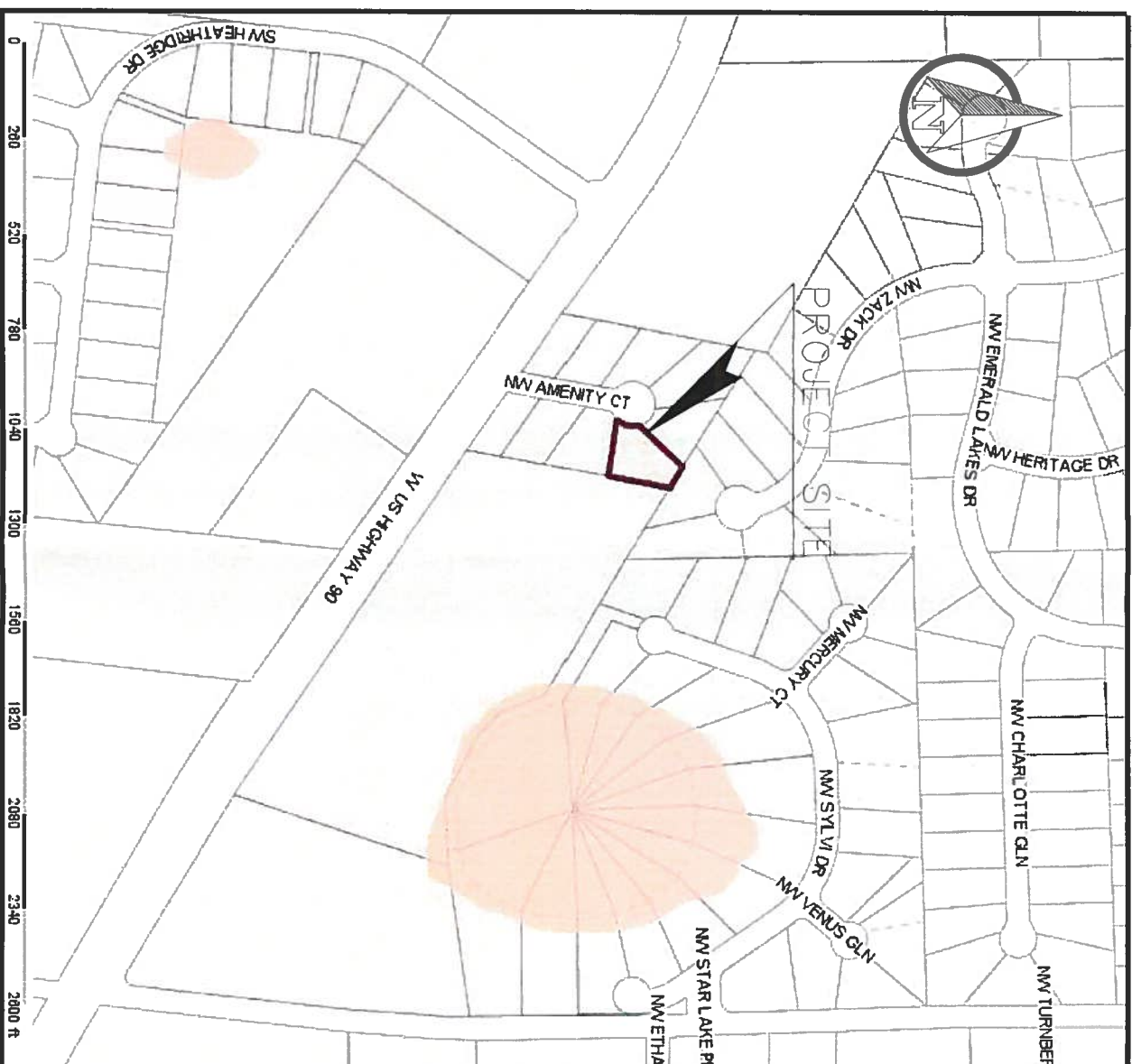


SITE PLAN
MARK GANSKOP
WEST END BUSINESS PARK S/D
OFFICE BUILDING
COLUMBIA COUNTY FLORIDA

VICINITY MAP
NTS



OFF STREET PARKING AREA = 5,553 SQFT
TOTAL LANDSCAPE REQUIRED .10 X 5,553 = 555.3 SQFT

PARKING SPACES REQUIRED (OFFICE) 3
ONE PER OFFICE - 3 OFFICES (100 SQFT EA)
PARKING SPACES REQUIRED (STORAGE) 3
ONE PER 1500 SQFT OF SPACE
4700/1500 = 3.13

LOT AREA 0.51 +/- ACRES
ZONING: C1
FUTURE LAND USE: COMERCIAL

PARKING SPACES REQUIRED 6
PARKING SPACES PROVIDED 6
H.C. PARKING SPACES REQUIRED 1
H.C. PARKING SPACES PROVIDED 1
PRE PERVIOUS SURFACE 22782 SQFT
PRE IMPERVIOUS SURFACE 0 SQFT
POST PERVIOUS SURFACE 11873 SQFT
POST IMPERVIOUS SURFACE 10909 SQFT
POST PERVIOUS SURFACE % 52%
PRE IMPERVIOUS SURFACE % 48%

DESCRIPTION (PROVIDED BY THE CLIENT)
Lot number 6 of "WEST END BUSINESS PARK", a subdivision according to a plat recorded in Plat Book 7, Page 149 of the Public Records of Columbia County, Florida.



