

SITE PLAN FALLING CREEK RV

282 NW FALLING CREEK ROAD, LAKE CITY, FL
SECTION 12, TOWNSHIP 03 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



PROJECT SITE

OWNER:

J#J FLORIDA DEVELOPEMENT, LLC
242 SE MIMOSA PLACE
LAKE CITY, FL 32055
CONTACT: JIM IGLESE
203.623.0659
jiminglese@att.net

CIVIL ENGINEER:

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SURVEYOR:

BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BLVD.
LAKE CITY, FL 32025
352.752.7163

LOCATION MAP
NOT TO SCALE

NOTES

1. SITE PARCEL: 12-35-16-020G-000
2. ZONING: CH1
3. SITE ADDRESS: 282 NW FALLING CREEK ROAD, LAKE CITY, FL
4. SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION
5. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 7TH EDITION (2020) ACCESSIBILITY
6. SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, SIGNS, RETAINING WALLS, ENTRY WALL FEATURES, SITE LIGHTING, GENERATORS, FENCES, AWNINGS, GREASE TRAPS, ETC.

SHEET INDEX

- | | |
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| 1 | COVER SHEET |
| 2 | NOTES & LEGEND |
| 3 | OVERALL SITE PLAN |
| 4 | SITE & DIMENSION PLAN |
| 5 | UTILITY PLAN |

Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A0141
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cn=Carol Chadwick
Date: 2023.11.12
13:45:32 -05'00'

ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

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FALLING CREEK RV COVER SHEET	PREPARED FOR J&J FLORIDA DEVELOPMENT 242 SE MINNOSA PLACE GAITHERSBURG, MD 20878 CONTACT: JIM GLENN 203.623.0659 jimglenn@att.net	RECEIVED FOR DATE	PREPARED BY DATE	ENVOY DESCRIPTION
	PROJECT NO. 11-05	RECEIVED SHEET	TOTAL SHEETS 1 OF 5	SCALE DATE

	SANITARY SEWER MAIN		ROOF DRAIN		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		BENCHMARK		GRATED STORM INLET
	WATER MAIN		REFERENCE MONUMENT		STORM INLET
	WATER SERVICE		CABLE TV RISER		SANITARY SEWER MANHOLE
	STORM SEWER		TELEPHONE RISER		CLEAN OUT
	SWALE/FLOWLINE		WATER METER PIT		GAS VALVE
	CULVERT		FIRE HYDRANT		GAS METER
	OVERHEAD POWER		GATE VALVE		STREET LIGHT
	UNDERGROUND POWER		CURB STOP		GUY WIRE ANCHOR
	GAS LINE		CONIFEROUS TREE		POWER POLE
	PHONE LINE		DECIDUOUS TREE		GAS MARKER
	FIBER OPTIC		BUSH		ELECTRIC MARKER
	CABLE TV		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
	PROPERTY LINE		1 POLE SIGN		TRANSFORMER 3 PHASE
	R.O.W.		BOREHOLE		ELECTRICAL VAULT
	BUILDING SETBACK LINE		MONITORING WELL		ELECTRICAL METER
	EASEMENT LINE		TRAFFIC SIGNAL		FIBER OPTIC PEDISTAL
	STRUCTURE				FIBER OPTIC VAULT
	EXISTING CONCRETE				SPRINKLER HEAD
	EXISTING ASPHALT				IRRIGATION CONTROL

	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		1 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 HOOK-UP		FIBER OPTIC VAULT
	SILT FENCE		WATER HOOK-UP		SPRINKLER HEAD
	PROPOSED STRUCTURE		ELECTRIC HOOK-UP		IRRIGATION CONTROL
	PROPOSED CONCRETE		SEWER FORCE MAIN		CONIFEROUS TREE
	PROPOSED ASPHALT		TOP OF BANK		DECIDUOUS TREE
	PROPOSED GRAVEL SURFACE		LIFT STATION		BUSH
	GRASS		POLE SIGN		

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. 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.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. 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.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. 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.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL 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 SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILLS SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

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.

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.

