



EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

	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

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		GAS METER		STREET LIGHT
	GAS LINE		GUY WIRE ANCHOR		POWER POLE
	PHONE LINE		GAS MARKER		ELECTRIC MARKER
	CABLE TV		TRANSFORMER SINGLE PHASE		TRANSFORMER 3 PHASE
	PROPERTY LINE		STRIPING		DEFLECTION COUPLER
	BUILDING SETBACK LINE		TEE		ELECTRICAL METER
	EASEMENT LINE		REDUCER		FIBER OPTIC PEDISTAL
	SILT FENCE		SEWER HOOK-UP		FIBER OPTIC VAULT
	PROPOSED STRUCTURE		WATER HOOK-UP		SPRINKLER HEAD
	PROPOSED CONCRETE		ELECTRIC HOOK-UP		IRRIGATION CONTROL
	PROPOSED ASPHALT		CONIFEROUS TREE		DECIDUOUS TREE
	PROPOSED GRAVEL SURFACE		SHRUB		1 POLE SIGN
	GRASS				

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
7. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED EROSION CONTROL MEASURES AS SHOWN ON THE PLANS FOR SILT/EROSION CONTROL.
8. ALL CONSTRUCTION STAKING & LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS.
10. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR CONSTRUCTION.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, LATEST EDITION.
2. THE CONTRACTOR SHALL ADHERE TO THE FDOT, SRWMD, SUWANNEE COUNTY AND OTHER GOVERNING AGENCIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO ENSURE COMPLIANCE WITH REGULATIONS.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING ANY OTHER CONSTRUCTION.
5. ALL GRADED & DISTURBED AREAS NOT BEING SODDED SHALL BE STABILIZED IMMEDIATELY WITH FAST GROWING COVER AND/OR MULCH.
6. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL WASTE GENERATED ON SITE MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE & LOCAL REGULATIONS.
8. 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:

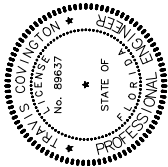
THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT 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

