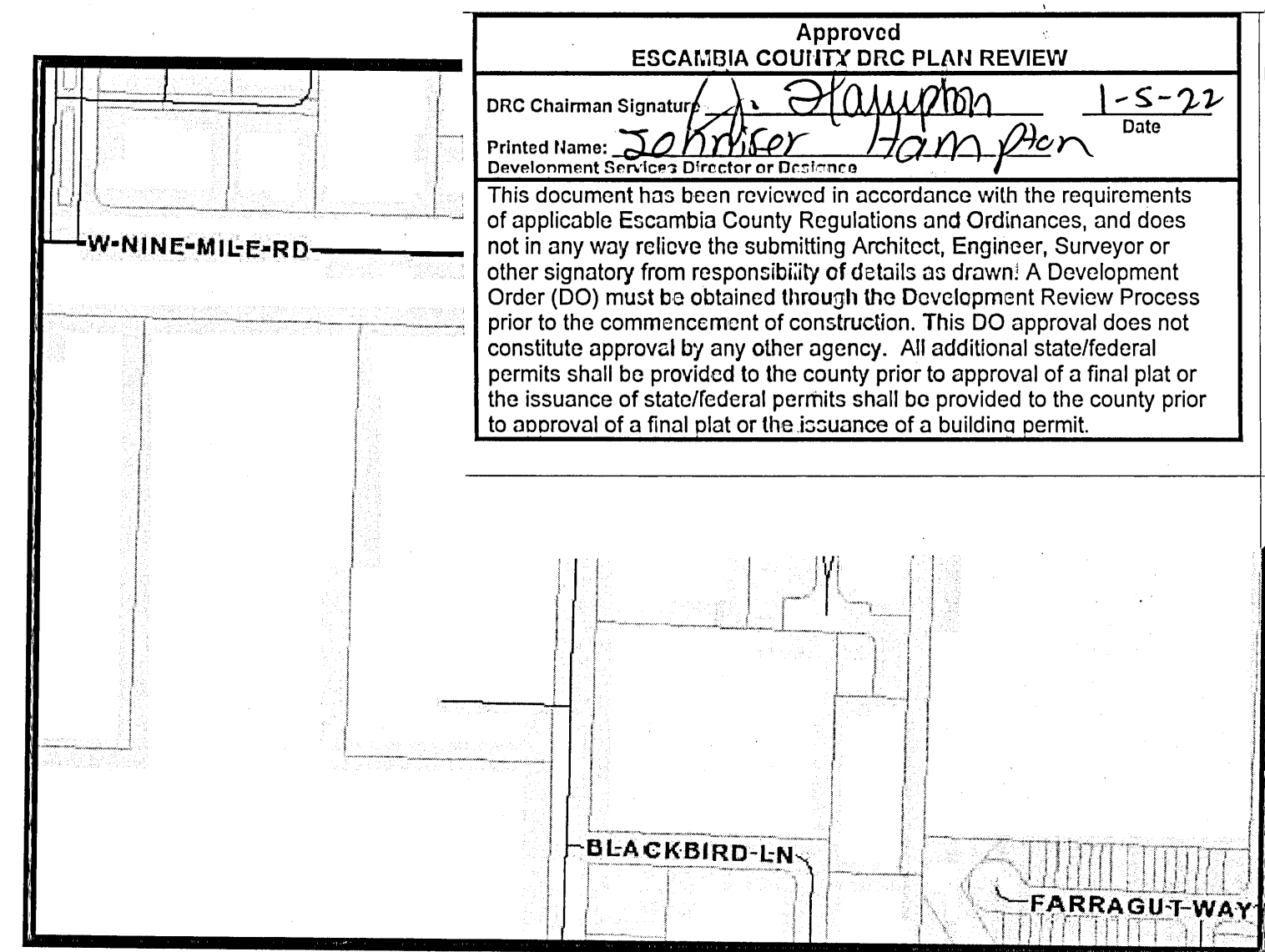


Dr Hart Office Building

A PROPOSED DENTISTRY OFFICE BUILDING
SECTION 12, TOWNSHIP 1 SOUTH, RANGE 31 WEST
ESCAMBIA COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

DAVID W. FITZPATRICK
PROFESSIONAL ENGINEER, P.E.
BOARD OF PROFESSIONAL ENGINEERS
CERTIFICATE # 00008423
10250 NORTH PARKWAY STREET
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DR. HART OFFICE BUILDING
EXISTING CONDITIONS / DEMOLITION PLAN

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. THE CONTRACTOR SHALL CONTROL STORM WATER DURING ALL PHASES OF CONSTRUCTION.
4. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORM WATER TO RETENTION/DETENTION AREAS.
6. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOWS AS-BUILT CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
7. 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.
8. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W 1-800-432-4770.
9. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS AS PER ESCAMBIA COUNTY, FOOT SPECIFICATIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY.
10. 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. DEVIATIONS MAY RESULT IN DELAY IN OBTAINING A CERTIFICATE OF OCCUPANCY.
11. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT OF WAY.
12. ALL NON-HANDICAP PARKING SPACE LINES ARE TO BE WHITE.
13. 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.
14. DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.
15. THE CONTRACTOR/OWNER IS TO 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.
16. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE DISTRICT NOTICE OF CONSTRUCTION COMMENCEMENT FORM. ENGINEER OF RECORD IS RESPONSIBLE FOR AS-BUILT CERTIFICATIONS FOR THE PROJECT WHEN COMPLETED.
17. ALL SIGNAGE WILL REQUIRE VALID ESCAMBIA COUNTY SIGN PERMIT(S) AND MUST ADHERE TO THE REQUIREMENTS OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
18. 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.

BENCHMARKS:

BENCHMARK #777-25-1
TOP OF 1/2" CAPPED METAL ROD LS #5791 SET APPROXIMATELY 1 FOOT NORTH AND 11 FEET EAST OF THE NORTHWEST CORNER OF SUBJECT PARCEL 2.
ELEVATION: 114.63 FEET

BENCHMARK #777-25-2
TOP OF NAIL & DISC LS #5791 SET IN THE EASTERLY EDGE OF PAVEMENT LYING APPROXIMATELY 5 FEET SOUTH AND 9 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL 4.
ELEVATION: 113.19 FEET

PROJECT INFORMATION:

PROP. REF #: 12-1S-31-1100-025-002

ZONE: HC/LI FLU: MU-U
SURROUNDING ZONE: HC/LI FLU: MU-U

OWNER/DEVELOPER: GULF COAST FAMILY DENTISTRY PA
3101 WEST MICHIGAN AVE
PENSACOLA, FL 32526

SITE ADDRESS: 1751 W. NINE MILE ROAD

PROPOSED USE: DENTISTRY OFFICE

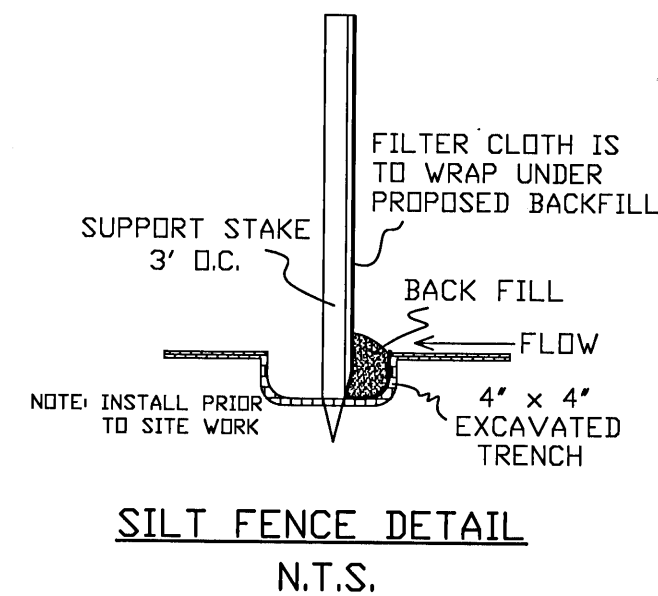
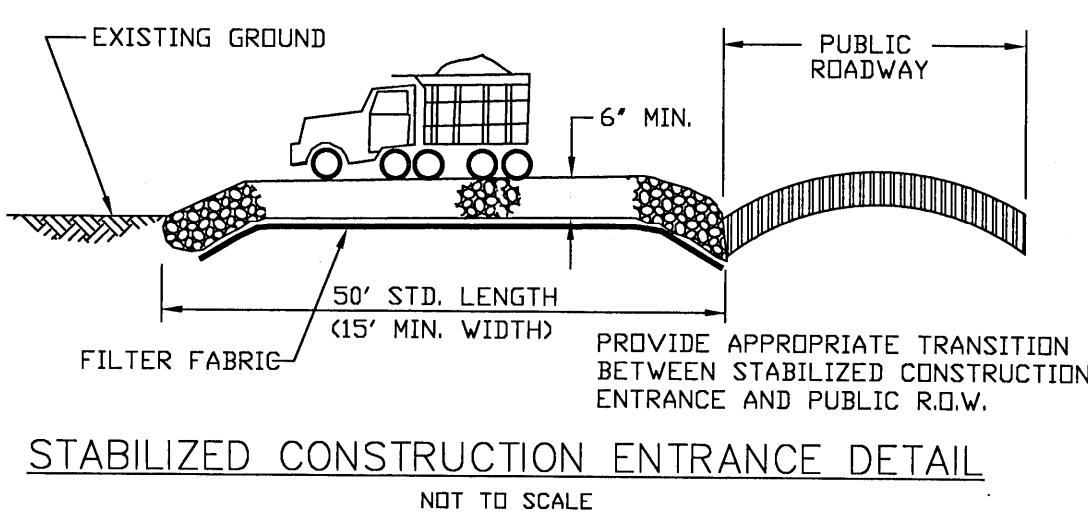
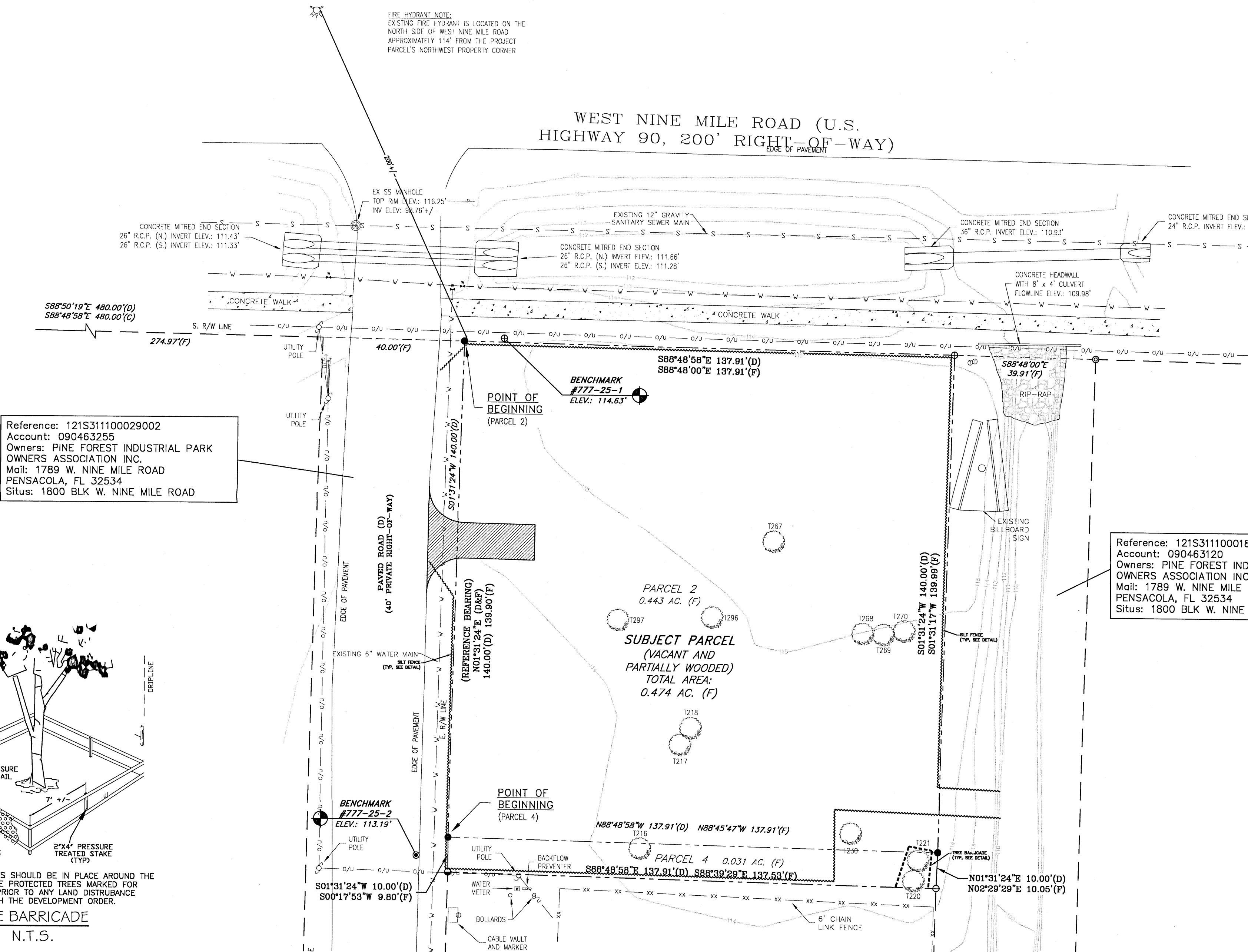
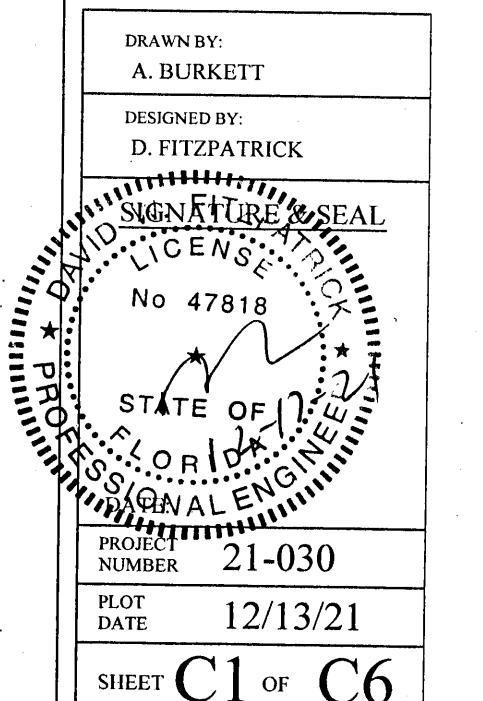
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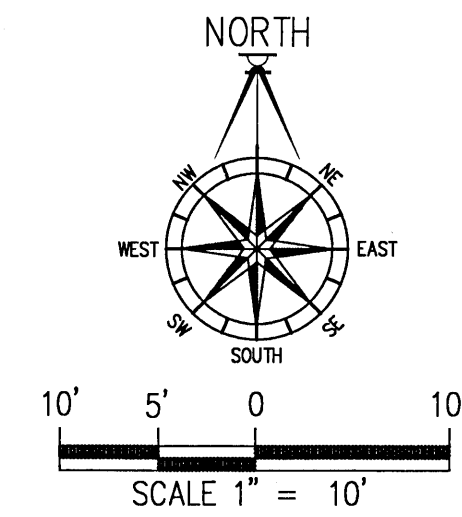
1. EXISTING CONDITIONS
2. SITE PLAN
3. UTILITY PLAN
4. DRAINAGE PLAN
5. POND DETAILS
6. LANDSCAPE PLAN

