

CONSTRUCTION DOCUMENTS FOR:

PINNACLE OFFICE BUILDING COLUMBIA COUNTY, FLORIDA

SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST

SUBMITTED TO:
COLUMBIA COUNTY
FLORIDA DEPARTMENT OF TRANSPORTATION
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEVELOPER/APPLICANT

QUENTIN STEEDLEY, PRESIDENT
PINNACLE SITE SOLUTIONS
17992 NW 244th St.
HIGH SPRINGS, FL 32643
352-727-4532

OWNER

PINNACLE SITE SOLUTIONS LLC
14620 W NEWBERRY RD BOX 336
NEWBERRY, FL 32669

SURVEYOR OF RECORD

CLINTON N. RICKNER
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11801 RESEARCH DRIVE
ALACHUA, FL. 32615
(352) 331-1976

ENGINEER OF RECORD

DANIEL H. YOUNG P.E.
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LANDSCAPE ARCHITECT

JOHN-MICHAEL SIMPSON
NV5
11801 RESEARCH DRIVE
ALACHUA, FL. 32615
(352) 331-1976

TRAFFIC STATEMENT:

PROPOSED LAND USE	ITE LU	AREA	RATE	AADT	AM PEAK	PM PEAK
SMALL OFFICE BUILDING	(712)	12,160	63.66	5,000	10	15

1.) BASED ON ITE 11TH EDITION.

PARKING REQUIREMENT:

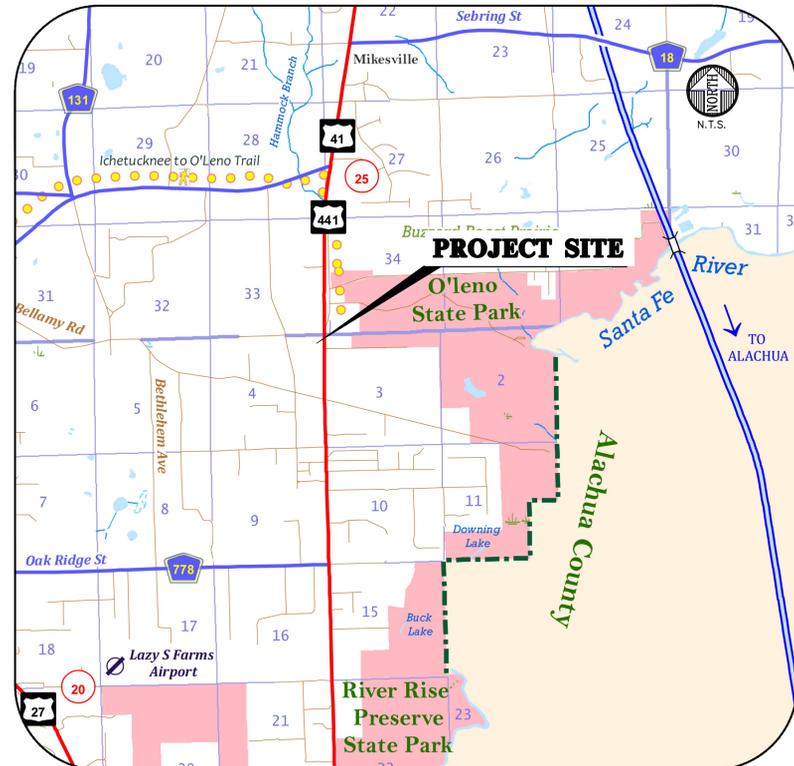
REQUIRED: PARKING PER SPECIAL EXCEPTION PERMIT NUMBER SE250301 FOR AN APPROXIMATELY 12,160 SQUARE FOOT OFFICE AND STORAGE BUILDING
PROVIDED: 20 SPACES

ADA PARKING REQUIREMENT:

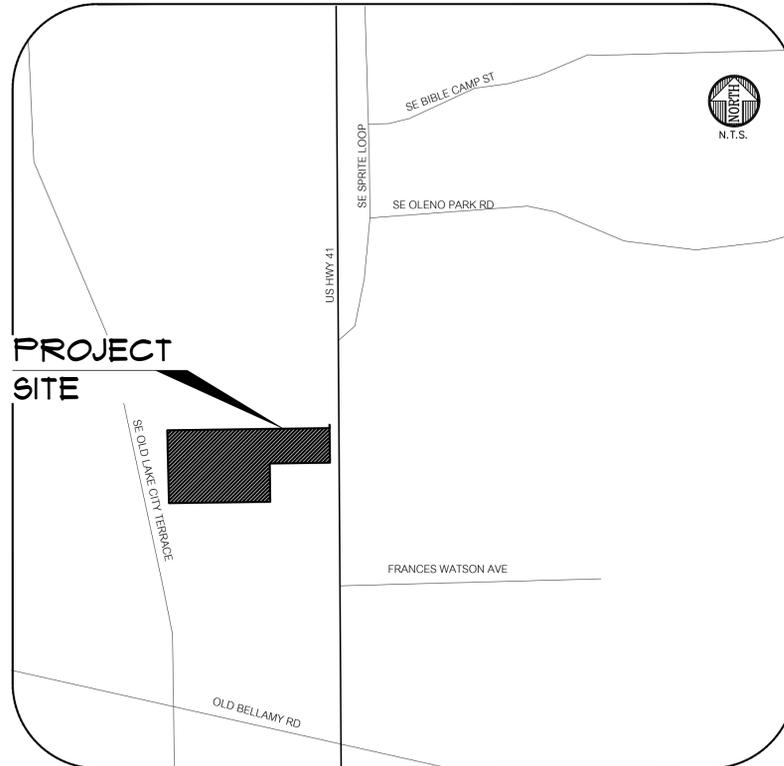
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

DEVELOPMENT DATA

ZONING:	A-3	
FLU:	AGRICULTURE-3	
	ON-SITE	
DEVELOPMENT AREA:	154,061 S.F.	3.54 AC
BUILDING AREA:	12,160 S.F.	7.9%
SMFS AREA:	27,748 S.F.	18.0%
IMPERVIOUS AREA:	67,837 S.F.	44.0%
OPEN SPACE:	58,476 S.F.	38.0%
TAX ID:	#04-7S-17-09886-104	
TYPE OF CONSTRUCTION:	PER FBC 2020, TYPE V-B	



VICINITY MAP



PROJECT SITE

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1-2 OF 2	SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.22	STORMWATER POLLUTION PREVENTION DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.20 - C2.21	STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS
C2.30	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
A1.0 - A2.0	ARCHITECTURAL FLOOR PLAN(S)/ELEVATION(S)
L5-01 - L5-03	LANDSCAPE PLAN(S)

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NVS

SCALE: 1"=30'/A
VERIFY SCALE
BASE IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALE, ACCORDINGLY.

CONSTRUCTION/REVISIONS

2025-06-04 COLUMBIA COUNTY, FOOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN:
K. McMillan
DATE: 06/04/2025
QUALITY CONTROL:
D. Young
PROJECT NO: 25-0071

Daniel H. Young
State of Florida, Professional
Engineer, License No. 79780
This item has been
electronically signed and
sealed by Daniel H. Young,
P.E. on 06/12/2025 using a
Digital Signature.
Printed copies of this
document are not considered
signed and sealed and the
signature must be verified on
any electronic copies.

FL PE No. 70780
SHEET NO:
C0.00

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY FLOWERS SURVEYING AND MAPPING INC, AND DATED MARCH 21, 2025.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.
9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.
11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.
14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY COLUMBIA COUNTY PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.
17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.
18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2025-26 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (FY 2025-26), AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.
21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.
22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.
23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.
24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.
25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF SITE CONSTRUCTION.
26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.
27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2025 EDITION, SECTION 120.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).
29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT STANDARD PLANS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE FDOT.
2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:
 - A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.
 - B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.
 - C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.
 - D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.
 - E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.
 - F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.
 - G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.
3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.
7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.
8. AS DETERMINED NECESSARY AND DIRECTED BY COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.
9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
 - A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
 - B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.
 - C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"x60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.
11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS OR AS-BUILT SURVEY AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.
13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.
14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.
15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.
16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY FDOT INDEX 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT STANDARD PLANS. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.
18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.
19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.
20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.
21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

UTILITY NOTES

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.
10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.
12. ALL PVC WATER SERVICE LINES SHALL BE SCH 40 PVC.
13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.
14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.
15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.
2. ELECTRIC DESIGN PROVIDED BY OTHERS.

FDOT GENERAL NOTES

1. ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE FOLLOWING:
 - A. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (FY 2025-26).
 - B. FDOT STANDARDS PLANS (FY 2025-26 ROAD CONSTRUCTION)
 - C. FDOT DESIGN MANUAL (2025)
 - D. FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION
SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER / PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
2. ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD-FREE, NON-SOLVENT BASED THERMOPLASTIC.
3. REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO-BLAST" METHOD.
4. ALL CURB AND GUTTER AND SIDEWALK WILL BE REMOVED AND REPLACED JOINT TO JOINT.
5. ALL DISTURBED AREA WITH THE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WILL RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).

11801 Research Drive
Alachua, Florida 32615
(352)933-1976
www.nvs.com

NVS

N/A
SCALE
VERIFY SCALE
BAR IS ONE INCH ON
0" EQUALS 100 FEET
IF NOT ONE INCH ON
SCALE, ACCORDINGLY.

