

MASTERPLAN FOR PRESERVE AT DEER RUN

A PROPOSED 38 LOT PRIVATE RESIDENTIAL SUBDIVISION DEVELOPMENT
SECTION 33, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA

JULY 2021

PHASE	CONSTRUCTION STATUS	PLAT STATUS
PHASE I	N/A	RECORDED
PHASE II	N/A	RECORDED
PHASE III	SUBSTANTIALLY COMPLETE	OCTOBER 2021
PHASE IV	UNDERWAY WITH ESTIMATED COMPLETION DATE OF JANUARY 2022	APRIL 2022
PHASE V	OCTOBER 2021	MARCH 2022

OWNER/DEVELOPER:
D.R. HORTON, INC.
25366 PROFIT DRIVE
DAPHNE, AL 36526
(251)-316-5424

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

Approved
Escambia County DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: 7-28-21
Printed Name: Jennifer Hampton
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 a building permit to approval of a final plat or the issuance of a building permit.

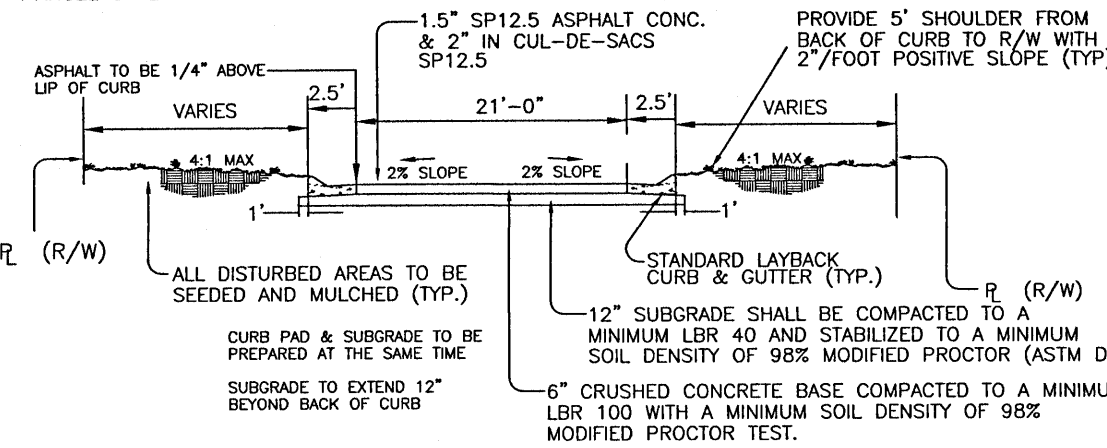
PROJECT LOCATION

DEVELOPMENT DATA:
PARCEL ID: 33-1N-31-1101-002-001
ZONING: LDR
FRONT SETBACK = 25'
REAR SETBACKS = 25'
SIDE SETBACKS = 10% OF LOT WIDTH AT R/W, NOT LESS THAN 5' OR GREATER THAN 15'

GRAPHIC SCALE

2500 0 1250 2500
(IN FEET)
1 inch = 2500 ft.

