



SITE CONSTRUCTION PLANS FOR:
BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

LEGAL DESCRIPTION

PARCEL A:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AND RUN S 88°15'56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 41 & 441); THENCE S 1°33'04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88°26'56" E 60.00 FEET; THENCE S 1°33'04" E ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 25, 92.29 FEET TO THE POINT OF BEGINNING ; THENCE N 88°26'56" E, 129.0 FEET; THENCE S 1°33'04" E, 122.71 FEET; THENCE S 88°26'56" W, 129.0 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 25; THENCE N 8°13'53" W, 2.71 FEET; THENCE N 1°33'04" W ALONG SAID EAST RIGHT-OF-WAY 120.0 FEET TO THE POINT OF BEGINNING .

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS 751, PAGE 1600, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

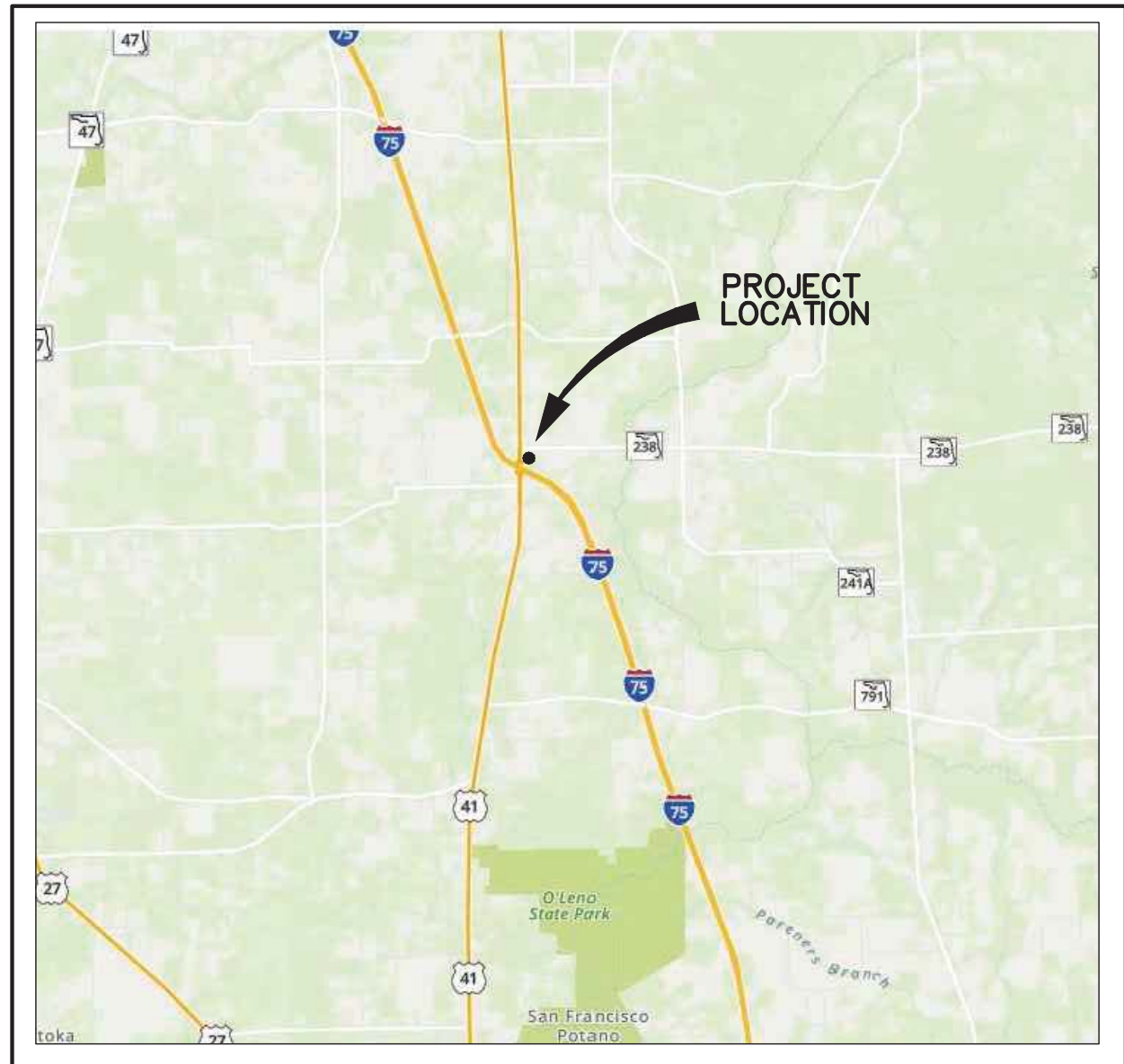
PARCEL B:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

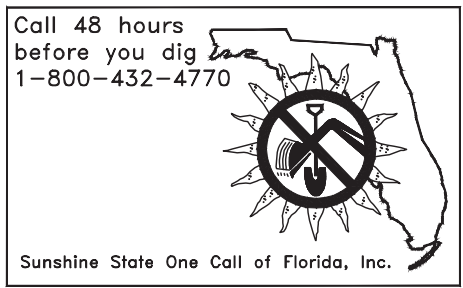
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION AND RUN S 88°15' 56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U. S. HIGHWAY NO. 41 & 441); THENCE S 1° 33' 04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88° 26' 56" E, 60.00 FEET TO THE POINT OF BEGINNING ; THENCE N 88°26'56" E, 240.00 FEET; THENCE S 1° 33' 04" E, 215.0 FEET; THENCE S 88° 26' 56" W, 110.69 FEET; THENCE N 1° 33' 04" W PARALLEL TO SAID STATE ROAD NO. 25 CENTERLINE 122.71 FEET; THENCE S 88° 26' 56" W, 129.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25; THENCE N 1° 33' 04" W ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, 92.29 FEET TO THE POINT OF BEGINNING .

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 496, PAGE 582, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL A CONTAINS 15867.9 SQUARE FEET OR 0.3643 ACRES, MORE OR LESS (M)
PARCEL B CONTAINS 35770.4 SQUARE FEET OR 0.8212 ACRES, MORE OR LESS (M).



VICINITY MAP



GOVERNING SPECIFICATIONS: STATE OF FLORIDA
DEPT. OF TRANSPORTATION, STANDARD SPEC-
IFICATIONS, LATEST EDITION

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE
COLUMBIA COUNTY STANDARDS AND SPECIFICATIONS.

CIVIL ENGINEER

CARLOS A. SOLIS, P.E.

P.O. Box 431764
Big Pine Key, FL 33043-1764
(813) 426-4880

DEVELOPER:

BRAVOFLORIDA, LLC.

3018 U.S. Highway 301 N.
Suite 100
Tampa, Florida, 33619
813-559-8256
Email: rkendall@qdi.com

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PROJECT DATA TABLE

ADDRESS:	13721 S. U.S. HWY. 441 S. LAKE CITY, FLORIDA 32025
TOTAL SITE AREA:	51,640 S.F. or 1.185 ACRES
EXISTING ZONING:	CHI (COMMERCIAL HIGHWAY INTENSIVE)
PARCEL I.D. NUMBERS:	03-6S-17-09572-000 & 03-6S-17-09567-000
NUMBER OF STORIES:	1-STORY
BUILDING HEIGHT:	25 FEET
PROP. FLOOR AREA RATIO (FAR):	0.07
BUILDING SETBACKS:	FRONT 20 FEET SIDE 5 FEET REAR 15 FEET
BUILDING:	
CLASSIFICATION:	A2
TYPE OF CONSTRUCTION:	VB
MAXIMUM BUILDING HEIGHT	25' - 0"
NUMBER OF STORIES:	1-STORY
NUMBER OF SEATS:	60
FLOOD ZONE CLASSIFICATION:	FLOOD ZONE "A" & "X" PER FLOOD INSURANCE RATE MAP, COMMUNITY NO. 12023C0415C. EFFECTIVE DATE 2/4/2019.
EXISTING IMPERVIOUS AREA:	39,220 SF 75.9%
PROPOSED IMPERVIOUS AREA:	32,666 SF 63.3%

EXISTING SITE AREA DESCRIPTION

DESCRIPTION	SQUARE FEET	PERCENTAGE
SIDEWALK	5,554	10.8
BUILDING	7,904	15.3
PAVEMENT	25,755	49.9
OPEN SPACE	12,420	24.0
TOTAL	51,640	100

PROPOSED SITE AREA DESCRIPTION

DESCRIPTION	SQUARE FEET	PERCENTAGE
SIDEWALK	1,419	2.7
BUILDING	3,531	6.8
STORAGE	132	0.3
PAVEMENT	27,584	53.4
OPEN SPACE	18,974	36.8
TOTAL	51,640	100

PARKING REQUIRED:	20 SPACES (1 SPA. PER 3 SEATS) (60 SEATS)
PARKING PROVIDED:	38 SPACES INCLUDING 2 HANDICAP SPACES



Digitally signed by Carlos
A Solis
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o=Unaffiliated,
ou=A01410C000001728
0FB5B840003CA3,
cn=Carlos A Solis
Date: 2021.07.12
17:15:43 -04'00'

PROJECT NO. LAKE CITY 3
DATE: 6.24.2021
REVISED:

GENERAL NOTES

- THESE PLANS ARE SOLELY BASED ON INFORMATION PROVIDED TO THE ENGINEER BY OTHERS PRIOR TO THE DATE ON WHICH THESE PLANS WERE PREPARED. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND QUALITY DINING, INC., IN WRITING IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND/OR ALL SPECIFICATIONS/REPORTS CONTAINED OR REFERENCED HEREIN. CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY AND CONFIRM THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S COMPLETE AND SOLE RESPONSIBILITY.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT AND WITH CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST LAND SURVEY, ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, (WHERE APPLICABLE)) THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD IN WRITING, OF ANY CONFLICTS OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT MAKE UP THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS.
- ALL DIMENSIONS SHOWN ON THESE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS OR RECORD. ENGINEER OF RECORD WILL NOT BE RESPONSIBLE FOR THE ACTIONS OF THE OWNER AND ENGINEER OF RECORD, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH REVISED WORK.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS INCLUDED ON DESIGN DOCUMENTS HEREIN AND SHOULD NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION / ORDERING OF PARTS & MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
- THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WHEN INCLEMENT OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY EXCEPTED. ENGINEER OF RECORD MUST NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING, IN WRITING OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAYMENTS, STRUCTURES, ETC. WHICH ARE TO REMAIN. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE ENGINEER OF RECORD AND THE OWNER TO PROCEED WITH ANY WORK ADJACENT TO THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
- THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ANY AND ALL DAMAGE DONE TO ANY EXISTING OR NEW CONSTRUCTION DURING THE COURSE OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO: DAMAGE TO DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERSECTION CABLE, WIRING CONDUITS AND ANY UNDERGROUND ACCESSORIES AND EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO DAMAGE BEING DONE AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, ORDINANCES AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER OF RECORD AND/OR OWNER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND OWNER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND OWNER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND OWNER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
- CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER OF RECORD AND OWNER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND OWNER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
- ENGINEER OF RECORD AND/OR OWNER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES OR THE LIKE. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, CONTRACTOR AGREES TO AND SHALL JOINTLY INDEMNIFY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD HARMLESS FROM AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER SUFFERS AND ANY AND ALL COSTS THAT ENGINEER INCURS AS RELATED TO SAME.
- THE ENGINEER OF RECORD AND/OR OWNER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR OWNER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM.
- CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE AND PROTECTION OF THE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS CONTRACTOR'S SOLE RESPONSIBILITY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
- CONTRACTOR MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- CONTRACTOR SHALL COMPLY WITH OSHA'S STANDARDS 29 CFR PART 1926, SUBPART CC FOR VERTICAL AND HORIZONTAL CLEARANCES TO THE OVERHEAD DISTRIBUTION AND TRANSMISSION POWER LINES.

DEMOLITION NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- CONTRACTOR MUST CONDUCT DEMOLITION/REMOVAL ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT UTILITIES. CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH ALL CURRENT FEDERAL, HIGHWAY ADMINISTRATION MANUAL, ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS, WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY.
- THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY CONDITIONS ONLY REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
- THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNOLOGY AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND ALL OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL 'METHODS AND MEANS' NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
- THE CONTRACTOR MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- ENGINEER OF RECORD AND/OR OWNER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO SAME.
- CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PREVENT THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, CONCERNING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE PRESENTED TO THE ENGINEER OF RECORD AND/OR OWNER IN WRITING AND MUST ADDRESS ANY ISSUES.
- THE CONTRACTOR MUST COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME. THE CONTRACTOR MUST ENSURE THAT ANY EXISTING ASBESTOS-CONTAINING MATERIALS ENCOUNTERED ARE PROPERLY REMOVED FROM SUBJECT PREMISES AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS PRIOR TO THE START OF DEMOLITION ON SITE AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED AT CONTRACTOR'S SOLE EXPENSE.
- THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- DEMOLITION ACTIVITIES MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPANIED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ANY AND ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT SURFACES MUST BE GRADUALLY SLOPED TO THE EXISTING GRADE. THE CONTRACTOR MUST BE RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, CONTRACTOR MUST INSURE THE INSTALLATION OF ALL OF THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL EXISTING STRUCTURES TO REMOVE ALL DUST AND DIRT. DURING THE DEMOLITION OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUILT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEMOLITION OPERATIONS MUST BE CONDUCTED FROM THE INSIDE OF THE PAVEMENT. EXCAVATION, STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPTURED, ABANDONED IN PLACE, OR SEVERED. THE RECORD SET MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK ALL OF WHICH IS AT CONTRACTOR'S SOLE COST.
- UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, MUST BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS PRIOR TO CONTINUATION OF CONSTRUCTION IN THE AREA AROUND THE TANK BY CONTRACTOR AT ITS SOLE COST.

GEOTECHNICAL NOTES

- SHOULD ANY NOTICEABLE SOIL SLUMPING OR SINKHOLE FORMATION BECOME EVIDENT, THE APPLICANT/DEVELOPER SHALL IMMEDIATELY NOTIFY THE OWNER, CITY/COUNTY AND APPLICABLE WATER MANAGEMENT DISTRICT, AND ADOPT ONE OR MORE OF THE FOLLOWING PROCEDURES AS DETERMINED TO BE APPROPRIATE BY THE CITY/COUNTY AND WATER MANAGEMENT DISTRICT:
- IF THE SLUMPING OR SINKHOLE FORMATION BECOMES EVIDENT BEFORE OR DURING CONSTRUCTION ACTIVITIES, STOP ALL WORK (EXCEPT FOR MITIGATION ACTIVITIES) IN THE AFFECTED AREA AND REMAIN STOPPED UNTIL THE CITY/COUNTY AND WATER MANAGEMENT DISTRICT APPROVE RESUMING CONSTRUCTION ACTIVITIES.
 - TAKE IMMEDIATE MEASURES TO ENSURE NO SURFACE WATER DRAINS INTO THE AFFECTED AREAS.
 - VISUALLY INSPECT THE AFFECTED AREA.
 - EXCAVATE AND BACKFILL OR GROUT AS REQUIRED TO FILL THE AFFECTED AREA AND PREVENT FURTHER SUBSIDENCE.
 - USE SOIL REINFORCEMENT MATERIALS IN THE BACKFILLING OPERATION, WHEN APPROPRIATE.
 - IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA, MAINTAIN A MINIMUM DISTANCE OF TWO FEET FROM THE BOTTOM OF THE RETENTION POND TO THE SURFACE OF THE LIME-ROCK OR KARST CONNECTION.
 - IF THE AFFECTED AREA IS IN THE VICINITY OF A WATER-RETENTION AREA AND THE ABOVE METHODS DO NOT STABILIZE THE COLLAPSE, RELOCATE THE RETENTION AREA, DISCHARGE OF STORM-WATER INTO DEPRESSIONS WITH DIRECT OR DEMONSTRATED HYDROLOGIC CONNECTION TO THE FLORIDA AQUIFER SHALL BE PROHIBITED.

SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO AND FULLY COMPLIED WITH BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES AND ALL THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING INTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND LOCATIONS OF TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD VERIFYING THEIR LOCATION, CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY HAVING JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSIONED TO A PROPERTY LINE STAKE OUT FOR LOCATIONS OF INLETS, LIGHT POLES, ETC. AND ALL MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED OTHERWISE.

STORMWATER OPERATIONS AND MAINTENANCE INSTRUCTIONS:

- OPERATION: BURGER KING IS RESPONSIBLE FOR O&M
- MAINTENANCE:**
- MAINTENANCE OF THE SYSTEM SHALL CONSIST OF THE FOLLOWING:
- PIPES AND INLETS
- THE STRUCTURES OF THE SYSTEM CONSIST OF INLETS WITH GRATED COVERS AND INTERCONNECTED STORM DRAIN PIPING SYSTEM. PERIODIC INSPECTION OF THESE ITEMS SHALL CONSIST OF REMOVING THE GRATED COVERS, REMOVING ANY TRASH OR DEBRIS THAT MAY HAVE ACCUMULATED INSIDE THE STRUCTURE OR PIPE RESTRICTING THE FLOW NECESSARY TO THE FUNCTION OF THE SYSTEM.
- THE TRENCH DRAIN SYSTEM SHALL BE INSPECTED QUARTERLY, AND CLEANED OUT BY MEANS OF JETTING OR VACUUM OF DEBRIS AS NECESSARY.

GRADING NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN'S SPECIFIC NOTES.
- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND/OR SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT.
- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY COPY OF APPROVALS TO ENGINEER OF RECORD AND OWNER PRIOR TO INITIATING ANY GRADING WORK.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, AND OWNER IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOSTLY ALL OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, WHICH REPORT VERIFIES THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- EXCEPT IN THE CASE OF ACCESSIBLE ROUTES, IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN WILL TAKE PRECEDENCE AND CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL, AS NECESSARY TO CONFORM TO THE PROPOSED GRADING AND TO BACKFILL AND ADVISORIAL TO THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
- CONTRACTOR SHALL BACKFILL ALL LANDSCAPE AREAS WITH CLEAN SOILS.

DRAINAGE AND UTILITY NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL THE PLANS' SPECIFIC NOTES.
- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED AND VERIFIED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY AND ALL OTHER UTILITY SERVICE CONNECTION POINTS, IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, IN WRITING, TO THE ENGINEER OF RECORD AND OWNER.
- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC, CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL OF THE EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY A TEST PIT CONFIRM DRAIN DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GROUND TIE REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTIONAL AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- ALL FILL, COMPACTATION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY AT THE COMPLETION OF WORK.
- CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE PROTECTED BY THE PROPER WATER METER AND VAULT, PRIOR TO CONSTRUCTION. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/OR / POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMINGING CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE COST FOR Dewatering IF APPLICABLE.
- PIPE MEASUREMENTS SHOWN ON THE PLAN ARE TO CENTER OF STRUCTURE.
- STORM PIPING SHALL BE AOS N-12 OR CLASS II R.C.P.
- ALL ON-SITE DRAIN COVERS SHALL BE 24" DIA. OR 30" DIA.
- ALL GRAVITY SEWER PIPE TO BE PVC SDR-26, ASTM D-3034 AND D-3212.

FLORIDA DEPARTMENT OF TRANSPORTATION NOTES:

ALL WORK PERFORMED WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO:

- FDOT STANDARD SPECIFICATIONS (2019-2020 EDITION) FOR STANDARD PLANS AND FLORIDA DESIGN MANUAL (FDM)
- FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION, (A.K.A. STANDARD INDEX) COMPLIANCE WITH ALL APPLICABLE INDICES REQUIRED.
- FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY PLANS PREPARATION MANUAL, VOLUME 1, CHAPTERS 2 AND 25. (CURRENT EDITION)
- FLORIDA DEPARTMENT OF TRANSPORTATION FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION, CURRENT EDITION.
- ALL TRAFFIC STRIPES AND MARKINGS ARE TO BE LEAD FREE, NON SOLVENT BASED THERMOPLASTIC. THE PERMITTEE SHALL FURNISH THE DEPARTMENT WITH THE MANUFACTURER'S CERTIFICATION THAT THE THERMOPLASTIC IS "LEAD FREE".
- NO LANE CLOSURES ARE ALLOWED BETWEEN 6:00 A.M. AND 9:00 A.M. AND 4:00 P.M. AND 7:00 P.M. THE FDOT RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURES, THIS SHOULD BE NIGHT TIME WORK. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
- THE PERMIT SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. THE PERMITTEE'S ENGINEER OF RECORD (EOR) IS RESPONSIBLE FOR THE TECHNICAL ACCURACY OF THE DESIGN PLANS. THE EOR IS RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE PLANS SUBMITTED FOR PERMITTING.
- ALL WORK WITHIN THE FDOT RIGHT OF WAY MUST MEET CRITERIA IN THE FDOT DESIGN MANUAL (FDM), FDOT STANDARD PLANS, AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. DESIGN VALUES AND DESIGN CRITERIA FROM THE FDM THAT IS NOT ATTAINED WILL REQUIRE A DESIGN VARIATION FROM THE DISTRICT DESIGN ENGINEER. DESIGN VALUES AND DESIGN CRITERIA FROM THE ASHTO (POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS) THAT IS NOT ATTAINED WILL REQUIRE A DESIGN EXCEPTION FROM THE STATE ENGINEER.

