

S:\2022 Projects\2022-11 TVTC Training\DWGS\Civil\2022-11_C001.dwg, Jun 07, 2022 - 1:21:31PM, priscilla

CONSTRUCTION PLANS FOR TVTC TRAINING CANTONMENT, FLORIDA

OWNER/DEVELOPER:

TENNESSEE VALLEY TRAINING CENTER
100 SAFETY WAY
DECATUR, AL 35601

CIVIL ENGINEER:

KENNETH HORNE & ASSOCIATES, INC.
7201 N. 9th AVENUE, SUITE 6
PENSACOLA, FLORIDA 32504
PHONE: (850) 471-9005

SURVEYOR:

SAWGRASS
30673 SGT. E. I. BOOTS THOMAS DRIVE
SPANISH FORT, AL 36527
PHONE: (251) 544-7900

SITE DATA:

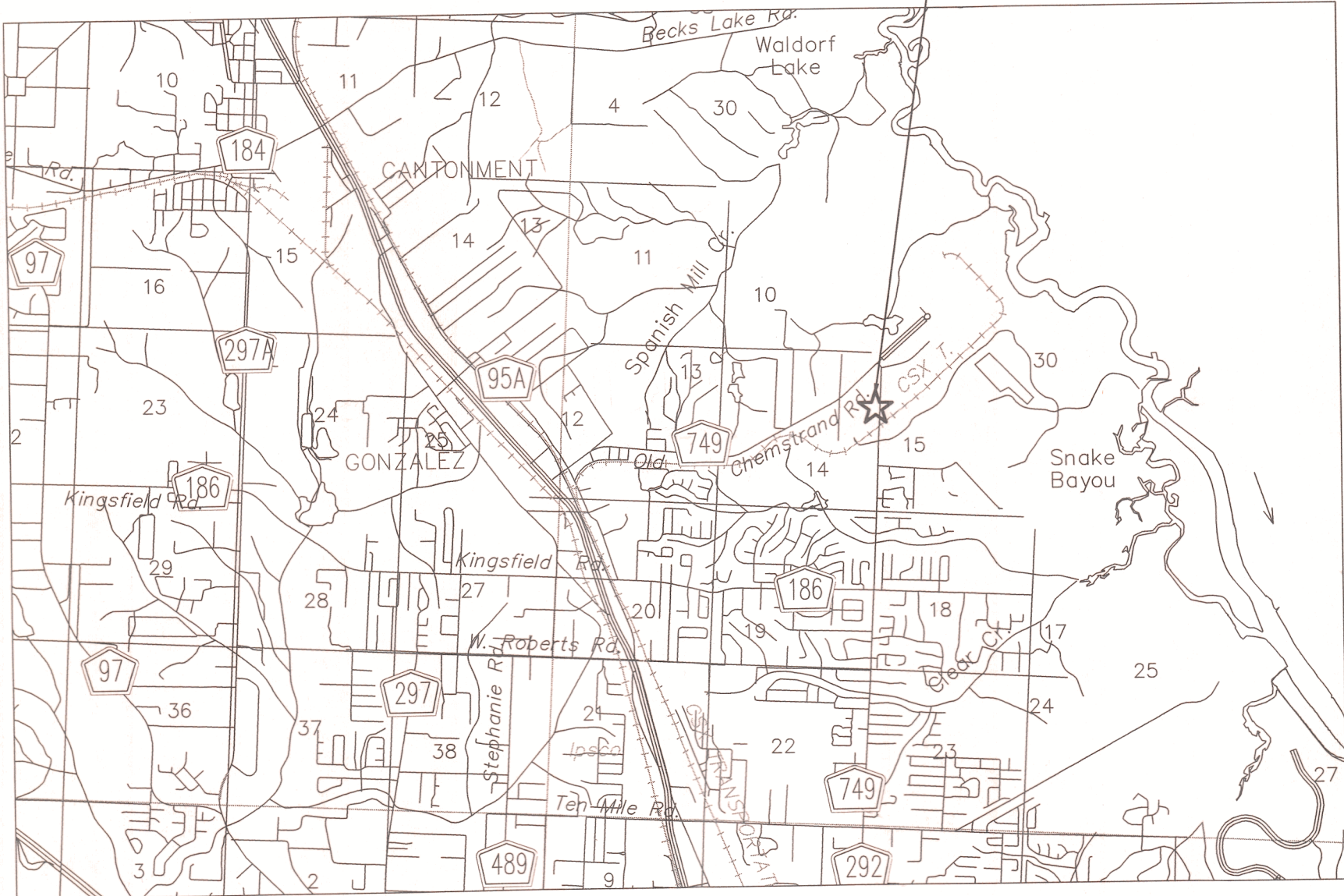
PROPERTY REFERENCE NO: 14-1N-30-1000-002-014
PROPERTY ADDRESS: 1125 NEW CHEMSTRAND RD. CANTONMENT, FL 32533
ZONING: LDMU
FLU: MU-S
PROPOSED USE: TRAINING CENTER
PROJECT DRAINAGE AREA: 1.23 AC
PROJECT AREA DISTURBED: 0.884 AC

ESCAMBIA COUNTY NOTES:

1. 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" RECORD DRAWINGS MUST BE SIGNED, SEALED AND DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
2. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
3. 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.
4. 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 SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
5. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
6. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
7. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPOGRAPHY 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 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.
9. NOTIFY SUNSHINE 811 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY; 1-800-432-4770.
10. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
11. TRENCHING AND GRADING AROUND TREES WHICH ARE TO REMAIN SHALL BE AWAY FROM THE TREE IN A MANNER TO CAUSE NO DAMAGE TO THE TREE.
12. NOTIFY ESCAMBIA COUNTY 48 HOURS IN ADVANCE TO DIGGING WITHIN RIGHT-OF-WAY:
ESCAMBIA COUNTY TRAFFIC SIGNAL UTILITY SPOTS
MS. JOHNNY COX
363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
(850) 595-3484

13. PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, ALL PROTECTED TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIAL ONSITE, GRADING, EXCAVATING, BERMING, OR ANY OTHER LAND DISTURBING ACTIVITIES THAT MAY ALTER LAND TOPOGRAPHY OR VEGETATIVE COVER SHALL BE PERMITTED OR OTHERWISE APPROVED IN WRITING BY THE COUNTY PRIOR TO INSTALLATION OF SITE WORK.

PROJECT LOCATION



VICINITY MAP

1" = 5000'

PROJECT AREA	38,517 SF (0.884 ACRE)
EXISTING IMPERVIOUS AREA	4,519 SF (0.104 ACRE)
EXISTING PERVIOUS AREA	33,998 SF (0.780 ACRE)
PROPOSED IMPERVIOUS AREA	12,644 SF (0.290 ACRE)
PROPOSED SEMI-PERVIOUS AREA	5,963 SF (0.137 ACRE)
PROPOSED PERVIOUS AREA	19,910 SF (0.457 ACRE)

Sheet List Table

Sheet Number	Sheet Title
C001	COVER SHEET
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C201	SITE GEOMETRY PLAN
C301	SITE GRADING PLAN
C401	SITE LANDSCAPING PLAN

Approved ESCAMBIA COUNTY DRC PLAN REVIEW	
DRC Chairman Signature: <i>[Signature]</i>	Date: 6-15-22
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.	

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED IN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:					
FLOOD ZONE(S)	COMMUNITY NUMBER	MAP NUMBER	PANEL NUMBER	SUFFIX	MAP REVISION DATE
X	120080	12033C	0285	G	SEPTEMBER 29, 2006

"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 PANELS NUMBERS 12033C0285G, MAP REVISION DATED SEPTEMBER 29, 2006."

GENERAL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ESCAMBIA COUNTY STANDARDS.
2. THE CONTRACTOR IS ADVISED TO FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO BIDDING. COORDINATE VISIT WITH OWNER.
3. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH VARIOUS UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL LANDSCAPING SHALL COMPLY WITH DESIGN STANDARDS MANUAL CHAPTER 2, ENVIRONMENTAL OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
5. ALL WORK WITHIN THE RIGHT-OF-WAYS SHALL CONFORM TO ESCAMBIA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND F.D.O.T. STANDARD DETAILS AND SPECIFICATIONS (LATEST EDITION).
6. CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES." CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT THROUGHOUT THE COURSE OF CONSTRUCTION.

EROSION CONTROL NOTES:

1. HAY BALES OR SILT FENCE SHALL BE PLACED AS REQUIRED. POSTS FOR SILT FENCE SHALL BE AT A DEPTH TO RESIST OVERTURNING, THE BOTTOM EDGE OF THE FABRIC SHALL BE BELOW GRADE AND COVERED WITH SOIL. SUPPLEMENT WITH HAY BALES AS REQUIRED TO PREVENT THE PASSAGE OF SOIL MATERIALS. HAY BALES ARE TO BE PROPERLY PLACED AND STAKED. (SEE TYPICAL DETAILS)
2. ISOLATED AREAS OF CONSTRUCTION MAY NEED TO BE ADDRESSED BY THE CONTRACTOR AS FIELD CONDITIONS DICTATE.
3. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES USED ARE MAINTAINED AND FULLY FUNCTIONAL DURING RAINFALL EVENTS.
5. ALL NEW STORMWATER RUNOFF IS TO BE DIRECTED TO THE NEW STORMWATER COLLECTION SYSTEM.

Kenneth Horne & Associates, Inc.
CIVIL ENGINEERS



PO BOX 10669, PENSACOLA, FLORIDA 32524
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 info@kha.com FAX (850) 471-0093

FL CERTIFICATE OF AUTHORIZATION NO. 8288

TVTC TRAINING

CHEMSTRAND ROAD

COVER SHEET

FLORIDA

DRAWN BY: R TILLMAN	DESIGNED BY: N KING	CHECKED BY: N KING	DATE: APRIL 2022	SCALE: AS NOTED	NOT FOR CONSTRUCTION	DATE:
PROJECT NO: 2022-11						
C001						
SHEET: 1 OF 6						

1
2
3
4
5
6

A

B

C

D

E

F

G

H

TAX ID# 14-1N-30-1000-083-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: MULTI-FAMILY <=9

N02°54'37"E 139.85'(ACT.)
NORTH 140.00'(REC.)
CHAIN LINK FENCE

TAX ID# 14-1N-30-1000-010-020
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: MOBILE HOME

FENCE CTR
1.82'(E)
.82'(W)
C.R.F.

