

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 INSPECTORS MANUAL."
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

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.

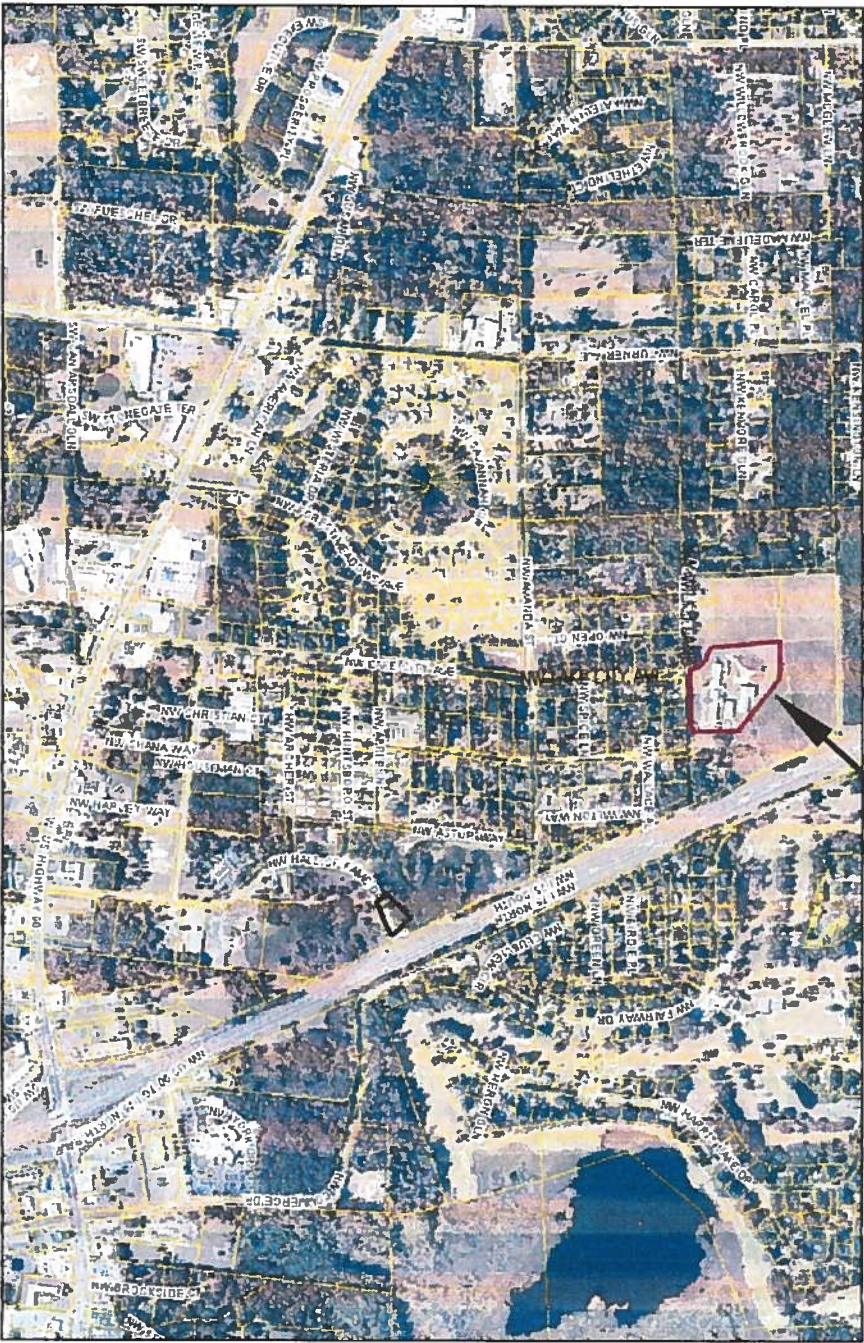
PRIVATE ENGINEERS NOTICE TO CONTRACTOR:

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.



NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 356 "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING

D.R. NICKELSON & CO, INC.
229 N.W. WILKS LANE, LAKE CITY, FL 32055
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



LOCATION MAP

NOT TO SCALE

ENGINEERS 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 20 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.

NOTES:

1. ZONING: I, INDUSTRIAL
2. LAND USE: LIGHT MANUFACTURING
3. PARCEL NO.: 27-35-16-02327-003

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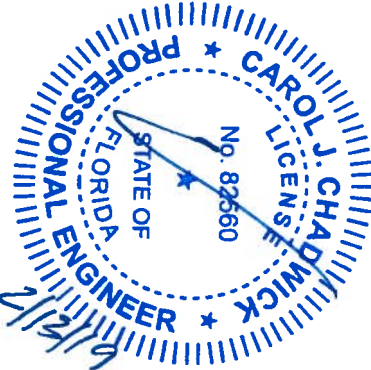
OWNER:
D.R. NICKELSON & CO, INC.
229 N.W. WILKS LANE
LAKE CITY, FL 32055
386.755.6565
CONTACT: DALE NICKELSON
dale@dmnickelson.com

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



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

PROJECT NO. FL19003	D.R. NICKELSON & CO., INC. COVER SHEET & NOTES	PREPARED FOR D.R. NICKELSON & CO, INC. 229 N.W. WILKS LANE LAKE CITY, FL 32055 386.755.6565 CONTACT: DALE NICKELSON dale@dmnickelson.com	DATE	REVISION DESCRIPTION	CAROL CHADWICK, P.E. Carol Chadwick 1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 ccpewyo@gmail.com www.carolchadwickpe.com FLORIDA • WYOMING OREGON • CALIFORNIA • N.C.E.E.S.
DATE FEB. 13, 2019					
REVISION DATE					
SHEET 1 OF 2					



PROJECT NO.	FL19003
DATE	FEB. 13, 2019
REVISION DATE	
SHEET	2 OF 2

D.R. NICKELSON & CO., INC.