CONSTRUCTION REVISIONS

SUBMITTALS
2025-06-04 COLUMBIA COUNTY, FDOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS, LLC
PROJECT: PINNACLE OFFICE BUILDING

TECHNICIAN: K. McMahon
DESIGNER: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO.: 25-0071

DANIEL H. YOUNG

This item has been electronically signed and sealed by Daniel H. Young, P.E. on 06/12/2025 using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EL PE No. 70780

SHEET NO.: **C0.10**

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300(4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (DEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION II, B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY: COLUMBIA COUNTY, FLORIDA
SECTION, TOWNSHIP, RANGE: SECTION 04, TOWNSHIP 07 SOUTH, RANGE 17 EAST
COUNTY PARCEL NO.: 04-75-17-09886-104
STREET ADDRESS: 19816 S US HIGHWAY 441, HIGH SPRINGS
PROJECT AREA: 3.54 ACRES
SITE LOCATION MAP: SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF 212,160 S.F. OF OFFICE AND SHOP AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES. THE PROJECT SITE IS LOCATED AT 19816 S US HIGHWAY 441, HIGH SPRINGS, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 3.54 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

- FROM _____ TO _____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.
FROM _____ TO _____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.
FROM _____ TO _____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.
FROM _____ TO _____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.
FROM _____ TO _____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.
FROM _____ TO _____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.
FROM _____ TO _____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.
FROM _____ TO _____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).
FROM _____ TO _____ THE PERMANENT ROADWAY/DRIVEWAY SURGRADE SHALL BE COMPACTED, A LIMESTONE BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.
FROM _____ TO _____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
FROM _____ TO _____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCRAPPED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).
FROM _____ TO _____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA: 3.54 ACRES
TOTAL SITE AREA TO BE DISTURBED: 3.54 ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS): 1.56 ACRES
TOTAL RETENTION VOLUME: 1.52 ACRE-FEET
TOTAL OPEN AREA: 1.34 ACRES

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF LUCY LOAMY FINE SAND, NV5, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN JULY OF 2025. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

DEPTH TO EFFECTIVE OR MOBILIZED AQUIFER: 10 FEET
DEPTH OF SEASONAL HIGH WATER TABLE: 4 FEET
HORIZONTAL HYDRAULIC CONDUCTIVITY: 8.5 FEET/DAY
UNSATURATED VERTICAL INFILTRATION: 5.7 FEET/DAY

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (CO.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

Table with 7 columns: WATERSHED ID, POST DEVELOPMENT AREA (ACRES), POST DEVELOPMENT RUNOFF FACTOR (CN), POST DEVELOPMENT IMPERVIOUS AREA (ACRES), STORMWATER MANAGEMENT FACILITY TYPE, FACILITY DETENTION CAPACITY (ACRE-FEET), 100-YEAR FLOOD ELEVATION (FT). Rows for NORTH and SOUTH watersheds.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY SMF-SOUTH OUTFALL STRUCTURE IS LOCATED AT THE SOUTHEAST PORTION OF THE PROJECT (29°54'52.3" N, 82°36'55.1" W) AND THE ASSOCIATED RECEIVING WATER BODY IS THE FLORIDA DEPARTMENT OF TRANSPORTATION MS4.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (CO.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (CO.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (CO.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (CO.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A DRY RETENTION FACILITIES AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET CO.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 3.54 ACRES AND WILL CONSIST OF APPROXIMATELY 3.54 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (CO.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (CO.21) FOR DETAILS AND LOCATIONS(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

- * COLUMBIA COUNTY
* SUWANNEE RIVER WATER MANAGEMENT DISTRICT
* FLORIDA DEPARTMENT OF TRANSPORTATION
* FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATED, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE PINNACLE SITE SOLUTIONS LLC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAMES AND QUALIFICATION OF THE INSPECTORS, THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

- 1. WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
2. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.
3. FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

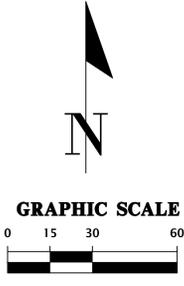
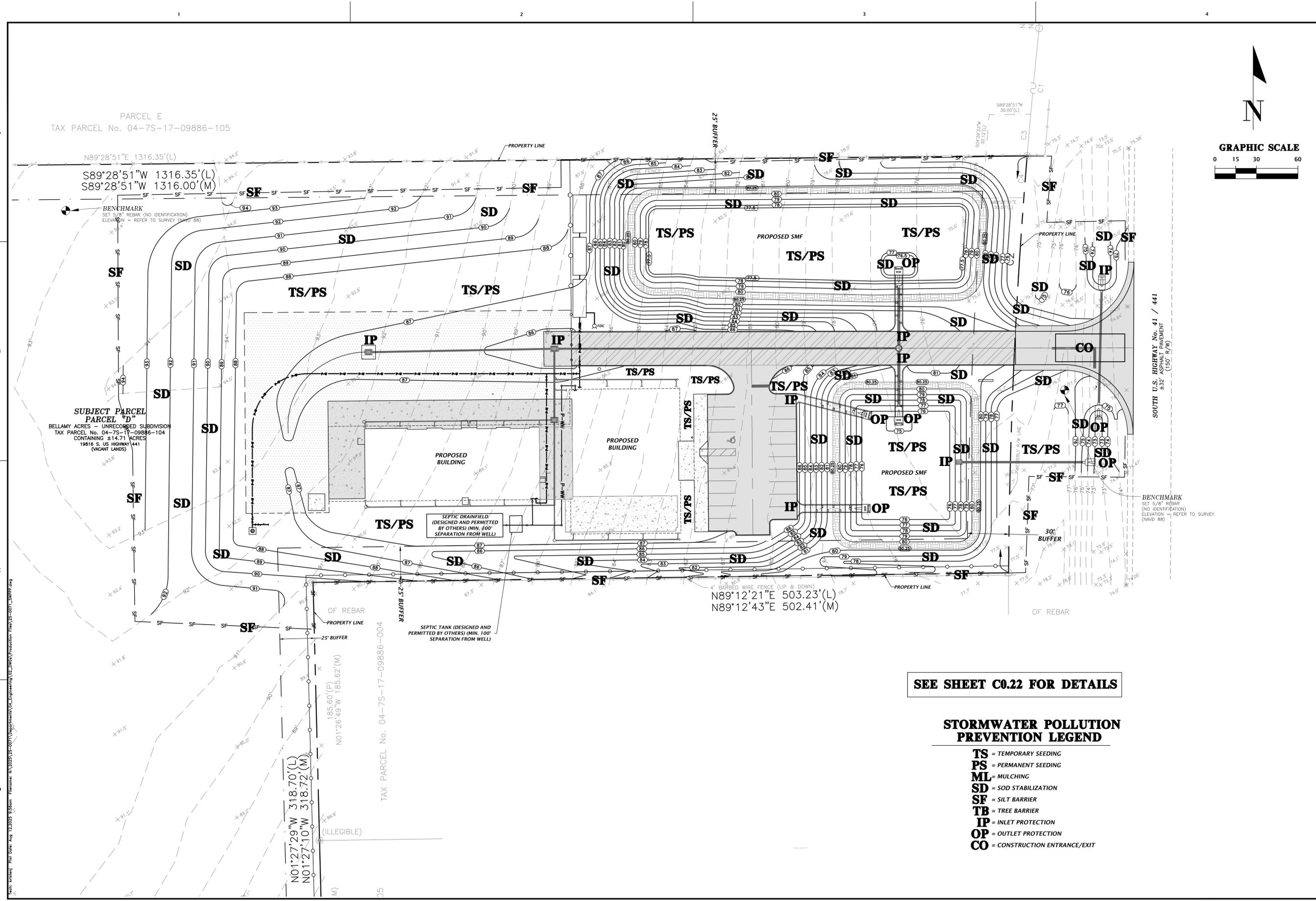
PROJECTS THAT DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan
Site Name: Pinnacle Office Building
Site Location: 19816 S US Highway 441, High Springs
Columbia County, Florida
THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT.
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

Table with 5 columns: DATE, RESPONSIBLE INDIVIDUAL'S NAME, RESPONSIBLE INDIVIDUAL'S SIGNATURE, TITLE, COMPANY NAME, ADDRESS, AND PHONE NUMBER.

File Path: I:\Projects\2025\25-0071\Vegetation\02_DrainageProduction\Plan\25-0071_CO_21_CO_26.dwg

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IF NOT ONE INCH ON
SCALE, ACCORDINGLY.
SUBMITTALS
2025-06-04 COLUMBIA COUNTY, FDOT - SRWMD
CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES
TECHNOLOGIST: K. McElathorn
DATE: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO: 25-0071
DANIEL H. YOUNG
State of Florida, Professional Engineer, License No. 79716
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EL PE No. 70780
SHEET NO: C0.20



SEE SHEET C0.22 FOR DETAILS

STORMWATER POLLUTION PREVENTION LEGEND

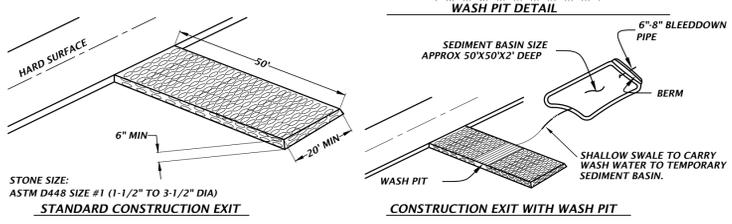
- TS** = TEMPORARY SEEDING
- PS** = PERMANENT SEEDING
- ML** = MULCHING
- SD** = SOD STABILIZATION
- SF** = SILT BARRIER
- TB** = TREE BARRIER
- IP** = INLET PROTECTION
- OP** = OUTLET PROTECTION
- CO** = CONSTRUCTION ENTRANCE/EXIT

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SCALE: 1" = 30' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY.	
CLIENT: PINNACLE SITE SOLUTIONS LLC PROJECT: PINNACLE OFFICE BUILDING SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN	SUBMITTALS: 2025-06-04 COLUMBIA COUNTY, FOOT, SRWMD CONSTRUCTION/REVISIONS:
TECHNICIAN: K. McElhannon DESIGNER: K. JACKSON QUALITY CONTROL: D. Young PROJECT NO: 25-0071	Daniel H. Young State of Florida, Professional Engineer, License No. 79780 This item has been electronically signed and sealed by Daniel H. Young, P.E. on 06/12/2025 using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
EL PE No. 70780 SHEET NO.	C0.21

TREE PROTECTION NOTES

- 1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.
- 2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.
- 3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNER. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RECOVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.
- 4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.
- 5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.
- 6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.
- 7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