FENCE CTR
1.28'(E)
157.00'(ACT. & REC.)
C.R.S.

TAX ID# 14-1N-30-1000-008-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: LIGHT MANUFACTURING

TAX ID# 14-1N-30-1000-008-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX ID# 14-1N-30-1000-004-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX ID# 14-1N-30-1000-003-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL
S87°16'04"E 644.89'(ACT.)
EAST 645.00'(REC.)

TAX ID# 14-1N-30-1000-007-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX ID# 14-1N-30-1000-010-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX ID# 14-1N-30-1000-005-014
ZONING: LDMU
FLU: COM
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX ID# 14-1N-30-1000-009-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL #
14-1N-30-1000-002-014
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
EXISTING USE: OFFICE, 1 STORY
2.07 ACRES±

TAX ID# 14-1N-30-1000-000-021
ZONING: LDMU
FLU: MIXED USE - SUBURBAN
CURRENT USE: SINGLE FAMILY RESIDENTIAL

N87°17'05"W 644.82'(ACT.)
WEST 645.00'(REC.)



1
C101

EXISTING CONDITIONS

1" = 30.00'

SEE SHEET C102 FOR LEGEND

PROTECTED TREE TABLE		
POINT	TYPE TREE	DIAMETER (INCHES)
T-1	OAK	24
T-2	OAK	28
T-3	OAK	26
T-4	OAK	28
T-5	OAK	24
T-6	OAK	18

TBM ELEV.=104.43'
MAG NAIL SET IN ASPHALT

TBM ELEV.=101.56'
MAG NAIL SET IN ASPHALT

TVTC TRAINING

CHEMSTRAND ROAD

EXISTING CONDITIONS

FLORIDA

DRAWN BY: R TILLMAN

DESIGNED BY: N KING

CHECKED BY: N KING

DATE: APRIL 2022

SCALE: AS NOTED

NOT FOR CONSTRUCTION

BY: DATE:

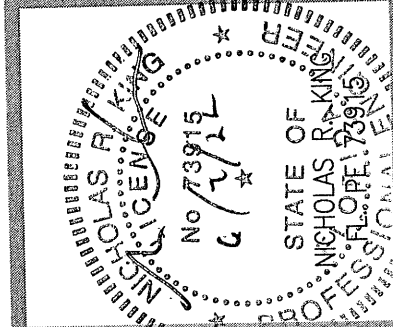
PROJECT NO: 2022-11

SHEET: 2 OF 6

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Kenneth Horne & Associates, Inc.
CIVIL ENGINEERS

PO BOX 10689, PENSACOLA, FLORIDA 32524
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 info@kh-a.com FAX (850) 471-0093

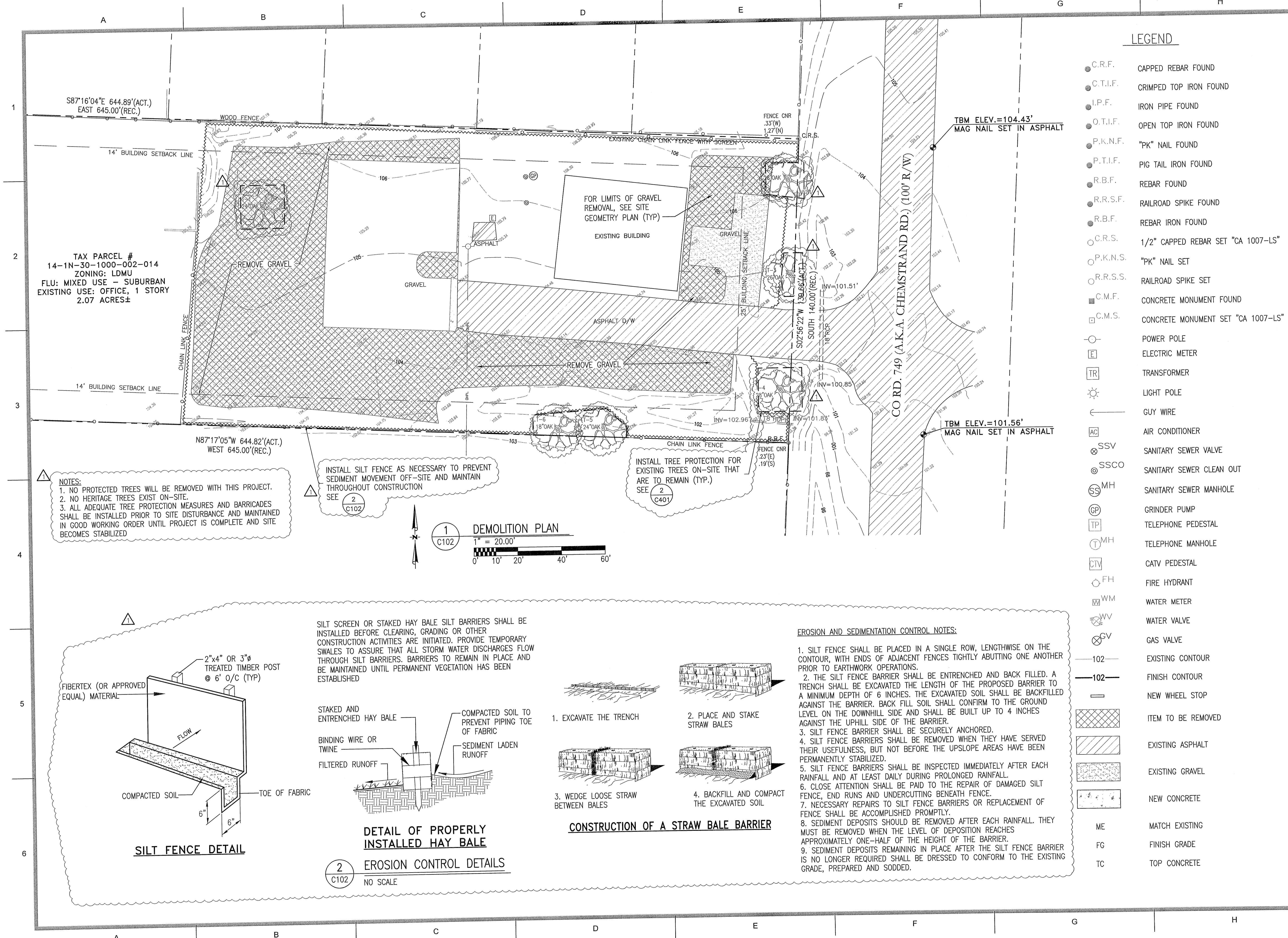
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REVISIONS
NO. DATE RESPONSE TO DRC COMMENTS

