

# ATTACHMENT C - CONCEPTUAL SITE LAYOUT

Note: This unsigned drawing is the work product of others provided by others, and it is being submitted simply as an informal exhibit for reference. The Developer is currently engaged with McKim & Creed for completion of a current, full, and detailed civil site drawings that will be utilized for design and permitting.



**SITE DATA**

TOTAL UNITS	240
SITE AREA	5.78 AC
UNITS / ACRE	41.5

**PARKING DATA**

<b>MULTI-FAMILY</b>
REQUIRED 240 UNITS * 1 STALL/UNIT = 240 STALLS
PROPOSED 173 CONVENTIONAL SURFACE STALLS 88 GARAGE SURFACE STALLS 92 GARAGE ELEVATED STALLS 16 CARRIAGE HOUSE GARAGES 369 STALLS = 1.54 STALLS/UNIT
<b>OFFICE</b>
REQUIRED 1800 SF * 1 STALL/300 SF = 6 STALLS
PROPOSED 6 SURFACE STALLS

**UNIT BREAKDOWN**

UNIT TYPE	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL	RATIO
STUDIO	4	4	8	0	16	7%
1-BEDROOM	34	32	49	0	115	48%
2-BEDROOM	16	19	42	8	85	35%
3-BEDROOM	8	8	8	0	24	10%
<b>TOTAL</b>	<b>62</b>	<b>63</b>	<b>107</b>	<b>8</b>	<b>240</b>	<b>100%</b>