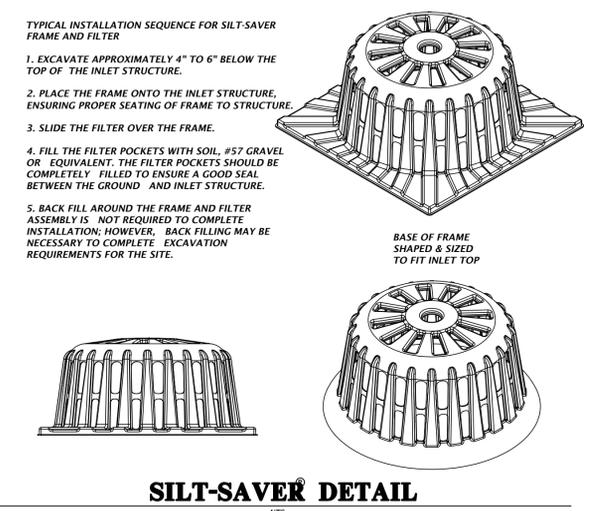
- NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
 2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
 3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



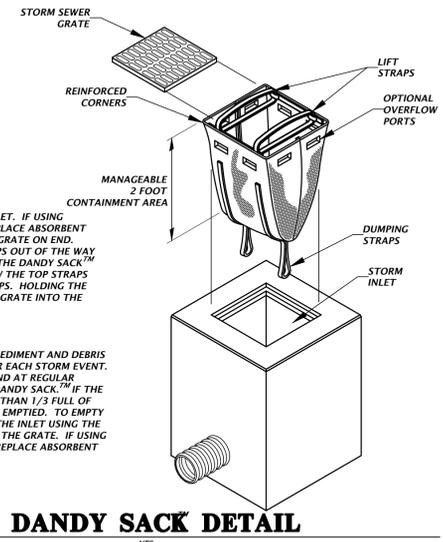
SILT-SAVER DETAIL

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

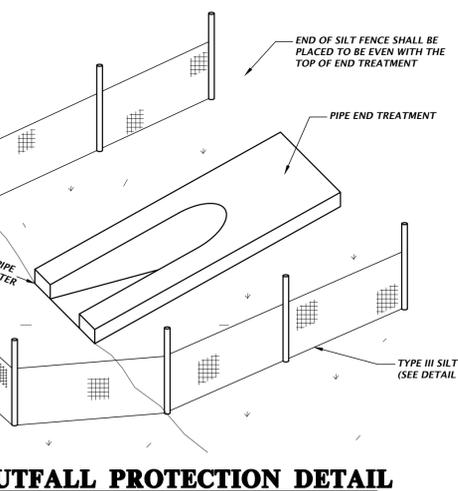
MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™. IF THE CONTAINMENT AREA IS MORE THAN 1/2 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

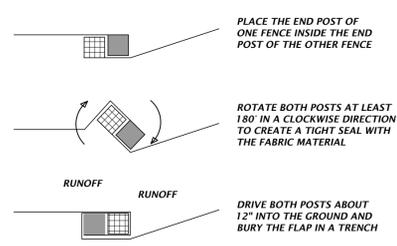


DANDY SACK DETAIL

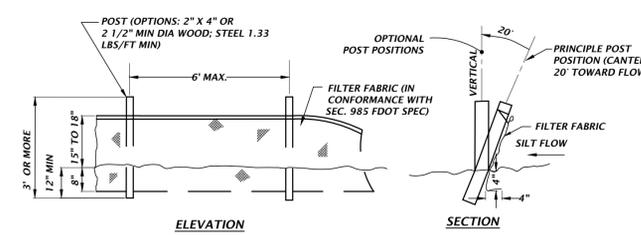
INLET PROTECTION OPTIONS DETAIL



OUTFALL PROTECTION DETAIL



TYPE III SILT FENCE WRAPPING DETAIL



TYPE III SILT FENCE DETAIL

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

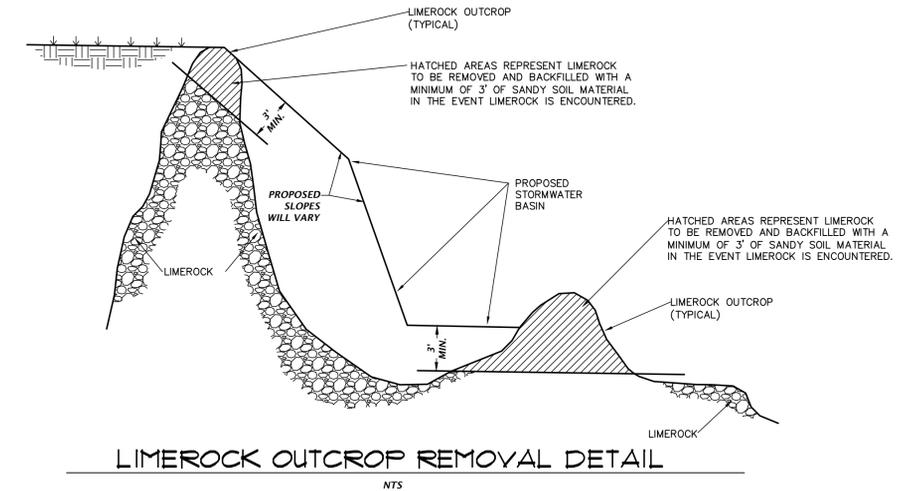
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET, AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

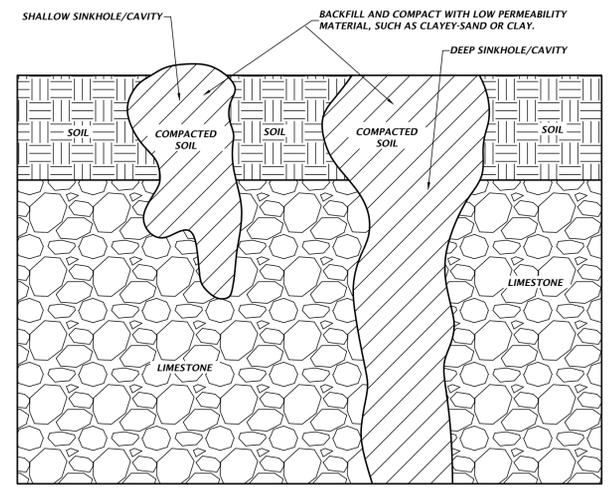
ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3 FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY

XXX, INC.



LIMEROCK OUTCROP REMOVAL DETAIL



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

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(352)333-1976
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CONSTRUCTION REVISIONS

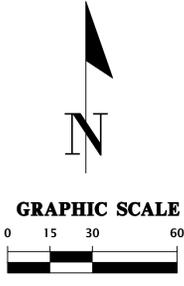
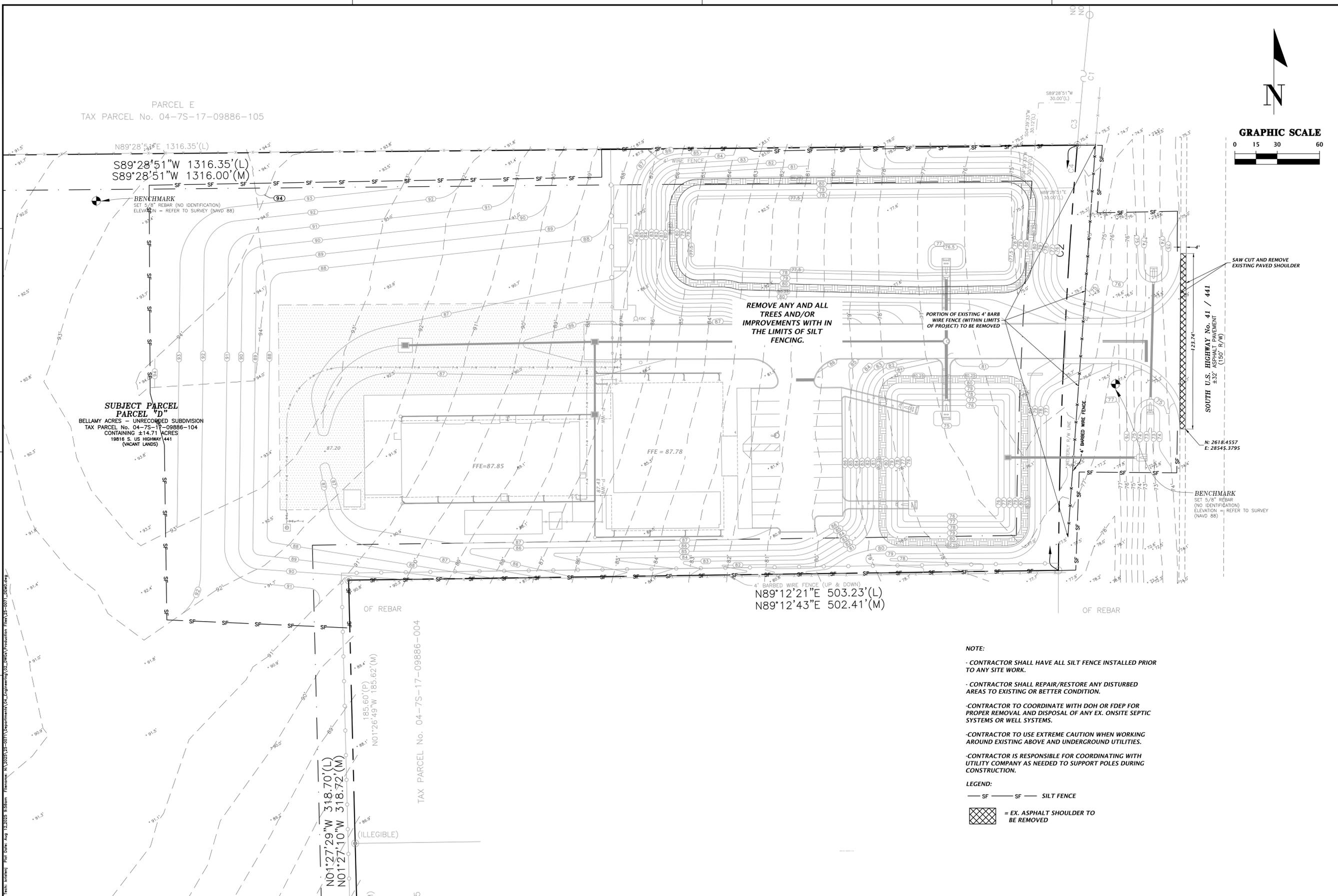
2025-06-04 COLUMBIA COUNTY, FOOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS
PROJECT NO: 25-0071