AFFINE

ENGINEERING AND SURVEYING, INC.
CIVIL ENGINEERS

SURVEYORS

TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No 29140

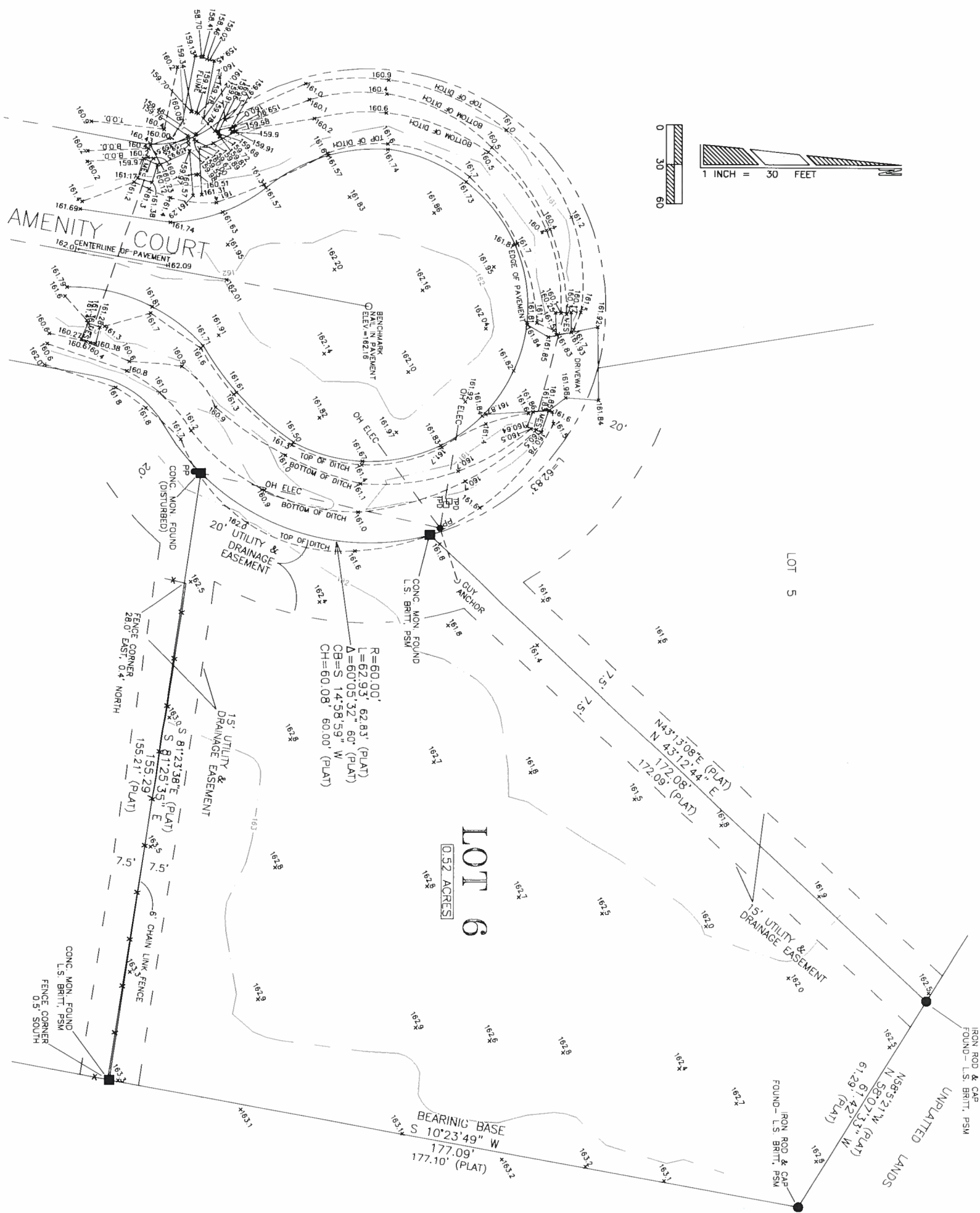
SHEET INDEX	
1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	SITE LAYOUT
4	GRADING AND DRAINAGE
5	UTILITY PLAN
6	DETAILS
7	NOTES
8	LANDSCAPE



PREPARED FOR
MARK GANSKOP

AFFINE ENGINEERING
AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140
[Signature]
VICTOR O. MARRERO
FLORIDA P.E. # 78630
DATE 10-15-18

COLUMBIA COUNTY SUBMITTAL
NOT FOR CONSTRUCTION



NOTES
TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED BY DONALD F LEE AND ASSOCIATES, IT IS SHOWN FOR INFORMATION PURPOSES ONLY



AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140

VICTOR O. MARRERO
FLORIDA P.E. # 78630

DATE 10-15-18

DRAWING 18-005
SHEET 2

PREPARED FOR:
MARK GANSKOP
TOPOGRAPHIC SURVEY

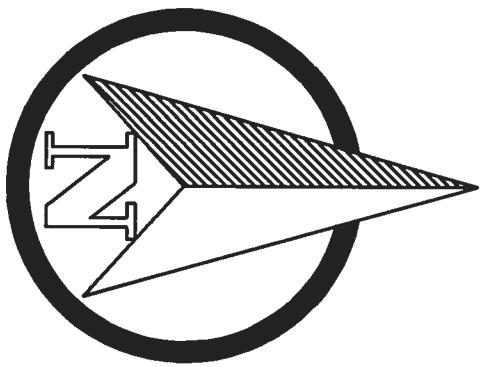
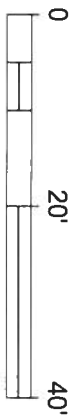


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CIVIL ENGINEERS SURVEYORS

TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No. 29140

DRAWN BY: VM
CHECKED BY: ND
DATE: 8/15/18
SCALE: 1"=30'
JOB # 18005



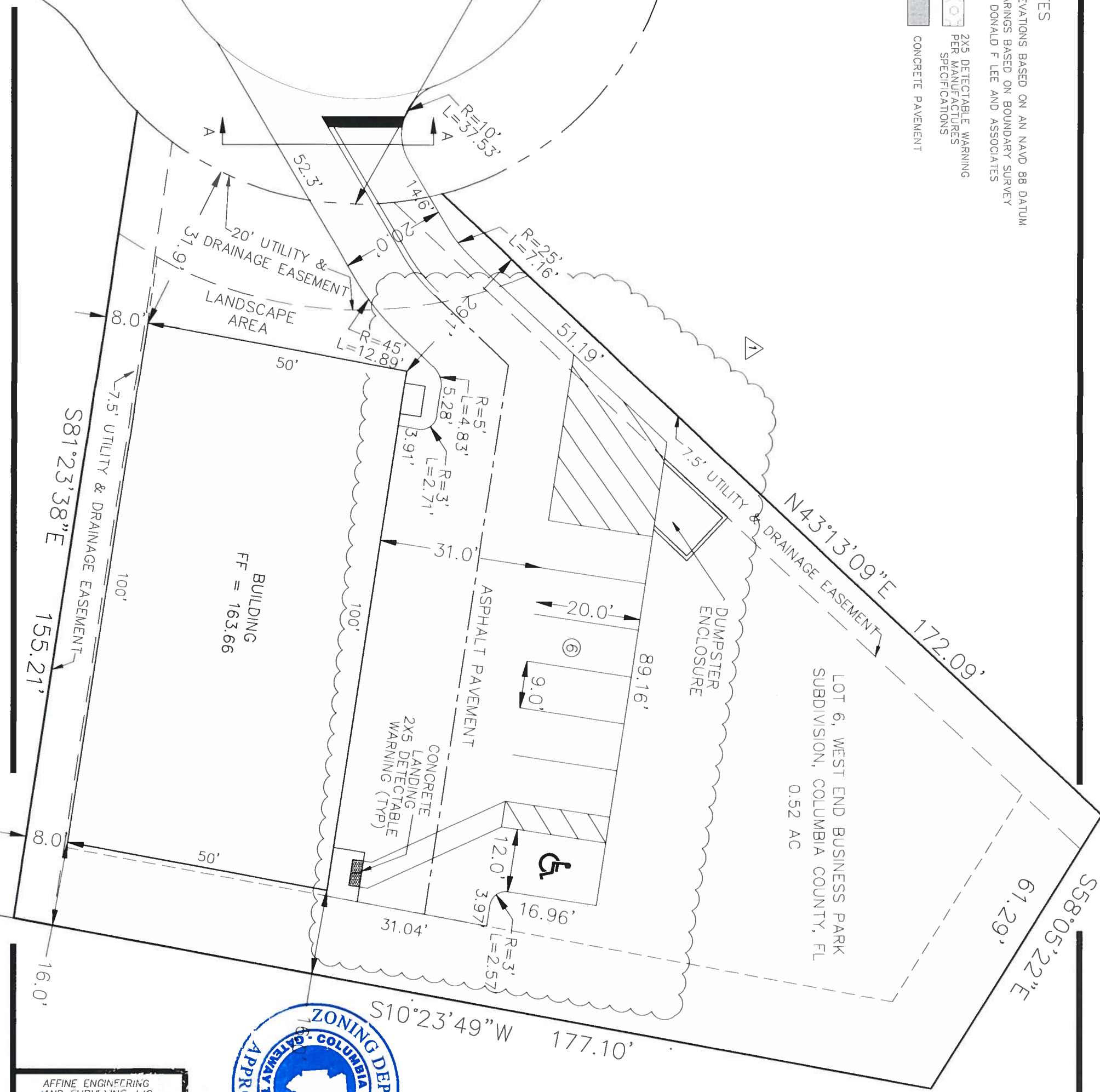
- NOTES
1. ELEVATIONS BASED ON AN NAVD 88 DATUM
 2. BEARINGS BASED ON BOUNDARY SURVEY BY DONALD F. LEE AND ASSOCIATES