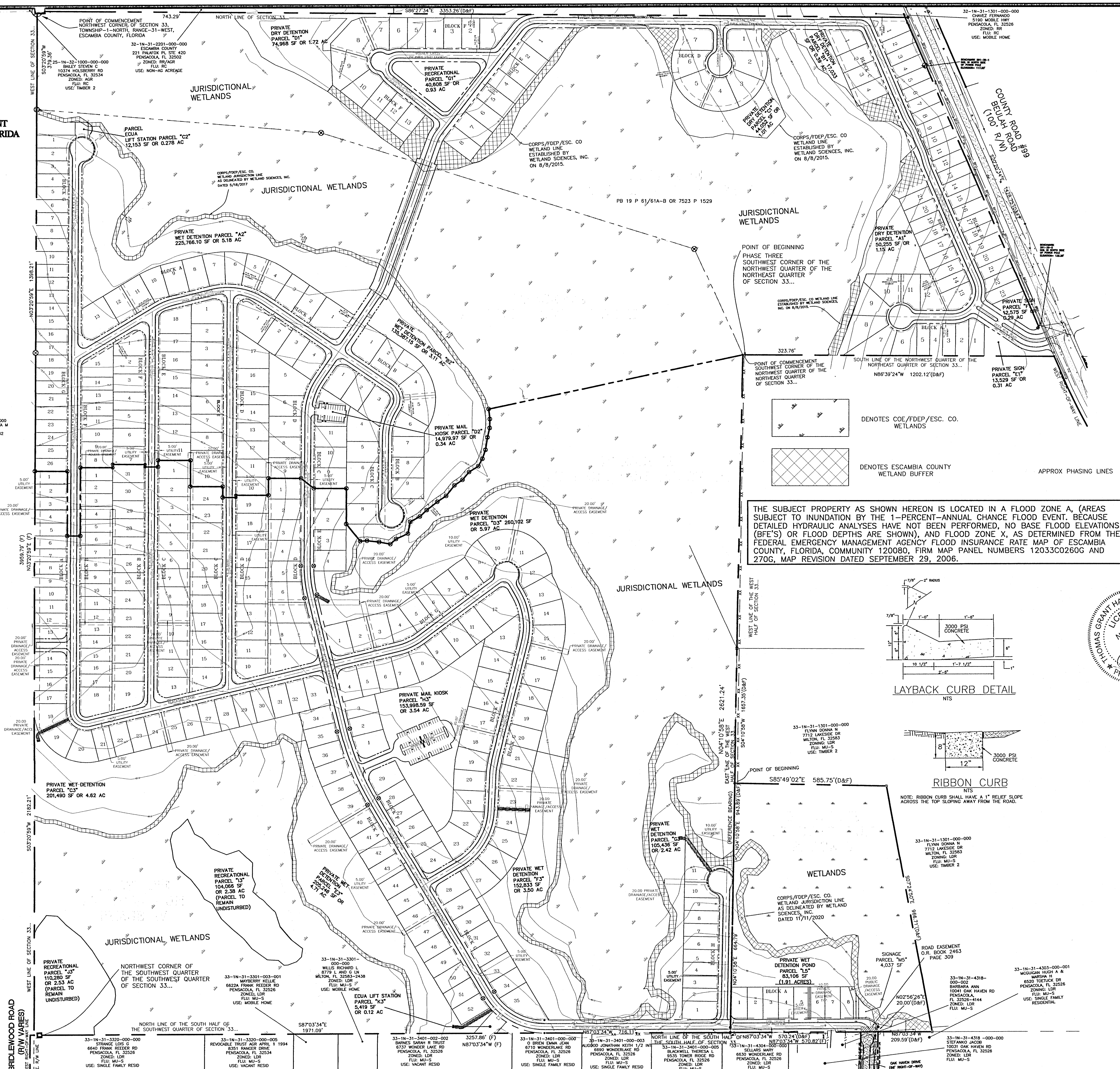
BEGINNING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 89 DEGREES 10 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33 A DISTANCE OF 3352.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 99 "BULAH ROAD" (100' R/W); THENCE GO SOUTH 23 DEGREES 00 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1428.30 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE GO NORTH 89 DEGREES 22 MINUTES 04 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 1199.74 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE GO SOUTH 01 DEGREES 27 MINUTES 10 SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF OF SAID SECTION 33 A DISTANCE OF 2600.46 FEET; THENCE DEPARTING SAID WEST LINE GO SOUTH 89 DEGREES 46 MINUTES 48 SECONDS EAST A DISTANCE OF 570.67 FEET; THENCE GO SOUTH 01 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF OAKHAVEN DRIVE (66' R/W) SAID POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE GO NORTH 89 DEGREES 46 MINUTES 48 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 570.67 FEET TO THE NORTHWEST CORNER OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE CONTINUE NORTH 89 DEGREES 46 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 33 A DISTANCE OF 2687.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE GO NORTH 00 DEGREES 36 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF SECTION 33 A DISTANCE OF 3959.27 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.



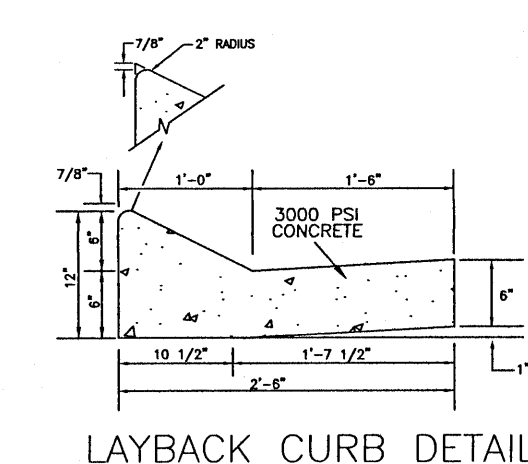
TYPICAL STREET AND GUTTER STREET CROSS-SECTION

NOTE: UNDERCUTTING OF UNSUITABLE SOILS TO AN ADEQUATE DEPTH AND BACKFILLING WITH CLEAN COARSE SAND MAY BE NECESSARY. UNDERCUTTING THE ROAD CAN BE AN IN-FIELD DECISION. CONTRACTOR SHALL COORDINATE DECISION WITH ENGINEER OF RECORD.

