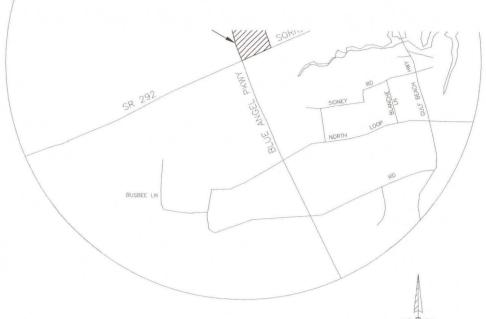


Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

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



SECTION 5, TOWNSHIP 3-S, RANGE 31-W

OWNER/DEVELOPER

TOM THUMB FOOD STORES C/O MARK SALISBURY P.O. BOX 847 CRESTVIEW, FL 32536 (850) PH. 994-7894 FAX 689-1055

SITE DATA

SITE AREA 74,979 S.F. (1.72 ACRES) BUILDING USE BUILDING AREA: PROPOSED PARKING: REQUIRED PROVIDED TREES TO REMAIN TREES TO REMOVE ZONING/LAND USE

CONVENIENCE STORE 6.624 S.F. (INCLUDES EXPANSION) 1/400 SF = >1717 (INCLUDING EXPANSION) 21 (1 HANDICAP, 20 REGULAR)

2990 S.BLUE ANGEL PARKWAY

O PROTECTED C-1 / C 27,440 S.F. (37%) (INCLUDES EXPANSION) 47,539 S.F. (63%) (INCLUDES EXPANSION) 05-3S-31-1000-001-002

- DENOTES TEMP. BENCHMARK
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES IRON ROD FOUND.
- DENOTES CAPPED IRON ROD SET .60 DENOTES EXISTING SPOT ELEVATION.
- ---- DENOTES EXISTING CONTOUR.
- ______DENOTES FINISHED CONTOUR.
- 101.22 DENOTES FINISHED SPOT ELEVATION.
- P.O.B. DENOTES POINT OF BEGINNING.
- P.O.C. DENOTES POINT OF COMMENCEMENT. DENOTES NEW CHIONAANTHUS 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.
- --- W --- DENOTES WATER LINE
- T DENOTES UNDERGROUND TELEPHONE LINE
- ---OHE--- DENOTES OVERHEAD ELECTRIC LINE
- ___ DENOTES PROPERTY LINE
- ----- SF ----- DENOTES SILT FENCE - S DENOTES SANITARY SEWER

