

# Site Construction Plans For Tractor and Equipment Company Building Expansion

Approved  
ESCAMBIA COUNTY DRC PLAN REVIEW

DRC Chairman Signature: *[Signature]* Date: 1-31-24

Printed Name: *[Signature]*

Development Services Director of Design

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.

**OWNER/DEVELOPER:**  
JAMIE STEELE, CFO  
TRACTOR AND EQUIPMENT COMPANY  
9036 PINE FOREST ROAD  
PENSACOLA, FL 32534  
PHONE: (205) 591-2131

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

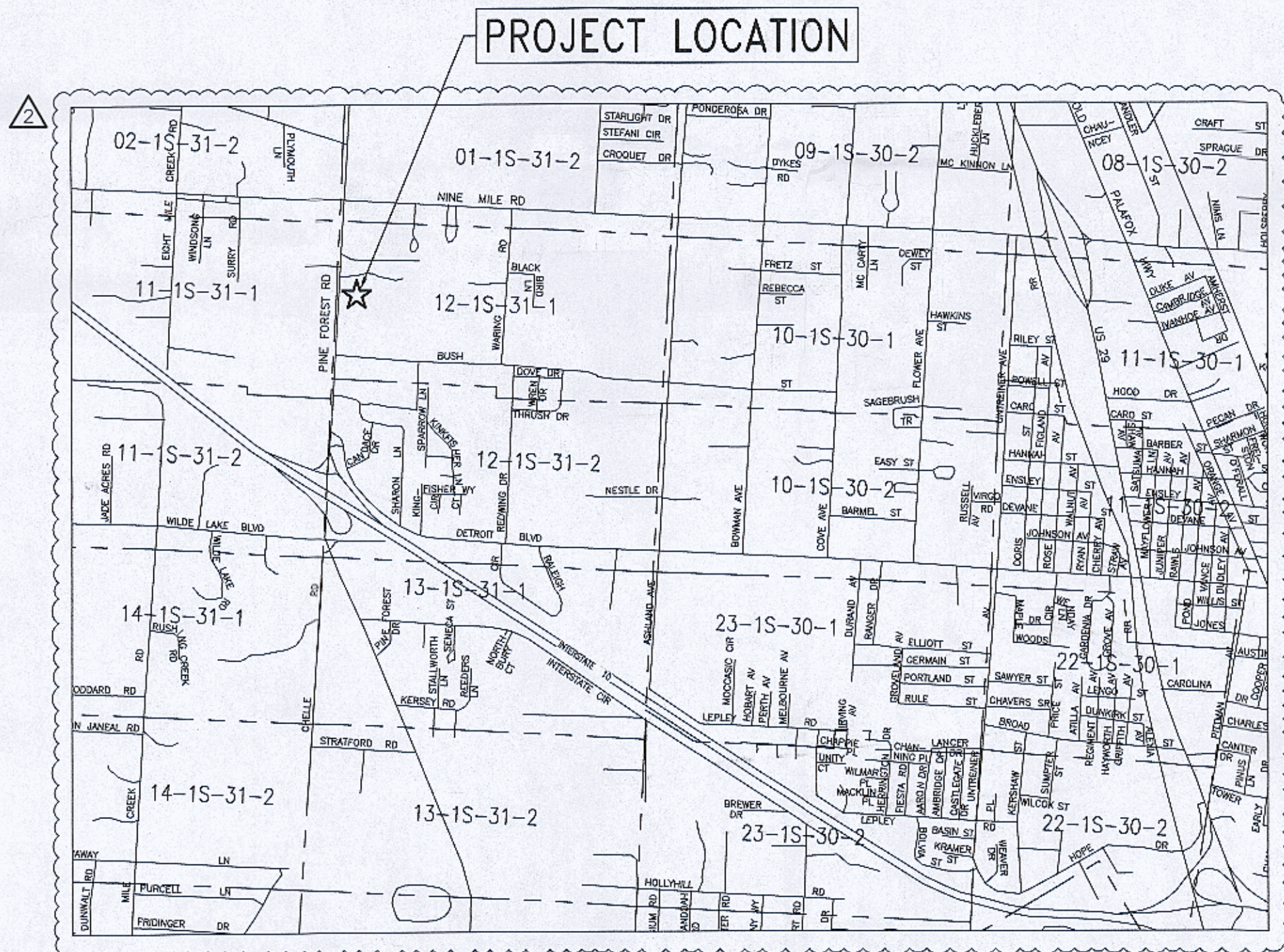
**SURVEYOR:**  
RUBEN SURVEYING AND MAPPING, INC.  
913 GULF BREEZE PKWY, SUITE 6  
GULF BREEZE, FL 32561  
PHONE: (850) 916-7382

**SITE DATA:**  
PROPERTY REFERENCE NO: 12-1S-31-1100-014-004  
PROPERTY ADDRESS: 9036 PINE FOREST RD. PENSACOLA, FL  
ZONING: HC/LI  
FLU: INDUSTRIAL  
CURRENT AND PROPOSED USE: HEAVY EQUIPMENT SALES, RENTAL AND RÉPAIR  
PROJECT DRAINAGE AREA: 3.57 AC  
PROJECT AREA DISTURBED: 3.44 AC

**GENERAL NOTES:**

- 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.
- ALL ASPECTS OF THE STORMWATER/DRAINAGE 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 ESCAMBIA COUNTY. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
- 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.
- 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.
- ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
- 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.
- DEVELOPER/CONTRACTOR SHALL RESHAPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT AND STABILIZE RETENTION/DETENTION PONDS AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
- 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.
- 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.
- NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY; 1-800-432-4770.
- ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL "AS-BUILT" SIGN-OFF FROM THE COUNTY.
- ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.
- 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
- PRIOR TO CONSTRUCTION A SEPARATE BUILDING INSPECTION DEPARTMENT PERMIT(S) SHALL BE OBTAINED FOR ALL RETAINING WALLS HIGHER THAN 2 FEET.
- THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

PROJECT AREA	196,544 SF (4.51 ACRE)
EXISTING IMPERVIOUS AREA	53,353 SF (1.22 ACRE)
EXISTING POND AREA	17,363 SF (0.40 ACRE)
EXISTING PERVIOUS AREA	125,828 SF (2.89 ACRE)
PROPOSED IMPERVIOUS AREA	85,558 SF (1.96 ACRE)
PROPOSED POND AREA	16,588 SF (0.38 ACRE)
PROPOSED PERVIOUS AREA	94,398 SF (2.17 ACRE)



**VICINITY MAP**

1" = 2000'

Sheet Number	Sheet Title
C001	COVER SHEET
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C103	TREE INVENTORY DRAWING
C201	SITE GEOMETRY PLAN
C301	SITE UTILITY AND LANDSCAPE PLAN
C401	DRAINAGE PLAN
C402	GRADING PLAN
C501	DETAILS
C502	DETAILS
C601	EROSION CONTROL DETAILS

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	0290	G	SEPTEMBER 29, 2006
X	120080	12033C	0295	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 (12033C0290G/12033C0295G), MAP REVISION DATED SEPTEMBER 29, 2006."

**UTILITY COMPANIES:**

UTILITY INFORMATION SHOWN AS PER FIELD INFORMATION AND INFORMATION FURNISHED BY UTILITY COMPANIES INVOLVED.  
TELEPHONE - AT & T, INC., 605 WEST GARDEN STREET, PENSACOLA, FLORIDA 32501; (800) 226-5885  
ELECTRIC - FLORIDA POWER AND LIGHT, 9220 PINE FOREST ROAD, PENSACOLA, FLORIDA 32534; (850) 484-5770  
SANITARY SEWER/WATER - EMERALD COAST UTILITY AUTHORITY, ELLYSON INDUSTRIAL PARK, PENSACOLA, FLORIDA; (850) 476-5110  
NATURAL GAS - PENSACOLA ENERGY, 1625 ATWOOD DR., PENSACOLA, FLORIDA; (850) 435-1800

**GENERAL NOTES:**

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO ESCAMBIA COUNTY STANDARDS.
- THE CONTRACTOR IS ADVISED TO FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO BIDDING. COORDINATE VISIT WITH OWNER.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WITH VARIOUS UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING SHALL COMPLY WITH DESIGN STANDARDS MANUAL CHAPTER 2, ENVIRONMENTAL OF THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE.
- 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).
- 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.
- ALL LAND SHALL REMAIN VEGETATED AND IN ITS NATURAL STATE UNTIL SUCH TIME AS DRC SITE PLANS/PLATS AND ADDITIONAL PERMITTING APPROVALS (AS REQUIRED) ALLOW FOR LAND DISTURBING ACTIVITIES IN DESIGNATED AREAS, PER CODE. ALL TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIALS, SWALES, TRENCHING, BERMING, OR OTHER "LAND DISTURBING ACTIVITIES", ETC. SHALL BE PERMITTED OR OTHERWISE APPROVED BY THE COUNTY PRIOR TO INITIATION.

**EROSION CONTROL NOTES:**

- 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)
- ISOLATED AREAS OF CONSTRUCTION MAY NEED TO BE ADDRESSED BY THE CONTRACTOR AS FIELD CONDITIONS DICTATE.
- UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOD.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES USED ARE MAINTAINED AND FULLY FUNCTIONAL DURING RAINFALL EVENTS.
- ALL NEW STORMWATER RUNOFF IS TO BE DIRECTED TO THE NEW STORMWATER COLLECTION SYSTEM.

**A. ECUA Engineering Manual Incorporated by Reference**

The ECUA Engineering Manual, dated December 18, 2014, along with Update #1 dated September 1, 2016 (hereinafter "Manual"), located at [www.ecua.fl.gov](http://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	
	Specifi- cation	Detail	Plans	Project Manual*
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*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 the Project.

REVISIONS

NO.	DATE	DESCRIPTION
1	07/17/24	DRC COMMENTS

THIS DRAWING IS THE PROPERTY OF KENNETH HORNE & ASSOCIATES, INC. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

ROBERT C. KRASINSKY  
FL. PE. 49849

**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@kh-a.com FAX (850) 471-0083  
FL. CERTIFICATE OF AUTHORIZATION NO. 82688

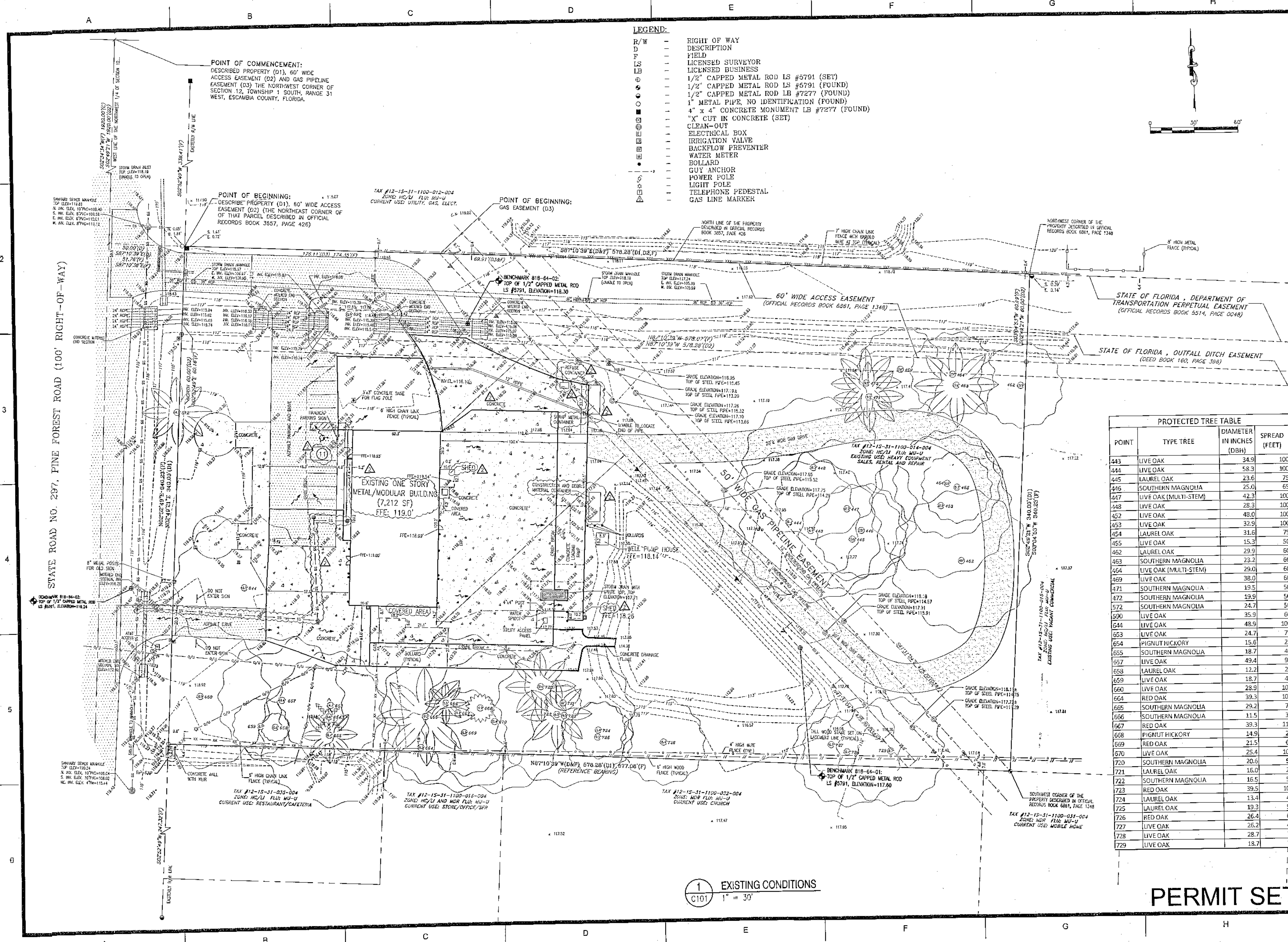
TRACTOR AND EQUIPMENT COMPANY  
BUILDING EXPANSION  
CIVIL COVER SHEET  
FLORIDA  
ESCAMBIA

DRAWN BY: FC  
DESIGNED BY: CK  
CHECKED BY: CK  
DATE: 10/18/2023  
SCALE: N.T.S.  
NOT FOR CONSTRUCTION  
DATE:

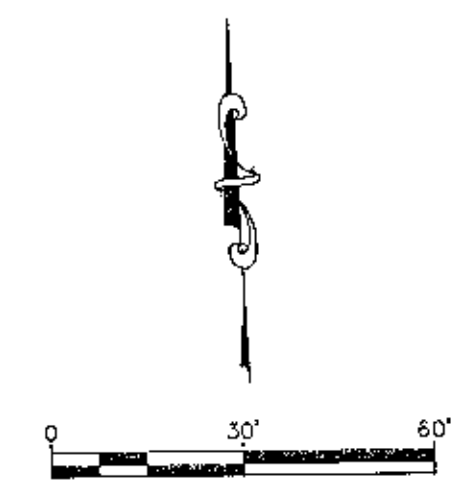
PROJECT NO: 2022-41  
C001  
SHEET: 1 OF 11