NOTE: IN THE EVENT THAT MORE THAN THE 12" OF SUBGRADE FILL IS REQUIRED, PLACE FILL IN UNIFORM 10" TO 12" INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY. THE TOP 12" OF FILL BENEATH FLEXIBLE PAVEMENT AREAS SHOULD BE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY.



THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN A 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 (BFE'S) 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 NUMBERS 12033C0260G AND 270G, MAP REVISION DATED SEPTEMBER 29, 2006.



REVISIONS
NO. DATE DESCRIPTION
1. 7/26/2021 AS PER ESCAMBIA COUNTY DRC REVIEW

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

DRAWN BY: CYARESTON
DESIGNED BY: TGHARS
CHECKED BY: TGH
DATE: JULY 2021
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 13-006
SHEET: 1 OF 6

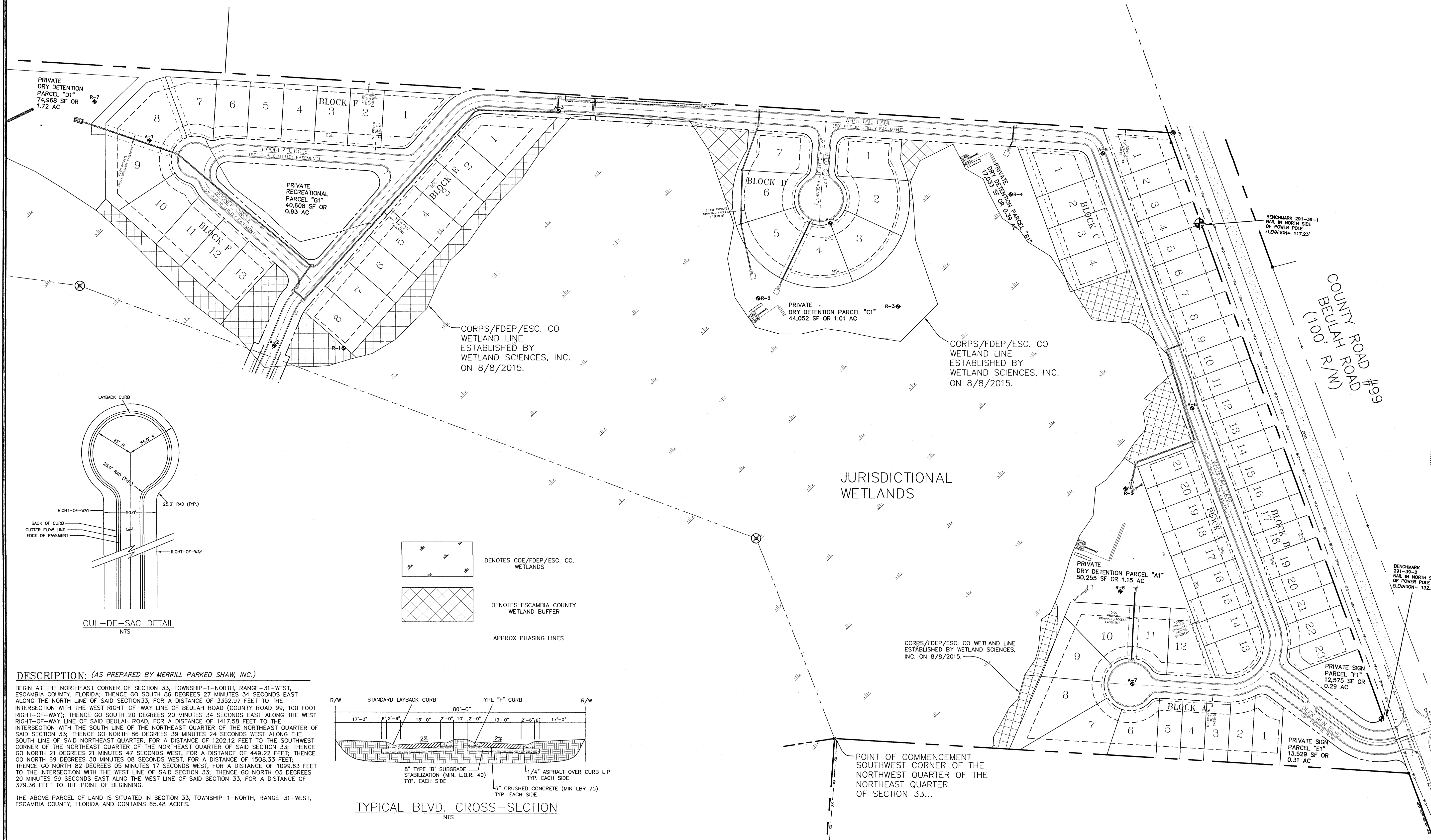
11"x17" SCALE 1" = 200'
22"x34" SCALE 1" = 100'

