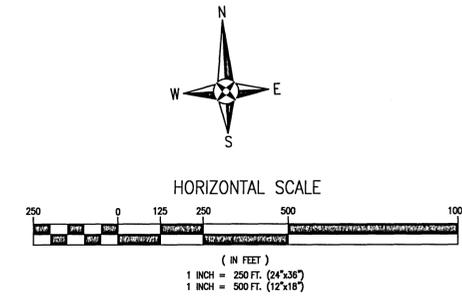


REVISED MASTER PLAN OF BRIDLEWOOD

BEING A PORTION OF SECTIONS 8, 9, AND 16, TOWNSHIP 1S, RANGE 31WEST AND A RESUBDIVISION OF PORTIONS OF PLAT BOOK 19, PAGE 21-21H ESCAMBIA COUNTY, FLORIDA

May 19, 2021

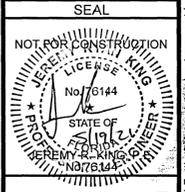


RBA
REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone 850 438-0400 Fax 850 438-0448
 E330000007

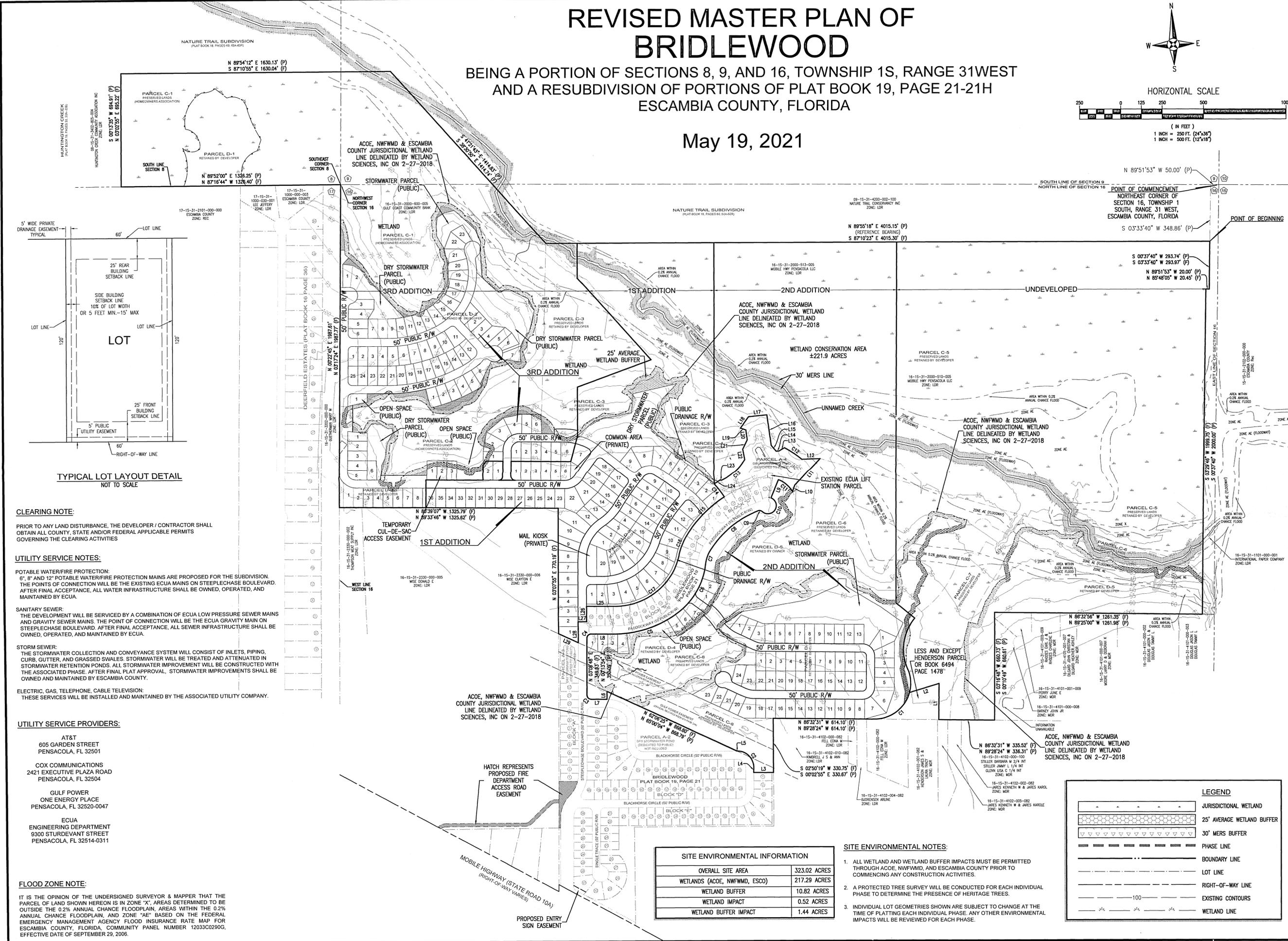
REVISED
 MASTERPLAN

Bridlewood
 A 247 LOT SUBDIVISION
 STEEPLECHASE BOULEVARD
 AND MOBILE HIGHWAY
 ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION



Dr. By: CBD
 Ck By: JRK
 Job No.: 2017.274
 Date: 5/19/2021
 DRAWING No.



CLEARING NOTE:
 PRIOR TO ANY LAND DISTURBANCE, THE DEVELOPER / CONTRACTOR SHALL OBTAIN ALL COUNTY, STATE AND/OR FEDERAL APPLICABLE PERMITS GOVERNING THE CLEARING ACTIVITIES

UTILITY SERVICE NOTES:
POTABLE WATER/FIRE PROTECTION:
 6", 8" AND 12" POTABLE WATER/FIRE PROTECTION MAINS ARE PROPOSED FOR THE SUBDIVISION. THE POINTS OF CONNECTION WILL BE THE EXISTING ECUA MAINS ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL WATER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

SANITARY SEWER:
 THE DEVELOPMENT WILL BE SERVICED BY A COMBINATION OF ECUA LOW PRESSURE SEWER MAINS AND GRAVITY SEWER MAINS. THE POINT OF CONNECTION WILL BE THE ECUA GRAVITY MAIN ON STEEPLECHASE BOULEVARD. AFTER FINAL ACCEPTANCE, ALL SEWER INFRASTRUCTURE SHALL BE OWNED, OPERATED, AND MAINTAINED BY ECUA.

STORM SEWER:
 THE STORMWATER COLLECTION AND CONVEYANCE SYSTEM WILL CONSIST OF INLETS, PIPING, CURB, GUTTER, AND GRASSED SWALES. STORMWATER WILL BE TREATED AND ATTENUATED IN STORMWATER RETENTION PONDS. ALL STORMWATER IMPROVEMENTS WILL BE CONSTRUCTED WITH THE ASSOCIATED PHASE. AFTER FINAL PLAT APPROVAL, STORMWATER IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY ESCAMBIA COUNTY.

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

UTILITY SERVICE PROVIDERS:

AT&T
 605 GARDEN STREET
 PENSACOLA, FL 32501

COX COMMUNICATIONS
 2421 EXECUTIVE PLAZA ROAD
 PENSACOLA, FL 32504

GULF POWER
 ONE ENERGY PLACE
 PENSACOLA, FL 32520-0047

ECUA
 ENGINEERING DEPARTMENT
 9300 STURDEVANT STREET
 PENSACOLA, FL 32514-0311

FLOOD ZONE NOTE:
 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 12033C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA	323.02 ACRES
WETLANDS (ACOE, NFWMD, ESCO)	217.29 ACRES
WETLAND BUFFER	10.82 ACRES
WETLAND IMPACT	0.52 ACRES
WETLAND BUFFER IMPACT	1.44 ACRES

SITE ENVIRONMENTAL NOTES:

- ALL WETLAND AND WETLAND BUFFER IMPACTS MUST BE PERMITTED THROUGH ACOE, NFWMD, AND ESCAMBIA COUNTY PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- A PROTECTED TREE SURVEY WILL BE CONDUCTED FOR EACH INDIVIDUAL PHASE TO DETERMINE THE PRESENCE OF HERITAGE TREES.
- INDIVIDUAL LOT GEOMETRIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING EACH INDIVIDUAL PHASE. ANY OTHER ENVIRONMENTAL IMPACTS WILL BE REVIEWED FOR EACH PHASE.

LEGEND

	JURISDICTIONAL WETLAND
	25' AVERAGE WETLAND BUFFER
	30' MERS BUFFER
	PHASE LINE
	BOUNDARY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EXISTING CONTOURS
	WETLAND LINE

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