### SITE CIVIL PLANS FOR

# A+ Mini-Storage of Pensacola Palafox Addition

OWNER AND DEVELOPER

W.M. BELL CO. OF SANTA ROSA COUNTY, LLC P.O. BOX 30372 PENSACOLA, FL 32503 (850) 393-1070

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST ESCAMBIA COUNTY, FLORIDA AUGUST 2021

SURVEYOR
MERRILL PARKER SHAW, INC.
E. WAYNE PARKER
4928 N. DAVIS
HIGHWAY
PENSACOLA, FL 32503

#### ENGINEER OF RECORD

(850) 478-4923

DAVID W. FITZPATRICK, P.E, P.A.

PROFESSIONAL ENGINEER
10250 NORTH PALAFOX STREET
PENSACOLA, FLORIDA 32534
(850) 476-8677

#### **GENERAL NOTES:**

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) MUST PROVIDE TO ESCAMBIA COUNTY AS-BUILT RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY 1 WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS, THE AS-BUILT CERTIFICATION OF THE AS-BUILT RECORD DRAWING MUST BE SIGNED, SEALED, AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.

2. THE 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 ENFORCEMENT VIOLATION.

3. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORM WATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
4. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR

5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO

RETENTION/DETENTION AREAS.

6. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.

7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOWS 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.

8. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE COUNTY FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS AT (850) 595—3472. AS BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.

9. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W 1-800-432-4770.

10. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS AS PER ESCAMBIA COUNTY, FDOT SPECIFICATIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.

11. 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. AND DEVIATIONS MAY RESULT IN DELAY IN OBTAINING A CERTIFICATE OF OCCUPANCY.

12. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.

13. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION

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14. ALL NON-HANDICAP PARKING SPACE LINES ARE TO BE WHITE.

15. ALL BUILDINGS AND MAILBOXES SHOULD DISPLAY THE CORRECT STREET NUMBER. THIS NUMBER MUST BE AT LEAST 3 INCHES IN HEIGHT. PROPERLY DISPLAYING THE ADDRESS WILL ENABLE FIRE, POLICE, AND AMBULANCE PERSONNEL TO LOCATE THE BUILDING IN AN EMERGENCY.

16. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF

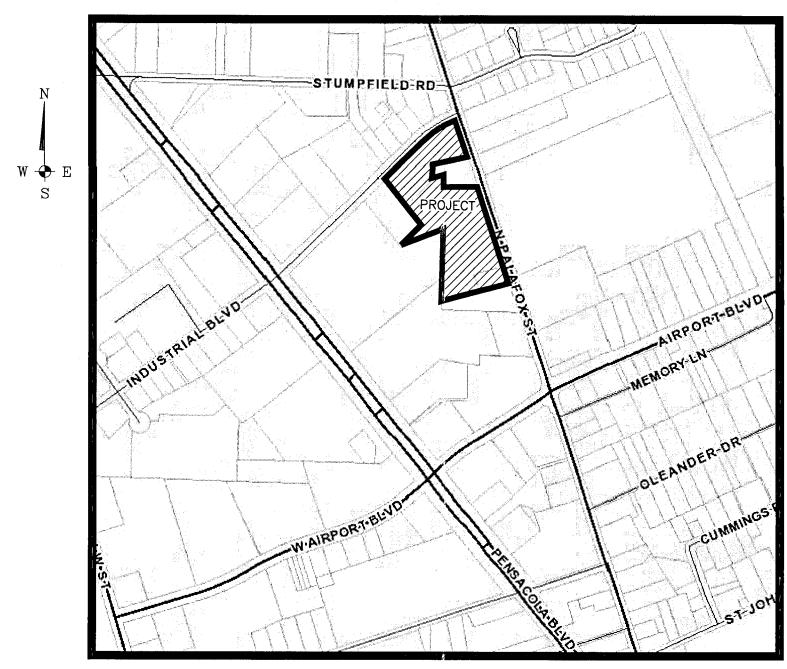
FROM THE COUNTY.

17. THE CONTRACTOR/OWNER IS TO ATTAIN THE NPDES NOTICE OF INTENT IF REQUIRED AND ENSURE THAT ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/4" RAINFALL EVENT OR AT LEAST WEEKLY. IF AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL DOCUMENT SUCH INSPECTIONS AND EROSION CONTROL MAINTENANCE EFFORTS; INSPECTION

RECORDS SHALL BE PROVIDED TO THE NPDES PERMIT APPLICANT FOR PROPER REPORTING TO FDEP.

18. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE DISTRICT NOTICE OF CONSTRUCTION COMMENCEMENT CONTRACTOR IS TO CONTACT ENGINEER OF RECORD FOR APPROPRIATE CONSTRUCTION COMMENCEMENT FORM. ENGINEER OF RECORD IS RESPONSIBLE FOR AS-BUILT CERTIFICATIONS FOR THE PROJECT WHEN COMPLETED.

19. ALL TREE REMOVE, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", PLACEMENT OF FILL MATERIALS, GRADING OF LAND, OTHER DEVELOPMENT ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED"



VICINITY MAP (NOT TO SCALE)

	INDEX OF DRAWINGS
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL - EXISTING CONDITIONS
3	NORTH - DEMOLITION/SITE PLAN
4	NORTH - DRAINAGE/GRADING PLAN
5	SOUTH - DEMOLITION/SITE PLAN
6	SOUTH - DRAINAGE/GRADING PLAN
7	SOUTH - UTILITY PLAN
8	SOUTH - LANDSCAPE PLAN
9	SOUTH - POND DETAILS

#### PROJECT INFORMATION

PROP. REF#: 35-1S-30-7402-000-000 35-1S-30-7402-000-001 38-1S-30-3001-004-009

ZONE: HC/LI FLU: C
SURROUNDING ZONE: HC/LI FLU: C

SITE ADDRESS: 6155 N. PALAFOX STREET

PROPOSED USE: COMMERCIAL

#### FLOOD ZONE NOTE:

THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0380G, MAP REVISION DATED SEPTEMBER 29, 2006.

PLOT DATE OF PROJECT NO. 21-007

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

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

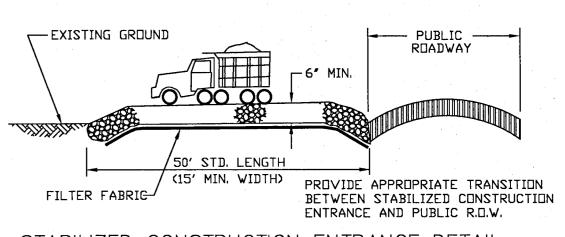
ne issuance of state/federal permits shall be provided to the county prior

approval of a final plat or the issuance of a building permit.

