

# 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

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES) (PROJECT NO. 2017.274)

ALL OF PARCELS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, D-1, D-2, D-3, D-4, & D-5 OF BRIDLEWOOD AS RECORDED IN PLAT BOOK 19 AT PAGES 21, 21A - 21H OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 86°57'06" WEST ALONG THE NORTH LINE OF SAID SECTION 16 FOR A DISTANCE OF 50.24 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 03°33'40" WEST ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF BRIDLEWOOD, AS RECORDED IN PLAT BOOK 19 AT PAGES 21, 21A - 21H OF THE PUBLIC RECORDS OF SAID COUNTY FOR A DISTANCE OF 349.00 FEET TO THE NORTHEAST CORNER OF SAID BRIDLEWOOD ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE PROCEED SOUTH 03°33'40" WEST ALONG THE EAST LINE OF SAID BRIDLEWOOD FOR A DISTANCE OF 293.97 FEET; THENCE PROCEED NORTH 85°48'05" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 20.45 FEET; THENCE PROCEED SOUTH 03°29'46" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1999.75 FEET; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 86°32'56" WEST ALONG THE SOUTH LINE OF SAID BRIDLEWOOD FOR A DISTANCE OF 1261.35 FEET; THENCE PROCEED SOUTH 03°16'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 660.73 FEET; THENCE PROCEED NORTH 86°32'31" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 335.52 FEET; THENCE PROCEED NORTH 03°28'46" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 221.27 FEET; THENCE PROCEED SOUTH 75°48'27" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 187.54 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWEST, SAID CURVE HAVING A RADIUS OF 219.99 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVED SOUTH LINE FOR AN ARC DISTANCE OF 288.55 FEET (DELTA ANGLE = 75°09'05", CHORD DISTANCE = 268.30 FEET, CHORD BEARING = SOUTH 55°40'07" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 86°32'31" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 614.10 FEET; THENCE PROCEED SOUTH 02°50'19" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.75 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED NORTH 87°00'46" WEST ALONG THE SOUTH LINE OF PARCEL C-8 OF SAID BRIDLEWOOD FOR A DISTANCE OF 120.08 FEET TO THE EAST RIGHT-OF-WAY (R/W) LINE OF BLACKHORSE CIRCLE (50' PUBLIC R/W); THENCE PROCEED NORTH 03°05'19" EAST ALONG SAID EAST R/W LINE AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 31.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 100.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVED R/W LINE AND SAID CURVED SOUTH LINE FOR AN ARC DISTANCE OF 157.15 FEET (DELTA ANGLE = 90°02'21", CHORD DISTANCE = 141.47 FEET, CHORD BEARING = NORTH 42°21'02" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 87°18'32" WEST ALONG SAID R/W LINE AND SAID SOUTH LINE FOR A DISTANCE OF 1.66 FEET; THENCE DEPARTING SAID R/W LINE PROCEED NORTH 62°06'25" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 888.80 FEET; THENCE PROCEED SOUTH 03°08'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 47.86 FEET TO THE NORTH R/W LINE OF THE AFORESAID BLACKHORSE CIRCLE; THENCE PROCEED NORTH 86°55'52" WEST ALONG SAID NORTH R/W LINE FOR A DISTANCE OF 94.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 39.30 FEET (DELTA ANGLE = 90°04'40", CHORD DISTANCE = 35.38 FEET, CHORD BEARING = NORTH 41°53'32" WEST) TO THE POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY R/W LINE OF STEEPLECHASE BOULEVARD (50' PUBLIC R/W); THENCE PROCEED NORTH 03°08'48" EAST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 349.