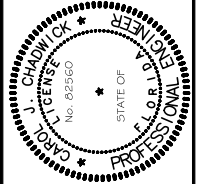
DEVELOPMENT INFORMATION			
CONSTRUCTION OF A NEW RV CAMPGROUND WITH PRIVATE SEPTIC AND WATER SYSTEM AND GRASS DRIVES			
PARCEL NUMBER	12-35-16-02069-000		
ZONING	CH1		
LAND USE	HIGHWAY INTERCHANGE		
ADDRESS	282 NW FALLING CREEK ROAD, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	971827	22.31	100
ON-SITE DISTURBANCE AREA	217301	4.99	22.36
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	217301	4.99	22.36
PROPOSED IMPERVIOUS AREA			
BUILDING	1200	0.03	0.12
CONCRETE	300	0.01	0.03
AC PAVEMENT PARKING & DRIVEWAYS	0	0.00	0.00
TOTAL IMPERVIOUS AREA	1500	0.03	0.15
BUFFER			
REQUIRED	PER SECTION 4.15.10, COLUMBIA COUNTY L.D.R. BUFFER SHALL BE 30' ALONG THE AFFECTED REAR AND/OR SIDE YARDS PER SECTION 4.2.13.2, SUBSTITUTION FOR LANDSCAPED BUFFER AREA A 6' HIGH WOOD OPAQUE FENCE MAY BE CONSTRUCTED		
PROPOSED AREA	CAMPGROUND IS SEPARATED FROM ADJACENT LOTS BY A WETLAND EXCEEDING 30'		
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING 1 TREE PER 200 SF OF LANDSCAPING		
PROPOSED AREA	0		
PARKING			
REQUIRED SPACES	1 PARKING SPACE PER CAMP SITE		
PROPOSED SPACES	40 CAMP SITE SPACES		

NOTE: ALL UTILITY PROVIDERS
MUST BE CONTACTED PRIOR
TO DIGGING IN ACCORDANCE
TO CHAPTER 556 "SUNSHINE
STATE ONE CALL"
CALL 811 48 HOURS PRIOR
TO DIGGING



