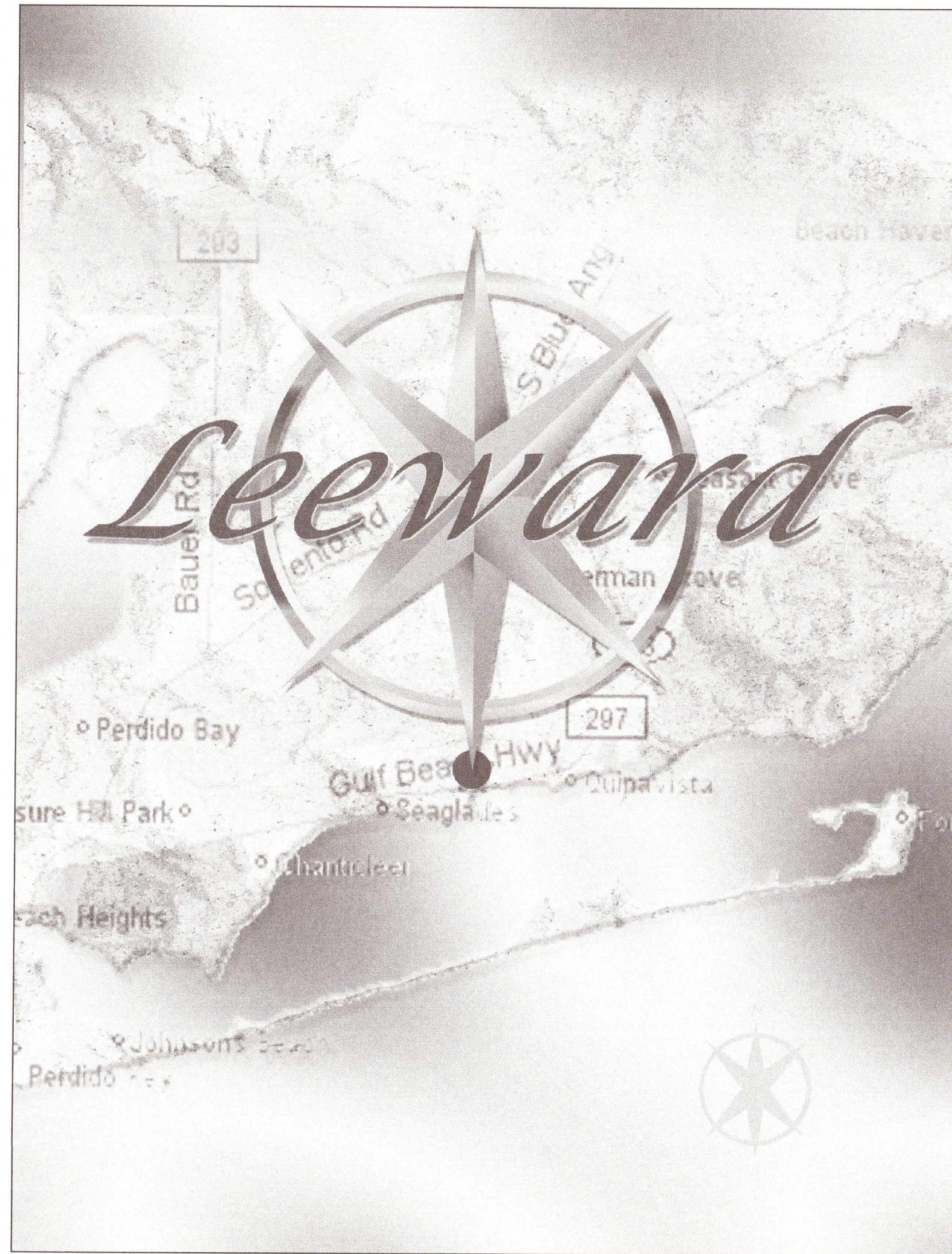


MASTER PLAN DRAWINGS OF LEEWARD SUBDIVISION PHASE 3A & 3B

LOCATION MAP
N.T.S.



LEGAL DESCRIPTION

The Northwest ¼ of the Southwest ¼ of Section 19, township 3 South,
Range 31 West, Escambia County Florida.