2X5 DETECTABLE WARNING
PER MANUFACTURERS
SPECIFICATIONS

CONCRETE PAVEMENT

SW AMENITY DR
60' RIGHT OF WAY
ASPHALT PAVEMENT

R=60.00'
L=62.93'
Δ=60°05'32"
CB=S 14°58'59" W
CH=60.08'
NAIL
NO. 10
ELEV = 162.16



AFFINE ENGINEERING
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FLORIDA P.E. # 78630
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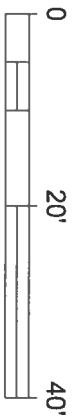
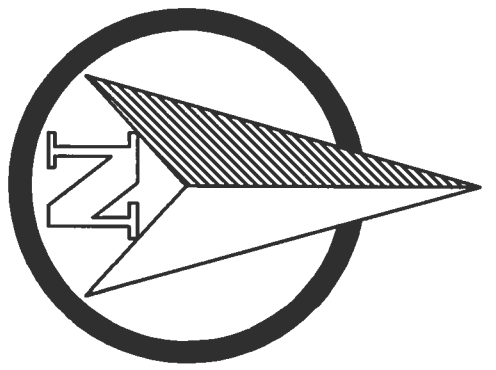
BY	#	DATE	REVISIONS
VM	1	10/9/18	CHANGE PARKING LAYOUT

DRAWN BY: VM
CHECKED BY: ND
DATE: 7/17/18
SCALE: N/A
JOB #: 18005

DRAWING
18-005
SHEET
3

PREPARED FOR:
MARK GANSKOP

PAVEMENT MARKINGS AND GEOMETRY



- NOTES
1. ELEVATIONS BASED ON AN NAVD 88 DATUM
 2. ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR
 3. BEARINGS BASED ON BOUNDARY SURVEY BY DONALD F LEE AND ASSOCIATES

