PHELPS PETROLEUM

SECTION 24, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

PROJECT SITE

LOCATION MAP

NOT TO SCALE

OWNER:

PHELPS PETROLEUM
17760 BEACH PARK TRAIL
PANAMA CITY BEACH, FL
CONTACT: JUSTIN PHELPS
850.818.0210
justin@jmphelpsconstruction.com

CIVIL ENGINEER:

CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

SURVEYOR:

BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BOULEVARD
LAKE CITY, FL 32025
386.752.7163
lsbritt@msn.com

NOTES

1. SITE PARCEL: 24-4S-16-03120-601
2. FUTURE LAND USE: INDUSTRIAL
3. ZONING: ILW
4. SITE ADDRESS: TBD SW WINDSWEPT GLEN, LAKE CITY, FL

SHEET INDEX

1	COVER SHEET
2	NOTES, LEGEND & DETAILS
3	OVERALL SITE PLAN
4	SITE PLAN
5	GRADING PLAN
6	LANDSCAPING PLAN

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Date: 2024.06.18 14:49:38 -04'00'

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

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CERTIFICATE OF AUTHORIZATION NO. 31348
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OREGON ◆ CALIFORNIA ◆ NEVADA

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISION DESCRIPTION	DATE

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PHELPS PETROLEUM
COVER SHEET

PROJECT NO.	DATE	REVISION DATE	SHEETS
FL24052	JUNE 18, 2024		SHEET 1 OF 6

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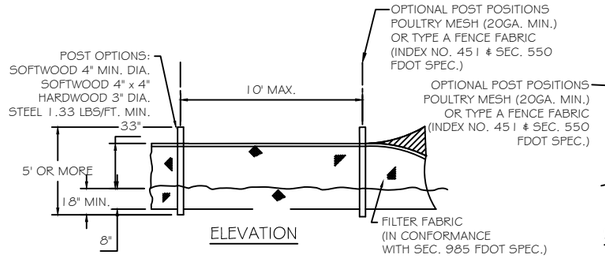

TYPE IV SILT FENCE

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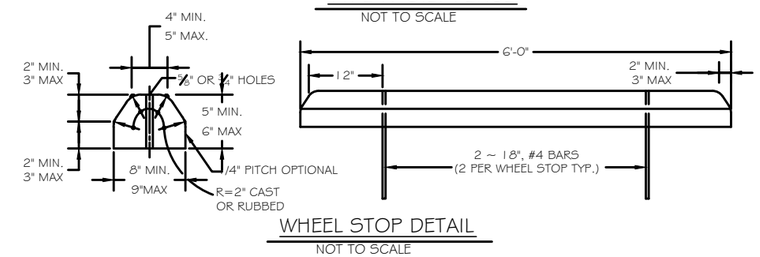

WHEEL STOP DETAIL

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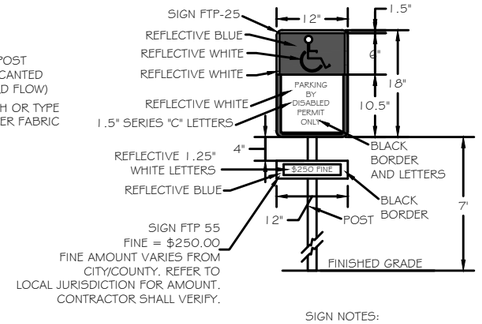
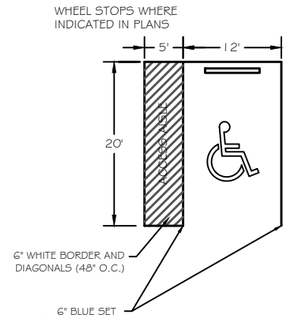


SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUES.

HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



1. SIGN SHALL BE PLACED IN FRONT OF ALL DESIGNATED HANDICAPPED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN.
2. 5' HANDICAPPED AISLE MAY BE PLACED ON THE RIGHT OR LEFT SIDE OF PARKING STALL.
3. HANDICAPPED PARKING SYMBOL SHALL BE 3 OR 5 FT. HIGH.
4. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.

HANDICAP PARKING STALL DETAIL

NOT TO SCALE

ENGINEER'S NOTES

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 PERMITTEE/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 FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

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 NOTICE 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.

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL 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, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, CITY OF LAKE CITY, 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.