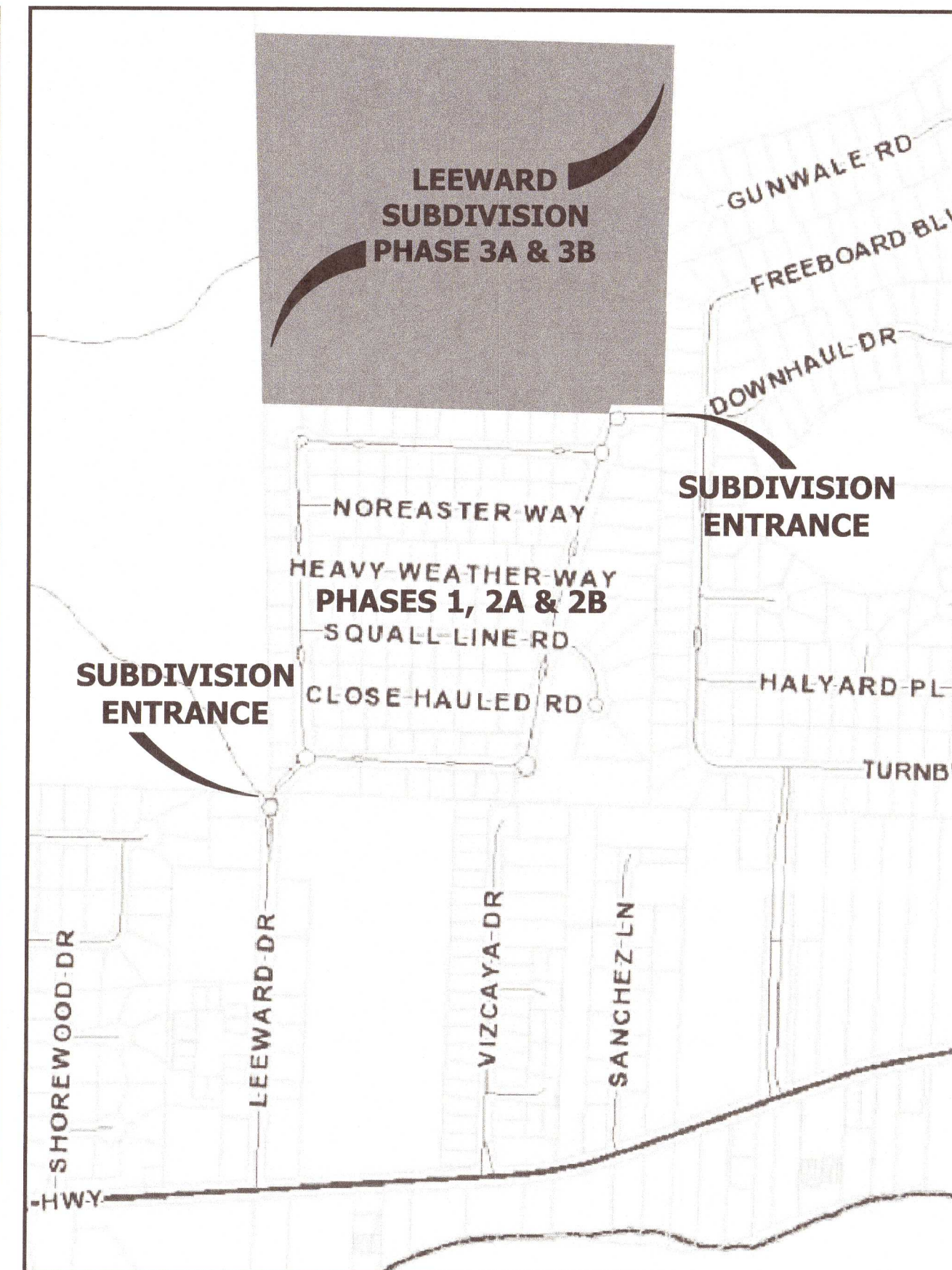
Being more particularly described as follows:

Commence at a concrete monument (#7277) marking the Southwest corner of Section 19, Township 3 South, Range 31 West, Escambia County, Florida; thence N 01°20'22" W along the West line of said Section 19 a distance of 1358.61 feet to a concrete monument (#7277), being 26.66 feet North along said West line from the Southwest corner of the the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 for the Point of Beginning; thence continue North N 01°20'22" W along said West line of said Section 19 a distance of 1305.29 feet to the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19; thence departing the aforesaid West line of Section 19, S 88°23'08" E, along the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 a distance of 1325.65 feet, to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19; thence departing the aforesaid North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, S 01°18'40" E, along the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 a distance of 1272.15 feet; thence departing said East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, N 88°15'30" W a distance of 118.70 feet; thence S 19°26'44" W a distance of 37.79 feet; thence N 88°15'30" W for a distance of 1193.04 feet to the Point of Beginning. The above described Parcel of land contains 39.60 acres, and is situated in Section 19, Township 3 South, Range 31 West, Escambia County Florida.

