

MASTERPLAN FOR THE RESIDENCE AT NATURE CREEK

A PROPOSED 26 LOT PRIVATE RESIDENTIAL TOWNHOME DEVELOPMENT
SECTION 03, TOWNSHIP 1 SOUTH, RANGE 3 WEST, ESCAMBIA COUNTY, FLORIDA

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 5TH STREET, PENSACOLA, FL 32505
(850) 434-2603

DESCRIPTION OF PROPERTY SURVEYED
OFFICIAL RECORDS BOOK 3797, PAGE 778
HMA PROJECT NO. 221047(NM01)
MARCH 3, 2008

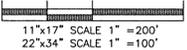
A parcel of land lying South of Interstate 10 and West of Eleven Mile Creek, less the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 1 South, Range 3 West, more particularly described as follows: Commencing at the NW corner of the Southwest Quarter (SW1/4) for Point of Beginning; thence on an initial bearing of N 00°15'17" E for 1346.45' to the non-access fence of I-10; thence defect right 126°36'14" along said fence line for 377.96'; thence defect right 43°30'47" for 1842.09 feet; thence defect left 43°30'47" for 1842.09 feet to the waters of Eleven Mile Creek; thence Southwesterly along the West edge of said creek for the approximate distance of 1050 feet to the East line of Southwest (SW1/4) of the Southwest Quarter (SW1/4); thence run parallel to the East line of Section 3 for 879.46' to the Northeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence defect left 90°08'11" for 1329.08' to the Point of Beginning.

OFFICIAL RECORDS BOOK 3164, PAGE 707

A parcel of land lying South of Interstate 10 and West of Eleven Mile Creek, less the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 1 South, Range 3 West, more particularly described as follows: Commencing at the NW corner of the Southwest Quarter (SW1/4) for Point of Beginning; thence on an initial bearing of N 00°15'17" E for 1346.45' to the non-access fence of I-10; thence defect right 126°36'14" along said fence line for 377.96'; thence defect right 43°30'47" for 1842.09 feet; thence defect left 43°30'47" for 1842.09 feet to the waters of Eleven Mile Creek; thence Southwesterly along the West edge of said creek for the approximate distance of 1050 feet to the East line of Southwest (SW1/4) of the Southwest Quarter (SW1/4); thence run parallel to the East line of Section 3 for 879.46' to the Northeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence defect left 90°08'11" for 1329.08' to the Point of Beginning.

THIS IS THE SAME PROPERTY AS THAT SURVEYED BY ROBERT WARD & ASSOCIATES ON JULY 28, 1980, AS ITS JOB NUMBER 333 AND DESCRIBED AS FOLLOWS: That portion of the Southwest 1/4 of Section 3, Township 1 South, Range 3 West, Escambia County, Florida, lying Southwest of State Road No. 8 (U.S. Interstate 10, 300' R/W) and West of Eleven Mile Creek, less and except the Southwest 1/4 of Section 3, more particularly described as follows: Begin at SW corner of the Southwest 1/4 of Section 3 for the Point of Beginning; thence N 02°15'17" E along the West line of Section 3 for a distance of 1343.35' to the Southern right-of-way line of State Road No. 8 (U.S. Interstate 10); thence defect right at an angle of 126°32'13" along the Southern right-of-way line for a distance of 376.27'; thence defect right at an angle of 43°44'20" for a distance of 41.84'; thence defect left at an angle of 43°39'18" for a distance of 289.26 feet; thence defect left at an angle of 43°47'50" for a distance of 42.46'; thence defect right at an angle of 43°47'50" for a distance of 1878.79'; more or less, to the waters edge of Eleven Mile Creek; thence Southwesterly along the waters edge of creek a distance of 1050'; more or less, to the West line of the Southwest 1/4 of Section 3; thence Northwesterly along said West line of the Southwest 1/4 of Section 3 for a distance of 879.46'; more or less to the Southwest corner of the Southwest 1/4 of Section 3 for a distance of 1329.72' to the Point of Beginning.