LEGEND

F.S.	–	FINISHED SURFACE
E.S.	–	EXISTING SURFACE
130	–	PROPOSED CONTOUR (2' INTERVALS)
(130)	–	EXISTING CONTOUR (2' INTERVALS)
	–	DAYLIGHT LINE
	–	EXISTING FENCE
	–	PROPERTY LINE
	–	CENTER LINE
SF SF	–	SILT FENCE
UP	–	EXISTING OVERHEAD UTILITIES
OP	–	EXISTING OVERHEAD ELECTRIC

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

Sunshine 811

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CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PANAMA CITY BEACH, FL
CONTACT: JUSTIN PHELPS
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PHELPS PETROLEUM
NOTES, LEGEND & DETAILS

PROJECT NO.	DATE	REVISION DATE	SHEET
FL24052	JULY 18, 2024		SHEETS 2 OF 6

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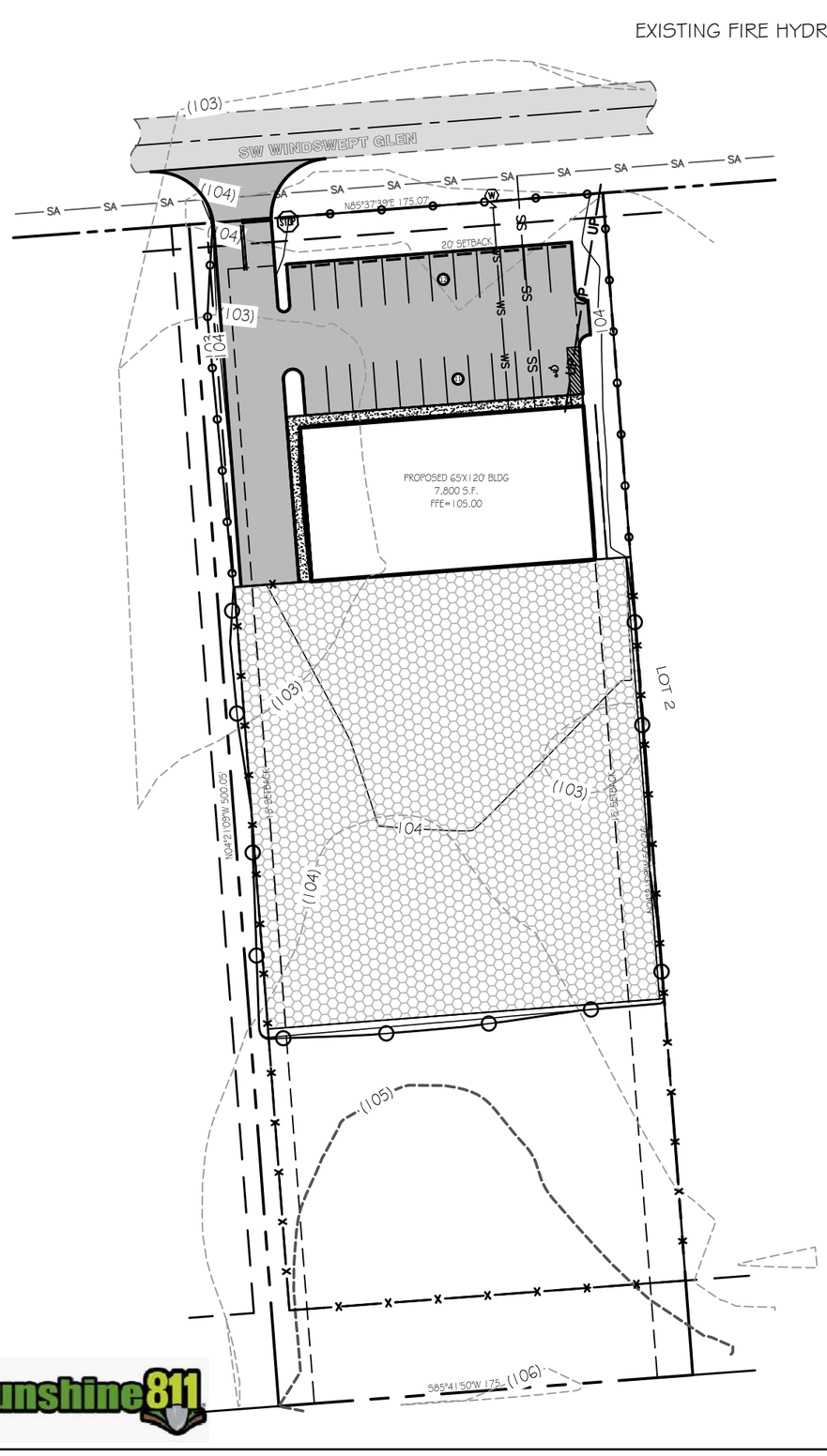

