

PERMITTING PLANS FOR:
HILL & SMITH SITE EXPANSION

PREPARED FOR:
HILL & SMITH INC.

2118 NW CR 25A, LAKE CITY, FL 32055
PARCEL ID #13-3S-16-02097-000



PROJECT SITE

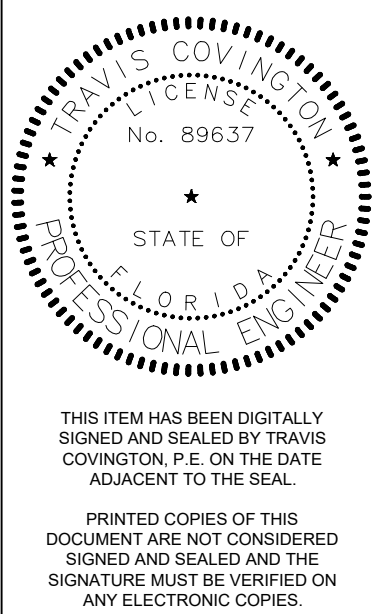
LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
HILL & SMITH INC.
2118 NW CR 25A
LAKE CITY, FL 32055
914.494.0228
rbailey@hillandsmith.com

CIVIL ENGINEER:
COVINGTON ENGINEERING SERVICES
272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
travis@covingtoneng.com

SURVEYOR:
BRITT SURVEY AND MAPPING, LLC
1438 SW MAIN BLVD
LAKE CITY, FL 32025
386.752.7163
lsbritt@msn.com

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REVISIONS

COVER SHEET
HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018
DATE:
6.11.2026
SCALE:

SHEET:
C-001

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SANITARY SEWER MAIN		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		BENCHMARK
	WATER MAIN		REFERENCE MONUMENT
	WATER SERVICE		CABLE TV RISER
	STORM SEWER		TELEPHONE RISER
	SWALE/FLOWLINE		WATER METER PIT
	CULVERT		FIRE HYDRANT
	OVERHEAD POWER		GATE VALVE
	UNDERGROUND POWER		CLEAN OUT
	GAS LINE		GAS VALVE
	PHONE LINE		GAS METER
	FIBER OPTIC		STREET LIGHT
	CABLE TV		GUY WIRE ANCHOR
	PROPERTY LINE		POWER POLE
	R.O.W.		GAS MARKER
	BUILDING SETBACK LINE		ELECTRIC MARKER
	EASEMENT LINE		TRANSFORMER SINGLE PHASE
	STRUCTURE		TRANSFORMER 3 PHASE
	EXISTING CONCRETE		ELECTRICAL VAULT
	EXISTING ASPHALT		ELECTRICAL METER
			FIBER OPTIC PEDISTAL
			FIBER OPTIC VAULT
			SPRINKLER HEAD
			IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SANITARY SEWER MAIN		CABLE TV RISER		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		TELEPHONE RISER		GRATED STORM INLET
	WATER MAIN		WATER METER PIT		STORM INLET
	WATER SERVICE		FIRE HYDRANT		SANITARY SEWER MANHOLE
	STORM SEWER		GATE VALVE		CLEAN OUT
	OVERHEAD POWER		CURB STOP		GAS VALVE
	UNDERGROUND POWER		11 1/4° BEND		GAS METER
	GAS LINE		22 1/2° BEND		STREET LIGHT
	PHONE LINE		45° BEND		GUY WIRE ANCHOR
	FIBER OPTIC		CAP (END OF LINE PLUG)		POWER POLE
	CABLE TV		COUPLER		TRANSFORMER SINGLE PHASE
	PROPERTY LINE		CROSS		TRANSFORMER 3 PHASE
	STRIPING		DEFLECTION COUPLER		ELECTRICAL VAULT
	BUILDING SETBACK LINE		TEE		ELECTRICAL METER
	EASEMENT LINE		REDUCER		FIBER OPTIC PEDISTAL
	SIDEWALK		SEWER FORCE MAIN		FIBER OPTIC VAULT
	SILT FENCE		TOP OF BANK		SPRINKLER HEAD
	PROPOSED STRUCTURE		LIFT STATION		IRRIGATION CONTROL
	PROPOSED CONCRETE				CONIFEROUS TREE
	PROPOSED ASPHALT				DECIDUOUS TREE
	PROPOSED GRAVEL SURFACE				SHRUB
	GRASS				1 POLE SIGN

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE PROJECT SITE. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF SUCH DIFFERENCES IMMEDIATELY & PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES.
- ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
- PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED EROSION CONTROL MEASURES AS SHOWN ON THE PLANS FOR SILT/EROSION CONTROL.
- ALL CONSTRUCTION STAKING & LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR CONSTRUCTION.

EROSION CONTROL NOTES

- EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, LATEST EDITION.
- THE CONTRACTOR SHALL ADHERE TO THE FDOT, SRWMD, SUWANNEE COUNTY AND OTHER GOVERNING AGENCIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO ENSURE COMPLIANCE WITH REGULATIONS.
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING ANY OTHER CONSTRUCTION.
- ALL GRADED & DISTURBED AREAS NOT BEING SODDED SHALL BE STABILIZED IMMEDIATELY WITH FAST GROWING COVER AND/OR MULCH.
- MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WASTE GENERATED ON SITE MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE & LOCAL REGULATIONS.
- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

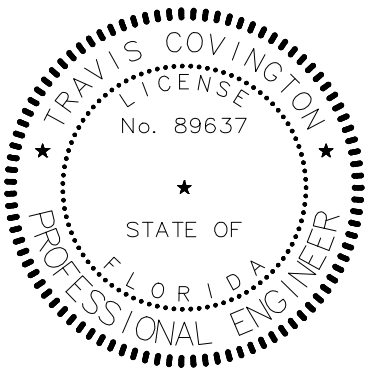
UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION , THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TRAVIS COVINGTON, P.E. ON THE DATE ADJACENT TO THE SEAL.

