

SITE PLAN
COOPER'S HIDEOUT
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 34; THENCE ON THE EAST BOUNDARY THEREOF, S6°17'02"W, A DISTANCE OF 419.70 FEET TO THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66; THENCE ON SAID NORTH BOUNDARY S88°59'52"W, A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH BOUNDARY, S88°59'52"W, A DISTANCE OF 258.77 FEET; THENCE N00°25'39"W, A DISTANCE OF 317.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°53'12"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 94.83 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS N22°19'14"E A DISTANCE OF 33.74 FEET TO THE CURVE'S END AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAY DRIVE, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1474.39 FEET AND A CENTRAL ANGLE OF 09°05'03"; THENCE ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE A DISTANCE OF 233.76 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N87°39'03"E A DISTANCE OF 233.52 FEET; THENCE S02°25'22"E, A DISTANCE OF 353.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.

NOTES

1. SITE PARCEL: 34-35-17-06970-000 (PORTION OF PARCEL)
2. SITE ADDRESS: TBD SE BAY DRIVE, LAKE CITY, FL
3. EXISTING FUTURE LAND USE: COMMERCIAL
4. EXISTING ZONING: C1

SHEET INDEX

- | | |
|---|--------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | SITE, UTILITY & DIMENSION PLAN |



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by Carol
Chadwick
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cn=Carol
Chadwick
Date: 2024.06.13
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ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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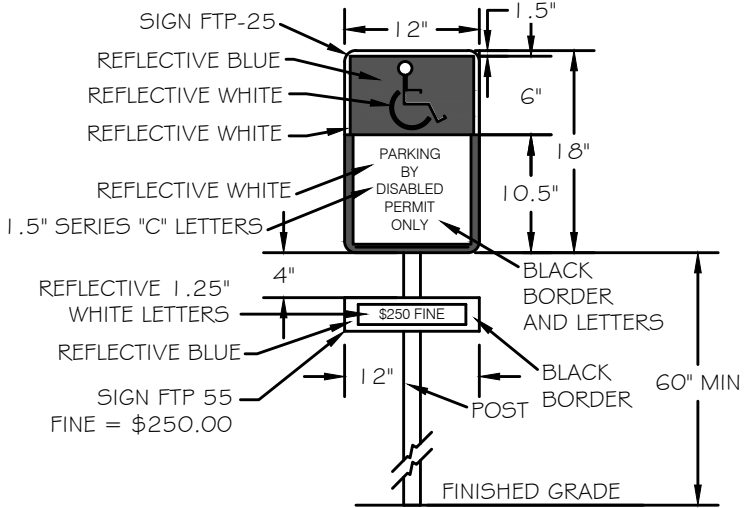
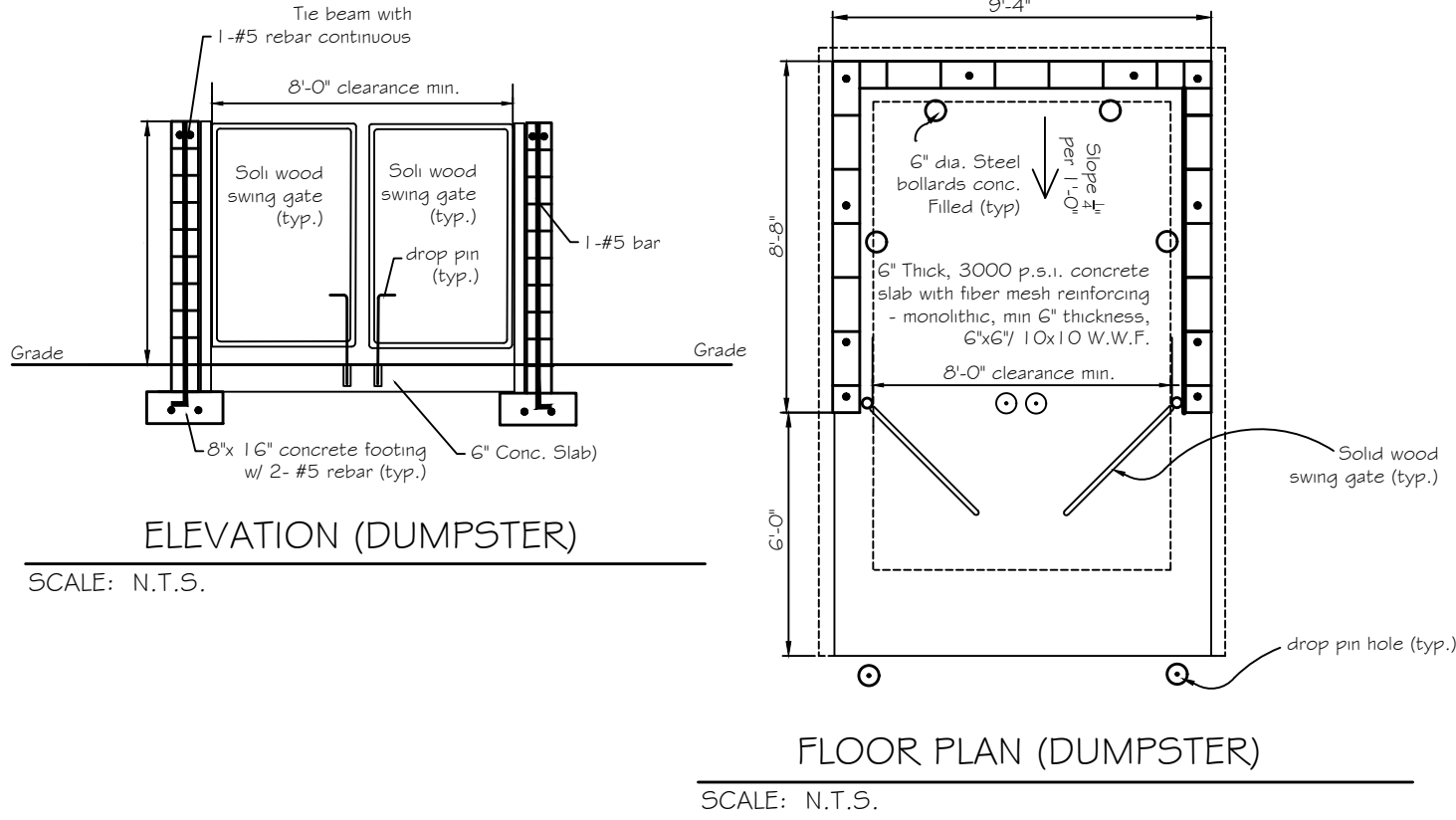
CAROL CHADWICK, P.E. Professional Engineer No. 82560 State of Florida	
PROJECT: COOPER'S HIDEOUT	
DATE: 06/13/2024	
SHEET: 1 OF 3	
DRAWN BY: H28570	
CHECKED BY: JUNE 13, 2024	
DESIGNED BY: JUNE 13, 2024	
PROJECT: COOPER'S HIDEOUT	
COVER SHEET	
ERIC & TONI LEVY 954.296.1617 tmlevy249@gmail.com	

