

CONSTRUCTION PLANS
FOR
AVALON APARTMENTS
PARKING ADDITION

PROPERTY I.D. 12-1S-31-3205-000-002
8800 PINE FOREST ROAD
PENSACOLA, FLORIDA 32526
SECTION 12, TOWNSHIP 1S, RANGE 31W
ESCAMBIA COUNTY, FLORIDA
ZONED: HC/LI & HDR FLU: MU-U
JUNE 2021

SHEET INDEX

NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE AREA
3	DEMOLITION PLAN
4	SITE LAYOUT

SOURCE: ESCAMBIA COUNTY PROPERTY APPRAISER
12-1S-31-3205-000-002 - FULL LEGAL DESCRIPTION:

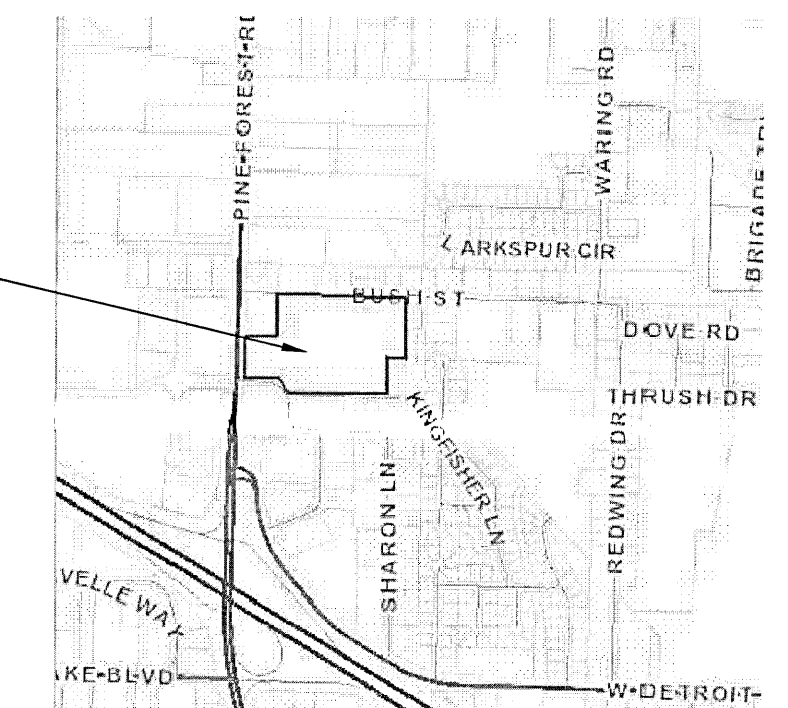
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12 TOWNSHIP 1 SOUTH RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA THENCE GO NORTH 00 DEGREES 11 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF SECTION 12 A DISTANCE OF 2212.09 FEET THENCE DEPARTING SAID SECTION LINE GO SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PINE FOREST ROAD (100 FOOT R/W) ALSO THE POINT OF BEGINNING THENCE DEPARTING SAID RIGHT OF WAY GO SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST A DISTANCE OF 124.02 FEET THENCE GO SOUTH 00 DEGREES 05 MINUTES 32 SECONDS EAST A DISTANCE OF 10.94 FEET THENCE GO SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST A DISTANCE OF 127.76 FEET THENCE GO SOUTH 39 DEGREES 48 MINUTES 22 SECONDS EAST A DISTANCE OF 125.01 FEET THENCE GO SOUTH 89 DEGREES 23 MINUTES 59 SECONDS EAST A DISTANCE OF 723.80 FEET THENCE GO NORTH 00 DEGREES 11 MINUTES 35 SECONDS EAST A DISTANCE OF 243.88 FEET THENCE GO SOUTH 89 DEGREES 18 MINUTES 25 SECONDS EAST A DISTANCE OF 121.02 FEET THENCE GO NORTH 00 DEGREES 11 MINUTES 35 SECONDS EAST A DISTANCE OF 440.46 FEET THENCE GO NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST A DISTANCE OF 726.01 FEET THENCE GO SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST A DISTANCE OF 16.44 FEET THENCE GO NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST A DISTANCE OF 225.00 FEET THENCE GO SOUTH 00 DEGREES 11 MINUTES 35 SECONDS WEST A DISTANCE OF 282.51 FEET THENCE GO NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST A DISTANCE OF 226.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PINE FOREST ROAD THENCE GO SOUTH 00 DEGREES 11 MINUTES 35 SECONDS WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 280.56 FEET TO THE POINT OF BEGINNING OR 7277 P 1202

