

## SITE DATA

Developer:	ANTIETAM (FL) 2015, LLC 29891 Woodrow Lane, Ste. 300 Spanish Fort, AL 36527 (251) 621-1887
Property Owner:	ANTIETAM (FL) 2015, LLC 29891 Woodrow Lane, Ste. 300 Spanish Fort, AL 36527 (251) 621-1887
Surveyor:	DEWBERRY 25353 Friendship Road, Daphne, AL 36526 (251) 990-9950 vgermain@dewberry.com VICTOR L. GERMAIN, P.S.M. - FL NO. 7281
Engineer:	DEWBERRY 25353 Friendship Road, Daphne, AL 36526 (251) 990-9950 - jstest@deberry.com JASON N. ESTES, P.E. - FL NO. 55585

Gross Project Area:	26.76 Acres
Wetland Area:	6.55 Acres
Gross Density:	7 Units / Acre (Residential)
Current Zoning:	LDR
Type of Subdivision:	Single Family Dwelling
Number of Lots:	78 Lots
Contour Interval:	One-Foot
Datum:	NAVD88
Street Length:	2,049 L.F
Type of Streets:	Private
R/W Width:	50'
Pavement Width:	24' B.O.C. To B.O.C.
Street Maintenance:	Private H.O.A.
Stormwater Maintenance:	Private H.O.A.
Min. Lot Area:	52' x 125' (6,500 square feet)
Min. Lot Width at Building Line:	52 feet
Min. Depth of Front Yard:	20 feet
Min. Depth of Rear Yard:	20 feet
Min. Width of Each Side Yard:	10% of Lot Width
Max. Building Area as % of Gross Lot Area:	N/A
Max. Building Height (feet):	N/A
Max. Building Height (stories):	N/A

## UTILITY PROVIDERS

SEWER/WATER - EMERALD COAST UTILITY AUTHORITY MR. BRANDON KNIGHT 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 MRS. DIANE MOORE 1625 ATWOOD DRIVE PENSACOLA, FL 32514 PH: (850) 474-5310	CABLE - BRIGHT HOUSE NETWORK MR. RAY LEFLEY 240 HIGHWAY 97 SOUTH CANTONMENT, FL 32533 PH: (850) 968-0399
TELEPHONE - AT&T FLORIDA MR. STEVE KENNINGTON 6689 MAGNOLIA STREET MILTON, FL 32570 PH: (850) 623-3811	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	

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, PAVILION / PARK, FITNESS TRAIL.

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" CRUSHED ASPHALT PATH  
4. SIDEWALKS IN FRONT OF LOTS SHALL BE CONSTRUCTED BY THE HOMEBUILDER. SIDEWALKS IN FRONT OF COMMON AREAS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR.

### SYMBOLS & ABBREVIATIONS:

	= TRAFFIC SIGN		= WATER VALVE
	= FIRE HYDRANT		= SANITARY SEWER VALVE
	= GAS VALVE		= TEMPORARY BENCHMARK
	= EXISTING OAK TREE (DIAMETER SHOWN IN INCHES)		= EXISTING MAGNOLIA TREE (DIAMETER SHOWN IN INCHES)
	= EXISTING MAPLE TREE (DIAMETER SHOWN IN INCHES)		= EXISTING TREE, TYPE UNKNOWN (DIAMETER SHOWN IN INCHES)
	= EXISTING ASPHALT PAVEMENT		= EXISTING WETLANDS
	= EXISTING CONCRETE		= FLOOD ZONES
	= EXISTING RIPRAP		

### PROJECT NOTE:

PROJECT WAS APPROVED AS A PLANNED UNIT DEVELOPMENT ON AUGUST 4, 2016 BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FL.

### FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE A, 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. SEE SURVEYOR'S NOTES NUMBER 4.

WETLANDS	
WETLAND AREA	6.49 AC. ±
WETLAND IMPACT	0 AC.
BUFFER AREA	1.02 AC. ±
BUFFER IMPACT	0.06 AC.

### UTILITIES NARRATIVE:

**POTABLE WATER:**  
AFTER RECEIVING ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM. CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

**SEWER SYSTEM:**  
SEWER FOR THIS PHASE OF CONSTRUCTION WILL BE BUILT IN PHASE 2. NO FURTHER PERMITTING WILL BE NECESSARY.

**STORM SEWER:**  
AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONSTRUCT ALL NECESSARY STORMWATER INFRASTRUCTURE. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.

**ELECTRIC, GAS, TELEPHONE & TV CABLE:**  
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.

### SURVEYOR'S NOTES:

- THIS SURVEY IS REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, PER FDOT CORS "PCLA".
- VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988, PER FDOT COPS "PCLA" USING GEOID03.
- THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED), 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.
- SOURCE OF INFORMATION: SUBDIVISION PLAT OF 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 (D.B. 102, PAGE 800); SUBDIVISION PLAT OF 80 ACRES, EAST 1/2 OF THE SOUTHEAST QUARTER OF THE WEST ONE HALF OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA (D.B. 88, PAGE 220); BOUNDARY SURVEY BY REBOL-BATTLE & ASSOCIATES, PROJECT #2015.006, DATED 2-19-15; 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; CERTIFIED CORNER RECORDS 063750, 0012471, 061329, 068255, 068254, 0006148 AND 0003162, RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AS SHOWN HEREON.
- TITLE OPINION LETTER FOR ANTIETAM SUBDIVISION - PHASE 3 WAS PERFORMED BY BEGGS & LANE, RLLP, DATED FEBRUARY 25TH, 2021.
- THE PROPERTY SURVEYED IS VACANT AND HEAVILY WOODED.
- NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY DEWBERRY ENGINEERS, INC. EXCEPT AS SHOWN.
- ENVIRONMENTAL WETLAND LINES SHOWN HEREON HAVE BEEN DETERMINED BY BIOME CONSULTING GROUP.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- DATE OF FIELD SURVEY: DECEMBER 03, 2020.

