

Approved
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: D. Hampton Date: 6-9-21
 Printed Name: Senniter 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.

SITE CONSTRUCTION PLANS

FOR

HOOD DRIVE SHOPPES

6 EAST HOOD DRIVE ESCAMBIA COUNTY, FL

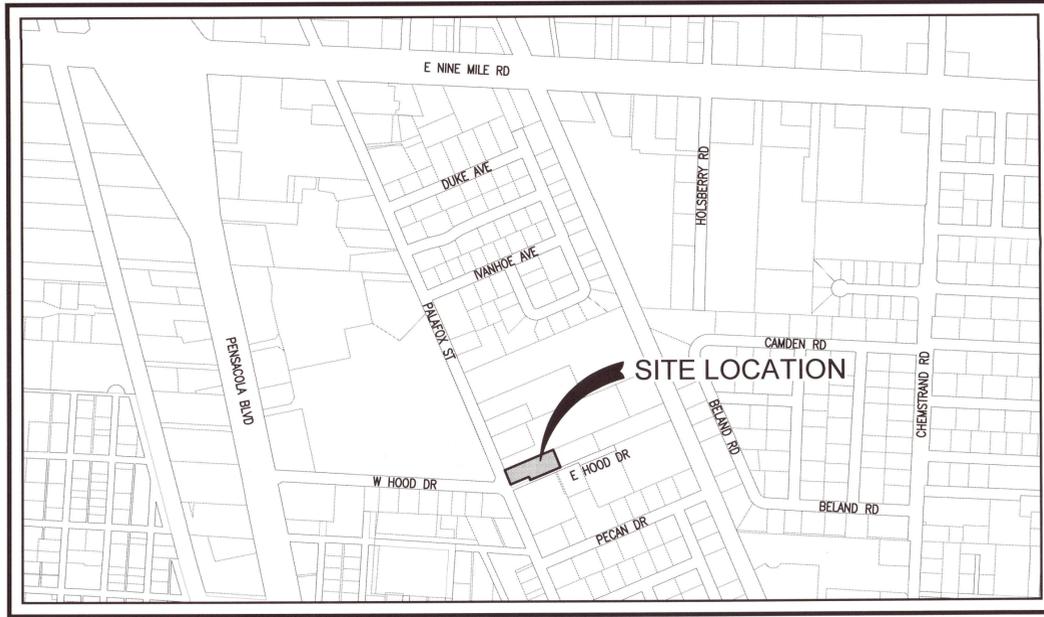
June 2, 2021

RBA PROJECT NO.: 2021.022

SITE INFORMATION	
OWNER:	HOANG HUNG 1204 ELLIOTT STREET PENSACOLA, FLORIDA 32534
DEVELOPER:	DOUG SHEPHEARD 505 N FERDON BLVD CRESTVIEW, FLORIDA 32536
PROPERTY REFERENCE NO.:	11-15-30-1101-001-140
PROPERTY ADDRESS:	6 EAST HOOD DRIVE
PROPERTY AREA:	0.72 ACRES
PROJECT AREA:	0.72 ACRES
PROPERTY ZONING:	HC/LI
FUTURE LAND USE:	MU-U
PROPOSED ACTIVITY:	RETAIL/SERVICE
REQUIRED BUILDING SETBACKS HC/LI:	FRONT YARD - 15 FT. SIDE YARD - 10 FT. OR 10% OF LOT WIDTH AT THE STREET RIGHT OF WAY, WHICHEVER IS LESS, BUT AT LEAST 5 FT. REAR YARD - 15 FT.

FEMA FLOOD INSURANCE RATE MAP INFORMATION					
THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONE(S)	COMMUNITY No.	MAP No.	PANEL No.	SUFFIX	MAP REVISION DATE
X	120080	12033C	0295	G	SEPT 29, 2006

CONTACTS	
GULF POWER 5120 DOGWOOD DRIVE MILTON, FLORIDA 32570	CONTACT: CHAD SWAILS PHONE: 850.429.2446 FAX: 850.429.2432
COX CABLE 3405 McLEMORE DR. PENSACOLA, FLORIDA 32514	CONTACT: TROY YOUNG PHONE: 850.857.4510 FAX: 850.475.0621
ECUA 9255 STURDEVANT ST. PENSACOLA, FLORIDA 32514	CONTACT: TOMMY TAYLOR PHONE: 850.969.6516
ENERGY SERVICES GAS 1625 ATWOOD DRIVE PENSACOLA, FLORIDA 32504	CONTACT: DIANE MOORE PHONE: 850.474.5319 FAX: 850.474.5331
AT&T, INC. 605 W. GARDEN STREET PENSACOLA, FLORIDA 32501	CONTACT: JONATHAN BLANKINSHIP PHONE: 850.436.1489
ESCAMBIA COUNTY PUBLIC WORKS 3363 WEST PARK PLACE PENSACOLA, FLORIDA 32501	CONTACT: MRS. JOHNNY PETTIGREW PHONE: 850.595.3404
MCI	PHONE: 800.624.9675
SUNSHINE UTILITIES	PHONE: 800.432.4770



VICINITY MAP
SCALE: 1" = 500'



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00009657 LB 7916

ECUA REQUIRED PLAN NOTES
(NOTES SHALL BE INSERTED IN THE UPPER RIGHT CORNER OF TITLE SHEET)

A. ECUA ENGINEERING MANUAL INCORPORATED BY REFERENCE

THE ECUA ENGINEERING MANUAL, DATED DECEMBER 18, 2014, ALONG WITH ANY LISTED UPDATES (HEREINAFTER "MANUAL"), LOCATED AT WWW.ECUA.FL.GOV, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PROJECT'S OFFICIAL CONTRACT DOCUMENTS AS IF FULLY SET FORTH THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE MANUAL. THE CONTRACTOR SHALL PROVIDE ITS EMPLOYEES ACCESS TO THE MANUAL AT ALL TIMES, VIA PROJECT SITE OR OFFICE, VIA DIGITAL OR PAPER FORMAT. IN THE EVENT OF A CONFLICT BETWEEN THE MANUAL AND THE PLANS, CONTRACTOR SHALL CONSULT ENGINEER OF RECORD ON THE APPROPRIATE RESOLUTION.

B. ADDITIONAL DOCUMENTS (TO BE COMPLETED BY THE ENGINEER OF RECORD)

DOES THIS PROJECT HAVE ADDITIONAL TECHNICAL SPECIFICATIONS OR CONSTRUCTION DETAILS THAT SUPERSEDE THE MANUAL LISTED ABOVE?

YES NO

IF YES, CONTRACTOR SHALL CONSTRUCT PROJECT IN ACCORDANCE WITH SAID DOCUMENTS AS LISTED AND LOCATED BELOW:

DOCUMENT NAME	DOCUMENT TYPE		LOCATION	
	SPECIFICATION	DETAIL	PLANS	PROJECT MANUAL*

*PROJECT MANUALS USED ONLY WITH ECUA CIP PROJECTS

C. ENGINEER OF RECORD RESPONSIBILITIES

THE ENGINEERS OF RECORD (EORS) THAT HAVE AFFIXED THEIR SEALS AND SIGNATURES ON THESE PLANS WARRANT THEIR PORTION OF THE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE MANUAL (UNLESS OTHERWISE DIRECTED BY THE ECUA PROJECT ENGINEER). THE EORS SHALL BE KNOWLEDGEABLE OF THE MANUAL'S CONTENTS AND SHALL ASSUME RESPONSIBILITY FOR ITS USE ON THIS PROJECT.

