

SITE CIVIL PLANS FOR

Life Storage 402

A PROPOSED MULTI-STORY MINI-WAREHOUSE FACILITY
 WITHIN SECTION 47, TOWNSHIP 1 SOUTH, RANGE 30 WEST
 PENSACOLA, FLORIDA
 FEBRUARY 2021

| PROJECT INFORMATION | |
|----------------------|--|
| PROPERTY REFERENCE # | 47-1S-30-1101-010-031 47-1S-30-1101-001-025 |
| ZONE | COM |
| FLU | MU-U |
| OWNER/DEVELOPER | LIFE STORAGE LP 6467 MAIN STREET WILLIAMSVILLE, NY 14221 (716) 650-6008 |
| SITE ADDRESS | 5060 N. PALAFOX STREET |

FLOOD ZONE NOTE:

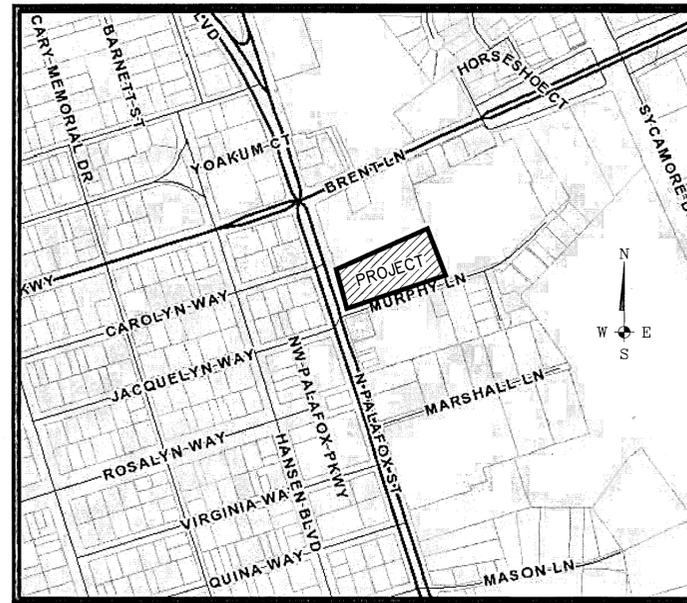
THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 120080, FIRM MAP PANEL NUMBER 12033C0380G, MAP REVISION DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION:

SUBJECT PARCEL "A"
 (PROVIDED BY THE CLIENT)

A TRACT OF LAND LYING IN SECTION 47, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA DESCRIBED AS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BRENT LANE (STATE ROAD No. 206, 80' R/W) AND THE EASTERLY RIGHT OF WAY LINE OF PENSACOLA BOULEVARD (PALAFOX HIGHWAY, STATE ROAD No. 95, U.S. HIGHWAY No. 29, 125' R/W); THENCE NORTH 65 DEGREES 40'41" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 600.00 FEET; THENCE SOUTH 17 DEGREES 46'49" EAST FOR A DISTANCE OF 419.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 27'08" EAST FOR A DISTANCE OF 328.88 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MURPHY STREET (30' R/W); THENCE SOUTH 72 DEGREES 11'40" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 600.00 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE; THENCE NORTH 17 DEGREES 45'49" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 261.20 FEET; THENCE NORTH 65 DEGREES 43'11" EAST FOR A DISTANCE OF 589.94 FEET TO THE POINT OF BEGINNING.



VICINITY SKETCH

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| 5 | DRAINAGE PLAN |
| 6 | GRADING PLAN |
| 7 | LANDSCAPE PLAN |

OWNER AND DEVELOPER

LIFE STORAGE LP
 6467 MAIN STREET
 WILLIAMSVILLE, NY 14221

SURVEYOR

MERRILL PARKER SHAW, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 4928 N. DAVIS HWY PH: (850) 478-4923
 PENSACOLA, FL 32503 FAX: (850) 478-4924

ENGINEER OF RECORD

DAVID W. FITZPATRICK, P.E., P.A.
 PROFESSIONAL ENGINEER
 10250 NORTH PALAFOX STREET
 PENSACOLA, FLORIDA 32534
 (850) 476-8677

| Approved ESCAMBIA COUNTY DRC PLAN REVIEW | |
|---|---------------|
| DRC Chairman Signature: <i>S. Hampton</i> | Date: 2-11-21 |
| Printed Name: <i>S. Hampton</i> | |
| 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. | |



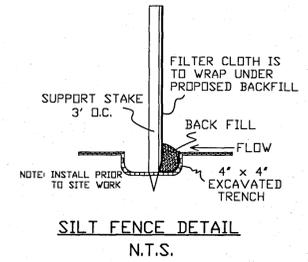
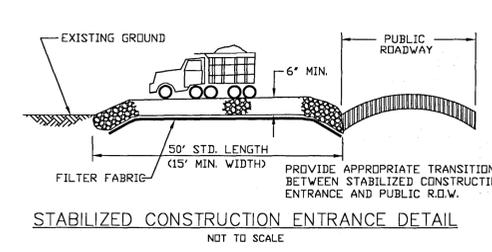
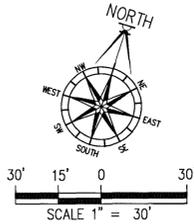
PLOT DATE: 02/02/21
 PROJECT NO. 20-027

| NUMBER | REVISION | DATE |
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PERMIT SET
 NOT RELEASED FOR CONSTRUCTION

