

**ALWAYS CALL BEFORE YOU DIG**

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS. CALLING BEFORE YOU DIG HELPS YOU AVOID UNNECESSARY DELAYS AND COSTS. CALLING BEFORE YOU DIG HELPS YOU AVOID UNNECESSARY DELAYS AND COSTS. CALLING BEFORE YOU DIG HELPS YOU AVOID UNNECESSARY DELAYS AND COSTS.

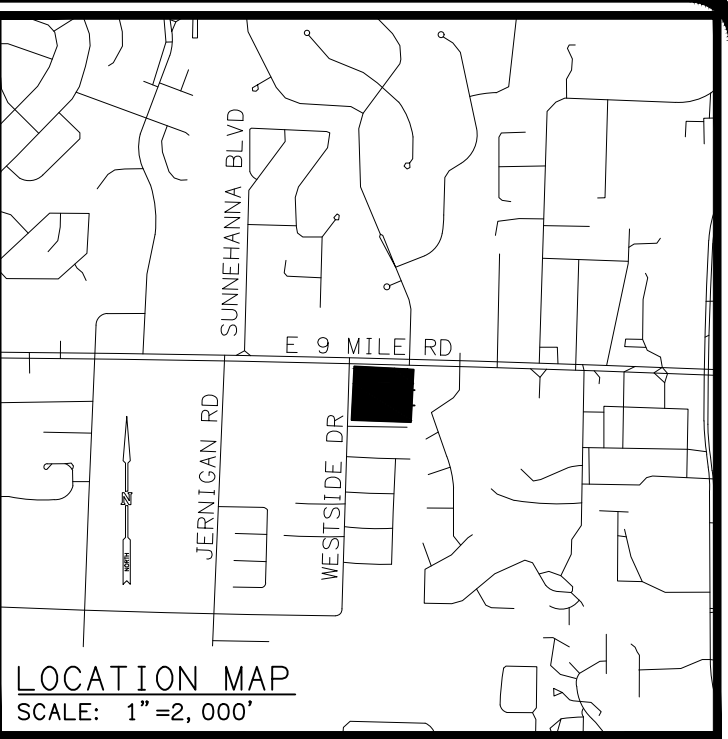
**FLOOD INFORMATION**  
THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X1 MINIMAL RISK AREAS OUTSIDE THE PERCENT AND 2 PERCENT ANNUAL CHANCE FLOODPLAINS. NO EFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, COMMUNITY 100000, FROM MAP PANEL NUMBER 100300366, MAP REVISION DATED SEPTEMBER 29, 2006.