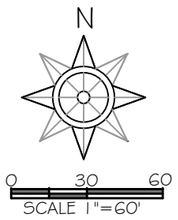

DEVELOPMENT INFORMATION			
NEW SHOP AND ASSOCIATED UTILITIES AND PARKING			
PARCEL NUMBER	24 4S 17 08120 601		
ZONING	IW		
LAND USE	INDUSTRIAL		
ADDRESS	TBD SW WINDSWEPT GLEN, LAKE CITY, FL		
PROPERTY AREA	**SQUARE FEET**	**ACRES**	**% OF SITE**
PARCEL AREA	87356	2.0	100
ON-SITE DISTURBANCE AREA	52633	1.2	60.00
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTRUBANCE AREA	52333	1.2	60.00
PROPOSED IMPERVIOUS AREA			
BUILDING	7800	0.18	8.91
SIDEWALK	950	0.02	1.09
ASPHALT PARKING & DRIVEWAYS	12374	0.28	14.13
RECYCLED ASPHALT PAVEMENT	31409	0.72	35.87
TOTAL IMPERVIOUS AREA	52633	1.2	60.00
LANDSCAPING			
REQUIRED	PER SECTION 4.2.1, 7.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (12374 SF) 1 TREE PER 200 SF OF LANDSCAPING 1,237 S.F. LANDSCAPING = 6 TREES		
PROPOSED AREA	4861 S.F. & 6 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.13.1.1, COLUMBIA COUNTY L.D.R. 1 PARKING SPACE PER 350 S.F. OF FLOOR AREA 7800 / 350 = 22 PARKING SPACES INCLUDING 1 HANDICAP SPACE		
PROPOSED SPACES	23 INCLUDING 1 HANDICAP SPACE		

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PHELPS PETROLEUM

OVERALL SITE PLAN

PROJECT NO. FL24052
DATE JUNE 18, 2024
REVISION DATE
SHEET 3 OF 6

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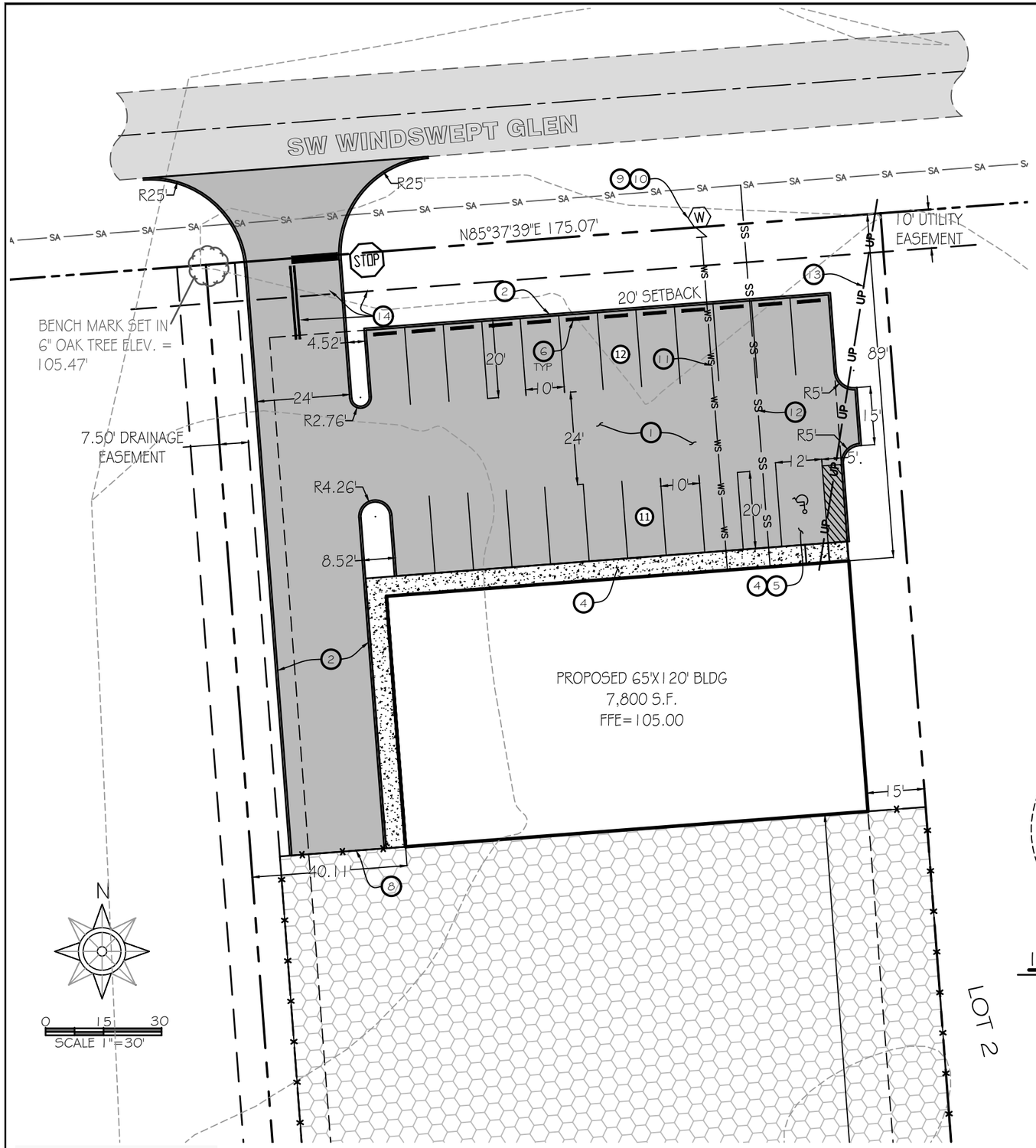