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 12033C02956, MAP REVISION DATED SEPTEMBER 29, 2006.

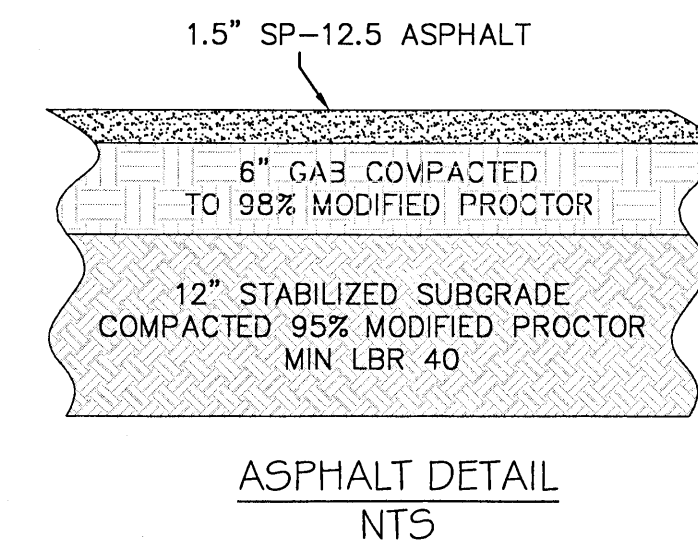
PERMIT SET

NOT RELEASED FOR CONSTRUCTION

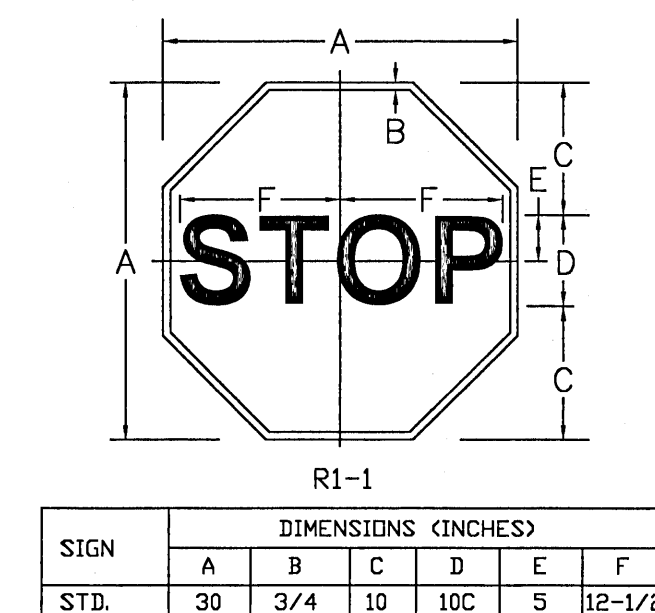
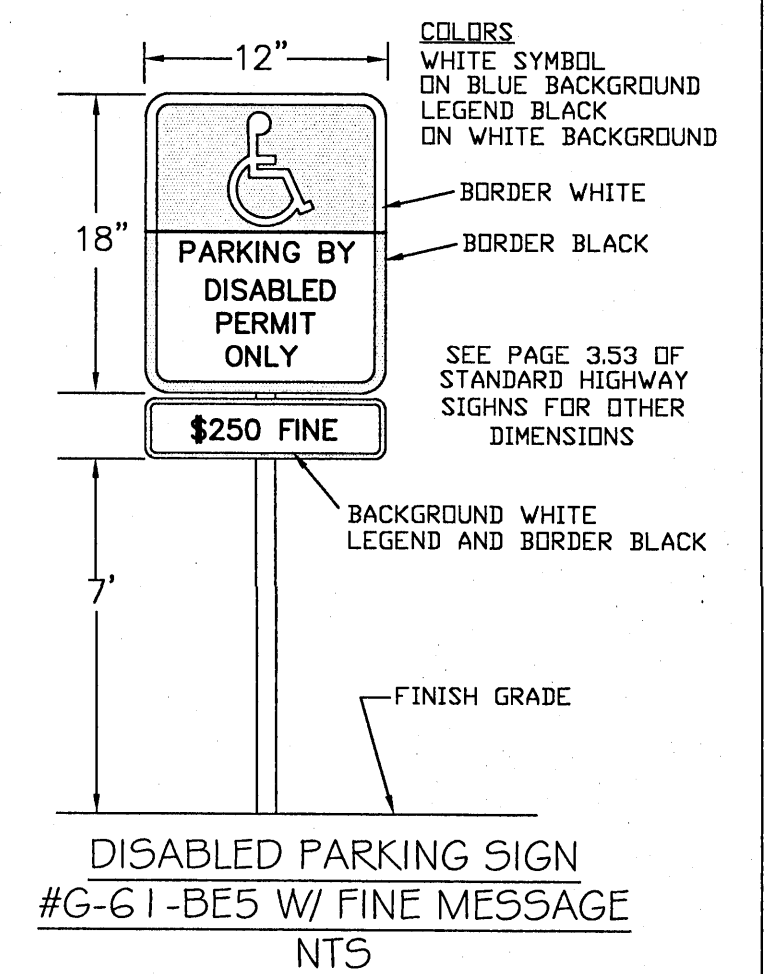
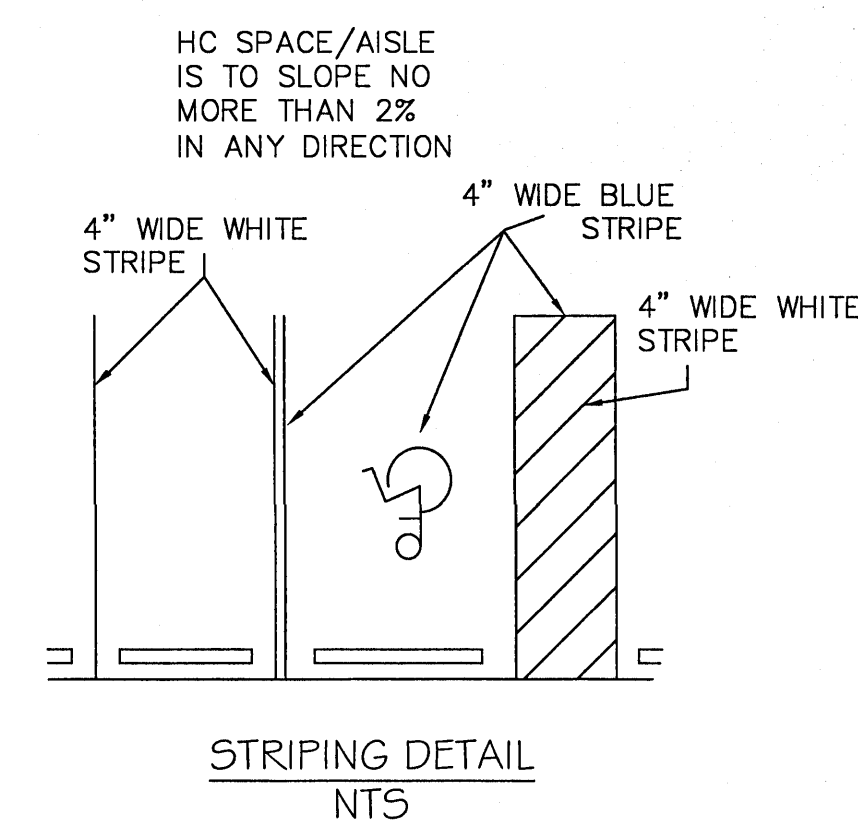




