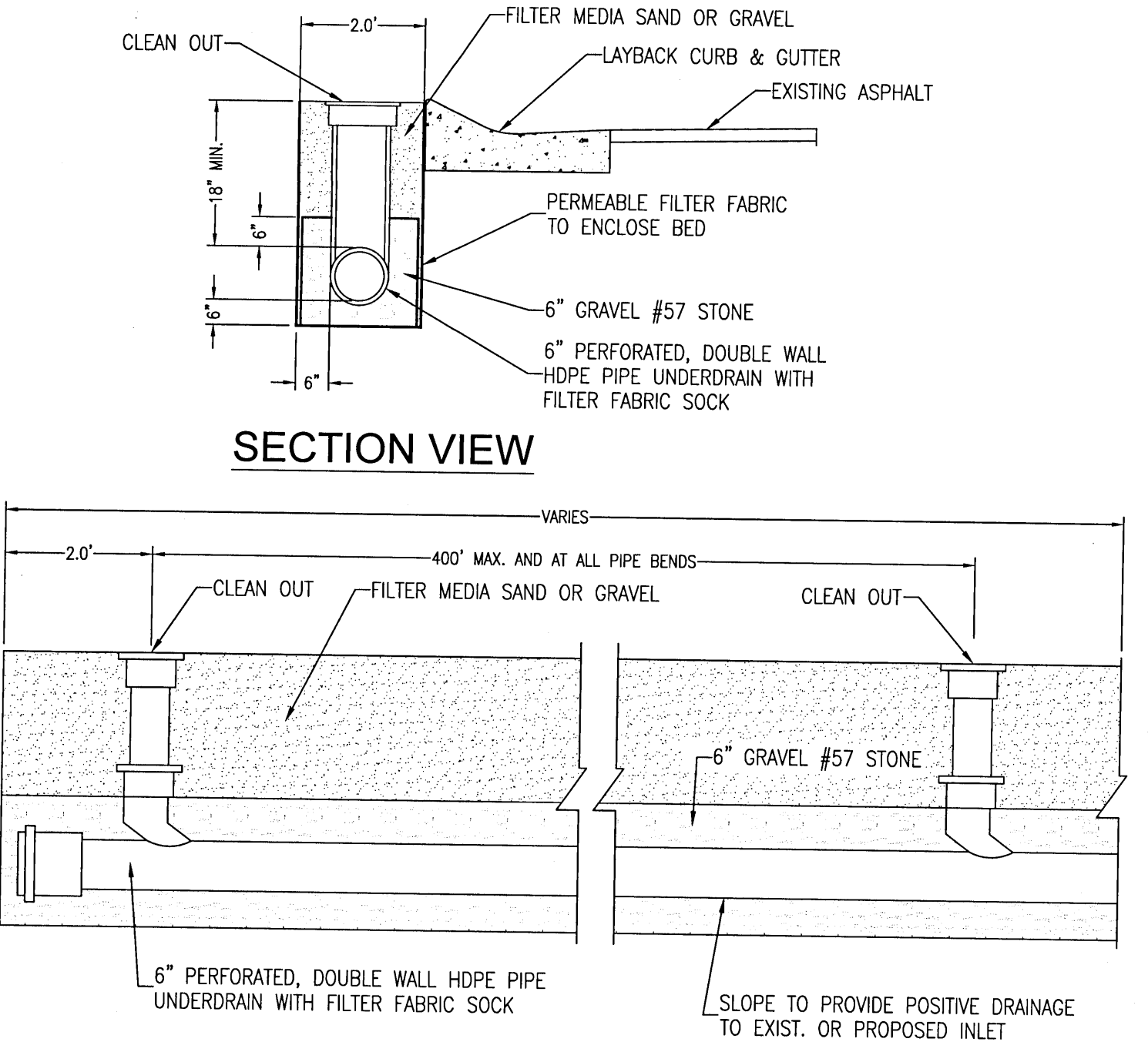
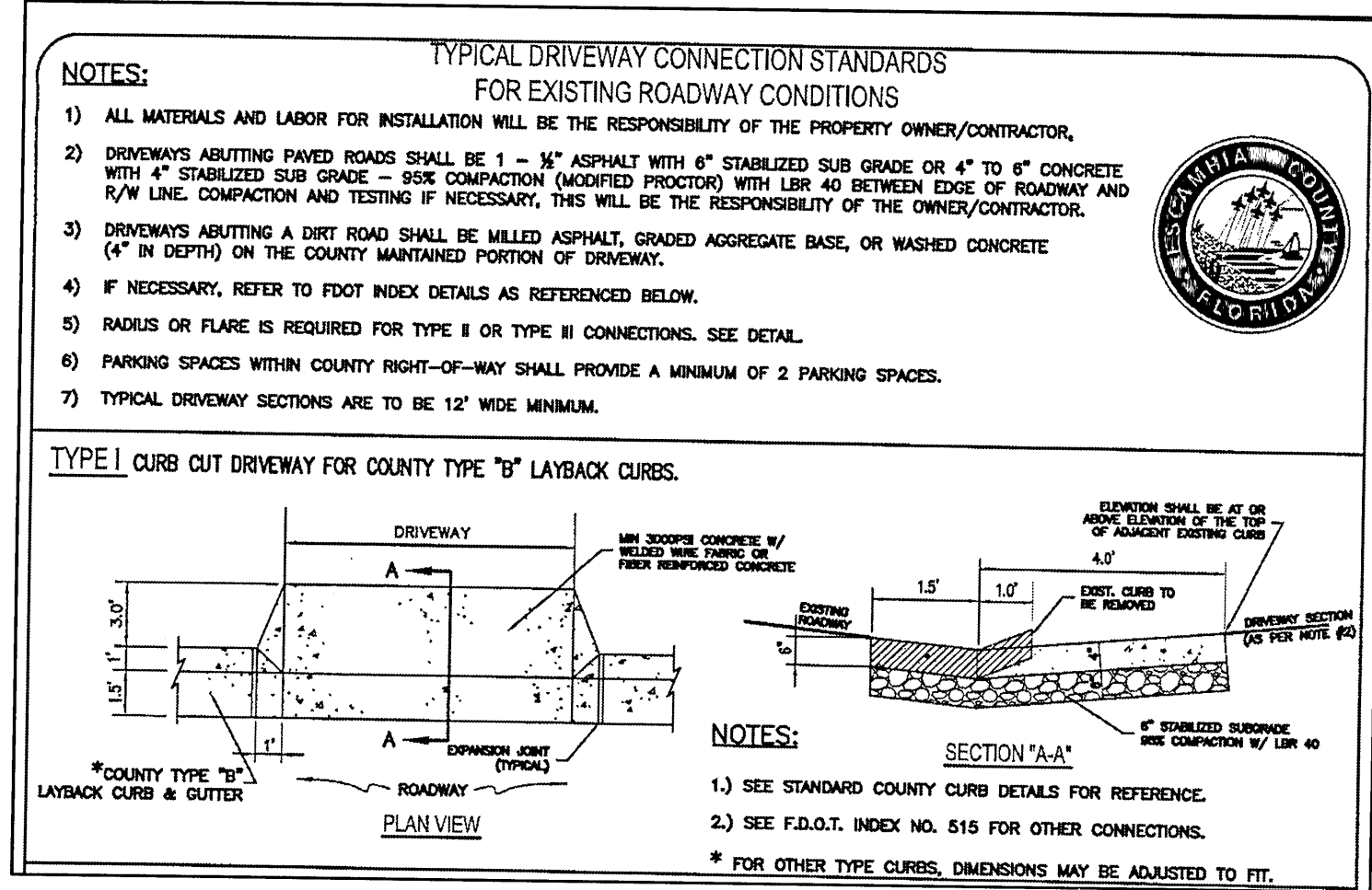
SOILS NOTE:
THE PROPERTY SOILS ACCORDING TO THE USDA SOIL CLASSIFICATION SYSTEM IS TROUP SAND, 0 TO 5 PERCENT SLOPES.