TYPICAL LOT DATA		
# LOT	LOT SIZE	LOT AREA
16	70'X135'	9,450 SF
3	70'X130'	9,100 SF
34	50'X125	6,250 SF
23	VARIES	AVERG. 8,300 SF-15,768 SF

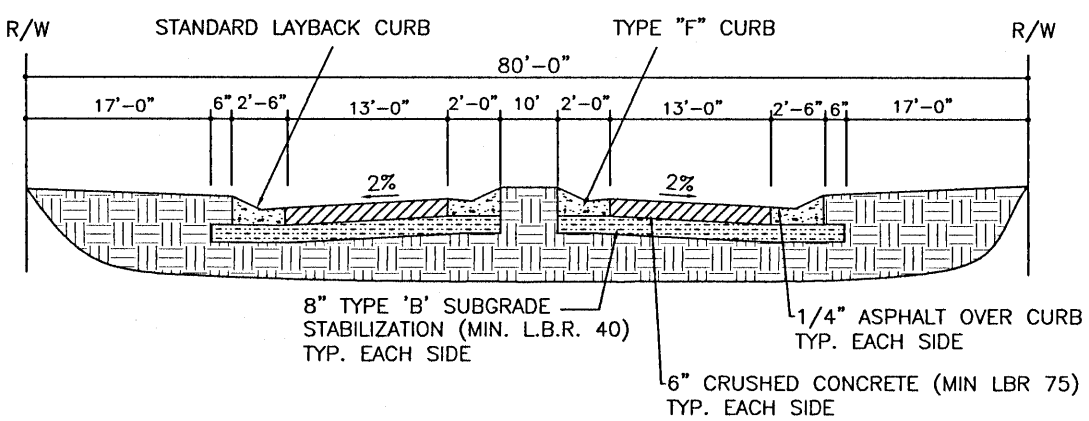
PRESERVE AT DEER RUN

PHASE I

TOTAL LOTS: 76



DESCRIPTION: (AS PREPARED BY MERRILL PARKED SHAW, INC.)
BEGIN AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 86 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 33, FOR A DISTANCE OF 3352.97 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF BEULAH ROAD (COUNTY ROAD 99, 100 FOOT RIGHT-OF-WAY); THENCE GO SOUTH 20 DEGREES 20 MINUTES 34 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BEULAH ROAD, FOR A DISTANCE OF 1417.58 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE GO NORTH 86 DEGREES 39 MINUTES 24 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 1202.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE GO NORTH 21 DEGREES 21 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 449.22 FEET; THENCE GO NORTH 69 DEGREES 30 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 1508.33 FEET; THENCE GO NORTH 82 DEGREES 05 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 1099.63 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 33; THENCE GO NORTH 03 DEGREES 20 MINUTES 59 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 33, FOR A DISTANCE OF 379.36 FEET TO THE POINT OF BEGINNING.
THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 65.48 ACRES.



NO. 1

DATE 7/26/2021

REVISIONS

AS PER ESCAMBIA COUNTY DRC REVIEW

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DRAWN BY: C/ARSTH

DESIGNED BY: TSHARE

CHECKED BY: TSH

DATE: JULY 2021

SCALE: AS SHOWN

NOT RELEASED FOR CONSTRUCTION

BY: DATE:

PROJECT NO: 13-006

SHEET: 2 OF 6

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@SELANDDESIGN.COM

MASTER PLAN
FOR
PRESERVE AT
DEER RUN
PHASE I

ESCAMBIA COUNTY FLORIDA

11"x17" SCALE 1" = 200'
22"x34" SCALE 1" = 100'




Diagram illustrating the CUL-DE-SAC DETAIL (NTS).

