

# MASTERPLAN FOR THE RESIDENCE AT NATURE CREEK

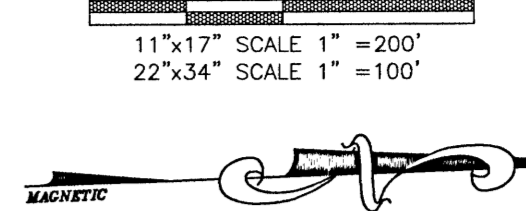
A PROPOSED 230 LOT PRIVATE RESIDENTIAL TOWNHOME DEVELOPMENT  
SECTION 03, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

REVISED  
SEPTEMBER 2016

OWNER/DEVELOPER:  
THE RESIDENCE AT NATURE CREEK, LLC.  
3838 NORTH PALAFOX ST. PENSACOLA, FL 32505  
(850) 324-6601

PREPARED BY:  
HAMMOND ENGINEERING, INC.  
3802 NORTH "S" STREET PENSACOLA, FL 32505  
(850) 434-2603

HORIZONTAL SCALE  
1" = 100'



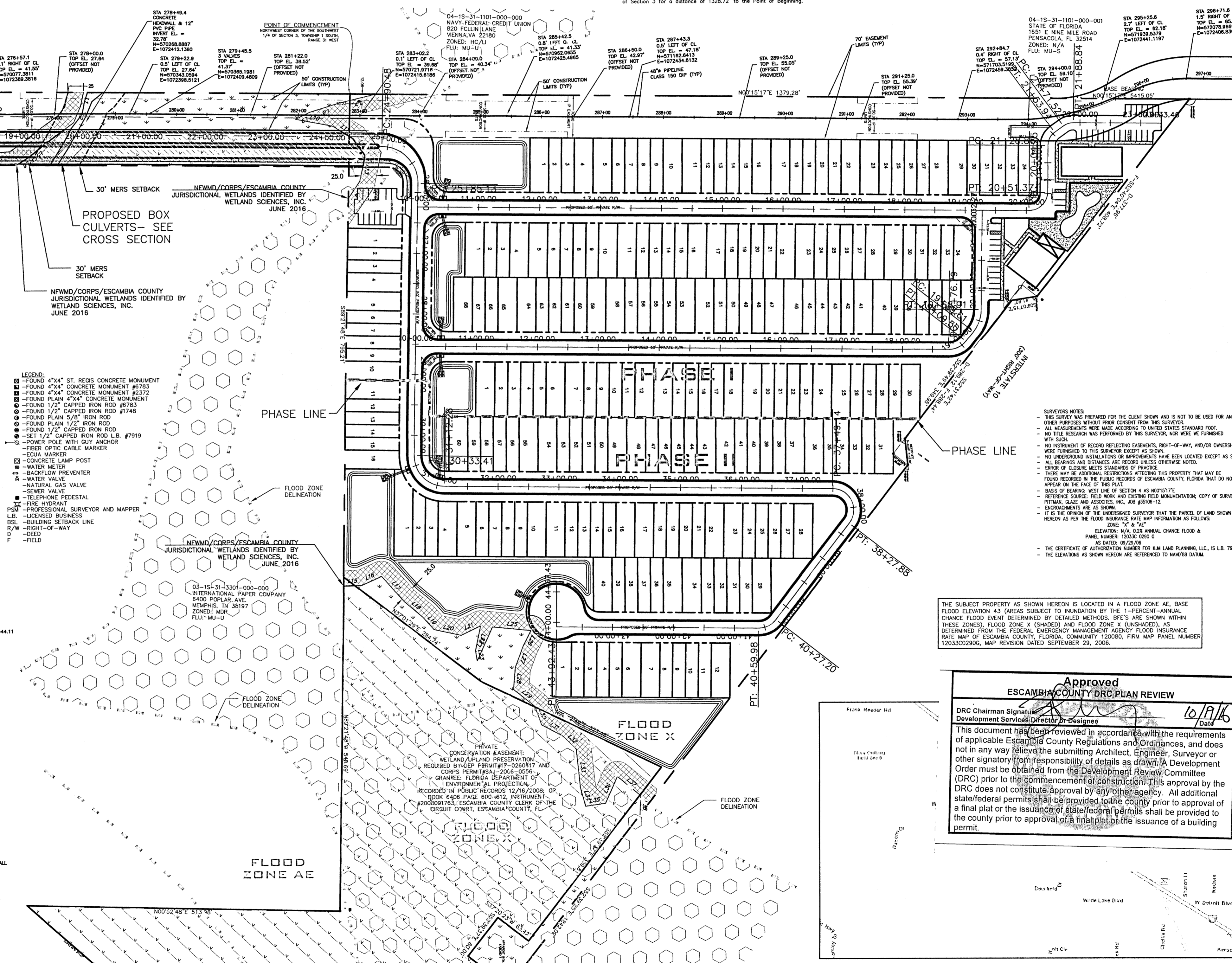
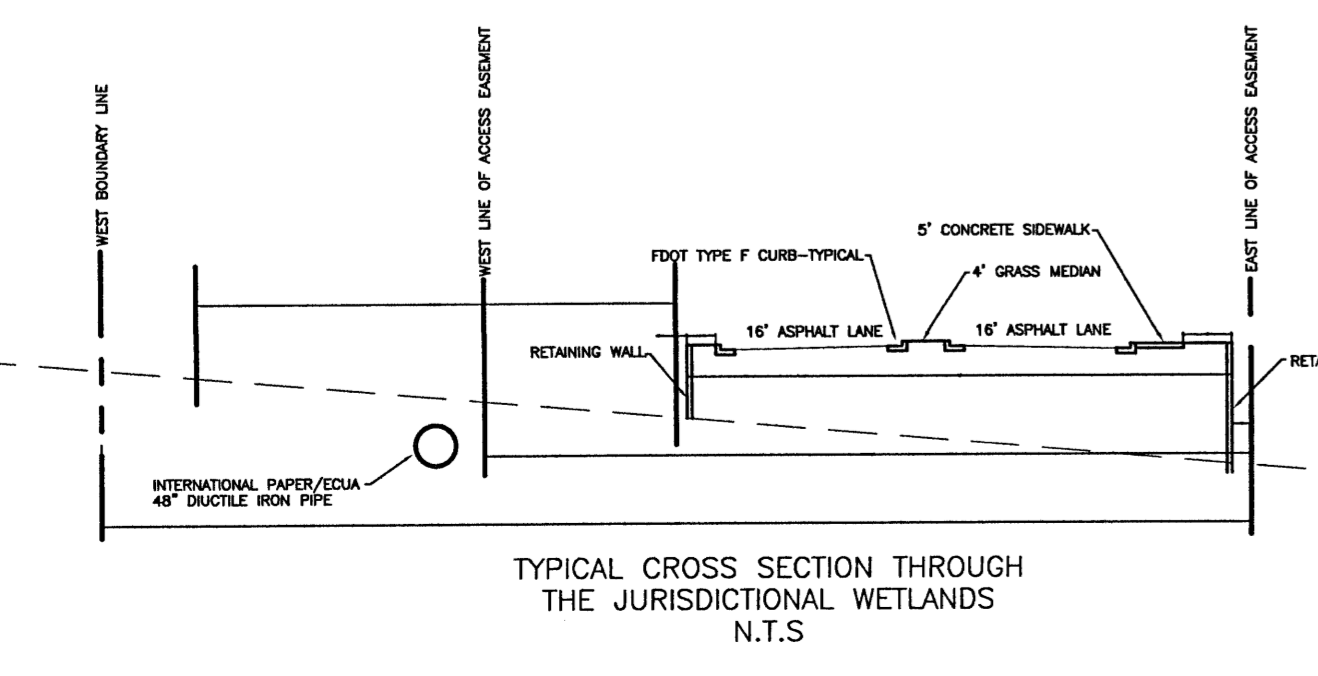
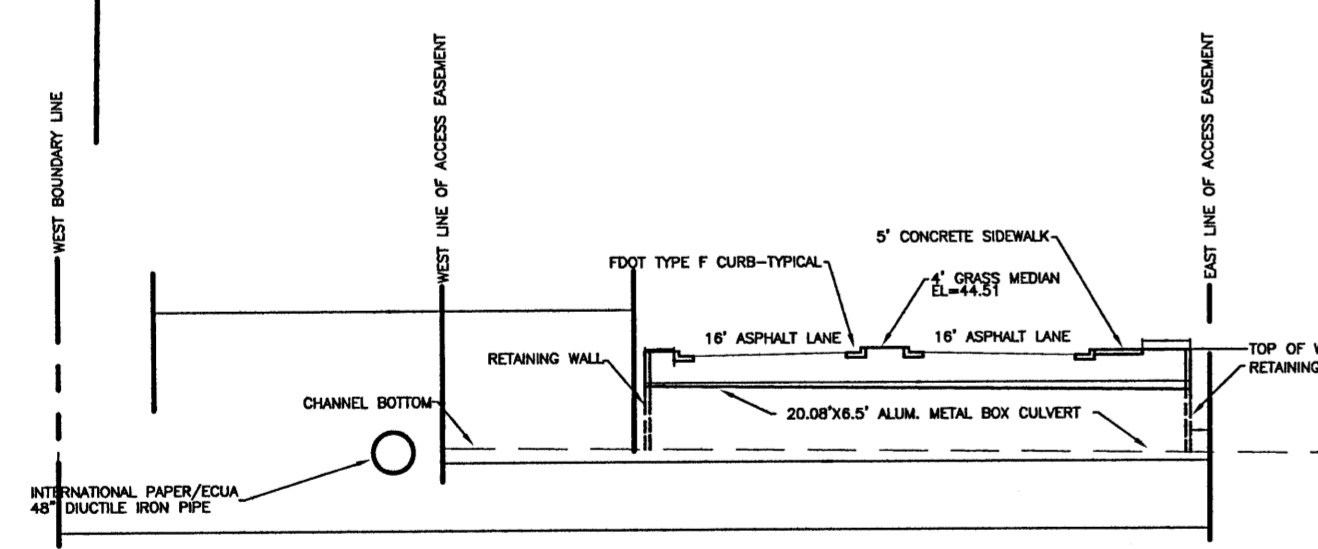
	COE/NWFWD/ESCAMBIA COUNTY WETLANDS - 11.22 ACRES
	NWFWD/ESCAMBIA COUNTY 25' WETLAND BUFFER - 0.82 ACRES
	CONSERVATION EASEMENT RECORDED IN OR BOOK 6406 PAGE 600-612; 9.60 ACRES REFER TO EASEMENT FOR RESTRICTIONS
	COE/NWFWD/ESCAMBIA COUNTY WETLAND IMPACT - 0.68 ACRES
	COE/NWFWD/ESCAMBIA COUNTY WETLAND BUFFER IMPACT - 0.13 ACRES

