MASTER PLAN FOR

ANTIETAM SUBDIVISION

A PROPOSED PLANNED UNIT DEVELOPMENT FOR A 197 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
FEBRUARY 2021

PHASE I= 61 LOTS (EXISTING)
PHASE II= 58 LOTS (EXISTING)
PHASE III =78 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.

DESCRIPTION:

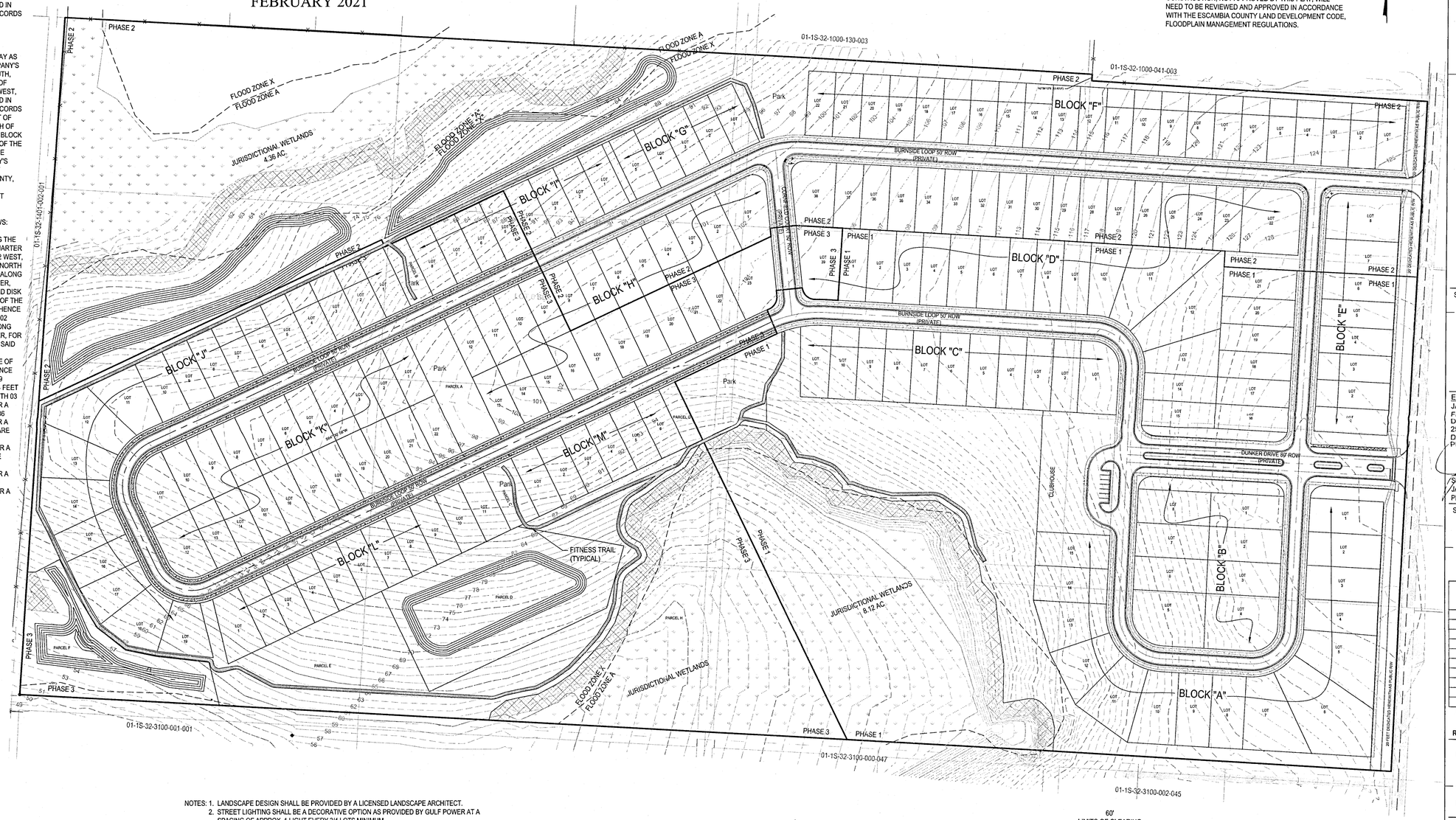
LOTS 5 THROUGH 12, BLOCK 3, AND LOTS 5 THROUGH 12, BLOCK 4, NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT RECORDED IN DEED BOOK 102, PAGE 600 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

