

GRAPHIC SCALE

22"x34" SCALE 1 inch = 40 ft.



11"x17" SCALE 1 inch = 80 ft.

DEVELOPMENT DATA:

PARCEL ID #'S: 10-15-30-1101-140-008 / 10-15-30-1101-130-008
ADDRESS: 8615 UNTREINER AVE 32534
TOTAL BOUNDARY AREA = 419,763.54 SQUARE FEET (9.63 ACRES)
TOTAL PROPOSED DETENTION AREA = 54,268 SQUARE FEET (1.25 ACRES)
TOTAL LOTS IN OVERALL AREA = 40 LOTS
PROPOSED DENSITY OF OVERALL SITE = 4.15 LOTS PER ACRE
ZONED: HDMU/MDR
FLU: MU-U

Table with 4 columns: TREE #, SIZE, TYPE, SPREAD. Rows include T-1 (56' OAK) and T-3 (43' DBL OAK).

BUILDING REQUIREMENTS FOR MDR ZONE:

- DENSITY: A MAXIMUM OF TEN DWELLING UNITS PER ACRE.
-FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 1.0 WITHIN THE MU-S FUTURE LAND
-A MAXIMUM FLOOR AREA RATIO OF 2.0 WITHIN THE MU-U FUTURE LAND
-STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 45 FEET ABOVE HIGHEST ADJACENT GRADE UNLESS OTHERWISE PRESCRIBED BY USE.

LEGEND:

- R/W RIGHT OF WAY
D-T-T-DESCRIPTIVE FIELD
ELEV. ELEVATION
LS LICENSED SURVEYOR
LB LICENSED BUSINESS
1/2" IRON ROD NO IDENTIFICATION (FOUND)
1/4" IRON ROD, NO IDENTIFICATION (FOUND)
1/2" IRON PIPE, NO IDENTIFICATION (FOUND)
1" CAPPED IRON PIPE LS #1005 (FOUND)
1/2" CAPPED IRON ROD LB #6993 (FOUND)
1/2" CAPPED IRON ROD LB #7073 (FOUND)
4" x 4" CONCRETE MONUMENT, NO IDENTIFICATION (FOUND)

LEGAL DESCRIPTION

FROM GENERAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7914, AT PAGE 364, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