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COVINGTON

ENGINEERING SERVICES

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CE

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REVISIONS

GENERAL NOTES

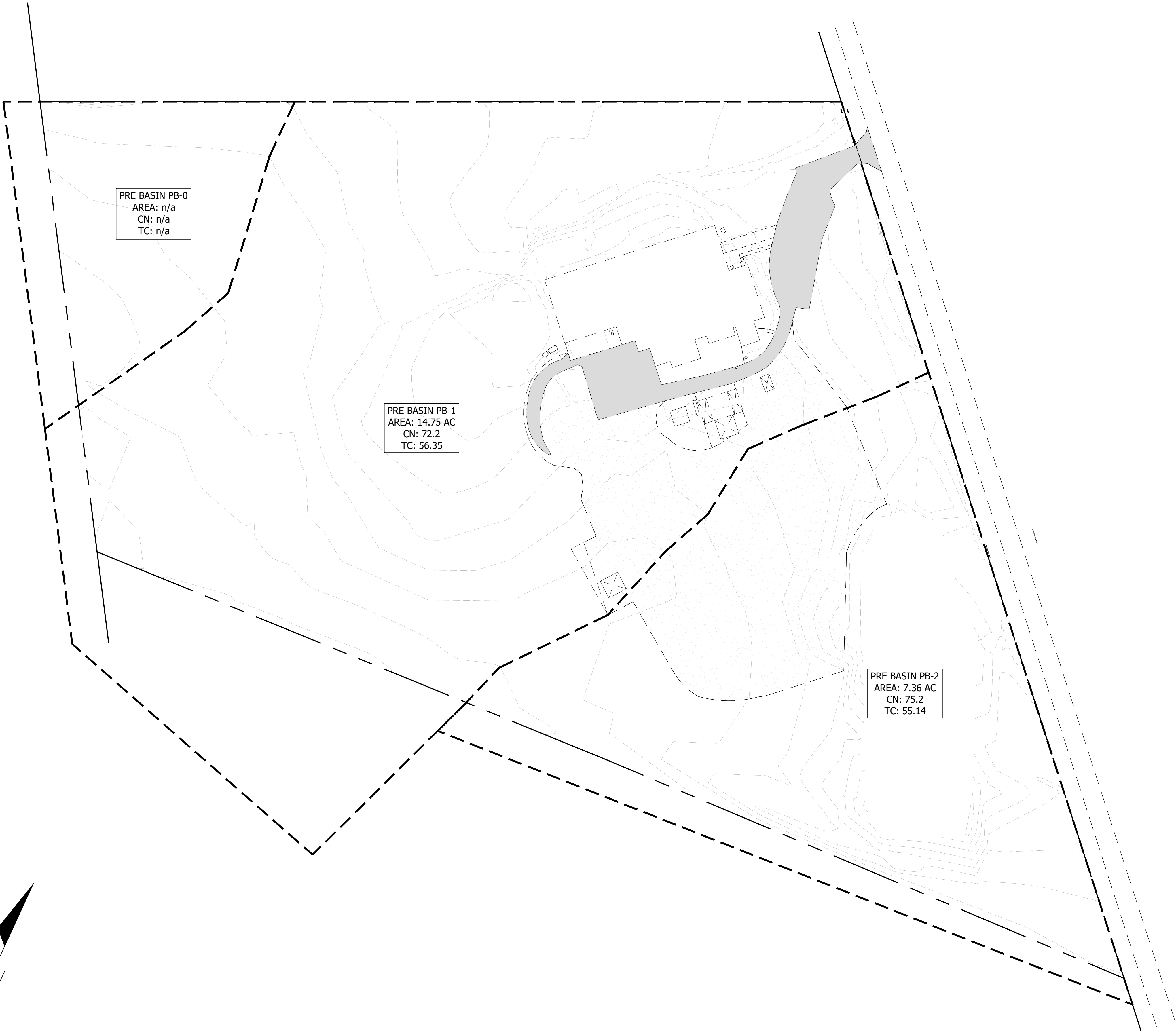
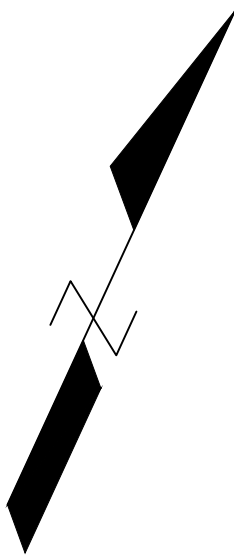
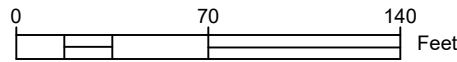
HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018

DATE:
6.11.2026

SCALE:

SHEET:
C-002



- NOTES:
1. PRE BASIN CALCULATIONS BASED ON SITE CONDITIONS PRIOR TO 1986.
 2. PRE BASIN PB-0 WILL NOT BE IMPACTED BY CONSTRUCTION AND THERE WILL BE NO CHANGES TO DRAINAGE PATTERNS IN PRE BASIN PB-0, AND THEREFORE HAS BEEN EXCLUDED FROM CALCULATIONS.

TRAVIS COVINGTON
No. 89637
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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PRE-DEVELOPMENT BASIN
PLAN