ACCESSABILITY GUIDELINES

- ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN THE CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING (AND CONTRACTOR MUST ALSO REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY):
 - LEVEL LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION.
 - CURB RAMPS – SLOPE OF PATH MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM RISE OF 6-INCHES.
 - IF FLARE SIDES ARE PART OF THE DESIGNED RAMP, AND TOP LANDING IS PROVIDED, SLOPE ON FLARE MUST NOT EXCEED 1:10 (10%), WHEN TOP LANDING SPACE IS LESS THAN 48-INCHES, FLARE SIDES MUST NOT EXCEED 1:12 (8.3%).
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCHES MINIMUM WIDTH OR GREATER AS SPECIFIED BY THE APPROPRIATE GOVERNING AGENCY. UNOBSTRUCTED WITH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST NOT BE GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE, WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%). AN ACCESSIBLE RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 30-INCHES, MUST BE PROVIDED. THE RAMP MUST HAVE ACCESSIBLE HAND RAILS AND LEVEL LANDINGS ON EACH END.
 - DOORWAYS – MUST HAVE AN ACCESSIBLE LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
 - WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 403.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY NEW SIGNAGE SHALL BE INSTALLED ON 2" DIA. TUBULAR GALVANIZED STEEL POSTS WITH VANDAL RESISTANT HARDWARE. (UNLESS NOTED OTHERWISE) THE POSTS SHALL BE SET IN CONCRETE.
 - SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST SEVEN FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT.
 - WHERE POSSIBLE, AT LEAST TWO FEET OF CLEARANCE SHOULD BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
 - ALL EXISTING STRIPING AND MARKINGS THAT CONFLICT WITH PROPOSED STRIPING WILL BE REMOVED BY MILLING OR SANDBLASTING OF PAVEMENT.
 - BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ACROSS FROM ALL FIRE HYDRANTS.
 - ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

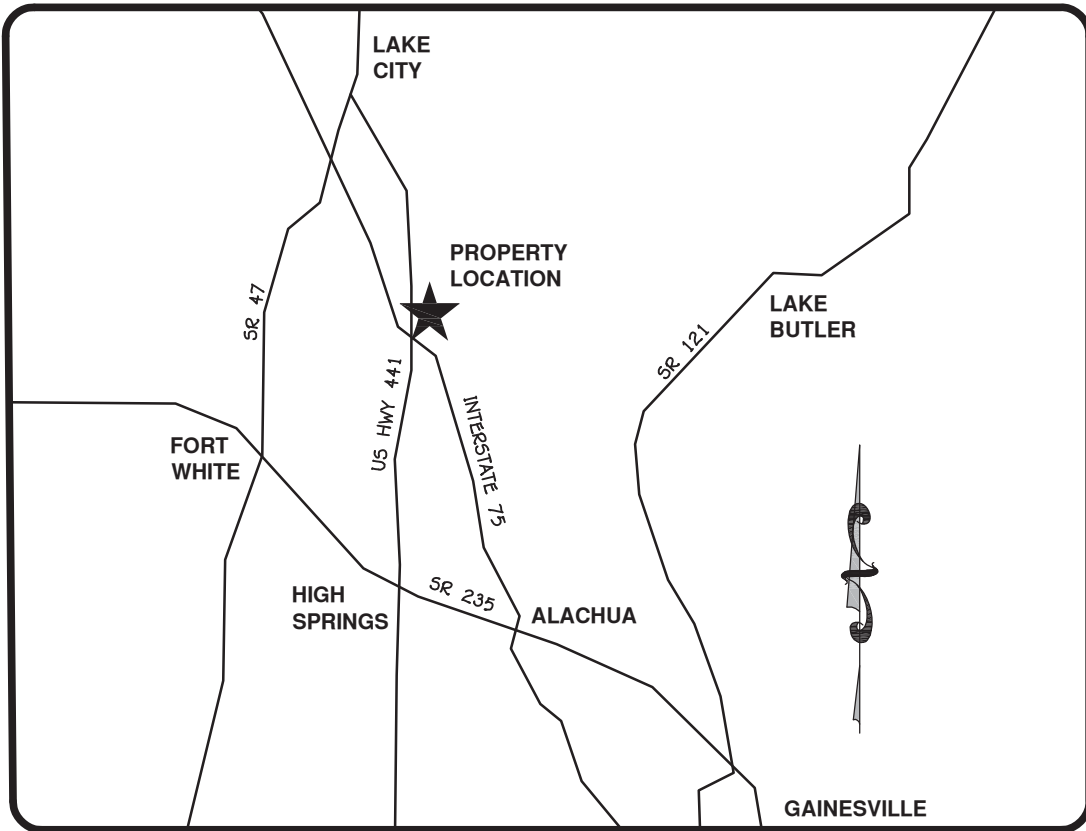
SIGNING AND STRIPING NOTES

- SIGNING AND STRIPING SHALL CONFORM WITH THE LATEST VERSION OF CITY OF LAKELAND STANDARD SPECIFICATIONS.
- ALL EXISTING SIGNAGE THAT CONFLICTS WITH PROPOSED SIGNAGE SHALL BE REMOVED.
- ALL SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE NOTED.
- ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
- NEW SIGNS SHALL BE INSTALLED ON 2" DIA. TUBULAR GALVANIZED STEEL POSTS WITH VANDAL RESISTANT HARDWARE. (UNLESS NOTED OTHERWISE) THE POSTS SHALL BE SET IN CONCRETE.
- SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST SEVEN FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT.
- WHERE POSSIBLE, AT LEAST TWO FEET OF CLEARANCE SHOULD BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
- ALL EXISTING STRIPING AND MARKINGS THAT CONFLICT WITH PROPOSED STRIPING WILL BE REMOVED BY MILLING OR SANDBLASTING OF PAVEMENT.
- BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ACROSS FROM ALL FIRE HYDRANTS.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE FLORIDA GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR AS UNLESS OTHERWISE CLEARLY AND SPECIFICALLY DIRECTED BY ENGINEER. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/ EXIT – A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/ EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN; THIS AREA MUST BE GRADED SO THAT RUNOFF WATER BE RETAINED ON-SITE.
 - SEDIMENT FENCE – INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
 - INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. CONTRACTOR MUST IMMEDIATELY CLEAR ANY SILT GREATER THAN 6" BEHIND THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
 - CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
 - CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY THE ENGINEER, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXISTING THE SITE.
 - THE CONTRACTOR MUST BE RESPONSIBLE FOR ALL INSPECTIONS AND MAINTENANCE ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

EXISTING SITE AREA DESCRIPTION		
DESCRIPTION	SQUARE FEET	PERCENTAGE
SIDEWALK	5,554	10.8
BUILDING	7,904	15.3
PAVEMENT	25,755	49.9
OPEN SPACE	12,420	24.0
TOTAL	51,640	100
EXISTING IMPERVIOUS AREA: 39,220 SF (75.9%)		

VACANT
WOODED

EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **NOT A MATTER OF SURVEY**
- TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A MATTER OF SURVEY**
- STANDARD EXCEPTIONS:
 - INTENTIONALLY DELETED
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **NOT A MATTER OF SURVEY**
 - INTENTIONALLY DELETED
 - ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **NOT A MATTER OF SURVEY**
 - INTENTIONALLY DELETED
 - UTILITY EASEMENT TO COLUMBIA COUNTY, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1334, PAGE 739, OF SAID RECORDS. **SHOWN HEREON**
 - INTENTIONALLY DELETED
 - RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY. **NOT A MATTER OF SURVEY**
 - MATTERS AS DEPICTED ON THIS SURVEY

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF US HWY 441 SOUTH HAVING A RECORD BEARING OF N01°33'04"W PER DEED.
- UNDERGROUND IMPROVEMENTS, UTILITIES AND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS EMBOSSED WITH THE UNDERSIGNED SURVEYOR'S SEAL.
- FIELD WORK COMPLETED OCTOBER 29, 2019.
- LEGAL DESCRIPTION SHOWN HEREON PER TITLE COMMITMENT (CORRECTED BY THE UNDERSIGNED)
- BASED ON AN INSPECTION OF FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12023C0415C, DATED 2-04-09, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES A AND X. SEE FLOOD ZONE TRANSITION LINES SHOWN HEREON.
- THIS SURVEY HAS BEEN PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 421900472MS, DATED JUNE 12, 2019 AT 5:00 PM. SEE EXCEPTIONS LIST SHOWN HEREON FOR SCHEDULE B, SECTION II ITEMS AS CONTAINED THEREIN.
- THE PROPERTIES DESCRIBED HEREON HAVE DIRECT ACCESS TO US HWY 441 SOUTH, A PUBLIC RIGHT OF WAY.
- NO ZONING REPORT PROVIDED BY CLIENT. SEE NOTE 12 FOR ZONING "LETTER" INFORMATION.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ADJACENT TO THE SUBJECT PROPERTY.
- PER COLUMBIA COUNTY "STATEMENT OF LAND USE AND ZONING" LETTERS DATED NOVEMBER 15, 2019, BOTH PARCELS SHOWN HEREON HAVE A "HIGHWAY INTERCHANGE FUTURE LAND USE MAP DESIGNATION" AND A "COMMERCIAL HIGHWAY INTERCHANGE (CHI) ZONING DESIGNATION.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO COLUMBIA COUNTY DATUM PROVIDED ON LIFT STATION CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY PER AS-BUILT SURVEY PREPARED BY DANIEL & GORE, LLC PROFESSIONAL SURVEYING AND MAPPING, JOB NO. 170059, DATED 5-04-2018.

SURVEYOR'S CERTIFICATE:

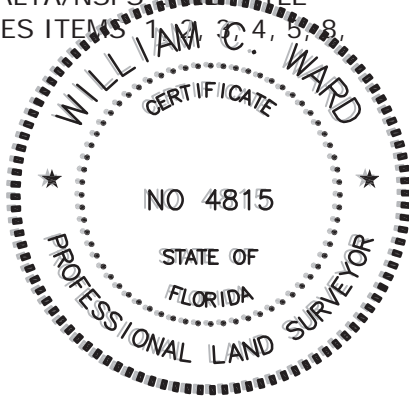
TO:

NORTHGATE NOTE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FLORIDA COMMERCIAL TITLE SERVICES
GREG W. DWORZANOWSKI, P.A.
BRAVOFLORIDA, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 9, 11(a) AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2019.
12-10-19
DATE

WILLIAM C. WARD
PROFESSIONAL LAND SURVEYOR NO. 4815
STATE OF FLORIDA



LEGAL DESCRIPTION :

PARCEL A:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AND RUN S 88°15'56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 41 & 441); THENCE S 1°33'04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88°26'56" E 60.00 FEET; THENCE S 1°33'04" E ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 25, 92.29 FEET TO THE **POINT OF BEGINNING**; THENCE N 88°26'56" E, 240.00 FEET; THENCE S 1°33'04" E, 215.00 FEET; THENCE N 88°26'56" W, 110.69 FEET; THENCE N 1°33'04" W PARALLEL TO SAID STATE ROAD NO. 25 CENTERLINE 122.71 FEET; THENCE S 88°26'56" W, 129.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25; THENCE N 1°33'04" W ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, 92.29 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 496, PAGE 582, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

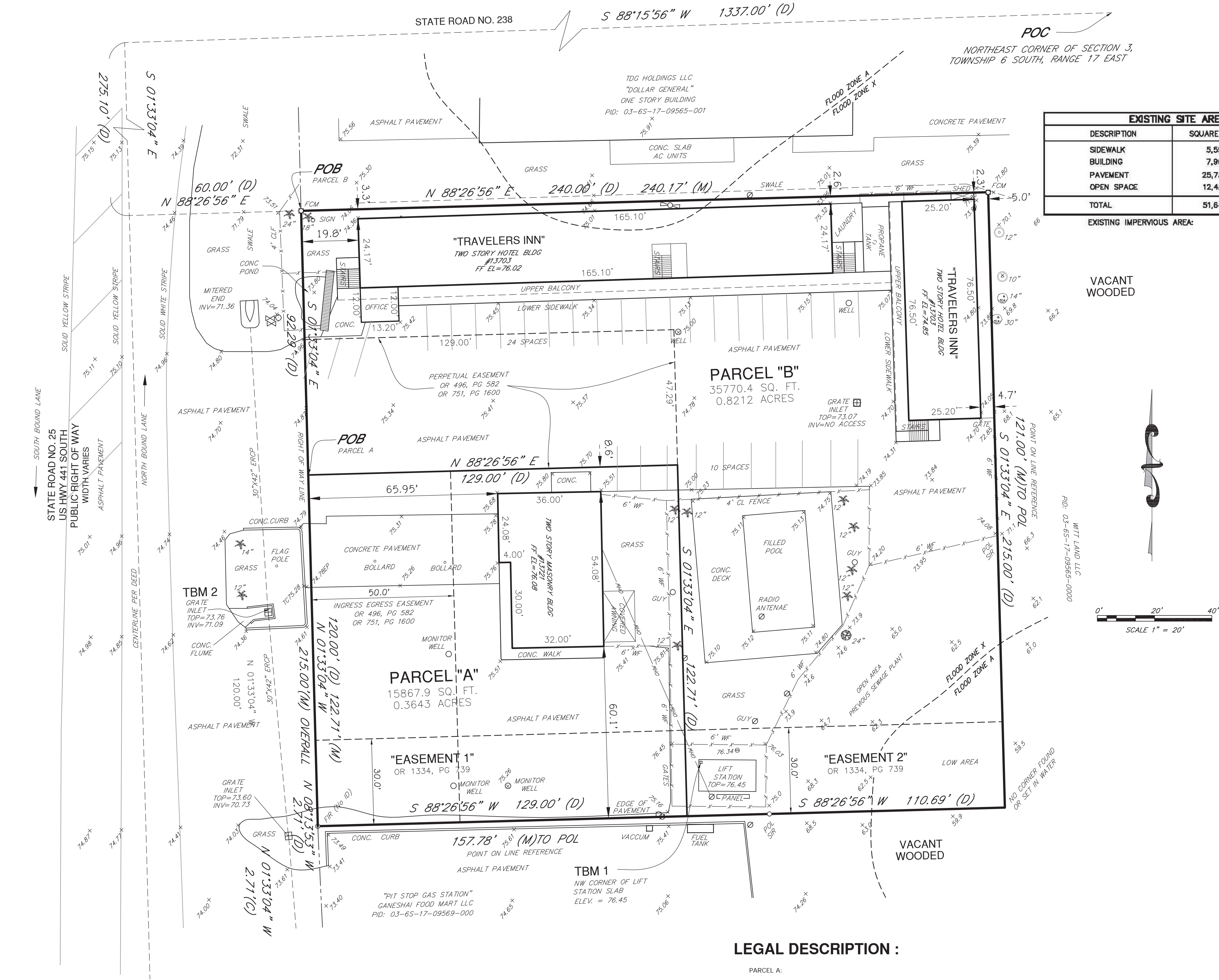
PARCEL B:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION AND RUN S 88°15'56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 41 & 441); THENCE S 1°33'04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88°26'56" E 60.00 FEET TO THE **POINT OF BEGINNING**; THENCE N 88°26'56" E, 240.00 FEET; THENCE S 1°33'04" E, 215.00 FEET; THENCE N 88°26'56" W, 110.69 FEET; THENCE N 1°33'04" W PARALLEL TO SAID STATE ROAD NO. 25 CENTERLINE 122.71 FEET; THENCE S 88°26'56" W, 129.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25; THENCE N 1°33'04" W ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, 92.29 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 496, PAGE 582, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL A CONTAINS 15867.9 SQUARE FEET OR 0.3643 ACRES, MORE OR LESS (M).
PARCEL B CONTAINS 35770.4 SQUARE FEET OR 0.8212 ACRES, MORE OR LESS (M).



LEGEND:

			SYMBOLS		
ABV	AIR RELEASE VALVE	NMS	NOT A MATTER OF SURVEY		
BFP	BACKFLOW PREVENTER	OHW	OVERHEAD WIRE		
CI	CURB INLET	O.R.	OFFICIAL RECORDS		
CIP	CAPPED IRON PIPE	PB	PLAT BOOK		
CIR	FOUND CAPPED IRON ROD	PG	PAGE		
CO	CLEANOUT	PED	PEDESTRIAN		
CMP	CORRUGATED METAL PIPE	P	PLAT REFERENCE		
CM	CONCRETE MONUMENT	PK	PARKER KALON NAIL		
CI	CURB INLET	PVC	POLYVINYL CHLORIDE		
D	DEED REFERENCE	RCP	REINFORCED CONCRETE PIPE		
EB	ELECTRIC BOX	R/W	RIGHT OF WAY		
FDC	FIRE DEPARTMENT CONNECTOR	SAN	SANITARY		
FE	FLANGE ELEVATION	SR	STATE ROAD		
FCIR	FOUND CAPPED IRON ROD	TBM	TEMPORARY BENCHMARK	WF	WOOD FENCE
FCM	FOUND CONCRETE MONUMENT	TE	TOP ELEVATION	CLF	CHAIN LINK FENCE
FPK&D	FOUND PK. & DISK	TSP	TRAFFIC SIGNAL POLE		
IE	INVERT ELEVATION	TW	TOP OF WALL		
M	MEASURED	WM	WATER METER		
ME5	MITERED END SECTION	UGE	UNDERGROUND ELECTRIC		
MH	MANHOLE	UQT	UNDERGROUND TELEPHONE		
MW	MONITOR WELL	O	FOUND MONUMENT (AS NOTED)		
O/A	OVERALL	●	(SCIR) SET CIR LB #8168		
			<u>TREES</u>		
					OAK TREE
					PALM TREE
					BAY TREE
					CEDAR TREE

TERRAMETRIX, LLC
SURVEYING - PLANNING - GEOMATICS
State of Florida LB No. 8168
5353 GULF BLVD., SUITE 204A, ST. PETE BCH., FL. 33706 727-289-2113

DRAWN BY:	AAW
CHECKED BY:	WCW
DATE:	11-01-19
JOB NUMBER:	19082
FILE:	19082-ALTA.DWG

13703 & 13721 US HWY 441 S.
PID: 03-6S-17-09572-000 & 03-6S-17-09567-000
LAKE CITY, FLORIDA
PREPARED FOR: NORTHGATE NOTE, LLC
ALTA/NSPS LAND TITLE SURVEY

SHEET NO.

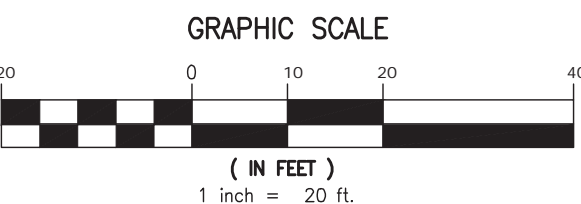
1

OF 1



DEMOLITION LEGEND

- sscrn SILT SCREEN
- SAWCUT LINE
- EX. ELEVATION POINT
- EX. CONTOUR ELEVATION
- NPDES INLET PROTECTION



DEMOLITION NOTES:

- ALL DEMOLITION SHALL MEET COLUMBIA COUNTY SPECIFICATIONS AT A MINIMUM.
- FILTER FABRIC SHALL BE INSTALLED WITHIN INLETS WHERE APPLICABLE.
- SILT FENCE SHALL BE INSTALLED PRIOR CONSTRUCTION AND REMAIN INTACT THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS FOR THE LOCATION OF THAT UTILITY AND ITS REMOVAL OR RELOCATION.
- CONTRACTOR WILL RESTORE ALL ROAD SIGNAGE DISTURBED BY DEMOLITION.
- THE SITE SHALL UTILIZE A SOIL TRACKING PREVENTION DEVICE IN ACCORDANCE WITH FIGURE V-19 OF THE FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.

THE EXISTING HOTEL, RESTAURANT AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS WERE REMOVED UNDER A DEMOLITION PERMIT ISSUED BY COLUMBIA COUNTY. BELOW WERE THE EXISTING AREAS AND USES PRIOR TO THAT DEMOLITION.