**PERMIT SET**

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- LEGEND:**
- R/W --- RIGHT OF WAY
  - D --- DESCRIPTION
  - F --- FIELD
  - LS --- LICENSED SURVEYOR
  - LB --- LICENSED BUSINESS
  - 1/2" --- 1/2" CAPPED METAL ROD LS #5791 (SET)
  - 1/2" --- 1/2" CAPPED METAL ROD LS #5791 (FOUND)
  - 1/2" --- 1/2" CAPPED METAL ROD LB #7277 (FOUND)
  - 1" --- 1" METAL PIPE, NO IDENTIFICATION (FOUND)
  - 4" x 4" --- 4" x 4" CONCRETE MONUMENT LB #7277 (FOUND)
  - X --- "X" CUT IN CONCRETE (SET)
  - CLEAN-OUT
  - ELECTRICAL BOX
  - IRRIGATION VALVE
  - BACKFLOW PREVENTER
  - WATER METER
  - BOLLARD
  - GUY ANCHOR
  - POWER POLE
  - LIGHT POLE
  - TELEPHONE PEDESTAL
  - GAS LINE MARKER



**PROTECTED TREE TABLE**

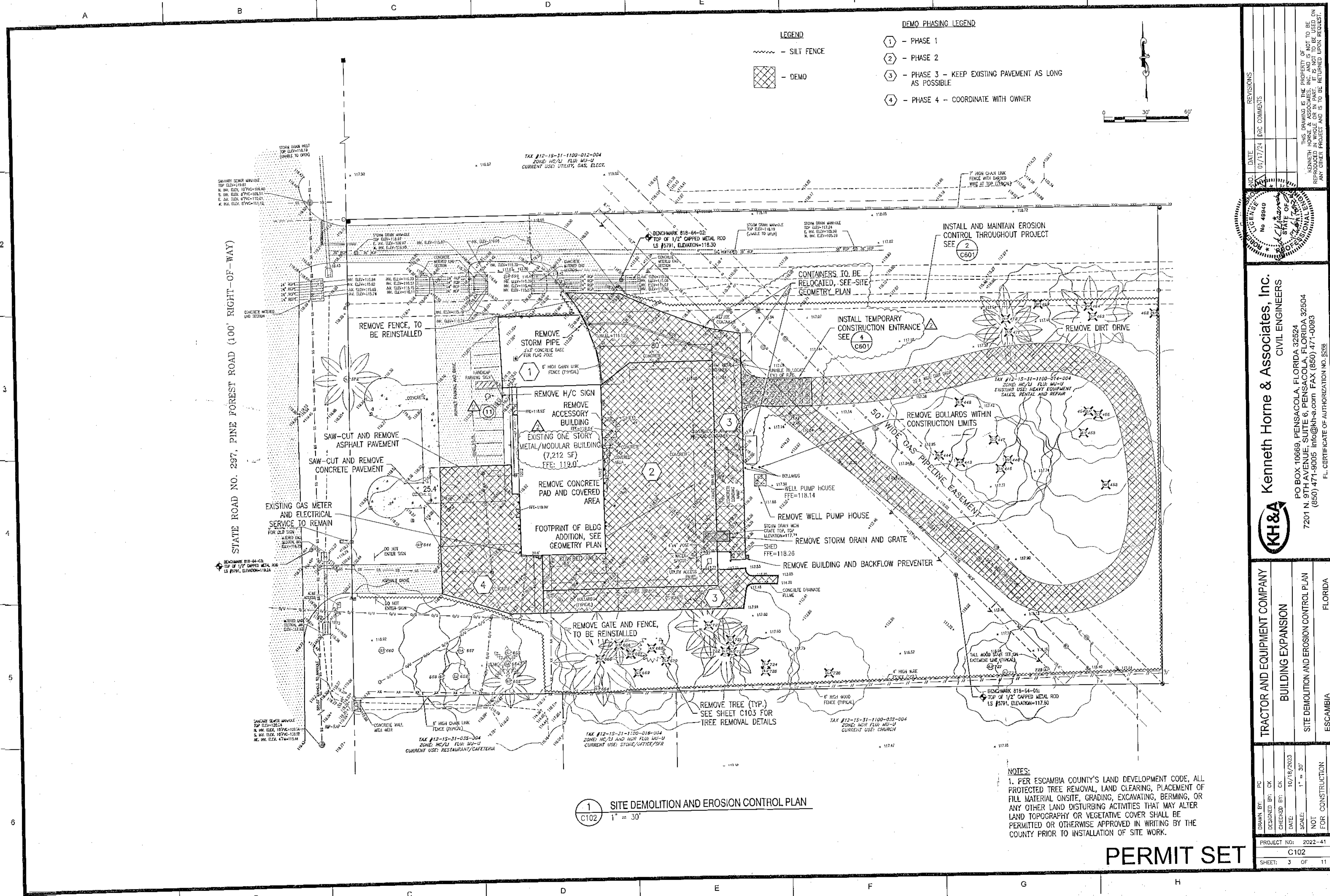
POINT	TYPE TREE	DIAMETER IN INCHES (DBH)	SPREAD (FEET)
443	LIVE OAK	34.9	100
444	LIVE OAK	58.3	100
445	LAUREL OAK	23.6	75
446	SOUTHERN MAGNOLIA	25.0	65
447	LIVE OAK (MULTI-STEM)	42.3	100
448	LIVE OAK	28.3	100
452	LIVE OAK	48.0	100
453	LIVE OAK	32.9	100
454	LAUREL OAK	31.6	75
455	LIVE OAK	15.3	50
462	LAUREL OAK	29.9	60
463	SOUTHERN MAGNOLIA	23.2	60
464	LIVE OAK (MULTI-STEM)	29.0	60
469	LIVE OAK	38.0	60
471	SOUTHERN MAGNOLIA	19.5	50
472	SOUTHERN MAGNOLIA	19.9	50
572	SOUTHERN MAGNOLIA	24.7	50
590	LIVE OAK	35.9	60
644	LIVE OAK	48.9	100
653	LIVE OAK	24.7	75
654	PIGNUT HICKORY	15.6	25
655	SOUTHERN MAGNOLIA	18.7	40
657	LIVE OAK	49.4	90
658	LAUREL OAK	12.2	20
659	LIVE OAK	18.7	40
660	LIVE OAK	28.9	100
664	RED OAK	39.3	100
665	SOUTHERN MAGNOLIA	29.2	70
666	SOUTHERN MAGNOLIA	11.5	30
667	RED OAK	39.3	110
668	PIGNUT HICKORY	14.9	20
669	RED OAK	21.5	60
670	LIVE OAK	25.4	100
720	SOUTHERN MAGNOLIA	20.6	50
721	LAUREL OAK	16.0	25
722	SOUTHERN MAGNOLIA	16.5	50
723	RED OAK	39.5	100
724	LAUREL OAK	13.4	40
725	LAUREL OAK	19.3	50
726	RED OAK	26.4	60
727	LIVE OAK	25.2	40
728	LIVE OAK	28.7	75
729	LIVE OAK	18.7	75

1 EXISTING CONDITIONS  
C101 1" = 30'

PERMIT SET

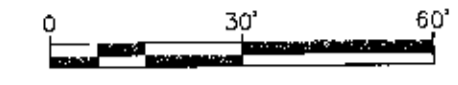
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01/17/24</td> <td>PRC COMMENTS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	01/17/24	PRC COMMENTS	<p>STATE OF FLORIDA KENNETH HORNE &amp; ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER No. 49849 261224</p>	<p>STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PERPETUAL EASEMENT (OFFICIAL RECORDS BOOK 5514, PAGE 0048)</p> <p>STATE OF FLORIDA OUTFALL DITCH EASEMENT (DEED BOOK 160, PAGE 358)</p>	<p><b>Kenneth Home &amp; Associates, Inc.</b> CIVIL ENGINEERS</p> <p>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</p>	<p>TRACTOR AND EQUIPMENT COMPANY BUILDING EXPANSION EXISTING CONDITIONS FLORIDA</p>	<p>DRAWN BY: PC DESIGNED BY: CK CHECKED BY: CK DATE: 10/16/2023 SCALE: 1" = 30' NOT FOR CONSTRUCTION DATE: _____</p>
NO.	DATE	DESCRIPTION									
1	01/17/24	PRC COMMENTS									
<p>PROJECT NO: 2022-41 SHEET: 2 OF 11</p>			<p>FL. CERTIFICATE OF AUTHORIZATION NO. 8288 ROBERT C. KRASINSKY FL. PE 48949</p>								

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**LEGEND**  
- SILT FENCE  
- DEMO

**DEMO PHASING LEGEND**  
① - PHASE 1  
② - PHASE 2  
③ - PHASE 3 - KEEP EXISTING PAVEMENT AS LONG AS POSSIBLE  
④ - PHASE 4 - COORDINATE WITH OWNER



NO.	DATE	REVISIONS
1	01/17/24	DRC COMMENTS

**Kenneth Home & Associates, Inc.**  
CIVIL ENGINEERS  
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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. 5268

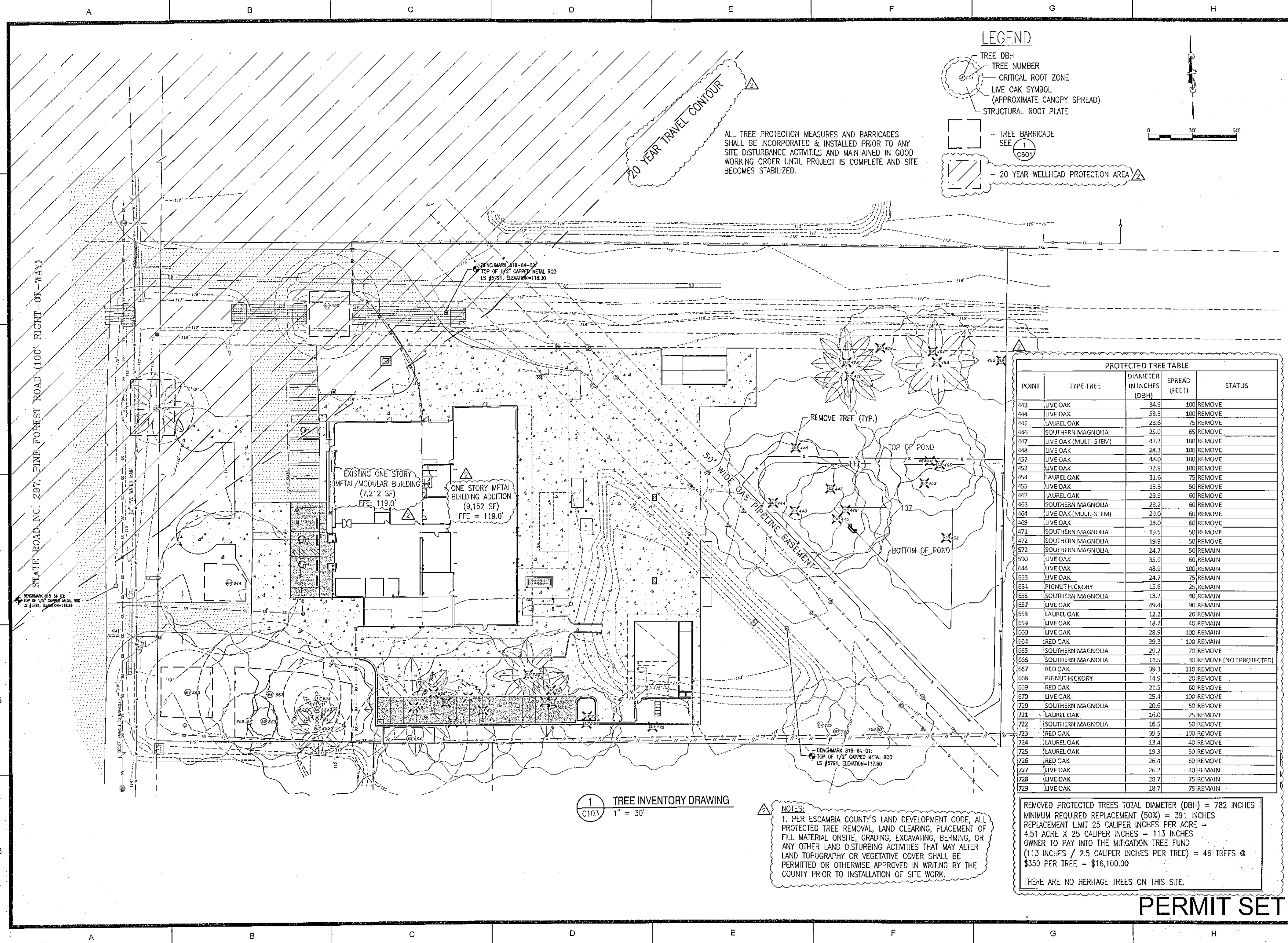
TRACTOR AND EQUIPMENT COMPANY
BUILDING EXPANSION
SITE DEMOLITION AND EROSION CONTROL PLAN
FLORIDA
ESCAMBIA
PROJECT NO: 2022-41
C102
SHEET: 3 OF 11

① SITE DEMOLITION AND EROSION CONTROL PLAN  
1" = 30'

**NOTES:**  
1. 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.

**PERMIT SET**

S:\2022 Projects\2022-41 TEC Expansion\DWG\CIVIL\22-41\_C103\_TREE INVENTORY DRAWING.dwg, Jan 25, 2024 - 4:10:18PM, priscilla



**LEGEND**

- TREE DBH
- TREE NUMBER
- CRITICAL ROOT ZONE
- LIVE OAK SYMBOL (APPROXIMATE CANOPY SPREAD)
- STRUCTURAL ROOT PLATE
- TREE BARRICADE SEE 1
- 20 YEAR WELLHEAD PROTECTION AREA

ALL TREE PROTECTION MEASURES AND BARRICADES SHALL BE INCORPORATED & INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES AND MAINTAINED IN GOOD WORKING ORDER UNTIL PROJECT IS COMPLETE AND SITE BECOMES STABILIZED.