INDEX OF DRAWINGS

- C1.0 EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN
- C1.1 EROSION CONTROL DETAILS
- C2.0 SITE LAYOUT AND DIMENSION PLAN
- C3.0 GRADING AND DRAINAGE PLAN
- C4.0 UTILITY PLAN
- C5.0 LANDSCAPE PLAN

LEGAL DESCRIPTION

(OFFICIAL RECORDS BOOK 7827, PAGE 1692)

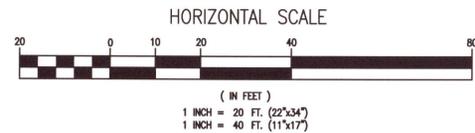
A PARCEL OF LAND IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 14, OF A SUBDIVISION IN SECTION 11, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT RECORDED IN DEED BOOK 77, PAGE 612 AND DEED BOOK 102, PAGE 487 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

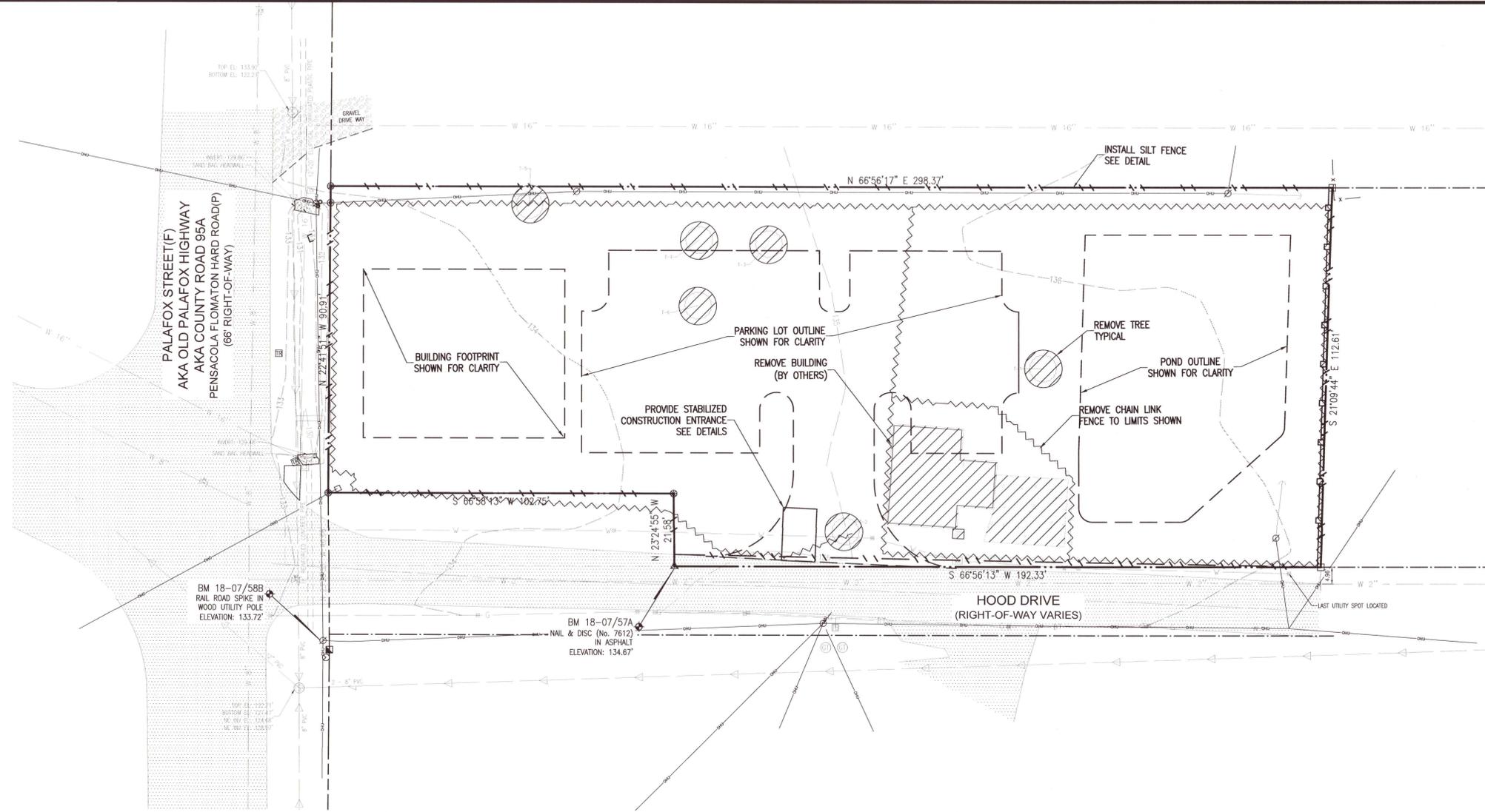
LESS AND EXCEPT THE SOUTH 287 FEET PARCELS CONVEYED IN DEED BOOK 446, PAGE 29 AND OFFICIAL RECORDS BOOK 775, PAGE 593 AND ROAD RIGHT OF WAY IN OFFICIAL RECORDS BOOK 4679, PAGE 455, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.



THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING "RELEASED FOR CONSTRUCTION" DRAWINGS FROM REBOL-BATTLE & ASSOCIATES BEFORE BEGINNING CONSTRUCTION. REBOL-BATTLE & ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION BASED ON PLANS THAT HAVE NOT BEEN RELEASED FOR CONSTRUCTION.



LEGEND	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING GRAVEL
[Pattern]	EXISTING DIRT
[Pattern]	DEMOLITION
[Pattern]	WETLAND
[Pattern]	WATER
[Pattern]	RIPRAP
[Line]	BOUNDARY LINE
[Line]	EASEMENT LINE
[Line]	LOT LINE
[Line]	RIGHT-OF-WAY LINE
[Line]	ACOE LINE
[Line]	FDEP LINE
[Line]	WETLAND LINE
[Line]	WATER LINE
[Line]	SEWER LINE (GRAVITY)
[Line]	FORCE MAIN
[Line]	OVERHEAD UTILITIES
[Line]	BURIED TELEPHONE LINE
[Line]	GAS LINE
[Line]	BURIED ELECTRIC LINE
[Line]	BURIED FIBER OPTIC CABLE
[Line]	BURIED TV LINE
[Line]	EXISTING CONTOUR
[Line]	STRAW BALE
[Line]	SILT FENCE
[Symbol]	BENCHMARK
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	CLEANOUT
[Symbol]	MANHOLE
[Symbol]	GUY ANCHOR
[Symbol]	UTILITY POLE
[Symbol]	LIGHT POLE
[Symbol]	TELEPHONE BOX
[Symbol]	GAS VALVE
[Symbol]	MAILBOX
[Symbol]	POST
[Symbol]	STREET SIGN
[Symbol]	SIGN



FLOOD ZONE NOTE:
 THE SUBJECT PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE X, (MINIMAL RISK AREAS OUTSIDE THE 1-PERCENT AND 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAINS, NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES), AS DETERMINED BY 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.

REPLACEMENT RATIO: (DSM 2-5.2 (a))
 TOTAL PROTECTED TREE TRUNK DIAMETER (DBH) REMOVED = 177 INCHES
 177 X 0.50 = 88.50 INCHES. TOTAL CALIPER REPLACEMENT = 88.50 INCHES

REPLACEMENT LIMITS: (DSM 2-5.2 (a))
 TOTAL TREE REPLACEMENT FOR NON-HERITAGE TREES NEED NOT EXCEED 25 CALIPER INCHES PER DEVELOPMENT SITE ACRE.
 TOTAL DEVELOPMENT SITE = 0.716 ACRE X 25 = 17.90
 REPLACEMENT LIMITS = 17.90 INCHES

REQUIRED TOTAL CALIPER REPLACEMENT = 18 INCHES

TOTAL 3 INCH TREES REQUIRED = 6. CALIPER INCHES ARE TO BE REPLACED/PLANTED USING A MINIMUM 3 CALIPER INCH NATIVE, CANOPY, FL GRADE 1 OR BETTER REPLACEMENT/MITIGATION TREE. THE DEVELOPER MAY ALSO CHOOSE TO PAY INTO THE ESCAMBIA COUNTY TREE FUND.

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
- THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS IS BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
- ALL SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
- THE RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
- THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH APPLICABLE FDOT INDEX.
- ALL AREAS NOT PAVED OR DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SEEDING AND MULCHING OR SODDING. SEED AND MULCH OR SOD SHALL BE PLACED, WATERED, FERTILIZED WITH APPROPRIATE SOIL AMENDMENTS IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.
- ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION AROUND TREES SHALL BE DONE IN A MANNER TO MINIMIZE DAMAGE TO THE TREE AND ITS ROOT SYSTEM.

- THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION/HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.
- ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
- THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.
- HAY BALES SHALL NOT BE PERMITTED WITHIN THE RIGHT-OF-WAY. ONLY SYNTHETIC BALES MAY BE USED.
- THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE 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.
- 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.
- THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ONSITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS SITE PLAN APPROVAL & PROPER PERMITTING ALLOWS FOR SUCH, PER CODE.
- ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, OR ANY OTHER "LAND DISTURBING ACTIVITIES" SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

TREE CHART		
TREE #	SIZE & TYPE	PROTECT/REMOVE
T-1	22" DIA WATER OAK	REMOVE
T-2	12.1" DIA WATER OAK	REMOVE
T-3	36.6" DIA LIVE OAK	REMOVE
T-4	17.5" DIA PECAN	REMOVE
T-5	16" DIA WATER OAK	REMOVE
T-6	72.6" DIA LIVE OAK	REMOVE

RBA
REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone: 850.438.0400 Fax: 850.438.0448
 EB 0000657 LP 9796

EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN

HOOD DRIVE SHOPPES
 ESCAMBIA COUNTY, FLORIDA

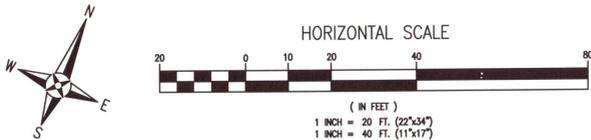
No.	DATE	REVISION	
		BY	DESCRIPTION

SEAL
 NOT FOR CONSTRUCTION
 PAUL A. BATTLE, P.E.
 No. 53126
 6-2-2021

Dr. By: KAH
 Ck By: PAB
 Job No.: 2021.022
 Date: 6/2/2021

DRAWING No.
C1.0
 SHEET 2 OF 8

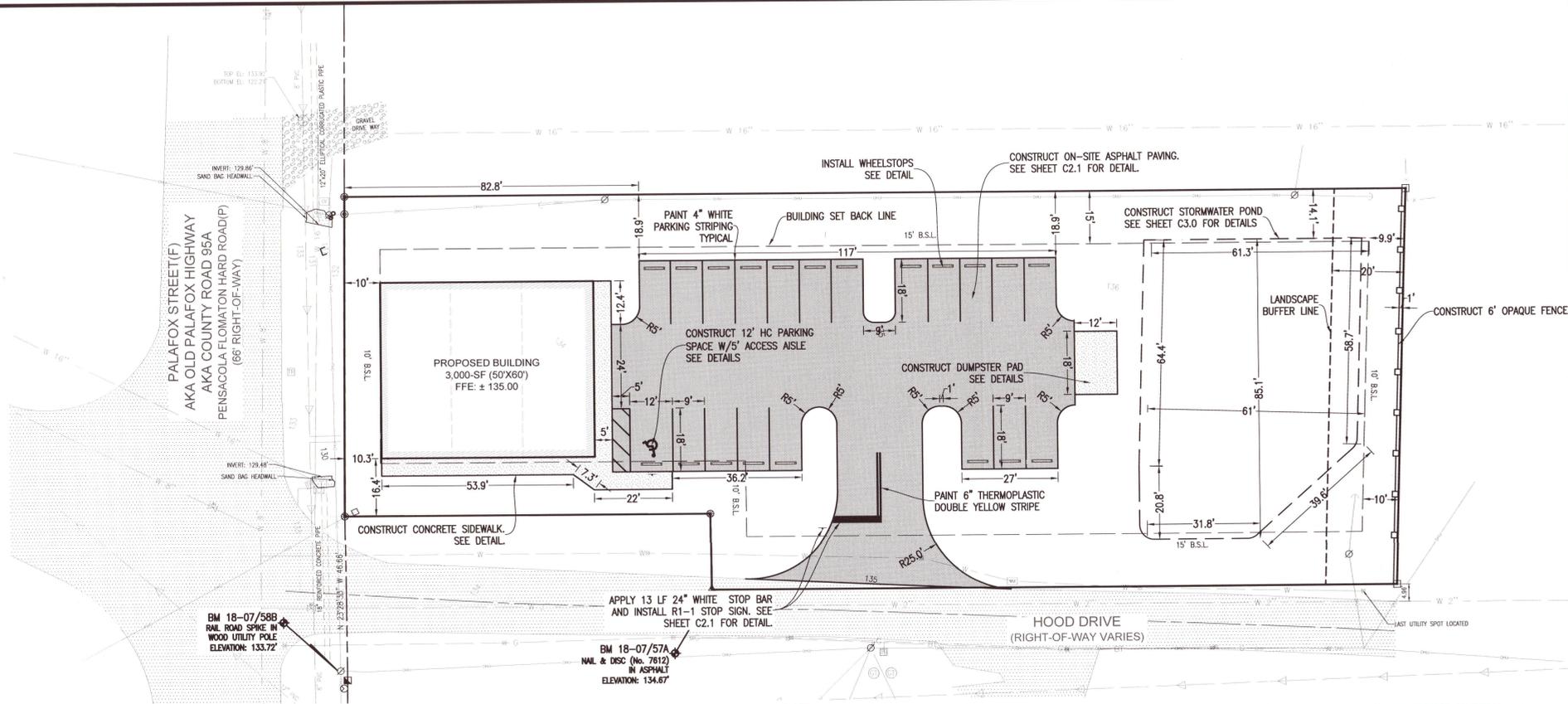
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LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE

GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
2. ALL CONSTRUCTION IN RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH LATEST FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.
3. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SODDED AND/OR SEED AND MULCHED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
4. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO LATEST STANDARD PLANS FOR ROAD CONSTRUCTION.
5. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
6. ALL SIGNS SHALL BE INSTALLED PER LATEST STANDARD PLANS FOR ROAD CONSTRUCTION, WIND ZONE No.1.
7. THE DEPARTMENT WILL REVIEW ALL LANE, DETOUR AND LAND SHIFT REQUESTS SEPARATELY FROM THE PERMIT PROCESS. FDOT APPROVAL IS REQUIRED BEFORE COMMENCEMENT OF WORK INVOLVING THE CLOSURE, DETOUR, OR LANE SHIFT FOR WORK ALONG THE STATE HIGHWAY SYSTEM. IF A LANE CLOSURE IS NEEDED, SUBMIT A WRITTEN REQUEST WITH PROPOSED DATES/TIMES/MOT PLAN. ALLOW AT LEAST 2 WEEKS IN YOUR SCHEDULING FOR THIS SPECIAL REVIEW.
8. 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.
9. 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.
10. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



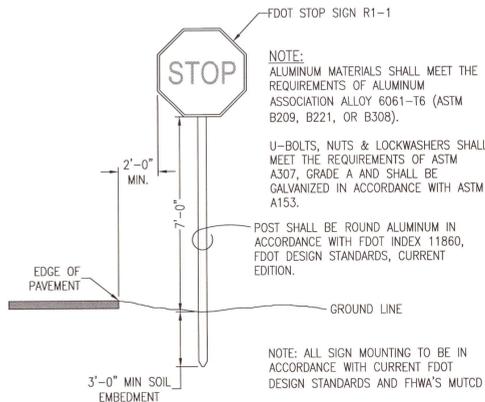
FDOT STANDARD R1-1
2'-6" x 2'-6"
N.T.S.

WASTE DISPOSAL NOTE:
WASTE DISPOSAL WILL BE PROVIDED BY AN ON-SITE DUMPSTER.