### DESCRIPTION: ANTIETAM PHASE 3

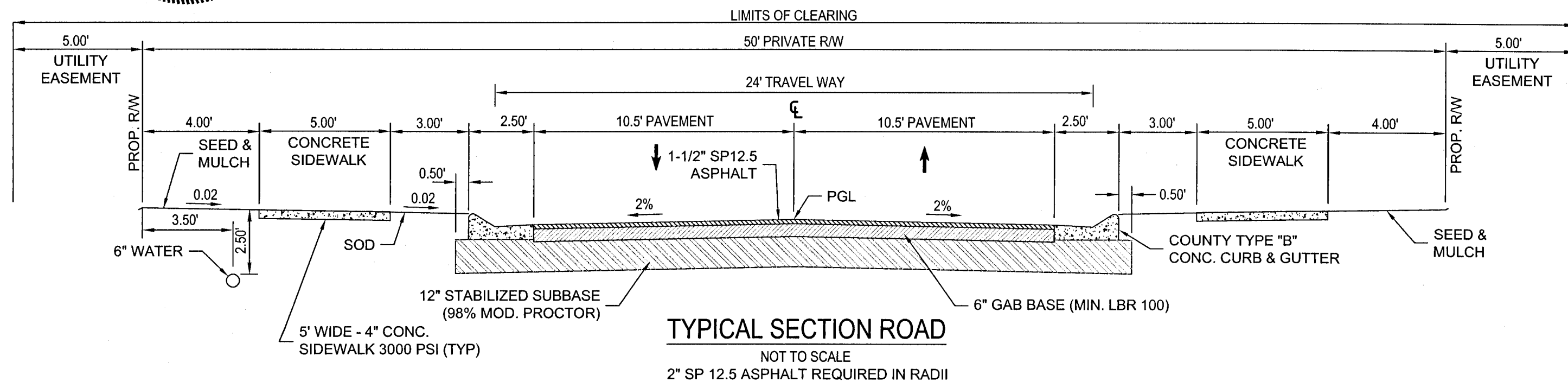
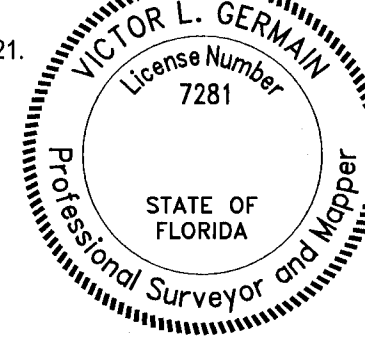
BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK D, ANTIETAM PHASE 1 SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGES 66, 66A, 66B & 66C, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; RUN THENCE SOUTH 03°06'07" WEST, A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 88°53'53" WEST, A DISTANCE OF 23.71 FEET; THENCE WESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 19.22 FEET (CHORD BEARS NORTH 89°06'03" WEST, A DISTANCE OF 19.22 FEET); THENCE NORTHWESTERLY, ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 37.25 FEET (CHORD BEARS NORTH 48°37'01" WEST, A DISTANCE OF 33.90 FEET); THENCE RUN SOUTH 84°04'11" WEST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 05°55'49" EAST, A DISTANCE OF 10.34 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 32.10 FEET (CHORD BEARS SOUTH 30°51'03" WEST, A DISTANCE OF 29.94 FEET); THENCE SOUTH 66°46'07" WEST A DISTANCE OF 3.77 FEET; THENCE RUN SOUTH 23°13'53" SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 7.91 FEET (CHORD BEARS SOUTH 65°38'08" WEST, A DISTANCE OF 7.81 FEET); THENCE RUN SOUTH 64°30'08" WEST, A DISTANCE OF 209.20 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 767.26 FEET; THENCE RUN NORTH 86°51'09" WEST, A DISTANCE OF 1587.47 FEET; THENCE RUN NORTH 03°48'14" EAST, A DISTANCE OF 569.06 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 725.26 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 251.15 FEET; THENCE RUN SOUTH 25°29'52" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN NORTH 64°30'08" EAST, A DISTANCE OF 424.68 FEET; THENCE RUN NORTH 05°55'49" WEST, A DISTANCE OF 16.13 FEET; THENCE RUN NORTH 64°04'11" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 86°53'53" EAST, A DISTANCE OF 88.56 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 26.76 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE:

