

FORTY SEVEN PROPERTIES SITE PLAN

SECTION 17, TOWNSHIP 4 SOUTH, RANGE 17 EAST

LAKE CITY, COLUMBIA COUNTY, FLORIDA

PROJECT SITE



LOCATION MAP

NOT TO SCALE

OWNER:

FORTY SEVEN PROPERTIES, INC
796 SE CR 252
LAKE CITY, FL 32025
CONTACT: LARRY PERRY
386.397.6621
larry@capitalmetalsupply.com

CIVIL ENGINEER:

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

SURVEYOR:

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

DEVELOPMENT INFORMATION

NEW WAREHOUSE AND OFFICE AND PAVED PARKING WITH ASSOCIATED UTILITES AND FENCED OUTDOOR STORAGE

PARCEL NUMBER	17-45-17-08410-101		
ZONING	ILW		
LAND USE	INDUSTRIAL		
ADDRESS	TBD S US HWY 441, LAKE CITY, FL		

PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	150718	3.46	100
ON-SITE DISTURBANCE AREA	52533	1.21	34.86
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	52533	1.21	34.86

TOTAL IMPERVIOUS AREA

PROPOSED BUILDING	10000	0.23	6.63
PROPOSED SIDEWALK & CONCRETE	616	0.01	0.41
PROPOSED ASPHALT PARKING & DRIVEWAYS	10496	0.24	6.96
EXISTING PAVEMENT	566	0.01	0.38
TOTAL IMPERVIOUS AREA	21678	0.50	14.38

LANDSCAPING

REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 10% OF OFF-STREET PARKING (10496 SF) 1 TREE PER 200 SF OF LANDSCAPING 1050 S.F. LANDSCAPING & 5 TREES		
PROPOSED AREA	4995 S.F. & 7 TREES		

PARKING

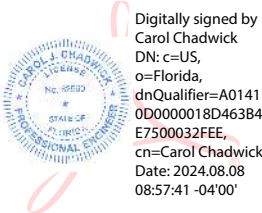
REQUIRED SPACES	PER SECTION 4.16.11, COLUMBIA COUNTY L.D.R. WAREHOUSE: 1 PARKING SPACE PER 6000 S.F. OF FLOOR AREA 8000 / 6000 = 1 PARKING SPACE PER SECTION 4.13.11, COLUMBIA COUNTY L.D.R. OFFICE: 1 SPACE PER 200 S.F. OF FLOOR AREA 2000 / 200 = 10 PARKING SPACES TOTAL REQUIRED: 11 PARKING SPACES INCLUDING 1 ADA SPACE		
PROPOSED SPACES	14 INCLUDING 1 HANDICAP SPACE		

NOTES

1. SITE PARCEL: 17-45-17-08410-101
2. FUTURE LAND USE: INDUSTRIAL
3. ZONING: ILW
4. SITE ADDRESS: TBD S US HWY 441, LAKE CITY, FL

SHEET INDEX

- | | |
|---|----------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | OVERALL SITE PLAN |
| 4 | SITE, DIMENSION & LANDSCAPE PLAN |
| 5 | GRADING & STORM DRAIN PLAN |



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.

CAROL CHADWICK, P.E.
P.E. NO. 82560
STATE OF FLORIDA
EXPIRATION DATE 12/31/2025

REVIEWED FOR
FORTY SEVEN PROPERTIES, INC.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
CONTACT: LARRY PERRY
386.397.6621
larry@capitalmetalsupply.com

FORTY SEVEN PROPERTIES SITE PLAN
COVER SHEET

DATE: AUG. 7, 2024
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
SCALE: 1" = 5'