Key components and dimensions shown:

- RIGHT-OF-WAY
- BACK OF CURB
- GUTTER FLOW LINE
- EDGE OF PAVEMENT
- LAYBACK CURB
- R50.00
- R45.00
- R25.00 TYP.
- 50.00
- RIGHT-OF-WAY

CUL-DE-SAC DETAIL
NTS



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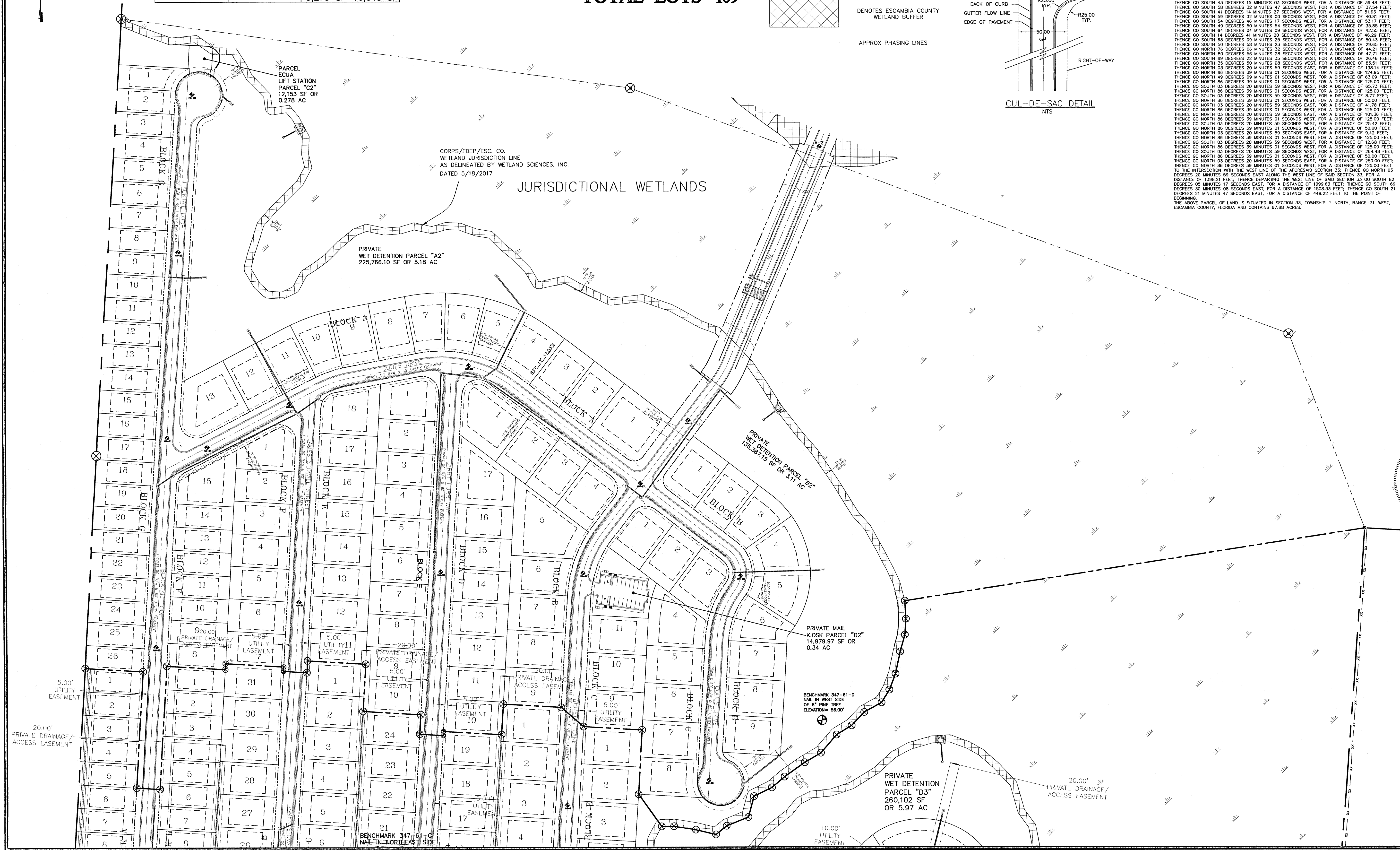
A circular professional engineer seal for Robert Hammond, Jr., State of Florida, License No. 54574, Mechanical Engineering. The seal features a central five-pointed star and the text "STATE OF FLORIDA" and "PROFESSIONAL ENGINEER".