Digitally signed by
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o=Florida,
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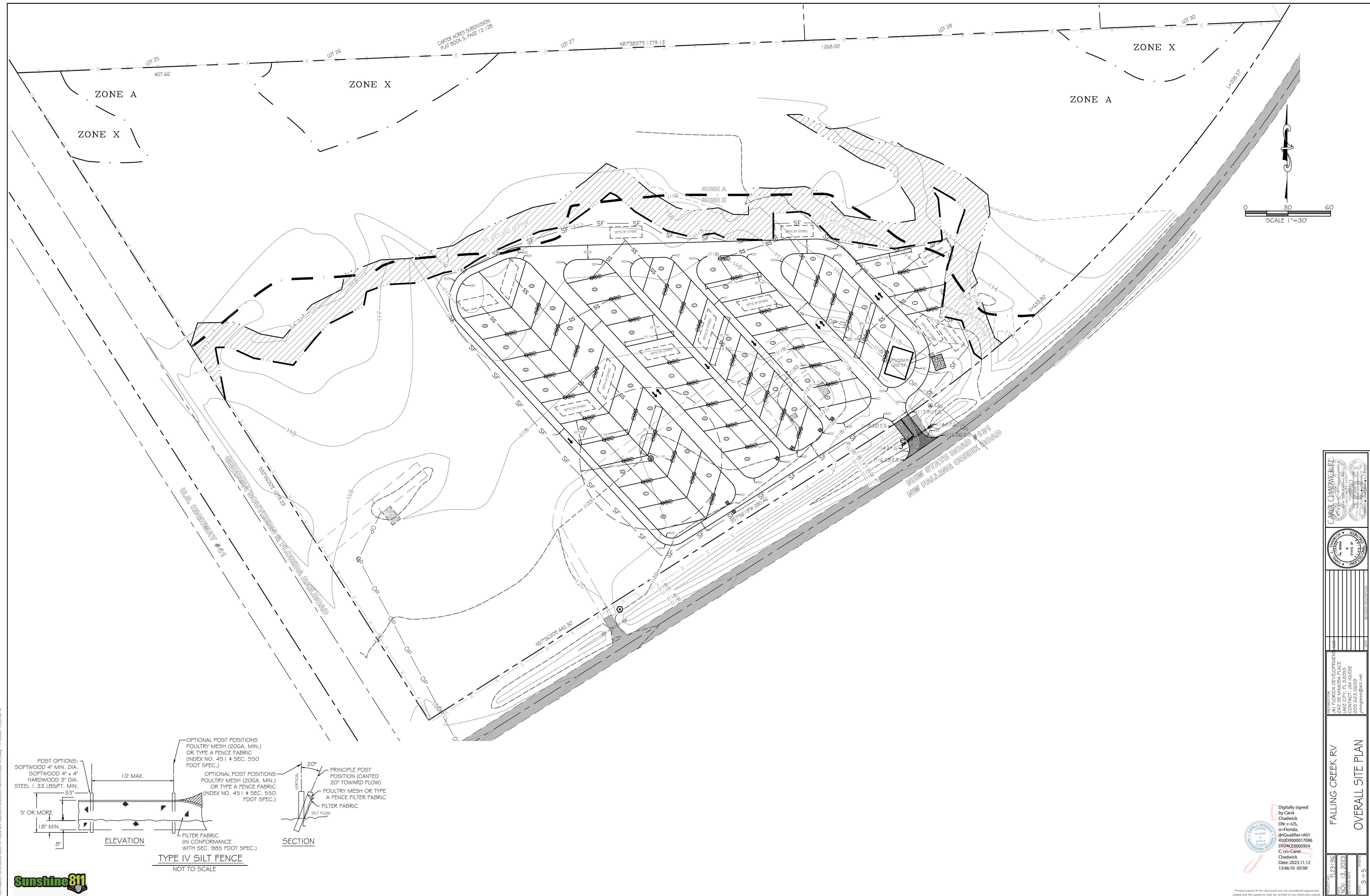
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FALLING CREEK RV

NOTES & LEGEND

PROJECT NO.	FL23196
DATE	NOV. 13, 2023
ISSION DATE	

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001





CONSTRUCTION NOTES & ESTIMATED QUANTITIES

1	8" RECYCLED ASPHALT PAVEMENT OVER 12" TYPE B STABILIZED SUBGRADE LBR 40, COMPACTED TO 98%	1373 S.F.
2	SILT FENCE PER DETAIL ON SHEET 3	1951 L.F.
3	24" WHITE STOP BAR & WHITE LANE MARKING	1 EA.
4	36" "STOP" SIGN PER MUTCD R1-1	1 EA.
5	"DO NOT ENTER" SIGN	6 EA.
6	DUMPSTER LOCATION	1 EA.
7	INSTALL 40 L.F. 18" C.M.P. CULVERT PER STANDARD PLAN INDEX 430-001, SHEET 3 OF 6	1 EA.
8	INSTALL 18" MITERED END SECTION PER STANDARD PLAN INDEX 430-022	2 EA.
9	REMOVE EXISTING DRIVEWAY & CULVERT	1 EA.

NOTES

1. SIGN PER SEPARATE PERMIT



Digitally signed by Carol Chadwick
DN: cn=US, o=Florida, dnQualifier=A014
1000000017EB60 924CE0005954C, cn=Carol Chadwick
Date: 2023.11.12 13:46:22 -0500

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/2023	ISSUED FOR PERMIT

PROJECT INFORMATION

FALLING CREEK RV
SITE & DIMENSION PLAN

CLIENT INFORMATION

JAY FLORIDA DEVELOPMENT
14000 W. STATE ROAD 131
LAKE CITY, FL 32095
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203 623 0639
jim@jagard.com

DESIGNER INFORMATION

CAROL CHADWICK
P.E.
Professional Engineer
No. 15000
Ex. 5205
State of Florida
Exp. 12/31/2024

DATE

NOV. 13, 2023

REVISIONS

3 OF 5