20 YEAR TRAVEL CONTOUR

STATE ROAD NO. 287, PINE FOREST ROAD (100' RIGHT-OF-WAY)

EXISTING ONE STORY METAL/MODULAR BUILDING (7,212 SF) FFE = 119.0'

ONE STORY METAL BUILDING ADDITION (9,152 SF) FFE = 119.0'

50' WIDE GAS PIPELINE EASEMENT

PROTECTED TREE TABLE				
POINT	TYPE TREE	DIAMETER IN INCHES (DBH)	SPREAD (FEET)	STATUS
443	LIVE OAK	34.9	100	REMOVE
444	LIVE OAK	58.3	100	REMOVE
445	LAUREL OAK	23.6	75	REMOVE
446	SOUTHERN MAGNOLIA	25.0	65	REMOVE
447	LIVE OAK (MULTI-STEM)	42.3	100	REMOVE
448	LIVE OAK	28.3	100	REMOVE
452	LIVE OAK	48.0	100	REMOVE
453	LIVE OAK	32.9	100	REMOVE
454	LAUREL OAK	31.6	75	REMOVE
455	LIVE OAK	15.3	50	REMOVE
462	LAUREL OAK	29.9	60	REMOVE
463	SOUTHERN MAGNOLIA	23.2	60	REMOVE
464	LIVE OAK (MULTI-STEM)	29.0	60	REMOVE
469	LIVE OAK	38.0	60	REMOVE
471	SOUTHERN MAGNOLIA	19.5	50	REMOVE
472	SOUTHERN MAGNOLIA	19.9	50	REMOVE
572	SOUTHERN MAGNOLIA	24.7	50	REMAIN
590	LIVE OAK	35.9	60	REMAIN
644	LIVE OAK	48.9	100	REMAIN
653	LIVE OAK	24.7	75	REMAIN
654	PIGNOT HICKORY	15.6	25	REMAIN
655	SOUTHERN MAGNOLIA	18.7	40	REMAIN
657	LIVE OAK	49.4	90	REMAIN
658	LAUREL OAK	12.2	20	REMAIN
659	LIVE OAK	18.7	40	REMAIN
660	LIVE OAK	28.9	100	REMAIN
664	RED OAK	39.3	100	REMAIN
665	SOUTHERN MAGNOLIA	29.2	70	REMOVE
666	SOUTHERN MAGNOLIA	11.5	30	REMOVE (NOT PROTECTED)
667	RED OAK	39.3	110	REMOVE
658	PIGNOT HICKORY	14.9	20	REMOVE
659	RED OAK	21.5	60	REMOVE
670	LIVE OAK	25.4	100	REMOVE
720	SOUTHERN MAGNOLIA	20.6	50	REMOVE
721	LAUREL OAK	16.0	25	REMOVE
722	SOUTHERN MAGNOLIA	16.5	50	REMOVE
723	RED OAK	39.5	100	REMOVE
724	LAUREL OAK	13.4	40	REMOVE
725	LAUREL OAK	19.3	50	REMOVE
726	RED OAK	26.4	60	REMOVE
727	LIVE OAK	26.2	40	REMAIN
728	LIVE OAK	28.7	75	REMAIN
729	LIVE OAK	18.7	75	REMAIN

1 TREE INVENTORY DRAWING  
C103 1" = 30'

**NOTES:**  
1. 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.

REMOVED PROTECTED TREES TOTAL DIAMETER (DBH) = 782 INCHES  
MINIMUM REQUIRED REPLACEMENT (50%) = 391 INCHES  
REPLACEMENT LIMIT 25 CALIPER INCHES PER ACRE = 4.51 ACRE X 25 CALIPER INCHES = 113 INCHES  
(113 INCHES / 2.5 CALIPER INCHES PER TREE) = 46 TREES @ \$350 PER TREE = \$16,100.00

THERE ARE NO HERITAGE TREES ON THIS SITE.

NO.	DATE	REVISIONS
1	07/17/24	DRC COMMENTS

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ROBERT C. KRASNOSKY  
FL PE 48949

**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@kh-a.com FAX (850) 471-0093  
FL CERTIFICATE OF AUTHORIZATION NO. 8288

**KH&A**

TRACTOR AND EQUIPMENT COMPANY  
BUILDING EXPANSION  
TREE INVENTORY DRAWING  
ESCAMBIA FLORIDA

DRAWN BY: PC  
DESIGNED BY: OK  
CHECKED BY: OK  
DATE: 10/18/2023  
SCALE: 1" = 30'  
NOT FOR CONSTRUCTION  
BY: DATE:

PROJECT NO: 2022-41  
C103  
SHEET: 4 OF 11

**PERMIT SET**



S:\2022 Projects\2022-41 TEC Expansion\DWGS\CIVIL\22-41\_C30X SITE UTILITY PLAN.dwg, Jan 25, 2024 -- 4:10:34PM, priscilla

**LANDSCAPE NOTES:**

1. 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.
2. ALL LANDSCAPING SHALL UTILIZE NATIVE PLANT SPECIES OR THOSE SPECIES LISTED IN THE FLORIDA-FRIENDLY LANDSCAPING™ GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN. THE MAXIMUM PERCENTAGE OF ANY ONE SPECIES PLANTED IS 67%.
3. CREPE MYRTLES ARE NOT NATIVE AND THEREFORE WILL NOT COUNT TOWARDS ANY REQUIRED ON-SITE PLANTINGS.

**LANDSCAPE LEGEND:**

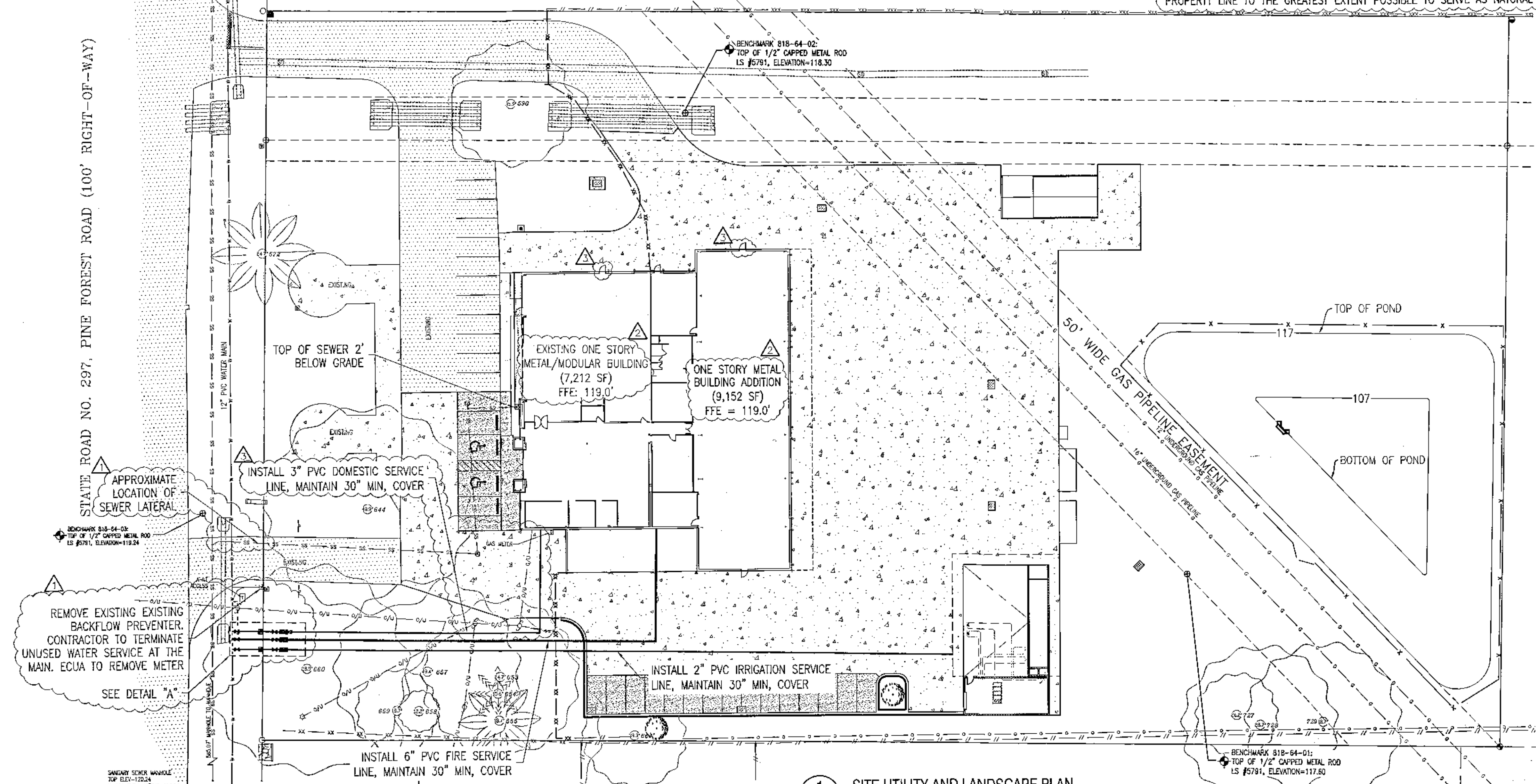
PROPOSED CANOPY TREE:  
TREES THAT REACH A MATURE HEIGHT OF AT LEAST 20 FT AND HAVE A MINIMUM OF 2.5 CALIPER INCHES EACH AT TIME OF PLANTING, (EXAMPLES INCLUDE LIVE OAK, SOUTHERN MAGNOLIA, AMERICAN HOLLY AND BALD CYPRESS)

REQUIRED LANDSCAPING PLANTING SCHEDULE		
TYPE	NO. REQ'D	NO. PROVIDED
PARKING - CANOPY (1 TREE PER PARKING TERMINATION)	2	2
MITIGATION TREES - CANOPY (3" CALIPER) (SEE DEMO PLAN FOR TREE REMOVAL AND MITIGATION)	113	0
LANDSCAPE BUFFERS - TYPE B AND TYPE C	VARIES	*SEE NOTE

\* EXISTING TREES, SHRUBS AND UNDERBRUSH TO REMAIN ALONG THE SOUTHERN PROPERTY LINE TO THE GREATEST EXTENT POSSIBLE TO SERVE AS NATURAL BUFFER.

SANITARY SEWER MANHOLE  
TOP ELEV=113.01  
N. INV. ELEV. 107'96"-108.40  
S. INV. ELEV. 87'96"-102.51  
R. INV. ELEV. 87'96"-103.01  
R. INV. ELEV. 87'96"-103.01

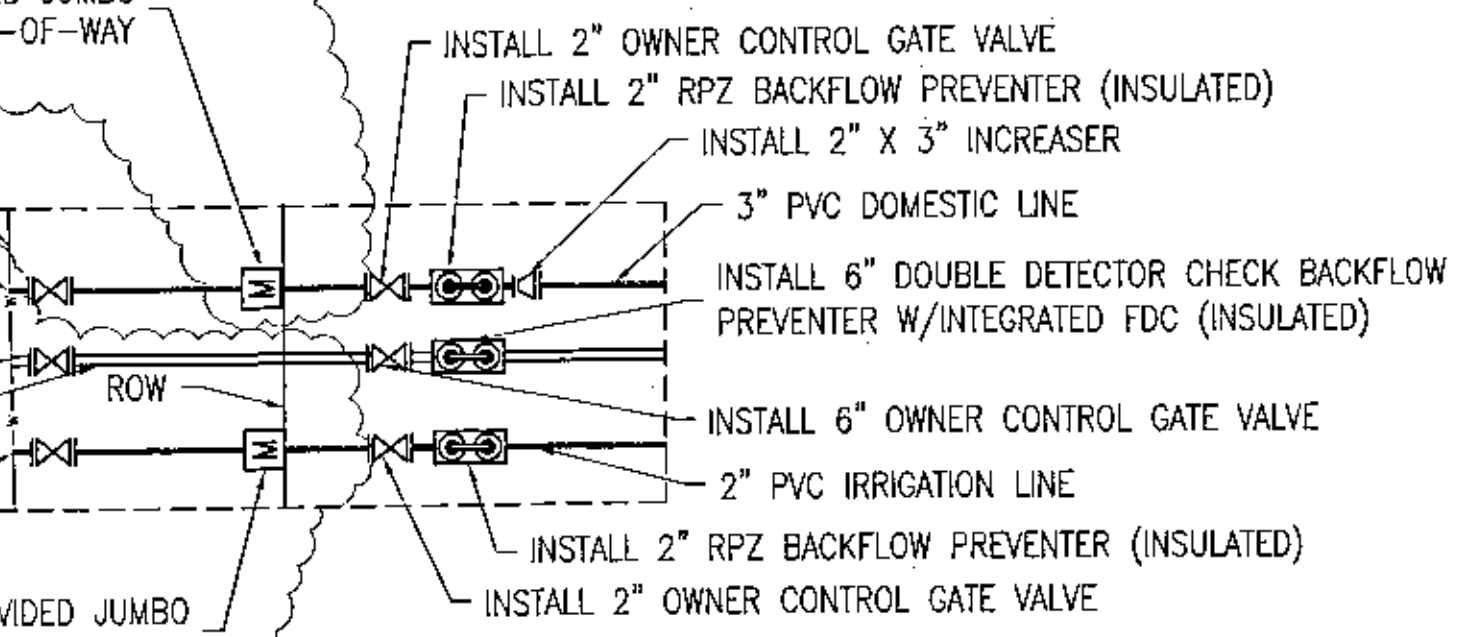
STATE ROAD NO. 297, PINE FOREST ROAD (100' RIGHT-OF-WAY)



REMOVE EXISTING EXISTING BACKFLOW PREVENTER. CONTRACTOR TO TERMINATE UNUSED WATER SERVICE AT THE MAIN. ECUA TO REMOVE METER  
SEE DETAIL "A"

ECUA TO SET 1.5" METER IN CONTRACTOR PROVIDED JUMBO METER BOX, METER SHALL BE IN THE RIGHT-OF-WAY

\*POTABLE WATER: 12" X 2" SADDLE TAP, CC THREAD, 2" CORP STOP, 2" BLUE ENDOT PE TUBING, BLUE TRACER W.R.E  
\*FIRE LINE: 12" X 6" TAPPING SLEEVE AND VALVE  
6" PVC FIRE LINE  
\*IRRIGATION WATER: 12" X 2" SADDLE TAP, CC THREAD, 2" CORP STOP, 2" BLUE ENDOT PE TUBING, BLUE TRACER WIRE



ECUA TO SET 1.5" METER IN CONTRACTOR PROVIDED JUMBO METER BOX, METER SHALL BE IN THE RIGHT-OF-WAY

CONTRACTOR SHALL NOTIFY ECUA AT LEAST 72 HOURS BEFORE CONNECTION. ECUA PERSONNEL SHALL BE PRESENT AT TIME OF CONNECTION.

1 SITE UTILITY AND LANDSCAPE PLAN  
C301 1" = 30'

**NOTES:**

1. WORK PROPOSED NEXT TO THE R/W WITH EXISTING SWALES SYSTEMS MAY REQUIRE ADDITIONAL PROVISIONS TO REPAIR/RESTORE EXISTING DRAINAGE SWALES AS NEEDED TO ENSURE ADEQUATE DRAINAGE. R/W SHOULDER STABILIZATION SHOULD BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
2. 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.

