

PRELIMINARY PLAT OF
ANTIETAM

BEING A REPLAT OF TRACT "A" OF ANTIETAM PHASE 1,
RECORDED AT PLAT BOOK 19, PAGES 66, 66A, 66B & 66C AND
PARCEL G OF ANTIETAM PHASE 3,
RECORDED AT PLAT BOOK 20, PAGES 13, 13A, 13B & 13C
A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA
AUGUST 2021

DESCRIPTION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ANTIETAM FLORIDA 2015 LLC, THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN HEREON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 'A', ANTIETAM PHASE 1, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA.

AND

PARCEL G, ANTIETAM PHASE 3, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE NORTHEAST CORNER OF TRACT 'A', ANTIETAM PHASE 1, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 13.64 FEET, (CHORD BEARS SOUTH 68 DEGREES 43 MINUTES 20 SECONDS WEST, A DISTANCE OF 13.64 FEET) TO A 4" X 4" CONCRETE MONUMENT (P.R.M. L.B. #8011); THENCE RUN ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 7.91 FEET, (CHORD BEARS SOUTH 65 DEGREES 38 MINUTES 08 SECONDS WEST, A DISTANCE OF 7.91 FEET) TO A 4" X 4" CONCRETE MONUMENT (P.R.M. L.B. #8011); THENCE RUN SOUTH 64 DEGREES 30 MINUTES 08 SECONDS WEST, A DISTANCE OF 243.70 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE NORTHWEST CORNER OF PARCEL G, ANTIETAM PHASE 3, AS SHOWN IN PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHWEST CORNER OF SAID PARCEL G; THENCE RUN NORTH 64 DEGREES 30 MINUTES 08 SECONDS EAST, A DISTANCE OF 34.50 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.28 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 'A'; THENCE RUN NORTH 54 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 24.12 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 64 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.48 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 80 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.83 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 11.15 FEET, (CHORD BEARS SOUTH 88 DEGREES 48 MINUTES 10 SECONDS EAST, A DISTANCE OF 11.08 FEET) TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN SOUTH 78 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 36.97 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN SOUTH 54 DEGREES 29 MINUTES 16 SECONDS EAST, A DISTANCE OF 4.64 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011) AT THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE RUN NORTH 00 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 72.11 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 22 DEGREES 53 MINUTES 14 SECONDS EAST, A DISTANCE OF 84.84 FEET TO A 4" X 4" CONCRETE MONUMENT (L.B. #8011); THENCE RUN NORTH 00 DEGREES 10 MINUTES 18 SECONDS WEST, A DISTANCE OF 43.52 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.66 ACRES, MORE OR LESS, AND LIES IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA.

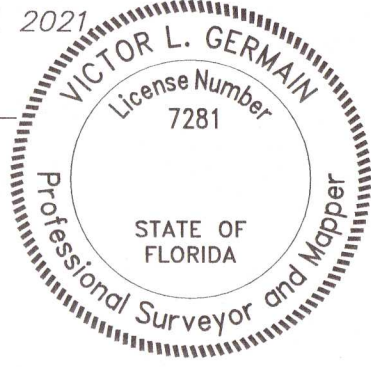
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, "ANTIETAM REPLAT", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO RECORDING OF THE PLAT.

SIGNED ON THIS THE 5TH DAY OF AUGUST, 2021

BY:

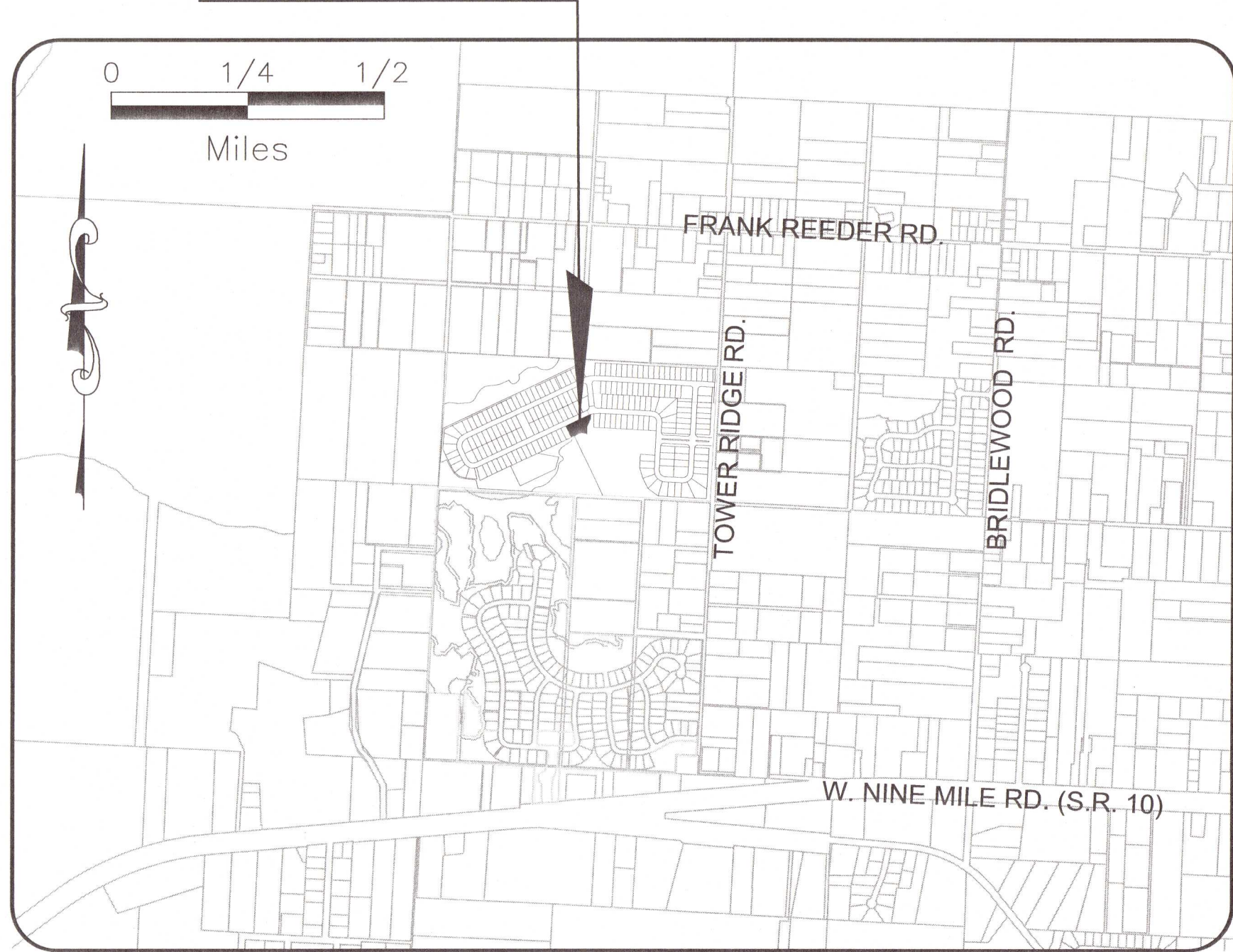
VICTOR L. GERMAIN, PSM
FLORIDA LIC. NO. 7281
DEWBERRY ENGINEERS INC. (LB 8011)
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251-929-9803



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, AND 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.
- 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 PLANS AND CERTIFICATION ARE REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W TOLL FREE AT 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 WRITTEN APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS (2 WORKING DAYS) IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- A FENCE RESTRICTION NOTE WILL BE ADDED TO THE FINAL PLAT STATING THAT THE OWNERS WILL NOT BE ALLOWED TO LOCATE FENCES WITHIN DRAINAGE EASEMENTS, THAT EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES, AND STRUCTURES SHALL NOT BE LOCATED WITHIN THEM THAT MAY PROHIBIT OR RESTRICT FLOW OF STORMWATER.
- 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 VIOLATIONS.
- 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 PROPOSED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL DEVELOPMENT REQUIREMENTS.
- 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.
- 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.
- TREE MITIGATION WILL BE DETERMINED AT THE CONSTRUCTION PHASE.