272 NW Country Lake Dr, Lake City, FL 32055  
813.770.9470  
travis@covingtoneng.com

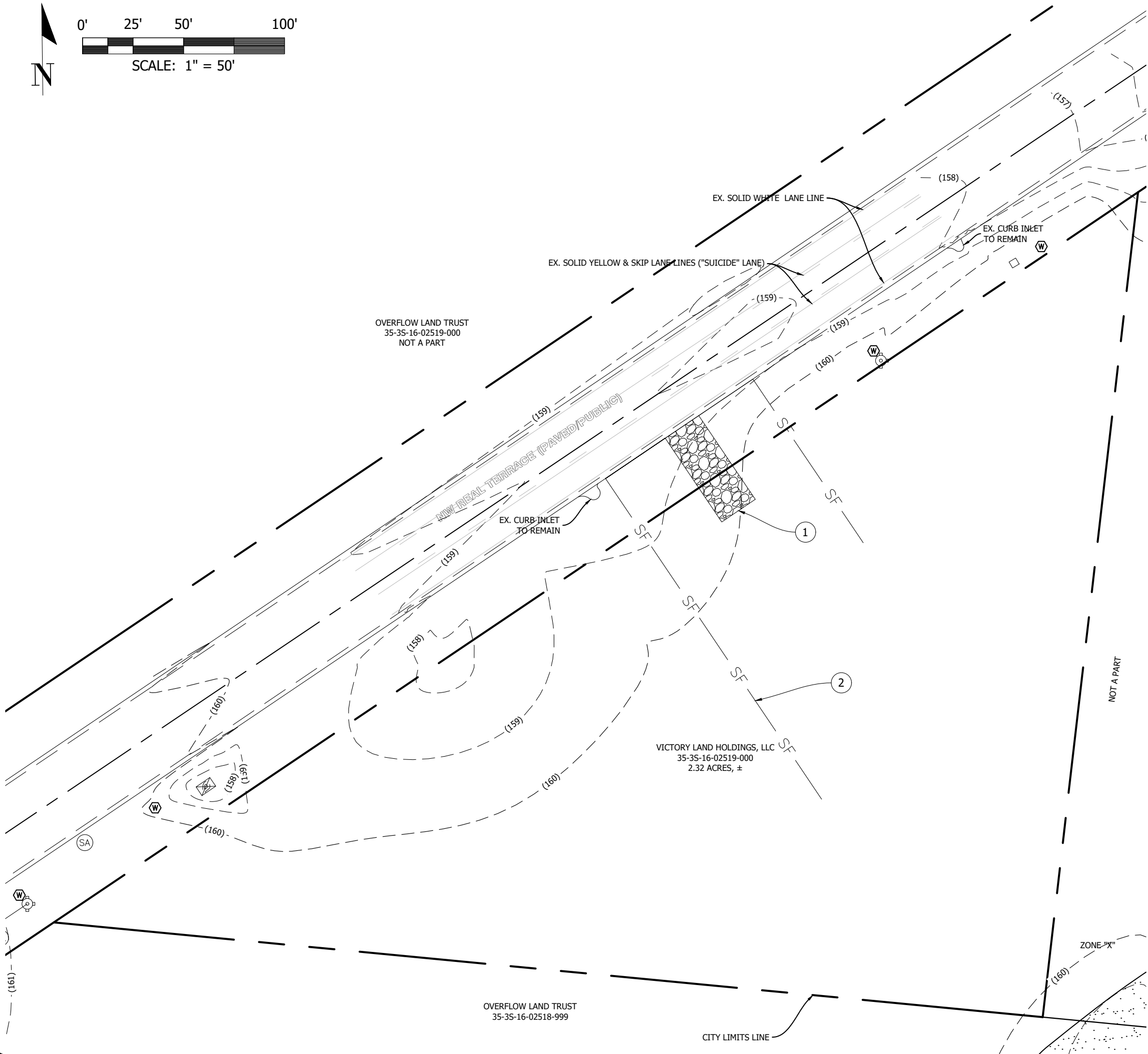


GENERAL NOTES

ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

REVISIONS		DATE
NO.	DESCRIPTION	
1	ADDED DIMS FROM BLDG TO PROP. LINE PER 911 ADDRESSING CMNT 12.26.23	1/23/24
2	ADDED DRIVEWAY CONNECTION DETAILS, ADDED CALOUT FOR CURB INLETS, AND ADDED EX STRIPING PER CHAD WILLIAMS CMNT 1.25.24	1/26/24

PROJECT NUMBER:
SP0011
DATE:
1/26/24
SCALE:
----
SHEET:
G-101



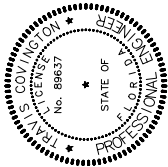
① CONSTRUCTION ENTRANCE. SEE DETAIL, SHEET D-100. 1 EA

② SILT FENCE. SEE DETAIL, SHEET D-100. 357 LF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED DIMS FROM BLUG TO PROP. LINE PER 911 ADDRESSING CMMT 12.26.23	1/23/24
2	ADDED DRIVEWAY CONNECTION DETAILS, ADDED CALLOUT FOR CURB INLETS, AND ADDED EX. STIPPIING PER CHAD WILLIAMS CMMT 1.25.24	1/26/24

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**EROSION CONTROL &  
DEMOLITION PLAN**