*Garden Street Apartments*  
605 West Garden Street  
Pensacola, Florida



# ALTA/NSPS LAND TITLE SURVEY

## 605 WEST GARDEN STREET

### A PORTION OF MAXENT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA

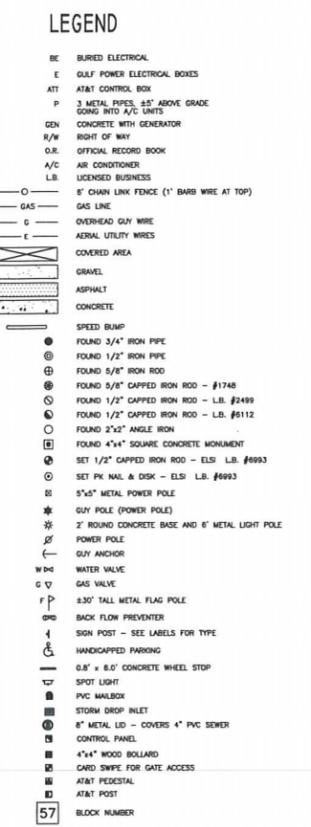
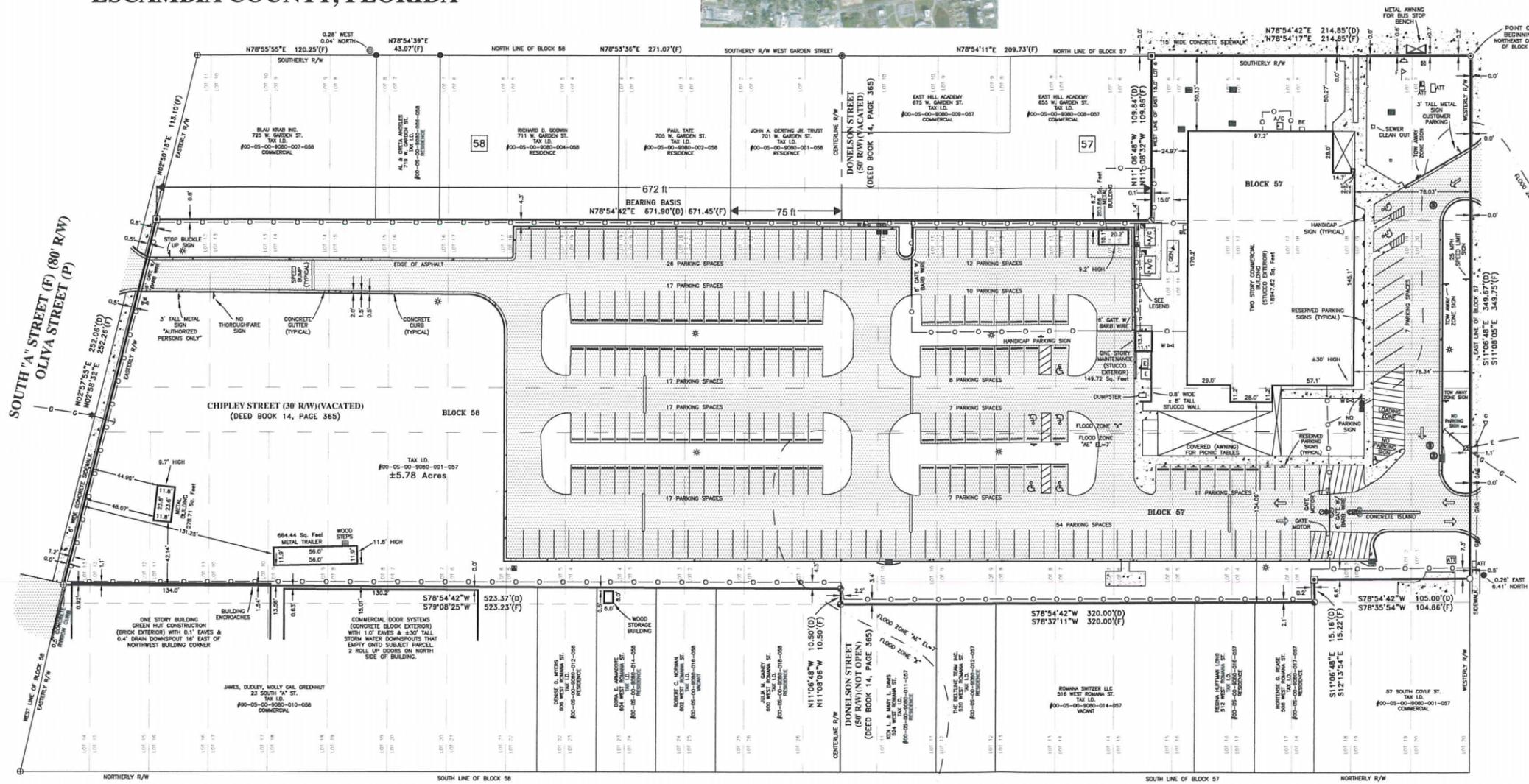
VICINITY MAP  
NOT TO SCALE