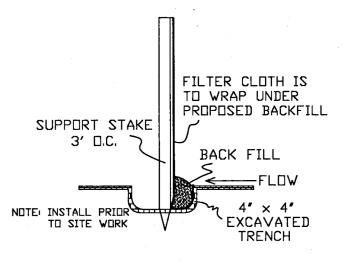
PERMIT SET

NOT RELEASED FOR CONSTRUCTION

NUMBER	REVISION	
-		
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STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



SILT FENCE DETAIL N.T.S.

# NORTH OFFICE PARK PARKING CALCULATION PARKING CALCULATIONS PER LDC:

"SOUTH" CONSTRUCTION AREA

BENCHMARK "A"

TOP OF 4" X 4" CONCRETE

MONUMENT, NUMBER 6993,

ELEV. = 107.21'

- EXISTING FIRE HYDRANT

---BENCHMARK: 459-77-C "MAG" NAIL ELEVATION= 109.88'

"NORTH" CONSTRUCTION AREA

BENCHMARK: 459-77-D "MAG" NAIL---ELEVATION= 110.98'

BENCHMARK: 459-77-B NAIL AND DISK, NUMBERED 7174 -ELEVATION= 107.11'

PROPOSED— SILT FENCING (TYP, SEE DETAIL)

"SOUTH" RETENTION POND-

OFFICE BUILDINGS: 3.5 SPACES 1,000 SQ FT  $(24,000 / 1,000) \times 3.5 = 84$  SPACES REQUIRED. 125 TOTAL SPACES WILL REMAIN FOR THE OFFICE BUILDINGS POST—CONSTRUCTION

LOT COVERAGE TABLE		