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

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

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

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

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

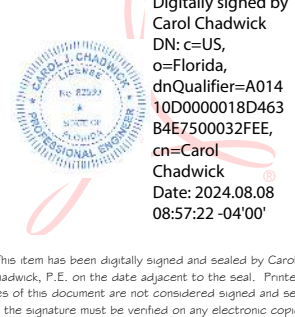
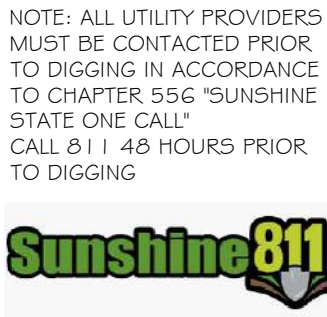
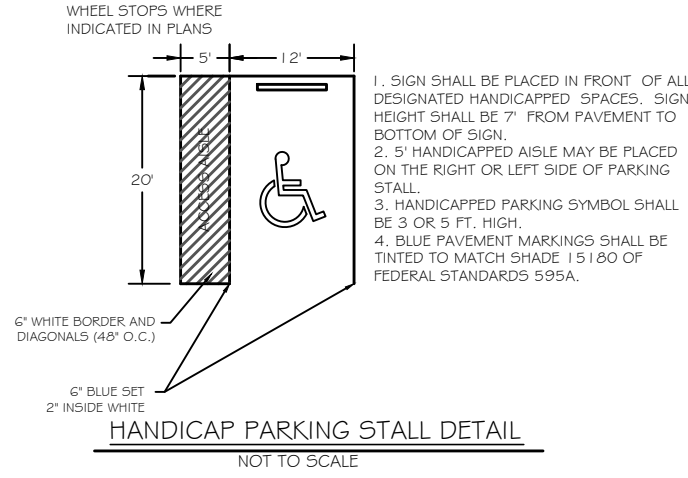
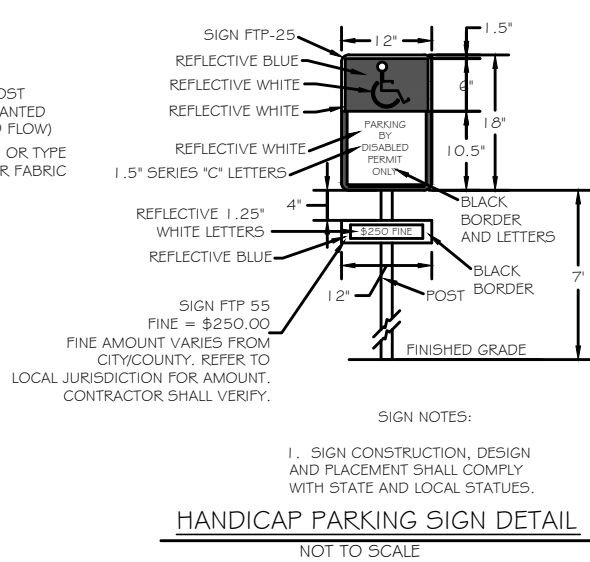
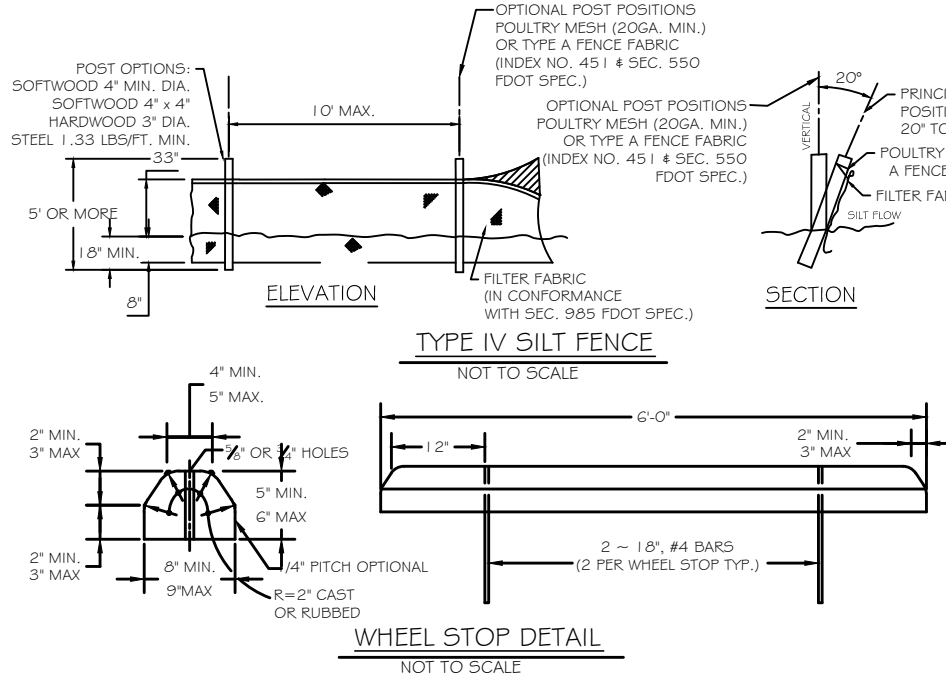
UNAUTHORIZED CHANGES AND USES CAUTION:

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

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

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



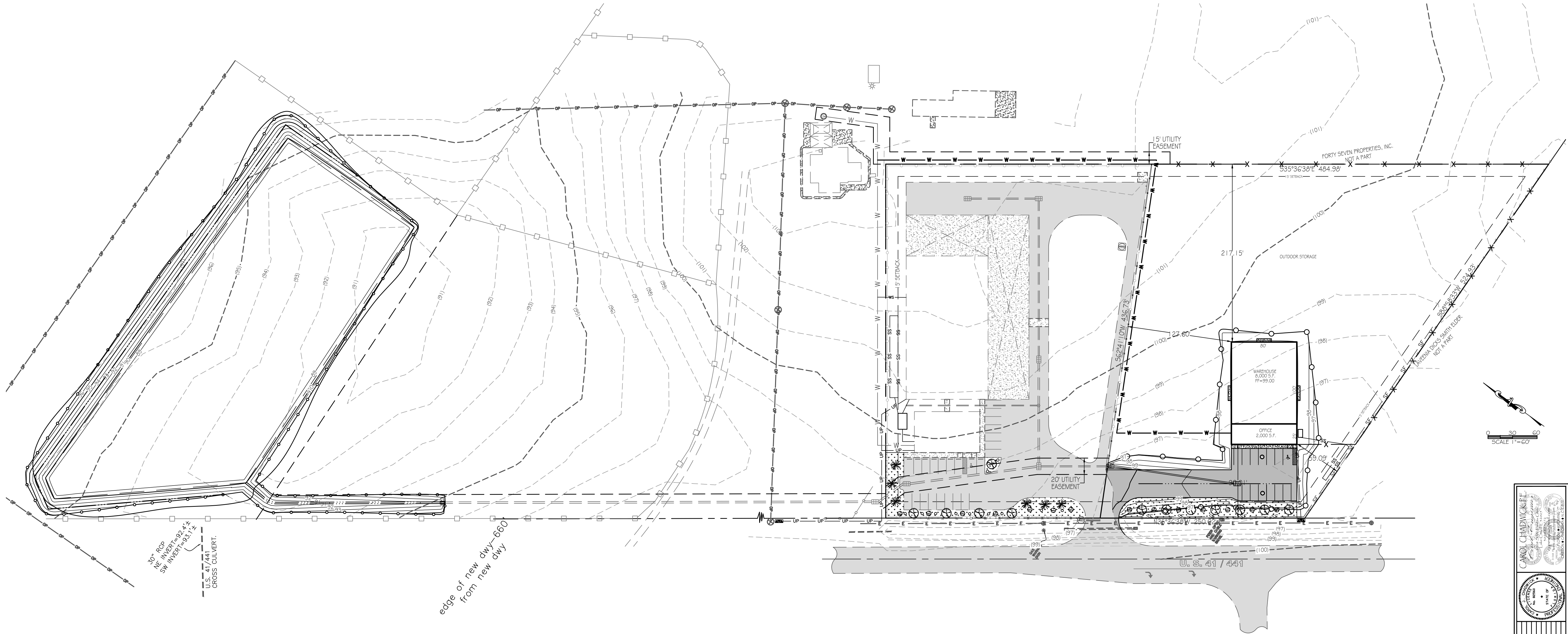
CAROL CHADWICK
Professional Engineer
No. 00000001
State of Florida
Exp. 12/31/2025