TECHNOLOGIST: K. McElhannon
DESIGNER: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO: 25-0071

Daniel H. Young
State of Florida, Professional Engineer, License No. 79780
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CONSTRUCTION REVISIONS

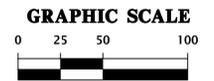
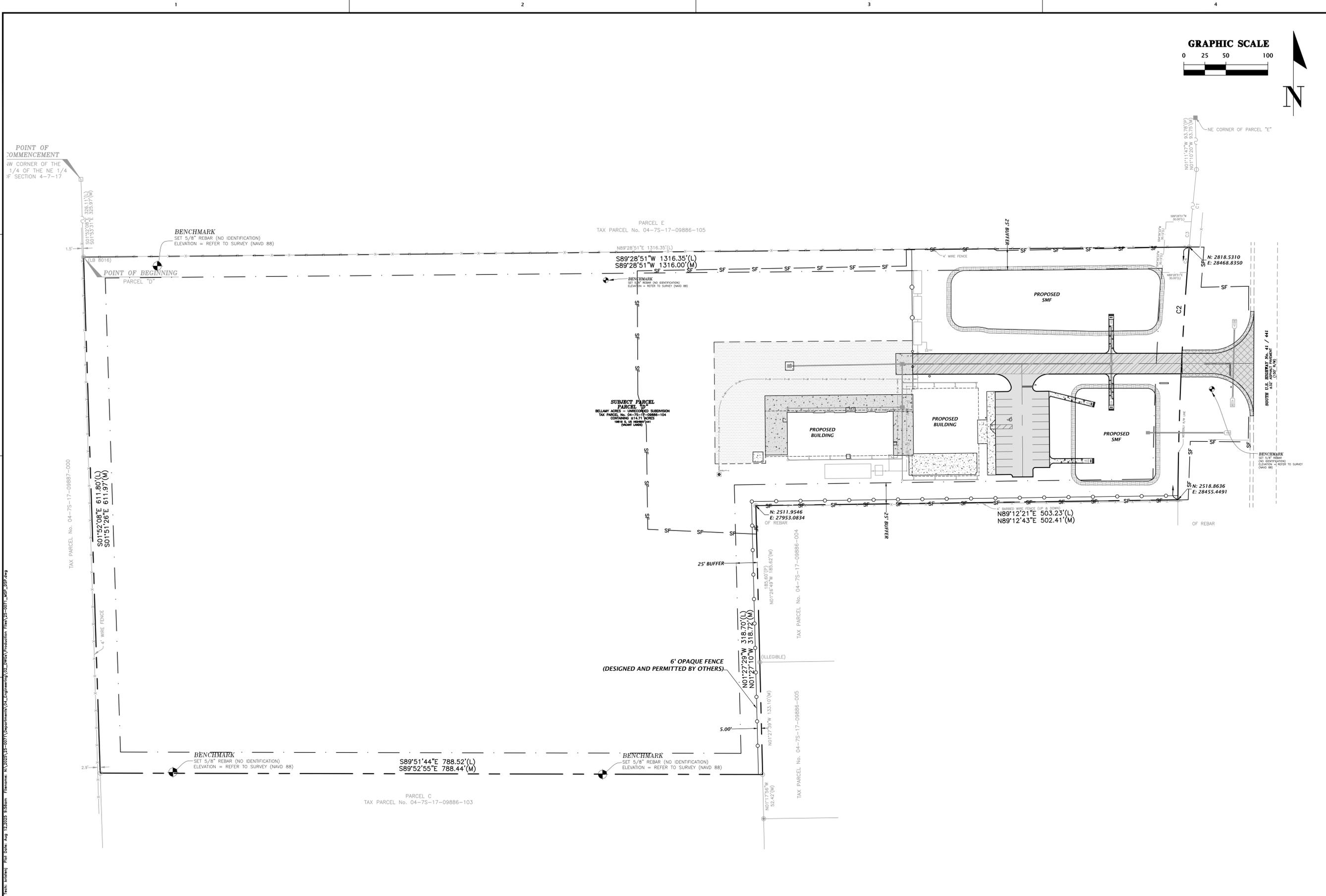
SUBMITTALS
2025-06-04 COLUMBIA COUNTY, FOOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

TECHNICIAN:
K. McElhannon
DESIGNER:
K. JACKSON
QUALITY CONTROL:
D. Young
PROJECT NO.: 25-0071

DATE: 08/12/2025
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SHEET NO.: **C0.30**



POINT OF COMMENCEMENT
NW CORNER OF THE
1/4 OF THE NE 1/4
OF SECTION 4-7-17

BENCHMARK
SET 5/8" REBAR (NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY (NAVD 88)

PARCEL E
TAX PARCEL No. 04-75-17-09886-105

N89°28'51"W 1316.35'(L)
S89°28'51"W 1316.00'(M)

SUBJECT PARCEL
PARCEL TO
BELLAMY ACRES - UNRECORDED SUBDIVISION
TAX PARCEL No. 04-75-17-09886-104
CONTAINING 814.71 ACRES
1989 S. 88. WEST 1/4
(DECAT LOUIS)

N: 2511.9546
E: 27953.0834
OF REBAR

N89°12'21"E 503.23'(L)
N89°12'43"E 502.41'(M)

N: 2518.8636
E: 28455.4491

BENCHMARK
SET 5/8" REBAR (NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY (NAVD 88)

S89°51'44"E 788.52'(L)
S89°52'55"E 788.44'(M)

BENCHMARK
SET 5/8" REBAR (NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY (NAVD 88)

PARCEL C
TAX PARCEL No. 04-75-17-09886-103

SOUTH U.S. BENCHMARK No. 41 / 41
4.52' (138.10 CM)
(USP 140)

BENCHMARK
SET 1/2" REBAR
(NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY
(NAVD 88)

<p>11801 Research Drive Alachua, Florida 32615 (352)833-1976 WWW.IVS.COM</p>	
<h1>NIV5</h1>	
<p>SCALE: 1"=50'</p> <p>VERIFY SCALE BASE IS ONE INCH ON DRAWING/LEGEND</p> <p>IF NOT ONE INCH ON SCALE, ACCORDINGLY.</p>	<p>CONSTRUCTION/REVISIONS</p>
<p>CLIENT: PINNACLE SITE SOLUTIONS LLC</p> <p>PROJECT: PINNACLE OFFICE BUILDING</p> <p>SHEET TITLE: MASTER SITE PLAN</p>	<p>2025-06-04 COLUMBIA COUNTY, FOOT, SRWMD</p>
<p>TECHNICAL: K. McMathon DESIGNED: K. JACKSON QUALITY CONTROL: D. YOUNG</p> <p>DANIEL H. YOUNG State of Florida, Professional Engineer, License No. 79780</p> <p>This item has been electronically signed and sealed by Daniel H. Young, P.E. on 06/12/2025 using a Digital Signature.</p> <p>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>25-0071</p>
<p>EL PE No. 70780</p> <p>SHEET NO.</p>	<p>C1.00</p>

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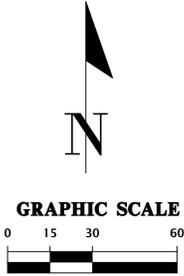
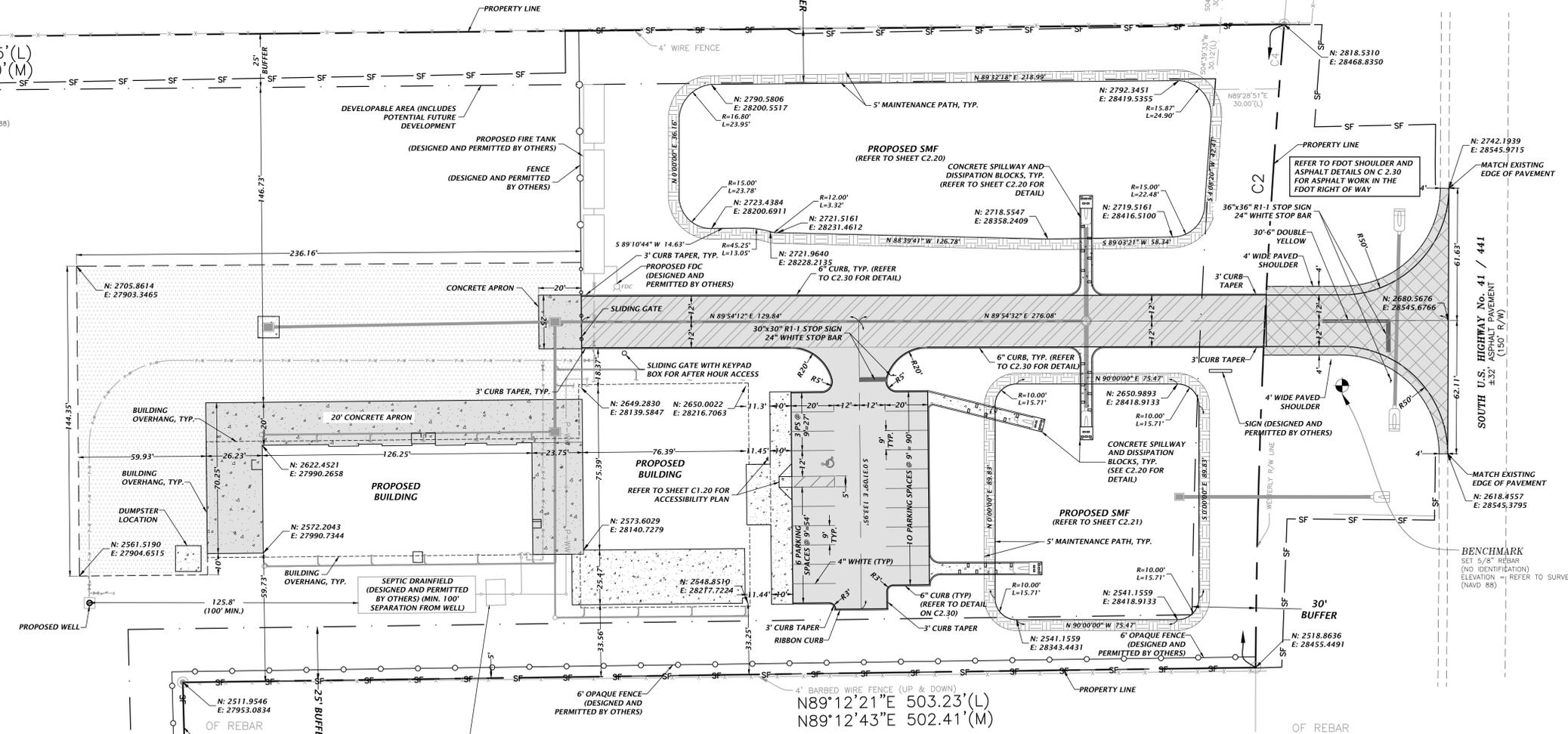
PARCEL E
TAX PARCEL No. 04-7S-17-09886-105