EXISTING SITE AREA DESCRIPTION

DESCRIPTION	SQUARE FEET	PERCENTAGE
SIDEWALK	5,554	10.8
BUILDING	7,904	15.3
PAVEMENT	25,755	49.9
OPEN SPACE	12,420	24.0
TOTAL	51,640	100

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO COLUMBIA COUNTY DATUM PROVIDED ON LIFT STATION CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY PER AS BUILT SURVEY PREPARED BY DANIEL & GORE, LLC PROFESSIONAL SURVEYING AND MAPPING, JOB NO. 170059, DATED 5-4-2018.
(NORTHWEST CORNER OF LIFT STATION SLAB ELEVATION = 76.45)

STATE OF FLORIDA BASIC DESIGNER & REVIEWER MANUAL, LATEST EDITION, JULY 2013

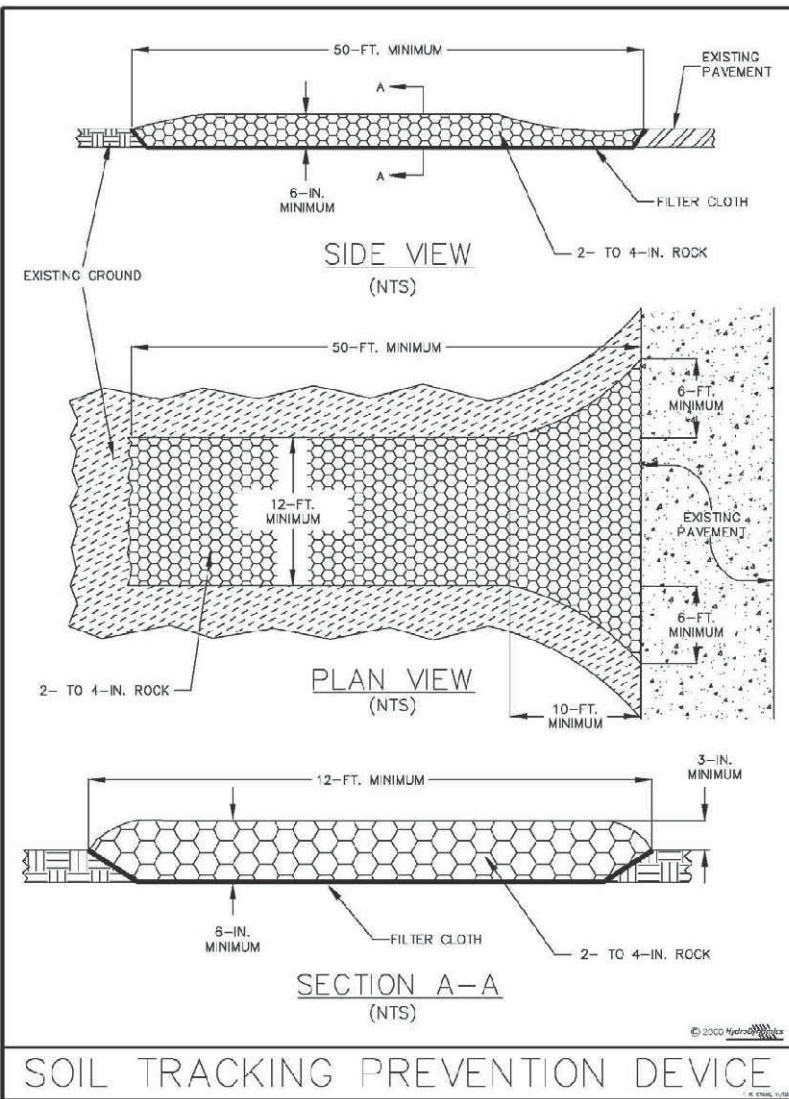


Figure V-19: Illustration of a Soil Tracking Prevention Device

STATE OF FLORIDA BASIC DESIGNER & REVIEWER MANUAL, LATEST EDITION, JULY 2013

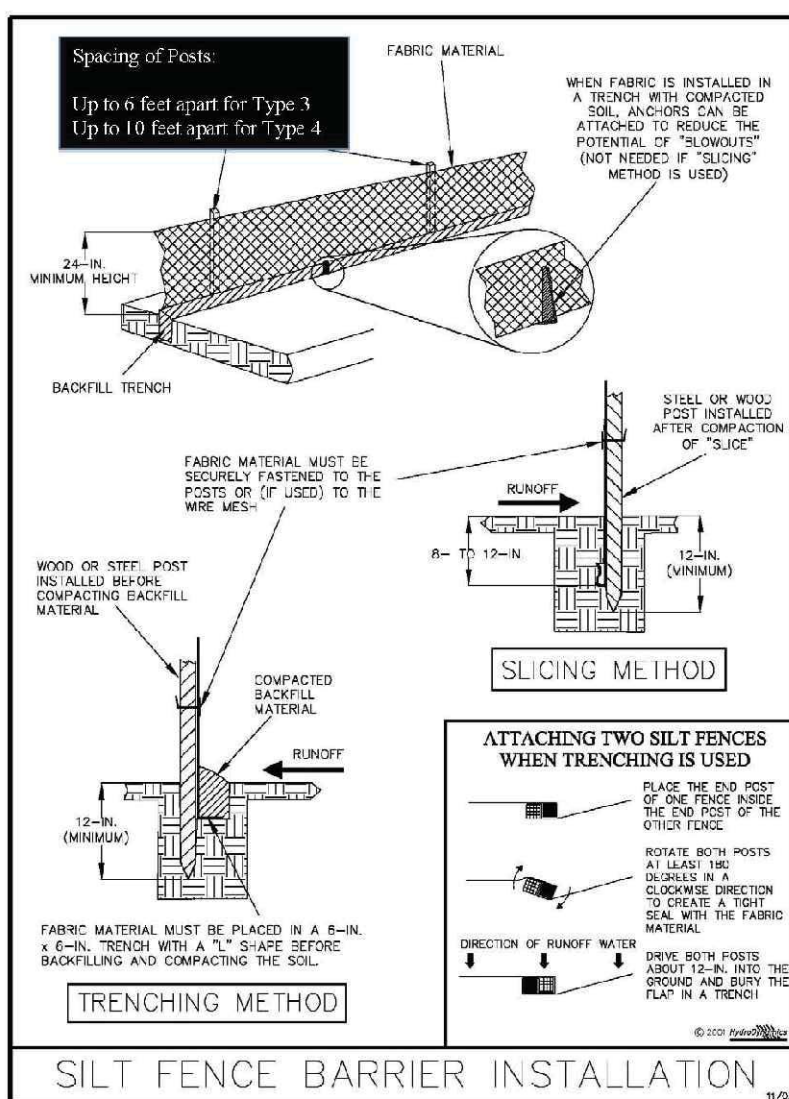


Figure V-2: Illustration of a Silt Fence Barrier

EXISTING LEGEND:

- | | | | | | |
|-------|---------------------------|-----|---------------------------|---------|--------------------------------|
| ARV | AIR RELEASE VALVE | NMS | NOT A MATTER OF SURVEY | SYMBOLS | POWER POLE (UP) |
| BFP | BACKFLOW PREVENTER | OHV | OVERHEAD WIRE | ○ | FIRE HYDRANT (FH) |
| CI | CURB INLET | OR | OFFICIAL RECORDS | ○ | GRATE INLET (GI) |
| QIP | CAPPED IRON PIPE | PB | PLAT BOOK | ○ | GUY WIRE (GW) |
| CIR | FOUND CAPPED IRON ROD | PG | PAGE | ○ | HANDICAPPED (HC) |
| CO | CLEANOUT | PED | PEDESTRIAN | ○ | LIGHT POLE (LP) |
| CMP | CORRUGATED METAL PIPE | PK | PARKER KALON NAIL | ○ | MITERED END SECTION |
| CM | CONCRETE MONUMENT | PVC | POLYVINYL CHLORIDE | ○ | SIGN |
| CI | CURB INLET | RCF | REINFORCED CONCRETE PIPE | ○ | WATER ASSEMBLY |
| D | DEED REFERENCE | R/W | RIGHT OF WAY | ○ | WATER VALVE (WV) |
| EB | ELECTRIC BOX | SAN | SANITARY | ○ | IRRIGATION CONTROL VALVE (ICV) |
| FDC | FIRE DEPARTMENT CONNECTOR | SR | STATE ROAD | ○ | WOOD FENCE |
| FE | FLANGE ELEVATION | TBM | TEMPORARY BENCHMARK | ○ | CHAIN LINK FENCE |
| FCR | FOUND CAPPED IRON ROD | TE | TOP ELEVATION | ○ | |
| FCM | FOUND CONCRETE MONUMENT | TSP | TRAFFIC SIGNAL POLE | ○ | |
| FPK&D | FOUND PK & DISK | TW | TOP OF WALL | ○ | |
| IE | INVERT ELEVATION | WM | WATER METER | ○ | |
| M | MEASURED | UGE | UNDERGROUND ELECTRIC | ○ | |
| MES | MITERED END SECTION | UGT | UNDERGROUND TELEPHONE | ○ | |
| MH | MANHOLE | ○ | FOUND MONUMENT (AS NOTED) | ○ | |
| MW | MONITOR WELL | ● | (SCIR) SET CIR LB #8168 | ○ | |
| O/A | OVERALL | | | ○ | |

STATE ROAD NO. 238

NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST

TDG HOLDINGS LLC
"DOLLAR GENERAL"
ONE STORY BUILDING
PID: 03-65-17-09565-001

N 88°26'56" E 240.00' (D) 240.17' (M)

0.8212 ACRES
(Parcel No. 03-65-17-09572-000)

N 01°33'04" W 212.31' (M)

0.3643 ACRES
(Parcel No. 03-65-17-09567-000)

Install Soil Tracking Device
Per Detail (Figure V-19)

Install Inlet Protection
Per NPDES Standards

Install Inlet Protection
Per NPDES Standards

"PIT STOP GAS STATION"
CANESHAH FOOD MART LLC
PID: 03-65-17-09569-000

Note:
As Built Plans And Survey Do Not Show A North Sani. Sew. Invert Elevation. Contractor Shall Verify If One Exists, And Verify The Limits Of The 6" Pipe To The East Of The Manhole and Notify The Owner And Engineer Of Findings, Prior To Construction.

Digitally signed by Carlos A Solis
DN: cn=Carlos A Solis, ou=A01410C000003, CA3, cn=Carlos A Solis
Date: 2021.07.12 17:18:07 -04'00'
CARLOS A. SOLIS
FLORIDA PROFESSIONAL ENGINEER No. 42758

Consultant:

CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

Developer:

BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374.8848

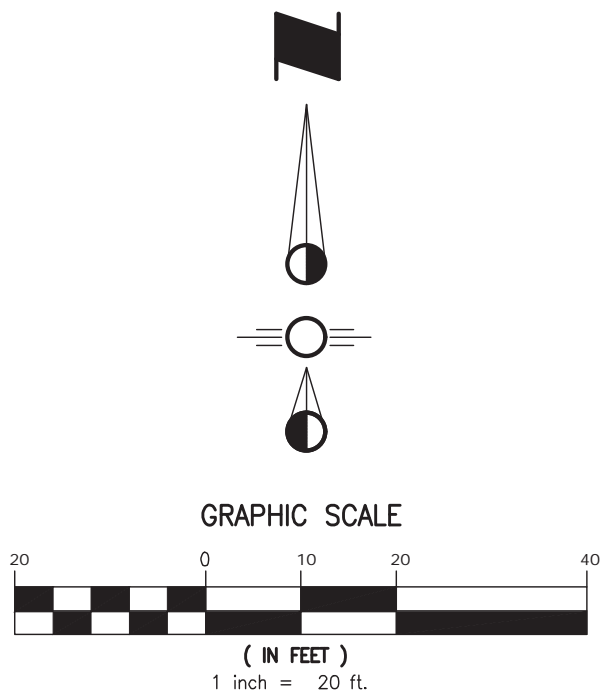
REVISIONS

NO.	DESCRIPTION	DATE	BY
1.			

EXISTING CONDITIONS
POST DEMOLITION

BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: 1"=20'
DATE: 6.24.21
CAD FILE: C03A-EC
JOB NUMBER: LAKE CITY-3
SHEET C03A



HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
2. REFER TO LANDSCAPE PLAN FOR LANDSCAPE DESIGN.
3. CONTRACTOR TO INSTALL TRUNCATED DOMES AT EACH SIDE OF CROSSWALK, WHERE SIDEWALK MEETS DRIVE.
4. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. ALL SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) & FDOT STANDARDS.
6. ALL SIGNS SHALL BE PERMITTED SEPARATELY THROUGH COLUMBIA COUNTY.
7. ALL STANDARD PARKING SPACES SHALL BE 9'x20'. ALL DISABLED PARKING SPACES SHALL BE 12'x20'.
8. DUMPSTER ENCLOSURE MATERIALS SHALL MATCH THOSE OF THE PRINCIPAL STRUCTURE. REFER TO ARCH PLANS FOR DETAILS.

Consultant:

CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

Developer:

BRAVOFLORIDA, LLC.

3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374-8848

REVISIONS

No.	DESCRIPTION	DATE	BY
1.	Revised Per County Comments	7.12.21	RLK

**HORIZONTAL CONTROL
& STRIPING PLAN**

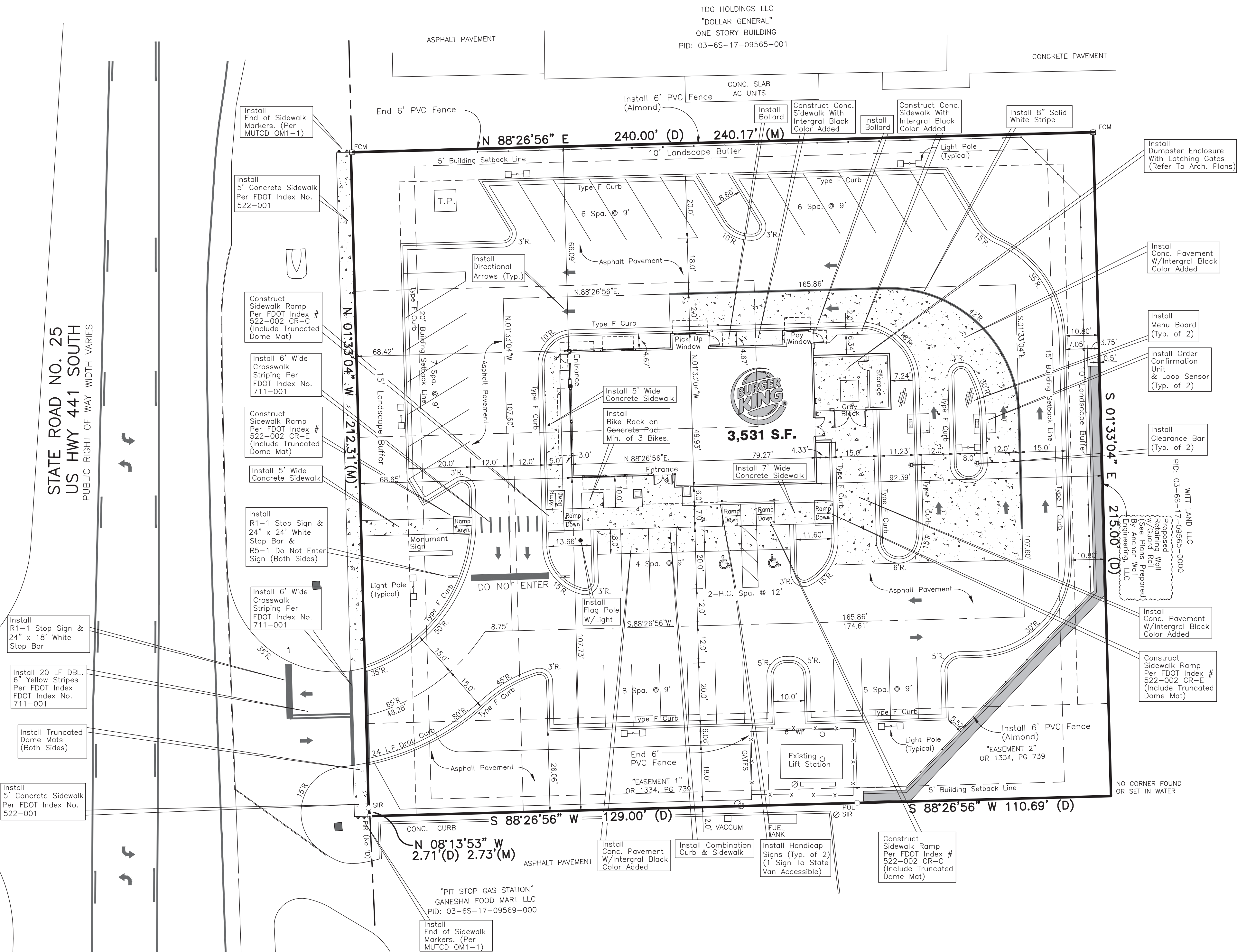
BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: 1"=20' DATE: 6.24.21

CAD FILE: C04-HC

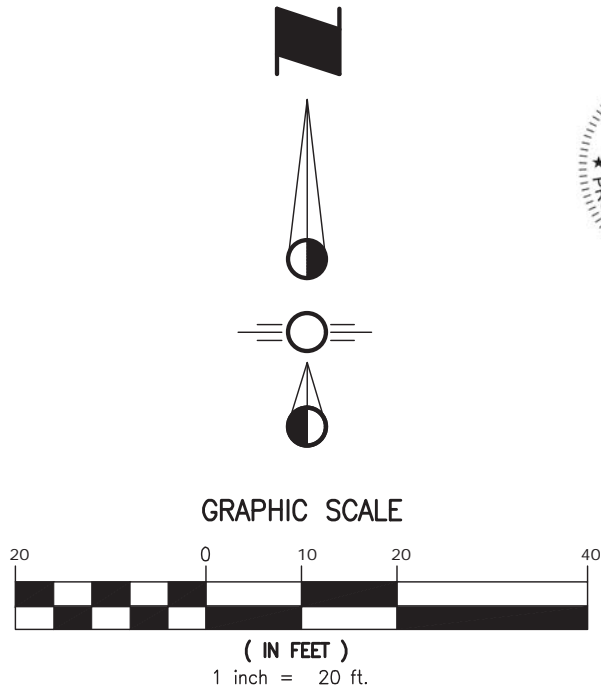
JOB NUMBER: LAKE CITY-3

SHEET **C04**



EXISTING LEGEND:			
ARV	AIR RELEASE VALVE	NMS	NOT A MATTER OF SURVEY
BFP	BACKFLOW PREVENTER	OHW	OVERHEAD WIRE
CI	CURB INLET	OR	OFFICIAL RECORDS
CIP	CAPPED IRON PIPE	PB	PLAT BOOK
CIR	FOUND CAPPED IRON ROD	PG	PAGE
CO	CLEANOUT	P	PEDESTRIAN
CMP	CORRUGATED METAL PIPE	PK	PARKER KALON NAIL
CM	CONCRETE MONUMENT	PVC	POLYVINYL CHLORIDE
CI	CURB INLET	RCP	REINFORCED CONCRETE PIPE
D	DEED REFERENCE	R/W	RIGHT OF WAY
EB	ELECTRIC BOX	SAN	SANITARY
FDC	FIRE DEPARTMENT CONNECTOR	SR	STATE ROAD
FE	FLANGE ELEVATION	TBM	TEMPORARY BENCHMARK
FCIR	FOUND CAPPED IRON ROD	TE	TOP ELEVATION
FCM	FOUND CONCRETE MONUMENT	UGE	UNDERGROUND ELECTRIC
FPK&D	FOUND PK & DISK	UCT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UO	FOUND MONUMENT (AS NOTED)
M	MEASURED	●	(SCIR) SET CIR LB #8168
MES	MITERED END SECTION		
MH	MANHOLE		
MW	MONITOR WELL		
O/A	OVERALL		

SYMBOLS	
	POWER POLE (UP)
	FIRE HYDRANT (FH)
	GRATE INLET (GI)
	GUY WIRE (GW)
	HANDICAPPED (HC)
	LIGHT POLE (LP)
	MITERED END SECTION SIGN
	WATER ASSEMBLY
	IRRIGATION CONTROL VALVE (ICV)
	WOOD FENCE
	CHAIN LINK FENCE
TREES	
	OAK TREE
	PALM TREE
	BAY TREE
	CEDAR TREE



