

DEVELOPMENT INFORMATION			
NEW MANUFACTURING FACILITY AND ASSOCIATED UTILITIES AND PARKING			
PARCEL NUMBER	24-45-16-03-120-705		
ZONING	LW		
LAND USE	INDUSTRIAL		
ADDRESS	1700 SW WINDSWEPT GLEN, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	49658	1.14	100
ON SITE DISTURBANCE AREA	22323	0.51	44.95
OFF SITE DISTURBANCE AREA	0	0.00	
TOTAL DISTURBANCE AREA	22323	0.51	44.95
PROPOSED IMPERVIOUS AREA			
BUILDING	8160	0.19	16.43
SIDEWALK	500	0.01	1.01
ASPHALT PARKING & DRIVEWAYS	5568	0.13	11.21
TOTAL IMPERVIOUS AREA	14228	0.35	28.65
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 1.0% OF OFF-STREET PARKING (5568 SF) 1 TREE PER 200 SF OF LANDSCAPING 1237 S.F. LANDSCAPING = 6 TREES		
PROPOSED AREA	3371 S.F. & 3 TREES		
PARKING			
REQUIRED SPACES*	PER SECTION 4.16.11, COLUMBIA COUNTY L.D.R. STORAGE: 1 PARKING SPACE PER 500 S.F. OF FLOOR AREA 4830 / 5000 = 10 PARKING SPACES MANUFACTURING: 1 PARKING SPACE PER 500 S.F. OF FLOOR AREA 3000 / 500 = 6 PARKING SPACES PER SECTION 4.13.11, COLUMBIA COUNTY L.D.R. OFFICE: 1 PARKING SPACE PER 200 S.F. OF FLOOR AREA 330 / 200 = 2 PARKING SPACES 8 TOTAL INCLUDING 1 ADA SPACE		
PROPOSED SPACES	8 INCLUDING 1 HANDICAP SPACE		

*4830 S.F. STORAGE, 3000 S.F. MANUFACTURING & 330 S.F. OFFICE



Digitally signed by Carol Chadwick
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Date: 2024.08.15 10:06:56 -0400