REVIEWED FOR
FORTY SEVEN PROPERTIES (IN
PORT SEVEN PROPERTIES) IN
COLUMBIA COUNTY, FLORIDA
DATE CITY, FL 3025
CONTACT: LARRY FERRY
larry@carolmadesupply.com

DATE
2024.08.08
TIME
08:57:22 -0400

2 of 5

C:\CADD\MAJOR\RESORT\SECTION\PROJECTS\4015\4015-00\4015-00.dwg, 9/20/24 3:49:15 PM



NOTES

1. THE STORMWATER MANAGEMENT FACILITY AND ANY CONVEYANCES CHANNELING STORMWATER OFF-SITE SHALL BE PART OF PERPETUAL STORMWATER EASEMENT WITH THE SUBJECT PROPERTY TO BE DEVELOPED AND DEDICATED TO THE DEVELOPER IN PERPETUITY.
2. THE UTILITY EASEMENT FOR THE WATER SYSTEM SHALL BE PART OF PERPETUAL STORMWATER EASEMENT WITH THE SUBJECT PROPERTY TO BE DEVELOPED AND DEDICATED TO THE DEVELOPER IN PERPETUITY.

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
ou=Qualifier-00141,
ou=00000018D463B4,
ou=7500032FEE,
ou=Carol Chadwick,
Date: 2024.08.08
08:57:04 -0400


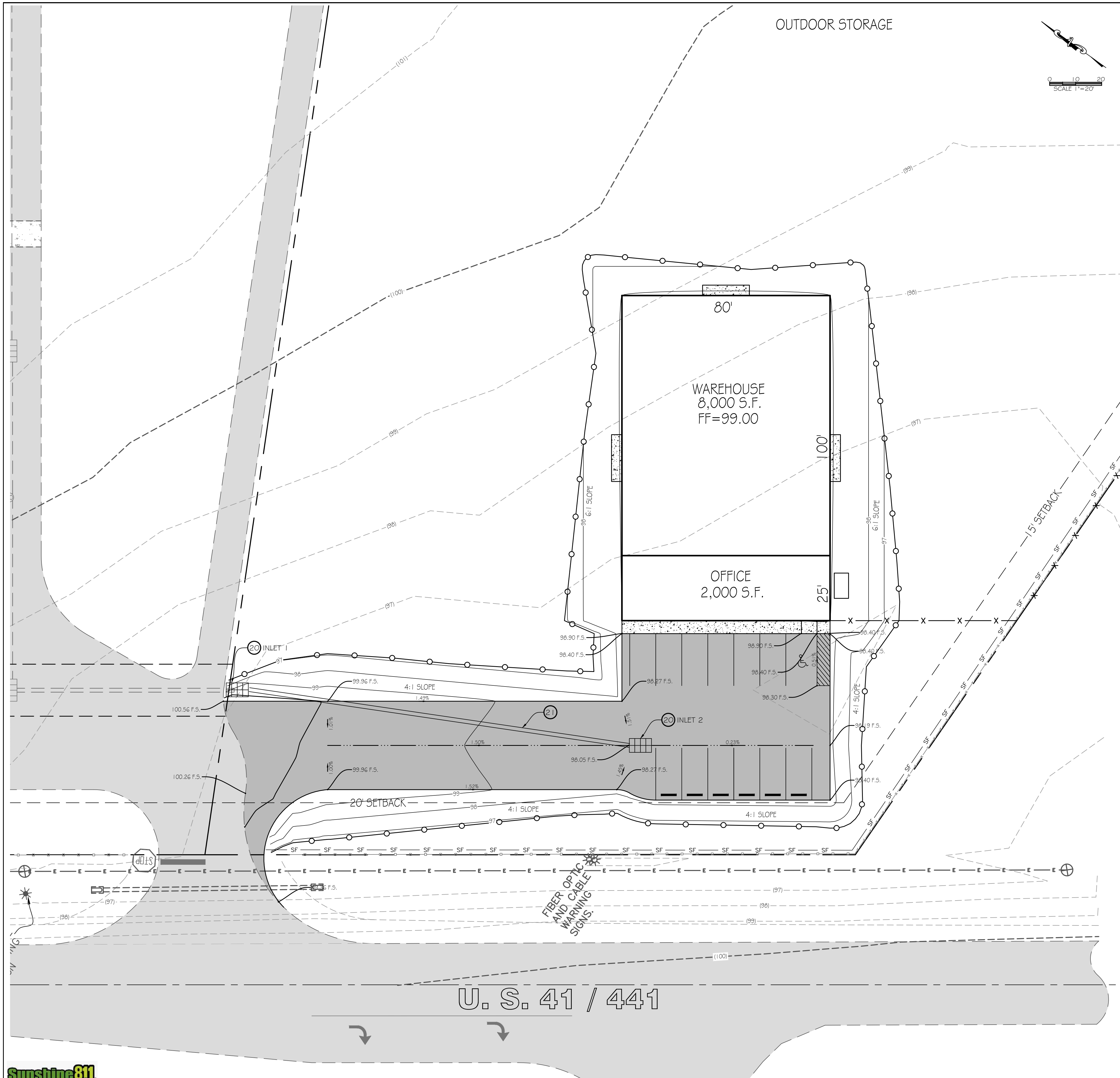
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Chadwick, P.E. on the date adjacent to the seal. Printed
copies of this document are not considered signed and sealed
and the signature must be verified on any electronic copies.