TOTAL SITE AREA	445,923 SF	10.24 ACRES
		_
EXISTING BUILDINGS	115,599 SF	25.9%
EXISTING PAVING/CONCRETE	206,481 SF	46.3%
EXISTING SEMI-IMPERVIOUS	660 SF	0.1%
EXISTING PERVIOUS	123,183 SF	27.7%
EXISTING IMP. TO BE REMOVED	10,36	8 SF
EXISTING SEMI-IMP. TO BE REMOVED	660	SF
PROPOSED PAVING/CONCRETE	13,54	F7 SF
PROPOSED BUILDINGS	23,98	34 SF
PROPOSED SEMI-IMPERVIOUS	0 SF	1 .
		,
NEW + EXISTING BUILDINGS	139,583 SF	31.3%
NEW + EXISTING PAVING/CONCRETE	209,660 SF	47.0%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	96,680 SF	21.7%
LANDSCAPE AREA	69,207 SF	15.5%

## PERMIT SET

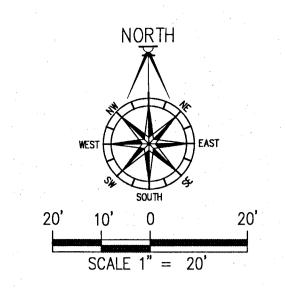
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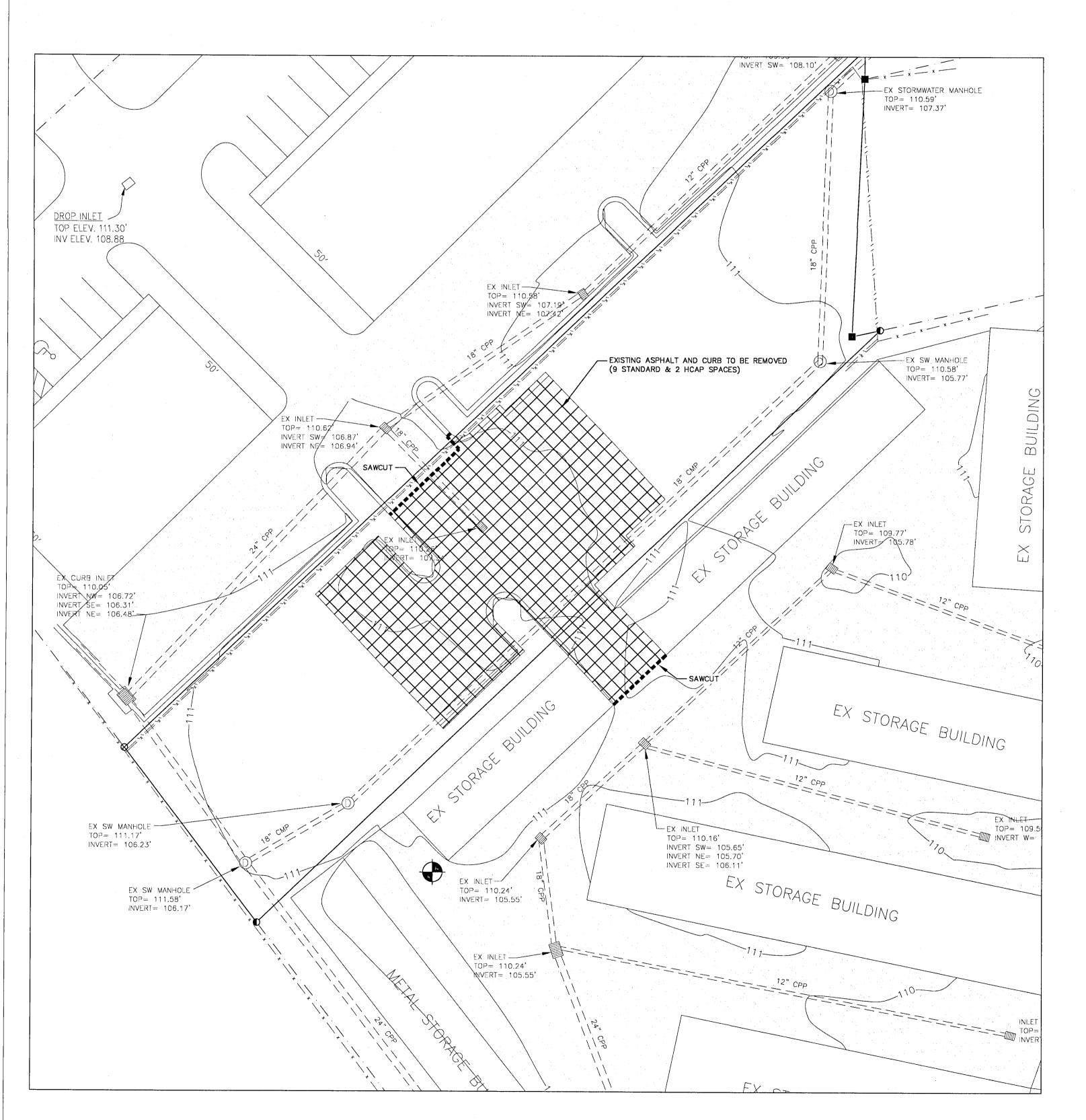
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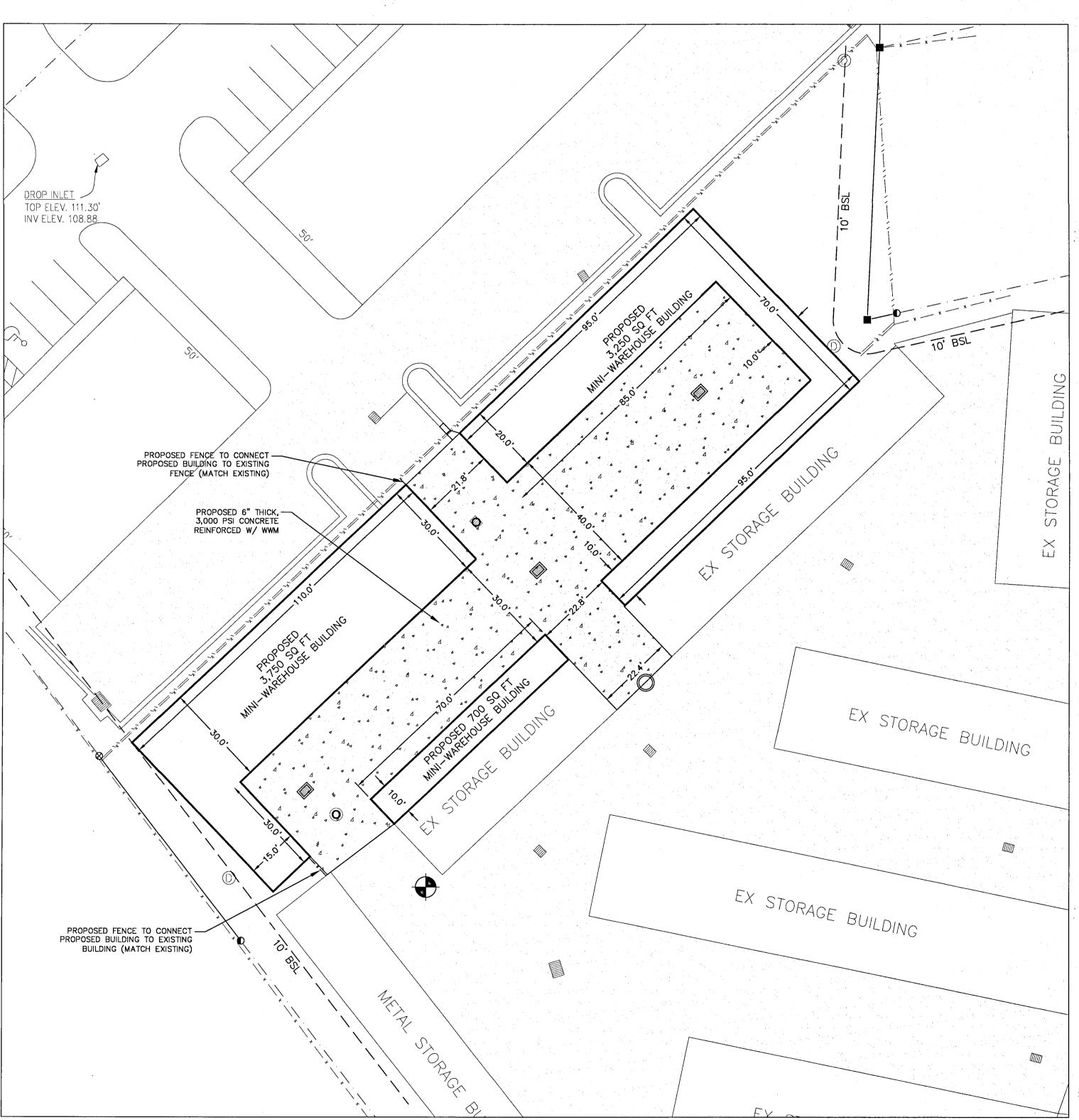
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PROJECT 21-007 PLOT 8/6/21