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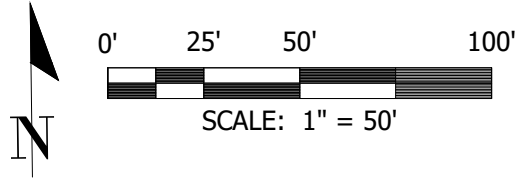
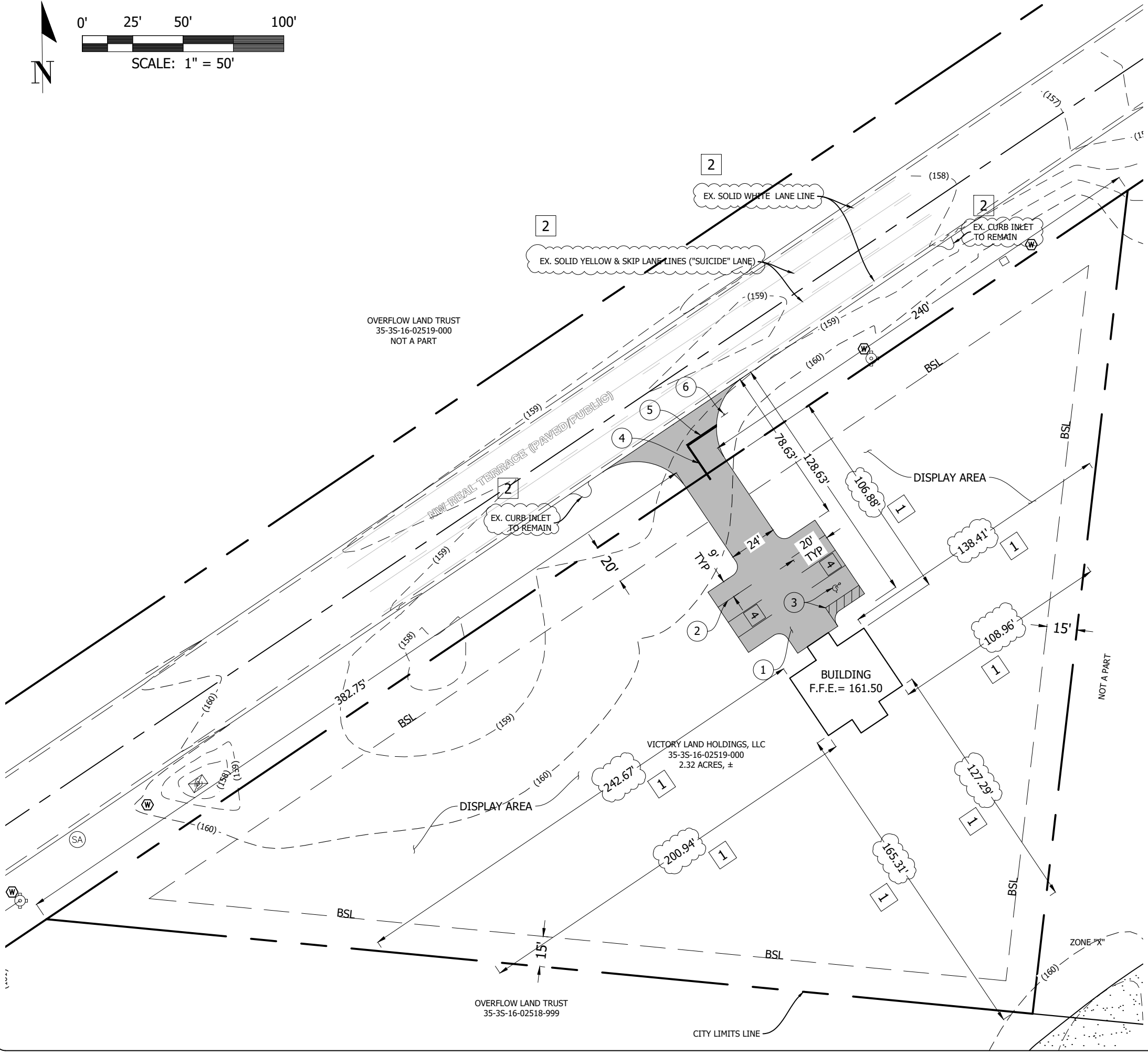
ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

PROJECT NUMBER:  
SP0011

DATE: 1/26/24

SCALE: 1" = 50'

SHEET:  
C-100



SITE DATA	
SITE ADDRESS:	TBD NW REAL TERRACE, LAKE CITY, FL, 32055
PARCEL NUMBER:	35-3S-16-02519-000
PARCEL AREA:	2.32 AC
ZONING:	CI - COMMERCIAL, INTENSIVE
EXISTING IMPERVIOUS:	0.00 SF (0.00 AC)
PROPOSED BUILDING:	1,752 SF (0.04 AC)
PROPOSED CONC. SW:	0.00 SF (0.00 AC)
PROPOSED CONC. PAVING:	3,998 SF (0.09 AC)
PROPOSED R.A.P.:	0.00 SF (0.00 AC)
TOTAL IMPERVIOUS:	5,750 SF (0.00 AC)
REQUIRED BUFFER:	NONE
PROPOSED BUFFER:	N/A
REQUIRED PARKING:	O: 1 PER/200 SF = 8 SPACES
PROPOSED PARKING:	8 SPACES (1 HANDICAP)
SETBACKS:	FRONT: 20 FEET    REAR: 15 FEET    SIDE: 15 FEET