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 39.27 FEET (DELTA ANGLE = 89°59'32", CHORD DISTANCE = 35.35 FEET, CHORD BEARING = NORTH 48°08'34" EAST) TO THE POINT OF TANGENCY SAID POINT BEING ON THE SOUTHEASTERLY R/W LINE OF PADDOCK WAY (50' PUBLIC R/W); THENCE PROCEED SOUTH 86°51'40" EAST ALONG SAID SOUTHEASTERLY R/W LINE FOR A DISTANCE OF 139.10 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 640.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 427.84 FEET (DELTA ANGLE = 38°18'40", CHORD DISTANCE = 420.01 FEET, CHORD BEARING = NORTH 17°35'00" EAST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 430.00 FEET; THENCE PROCEED NORTHERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 342.66 FEET (DELTA ANGLE = 45°39'29", CHORD DISTANCE = 333.66 FEET, CHORD BEARING = NORTH 32°03'47" EAST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 89.59 FEET (DELTA ANGLE = 25°39'58", CHORD DISTANCE = 88.84 FEET, CHORD BEARING = NORTH 22°04'34" EAST) TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 600.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 388.10 FEET (DELTA ANGLE = 36°52'11", CHORD DISTANCE = 378.47 FEET, CHORD BEARING = NORTH 53°17'09" EAST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 27.71 FEET (DELTA ANGLE = 63°30'31", CHORD DISTANCE = 26.31 FEET, CHORD BEARING = SOUTH 76°31'06" EAST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 50.00 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 174.63 FEET (DELTA ANGLE = 200°06'32", CHORD DISTANCE = 98.46 FEET, CHORD BEARING = NORTH 35°10'53" EAST); THENCE DEPARTING SAID SOUTHEASTERLY R/W LINE PROCEED NORTH 24°39'21" EAST ALONG THE NORTHWESTERLY LINE OF PARCEL D-5 OF THE AFORESAID BRIDLEWOOD FOR A DISTANCE OF 119.92 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 170.01 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 113.95 FEET (DELTA ANGLE = 38°24'11", CHORD DISTANCE = 111.83 FEET, CHORD BEARING = SOUTH 46°00'25" EAST); THENCE DEPARTING SAID NORTHWESTERLY LINE PROCEED NORTH 23°02'17" EAST ALONG THE NORTHWESTERLY LINE OF PARCEL C-6 OF SAID BRIDLEWOOD FOR A DISTANCE OF 43.42 FEET; THENCE PROCEED NORTH 45°41'29" EAST ALONG SAID NORTHWESTERLY LINE FOR A DISTANCE OF 226.12 FEET; THENCE DEPARTING SAID NORTHWESTERLY LINE PROCEED NORTH 88°47'39" WEST ALONG THE SOUTHERLY LINE OF PARCEL C-5 OF SAID BRIDLEWOOD FOR A DISTANCE OF 111.83 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 578.32 FEET; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 125.98 FEET (DELTA ANGLE = 12°28'52", CHORD DISTANCE = 125.73 FEET, CHORD BEARING = NORTH 52°59'04" WEST); THENCE PROCEED SOUTH 62°45'55" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 38.87 FEET; THENCE PROCEED SOUTH 88°53'43" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 16.59 FEET; THENCE PROCEED NORTH 36°29'09" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 46.21 FEET; THENCE PROCEED SOUTH 86°55'18" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 189.49 FEET; THENCE PROCEED SOUTH 86°55'18" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 111.88 FEET; THENCE PROCEED SOUTH 37°47'09" WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 85.78 FEET; THENCE DEPARTING SAID SOUTHERLY LINE PROCEED SOUTH 68°52'01" EAST ALONG THE EASTERLY LINE OF PARCEL C-4 OF THE AFORESAID BRIDLEWOOD FOR A DISTANCE OF 35.37 FEET; THENCE PROCEED SOUTH 04°35'21" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 60.98 FEET; THENCE PROCEED SOUTH 27°58'32" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 64.74 FEET; THENCE PROCEED SOUTH 08°16'19" EAST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 63.96 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 197.31 FEET (DELTA ANGLE = 34°35'30", CHORD DISTANCE = 