2 DETAIL "A"  
C301 N.T.S.

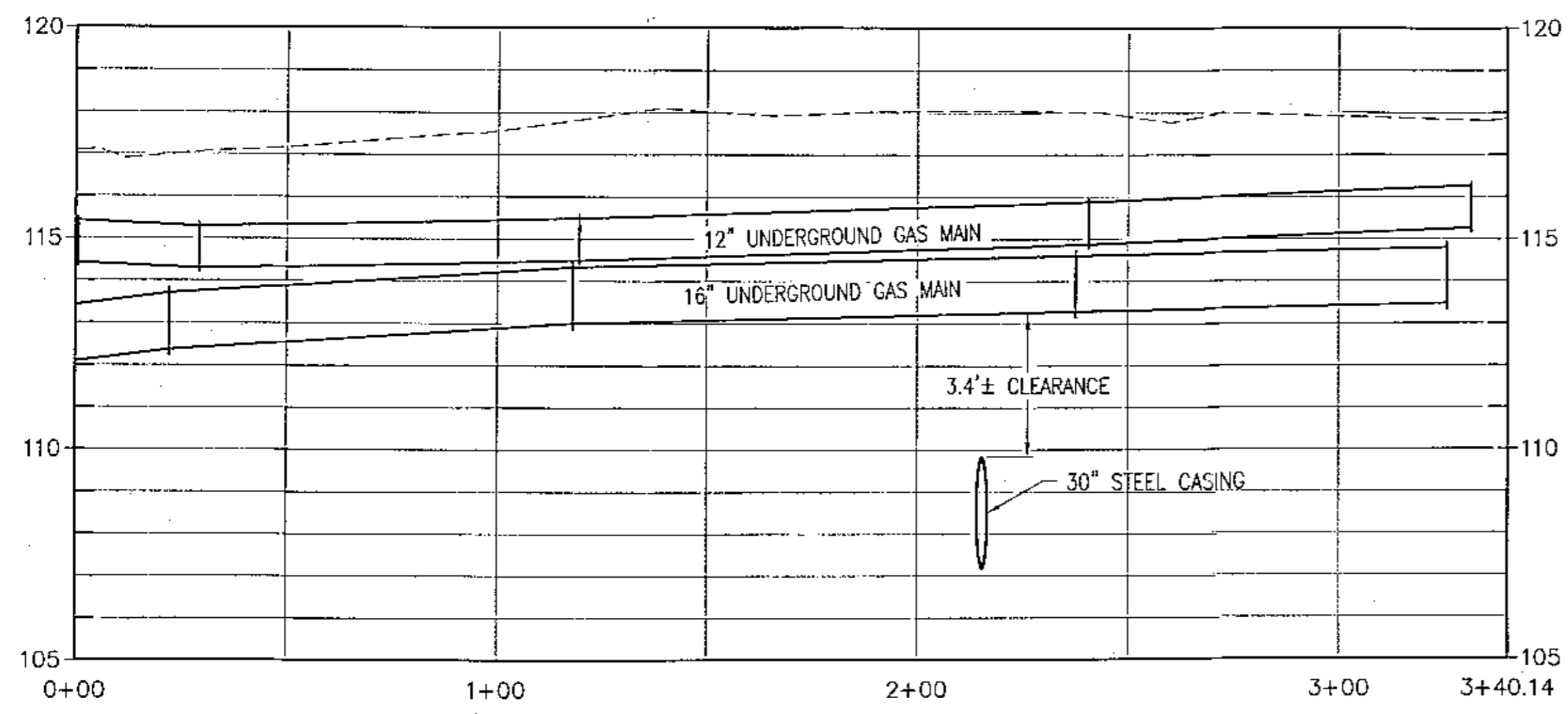
	<b>Kenneth Home &amp; Associates, Inc.</b> CIVIL ENGINEERS		PO BOX 10669, PENSACOLA, FLORIDA 32524 7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504 (850) 471-9005 info@kh-a.com FAX (850) 471-0093 FL CERTIFICATE OF AUTHORIZATION NO. 8268
	TRACTOR AND EQUIPMENT COMPANY BUILDING EXPANSION	SITE UTILITY AND LANDSCAPE PLAN	
DRAWN BY: PC DESIGNED BY: CK CHECKED BY: CK DATE: 10/16/2023 SCALE: 1" = 30' NOT FOR CONSTRUCTION BY: DATE:	PROJECT NO: 2022-41 C301	SHEET: 6 OF 11	REVISIONS NO. DATE PER ECUA COMMENTS PER DRC COMMENTS 1 10/27/23 PER ECUA COMMENTS 2 01/17/24 PER DRC COMMENTS 3 01/24/24 DOMESTIC WL CORRECTION/REVISED DOOR LOCATIONS

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ROBERT C. KRASINSKY  
FL. PE. 49849

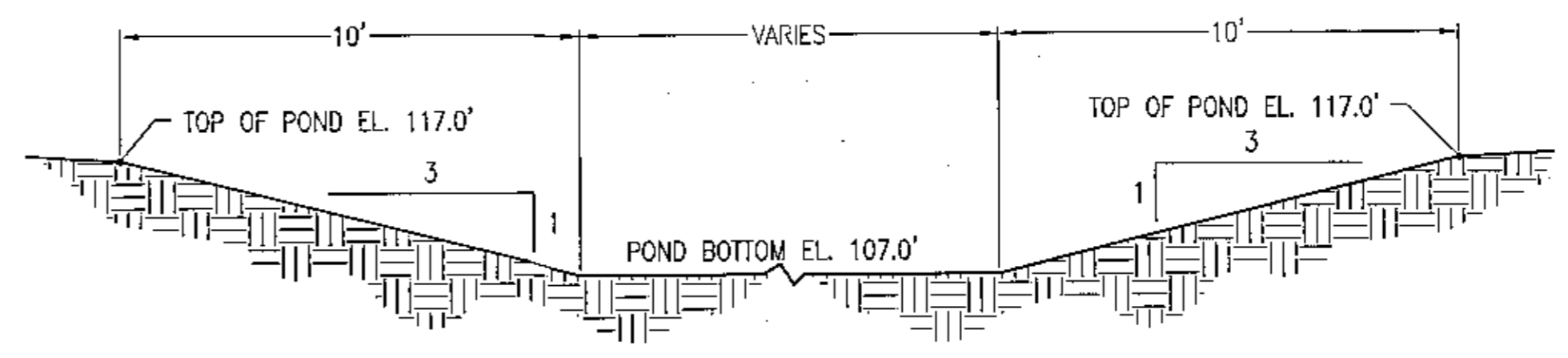
**PERMIT SET**

S:\2022 Projects\2022-41 TEC Expansion\DWGS\CIVIL\22-41\_C40X GRADING AND DRAINAGE PLAN.dwg, Jan 25, 2024 - 4:10:47PM, priscilla



**2** GAS EASEMENT PROFILE  
C401 HORIZONTAL 1" = 30'  
VERTICAL 1" = 3'

EXISTING POND VOLUME: 47796 CF  
PROPOSED POND VOLUME: 93514 CF  
DIFFERENCE: +45718 CF



**3** TYPICAL POND SECTION  
C401 N.T.S.

**RETENTION POND NOTES:**

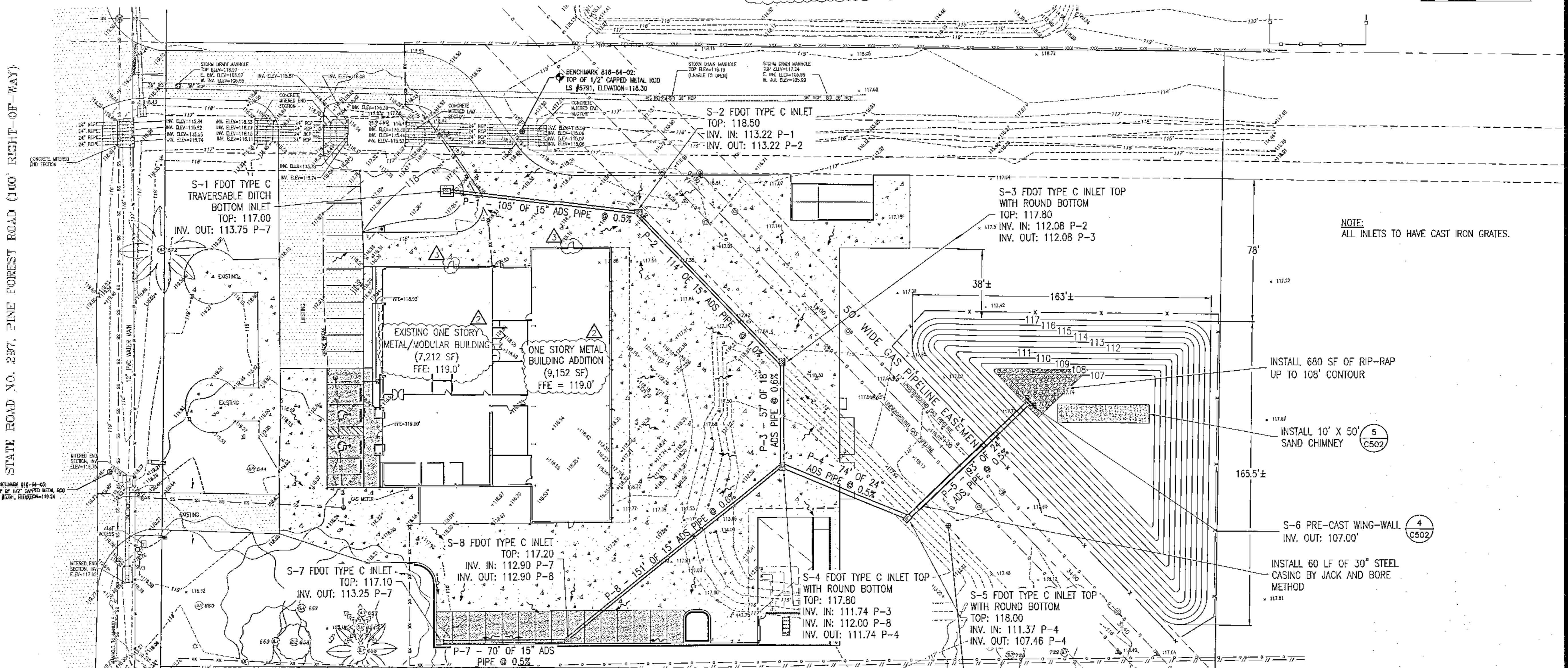
- POND SIDEWALLS TO RECEIVE SOLID SOD MATCH EXISTING SPECIES
- POND BOTTOM TO BE SEEDED
- CLEAN RETENTION POND OF ALL CONSTRUCTION DEBRIS AND SILT BEFORE SODING.

**GAS EASEMENT CROSSING NOTES:**

1. PROTECT PIPELINE DURING ANY DEMO, EXCAVATION, OR TRAVELING OVER WITH HEAVY EQUIPMENT.
2. PROVIDE PENSACOLA ENERGY 2 WEEKS NOTICE BEFORE THE START OF CONSTRUCTION.
3. MINIMUM 18' OF CLEARANCE WHEN CROSSING PERPENDICULAR.
4. MINIMUM 24' OF CLEARANCE WHEN RUNNING PARALLEL.
5. PENSACOLA ENERGY REQUEST BEING ON SITE WHILE ANY WORK IS BEING PERFORMED WITHIN EASEMENT AREA.
6. IN THE EVENT OF NECESSARY MAINTENANCE OR REPAIR TO THE GAS MAIN, ANY GROUND COVERING, MATERIALS OR EQUIPMENT WITHIN THE EASEMENT AREA WILL BE REMOVED FROM THE AREA AT THE OWNER'S EXPENSE.

**NOTES:**

1. 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.



**1** DRAINAGE PLAN  
C401 1" = 30'

**PERMIT SET**

NO.	DATE	REVISIONS
1	01/17/24	DRC COMMENTS
2	01/24/24	REVISED DOOR LOCATIONS

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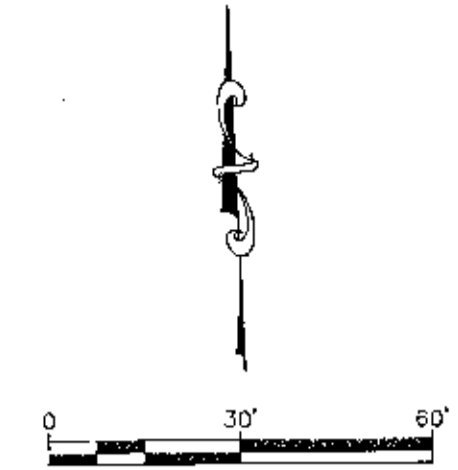
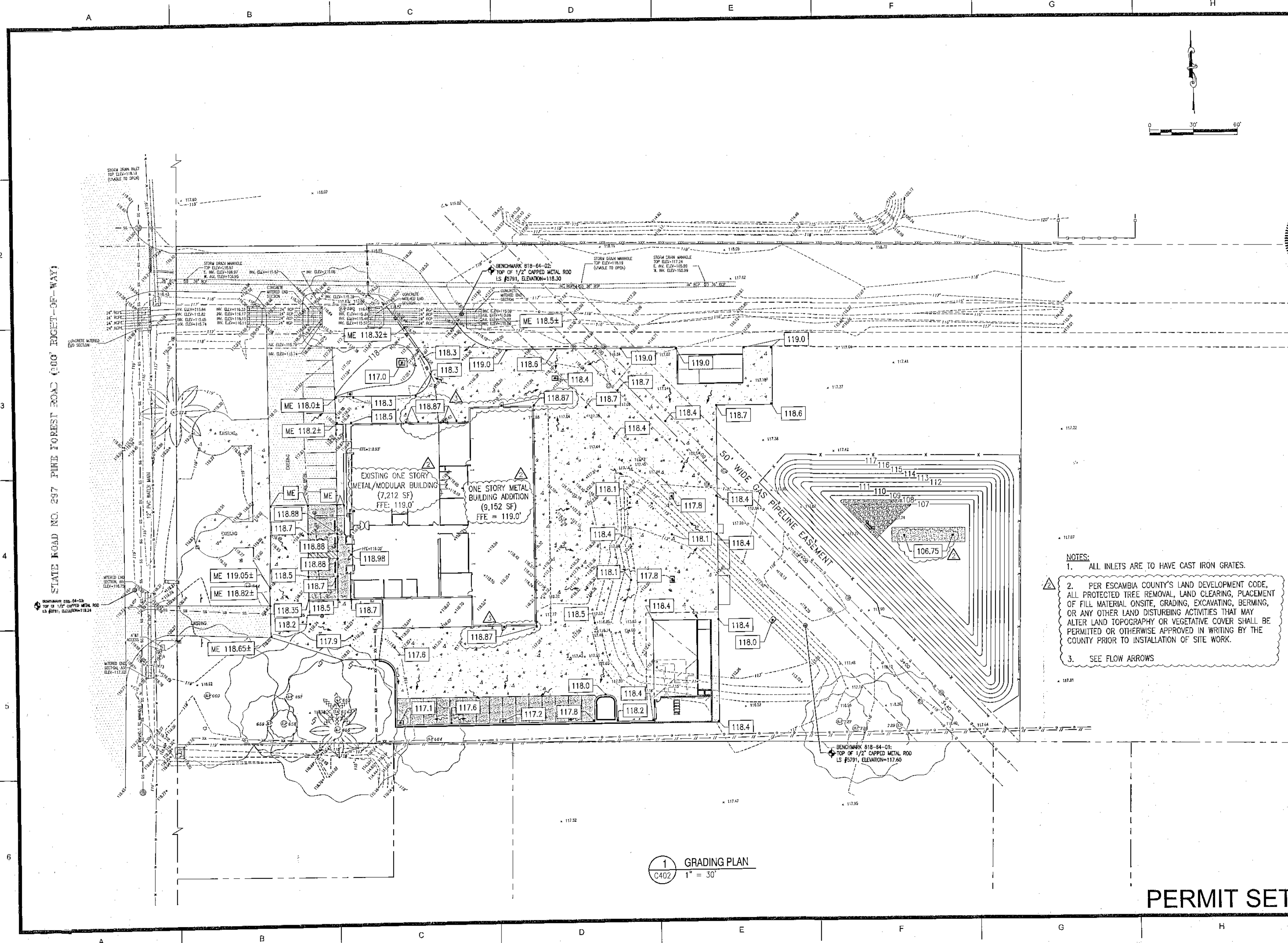
**Kenneth Home & Associates, Inc.**  
CIVIL ENGINEERS  
PO BOX 108669, PENSACOLA, FLORIDA 32524  
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504  
(850) 471-9005 info@kh-a.com FAX (850) 471-0093  
FL CERTIFICATE OF AUTHORIZATION NO. 8288