CONSTRUCTION NOTES & ESTIMATED QUANTITIES

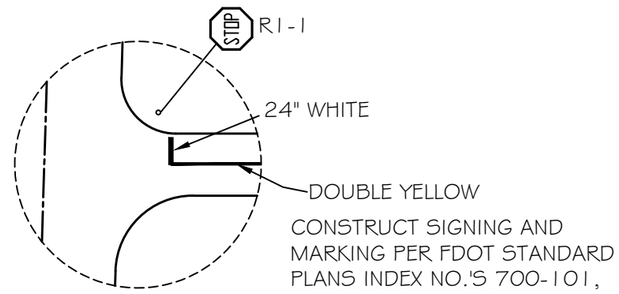
1	1-1/2" AC PAVEMENT OVER 6" LIMEROCK BASE	12,374 S.F.
2	6" FLUSH CONCRETE CURB	598 L.F.
3	CONCRETE SIDEWALK	950 S.F.
4	HANDICAP PARKING STALL PER DETAILS ON SHEET 2	1 EA.
5	HANDICAP PARKING SIGN PER DETAIL ON SHEET 2	1 EA.
6	WHEEL STOP PER DETAIL ON SHEET 2	12 EA.
7	6' CHAINLINK FENCE	500 L.F.
8	12' GATE	1 EA.
9	WATER METER	1 EA.
10	BACKFLOW PREVENTER	1 EA.
11	1/2" WATER SERVICE	81 L.F.
12	6" SEWER SERVICE	88 L.F.
13	ELECTRIC SERVICE	1 EA.
14	INSTALL 36" STOP SIGN AND 24" WHITE STOP BAR PAVEMENT MARKINGS PER DETAIL ON SHEET 4	1 EA.

DRAINAGE NOTE

PER ERP-023-208042, MAXIMUM IMPERVIOUS SURFACE SHALL BE 60%. TOTAL IMPERVIOUS SURFACE AS SHOWN HEREON IS 18.54% .