TOTAL SITE ACREAGE: 15.53 ACRES - 676,378.51 SQ.FT.		
IMPERVIOUS and PERVIOUS AREA		
	EXISTING	PROPOSED
BUILDING	124,118.37 SQ.FT.	124,118.37 SQ.FT.
CONCRETE	35,810.50 SQ.FT.	35,410.00 SQ. FT.
ASPHALT	146,433.62 SQ.FT.	150,417.62 SQ. FT.
TOTAL IMPERVIOUS AREA	306,362.49 SQ.FT.	309,945.99 SQ.FT.
LANDSCAPE AREA	370,016.02 SQ.FT.	366,432.52 SQ.FT.
PERCENTAGE OF LANDSCAPE	54.71 %	54.18 %

NOTE: PARKING BEING PROVIDED FOR MAINTENANCE PERSONNEL AND VEHICLES. ALL OTHER PARKING PROVIDED FOR REISDENTS AND OFFICE.

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature: <i>[Signature]</i>	Date: 2-2-22
Printed Name: Jennifer Hampton Development Services Director or Designee	
This 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 to approval of a final plat or the issuance of a building permit.	

PROJECT
SITE



VICINITY
MAP
N.T.S.

PREPARED BY

JMA
Engineering Services, Inc.
Civil Engineering Planning

2726 WALLACE LAKE ROAD
PACE, FLORIDA 32571
PHONE: (850) 995-7323

eMAIL: jma@mcguire-assoc.com
WEBSITE: www.mcguire-assoc.com
Gerald W. McGuire-P.E. # 39572
Engineering Business #00008435

FLOODPLAIN MANAGEMENT STATEMENT:

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 12033C0295G, MAP REVISION DATED SEPTEMBER 29, 2006."

UTILITY PROVIDERS

ITEM	COMPANY NAME
SANITARY SEWER	ECUA
WATER	ECUA
POWER	GULF POWER
TELEPHONE	BELLSOUTH
CABLE TV	COX
GAS	E.S.P.

OWNER/DEVELOPER:
RAM PARTNERS, LLC
MIKE HEGMAN
8800 PINE FOREST ROAD
PENSACOLA, FL 32526
PHONE: 770-437-5245
EMAIL: MHEGMAN@RAMPARTNERSLLC.COM