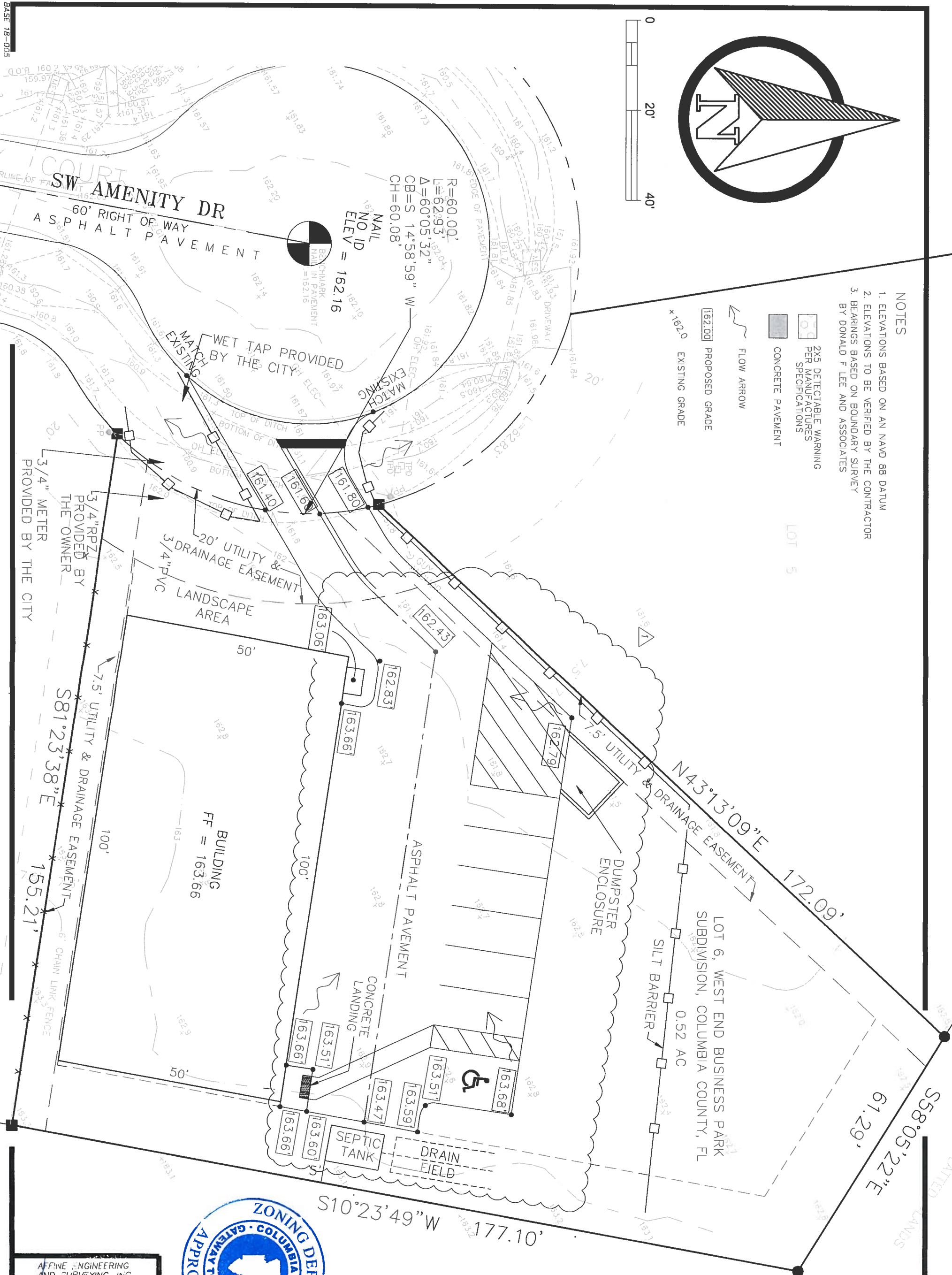
2X5 DETECTABLE WARNING
PER MANUFACTURERS
SPECIFICATIONS

CONCRETE PAVEMENT

PROPOSED GRADE

EXISTING GRADE

FLOW ARROW



AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140

VICTOR O. MARRERO
FLORIDA P.E. # 78630
DATE 10-15-18

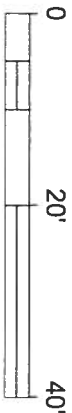
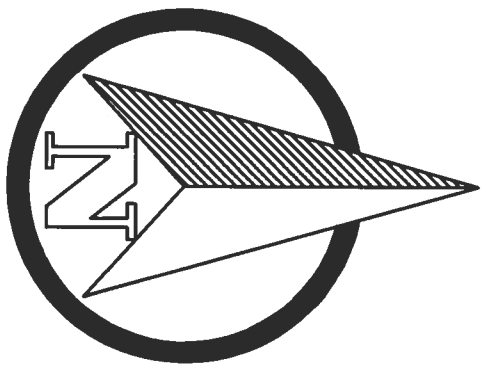
DRAWING 18-005
SHEET 4
PREPARED FOR: MARK GANSKOP
GRADING AND DRAINAGE



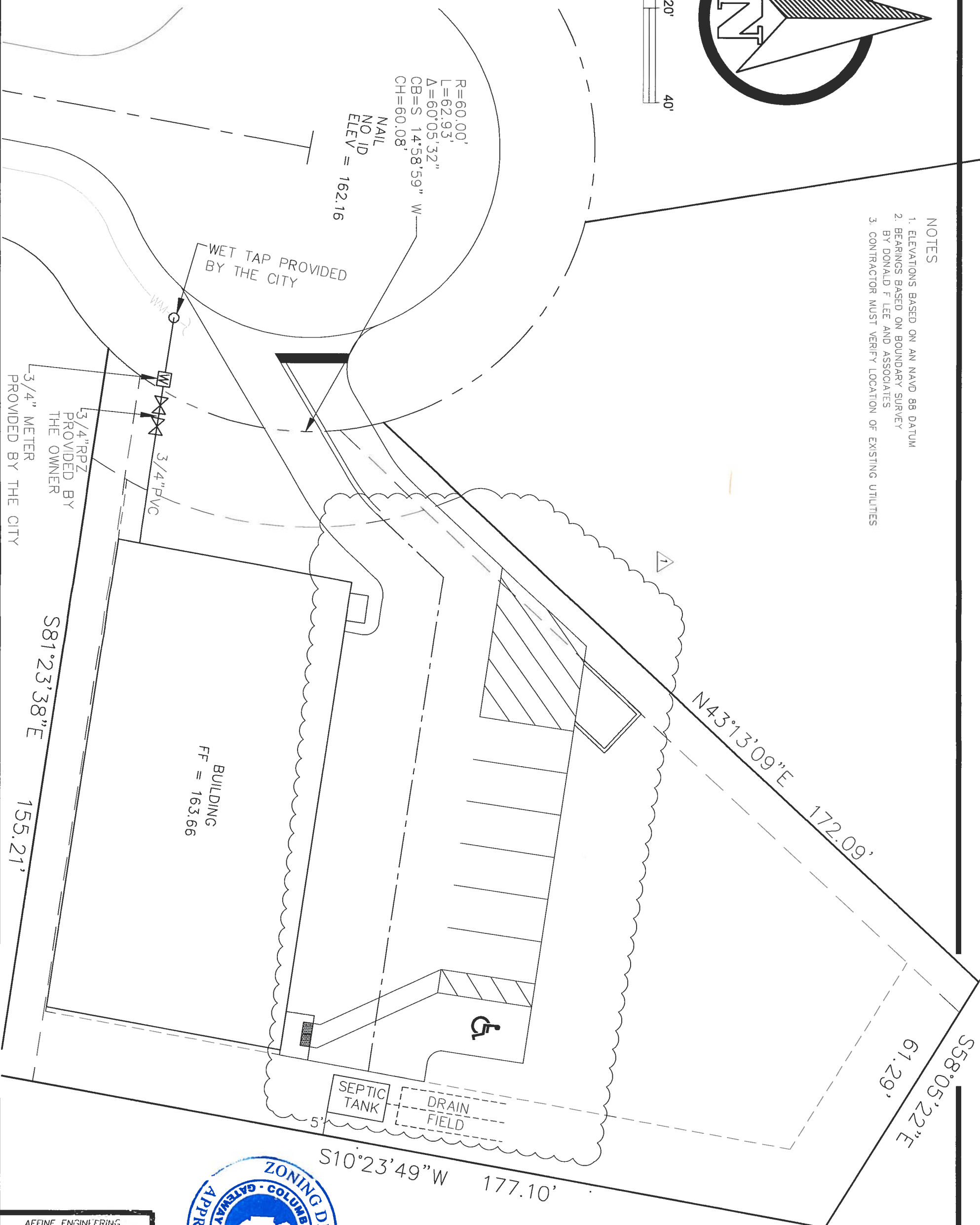
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CIVIL ENGINEERS SURVEYORS
TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No 29140