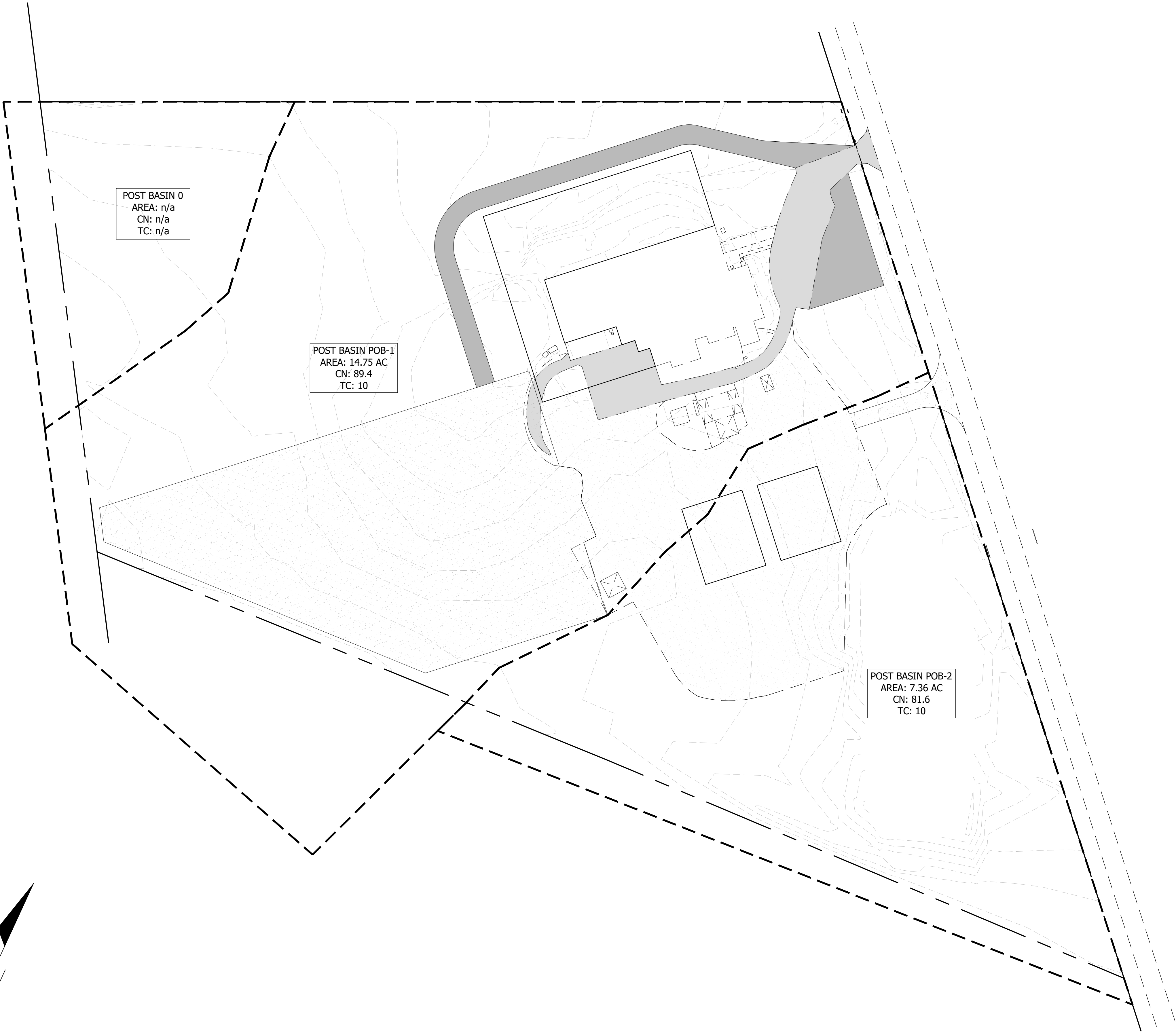
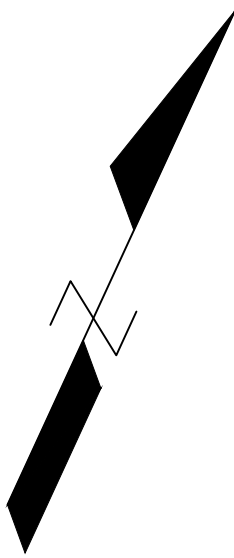
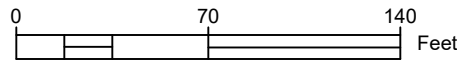
HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018

DATE:
6.11.2026

SCALE:
1" = 70'

SHEET:
C-100



- NOTES:
1. PRE BASIN CALCULATIONS BASED ON SITE CONDITIONS PRIOR TO 1986. REFER TO SHEET C-102 FOR EXISTING CONDITIONS MAP.
 2. PRE BASIN 0 WILL NOT BE IMPACTED BY CONSTRUCTION AND THERE WILL BE NO CHANGES TO DRAINAGE PATTERNS IN PRE BASIN 0, AND THEREFORE HAS BEEN EXCLUDED FROM CALCULATIONS.

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POST-DEVELOPMENT BASIN
PLAN

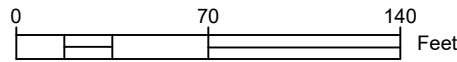
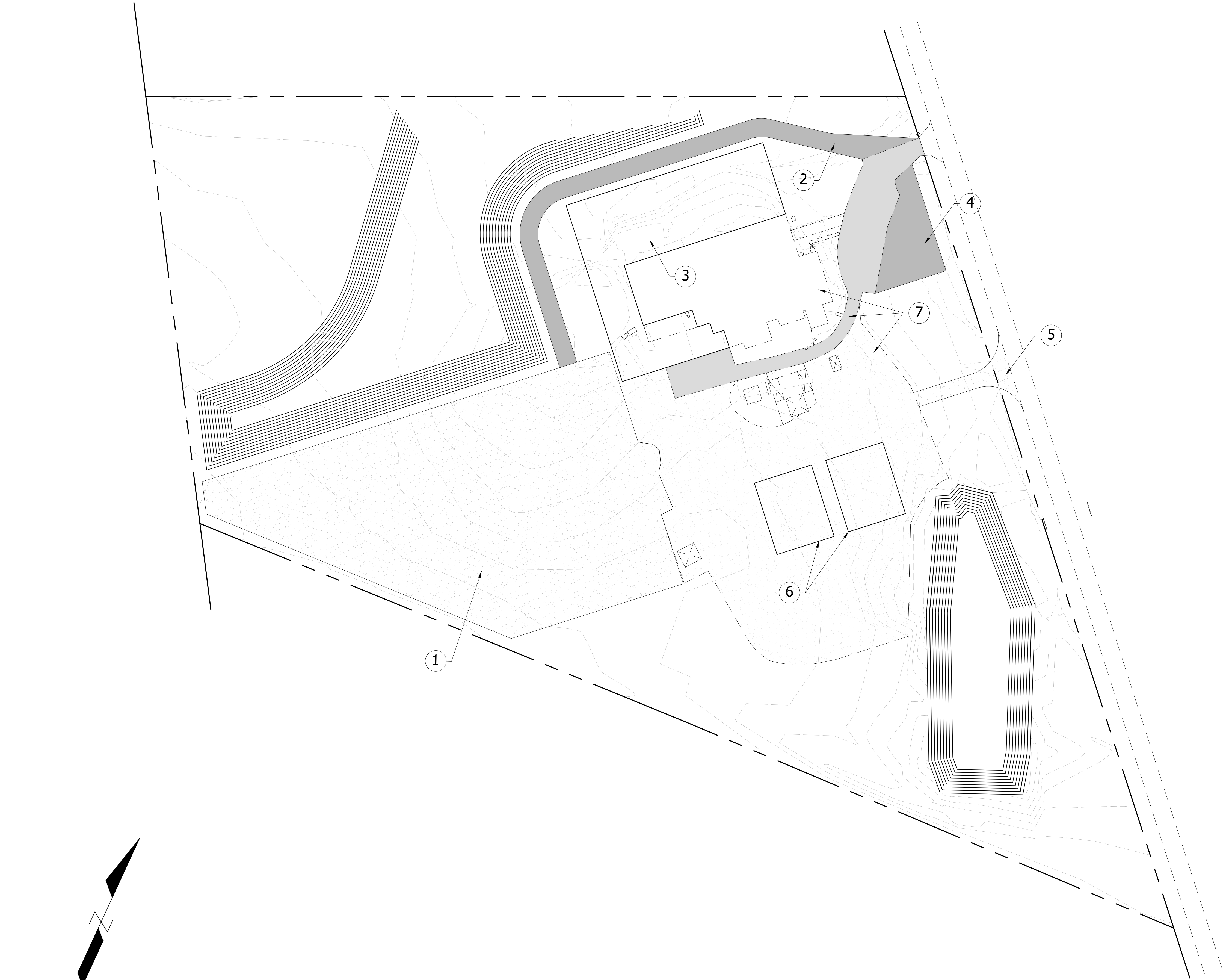
HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018