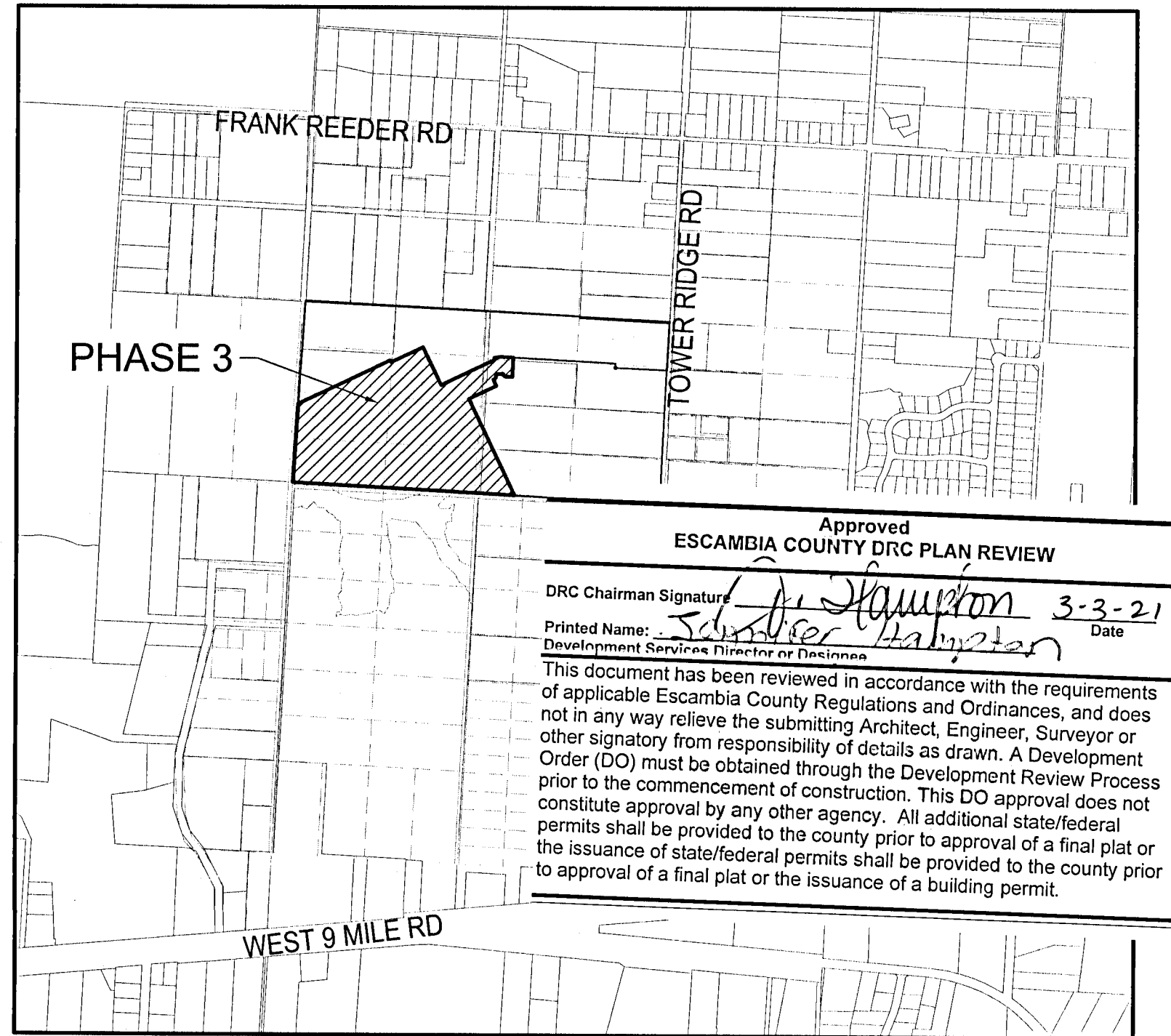
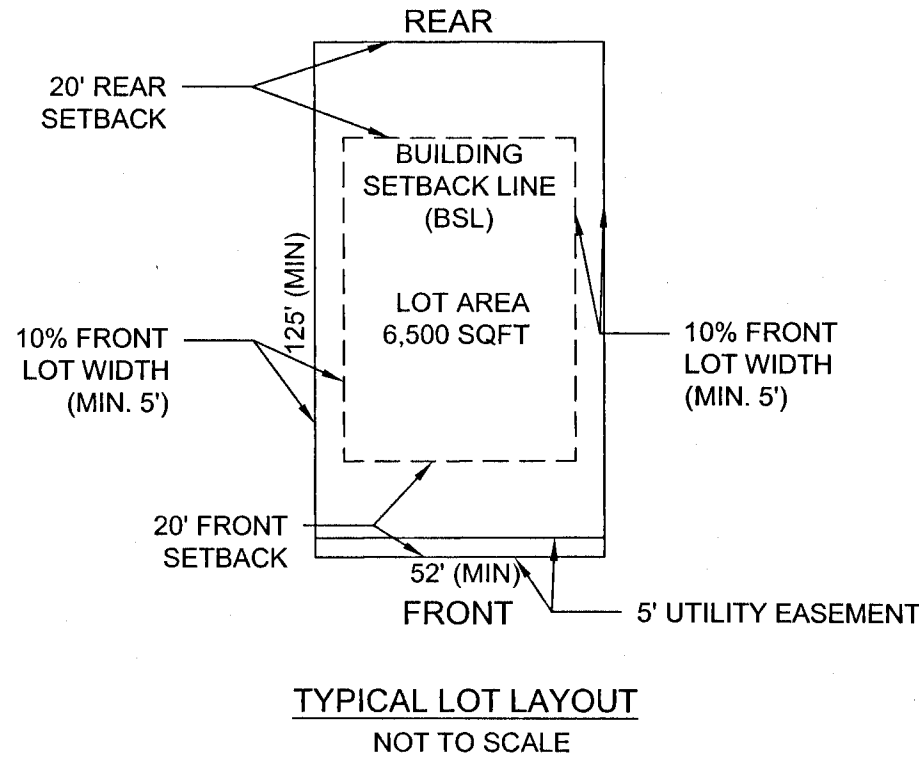
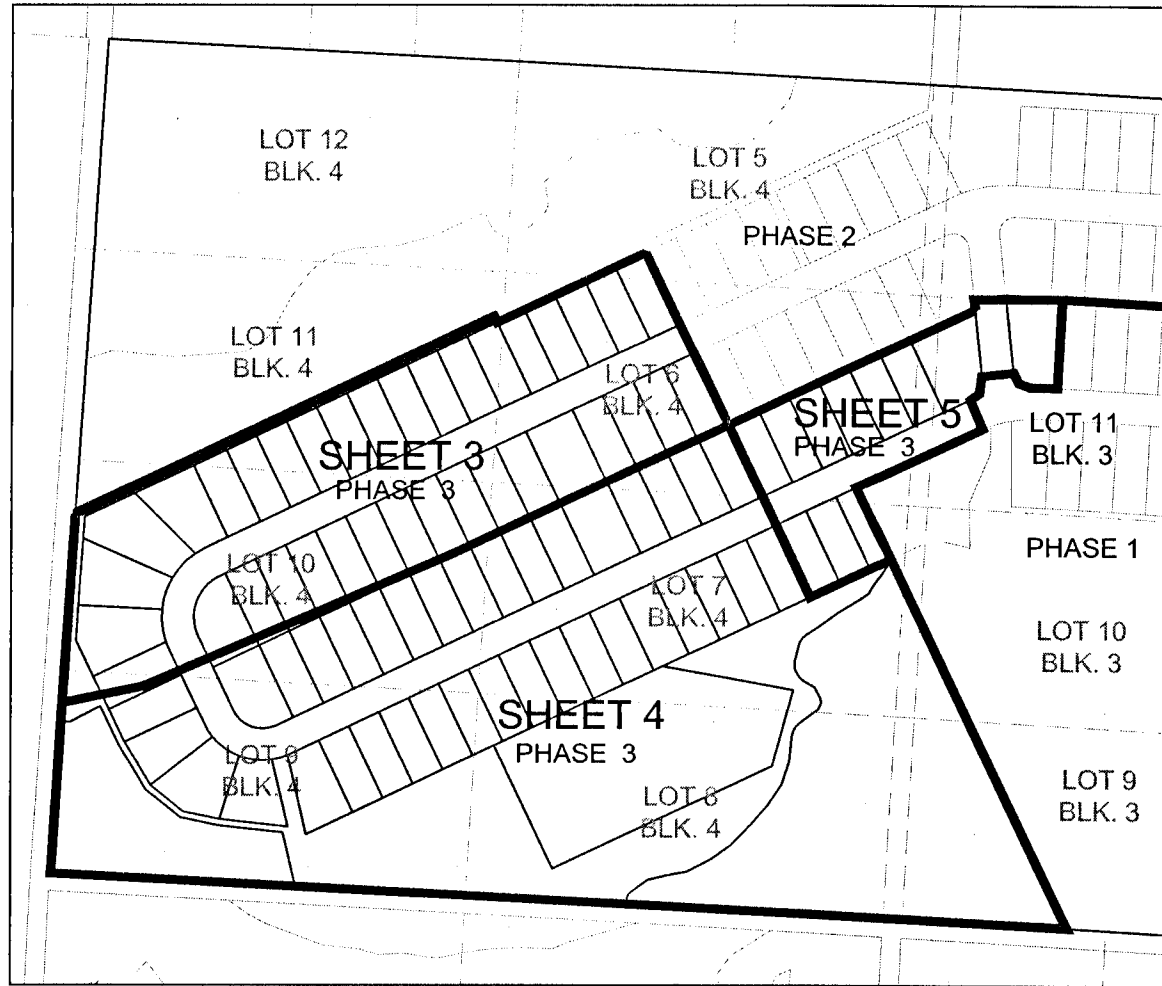
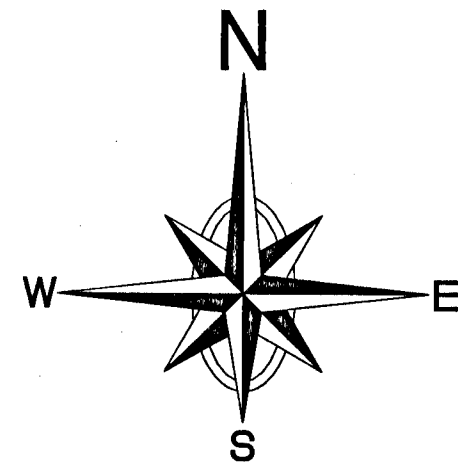
I HEREBY CERTIFY THAT THIS PLAT, "PRELIMINARY PLAT OF ANTIETAM SUBDIVISION PHASE 3", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA AND THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO RECORDING OF THE PLAT.

