SITE CONSTRUCTION PLANS FOR:

ELITE METAL OFFICE BUILDING

PREPARED FOR:

VICTORY LAND HOLDINGS, LLC



LOCATION MAP

SHEET INDEX					
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PROJECT SITE

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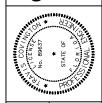
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NO. DESCRIPTION DA'

COVINGTON ENGINEERING SERV 272 NW Country Lake Dr, Lake City, FL 32055



JEFICE BUILDING EAL TERRACE

LITE METAL OFFICE E

PROJECT NUMBER: SP0011

DATE: 12/4/23

SHEET:

G-100

OWNER/DEVELOPER:

VICTORY LAND HOLDINGS, LLC 118 PARSHLEY ST SW LAKE CITY, FL 32064 386.688.3627 kyle@lawyerkyle.com

CIVIL ENGINEER:

COVINGTON ENGINEERING SERVICES 272 NW COUNTRY LAKE DR LAKE CITY, FL 32055 813.770.9470 travis@covingtoneng.com

SURVEYOR:

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

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS					PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS						
——— SA ———	SANITARY SEWER MAIN	0	ROOF DRAIN	(SW)	STORM SEWER MANHOLE	—— SA ——	SANITARY SEWER MAIN	CA	CABLE TV RISER	(SW)	STORM SEWER MANHOLE
——— SS ———	SANITARY SEWER SERVICE	BM	BENCHMARK		GRATED STORM INLET	—— ss ——	SANITARY SEWER SERVICE WATER MAIN	T	TELEPHONE RISER		GRATED STORM INLET
— w — — w —	WATER MAIN	EAT FAT	REFERENCE MONUMENT	\bowtie	STORM INLET	w	WATER MAIN WATER SERVICE	W	WATER METER PIT	\boxtimes	STORM INLET
———WS ———	WATER SERVICE	CA	CABLE TV RISER	SA	SANITARY SEWER MANHOLE	SW	STORM SEWER	©	FIRE HYDRANT	(SA)	SANITARY SEWER MANHOLE
SW		Т	TELEPHONE RISER	0	CLEAN OUT	OP		M	GATE VALVE	8	CLEAN OUT
	SWALE/FLOWLINE	₩	WATER METER PIT	(G)	GAS VALVE	UP	UNDERGROUND POWER	69	CURB STOP	(G)	GAS VALVE
	COLVERT	\bigcirc	FIRE HYDRANT	G	GAS METER	——— GAS ———	GAS LINE		11 1/4° BEND	G	GAS METER
—— OP ——	OVERHEAD POWER UNDERGROUND POWER	M	GATE VALVE	\Diamond	STREET LIGHT	— т —	PHONE LINE	Ū	22 1/2° BEND	ф	STREET LIGHT
—— GAS ——	GAS LINE	8	CURB STOP	•	GUY WIRE ANCHOR	—— FO ——	FIBER OPTIC	ጏ	45° BEND	•	GUY WIRE ANCHOR
Т	PHONE LINE	*	CONIFEROUS TREE	Ø	POWER POLE	CA	CABLE TV		CAP (END OF LINE PLUG)	Ø	POWER POLE
—— FO ——	FIBER OPTIC		DECIDUOUS TREE	٥	GAS MARKER		PROPERTY LINE		COUPLER		TRANSFORMER SINGLE PHASE
——— CA ———	CABLE TV	0	BUSH	\otimes	ELECTRIC MARKER			O	CROSS	/ \/\	TRANSFORMER 3 PHASE
	PROPERTY LINE		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE	9	STRIPING		DEFLECTION COUPLER		ELECTRICAL VAULT
	R.O.W.		1 POLE SIGN		TRANSFORMER 3 PHASE		BUILDING SETBACK LINE		TEE	(E)	ELECTRICAL METER
	BUILDING SETBACK LINE	₽ BH	BOREHOLE		ELECTRICAL VAULT		EASEMENT LINE	D	REDUCER	-	FIRED ORTIC DEDICTAL
	EASEMENT LINE	⊕ MW	MONITORING WELL	(E)	ELECTRICAL METER		SIDEWALK	\$	SEWER HOOK-UP	•	FIBER OPTIC PEDISTAL
	OTDUOTUDE.	\\\	TRAFFIC SIGNAL	•	FIBER OPTIC PEDISTAL	—— SF ——	SILT FENCE	$\langle \widetilde{w} \rangle$	WATER HOOK-UP	F	FIBER OPTIC VAULT
	STRUCTURE			F	FIBER OPTIC VAULT		PROPOSED STRUCTURE	Œ	ELECTRIC HOOK-UP	§6	SPRINKLER HEAD IRRIGATION CONTROL
	EXISTING CONCRETE			6	SPRINKLER HEAD			— Pii —— Pii —	SEWER FORCE MAIN	§ ₩	
				(Sp	IRRIGATION CONTROL		PROPOSED CONCRETE		TOP OF BANK	٠.	CONIFEROUS TREE DECIDUOUS TREE
	EXISTING ASPHALT						PROPOSED ASPHALT	(LIFT STATION		
								_		<u> </u>	SHRUB
							PROPOSED GRAVEL SURFAC	Œ			1 POLE SIGN
						•••••••	GRASS				