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REVISIONS

NO.	DATE	RESPONSE TO DRC COMMENTS
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7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 info@kha.com FAX (850) 471-0093
FL CERTIFICATE OF AUTHORIZATION NO. 8268

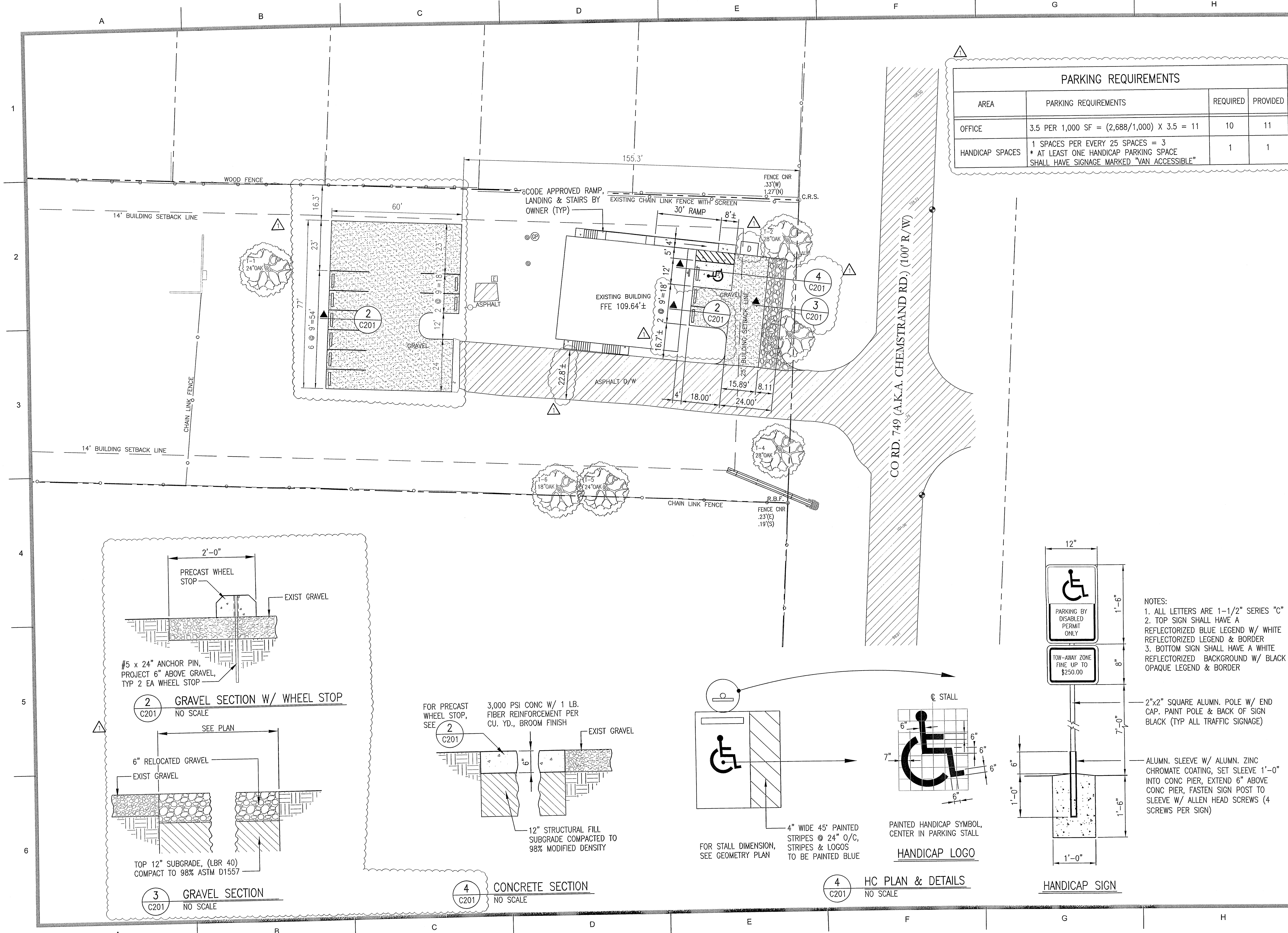
TVTC TRAINING
CHEMSTRAND ROAD
DEMOLITION PLAN

FLORIDA

DRAWN BY: R TILMAN
DESIGNED BY: N KING
CHECKED BY: N KING
DATE: APRIL 2022
SCALE: AS NOTED
NOT FOR CONSTRUCTION
DATE:

PROJECT NO: 2022-11
SHEET: 3 OF 6

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PARKING REQUIREMENTS			
AREA	PARKING REQUIREMENTS	REQUIRED	PROVIDED
OFFICE	3.5 PER 1,000 SF = (2,688/1,000) X 3.5 = 11	10	11
HANDICAP SPACES	1 SPACES PER EVERY 25 SPACES = 3 * AT LEAST ONE HANDICAP PARKING SPACE SHALL HAVE SIGNAGE MARKED "VAN ACCESSIBLE"	1	1

NO. DATE REVISIONS
06/01/2022 RESPONSE TO DRC COMMENTS

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ENGINEER
6/14/22
STATE OF FLORIDA
PROFESSIONAL SEAL

Kenneth Horne & Associates, Inc.
CIVIL ENGINEERS
PO BOX 10689, PENSACOLA, FLORIDA 32524
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 info@kh-a.com FAX (850) 471-0093
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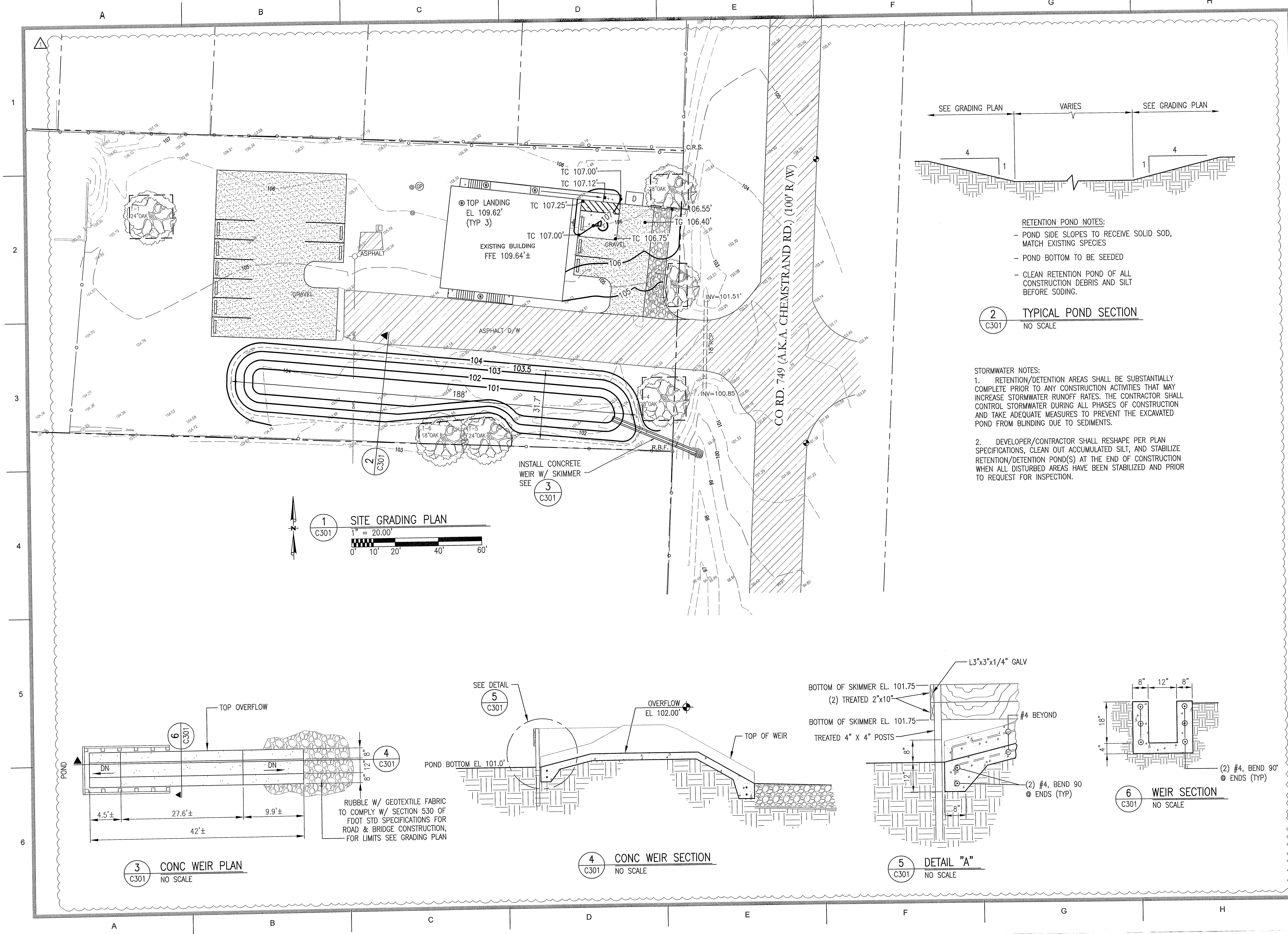
TVTC TRAINING
CHEMSTRAND ROAD
SITE GEOMETRY PLAN