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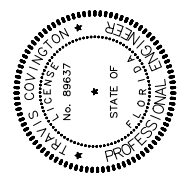
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SITE LEGEND		
①	6" CONC. PAVEMENT. SEE DETAIL, SHEET D-100.	6300 SF
②	4" SOLID WHITE STRIPING.	240 LF
③	HANDICAP SYM & STRP. SEE DETAIL, SHEET D-100.	1 EA
④	6" SOLID DOUBLE YELLOW STRIPING.	140 LF
⑤	12" SOLID WHITE STOP BAR.	18 LF
⑥	R1-1 STOP SIGN	1 EA

REVISIONS	
NO.	DESCRIPTION
1	ADDED DIMS FROM BLDG TO PROP. LINE PER 911 ADDRESSING CHMIT 12.26.23
2	ADDED DRIVEWAY CONNECTION DETAILS, ADDED CALLOUT FOR CURB INLETS, AND ADDED EX. STRIPING PER CHAD WILLIAMS CHMIT 1.25.24

COVINGTON ENGINEERING SERVICES

272 NW Country Lake Dr, Lake City, FL 32055  
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travis@covingtoneng.com



SITE PLAN

ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

PROJECT NUMBER:  
SP0011

DATE:  
1/26/24

SCALE:  
1" = 50'

SHEET:  
C-200



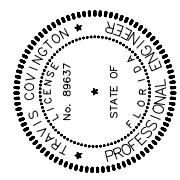
- ## NOTES:
1. THE PROPOSED SPOT ELEVATIONS REPRESENT FINISHED GRADE ELEVATIONS OF THE CONCRETE SURFACE.
  2. ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY BRITT SURVEYING & MAPPING, LLC. ANY DISCREPANCIES BETWEEN PLANS AND EXISTING ON-SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WORK.
  3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FLOW AWAY FROM THE BUILDING.

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REVISIONS		
NO	DESCRIPTION	DATE
1	ADDED DIMS FROM BUC TO ROP LINE PER 91 EXPRESSING CHART 13.26.23	1/27/24
2	ADDED DRAINWAY CONNECTION DETAILS, ADDED CALLOUT FOR CURB INLETS, AND ADDED EX. STRIPING PER CHAD WILLIAMS CHART 1.25.24	1/28/24