SIGNED IN THIS CITY 25ND DAY OF FEBRUARY, 2021.

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



**NOT FOR CONSTRUCTION**  
**FEBRUARY 2021**



SHOP DRAWINGS  
TO BE SUBMITTED TO:

DEWBERRY  
ATTN: JASON N. ESTES, P.E.  
25353 FRIENDSHIP ROAD  
DAPHNE, AL 36526  
(251) 990-9950

PLANS PREPARED BY:

25353 FRIENDSHIP ROAD, DAPHNE, AL 36526  
(251) 990-9950

PROJECT No.: 92280145

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

ENGINEER OF RECORD:

P.E. NO.: 55585

ENGINEERS STATEMENT:  
I, JASON N. ESTES, AM THE ENGINEER OF RECORD FOR ANTIETAM SUBDIVISION (PHASE 3), AND HEREBY CERTIFY ALL CONSTRUCTED ROADWAYS, DRAINAGE AND OTHER IMPROVEMENTS ARE DESIGNED TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL DEVELOPMENT REQUIREMENTS.



48 HOURS  
BEFORE YOU DIG  
CALL SUNSHINE ONE  
1-800-432-4770  
www.callsunshine.com

SHEET  
NO.

1 of 5



# PRELIMINARY PLAT OF A PLANNED UNIT DEVELOPMENT ANTIETAM SUBDIVISION (PHASE 3)

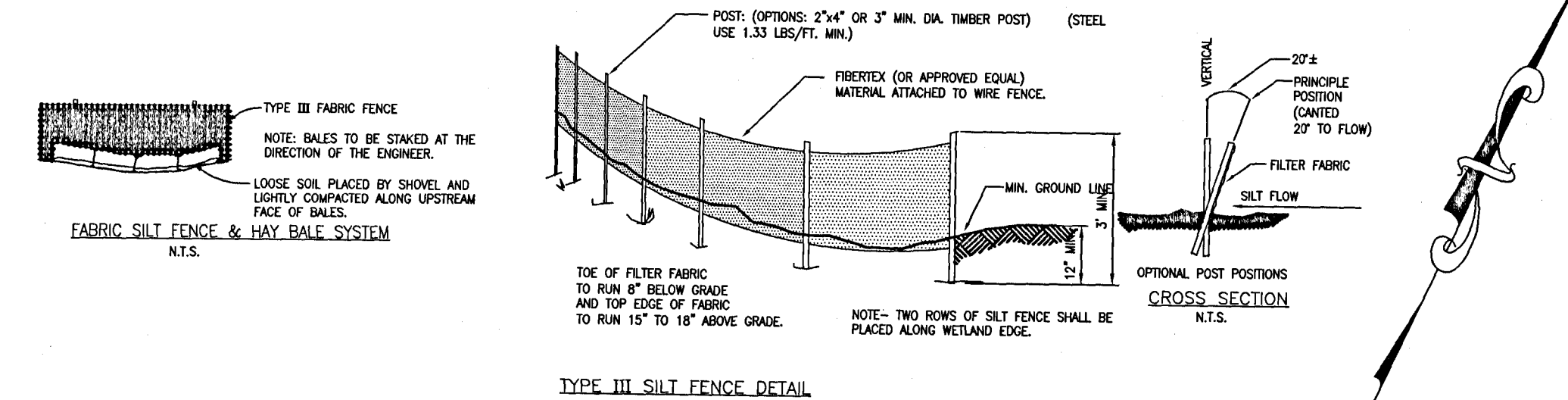
A 78 LOT SUBDIVISION OF A PORTION OF  
SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF  
LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 8 & 9 OF BLOCK 4 AND A PORTION OF  
LOTS 5, 6, 7, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN BLOCKS  
3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S  
SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600  
A PLANNED UNIT DEVELOPMENT  
ESCAMBIA COUNTY, FLORIDA  
FEBRUARY 2021

TREE REMOVAL & MITIGATION		
TYPE	DIAMETER	REMOVED
OAK	10"-12"	8
MAGNOLIA	8"-10"	2
TOTAL		10

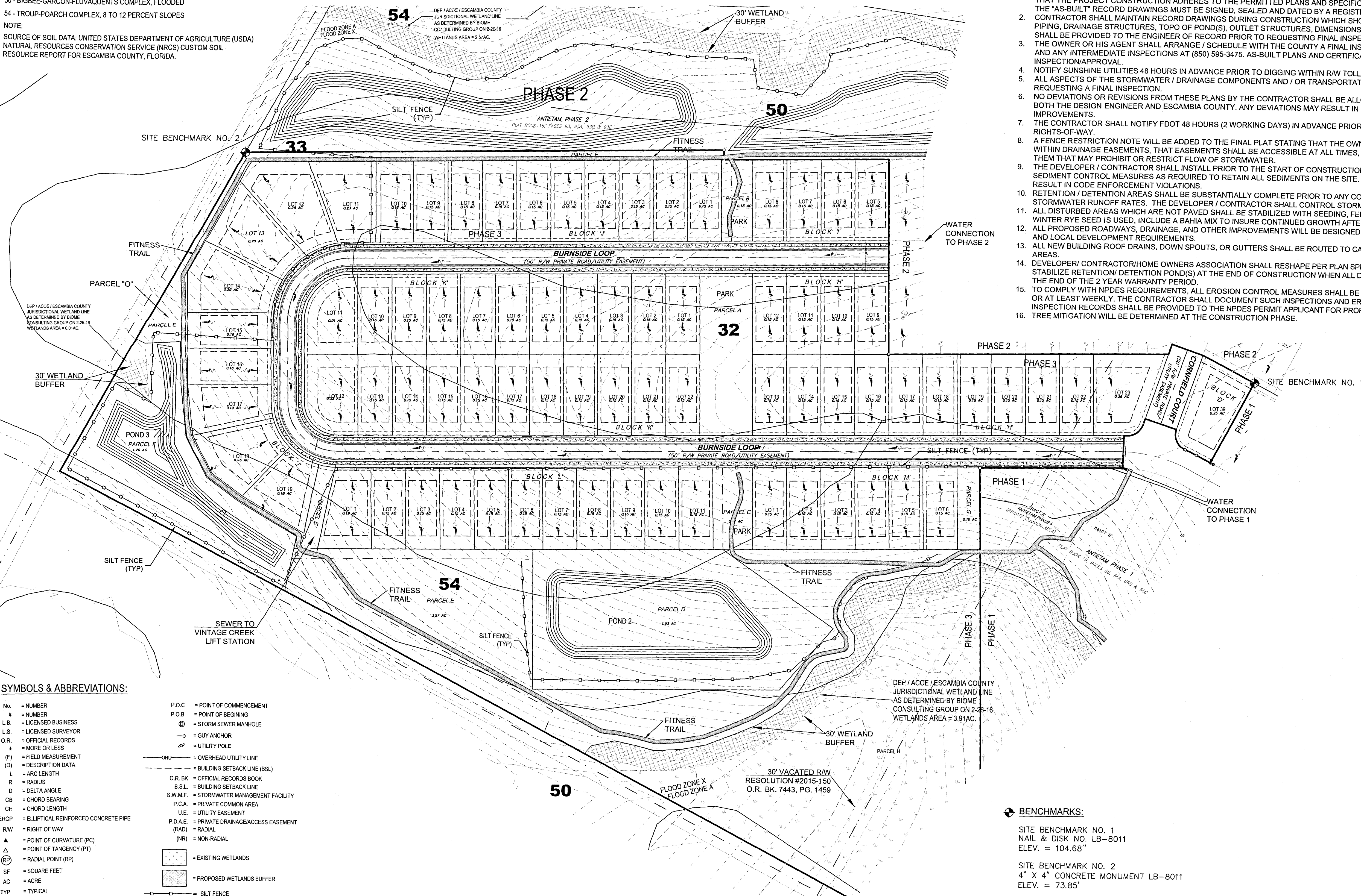
SOIL SURVEY MAP UNITS:  
(SEE SOIL REPORT FOR COMPLETE DETAILS)