MASTER PLAN FOR	FLORIDA
PRESERVE AT DEER RUN	ESCAMBIA COUNTY
PHASE II	

DRAWN BY: CY/ARS/TGH
DESIGNED BY: TGH/ARS
CHECKED BY: TGH
DATE: JULY 2021
SCALE: AS SHOWN
NOT RELEASED FOR
CONSTRUCTION
BY: DATE:

PROJECT NO: 13-006

SHEET: 3 OF 6



11"x17" SCALE 1" = 300'
22"x34" SCALE 1" = 150'

PAGE THREE

SECTION 33, TOWNSHIP 1-NORTH, RANGE-31-WEST,
SCAMBA COUNTY, FLORIDA; THENCE, GO SOUTH 86 DEGREES
ALONG THE NORTH LINE OF SAID SECTION 33, FOR A DISTANCE OF 3353.26 FEET;
THENCE, GO WEST 77 MINUTES 34 SECONDS ALONG THE WEST LINE OF SAID SECTION 33,
FOOT RIGHT-OF-WAY); THENCE GO SOUTH 20 DEGREES 20 MINUTES ALONG THE
WEST RIGHT-OF-WAY LINE TO SAID BULDAH ROAD, FOR A DISTANCE OF 1428.75 FEET TO THE
SOUTH CORNER OF SAID SECTION 33; THENCE GO NORTH 86 DEGREES 39 MINUTES 24 SECONDS WEST ALONG THE
20:21-22 FEET TO THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, FOR A DISTANCE OF
QUARTER OF SAID SECTION 33 FOR THE POINT OF BEGINNING.

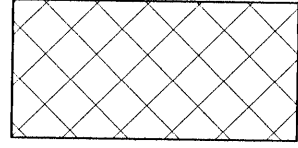
[illegible]

THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 140.10 ACRES.

[illegible]

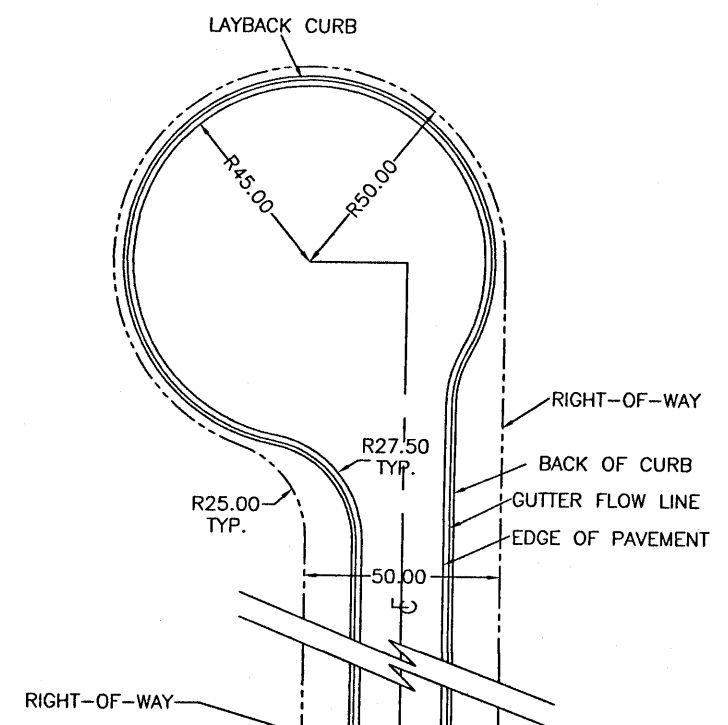
THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP-1-NORTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 3.84 ACRES.

DENOTES COE/FDEP/ESC. CO.
WETLANDS



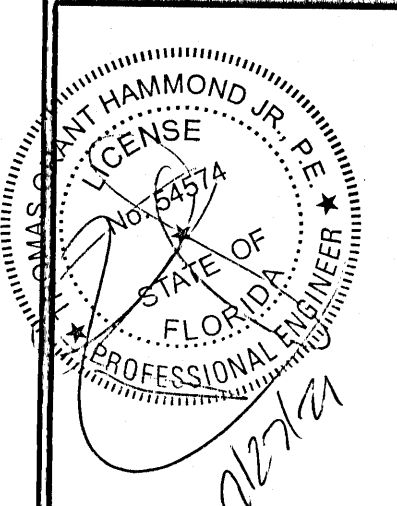
DENOTES ESCAMBIA COUNTY
WETLAND BUFFER

APPROX PHASING LINES



CUL-DE-SAC DETAIL
NTS

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



**MASTER PLAN
FOR
PRESERVE AT
DEER RUN
PHASE III**

DESIGNED BY: TGH/AR
CHECKED BY: TGH
DATE: JULY 2021
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: _____ DATE: _____

PROJECT NO: 13-006

SHEET: 4 OF 6

TOM@SELANDESIGN.COM

ESCAMBIA COUNTY FLORIDA

BY: _____ DATE: _____

APPROX PHASING LINES

THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP-1-NORTH,
RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 3.84 ACRES.