INDICATES IMPACTED WETLAND

jehle

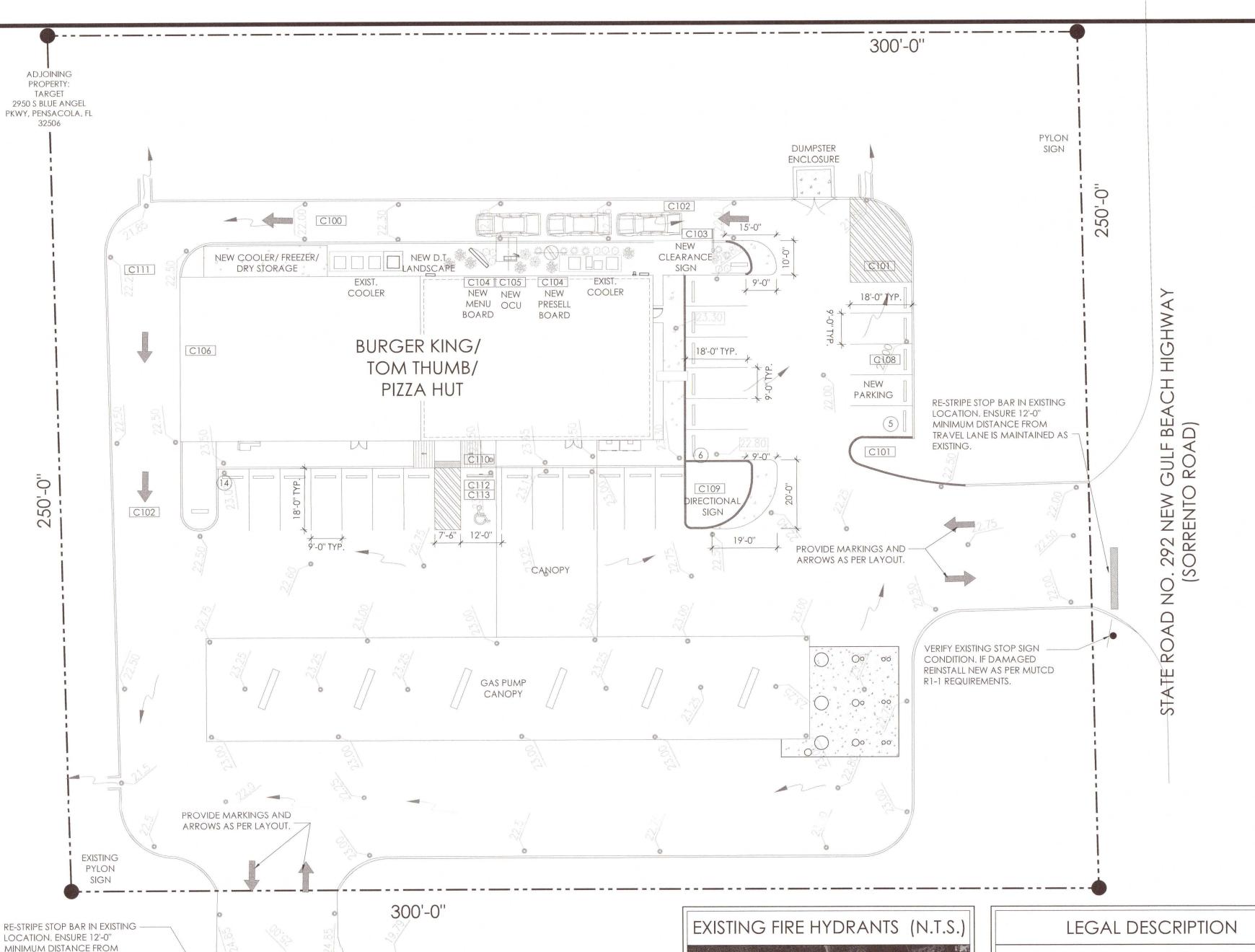
Revisions ate Description /18 revised pond 2/07 revised grades

resigned By: Drawn By:

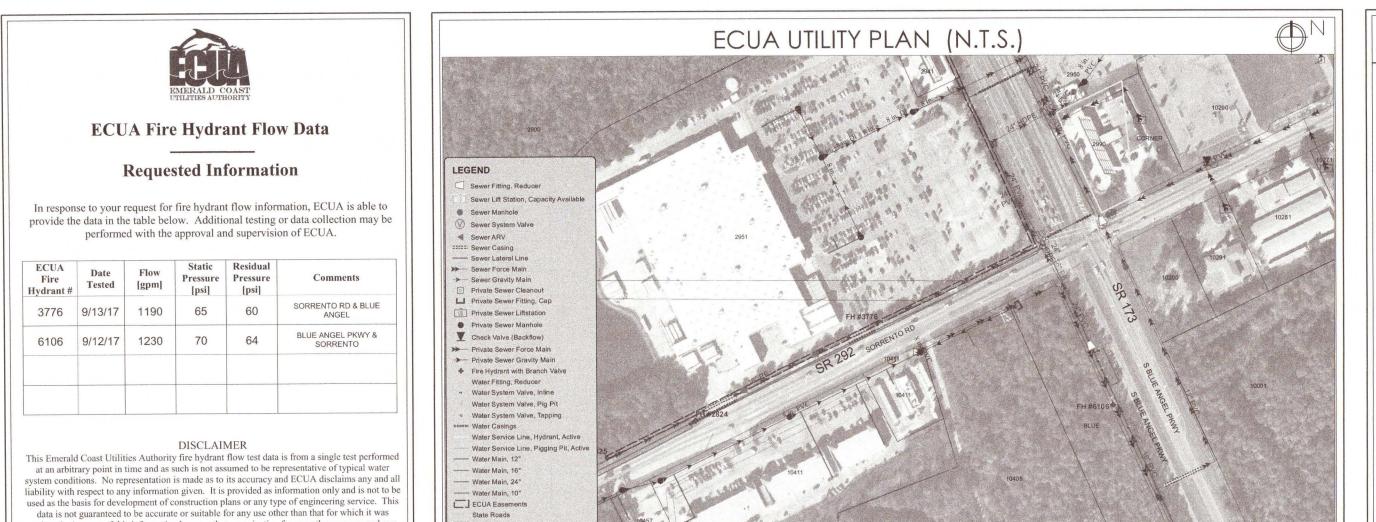
checked By:

AS SHOWN

SITE SURVEY PROVIDED BY OWNER



A PARCEL OF PROPERTY LOCATED IN SECTION 5, TOWNSHIP 3 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS; BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 292 (100' RIGHT-OF-WAY ALSO KNOWN AS NEW GULF BEACH HIGHWAY) AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 173 (200' RIGHT-OF-WAY ALSO KNOW AS BLUE ANGEL PARKWAY); HENCE NORTH 22 DEGREES 02 MINUTES 42 seconds west along said east right-of-way line a distance of 300.00 FEET; THENCE NORTH 66 DEGREES 33 MINUTES 21 SECONDS EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 22 DEGREES 02 MINUTES 42 SECONDS EAST A DISTANCE OF 300.00 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 66 DEGREES 33 MINUTES 21 SECONDS WEST AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.70 ACRES MORE OR LESS.



with respect to any information shown; which may or may not include water and sewer facilities not owned by ECUA. ECUA provides this service for information purposes only and it is not to be used for development of construction rany type of engineering services based on information depicted herein. These maps/data are not guaranteed accurate or suitable for any use other than that for which they were gathered. Any use of this information by any other

organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

STATE ROAD NO. 173 BLUE ANGEL PARKWAY

Escambia County Right of Way

TRAVEL LANE IS MAINTAINED AS

VERIFY EXISTING STOP SIGN

CONDITION. IF DAMAGED

R1-1 REQUIREMENTS.

REINSTALL NEW AS PER MUTCD

gathered. Any use of this information by any other organization for any other purpose and any

conclusions drawn from the use of this data is strictly the responsibility of the user.

_Engineering Manual_Finished Manual(s) (access controlled)\2014 Board Approved Manual Update - Final Files for use on ebsite\Division 5 - Forms\ECUA FH flow data form with disclaimer (MH - Dec. 18, 2014).docx Form date: December 18, 2014

EXISTING.

PROPOSED SCOPE OF WORK

C100 PRESSURE CLEAN DRIVE THRU LANE & SIDEWALKS.

C101 INSTALL NEW CURBS AND LANDSCAPE ISLAND PER PLAN.

C102 PROVIDE DRIVE THRU MARKINGS AND ARROWS PER

C103 INSTALL NEW CLEARANCE SIGN.

C104 INSTALL NEW MENU BOARDS. PROVIDE NEW FOUNDATION AND ELECTRICAL CONDUITS AS NEEDED.

C105 INSTALL DT CANOPIES W/ INTERNAL OCU, PROVIDE NEW FOUNDATION AND ELECTORAL CONDUITS AS NEEDED.

C106 INSTALL, SECURE, PAINT BOLLARDS YELLOW.

C107 INSTALL NEW SIDEWALK PER PLAN.

C108 STRIPE NEW PARKING STALLS.

C109 INSTALL NEW DIRECTIONAL SIGN FACES.

C110 INSTALL NEW ADA RAMPS & TRUNCATED DOMES. TRUNCATED DOMES TO BE ADA/ANSI COMPLIANT. SEE DETAIL ON SHEET C-3.

C111 STRIPE NEW DIVISION BETWEEN DRIVE THRU AND PASS THRU

C112 RESTRIPE ACCESSIBLE PARKING STALLS AS PER PLAN. REFER TO SHEET C-3 SITE DETAILS.

C113 INSTALL ADA SIGNAGE PER PLAN. SIGNAGE TO READ "MAXIMUM PENALTY \$250"

MATERIAL SQUARE FOOTAGE MATERIAL/ UNITS EXISTING PROPOSED NET INCREASE SURFACE **IMPERVIOUS** 47 539 -532 **PERVIOUS** +532 27 440 27 972

GENERAL SITE NOTES

MEASUREMENTS OF EXISTING CONDITIONS ARE APPROXIMATE AND WILL NEED TO BE VERIFIED WITH OWNER PROVIDED ALTA SURVEY.