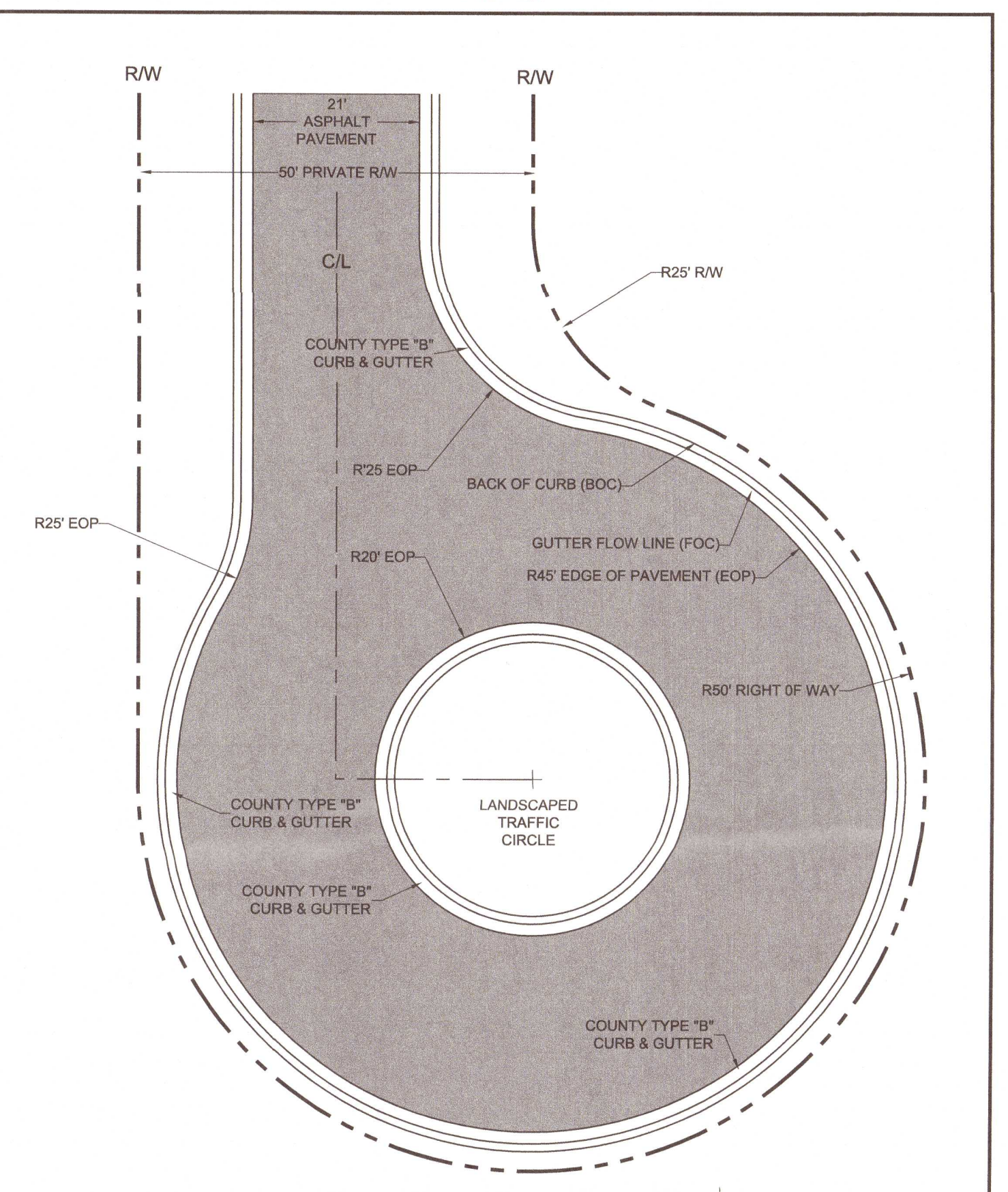
AND ALSO:

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 3 South, Range 31 West, Escambia County, Florida; thence N 01°18'40" W along the West line of said Southwest $\frac{1}{4}$ a distance of 62.71 feet for the Point of Beginning; thence continue N 01°18'40" W along said East line a distance of 1272.15 feet to the North line of the aforesaid Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19; thence S 88°23'08" E a distance of 133.42 feet; thence S 01°33'13" W a distance of 1270.65 feet; thence N 88°15'30" W a distance of 69.84 feet to the Point of Beginning. The above described parcel of land contains 2.96 acres and is situated in Section 19, Township 3 South, Range 31 West, Escambia County, Florida.

VICINITY MAP
N.T.S.



TYPICAL CUL-DE-SAC DETAIL
N.T.S.