SHEET: 5 OF 6

11"x17" SCALE 1" = 120'
22"x34" SCALE 1" = 60'

PRESERVE AT DEER RUN

PHASE V

TOTAL LOTS: 8

TYPICAL LOT DATA		
# LOT	LOT SIZE	LOT AREA
6	80'X125'	10,000 SF
2	VARIES	AVERG. 7,814 SF—7,419 SF

DESCRIPTION: (AS PREPARED BY MERRILL PARKER SHAW, INC.)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 04 DEGREES 10 MINUTES 58 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 33, FOR A DISTANCE OF 1657.35 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING THE EAST LINE OF THE WEST HALF OF SAID SECTION 33, GO SOUTH 85 DEGREES 49 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 585.75 FEET; THENCE GO SOUTH 07 DEGREES 24 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 966.71 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 33; THENCE GO NORTH 87 DEGREES 03 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 33, FOR A DISTANCE OF 780.26 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 33; THENCE GO NORTH 04 DEGREES 10 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 33, FOR A DISTANCE OF 963.89 FEET TO THE POINT OF BEGINNING.

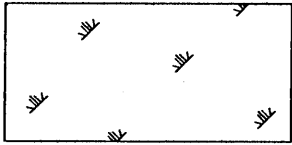
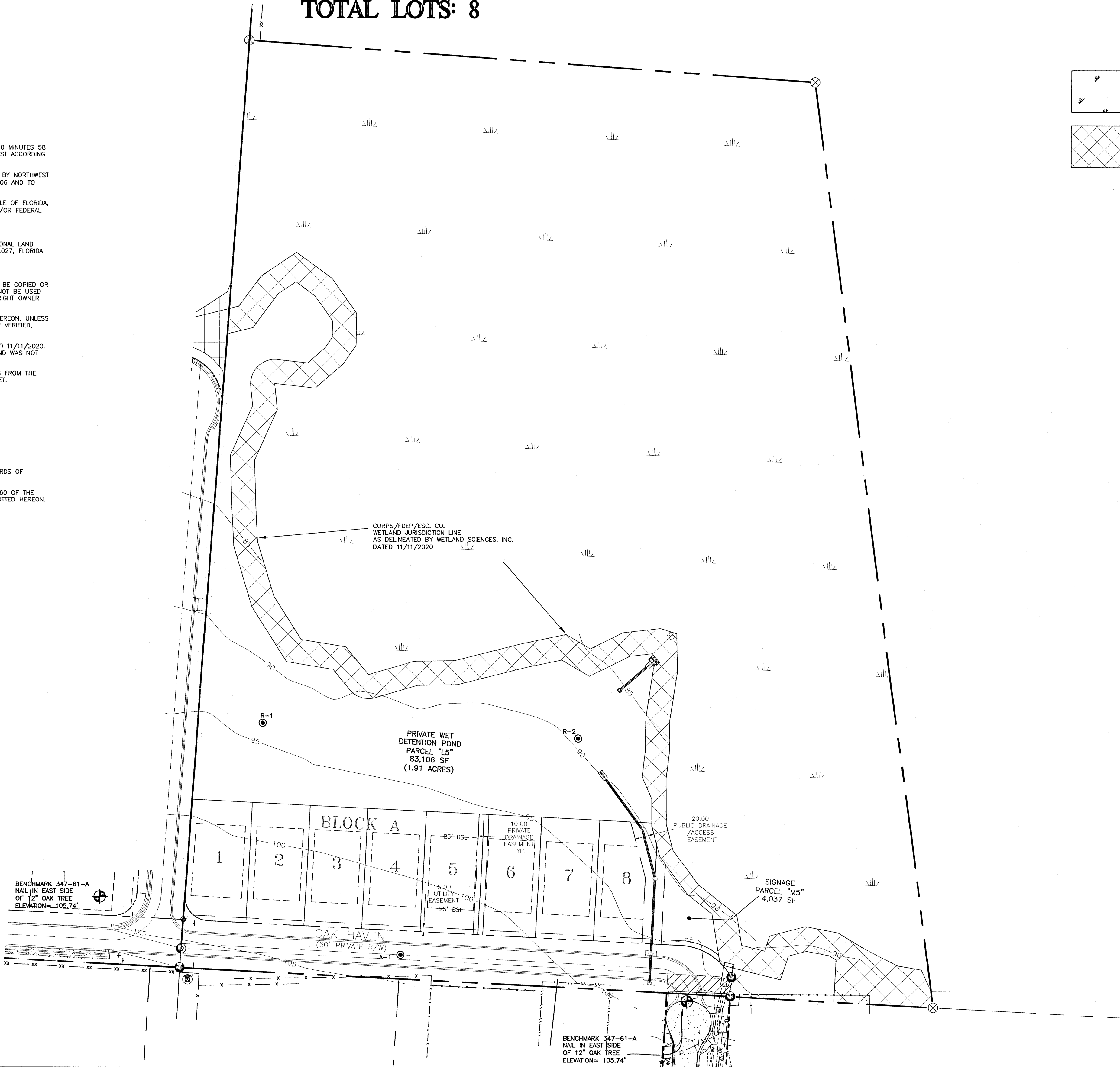
THE ABOVE PARCEL OF LAND IS SITUATED IN SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 15.00 ACRES.

