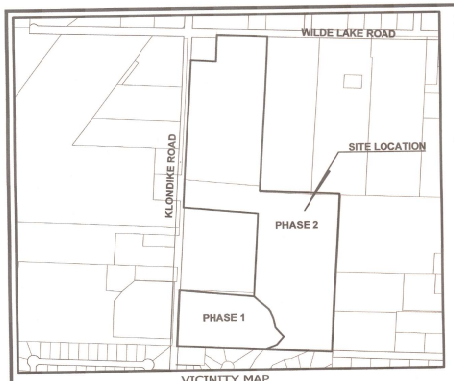
A MASTER PLAN OF EAGLE POINTE

A 145 LOT SUBDIVISION

BEING A PORTION OF
SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA.

June 2024



VICINITY MAP
SCALE: 1" = 500'

SITE INFORMATION NOTE:

EAGLE POINTE PHASES 1 & 2 SHALL COMPLY WITH THE ESCAMBIA COUNTY MID-WEST SECTOR PLAN (DSAP). PHASE LAYOUT, DENSITY, AND OPEN SPACE REQUIREMENTS SHALL BE DETERMINED BY THE ESCAMBIA COUNTY COMPREHENSIVE PLAN "CONSERVATION NEIGHBORHOODS"

EAGLE POINTE PHASES 1 & 2 SHALL PROVIDE EITHER TEMPORARY OR PERMANENT EASEMENTS TO ESCAMBIA COUNTY FOR ACCESS TO WETLANDS

UTILITY SERVICE PROVIDERS

AT&T
505 W. GARDEN STREET
PENSACOLA, FL 32501

COX CABLE
2205 LAVISTA AVENUE
PENSACOLA, FL 32504

FLORIDA POWER & LIGHT
500 BAYFRONT PARKWAY
PENSACOLA, FL 32520

ECUA
P.O. BOX 95311
PENSACOLA, FL 32514

FARM HILL UTILITY, INC.
120 MADRID ROAD
CANTONMENT, FL 32533

PENSACOLA ENERGY
1625 ATWOOD DRIVE
PENSACOLA, FLORIDA 32504

UTILITY SERVICE NOTES:

POTABLE WATER/ FIRE PROTECTION:
ALL LOTS WILL BE SERVICED BY 6" POTABLE WATER/ FIRE PROTECTION MAINS. THE POINT OF CONNECTION WILL BE THE EXISTING 8" WATER MAIN ON THE NORTH SIDE OF WILDELAKE ROAD AND THE 8" WATER LINE ON THE WEST SIDE OF KLONDIKE ROAD. ALL POTABLE WATER/ FIRE PROTECTION IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE EMERALD COAST UTILITY AUTHORITY (ECUA).

SANITARY SEWER:
THE DEVELOPMENT WILL BE SERVICED BY TRADITIONAL GRAVITY SEWER MAINS IN ADDITION TO LOW PRESSURE SEWER. ALL SEWER WILL BE CONVEYED TO A PROPOSED ON-SITE LIFT STATION. ALL SEWER IMPROVEMENTS WITHIN IN RIGHT-OF-WAY OR ON EMERALD COAST UTILITY AUTHORITY (ECUA) OWNED PARCELS WILL BE OWNED AND MAINTAINED BY THE ECUA. LOW PRESSURE PUMP STATIONS AND THE PORTION OF FORCE MAIN LOCATED ON THE RESIDENTIAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER.

STORM SEWER:
AFTER RECEIVING ALL NWFWMD/FDEP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER WILL INSTALL A STORMWATER SYSTEM COMPRISED OF GRASSED SWALES, INLETS, PIPING, AND STORMWATER PONDS. OUTFALL FROM THE PONDS WILL DISCHARGE TO THE SURROUNDING WETLAND AREAS OR TO KLONDIKE ROAD. THE WETLANDS AREAS REACH AN EVENTUAL OUTFALL IN THE ELEVEN MILE CREEK. ALL STORMWATER IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY ESCAMBIA COUNTY.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS IN ZONE "X", (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND .2 PERCENT-ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2006. PRELIM MAPS JANUARY 27, 2017, MAP PANEL NUMBER 12033C0340J.

