

SITE CIVIL PLANS FOR
A+ Mini-Storage of Pensacola
Palafx Addition

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST
 ESCAMBIA COUNTY, FLORIDA
 AUGUST 2021

OWNER AND DEVELOPER
 W.M. BELL CO. OF SANTA ROSA COUNTY, LLC
 P.O. BOX 30372
 PENSACOLA, FL 32503
 (850) 393-1070

SURVEYOR
 MERRILL PARKER SHAW, INC.
 E. WAYNE PARKER
 4928 N. DAVIS
 HIGHWAY
 PENSACOLA, FL 32503
 (850) 478-4923

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: *[Signature]* Date: **8-11-21**
 Printed Name: *[Signature]*
 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 INFORMATION

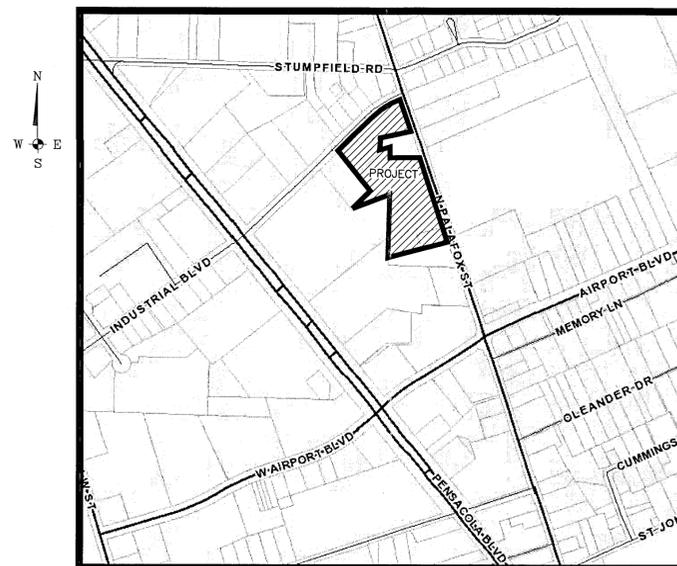
PROP. REF#: 35-1S-30-7402-000-000
 35-1S-30-7402-000-001
 38-1S-30-3001-004-009

ZONE: HC/LI FLU: C
 SURROUNDING ZONE: HC/LI FLU: C

SITE ADDRESS: 6155 N. PALAFOX STREET
 PROPOSED USE: COMMERCIAL

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 120090, FIRM MAP PANEL NUMBER 12033C03806, MAP REVISION DATED SEPTEMBER 29, 2006.



VICINITY MAP
 (NOT TO SCALE)

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL - EXISTING CONDITIONS
3	NORTH - DEMOLITION/SITE PLAN
4	NORTH - DRAINAGE/GRADING PLAN
5	SOUTH - DEMOLITION/SITE PLAN
6	SOUTH - DRAINAGE/GRADING PLAN
7	SOUTH - UTILITY PLAN
8	SOUTH - LANDSCAPE PLAN
9	SOUTH - POND DETAILS

GENERAL NOTES:

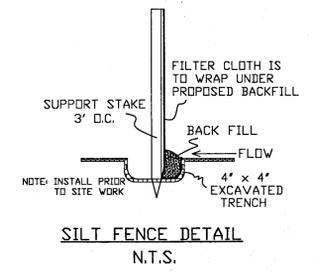
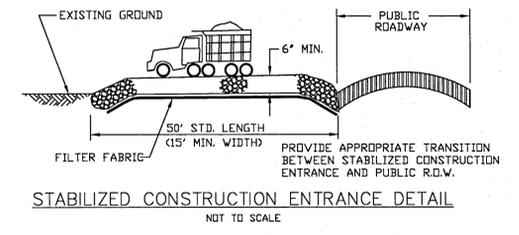
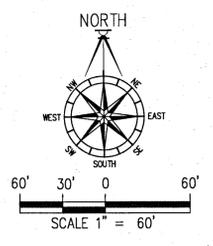
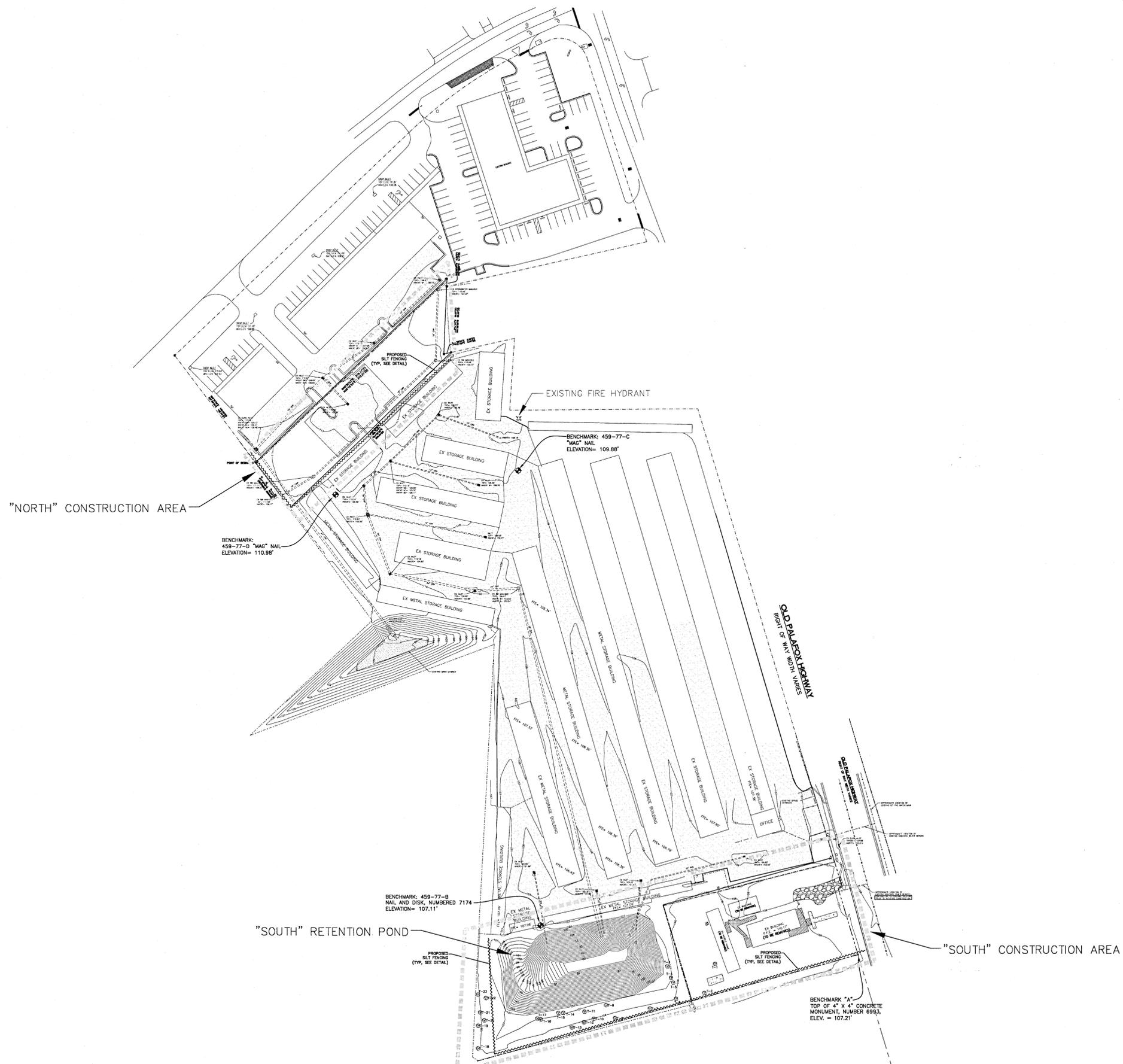
1. THE PROJECT ENGINEER (ENGINEER OF RECORD) MUST PROVIDE TO ESCAMBIA COUNTY AS-BUILT RECORD DRAWINGS FOR VERIFICATION AND APPROVAL BY ESCAMBIA COUNTY 1 WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES 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, 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.
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, FOOT 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 ATTAIN THE NPDES NOTICE OF INTENT IF REQUIRED AND 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.
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.