PROJECT SITE



LOCATION MAP

SCALE: 1 INCH = 1/4 MILE

OWNER/DEVELOPER:

ANTIETAM (FL) 2015, LLC
29891 WOODROW LANE, STE.
300 SPANISH FORT, AL 36527
PHONE: 251.621.1887

ENGINEER:

JASON N. ESTES, P.E.
FLORIDA REG. NO. 55585
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9789

SURVEYOR:

VICTOR L. GERMAIN, PSM
FLORIDA REG. NO. 7281
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 1983/1990, U.S. SURVEY FEET, PER FDOT CORS "PCLA".
- SOURCE OF INFORMATION: SUBDIVISION PLAT OF ANTIETAM PHASE 1, RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B AND 66C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; SUBDIVISION PLAT OF ANTIETAM PHASE 2, RECORDED IN PLAT BOOK 19, PAGES 93, 93A, 93B AND 93C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; SUBDIVISION PLAT OF ANTIETAM PHASE 3, RECORDED IN PLAT BOOK 20, PAGES 13, 13A, 13B AND 13C, PUBLIC RECORDS, ESCAMBIA COUNTY, FLORIDA; DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE X, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR ESCAMBIA COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120080 0270 G; WHICH BEARS A MAP REVISED DATE OF SEPTEMBER 29, 2006.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- CURRENT ZONING: HDMU
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT CORS "PCLA" USING GEOID12B.
- THE DEVELOPER WILL WORK WITH THE UNITED STATES POSTAL SERVICE TO PLACE MAIL KIOSKS IN APPROVED LOCATIONS AND BE INSTALLED PER THE USPS REQUIREMENTS.
- UNDERGROUND DISTRIBUTION EASEMENT TO GULF POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 7625, PAGE 1007, OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA; EXISTS ALONG, UNDER AND ACROSS THE PUBLIC/PRIVATE STREETS, RIGHTS OF WAY, DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AND COMMON ELEMENTS AND ALSO THE FRONT FIVE FEET (5') OF ALL PLATTED LOTS.

SPECIAL NOTES:

FENCING RESTRICTION:
NO FENCES OR OTHER STRUCTURES SHALL BE CONSTRUCTED IN THE PRIVATE DRAINAGE ACCESS EASEMENTS. EASEMENTS SHALL BE ACCESSIBLE AT ALL TIMES.

FIVE FOOT CONCRETE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER ALONG THE RESIDENTIAL LOT LINES AND BY THE CONTRACTOR ALONG THE COMMON AREA PARCELS.

THERE ARE 10-FOOT PRIVATE DRAINAGE EASEMENTS ALONG EACH LOT PROPERTY LINES, BEING 5-FOOT ON EACH LOT. FENCES OR OTHER STRUCTURES IN THESE EASEMENTS SHALL NOT IMPEDED STORMWATER FLOW.

ALL WETLANDS, WETLAND BUFFERS AND CONSERVATION EASEMENT AREAS SHALL REMAIN UNIMPAIRED AND IN THEIR NATURAL STATE.

FLOOD CERTIFICATE:

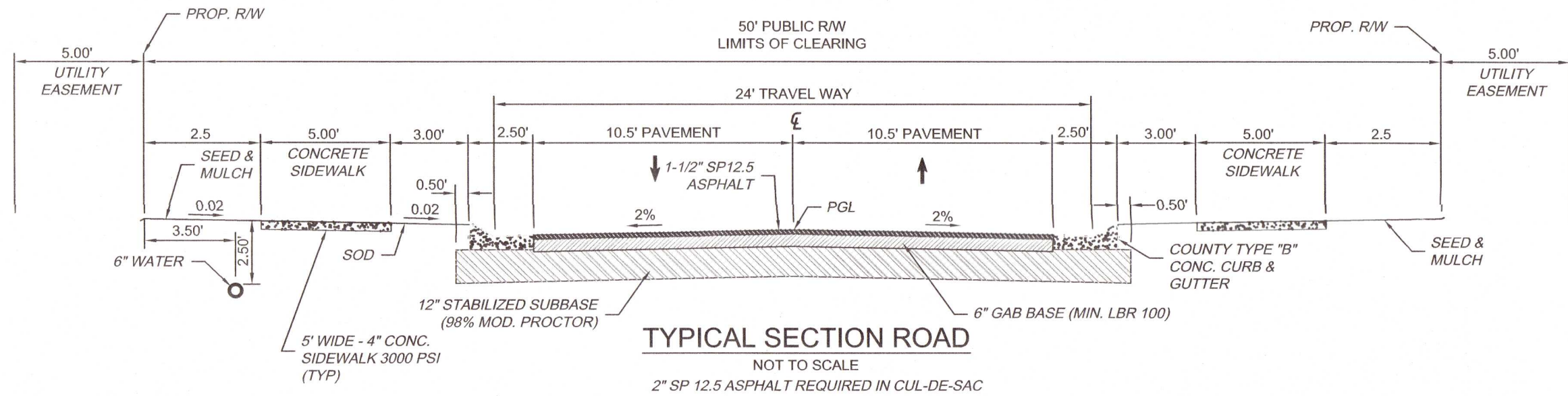
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, MAP NUMBER 12033C0270 G, COMMUNITY NUMBER 120080, PANEL NUMBER 0270, SUFFIX G, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.

ENGINEERS CERTIFICATE:

I, JASON N. ESTES, HEREBY CERTIFY THAT ALL CONSTRUCTED ROADWAYS, DRAINAGE, AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS AND THAT I AM THE ENGINEER OF RECORD FOR ANTIETAM REPLAT.

JASON N. ESTES, P.E., FLORIDA P.E. #55585

DATE



Approved ESCAMBIA COUNTY DRG PLAN REVIEW	
DRG Chairman Signature: <u>J. Hampton</u>	Date: <u>10-6-21</u>
Printed Name: <u>Jason Hampton</u>	
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.	

INDEX OF SHEETS:

- DEDICATION AND CERTIFICATE SHEET
- OVERALL PLAT BOUNDARY INFORMATION

SHEET 1 OF 2



CERTIFICATE OF AUTHORIZATION No. LB 8011
139 E GOVERNMENT STREET PENSACOLA,
FLORIDA 32502

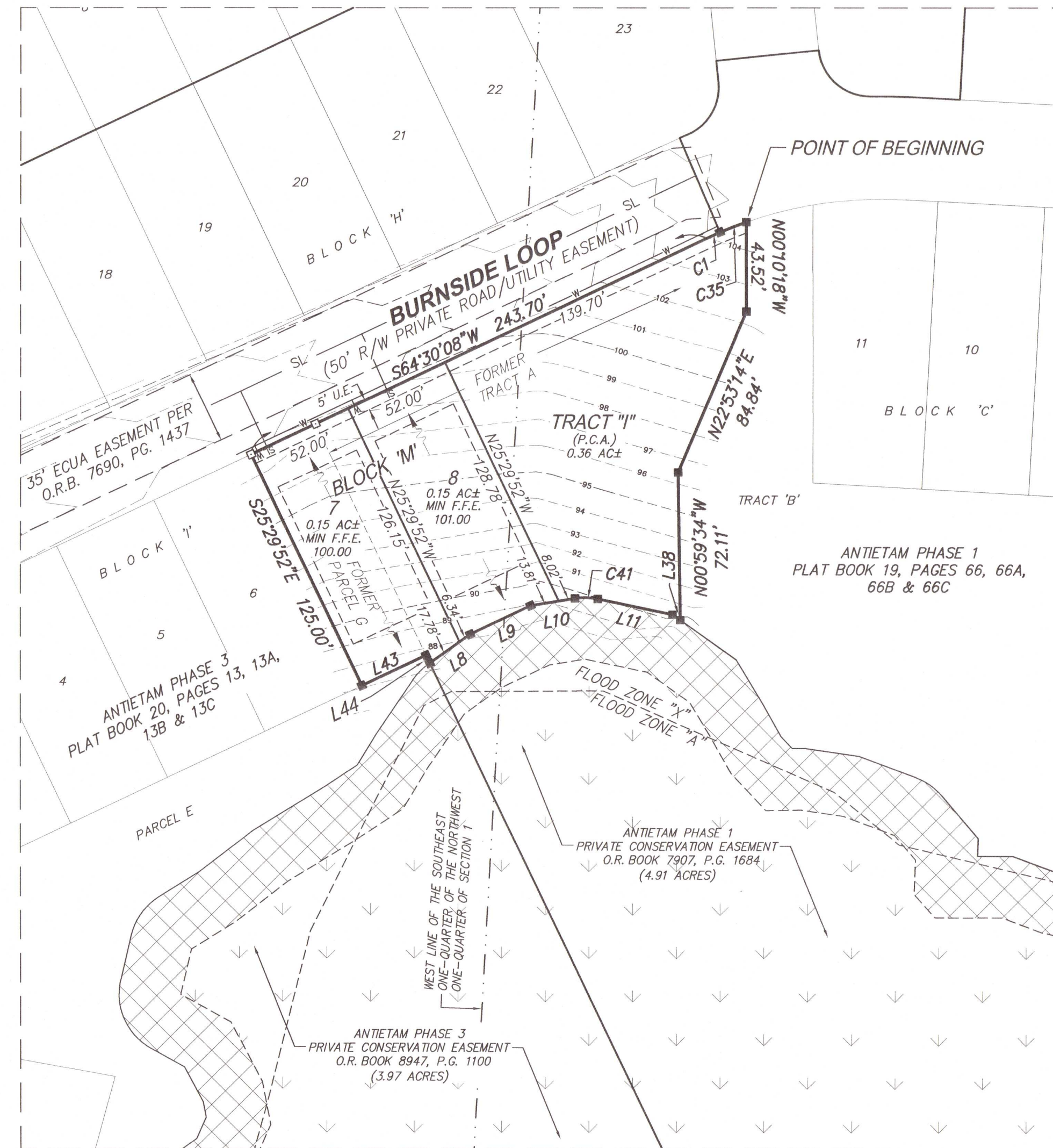
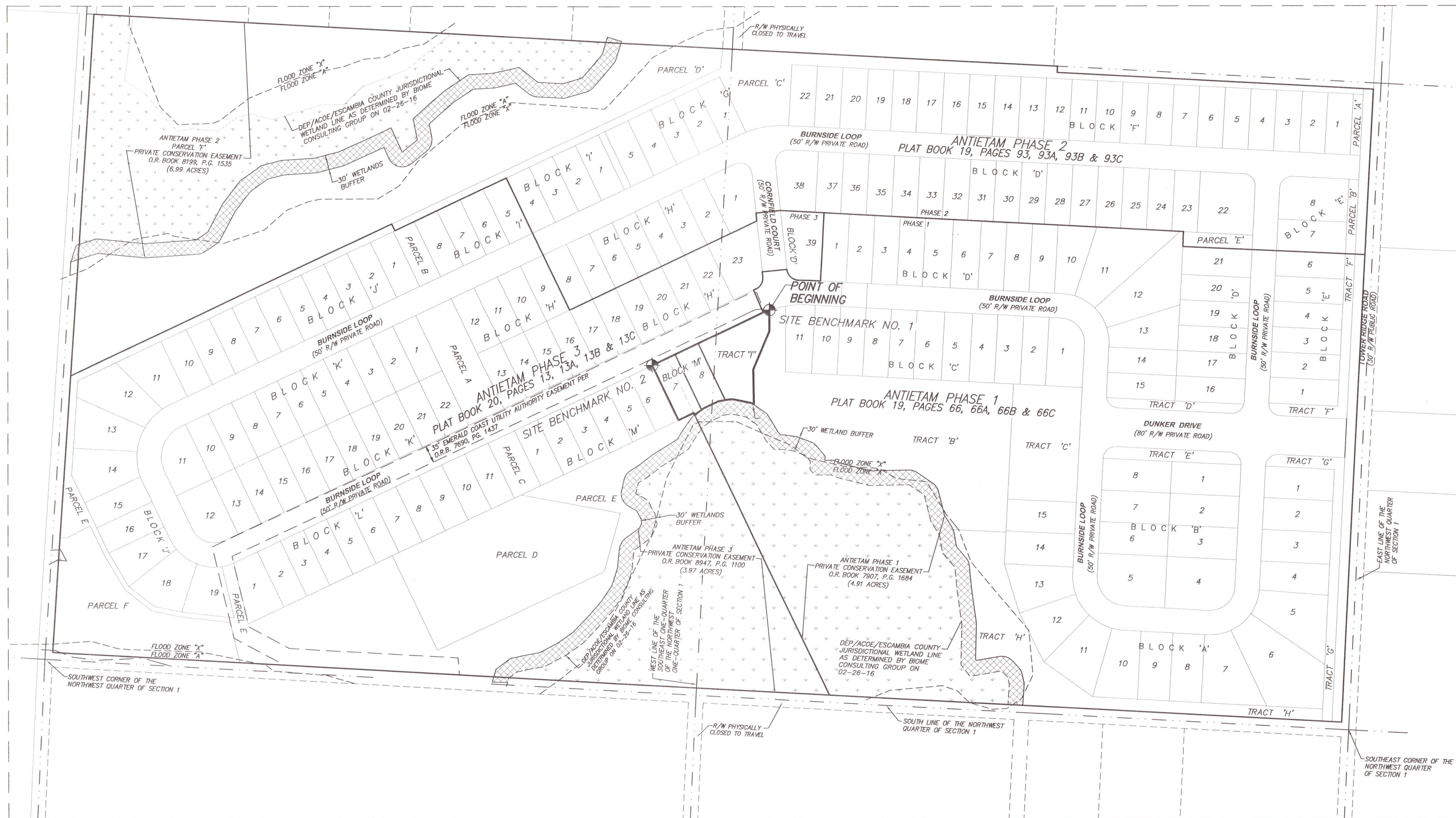
DECLARATION OF COVENANTS FILED IN
OFFICIAL RECORDS BOOK_____, PAGE_____.