605 WEST GARDEN STREET (150' R/W)

# EMPIRE

LAND SURVEYING  
INC



#### LEGAL DESCRIPTION: (AS PROVIDED)

BEGIN AT THE NORTHEAST CORNER OF BLOCK 57, MAXENT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, THENCE SOUTH ELEVEN DEGREES SIX MINUTES FORTY-EIGHT SECONDS (11°06'48") EAST ALONG THE EAST LINE OF SAID BLOCK 57 (BEING THE WEST RIGHT OF WAY LINE OF COYLE STREET - FIFTY (50) FEET RIGHT OF WAY) FOR A DISTANCE OF THREE HUNDRED FORTY-NINE AND SIXTY SEVEN HUNDREDTHS (349.67) FEET; THENCE SOUTH SEVENTY-EIGHT DEGREES FIFTY-FOUR MINUTES FORTY-TWO SECONDS (78°54'42") WEST FOR A DISTANCE OF ONE HUNDRED FIVE (105) FEET; THENCE SOUTH ELEVEN DEGREES SIX MINUTES FORTY-EIGHT SECONDS (11°06'48") EAST FOR A DISTANCE OF FIFTEEN AND SIXTEEN HUNDREDTHS (15.16) FEET; THENCE SOUTH SEVENTY-EIGHT DEGREES FIFTY-FOUR MINUTES FORTY-TWO SECONDS (78°54'42") WEST FOR A DISTANCE OF THREE HUNDRED TWENTY (320) FEET TO THE CENTER LINE OF THE RIGHT OF WAY OF DONELSON STREET AS SHOWN ON THE CITY MAP BEFORE IT WAS VACATED, (FIFTY (50) FOOT RIGHT OF WAY), THENCE NORTH ELEVEN DEGREES SIX MINUTES FORTY-EIGHT SECONDS (11°06'48") WEST ALONG SAID FORMER CENTER LINE FOR A DISTANCE OF TEN AND FIFTY SEVEN HUNDREDTHS (10.50) FEET; THENCE SOUTH SEVENTY-EIGHT DEGREES FIFTY-FOUR MINUTES FORTY-TWO SECONDS (78°54'42") WEST FOR A DISTANCE OF FIVE HUNDRED TWENTY-THREE AND THIRTY-SEVEN HUNDREDTHS (523.37) FEET TO THE WESTERLY LINE OF BLOCK 58 OF SAID MAXENT TRACT (BEING THE EASTERLY RIGHT OF WAY LINE OF "A" STREET - EIGHTY (80) FOOT RIGHT OF WAY); THENCE NORTH TWO DEGREES FIFTY-SEVEN MINUTES FIFTY-FIVE SECONDS (02°57'55") EAST ALONG THE WESTERLY LINE OF SAID BLOCK 58 FOR A DISTANCE OF TWO HUNDRED FIFTY-TWO AND SIX HUNDREDTHS (252.06) FEET; THENCE NORTH SEVENTY-EIGHT DEGREES FIFTY-FOUR MINUTES FORTY-TWO SECONDS (78°54'42") EAST FOR A DISTANCE OF SIX HUNDRED SEVENTY-ONE AND NINETY HUNDREDTHS (671.90) FEET TO THE WEST LINE OF THE EAST FIFTEEN (15) FEET OF LOT SIX (6) OF THE NORTH HALF (N 1/2) OF SAID BLOCK 57; THENCE NORTH ELEVEN DEGREES SIX MINUTES FORTY-EIGHT SECONDS (11°06'48") WEST ALONG SAID WEST LINE OF THE EAST FIFTEEN (15) FEET OF SAID LOT SIX (6) OF THE NORTH HALF (N 1/2) OF BLOCK 57 OF THE MAXENT TRACT FOR A DISTANCE OF ONE HUNDRED NINE AND EIGHTY-FOUR HUNDREDTHS (109.14) FEET TO THE NORTH LINE OF SAID BLOCK 57 (BEING THE SOUTH RIGHT OF WAY LINE OF GARDEN STREET - ONE HUNDRED FIFTY (150) FOOT RIGHT OF WAY); AND THENCE NORTH SEVENTY-EIGHT DEGREES FIFTY-FOUR MINUTES FORTY-TWO SECONDS (78°54'42") EAST ALONG SAID NORTH LINE OF BLOCK 57 FOR A DISTANCE OF TWO HUNDRED FOURTEEN AND EIGHTY-FIVE HUNDREDTHS (214.85) FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X", AND FLOOD ZONE "AE" (ELEVATION 7') ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 120082039D-G, DATED SEPTEMBER 29, 2006, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