PLOT DATE: 8/11/21
 PROJECT NO. 21-007

PERMIT SET
 NOT RELEASED FOR CONSTRUCTION

NUMBER	REVISION	DATE



NORTH OFFICE PARK PARKING CALCULATION
PARKING CALCULATIONS PER LDC:

OFFICE BUILDINGS: 3.5 SPACES 1,000 SQ FT
(24,000 / 1,000) X 3.5 = 84 SPACES REQUIRED.

125 TOTAL SPACES WILL REMAIN FOR THE OFFICE BUILDINGS POST-CONSTRUCTION

LOT COVERAGE TABLE		
TOTAL SITE AREA	445,923 SF	10.24 ACRES
EXISTING BUILDINGS	115,599 SF	25.9%
EXISTING PAVING/CONCRETE	206,481 SF	46.3%
EXISTING SEMI-IMPERVIOUS	660 SF	0.1%
EXISTING PERVIOUS	123,183 SF	27.7%
EXISTING IMP. TO BE REMOVED	10,368 SF	
EXISTING SEMI-IMP. TO BE REMOVED	660 SF	
PROPOSED PAVING/CONCRETE	13,547 SF	
PROPOSED BUILDINGS	23,984 SF	
PROPOSED SEMI-IMPERVIOUS	0 SF	
NEW + EXISTING BUILDINGS	139,583 SF	31.3%
NEW + EXISTING PAVING/CONCRETE	209,660 SF	47.0%
NEW + EXISTING SEMI-IMPERVIOUS	0 SF	0%
REMAINING PERVIOUS	96,680 SF	21.7%
LANDSCAPE AREA	69,207 SF	15.5%

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PH: (850)476-8877

A+ STORAGE - PALAFOX ADDITION
EXISTING CONDITIONS / DEMOLITION PLAN

DATE	REVISION

DRAWN BY:
A. BURKETT

DESIGNED BY:
D. FITZPATRICK

PROJECT NUMBER: 21-007
PLOT DATE: 8/6/21
SHEET C2 OF C9

PERMIT SET
NOT RELEASED FOR CONSTRUCTION

PARKING CALCULATION:

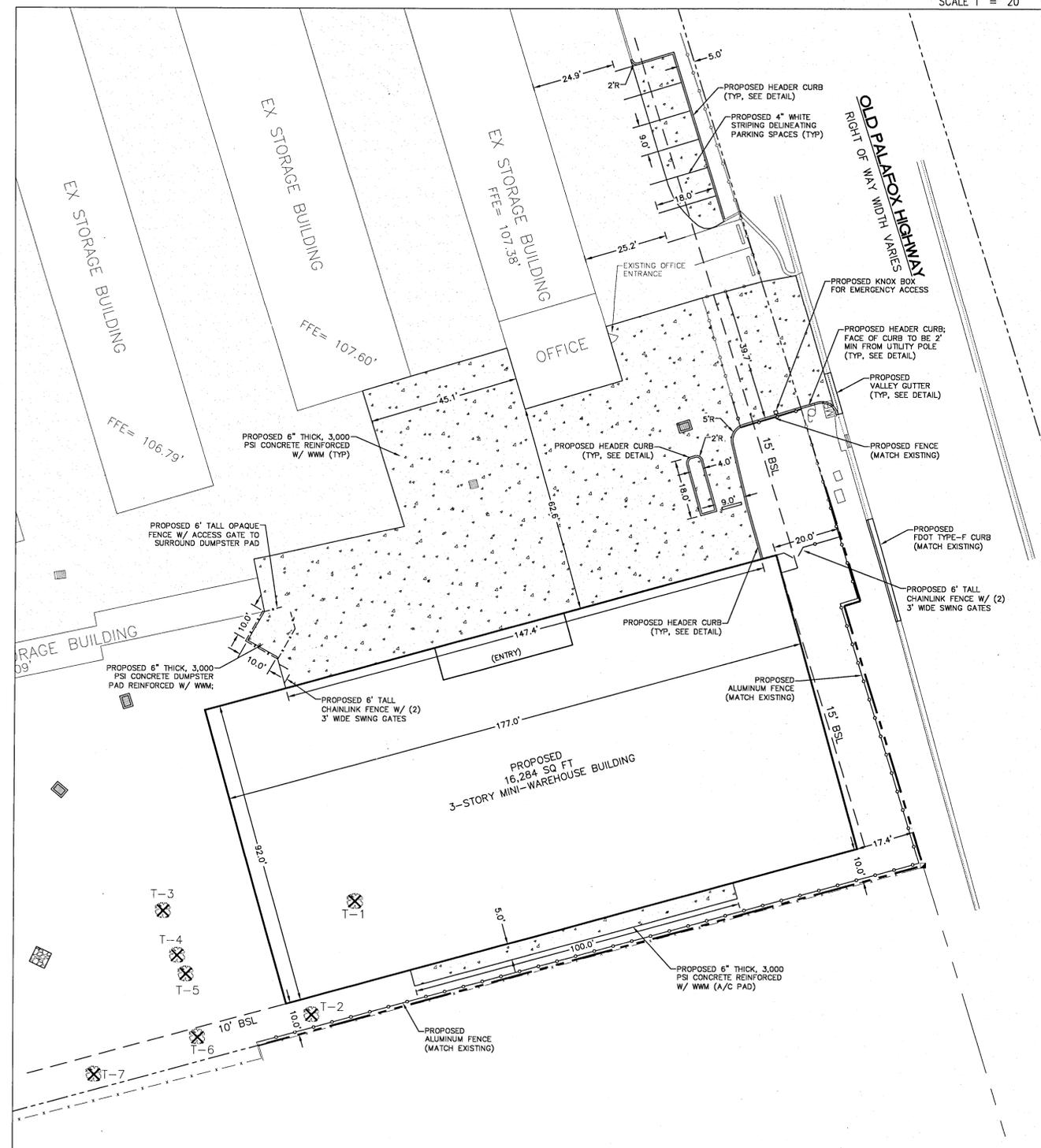
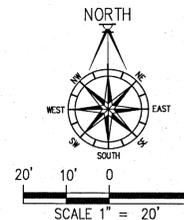
PARKING CALCULATIONS PER LDC:

SELF-STORAGE FACILITIES: 1.5 SPACES PER 100 STORAGE UNITS + 2

ALL UNITS FROM THE 1-STORY BUILDINGS ARE ACCESSED DIRECTLY ON THE DRIVE AISLES. THE DRIVE AISLES ARE WIDE ENOUGH TO ACCOMMODATE PASSING VEHICLES, THEREFORE ALL PARKING FOR THE EXISTING BUILDINGS AND PROPOSED 1-STORY BUILDINGS WILL BE PROVIDED IN THE DRIVE AISLES.

3-STORY BUILDING: $(350 / 100) \times 1.5 + 2 = 8$ SPACES REQUIRED.

9 SPACES HAVE BEEN PROVIDED.



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A+ STORAGE - PALAFOX ADDITION
 SOUTH - DEMOLITION / SITE PLAN

DATE	REVISION

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



PROJECT NUMBER:
11-007
 PLOT DATE:
8/6/21
 SHEET C5 OF C9

PERMIT SET
 NOT RELEASED FOR CONSTRUCTION