Item	Pre-Project (Acres)	Primary Impact (Acres)	Secondary Impact (Acres)	Post-Project (Acres)
Project Parcels	35.94	0.00	0.00	8.32
Total Corps/DEP/ESC Co Wetlands	11.220	0.680	0.000	10.540
Total Wetlands	24.220	0.680	0.000	23.540
Total Esc Co Wetland Buffer	0.820	0.130	0.000	0.690
Conservation Easement Area	9.600	0	0	9.600

DEVELOPMENT DATA:  
PARCEL ID #'S: 03-15-31-3101-001-001  
ZONING: HC/LJ  
FLU: MU-U  
FRONT SETBACK = 20' (UTILIZE HOR ZONING SETBACKS)  
REAR SETBACKS = 20' (UTILIZE HOR ZONING SETBACKS)  
SIDE SETBACKS = 10 FEET ON EACH SIDE OF A GROUP OF TOWNHOUSES, ON EACH SIDE OF ALL STRUCTURES, 10 FEET OR 10% OF LOT WIDTH AT FRONT BUILDING LINE, WHICHEVER IS LESS, BUT NOT LESS THAN 5'.  
TOTAL PROJECT AREA = 1,565,720 SQUARE FEET (35.94 ACRES)  
TOTAL PROPOSED RIGHT-OF-WAY = 260,868 SQUARE FEET (5.99 ACRES)  
TOTAL PROPOSED LOTS = 376,822 SQUARE FEET (8.65 ACRES)  
TOTAL PROPOSED RETENTION AREA = 93,555 SQUARE FEET (2.15 ACRES)  
TOTAL PROPOSED LOTS IN OVERALL BOUNDARY = 230 LOTS  
TOTAL PROPOSED LOTS IN PHASE I = 142 LOTS  
TOTAL PROPOSED LOTS IN PHASE II = 88 LOTS  
PROPOSED DENSITY OF OVERALL SITE = 6.40 LOTS PER ACRE  
PHASE I AREA: 758,526 SF (17.41 AC)  
PHASE II AREA: 804,206 SF (18.53 AC)  
WETLAND INFORMATION: TOTAL UPLANDS = 1,076,831 SQ. FT. (24.72 ACRES)  
TOTAL CORPS/DEP ESCAMBIA COUNTY JURISDICTIONAL WETLANDS = 488,859 SQ. FT. (11.22 ACRES)

Line #/Curve #	Length	Direction/Delta
L1	22.741	S76° 18' 00.77"E
L2	28.760	S65° 46' 14.56"E
L3	31.135	S35° 00' 04.92"E
L4	30.902	S34° 12' 13.70"E
L5	27.981	S37° 23' 31.41"E
L6	26.625	S31° 17' 51.82"E
L7	62.164	S11° 29' 33.70"E
L8	49.708	S15° 41' 00.09"E
L9	26.041	S24° 09' 27.07"E
L10	61.488	N12° 38' 42.54"E
L11	39.272	N33° 22' 09.08"E
L12	34.959	N56° 02' 56.45"E
L13	43.497	S75° 39' 21.96"E
L14	33.570	S53° 51' 09.41"E
L15	30.560	N00° 13' 49.65"W
L16	35.437	N22° 00' 48.77"W
L17	54.699	N50° 29' 17.33"E
L18	41.553	N41° 55' 14.68"E
L19	27.011	N50° 19' 46.73"E
L20	45.485	N14° 09' 00.22"E

Line #/Curve #	Length	Direction/Delta
L21	35.328	N23° 47' 08.52"W
L22	41.202	S76° 43' 02.64"E
L23	17.258	N82° 23' 52.98"E
L24	61.099	N63° 44' 23.88"W
L25	62.894	N07° 44' 10.99"E
L26	29.383	S61° 39' 43.49"E
L27	35.897	S67° 39' 58.68"E
L28	36.745	S83° 09' 08.61"E
L29	44.660	N40° 25' 11.50"E
L30	32.444	N72° 46' 18.57"E
L31	38.978	N29° 54' 41.94"E
L32	30.992	N48° 13' 27.36"E
L33	63.036	N85° 46' 54.97"E
L34	32.599	N76° 11' 19.13"E
L35	33.436	N06° 14' 16.80"W
L36	47.951	N84° 00' 53.01"W
L37	49.782	N40° 59' 01.14"E
L38	31.508	S85° 38' 42.93"E