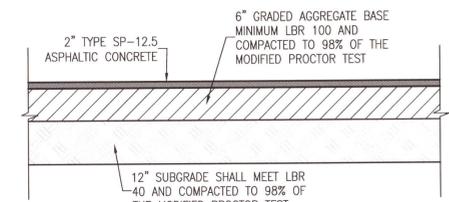
PARKING CALCULATIONS:
TOTAL REQUIRED PARKING SPACES
SHOPPING CENTER (3 SPACES / 1,000 SF)
2,000 SF * (3 SPACES/1,000 SF) = 6 SPACES
BARBER OR BEAUTY SHOP (2 SPACES / SEAT)
7 SEATS * (2 SPACES/SEAT) = 14 SPACES
TOTAL PARKING SPACES REQUIRED = 20
TOTAL PARKING SPACES PROVIDED = 20
STANDARD PARKING SPACES = 19
H.C. PARKING SPACES = 1

AREA CALCULATIONS:
EXISTING CONDITIONS:
TOTAL EXISTING IMPERVIOUS AREA = 1,219 SF (3.9%)
TOTAL EXISTING PERVIOUS AREA = 29,969 SF (96.1%)
TOTAL SITE AREA = 31,188 SF

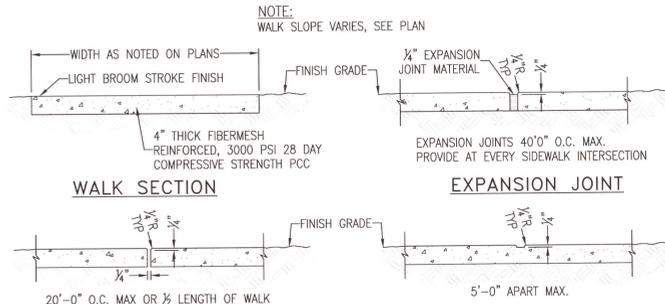
PROPOSED CONDITIONS:
TOTAL PROPOSED IMPERVIOUS AREA = 16,756 SF (53.7%)
TOTAL PROPOSED PERVIOUS AREA = 14,432 SF (46.3%)
TOTAL SITE AREA = 31,188 SF



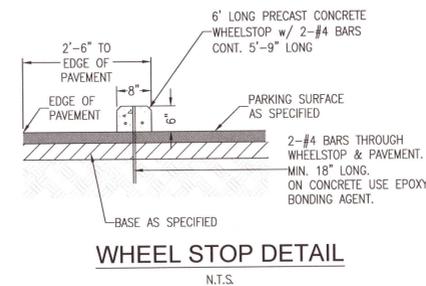
SIGN MOUNTING DETAIL
N.T.S.



ON-SITE ASPHALT PAVEMENT DETAIL
N.T.S.



SIDEWALK DETAILS
N.T.S.

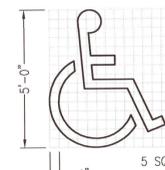


WHEEL STOP DETAIL
N.T.S.

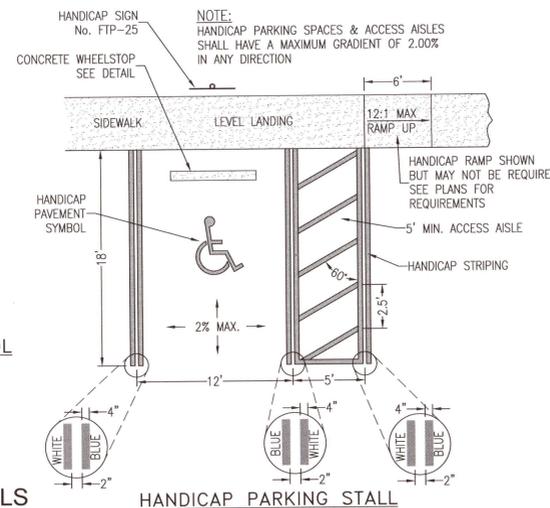


- NOTES:**
1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).
 5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARD PLAN, INDEX 700-010.

SIGN USED AS PER FLORIDA STATUTES
FTP 25 Per FS 316.1955, FS 316.1956



HANDICAP PAVEMENT SYMBOL



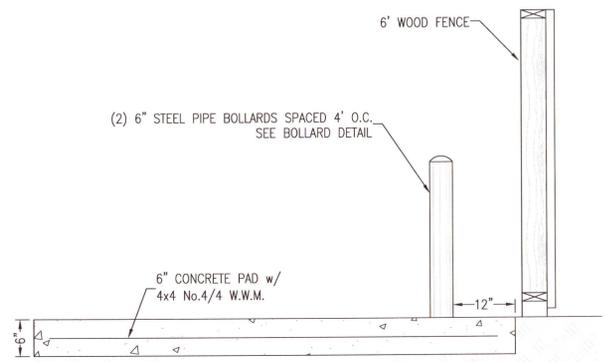
HANDICAP PARKING STALL DETAILS
N.T.S.

NO.	DATE	REVISION

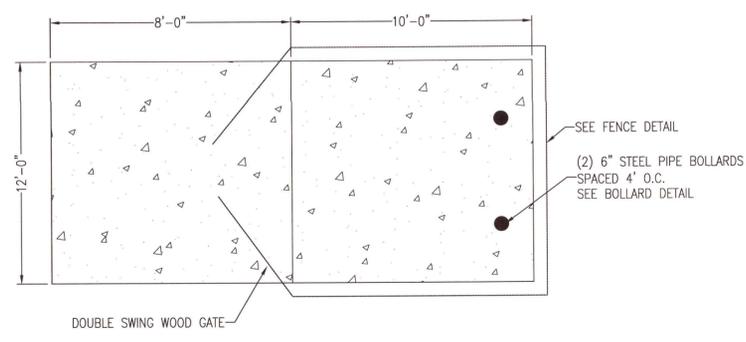
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NOT FOR CONSTRUCTION
No. 53126
Paul A. Battle
STATE OF FLORIDA
PAUL A. BATTLE, P.E.
No. 53126

Dr. By: KAH
Ck By: PAB
Job No.: 2021.022
Date: 6/2/2021

DRAWING No.
C2.0
SHEET 3 OF 8

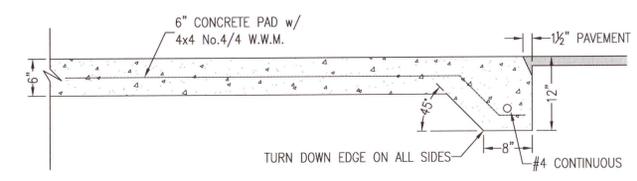


DUMPSTER PAD SECTION



DUMPSTER PAD PLAN VIEW

DUMPSTER PAD DETAIL
N.T.S.



DUMPSTER PAD
N.T.S.

RBA
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 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone 850.438.0400 Fax 850.438.0448
 EB 00008657 LB7916

SITE LAYOUT & DIMENSION PLAN

HOOD DRIVE SHOPPES
 ESCAMBIA COUNTY, FLORIDA

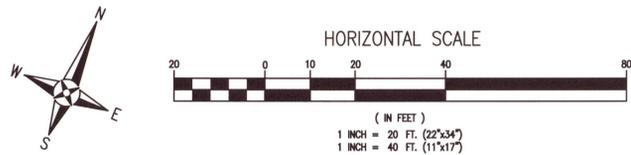
No.	DATE	REVISION

SEAL
 NOT FOR CONSTRUCTION
 PAULA BATTLE
 LICENSE
 No. 53126
 STATE OF FLORIDA
 PAULA BATTLE, P.E.
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Dr. By: KAH
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DRAWING No.
C2.1
 SHEET 4 OF 8

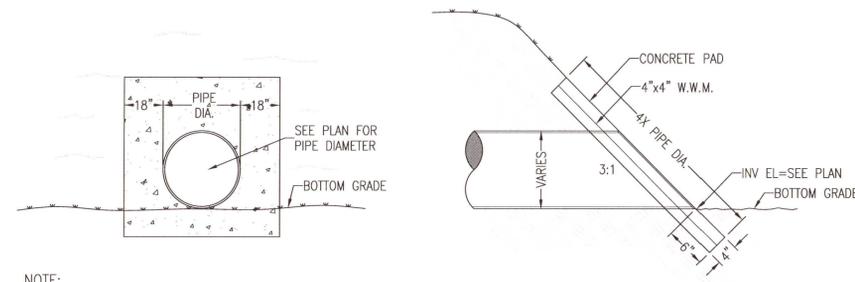
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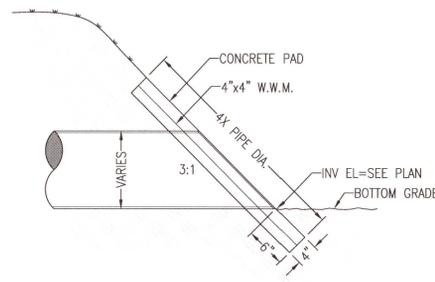
LEGEND	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING GRAVEL
[Pattern]	EXISTING DIRT
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	RIPRAP
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
◆	BENCHMARK
→	FLOW ARROW
• 100.00 (BACK OF CURB)	• 100.00 PROPOSED SPOT ELEVATION
• 99.50 (EDGE OF PAVEMENT)	