LOT COVERAGE		
TOTAL LAND AREA	20,666 SF	0.47 ACRES
EXISTING IMPERVIOUS	0 SF	0%
EXISTING SEMI-IMPERVIOUS	0 SF	0%
EXISTING PERVIOUS	20,666 SF	100%
EXISTING IMP. TO BE REMOVED		0 SF
EXISTING SEMI-IMP. TO BE REMOVED		0 SF
PROPOSED PAVING/CONCRETE	7,945 SF	
PROPOSED BUILDINGS	3,800 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING IMPERVIOUS	11,745 SF	56.8%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	8,921 SF	43.2%

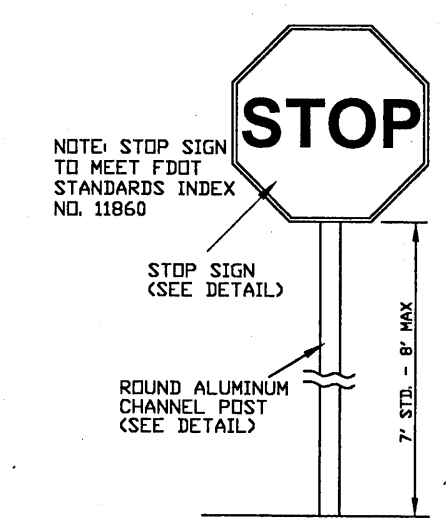


PARKING CALCULATION:
PARKING CALCULATIONS PER LDC:
MEDICAL OFFICE BUILDING: 5 SPACES PER 1,000 SQ FT
(3,800/1,000) X 5 = 19 SPACES REQUIRED.
19 SPACES HAVE BEEN PROVIDED
INCLUDING THE PORTE COCHERE.



SIGN	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
STD.	30	3/4	10	10C	5	12-1/2

LEGEND - WHITE (REFL)
BACKGROUND - RED (REFL)
STOP SIGN DETAIL
NTS



SIGN MOUNTING HEIGHT DETAIL
NTS

PERMIT SET
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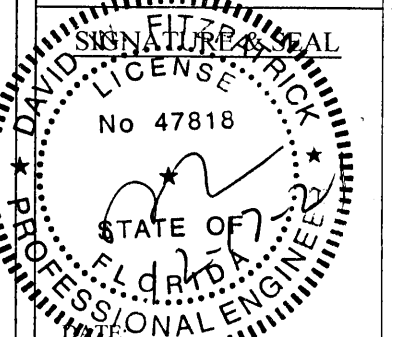
DR. HART OFFICE BUILDING