DRAINAGE LEGEND

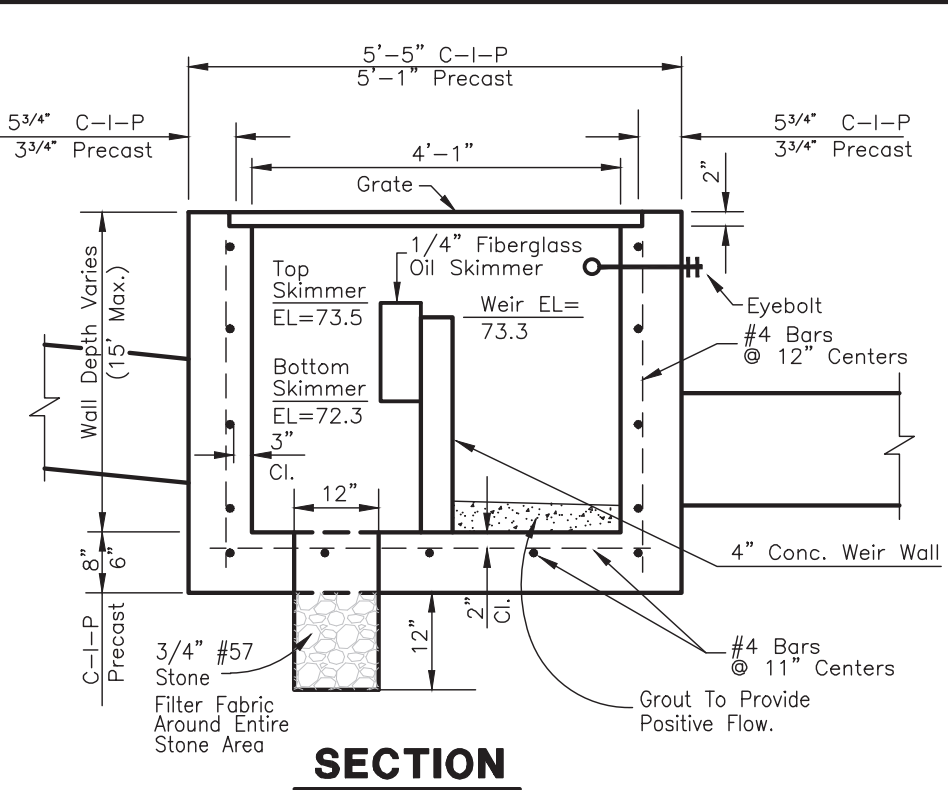
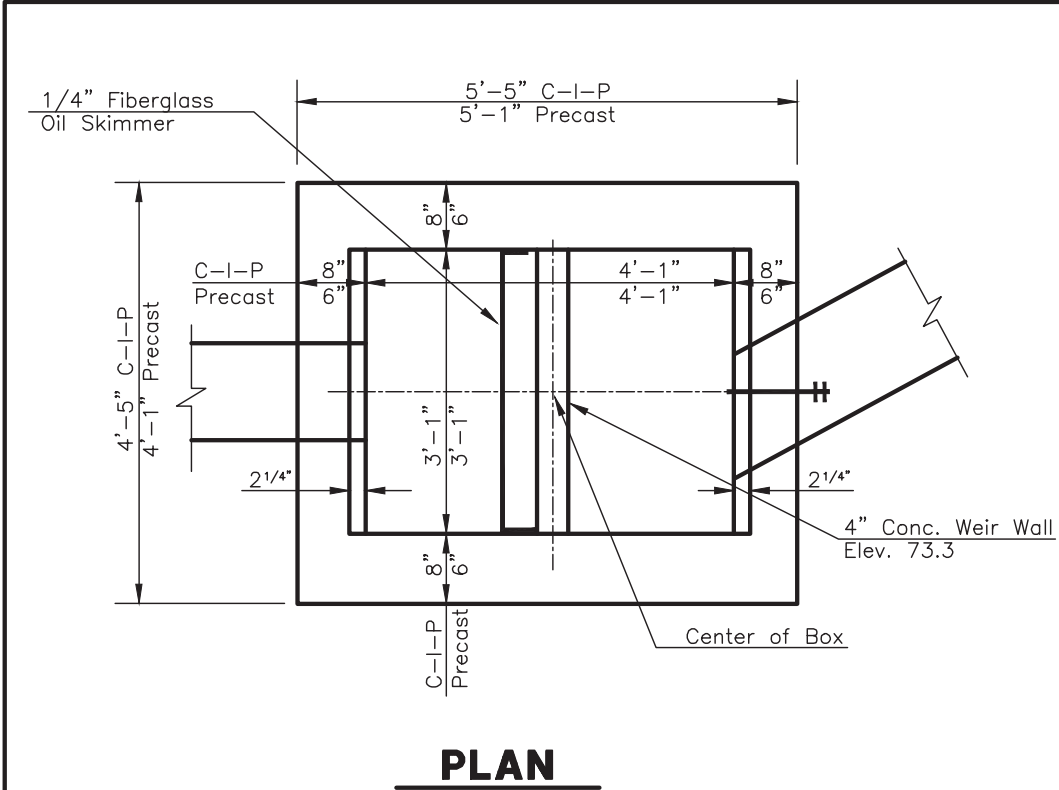
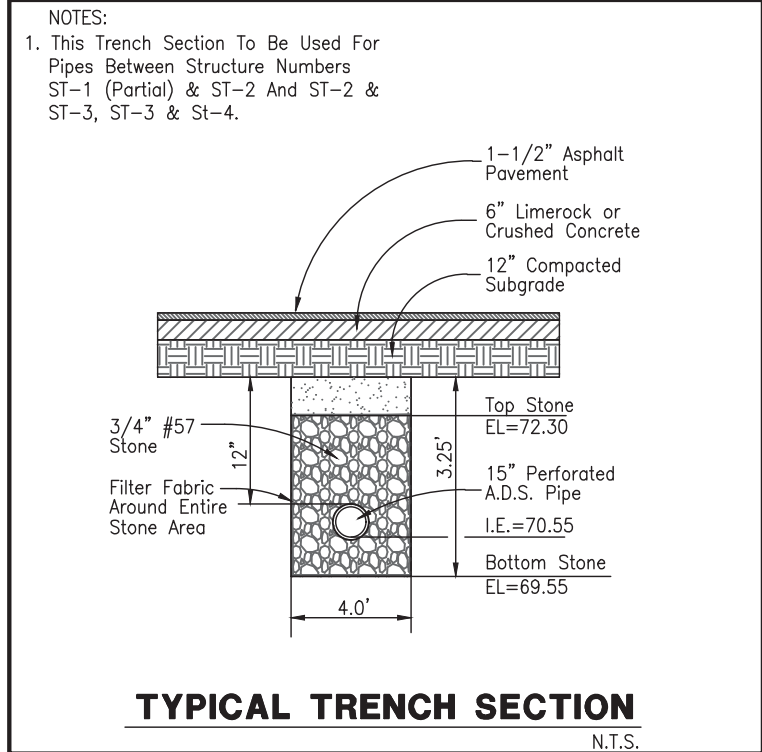
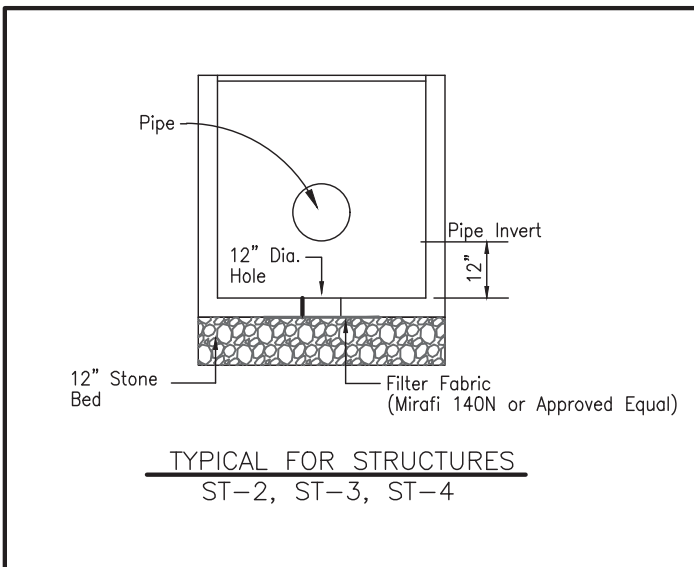
PROPOSED GRADE ELEVATION		75.55
PROP DRAINAGE FLOW ARROW		
PROPOSED CONTOUR		75
PROPOSED SILT SCREEN		sscrn
EXISTING CONTOUR		75
EXISTING GRADE		+ 75.5

PAVING, GRADING & DRAINAGE NOTES:

1. REFER TO UTILITY PLANS FOR UNDERGROUND PIPING INFORMATION.
2. ALL DISTURBED AREAS WITHIN RIGHT OF-WAY SHALL BE SODDED WITH BAHIA SOD
3. ALL ROOF RUNOFF FROM PROPOSED BUILDING SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. REFER TO MECHANICAL PLANS FOR ROOF DOWNSPOUT LOCATION.
4. PROPOSED ELEVATIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL BACKFILL ALL LANDSCAPE ISLANDS AND BACK SLOPES WITH CLEAN FILL MATERIAL.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH COLUMBIA COUNTY AND THE E.O.R. FOR ALL NECESSARY INSPECTIONS DURING CONSTRUCTION.
7. ALL EXISTING UTILITIES SHOWN ON PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION PROVIDED TO THE EOR AT TIME OF PERMITTING. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INSURE ALL ADA SLOPES ARE IN CONFORMANCE WITH ADA REQUIREMENTS. SEE ACCESSIBILITY NOTES ON SHEET C02. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER OF ANY ISSUES PRIOR TO THAT CONSTRUCTION.
9. REFER TO PLANS PREPARED BY ANCHOR WALL ENGINEERING, INC. FOR CONSTRUCTION OF THE RETAINING WALL.

BENCHMARK.

ELEVATIONS SHOWN HEREON ARE REFERENCED TO COLUMBIA COUNTY DATUM PROVIDED ON LIFT STATION CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY PER AS BUILT SURVEY PREPARED BY DANIEL & GORE, LLC PROFESSIONAL SURVEYING AND MAPPING, JOB NO. 170059, DATED 5-4-2018.
(NORTHWEST CORNER OF LIFT STATION SLAB ELEVATION = 76.45)



CONTROL STRUCTURE (ST-4) MODIFIED TYPE D INLET

N.T.S.



Digitally signed by
Carlos A Solis
DN: c=US,
o=Unaffiliated,
ou=A01410C00000
17280F85B840003
CA3, cn=Carlos A
Solis
Date: 2021.07.12
17:20:45 -0400

Consultant:
CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

Developer:
BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374.8848

REVISIONS	
No.	DESCRIPTION
1.	Revised Per County Comments

PAVING, GRADING &
DRAINAGE PLAN
BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: 1"=20'	DATE: 6.24.21
CAD FILE: C05-PGD	
JOB NUMBER: LAKE CITY-3	
SHEET C05	

Consultant:
CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

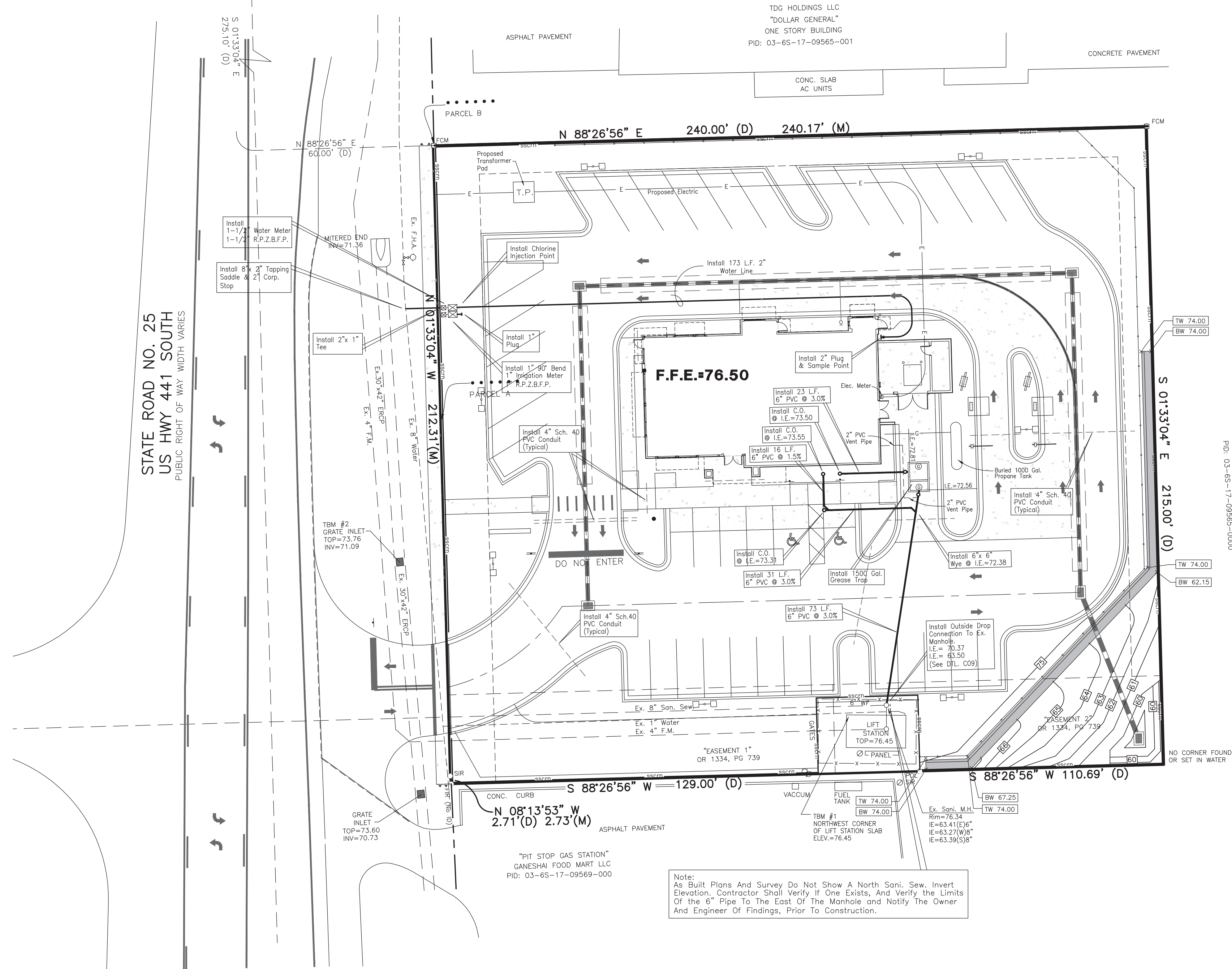
Developer:
BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL. 33619
(813) 374.8848


















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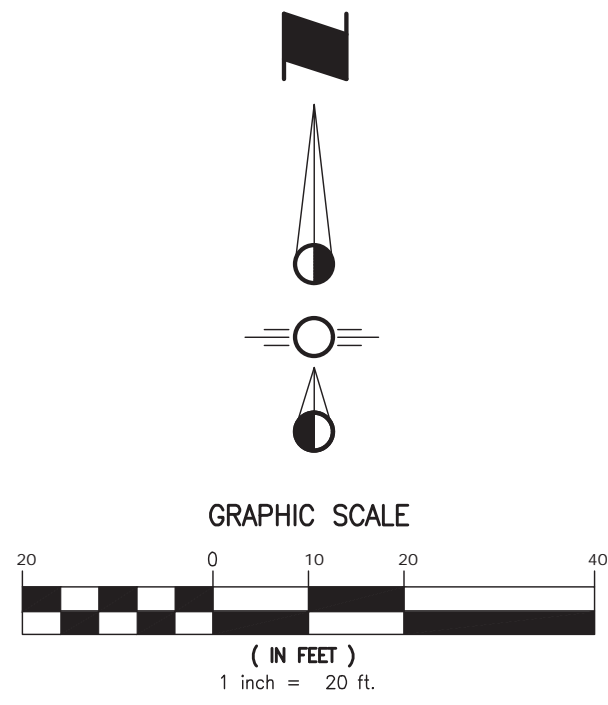
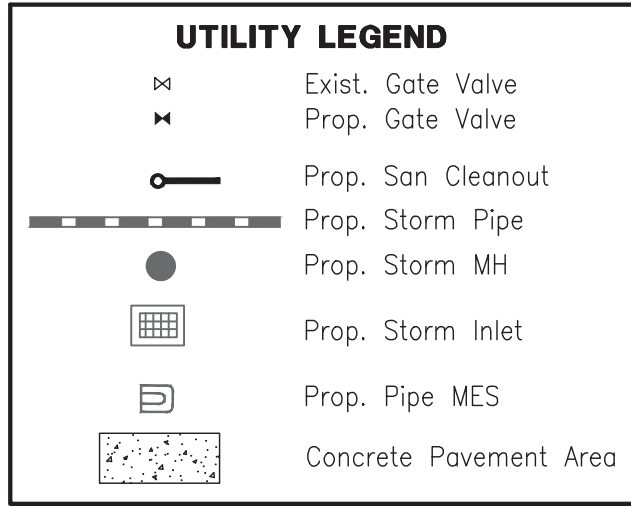
UTILITY PLAN

BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: 1"=20'	DATE: 6.24.21
CAD FILE: C06-UT	
JOB NUMBER: LAKE CITY-3	
SHEET C06	



EXISTING LEGEND			
ARV	AIR RELEASE VALVE	NMS	NOT A MATTER OF SURVEY
BFP	BACKFLOW PREVENTER	OHW	OVERHEAD NRE
CI	CURB INLET	O/E	OFFICIAL RECORDS
CIP	CAPPED IRON PIPE	PB	PLAT BOOK
CIR	FOUND CAPPED IRON ROD	PC	PLAT
CO	CLEANOUT	PED	PEDESTRIAN
CMP	CORRUGATED METAL PIPE	PK	PLAT REFERENCE
CM	CONCRETE MONUMENT	PVC	PARKER KALON NAIL
CI	CURB INLET	RCP	POLYVINYL CHLORIDE
D	DEED REFERENCE	R/W	REINFORCED CONCRETE PIPE
EB	ELECTRIC BOX	SAN	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTOR	SR	SANITARY
FE	FLANGE ELEVATION	TBM	STATE ROAD
FCIR	FOUND CAPPED IRON ROD	TE	TEMPORARY BENCHMARK
FCM	FOUND CONCRETE MONUMENT	TS	TOP ELEVATION
FPFKD	FOUND PFK & DISK	TSP	TRAFFIC SIGNAL POLE
IE	INVERT ELEVATION	TW	TOP OF WALL
M	MEASURED	WM	WATER METER
MES	MITERED END SECTION	W	UNDERGROUND ELECTRIC
MH	MANHOLE	UCT	UNDERGROUND TELEPHONE
MW	MONITOR WELL	●	FOUND MONUMENT (AS NOTED)
O/A	OVERALL	●	(SIC) SET OR L&B #8168
<u>SYMBOLS</u>			
			POWER POLE (UP)
			FIRE HYDRANT (FH)
			GRATE INLET (GI)
			GUY WIRE (GW)
			HANDICAPPED (HC)
			LIGHT POLE (LP)
			MITERED END SECTION
			SIGN
			WATER ASSEMBLY
			WATER VALVE (WV)
			IRRIGATION CONTROL VALVE (ICV)
			WOOD FENCE
			CHAIN LINK FENCE
<u>TREES</u>			
			OAK TREE
			PALM TREE
			BAY TREE
			CEDAR TREE