GENERAL NOTES:

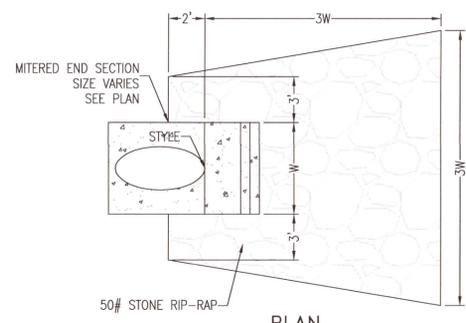
1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. THE RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING A FINAL INSPECTION.
3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
4. ALL DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED AND FERTILIZED.
5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.
7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHT-OF-WAY.
9. 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 MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).
10. ALL 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.
11. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)
12. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
13. DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT, AND STABILIZE RETENTION/DETENTION POND AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
14. THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ONSITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS SITE PLAN APPROVAL AND PROPER PERMITTING ALLOWS FOR SUCH, PER CODE.
15. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, OR ANY OTHER "LAND DISTURBING ACTIVITIES" SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.



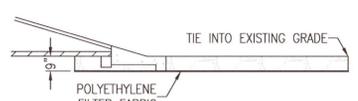
MITERED END SECTION
N.T.S.



TYPICAL SECTION

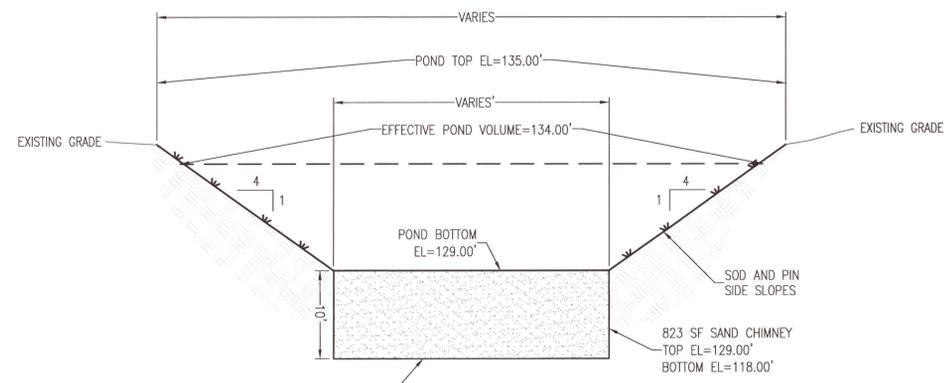
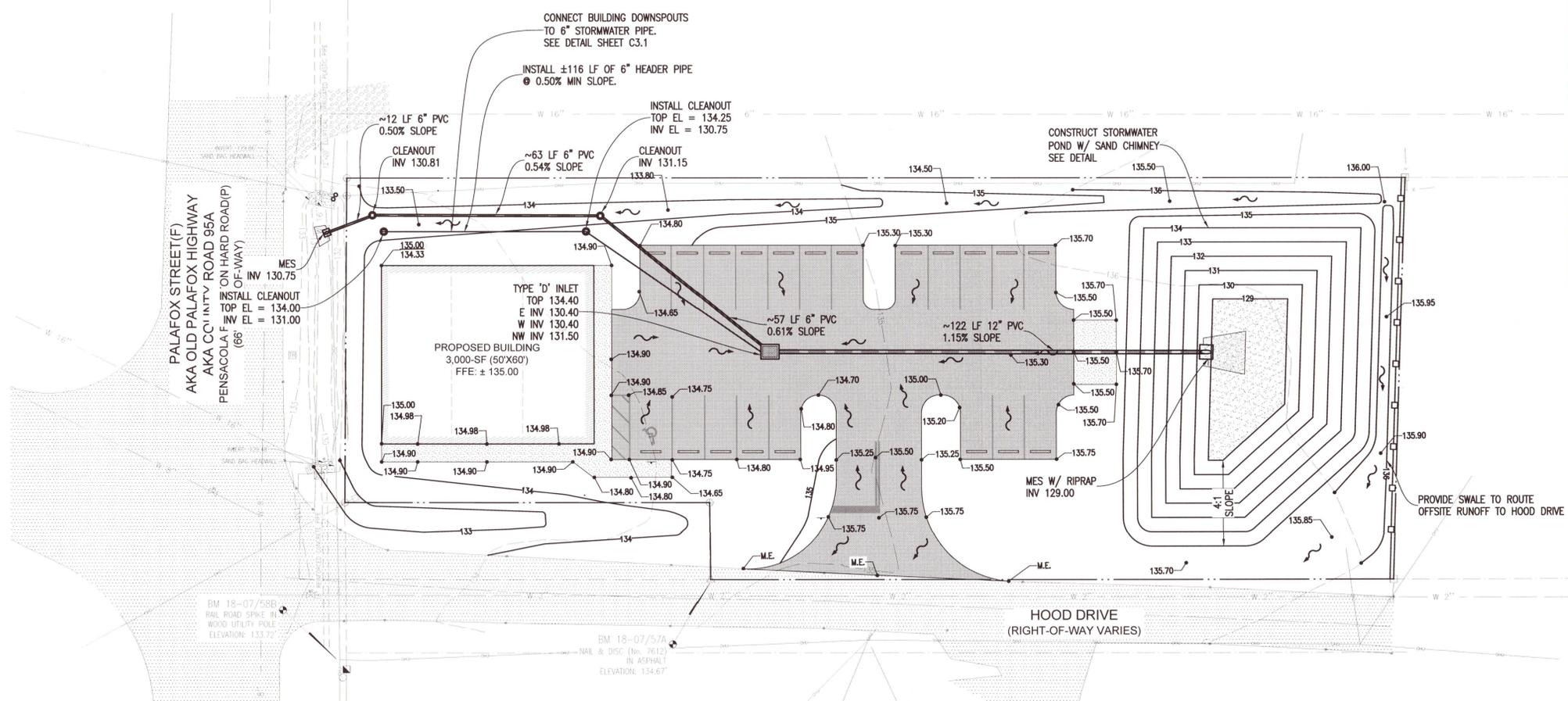


PLAN



SECTION

RIP-RAP DETAIL
N.T.S.



- SAND CHIMNEY W/ FILTER BED SAND. FREE DRAINING GRANULAR MATERIAL CONTAINING LESS THAN 5% FINES AND A MINIMUM PERMEABILITY OF 25FT/DAY WHEN COMPACTED TO 100% OF THE STANDARD PROCTOR TEST ENERGY.
1. A REGISTERED PROFESSIONAL MUST BE PRESENT ON-SITE TO VERIFY THAT THE BOTTOM OF THE CHIMNEY IS KEYING INTO THE PERMEABLE LAYER THAT IS UTILIZED IN THE DESIGN CALCULATIONS. REPRESENTATIVES OF BOTH REBOL-BATTLE & ASSOCIATES AND NOVA ENGINEERING & ENVIRONMENTAL SHALL BE PRESENT.
 2. A REGISTERED PROFESSIONAL MUST BE PRESENT ON-SITE TO VERIFY THAT THE LESS PERMEABLE MATERIAL HAS BEEN REMOVED TO AN APPROPRIATE DEPTH IN THE BOTTOM OF THE CHIMNEY, PRIOR TO INSTALLING THE CHIMNEY MATERIAL. REPRESENTATIVES OF BOTH REBOL-BATTLE & ASSOCIATES AND NOVA ENGINEERING & ENVIRONMENTAL SHALL BE PRESENT.
 3. THE SAND CHIMNEY SHOULD BE INSTALLED SO THAT IT WILL KEY INTO THE ORANGE FINE GRAINED SANDS (SF) SOIL STRATUM ENCOUNTERED APPROXIMATELY 18FT BELOW EXISTING GRADE.
 4. THE ENTIRE BANK SLOPE (WITH THE EXCEPTION OF THE SAND CHIMNEY) SHALL BE SODDED IN A MANNER TO GUARANTEE HEALTHY GRASS GROWTH (FREE FROM NOXIOUS WEEDS) SUCH AS ST. AUGUSTINE, CENTIPEDE OR OTHER SUITABLE GRASS. SOD ON SIDE SLOPES SHALL BE PINNED. INSTALL SILT FENCE AROUND BOTTOM OF POND.