**TRACTOR AND EQUIPMENT COMPANY**  
BUILDING EXPANSION  
DRAINAGE PLAN  
FLORIDA

DRAWN BY:	PC
DESIGNED BY:	OK
CHECKED BY:	OK
DATE:	10/18/2023
SCALE:	1" = 30'
NOT FOR CONSTRUCTION	
BY:	

PROJECT NO: 2022-41  
SHEET: 7 OF 11

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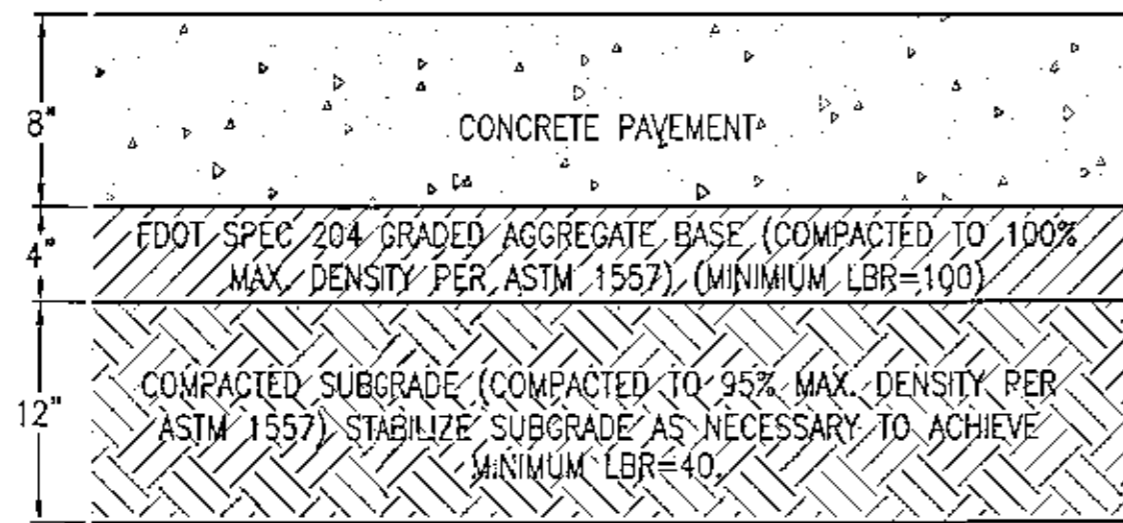


- NOTES:**
- ALL INLETS ARE TO HAVE CAST IRON GRATES.
  - PER ESCAMBIA COUNTY'S LAND DEVELOPMENT CODE, ALL PROTECTED TREE REMOVAL, LAND CLEARING, PLACEMENT OF FILL MATERIAL ONSITE, GRADING, EXCAVATING, BERMING, OR ANY OTHER LAND DISTURBING ACTIVITIES THAT MAY ALTER LAND TOPOGRAPHY OR VEGETATIVE COVER SHALL BE PERMITTED OR OTHERWISE APPROVED IN WRITING BY THE COUNTY PRIOR TO INSTALLATION OF SITE WORK.
  - SEE FLOW ARROWS

1 GRADING PLAN  
C402 1" = 30'

<b>REVISIONS</b> NO. DATE DESCRIPTION 1 01/17/24 DRC COMMENTS 2 01/24/24 REVISED DOOR LOCATIONS		THIS DRAWING IS THE PROPERTY OF KENNETH HORNE & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST. ROBERT C. ROBINSON FL PE 49949
STATE OF FLORIDA PROFESSIONAL ENGINEER No. 49949 Robert C. Robinson		
<b>Kenneth Horne &amp; Associates, Inc.</b> CIVIL ENGINEERS PO BOX 10669, PENSACOLA, FLORIDA 32524 7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504 (850) 471-9005 info@kh-a.com FAX (850) 471-0083 FL CERTIFICATE OF AUTHORIZATION NO. 2288		
TRACTOR AND EQUIPMENT COMPANY BUILDING EXPANSION GRADING PLAN ESCAMBIA FLORIDA		PROJECT NO: 2022-41 SHEET: 8 OF 11
DRAWN BY: PC DESIGNED BY: OK CHECKED BY: OK DATE: 10/18/2023 SCALE: 1" = 30' NOT FOR CONSTRUCTION BY: DATE:		

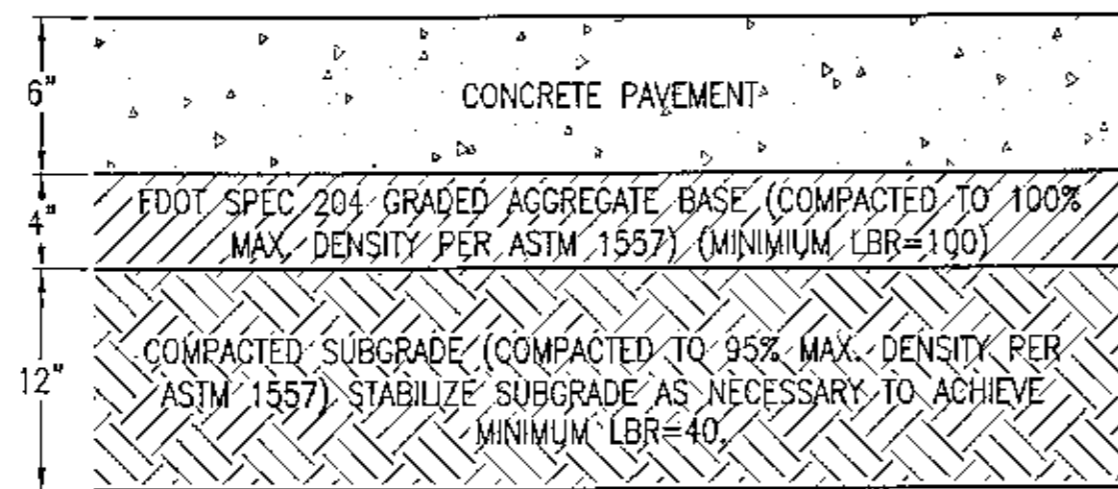
PERMIT SET



NOTES:

- 5,000 PSI CONCRETE AT 28 DAYS W/22 LB OF STEEL FIBER REINFORCEMENT PER CUBIC YARD.
- EDGE OF PAVEMENT SHALL BE SAWCUT AS NECESSARY TO PREVENT FAILURE/CRUMBLING AND TO PROVIDE SMOOTH EDGE/TRANSITION BETWEEN EXISTING PAVEMENT AND NEW CONCRETE.
- EXPANSION JOINTS AS REQUIRED
- EDGED W/ 1/2" RADIUS AND BROOM FINISH.

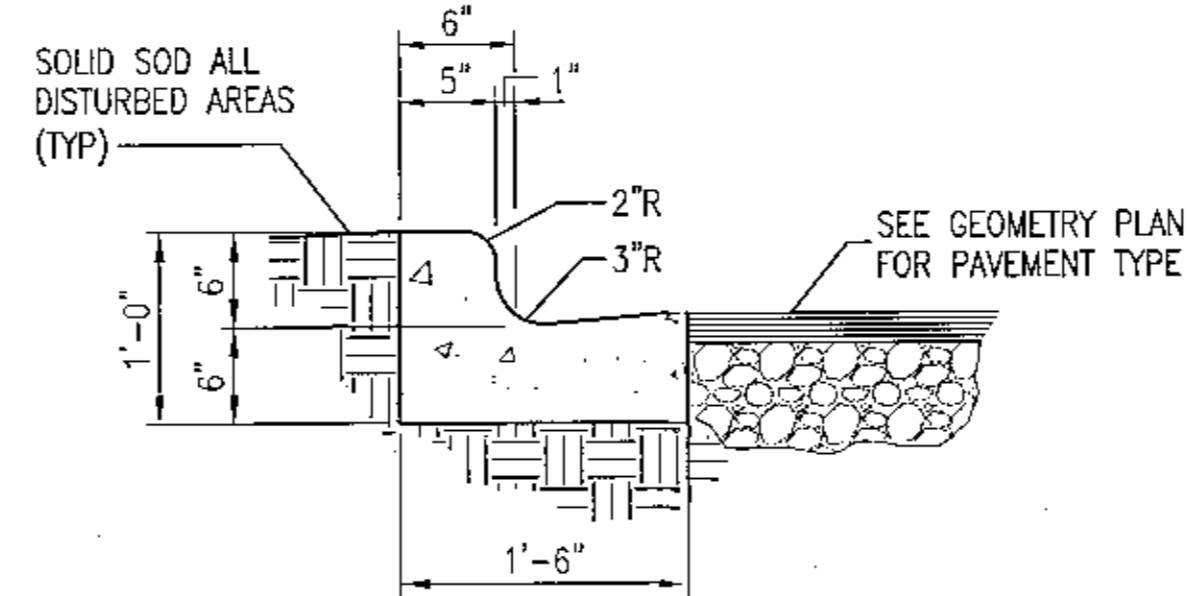
**1 HEAVY DUTY CONCRETE SECTION**  
C501 NO SCALE



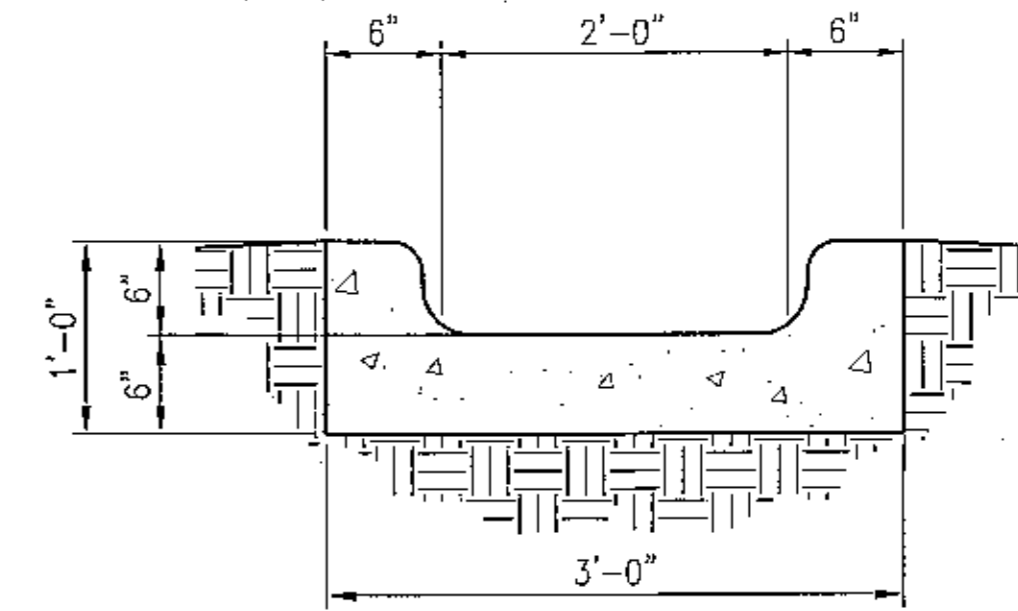
NOTES:

- 5,000 PSI CONCRETE AT 28 DAYS W/22 LB OF STEEL OR 3 LB OF FIBER REINFORCEMENT PER CUBIC YARD.
- EDGE OF PAVEMENT SHALL BE SAWCUT AS NECESSARY TO PREVENT FAILURE/CRUMBLING AND TO PROVIDE SMOOTH EDGE/TRANSITION BETWEEN EXISTING PAVEMENT AND NEW CONCRETE.
- EXPANSION JOINTS AS REQUIRED
- EDGED W/ 1/2" RADIUS AND BROOM FINISH.