NOTES

1. SIGN PER SEPARATE PERMIT
2. REFER TO BLDG PLANS FOR FIRE DEPARTMENT ACCESS THROUGH GATES



INTERSECTION SIGNING AND MARKING DETAIL

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SHEET 4 OF 6 SHEETS

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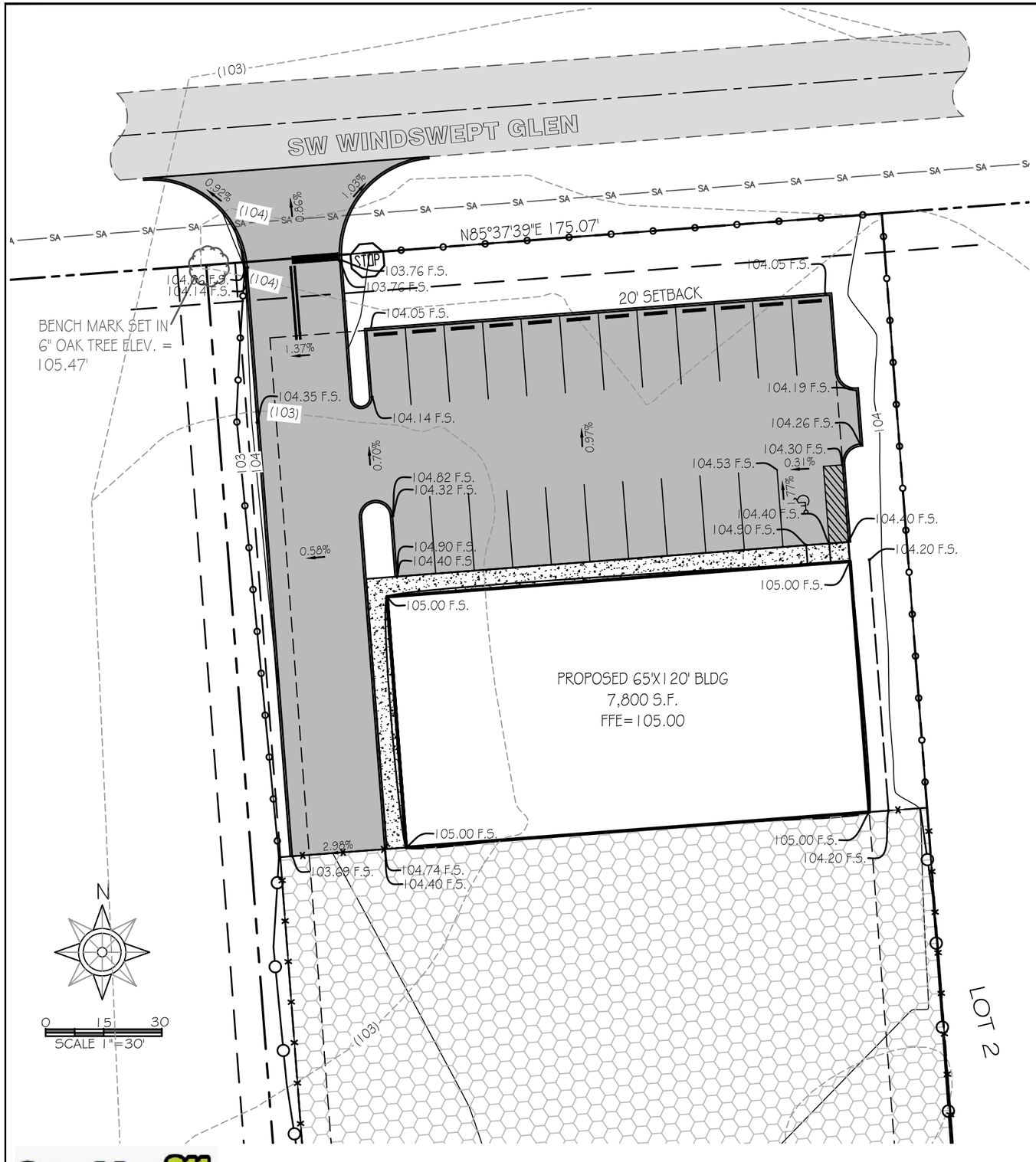

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PHELPS PETROLEUM
GRADING PLAN