AM PEAK PM PEAK

10.29 53/47 50/50 KSF2

- 2. TOPOGRAPHIC INFORMATION NOT SHOWN, SITE ENGINEERING TBD.
- 3. VERIFY EXIST. ADA PARKING IS COMPLIANT TO ADA STANDARDS.
- 4. VERIFY EXIST. GRADES FOR THE DRIVE THRU EXPANSION.

DESCRIPTION /

W/ GAS PUMPS **ITE (853)

DRUGSTORE W/

DRIVE-THRU **

ITE (881)

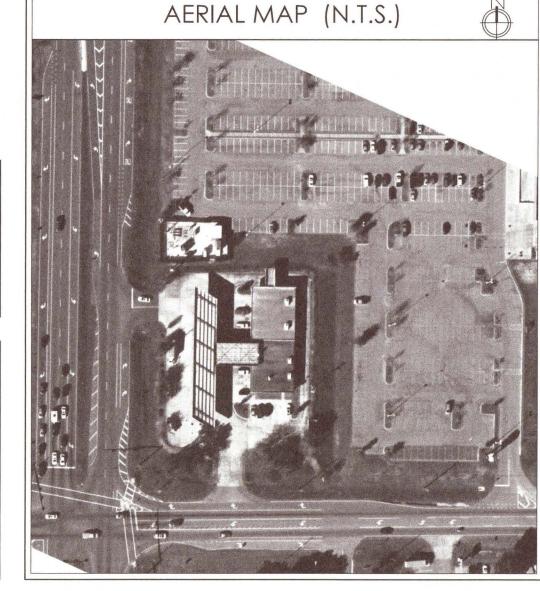
CONVENIEN. MKT KSF2 624.20

KSF2

109.16

ITE CODE

5. NO TREES WILL BE REMOVED DURING CONSTRUCTION AND SITE WORK



** ITE TRIP GENERATION 10TH TRIP COUNT CALCULATION (EXISTING) **EDITION: LANDUSE PACKAGE 3** AM (7-9) PM (4-6) PEAK PEAK CALCULATED TRIPS - TRIPS - AM AM PM PM UNITS OF RATE WEEKDAY PERIOD PERIOD AM% PM% (INDEPENDENT 1,000 SF DAILY TRAFFIC RATE RATE IN/OUT N/OUT UNITS VARIABLE) DAILY TRIPS TOTAL TOTAL IN OUT IN OUT 40.59 49.59 50/50 50/50 KSF2 95.5 95.5 116.5 116.5

175

TOTAL EXISTING TRIP COUNT 3108 197 250 98.5 98.5 125 125

| | | | TRIF | CO | JNT | CAI | LCUI | LATION (PI | ROPOSE | D) | | | GENER : LANDU | | |
|---|--|-------------------------------|---------------------------|---------------------------|-------|---------------------------|-------|--|---------------------------|--------------------------------------|--------------------------------------|----------|------------------|----------|-----------|
| DESCRIPTION / ITE CODE | UNITS KSF2: UNITS OF 1,000 SF | RATE WEEKDAY DAILY TRAFFIC | AM PEAK PERIOD RATE | PM PEAK PERIOD RATE | AM% | PM% IN/OUT | UNITS | EXPECTED UNITS (INDEPENDENT VARIABLE) | CALCULATED DAILY TRIPS | AM (7-9) PEAK TRIPS - TOTAL | PM (4-6) PEAK TRIPS - TOTAL | AM IN | AM OUT | PM IN | PM OUT |
| CONVENIEN. MKT W/ GAS PUMPS **ITE (853) | KSF2 | 624.20 | 40.59 | 49.59 | 50/50 | 50/50 | KSF2 | 5 | 3121 | 203 | 248 | 101.5 | 101.5 | 124 | 124 |
| FAST FOOD W/O DRIVE THRU 933 ** ITE (881) | KSF2 | 346.23 | 25.10 | 28.34 | 60/40 | 50/50 | KSF2 | .7 | 242 | 18 | 20 | 11 | 7 | 10 | 10 |
| FAST FOOD W/ DRIVE THRU 934 ** ITE (881) | KSF2 | 470.95 | 40.19 | 32.67 | 51/49 | 52/48 | KSF2 | .7 | 330 | 28 | 23 | 14 | 14 | 11.5 | 11.5 |
| | | | | | | TOTAL PROPOSED TRIP COUNT | | 3693 | 249 | 291 | 126.5 | 122.5 | 145.5 | 145. | |
| | | | | | | | | ASE IN TRIP | +585 | +52 | +41 | +28 | +24 | +20.5 | +20. |

GENERAL SITE NOTES

"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 CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED florida professional engineer".

"ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY."

"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 OBTAINING A CERTIFICATE OF OCCUPANCY."

"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."

"ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD."

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

"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."

"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) 595-3472. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL."

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

O. "ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "ASBUILT" SIGN OFF FROM THE

1. "THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OFWAY."

SITE INFORMATION

ADJOINING PROPERTIES: TARGET CORPORATION 2950 S BLUE ANGEL PKWY, PENSACOLA, FL 32506 05-3S-31-1500-006-005

> PENSACOLA EXCHANGE LLC 10290 BLUE ANGEL PKWY, PENSACOLA, FL 32506 05-3S-31-1500-007-005

6 17 3 3 8.5 8.5

JUNIOR FOOD STORES OF WEST FLORIDA INC CORNER SORRENTO RD & BLUE ANGEL 05-3S-31-1500-009-005

"THE SUBJECT PROPERTY AS SHOWN HEREON IS

LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS

2990 S BLUE ANGEL PARKWAY, PENSACOLA, FL 32506 PROPERTY:

05-3S-31-1000-002-002 ZONING: C-1; COM C-1 PREVIOUS ZONING:

COMMISSION DISTRICT:

FLOOD ZONE:

FUTURE LAND USE (FLU):

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

COMMERCIAL

NUMBERS 12033C0526G, MAP REVISION DATED SEPTEMBER 29, 2006."

TOTAL SITE AREA: EXISTING BUILDING AREA: PROPOSED BUILDING AREA: EXISTING PARKING SPACES: PROPOSED PARKING SPACES: REQUIRED PARKING SPACES:

6630 SF 6910 SF 21 (1 HANDICAP ACCESSIBLE)

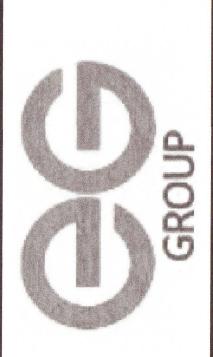
74,800 SF

25 (1 HANDICAP ACCESSIBLE) CONV. STORE - 3 SPACES/1000 SF = 15

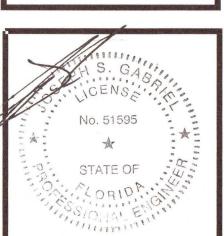
FAST FOOD W/ DT - 1 SPACE/2.5 SEATS = 10SITE SIGN AREA CALCULATIONS AS PER ORDINANCES SEC. 5-8.8: MAX. OF 2.25 SF/ LF OF BUILDING FRONTAGE