**ESCAMBIA COUNTY PROPERTY DATA:**

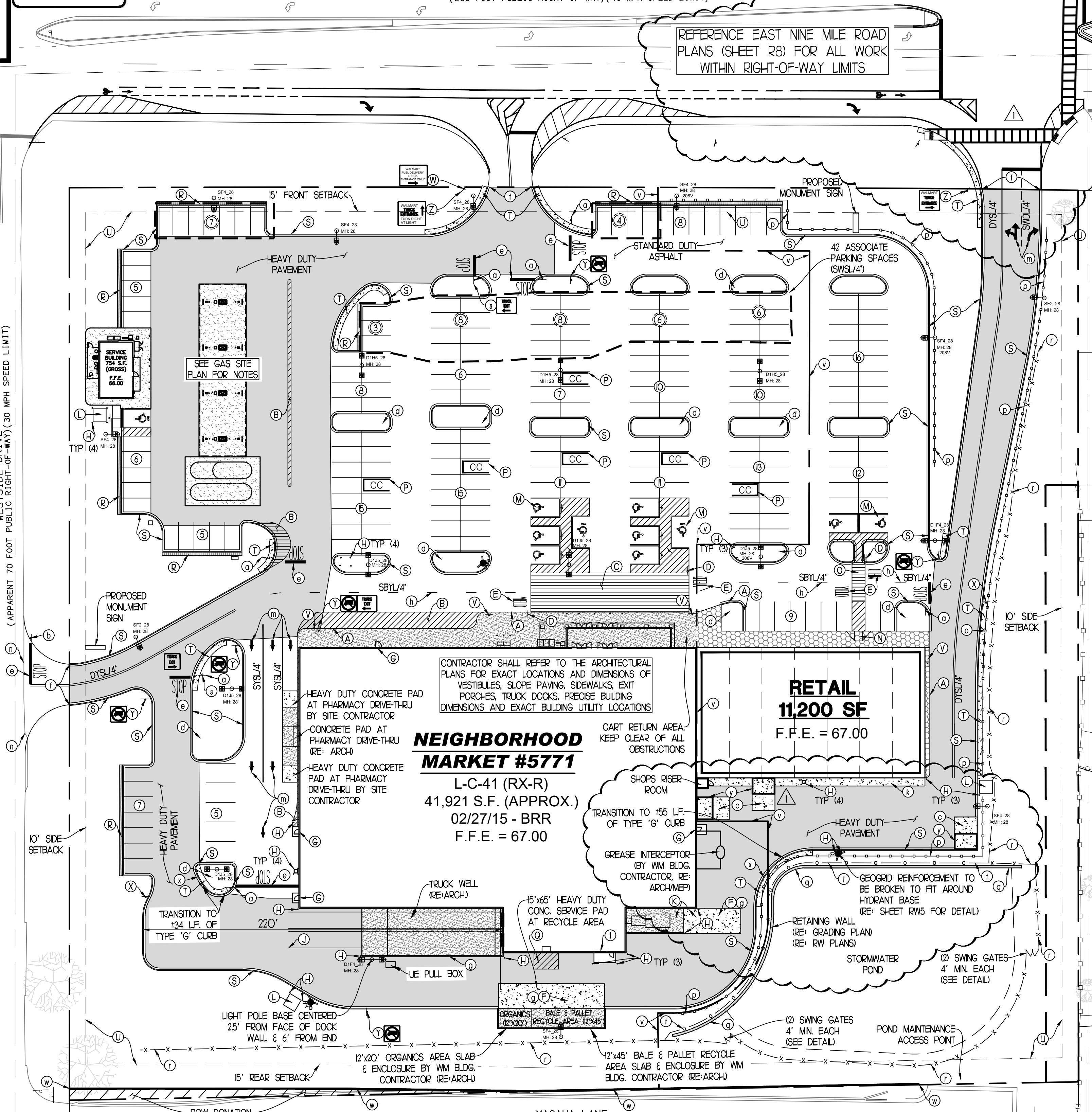
**CURRENT ZONING:** C-1 (COMMERCIAL)  
**FUTURE LAND USE DESIGNATION:** C-1 (COMMERCIAL)  
**PARENT TRACT THIS AND USE:** 183000000000 (VACANT)  
**EXISTING LAND USE:** VACANT

**LOCATION CRITERIA:** THIS SITE MEETS CRITERIA PER LAND DEVELOPMENT CODE 3-212.4 LOCAL CRITERIA FOR THIS PROJECT IS THEREFORE MET. THIS SITE IS LOCATED ALONG AN ARTERIAL OR COLLECTOR STREET, NO MORE THAN ONE-HALF MILE FROM ITS INTERSECTION WITH AN ARTERIAL OR COLLECTOR STREET, NOT ADJUTING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT OR LDR OR MDR, AND MEETS ALL OF THE FOLLOWING SITE DESIGN CONDITIONS:  
A. THE LOT DOES NOT INTERLUDE INTO ANY PORTION OF A RECORDED SUBDIVISION.  
B. A SYSTEM OF SERVICE ROADS OR SHARED ACCESS IS PROVIDED TO THE MAXIMUM EXTENT MADE FEASIBLE BY LOT AREA, SHAPE, OWNERSHIP PATTERNS, AND SITE AND STREET CHARACTERISTICS.  
C. ADVERSE IMPACTS TO ADJOINING RESIDENTIAL USES (HOMES) ARE MINIMIZED BY PLACING THE MORE INTENSIVE ELEMENTS OF THE USE, SUCH AS SOLID WASTE DUMPSTERS AND TRUCK LOADING/UNLOADING AREAS, AS FAR AWAY AS POSSIBLE FROM THE RESIDENTIAL USES.  
PROTECTED TREES: 45 PROTECTED TREES ARE PROPOSED TO BE REMOVED.