DATE:
6.11.2026

SCALE:
1" = 70'

SHEET:
C-101

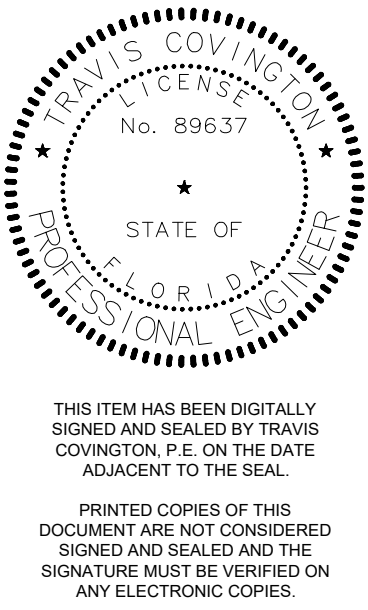


SITE DATA

SITE ADDRESS:	2118 NW CR25A, LAKE CITY, FL 32055
PARCEL NUMBER:	13-3S-16-02097-000
PARCEL AREA:	± 20.83 AC
PROEJCT AREA:	± 16.11 AC
EXISTING IMPERVIOUS (PRE-1986):	40,510.8 SF (0.93 AC)
PROPOSED IMPERVIOUS:	270,072 SF (6.20 AC)
TOTAL IMPERVIOUS:	310582.8 SF (7.13 AC)

SITE LEGEND

1	PROPOSED MILLINGS OR ASPHALT PAVEMENT	141,827 SF
2	PROPOSED TRUCK ENGRESS/EGRESS ROAD	17,671 SF
3	PROPOSED BUILDING EXPANSION	40,135 SF
4	PROPOSED PARKING EXPANSION AREA	8,534 SF
5	PROPOSED ALTERNATE ENGRESS/EGRESS ROAD	3,700 LF
6	PROPOSED POLE BARNs	2 EA
7	EXISTING MILLINGS, ROADWAY, AND BUILDINGS TO REMAIN	--



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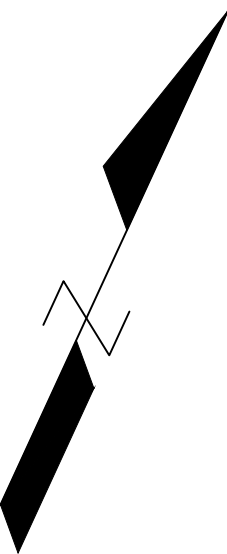
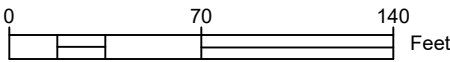
travis@covingtoneng.com

REVISIONS

OVERALL SITE PLAN

HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:	SP0018
DATE:	6.11.2026
SCALE:	1" = 70'
SHEET:	C-102



FLOODPLAIN AREA 1
BFE: 160.46
128,736 CF

FLOODPLAIN AREA 2
BFE: 161.18
35,829 CF

NOTES:

1. THE MEASURED VOLUME WITHIN EACH FLOODPLAIN AREA IS THE AREA OF FILL BETWEEN THE EXISTING GRADES AND THE FOUND BASE FLOOD ELEVATION.