194.33 FEET, CHORD BEARING = SOUTH 50°28'23" WEST); THENCE PROCEED NORTH 86°30'34" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 6.46 FEET; THENCE PROCEED SOUTH 59°48'27" WEST ALONG SAID EASTERLY LINE FOR A DISTANCE OF 43.84 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 820.00 FEET; THENCE DEPARTING SAID EASTERLY LINE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 100.31 FEET (DELTA ANGLE = 07°00'32", CHORD DISTANCE = 100.25 FEET, CHORD BEARING = SOUTH 34°33'23" EAST) TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 770.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 334.58 FEET (DELTA ANGLE = 24°53'47", CHORD DISTANCE = 331.96 FEET, CHORD BEARING = SOUTH 47°12'57" WEST) TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 370.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 126.34 FEET (DELTA ANGLE = 19°33'51", CHORD DISTANCE = 125.73 FEET, CHORD BEARING = SOUTH 25°01'27" WEST) TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 400.00 FEET; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 544.70 FEET (DELTA ANGLE = 78°01'20", CHORD DISTANCE = 503.58 FEET, CHORD BEARING = SOUTH 54°10'39" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED NORTH 86°51'40" WEST ALONG THE SOUTHEASTERLY LINE OF PARCEL D-3 OF THE AFORESAID BRIDLEWOOD FOR A DISTANCE OF 188.06 FEET; THENCE PROCEED SOUTH 03°07'55" WEST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 94.91 FEET TO THE NORTHERLY R/W LINE OF THE AFORESAID STEEPLECHASE BOULEVARD; THENCE PROCEED NORTH 86°51'40" WEST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID NORTHERLY R/W LINE PROCEED SOUTH 03°07'55" WEST ALONG THE WESTERLY R/W LINE OF SAID STEEPLECHASE BOULEVARD FOR A DISTANCE OF 128.57; THENCE DEPARTING SAID WESTERLY R/W LINE PROCEED NORTH 62°06'25" WEST ALONG THE SOUTHERLY LINE OF THE AFORESAID PARCEL D-3 FOR A DISTANCE OF 131.41 FEET TO THE WESTERLY LINE OF THE AFORESAID BRIDLEWOOD; THENCE DEPARTING SAID SOUTHERLY LINE PROCEED NORTH 03°07'55" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 770.19 FEET; THENCE PROCEED NORTH 86°39'07" WEST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 1325.79 FEET TO THE WEST LINE OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 03°17'24" EAST ALONG SAID WEST LINE OF SECTION 16 AND SAID WEST LINE OF BRIDLEWOOD FOR A DISTANCE OF 1987.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8 AND ALMOST BEARING THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE OF SECTION 16 PROCEED NORTH 87°16'44" WEST ALONG THE SOUTH LINE OF SAID SECTION 8 AND THE SOUTHERLY LINE OF BRIDLEWOOD FOR A DISTANCE OF 1326.40 FEET TO THE EAST LINE OF HUNTINGTON CREEK AS RECORDED IN PLAT BOOK 19 AT PAGES 33, 33A - 33B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID SOUTH LINE OF SECTION 8 AND SAID SOUTHERLY LINE OF BRIDLEWOOD PROCEED NORTH 03°02'55" EAST ALONG THE WEST LINE SAID BRIDLEWOOD AND SAID EAST LINE OF HUNTINGTON CREEK FOR A DISTANCE OF 695.22 FEET TO THE NORTHERLY LINE OF SAID BRIDLEWOOD AND THE SOUTHERLY LINE NATURE TRAIL SUBDIVISION AS RECORDED IN PLAT BOOK 18 AT PAGES 60, 60A - 60R OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID EASTERLY LINE OF HUNTINGTON CREEK AND SAID WESTERLY LINE OF BRIDLEWOOD PROCEED SOUTH 87°10'55" EAST ALONG SAID SOUTHERLY LINE OF NATURE TRAIL SUBDIVISION AND SAID NORTHERLY LINE OF BRIDLEWOOD FOR A DISTANCE OF 141.74 FEET; THENCE PROCEED SOUTH 38°30'34" WEST ALONG SAID SOUTHERLY LINE OF NATURE TRAIL SUBDIVISION AND SAID NORTHERLY LINE OF BRIDLEWOOD FOR A DISTANCE OF 4015.30 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 8, 9, & 16, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 323.02 ACRES MORE OR