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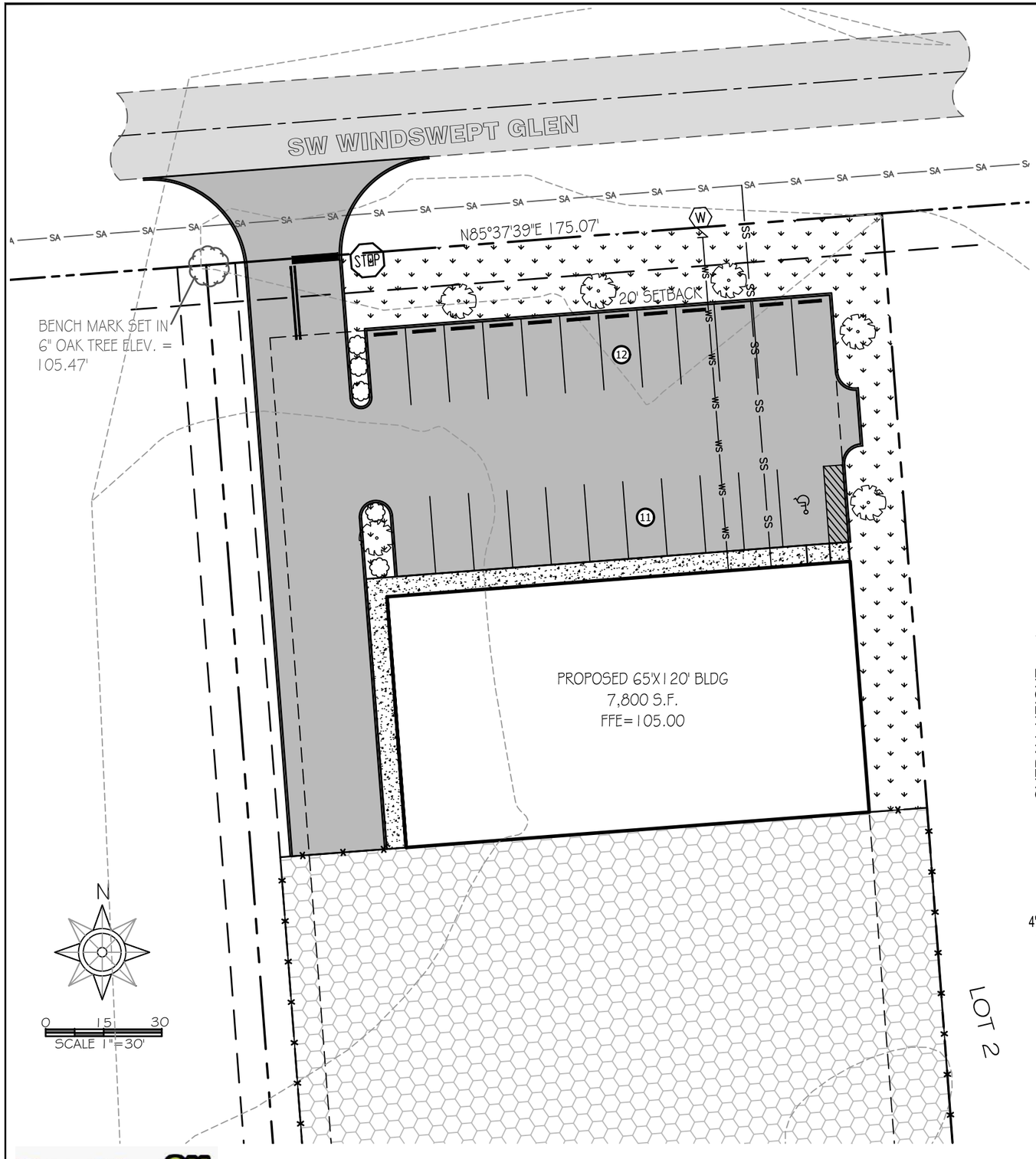


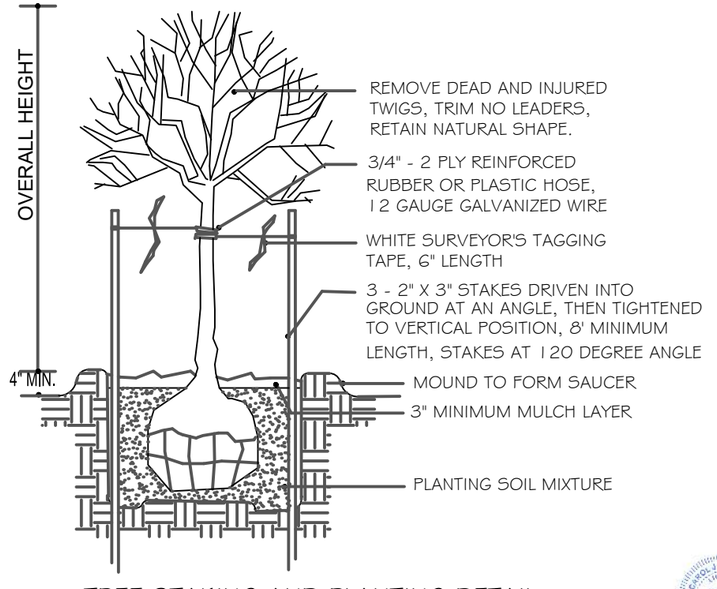
LANDSCAPE NOTES

(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	6	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
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REVISION DESCRIPTION | DATE

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PHELPS PETROLEUM
GRADING PLAN

PROJECT NO. FL24052
DATE JUNE 18, 2024
REVISION DATE
SHEET 5 OF 6

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