**ALERT TO CONTRACTOR:**  
ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREAS TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOTS. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PLOTTING OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATELOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.



REVISIONS	BY
06-27-2016	B.J.H.
REVISION #	



**LEGEND**

- BUILDING
- 18" CURB AND GUTTER
- PARKING SPACES 5'x14'
- ASSOCIATE PARKING SPACES 5'x14'
- CART CORRAL (SEE DETAIL)
- GUDBERAL
- STANDARD DUTY ASPHALT PAVEMENT
- WALMART HEAVY DUTY ASPHALT PAVEMENT
- ARCHITECTURAL CONCRETE BY BLDG. CONTRACTOR, SEE BUILDING PLANS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK (ON SITE)
- 2' WIDE BUFFER FOR CAR OVERHANG (STABLE, NON-VEGETATED MATERIAL, SEE LANDSCAPE PLAN)

**PAINTING STRIPING LEGEND**

DYSL4' - DOUBLE YELLOW SOLID LINE / 4' WIDE EACH  
SYSL4' - SINGLE YELLOW SOLID LINE / 4' WIDE  
SYSL6' - SINGLE YELLOW SOLID LINE / 6' WIDE  
DWSL6' - DOUBLE WHITE SOLID LINE / 6' WIDE  
SWSL6' - SINGLE WHITE SOLID LINE / 6' WIDE  
SDWL12' - SINGLE WHITE DASHED LINE / 12' WIDE  
DWSL6' - DOUBLE WHITE DASHED LINE / 6' WIDE  
C2' STRIPE W/ 4" GAPS 14" O.C.  
SYSL4' - SINGLE WHITE DASHED LINE / 4' WIDE  
SDWL12' - SINGLE WHITE DASHED LINE / 12' WIDE  
C6' STRIPE W/ 18" GAPS  
SYSL4' - SINGLE WHITE DASHED LINE / 4' WIDE  
SDWL12' - SINGLE WHITE DASHED LINE / 12' WIDE  
C6' STRIPE W/ 18" GAPS  
\*STRIPE WITHIN STATE RIGHT-OF-WAYS SHALL BE THERMOPLASTIC.

**LIGHT LEGEND**

KEY	ATTRIBUTES
1	CATALOG NUMBER: SF4_28_1-EASCSF4F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 1 FIXTURES PER POLE
2	CATALOG NUMBER: SF4_28_200V_1-EASCSF4F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 2 FIXTURES PER POLE
3	CATALOG NUMBER: SF2_28_1-EASCSF2F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 1 FIXTURES PER POLE
4	CATALOG NUMBER: D14_28_2-EASCS14F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 2 FIXTURES PER POLE
5	CATALOG NUMBER: D14_28_200V_2-EASCS14F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 2 FIXTURES PER POLE
6	CATALOG NUMBER: D14_28_2-EASCS14F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 2 FIXTURES PER POLE
7	CATALOG NUMBER: D14_28_2-EASCS14F500BBLCKD2P MOUNTING HEIGHT: 25ft pole on 3ft base. 2 FIXTURES PER POLE