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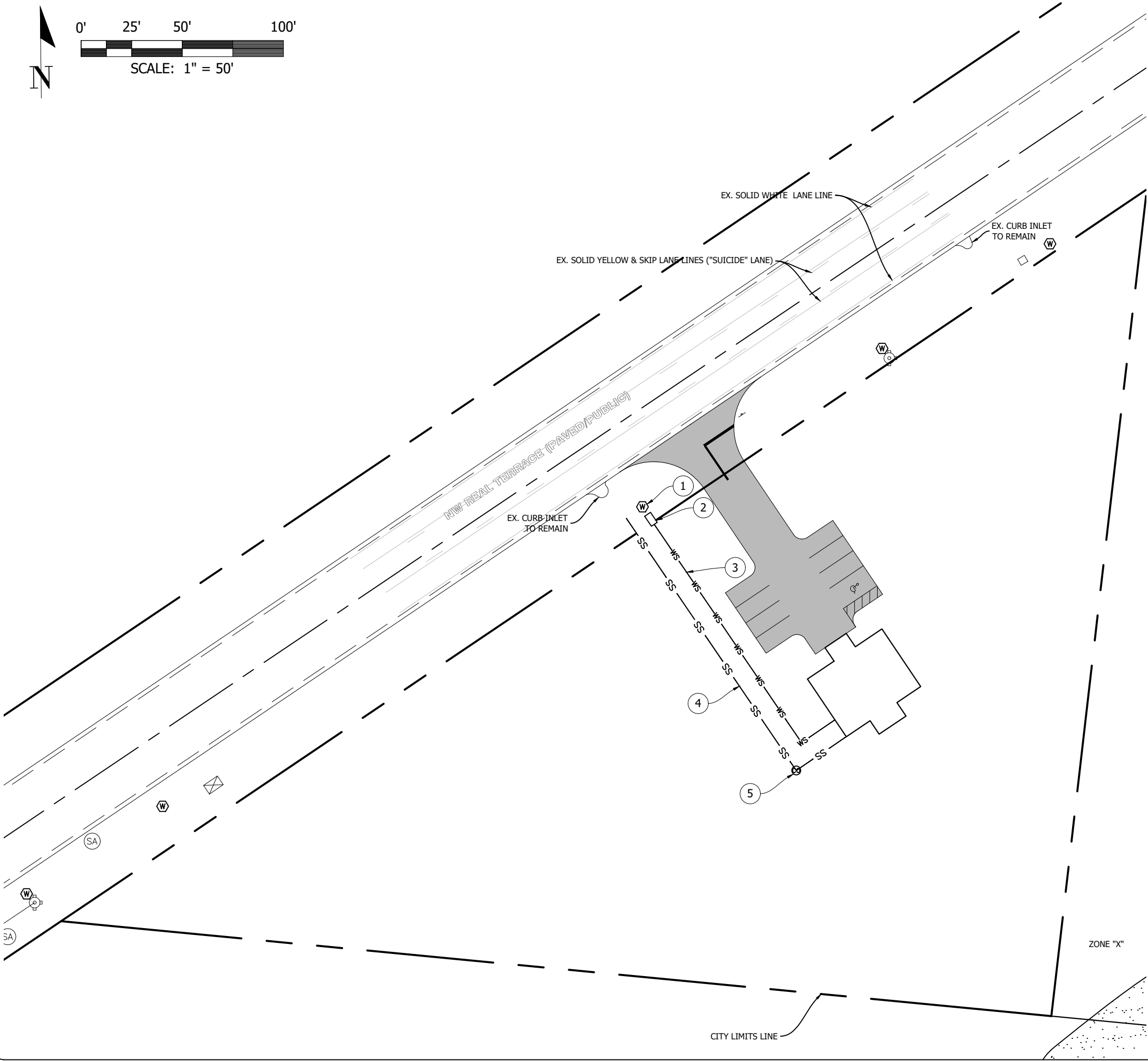


**GRADING & DRAINAGE PLAN**

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ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

PROJECT NUMBER:	SP0011
DATE:	1/26/24
SCALE:	1" = 50'
SHEET:	C-300



UTILITY LEGEND

1	WATER METER	1 EA
2	2" TAP W/ BACKFLOW PREVENTOR	1 AS
3	2" WATER SERVICE	155 LF
4	4" SEWER LATERAL	180 LF
5	4" SEWER CLEAN OUT	1EA

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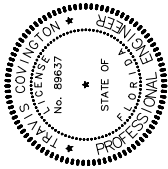
REVISIONS	
NO.	DESCRIPTION
1	ADDED DIMS FROM BLDG TO PROP. LINE PER 911 ADDRESSING CMNT 12.26.23
2	ADDED DRIVEWAY CONNECTION DETAILS, ADDED CALLOUT FOR CURB INLETS, AND ADDED EX. STRIPING PER CHAD WILLIAMS CMNT 1.25.24

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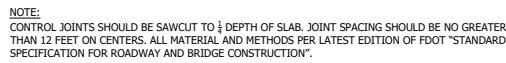
UTILITY PLAN