RETENTION POND W/ SAND CHIMNEY DETAIL
N.T.S.

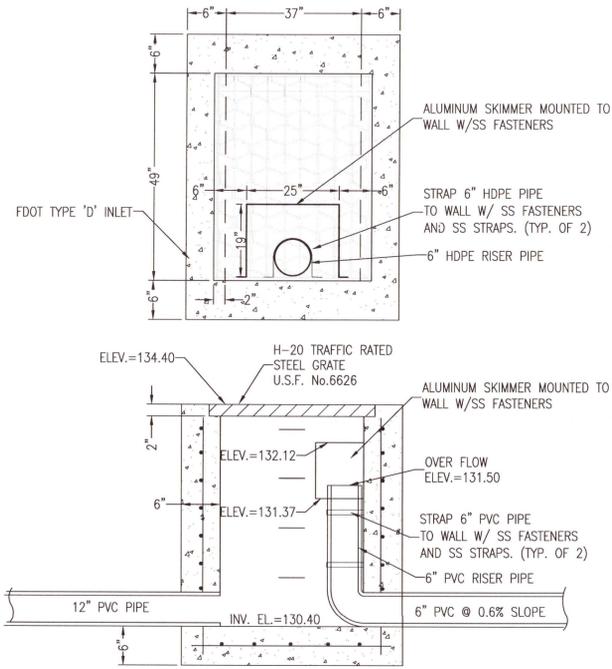
No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION
PAULA A. BATTLE, P.E.
No. 53126
6-2-2021

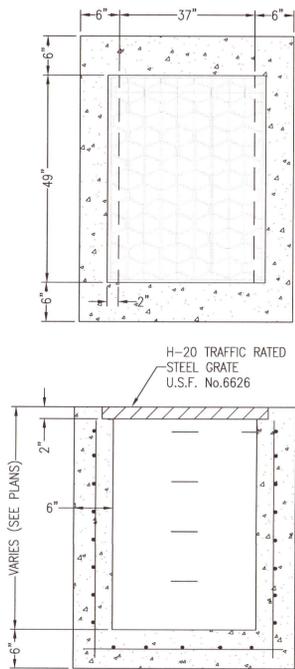
Dr. By: KAH
Ck By: PAB
Job No.: 2021.022
Date: 6/2/2021

DRAWING No.
C3.0
SHEET 5 OF 8

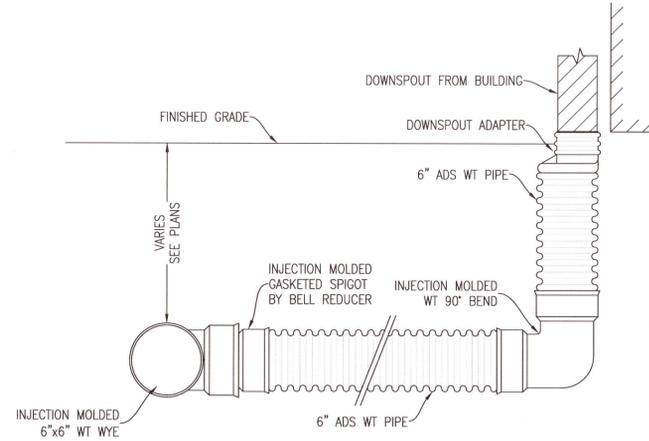
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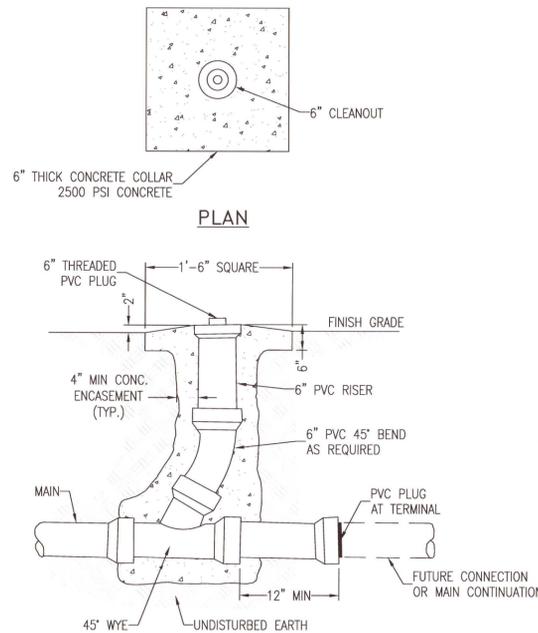
OUTFALL STRUCTURE DETAIL
N.T.S.



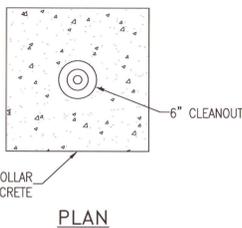
FDOT TYPE 'D' INLET
N.T.S.



DOWNSPOUT CONNECTION DETAIL
N.T.S.



CLEANOUT DETAIL
N.T.S.



P:\2021\2021.022.DWG 1000 FT. DOWNSPOUT/DRAINAGE/CELL GRADING PLAN.DWG

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EE 0008657 LB7916

GRADING & DRAINAGE PLAN

HOOD DRIVE SHOPPES
ESCAMBIA COUNTY, FLORIDA

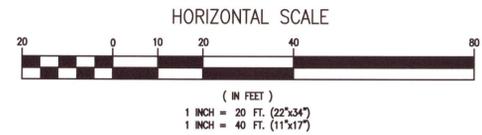
No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION
PAULA A. BATTLE
Professional Engineer
No. 53426
6/2/2021
PAULA A. BATTLE, P.E.
No. 63126