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBLES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
  - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  - REFER TO THE DIMENSION PLAN FOR ALL RADI CURVATURES, DIMENSIONING, ETC.
  - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - EXISTING STRUCTURES WITH CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
  - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
  - WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY WETLANDS DETERMINATION LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE 02/23/2016.
  - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.
  - FREE-STANDING / MONUMENT SIGNS SHALL BE CONSTRUCTED BY THE DEVELOPER.
  - REFER TO SHEET B1 PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  - ALL PAVEMENT SHALL BE STANDARD DUTY, UNLESS OTHERWISE NOTED.
  - ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND A HANDICAP SYMBOL, PAINTED ON THE ASPHALT.
  - ALL ON-SITE CURB AND GUTTER SHALL BE TYPE 'A', UNLESS OTHERWISE NOTED (SEE DETAIL).
  - CART CORRALS ARE TO BE PROVIDED BY WALMART. CONTRACTOR SHALL ASSEMBLE CART CORRALS AND PLACE THEM WHERE INDICATED.
  - 'STOP' SIGNS SHALL MEET THE CRITERIA OF THE FLORIDA DEPARTMENT OF TRANSPORTATION AND MULTICD. STANDARDS.
  - ALL PARKING SPACES SHALL BE 95' IN WIDTH AND 18' IN DEPTH STRIPPED WITH SYSL4', UNLESS NOTED OTHERWISE.
  - STANDARD DUTY CONCRETE PAVEMENT MAY BE USED AS AN ALTERNATE TO STANDARD DUTY ASPHALT PAVEMENT. REFER TO THE PAVING SHEETS.
  - REFER TO THE CONCRETE PAVEMENT JOINT DETAILS ON THE CURB SHEET.
  - ALL CURB LESS THAN 6" TO BE PAINTED TRAFFIC YELLOW.

**SITE ANALYSIS TABLE**

TRACT	BLDG. AREA (SQ. FT.)	PARKING SPACES	ACCESSIBLE SPACES	TOTAL SPACES	RATIO (PER 1,000 SQ. FT.)
WALMART TRACT	4,920	160	8	168	4.0*
SHOPS	11,200	43	2	45	4.02*
GAS STATION	754	7	1	8	10.6**
OVERALL	53,875	200	11	211	4.0

**ACREAGE SUMMARY**

TRACT	TRACT SIZE (AC.)	IMPERVIOUS AREA (AC. / %)	LANDSCAPE AREA (AC. / %)
WALMART TRACT	±5.24	3.98 / 76%	1.26 / 24%
DEVELOPER TRACT	±2.61	1.22 / 47%	1.39 / 53%
ROW DEDICATION	±0.02	0.00 / 0%	0.02 / 100%
TOTAL	±7.87	5.20 / 66%	2.67 / 34%

**EXISTING ACREAGE SUMMARY**

TRACT (TAX ID)	TRACT SIZE (AC.)	IMPERVIOUS AREA (AC. / %)	PERVIOUS AREA (AC. / %)
18300000000002	±0.69	±0.33 / 48%	±0.36 / 52%
18300000000000	±7.18	±0.53 / 07%	±6.65 / 93%
TOTAL	±7.87	±0.86 / 11%	±7.01 / 89%

**BUILDING SETBACKS**

FRONT	5'
REAR	15'
SIDE	10'

**ESCAMBIA COUNTY VARIANCE:**  
ON JULY 15, 2016, THE BOARD OF ADJUSTMENT (BOA) APPROVED THE REQUEST, V-2016-07, OF A VARIANCE TO THE 10 FOOT SETBACK ON THE INTERIOR SHARED PROPERTY LINES, RESULTING IN A ZERO LOT LINE SETBACK.