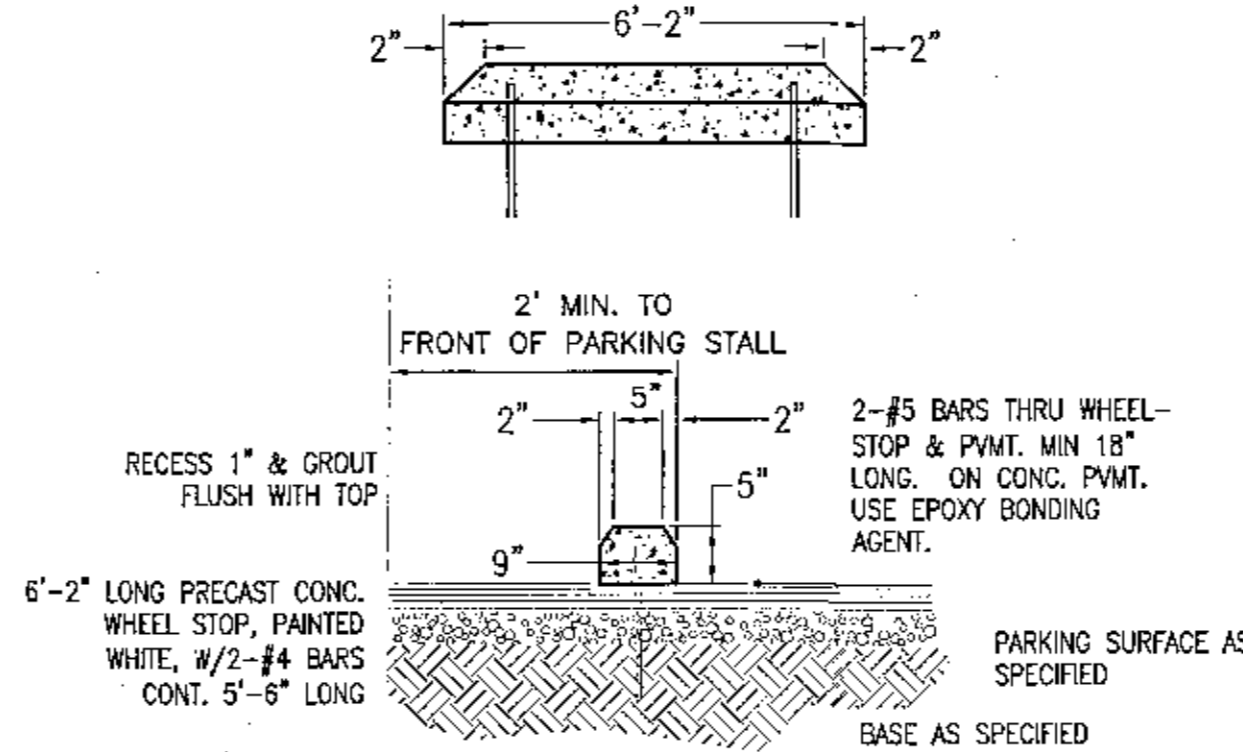
**2 MEDIUM DUTY CONCRETE SECTION**  
C501 NO SCALE



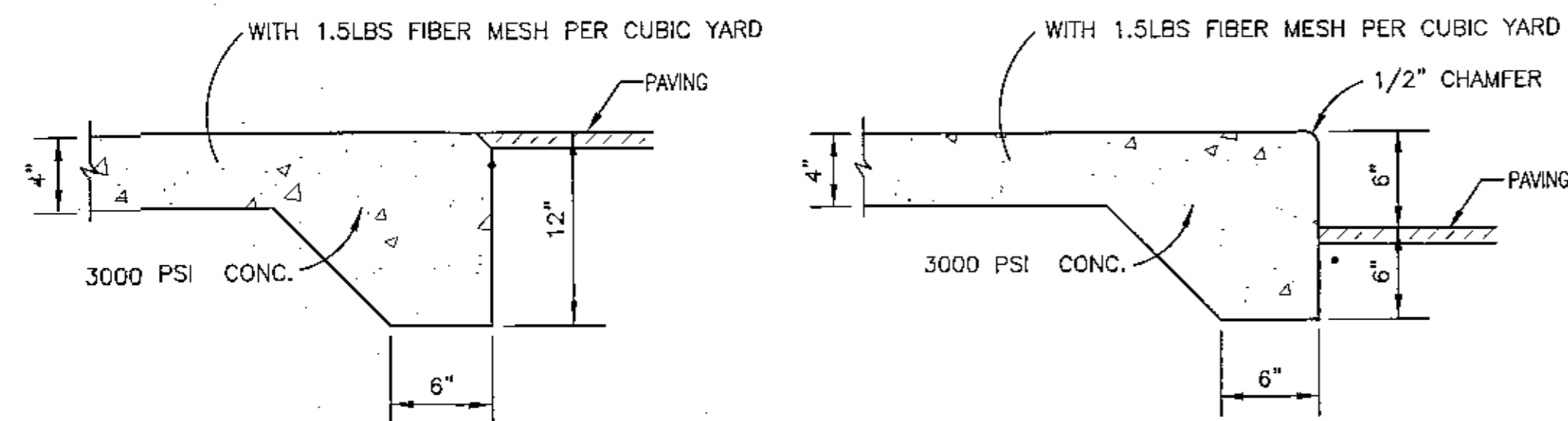
**3 MODIFIED TYPE F CURB AND GUTTER**  
C501 NO SCALE



**5 FLOW-THRU CURB AND GUTTER SECTION**  
C501 NO SCALE

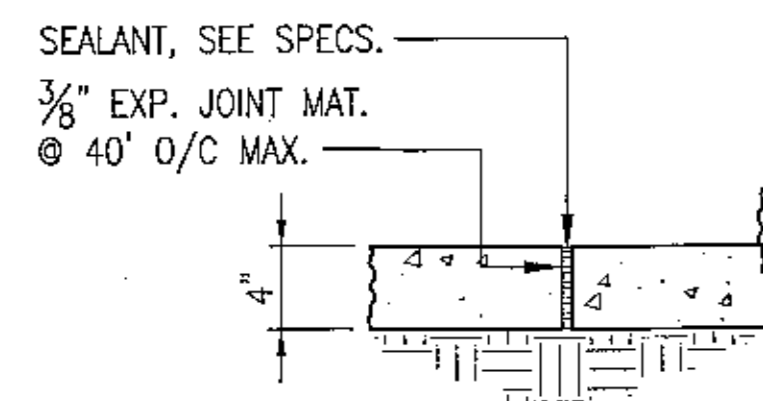


**4 CONCRETE BUMPER BLOCK DETAIL**  
C501 NO SCALE

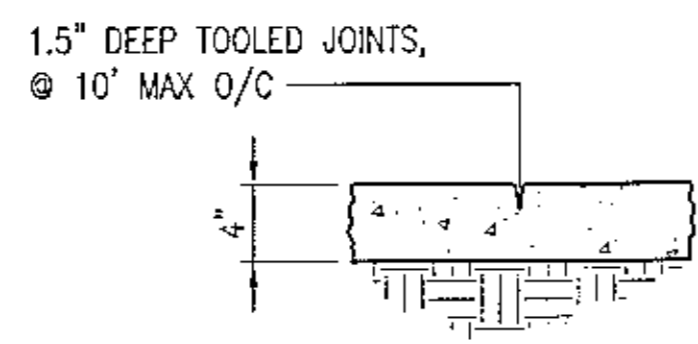


**SIDEWALK FLUSH AT PAVING**  
N.T.S.

**SIDEWALK RAISED AT PAVING/GRASS**  
N.T.S.

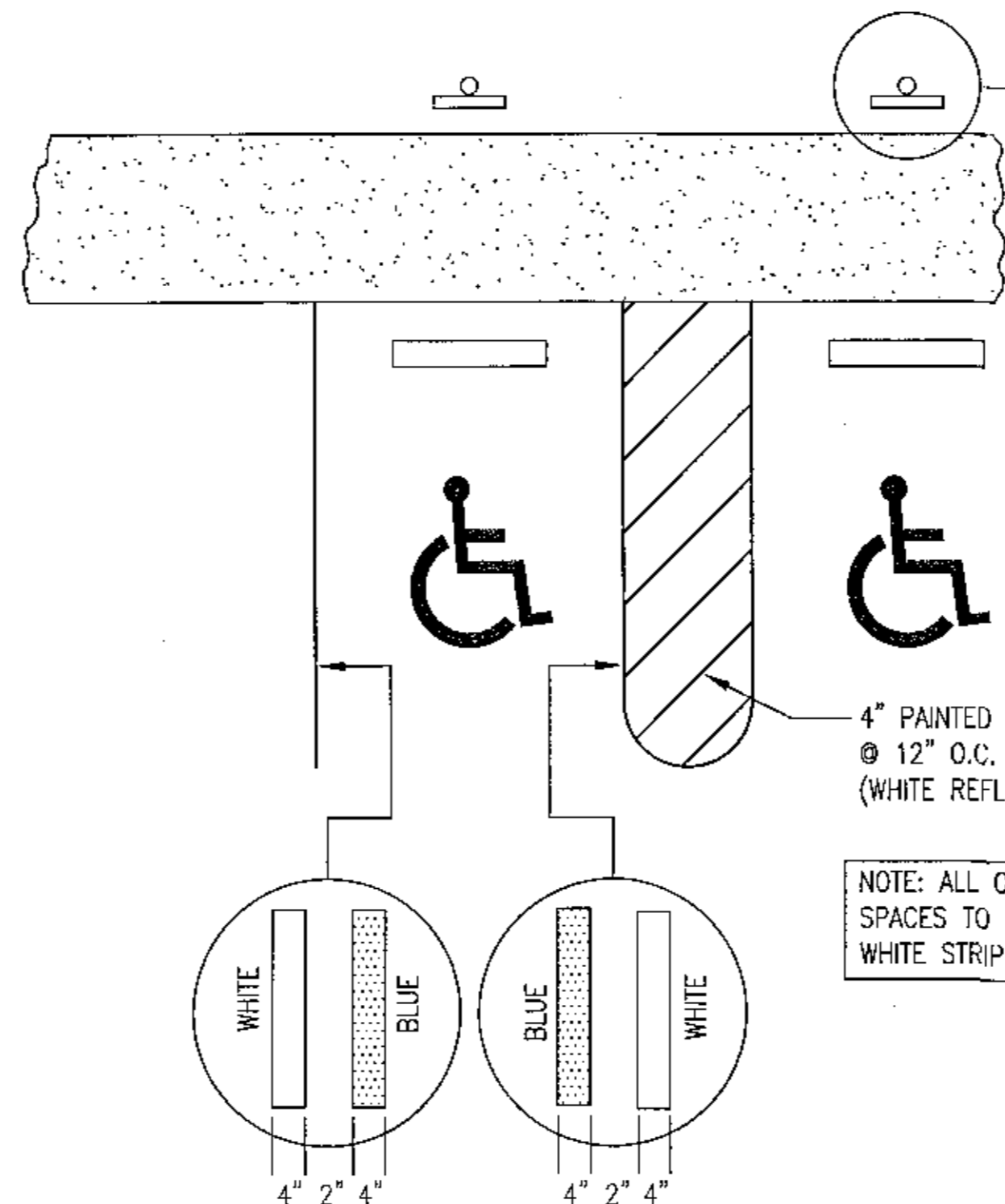


**EXPANSION JOINT DETAILS**



**TOOLED JOINT DETAILS**

**6 SIDEWALK DETAILS**  
C501 N.T.S.

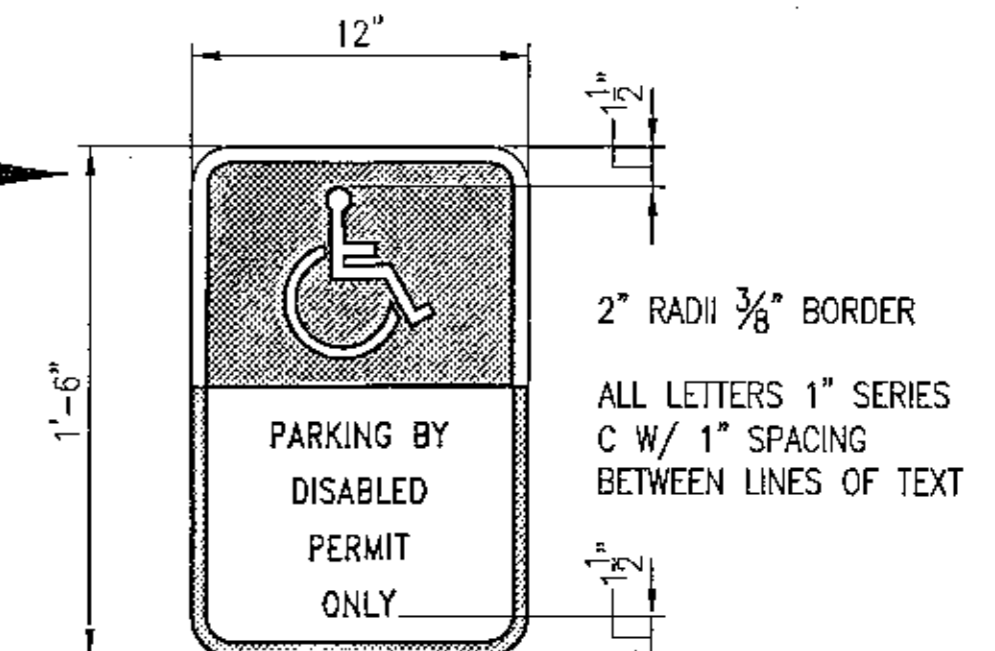


NOTE: ALL OTHER PARKING SPACES TO BE MARKED W/ WHITE STRIPING (4") WIDE

FOR STALL DIMENSIONS, SEE SITE GEOMETRY PLAN

FOR ELEVATIONS SEE SITE GRADING PLAN

**7 HC PLAN & DETAILS**  
C501 NO SCALE



NOTE: SIGN SHALL BE PER FDOT FTP 20-06, POST & MOUNTING SHALL BE PER FDOT REQUIREMENTS

SIGNS USED AS PER FLORIDA STATUTES



NOTES:

- TOP PORTION OF SIGN SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.
- SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

**HANDICAP PARKING SIGN DETAIL**

**PERMIT SET**

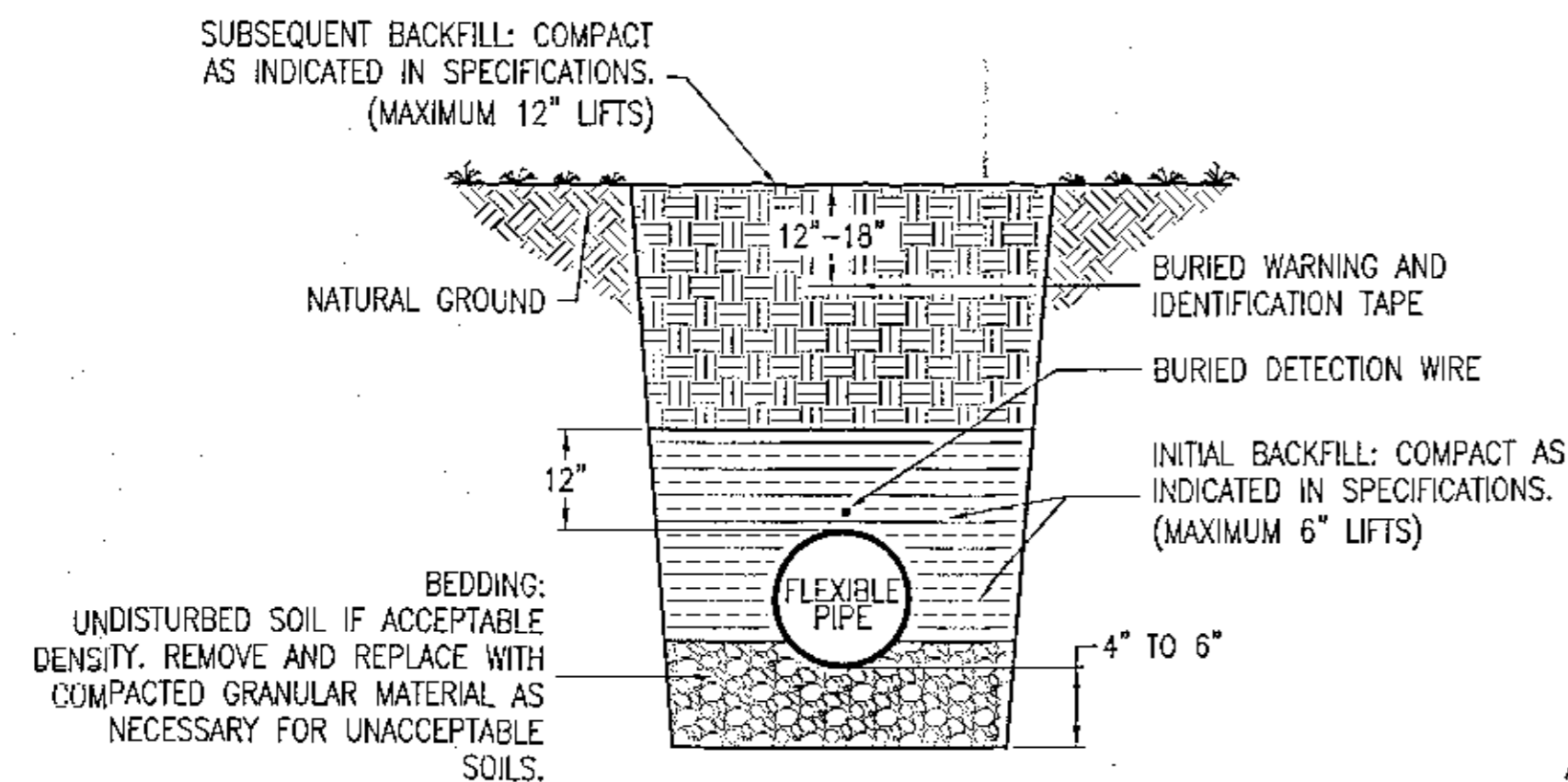
**Kenneth Horne & Associates, Inc.**  
CIVIL ENGINEERS  
PO BOX 10669, PENSACOLA, FLORIDA 32524  
7201 N. 9TH AVENUE, SUITE 6, PENSACOLA, FLORIDA 32504  
(850) 471-9005 inc@kh-a.com FAX (850) 471-0093  
FL. CERTIFICATE OF AUTHORIZATION NO. 8288