- 32 - TROUP SAND, 0 TO 5 PERCENT SLOPES  
33 - TROUP SAND, 5 TO 8 PERCENT SLOPES  
38 - BONIFAY LOAMY SAND, 0 TO 5 PERCENT SLOPES  
50 - BIGBEE-GARCON-FLUVAQUENTS COMPLEX, FLOODED  
54 - TROUP-POARCH COMPLEX, 8 TO 12 PERCENT SLOPES

NOTE:  
SOURCE OF SOIL DATA: UNITED STATES DEPARTMENT OF AGRICULTURE (USDA)  
NATURAL RESOURCES CONSERVATION SERVICE (NRCS) CUSTOM SOIL  
RESOURCE REPORT FOR ESCAMBIA COUNTY, FLORIDA.



- 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.



## SYMBOLS & ABBREVIATIONS:

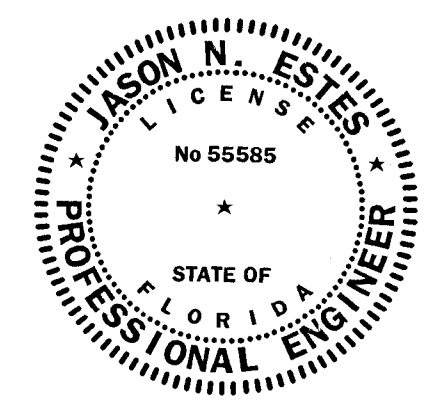
- No. = NUMBER  
# = NUMBER  
L.B. = LICENSED BUSINESS  
L.S. = LICENSED SURVEYOR  
O.R. = OFFICIAL RECORDS  
+ = MORE OR LESS  
(F) = FIELD MEASUREMENT  
(D) = DESCRIPTION DATA  
L = ARC LENGTH  
R = RADIUS  
D = DELTA ANGLE  
CB = CHORD BEARING  
CH = CHORD LENGTH  
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE  
RW = RIGHT OF WAY  
▲ = POINT OF CURVATURE (PC)  
△ = POINT OF TANGENCY (PT)  
⊙ = RADIAL POINT (RP)  
SF = SQUARE FEET  
AC = ACRE  
TYP = TYPICAL
- P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
⊙ = STORM SEWER MANHOLE  
→ = GUY ANCHOR  
⊙ = UTILITY POLE  
—OH— = OVERHEAD UTILITY LINE  
—B— = BUILDING SETBACK LINE (BSL)  
O.R. BK. = OFFICIAL RECORDS BOOK  
B.S.L. = BUILDING SETBACK LINE  
S.W.M.F. = STORMWATER MANAGEMENT FACILITY  
P.C.A. = PRIVATE COMMON AREA  
U.E. = UTILITY EASEMENT  
P.D.A.E. = PRIVATE DRAINAGE/ACCESS EASEMENT  
(RAD) = RADIAL  
(NR) = NON-RADIAL
- = EXISTING WETLANDS  
— = PROPOSED WETLANDS BUFFER  
— = SILT FENCE  
— = SOIL DESIGNATION NUMBER



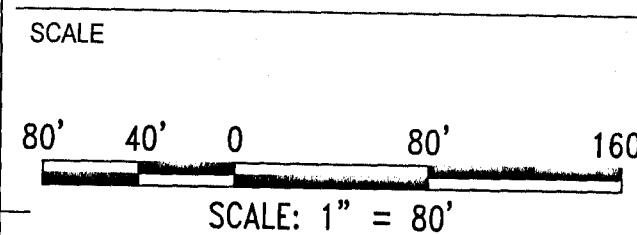
25353 Friendship Road  
Daphne, AL 36526  
(251) 990-9950

ANTIETAM - PHASE 3  
SECTION 1, TOWNSHIP 1 S., RANGE 32 W.  
ESCAMBIA COUNTY  
FLORIDA

SEAL



PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION



## REVISIONS

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

DRAWN BY \_\_\_\_\_ VG  
APPROVED BY \_\_\_\_\_ JE  
CHECKED BY \_\_\_\_\_ JE  
DATE \_\_\_\_\_ FEBRUARY 2021

TITLE  
LOT GRADING PLAN

PROJECT NO. 92280145



# PRELIMINARY PLAT OF A PLANNED UNIT DEVELOPMENT

## ANTIETAM SUBDIVISION

### (PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF  
SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF  
LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 8 & 9 OF BLOCK 4 AND A PORTION OF  
LOTS 5, 6, 7, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN  
BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S  
SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600

A PLANNED UNIT DEVELOPMENT  
ESCAMBIA COUNTY, FLORIDA  
FEBRUARY 2021

#### SYMBOLS & ABBREVIATIONS:

No.	=	NUMBER
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
R.W.	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE (PC)
P.T.	=	POINT OF TANGENCY (PT)
AC	=	ACRE
TYP	=	TYPICAL
P.D.E.	=	PRIVATE DRAINAGE EASEMENT
DEP	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
ACOE	=	ARMY CORPS OF ENGINEERS
U.E.	=	UTILITY EASEMENT
P.C.A.	=	PRIVATE COMMON AREA
P.D.A.E.	=	PRIVATE DRAINAGE/ACCESS EASEMENT
(NR)	=	NON-RADIAL
H.O.A.	=	HOME OWNER ASSOCIATION
S.W.M.F.	=	STORMWATER MANAGEMENT FACILITY
(BSL)	=	BUILDING SETBACK LINE (BSL)
(W)	=	EXISTING WETLANDS
(B)	=	PROPOSED WETLANDS BUFFER