BY	#	DATE	REVISIONS
VM	1	10/9/18	CHANGE PARKING LAYOUT
BY	#	DATE	REVISIONS
DRAWN BY	VM		
CHECKED BY	NB		
DATE	7/23/18		
SCALE	1"=20'		
JOB #	180005		



- NOTES
1. ELEVATIONS BASED ON AN NAVD 88 DATUM
 2. BEARINGS BASED ON BOUNDARY SURVEY BY DONALD F LEE AND ASSOCIATES
 3. CONTRACTOR MUST VERIFY LOCATION OF EXISTING UTILITIES



AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140
VICTOR O. MARRERO
FLORIDA P.E. # 78630
DATE 10-15-12

DRAWING 18-005
SHEET 5
PREPARED FOR: MARK GANSKOP
UTILITY PLAN



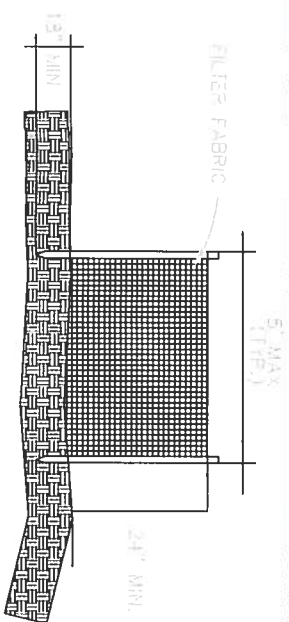
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CIVIL ENGINEERS SURVEYORS
TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No. 29140

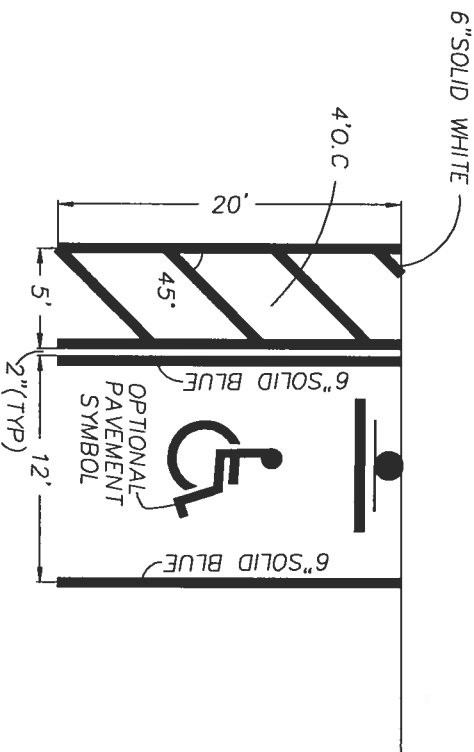
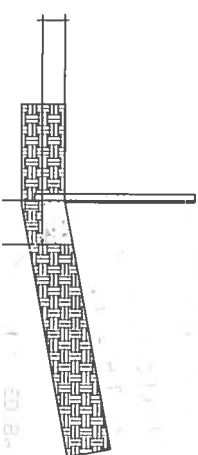
BY	#	DATE	REVISIONS
VM	1	10/9/18	CHANGE PARKING LAYOUT DESCRIPTION
DRAWN BY VM			
CHECKED BY ND			
DATE 7/17/18			
SCALE N/A			
JOB # 18005			

ASPHALT	1"	TYPE II ASPHALTIC CONCRETE SURFACE COURSE
BASE	6"	LIMEROCK BASE MIN. LBR 100 COMPACT TO FDOT STANDARDS
SUBGRADE	12"	STABILIZED SUBGRADE MIN. LBR 40 COMPACT TO FDOT STANDARDS

PAVEMENT SECTION

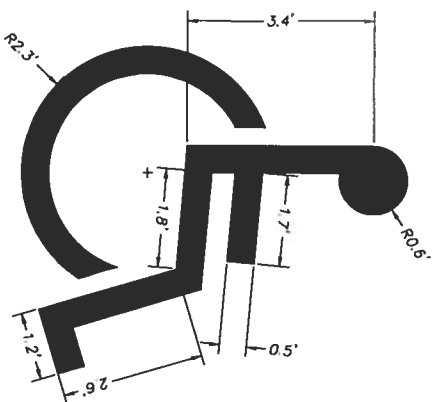


SEDIMENT BARRIER



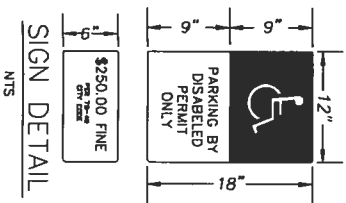
NOTE: SUGGESTED HANDICAP PARKING LAYOUT
SEE PARKING LAYOUT FOR PROPOSED LOCATION

