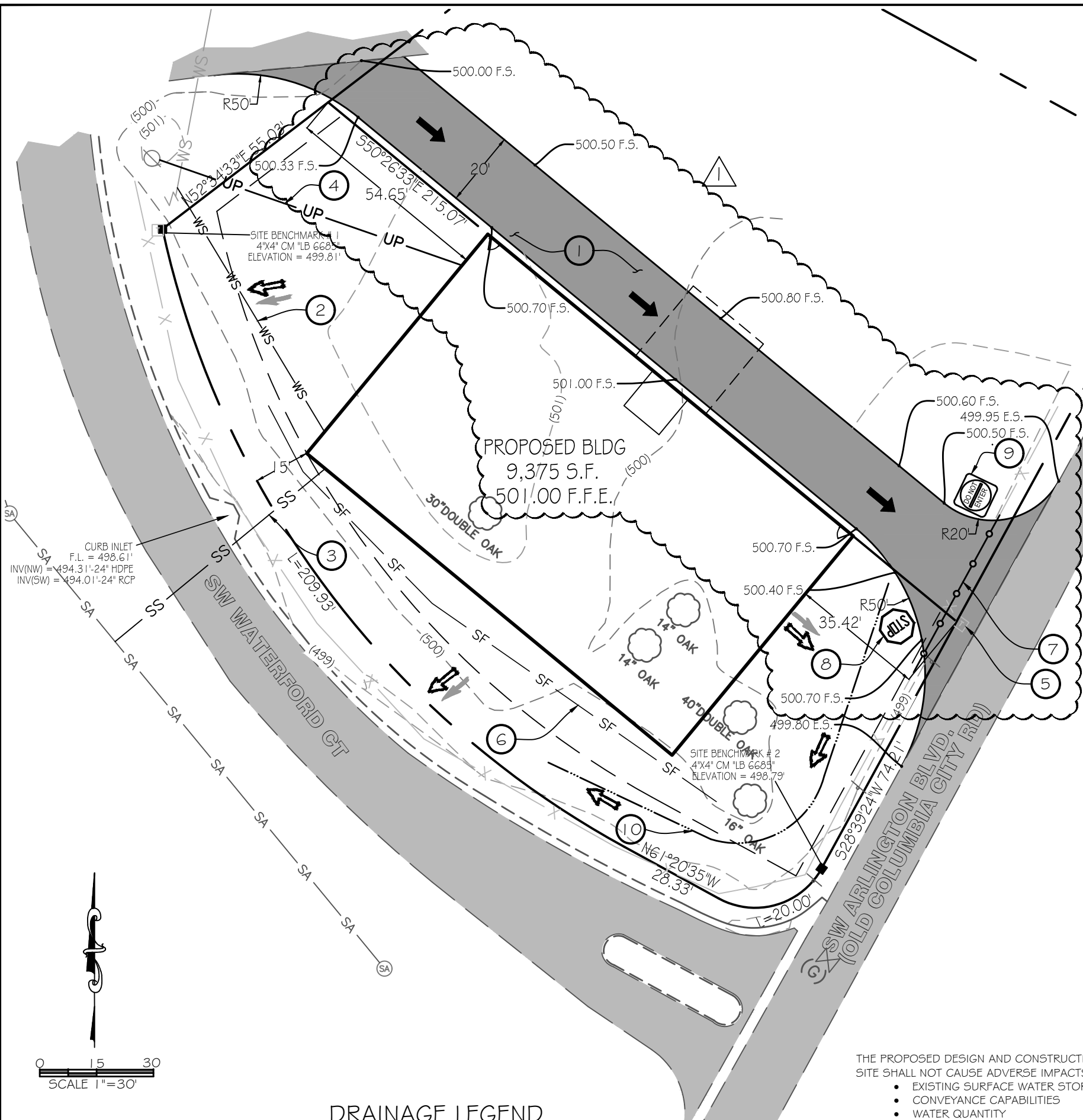




DRAINAGE LEGEND

- EXISTING DRAINAGE DIRECTION
- PROPOSED DRAINAGE DIRECTION

THE PROPOSED DESIGN AND CONSTRUCTION OF THIS SITE SHALL NOT CAUSE ADVERSE IMPACTS TO:

- EXISTING SURFACE WATER STORAGE
- CONVEYANCE CAPABILITIES
- WATER QUANTITY
- FLOODING CONDITIONS
- MINIMUM FLOWS AND LEVELS ESTABLISHED BY THE STATE OF FLORIDA
- WATER QUALITY

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

1. INSTALL 1-1/2" AC PAVEMENT OVER LIMEROCK BASE 2932 S.F.
2. 1/2" WATER SERVICE FROM EXISTING WATER SERVICE 75 L.F.
3. 6" SEWER LATERAL @ 2% MIN. 72 L.F.
4. ELECTRIC SERVICE 1 EA.
5. RELOCATE TELEPHONE RISER - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER 1 EA.
6. SILT FENCE PER DETAIL ON SHEET 2 160 L.F.
7. GATE 1 EA.
8. "STOP" SIGN PER MUTCD, R1-1 1 EA.
9. "DO NOT ENTER" SIGN PER MUTCD, R5-1 1 EA.
10. 6" DEEP SWALE WITH 4:1 SIDE SLOPES 140 L.F.

DEVELOPMENT INFORMATION			
PROPOSED WAREHOUSE WITH PAVED DRIVEWAY			
FARCEL NUMBERS	31-35-17-06247-120, 31-35-17-06247-121, 31-35-17-06247-122, 31-35-17-06247-123, 31-35-17-06247-124 & 31-35-17-06247-125		
ZONING	C1		
LAND USE	COMMERCIAL		
ADDRESS	197 SW WATERFORD COURT, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
TOTAL PARCEL AREA	132806	3.05	100
ON-SITE DISTURBANCE AREA	4914	0.11	3.70
OFF-SITE DISTURBANCE AREA	370	0.01	-
TOTAL DISTURBANCE AREA	5284	0.12	3.70
PROPOSED IMPERVIOUS AREA - SEE SHEET 4			
LANDSCAPING - NO PROPOSED PARKING - EXISTING SITE IS LANDSCAPED WITH GRASS & MATURE TREES			
PARKING			
REQUIRED SPACES	PER SECTION 4.13.11, COLUMBIA COUNTY L.D.R. 1 PARKING SPACE PER 200 S.F. OF FLOOR AREA 8522 / 200 = 43 PARKING SPACES INCLUDING 2 ADA SPACES		
	PER SECTION 4.15.11, COLUMBIA COUNTY L.D.R. 1 PARKING SPACE PER 1500 S.F. OF WAREHOUSE AREA 9375 / 1500 = 6 PARKING SPACES		
TOTAL REQUIRED SPACES	49 PARKING SPACES INCLUDING 2 HANDICAP SPACES		
EXISTING SPACES	65 SPACES INCLUDING 2 HANDICAP SPACE		

FIRE HYDRANT NOTE:

FIRE HYDRANT IS LOCATED 100' ± NORTH OF SIDE OF SW MIDTOWN PLACE FROM EXISTING DRIVEWAY TO SITE.

NOTES

1. SIGN PER SEPARATE PERMIT
2. ROLL-OUT TRASH RECEPTACLE WILL BE USED FOR WAREHOUSE
3. REFER TO BENCHMARKS FOR ASSUMED ELEVATIONS
4. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000017EB6D924CE0005954C, cn=Carol Chadwick
Date: 2023.02.17 12:22:51 -05'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAROL CHADWICK
P.L.L.C.
3008572
3008572
STATE OF FLORIDA
LAKE CITY, FL 32025
PROFESSIONAL ENGINEER
No. 82560

DATE
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DATE
JAN. 9, 2023
REVISION
DATE
FEB. 17, 2023
SHEET
3 of 4

PROJECT NO.
FL22088

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SHEET
3 of 4

BUSY BEE WAREHOUSE

SITE PLAN