

SITE AREA	74,979 S.F. (1.72 ACRES)
BUILDING USE	CONVENIENCE STORE
BUILDING AREA:	
PROPOSED	6,624 S.F. (INCLUDES EXPANSION)
PARKING:	1,400 SF =>17
REQUIRED	17 (INCLUDING EXPANSION)
PROVIDED	21 (1 HANDICAP, 20 REGULAR)
TREES TO REMAIN	0
TREES TO REMOVE	0 PROTECTED
ZONING/LAND USE	C-1 / C
PERVIOUS	27,440 S.F. (37%) (INCLUDES EXPANSION)
IMPERVIOUS	47,539 S.F. (63%) (INCLUDES EXPANSION)
PROP. REF. NO.	05-35-31-1000-001-002
ADDRESS	2990 S.BLUE ANGEL PARKWAY

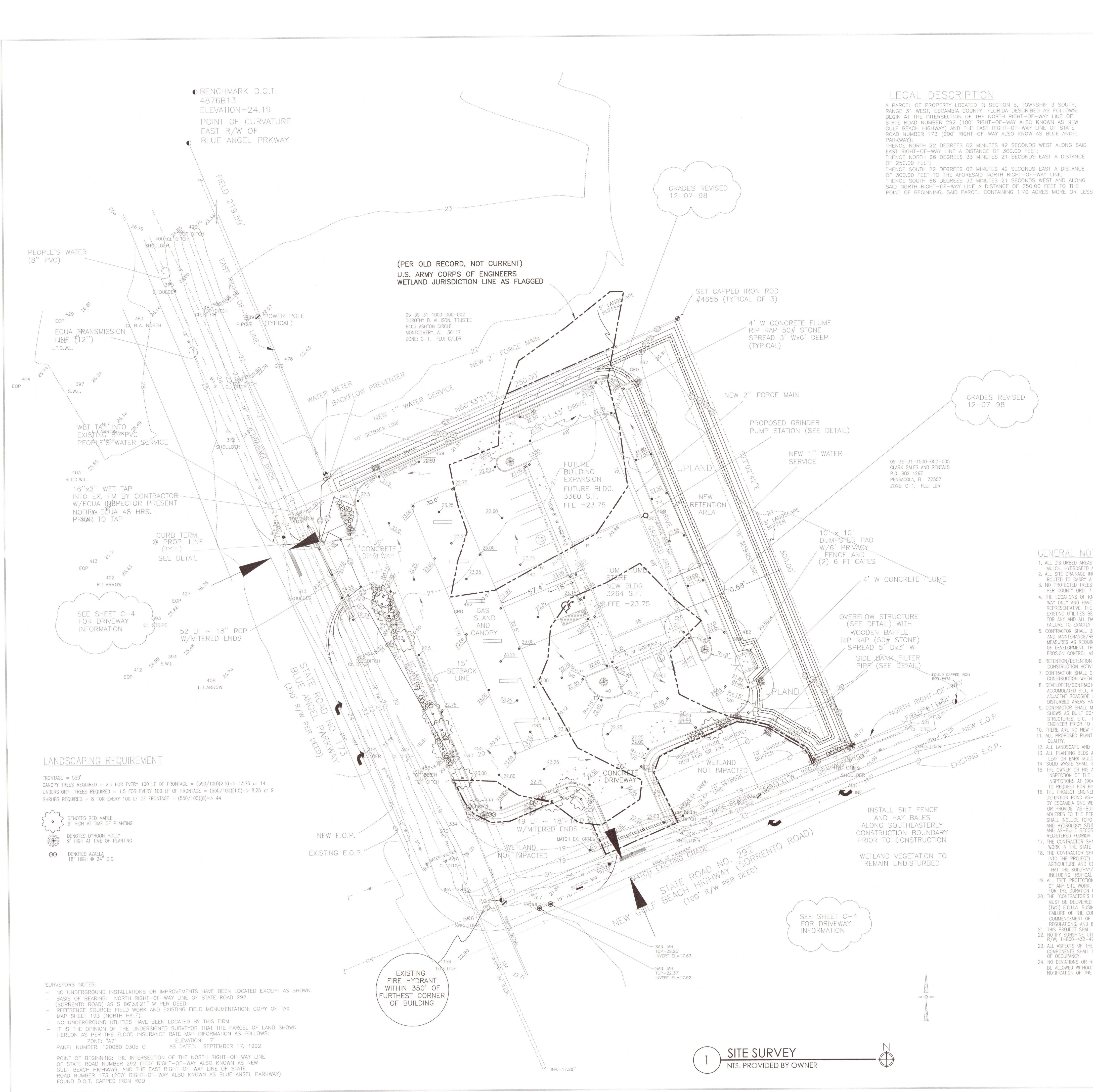
- ① DENOTES TEMP. BENCHMARK
- ⊕ DENOTES CONCRETE MONUMENT FOUND.
- ⊗ DENOTES IRON ROD FOUND.
- ⊙ DENOTES CAPPED IRON ROD SET.
- ⊕ DENOTES EXISTING SPOT ELEVATION.
- ⊙ DENOTES EXISTING CONTOUR.
- ⊕ DENOTES FINISHED CONTOUR.
- ⊙ DENOTES FINISHED SPOT ELEVATION.
- ⊕ DENOTES POINT OF BEGINNING.
- ⊙ DENOTES POINT OF COMMENCEMENT.
- ⊕ DENOTES NEW CHARACTERISTIC VIRGINICUS + FRINGETREE + OLD MAN'S BEARD, SHALL BE A MIN. OF 9' TALL AT TIME OF PLANTING.
- ⊕ DENOTES FIRE HYDRANT.
- ⊕ DENOTES POWER POLE.
- ⊕ DENOTES WATER VALVES.
- ⊕ DENOTES WATER LINE
- ⊕ DENOTES UNDERGROUND TELEPHONE LINE.
- ⊕ DENOTES OVERHEAD ELECTRIC LINE.
- ⊕ DENOTES PROPERTY LINE.