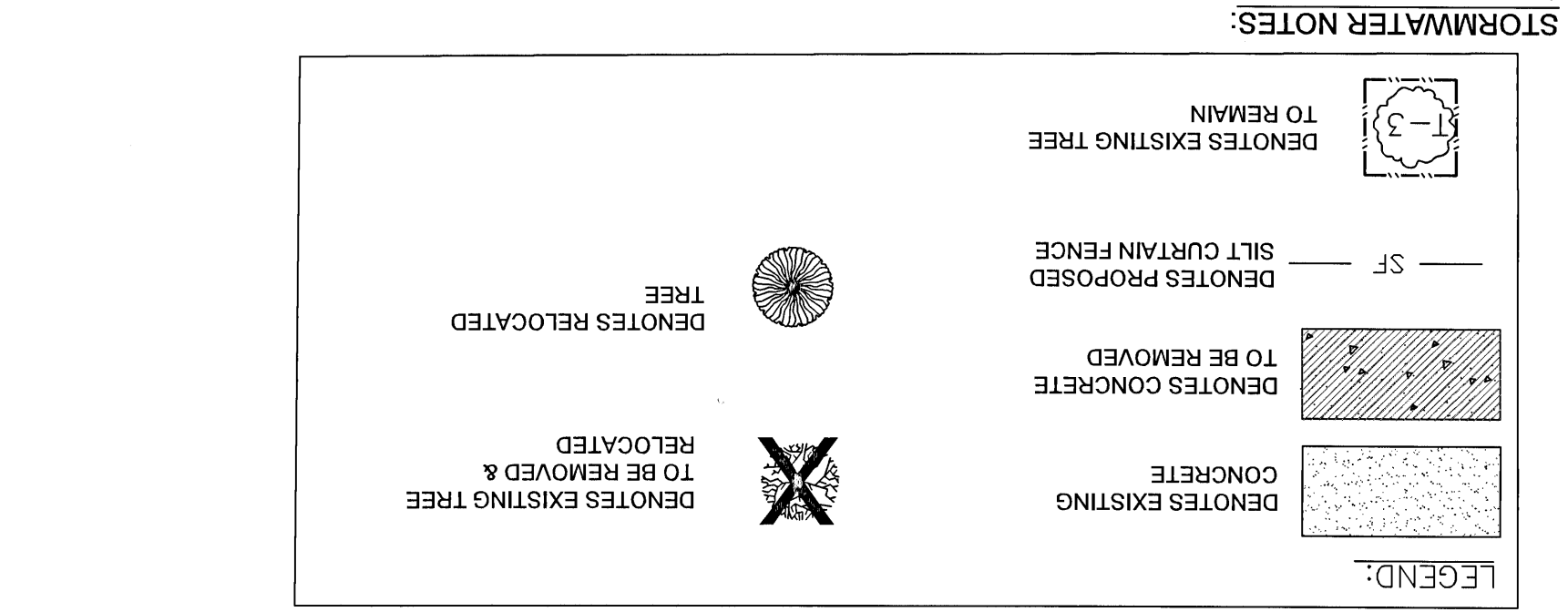
PROJECT NUMBER: 2021.AVALONAPTS

AVALON APARTMENTS - TREE TABLE

Tree #	Common	Scientific	DBH (inches)	Caliper inches	Mitigation
T-1	Crape Myrtle	Lagerstroemia indica	3.5	Remove/Save	Required
T-2	Crape Myrtle	Lagerstroemia indica	4.0	Remove/Relocate Parking	Relocate
T-3	Live Oak	Quercus virginiana	4.8	Save	Relocate Tree
T-4	Crape Myrtle	Quercus virginiana	4.0	Save	Relocate Tree
T-5	Crape Myrtle	Quercus virginiana	3.5	Save	Relocate Tree
T-6	Crape Myrtle	Quercus virginiana	3.5	Save	Relocate Tree
T-7	Live Oak	Quercus virginiana	4.5	Save	Relocate Tree