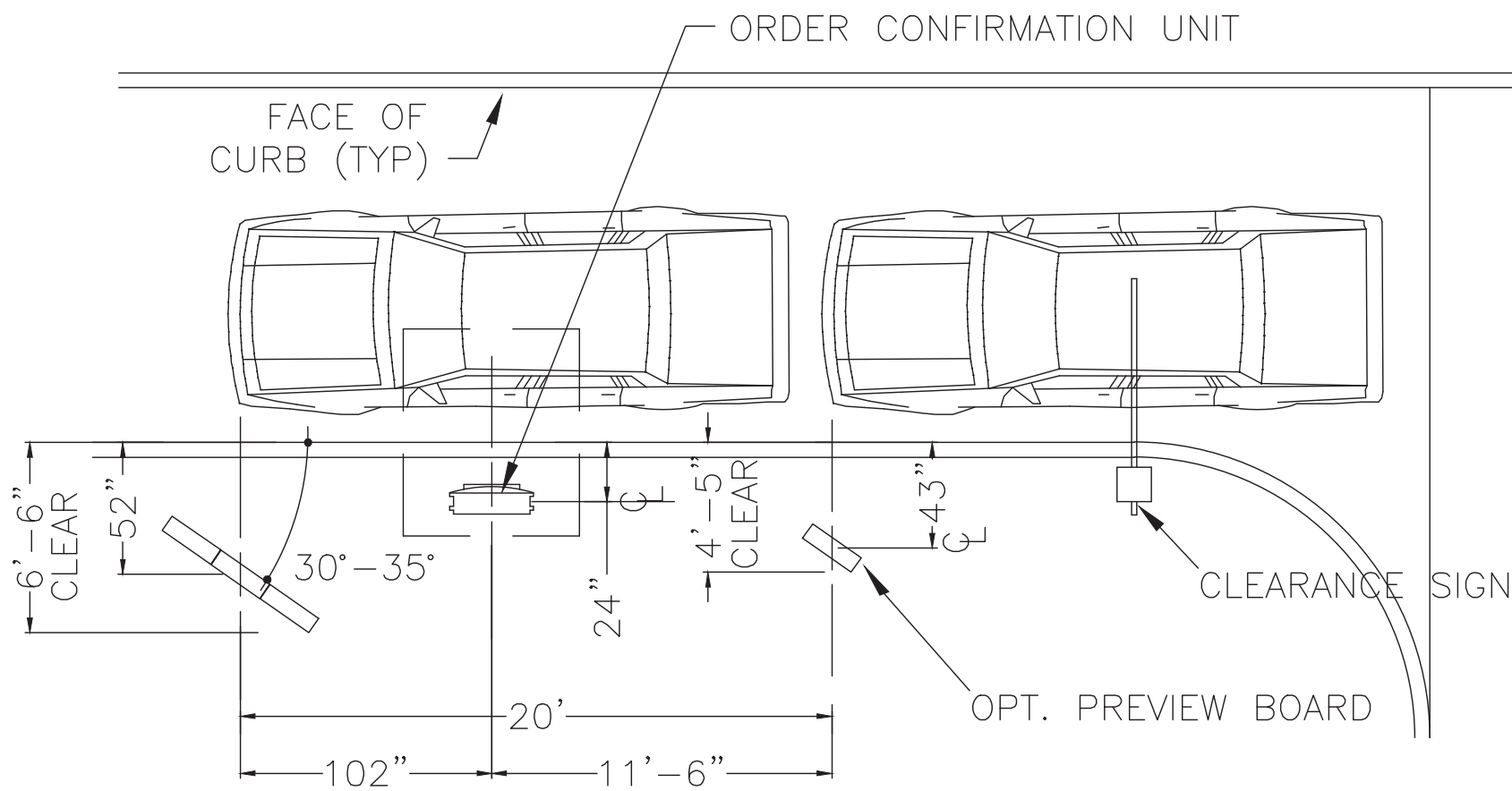


- GENERAL UTILITY NOTES:**
1. THE CONTRACTOR MUST CONTACT THE COLUMBIA COUNTY UTILITY DEPARTMENT TO SET UP A PRE CONSTRUCTION MEETING.
 2. ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 3. THE CONTRACTOR TO EXPOSE WATER MAIN AND INSTALL 2" POLYETHYLENE (P.E.) WATER SERVICE LINE FROM MAIN TO METER.
 4. THE CONTRACTOR TO COORDINATE WITH THE COLUMBIA COUNTY PUBLIC UTILITIES DEPARTMENT PRIOR TO THE SELECTION AND ORDERING OF THE WATER METER AND/BACKFLOW PREVENTION DEVICE ASSEMBLIES.
 5. THE CONTRACTOR MUST COORDINATE THE SHUTDOWN OF THE EXISTING POTABLE WATER, WASTEWATER FORCEMAIN, OR RECLAIMED WATER MAIN WITH THE COLUMBIA COUNTY UTILITY DEPARTMENT, IF REQUIRED FOR CONSTRUCTION.
 6. ALL NON-METALLIC PIPE WILL BE INSTALLED WITH 2 PAIR, 10 GAUGE, COPPER TRACER WIRE.
 7. CONTRACTOR TO ADJUST EXISTING UTILITIES FOR SIDEWALK/DRIVEWAY CONSTRUCTION, IF REQUIRED.
 8. ALL DISTURBED AREAS IN RIGHT OF WAY SHALL BE SODDED WITH BAHIA SOD.
 9. SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS TO BUILDING.
 10. REFER TO PAVING, GRADING AND DRAINAGE PLANS FOR STORM SEWER INFORMATION.
 11. ALL NECESSARY CONTRACTOR PERMITS REQUIRED TO PERFORM THE PROPOSED UTILITY CONSTRUCTION SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 12. ALL EXISTING VALVES ON THE EXISTING WATER LINE ARE TO REMAIN UNTIL OTHERWISE STATED BY WATER UTILITIES ENGINEERING.
 13. ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL BE PVC SDR-26. ASTM D-3034 AND ASTM D-132.
 14. WATER SERVICE SHALL BE HDPE DR-9, UNLESS SHOWN OTHERWISE.
 15. CONTRACTOR SHALL VERIFY SANITARY SEWER POINT OF CONNECTION ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY THE OWNERS REPRESENTATIVE OF THEIR FINDINGS.
 16. ALL WORK/MODIFICATIONS WHICH ARE TO BE PERFORMED ON THE WATER AND WASTEWATER UTILITY SHALL BE PERFORMED BY COLUMBIA COUNTY OR IN THE PRESENCE OF A COLUMBIA COUNTY WATER ENGINEERING INSPECTOR.
 17. ALL WET TAPS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BY THE COLUMBIA COUNTY UTILITY DEPARTMENT. ALL EXCAVATION, RESTORATION, AND ANY DE-WATERING REQUIRED WILL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR.
 18. THE CONTRACTOR SHALL ENSURE ALL CONNECTIONS TO COUNTY WASTEWATER REMAIN INTACT AT ALL TIMES. IF ANY CONNECTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE COUNTY ENGINEER IMMEDIATELY AT 386-623-2452.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE REFERENCED TO COLUMBIA COUNTY DATUM PROVIDED ON
LIFT STATION CONSTRUCTED AT THE SOUTHEAST CORNER OF THE PROPERTY PER AS BUILT
SURVEY PREPARED BY DANIEL & GORE, LLC PROFESSIONAL SURVEYING AND MAPPING, JOB
NO. 170059, DATED 5-4-2018.
(NORTHWEST CORNER OF LIFT STATION SLAB ELEVATION = 76.45)





NOTE THAT DIMENSIONS ARE CRITICAL.

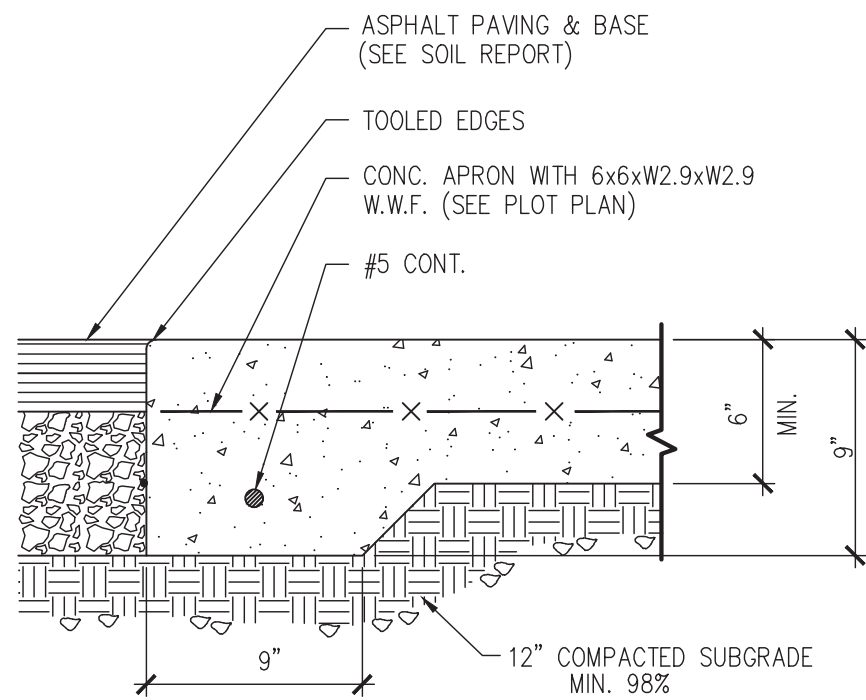
NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. 30° ROTATION ANGLE SHOULD BE CONSIDERED OPTIMAL. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:

(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND;

(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION.

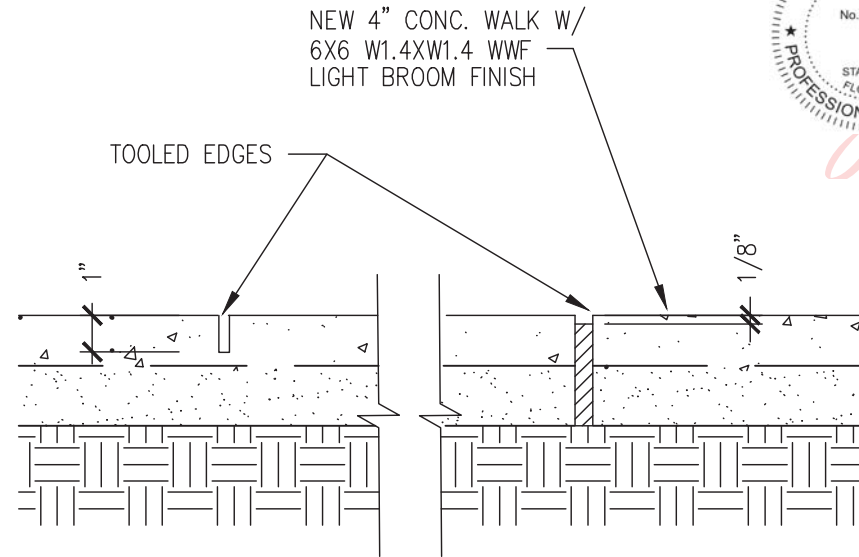
THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'.

MENU BOARD



CONCRETE APRON (DUMPSTER PAD)

4,000 PSI (MIN.) CONCRETE

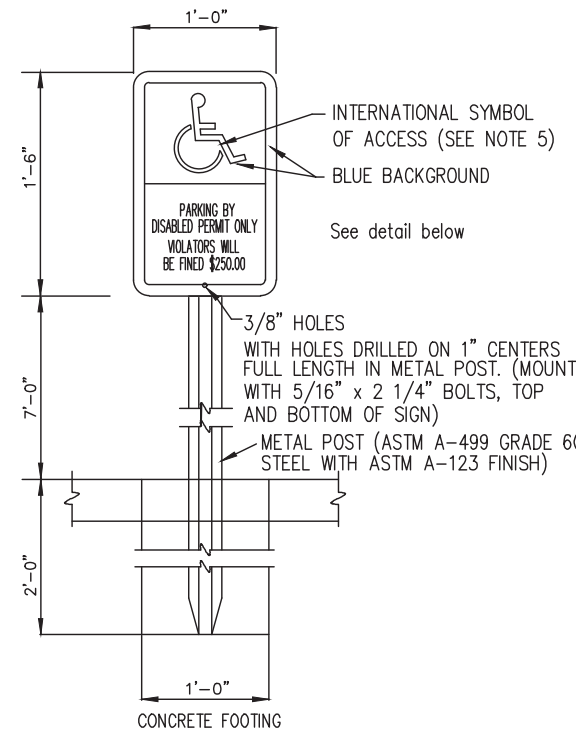
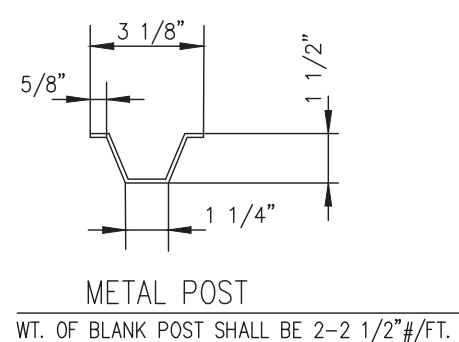
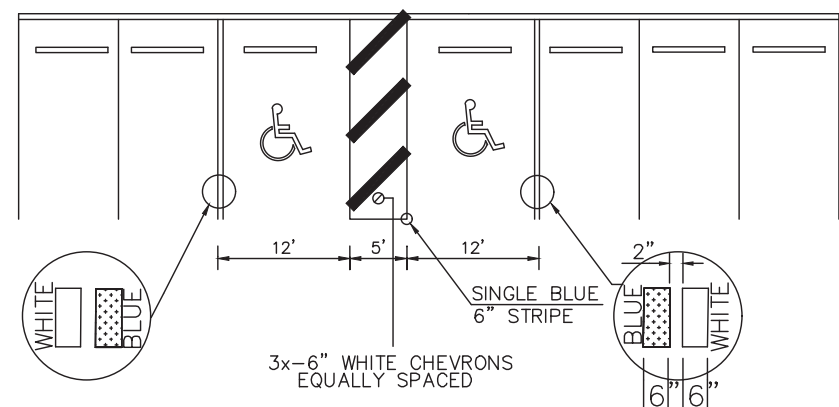


NOTE: EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 40' O.C. MAXIMUM.

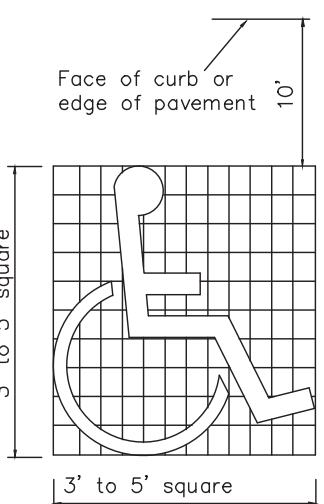
EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 5' (MAX.) O.C.

CONCRETE WALK

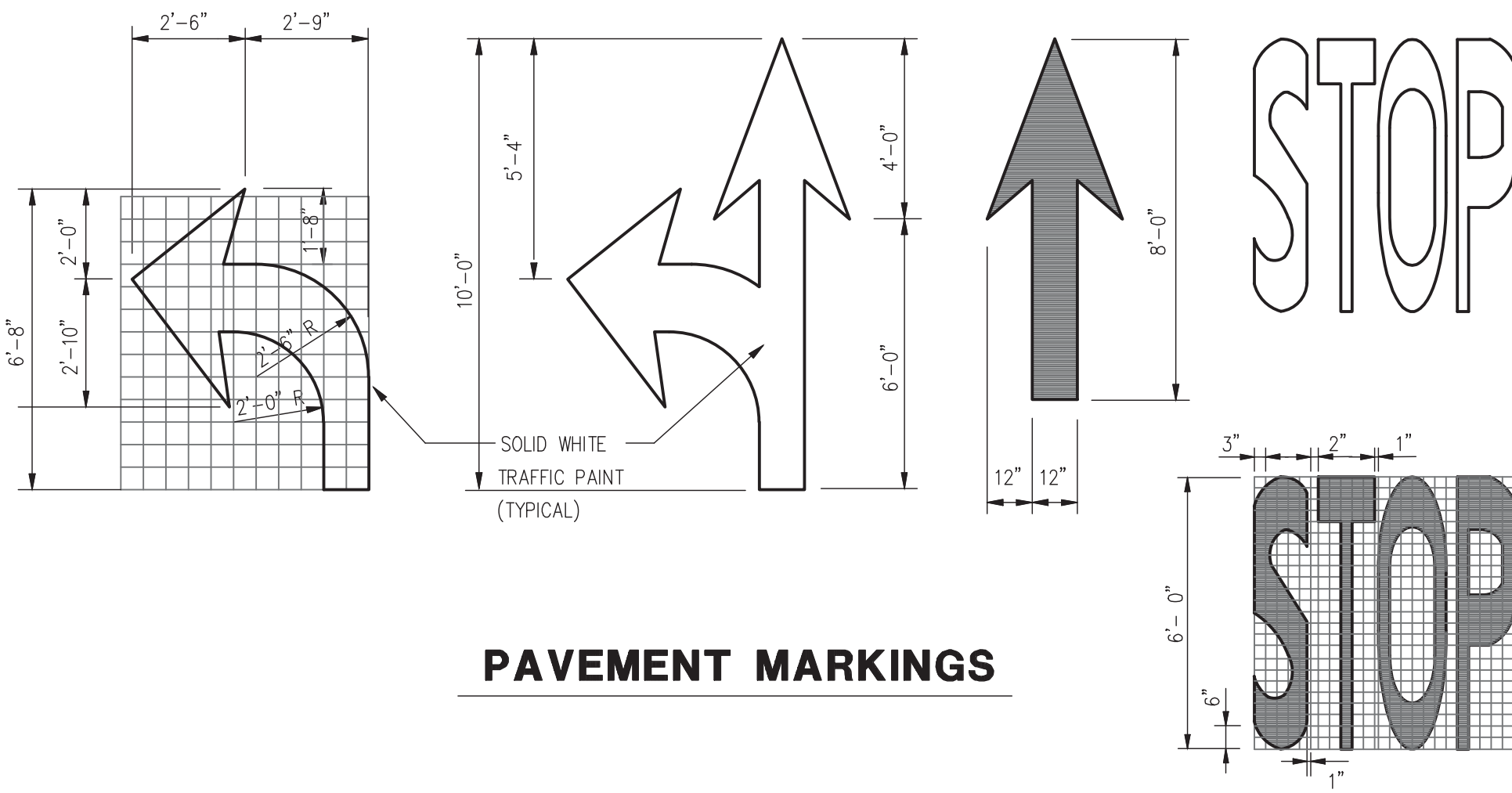
(3,500 PSI (MIN))



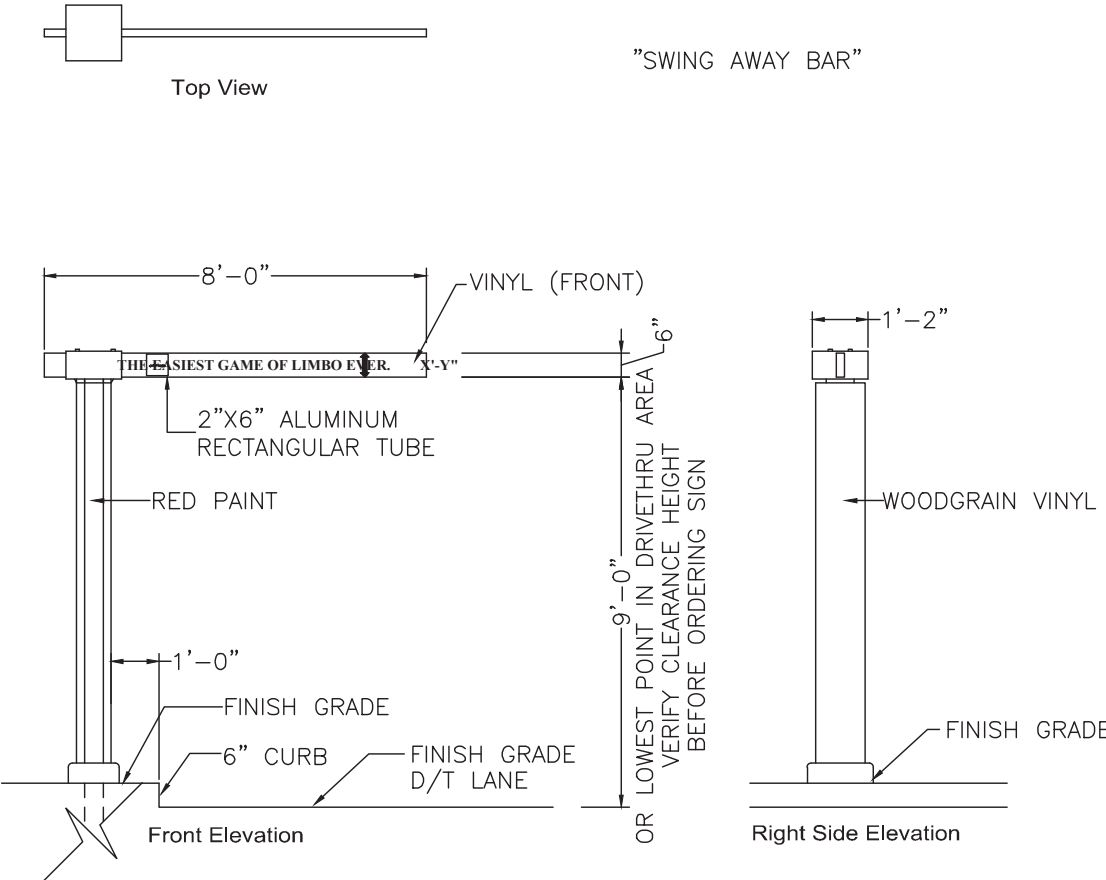
- NOTES:
- METAL POST TO BE GALVANIZED. ALL BOLTS, NUTS, WASHERS AND SCREWS MUST BE RUSTPROOF.
 - CONCRETE FOR FOOTING SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 p.s.i.
 - SIGNS WILL BE FABRICATED BY USING REFLECTING COATING IN THE SYMBOL, MESSAGE AND BORDER APPLIED TO A SHEET ALUMINUM BACKING (.080) IN THICKNESS.
 - MESSAGE LETTERING SHALL BE UPPER CASE (WHITE)(SERIES B) 2" HIGH IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - THE SYMBOL IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR FIGURE (WHICH SHOULD ALWAYS FACE RIGHT) ON A SQUARE BACKGROUND, INTERNATIONAL BLUE IN COLOR (FED. STD. 595a, COLOR #15180).
 - SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB. (SIGN FOR THE PHYSICALLY DISABLED)



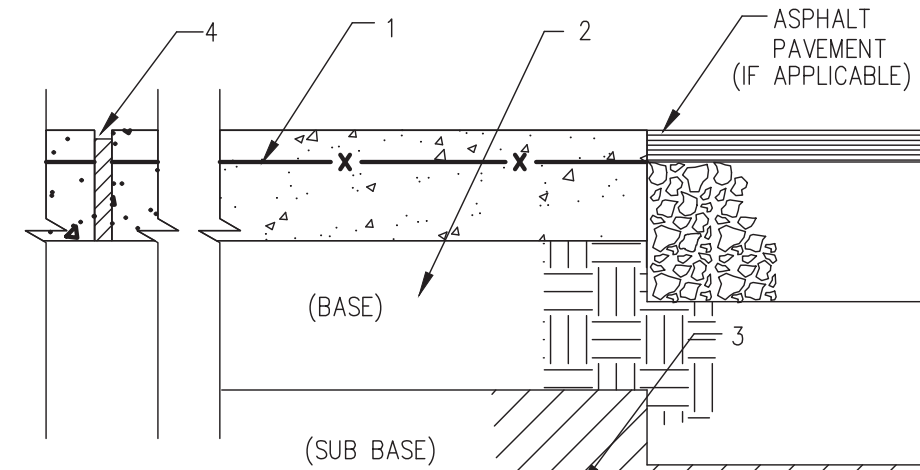
DISABLED PARKING/MARKING DETAILS



PAVEMENT MARKINGS

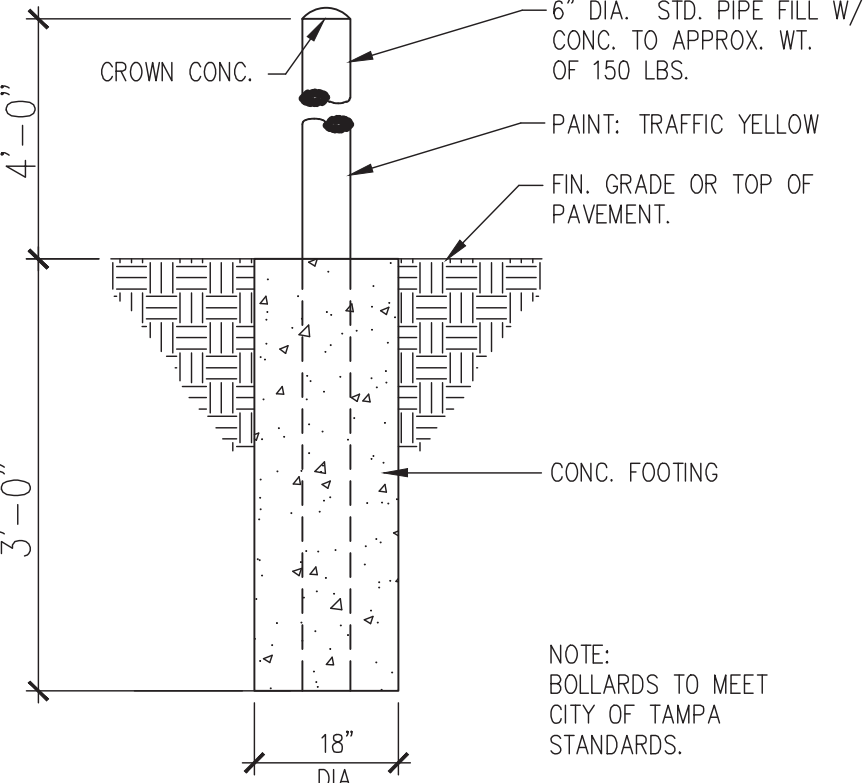


CLEARANCE BAR



- 6" - 4000 PSI CONCRETE W/ 6X6 W2.9 WWF REINFORCEMENT.
- 6" WELL GRADED CLEAN SAND, HAVING 5% OR LESS PASSING THE NO. 200 SIEVE. ALTERNATELY, A GEOTECHNICAL FABRIC SUCH AS MIRAFI 140N, OR EQUAL, MAY BE USED BELOW ALL CONTROL JOINTS IN LIEU OF THE SAND.
- 12" SUBBASE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). DENSITY TESTS SHALL BE PERFORMED EVERY 5,000 S.F.
- 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP. SET 1/2" BELOW PAVEMENT TOP @ 40'-0" O.C. MAXIMUM.