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE PROJECT SITE. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF SUCH DIFFERENCES IMMEDIATELY
- 2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CONFLICT BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LEARN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE GOVERNMENTAL AGENCIES.
- 4. ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES PRIOR TO
- 5. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS
- 6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION
- 7. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED EROSION CONTROL MEASURES AS SHOWN ON THE PLANS FOR SILT/EROSION CONTROL.
- 8. ALL CONSTRUCTION STAKING & LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 9. ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FLORIDA LAWS
- 10. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR CONSTRUCTION.

EROSION CONTROL NOTES

- 1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL LATEST EDITION
- 2. THE CONTRACTOR SHALL ADHERE TO THE FDOT, SRWMD, SUWANNEE COUNTY AND OTHER GOVERNING AGENCIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
- 3. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO ENSURE COMPLIANCE WITH REGULATIONS.
- 4. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING ANY OTHER CONSTRUCTION.
- 5. ALL GRADED & DISTURBED AREAS NOT BEING SODDED SHALL BE STABILIZED IMMEDIATELY WITH FAST GROWING COVER AND/OR MULCH.
- 6. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 7. ALL WASTE GENERATED ON SITE MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE & LOCAL REGULATIONS.
- 8. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. HE/SHE WILL BE REQUIRED. TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND. INDEMNIEY 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

