THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO ESCAMBIA COUNTY "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION, AND PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION AND THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

2. THE DEVELOPER/CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE

3. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETED PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STROMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

4. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND AT THE END OF THE 2 YEAR WARRANTY PERIOD.

5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

6. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595-3434. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL

7. NOTIFY SUNSHINE UTILITIES TWO FULL BUSINESS DAYS IN ADVANCE PRIOR TO DIGGING WITHIN R/W: 1-800-432-4770.

8. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO REQUESTING A FINAL INSPECTION.

9. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN COUNTY ACCEPTANCE OF IMPROVEMENTS.

10. TO COMPLY WITH NPDES/NWFWMD REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION RECORDS SHALL BE PROVIDED TO THE NPDES/NWFWMD PERMIT APPLICANT FOR PROPER

## UTILITIES NARRATIVE:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTING ALL NECESSARY UNDERGROUND WATER MAINS, VALVES AND FIRE HYDRANTS TO SERVE THIS DEVELOPMENT, UPON COMPLETION, THE ENTIRE SYSTEM WILL THEN BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

SANITARY SEWER:

AFTER RECEIVING ERP, ECUA AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER PLANS TO CONNECT TO THE EXISTING, ADJACENT SYSTEM OF ECUA, CONSTRUCTION ALL NECESSARY UNDERGROUND SANITARY MANHOLES AND PIPES TO SERVE THIS DEVELOPMENT. UPON COMPLETION, THE ENTIRE SYSTEM WILL BE TURNED OVER TO ECUA FOR ACCEPTANCE AND MAINTENANCE.

STORM SEWER:

AFTER RECEIVING ERP AND ESCAMBIA COUNTY APPROVALS, THE DEVELOPER

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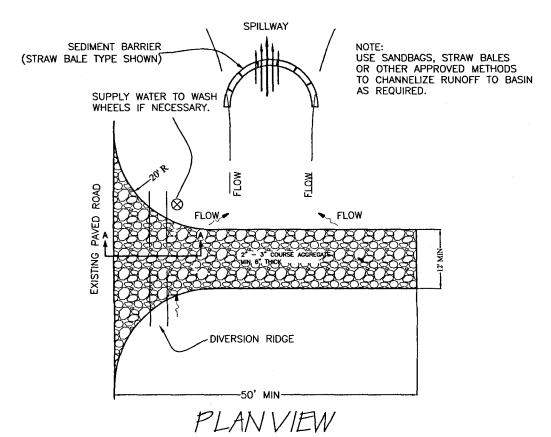
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AND ESCAMBIA COUNTY APPROVALS AND ESCAMBIA COU PLANS TO CONSTRUCT ALL NECESSARY STORMWATER MANHOLES, PIPES AND STORMWATER PONDS TO SERVE THIS DEVELOPMENT. THE ENGINEER WILL DESIGN THE STORM DRAINAGE SYSTEM TO COMPLY WITH ESCAMBIA COUNTY SUBDIVISION AND STORMWATER ORDINANCES. UPON COMPLETION, THE ENTIRE CONVEYANCE SYSTEM AND STORMWATER PONDS WILL REMAIN PRIVATELY OWNED AND MAINTAINED.

ELECTRIC. GAS. TELEPHONE & TV CABLE:

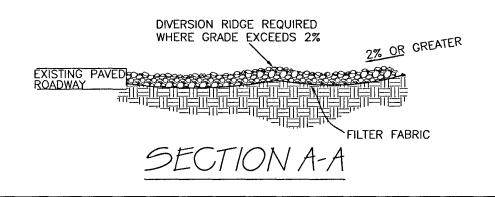
THESE SERVICES TO BE INSTALLED AND MAINTAINED BY THE APPROPRIATE UTILITY COMPANY.



2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

Offsite vehicle tracking of sediments and the geration of dust shall be minimized. stabilized construction access road shall be utilized to reduce off-site tracking. Off-site sediment removal should be conducted at a frequency necessary to minimize impacts. Vehicle wash area should be considered if off-site tracking becomes excessive.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO BE CONSTRUCTED AT ALL DESIGNATED CONSTRUCTION ENTRANCES AND EXITS.