SHEET C2 OF C9







PERMIT SET

ADDITION

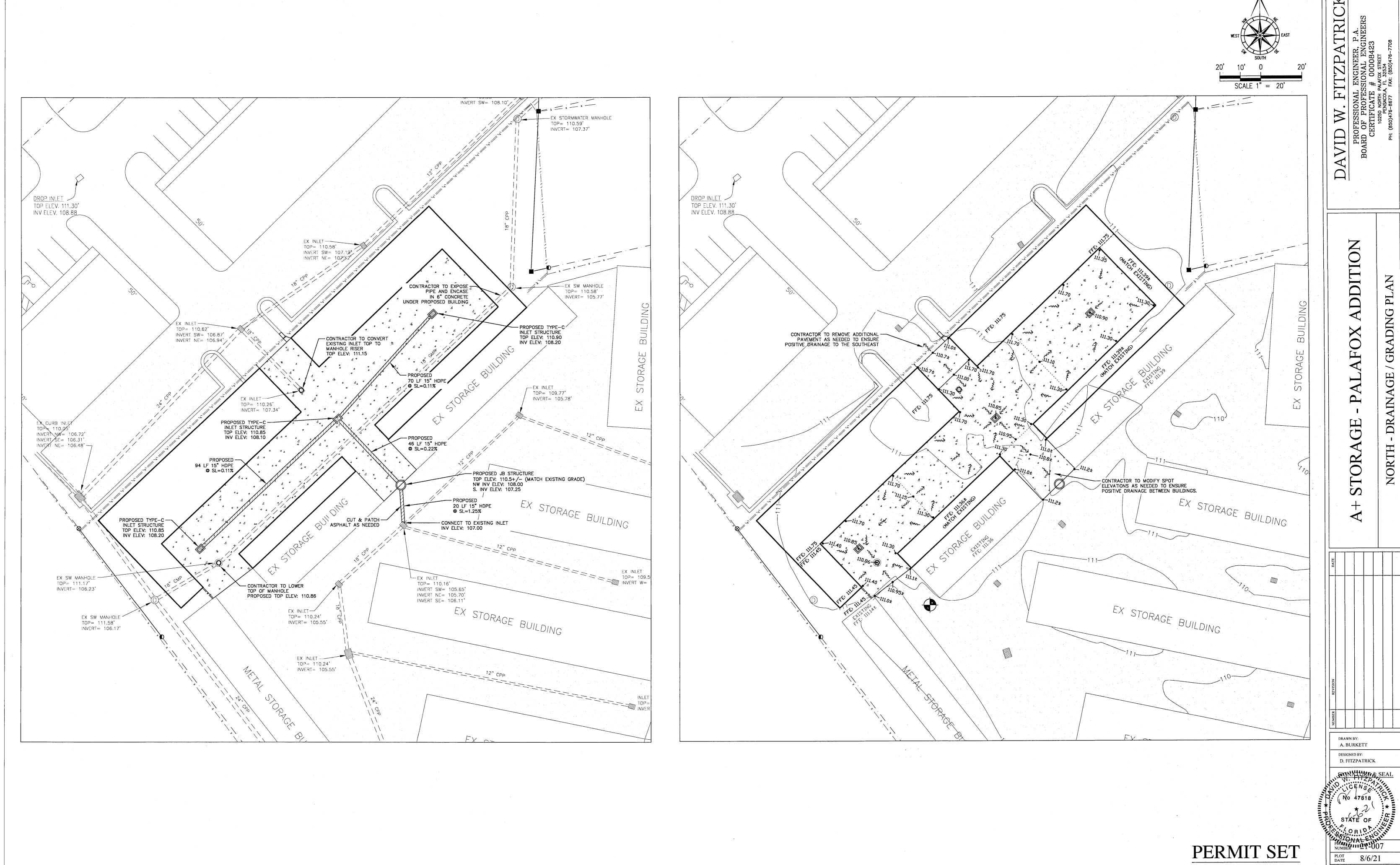
SITE

DEMOLITION

NORTH

DRAWN BY: A. BURKETT PROJECT 21-007

PLOT 8/6/21 NOT RELEASED FOR CONSTRUCTION SHEET C3 of C9



NOT RELEASED FOR CONSTRUCTION

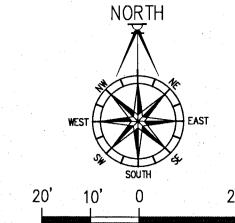
SHEET C4 OF C9

ALL UNITS FROM THE 1-STORY BUILDINGS ARE ACCESSED DIRECTLY ON THE DRIVE AISLES. THE DRIVE AISLES ARE WIDE ENOUGH TO

ACCOMMODATE PASSING VEHICLES, THEREFORE ALL PARKING FOR THE EXISTING BUILDINGS AND PROPOSED 1—STORY BUILDINGS WILL BE PROVIDED IN THE DRIVE AISLES.

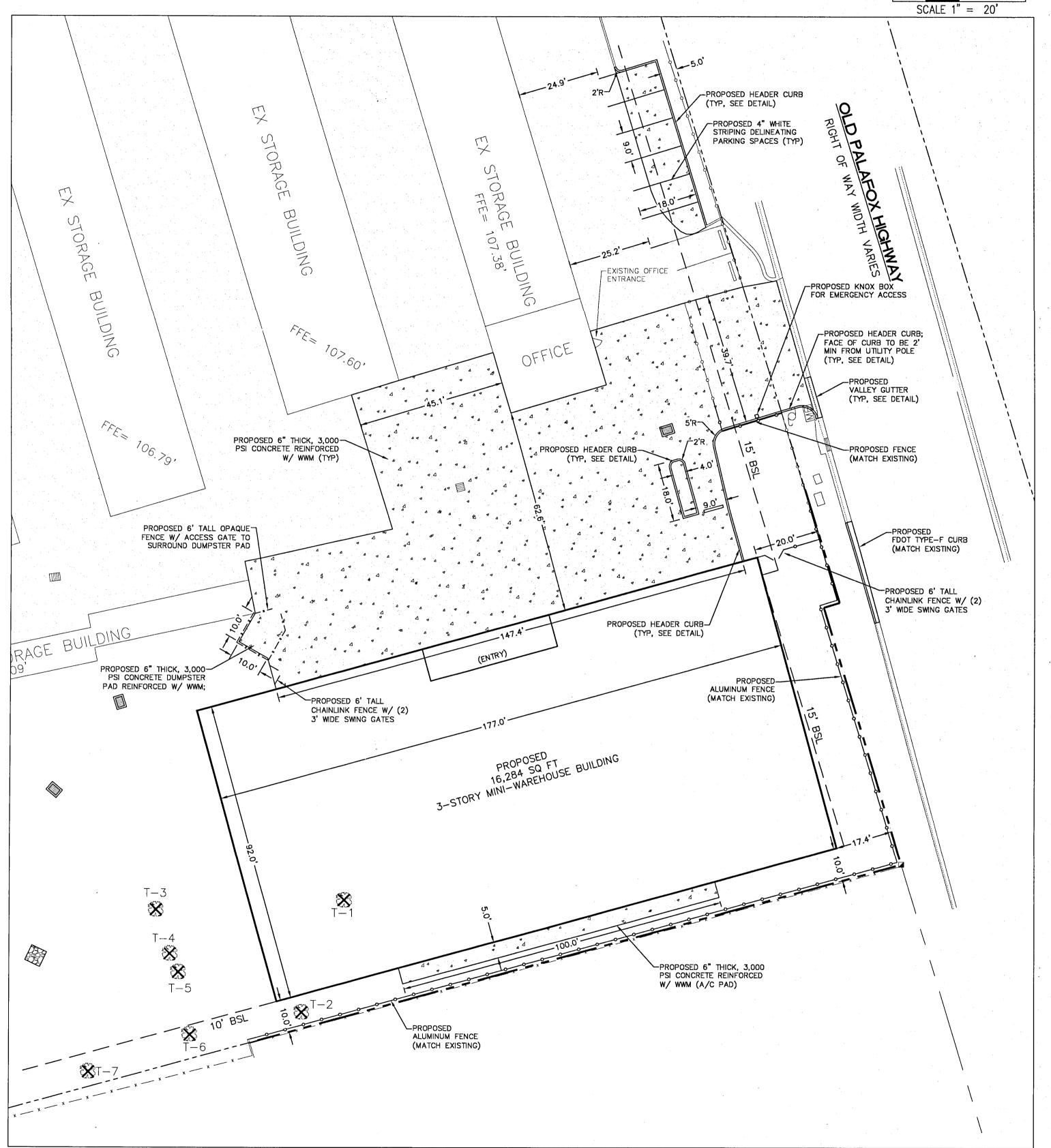
3-STORY BUILDING:  $(350 / 100) \times 1.5 + 2 = 8$  SPACES REQUIRED.