HORIZONTAL SCALE



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

Item	On-Site Wetlands Information Table			
	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/Exc Co Wetlands	11.220	0.661	0.000	10.559
Total Wetlands	24.720	0.661	0.000	24.720
Total Exc. 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/JI
FLU: MU-U
FRONT SETBACK = 20' (UTILIZE HDR ZONING SETBACKS)
REAR SETBACKS = 20' (UTILIZE HDR 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 = 290,869 SQUARE FEET (6.69 ACRES)
TOTAL PROPOSED LOTS = 448,352 SQUARE FEET (10.29 ACRES)
TOTAL PROPOSED RETENTION AREA = 132,223 SQUARE FEET (3.04 ACRES)
TOTAL PROPOSED LOTS IN OVERALL BOUNDARY = 216 LOTS
TOTAL PROPOSED LOTS IN PHASE I = 76 LOTS
TOTAL PROPOSED LOTS IN PHASE II = 140 LOTS
PROPOSED DENSITY OF OVERALL SITE = 8.01 LOTS PER ACRE
WETLAND INFORMATION: TOTAL UPLANDS = 1,076,831 SQ. FT. (24.72 ACRES)
TOTAL CORPS/DEP ESCAMBIA COUNTY JURISDICTIONAL WETLANDS = 488,889 SQ. FT. (11.22 ACRES)

SURVEYOR'S NOTES:
- THIS SURVEY WAS PREPARED FOR THE CLIENT SHOWN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT PRIOR CONSENT FROM THIS SURVEYOR.
- ALL MEASUREMENTS WERE MADE ACCORDING TO UNITED STATES STANDARD FOOT.
- NO TITLE RESEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WERE WE FURNISHED WITH SACS.
- NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- ALL BEARINGS AND DISTANCES ARE RECORD UNLESS OTHERWISE NOTED.
- ERROR OF CLOSURE MEETS STANDARDS OF PRACTICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS PLAN.
- BASIS OF BEARING: WEST LINE OF SECTION 4 AS INDICATED.
- REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF SURVEY BY PITMAN, GLAZE AND ASSOCIATES, INC., JOB #5108-12.
- ENCLOSURES ARE AS SHOWN.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCELS OF LAND SHOWN HEREON ARE FOR THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:
ZONE: "X" & "AE"
ELEVATION: WEA 50% ANNUAL CHANCE FLOOD & PANEL NUMBER: 10332C-0290 0
AS DATED: 09/29/08
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR LAND PLANNING, LLC, IS L.B. 7919.
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD83 DATUM.

- LEGEND:**
- FOUND 4"x4" ST. REIS CONCRETE MONUMENT #7873
 - 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 #1748
 - FOUND PLAIN 5/8" IRON ROD
 - FOUND PLAIN 1/2" IRON ROD
 - SET 1/2" CAPPED IRON ROD L.B. #7919
 - POWER POLE WITH GUY ANCHOR
 - FIBER OPTIC CABLE MARKER
 - CONCRETE LAMP POST
 - WATER METER
 - BACKFLOW PREVENTER
 - WATER VALVE
 - NATURAL GAS VALVE
 - SEWER VALVE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - PROFESSIONAL SURVEYOR AND MAPPER
 - LICENSED BUSINESS
 - BUILDING SETBACK LINE
 - RIGHT-OF-WAY
 - FIELD

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° 39' 42.54"E
L11	39.272	N33° 22' 09.08"E
L12	34.959	N56° 02' 06.45"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° 30' 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	N46° 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	N64° 00' 53.01"W
L37	49.782	N40° 59' 01.14"E
L38	31.508	S85° 38' 42.93"E

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *J. Hampton* Date: *12-16-2010*

Printed Name: *J. 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 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	DESCRIPTION

HAMMOND ENGINEERING, INC.
FLORIDA AUTHORIZATION NO. 9130
ALABAMA AUTHORIZATION NO. 3277
3802 NORTH 5TH STREET
PENSACOLA, FLORIDA 32505
850 434-2603
TOM@SELANDESDSIGN.COM

MASTERPLAN FOR THE RESIDENCES AT NATURE CREEK

DRAWN BY: TGHARS
DESIGNED BY: TGH
CHECKED BY: TGH
DATE: DECEMBER 2010
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 16-028
SHEET: 1 OF 3