HANDICAP DETAIL



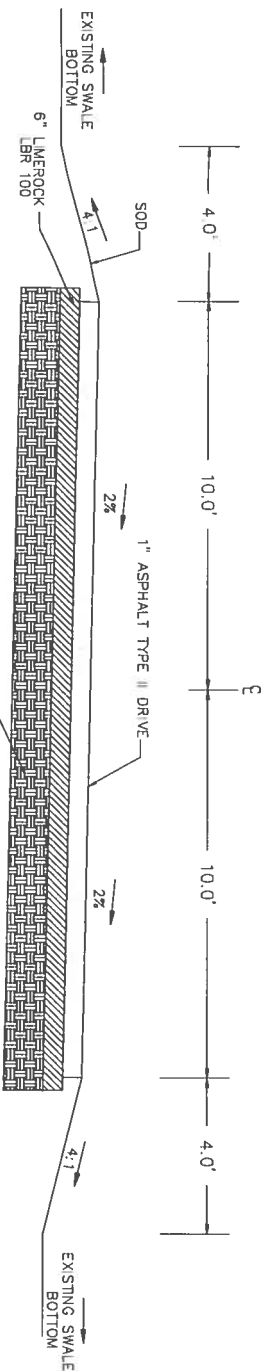
PARKING SYMBOL

NTS.



SIGN DETAIL

NTS



SECTION A-A
(SEE SHEET 3)



DATE 10-15-18

DRAWING
18-005
SHEET
6

PREPARED FOR:
MARK GANSKOP
DETAILS



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CIVIL ENGINEERS SURVEYORS
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10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION: No. 29140

VM	1	10/9/18	CHANGE PARKING LAYOUT
BY	#	DATE	REVISIONS
<p>DRAWN BY <u>VM</u></p> <p>CHECKED BY <u>ND</u></p> <p>DATE <u>7/17/18</u></p> <p>SCALE <u>N/A</u></p> <p>JOB # <u>18005</u></p>			

GENERAL NOTES

- ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- ALL TRAFFIC CONTROL AND SAFETY ITEMS (STRIPING, STOP BARS, REGULATORY SIGNS, ETC.) SHALL BE IN PLACE.
- ALL CONCRETE PAVEMENT MUST BE A MINIMUM OF 6" OF THICKNESS OF CLASS 1 CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO INSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SUWANNEE RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRINKING WATER FACILITY PERMIT, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM PERMIT.
- THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
- BOUNDARY INFORMATION SHOWN, WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY DONALD F LEE AND ASSOCIATES DATED 5/1/18 .
- ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
- THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
- CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
- THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. DESIGN STANDARDS (CURRENT EDITION), AWWA SPECIFICATIONS, AND THE COLUMBIA COUNTY DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED.
- IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24"BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

EROSION NOTES

- THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP's FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
- THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
- SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPLACED AS NECESSARY.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
- SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
- CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
- DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
- ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
- A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
- ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
- ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
- THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
- QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES. THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
- SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.



AFFINE ENGINEERING AND SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION No. 29140
VICTOR O. MARRERO
FLORIDA P.E. # 78630
DATE 10-15-18

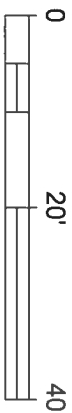
DRAWING 18-005 SHEET 7
PREPARED FOR: MARK GANSKOP
NOTES



AFFINE

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CIVIL ENGINEERS SURVEYORS
TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
CERTIFICATE OF AUTHORIZATION No. 29140

DRAWN BY VM
CHECKED BY NB
DATE 7/17/18
SCALE N/A
JOB # 18005



TREE AND SHRUBBERY REQUIREMENTS					
MAP SYMBOL	COMMON NAME	SCIENTIFIC NAME	NO.	SIZE	NOTES
●	AZTEC GRASS	OPHIPOGON JABURAN 'VITTATUS'	10	1 GAL	(1) PLANT FOR EVERY 20 SF
☼	DWARF BURFORD HOLLY / LOROPETALUM	ILEX CORNUATA (BURFORDII NANA' / LOROPETALUM CHINENSE	10	1 GAL	(1) PLANT FOR EVERY 20 SF
☼	DWARF AZALEAS / KNOCK OUT ROSE	RHODODENDRON ATLANTICUM / ROSA RADRAZZ	10	1 GAL	(1) PLANT FOR EVERY 16 SF
☼	GRAPE MYRTLE	LAGERS TREOEMIA	3	2" CAL (MIN.)	
☼	LIVE OAK	QUERCUS VIRGINIANA	0	2" CAL (MIN.)	