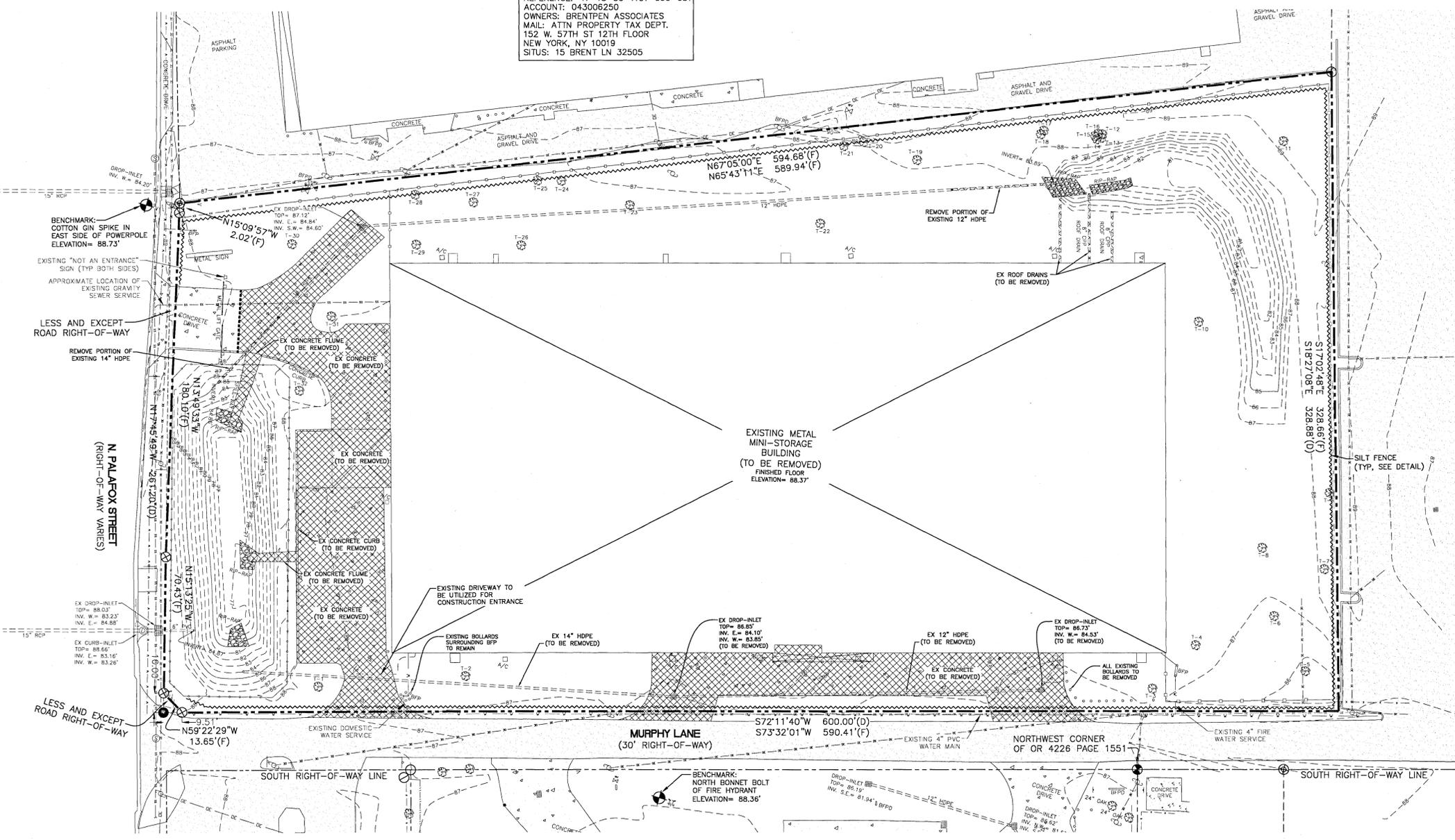
GENERAL NOTES:

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 SOD.
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, TOP 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.
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 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 FDP.
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
20. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



REFERENCE: 47-15-30-1101-060-031
 ACCOUNT: 043006250
 OWNERS: BRENTPEN ASSOCIATES
 MAIL: ATTN PROPERTY TAX DEPT.
 152 W. 57TH ST 12TH FLOOR
 NEW YORK, NY 10019
 SITUS: 15 BRENT LN 32505

REFERENCE: 47-15-30-1101-030-031
 ACCOUNT: 043006200
 OWNERS: BECK, JOHN G. & JANICE E.
 MAIL: C/O BECK PROPERTY INC.
 151 W. MAIN ST, SUITE 200
 PENSACOLA, FL 32502
 SITUS: 6241 N DAVIS HWY 32504



DAVID W. FITZPATRICK
 PROFESSIONAL ENGINEER, P.A.
 BOARD OF PROFESSIONAL ENGINEERS
 CERTIFICATE # 00008423
 10250 NORTH PALM AVE
 PENSACOLA, FL 32502
 PH: (850) 476-8877 FAX: (850) 476-7788

LIFE STORAGE 402
 EXISTING CONDITIONS / DEMOLITION PLAN

| DATE | REVISION |
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| | |
| | |

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

SIGNATURE & SEAL
 DAVID W. FITZPATRICK
 No 47818
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

PROJECT NUMBER: 20-027
 PLOT DATE: 02/02/21
 SHEET C2 OF C7

PERMIT SET
 NOT RELEASED FOR CONSTRUCTION