- LEGEND:
- FOUND 4"x4" ST. REIGS CONCRETE MONUMENT
  - FOUND 4"x4" CONCRETE MONUMENT #6793
  - FOUND 4"x4" CONCRETE MONUMENT #2372
  - FOUND PLAIN 4"x4" CONCRETE MONUMENT
  - FOUND 1/2" CAPPED IRON ROD #6783
  - FOUND 1/2" CAPPED IRON ROD #7149
  - FOUND PLAIN 5/8" IRON ROD
  - FOUND PLAIN 1/2" IRON ROD
  - FOUND 1/2" CAPPED IRON ROD L.B. #7919
  - POWER POLE WITH GUY ANCHOR
  - FIBER OPTIC CABLE MARKER
  - CECILIA MARKER
  - CONCRETE LAMP POST
  - WATER METER
  - BACKFLOW PREVENTER
  - WATER VALVE
  - NATURAL GAS VALVE
  - SEWER VALVE
  - TELEPHONE PEDestal
  - FIRE HYDRANT
  - PROFESSIONAL SURVEYOR AND MAPPER L.B.
  - LICENSED BUSINESS
  - BUILDING SETBACK LINE
  - RIGHT-OF-WAY
  - DEED
  - FIELD

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN A FLOOD ZONE AE, BASE FLOOD ELEVATION 43 (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS; BE'S ARE SHOWN WITHIN THESE ZONES). FLOOD ZONE X (SHADED) AND FLOOD ZONE X (UNSHADED), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 12030C, FROM MAP PANEL NUMBER 1203C0290C, MAP REVISION DATED SEPTEMBER 29, 2006.

Approved  
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]*  
Development Services Director Designee  
Date: 10/16/16

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 (DRC) prior to their commencement of construction. This approval by the DRC 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 a building permit.

REVISIONS:

NO.	DATE	AS PER ESCAMBIA COUNTY DRC
1.	9/28/16	

HAMMOND ENGINEERING, INC.  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
PENSACOLA, FLORIDA 32505  
850 434-2603  
TOM@SELANDESIGN.COM

MASTERPLAN FOR  
RESIDENCES AT NATURE  
CREEK  
FLORIDA  
ESCAMBIA COUNTY

DRAWN BY: TSH/ARS  
CHECKED BY: TSH/ARS  
DATE: 8-9-16  
SCALE: AS SHOWN  
NOT RELEASED FOR  
CONSTRUCTION  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