SITE PLAN

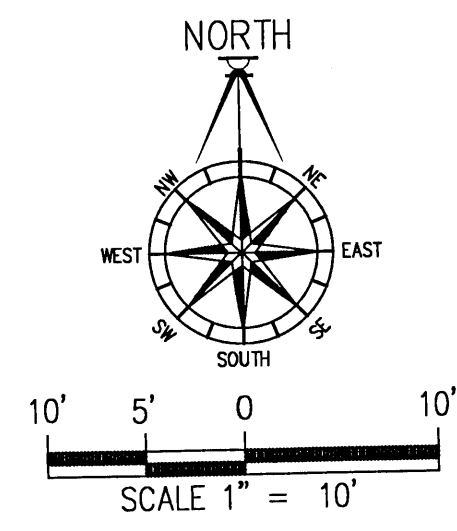
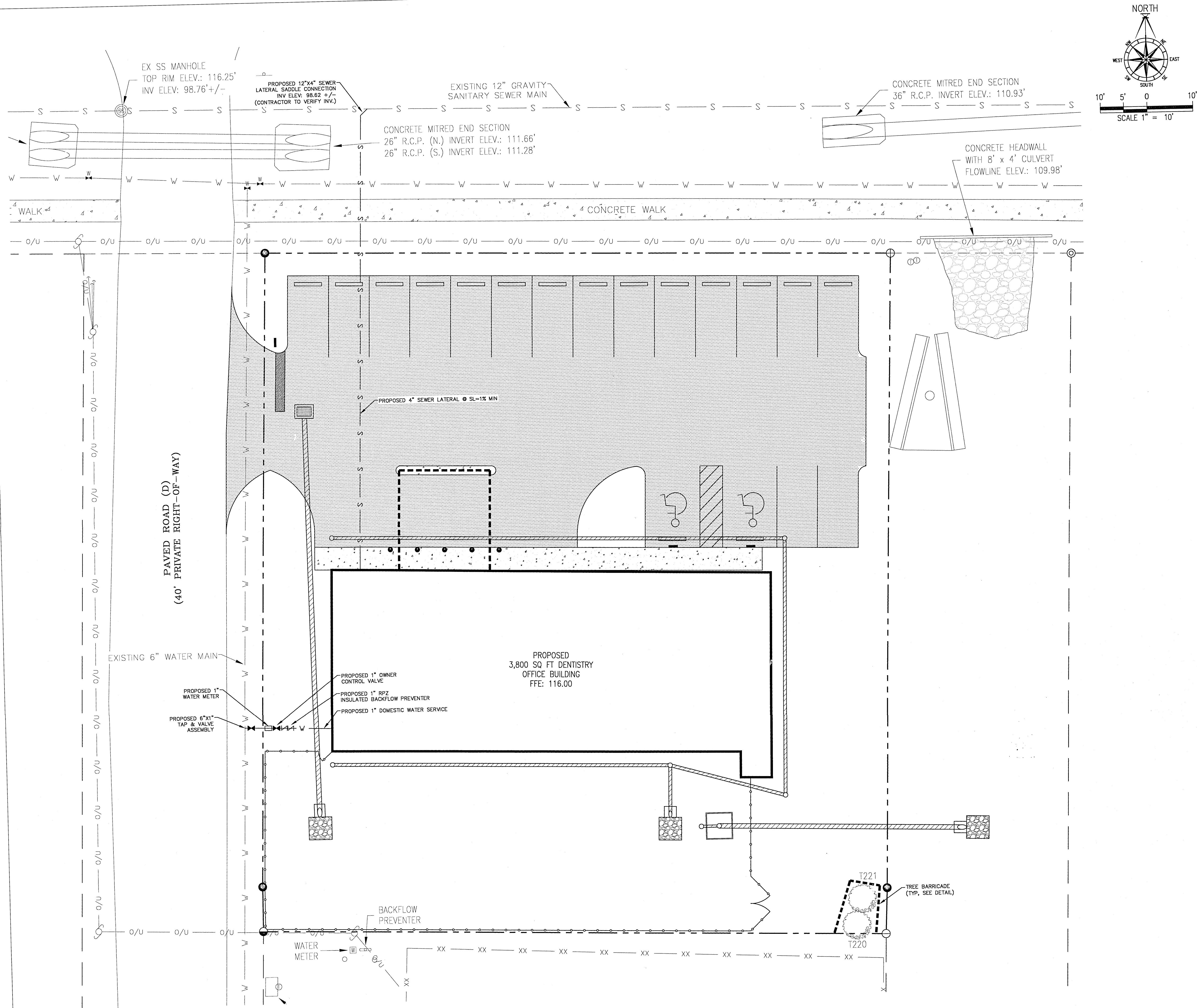
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DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK



PROJECT NUMBER 21-030
DATE 12/13/21
SHEET C2 OF C6

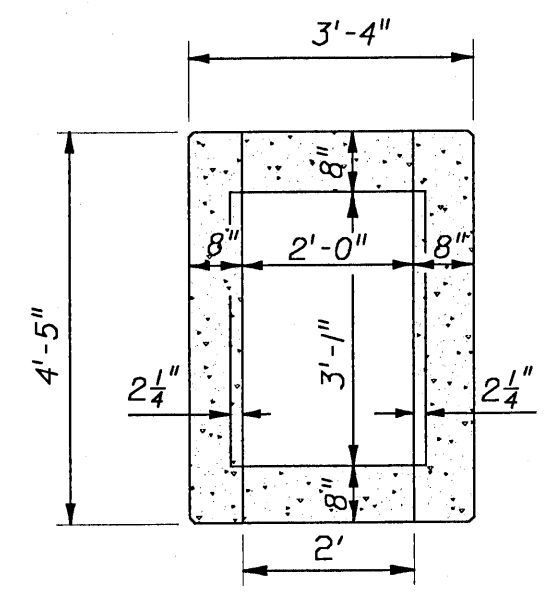
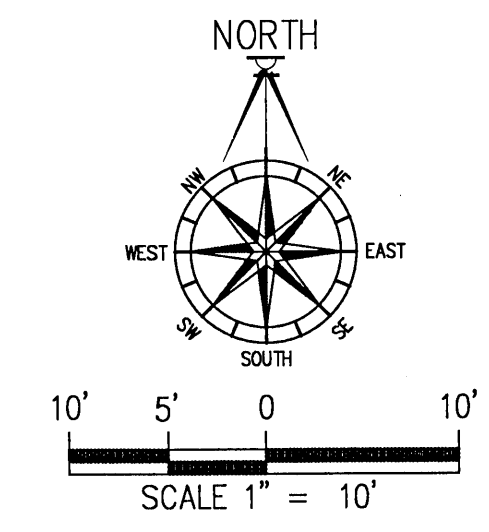
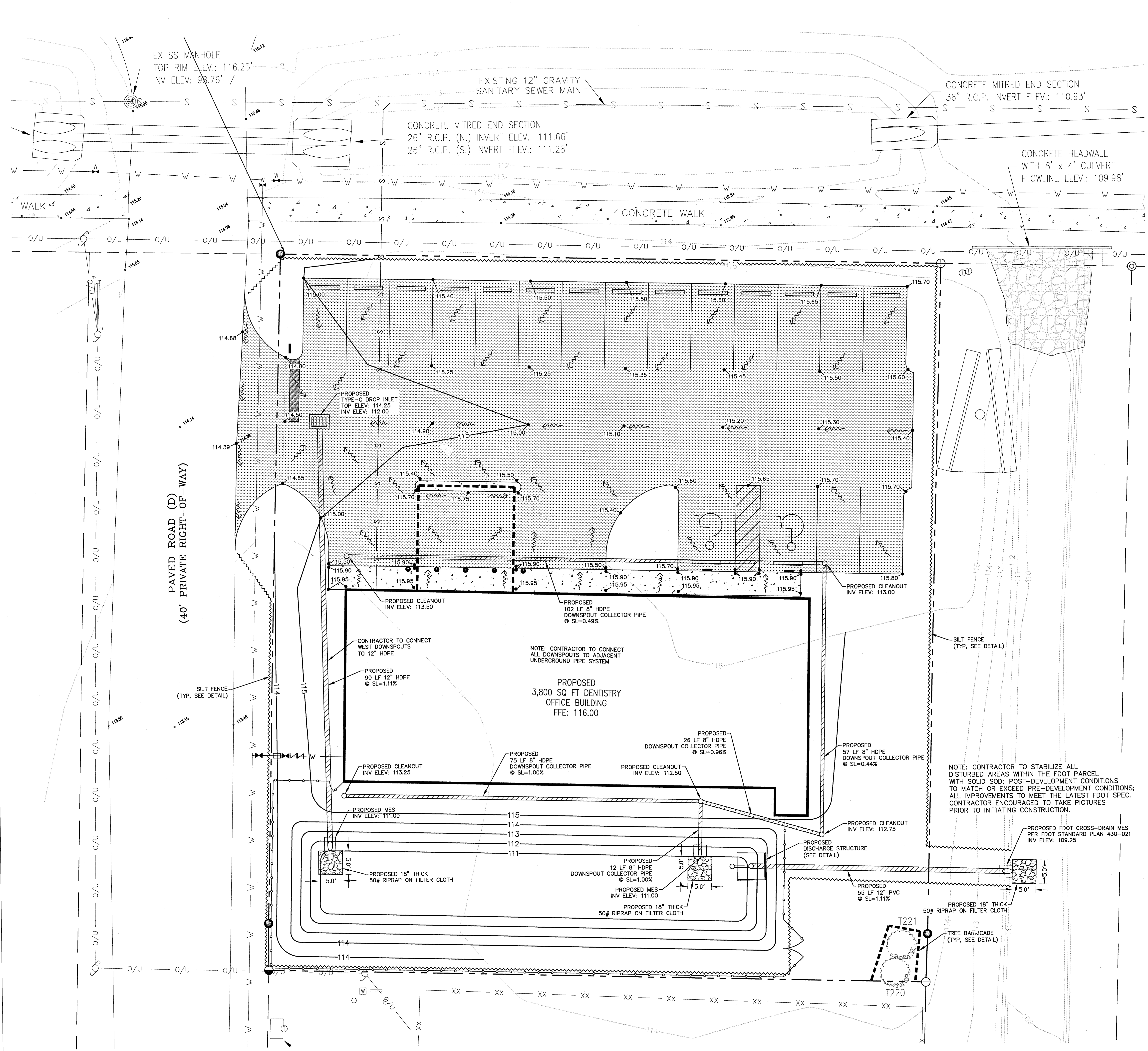


