

GRAPHIC SCALE

22"x34" SCALE 1 inch = 40 ft.



11"x17" SCALE 1 inch = 80 ft.

DEVELOPMENT DATA:

PARCEL ID #S: 10-15-30-1101-130-004 / 10-15-30-1101-120-004
TOTAL BOUNDARY AREA = 420,462 SQUARE FEET (9.65 ACRES)
TOTAL PROPOSED RETENTION AREA = 37,688 SQUARE FEET (0.86 ACRES)
TOTAL LOTS IN OVERALL BOUNDARY = 33 LOTS
PROPOSED DENSITY OF OVERALL SITE = 33/9.65 LOTS PER ACRE=3.42

ZONED: MDR & HC/LI
F.U.: M-U-LU
ALLOWABLE DENSITY = 9.65 AC X 10 DU/AC = 96.50

BUILDING REQUIREMENTS FOR MDR ZONE.

- LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 30 PERCENT (70 PERCENT MAXIMUM SEMI-IMPERVIOUS COVERED FOR ALL USES)
-LOT WIDTH: A MINIMUM LOT WIDTH OF 20 FEET AT THE STREET RIGHT-OF-WAY FOR CUL-DE-SACS, LOTS AND 50 FEET FOR ALL OTHER LOTS.
-FRONT AND REAR YARDS: FRONT AND REAR, TWENTY FEET IN THE FRONT AND REAR AND 50 FEET FOR ALL OTHER LOTS.
-SIDE YARD: ON EACH SIDE, FIVE FEET OR 10 PERCENT OF THE LOT WIDTH AT THE FRONT BUILDING LINE, WHICHEVER IS GREATER, BUT NOT REQUIRED TO EXCEED 15 FEET. ADDITIONALLY, SIDE YARD SETBACKS SHALL NOT OVERLAP DRIVEWAY/ACCESS EASEMENTS.
-CORNER LOTS: WILL HAVE ONE FRONT SETBACK AND ONE SIDE SETBACK.
-STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.

LEGEND:

Table with 2 columns: Symbol and Description. Includes symbols for Right of Way, Field, Description, Building Setback Line, Land Development Code, Licensed Surveyor, Licensed Business, Reinforced Concrete Pipe, Deed Book, and various pipe types (1/2" capped metal rod, 2" metal pipe, 1/2" capped metal pipe, 1/2" metal rod, 1/2" capped metal rod, 4" x 4" concrete monument, 4" x 4" concrete monument).