 INDICATES IMPACTED WETLANDS

TOM THUMB
FOOD STORES
SORRENTO ROAD

SITE PLAN

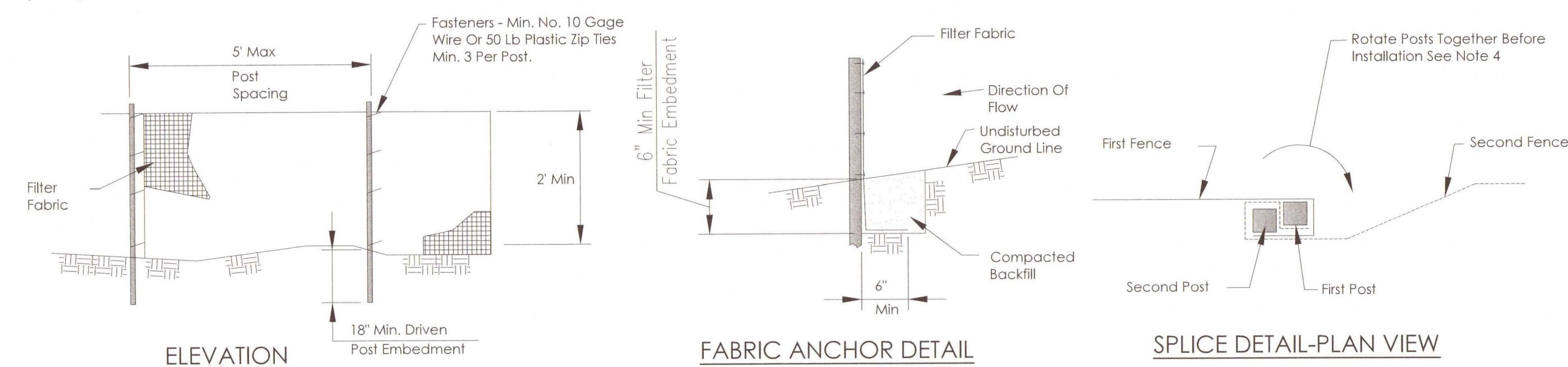
Revisions	
Date	Description
3/18	revised pond
12/07	revised grades
Designed By: JDB	
Drawn By: JE	
Checked By: GPH	
Job No.: 9700088	
Date: JAN. '98	
Scale: AS SHOWN	
Sheet No.: SITE SURVEY	
PROVIDED BY OWNER	