Dr. By: KAH
Ck By: PAB
Job No.: 2021.022
Date: 6/2/2021

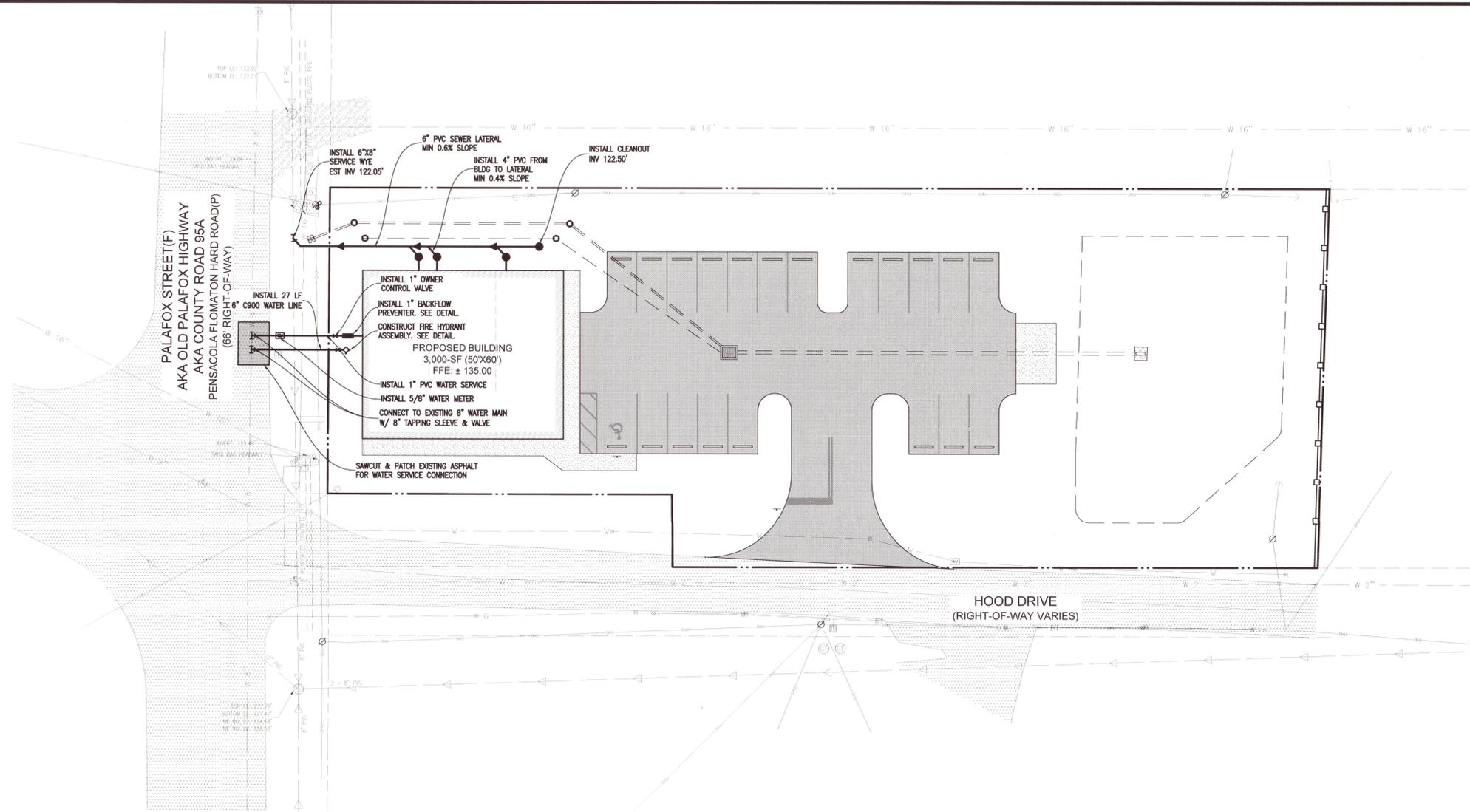
DRAWING No.
C3.1
SHEET 6 OF 8

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LEGEND	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING GRAVEL
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE

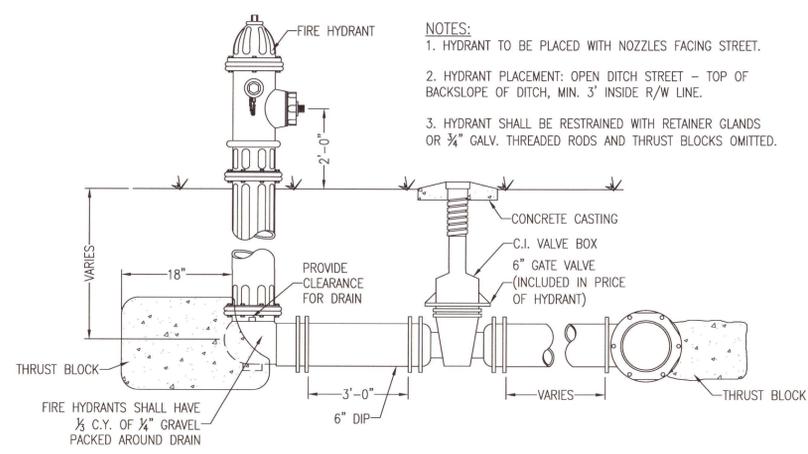
UTILITY DETAIL REFERENCE NOTE:
REFER TO ECUA ENGINEERING MANUAL (9-1-2016) UPDATE #1
DIVISION 4 FOR ALL ECUA STANDARD DETAILS.



UTILITY NOTES:

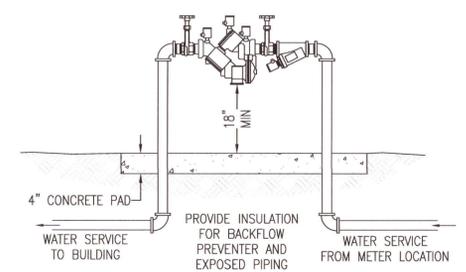
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL COORDINATE WITH ECUA, GULF POWER, OR ANY OTHER UTILITY COMPANIES HAVING JURISDICTION FOR REMOVAL/RELOCATION AND/OR PROTECTION OF EXISTING UTILITY POLES, AERIAL LINES, FIRE HYDRANTS, AND OTHER UTILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.
- ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
- ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE.
- MAINTAIN 18 INCH MINIMUM VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).
- THE TOP OF ALL CLEANOUTS SHALL BE FLUSH WITH THE PAVEMENT OR, WHEN NOT IN THE PAVEMENT, FLUSH WITH THE FINISH GRADE. CONNECTION POINTS FOR UTILITIES SHALL BE CLEARLY MARKED FOR FUTURE BUILDING CONNECTION. COORDINATE WITH THE PLUMBING CONTRACTOR.

- ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ECUA ENGINEERING MANUAL.
- ADEQUATE PROVISIONS SHALL BE MADE FOR THE FLOW OF SEWERS, DRAINS AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.
- ALL NEW WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30 INCHES (MAXIMUM 36"), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHTS-OF-WAY IN ACCORDANCE WITH CITY OF PENSACOLA AND THE ECUA GUIDELINES.
- THE CONTRACTOR SHALL COORDINATE WITH THE PLUMBING CONTRACTOR FOR BUILDING UTILITY CONNECTIONS.
- ALL CONNECTIONS TO THE ECUA WATER AND SEWER SYSTEM SHALL BE MADE WITH ECUA PERSONNEL PRESENT.
- ANY REMOVAL OR RELOCATION OF ECUA WATER/SEWER UTILITIES MUST BE APPROVED IN WRITING PRIOR TO THE WORK BEING DONE.



FIRE HYDRANT DETAIL
N.T.S.

- NOTES:**
- HYDRANT TO BE PLACED WITH NOZZLES FACING STREET.
 - HYDRANT PLACEMENT: OPEN DITCH STREET - TOP OF BACKSLOPE OF DITCH, MIN. 3' INSIDE R/W LINE.
 - HYDRANT SHALL BE RESTRAINED WITH RETAINER GLANDS OR 3/4" GALV. THREADED RODS AND THRUST BLOCKS OMITTED.