AND

"THAT PORTION OF THE 30 FOOT RIGHT-OF-WAY AS SHOWN ON THE NATIONAL LAND SALES COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST AND THE SOUTH 160 ACRES OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 32 WEST, ACCORDING TO SUBDIVISION PLAT RECORDED IN DEED BOOK 102, PAGE 600 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LYING WEST OF BLOCK 3, EAST OF BLOCK 4, AND BEING SOUTH OF THE EASTERLY EXTENSION OF LOT 5 OF SAID BLOCK 4 AND NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 OF SAID BLOCK 4 OF THE ABOVE SAID NATIONAL LAND SALES COMPANY'S SUBDIVISION" AS VACATED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, RESOLUTION NUMBER 2015-150, RECORDED AT BOOK 7443, PAGE 1459, CIRCUIT COURT, ESCAMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND PROCEED NORTH 86 DEGREES 50 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 2,662.32 FEET TO NAIL AND DISK NO. 7916 MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 02 DEGREES 51 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID EAST LINE, PROCEED NORTH 86 DEGREES 51 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 51 MINUTES 09 SECONDS WEST, FOR A DISTANCE OF 2,631.24 FEET TO 5/8 INCH IRON ROD NO. 7916; THENCE NORTH 03 DEGREES 48 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 1,312.62 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 1,966.20 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 02 DEGREES 59 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 12.83 FEET TO A 4 INCH SQUARE CONCRETE MONUMENT; THENCE SOUTH 86 DEGREES 53 MINUTES 06 SECONDS EAST, FOR A DISTANCE OF 643.36 FEET; THENCE SOUTH 02 DEGREES 51 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 1,301.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 78.811 ACRES, MORE OR LESS.



ESCAMBIA COUNTY DRC PLAN REVIEW
Approved
DRC Chairman Signature: [signature] 2-25-21 Date
Printed Name: Jennifer Lindsey
Development Review Coordinator
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 commencement of any construction. This DO approval does not constitute approval by any other department, and of federal/state 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.

WETLANDS AND BUFFERS
ONSITE WILL BE PLACED IN CONSERVATION EASEMENT
BOOK____ AND PAGE____

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

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/OR WETLAND BUFFERS TO BE PLACED IN PRESERVATION/CONSERVATION	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 CONSISTING 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.
PHASE 3	STREET LIGHTING REQUIRED FOR PHASE. SIDEWALKS BOTH SIDES OF STREET. PAVILLION / PARK, FITNESS TRAIL.

SYMBOLS & ABBREVIATIONS:

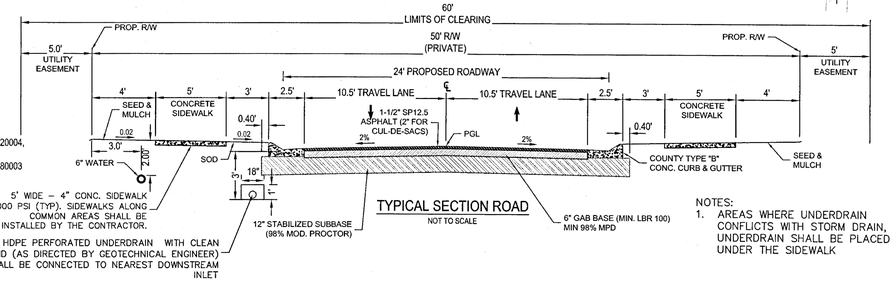
No. = NUMBER
# = NUMBER
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
O.R. = OFFICIAL RECORDS
± = MORE OR LESS
(F) = FIELD MEASUREMENT
(D) = DESCRIPTION DATA
L = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY

= SET 1/2" CAPPED IRON ROD L.B. #7137
= FOUND 1/2" CAPPED IRON ROD L.B. #4400
= FOUND 4" BY 4" CONCRETE MONUMENT L.B. #7107
= FOUND 4" BY 4" CONCRETE MONUMENT STATE ROAD DEPT.
= STORM SEWER MANHOLE
= GUY ANCHOR
= UTILITY POLE
OHU = OVERHEAD UTILITY LINE
= EXISTING WETLANDS
= DENOTES ESCAMBIA COUNTY 30' WETLAND BUFFER

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

DEVELOPMENT DATA

Owner- Developer:	ANTIETAM (FL) 2015, LLC 28891 Woodrow Lane, Suite 300 Spanish Fort, AL 36527
Zoning:	LDR
Parcel info:.	011S321000050003, 011S321000120004, 011S321000070003 011S321000050004, 011S321000080003
FLU:	MU-S
FRONT SETBACK:	20'
REAR SETBACK:	20'
LOTS:	197
TOTAL AREA:	78.81 ACRES
TOTAL WETLANDS:	12.61 ACRES



TYPICAL SECTION ROAD
NOT TO SCALE

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- PHASE 3
SECTION 1, TOWNSHIP 1 S, RANGE 32 W
ANTIETAM (FL) 2015, LLC
ESCAMBIA COUNTY, FL

SEAL
JASON N. ESTES LICENSE No 55585 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

[signature] 2-25-21
Signature Date
JASON N. ESTES
PROFESSIONAL ENGINEER REGULATION NO. 55585

SCALE
0' 50' 100' 200'
SCALE: 1" = 100'

NO.	DESCRIPTION	DATE
1	Change lots configuration per staff recommendation on Jan 19th, 2021 meeting.	02/09/2021

REVISIONS

DRAWN BY	CCB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	FEBRUARY 2021

TITLE
OVERALL MASTER PLAN

PROJECT NO. 922400145

SHEET NO. 06