CLEARING & CONSTRUCTION NOTE:

PRIOR TO ANY LAND DISTURBANCE, THE DEVELOPER / CONTRACTOR SHALL OBTAIN ALL COUNTY, STATE AND/OR FEDERAL APPLICABLE PERMITS GOVERNING THE CLEARING ACTIVITIES. ONCE CONSTRUCTION PLANS ARE APPROVED, THE APPROVAL ALLOWS THE CONSTRUCTION OF THE SUBDIVISION INFRASTRUCTURE TO PROCEED, BUT DOES NOT ALLOW DEVELOPMENT ON THE INDIVIDUAL SUBDIVISION LOTS PRIOR TO THE RECORDING OF A FINAL PLAT. NO LAND CLEARING OR LAND DISTURBANCE IS AUTHORIZED FOR INDIVIDUAL LOTS UNTIL BUILDING PLANS ARE APPROVED FOR EACH INDIVIDUAL LOT.

ACCESS NOTES:

A 1' NON-ACCESS EASEMENT ALONG THE W. KLONDIKE ROAD FRONTAGE OF EAGLE POINTE PHASES 1 AND 2 WILL BE REQUIRED ON ANY LOT WHERE THE REAR LOT LINE ABUTS KLONDIKE ROAD.

DESCRIPTION: (AS PREPARED BY REBOL-BATTLE AND ASSOCIATES)

BEGIN AT THE NORTHEAST CORNER OF CREEKWOOD PHASE 1, AS RECORDED IN PLAT BOOK 17, PAGES 30 AND 31 OF THE OFFICIAL RECORDS ESCAMBIA COUNTY, FLORIDA; THENCE PROCEED NORTH 87°21'14" WEST ALONG THE EXTENSION OF THE NORTH LINE OF SAID CREEKWOOD PHASE 1 A DISTANCE OF 1298.57 FEET TO THE EAST R/W LINE OF KLONDIKE ROAD (66' R/W); THENCE PROCEED NORTH 03°22'58" EAST ALONG THE SAID EASTERN R/W LINE FOR A DISTANCE OF 469.56 FEET; THENCE DEPARTING SAID EAST R/W LINE PROCEED SOUTH 84°43'28" EAST FOR A DISTANCE OF 627.33 FEET; THENCE PROCEED NORTH 03°32'58" EAST FOR A DISTANCE OF 690.47 FEET; THENCE PROCEED NORTH 84°43'28" WEST FOR A DISTANCE OF 627.33 FEET TO THE AFOREMENTIONED EAST R/W LINE OF KLONDIKE ROAD; THENCE PROCEED NORTH 03°32'58" EAST ALONG SAID EAST R/W LINE FOR A DISTANCE OF 1235.98 FEET; THENCE DEPARTING SAID EAST R/W LINE PROCEED SOUTH 86°27'30" EAST FOR A DISTANCE OF 212.53 FEET; THENCE PROCEED NORTH 02°54'08" EAST FOR A DISTANCE OF 221.45 FEET TO THE SOUTH R/W LINE OF WILDELAKE BOLLEVARD (66' R/W); THENCE PROCEED SOUTH 87°25'49" EAST FOR A DISTANCE OF 403.89 FEET; THENCE DEPARTING SAID SOUTH R/W LINE PROCEED SOUTH 03°32'08" WEST FOR A DISTANCE OF 1293.74 FEET; THENCE PROCEED SOUTH 87°23'57" EAST FOR A DISTANCE OF 432.45 FEET; THENCE PROCEED SOUTH 87°15'16" EAST FOR A DISTANCE OF 232.01 FEET; THENCE PROCEED SOUTH 03°39'18" WEST FOR A DISTANCE OF 959.68 FEET; THENCE PROCEED SOUTH 03°27'23" WEST FOR A DISTANCE OF 661.24 FEET TO THE POINT OF BEGINNING.
LYING AND BEING A PORTION OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 47.18 ACRES MORE OR LESS

PHASE CALCULATIONS	
PHASE	No. OF RESIDENTIAL LOTS
EAGLE POINTE PHASE 1	25
EAGLE POINTE PHASE 2	120
TOTAL	145

WETLAND MITIGATION TABLE	
PERMITTED WETLAND IMPACTS	0.24 ACRES
PERMITTED MITIGATION (ACOE & WMD)	0 ACRES
REMAINING ON-SITE WETLANDS TO BE PRESERVED IN THEIR NATURAL STATE	3.21 ACRES