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SANITARY SEWER MAIN		ROOF DRAIN		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		BENCHMARK		GRATED STORM INLET
	FORCE SEWER MAIN		REFERENCE MONUMENT		STORM INLET
	WATER MAIN		CABLE TV RISER		SANITARY SEWER MANHOLE
	WATER SERVICE		TELEPHONE RISER		CLEAN OUT
	STORM SEWER		WATER METER PIT		GAS VALVE
	SWALE/FLOWLINE		FIRE HYDRANT		GAS METER
	CULVERT		GATE VALVE		STREET LIGHT
	OVERHEAD POWER		CURB STOP		GUY WIRE ANCHOR
	UNDERGROUND POWER		CONIFEROUS TREE		POWER POLE
	GAS LINE		DECIDUOUS TREE		GAS MARKER
	PHONE LINE		BUSH		ELECTRIC MARKER
	FIBER OPTIC		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
	CABLE TV		I POLE SIGN		TRANSFORMER 3 PHASE
	PROPERTY LINE		BOREHOLE		ELECTRICAL VAULT
	R.O.W.		MONITORING WELL		ELECTRICAL METER
	BUILDING SETBACK LINE		TRAFFIC SIGNAL		FIBER OPTIC PEDISTAL
	EASEMENT LINE				FIBER OPTIC VAULT
	STRUCTURE				SPRINKLER HEAD
	EXISTING CONCRETE				IRRIGATION CONTROL
	EXISTING ASPHALT				

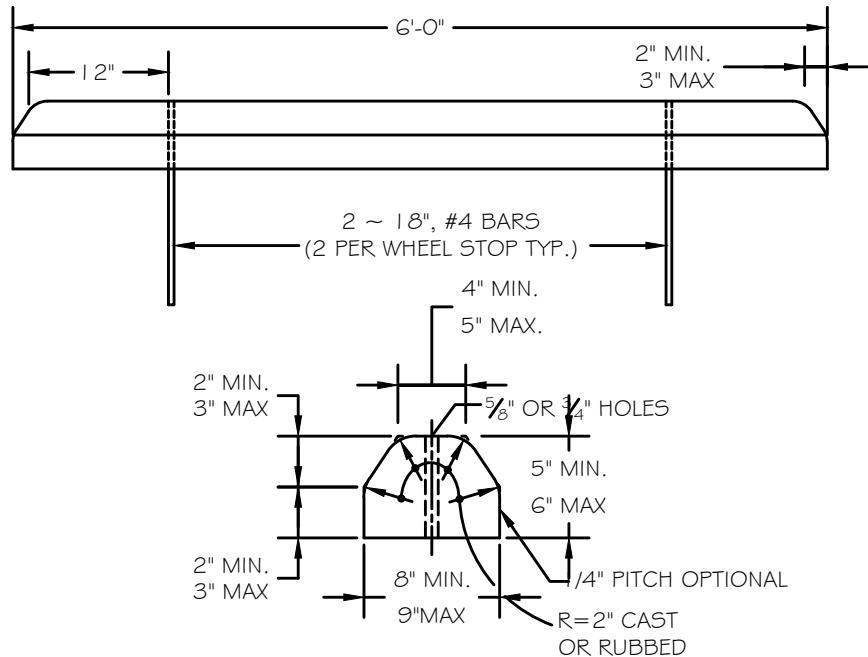
PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