ELITE METAL OFFICE BUILDING

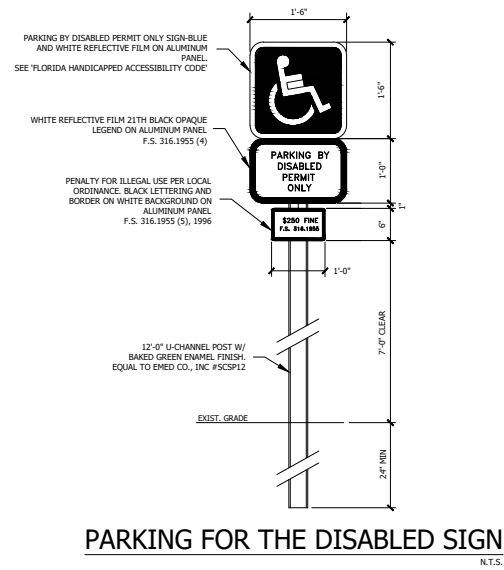
TBD NW REAL TERRACE

LAKE CITY, FL 32055

PROJECT NUMBER:	SP0011
DATE:	1/26/24
SCALE:	1" = 50'
SHEET:	C-400



## HANDICAP PARKING STRIPING DETAIL



## PARKING FOR THE DISABLED SIGN



Digitally signed by Travis L Covington  
DN: CN=Travis L Covington,  
dnQualifier=A01410C00000186740C7DE200082C08,  
c=Florida, C=US  
Date: 2024.01.26 20:55:59-05'00'

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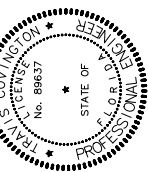
DESCRIPTION	TO PROP. LINE PER 911 ADDRESS

NO.	DESCRIPTION	DATE
1	ADDED DIMS FROM BUDG TO PROP. LINE PER 011 ADDRESSING CHWMT 12.26.23	12/31/24
2	ADDED DRIVEWAY CONNECTION DETAILS, ADDED CALLOUT FOR CUMB INLETS, AND ADDED EX. STRIPING PER CHAO WILLIAMS CHWMT 1.25.24	12/26/24