FORTRANSMISSION FORTY SEVEN PROPERTIES, INC. DIXIE CITY, FL 32025 CONTACT: LARRY FERRY larry@carlmetalsupply.com		RECEIVED FOR FORTY SEVEN PROPERTIES, INC. DIXIE CITY, FL 32025 CONTACT: LARRY FERRY larry@carlmetalsupply.com	
DATE: AUG. 7, 2024		DATE: AUG. 7, 2024	
PROJECT: F224015		PROJECT: F224015	
SHEET: 3 OF 5		SHEET: 3 OF 5	
OVERALL SITE PLAN		OVERALL SITE PLAN	

(20)	TYPE F INLET PER FDOT INDEX 425-053	2 EA.
(21)	18" STORM PIPE	148 L.F.

NOTE TO CONTRACTOR:

EXISTING STORM DRAIN INVERT AND LOCATION MUST BE VERIFIED PRIOR TO CONSTRUCTION. ENGINEER WILL MAKE ADJUSTMENTS AS NECESSARY TO ACCOMMODATE DISCREPANCIES.

A diamond-shaped warning sign with a black border. It features a stylized graphic of a fiber optic cable with a starburst at the end, and the text "FIBER OPTIC AND CABLE WARNING SIGNS." written diagonally across it.

U. S. 41 / 441



Digitally signed by Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2024.08.08
08:56:33 -0400

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PROPERTY NO. FLA2015		FORTY SEVEN PROPERTIES SITE PLAN		796 SE CR 242 LAKE CITY, FL 32025 CONTACT: LARRY PERRY 356.397.6621 larry@caplanetadvisory.com		REVIEWED FOR CONFORMANCE DATE:	
DATE AUG 7, 2024		GRADING & STORM DRAIN PLAN				1. GRADING 2. STORM DRAIN 3. EROSION CONTROL 4. UTILITIES 5. OTHER	
REVISION DATE						CANOL CHADWICK, INC. 10000 N. US HWY 90, SUITE 200 TAMPA, FL 33635	