SITE PLAN

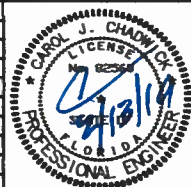
PREPARED FOR:
D.R. NICKELSON & CO, INC.
229 N.W. WILKS LANE
LAKE CITY, FL 32055
386.755.6565
CONTACT: DALE NICKELSON
dale@drnickelson.com

APPROVED

ZONING - COLUMBIA COUNTY, FLORIDA

DATE

REVISION DESCRIPTION



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com
FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C.E.E.S.

DEVELOPMENT INFORMATION				
1,292 S.F. OF EXISTING CONCRETE WILL BE REMOVED FOR THE CONSTRUCTION OF A 2080 S.F. BUILDING USED FOR STORAGE. THE REMAINDER OF THE SITE WILL REMAIN UNDISTURBED FOR THIS PROJECT.				
PARCEL NUMBER	27-35-16-02327-003			
ZONING	I - INDUSTRIAL			
LAND USE	LIGHT MANUFACTURING			
ADDRESS	229 N.W. WILKS LANE, LAKE CITY, FL 32055			
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE	
PARCEL AREA	436,473	10.02	1.00	
ON-SITE DISTURBANCE AREA	2080	0.05	0.48	
OFF-SITE DISTURBANCE AREA	0	0.00	-	
TOTAL DISTURBANCE AREA	2080	0.05	0.48	
EXISTING IMPERVIOUS AREA				
ASPHALT PAVEMENT & CONCRETE	111,116	2.55	25.46	
BUILDINGS	47036	1.08	10.78	
TOTAL EXISTING IMPERVIOUS	158,152	3.63	36.23	
PROPOSED IMPERVIOUS AREA				
CONCRETE REMOVAL	-1,292	-0.03	-0.30	
NEW BUILDING	2080	0.05	0.48	
EXISTING IMPERVIOUS	158,152	3.63	36.23	
TOTAL IMPERVIOUS AREA	158,940	3.65	36.41	
LANDSCAPING				
REQUIRED	PER SECTION 4.17.7, COLUMBIA COUNTY L.D.R. 35' BUFFER IS PROVIDED FOR ZONE A PER SECTION 4.17.10, COLUMBIA COUNTY L.D.R. 30' BUFFER IS PROVIDED ADJACENT TO WILKS LANE			
PROPOSED AREA	2256 S.F. + 6 TREES			
PARKING				
REQUIRED SPACES	PER SECTION 4.17.11, COLUMBIA COUNTY L.D.R. 21 REQUIRED PARKING SPACES WITH 1 HANDICAP SPACE (SEE PARKING CALCULATIONS BELOW)			
EXISTING SPACES	44 INCLUDING 3 HANDICAP SPACES			

PARKING CALCULATIONS				
BUILDING #	TOTAL AREA, S.F.	OCCUPANCY TYPE (BUILDING USE)	OCCUPANCY TYPE AREA, S.F.	MINIMUM REQUIRED PARKING SPACES PER 5 F.
1	17160	OFFICE (112.5%)	2145	1 PER 500
		WAREHOUSE/STORAGE (87.5%)	15015	1 PER 6000
2	14800	OFFICE (5.0%)	740	1 PER 500
		WAREHOUSE/STORAGE (95.0%)	14060	1 PER 6000
3	1776	WAREHOUSE/STORAGE (100.0%)	1776	1 PER 6000
4	720	WAREHOUSE/STORAGE (100.0%)	720	1 PER 6000
6	10500	OFFICE (14.0%)	1470	1 PER 500
		WAREHOUSE/STORAGE (86.0%)	9030	1 PER 6000
NEW BUILDING	2080	WAREHOUSE/STORAGE	2080	1 PER 6000
TOTAL				21
TOTAL REQUIRED HANDICAP				1
TOTAL PROVIDED INCLUDING 3 HANDICAP				44

- NOTES:
- PROPERTY LINES ARE APPROXIMATE AS NO SURVEY WAS PROVIDED.
 - 1,292 S.F. EXISTING CONCRETE WILL BE REMOVED TO ACCOMMODATE CONSTRUCTION OF NEW 2080 S.F. WAREHOUSE/STORAGE BUILDING RESULTING IN AN ADDITION OF 789 S.F. IMPERVIOUS SURFACE.
 - ZONING TO THE SOUTH IS RSF/MH-2: 30' BUFFER ADJACENT TO WILKS LANE HAS BEEN PROVIDED