#### SURVEYOR'S REPORT:

- 1) THE ADDRESS OF THE PROPERTY IS 605 WEST GARDEN STREET.
- 2) THERE ARE NO KNOWN OR PROVIDED SETBACK REQUIREMENTS FOR THIS PROPERTY.
- 3) GROSS LAND AREA IS ±5.78 ACRES.
- 4) SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF EACH BUILDING IS SHOWN AT THE LOCATION OF EACH BUILDING ON THE DRAWING.
- 5) THIS PROPERTY IS ZONED C-3 (DOWNTOWN COMMERCIAL AND WHOLESALE AND LIGHT INDUSTRIAL) AS PER CITY OF PENSACOLA.
- 6) TOTAL NUMBER OF HANDICAP PARKING SPACES = 7, TOTAL NUMBER OF PARKING SPACES = 210.
- 7) UTILITY STATEMENT - UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE AND SERVICE THE PROPERTY AND ALL UTILITY LINES ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPURTENANT EASEMENTS WHICH ARE SHOWN ON THE SURVEY.
- 8) BUILDING HEIGHTS VARY FROM 9.2 FEET TO ±3.0 FEET AS SHOWN.
- 9) ALTA TABLE "A" ITEM 6(a) & (b) ZONING HAS NOT BEEN PROVIDED.
- 10) THERE ARE 210 PARKING SPACES AND 7 HANDICAP PARKING SPACES.
- 11) THERE ARE TEMPORARY TABLES, STEPS, PLAY AREAS, (ETC.) ALONG THE NORTH PROPERTY LINE (THAT IS 671.90 FEET IN LENGTH) WHICH MAY ENCRDACH.
- 12) THE RELATIVE POSITIONAL PRECISION EXCEEDS THE MAXIMUM ALLOWED BY 0.37 FEET ALONG THE NORTH PROPERTY LINE, BUT IT IS ACCEPTABLE BASED UPON ADJACENT DEEDS OF RECORD AND EXISTING MONUMENTATION.
- 13) ALTA TABLE "A" ITEMS 6(a) & (b) "ZONING" HAS NOT BEEN PROVIDED.
- 14) THIS SURVEYOR USED FUND FILE TITLE SEARCH REPORT #564083.

#### FLOOD ZONE DETERMINATION:

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X", AND FLOOD ZONE "AE" (ELEVATION 7') ACCORDING TO THE FLOOD INSURANCE RATE MAP, NUMBER 120082039D-G, DATED SEPTEMBER 29, 2006, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

## ATTACHMENT B - PREVIOUS SURVEY BY OTHERS

Note: This unsigned survey is the work product of others provided by others, and it is being submitted simply as an informal exhibit for reference. The Developer is currently engaged with McKim & Creed for completion of a current, full, and complete boundary and topographic survey that will be utilized for design and permitting.

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**EMPIRE LAND SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYING • SERVING NORTHWEST FLORIDA  
8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534  
PHONE: 850-477-3745 -- FAX: 850-477-3705  
LICENSED BUSINESS #6988, STATE OF FLORIDA

REVISIONS	FIELD BOOK	DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.050, 6J-17.051 AND 6J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JUNE 28, 2016 LELAND M. EMPIE, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, NO. 6786, STATE OF FLORIDA

CLIENT: BELLSOUTH TELECOMMUNICATIONS, LLC  
TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS  
BEARING BASIS: N78°54'42"E NORTH LOT LINE (PER DEED)

SOURCE OF INFORMATION:  
FIELD EVIDENCE  
DEEDS OF RECORD  
PLAT RECORDED IN:  
PRIOR SURVEYS/DRAWINGS  
CITY ATLAS #096

GENERAL NOTES:  
1. Fence locations as drawn are not to scale.  
2. The property shown on this drawing is not to be construed as a deed or other instrument.  
3. Foundations, footings, or any other subsurface structures were not located unless otherwise noted.  
4. All bearings and/or angles and distances are as shown on the drawing unless otherwise noted.  
5. All measurements were made in accordance with United States standards. The accuracy shown meets the standards required in the appropriate land area.  
6. No title search or Public Records has been performed by this firm and lands shown herein were not abstracted by this firm or otherwise, easements, or right-of-ways. The parcel shown herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Public Records of said County.

SCALE: 1" = 40'

FIELD DATE: 4/26/18

ORDER NO.: 122-18

FIELD BOOK: 193/1-8