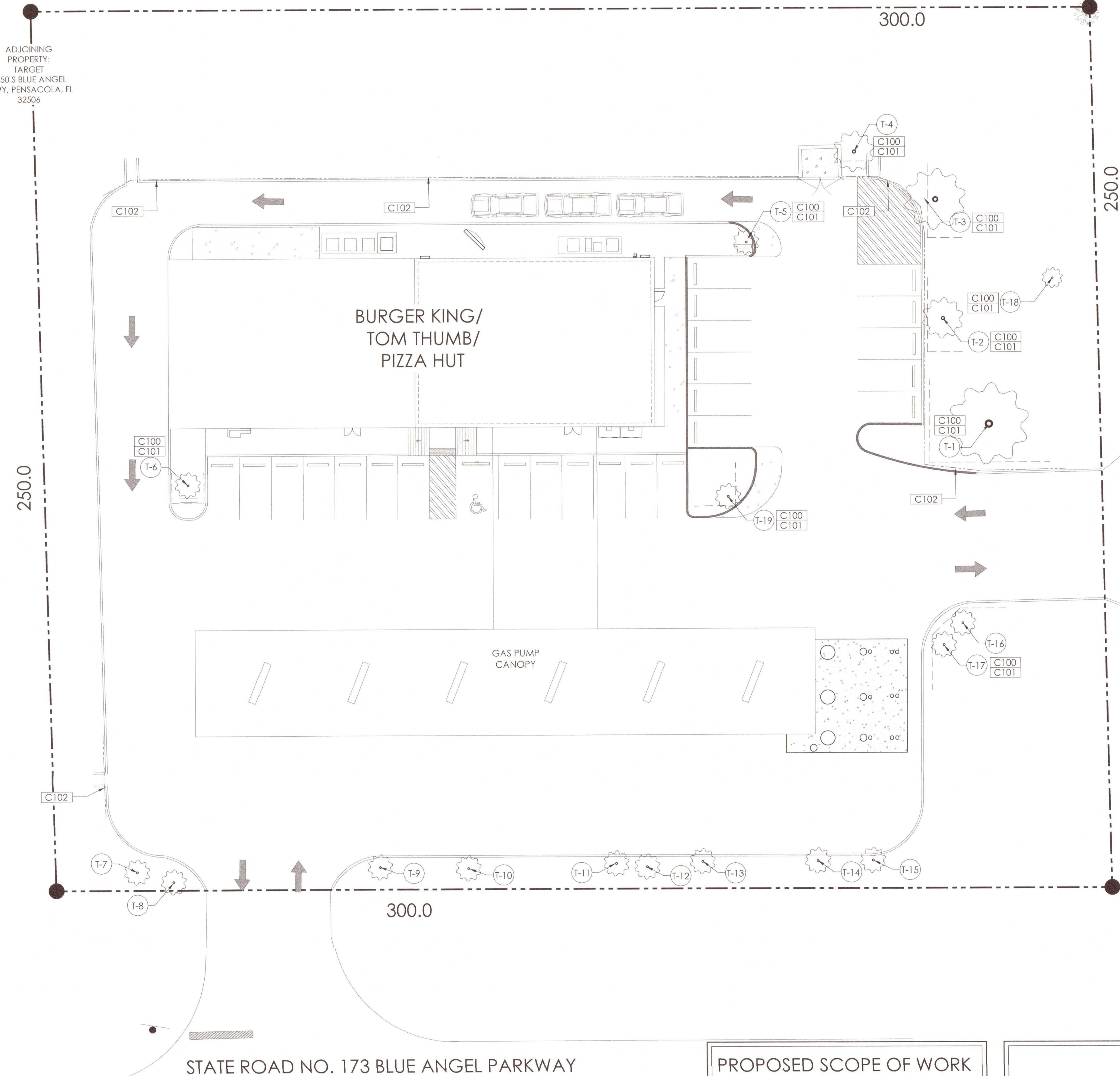
1 ENVIRONMENTAL PLAN
SCALE: 1:20

NOTES:

1. Temporary silt fence shall be installed prior to any grading work in the area to be protected. Fence shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Fence posts shall be either wood post with a minimum cross-sectional area of 1.5" X 1.5" or a standard steel post.
3. When splices are necessary make splice at post according to splice detail. Place the end post of the second fence inside the end post of the first fence. Rotate both posts together at least 180 degrees to create a tight seal with the fabric material. Cut the fabric near the bottom of the posts to accommodate the 6 inch flap. Then drive both posts and bury the flap. Compact backfill well.