**TRACTOR AND EQUIPMENT COMPANY**  
BUILDING EXPANSION  
DETAILS  
FLORIDA  
ESCAMBIA

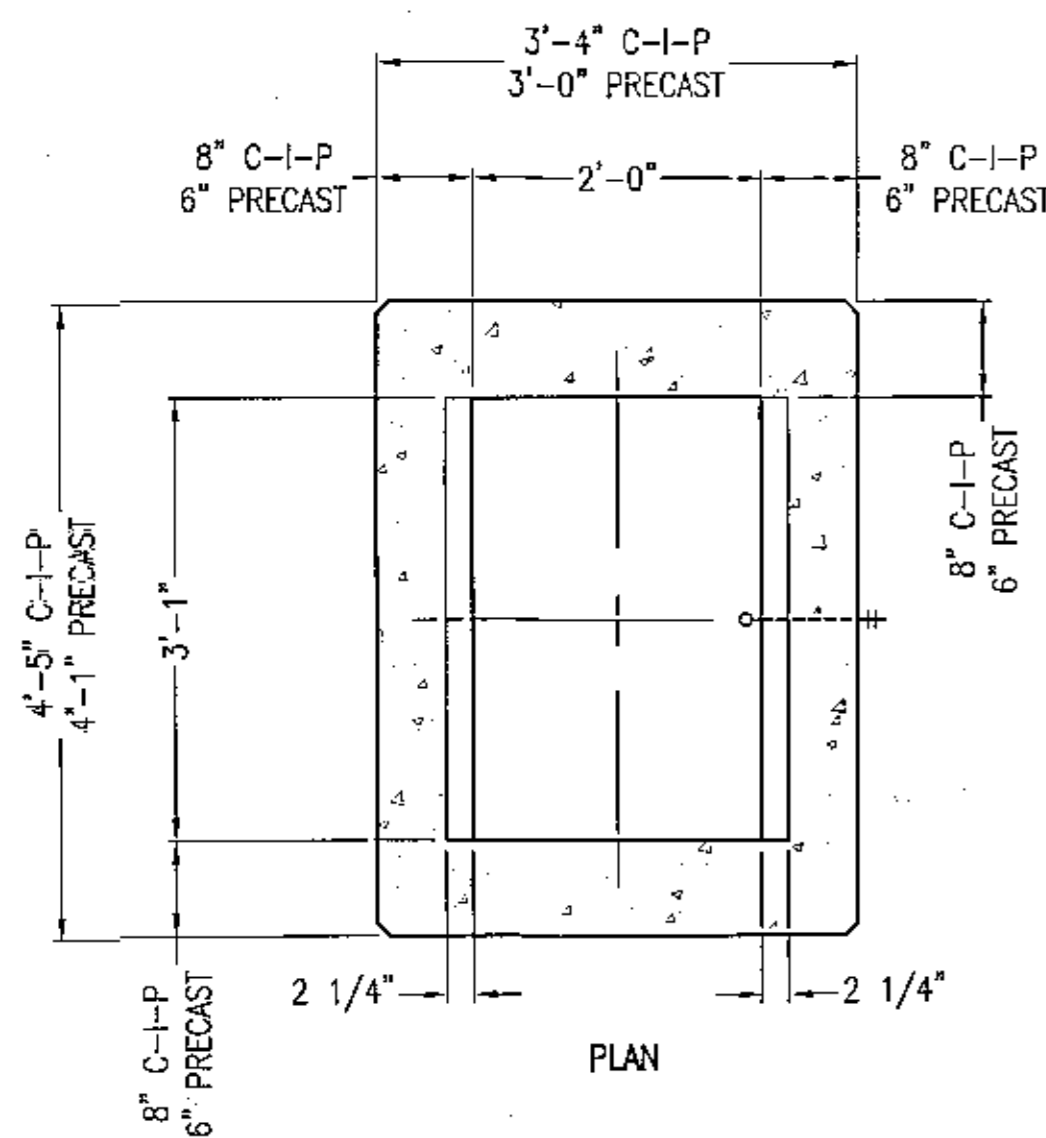
DESIGNED BY: CK	DATE: 10/18/2023	SCALE: N.T.S.	NOT FOR CONSTRUCTION
CHECKED BY: CK			
PROJECT NO: 2022-41			
C501			
SHEET: 9 OF 11			

ROBERT C. KRASINSKY  
FL. PE 49948

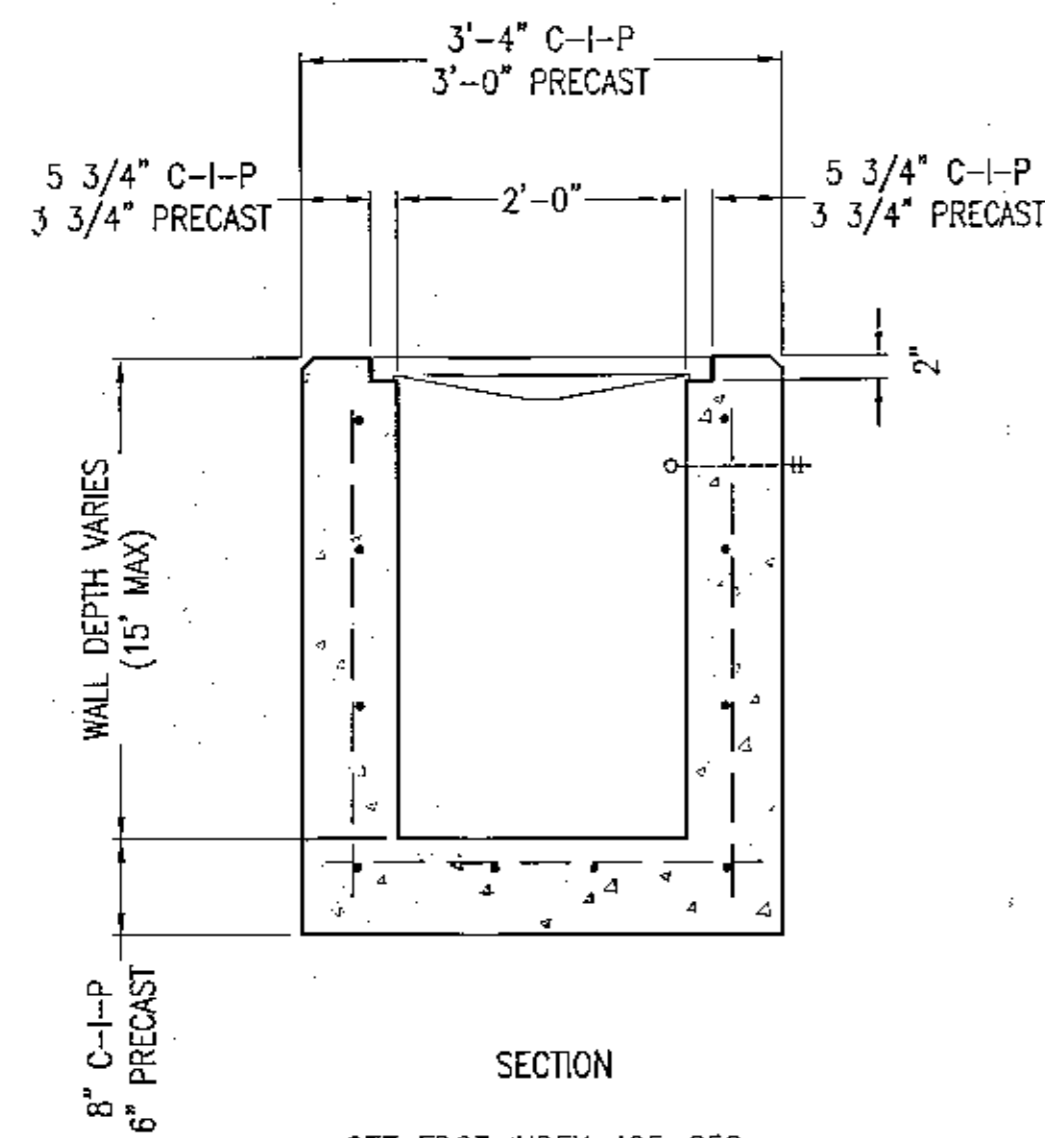
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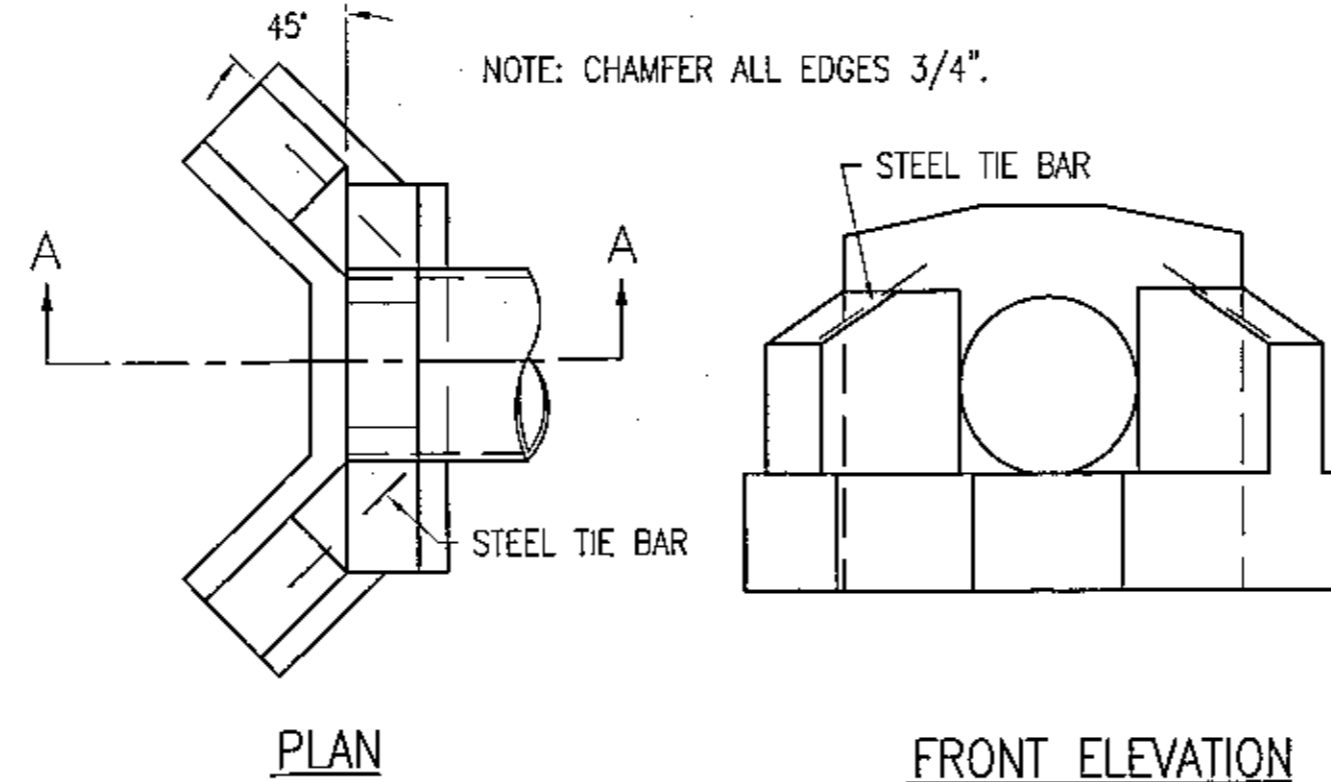
1 FLEXIBLE PIPE BEDDING DETAILS  
C502 N.T.S.