OWNER AND DEVELOPER  
D.R. HORTON, INC.  
25366 PROFIT DRIVE  
DAFNE, AL 36526

68V BRIDLEWOOD (FL) 2019, LLC  
29891 WOODROW LANE SUITE 300  
SPANISH FORT, AL 36527

PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS P.S.M.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503

CIVIL ENGINEER

JEREMY R. KING, P.E.  
REBOL-BATTLE & ASSOCIATES, LLC  
2301 NORTH NINTH AVE., SUITE 300  
PENSACOLA, FL 32503

## SITE INFORMATION

PROPERTY REFERENCE NOS: 16-1S-31-2000-513-005;  
16-1S-31-2000-510-005;  
16-1S-31-2000-600-005

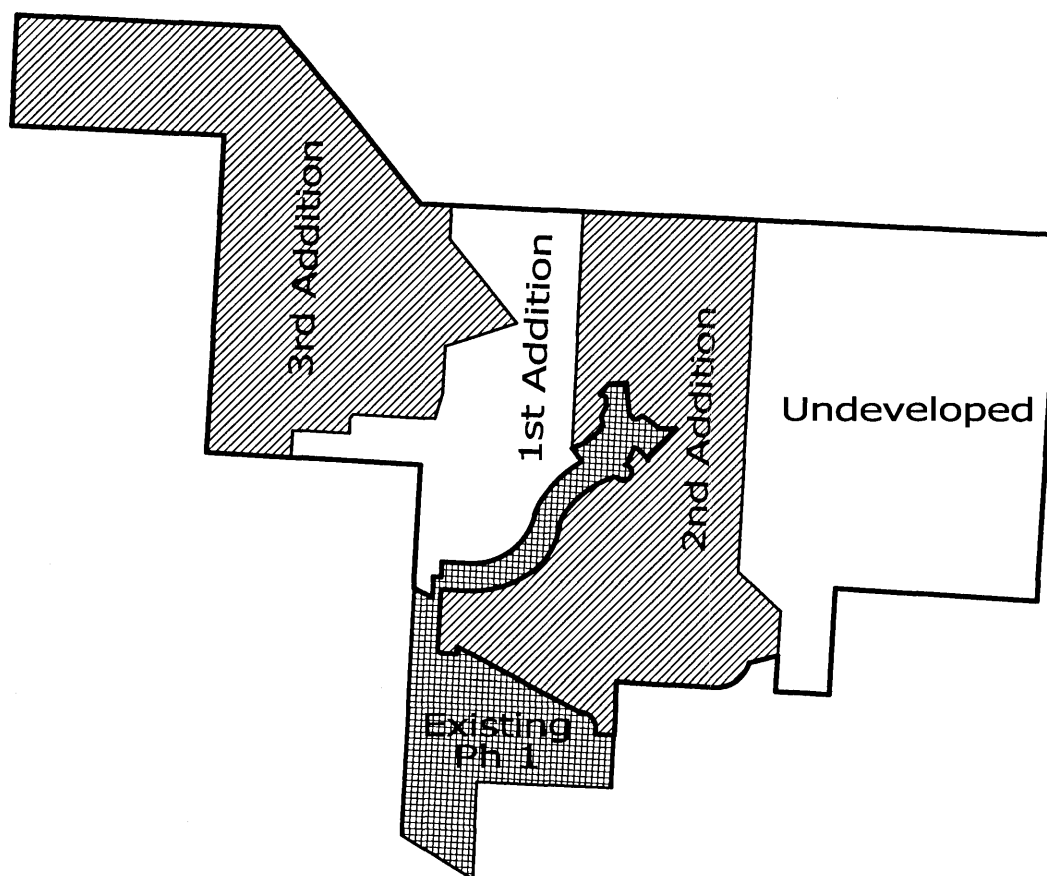
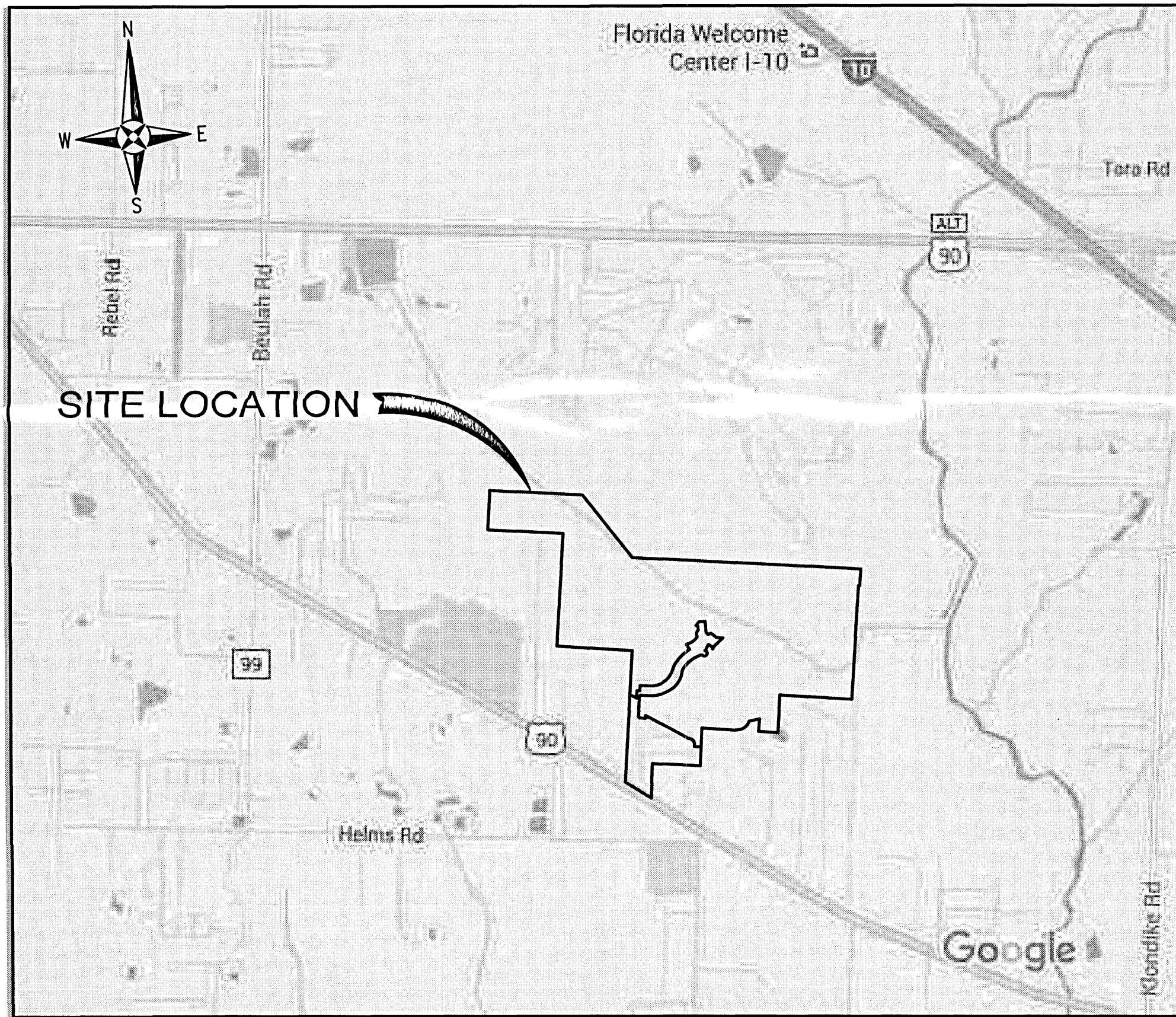
PROPERTY ADDRESS: STEEPLECHASE BOULEVARD