N89°28'51"E 1316.35'(L)
S89°28'51"W 1316.35'(L)
S89°28'51"W 1316.00'(M)

BENCHMARK
SET 5/8" REBAR (NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY (NAVD 88)

SUBJECT PARCEL
PARCEL "D"
BELLAMY ACRES - UNRECORDED SUBDIVISION
TAX PARCEL No. 04-7S-17-09886-104
CONTAINING ±14.71 ACRES
19816 S. US HIGHWAY 441
(VACANT LANDS)

1
2
3
4
A
B
C
D



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2(L)	300.07'	3869.83'	04°26'34"	150.11'	300.00'	N02°26'12"E
C2(M)	300.04'	3869.83'	04°26'32"	150.10'	299.97'	N02°33'28"E

- LEGEND:**
- FDOT PAVED SHOULDER AND ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)**
 - HEAVY DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)**
 - STANDARD DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)**
 - 2" ASPHALT MILLINGS ON COMPACTED UNYIELDING SUBGRADE**
 - SIDEWALK CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAILS)**
 - HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAILS)**

STRIPING NOTES	
YELLOW CURBING AND ROLLARDS - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55300
STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT WHITE TM5495
HANDICAP STRIPING - PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

- NOTES:**
- SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
 - CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
 - ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHERE APPLICABLE.
 - STOP SIGN SUPPORT MUST BE 2"x2" SQUARE POST, 14 FT, 14 GAUGE, 4 LBS/FT.

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SCALE: 1" = 30'

CONSTRUCTION REVISIONS

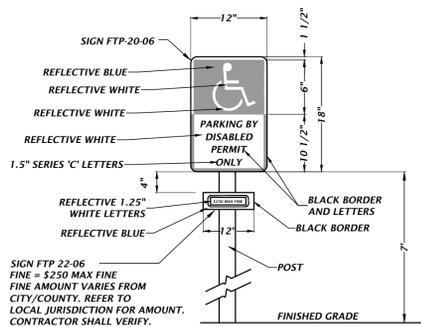
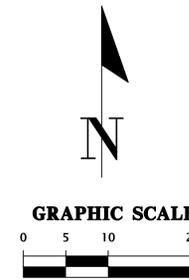
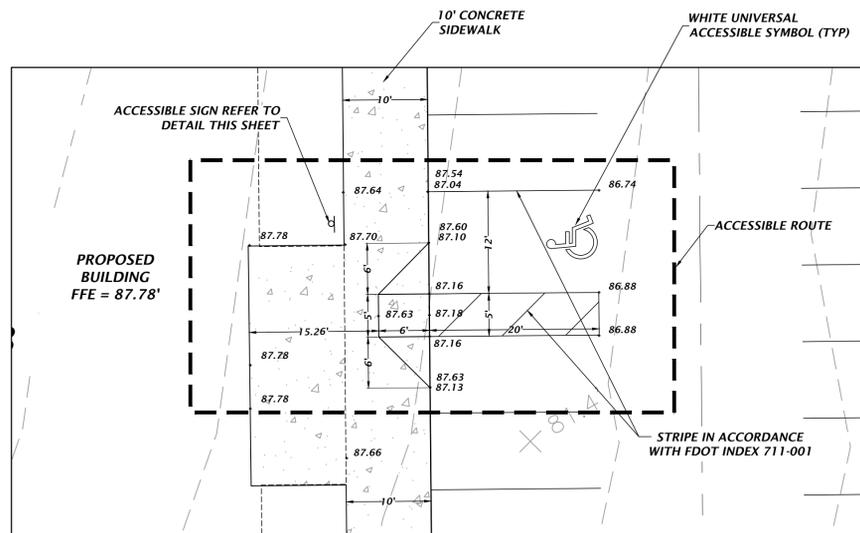
2025-06-04 COLUMBIA COUNTY, FLORIDA - SRWMD

CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

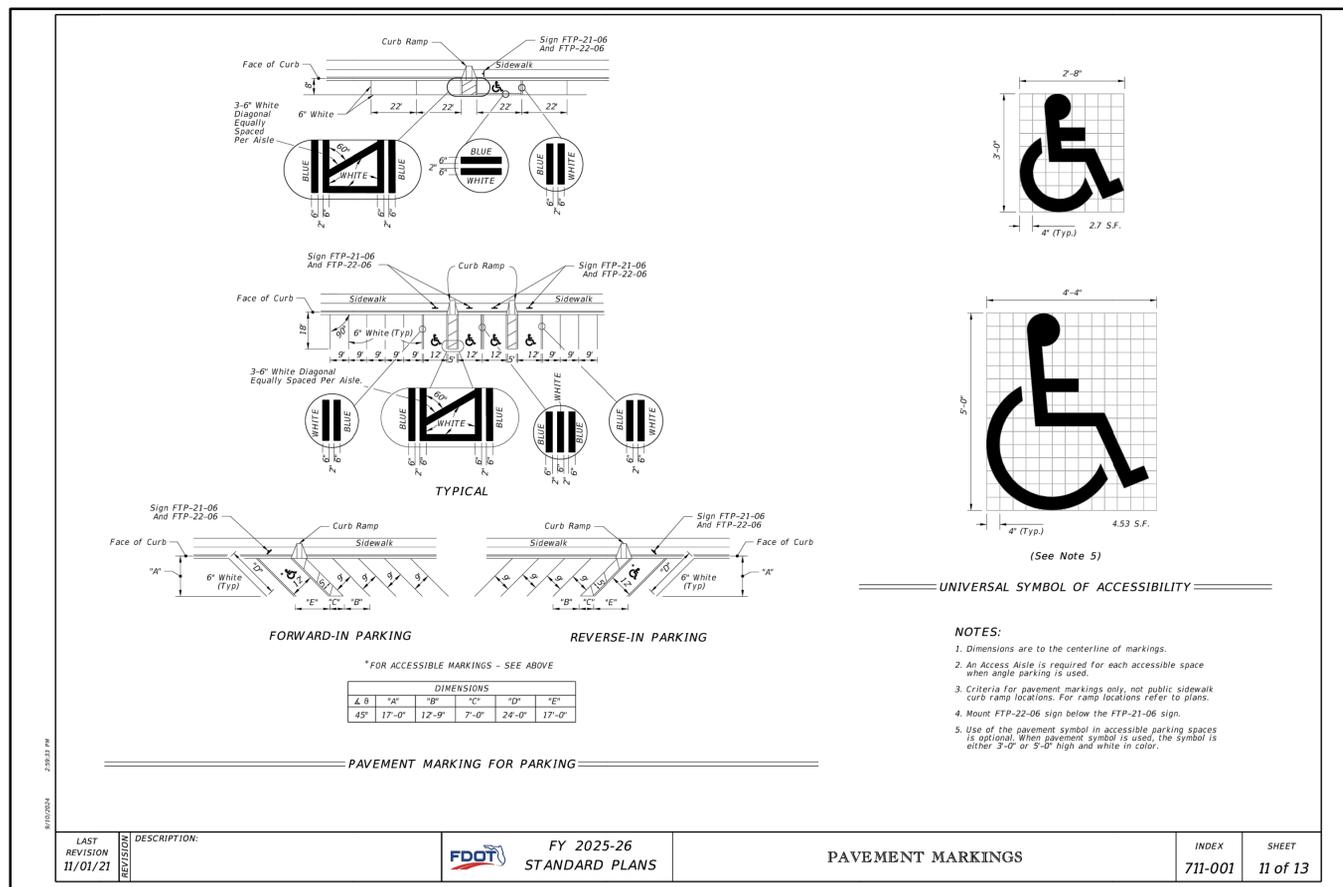
TECHNICAL: K. McElathion
DESIGNED: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO: 25-0071

DANIEL H. YOUNG
State of Florida, Professional Engineer, License No. 79780
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EL PE No. 70780
SHEET NO. **C1.10**



ACCESSIBLE PARKING SIGN DETAIL
NTS



- NOTES:**
1. Dimensions are to the centerline of markings.
 2. An Access Aisle is required for each accessible space when angle parking is used.
 3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
 4. Mount FTP-22-06 sign below the FTP-21-06 sign.
 5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 3'-6" high and white in color.

LAST REVISION	DESCRIPTION
11/01/21	

FY 2025-26
STANDARD PLANS

PAVEMENT MARKINGS

INDEX SHEET
711-001 11 of 13

Tech: [redacted] Plot Size: Aug 12, 2025 9:59am Filename: \\s3253\25-0071\Department\02_DWG\Production\Plan\25-0071_002.dwg

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0 IF NOT ONE INCH ON
SCALE ACCORDINGLY.