HORIZONTAL SCALE

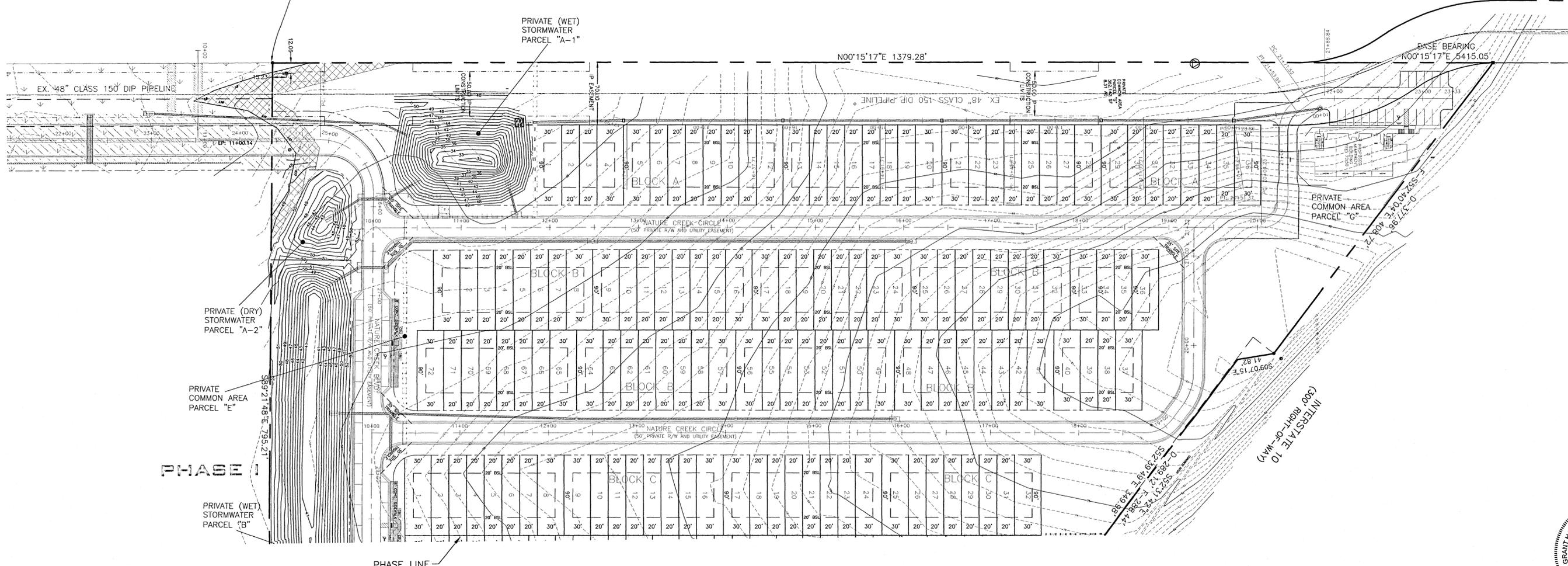
11"x17" SCALE 1" = 120'
22"x34" SCALE 1" = 60'

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SOUTHWEST
1/4 OF SECTION 3, TOWNSHIP 11 SOUTH,
RANGE 31 WEST

04-15-31-1101-000-000
NAVY FEDERAL CREDIT UNION
820 FOLLIN LANE
VIENNA, VA 22180
ZONED: HC/LI
FLU: MU-U

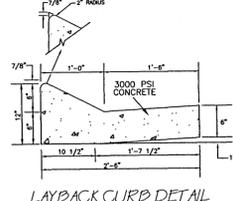
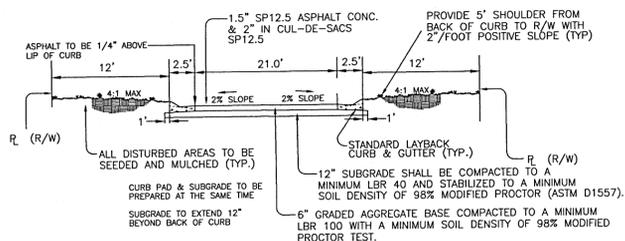
PHASE II

04-15-31-1101-000-001
STATE OF FLORIDA
1651 E NINE MILE ROAD
PENSACOLA, FL 32514
ZONED: N/A
FLU: MU-S



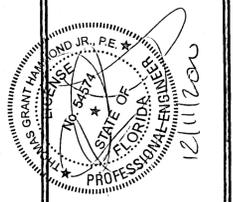
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- DENOTES COE/NWFWD/ESCAMBIA WETLAND BUFFER IMPACT - 0.13 ACRES
- CONSERVATION EASEMENT RECORDED IN OR BOOK 6406 PAGE 600-612; 9.60 ACRES

DATA:
PHASE II AREA: 512,816 SF (11.77 AC)
TOTAL PROPOSED LOTS IN PHASE II = 140 LOTS
PROPOSED 16 UNIT APARTMENT BUILDING



NO.	DATE	REVISIONS

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



MASTERPLAN FOR RESIDENCES AT NATURE CREEK
PHASE II
FLORIDA
ESCAMBIA COUNTY

DRAWN BY: TGH/ARS
DESIGNED BY: TGH
CHECKED BY: TGH
DATE: DECEMBER 2020
SCALE: AS SHOWN
NOT RELEASED FOR CONSTRUCTION
BY: DATE:
PROJECT NO: 16-028
SHEET: 3 OF 3

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