LEGAL DESCRIPTION

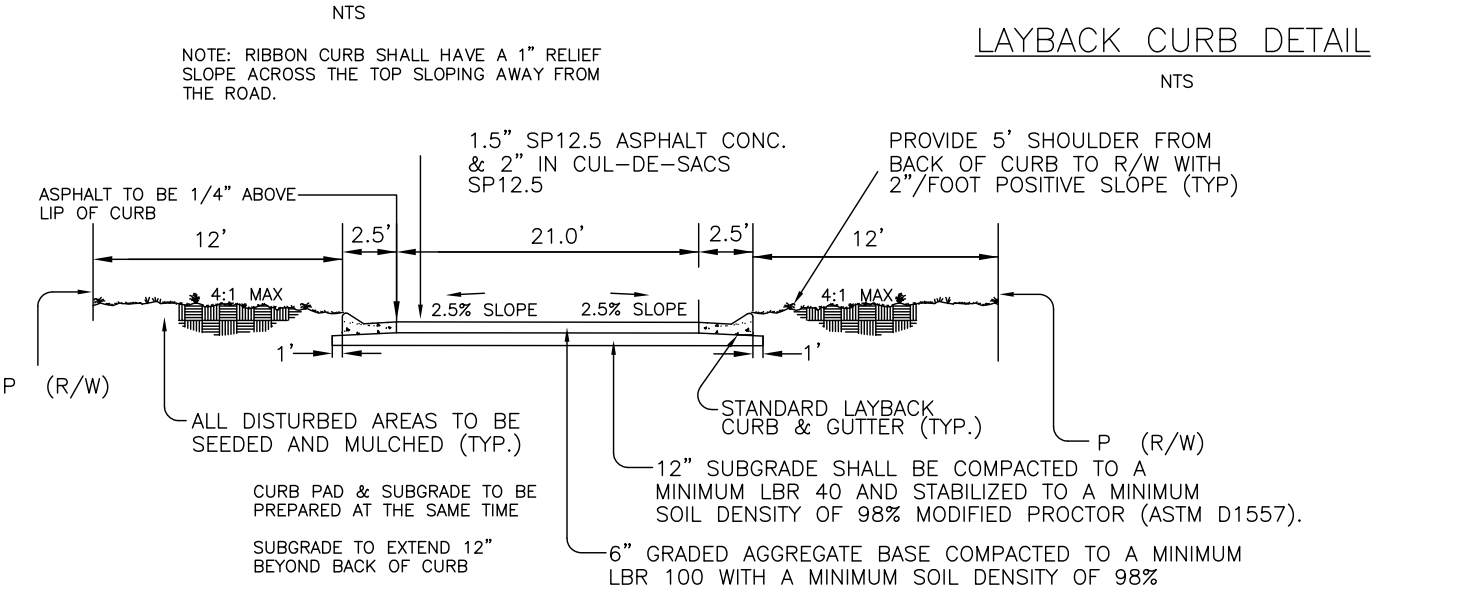
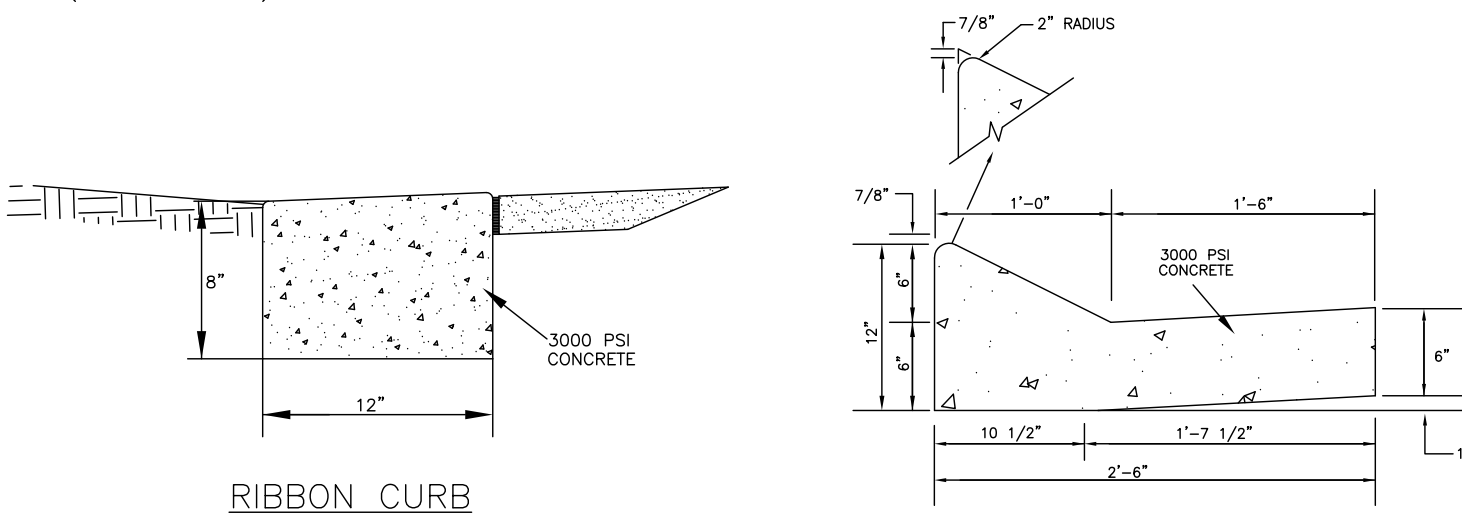
FROM CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7954, AT PAGE 1834, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL 3: LOT 12, BLOCK 4, NATIONAL LAND SALES COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 89, PAGE 369, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE PORTION THEREOF DEEDED TO ESCAMBIA COUNTY, FLORIDA, BOARD OF COUNTY COMMISSIONERS FOR ROAD RIGHT OF WAY PURPOSES BY DEED IN OR BOOK 558, PAGE 210, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