3 SEDIMENT CONTROL FENCE DETAIL
SCALE: NO SCALE



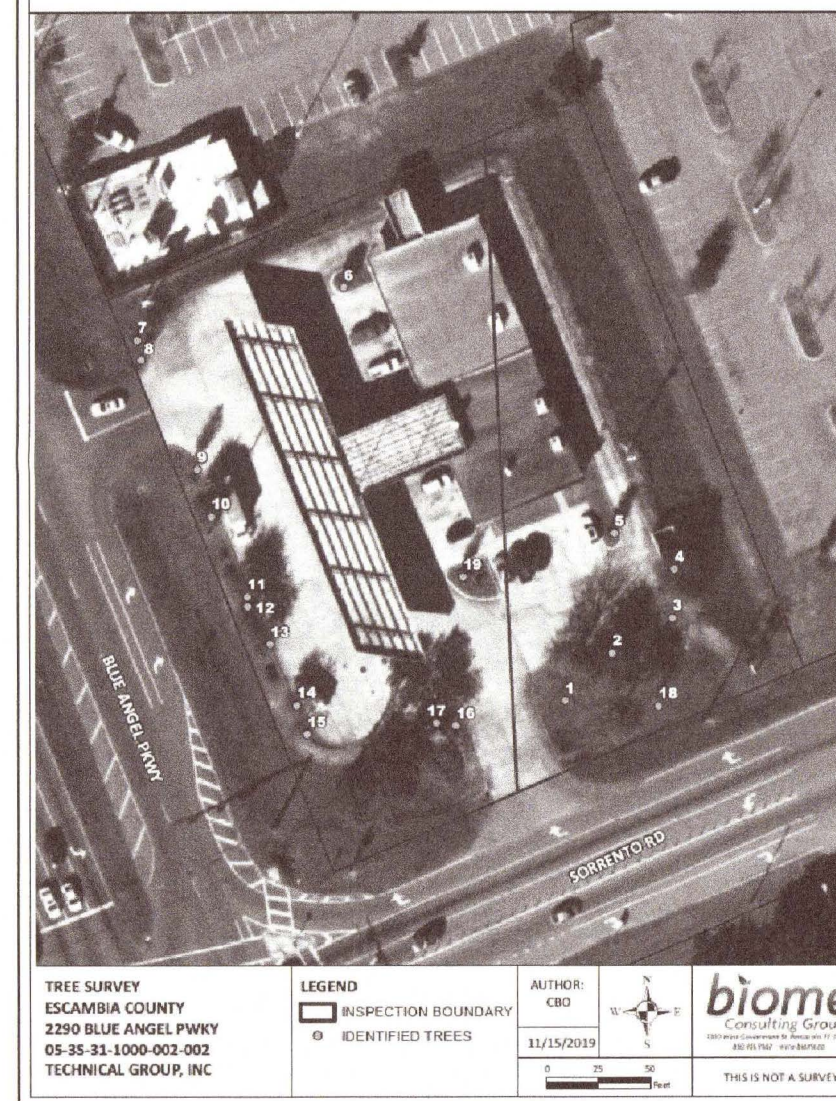
PROPOSED SCOPE OF WORK

- C100 TREES TO BE PRESERVED AND PROTECTED THROUGHOUT SITE AS PER PLAN.
- C101 ADEQUATE TREE PROTECTION MEASURES AND BARRICADES TO BE INSTALLED. REFER TO DIAGRAM ON C-2.1.
- C102 TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED.

STATE ROAD NO. 292 NEW GULF BEACH HIGHWAY
(SORRENTO ROAD)