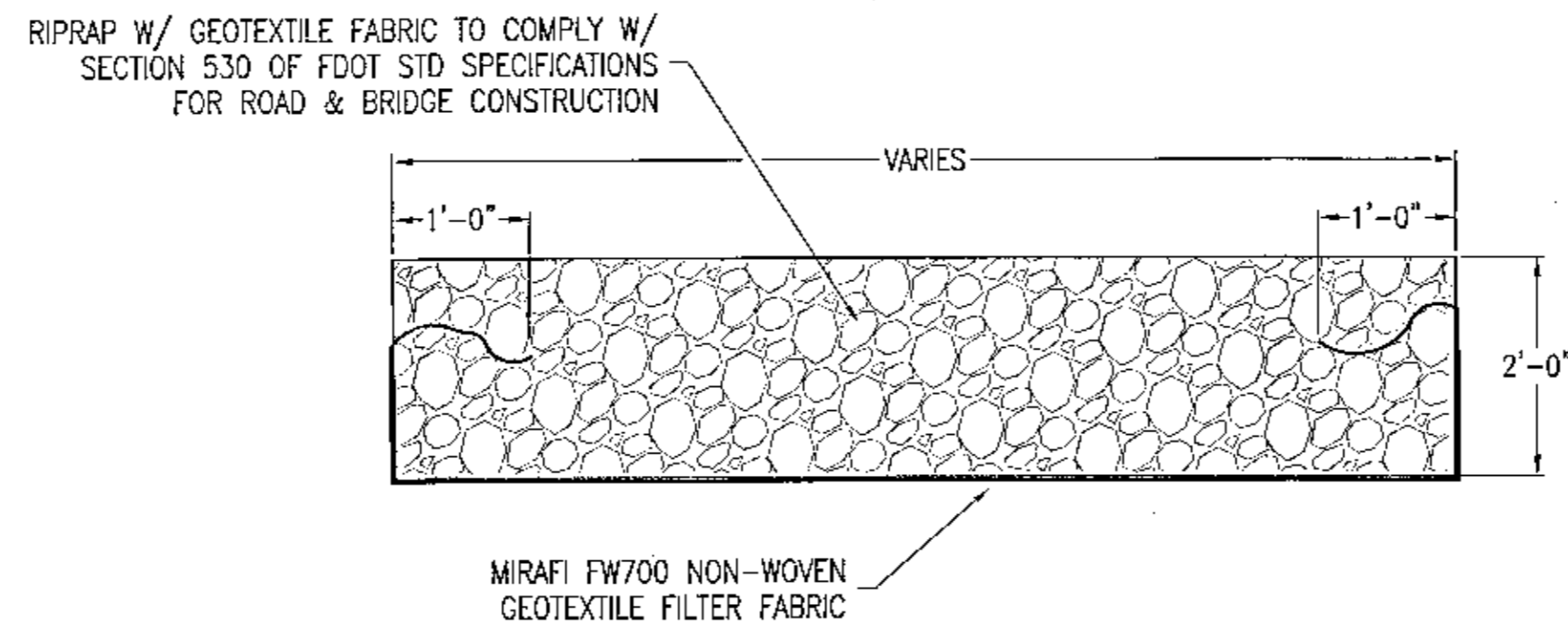
2 TYPE "C" INLET  
C502 NO SCALE



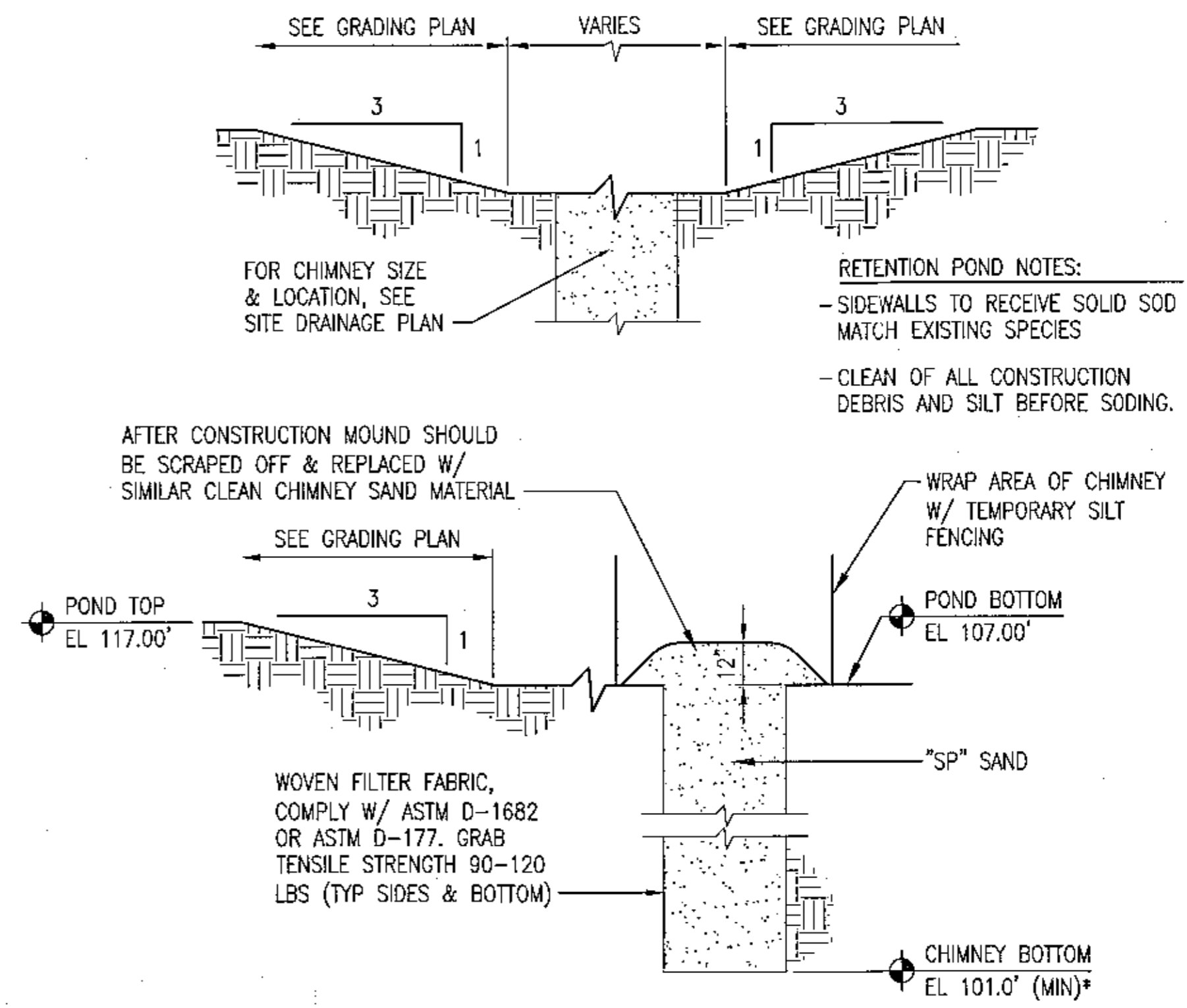
3 PRE-CAST WINGWALL DETAIL  
C502 N.T.S.



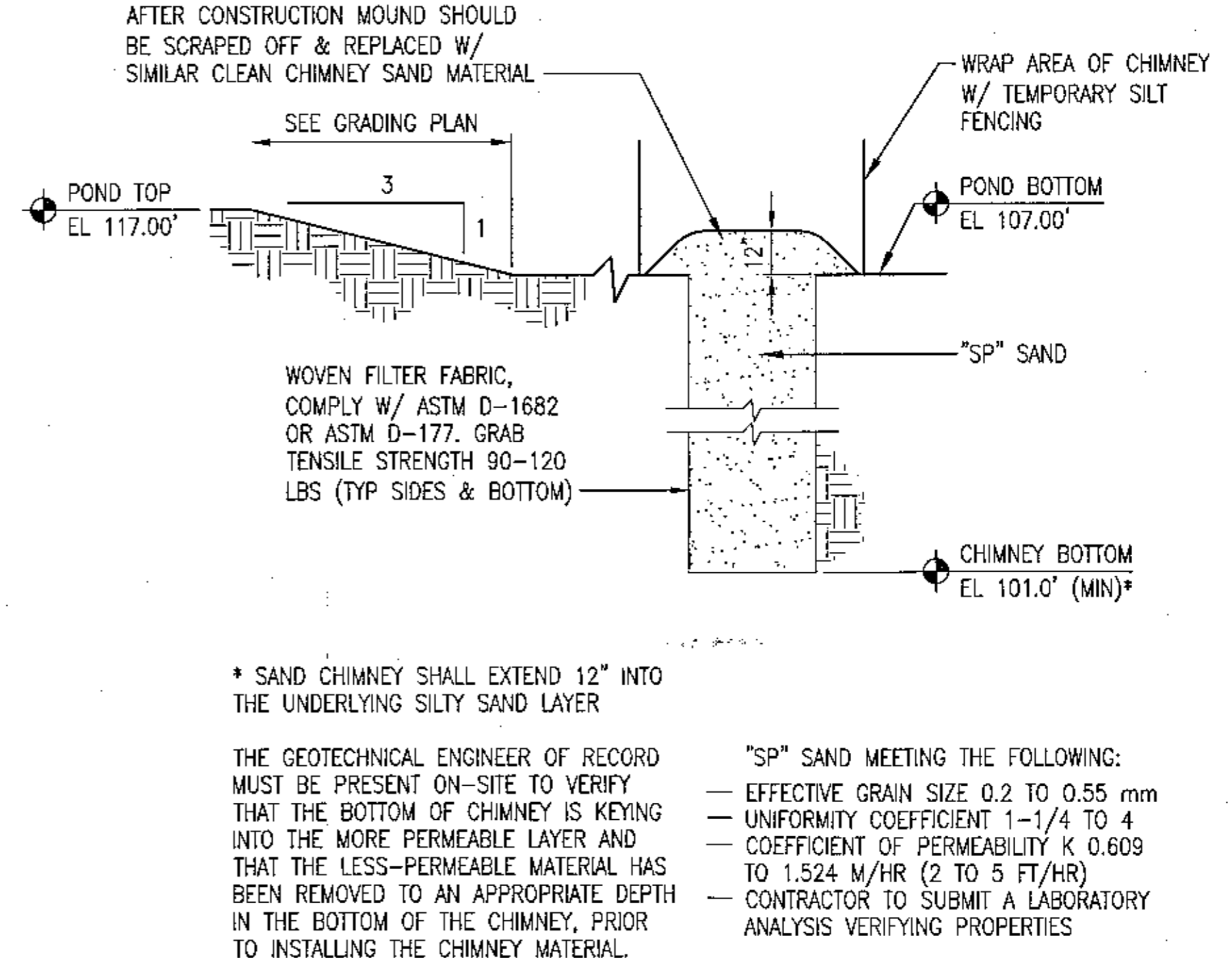
4 RIPRAP DETAIL  
C502 NO SCALE



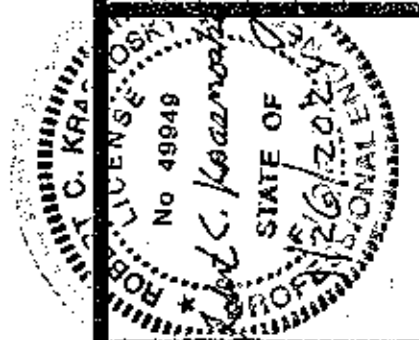
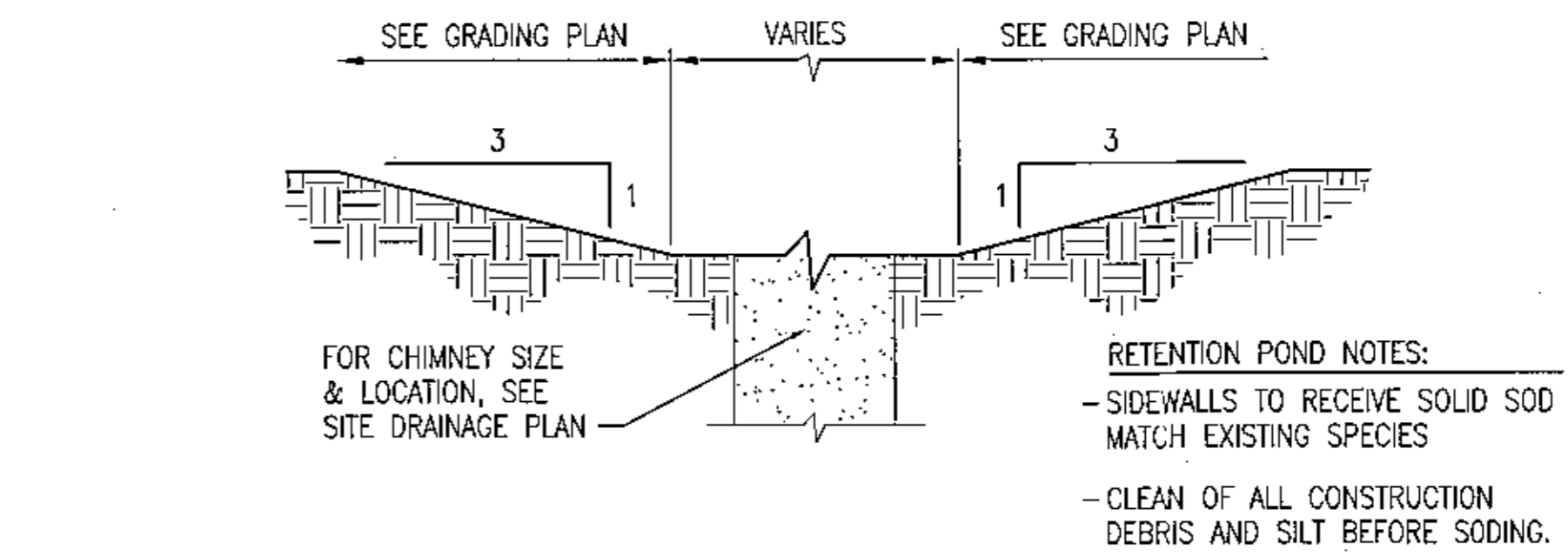
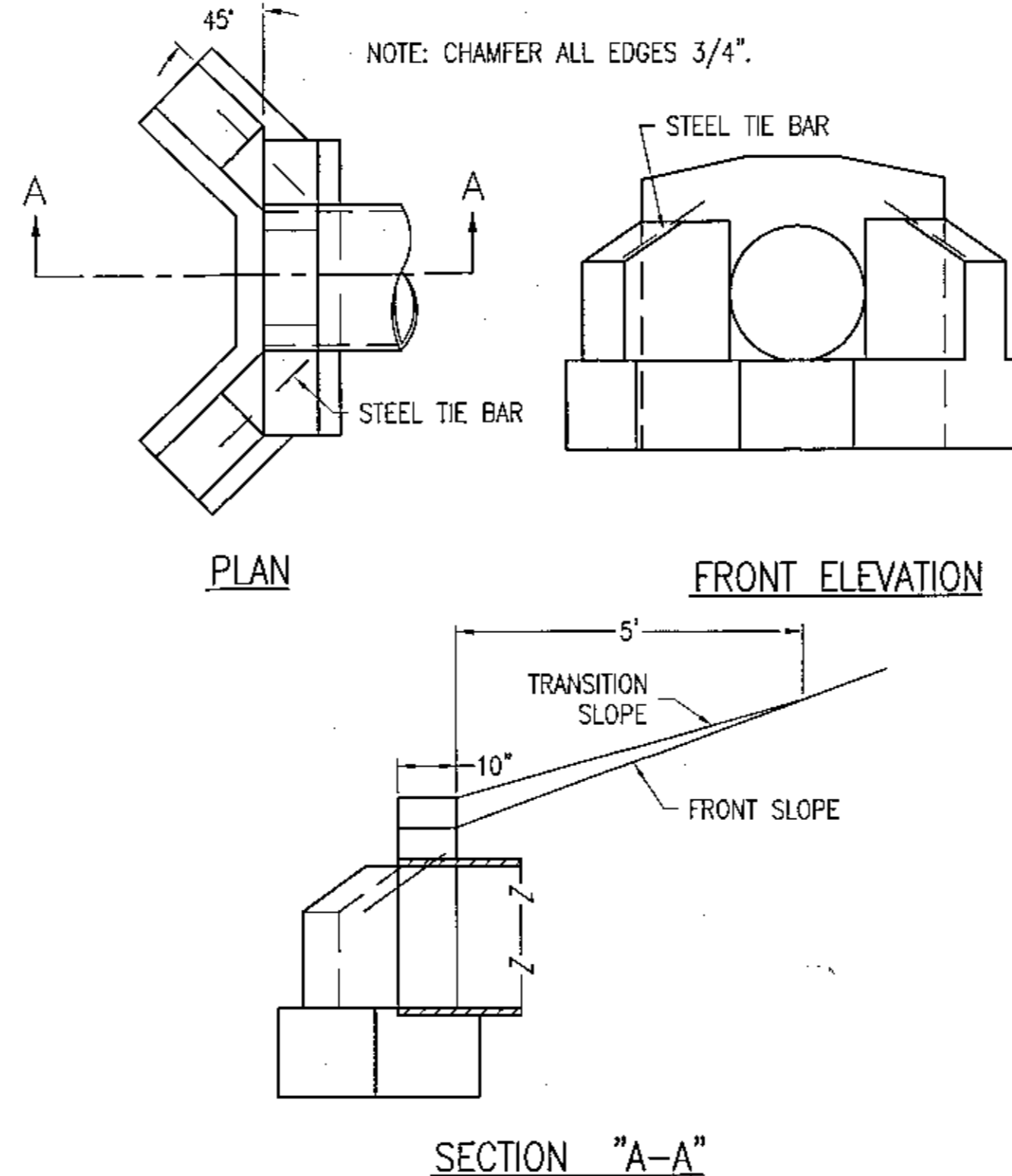
5 TYPICAL POND & CHIMNEY SECTION  
C502 NO SCALE



6 CLEAN-OUT DETAIL  
C502 NO SCALE



7 TYPICAL POND & CHIMNEY SECTION  
C502 NO SCALE



**Kenneth Horne & Associates, Inc.**  
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TRACTOR AND EQUIPMENT COMPANY  
BUILDING EXPANSION  
DETAILS  
FLORIDA  
ESCAMBIA

PROJECT NO:	2022-41
C502	
SHEET:	10 OF 11

PERMIT SET