LANDSCAPE REQUIREMENTS

OFFSTREET PARKING = 5553 X .10 = 555.3SF

OFF-STREET REQUIRED LANDSCAPE AREA = 556 SF

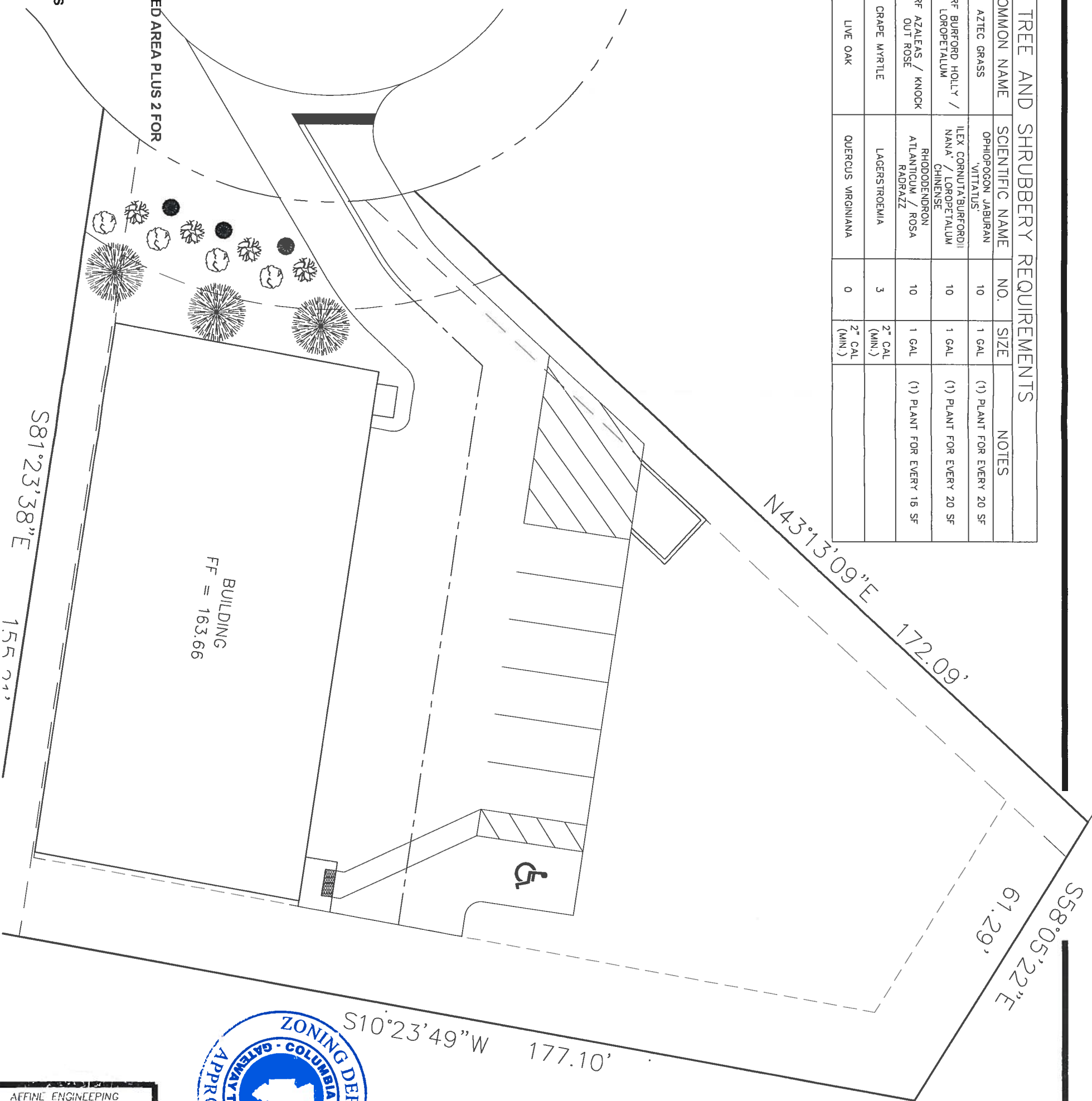
OF TREES REQUIRED= 1/200 SF OF REQUIRED LANDSCAPED AREA PLUS 2 FOR EVERY REGULATED TREE REMOVED

OFF-STREET PROVIDED LANDSCAPED AREA = 556 SF

OF TREES PROVIDED = 556 SF / 200 SF = 2.78 TREES (3)

OF PROTECTED TREES REMOVED = 0 TREES x 2 = 0 TREES

TOTAL # OF TREES PROVIDED = 3 TREES



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AUTHORIZATION No. 29140

VICTOR O. MARRERO
FLORIDA P.E. # 78630

DATE 10.15.18

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18-005
SHEET
8

PREPARED FOR:
MARK GANSKOP
LANDSCAPE PLAN



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AFFINE ENGINEERING AND SURVEYING, INC
CIVIL ENGINEERS SURVEYORS

CIVIL ENGINEERS

SURVEYORS

TELEPHONE NUMBER 407-421-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825
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[illegible]