STATE ROAD NO. 173 BLUE ANGEL PARKWAY

TREE ASSESSMENT AERIAL

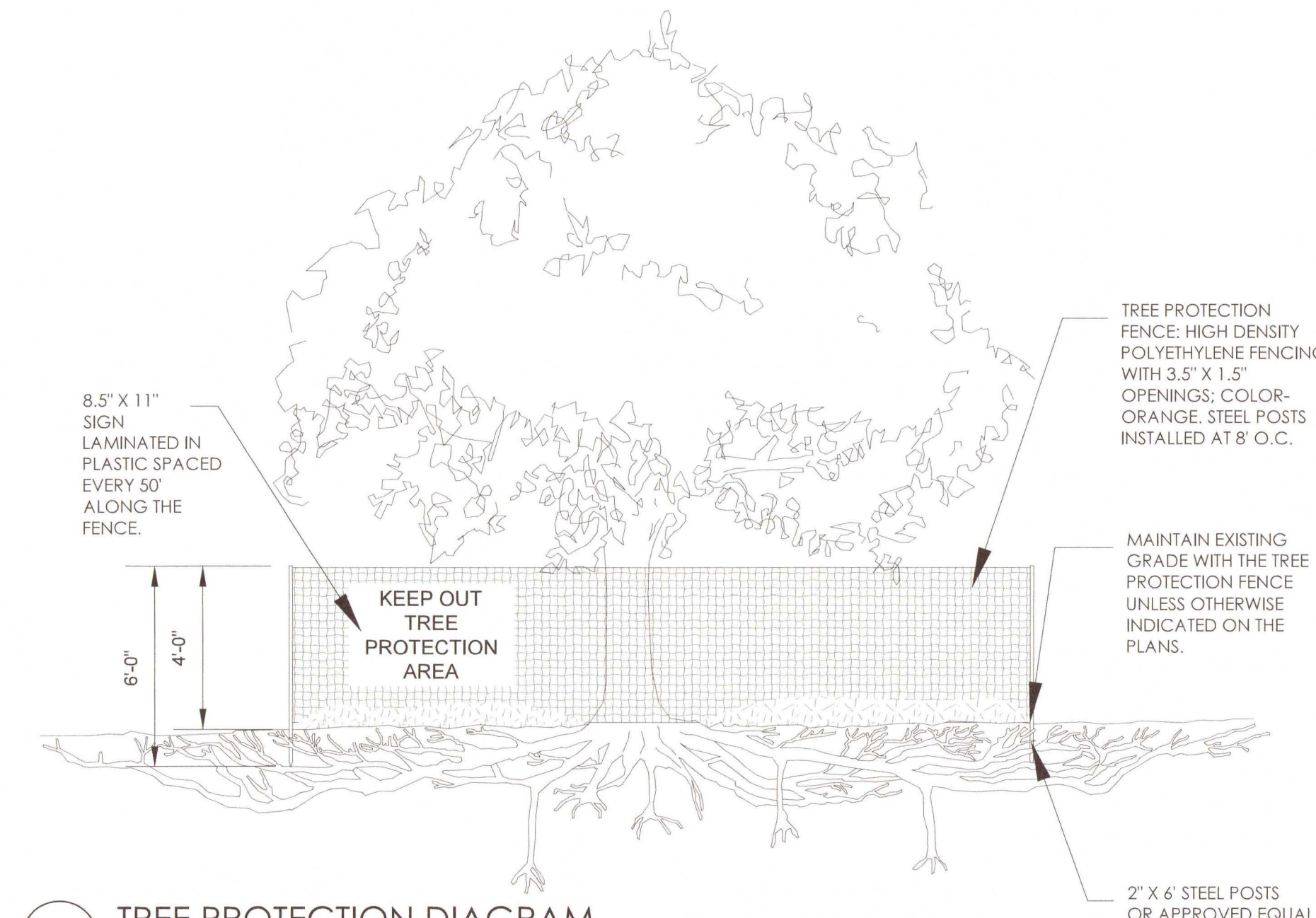


TREE ASSESSMENT SCHEDULE

Tree #	Common Name	Genus species	Diameter (in.)	Notes
1	Red Maple	Acer rubrum	8.9"	Multi-trunk
2	Live Oak	Quercus virginiana	8.4"	
3	Red Maple	Acer rubrum	13.3"	
4	Live Oak	Quercus virginiana	12"	
5	Bradford Pear	Pyrus calleryana	8"	
6	Bradford Pear	Pyrus calleryana	7.4"	
7	Bradford Pear	Pyrus calleryana	7"	
8	Bradford Pear	Pyrus calleryana	7.4"	
9	Bradford Pear	Pyrus calleryana	8"	
10	Live Oak	Quercus virginiana	12.8"	
11	Live Oak	Quercus virginiana	10.2"	
12	Live Oak	Quercus virginiana	9.8"	
13	Live Oak	Quercus virginiana	8.6"	
14	Live Oak	Quercus virginiana	8.0"	
15	Live Oak	Quercus virginiana	8.4"	
16	Live Oak	Quercus virginiana	6.3"	
17	Live Oak	Quercus virginiana	9.2"	
18	Loblolly Pine	Pinus taeda	18"	
19	Swamp Gum	Nyssa spp.	3.25"	Multi-trunk
20	Bradford Pear	Pyrus calleryana	6.7"	
21	Loblolly Pine	Pinus taeda	22.8"	

Table 1: Tree Survey Results

2 TREE PROTECTION DIAGRAM
N.T.S.



GENERAL SITE NOTES

1. "NO TREES WILL BE REMOVED UNDER THIS SITE PLAN APPROVAL. IF A QUESTION OR CONCERN SHOULD ARISE WITH ANY VEGETATION OR TREES IN THE FUTURE, CONSULT WITH ESCAMBIA COUNTY STAFF PRIOR TO ANY REMOVAL OF SUCH OR OTHER CHANGES IN LANDSCAPING ONSITE AND AS NOTED WITHIN APPROVED PLANS."
2. "ALL ADEQUATE TREE PROTECTION MEASURES AND BARRICADES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED."
3. "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."