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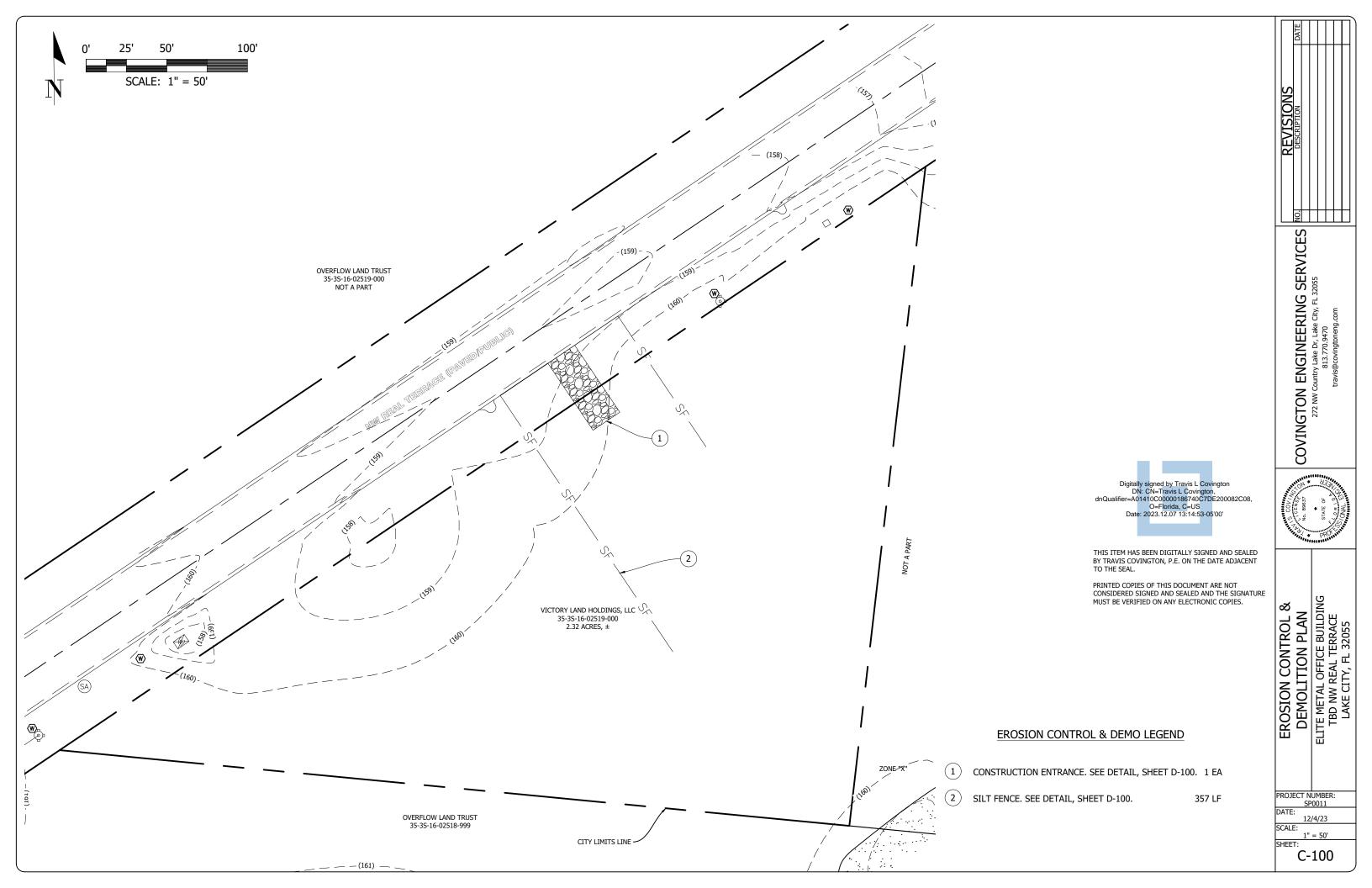