9 SPACES HAVE BEEN PROVIDED.



SCALE 1" = 20'

EXISTING ASPHALT & CURB TO BE SAWCUT & REMOVED (SQUARED OFF PARKING SPACE) EXISTING OFFICE 10>.60, — EXISTING
WATER METER &
BACKFLOW PREVENTER
TO BE RELOCATED - EX CURB INLET THROAT= 107.66' INVERT= 103.0'± GRAVEL DRIVEWAY (TO BE REMOVED) --- EXISTING
CONCRETE SIDEWALK
(TO BE REMOVED) EXISTING — CONCRETE PAD (TO BE REMOVED)



PERMIT SET

NOT RELEASED FOR CONSTRUCTION

JE - PALAFOX ADDITION

DRAWN BY:
A. BURKETT

SIGNATURE SEA

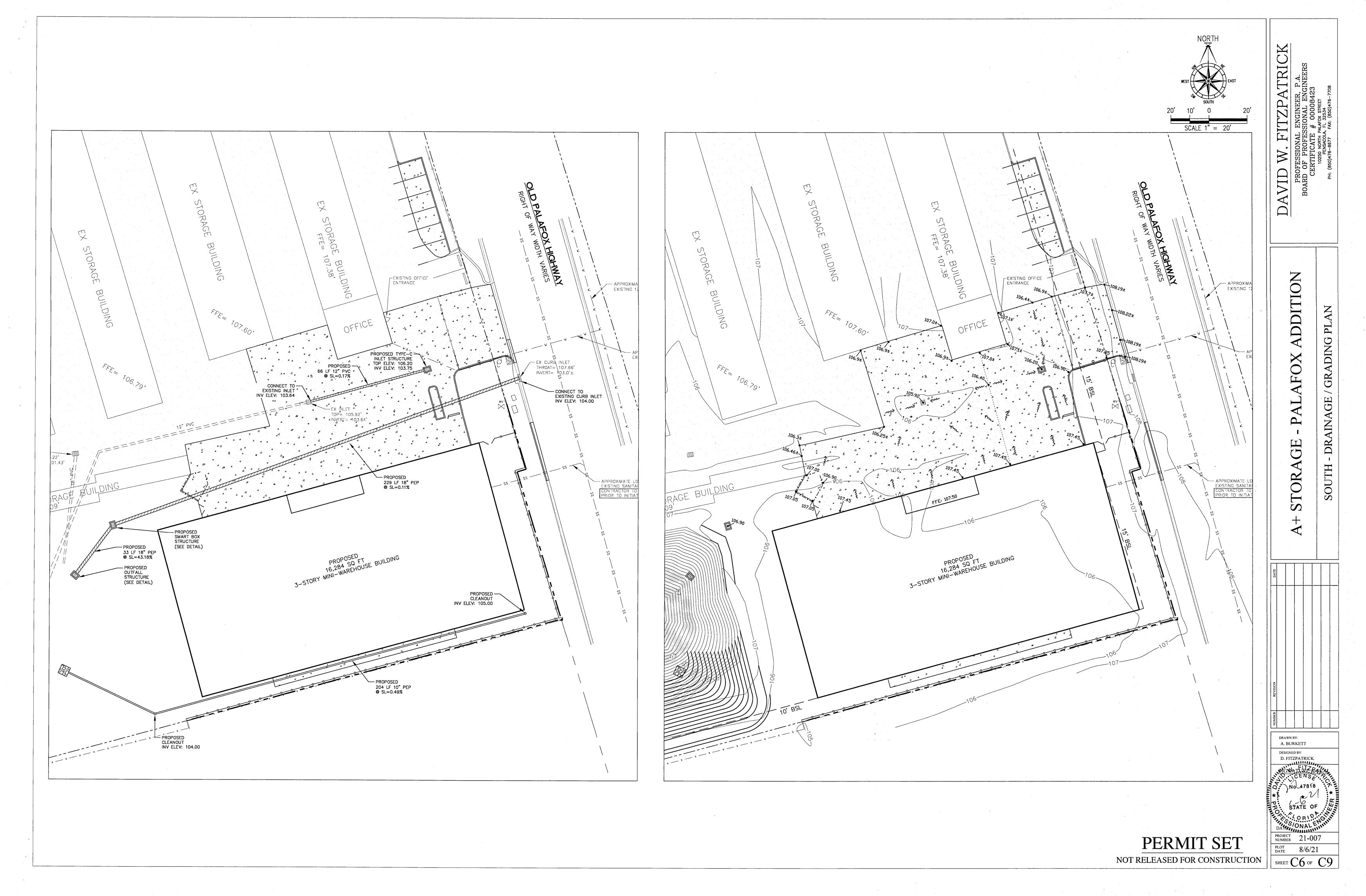
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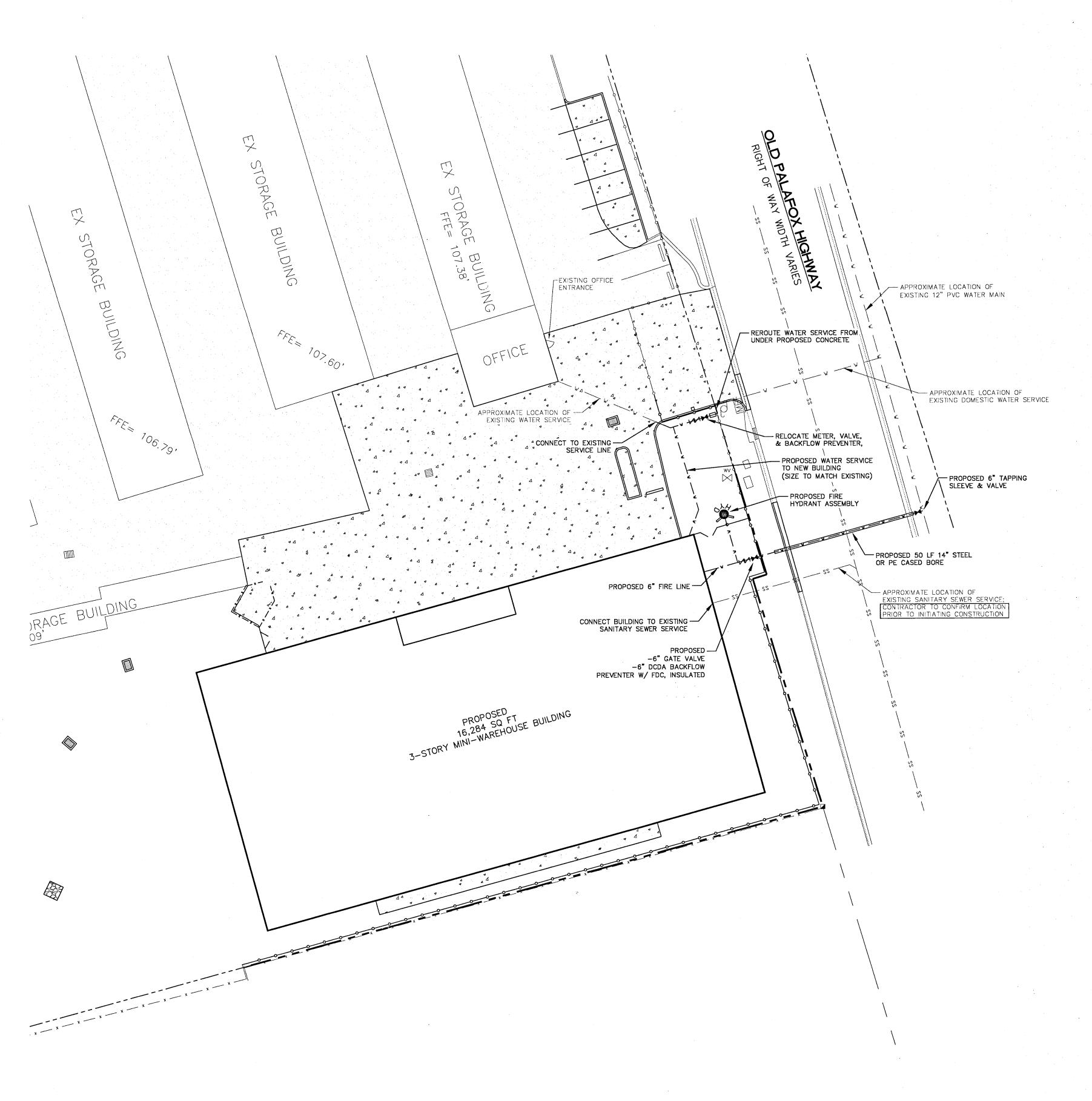
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SHEET C5 OF C9