FLORIDA

DRAWN BY: R. TILLMAN
DESIGNED BY: N. KING
CHECKED BY: N. KING
DATE: APRIL 2022
SCALE: AS NOTED
NOT FOR CONSTRUCTION
BY: DATE:

PROJECT NO: 2022-11
C201
SHEET: 4 OF 6

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NO.	DATE
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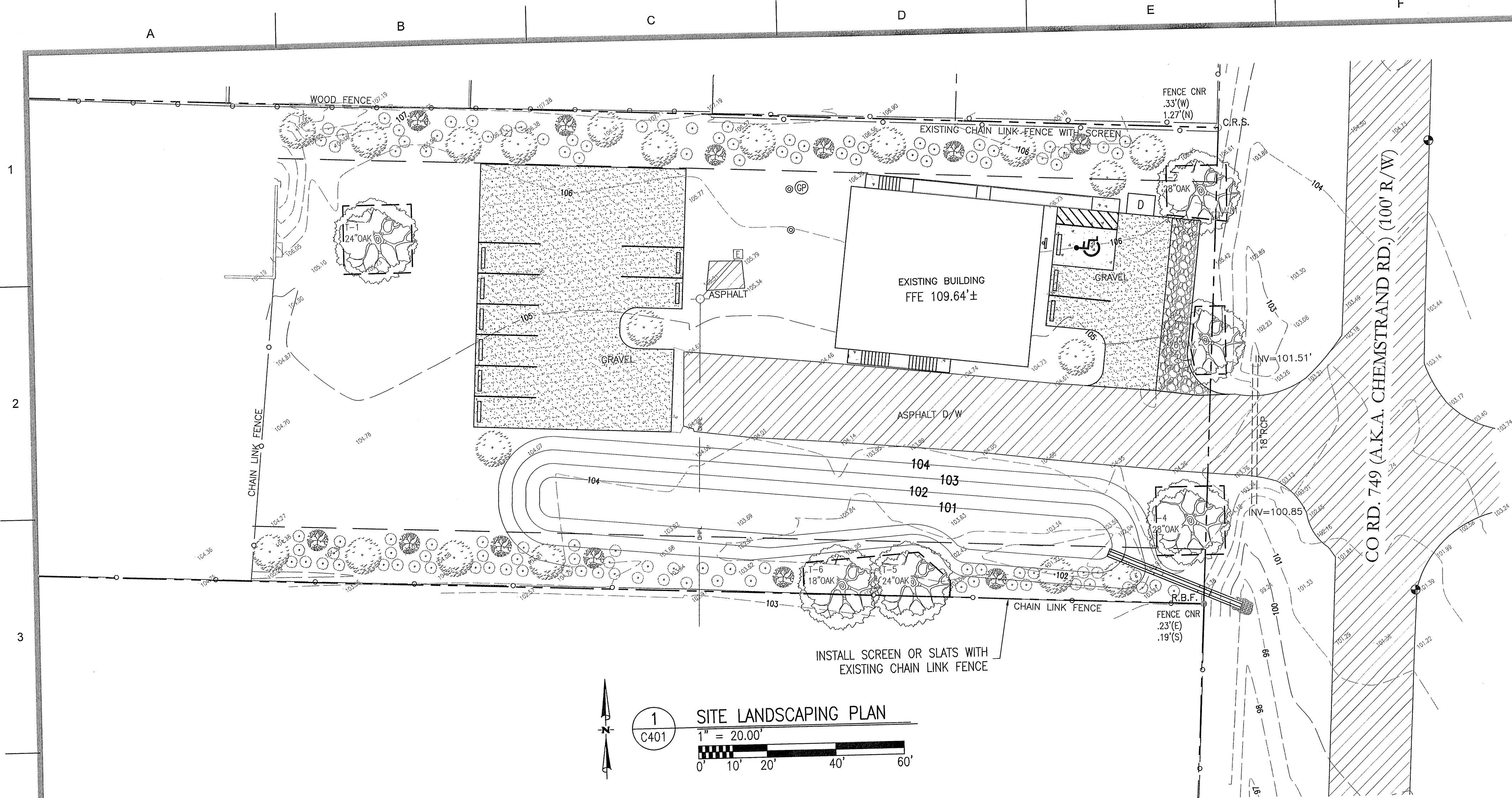
Kenneth Horne & Associates, Inc.
CIVIL ENGINEERS
PO BOX 10669, PENSACOLA, FLORIDA 32524
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504
(850) 471-9005 info@kha.com FAX (850) 471-0093
FL CERTIFICATE OF AUTHORIZATION NO. 8268

TVTC TRAINING
CHEMSTRAND ROAD
SITE GRADING PLAN
FLORIDA

DRAWN BY: R. TILLMAN
DESIGNED BY: N. KING
CHECKED BY: N. KING
DATE: APRIL 2022
SCALE: AS NOTED
NOT FOR CONSTRUCTION
BY: DATE: 2022-11