LEGEND:

- | | | | |
|---|---------------------------------------------|-----|----------------------------------------|
| ⊙ | SET 1/2" DIA CAPPED IRON ROD (No. 7916) | —○— | DENOTES OVERHEAD UTILITY LINE |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 3774) | —○— | DENOTES 8" WATER MAIN |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 1035) | —○— | DENOTES SANITARY SEWER MAIN |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 7312) | —○— | DENOTES CONTOUR LINE (1" INTERVALS) |
| ⊙ | FOUND 1/2" DIA CAPPED IRON ROD (No. 6049) | —○— | DENOTES STORMWATER TYPE A INLET |
| ⊙ | FOUND 1/2" DIA IRON ROD (UNNUMBERED) | —○— | DENOTES STORMWATER JUNCTION BOX |
| ⊙ | FOUND 3/4" IRON PIPE (UNNUMBERED) | —○— | DENOTES STORMWATER MITERED END SECTION |
| ⊙ | FOUND 1" IRON PIPE (UNNUMBERED) | —○— | DENOTES FLOW ARROW |
| ⊙ | FOUND 1 1/2" IRON PIPE (UNNUMBERED) | —○— | DENOTES POINT OF CURVATURE |
| ⊙ | FOUND 2" IRON PIPE (UNNUMBERED) | —○— | DENOTES POINT OF REVERSE CURVATURE |
| ⊙ | SET NAIL AND DISK IN TOP OF WOOD POST | —○— | DENOTES POINT OF INTERSECTION |
| ⊙ | FOUND 3"x3" CONCRETE MONUMENT (UNNUMBERED) | —○— | DENOTES POINT OF TANGENCY |
| ⊙ | FOUND 3"x4" CONCRETE MONUMENT (UNNUMBERED) | —○— | DENOTES RADIUS POINT |
| ⊙ | FOUND 4"x4" CONCRETE MONUMENT (No. 7312) | —○— | DENOTES CORRUGATED METAL PIPE |
| ⊙ | DENOTES LINE SHOWN NOT TO SCALE | —○— | DENOTES CORRUGATED PLASTIC PIPE |
| ⊙ | DENOTES WOOD UTILITY POLE | —○— | DENOTES DIAMETER |
| ⊙ | DENOTES GUY WIRE ANCHOR POINT | —○— | DENOTES CURVE NUMBER (SEE TABLE) |
| ⊙ | DENOTES LIGHT POLE | —○— | DENOTES NUMBER |
| ⊙ | DENOTES METAL LIGHT POLE | —○— | |
| ⊙ | DENOTES METAL LIGHT POLE WITH CONCRETE BASE | —○— | |
| ⊙ | DENOTES CHAIN LINK FENCE | —○— | |
| ⊙ | DENOTES WOOD PANEL FENCE | —○— | |
| ⊙ | DENOTES WELL PUMP | —○— | |
| ⊙ | DENOTES HOSE BIB | —○— | |
| ⊙ | DENOTES WATER METER | —○— | |
| ⊙ | DENOTES SEWER MANHOLE | —○— | |
| ⊙ | DENOTES CLEANOUT | —○— | |
| ⊙ | DENOTES SATELLITE DISH | —○— | |
| ⊙ | DENOTES MAIL BOX | —○— | |
| ⊙ | DENOTES FLAG POLE | —○— | |
| ⊙ | DENOTES LOT NUMBER | —○— | |
| ⊙ | DENOTES AIR CONDITIONER | —○— | |
| ⊙ | DENOTES MORE OR LESS | —○— | |
| ⊙ | DENOTES NOT TO SCALE | —○— | |
| ⊙ | DENOTES NUMBER | —○— | |
| ⊙ | OFFICIAL RECORDS BOOK | —○— | |
| ⊙ | DENOTES PAGE | —○— | |
| ⊙ | DENOTES RIGHT-OF-WAY | —○— | |



ENGINEER'S CERTIFICATE
I, PAUL A. BATTLE, HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN WAS OBTAINED FROM A VISUAL INSPECTION OF THE PROPERTY, AND THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT.
PAUL A. BATTLE, P.E.
PROFESSIONAL ENGINEER No. 53126
This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.



FLOOD ZONE NOTE:
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 1-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 12033C0355G, MAP REVISION DATED SEPTEMBER 29, 2006

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. W. 11th Ave., Suite 300
Panama City, Florida 32401
Telephone 850.438.0400 Fax 850.438.0448
EE 00009657

A PRELIMINARY PLAT OF
MULDOON POINTE
A 36 LOT SUBDIVISION
OF A PORTION OF SECTION 01, TOWNSHIP 2 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

ENGINEER'S CERTIFICATE
I, PAUL A. BATTLE, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NO. 653126, AND THAT I AM THE DESIGNER OF THE ABOVE PROJECT. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND AM Satisfied THAT THEY COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE DESIGNER OF RECORD FOR THE MULDOON POINTE SUBDIVISION.

PAUL A. BATTLE, P.E.
PROFESSIONAL ENGINEER No. 653126

SEAL

PAUL A. BATTLE, P.E.
PROFESSIONAL ENGINEER No. 653126

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

SHEET 4 OF 4