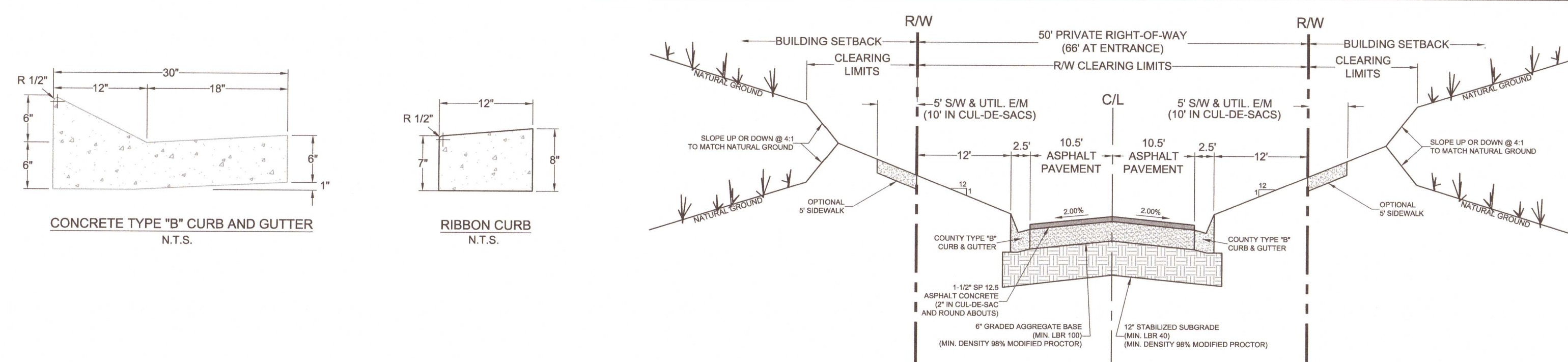
Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature _____ **Date** 11-3-21

Jonathan Hampton
Printed Name: _____
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 Agency, 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.

TYPICAL ROADWAY CROSS-SECTIONS & DETAILS
N.T.S.



SHEET INDEX


- | | |
|---|--|
| 1 | COVER SHEET & DETAILS |
| 2 | SUBDIVISION MASTER PLAN AND
PROJECT DESCRIPTION |
| 3 | SURVEY |

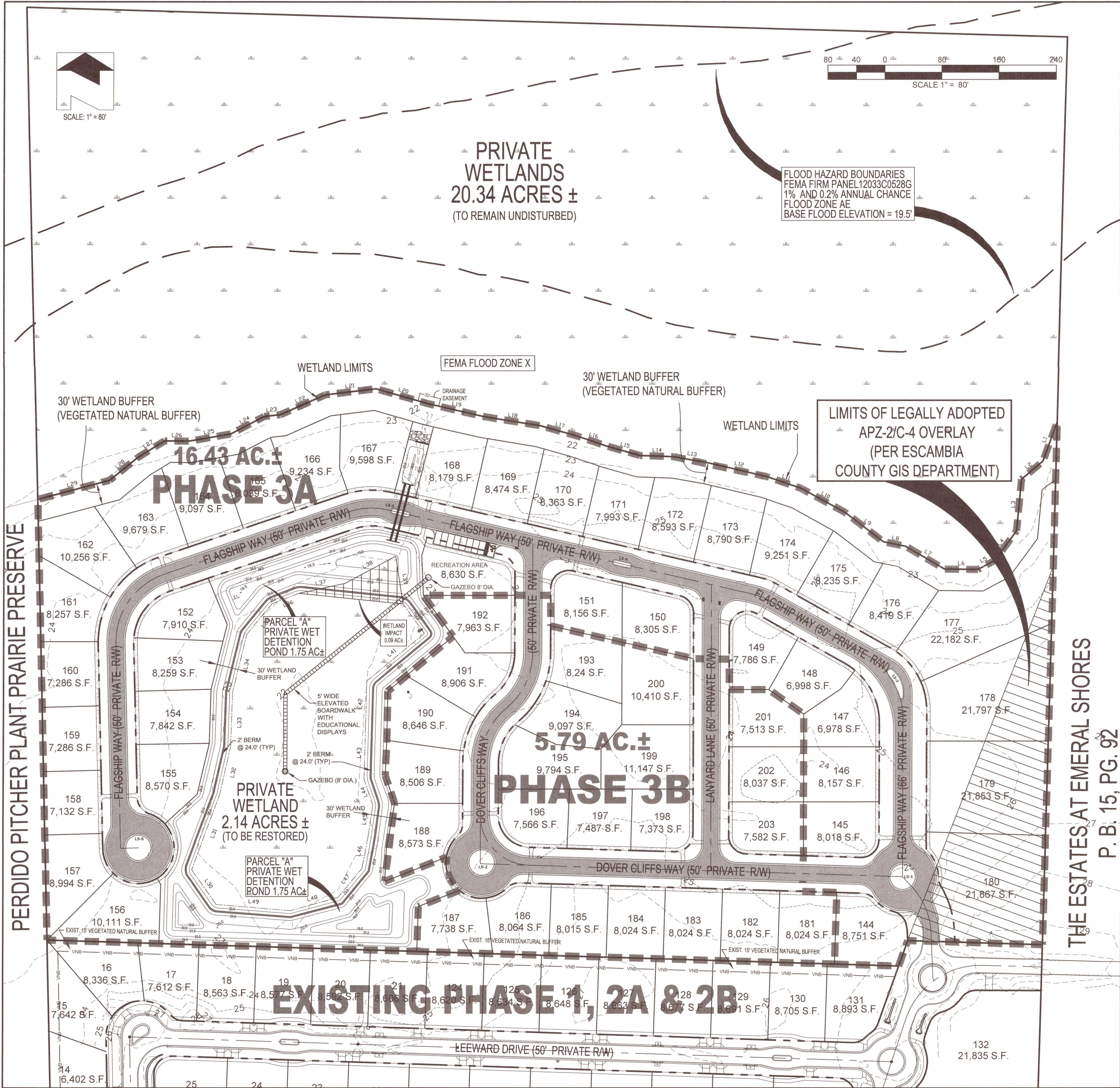
8				
7				
6				
5				
4				
3				
2				
1				
No.	DATE	REVISION NOTE	BY	APP