NOTE: TREES T-1 AND T-2 TO BE DUG UP AND RELOCATED

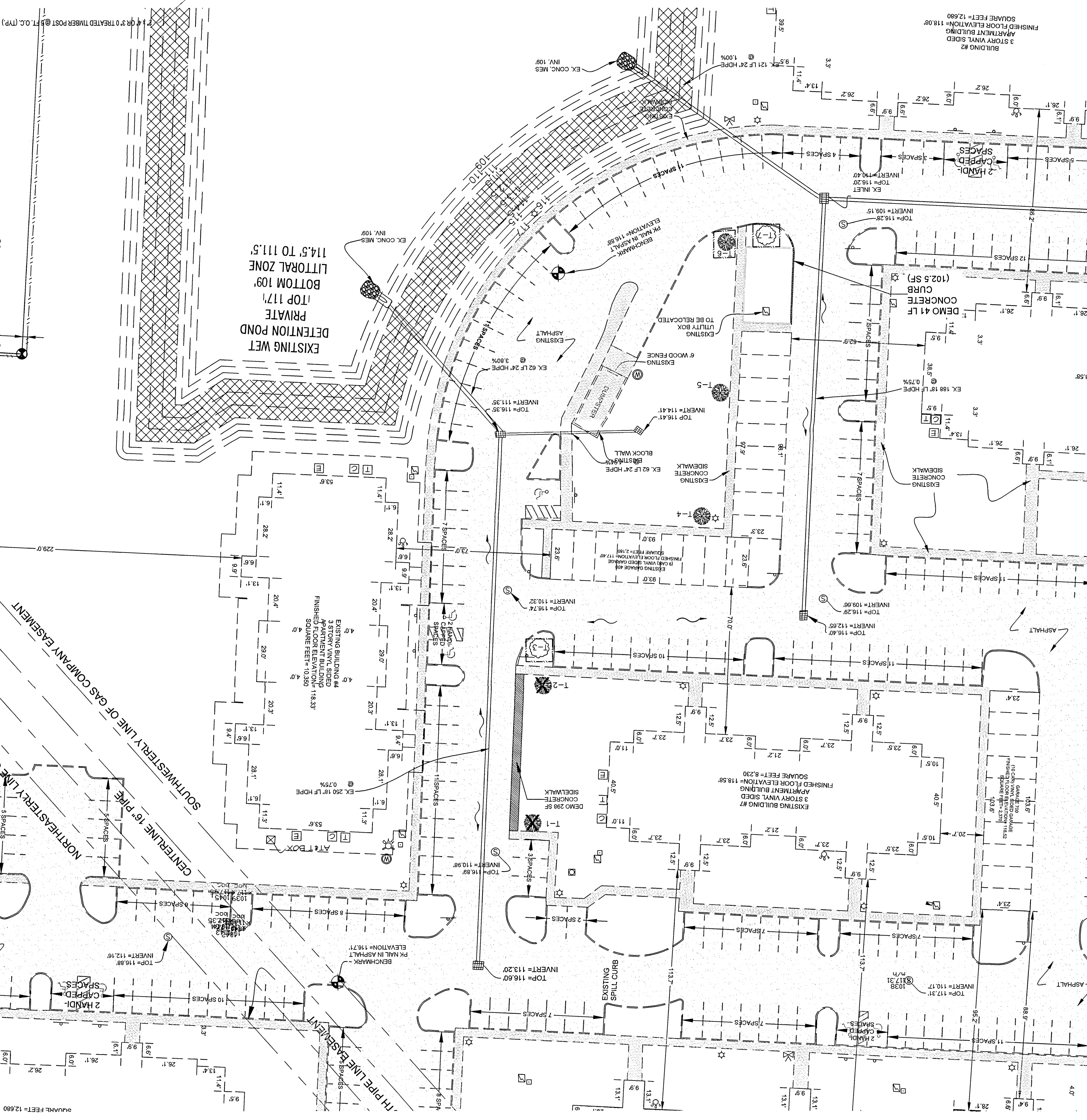
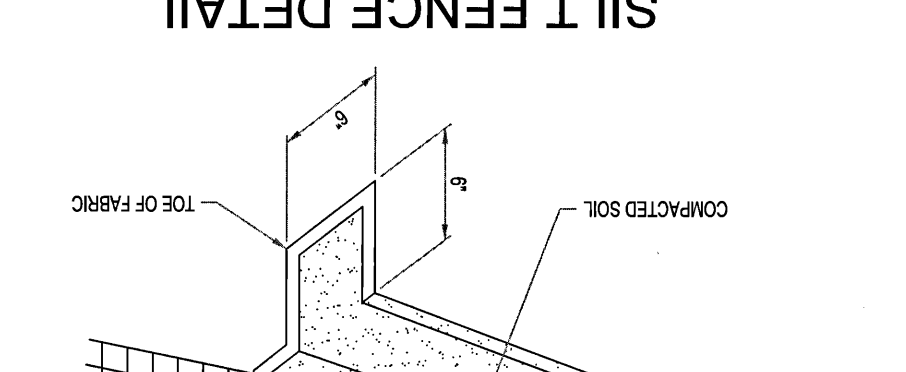
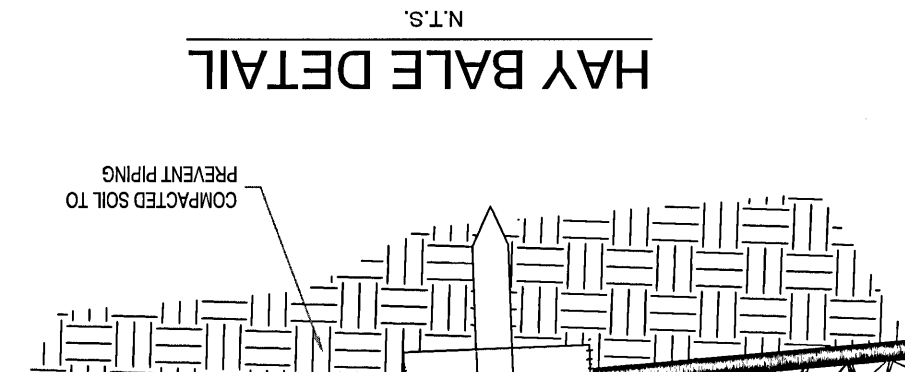
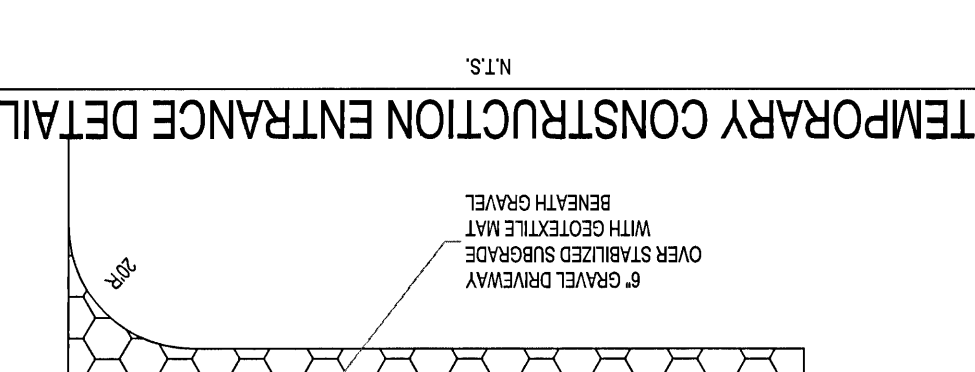
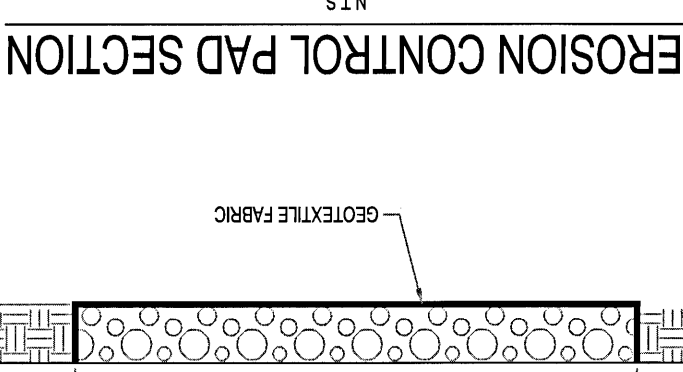
The relocation / replanting of the 2 Crape Myrtles shall be performed under BMPs and/or ISA guidelines for this specific activity & properly maintained & watered regularly until they become well established onsite. If such do not survive better, & each a minimum of 2.5 caliper inches measured at 4 inches above root ball at time of planting. If further replanting efforts, the 2 trees shall be replaced with 2, native understory trees (not Crape Myrtles), FL Grade 1 or guidance or clarification is needed, contact Escambia County Environmental or Arborist staff for assistance."