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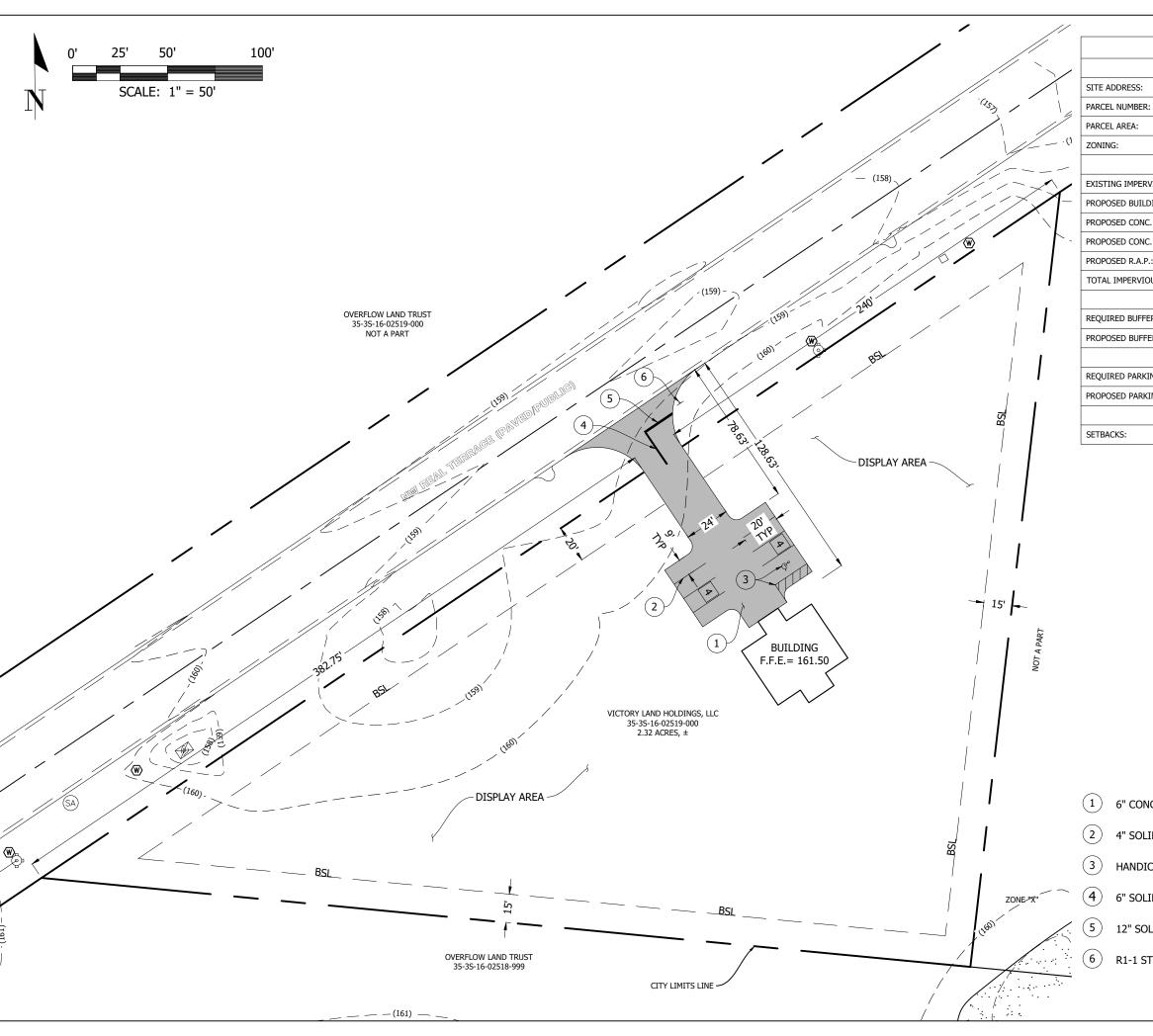