DAVID W. FITZPATRICK
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DR. HART OFFICE BUILDING
UTILITY PLAN

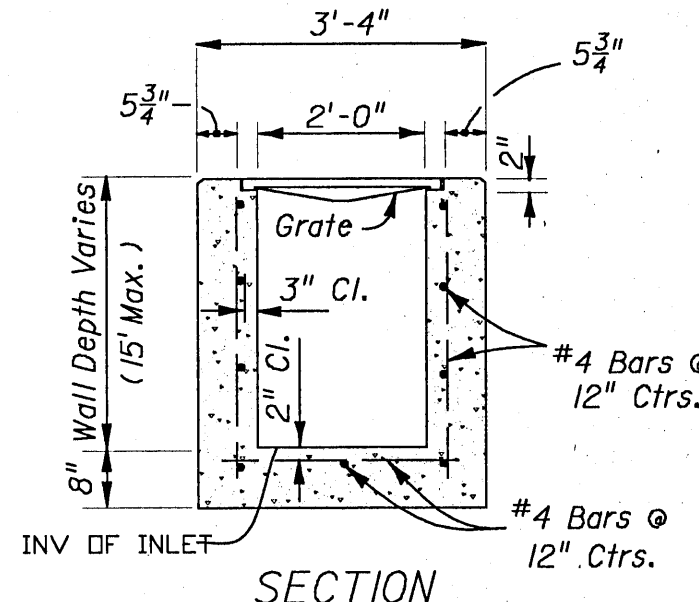
DATE	
REVISION	
SHEET	
DRAWN BY: A. BURKEITT	
DESIGNED BY: DAVID W. FITZPATRICK	
SIGNATURE: [Signature] No 47818	
STATE OF FLORIDA PROFESSIONAL ENGINEER	
DATE:	
PROJECT NUMBER:	21-030
PLOT DATE:	12/13/21
SHEET	C3 OF C6

PERMIT SET
NOT RELEASED FOR CONSTRUCTION



PLAN

NOTE: ALL INLETS ARE TO UTILIZE SILT SAVERS FRAME AND FILTER ASSEMBLY.



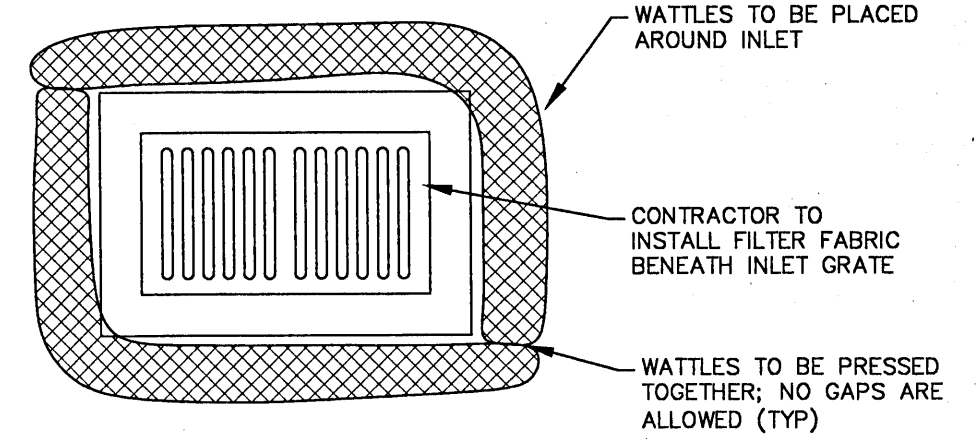
SECTION

Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe

FDOT TYPE-C INLET DETAIL

N.T.S.

NOTE: THESE EROSION CONTROL MEASURES ARE TO BE IN PLACE IMMEDIATELY FOLLOWING INSTALLATION OF INLET



INLET PROTECTION DETAIL
N.T.S.

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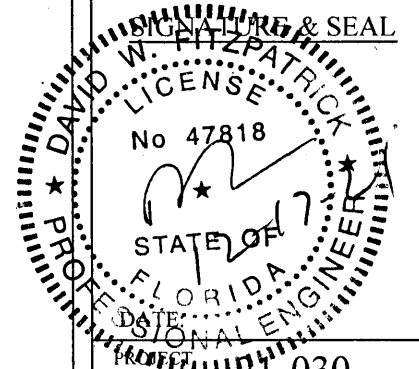
DAVID W. FITZPATRICK
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DR. HART OFFICE BUILDING