#### NOTES:

- SEE SHEET 2 FOR ELEVATION CONTOURS.
- SEE SHEET 1 FOR VERTICAL DATUM REFERENCES
- NO HERITAGE TREES EXIST ON-SITE
- THERE IS A 5' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES
- THERE IS NO EVIDENCE INDICATING FLOOD DEPTHS HAVE BEEN OR MAY BE GREATER THAN TWO (2) FEET. THEREFORE, FOR PROPOSED OR FUTURE STRUCTURES WITHIN THE SPECIAL FLOOD HAZARD AREA, THE BASE FLOOD ELEVATION WILL BE 3 FEET ABOVE THE HIGHEST ADJACENT GRADE AT THE LOCATION OF THE DEVELOPMENT.

#### OWNERSHIP

LOTS - INDIVIDUAL OWNERSHIP  
STREET RIGHT-OF-WAYS - PRIVATE H.O.A.  
PARCEL A - COMMON AREA - PRIVATE H.O.A.  
PARCEL B - COMMON AREA - PRIVATE H.O.A.  
PARCEL E - COMMON AREA - PRIVATE H.O.A.

NOTE: THERE SHALL BE A 5' UTILITY EASEMENT  
ADJACENT TO ALL PRIVATE RIGHT OF WAYS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	149.23'	95.00'	90°00'00"	S19°30'08"W	114.35'
C11	109.96'	70.00'	90°00'00"	S19°30'08"W	98.99'
C12	18.88'	120.00'	9°00'54"	S59°59'41"W	18.86'
C13	52.42'	120.00'	25°01'36"	S42°58'25"W	52.00'
C14	52.42'	120.00'	25°01'36"	S17°56'50"W	52.00'
C15	52.42'	120.00'	25°01'36"	S07°04'46"E	52.00'
C16	12.37'	120.00'	5°54'19"	S22°32'43"E	12.36'

#### BENCHMARKS:

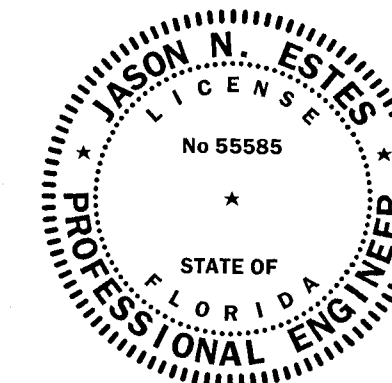
SITE BENCHMARK NO. 2  
4" X 4" CONCRETE MONUMENT LB-8011  
ELEV. = 73.85'



25353 Friendship Road  
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(251) 990-9950

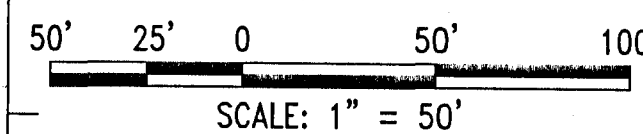
ANTIETAM - PHASE 3  
SECTION 1, TOWNSHIP 1 S., RANGE 32 W.  
ESCAMBIA COUNTY  
FLORIDA

SEAL



PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

SCALE



REVISIONS

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

DRAWN BY \_\_\_\_\_ VG  
APPROVED BY \_\_\_\_\_ JE  
CHECKED BY \_\_\_\_\_ JE  
DATE \_\_\_\_\_ FEBRUARY 2021

TITLE  
**PRELIMINARY PLAT**

PROJECT NO. 92280145

3 of 5

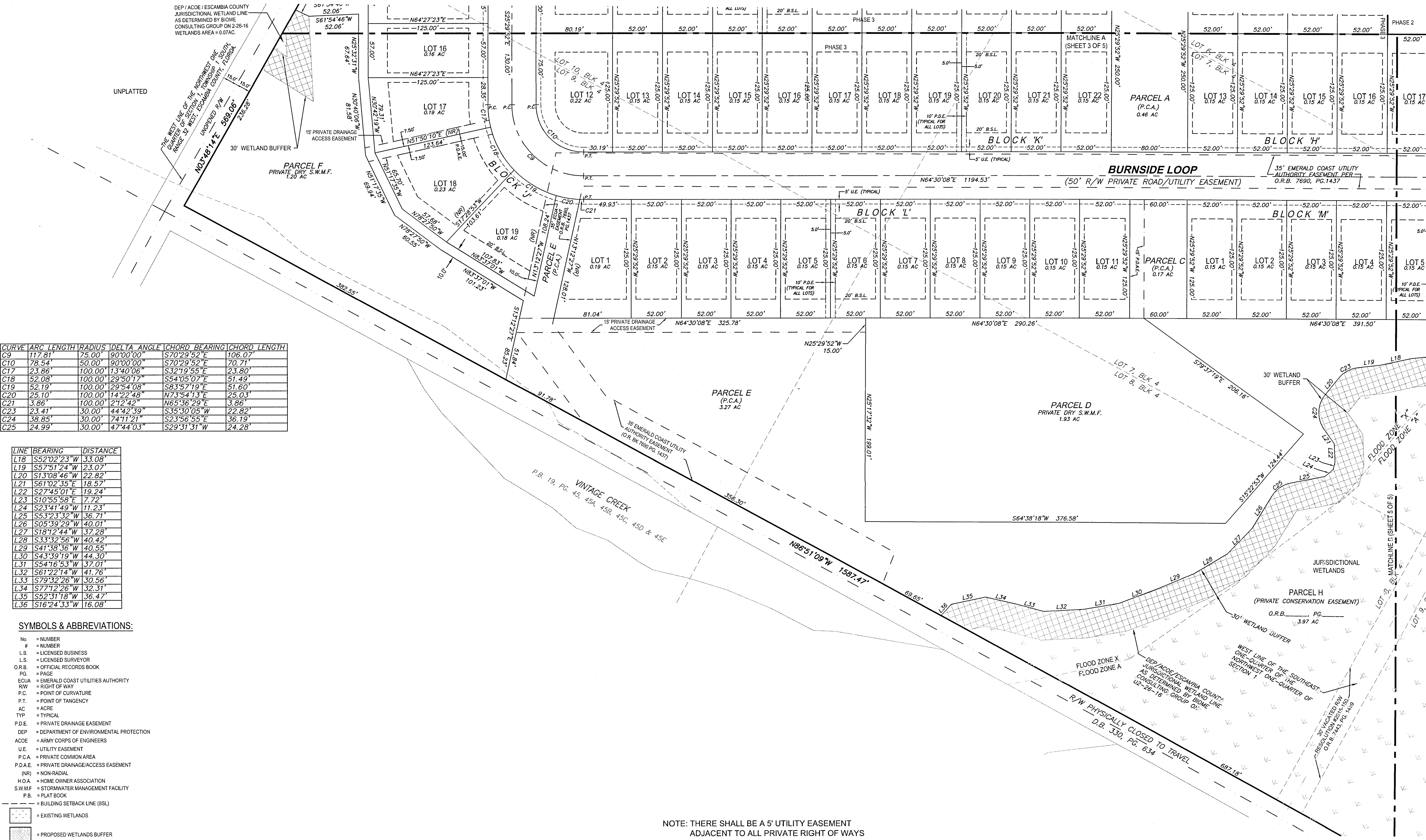
SHEET NO.