- D.I. PIPE OR ANCHOR COUPLINGS -

TYPICAL TAPPING SLEEVE AND VALVE W/HYDRANT

ATTACH TRACER WIRE

ANCHOR COUPLINGS

FIRE HYDRANT ASSEMBLY DETAIL

TAPPING SLEEVE & VALVE and TEE CONNECTION N.T.S.

TYPICAL TEE & VALVE WITH HYDRANT

NOTES: 1. CONTRACTOR TO ADJUST FIRE HYDRANT TO FINISHED GRADE.

NOT LESS THAN 1 CU. YARD OF CRUSHED STONE OR GRAVEL

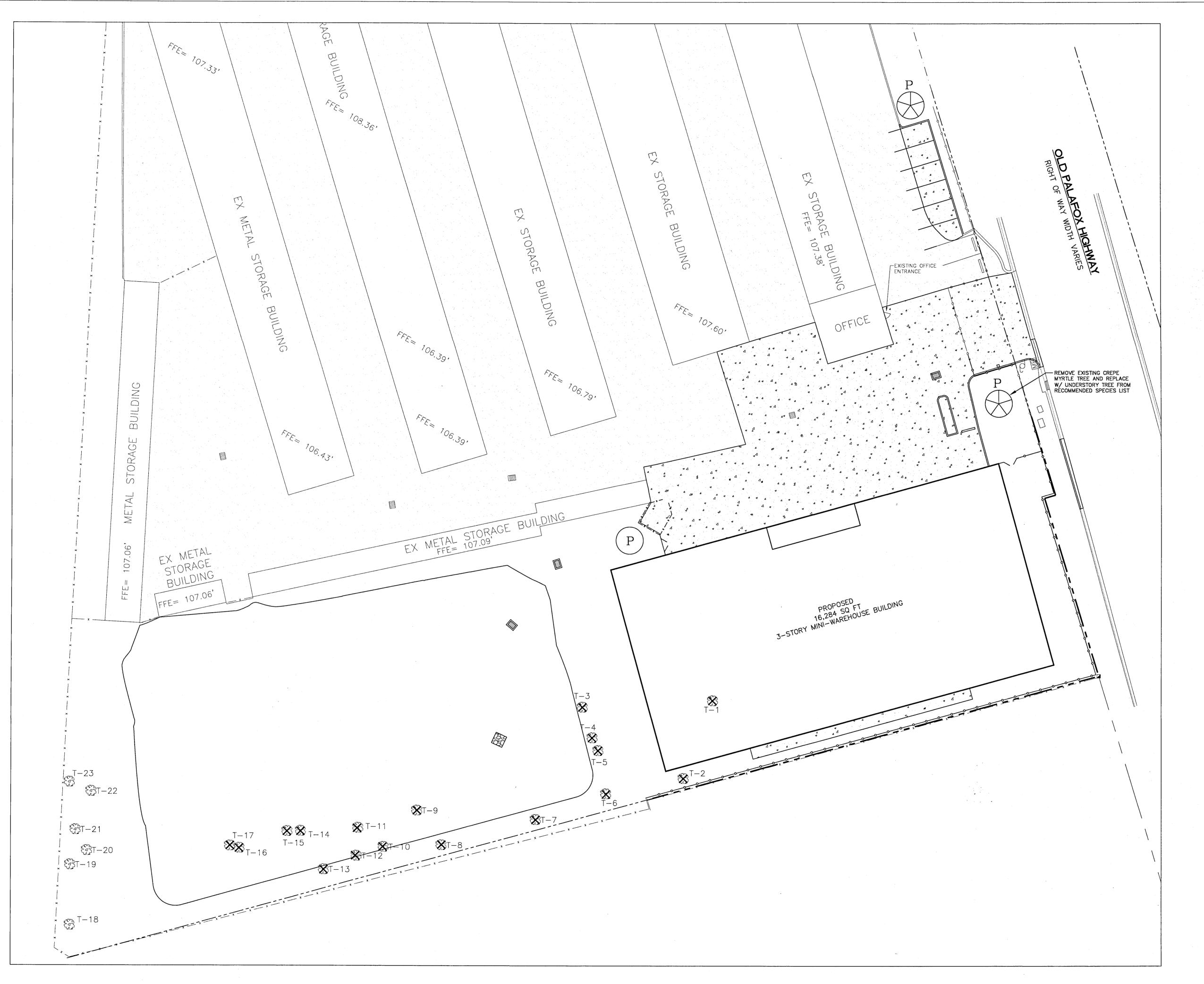
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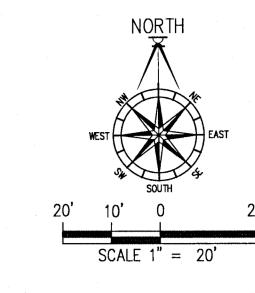
A. BURKETT DESIGNED BY:

PROJECT 21-007 PLOT 8/6/21

NOT RELEASED FOR CONSTRUCTION SHEET C7 OF C9

PERMIT SET





TREE #	DIA	TYPE	STATUS
1	85"	OAK	REMOVE
2	20"	MAGNOLIA	REMOVE
3	22'	OAK	REMOVE
4	18"	OAK	REMOVE
5	20"	PECAN	REMOVE
6	14"	OAK	REMOVE
7	16"	OAK	REMOVE
8	16"	OAK	REMOVE
9	16"	OAK	REMOVE
10	14"	OAK	REMOVE
11	14"	OAK	REMOVE
12	16"	OAK	REMOVE
13	l 16"	PECAN	REMOVE
14	12" 14"	OAK	REMOVE
15	14"	OAK	REMOVE
16	14"	OAK	REMOVE
17	16"	OAK	REMOVE
18	24"	OAK	REMAIN
19	30"	OAK	REMAIN
20	48"	TWIN OAK	REMAIN
21	24"	OAK	REMAIN
22	20"	OAK	REMAIN
23	14"	OAK	REMAIN

TREE MITIGATION CALCULATIONS: REMOVAL OF THE 258" NON-HERITAGE TREES: 258"/2 = 129" OF MITIGATION REQUIRED.