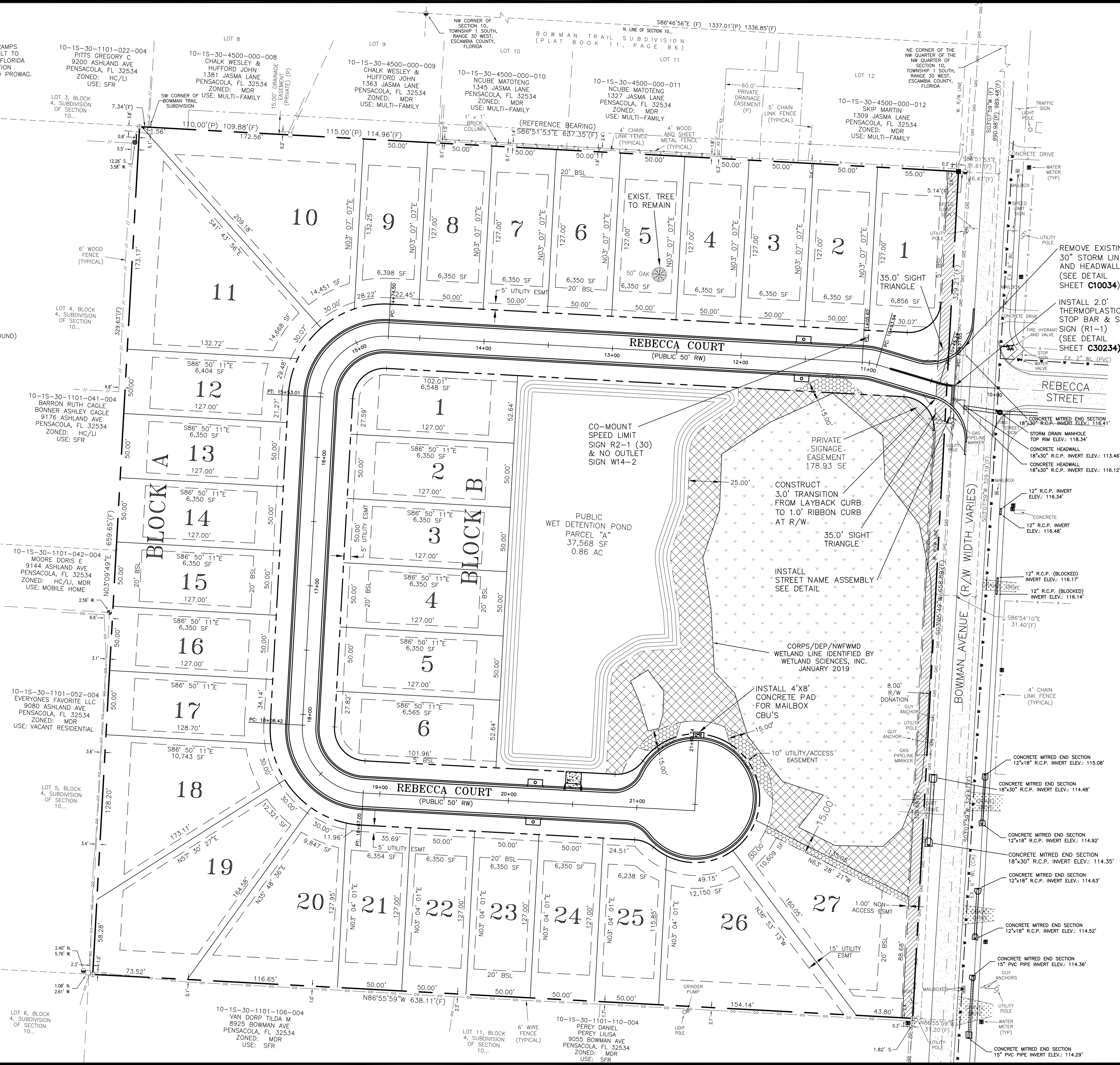
PARCEL 4: LOT 13, BLOCK 4, NATIONAL LAND SALES COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 89, PAGE 369, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

- 1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 86 DEGREES 51 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF THE SUBJECT PARCEL BASED ON GPS OBSERVATIONS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND WERE RECORDED IN DECIMAL FEET UNLESS OTHERWISE MARKED.
3. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, STATE AND/OR FEDERAL JURISDICTIONAL AREAS RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
4. THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7954, AT PAGE 1834, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; OTHER DEEDS OF RECORD; PLAT OF SUBDIVISION OF SEC 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS RECORDED IN DEED BOOK 89, AT PAGE 369, OF THE PUBLIC RECORDS OF SAID COUNTY; PLAT OF BOWMAN TRAIL SUBDIVISION, AS RECORDED IN PLAT BOOK 11, AT PAGE 86, OF THE PUBLIC RECORDS OF SAID COUNTY; FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF S.R. 10 (U.S. 90A/NINE MILE ROAD) FROM S.R. 297 (PINE FOREST ROAD) TO S.R. 95 (U.S. 29), F.P. NO. 2186053, DATED 10-6-14; PREVIOUS SURVEY BY KJM SURVEYING, INC. REVISED 08/09/06; PREVIOUS SURVEYS BY THIS FIRM, AND TO EXISTING FIELD MONUMENTATION.
5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
6. IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
7. THE STRUCTURE DIMENSIONS IF ANY DO NOT INCLUDE THE EAVES OR OVERHANG OR THE FOUNDATION FOOTINGS.
8. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR AND MAPPER THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". BASE FLOOD ELEVATION NOT APPLICABLE, AS DETERMINED BY SCALE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA NUMBERED 1203300295 G, DATED SEPTEMBER 29, 2006.
9. ABOVE-GROUND UTILITIES AND EVIDENCE OF SUBTERRANEAN UTILITIES ARE SHOWN HEREON. THERE MAY BE ADDITIONAL SUBTERRANEAN UTILITIES WHICH ARE NOT SHOWN HEREON.
10. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON STATION '10 73 B21' (NOS PID: B03069) HAVING A PUBLISHED ELEVATION OF 128.57 FEET.



TYPICAL STREET AND GUTTER STREET CROSS-SECTION



REVISIONS table with columns for NO., DATE, and REVISIONS.

Hammond Engineering, Inc. logo and contact information: Florida Authorization No. 9130, Alabama Authorization No. 3277, 3802 North 15th Street, Pensacola, Florida 32505, Phone: 850-434-2603, Fax: 850-434-2650, Email: TOM@SELANDESIGN.COM

Project information: PRELIMINARY LAYOUT FOR TROPEA TRAIL, ESCAMBIA COUNTY, FLORIDA. Includes a table for DRAWN BY, DESIGNED BY, CHECKED BY, DATE, SCALE, and PROJECT NO. (18-046) SHEET: (blank).