

MASTER PLAN FOR ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 199 LOT, PUBLIC RESIDENTIAL SUBDIVISION DEVELOPMENT IN A PORTION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST BEING A SUBDIVISION OF A PORTION OF LOTS 5 THRU 12, BLOCK 3 AND LOTS 5 THRU 12, BLOCK 4. A REPLAT OF A PORTION OF NATIONAL LAND SALES COMPANY'S SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600.

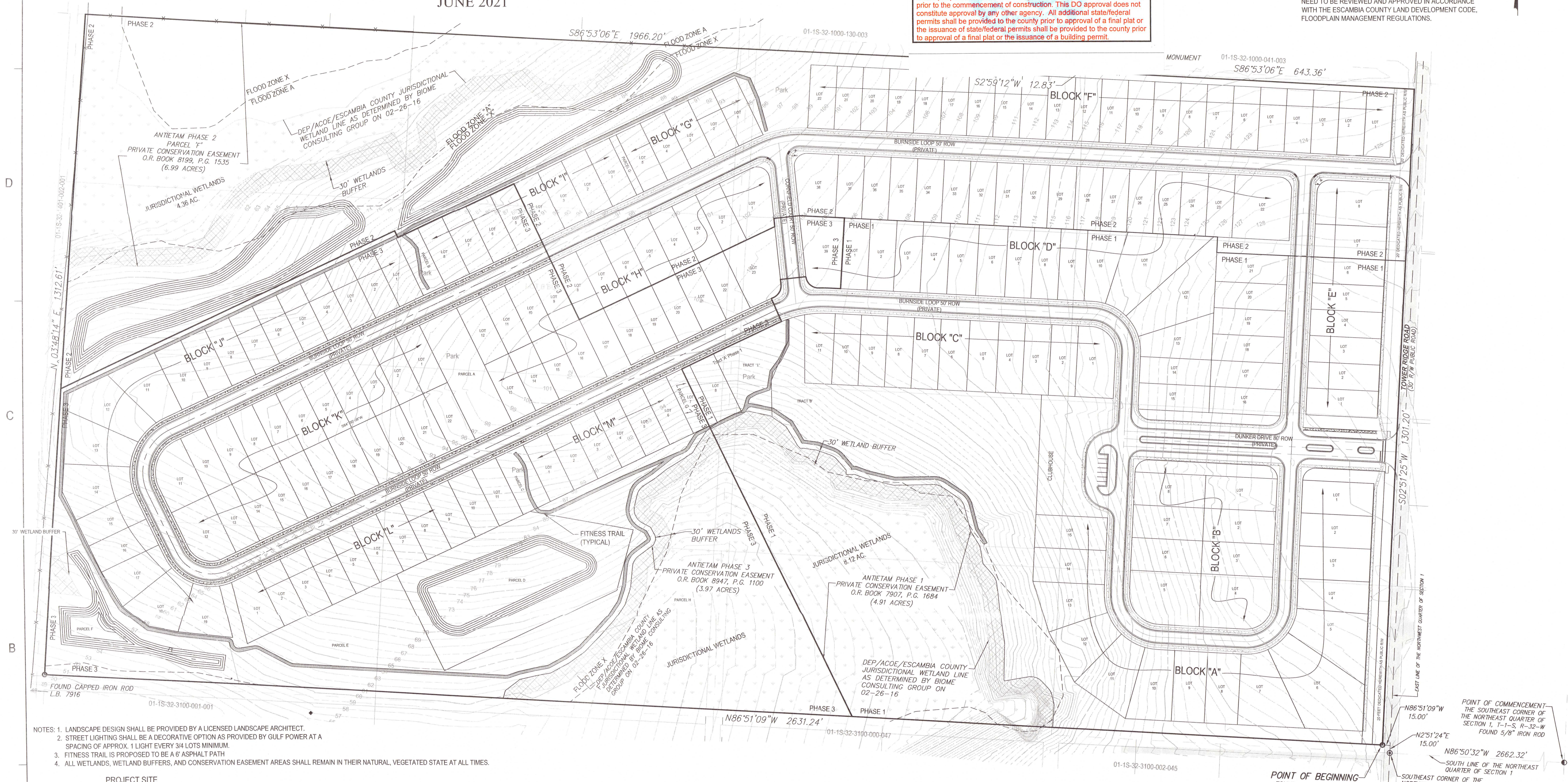
ESCAMBIA COUNTY, FLORIDA
JUNE 2021

PHASE I= 61 LOTS (EXISTING)
PHASE II= 58 LOTS (EXISTING)
PHASE III =78 LOTS (EXISTING)
REPLAT TRACT 'A' PHASE 1 AND PARCEL G PHASE 3= 2 LOTS (PROPOSED)