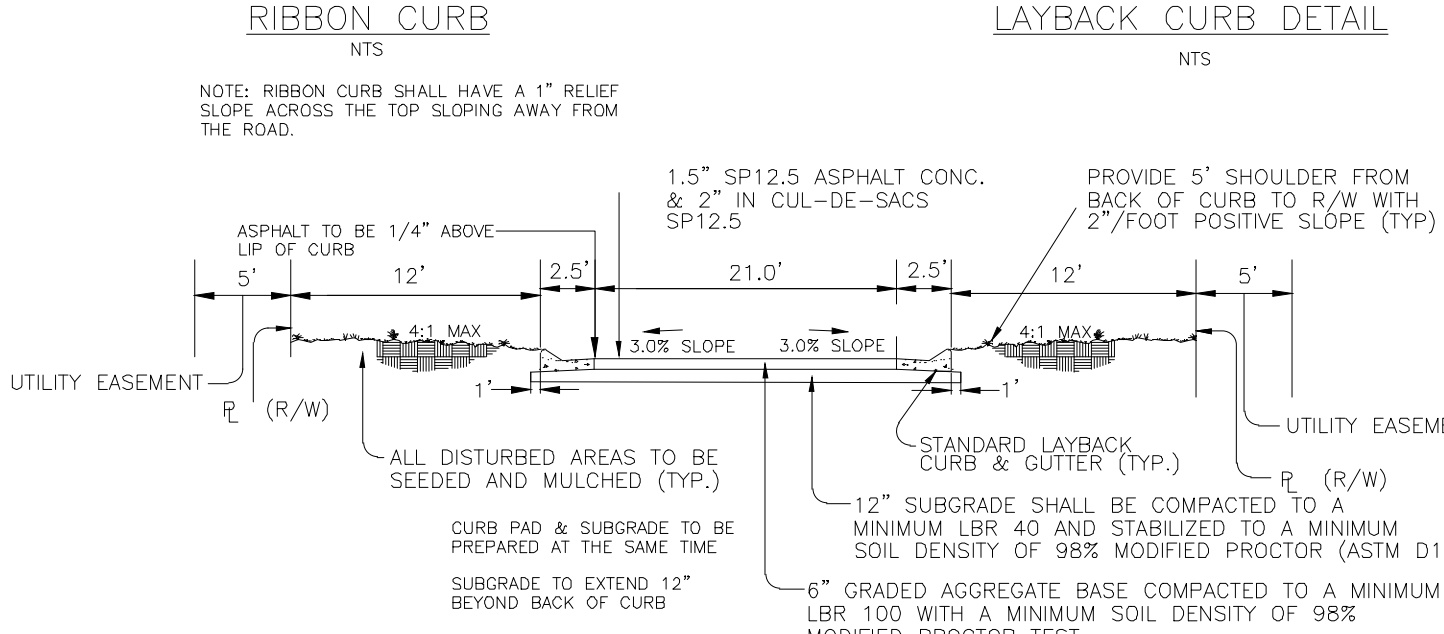
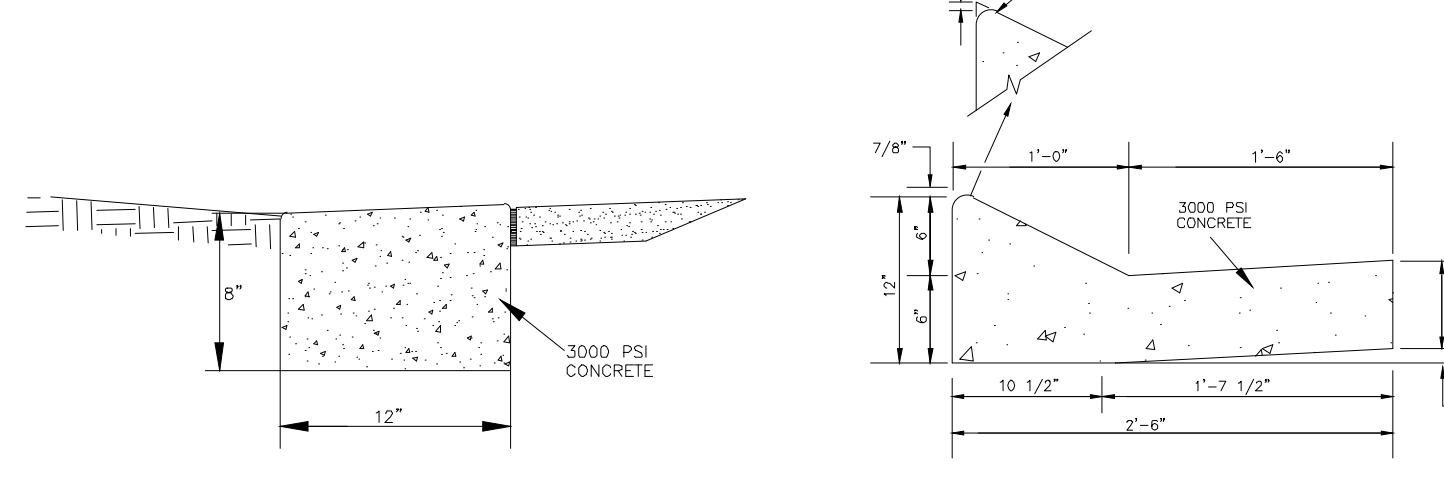
PARCEL 1: LOT 13, BLOCK 8, SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS SHOWN ON MAP OF NATIONAL LAND SALES COMPANY OF SAID SUBDIVISION, AS RECORDED IN DEED BOOK 89, PAGE 369, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE ROAD RIGHT OF WAY.

PARCEL 2: LOT 14, BLOCK 8, SUBDIVISION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS SHOWN ON MAP OF NATIONAL LAND SALES COMPANY OF SAID SUBDIVISION, AS RECORDED IN DEED BOOK 89, PAGE 369, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT ANY PORTION LYING WITHIN THE ROAD RIGHT OF WAY.