COMPENSATORY STORAGE

FLOOD ZONE 1

SWMF 1 PROVIDES COMPENSATORY STORAGE FOR FZ1 ABOVE MAX STAGES

STORAGE REQ.: 128,736 CF

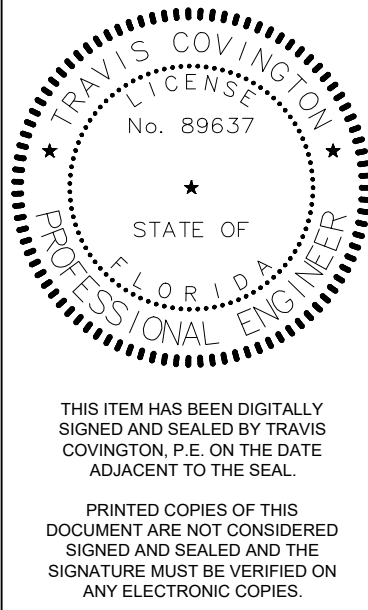
STORAGE PROVIDED: 130,842 CF

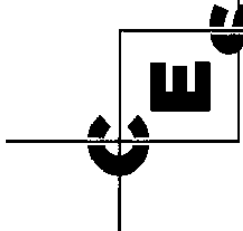
FLOOD ZONE 2

SWMF 2 PROVIDES COMPENSATORY STORAGE FOR FZ2 ABOVE MAX STAGES

STORAGE REQ.: 35,829 CF

STORAGE PROVIDED: 51,886 CF





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REVISIONS

FLOODPLAIN AREAS

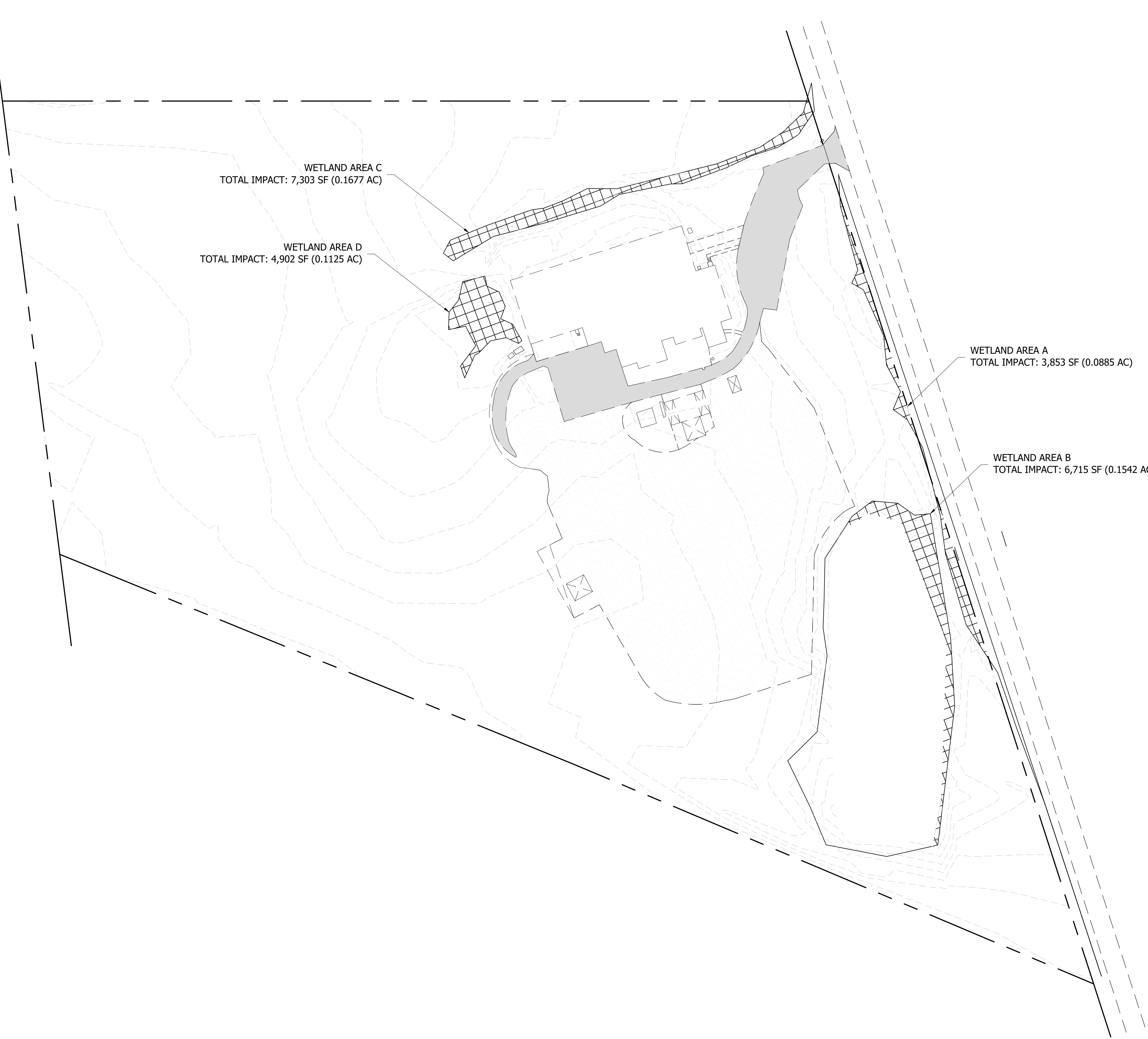
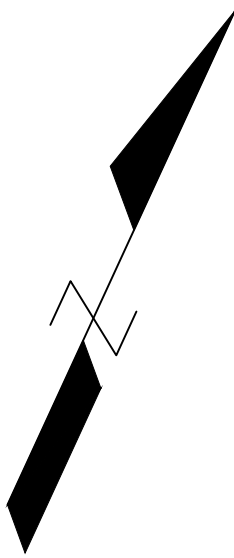
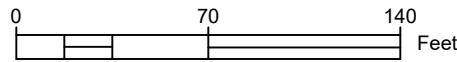
HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018

DATE:
6.11.2026

SCALE:
1" = 70'

SHEET:
C-103



- NOTES:
1. REFER TO THE WETLAND SURVEY EVENT REPORT AND SUPPLEMENTAL WETLAND MITIGATION PLAN FOR MORE DETAIL.

TRAVIS COVINGTON
No. 89637
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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WETLAND IMPACTS PLAN

HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0018

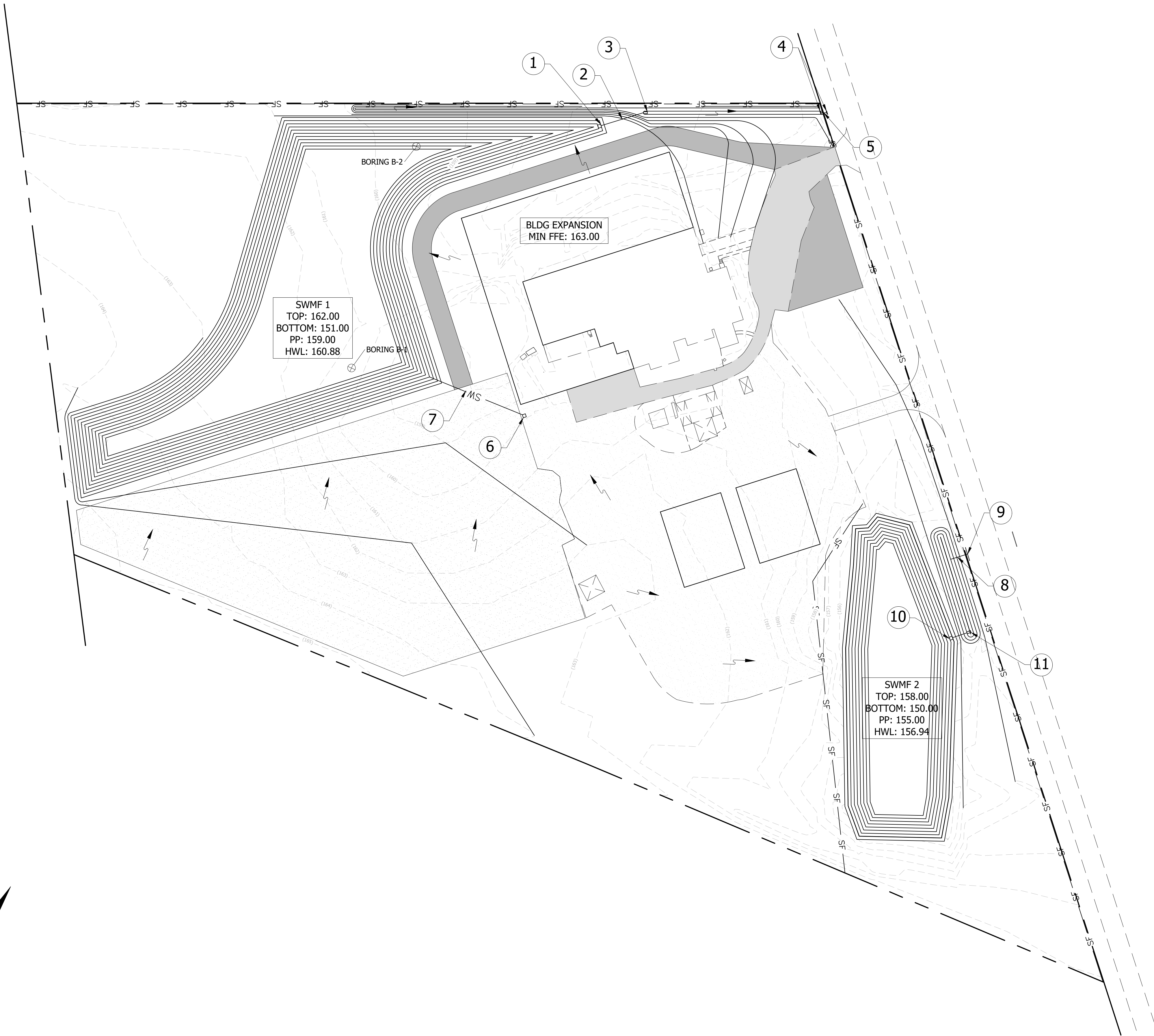
DATE:
6.11.2026

SCALE:
1" = 70'

SHEET:
C-104

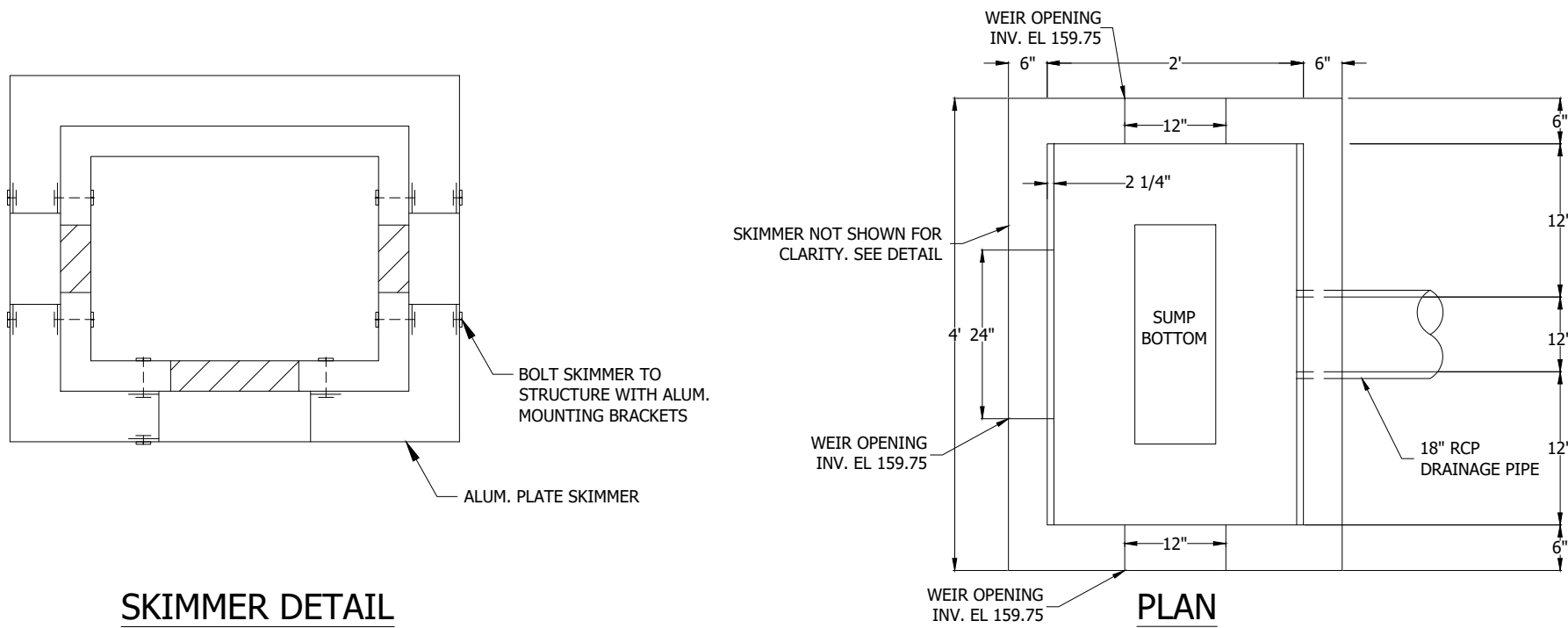
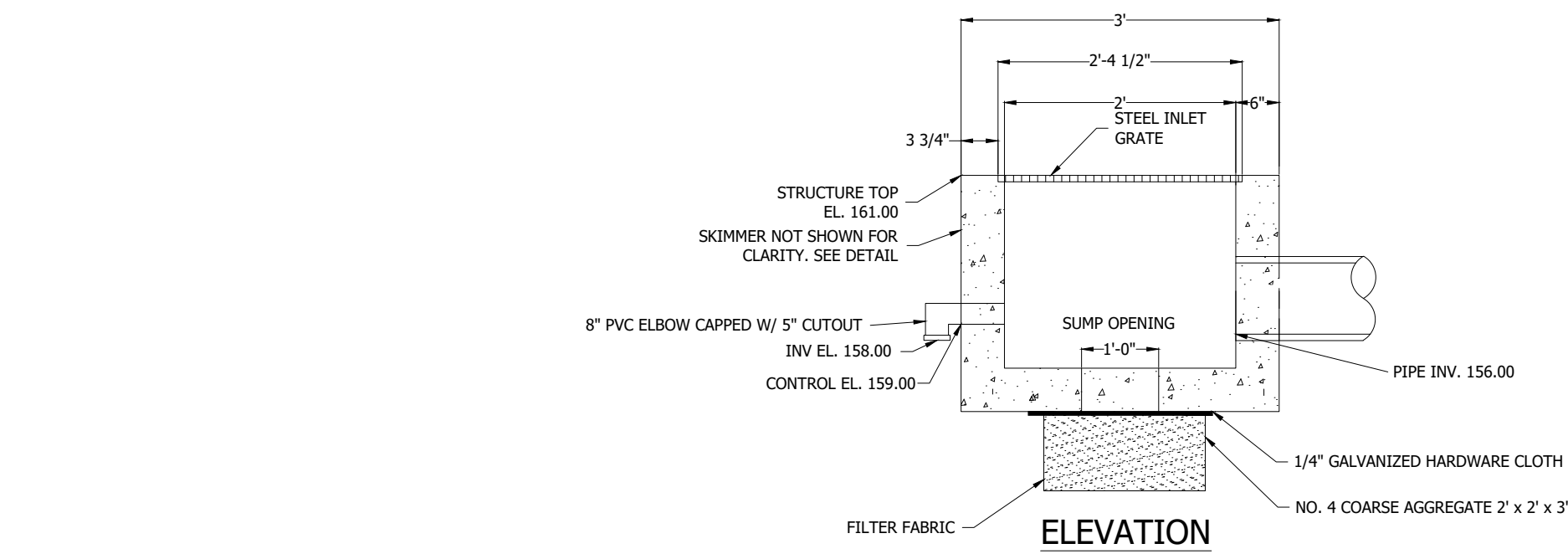
NOTES:

- ALL OUTLETS TO HAVE RIP-RAP STONE INSTALLED. MIN. 18" DEEP, 16 SQ. FT.
- SILT FENCE TO BE INSTALLED ON DOWNSTREAM SIDE OF ALL CONSTRUCTION AS SHOWN ON PLANS.

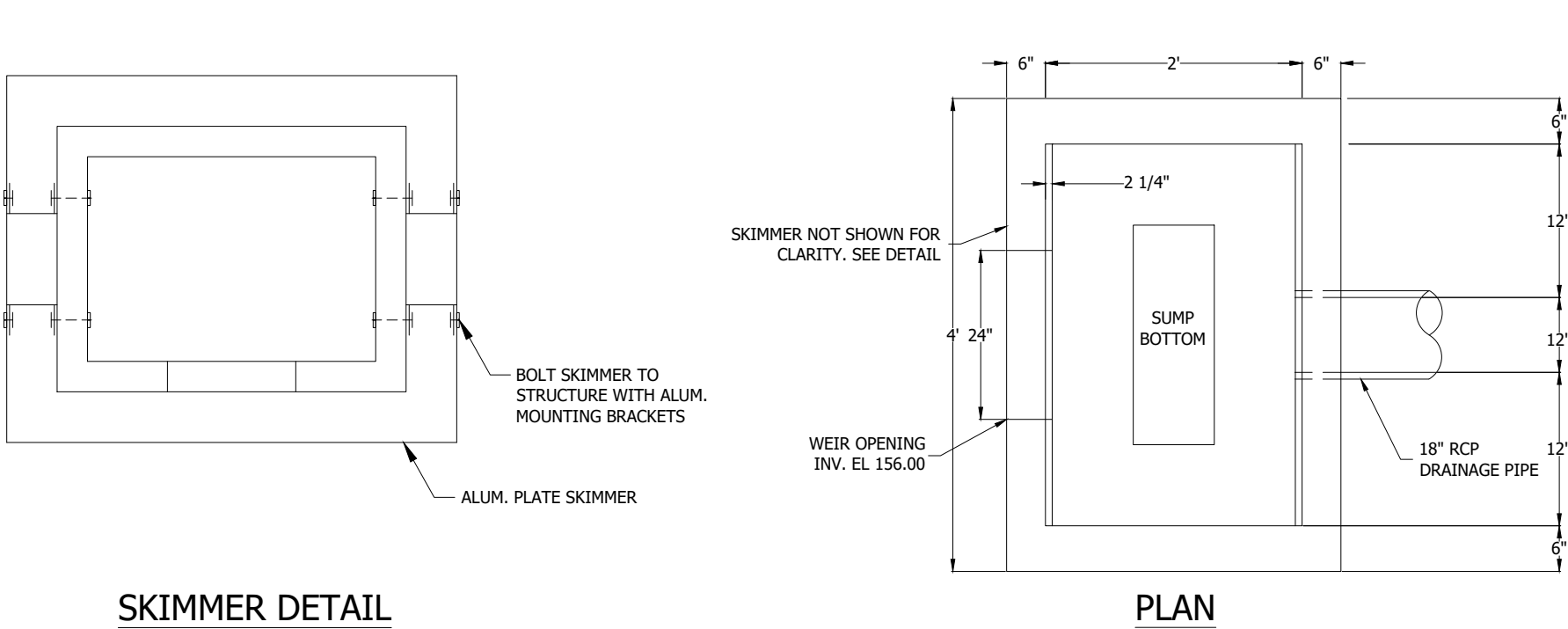
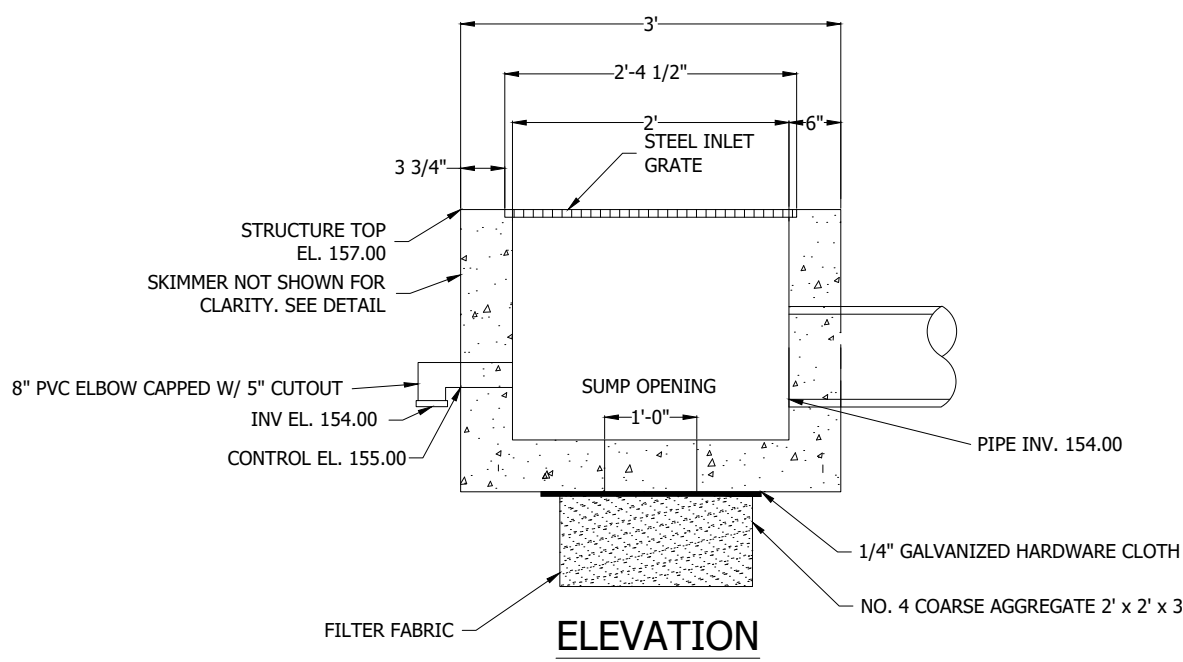