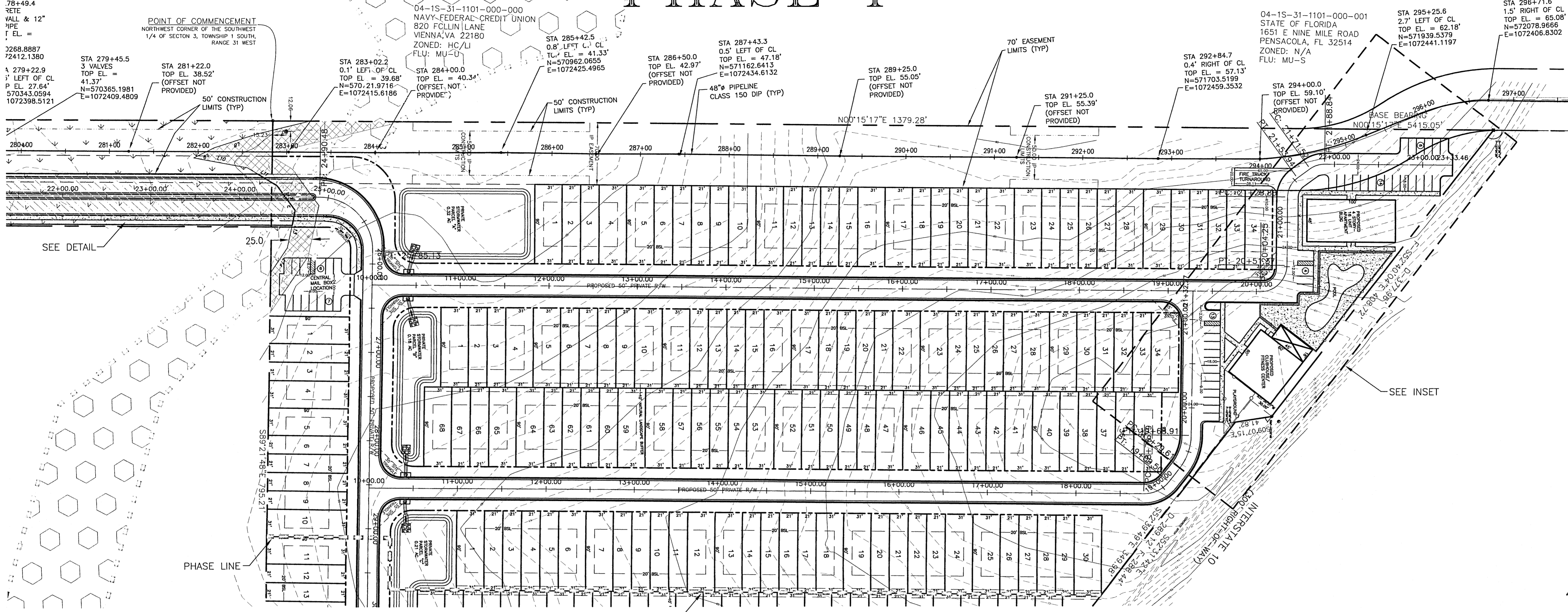
PROJECT NO: 16-02B  
SHEET: 1 OF 3

HORIZONTAL SCALE

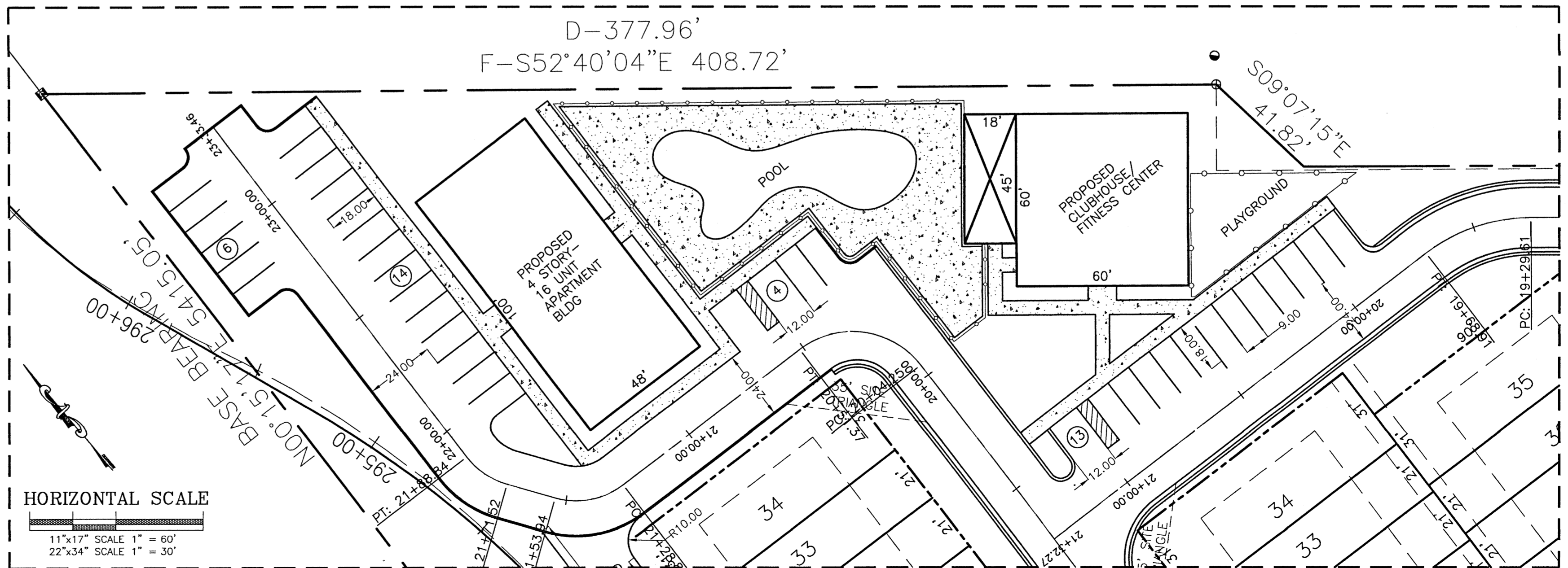
11"=17' SCALE 1" = 120'  
 22"=34' SCALE 1" = 60'  
 78+49.4  
 RETE  
 WALL & 12"  
 PIPE  
 T. EL. =

POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF THE SOUTHWEST  
 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH,  
 RANGE 31 WEST

# PHASE I

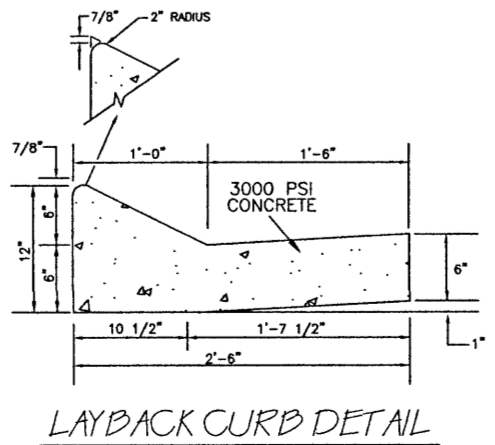
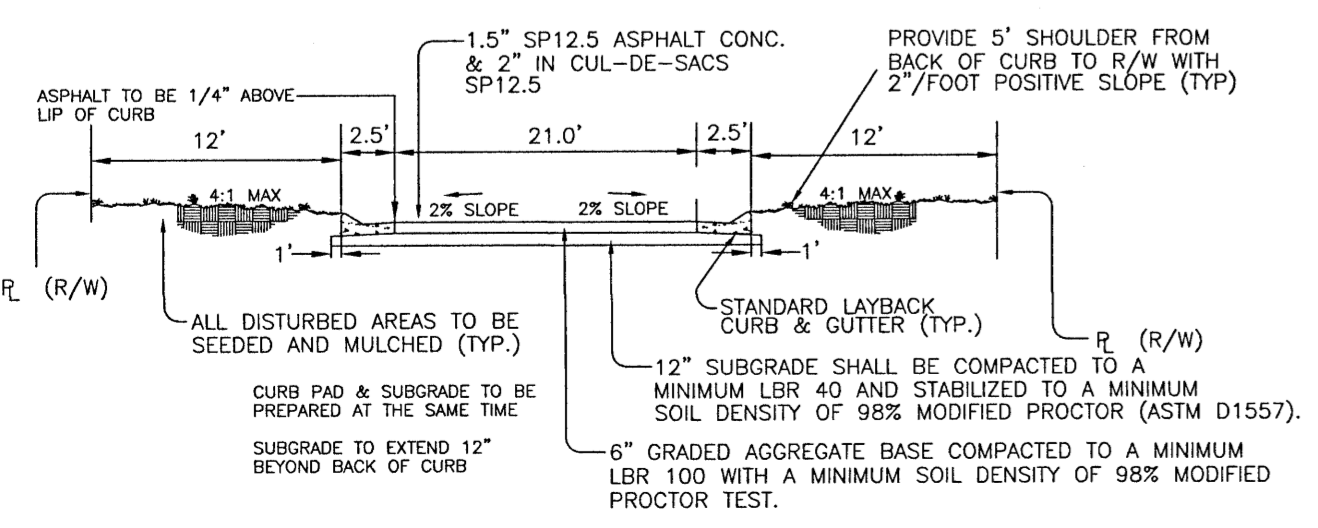