SIGNATURE: 
DATE: 10-26-2021

MANUEL R. LLAHUES, ME, PE
STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 56223

3767 Carmen Ct., Miami, FL 33133
Phone: (305) 788-9081 Email: mlahues@bellsouth.net

	PROJECT: LEEWARD SUBDIVISION PHASE 3A & 3B	
	ISSUE DATE: OCTOBER 25, 2021	
	PROJECT MANAGER: MRL	DRAWN BY: MRL
	SHEET: 1	OF: 3



PROJECT DESCRIPTION AND NOTES

PROPERTY OWNER: LEEWARD SUBDIVISION PHASE III, LLC

PROJECT DATA:

- ADDRESS: 584 DOWNHAUL DRIVE, PENSACOLA, FL 32507
- TAX PARCEL NUMBER: 193S31330000000 AND 193S313300000004
- ZONING: LDR & APZ-2/C-4 OVERLAY
- LAND USE: SINGLE-FAMILY RESIDENTIAL
- DEVELOPMENT DENSITY:
 - SITE AREA: 42.56± AC.
 - PROJECT AREA: 22.22± AC.
 - MAXIMUM ALLOWABLE LDR DENSITY = 4 DU PER AC.
 - OVERALL PROJECT DENSITY (PHASE 3): 60 DU / 42.56± AC. = 1.41 DU PER AC.
 - APZ2/C-4 OVERLAY AREA DENSITY: 3 LOTS WITH A MINIMUM SIZE OF 21,780 SF PARTIALLY OCCUPY THIS AREA.

PROPERTY ACCESS:

- PROPERTY ACCESS IS OBTAINED THROUGH LEEWARD DRIVE & DOWNHAUL DRIVE VIA LEEWARD SUBDIVISION PHASE 1, 2A & 2B AND THE ESTATES AT EMERALD SHORES.
- THE PROPERTY IS ACCESSIBLE ONLY VIA PRIVATE LOCAL ROADS AND IS OTHERWISE LANDLOCKED.

TOTAL PROJECT AREAS:

- PROJECT AREA = 967,744 S.F. (22.22± AC.)
- LOT AREA = 556,888 S.F. (12.78± AC.)
- PRIVATE RIGHT-OF-WAY: 179,195 S.F. (4.11± AC.)
- IMPERVIOUS AREA:

A. ASPHALT:

- ROADWAY: 81,190 S.F. (1.86± AC.)
- PARKING AREA: 2,063 S.F. (0.20± AC.)

B. CONCRETE:

- CURB & GUTTER: 17,485 S.F. (0.40± AC.)
- SIDEWALK: 33,499 S.F. (0.77± AC.)
- DRIVEWAY TURNOUTS (ESTIMATED): 145 S.F. X 60 LOTS = 8,700 S.F. (0.20± AC.)

- COMMON AREAS: TO BE OWNED & MAINTAINED BY LEEWARD SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., ESTABLISHED WITH PHASE 1, 2A & 2B OF THE SUBDIVISION.