	SANITARY SEWER MAIN		CABLE TV RISER		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		TELEPHONE RISER		GRATED STORM INLET
	FORCE SEWER MAIN		WATER METER PIT		STORM INLET
	WATER MAIN		FIRE HYDRANT		SANITARY SEWER MANHOLE
	WATER SERVICE		GATE VALVE		CLEAN OUT
	STORM SEWER		CURB STOP		GAS VALVE
	OVERHEAD POWER		1 1/4° BEND		GAS METER
	UNDERGROUND POWER		22 1/2° BEND		STREET LIGHT
	GAS LINE		45° BEND		GUY WIRE ANCHOR
	PHONE LINE		CAP (END OF LINE PLUG)		POWER POLE
	FIBER OPTIC		COUPLER		TRANSFORMER SINGLE PHASE
	CABLE TV		CROSS		TRANSFORMER 3 PHASE
	PROPERTY LINE		DEFLECTION COUPLER		ELECTRICAL VAULT
	STRIPING		TEE		ELECTRICAL METER
	BUILDING SETBACK LINE		REDUCER		FIBER OPTIC PEDISTAL
	EASEMENT LINE		SEWER HOOK-UP		FIBER OPTIC VAULT
	SIDEWALK		WATER HOOK-UP		SPRINKLER HEAD
	SILT FENCE		ELECTRIC HOOK-UP		IRRIGATION CONTROL
	PROPOSED STRUCTURE		SEWER FORCE MAIN		CONIFEROUS TREE
	PROPOSED CONCRETE		TOP OF BANK		DECIDUOUS TREE
	PROPOSED ASPHALT		LIFT STATION		BUSH
	PROPOSED GRAVEL SURFACE				I POLE SIGN
	GRASS				

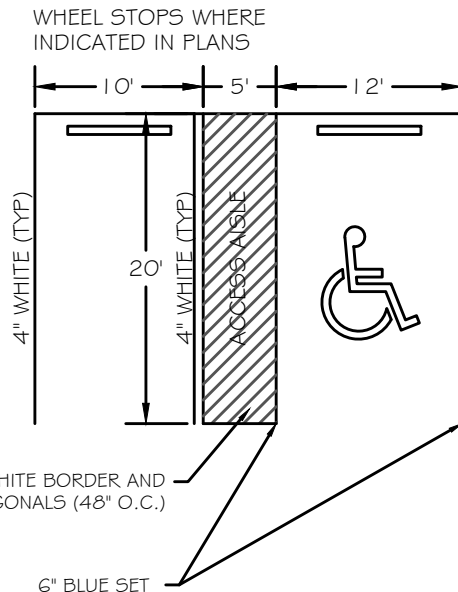


SIGN NOTES:
1. SIGN CONSTRUCTION, DESIGN
AND PLACEMENT SHALL COMPLY
WITH STATE AND LOCAL STATUTES.