## INSET



- DENOTES COE/NWFWM/ESCAMBIA COUNTY WETLANDS - 11.22 ACRES
- NWFWM/ESCAMBIA COUNTY 25' WETLAND BUFFER - 0.82 ACRES
- CONSERVATION EASEMENT RECORDED IN OR BOOK 6406 PAGE 600-612; 9.60 ACRES
- DENOTES COE/NWFWM/ESCAMBIA COUNTY WETLAND IMPACT - 0.68 ACRES
- DENOTES COE/NWFWM/ESCAMBIA WETLAND BUFFER IMPACT - 0.13 ACRES

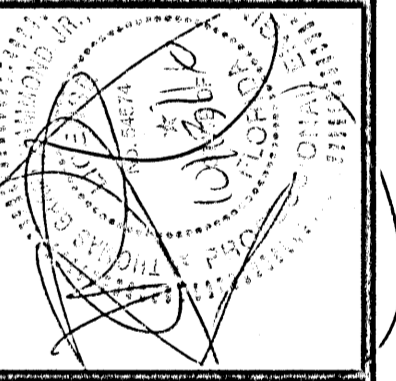
DATA:  
 PHASE I AREA: 613,204.44 SF (14.08 AC)  
 TOTAL PROPOSED LOTS IN PHASE I = 142 LOTS  
 PROPOSED 16 UNIT APARTMENT BUILDING  
 PROPOSED CLUBHOUSE, PLAYGROUND AND POOL



HORIZONTAL SCALE  
 11"=17' SCALE 1" = 60'  
 22"=34' SCALE 1" = 30'

NO.	DATE	REVISIONS
1.	9/28/16	AS PER ESCAMBIA COUNTY DRC

**HAMMOND ENGINEERING, INC.**  
 FLORIDA AUTHORIZATION NO. 9130  
 ALABAMA AUTHORIZATION NO. 3277  
 3802 NORTH "S" STREET  
 PENSACOLA, FLORIDA 32505  
 850 434-2603  
 FAX 850-434-2650  
 TOM@SELANDESIGN.COM



**MASTERPLAN FOR  
 RESIDENCES AT NATURE  
 CREEK**  
 PHASE I  
 ESCAMBIA COUNTY FLORIDA

DRAWN BY: TGH/ARS  
 DESIGNED BY: TGH  
 CHECKED BY:  
 DATE: 8-9-16  
 SCALE: AS SHOWN  
 NOT RELEASED FOR  
 CONSTRUCTION  
 BY: DATE:

THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

**HORIZONTAL SCALE**

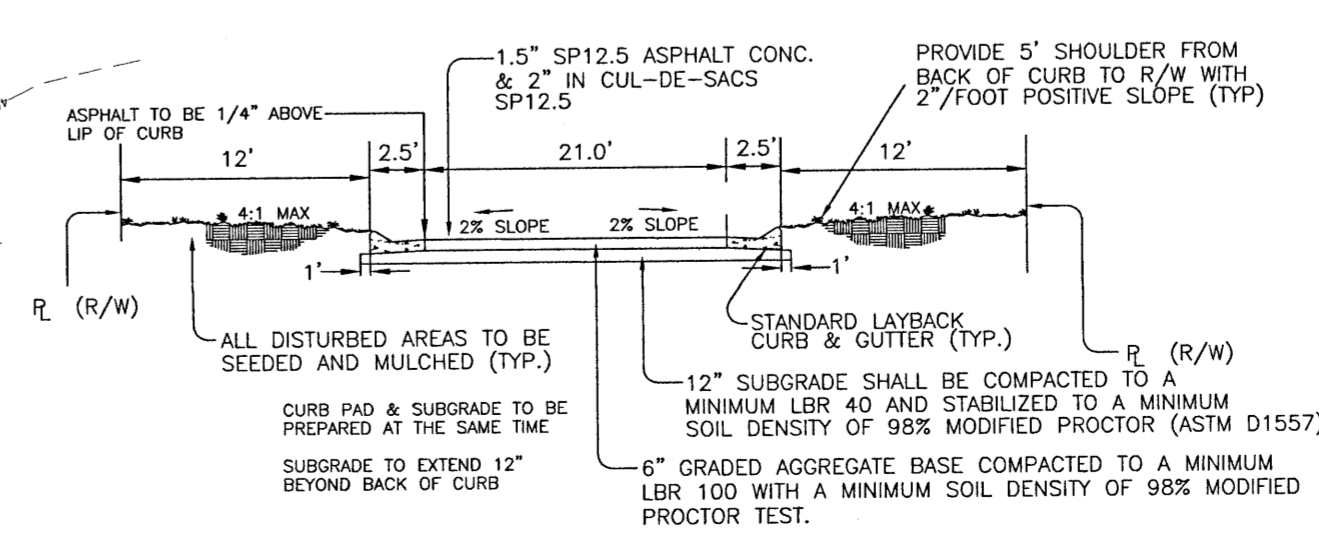
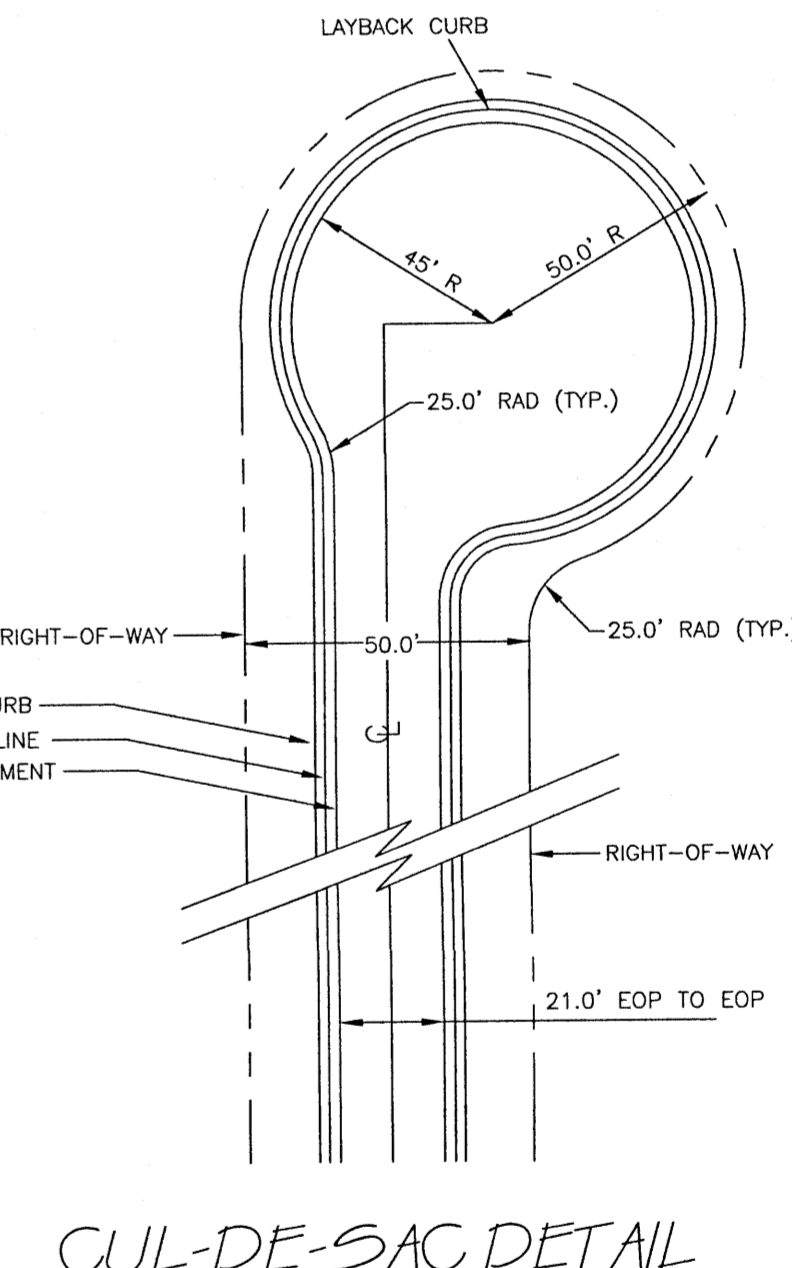
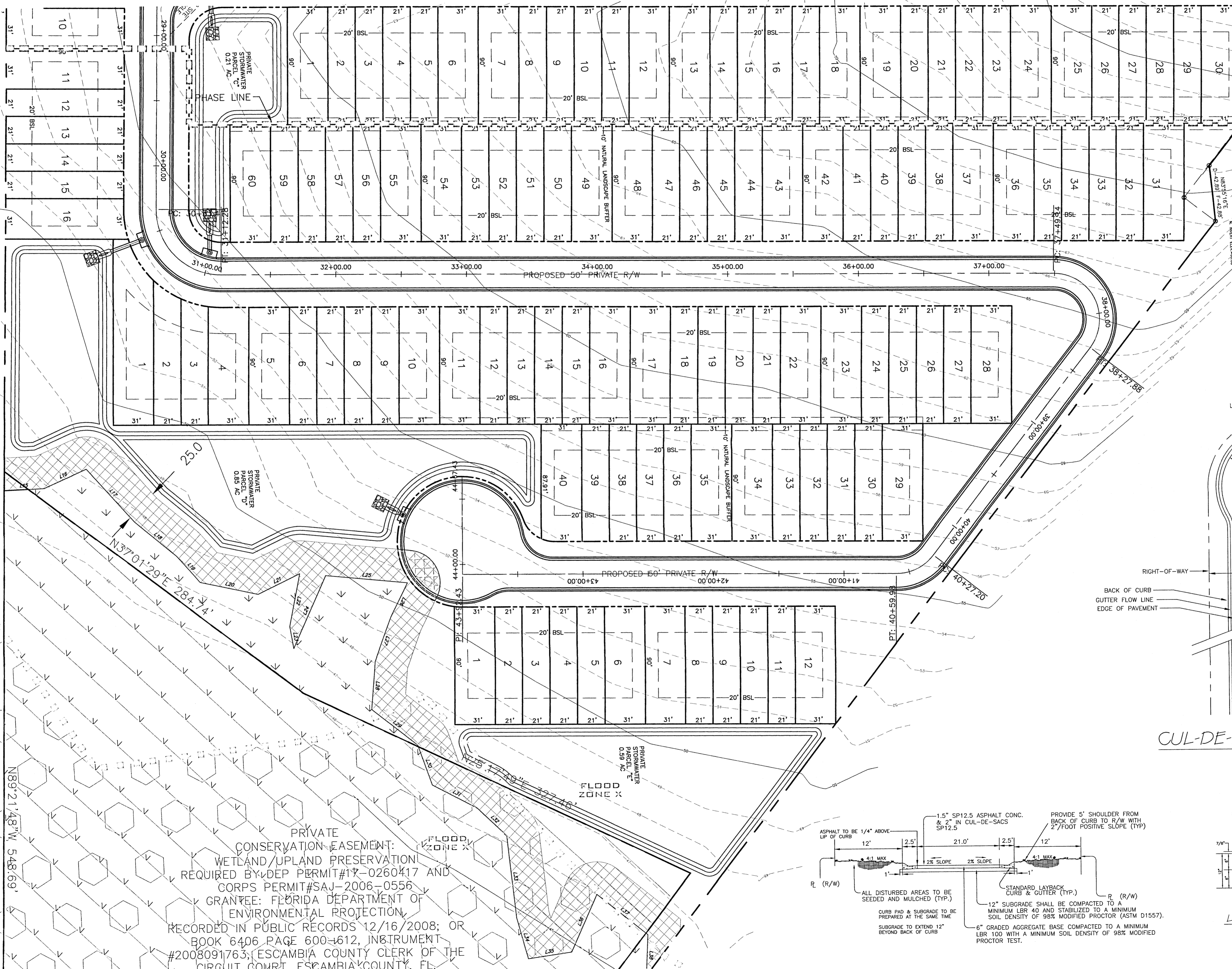
11" x 17" SCALE 1" = 80'  
22" x 34" SCALE 1" = 40'