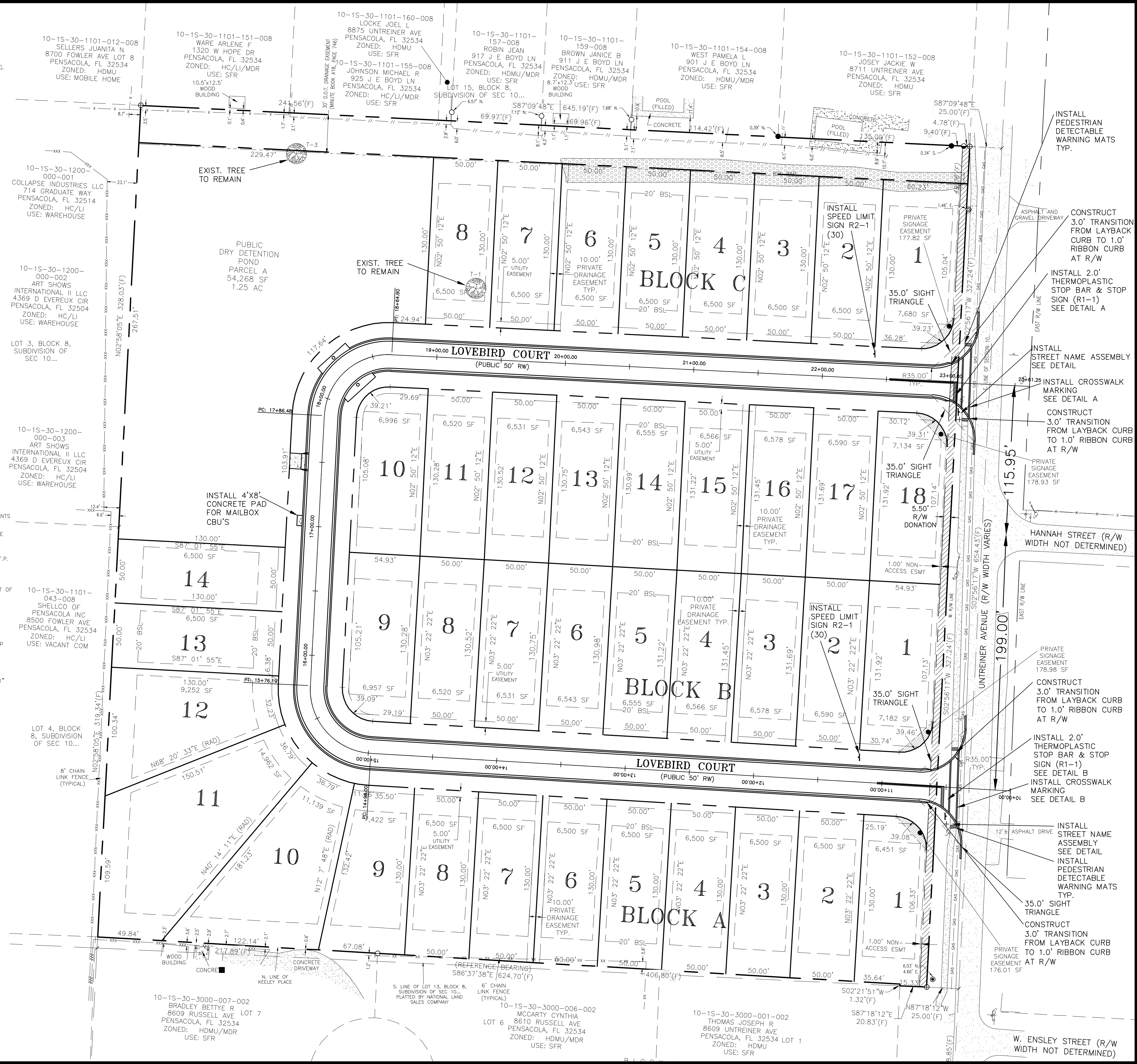
GENERAL NOTES:

- 1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE BEARING OF SOUTH 86 DEGREES 37 MINUTES 38 SECONDS EAST ALONG THE SOUTH 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 OF 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.

THE ABOVE PARCELS OF LAND ARE SITUATED IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 30 WEST AND CONTAIN 9.63 ACRES TOTAL.



TYPICAL STREET AND GUTTER STREET CROSS-SECTION



REVISIONS table with columns: NO., DATE, DESCRIPTION.

HAMMOND ENGINEERING, INC. logo and contact information: 9130 FLORIDA AUTHORIZATION NO. 9130, ALABAMA AUTHORIZATION NO. 3277, 3802 NORTH 15th STREET, PENSACOLA, FLORIDA 32505, 850.434.2603, TOM@SELANDESIGN.COM

CONSTRUCTION PLANS FOR BLUEBIRD HAVEN DIEMENSION AND STAKING PLAN ESCAMBIA COUNTY FLORIDA. Includes project number 18-039 and sheet number C2.