TE METAL OFFICE BUILDING TBD NW REAL TERRACE LAKE CITY, FL 32055 GENERAL NOTES

PROJECT NUMBER SP0011 12/4/23

G-101





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

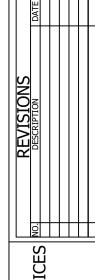
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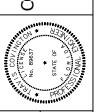
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SITE LEGEND

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



COVINGTON ENGINEERING SERVICES
272 NW Country Lake Dr, Lake City, Fl. 32055
813.770.9470



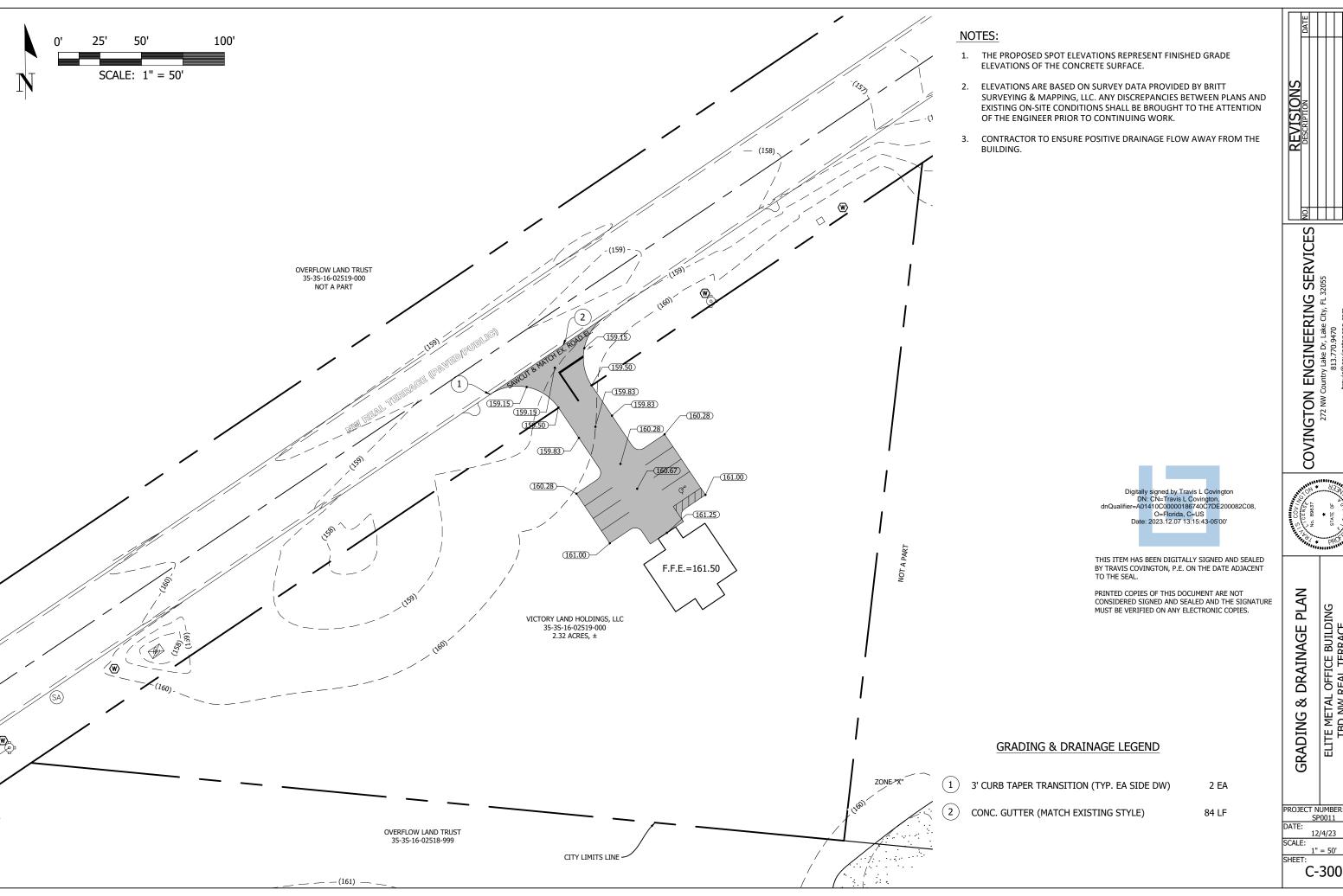
SITE PLAN
ELITE METAL OFFICE BUILDING
TBD NW REAL TERRACE
LAKE CITY, FL 32055

PROJECT NUMBER:
SP0011

DATE:
12/4/23

SCALE:

SHEET: C-200





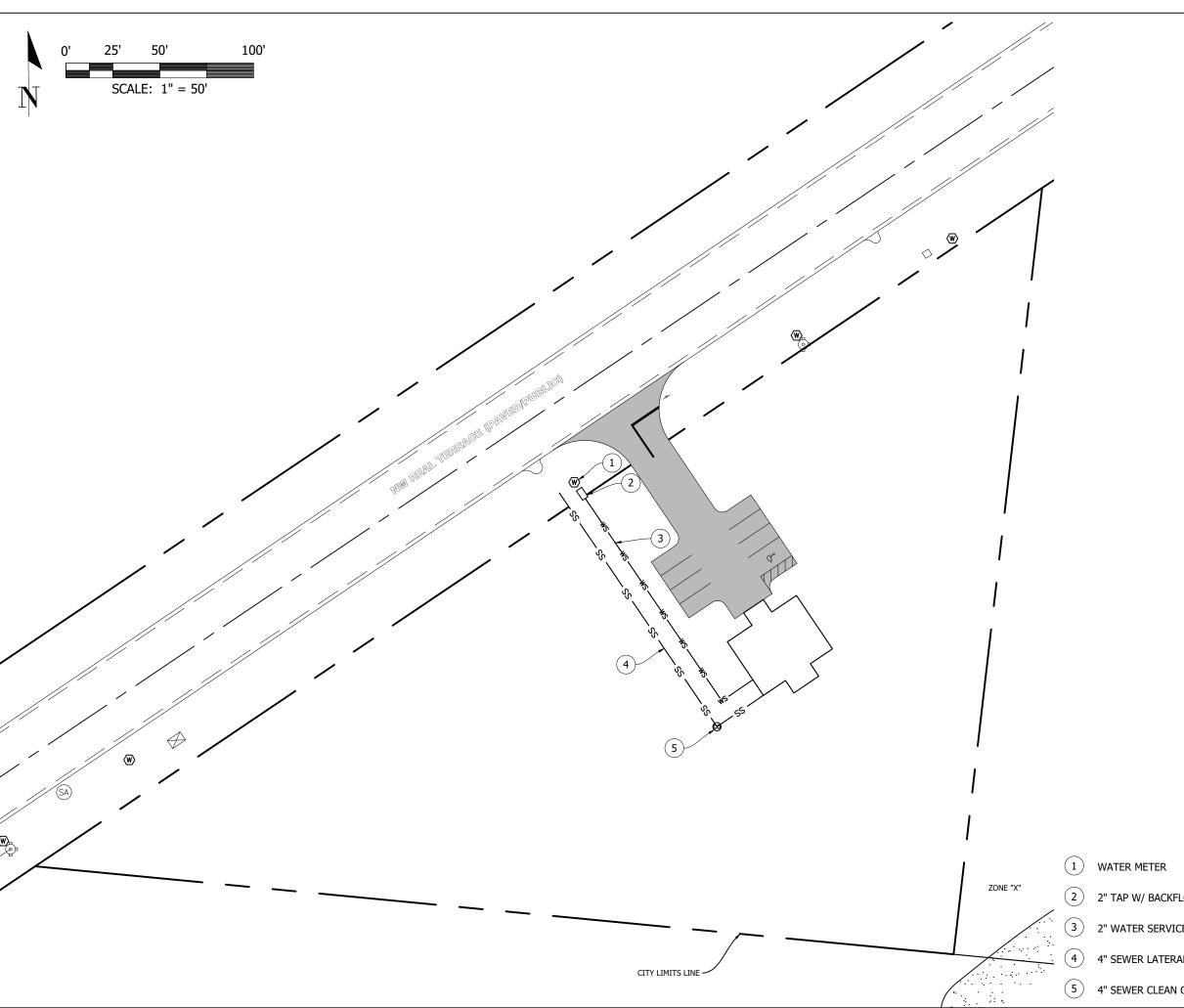
ELITE METAL OFFICE BUILDING TBD NW REAL TERRACE LAKE CITY, FL 32055

PROJECT NUMBER:

SP0011

12/4/23

C-300





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UTILITY LEGEND

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

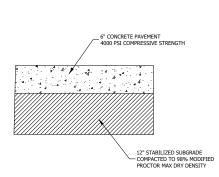
PROJECT NUMBER: SP0011

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

UTILITY PLAN

12/4/23 SCALE:

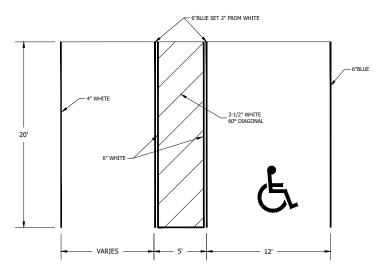
SHEET: C-400



NOTE:
CONTROL JOINTS SHOULD BE SAWCUT TO \$\frac{1}{4}\text{ DEPTH OF SLAB. JOINT SPACING SHOULD BE NO GREATER
THAN 12 FEET ON CENTERS. ALL MATERIAL AND METHODS PER LATEST EDITION OF FOOT "STANDARD
SPECIFICATION FOR ROADWAY AND BRIDGE CONSTRUCTION".

STANDARD DUTY CONCRETE PAVEMENT SECTION

BACK TRENCH, COVERING FABRIC.

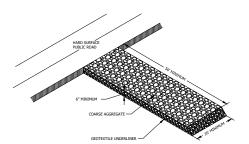


HANDICAP PARKING STRIPING DETAIL N.T.S.



2'-0" MIN. DIG TRENCH 6" DEEP. 2. LAY IN FABRIC TO BOTTOM OF TRENCH.

TYPE IV SILT FENCE



CONSTRUCTION ENTRANCE

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REVISIONS DESCRIPTION ġ l

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272 NW Country Lake Dr, Lake City, FL 32055
813.770.9470



CONSTRUCTION DETAILS

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

PROJECT NUMBER: SP0011

12/4/23 SCALE:

SHEET:

D-100