PRELIMINARY PLAT OF A PLANNED UNIT DEVELOPMENT  
**ANTIETAM SUBDIVISION**  
(PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF  
SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF  
LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 8 & 9 OF BLOCK 4 AND A PORTION OF  
LOTS 5, 6, 7, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN  
BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S  
SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600  
A PLANNED UNIT DEVELOPMENT  
ESCAMBIA COUNTY, FLORIDA  
FEBRUARY 2021

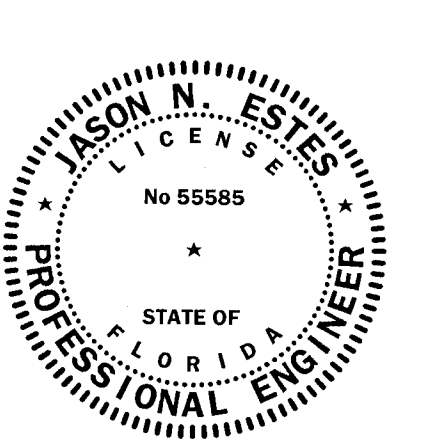
OWNERSHIP  
LOTS - INDIVIDUAL OWNERSHIP  
STREET RIGHT-OF-WAYS - PRIVATE H.O.A.  
PARCEL A - COMMON AREA - PRIVATE H.O.A.  
PARCEL C - COMMON AREA - PRIVATE H.O.A.  
PARCEL D - STORM WATER FACILITY - PRIVATE H.O.A.  
PARCEL F - STORM WATER FACILITY - PRIVATE H.O.A.  
PARCEL E - COMMON AREA - PRIVATE H.O.A.  
PARCEL H - WETLANDS/UPLANDS - PRIVATE H.O.A. & PRIVATE  
CONSERVATION EASEMENT

- NOTES:
1. SEE SHEET 2 FOR ELEVATION CONTOURS.
  2. SEE SHEET 1 FOR VERTICAL DATUM REFERENCES
  3. NO HERITAGE TREES EXIST ON-SITE
  4. THERE IS A 5' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES
  5. THERE IS NO EVIDENCE INDICATING FLOOD DEPTHS HAVE BEEN OR MAY BE GREATER THAN TWO (2) FEET. THEREFORE, FOR PROPOSED OR FUTURE STRUCTURES WITHIN THE SPECIAL FLOOD HAZARD AREA, THE BASE FLOOD ELEVATION WILL BE 3 FEET ABOVE THE HIGHEST ADJACENT GRADE AT THE LOCATION OF THE DEVELOPMENT.

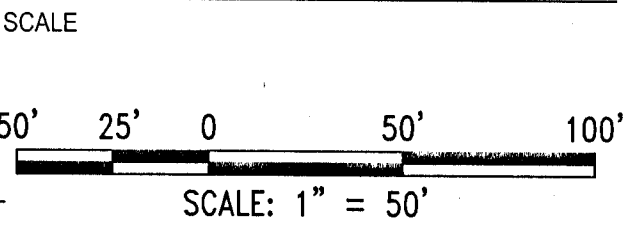


25353 Friendship Road  
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ANTIETAM - PHASE 3  
SECTION 1, TOWNSHIP 1 S., RANGE 32 W.  
ESCAMBIA COUNTY  
FLORIDA



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DRAWN BY	VG
APPROVED BY	JE
CHECKED BY	JE
DATE	FEBRUARY 2021

TITLE  
**PRELIMINARY PLAT**

PROJECT NO. 92280145

SHEET NO.

NOTE: THERE SHALL BE A 5' UTILITY EASEMENT  
ADJACENT TO ALL PRIVATE RIGHT OF WAYS



# PRELIMINARY PLAT OF A PLANNED UNIT DEVELOPMENT ANTIETAM SUBDIVISION

## (PHASE 3)

A 78 LOT SUBDIVISION OF A PORTION OF  
SECTION 01, TOWNSHIP 1 SOUTH, RANGE 32 WEST, BEING A SUBDIVISION OF A PORTION OF  
LOTS 9, 10, 11 & 12 OF BLOCK 3 AND LOTS 8 & 9 OF BLOCK 4 AND A PORTION OF  
LOTS 5, 6, 7, 10 & 11 OF BLOCK 4 AND THAT PORTION OF RIGHT-OF-WAY LYING BETWEEN  
BLOCKS 3 & 4, AND BEING A REPLAT OF A PORTION OF THE NATIONAL LAND SALES COMPANY'S  
SUBDIVISION AS RECORDED IN DEED BOOK 102, PAGE 600

A PLANNED UNIT DEVELOPMENT  
ESCAMBIA COUNTY, FLORIDA  
FEBRUARY 2021

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.22'	250.00'	4°24'19"	N89°06'03"W	19.22'
C2	37.25'	25.00'	85°22'23"	N48°37'01"W	33.90'
C3	32.10'	25.00'	73°33'45"	S30°51'03"W	29.94'
C4	7.91'	200.00'	2°15'59"	S65°38'08"W	7.91'
C7	11.82'	30.00'	22°33'59"	S45°04'14"W	11.74'
C26	9.89'	250.00'	2°15'59"	N65°38'07"E	9.89'

LINE	BEARING	DISTANCE
L8	S25°29'52"E	4.28'
L14	S33°53'01"W	32.32'
L15	S31°08'46"W	16.96'
L16	S56°19'33"W	18.77'
L17	S58°24'29"W	41.02'
L18	S52°02'23"W	33.08'

### NOTES:

- SEE SHEET 2 FOR ELEVATION CONTOURS.
- SEE SHEET 1 FOR VERTICAL DATUM REFERENCES
- NO HERITAGE TREES EXIST ON-SITE
- THERE IS A 5' PRIVATE DRAINAGE EASEMENT ALONG ALL COMMON LOT LINES
- THERE IS NO EVIDENCE INDICATING FLOOD DEPTHS HAVE BEEN OR MAY BE GREATER THAN TWO (2) FEET. THEREFORE, FOR PROPOSED OR FUTURE STRUCTURES WITHIN THE SPECIAL FLOOD HAZARD AREA, THE BASE FLOOD ELEVATION WILL BE 3 FEET ABOVE THE HIGHEST ADJACENT GRADE AT THE LOCATION OF THE DEVELOPMENT.