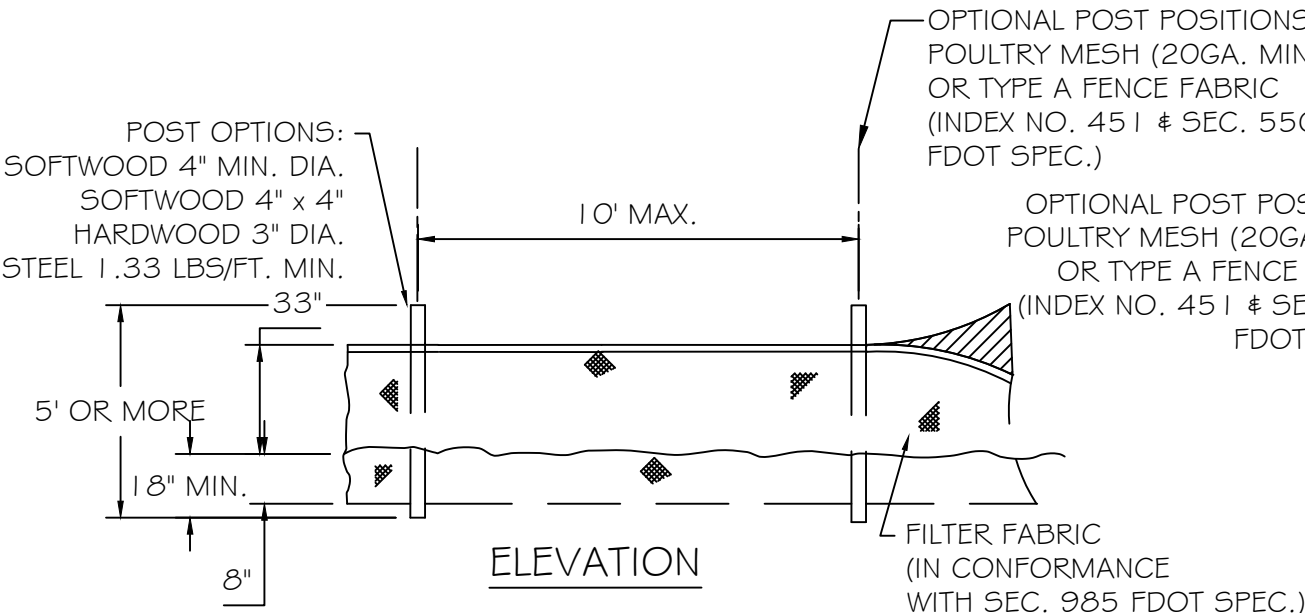
HANDICAP PARKING SIGN DETAIL
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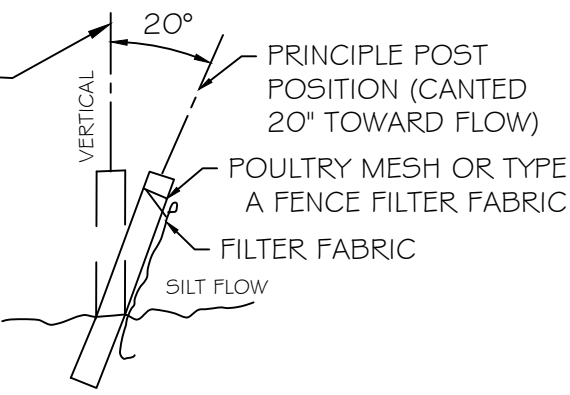
WHEEL STOP DETAIL
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HANDICAP PARKING STALL DETAIL
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TYPE IV SILT FENCE
NOT TO SCALE



SECTION

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, 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.

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

NOTE: ALL UTILITY PROVIDERS
MUST BE CONTACTED PRIOR
TO DIGGING IN ACCORDANCE
TO CHAPTER 556 "SUNSHINE
STATE ONE CALL"
CALL 811 48 HOURS PRIOR
TO DIGGING



Digitally signed by
Carol Chadwick
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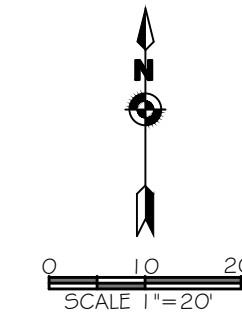
COOPER'S HIDEOUT
NOTES, LEGEND & DETAILS

REVISIONS
NO. DESCRIPTION
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TIME: 15:55:01 -04'00'

SCALE: 1" = 10'

2 of 3



1	INSTALL CONCRETE SIDEWALK	484 S.F.
2	HANDICAP PARKING STALL PER DETAILS ON SHEET 2	2 EA.
3	HANDICAP PARKING SIGN PER DETAIL ON SHEET 2	2 EA.
4	WHEEL STOP PER DETAIL ON SHEET 2 (EVERY PARKING SPACE)	50 EA.
5	6' WOOD FENCE	760 L.F.
6	3' SPLIT RAIL FENCE	516 L.F.
7	WATER METER	1 EA.
8	BACKFLOW PREVENTER	1 EA.
9	1" WATER SERVICE	224 L.F.
10	ELECTRIC SERVICE	1 EA.
11	36" STOP SIGN PER R1-1	1 EA.
12	24" SOLID WHITE THERMO STOP BAR	10 L.F.
13	6" SOLID YELLOW THERMO LANE MARKING	50 L.F.
14	SEPTIC SYSTEM BY OTHERS (LOCATION MAY VARY)	1 EA.
15	DUMPSTER PER DETAIL ON SHEET 2	1 EA.

PLANT SCHEDULE		
SYMBOL	PLANT TYPE	QTY
	MUSKOGEE CRAPE MYRTLE, 5 GALLON OR APPROVED EQUAL	12

Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
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Date: 2024.06.13 15:55:16 -04'00'



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