PHASE 3A:

SIZE: 715,725 S.F. = 16.43± AC.
NUMBER OF UNITS: 37
DENSITY: 2.25 UNITS PER ACRE

PHASE 3B:

SIZE: 251,940 S.F. = 5.79± AC.
NUMBER OF UNITS: 23
DENSITY: 3.97 UNITS PER ACRE

ACCIDENT POTENTIAL ZONE #2 (APZ-2/C-4):

- TOTAL AREA: 0.92± AC.
- A PORTION OF THIS PROJECT AS INDICATED ABOVE LIES WITHIN ACCIDENT POTENTIAL ZONE 2, C-4 OVERLAY AS ESTABLISHED BY ESCAMBIA COUNTY. ALL LOTS IN THIS AREA WILL HAVE A MINIMUM SIZE OF 1/2 ACRE (21,780 S.F.).

FIRE PROTECTION:

- THIS PROJECT IS NOT LOCATED IN A FIRE DISTRICT.
- FIRE PROTECTION WILL BE PROVIDED ON-SITE AND CONFORM TO ESCAMBIA COUNTY FIRE PROTECTION ORDINANCES.

CURRENT UTILITY PROVIDERS:

- WATER SERVICE PROVIDED BY PEOPLES WATER SERVICE. THE POINT OF CONNECTION FOR WATER SERVICE IS AN EXISTING 6" DIAMETER WATER MAIN LOCATED IMMEDIATELY SOUTHEAST OF THE ENTRANCE TO THE PROJECT WITHIN LEEWARD SUBDIVISION PHASE 2B.
- SANITARY SEWER SERVICE PROVIDED BY EMERALD COAST UTILITIES AUTHORITY (ECUA). COLLECTION VIA A GRAVITY SANITARY SEWER SYSTEM AND TRANSMISSION VIA A PUMP STATION AND FORCE MAIN WILL BE UTILIZED FOR THIS PROJECT. ALTERNATIVE COLLECTION SYSTEM VIA A LOW PRESSURE GRINDER PUMP SYSTEM OR OTHER ECUA APPROVED METHOD IN PLACE AT THE TIME OF DEVELOPMENT. THE SANITARY SEWER SYSTEM WILL DISCHARGE TO THE GRAVITY SANITARY SEWER SYSTEM WITHIN THE LEEWARD SUBDIVISION. CONNECTION POINTS ARE AVAILABLE AT 2 LOCATIONS WITHIN THE LEEWARD SUBDIVISION, 4905 LEEWARD DRIVE AND 576 DOWNHAUL DRIVE.
- TELECOMMUNICATION SERVICES PROVIDED BY COX COMMUNICATIONS AND AT&T.
- ELECTRIC SERVICE PROVIDED BY: GULF POWER COMPANY (A NEXTERA ENERGY COMPANY).
- NATURAL GAS SERVICE PROVIDED BY ENERGY SERVICES OF PENSACOLA.

FLOOD ZONE NOTE PER ESCAMBIA COUNTY:

- THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 19.5 FEET (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BFES ARE SHOWN WITHIN THESE ZONES), AND IN FLOOD ZONE "X", AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF EX ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0528G, MAP REVISION DATED SEPTEMBER 29, 2006.

WETLANDS:

- THERE ARE WETLAND AREAS LOCATED WITHIN THIS PROJECT. REFER TO THE PROPERTY SURVEY.
- A LARGE WETLAND AREA LOCATED ON THE NORTHERN HALF OF THE PROPERTY WILL REMAIN UNDISTURBED.
- A DEGRADED AND NON-FUNCTIONAL ISOLATED WETLAND WILL BE MADE PART THE STORMWATER MANAGEMENT SYSTEM. THE WETLAND AREA AND NEWLY CREATED LITTORAL ZONES WILL BE PLANTED. THE SYSTEM WILL RESTORE THE HYDROPERIOD AND FUNCTIONALITY OF THE ISOLATED WETLAND. AN ELEVATED BOARDWALK INTO THE RESTORED WETLAND WILL BE PROVIDED FOR THE ENJOYMENT OF THE NEIGHBORHOOD RESIDENTS.
- THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORP OF ENGINEERS HAVE WAIVED JURISDICTION OVER THIS PROJECT. PERMITS WILL BE REQUIRED FROM OTHER AUTHORITIES HAVING JURISDICTION.

PROTECTED AND ENDANGERED SPECIES:

- CURRENTLY THERE ARE NO PROTECTED OR ENDANGERED SPECIES KNOWN TO INHABIT THE PORTION OF THE PROPERTY TO BE DEVELOPED.