SITE LIMIT: 7.7 ACRES X 25" = 192.5"; 129" < 192.5"; THEREFORE 129" OF MITIGATION REQUIRED. 129"/2.5" = 51.6 TREES ARE REQUIRED FOR MITIGATION. 51.6 TREES X \$350.00 = \$18,060 TO BE PAID INTO THE TREE FUND.

REMOVAL OF THE 85" HERITAGE TREE: 85" X 0.5 = 42.5" OF MITIGATION REQUIRED. 42.5"/2.5" = 17 TREES REQUIRED FOR MITIGATION. 17 TREES X \$350.00 = \$5,950 TO BE PAID INTO THE TREE FUND. NOT PLANTING ANY MITIGATION TREES ONSITE, THE TOTAL TO BE PAID FOR TREE MITIGATION IS \$18,060 + \$5,950 = \$24.010

PARKING ROW TERMINATION

PER LDC, ALL PARKING ROWS MUST TERMINIATED AT EACH END
WITH A LANDSCAPE AREA WITH ONE PLANTED CANOPY TREE.
WHERE CANOPY TREES ARE NOT ALLOWED DUE TO OVERHEAD
UTILITY LINES, UNDERSTORY TREES WILL BE PLANTED.

(1) CANOPY TREE AND (2) UNDERSTORY TREES ARE PROPOSED.

#### LANDSCAPING LEGEND

T-1 Existing tree to be removed

PROPOSED PARKING UNDERSTORY TREE
(2) 2.5" CALIPER PROPOSED
(6' RADIUS SHOWN)

PROPOSED PARKING CANOPY TREE
(1) 2.5" CALIPER PROPOSED
(6' RADIUS SHOWN)

RECOMMENDED SPECIES FOR PLANTING			
INLAND LOCATIONS CANDPY TREE:  RED MAPLE RIVER BIRCH SWEETGUM SOUTHERN MAGNOLIA SWEETBAY SYCAMORE LIVE DAK BALD CYPRESS	UNDERSTORY TREES: RED BUCKEYE REDBUD FLOWERING DOGWOOD DAHOON HOLLY YAUPON HOLLY CRAB APPLE WAX MYRTLE SHRUBS AZALEA		

NOTE: CREPE MYRTLES DO NOT MEET COUNTY PLANTING REQUIREMENTS.

REQUIRED TREE TYPE DIVERSITY
THERE ARE LESS THAN 5 TREES TO BE PLANTED ONSITE,
THEREFORE THERE ARE NO DIVERSITY REQUIREMENTS.

LANDSCAPE NOTES:

1. CALIPER INCHES LABELED ARE MEASURED 4' ABOVE GRADE. 2. ALL TREE REMOVAL, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", PLACEMENT OF FILL MATERIALS, GRADING OF LAND, OTHER DEVELOPMENT ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED"

3. TRANSFORMER PADS ARE NOT ALLOWED TO OCCUPY THE MINIMUM AREAS REQUIRED FOR PROPOSED TREES (6' RADIUS FOR CANOPY TREES, 4' RADIUS FOR UNDERSTORY TREES).