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACEMENT OF EROSION CONTROL AS SHOWN ON PLANS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS OF ALL SEDIMENT CONTROL AREAS, ANY REPAIRS AND SEDIMENT REMOVAL NECESSARY FOR PROPER OPERATION. CONTRACTOR TO MAINTAIN NPDES RECORDS FOR PROJECT.
3. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS AND NO WORK SHALL COMMENCE UNTIL ALL PERMITS ARE IN HAND.
4. ADDITIONAL SEDIMENT FENCING MAY BE REQUIRED IN ALL AREAS SUBJECT TO EROSION. AND REPORTED TO THE PROJECT ENGINEER AND PROPER AUTHORITIES.
5. ALL BLOWOUTS, UNDERMINING AND DAMAGED SEDIMENT FENCING SHALL BE REPAIRED IMMEDIATELY.
6. AREAS IN VIOLATION.
7. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY AND ENTER STATE OR COUNTY STORMWATER SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION.
8. IF MORE THAN 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
9. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.
10. ALL DISTURBED AREAS WHICH ARE NOT SODDED OR PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH AND/OR HYDROSEED. SEEDING AREAS SHALL INCLUDE A BAHIA MIX TO ENSURE CONTINUED GROWTH AFTER WINTER MONTHS. SEED IN ACCORDANCE WITH FDOT SECTION 570 AND STANDARD INDEX 105.
11. DEVELOPER/CONTRACTOR/HOME OWNERS ASSOCIATION 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 AT THE END OF THE 2 YEAR WARRANTY PERIOD.
12. ON SITES > 1 ACRE, IF > 1 CONTIGUOUS ACRE IS CLEARED, A GROUND COVER SUFFICIENT TO PREVENT EROSION SHOULD BE PLANTED OR OTHERWISE STABILIZED WITHIN 10 WORKING DAYS ON THAT PORTION OF THE SITE UPON WHICH FURTHER ACTIVE CONSTRUCTION WILL NOT BE UNDERTAKEN WITHIN 90 DAYS.
13. TO COMPLY WITH NPDES REQUIREMENTS, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL EVENT OR AT LEAST WEEKLY. 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 FEP/WM/FMAD.
14. A HEALTHY GROWTH OF GRASS WITHIN DISTURBED RIGHT-OF-WAY AREAS IS REQUIRED PRIOR TO COUNTY APPROVAL OF SITE.
15. SAG FILTERS IN CURB THROATS ARE NOT AN ALLOWABLE SEDIMENT CONTROL METHOD.
16. 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.
17. ALL ASPECTS OF THE STORMWATER/RAINAGE 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.
19. 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.
20. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PILING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO REQUESTING FINAL INSPECTION.
21. 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.
22. AS-BUILT CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION APPROVAL. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN OFF FROM THE COUNTY.

- TREE PROTECTION NOTES
1. TREE PROTECTION BARRICADES SHOULD BE PLACED AROUND THE DRIPLINE OF ALL PROTECTED TREES MARKED FOR PRESERVATION PRIOR TO ANY LAND DISTURBANCE CONSISTENT WITH THE DEVELOPMENT ORDER.
 2. NO PROTECTED TREES WILL BE REMOVED (OTHER THAN WHAT IS PERMITTED BY THE DEVELOPMENT ORDER). DESTROYED, CUT DOWN, OR EXCESSIVELY PRUNED DURING CONSTRUCTION ACTIVITIES.
 3. NO UNPERMITTED GRADING OR CLEARING BY HEAVY EQUIPMENT SHOULD HAPPEN UNDER THE DRIPLINE OF PROTECTED TREES TO REMAIN ON SITE. STORMWATER EQUIPMENT SHALL NOT OCCUR UNDER THE DRIPLINE OF THE PROTECTED TREES ON SITE.