TOTAL SITE AREA: 323.02 ACRES

ZONING DISTRICT: LDR

FUTURE LAND USE: MU-S

PROPOSED MINIMUM LOT WIDTH: 60'



PHASE MAP  
NTS

LOT CALCULATIONS		
ADDITION	No. OF RESIDENTIAL LOTS	ACREAGE
1ST ADDITION	87	43.25
2ND ADDITION	69	82.87
3RD ADDITION	91	91.98
UNDEVELOPED	0	104.92
TOTAL	247	323.02

CONSTRUCTION SCHEDULE	
ADDITION	ESTIMATED DATE
1ST ADDITION	2019
2ND ADDITION	2021
3RD ADDITION	2020

## SEC. 3-2.5 LOW DENSITY RESIDENTIAL DISTRICT (LDR).

- DENSITY: A MAXIMUM OF FOUR DWELLING UNITS PER ACRE.
- FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 FOR ALL USES.
- STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.
- LOT AREA: NO MINIMUM LOT AREA UNLESS PRESCRIBED BY USE.
- LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 60 FEET AT THE STREET RIGHT-OF-WAY FOR ALL OTHER LOTS.
- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
- STRUCTURE SETBACKS: FOR ALL PRINCIPAL STRUCTURES, MINIMUM SETBACKS ARE:
  - FRONT AND REAR: TWENTY-FIVE FEET IN THE FRONT AND REAR.
  - SIDES: ON EACH SIDE, FIVE FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.
  - CORNER LOTS: WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK

## LEGEND:

(F) DENOTES FIELD INFORMATION  
(NP) DENOTES NOT PROVIDED ON PLAT  
(P) DENOTES PLAT INFORMATION

CURVE TABLE (F)					
CURVE No.	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
C1	219.99'	288.55'	75°08'50"	268.30'	S 55°40'07" W
C2	100.00'	157.14'	90°02'21"	141.47'	N 42°21'02" W
C3	25.00'	39.30'	90°04'40"	35.38'	N 41°53'32" W
C4	25.00'	39.27'	89°59'32"	35.35'	N 48°08'34" E
C5	640.00'	427.84'	38°18'40"	420.01'	N 73°59'00" E
C6	430.00'	342.66'	45°39'29"	333.66'	S 32°03'47" E
C7	200.00'	89.59'	25°39'58"	88.84'	N 22°04'34" E
C8	600.00'	386.10'	36°52'11"	379.47'	N 53°17'09" E
C9	25.00'	27.71'	63°30'31"	26.31'	S 76°31'06" E
C10	50.00'	174.63'	200°06'32"	98.46'	N 35°10'53" E
C11	170.01'	113.95'	38°24'11"	111.83'	S 46°00'25" E
C12	578.32'	125.98'	12°28'52"	125.73'	N 52°59'04" E
C13	326.62'	197.31'	34°35'30"	194.33'	S 50°28'23" W
C14	820.00'	100.33'	7°00'32"	100.25'	S 34°33'23" E
C15	770.00'	334.58'	24°53'47"	331.96'	S 47°12'57" W
C16	370.00'	126.34'	19°33'51"	125.73'	S 25°01'27" W
C17	400.00'	544.70'	78°01'20"	503.58'	S 54°10'39" W