CONSTRUCTION/REVISED

2025-06-04 COLUMBIA COUNTY, FDOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS LLC
PROJECT: PINNACLE OFFICE BUILDING

SHEET TITLE: ACCESSIBILITY SITE PLAN AND DETAILS

TECHNICAL: K. McMath
DESIGNER: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO: 25-0071

DANIEL H. YOUNG

Daniel H. Young,
State of Florida, Professional
Engineer, License No. 79780
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SHEET NO. **C1.20**

PARCEL E
PARCEL No. 04-7S-17-09886-105

N89°28'51"W 1316.35'(L)
S89°28'51"W 1316.35'(L)
S89°28'51"W 1316.00'(M)

BENCHMARK
SET 5/8" REBAR (NO IDENTIFICATION)
ELEVATION = REFER TO SURVEY (NAVD 88)

SUBJECT PARCEL
PARCEL "D"
ACRES - UNRECORDED SUBDIVISION
RCEL No. 04-7S-17-09886-104
CONTAINING ±14.71 ACRES
19816 S. US HIGHWAY #441
(VACANT LANDS)

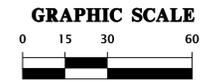
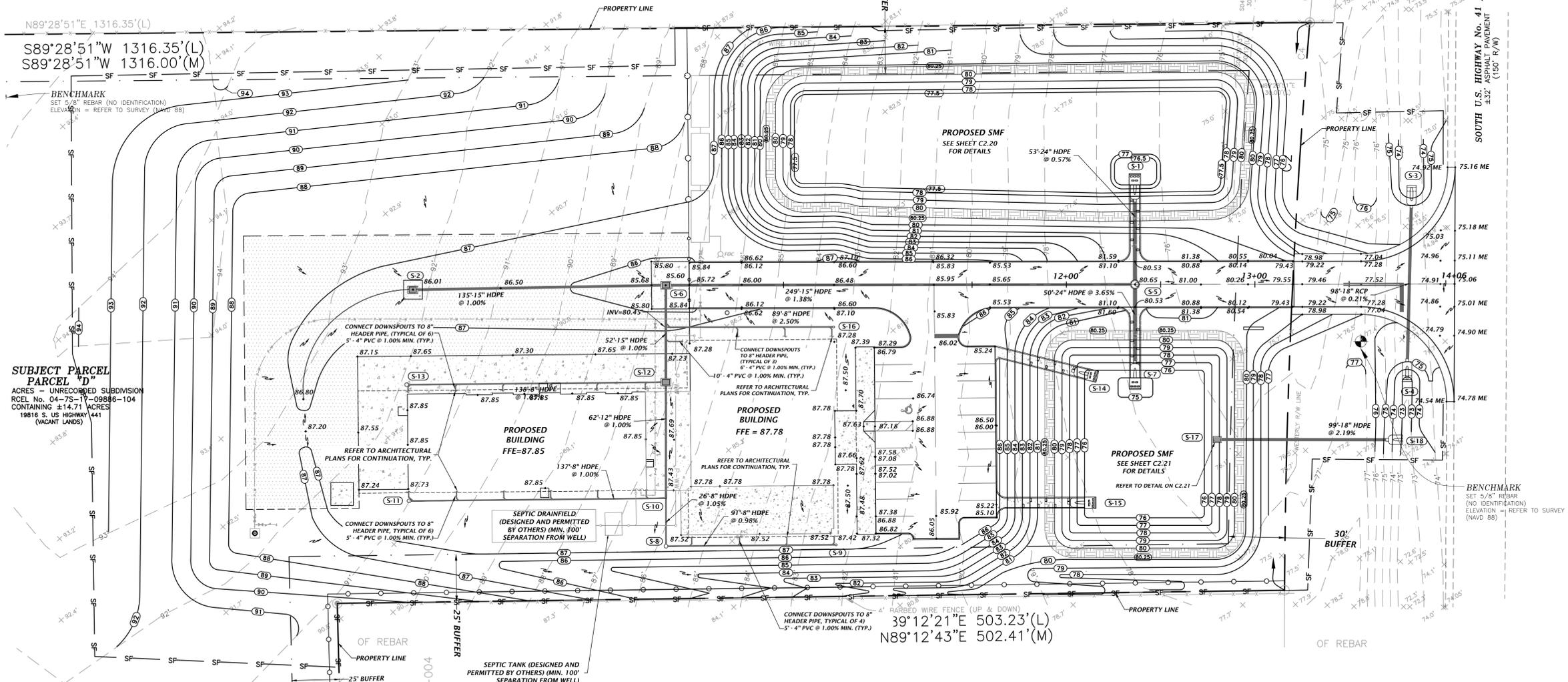
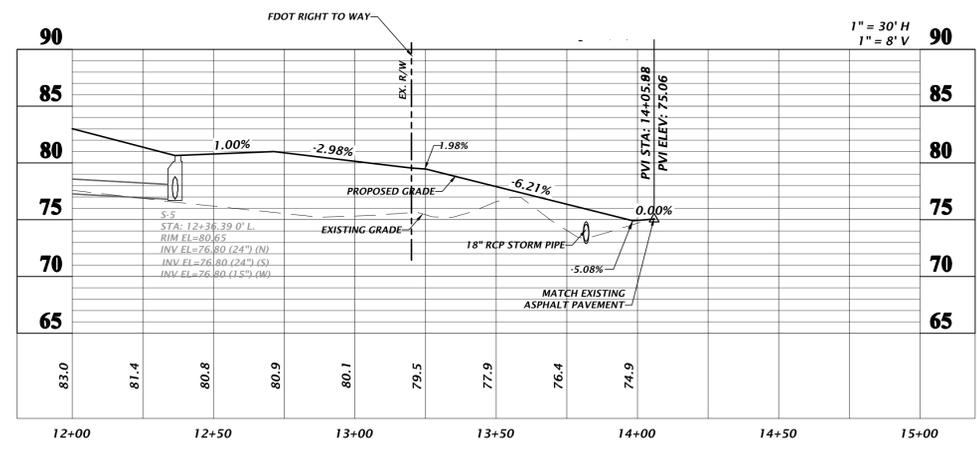
OF REBAR

OF REBAR

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.50 S	24"	N: 2732.86 E: 28376.08
S-2	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	86.00	81.57 E	15"	N: 2677.47 E: 27993.13
S-3	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	73.20 S	18"	N: 2729.57 E: 28522.84
S-4	SIDE DRAIN MES PER FDOT INDEX 430-022	N/A	73.00 N	18"	N: 2632.08 E: 28520.43
S-5	MANHOLE PER FDOT INDEX 425-001 AND 425-010	80.65	76.80 N 76.80 S	24"	N: 2680.31 E: 28376.14
S-6	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	85.60	80.23 E 80.23 W	15"	N: 2679.92 E: 28127.33
S-7	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	75.00 N	24"	N: 2630.98 E: 28349.19
S-8	6" CLEANOUT	87.17	81.62 E 81.62 E	8"	N: 2542.15 E: 28127.42

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-9	6" CLEANOUT	87.15	82.51 W	8"	N: 2542.88 E: 28217.69
S-10	18"X18" AREA DRAIN (H-20 RATED)	87.75	81.35 N 81.35 S	12"	N: 2567.43 E: 28127.40
S-11	6" CLEANOUT	87.57	82.72 E	8"	N: 2566.03 E: 27991.16
S-12	TYPE F INLET PER FDOT INDEX 425-053 AND 425-010	87.62	80.74 N 80.74 S	15"	N: 2628.68 E: 28127.36
S-13	6" CLEANOUT (H-20 RATED)	87.79	82.18 E	8"	N: 2627.37 E: 27989.85
S-14	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.00 W	4"	N: 2632.82 E: 28351.35
S-15	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.00 W	4"	N: 2565.17 E: 28349.19
S-16	6" CLEANOUT	87.09	82.65 W	8"	N: 2657.85 E: 28216.34

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-17	TYPE C INLET PER FDOT INDEX 425-052 AND 425-010 OUTFALL STRUCTURE	79.50	74.91 E	18"	N: 2598.44 E: 28419.74
S-18	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	72.75 W	18"	N: 2598.35 E: 28518.17



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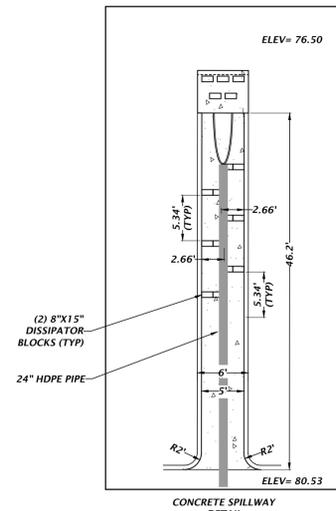
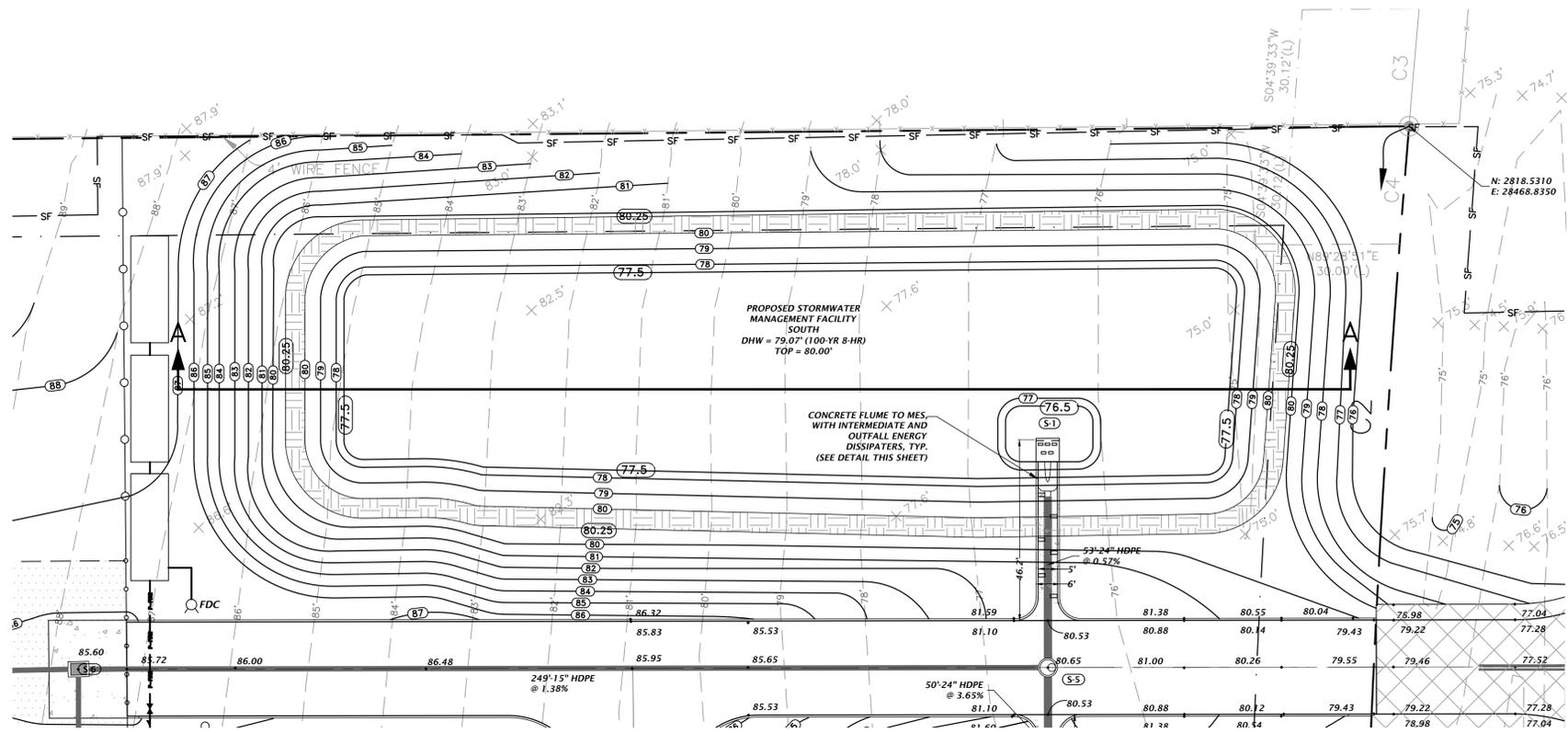
2025-06-04 COLUMBIA COUNTY, FDOT, SRWMD