STORM WATER MANAGEMENT:

- THE PROJECT WILL BE SERVED BY STORM WATER MANAGEMENT WET DETENTION PONDS ABUTTING THE CENTRAL WETLAND. PERMANENT POOL VOLUMES WILL BE PROVIDED FOR WATER QUALITY TREATMENT AND A FUNCTIONAL LITTORAL ZONE WILL BE CREATED. THE ENTIRE SYSTEM COMPRISED OF PONDS AND THE CENTRAL WETLAND WILL BE USED FOR STORM ATTENUATION. THE PONDS, AND IN PARTICULAR THEIR LITTORAL ZONES, WILL BE LANDSCAPED WHERE FEASIBLE USING APPROPRIATE PLANT SPECIES.
- THE STORM WATER MANAGEMENT FACILITIES WILL BE MAINTAINED BY THE LEEWARD SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., ESTABLISHED WITH PHASE 1, 2A & 2B OF THE PROJECT. EASY ACCESS WILL BE PROVIDED FOR MAINTENANCE PURPOSES.
- THE STORM WATER SYSTEM WILL HAVE POSITIVE OUTFALL TO THE GARCON SWAMP, THUS MAINTAINING THE HISTORIC FLOW PATTERNS AND HYDROLOGY.

LANDSCAPING:

- THE LANDSCAPE DESIGN STRATEGY FOR THE PROJECT (IN AREAS OTHER THAN WETLANDS AND STORMWATER MANAGEMENT PONDS) SHALL FOLLOW LOW WATER CONSUMPTION GUIDELINES. LEEWARD HAS AND WILL CONTINUE TO ESTABLISH AND MAINTAIN NATIVE AND DROUGHT TOLERANT PLANT SPECIES IN ALL PARKS, LANDSCAPE ISLANDS AND LANDSCAPING FEATURES.
- WHERE IT IS DETERMINED THAT SUPPLEMENTAL IRRIGATION IS REQUIRED, IT SHALL CONTINUE TO BE OF "LOW FLOW" CONFIGURATION.
- AS PART OF THE LEEWARD SUBDIVISION HOMEOWNERS' ASSOCIATION GUIDELINES, INDIVIDUAL HOMEOWNERS ARE AND WILL BE REQUIRED TO LIMIT LOT CLEARING AND SHALL BE PROVIDED WITH AN APPROVED PLANT LIST TO SERVE AS A GUIDE FOR ALL PRIVATE LANDSCAPING PROJECTS. THE PLANT LIST SHALL FOLLOW XERISCAPING PRINCIPLES.
- ROADWAY LANDSCAPED PARCELS LS-1, LS-2, LS-3, LS-4, LS-5 AND LS-6 ARE PRIVATE PARCELS THAT WILL BE MAINTAINED BY THE LEEWARD SUBDIVISION HOMEOWNERS' ASSOCIATION, INC.

CLIENT: LEEWARD SUBDIVISION PHASE III, LLC
PROJECT: LEEWARD SUBDIVISION PHASE 3A & 3B
ESCAMBIA COUNTY, FLORIDA, 32507
SHEET TITLE: SUBDIVISION MASTER PLAN
AND PROJECT DESCRIPTION

8					
7					
6					
5					
4					
3					
2					
1					
No.	DATE	REVISION NOTE	BY	APPR.	

SIGNATURE:
DATE: 10-26-2021
MANUEL R. LLAHUES, ME, PE
STATE OF FLORIDA PROFESSIONAL ENGINEER NO. 56223
3767 Carmen Ct., Miami, FL 33133
Phone: (305) 788-9081 Email: mlllahues@bellsouth.net

PROJECT: LEEWARD SUBDIVISION PHASE 3A & 3B	ISSUE DATE: OCTOBER 25, 2021
PROJECT MANAGER: MRL	DRAWN BY: MRL
SHEET: 2	OF: 3

SURVEYOR'S NOTES:

- 1) This is a Boundary Survey, made on the ground under the supervision of a Florida Registered Land Surveyor LS 0006141. Date of Field Survey is 02/16/06.
- 2) The bearings are based on previous survey by Northwest Florida Engineering and Surveying, Dated 8/25/06.
- 3) This property is designated by Escambia County, as Parcel No. 1935313300000000 .
- 4) There was no observable evidence of cemeteries found at the time of this survey.
- 5) Measured dimensions match recorded references unless otherwise shown.

	= POWER BOX		= CABLE BOX
	= TELEPHONE PEDESTAL		= ELECTRIC METER
	= SIGN		= SANITARY SEWER MANHOLE
	= WATER VALVE		= STORM DRAINAGE MANHOLE
	= FIRE HYDRANT		= FOUND PROPERTY MARKER
	= WATER METER		SEE DWG FOR SIZE & TYPE
	= LIGHT POLE		= 5/8" CAPPED REBAR SET
	= POWER POLE		(SMM LS 0006141)
	= GUY ANCHOR		= SET PK NAIL
	= STORM INLET		= TEMPORARY BENCH MARK
	= CONCRETE		POB = POINT OF BEGINNING
	= ASPHALT		POC = POINT OF COMMENCEMENT
	= WETLANDS		▲ = CALCULATED POINT
	= FOUND CONCRETE MONUMENT		RY = RECORDED INFORMATION
			= BORE LOCATION
			F.E.S. = FLARED END SECTION
	= ROW		= RIGHT-OF-WAY
			= SETBACK
			= OVERHEAD POWER
			= BURIED CABLE
			= FENCE

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, township 3 South, Range 31 West, Escambia County Florida.