272 NW Country Lake Dr. | Lake City, FL 32055

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travis@covingtoneng.com

travis@covingtonenergy.com



## CONSTRUCTION DETAILS

ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

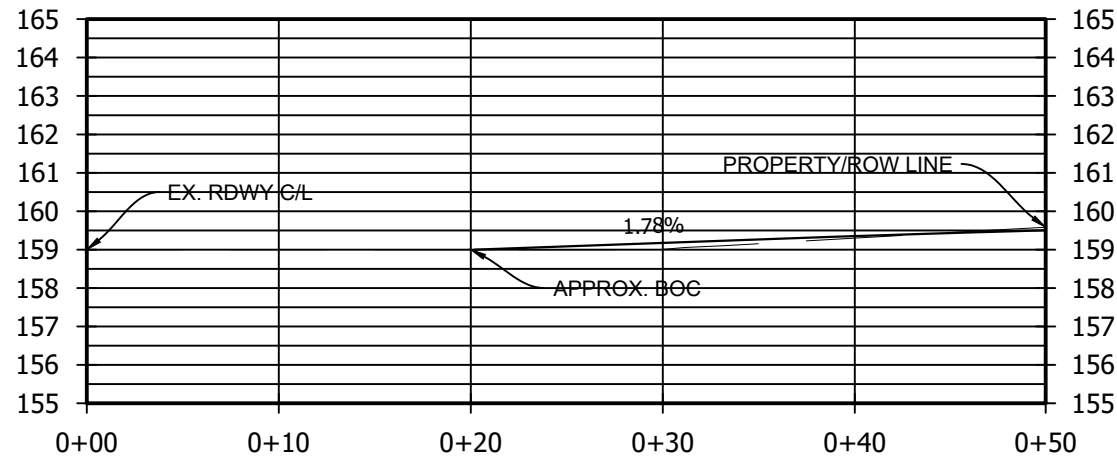
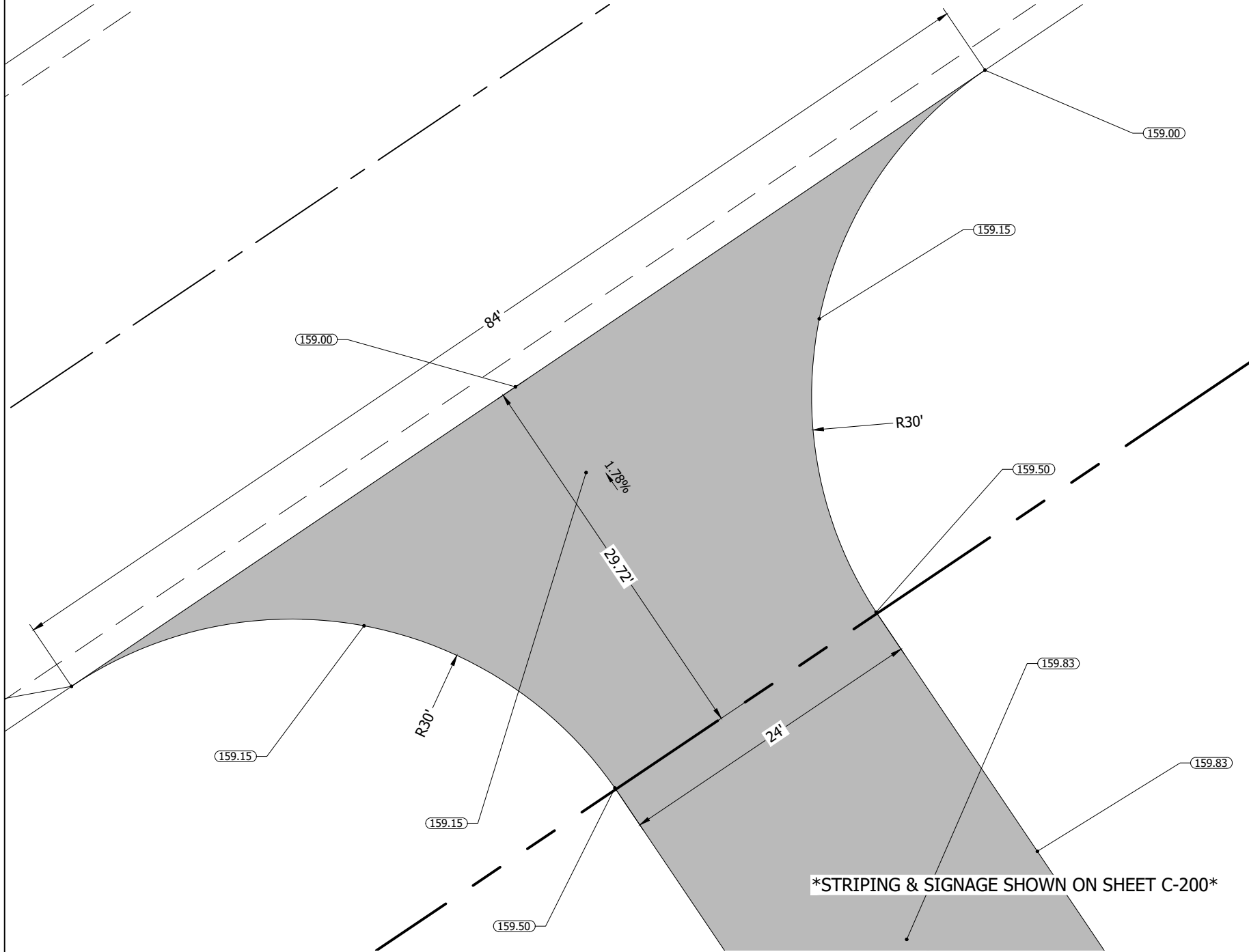
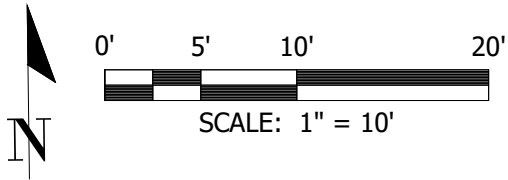
PROJECT NUMBER:  
SP0011

DATE: 1/26/24

SCALE: ----

HEET:  
D-100





DRIVEWAY PROFILE

Digitally signed by Travis L Covington  
DN: CN=Travis L Covington,  
dnQualifier=A01410C00000186740C7DE200082C08,  
O=Florida, C=US  
Date: 2024.01.26 20:56:15-05'00'

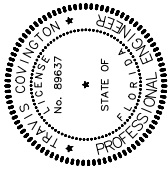
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DRIVEWAY DETAILS

ELITE METAL OFFICE BUILDING  
TBD NW REAL TERRACE  
LAKE CITY, FL 32055

PROJECT NUMBER:  
SP0011

DATE:  
1/26/24

SCALE:  
1" = 10'

SHEET:  
D-200