CLIENT: PINNACLE SITE SOLUTIONS, LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

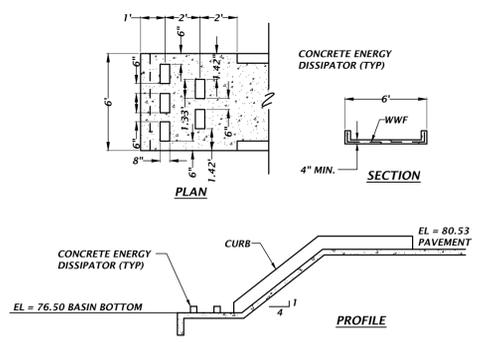
TECHNICAL: K. McElhannon
DESIGNER: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO.: 25-0071

Daniel H. Young
State of Florida, Professional Engineer, License No. 79780
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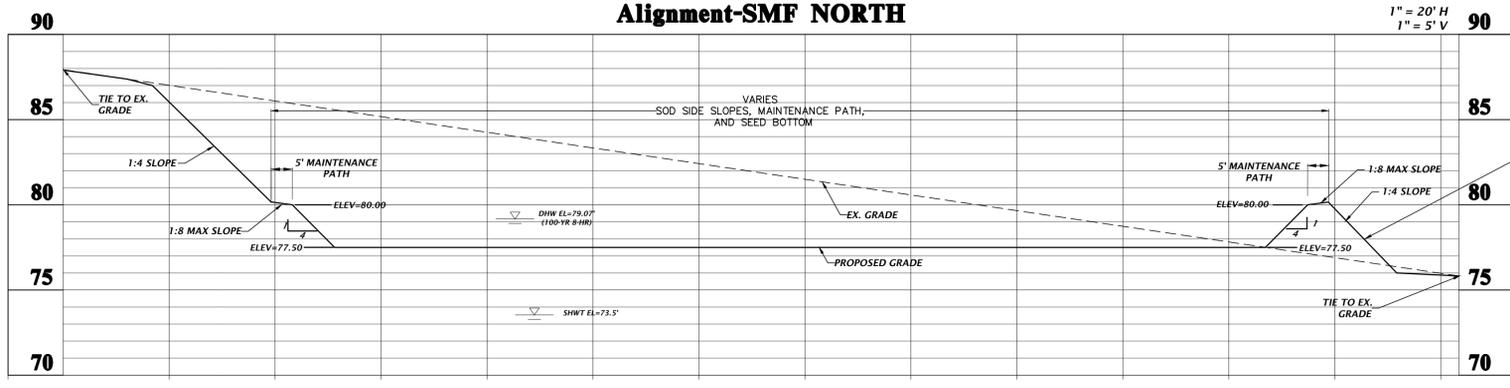
EL PE No. 70780
SHEET NO. **C2.10**



S-1 CONCRETE SPILLWAY DETAIL
NTS



SPILLWAY DETAIL
NTS



EARTHEN BERM SHALL BE CONSTRUCTED WITH SOILS WITH A MINIMUM OF 15% SOIL FINES PASSING THE NO. 200 SIEVE. COMPACT BERM TO 95% MAXIMUM DENSITY PER AASHTO METHOD T-99 WITH MAXIMUM 12" LIFTS. FDOT A-3 SAND (OR ANY OTHER HIGHLY PERMEABLE MATERIAL) SHALL NOT BE USED.

STORMWATER STRUCTURE TABLE					
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-1	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.50 S	24"	N: 2732.86 E: 28376.08
S-5	MANHOLE PER FDOT INDEX 425-001 AND 425-010	80.65	76.80 N 76.80 S 76.80 W	24" 24" 15"	N: 2680.31 E: 28376.14

- IN AREAS WHERE CLAY-RICH SOILS ARE PRESENT AT THE BASIN BOTTOM, THESE SOILS SHALL BE UNDERCUT A MINIMUM OF 2 FEET ON THE BOTTOM AND BACKFILLED WITH SANDS AND SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 10 PERCENT OF FINES PASSING THE NO. 200 SIEVE AND MINIMUM PERMEABILITY RATE OF 8.5 FT/DAY. CONTACT THE ENGINEER OF RECORD.
- IF A CONTINUOUS LIMESTONE FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMESTONE SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
- IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A

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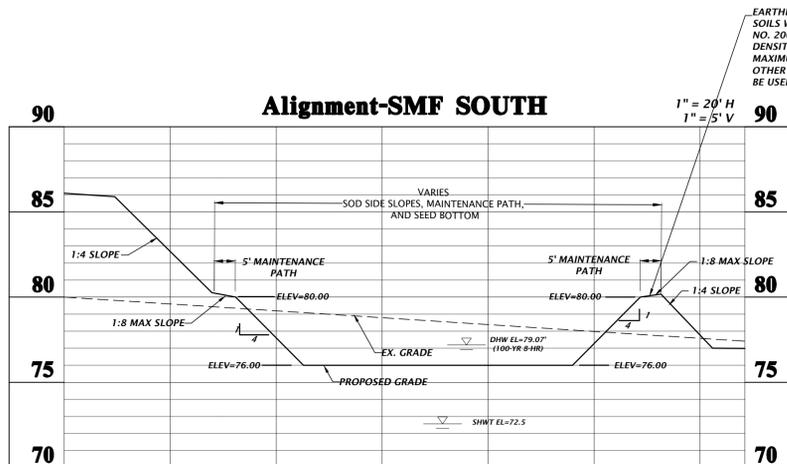
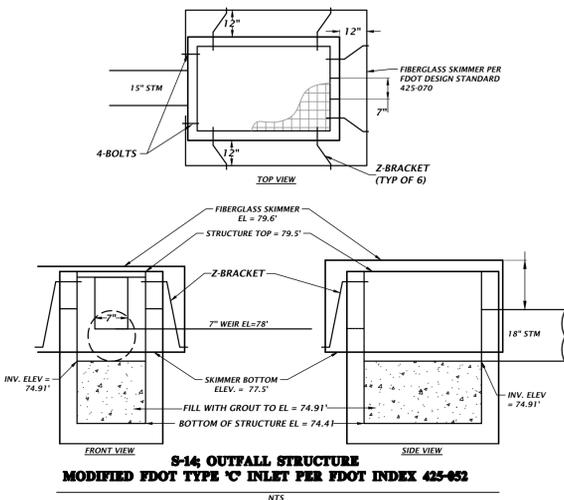
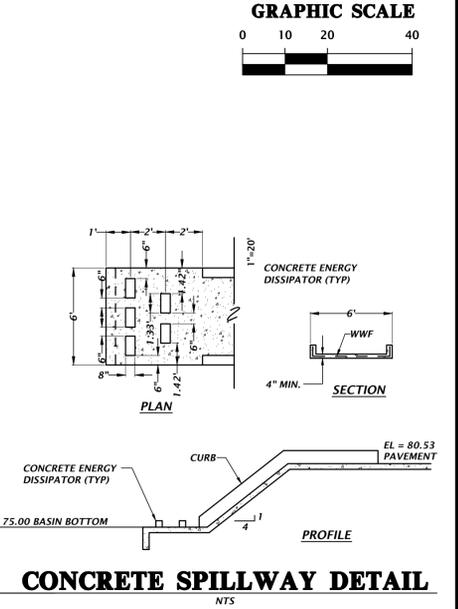
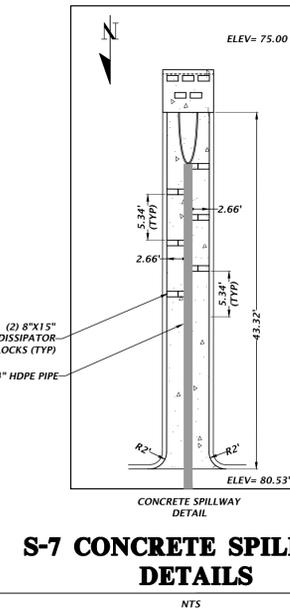
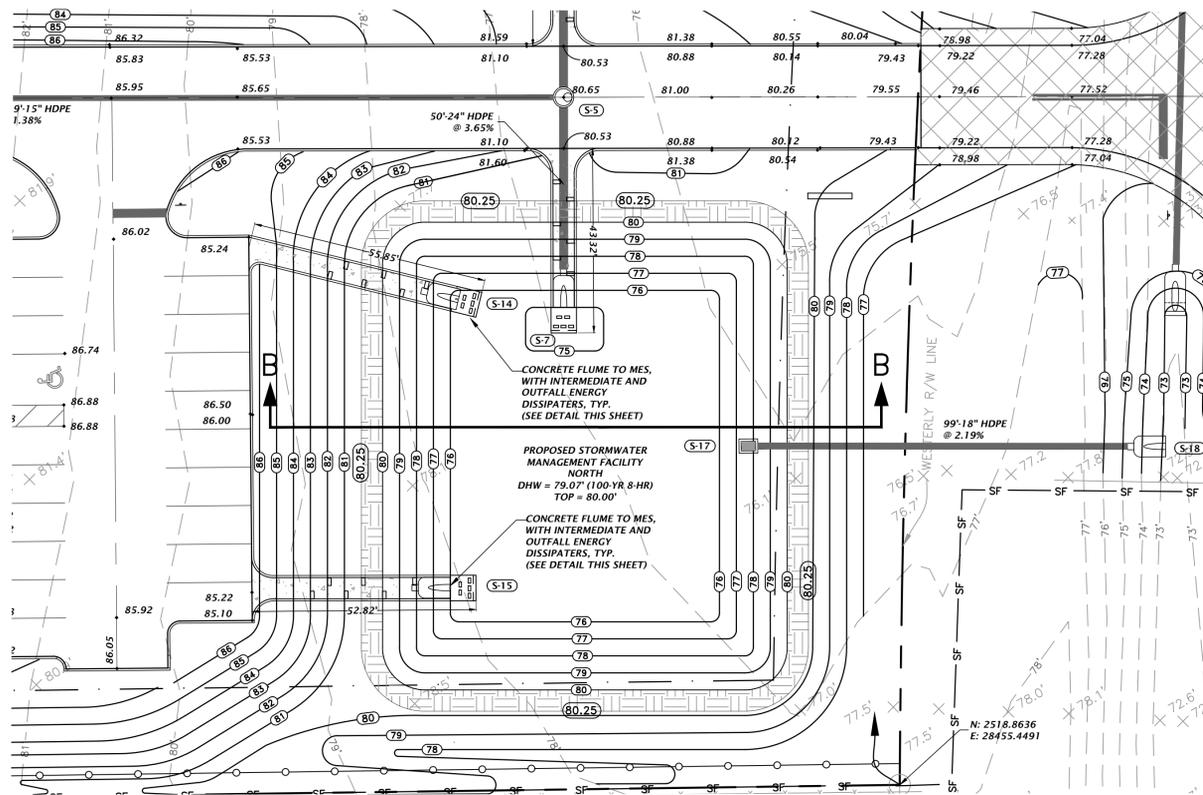
CLIENT: PINNACLE SITE SOLUTIONS, LLC
PROJECT: PINNACLE OFFICE BUILDING
SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN AND DETAILS