ALL SURVEYING WORK HEREON PROVIDED BY NORTHWEST FLORIDA SURVEYING, INC., PROJECT NO. 15481, DATED 7-3-2011.



PROJECT NO. 2019.HWV984P7S
SHEET 1 OF 5
FILE NO.
DRAWN BY: JAH
CHECKED BY: GJM
DATE: JULY 2021
SCALE: 1"=30'
NOT RELEASED FOR CONSTRUCTION
BY: GJM DATE:

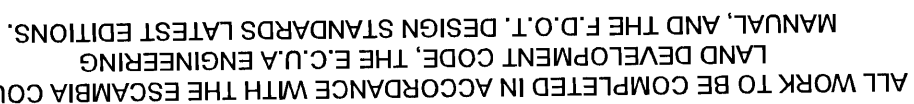
AVALON APARTMENTS
DEMOLITION PLAN
ESCAMBIA COUNTY
FLORIDA

J M A
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Grand W. McGuire, E.I. 35972
Engineering Services 80000253

Signature: J. McGuire
Date: 7/12/2021

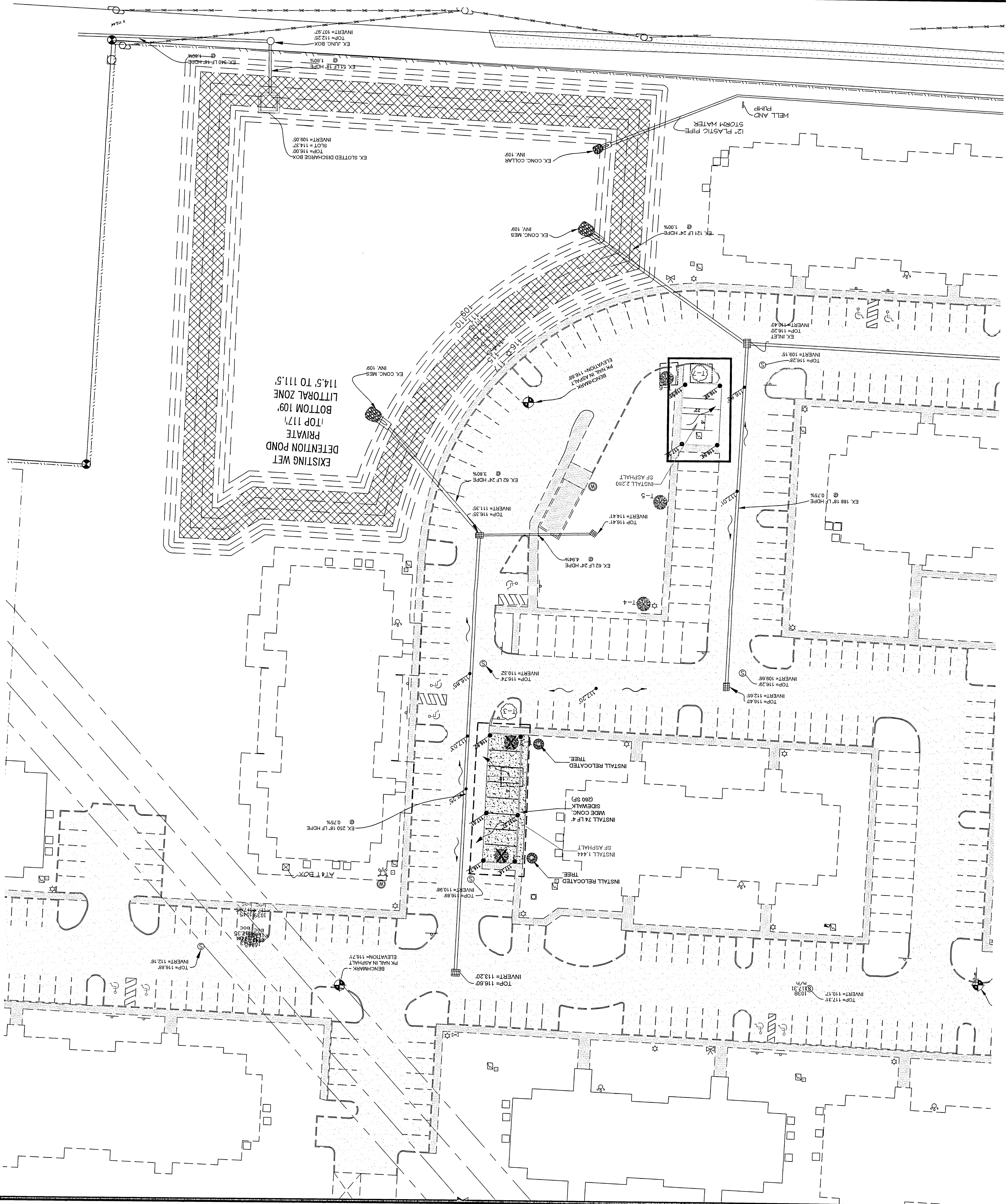
NO.	DATE	REVISIONS
1	1-1-2022	REV. STORMWATER NOTES/ADDED LANDSCAPE NOTE
2		
3		
4		