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PROJECT NO. FL24311

DATE AUG. 15, 2024

REVISION DATE

SHEET 3 of 6

TRAFCO SITE PLAN

OVERALL SITE PLAN

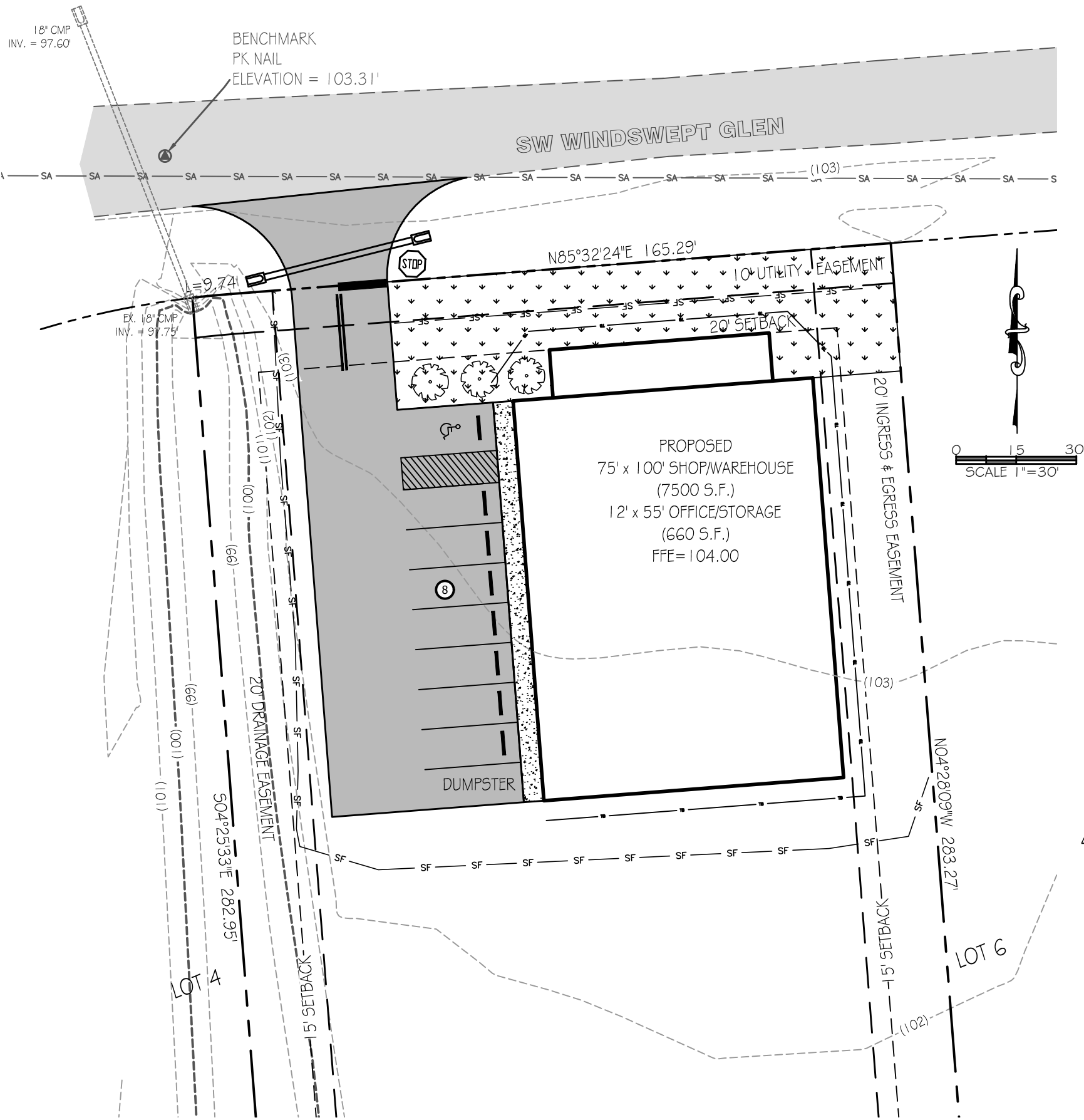
REVISION DESCRIPTION

DATE

PREPARED FOR:
TRAFCO, LLC
1367 SW SKYLINE LOOP
FORT WHITE, FL 32038
CONTACT: TOM TRAFICANTE
561.389.6800
tom@gardenminutes.com

CAROL CHADWICK, P.E.
LICENSE NO. 82966
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LANDSCAPE NOTES

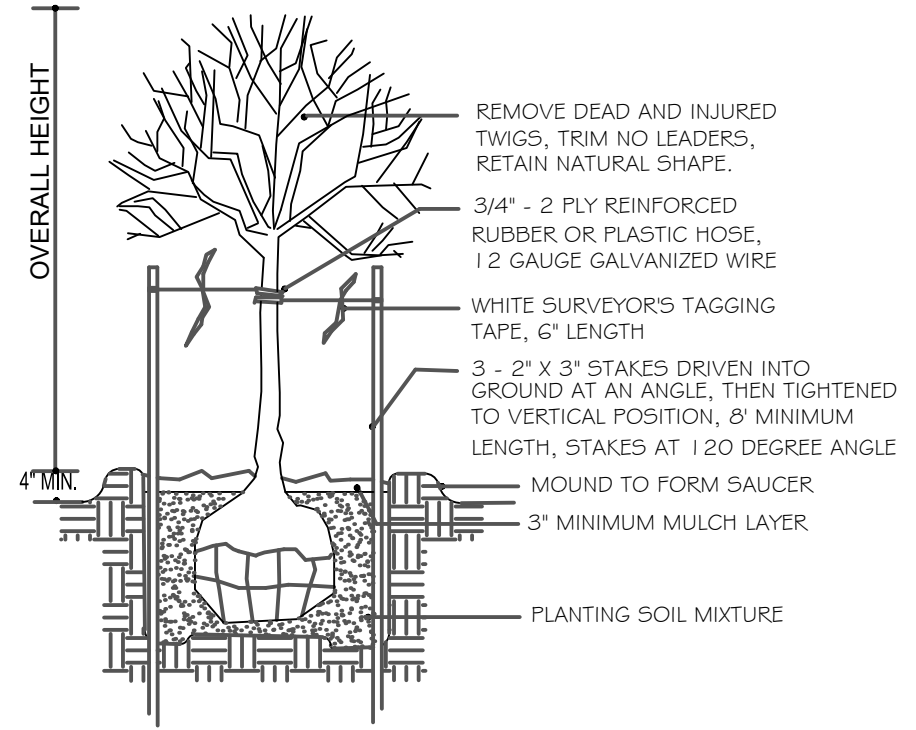
- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3' "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED
- (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

PLANT & FENCE SCHEDULE

SYMBOL	PLANT TYPE	QTY	CALIPER SIZE, IN	HEIGHT, FT.	GALLONS
	CREPE MYRTLE	3	1.75 TO 2.25	6	15

NOTES:

1. ALL REQUIRED LANDSCAPING IS TO BE PERPETUALLY MAINTAINED BY THE OWNER, AND ALL REQUIRED PLANTINGS SHALL BE REPLACED IF THEY DO NOT SURVIVE OR UPON NOTIFICATION BY THE COUNTY.
2. IN LIEU OF AN IRRIGATION SYSTEM, THE OWNER SHALL MAKE SATISFACTORY ALTERNATE ARRANGEMENTS FOR WATERING OF ALL LANDSCAPED AREAS AS NEEDED FOR THEM TO BECOME ESTABLISHED AND KEPT ALIVE AS NEEDED.



TREE STAKING AND PLANTING DETAIL

NOT TO SCALE



Digitally signed by
 Carol Chadwick
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TRAFCO SITE PLAN
LANDSCAPING PLAN

PROJECT NO. FL243 1 1
 DATE AUG. 15, 2024
 REVISION DATE
 SHEET 6 of 6

DATE
 REVISION DESCRIPTION

PREPARED FOR:
 TRAFICO, LLC
 1367 SW SKYLINE LOOP
 FORT WHITE, FL 32038
 CONTACT: TOM TRAFICANTE
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