CONCRETE PAVEMENT



NOTE: BOLLARDS TO MEET CITY OF TAMPA STANDARDS.

BOLLARD



- GENERAL
- RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.
- CONCRETE STRENGTH REQUIRED:
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.
- CONTRACTION/CONTROL JOINTS
- CONTRACTOR SHALL PLACE CONTROL JOINTS (SAWOUT OR TOOLED WITHIN 24 HOURS OF POUR (12 HOURS IN HOT WEATHER). SPACE NO FURTHER THAN 15 FEET APART, 1/4 DEPTH OF SLAB.

PORTLAND CEMENT CONCRETE PAVEMENT

Digitally signed by Carlos A Solis
DN: cn=US, o=Unaffiliated, ou=A01410C0000, 67280F55B840000, 3CA3, cn=Carlos A Solis
Date: 2021.07.12 17:21:36 -0400

CARLOS A. SOLIS
FLORIDA PROFESSIONAL ENGINEER No. 42758

Consultant:

CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

Developer:

BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374.2413

No.	DESCRIPTION	DATE	BY
1.			
2.			

CIVIL DETAILS
BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: NTS	DATE: 6.24.21
CAD FILE: C07-DTLS	
JOB NUMBER: LAKE CITY 3	
SHEET C07	

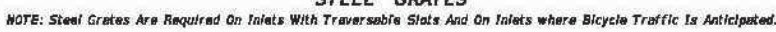
FLORIDA PROFESSIONAL ENGINEER No. _____

(813) 426-4880

(813) 374.2413

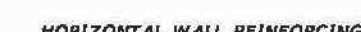
LAKE CITY, FLORIDA

4.21



	FY 2019-20 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H
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	FY 2019-20 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H
---	------------------------------	--



10-13	A4	0.20	4"	3
10-15	85.5	0.24	5½"	5

TYPE D

10-13	A4	0.20	4"	3
10-15	85.5	0.24	5½"	5

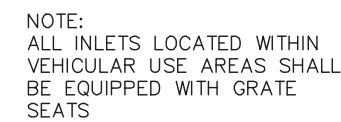
TYPE D

Y 2019-20 DARD PLANS	DITCH
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Y 2019-20 DARD PLANS	DITCH
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FY 2019-20 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 4
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FY 2019-20 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 532-002	SHEET 6 of 6
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FY 2019-20 STANDARD PLANS	
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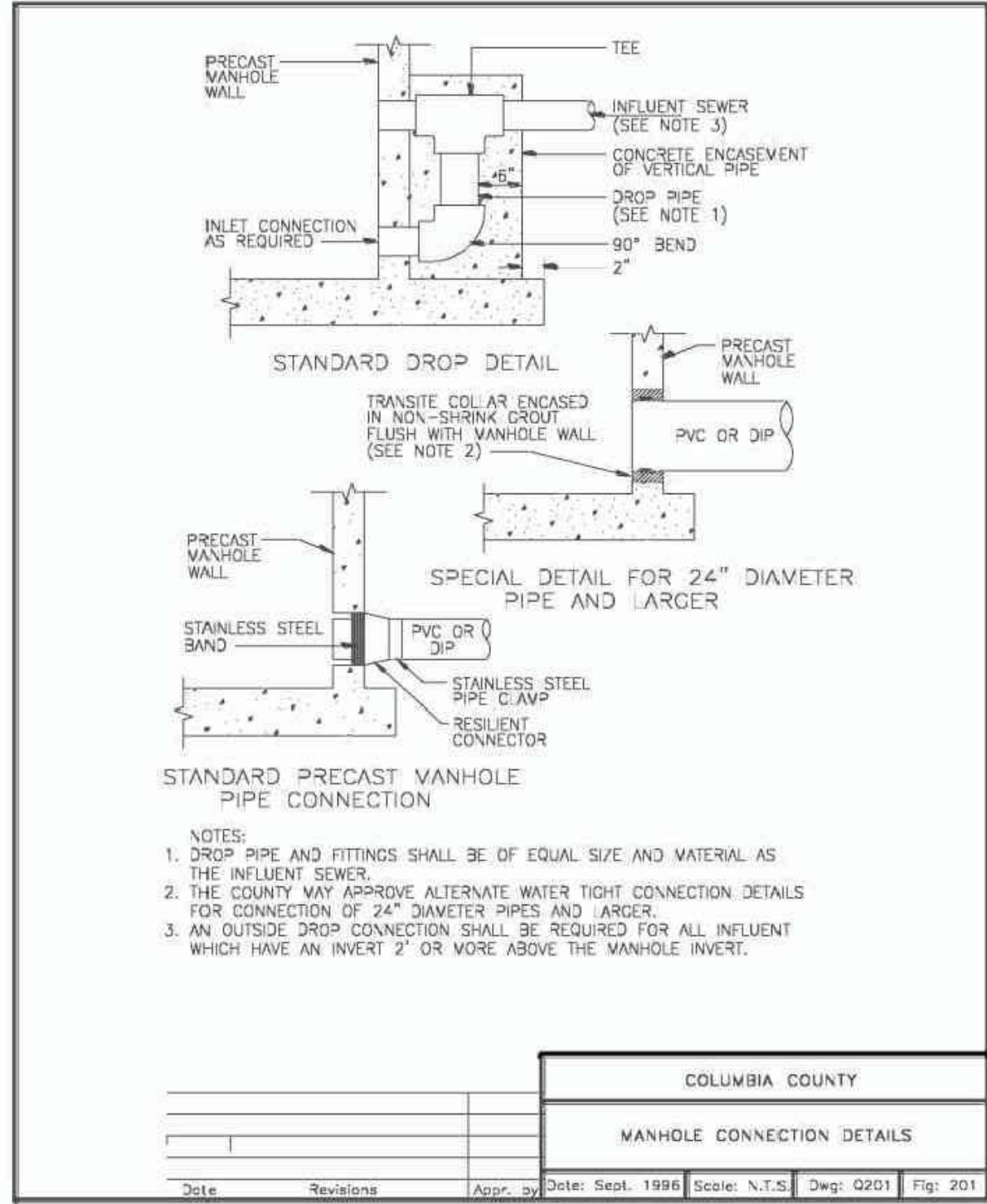


FIGURE D-201 MANHOLE CONNECTION DETAILS



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-15

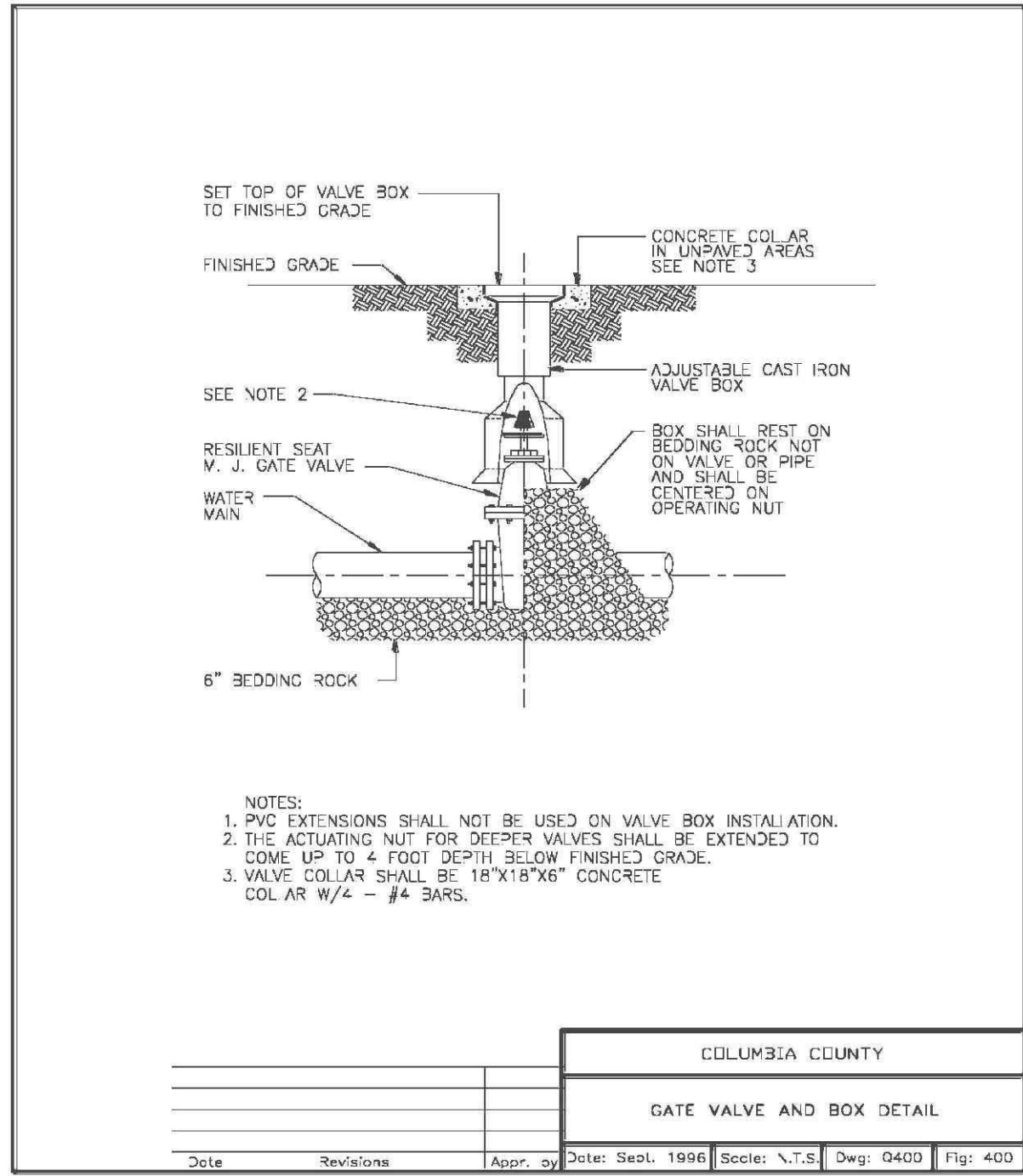


FIGURE D-400 GATE VALVE AND BOX DETAIL



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-28

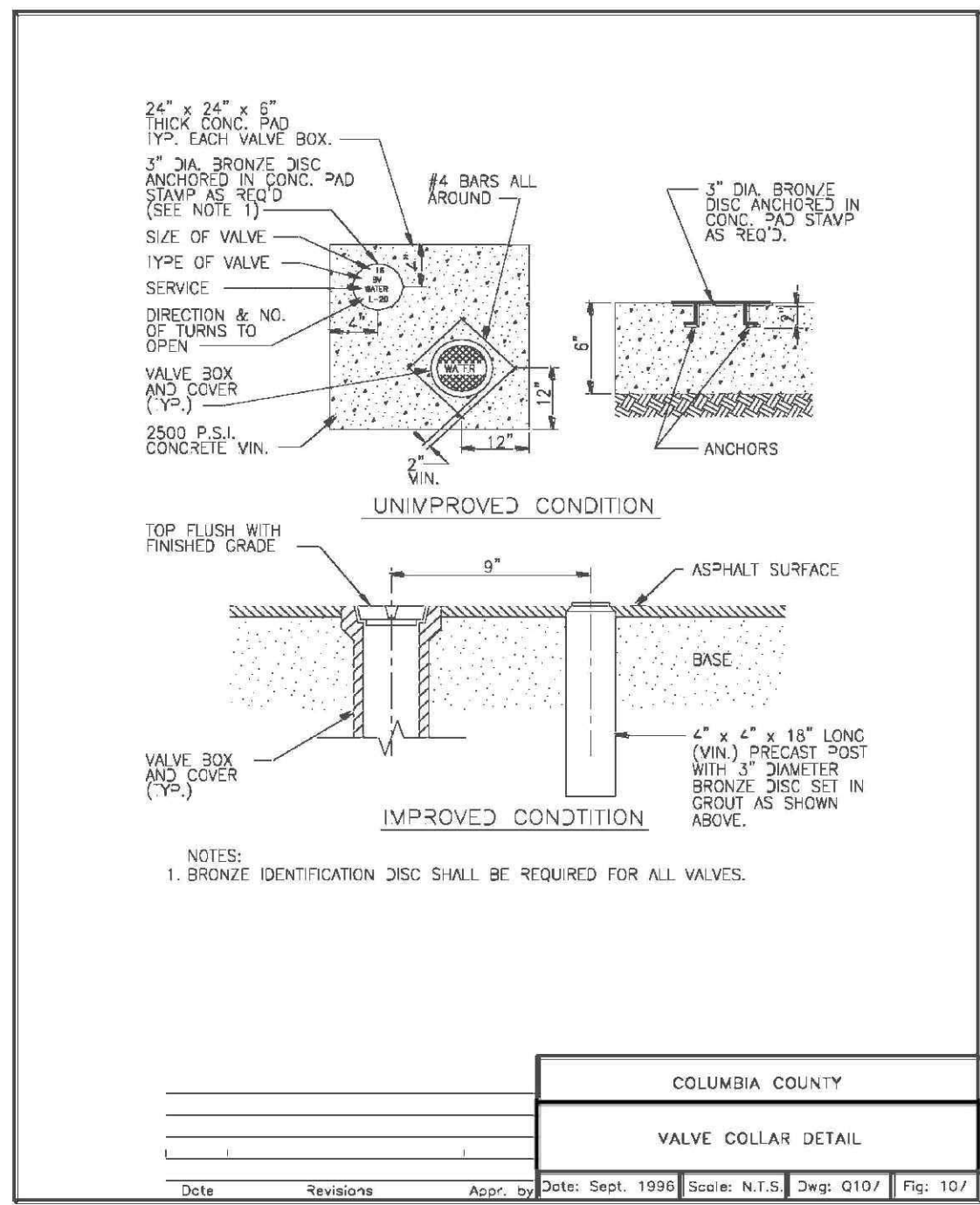


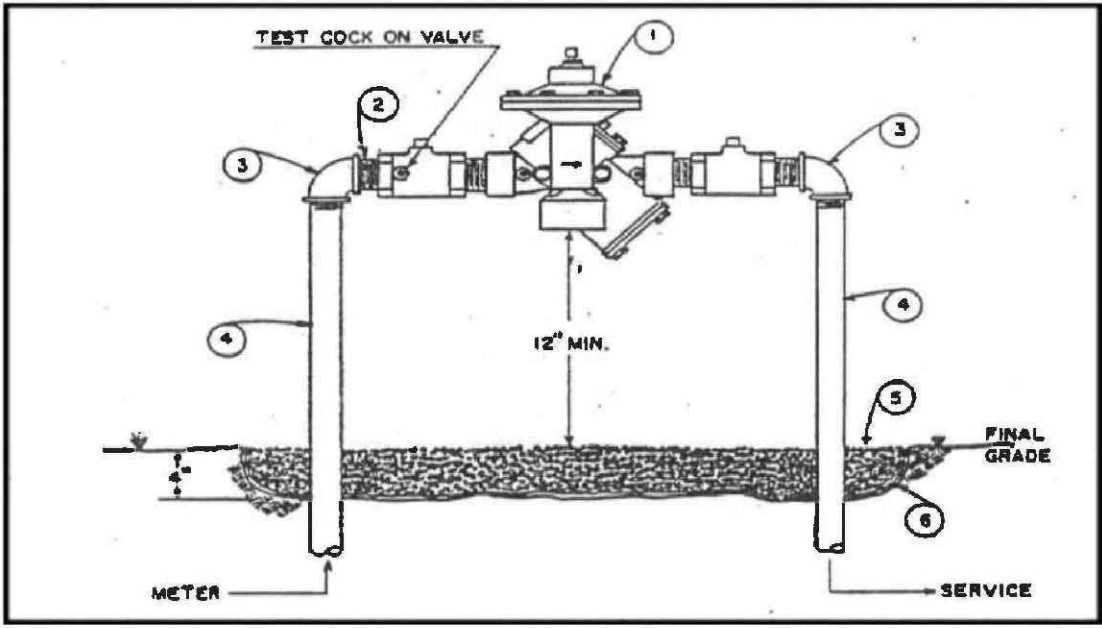
FIGURE D-107 VALVE COLLAR DETAIL



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-10

6. DOUBLE CHECK OR REDUCED PRESSURE BACKFLOW PREVENTER
SINGLE SERVICE: 4", 1-1/2", 2"

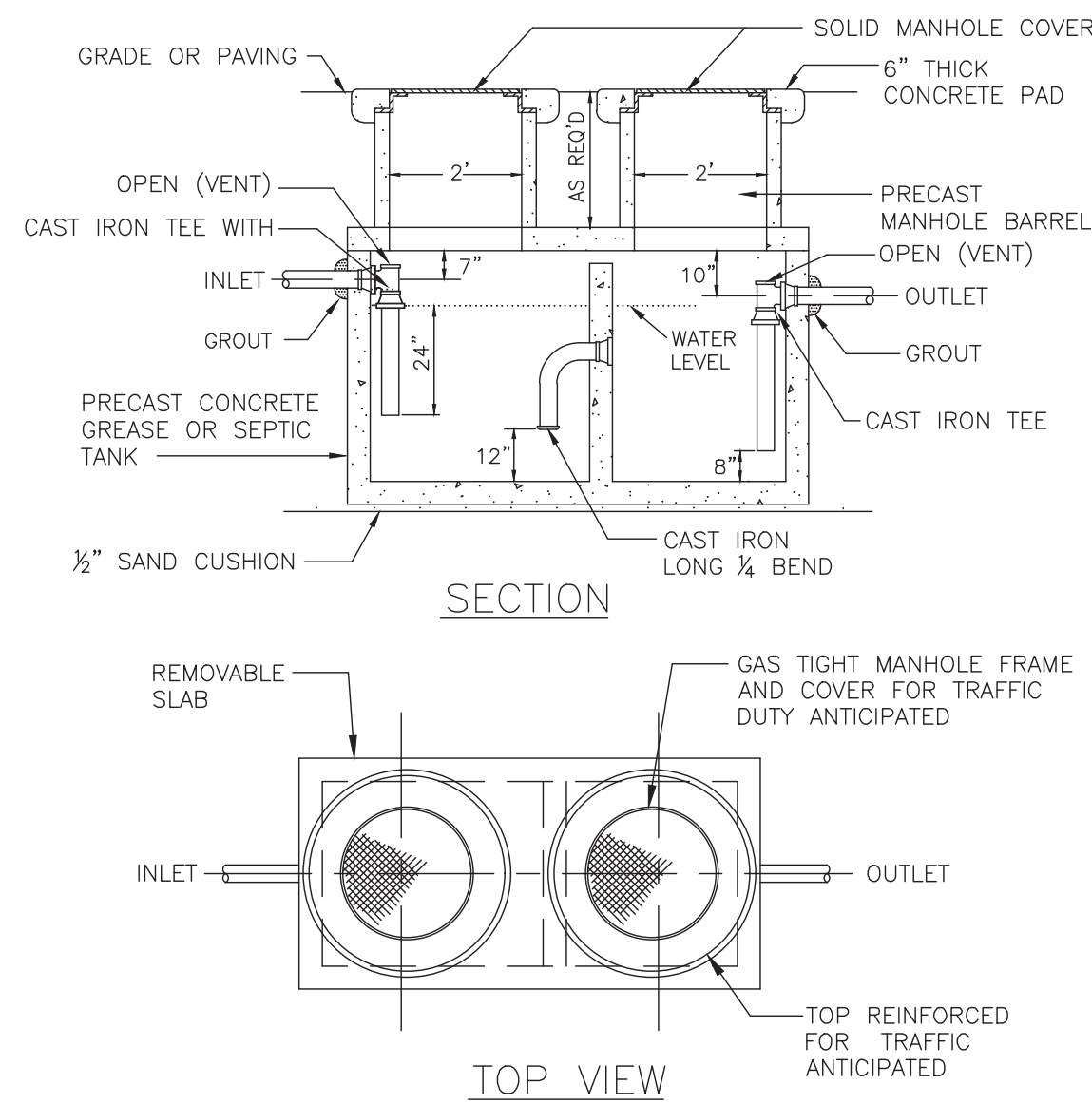


M A T E R I A L S		
ITEM	QUANTITY	DESCRIPTION
1	1	2" BACKFLOW PREVENTER ASSEMBLY
2	2	2" x 2' NOM NIPPLES – BRASS or PVC
3	2	2" x 90° ELBOWS – GALVANIZED or PVC
4	2	2" x VARIES RISER – GALVANIZED or PVC
5	*	PEA GRAVEL
6	*	PLASTIC LINER

NOTE: Installation shown above is for a 2" service. Change piping materials accordingly for service size.