GRADING & DRAINAGE LEGEND

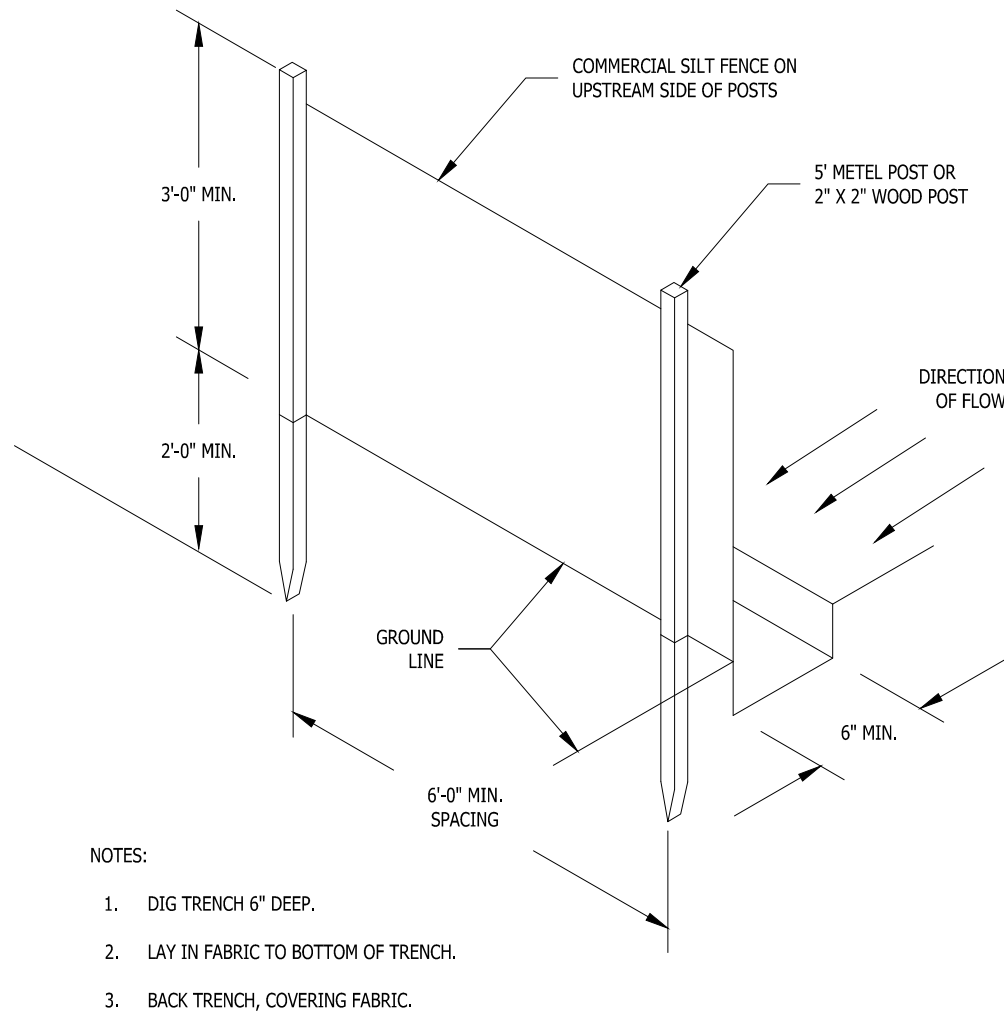
1	DS-1 (SEE DETAIL SHEET C-106)	1 EA
2	18" RCP (W INV. 156.00, E INV. 155.90)	56 LF
3	MITERED END SECTION	1 EA
4	CONC. HEAD WALL	2 EA
5	18" RCP (W INV. 155.90, E INV. 155.80)	8 LF
6	DITCH BOTTOM INLET (TOP INV. 160.80)	1 EA
7	15" RCP (W INV. 159.00, E INV. 159.20)	127 LF
8	18" RCP (W INV. 155.90, E INV. 155.80)	2 EA
9	EX. CONC. HEAD WALL TO REMAIN	1 EA
10	DS-2 (SEE DETAIL SHEET C-106)	1 EA
11	MITERED END SECTION	1 EA



OUTFALL STRUCTURE DS-1
N.T.S.



OUTFALL STRUCTURE DS-2
N.T.S.



TYPE IV SILT FENCE
N.T.S.