TECHNICAL: K. McElhannon
DESIGNER: K. JACKSON
QUALITY CONTROL: D. Young
PROJECT NO: 25-0071

Daniel H. Young
State of Florida, Professional Engineer, License No. 79780
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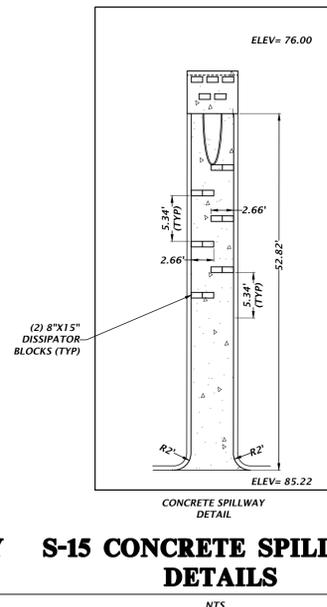
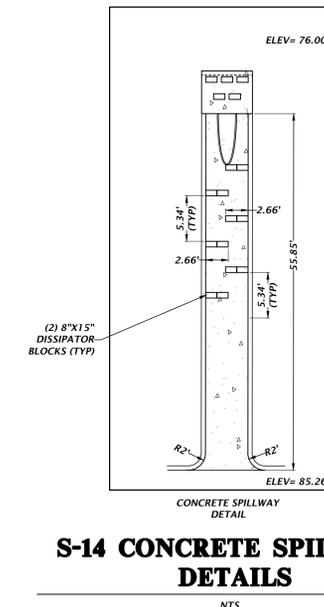
EL PE No. 70780
SHEET NO. **C2.20**

STORMWATER STRUCTURE TABLE					
STRUCTURE	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-5	MANHOLE PER FDOT INDEX 425-001 AND 425-010	80.65	76.80 N 76.80 S 76.80 W	24"	N: 2680.31 E: 28376.14
S-7	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	75.00 N	24"	N: 2630.98 E: 28376.19
S-14	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.00 W	4"	N: 2632.82 E: 28351.35
S-15	CROSS DRAIN MES PER FDOT INDEX 430-021	N/A	76.00 W	4"	N: 2565.17 E: 28349.38
S-17	TYPE C INLET PER FDOT INDEX 425-032 AND 425-010 OUTFALL STRUCTURE	79.50	74.91 E	18"	N: 2598.44 E: 28419.74
S-18	CROSS DRAIN MES PER FDOT INDEX 430-021	74.31	72.75 W	18"	N: 2598.35 E: 28518.17



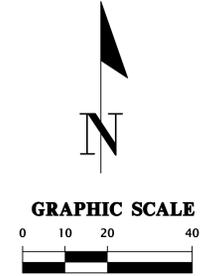
- IN AREAS WHERE CLAY-RICH SOILS ARE PRESENT AT THE BASIN BOTTOM, THESE SOILS SHALL BE UNDERCUT A MINIMUM OF 2 FEET ON THE BOTTOM AND BACKFILLED WITH SANDS AND SANDS WITH SILT (SP, SP-SM) HAVING A MAXIMUM OF 10 PERCENT OF FINES PASSING THE NO. 200 SIEVE AND MINIMUM PERMEABILITY RATE OF 8.5 FT/DAY. CONTACT THE ENGINEER OF RECORD.
- IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
- IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

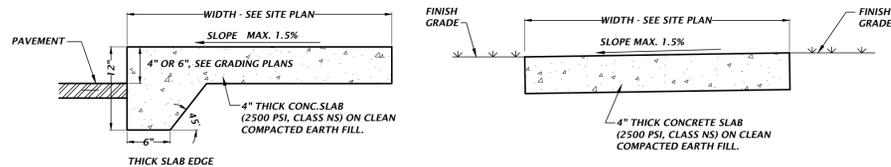
STORMWATER MANAGEMENT FACILITY CROSS SECTION B-B



S-14 CONCRETE SPILLWAY DETAILS

S-15 CONCRETE SPILLWAY DETAILS

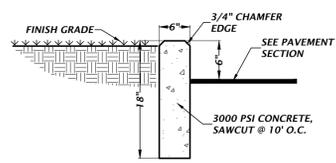




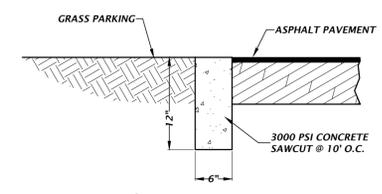
- NOTES:
1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
 2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

ADJACENT TO PAVEMENT **NOT ADJACENT TO PAVEMENT**
NTS NTS

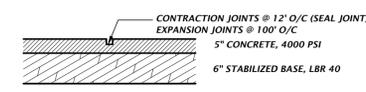
CONCRETE SIDEWALK DETAILS



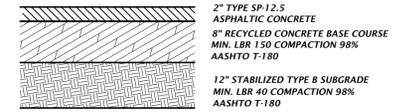
TYPICAL 6" CURB DETAIL
NTS



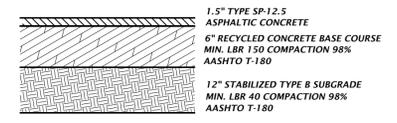
FLUSH CURB DETAIL
NTS



HEAVY DUTY CONCRETE DETAIL
NTS

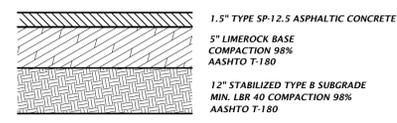


HEAVY DUTY ASPHALT DETAIL

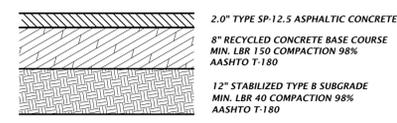


STANDARD DUTY ASPHALT DETAIL

ASPHALT PAVEMENT DETAILS
NTS

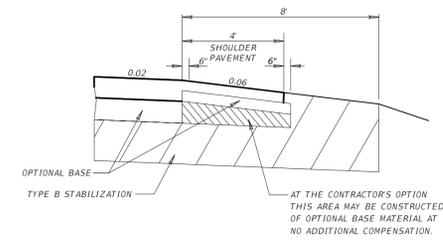


FDOT SHOULDER PAVEMENT DETAIL



FDOT ASPHALT DETAIL

FDOT ASPHALT OPTIONS
NTS



SHOULDER PAVEMENT DETAIL
NTS

Tech: [redacted] Plot Date: Aug 12 2025 9:59am Filename: N:\2025\25-0071\Department\02_Engineering\02_DWG\Production\Plan_25-0071_03.dwg

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SUBMITTALS: 2025-06-04 COLUMBIA COUNTY, FDOT, SRWMD
 CLIENT: PINNACLE SITE SOLUTIONS LLC
 PROJECT: PINNACLE OFFICE BUILDING
 SHEET TITLE: CONSTRUCTION DETAILS
 SHEET NO.: 25-0071

TECHNICAL: K. McMahon
 DESIGNER: K. JACKSON
 QUALITY CONTROL: D. YOUNG
 PROJECT NO.: 25-0071

DANIEL H. YOUNG
 State of Florida, Professional Engineer, License No. 79780
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FL PE No. 70780
 SHEET NO.: **C2.30**