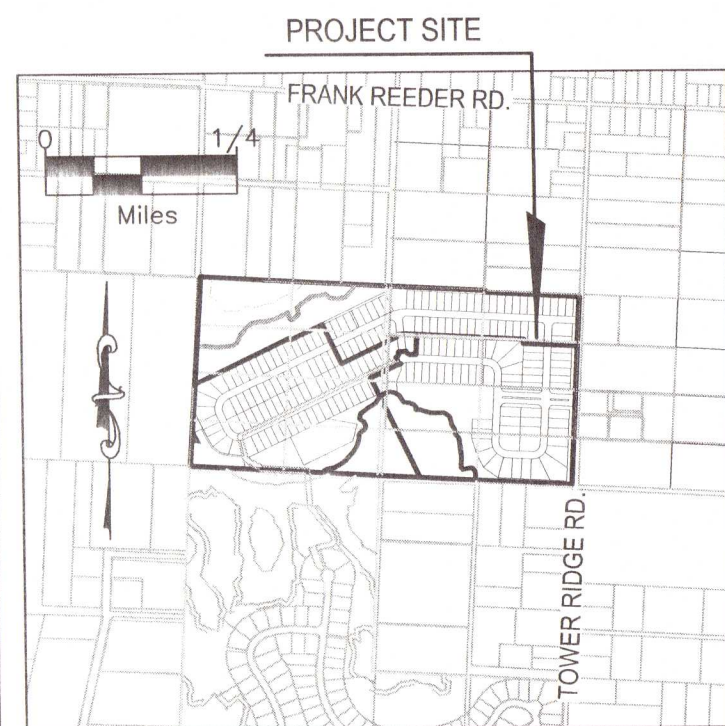
"THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT, BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN), AND FLOOD ZONE X AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0270G, MAP REVISION DATED SEPTEMBER 29, 2006."

THERE ARE NO RESIDENTIAL LOTS, IN THE SUBDIVISION, PLOTTED WITHIN THE FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. ANY FUTURE DEVELOPMENT OR CONSTRUCTION, NOT APPROVED BY THIS PLAT, WILL NEED TO BE REVIEWED AND APPROVED IN ACCORDANCE WITH THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, FLOODPLAIN MANAGEMENT REGULATIONS.

Approved
ESCAMBIA COUNTY ORC PLAN REVIEW
ORC Chairman Signature: *[Signature]* Date: 9-1-21
Printed Name: *[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 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.



- NOTES: 1. LANDSCAPE DESIGN SHALL BE PROVIDED BY A LICENSED LANDSCAPE ARCHITECT.
2. STREET LIGHTING SHALL BE A DECORATIVE OPTION AS PROVIDED BY GULF POWER AT A SPACING OF APPROX. 1 LIGHT EVERY 3/4 LOTS MINIMUM.
3. FITNESS TRAIL IS PROPOSED TO BE A 6' ASPHALT PATH
4. ALL WETLANDS, WETLAND BUFFERS, AND CONSERVATION EASEMENT AREAS SHALL REMAIN IN THEIR NATURAL, VEGETATED STATE AT ALL TIMES.



WETLANDS AND BUFFERS
ONSITE WILL BE PLACED IN CONSERVATION EASEMENT
BOOK AND PAGE

ON-SITE WETLAND INFORMATION TABLE	
ITEM	PRE-PROJECT (ACRE)
PROJECT PARCEL	78.81
TOTAL WETLANDS	12.61
TOTAL UPLANDS	66.20
TOTAL WETLAND BUFFER	2.24
WETLANDS AND WETLAND BUFFERS TO BE PLACED IN PRESERVATION VIA CONSERVATION EASEMENTS	14.85
WETLAND IMPACTS	0.00
WETLAND BUFFER IMPACTS	0.05

IMPROVEMENTS	
PHASE	IMPROVEMENTS
PHASE 1	CLUBHOUSE, STREET LIGHTING REQUIRED FOR PHASE, LANDSCAPING OF BOULEVARD ENTRANCE CONSISTS OF CANOPY AND UNDERSTORY TREES AND SHRUBS, SIDEWALKS BOTH SIDES OF STREET.
PHASE 2	COMMON GROUND PARK, STREET LIGHTING REQUIRED FOR PHASE, SIDEWALKS BOTH SIDES OF STREET, STREET LIGHTING REQUIRED FOR PHASE, SIDEWALKS BOTH SIDES OF STREET, PAVILLION / PARK, FITNESS TRAIL.
PHASE 3	