PERMIT SET

NOT RELEASED FOR CONSTRUCTION

FITZPATRIC VID

DRAWN BY: A. BURKETT DESIGNED BY: D. FITZPATRICK

PLOT 8/10/21 SHEET C8 of C9

PROJECT 21-007

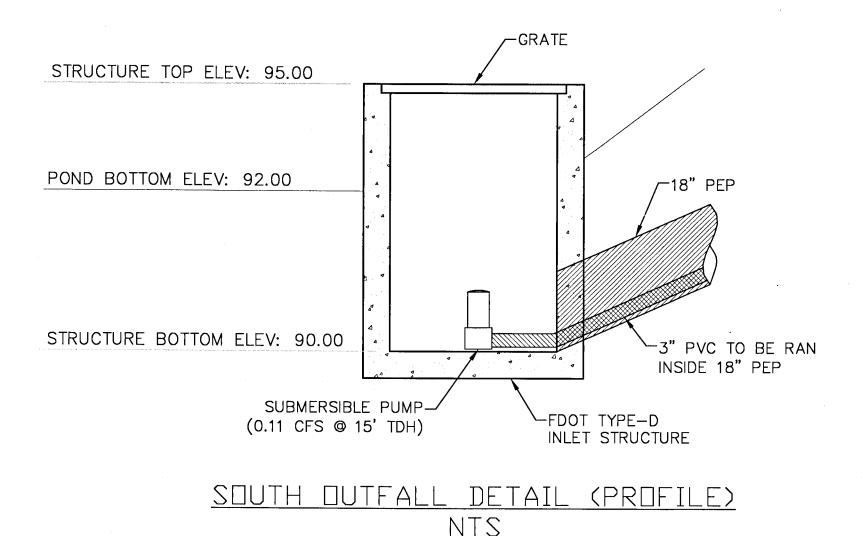
DEMOLITION / SITE

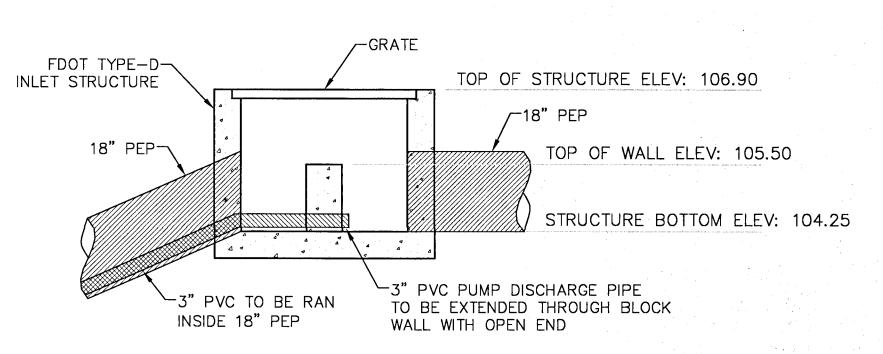
DRAWN BY: A. BURKETT

PROJECT 21-007 PLOT 8/6/21

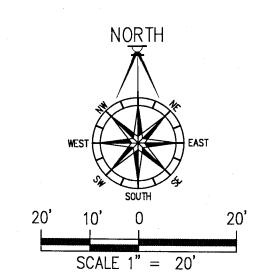
PERMIT SET NOT RELEASED FOR CONSTRUCTION SHEET C9 OF C9

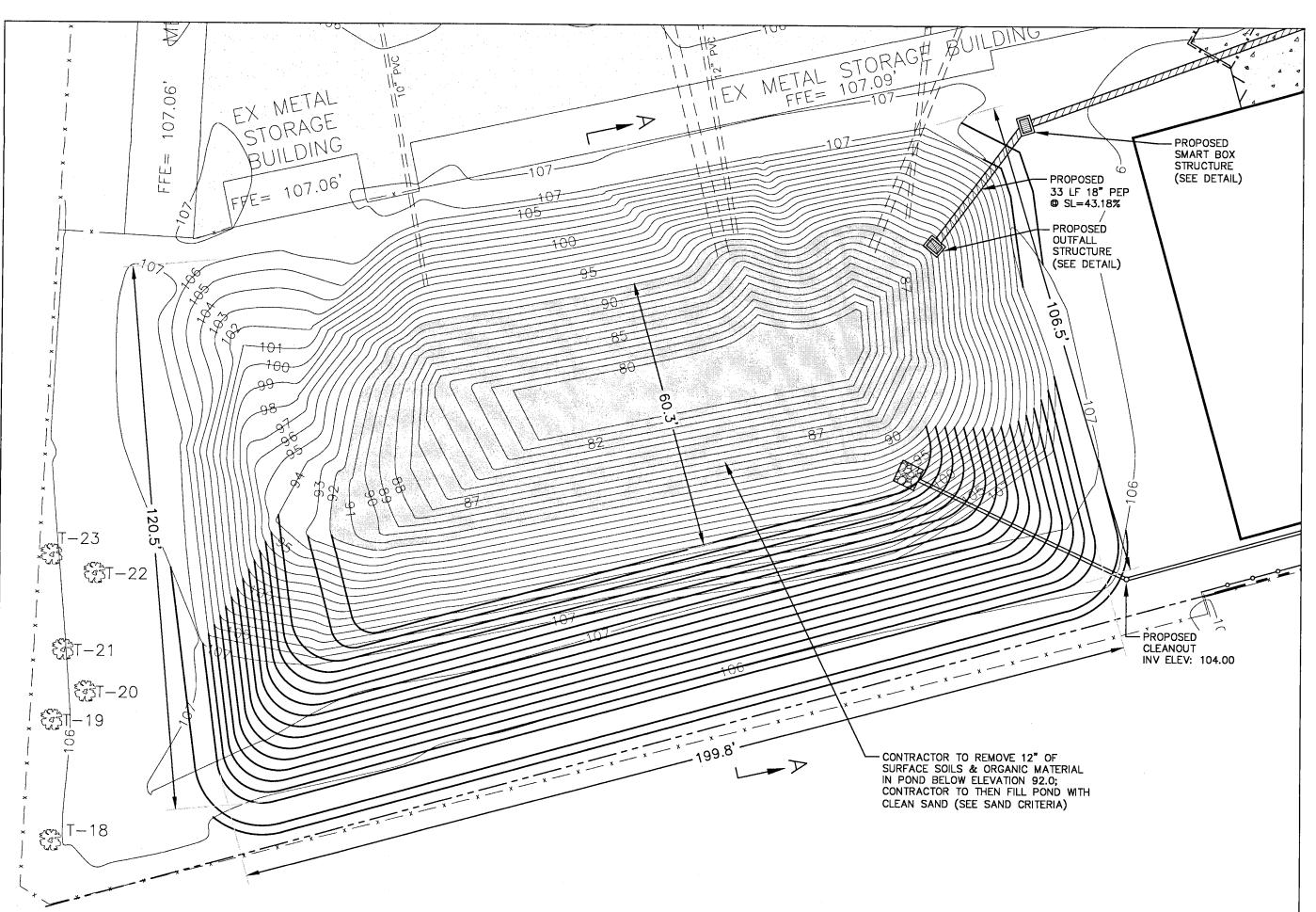
SOUTH POND BASIN COVERAGE				
DRAINAGE BASIN AREA	298,510 SF	6.85 ACRES		
		-		
EXISTING IMPERVIOUS	235,508 SF	78.9%		
EXISTING SEMI-IMPERVIOUS	660 SF 0.2%			
EXISTING PERVIOUS	62,342 SF	21.1%		
EXISTING IMP. TO BE REMOVED	10,36	10,368 SF		
EXISTING SEMI-IMP. TO BE REMOVED	660 SF			
PROPOSED PAVING/CONCRETE	17 SF			
PROPOSED BUILDINGS	23,884 SF			
PROPOSED SEMI-IMPERVIOUS	0 SF			
NEW + EXISTING IMPERVIOUS	262,571 SF	88.0%		
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%		
REMAINING PERVIOUS	35,939 SF	13.1%		





SOUTH SMART BOX DETAIL (PROFILE)





SAND MEDIA CRITERIA:

CLEAN WASHED SAND WITH:

1. K FACTOR TO BE GREATER THAN 12"/HOUR UNIFORMITY COEFFICIENT BETWEEN 1.5 AND 4.0
 EFFECTIVE GRAIN SIZE OF 0.20 TO 0.55 MILLIMETERS IN DIAMETER 60'± CONTRACTOR TO ENSURE TOP OF POND
 IS AT ELEVATION 107.0 OR HIGHER
 AROUND ENTIRE PERIMETER OF POND TOP OF POND ELEV: 107.0 NOTE: ALL DISTURBED SIDE SLOPES AND BERMS TO BE STABILIZED W/ PINNED SOLID SOD BOTTOM OF POND ELEV: 92.0 -- CONTRACTOR TO REMOVE 12" OF SURFACE SOILS & ORGANIC MATERIAL IN POND BELOW ELEVATION 92.0; CONTRACTOR TO THEN FILL POND WITH CLEAN SAND (SEE SAND CRITERIA) CONTRACTOR TO FILL POND— WITH CLEAN SAND WITH K FACTOR >= 12"/HR UP TO ELEVATION 92.0. - EXISTING POND BOTTOM ASSUMED TO BE ELEV: 80.0 SOUTH POND SECTION A-A
NTS

SOUTH RETENTION POND DETAIL SCALE: 1"=20'