SITE PLAN

DATE	
REVISION	
NUMBER	

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



PLOT
DATE 12/13/21
SHEET C4 OF C6

DR. HART OFFICE BUILDING

RETENTION POND DETAILS

RETENTION POND DETAILS

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DRAWN BY:
A. BURKETT

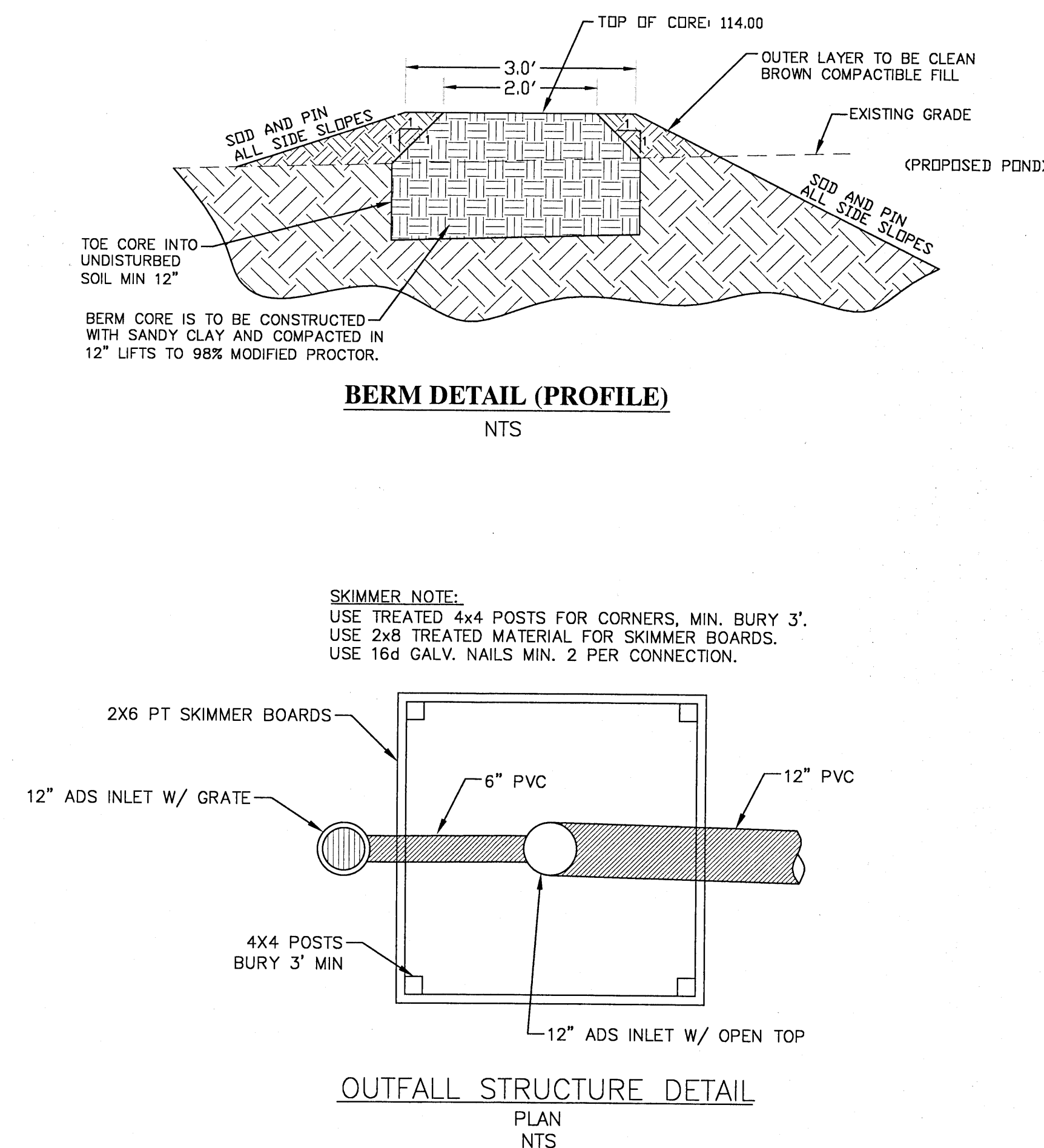
DESIGNED BY:
A. BURKETT

DATE: 12/13/21

PROJECT NUMBER: 21-030

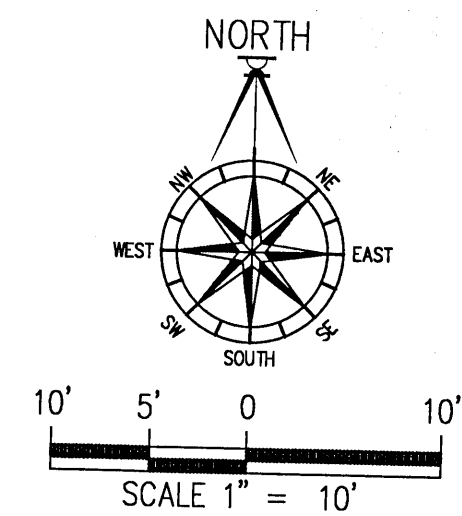
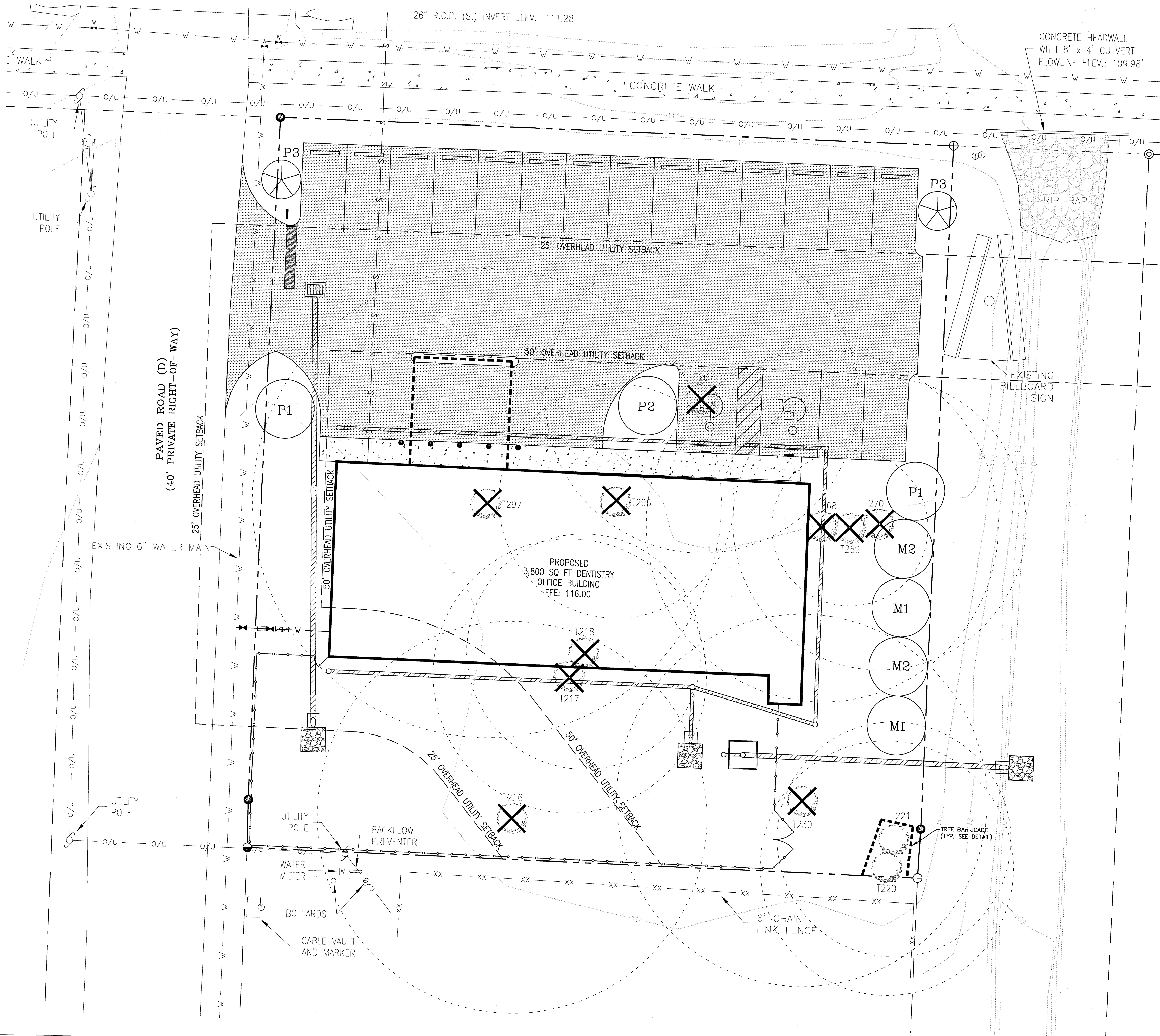
PLOT DATE: 12/13/21

SHEET C5 OF C6



NOTE: CONTRACTOR TO STABILIZE ALL
DISTURBED AREAS WITHIN THE FDOT PARCEL
WITH SOLID SOD; POST-DEVELOPMENT CONDITIONS
TO MATCH OR EXCEED PRE-DEVELOPMENT CONDITIONS
ALL IMPROVEMENTS TO MEET THE LATEST FDOT SPEC.
CONTRACTOR ENCOURAGED TO TAKE PICTURES
PRIOR TO INITIATING CONSTRUCTION.