**ECUA APPROVED
REDUCED PRESSURE PRINCIPLE
BACKFLOW PREVENTION ASSEMBLY**
N.T.S.

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
E8 0008657 1B7916

UTILITY PLAN

HOOD DRIVE SHOPPES
ESCAMBIA COUNTY, FLORIDA

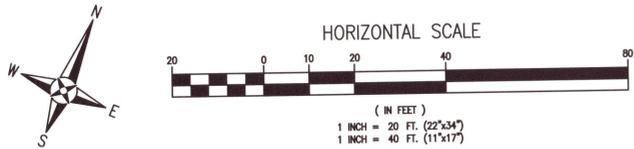
No.	DATE	REVISION

SEAL
NOT FOR CONSTRUCTION
PAUL R. BATTLE, P.E.
No. 53126
STATE OF FLORIDA

Dr. By: KAH
Ck By: PAB
Job No.: 2021.022
Date: 6/2/2021

DRAWING No.
C4.0
SHEET 7 OF 8

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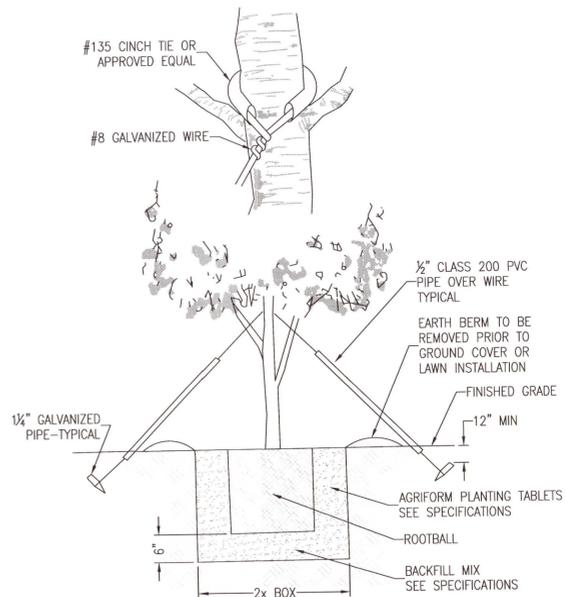
LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	SOD OR SEED AND MULCH
	DENOTES PROPOSED CANOPY TREE LIVE OAK (MIN. 3.0" AT BREAST HEIGHT) (MATURE HEIGHT > 30 FEET)
	DENOTES PROPOSED CANOPY TREE SOUTHERN MAGNOLIA (MIN. 3.0" AT BREAST HEIGHT) (MATURE HEIGHT > 30 FEET)
	DENOTES PROPOSED (MITIGATION) CANOPY TREE SAND OAK (MIN. 3.0" AT BREAST HEIGHT) (MATURE HEIGHT > 30 FEET)
	DENOTES PROPOSED UNDERSTORY TREE RED BUD (3.0" AT BREAST HEIGHT) (MATURE HEIGHT < 30 FEET)
	DENOTES PROPOSED SHRUB HAWTHORN OR EQUAL (MIN. 12" HEIGHT AT TIME OF PLANTING)

MITIGATION TREE PLANTING NOTE
 PER THE TREE MITIGATION TABLE FOUND ON SHEET C1.0, THE OWNER/DEVELOPER IS REQUIRED TO PLANT A TOTAL OF 18 INCHES OF TREES (6~3" TREES) ON SITE. THE NEWLY PLANTED TREES MUST BE OF THE APPROVED SPECIES FOUND IN THE NON-SHADE AND SHADE TREE LIST FOUND ON THIS SHEET AND HAVE A MINIMUM SIZE OF 3" DBH AT TIME OF PLANTING.

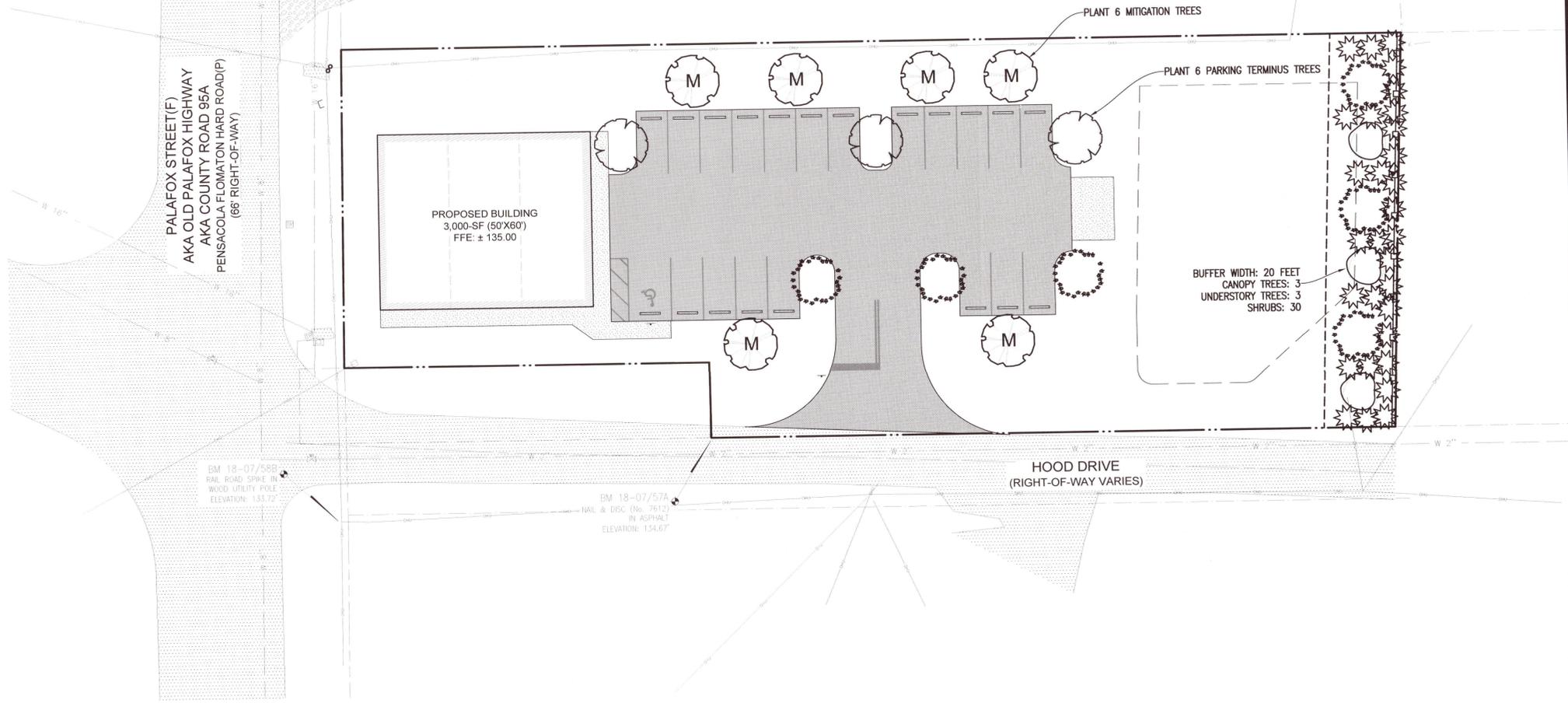
- LANDSCAPING NOTES**
- PER THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, SITES THAT EXIST WITHIN THE WARRINGTON OVERLAY AND ARE ZONED HC/LI ARE REQUIRED TO HAVE A 10-FOOT LANDSCAPE BUFFER ALONG ALL ROAD FRONTAGES.
 - AN IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPED AREAS OF THE SITE. ALL SYSTEMS SHALL INCLUDE RAIN SENSORS AND ALL SYSTEM MATERIALS USED SHALL BE ASTM APPROVED.
 - ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED & MULCH AND/OR SOD.
 - MAXIMUM OF ANY ONE SPECIES IS 67%.
 - ALL TREES SHALL BE OF THE APPROVED SPECIES FOUND IN THE NATIVE, COMPATIBLE, FL GRADE 1 OR BETTER AND HAVE A MINIMUM SIZE OF 3.0 CALIPER INCHES AT THE TIME OF PLANTING.
 - CANOPY TREES (MATURE HEIGHT > 30 FT) MUST BE PLANTED IN PARKING ROW TERMINUSES.
 - THE LAND SHALL REMAIN VEGETATED (TREES INCLUDED, NO FILL MATERIALS PLACED ON SITE, GRADING, EXCAVATING, ETC.) UNTIL SUCH TIME AS SITE PLAN APPROVAL & PROPER PERMITTING ALLOWS FOR SUCH, PER CODE.
 - ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL, OR ANY OTHER "LAND DISTURBING ACTIVITIES" SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

TYPE C LANDSCAPING BUFFER REQUIREMENTS

BUFFER WIDTH: 20 FEET
 CANOPY TREES: 3
 UNDERSTORY TREES: 3
 SHRUBS: 30



TREE PLANTING DETAIL
 N.T.S.



RBA
REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 200
 Tallahassee, Florida 32303
 Telephone 850.438.0400 Fax 850.438.0448
 EB 00006657 LB7916

LANDSCAPE PLAN

HOOD DRIVE SHOPPES
 ESCAMBIA COUNTY, FLORIDA

No.	DATE	REVISION

SEAL
 NOT FOR CONSTRUCTION
 PAULA A. BATTLE
 LICENSE
 No. 56126
 STATE OF FLORIDA
 PAULA A. BATTLE, P.E.
 No. 53126

Dr. By: KAH
 Ck By: PAB
 Job No.: 2021.022
 Date: 6/2/2021

DRAWING No.
C5.0
 SHEET 8 OF 8

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