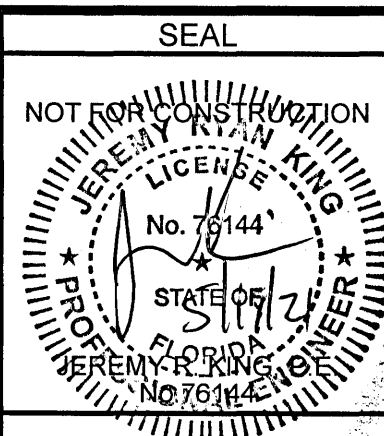
CURVE TABLE (P)					
CURVE No.	RADIUS	LENGTH	DELTA ANGLE	CHORD	CHORD BEARING
C1	219.99'	288.55'	75°08'50"	NP	NP
C2	100.00'	157.14'	90°01'54"	NP	NP
C3	25.00'	39.27'	90°00'00"	35.36'	S 44°46'06" E
C4	25.00'	39.27'	90°00'00"	35.36'	S 45°13'54" W
C5	640.00'	427.84'	38°17'38"	NP	NP
C6	430.00'	342.66'	45°41'13"	333.66'	N 29°05'40" E
C7	200.00'	89.53'	25°38'55"	88.78'	S 19°04'31" W
C8	600.00'	386.24'	36°52'58"	379.60'	S 50°20'27" W
C9	25.00'	28.09'	64°22'20"	26.63'	N 79°01'53" W
C10	50.00'	176.17'	201°52'50"	98.18'	N 32°12'51" E
C11	170.01'	114.30'	38°31'11"	NP	NP
C12	578.32'	125.97'	12°28'50"	125.73'	S 55°56'57" E
C13	326.62'	197.31'	34°35'28"	194.33'	N 47°28'30" E
C14	820.00'	100.33'	7°00'36"	NP	NP
C15	770.00'	330.26'	24°32'34"	NP	NP
C16	370.00'	126.62'	19°36'27"	126.00'	NP
C17	400.00'	544.12'	77°51'25"	503.13'	NP

**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  
ED 00069687

REVISED  
MASTER PLAN

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

REVISION		DATE	
No.			