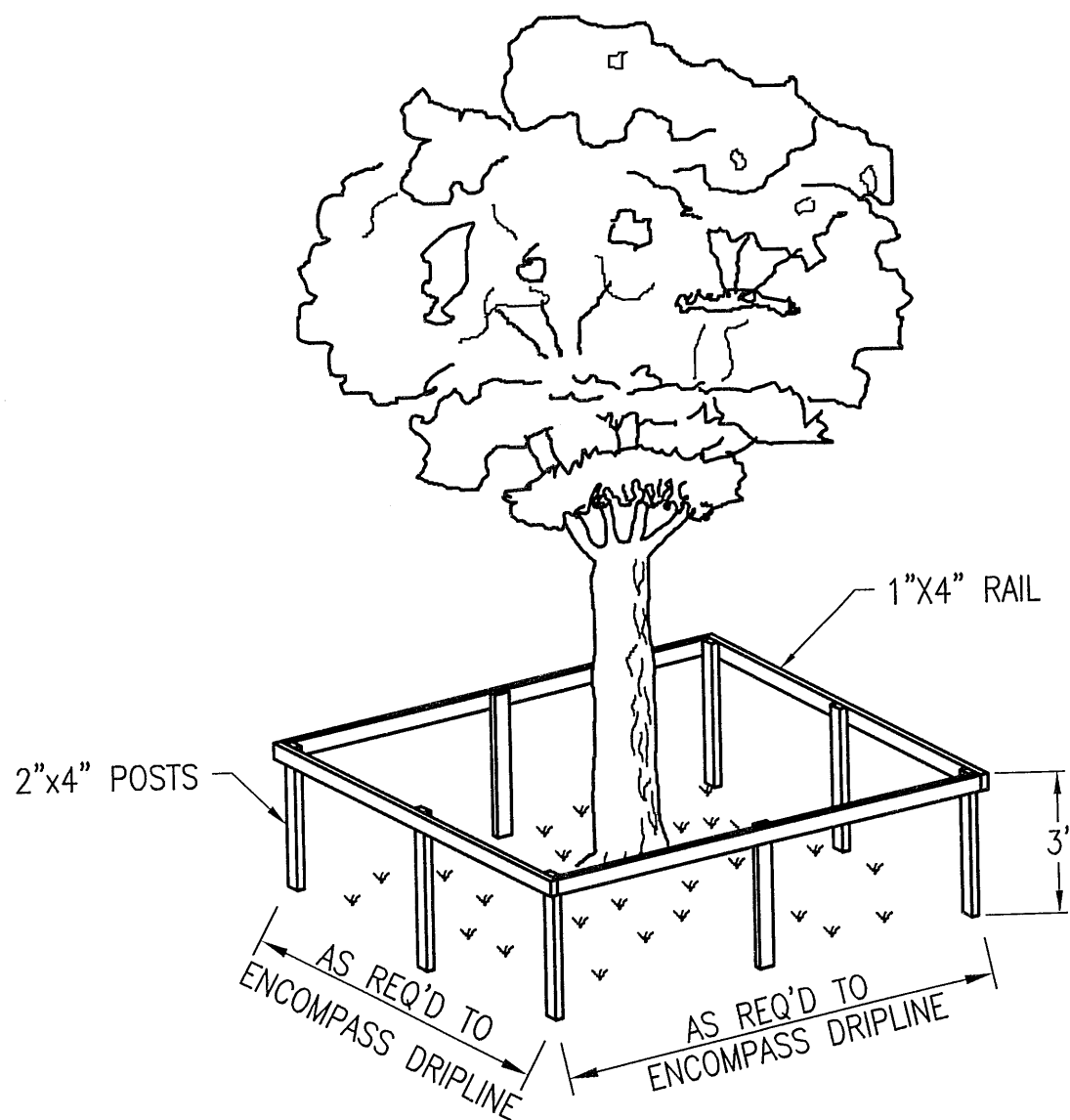
PROJECT NO: 2022-11
SHEET: 5 OF 6

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TREE PROTECTION NOTES:

- DURING DEVELOPMENT ACTIVITIES, PROTECTED TREES SHALL BE PROTECTED FROM ACTIVITIES WHICH MAY INJURE OR KILL THEM.
- THE ENTIRE DRIP LINE OF THE TREE SHALL BE PRESERVED IN A NATURAL STATE OR PROVIDED WITH PERVIOUS LANDSCAPING. WHERE THIS IS IMPRACTICAL, A WAIVER MAY BE GRANTED; HOWEVER, IN NO CASE SHALL MORE THAN FIFTY (50) PERCENT OF THE DRIP LINE BE COVERED WITH IMPERMEABLE MATERIALS. AT LEAST FIFTY (50) PERCENT OF THE AREA WITHIN THE DRIP LINE AND THE AREA WITHIN FIVE (5) FEET OF THE TRUNK SHALL BE PRESERVED IN A NATURAL STATE OR PROVIDED WITH PERVIOUS LANDSCAPING. WITHIN FIVE (5) FEET OF THE TRUNK, THE SOIL SHALL BE MAINTAINED AT ITS ORIGINAL GRADE WITH NO TRENCHING OR CUTTING OF ROOTS. BEYOND FIVE (5) FEET OF THE TREE TRUNK AND WITHIN THE DRIP LINE, A LIGHT FILL OF POROUS GRAVELLY MATERIAL UP TO SIX (6) INCHES DEEP MAY BE ADDED BUT NO GRADE LOWERING SHALL OCCUR. TO ACCOMPLISH DEEPER FILLING, A DRAINAGE SYSTEM SHALL BE INSTALLED WITHIN THE AREA DEFINED IN A DRIP LINE OF THE TREE AND A DRYWALL SHALL BE CONSTRUCTED AT A DISTANCE AT LEAST FIVE (5) FEET FROM THE TRUNK OF THE TREE BEFORE GRAVEL AND POROUS FILL ARE ADDED.
- WITHIN THE DRIP LINE, THERE SHALL BE NO STORAGE OF FILL OR COMPACTION OF THE SOIL AS FROM HEAVY EQUIPMENT, OR ANY SPILLING, STORAGE OR DISPOSAL OF CONCRETE, MORTAR, PAINT, SOLVENTS, CHEMICALS, OR OTHER POTENTIALLY HARMFUL SUBSTANCES.
- ALL TREES TO BE PROTECTED SHALL BE PROTECTED BY MEANS OF A PHYSICAL BARRIER WHICH WILL LIMIT ACCESS TO SAID TREE. SAID PROTECTIVE BARRIER SHALL BE COMPOSED OF WOOD OR OTHER SUITABLE MATERIALS WHICH ASSURE COMPLIANCE WITH THE INTENT OF THIS ORDINANCE. SAID PROTECTIVE BARRIERS, WHERE REQUIRED, SHALL REMAIN UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE. A MINIMUM OF ONE HUNDRED (100) PERCENT OF THE AREA WITHIN THE DRIP LINE SHALL BE SO PROTECTED UNLESS A WAIVER IS GRANTED. ALSO, DURING CONSTRUCTION, NO ATTACHMENTS OR WIRES SHALL BE ATTACHED TO ANY PROTECTED TREE. BARRIERS WILL BE REQUIRED FOR ALL TREES BEING PROTECTED EXCEPT IN THE FOLLOWING CASES:
 - ROAD RIGHT-OF-WAYS, UTILITY EASEMENTS, ETC. THESE AREAS MAY BE RIBBED BY PLACING STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TAPING RIBBON, PLASTIC TAPE, ROPE, ETC., FROM STAKE TO STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS TO BE CLEARED.
 - LARGE PROPERTY AREAS SEPARATE FROM THE CONSTRUCTION OR LAND CLEARING AREA INTO WHICH NO EQUIPMENT WILL VENTURE MAY ALSO BE RIBBONED OFF.



2 TREE PROTECTION DETAIL
C401 N.T.S.

REQUIRED LANDSCAPING PLANTING SCHEDULE		
TYPE	NO. REQ'D	NO. PROVIDED
PARKING - CANOPY (1 TREE PER PARKING TERMINATION)	6	6
TYPE B BUFFER - CANOPY (2.5 PER 100')	14	14
TYPE C BUFFER - UNDERSTORY (2.0 PER 100')	12	12
TYPE C BUFFER - SHRUBS (20 PER 100')	111	111

LANDSCAPE NOTES:

- ALL REQUIRED TREES SHALL HAVE A TRUNK(S) THAT IS EXPECTED TO BE MAINTAINED IN A CLEAN CONDITION CLEAR OF LATERAL WOODY GROWTH OF FIVE (5) FEET OR GREATER. ALL PLANTS SHALL CONFORM TO THE STANDARDS FOR FLORIDA GRADE 1 OR BETTER.
- ALL LANDSCAPING SHALL UTILIZE NATIVE PLANT SPECIES. THE MAXIMUM PERCENTAGE OF ANY ONE SPECIES PLANTED IS 67%.
- CREPE MYRTLES ARE NOT NATIVE AND THEREFORE WILL NOT COUNT TOWARDS ANY REQUIRED ON-SITE PLANTINGS.

PROPOSED CANOPY TREE:
TREES THAT REACH A MATURE HEIGHT OF AT LEAST 20 FT AND HAVE A MINIMUM OF 2.5 CALIPER INCHES EACH AT TIME OF PLANTING, (LIVE OAK AND SOUTHERN MAGNOLIA)

PROPOSED UNDERSTORY TREE:
TREES THAT REACH A MATURE HEIGHT OF LESS THAN 30 FEET AND HAVE A MINIMUM OF 2.5 CALIPER INCHES EACH AT TIME OF PLANTING

PROPOSED SHRUBS:
SHALL BE A MINIMUM OF 12" IN HEIGHT AT PLANTING

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FL CERTIFICATE OF AUTHORIZATION NO. 8268

TVTC TRAINING

CHEMSTRAND ROAD

SITE LANDSCAPING PLAN

FLORIDA

DRAWN BY: R. TILLMAN

DESIGNED BY: N. KING

CHECKED BY: N. KING

DATE: APRIL 2022

SCALE: AS NOTED

NOT FOR CONSTRUCTION

DATE: BY:

PROJECT NO: 2022-11
SHEET: 6 OF 6
C401