Being more particularly described as follows:

Commence at a concrete monument (#7277) marking the Southwest corner of Section 19, Township 3 South, Range 31 West, Escambia County, Florida; thence N 01°20'22" W along the West line of said Section 19 a distance of 1358.61 feet to a concrete monument (#7277), being 26.66 feet North along said West line from the Southwest corner of the the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 for the Point of Beginning; thence continue North N 01°20'22" W along said West line of said Section 19 a distance of 1305.29 feet to the Northwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19; thence departing the aforesaid West line of Section 19, S 88°23'08" E, along the North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 a distance of 1325.65 feet, to the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19; thence departing the aforesaid North line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, S 01°18'40" E, along the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 a distance of 1272.15 feet; thence departing said East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, N 88°15'30" W a distance of 118.70 feet; thence S 19°26'44" W a distance of 37.79 feet; thence N 88°15'30" W a distance of 1193.04 feet to the Point of Beginning. The above described Parcel of land contains 36.60 acres, and is situated in Section 19, Township 3 South, Range 31 West, Escambia County Florida.

Commence at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 3 South, Range 31 West, Escambia County, Florida; thence N 01°18'40" W along the West line of said Southwest $\frac{1}{4}$ a distance of 62.71 feet for the Point of Beginning; thence continue N 01°18'40" W along said East line a distance of 1272.15 feet to the North line of the aforesaid Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19; thence S 88°23'08" E a distance of 133.42 feet; thence S 01°33'13" W a distance of 1270.65 feet; thence N 88°15'30" W a distance of 69.84 feet to the Point of Beginning. The above described parcel of land contains 2.96 acres and is situated in Section 19, Township 3 South, Range 31 West, Escambia County, Florida.

By graphic plotting only, this property is in Zone "AE" base flood elevation 20 feet, and Zone "X" of the Flood Insurance Rate Map, Community Panel No. 12033C 0528 F, which bears an effective date of July 17, 2002 and is partially located in a Special Flood Hazard Area. Zone "X" represents an area outside the flood hazard area.

L1	BEARING	DISTANCE
L1	S 20°04'50" V	58.33
L2	S 49°40'58" V	7.19
L3	S 05°31'25" V	32.48
L4	S 36°08'15" V	51.54
L5	S 08°58'51" V	26.63
L6	N 89°24'43" V	5.84
L7	N 59°37'12" V	31.75
L8	N 78°42'13" V	6.37
L9	N 52°33'15" V	63.87
L10	N 61°24'25" V	69.42
L11	N 71°03'20" V	49.68
L12	N 76°40'19" V	85.54
L13	N 80°02'05" V	48.54
L14	N 87°55'18" V	47.07
L15	N 74°10'15" V	47.91
L16	N 71°11'25" V	45.11
L17	N 74°21'30" V	52.29
L18	N 80°49'11" V	81.04
L19	N 72°17'00" V	71.87
L20	N 73°53'03" V	75.48
L21	S 83°06'03" V	71.87
L22	S 66°02'30" V	23.67
L23	S 83°46'30" V	68.61
L24	S 62°31'30" V	63.16
L25	S 80°04'51" V	59.21
L26	N 89°24'28" V	34.24
L27	S 58°11'20" V	54.91
L28	S 51°06'53" V	40.04
L29	S 51°06'53" V	103.62
L30	N 35°19'43" V	59.43
L31	N 20°14'01" E	112.13
L32	N 12°44'44" E	68.94
L33	N 01°47'41" E	73.74
L34	N 13°41'05" E	83.62
L35	N 39°25'43" E	55.40
L36	N 68°42'24" E	40.55
L37	N 77°54'30" E	60.89
L38	N 61°47'02" E	85.88
L39	N 68°39'53" E	81.65
L40	S 36°04'32" E	51.01
L41	S 50°19'07" V	104.65
L42	S 01°22'35" E	73.93
L43	S 49°09'43" E	85.88
L44	S 19°00'33" E	38.15
L45	S 08°06'58" E	43.82
L46	S 10°58'44" V	46.35
L47	S 39°33'30" V	59.80
L48	S 74°23'21" V	52.67
L49	S 85°09'18" V	103.74

COPY

SMW Engineering Group, Inc.
208 Oak Mountain Circle
Pelham, Alabama 35124
(205) 252-6985
Fax: (205) 320-1504



sommerville muggeo webb
engineering group, inc.