PERMIT SET
NOT RELEASED FOR CONSTRUCTION



TREE DATA TABLE:

TREE #	DIA	TYPE	STATUS
216	40"	OAK	REMOVE
217	28"	OAK	REMOVE
218	24"	OAK	REMOVE
220	26"	OAK	REMAIN
221	24"	OAK	REMAIN
230	38"	OAK	REMOVE
267	32"	OAK	REMOVE
268	36"	OAK	REMOVE
269	16"	OAK	REMOVE
270	30"	OAK	REMOVE
296	24"	OAK	REMOVE
297	48"	OAK	REMOVE

TREE MITIGATION CALCULATIONS:

278' OF PROTECTED TREES ARE TO BE REMOVED.
HALF OF THE CALIPER INCHES REMOVED ARE REQUIRED TO BE REPLACED WITH A LIMIT OF 25" PER ACRE.
 $278' / 2 = 139'$
 $0.47 \text{ ACRES} \times 25" = 12" \text{ LIMIT}$
THEREFORE, THE CONTRACTOR IS TO PLANT 12 CALIPER INCHES OF MITIGATION TREES THROUGHOUT THE SITE.
(4) 3" CALIPER TREES HAVE BEEN SHOWN.

PARKING ROW TERMINATION

PER LDC, ALL PARKING ROWS MUST TERMINATED 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.

13 CANOPY TREES (2.5" CALIPER) ARE PROPOSED.

REQUIRED TREE TYPE DIVERSITY

THERE ARE A TOTAL OF 7 CANOPY TREES REQUIRED. PER LDC, ONLY 67% OF THESE CAN BE THE SAME SPECIES. (CHART FOR SUGGESTED SPECIES OPTIONS).

RECOMMENDED SPECIES FOR PLANTING

INLAND LOCATIONS	UNDERSTORY TREES:
CANOPY TREE:	RED BUCKEYE
RED MAPLE	REDBUD
RIVER BIRCH	FLOWERING DOGWOOD
SWEETGUM	DAHDOON HOLLY
SOUTHERN MAGNOLIA	YALPORN HOLLY
SWEETBAY	CRAB APPLE
SYCAMORE	VAX MYRTLE
LIVE OAK	SHRUBS
BALD CYPRESS	AZALEA

NOTE: CREPE MYRTLES DO NOT MEET COUNTY PLANTING REQUIREMENTS.

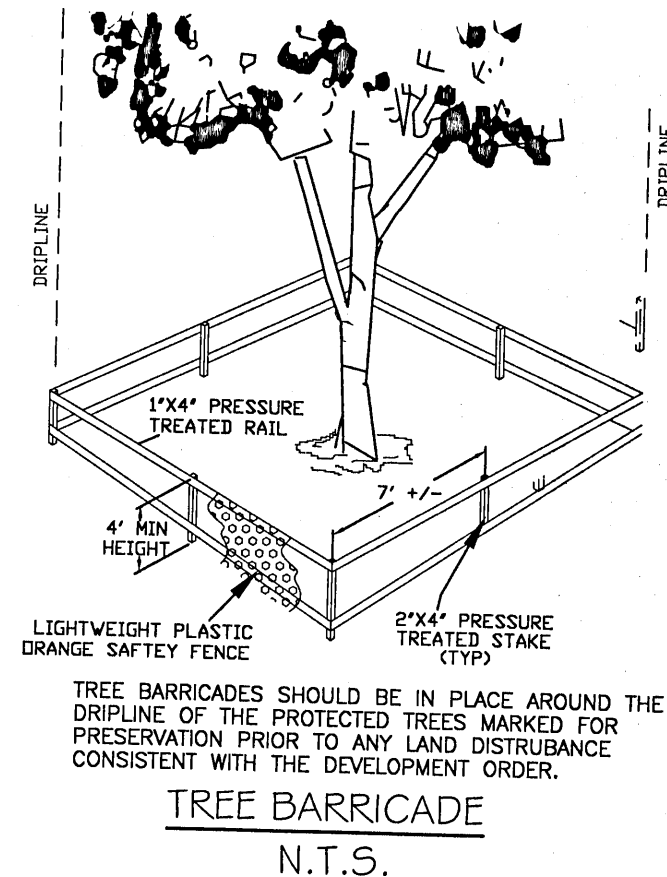
LANDSCAPING LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED PARKING CANOPY TREE (2.5" CALIPER, 6' RADIUS SHOWN)
- PROPOSED MITIGATION CANOPY TREE (3" CALIPER, 6' RADIUS SHOWN)
- PROPOSED PARKING UNDERSTORY TREE (2.5" CALIPER, 4' RADIUS SHOWN)

NOTE: TREE SPECIES ARE DESIGNATED BY THE NUMBER NEXT TO THE SYMBOL ON THE PLAN:
1: RIVER BIRCH
2: RED MAPLE
3: DOGWOOD

LANDSCAPE NOTES:

- CALIPER INCHES LABELED ARE MEASURED 4" ABOVE GRADE.
- 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.
- TRANSFORMER PADS OR ANY OTHER SURFACE IMPROVEMENTS ARE NOT ALLOWED TO OCCUPY THE MINIMUM AREAS REQUIRED FOR PROPOSED TREES (6' RADIUS FOR CANOPY TREES, 4' RADIUS FOR UNDERSTORY TREES).
- ALL PROPOSED PLANTINGS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE NO. 1, OR BETTER, AS PROVIDED IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL LANDSCAPING SHALL UTILIZE NATIVE PLANT SPECIES OR THOSE SPECIES LISTED IN THE FLORIDA-FRIENDLY LANDSCAPING GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN.



PERMIT SET

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DR. HART OFFICE BUILDING

LANDSCAPE PLAN

DATE	
REVISION	
NUMBER	

DRAWN BY: A. BURKETT
DESIGNED BY: D. FITZPATRICK
LICENSE NO. 47818
STATE OF FLORIDA
PROFESSIONAL ENGINEER
PROJECT NUMBER: 21-030
PLOT DATE: 12/13/21
SHEET C6 OF C6