### OWNERSHIP

LOTS - INDIVIDUAL OWNERSHIP  
STREET RIGHT-OF-WAYS - PRIVATE H.O.A.  
PARCEL G - COMMON AREA - PRIVATE H.O.A.  
PARCEL H - WETLANDS/UPLANDS - PRIVATE H.O.A. & PRIVATE CONSERVATION EASEMENT

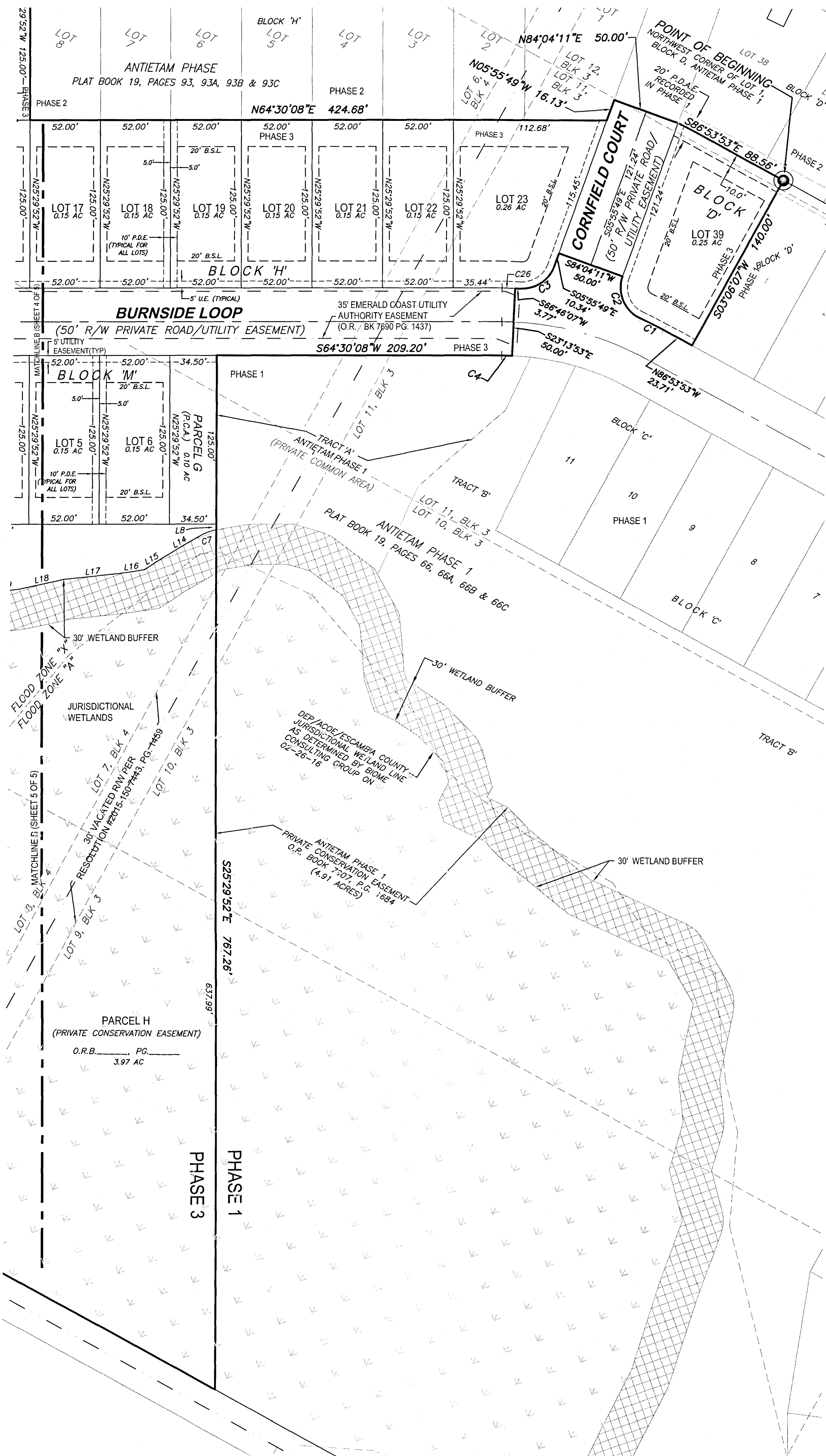
### BENCHMARKS:

SITE BENCHMARK NO. 1  
NAIL & DISK NO. LB-8011  
ELEV. = 104.68'

NOTE: THERE SHALL BE A 5' UTILITY EASEMENT  
ADJACENT TO ALL PRIVATE RIGHT OF WAYS

### SYMBOLS & ABBREVIATIONS:

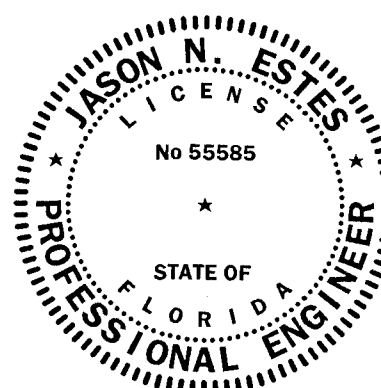
- = POINT OF BEGINNING  
No. = NUMBER  
# = NUMBER  
L.B. = LICENSED BUSINESS  
L.S. = LICENSED SURVEYOR  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
EQUA = EMERALD COAST UTILITIES AUTHORITY  
R.W. = RIGHT OF WAY  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
AC = ACRE  
TYP. = TYPICAL  
P.D.E. = PRIVATE DRAINAGE EASEMENT  
DEP. = DEPARTMENT OF ENVIRONMENTAL PROTECTION  
ACOE = ARMY CORPS OF ENGINEERS  
U.E. = UTILITY EASEMENT  
P.C.A. = PRIVATE COMMON AREA  
P.D.A.E. = PRIVATE DRAINAGE/ACCESS EASEMENT  
H.O.A. = HOME OWNERS ASSOCIATION  
S.W.M.F. = STORMWATER MANAGEMENT FACILITY  
BSL = BUILDING SETBACK LINE (BSL)  
= EXISTING WETLANDS  
= PROPOSED WETLANDS BUFFER



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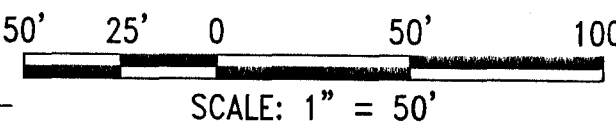
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NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT

PROJECT NO. 92280145

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SHEET NO.