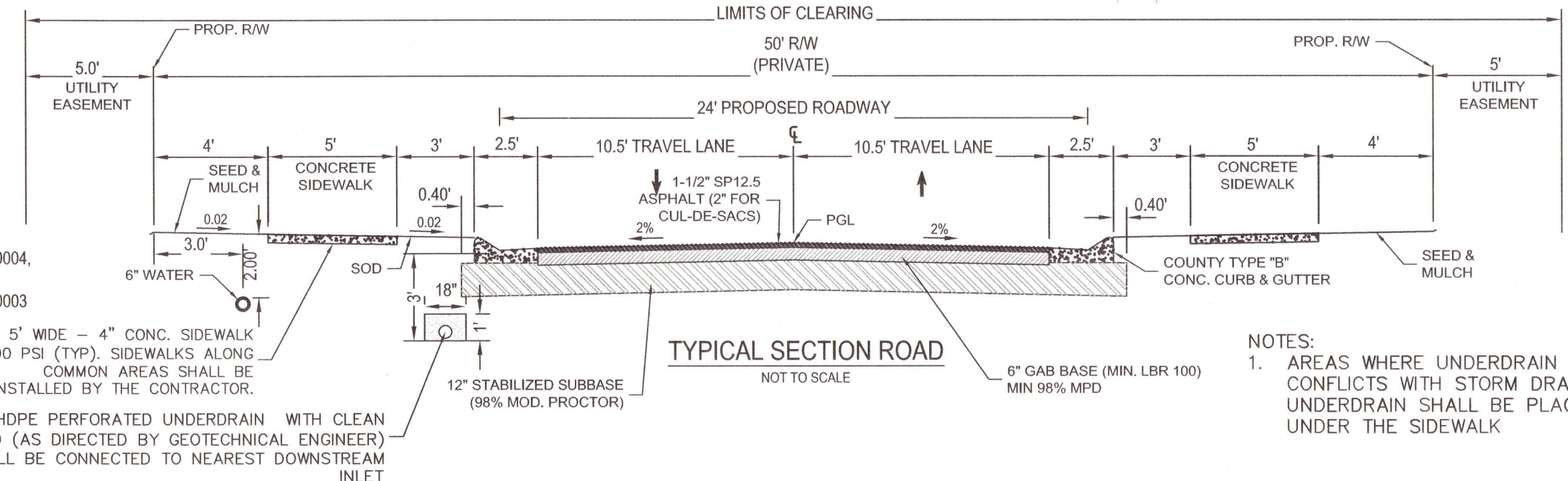
SYMBOLS & ABBREVIATIONS:

- FOUND 4" BY 4" CONCRETE MONUMENT L.B. #7107
- CAPPED IRON ROD FOUND
- NAIL AND DISK FOUND
- 5/8" IRON ROD FOUND
- No. = NUMBER
- # = NUMBER
- L.B. = LICENSE BUSINESS
- ROW = RIGHT OF WAY
- 75 = ELEVATION CONTOUR
- = FENCE
- = BREAK LINE
- EXISTING WETLANDS
- DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER

SIDEWALKS IN FRONT OF LOTS SHALL BE CONSTRUCTED BY THE HOMEOWNER. SIDEWALKS IN FRONT OF COMMON AREAS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR.

DEVELOPMENT DATA

Owner-Developer: ANTIETAM (FL) 2015, LLC
29891 Woodrow Lane, Suite 300
Spanish Fort, AL 36527
LDR
011S321000050003, 011S321000120004,
011S321000070003
011S321000050004, 011S321000080003
MU-S
20'
20'
199
TOTAL AREA:
TOTAL WETLANDS:
78.81 ACRES
12.61 ACRES



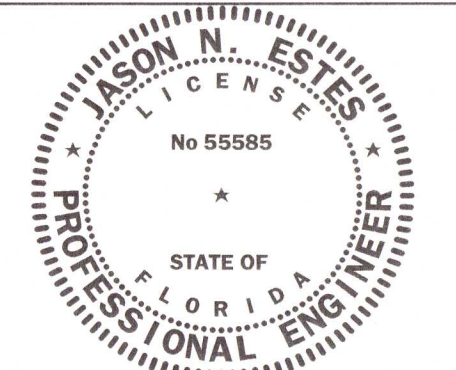
- NOTES:
1. AREAS WHERE UNDERDRAIN CONFLICTS WITH STORM DRAIN, UNDERDRAIN SHALL BE PLACED UNDER THE SIDEWALK

Dewberry

25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

ANTIETAM
SECTION 1, TOWNSHIP 1 S, RANGE 32 W
ANTIETAM (FL) 2015, LLC
ESCAMBIA COUNTY, FL

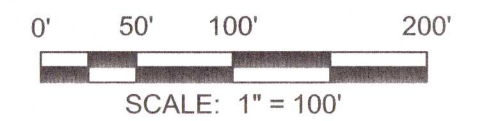
SEAL



ENGINEER OF RECORD:
JASON N. ESTES
FLORIDA REG. NO. 55585
DEWBERRY ENGINEERS INC.
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526
PHONE: 251-929-9789

Signature: *[Signature]* Date: _____
PROFESSIONAL ENGINEER REGULATION NO. 55585

SCALE



NO.	DESCRIPTION	DATE
1	Change lots configuration per staff recommendation on Jan 19th, 2021 meeting.	02/09/2021
2	Add 2 lots "Replat of Tract 'A' of Anti-etam Phase 1 and Parcel G of Anti-etam Phase 3"	05/02/2021
3	Add boundary labels, vicinity map, revise legend as requested.	06/03/2021

REVISIONS

DRAWN BY: CCB
APPROVED BY: JNE
CHECKED BY: JNE
DATE: MAY 2021

TITLE

OVERALL MASTER PLAN

PROJECT NO. 922400145

06

SHEET NO.