SITE INFORMATION

ADJOINING PROPERTIES: TARGET CORPORATION
2950 S BLUE ANGEL PKWY, PENSACOLA, FL 32506
05-35-31-1500-006-005

PENSACOLA EXCHANGE LLC
10290 BLUE ANGEL PKWY, PENSACOLA, FL 32506
05-35-31-1500-007-005

JUNIOR FOOD STORES OF WEST FLORIDA INC
CORNER SORRENTO RD & BLUE ANGEL
05-35-31-1500-009-005

PROPERTY: 2990 S BLUE ANGEL PARKWAY, PENSACOLA, FL 32506
05-35-31-1000-002-002

ZONING: C-1; COM

PREVIOUS ZONING: C-1

FUTURE LAND USE (FLU): COMMERCIAL

COMMISSION DISTRICT: 2

FLOOD ZONE: "THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 2-PERCENT ANNUAL-CHANCE FLOODPLAINS. NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBERS 12033C0526G, MAP REVISION DATED SEPTEMBER 29, 2006."

TOTAL SITE AREA: 74,800 SF

EXISTING BUILDING AREA: 6630 SF

PROPOSED BUILDING AREA: 6910 SF

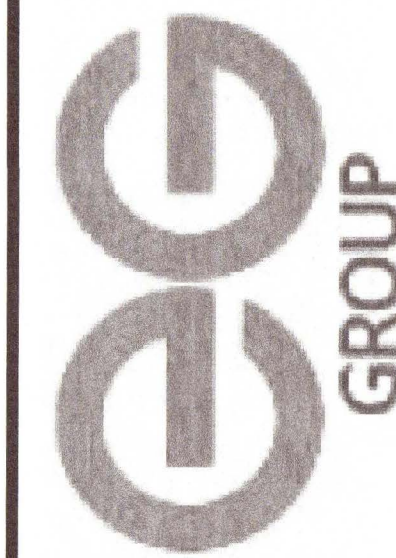
EXISTING PARKING SPACES: 21 (1 HANDICAP ACCESSIBLE)

PROPOSED PARKING SPACES: 25 (1 HANDICAP ACCESSIBLE)

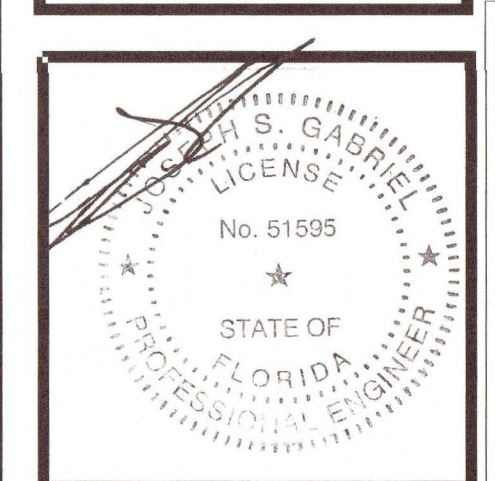
REQUIRED PARKING SPACES: 25
CONV. STORE - 3 SPACES/1000 SF = 15
FAST FOOD W/ DT - 1 SPACE/2.5 SEATS = 10

SITE SIGN AREA CALCULATIONS AS PER ORDINANCES SEC. 5-8.8: MAX. OF 2.25 SF/ LF OF BUILDING FRONTAGE

MAX. WALL SIGNAGE PERMITTED: 300' / 2.25 = 133.33
TOT. WALL SIGNAGE PROVIDED: 28.27 + 19.63 + 16.03 + 37.16 = 101.09



TECHNICAL
GROUP, Inc.
PENSACOLA, FL 32506
P: (248) 626-8000 F: (248) 626-7004



PROJECT
BURGER KING EURO GARAGE
2990 S BLUE ANGEL PARKWAY
PENSACOLA, FL 32506

SHEET TITLE
PROPOSED SITE PLAN

DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.

JOB #

TG-19583

SHEET

C-2.1