- SITE LEGEND**
- 5' WIDE FIRE LANE STOPPING PAINTED TRAFFIC RED W/ NO PARKING FIRE LANE PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
  - AREA STOPPED AT SYSL4' AT 45', 2'-0" O.C.
  - PEDESTRIAN CROSSWALK WITH 6' WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 18" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE DIMENSION PLAN FOR DIMENSIONS.
  - PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS (SEE DETAIL).
  - 'YIELD' PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
  - CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
  - EXIT PORCH SEE ARCHITECTURAL PLANS FOR EXACT SIZE. LOCATION FOR STAIRS, STAIRS AND RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STAIR.
  - 6" Ø PPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE SEE DETAIL SHEET.
  - AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
  - 4' WIDE x 150' LONG YELLOW PAINTED TRUCK ALIGNMENT STROPS TYPICAL 10' WIDTH CENTERED ON DOCK DOORS.
  - 15'-6" x 35'-4" CONCRETE COMPACTOR PAD AND 15'-6" x 35'-0" HEAVY DUTY PAD (RE:ARCH) REFER TO ARCHITECTURAL PLAN FOR EXACT SIZE, LOCATION AND SLOPE.
  - CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. NOTE: WALMART TRANSFORMER PAD AND REQUIRED BOLLARDS SHALL BE BY THE WM BUILDING CONTRACTOR.
  - ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL.
  - HANDICAP RAMP PER ADA STANDARDS & FLORIDA ACCESSIBILITY CODE. SEE 'ADA RAMP IN SIDEWALK' DETAIL.
  - 6'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
  - CART CORRAL TYPICAL OF 6. SEE DETAIL.
  - 10' x 15' STRIPPED AREA PAINTED SYSL4' AT 45' ± 2'-0" O.C. AT JB CRANE LOCATION. SEE ARCH. PLANS FOR EXACT LOCATION.
  - 8" B' CONCRETE CURB AND GUTTER TYPICAL (TYPE A). SEE DETAIL SHEET.
  - 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
  - BUILDING SETBACK LINE PER ZONING ORDINANCE.
  - NO PARKING FIRE LANE SIGN. SPACE IN ACCORDANCE WITH LOCAL REGULATIONS. SEE DETAIL SHEET.
  - FUEL DELIVERY TRUCK ENTRANCE SIGN. SEE DETAIL SHEET.
  - DELIVERY TRAFFIC ONLY SIGN. SEE DETAIL SHEET.
  - NO TRUCKS SIGN. SEE DETAIL SHEET.
  - 'WALMART TRUCK ENTRANCE' SIGN. SEE DETAIL SHEET.
  - 'STOP' SIGN. SEE DETAIL SHEET, 30" x 30".
  - 'STOP' SIGN. SEE DETAIL SHEET, 36" x 36".
  - 12'x20' DUMPSTER AREA. SEE PLAN FOR LIMITS OF HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL.
  - INTERIOR LANDSCAPE ISLAND.
  - STOP BAR WITH 'STOP' LETTERING. SEE DETAIL SHEET.
  - TERMINATE CURB & GUTTER (TRANSITION TO 0' OVER 3').
  - SOLUTION JOINT TYPICAL AT FIXED STRUCTURES BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS. SEE DETAIL SHEET.
  - 6" LONG STRIPE WITH 18" GAPS.
  - NOT USED.
  - HEAVY DUTY CONCRETE STRIP 6" WIDTH ALONG REAR OF RETAIL SHOP BUILDINGS.
  - 'CLOSED' ARROW PAVEMENT MARKINGS, TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL.
  - NEW ASPHALT TO EXISTING, ENSURE SMOOTH TRANSITION.
  - NOT USED.
  - GUIDE RAIL (SEE DETAIL).
  - RETAINING WALL (RE: RETAINING WALL DESIGN).
  - 6" HEIGHT WOOD PRIVACY FENCE PER ESCAMBIA CO. LDC POSTS ON BLDG SIDE (SEE DETAIL).
  - 'TRUCK EXIT' SIGN. SEE DETAIL.
  - 6" HEIGHT BLACK VINYL COATED CHAINLINK FENCE PER ESCAMBIA CO. LDC (SEE DETAIL).
  - NOT USED.
  - PROPOSED PROPERTY LINE.
  - PROPOSED 1' NON-ACCESS EASEMENT.
  - TYPE 'G' MOUNTABLE CURB FOR LENGTH OF CONCRETE BUFFER. SEE DETAIL ENSURE SMOOTH TRANSITION BETWEEN CURB AND BUFFER.
  - 10' x 14' WOOD FENCE DUMPSTER ENCLOSURE. SEE DETAIL.

**FREELAND and KAUFFMAN, INC.**  
Engineers & Landscape Architects  
209 West Stone Avenue  
Greenville, South Carolina 29609  
864-233-5497  
864-233-8916  
C.O.A. 25698



**WESTSIDE VILLAGE**  
WESTSIDE DRIVE AT EAST NINE MILE ROAD  
ESCAMBIA COUNTY, PENNSACOLA, FL.  
BRIGHT-MEYERS-SASSER WESTSIDE, LLC  
5881 GLENRIDGE DRIVE, SUITE 220  
ATLANTA, GA 30328 TEL: (404) 252-1499

DRAWN  
B.J.H.  
CHECKED  
T.M.B.  
DATE  
01/22/2016  
SCALE

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