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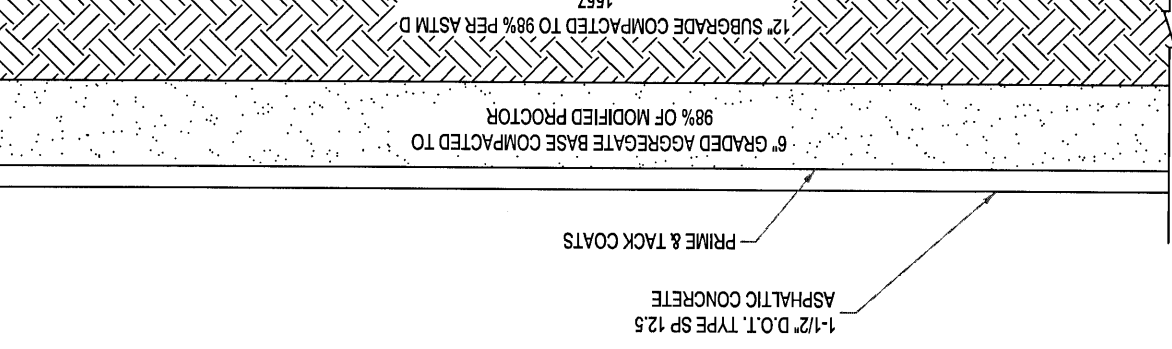


NO.	DATE	REVISIONS
1		
2		
3		
4		

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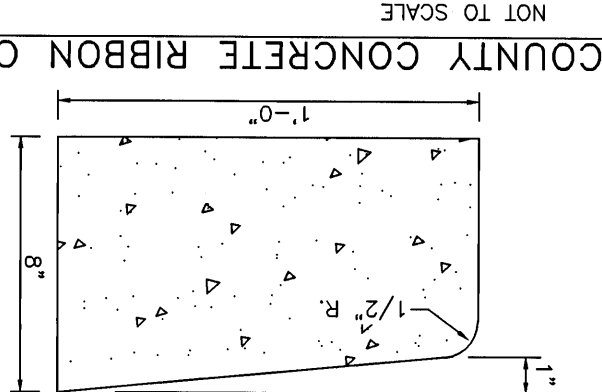


IMPERVIOUS and PERVIOUS AREA	
EXISTING	PROPOSED
BUILDING	124,118.37 SQ.FT.
CONCRETE	35,410.00 SQ.FT.
ASPHALT	146,433.62 SQ.FT.
TOTAL IMPERVIOUS AREA	305,945.99 SQ.FT.
LANDSCAPE AREA	370,016.02 SQ.FT.
PERCENTAGE OF LANDSCAPE	54.71 %



STANDARD ASPHALT SECTION DETAIL

N.T.S.