PLAT BOOK

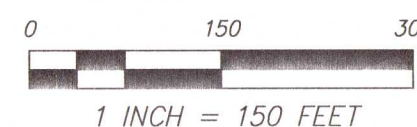
PAGE

PRELIMINARY PLAT OF
ANTIETAM

BEING A REPLAT OF TRACT "A" OF ANTIETAM PHASE 1,
RECORDED AT PLAT BOOK 19, PAGES 66, 66A, 66B & 66C AND
PARCEL G OF ANTIETAM PHASE 3,
RECORDED AT PLAT BOOK 20, PAGES 13, 13A, 13B & 13C
A PLANNED UNIT DEVELOPMENT
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST
ESCAMBIA COUNTY, FLORIDA
AUGUST 2021



KEY MAP



SYMBOLS & ABBREVIATIONS:

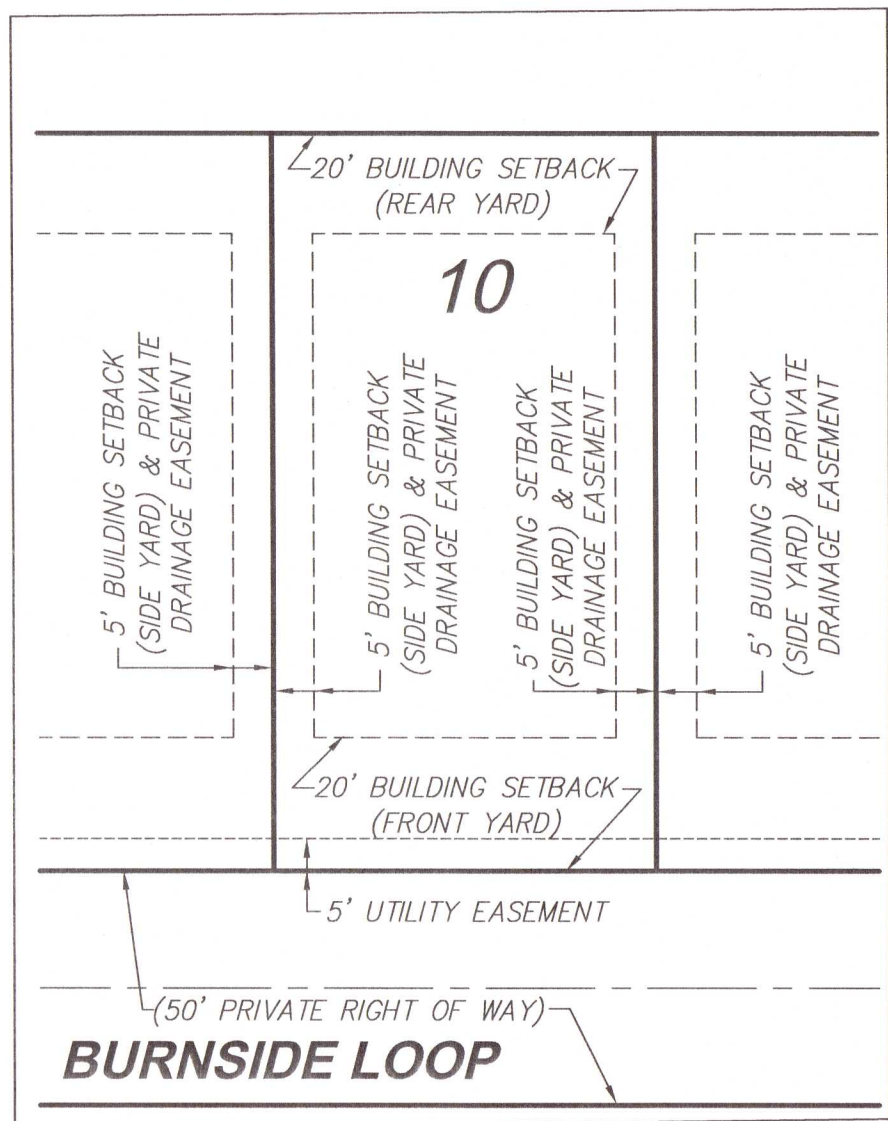
- No. = NUMBER
= NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
B.O.C. = BACK OF CURB
L.F. = LINEAR FEET
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
O.R. = OFFICIAL RECORDS
± = MORE OR LESS
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
B.S.L. = BUILDING SETBACK LINE
S.W.M.F. = STORMWATER MANAGEMENT FACILITY
P.C.A. = PRIVATE COMMON AREA
U.E. = UTILITY EASEMENT
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION
ECUA = EMERALD COAST UTILITY AUTHORITY
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
C.O.R.S. = CONTINUOUSLY OPERATING REFERENCE STATION
F.F.E. = FINISHED FLOOR ELEVATIONS
N.T.S. = NOT TO SCALE
A.C.O.E. = ARMY CORPS OF ENGINEERS
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
P.R.M. = PERMANENT REFERENCE MONUMENT
□ = FOUND 4" X 4" CONCRETE MONUMENT
STAMPED P.R.M. (LB #8011)

- SL — = SEWER LINE
— W — = WATER LINE
— 99 — = ELEVATION CONTOURS

- ↓ ↓ ↓ = WETLANDS

- ▨ = 30' WETLAND BUFFER

LOT SETBACK AND UTILITY DETAIL



UTILITY PROVIDERS:

KNOWN UTILITIES OWNERS INCLUDE:

- SEWERWATER - EMERALD COAST UTILITY AUTHORITY
MR. MIKE HAMLIN
P.O. BOX 15311
PENSACOLA, FL 32514 PH: (850) 969-3310
- ELECTRIC - GULF POWER
MR. CHAD SWAILS
5120 DOGWOOD DRIVE
MILTON, FL 32570 PH: (850) 429-2446
- NATURAL GAS - ENERGY SERVICES OF PENSACOLA
MR. GLENN BAILEY
1625 ATWOOD DRIVE
PENSACOLA, FL 32514 PH: (850) 474-5310
- CABLE - COX CABLE
MR. TROY YOUNG
2421 EXECUTIVE PLAZA
PENSACOLA, FL 32504 PH: (850) 857-4564
- TELEPHONE - AT&T FLORIDA
MR. STAN WRIGHT
605 WEST GARDEN STREET
PENSACOLA, FL 32501 PH: (850) 436-1488
- SUNSHINE STATE ONE-CALL
7200 LAKE ELLENOR DRIVE, SUITE 200
ORLANDO, FL 32809 PH: (800) 432-4770
- TRAFFIC DEPARTMENT - ESCAMBIA CO. PUBLIC WORKS
MRS. JOHNNY COX
3363 WEST PARK PLACE
PENSACOLA, FL 32505
PH: (850) 595-3404