## A PRELIMINARY PLAT OF RESIDENCES AT NATURE CREEK-PHASE II

A 140 LOT PRIVATE RESIDENTIAL TOWNHOME DEVELOPMENT SECTION 3, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA ZONING DESIGNATION: HC/LI (SAVINGS CLAUSE ALLOWABLE ZONING: HDR) ADJACENT ZONING: MDR FLU DESIGNATION: MU-U ADJACENT FLU: MU-S

SURVEYOR: MERRILL PARKER SHAW, INC. THE RESIDENCE AT NATURE 4928 N. DAVIS HWY PENSACOLA, FL 32503 P: (850)-478-4923

DEVELOPMENT DATA:

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

ENGINEER: HAMMOND ENGINEERING, INC. 3802 NORTH "S" STREET PENSACOLA, FL 32505 P: (850) 434-2603 F: (850) 434-4650

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

- 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 PLAT. - BASIS OF BEARING: WEST LINE OF SECTION 4 AS NO0"15'17"E, PER LEGAL DESCRIPTION AS PROVIDED. - REFERENCE SOURCE: FIELD WORK AND EXISTING FIELD MONUMENTATION; COPY OF SURVEY BY PITTMAN, GLAZE AND ASSOCITES, INC., JOB #35106-12.

- ENCROACHMENTS ARE AS SHOWN. - IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON AS PER THE FLOOD INSURANCE RATE MAP INFORMATION AS FOLLOWS:

> ZONE: "X" ELEVATION: N/A & 0,2% ANNUAL CHANCE FLOOD PANEL NUMBER: 12033C 0290 G

AS DATED: 09/29/06 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR KJM LAND PLANNING, LLC., IS L.B. 7919. - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD'88 DATUM.

1. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD. IF WINTER RYE SEED IS USED, INCLUDE A BAHIA MIX TO INSURE CONTINUED GROWTH AFTER WINTER MONTHS.

2. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

3. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF WAY.

> ESCAMBIA COUNTY DRC PLAM REVIEW 3-3-2

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.

PARCEL ID #'S: 03-1S-31-3101-001-001 ZONING: I 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 LOTS IN OVERALL BOUNDARY = 216 LOTS TAL PROPOSED LOTS IN PHASE 1 = 76 LOTS TOTAL PROPOSED LOTS IN PHASE II = 140 LOTS PROPOSED DENSITY OF OVERALL SITE = 6.01 LOTS PER ACRE BUILDING REQUIREMENTS FOR HDR ZONE: -DENSITY: A MAXIMUM DENSITY OF 18 DWELLING UNITS PER ACRE. -FLOOR AREA RATIO: A MAXIMUM FLOOR AREA RATIO OF 2.0 FOR ALL USES.

-STRUCTURE HEIGHT: A MAXIMUM STRUCTURE HEIGHT OF 120 FEET ABOVE HIGHEST ADJACENT GRADE. -LOT WIDTH: A.SINGLE-FAMILY DETACHED. FORTY FEET AT THE STREET RIGHT-OF-WAY FOR SINGLE-FAMILY DETACHED DWELLINGS. B.TWO-FAMILY. EIGHTY FEET AT THE STREET RIGHT-OF-WAY FOR TWO-FAMILY DWELLINGS. C.MULTI-FAMILY AND OTHER, FIGHTY FEFT AT THE STREET RIGHT-OF-WAY FOR MULTI-FAMILY DWELLINGS, BOARDING OR ROOMING HOUSES. AND TOWNHOUSE GROUPS. NO MINIMUM LOT WIDTH REQUIRED BY ZONING FOR OTHER USES.

-LOT COVERAGE: MINIMUM PERVIOUS LOT COVERAGE OF 20 PERCENT (80

-STRUCTURE SETBACKS: FRONT AND REAR: TWENTY FEET IN THE FRONT AND 15 FEET IN THE REAR. -<u>SIDES:</u> TEN FEET ON EACH SIDE OF A GROUP OF ATTACHED TOWNHOUSES. ON EACH SIDE OF ALL OTHER STRUCTURES, TEN FEET OR TEN PERCENT OF THE LOT WIDTH AT THE STREET RIGHT-OF-WAY, WHICHEVER IS LESS, BUT AT LEAST

PERCENT MAXIMUM SEMI-IMPERVIOUS AND IMPERVIOUS COVER) FOR ALL USES.

PROVIDE 5' SHOULDER FROM -1.5" SP12.5 ASPHALT CONC. & 2" IN CUL-DE-SACS SP12.5 ዋ (R/W) ROLL TYPE CURB & GUTTER (TYP.) ALL DISTURBED AREAS TO BE SEEDED AND MULCHED (TYP.) -12" SUBGRADE SHALL BE COMPACTED TO A ( MINIMUM LBR 40 AND STABILIZED TO A MINIMUM SOIL DENSITY OF 98% MODIFIED PROCTOR (ASTM D1557). 6" GRADED AGGREGATE BASE COMPACTED TO A MINIMUM LBR 100 WITH A MINIMUM SOIL DENSITY OF 98% MODIFIED

TYPICAL ROADWAY SECTION