B-19
APPENDIX B – BACKFLOW PREVENTERS AND CONTROL PLAN
WATER AND WASTEWATER SYSTEMS HANDBOOK



GREASE TRAP DETAIL
(OR APPROVED EQUAL)
NTS

NOTE: GREASE TRAP TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (CURRENT EDITION)

Contractor shall submit shop drawing depicting required reinforcement to meet H-20 load rating.

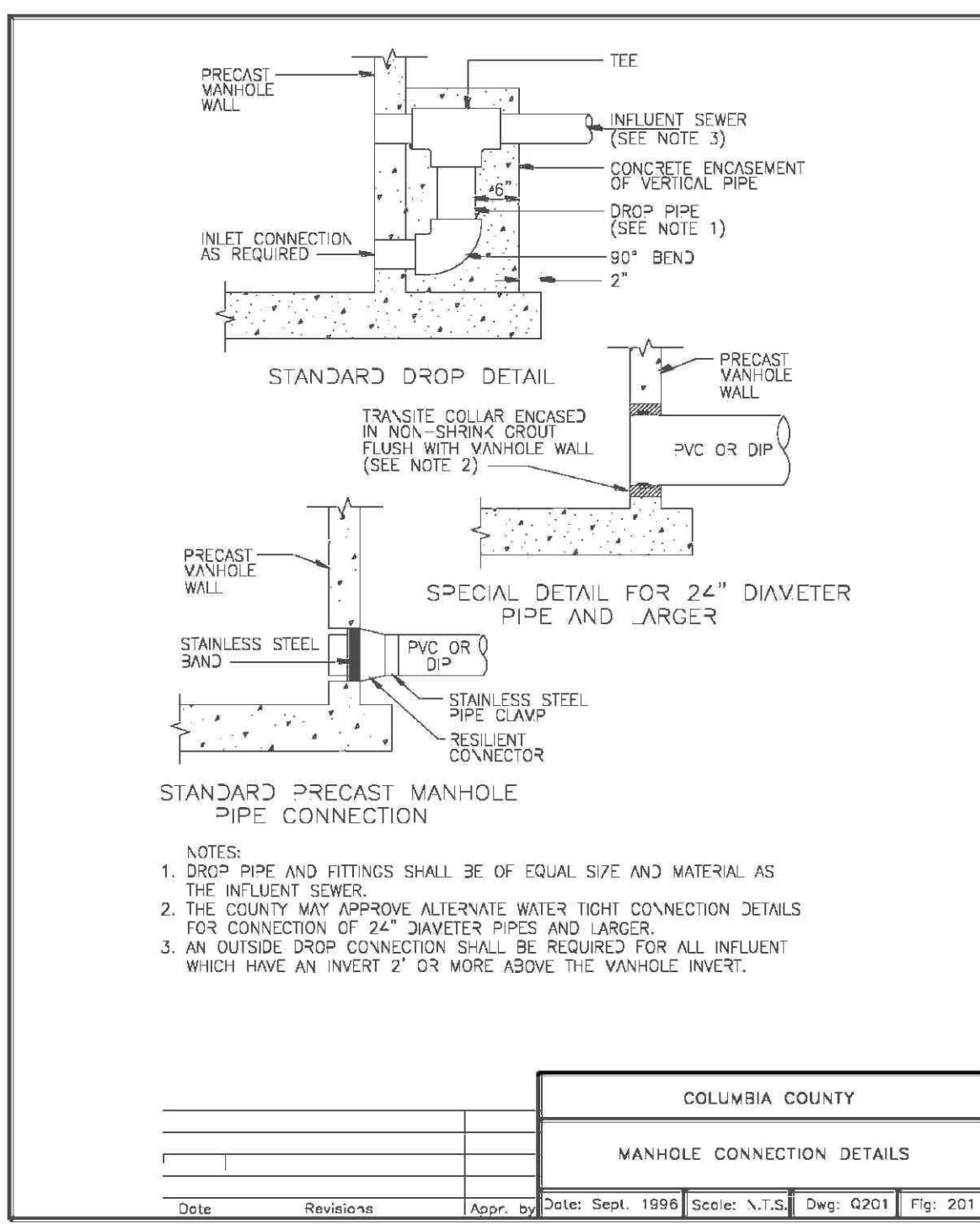


FIGURE D-201 MANHOLE CONNECTION DETAILS



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-15

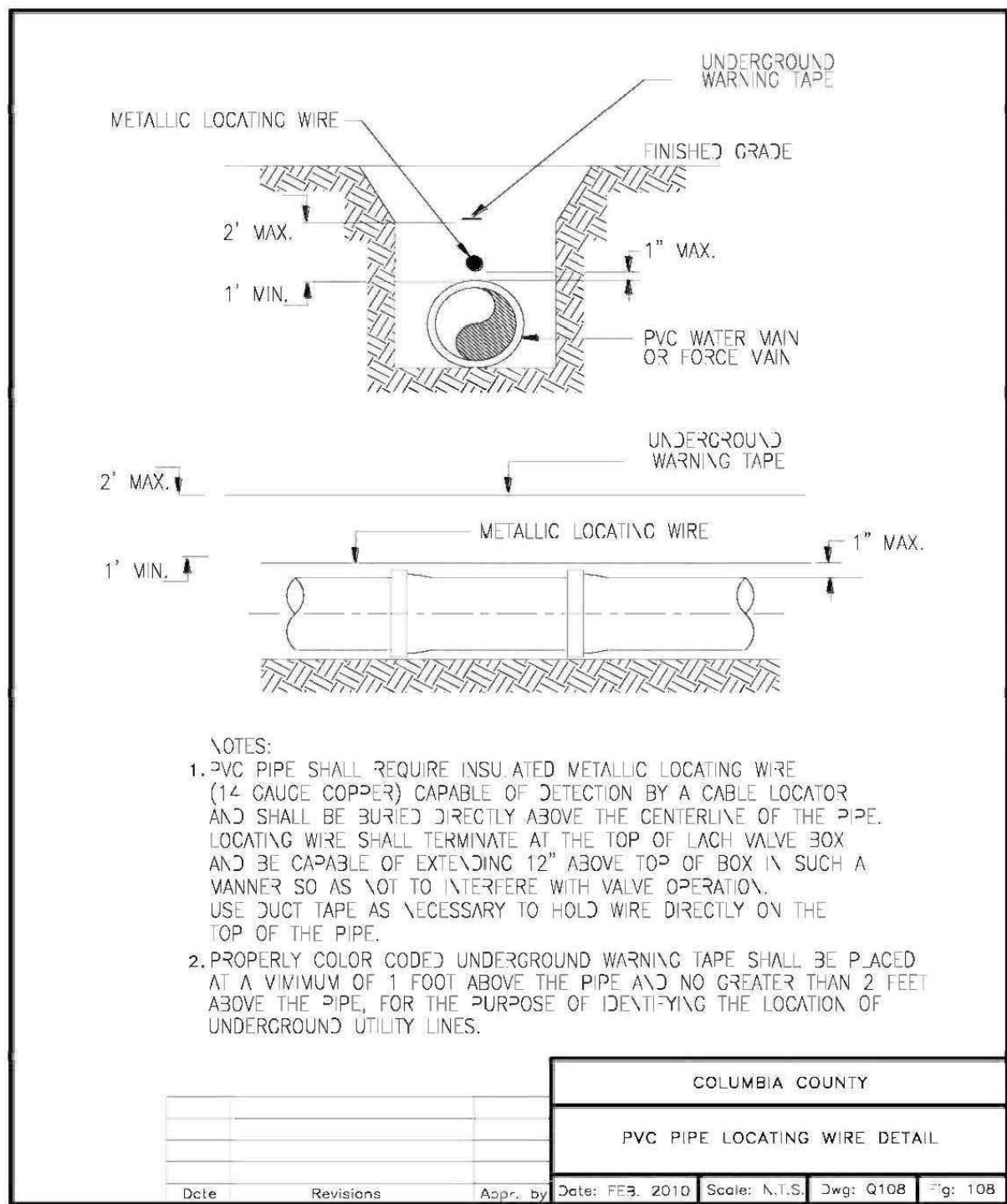


FIGURE D-108 PVC PIPE LOCATING WIRE DETAIL



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-11

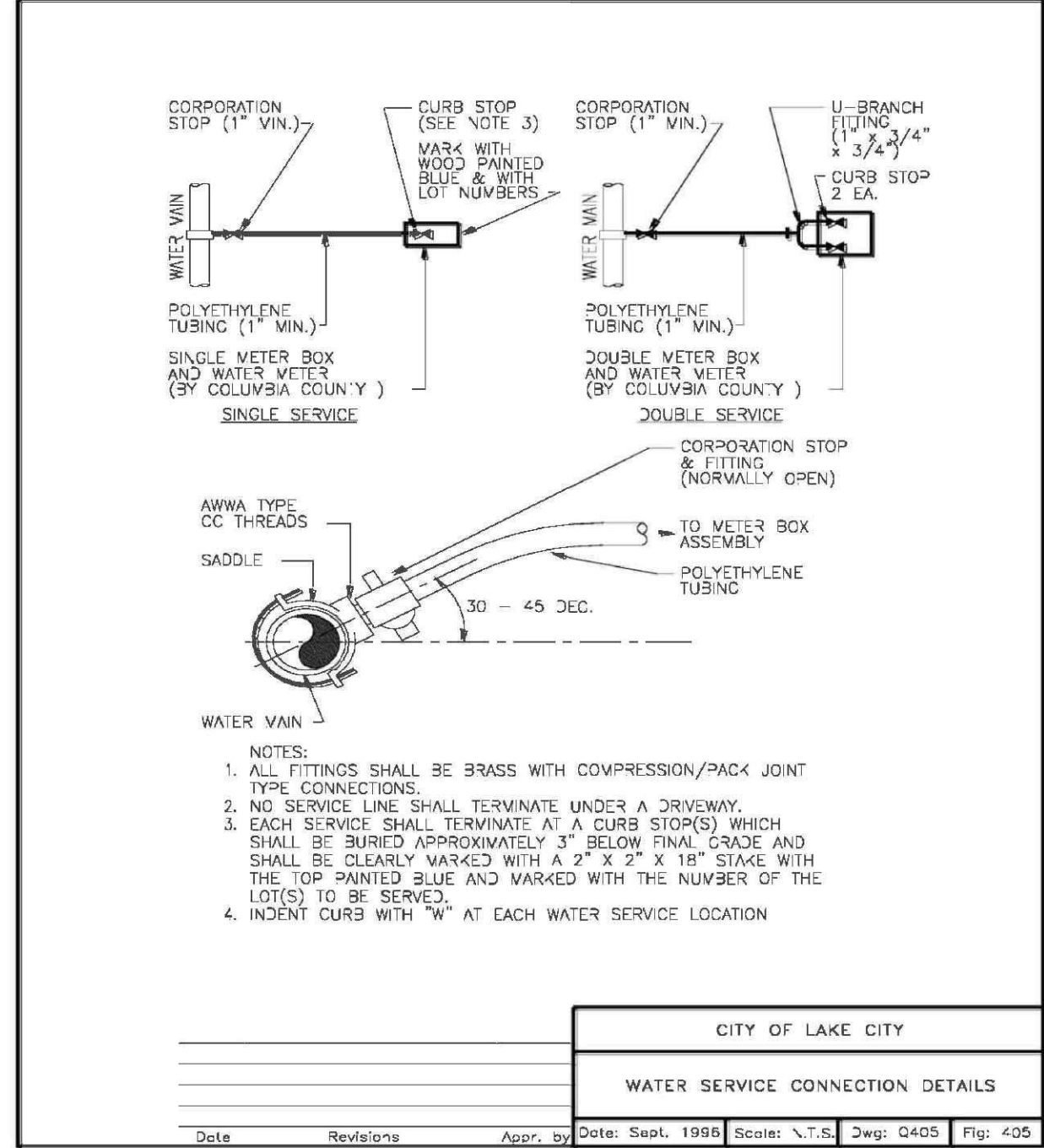


FIGURE D-405 WATER SERVICE CONNECTION DETAILS



APPENDIX D – DRAWINGS
WATER AND WASTEWATER SYSTEMS HANDBOOK

D-33

Digitally signed by Carlos A Solis
DN: cn=US, o=Unaffiliated, ou=AO41410CD0000, 017280F85B8400003CA3, email=cn=Carlos A Solis
Date: 2021.07.12 17:22:42 -04'00'
CARLOS A. SOLIS
FLORIDA PROFESSIONAL ENGINEER No. 42758

Consultant:

CARLOS A. SOLIS, P.E.
P.O. BOX 431764
BIG PINE KEY, FL 33043-1764
(813) 426-4880

Developer:

BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374-2413

REVISIONS

No.	DATE	DESCRIPTION
1		
2		

CIVIL DETAILS

BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

SCALE: NTS DATE: 6.24.21

CAD FILE: C09-DTLS

JOB NUMBER: LAKE CITY-3

SHEET C09



Digitally signed by Carlos A Solis
DN: c=US,
o=Unaffiliated,
ou=A01410C000001
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Date: 2021.07.12
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CARLOS A. SOLIS
FLORIDA PROFESSIONAL ENGINEER No. 42758

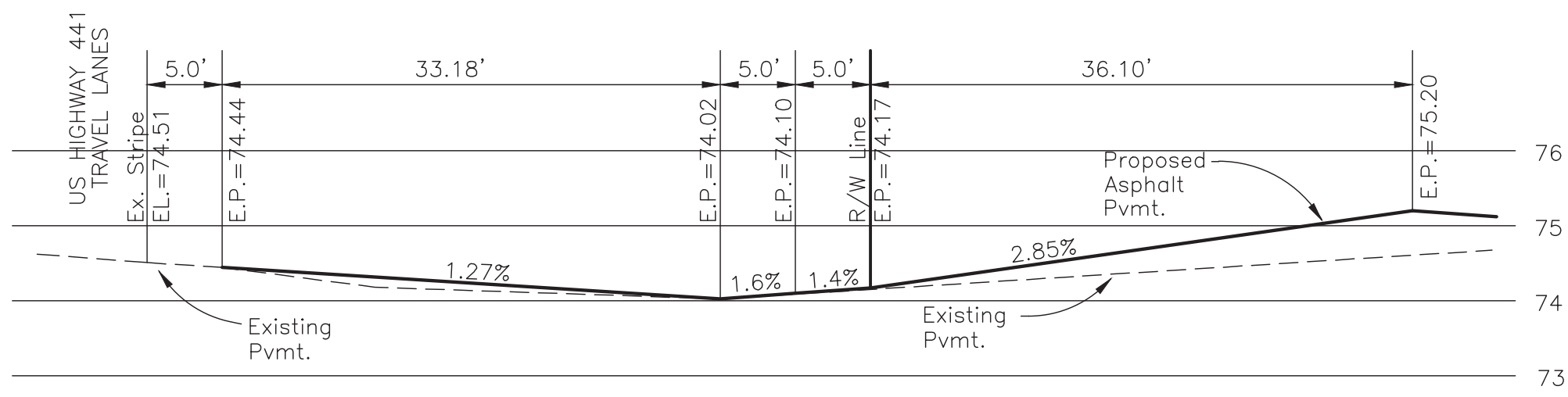
Consultant:
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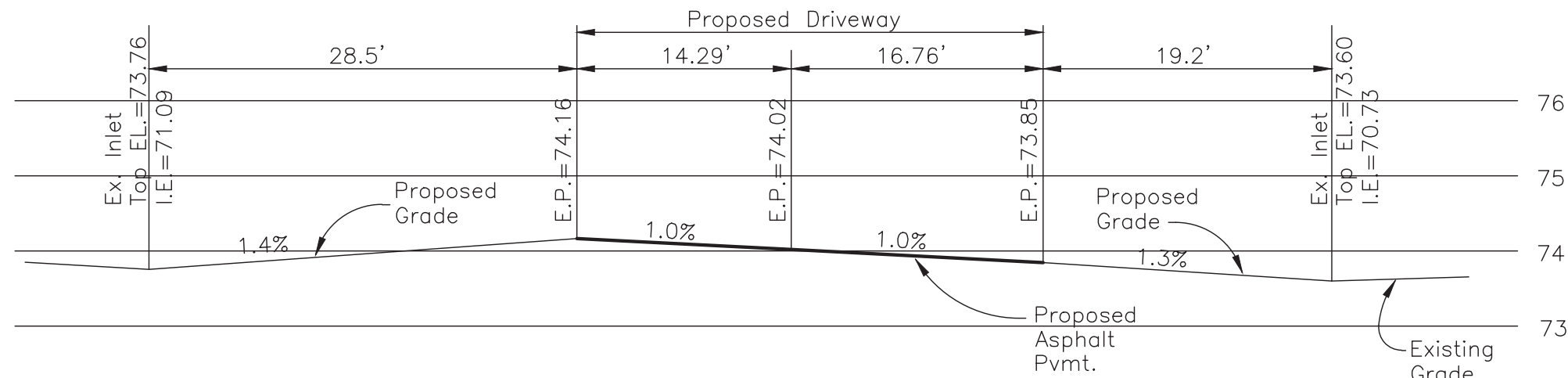
No.	DESCRIPTION	DATE	BY
1.			
2.			