- DENOTES COE/NWFWD/ESCAMBIA COUNTY WETLANDS - 11.22 ACRES
- NWFWD/ESCAMBIA COUNTY 25' WETLAND BUFFER - 0.82 ACRES
- CONSERVATION EASEMENT RECORDED IN OR BOOK 6406 PAGE 600-612; 9.60 ACRES
- DENOTES COE/NWFWD/ESCAMBIA COUNTY WETLAND IMPACT - 0.68 ACRES
- DENOTES COE/NWFWD/ESCAMBIA COUNTY WETLAND BUFFER IMPACT - 0.13 ACRES

DATA:  
PHASE II AREA: 804,205.89 SF (18.46 AC)  
TOTAL PROPOSED LOTS IN OVERALL BOUNDARY = 88 LOTS

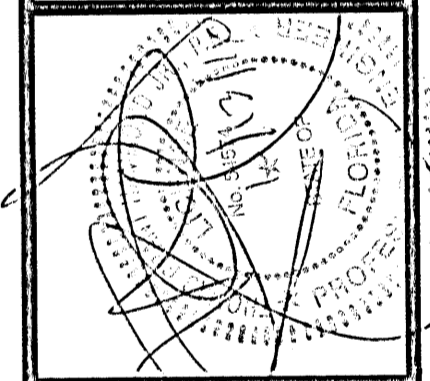
# PHASE II



PRIVATE  
CONSERVATION EASEMENT:  
WETLAND/UPLAND PRESERVATION  
REQUIRED BY DEP PERMIT #17-0260417 AND  
CORPS PERMIT #SAJ-2006-0556  
GRANTEE: FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION,  
RECORDED IN PUBLIC RECORDS 12/16/2008; OR  
BOOK 6406 PAGE 600-612, INSTRUMENT  
#2008091763, ESCAMBIA COUNTY CLERK OF THE  
CIRCUIT COURT, ESCAMBIA COUNTY, FL.

NO.	DATE	REVISIONS
1	9/28/16	AS PER ESCAMBIA COUNTY DRC

**HAMMOND ENGINEERING, INC.**  
FLORIDA AUTHORIZATION NO. 9130  
ALABAMA AUTHORIZATION NO. 3277  
3802 NORTH "S" STREET  
PENSACOLA, FLORIDA 32505  
850 434-2603  
850 434-2603  
TOM@SELANDDESIGN.COM



**MASTERPLAN FOR  
RESIDENCES AT NATURE  
CREEK  
PHASE II  
ESCAMBIA COUNTY  
FLORIDA**

DRAWN BY: TGH/ARS	DATE:
DESIGNED BY: TGH	
CHECKED BY:	
DATE: 8-9-16	
SCALE AS SHOWN	
NOT RELEASED FOR CONSTRUCTION	

PROJECT NO: 16-028  
SHEET: 3 OF 3

THIS DRAWING IS THE PROPERTY OF HAMMOND ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HAMMOND ENGINEERING, INC. ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.