SITE DATA:

- Gross Project Area:
Wetland Area:
Gross Density:
Current Zoning:
Type of Subdivision:
Number of Lots:
Contour Interval:
Datum:
Street Length:
Type of Streets:
R/W Width:
Pavement Width:
Street Maintenance:
Stormwater Maintenance
Min. Lot Area:
Min. Lot Width at Building Line:
Min. Depth of Front Yard:
Min. Depth of Rear Yard:
Min. Width of Each Side Yard:
Max. Building Area as % of Gross Lot Area:
Max. Building Height (feet):
Max. Building Height (stories):

- 0.66 Acres (0.30 buildable)
0 Acres
3.03 Units / Acre (Residential)
LDR
Single Family Dwelling
2 Lots
One-Foot
NAVD88
0 L.F.
Public
50'
25' B.O.C. To B.O.C.
Escambia County, Florida
Escambia County, Florida
52' x 125' (6,500 square feet)
52 feet
20 feet
20 feet
10% of Lot Width
N/A
N/A
N/A

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING
C1	7.91'	200.00'	215.59°	7.91'	N65°38'08"E
C35	13.64'	200.00'	354.26°	13.64'	S68°43'20"W
C41	11.15'	30.00'	21°17'23"	11.08'	S88°48'10"E

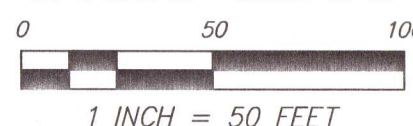
LINE TABLE		
LINE	BEARING	DISTANCE
L8	N54°23'11"E	24.12'
L9	N64°21'47"E	32.48'
L10	N80°33'09"E	21.83'
L11	S78°09'28"E	36.97'
L38	S54°29'16"E	4.64'
L43	N64°30'08"E	34.50'
L44	S25°28'52"E	4.28'

BENCHMARKS:

- SITE BENCHMARK NO. 1
4" X 4" CONCRETE MONUMENT LB-8011
ELEV. = 103.79'

- SITE BENCHMARK NO. 2
4" X 4" CONCRETE MONUMENT LB-8011
ELEV. = 99.02'

REPLAT



UTILITY NARRATIVE:

- POTABLE WATER/SEWER SYSTEM (SANITARY):
POTABLE WATER AND SANITARY SEWER WERE
INSTALLED AND ACCEPTED BY ECUA.

- STORM SEWER:
THERE IS NO STORMWATER INFRASTRUCTURE
ASSOCIATED WITH THIS REPLAT.

- ELECTRIC, GAS, TELEPHONE & TV CABLE:
ALL UTILITIES WERE PREVIOUSLY INSTALLED AND
ACCEPTED BY THE APPROPRIATE UTILITY COMPANIES.

OWNER/DEVELOPER:

- ANTIETAM (FL) 2015, LLC
29891 WOODROW LANE, STE.
300 SPANISH FORT, AL 36527
PHONE: 251.621.1887

ENGINEER:

- JASON N. ESTES, PE
FLORIDA REG. NO. 55585
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9789

SURVEYOR:

- VICTOR L. GERMAIN, PSM
FLORIDA REG. NO. 7281
DEWBERRY
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
PHONE: 251.929.9803



CERTIFICATE OF AUTHORIZATION No. LB 8011
139 E GOVERNMENT STREET PENSACOLA,
FLORIDA 32502

COVENANTS & RESTRICTIONS RECORDED IN
OFFICIAL RECORDS BOOK _____, PAGE _____