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

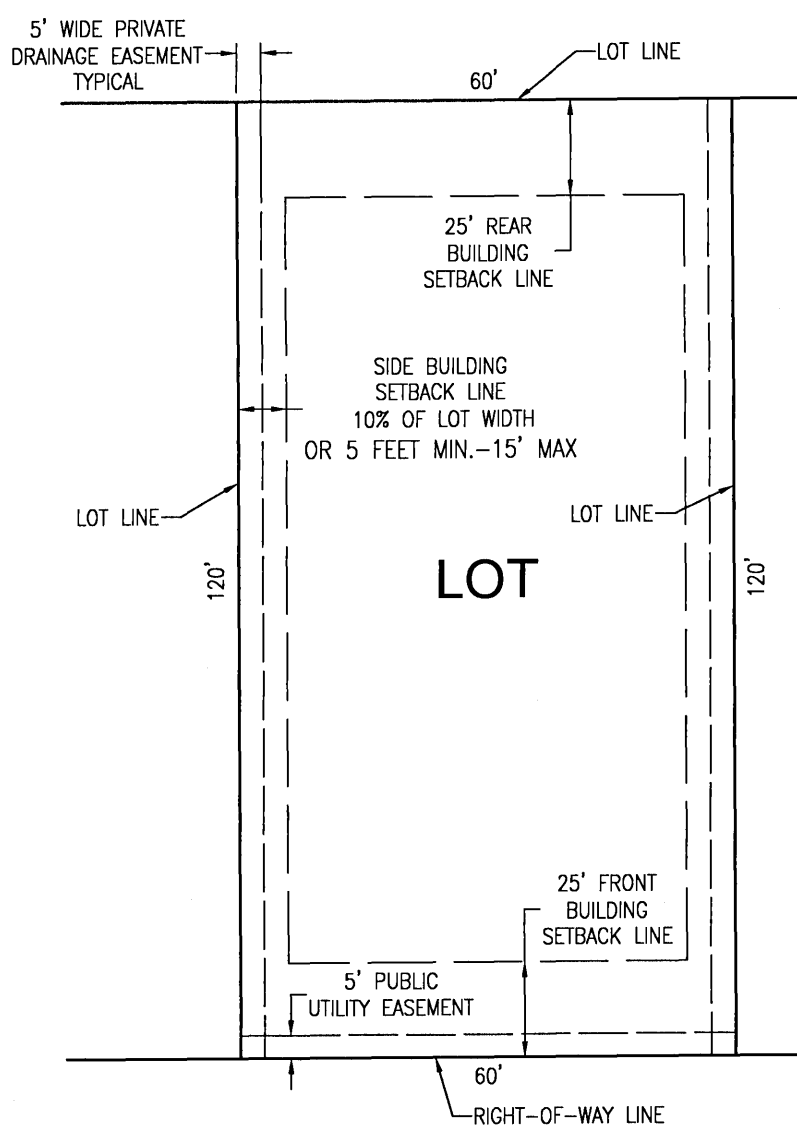
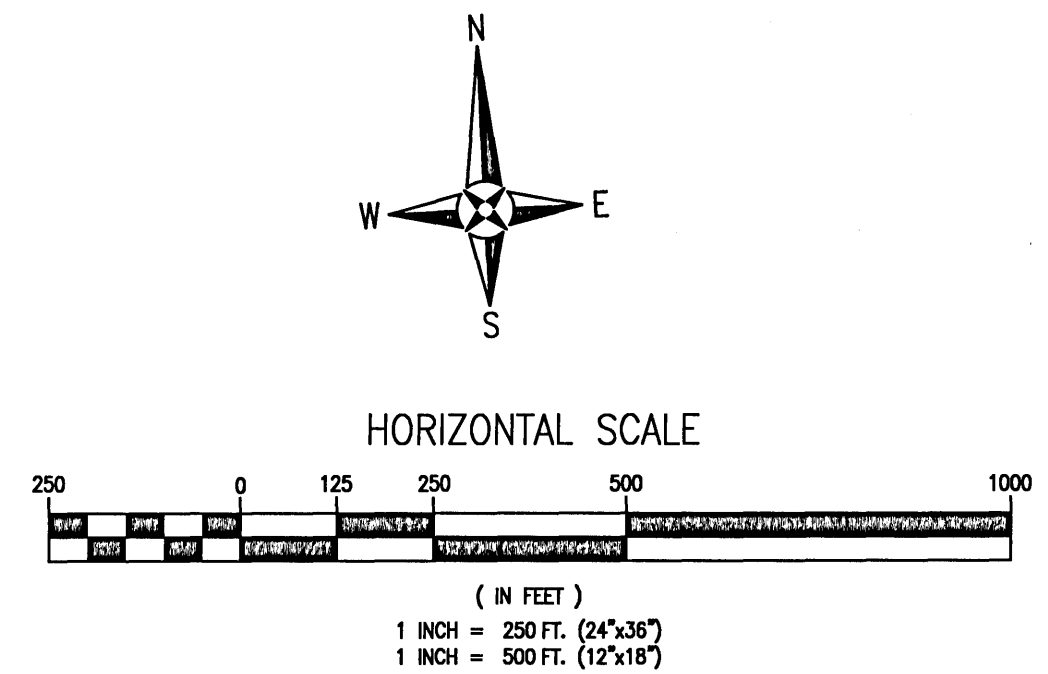
DRAWING No.



# REVISED MASTER PLAN OF BRIDLEWOOD

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

May 19, 2021



TYPICAL LOT LAYOUT DETAIL  
NOT TO SCALE

#### 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 IMPROVEMENT 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.