SITE ENVIRONMENTAL INFORMATION	
OVERALL SITE AREA (PHASE 1-2)	47.18 ACRES
WETLANDS	3.45 ACRES
WETLAND BUFFER	4.66 ACRES
WETLAND IMPACT (ROADWAY CROSSINGS)	0.24 ACRES
WETLAND BUFFER IMPACT	0.36 ACRES

SITE ENVIRONMENTAL NOTES:

1. ALL WETLAND AND WETLAND BUFFER IMPACTS MUST BE PERMITTED THROUGH ACOE, NWFWMD, AND ESCAMBIA COUNTY PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
2. THERE ARE NO WETLAND OR WETLAND BUFFER IMPACTS PROPOSED RESULTING FROM LOT CONSTRUCTION OR STORMWATER MANAGEMENT FEATURES. 1.57 ACRES OF WETLAND IMPACTS ARE PERMITTED FOR ROADWAY CROSSINGS.
3. A PROTECTED TREE SURVEY WILL BE CONDUCTED FOR EACH INDIVIDUAL PHASE TO DETERMINE THE PRESENCE OF HERITAGE TREES.
4. INDIVIDUAL LOT GEOMETRIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING EACH INDIVIDUAL PHASE. ANY OTHER ENVIRONMENTAL IMPACTS WILL BE REVIEWED FOR EACH PHASE.

APPROVED PERMITS FOR WETLAND IMPACTS/ WETLAND MITIGATION:

ERP PERMIT #ND-033-30804-1

OWNER AND DEVELOPER
SNS KLONDIKE, INC
120 EAST MAIN STREET, SUITE A
PENSACOLA, FL 32591

CIVIL ENGINEER
PAUL A. BATTLE, P.E.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE., SUITE 300
PENSACOLA, FL 32503
TELEPHONE 850.438.0400

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS F.S.M.
REBOL-BATTLE & ASSOCIATES, LLC
2301 NORTH NINTH AVE, SUITE 300
PENSACOLA, FL 32503
TELEPHONE 850.438.0400

WILLIAM D. CONLEY, P.S.M.
DEWBERRY
203 ABERDEEN PARKWAY
PANAMA CITY, FL 32405
TELEPHONE 850.522.0644

SEC. 3-2.5 LOW DENSITY RESIDENTIAL DISTRICT (LDR)

1. DENSITY: A MAXIMUM OF FOUR (4) DWELLING UNITS PER ACRE
2. FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 FOR ALL USES.
3. STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.
4. LOT AREA: NO MINIMUM LOT AREA UNLESS PRESCRIBED BY USE.
5. LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SAC LOTS AND 50 FEET FOR ALL OTHER LOTS.
6. LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.
7. STRUCTURE SETBACKS: FOR ALL PRINCIPAL STRUCTURES, MINIMUM SETBACKS ARE:

A. FRONT AND REAR: TWENTY-FIVE (25) FEET IN THE FRONT AND REAR.

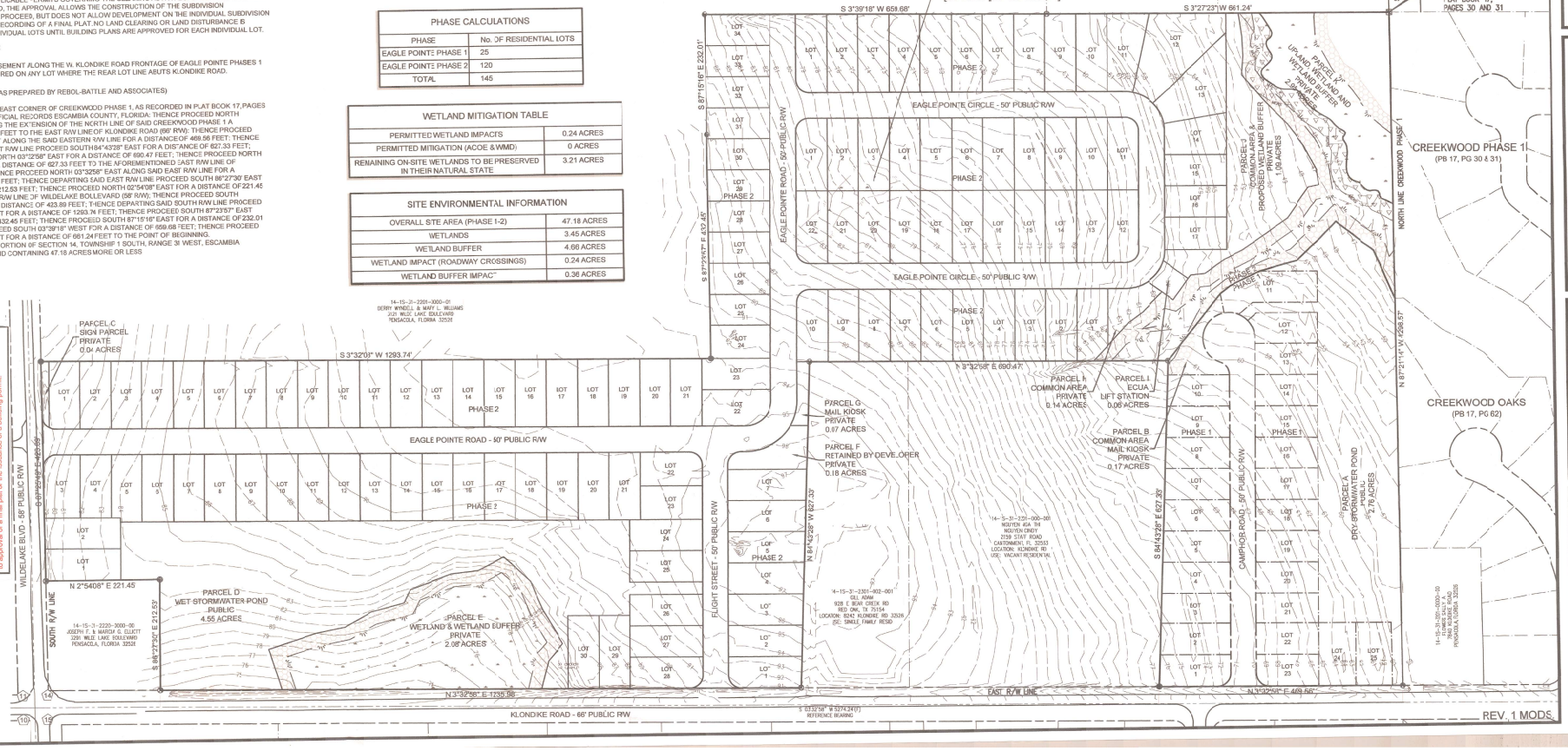
B. SIDES: ON EACH SIDE, FIVE (5) FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET.

HORIZONTAL SCALE
100 0 50 100 200 400
(IN FEET)
1 INCH = FT.300

LEGEND
- EXISTING ASPHALT PAVEMENT
- WETLANDS (ACOE/NWFWMD/ECCO)
- BOUNDARY LINE
- LOTLINE
- RIGHT-OF-WAY LINE
- EXISTING CONTOURS
- WETLAND LINE

SITE INFORMATION

PROPERTY REFERENCE NO'S:	14-1S-31-2301-000-000, 14-1S-31-2301-001-001
PROPERTY ADDRESS:	8300 KLONDIKE ROAD
TOTAL SITE AREA	47.18 ACRE
ZONING DISTRICT:	LDR
FUTURE LAND USE:	MU-S
PROPOSED MINIMUM LOT WIDTH:	60'
BUILDING SETBACK REQUIREMENTS:	FRONT & REAR: 25' SIDES: 5' OR 10%, NOT GREATER THAN 15'



REV. 1 MODS

ESCAMBIA COUNTY DRC PLAN REVIEW
Approved
DRC Chairman Signature: 6-12-24
Date
Printed Name:
This document has been reviewed in accordance with the requirements of applicable Escambia County Regulations and Ordinances, and does not in any way release the submitting Architect, Engineer, Developer or Contractor from the requirements of the Development Review Process Order (DO) must be obtained through the Development Review Process prior to the commencement of construction. Additional separate formal 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 building permits.

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 0000857

MASTER PLAN

EAGLE POINTE
A 145 Lot Subdivision
8300 KLONDIKE ROAD
ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL
PAUL A. BATTLE
LICENSE NO. 52126
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Dr. By: CBD
Ck By: PAB
Job No.: 2018.169
Date: 6/6/2024

DRAWING No.
1