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

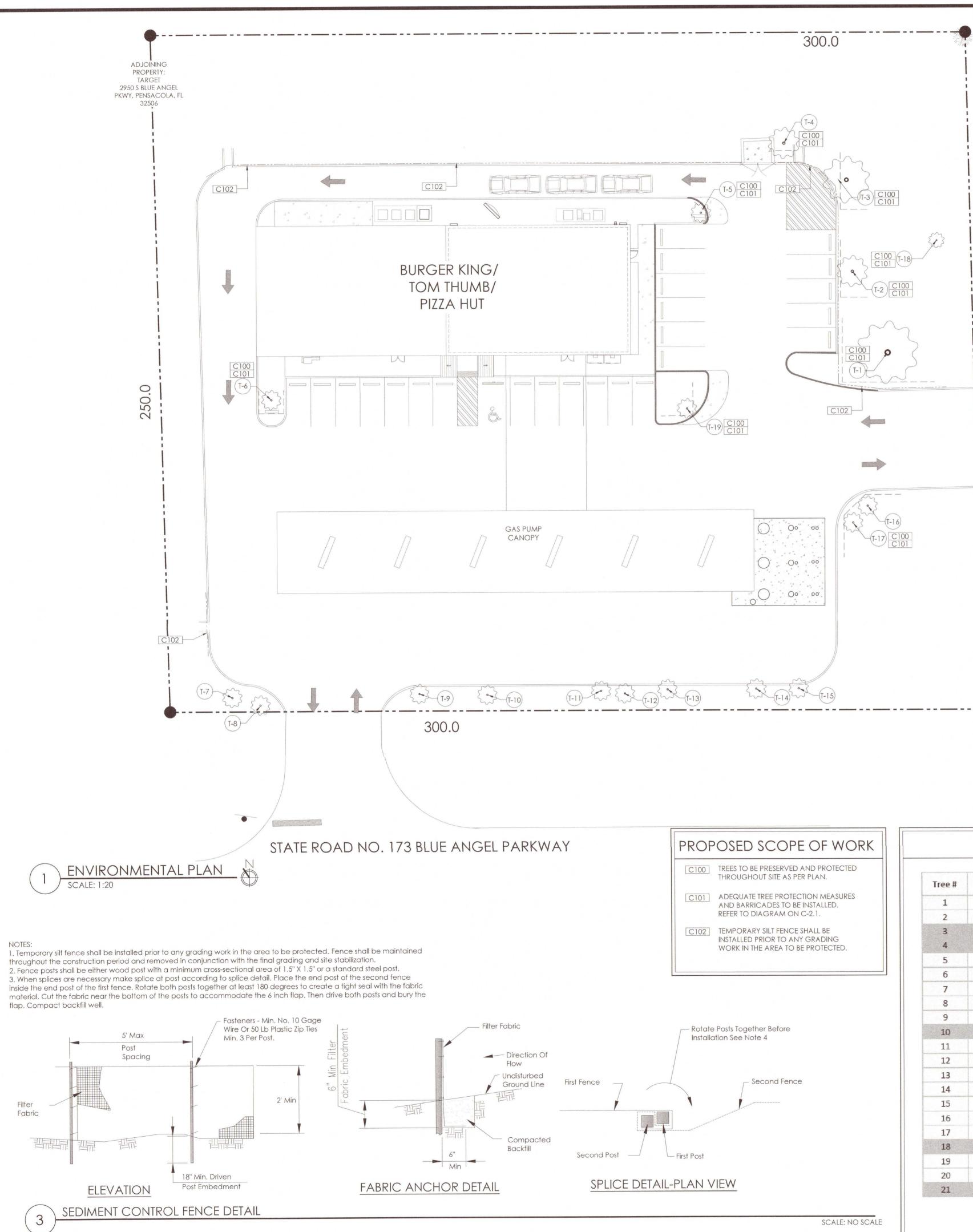
Drawn Bv:RL Checked:SB Scale: AS NOTED Date: 12.16.2019