GENERAL NOTES:

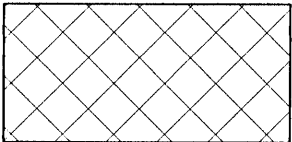
- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 04 DEGREES 10 MINUTES 58 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SECTION 33, TOWNSHIP-1-NORTH, RANGE-31-WEST ACCORDING TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD-83(07).
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DEEDS OF RECORD, A PREVIOUS SURVEY BY NORTHWEST FLORIDA LAND SURVEYING, PROJECT NUMBER 17044-06, DATED 07/14/06 AND LAST BEING REVISED ON 7/27/06 AND TO EXISTING FIELD MONUMENTATION.
- A TITLE SEARCH WAS PROVIDED TO MERRILL PARKER SHAW, INC., FOR THE SUBJECT PROPERTY BY DHI TITLE OF FLORIDA, INC., DATED NOVEMBER 4, 2020. THERE MAY BE UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTIONS. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
- ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDER GROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- THE WETLAND JURISDICTION LINES AS SHOWN HEREON WERE DELINEATED BY WETLAND SCIENCES, INC., DATED 11/11/2020. LOCATION DATA OF SAID LINES WAS PROVIDED TO MERRILL PARKER SHAW, INC., BY WETLAND SCIENCES, INC. AND WAS NOT FIELD VERIFIED.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK 110 V 8, HAVING A PUBLISHED ELEVATION OF 120.08 FEET.
- THE CONTOURS AS SHOWN HEREON ARE AT 1.0 FOOT INTERVALS.

B2 TITLE EXCEPTION NOTES:

- 1-9) NOT SURVEY RELATED.
- 10) A ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2463 AT PAGE 309 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 11) A TREE TRIM, CUT AND REMOVAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7668 AT PAGE 460 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, DOES NOT AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON.
- 12) NOT SURVEY RELATED.



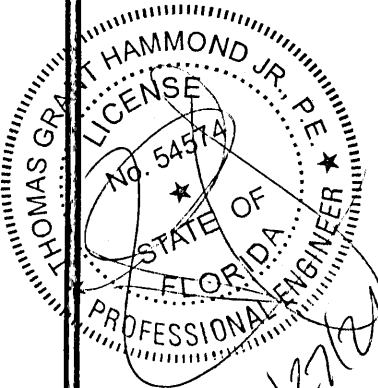
DENOTES COE/FDEP/ESC. CO. WETLANDS



DENOTES ESCAMBIA COUNTY WETLAND BUFFER

APPROX PHASING LINES

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@SELANDDESIGN.COM



MASTER PLAN FOR
PRESERVE AT
DEER RUN
PHASE V

DRAWN BY: DVARB/TGH
DESIGNED BY: TGH/ARS
CHECKED BY: TGH
DATE: JULY 2021
SCALE: AS SHOWN
NOT RELEASED FOR
CONSTRUCTION
BY: DATE:

PROJECT NO: 13-006

SHEET: 6 OF 6