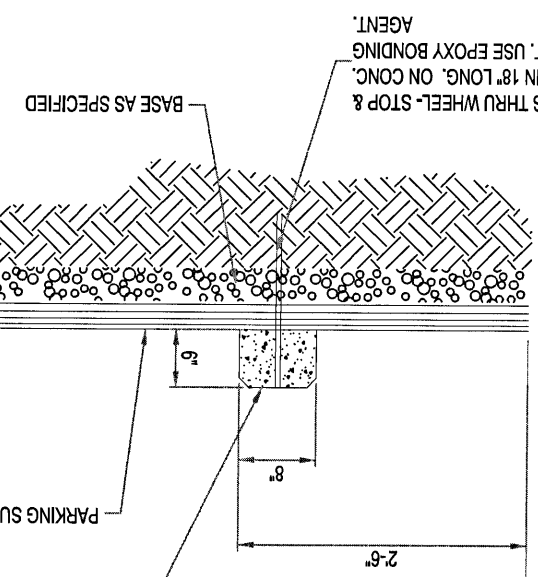
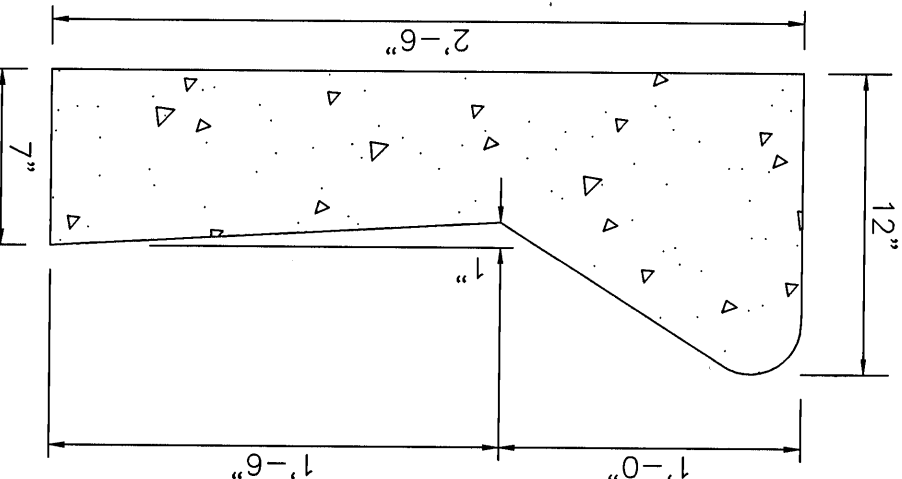
4\"/>

3000 PSI CONCRETE

N.T.S.

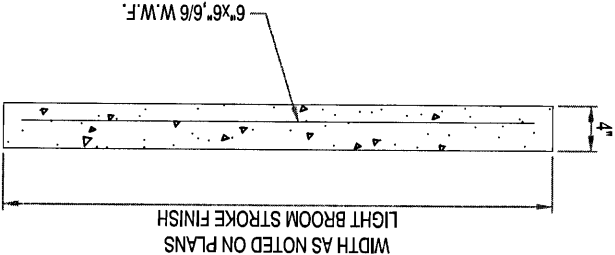
TYPE 'B' CURB & GUTTER FOR CURB MACHINE

NOT TO SCALE

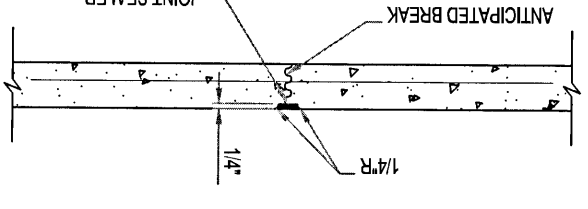


CONCRETE WHEELSTOP/ BUMPER BLOCK DETAIL

N.T.S.

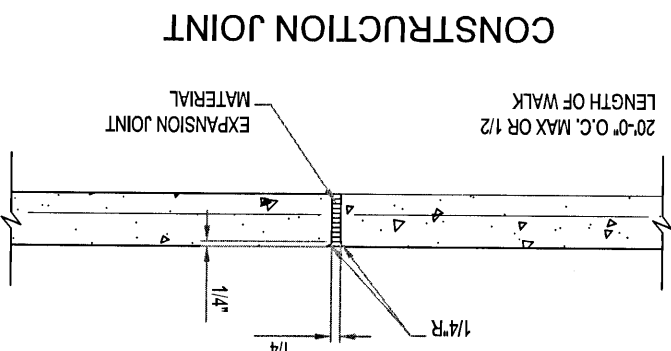


WALK SECTION



SIDEWALK DETAILS

N.T.S.



CONSTRUCTION JOINT

NOTES:
1. 3/4\"/>

- NOTE:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER.
2. EXPANSION JOINTS ARE TO BE 60' ON CENTER, TYPICAL.
3. CONCRETE TO BE 3000 PSI.
FOR ALL CURB.

PROJECT NO: 2021.AVALON.P7

FILE NO: 4 OF 5

SHEET: 4 OF 5

DRAWN BY: HAH

CHECKED BY: GMM

DATE: JUN 2021

SCALE: 1\"/>

NOT RELEASED FOR CONSTRUCTION

BY: GMM

DATE:

AVALON APT - ADD'L PARKING

SITE LAYOUT/GRADING PLAN

ESCAMBIA COUNTY

© Civil Engineering Planning

Engineering Services, Inc.

J M A

P.O. BOX 438

MILTON, FLORIDA 32571-438

PHONE: (850) 955-9223

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NO.

DATE

REVISIONS

1

2

3

4