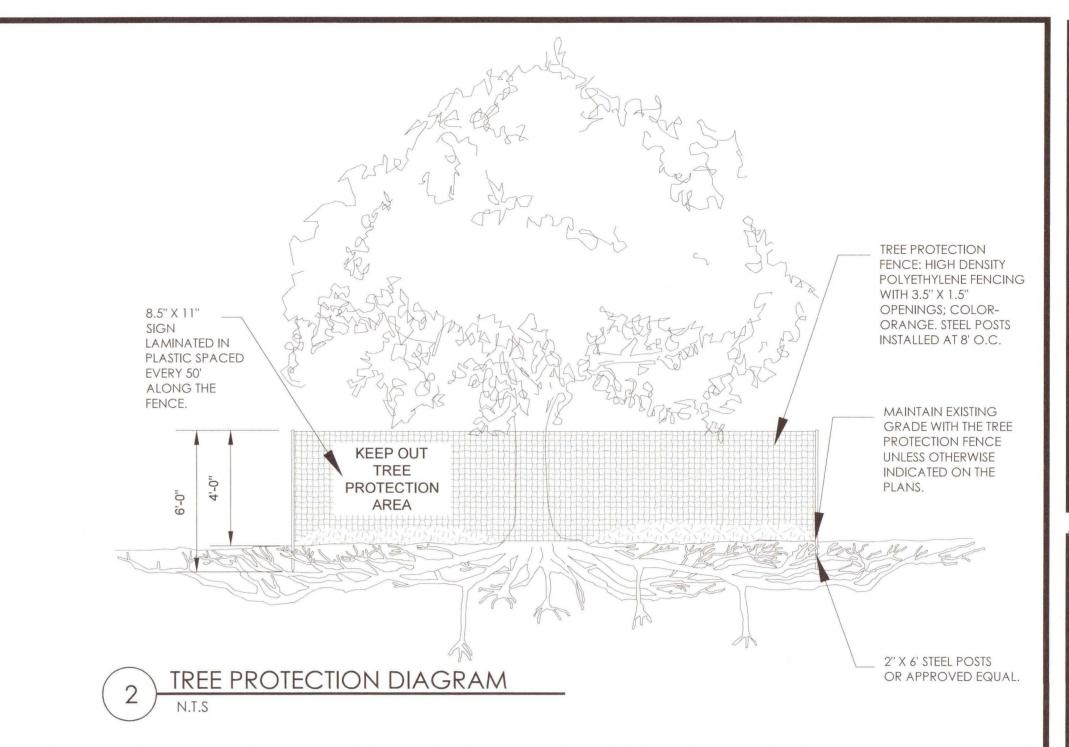






DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.





TREE ASSESSMENT AERIAL LEGEND INSPECTION BOUNDARY O IDENTIFIED TREES AUTHOR: CBD U LEGEND COTSUlting Group COTSUlting Group COTSUlting Group COTSUlting Group COTSUlting Group COTSULTING SEVERAGE AUTHOR: CBD 11/15/2019 TREE SURVEY 2290 BLUE ANGEL PWKY 05-35-31-1000-002-002

GENERAL SITE NOTES

- "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."
- "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."
- "ALL TREE REMOVAL, LAND CLEARING, "LAND DISTURBANCE ACTIVITIES", ACTIVITIES, ETC. SHALL ONLY OCCUR AFTER ALL PROPER PERMITS &/OR APPROVALS ARE OBTAINED FROM ESCAMBIA COUNTY & ANY OTHER AGENCIES AS REQUIRED."

SITE INFORMATION

TARGET CORPORATION ADJOINING PROPERTIES: 2950 S BLUE ANGEL PKWY, PENSACOLA, FL 32506 05-38-31-1500-006-005 PENSACOLA EXCHANGE LLC 10290 BLUE ANGEL PKWY, PENSACOLA, FL 32506 05-3\$-31-1500-007-005 JUNIOR FOOD STORES OF WEST FLORIDA INC CORNER SORRENTO RD & BLUE ANGEL 05-38-31-1500-009-005 PROPERTY: 2990 S BLUE ANGEL PARKWAY, PENSACOLA, FL 32506 05-3S-31-1000-002-002 C-1; COM ZONING: PREVIOUS ZONING: FUTURE LAND USE (FLU): COMMERCIAL

74,800 SF

COMMISSION DISTRICT: 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: EXISTING BUILDING AREA:

6630 SF PROPOSED BUILDING AREA: 6910 SF EXISTING PARKING SPACES: 21 (1 HANDICAP ACCESSIBLE)

PROPOSED PARKING SPACES:

REQUIRED PARKING SPACES: CONV. STORE - 3 SPACES/1000 SF = 15FAST 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

25 (1 HANDICAP ACCESSIBLE)

| | THE PERSON NAMED IN COLUMN TWO | NAME OF TAXABLE PARTY. | |
|---------------------------------------|--------------------------------|--|----------|
| | 1 S. G. | 11111111111111111111111111111111111111 | |
| .) . | No. 51595 | 0 1 | * |
| 000 | | P. CHI | 2020 H |
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Drawn By:RL

Checked: SB

Scale: AS NOTED

Date: 12.16.2019

DO NOT SCALE THIS PRINT, USE FIGURED DIMENSIONS ONLY.

TG-19583

TREE ASSESSMENT SCHEDULE

TECHNICAL GROUP, INC

ROAD

ATE

| Tree # Common Name | | Genus species | Diameter (in.) | Notes | |
|--------------------|---------------|--------------------|-------------------|---|--|
| 1 | Red Maple | Acer rubrum | 8.9" | Multi-trunk | |
| 2 | Live Oak | Quercus virginiana | 8.4" | NACTOR AND | |
| 3 | Red Maple | Acer rubrum | 13.3" | | |
| 4 | Live Oak | Quercus virginiana | 12" | | |
| 5 | Bradford Pear | Pyrus calleryana | 8" | ACCUSATION OF THE PROPERTY OF | |
| 6 | Bradford Pear | Pyrus calleryana | 7.4" | | |
| 7 | Bradford Pear | Pyrus calleryana | 7 ⁿ | | |
| 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" | - cross | |
| 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