CROSS SECTIONS
BURGER KING
13721 S. U.S. HIGHWAY 441
LAKE CITY, FLORIDA

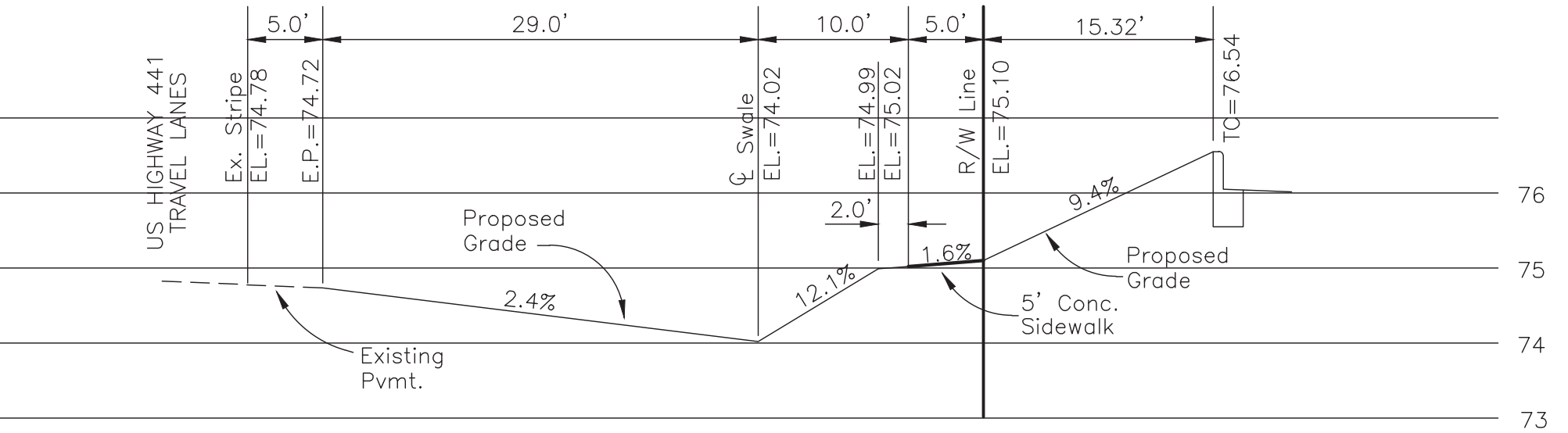
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SHEET C10	



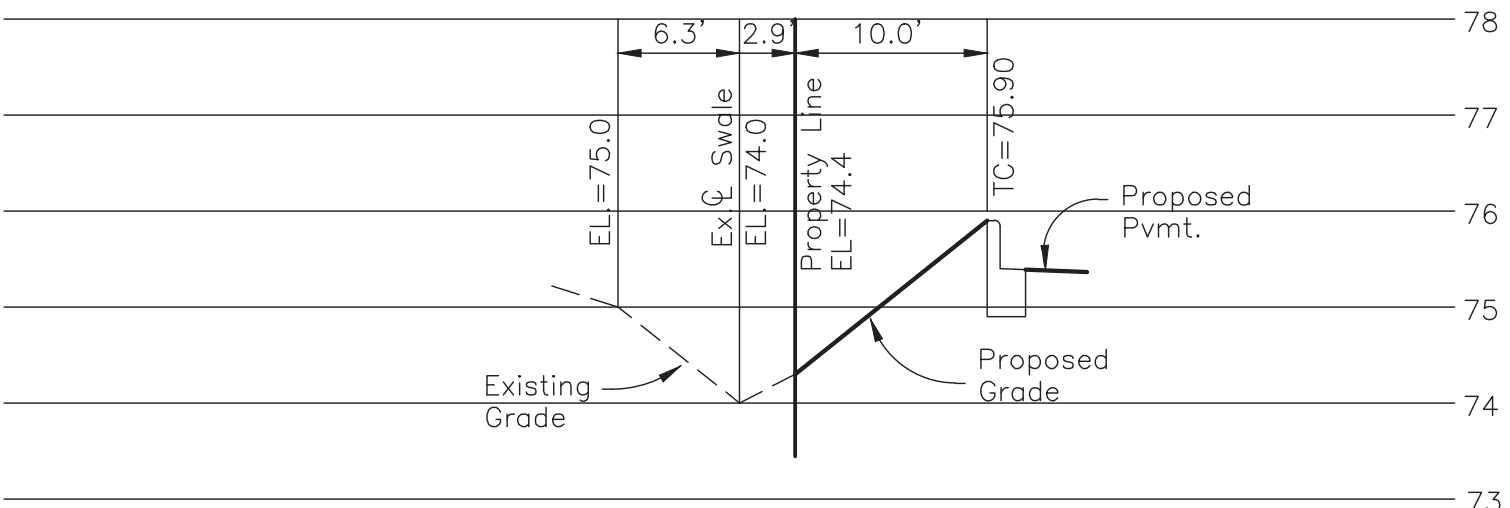
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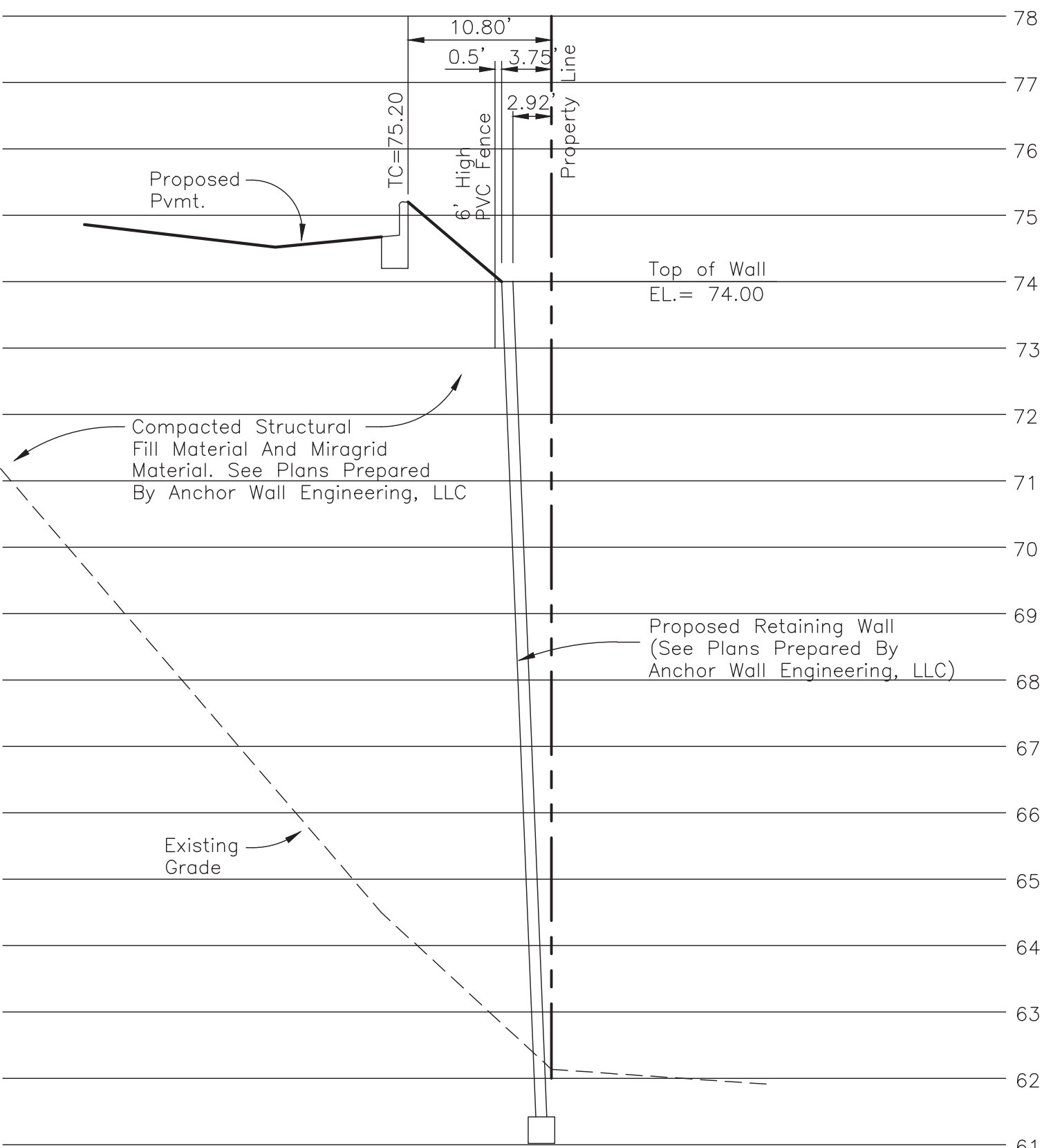
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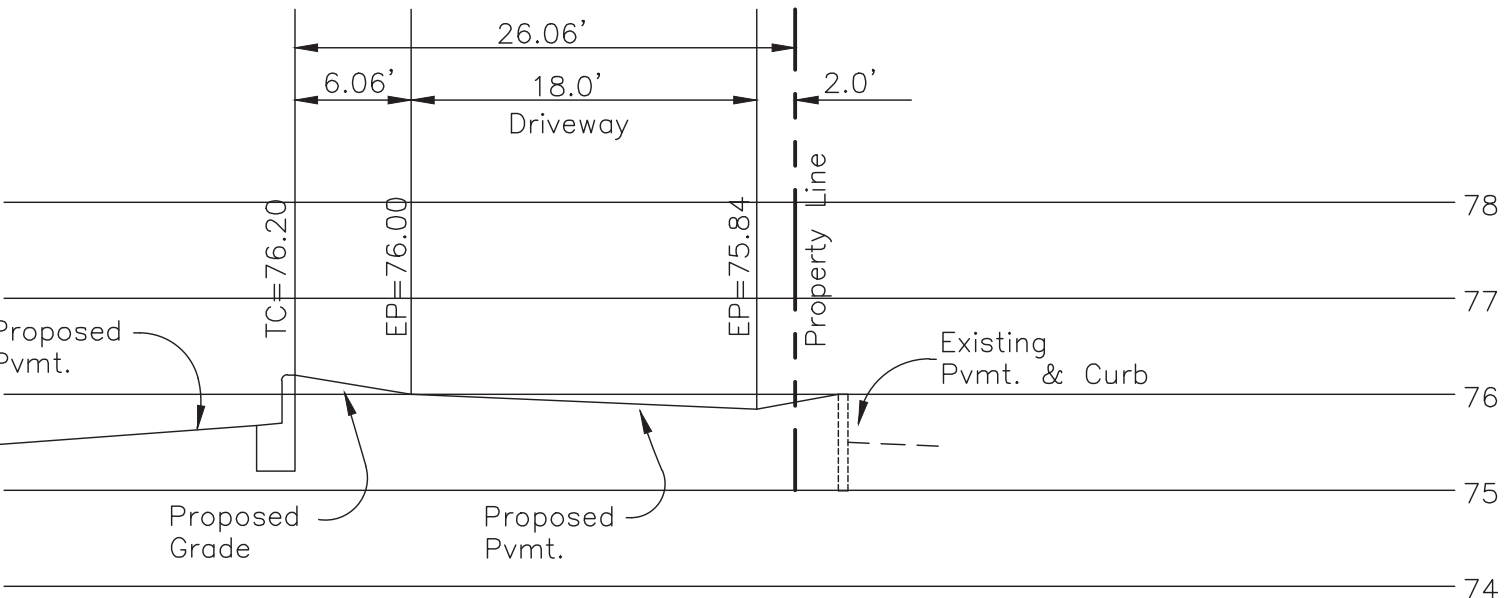
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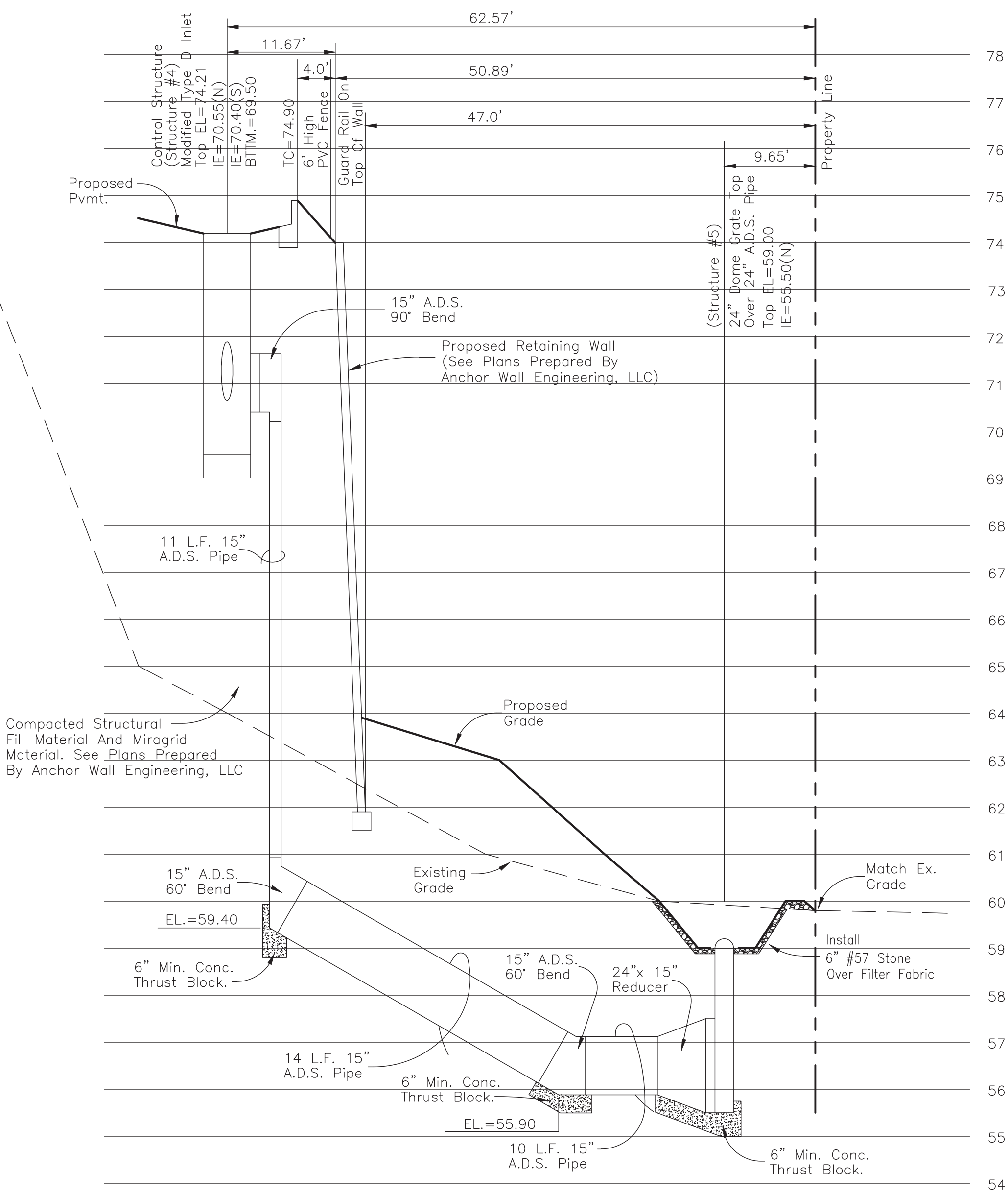
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SECTION E-E



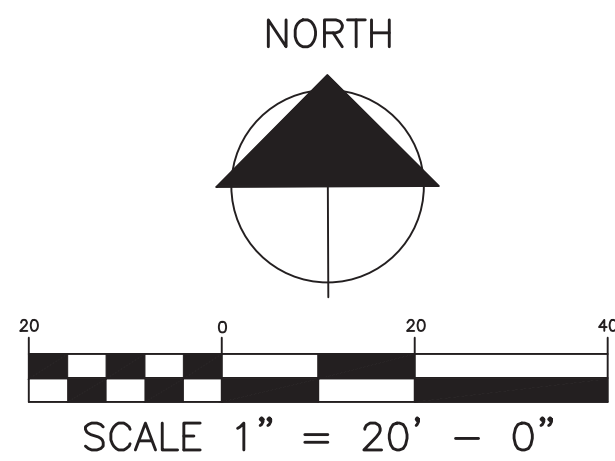
SECTION F-F



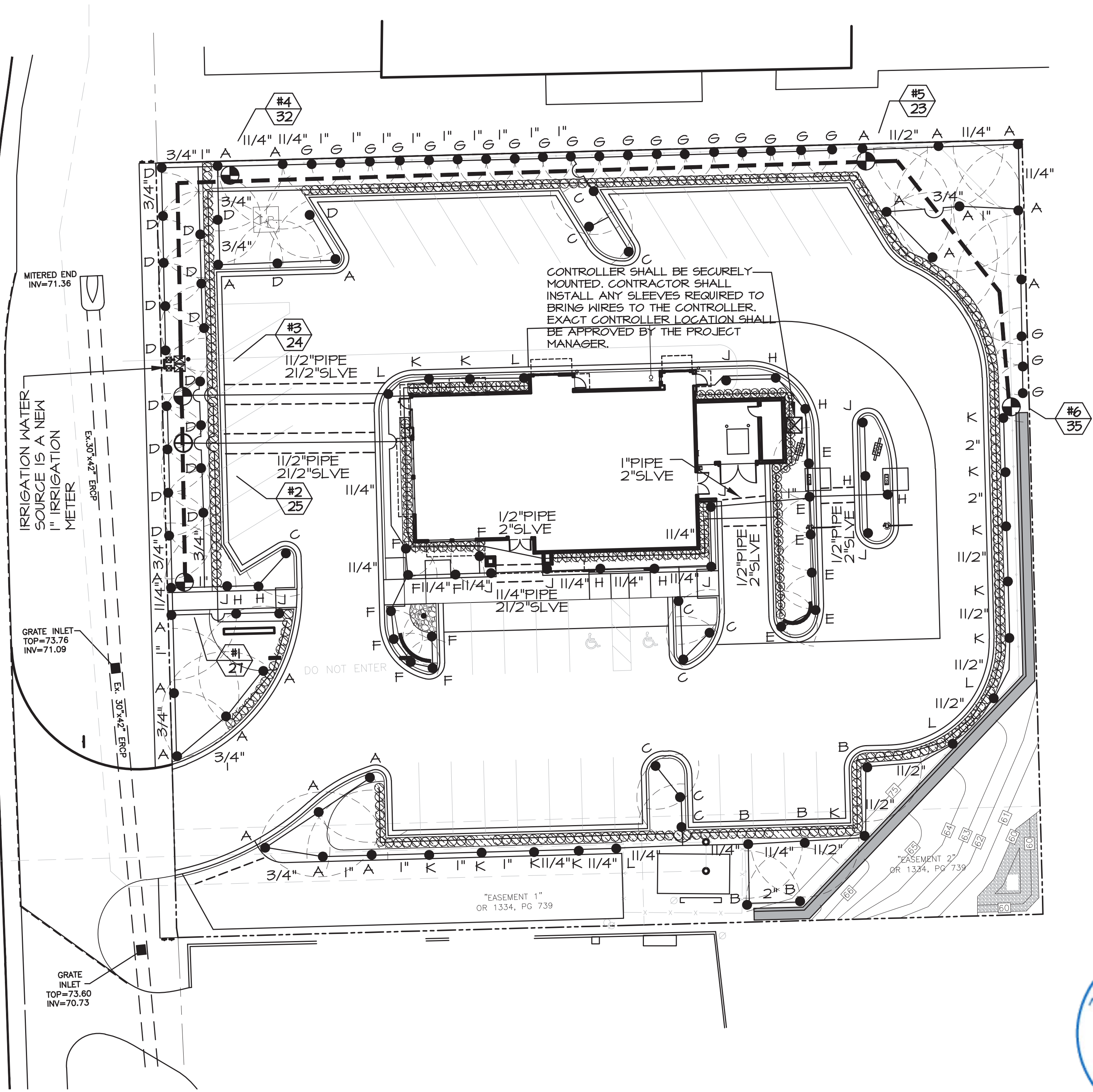
SECTION G-G

[illegible]

C:\Users\Alyson\Documents\Lesniak\Drawings\Projects\2023\LA02 - Burger King - 10.dwg, July 12, 2024, 8:24:09am



STATE ROAD NO. 25
US HWY 441 SOUTH
PUBLIC RIGHT OF WAY WIDTH VARIES

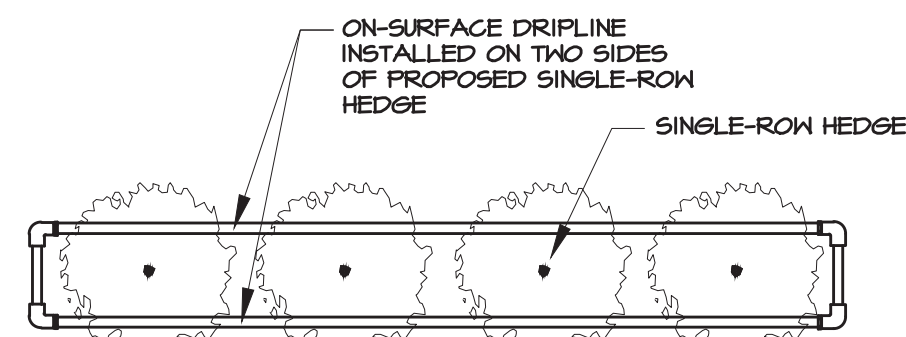


IRRIGATION MATERIAL LIST

SYMBOL	QUANTITY	MODEL NUMBER
A ●	23	1812-18-VAN, 12" POP-UP SPRAY
B ●	5	1812-15-MFR, 12" POP-UP SPRAY
C ●	10	1812-12-MFR, 12" POP-UP SPRAY
D ●	19	1806-12-MFR, 6" POP-UP SPRAY
E ●	6	1812-10-MFR, 12" POP-UP SPRAY
F ●	4	1812-8-MFR, 12" POP-UP SPRAY
G ●	22	1806-8-MFR, 6" POP-UP SPRAY
H ●	8	1812-155ST-4X30, SIDE STRIP, 12" POP-UP SPRAY
J ●	4	1812-15EST-4X15, END STRIP, 12" POP-UP SPRAY
K ●	12	1806-155ST-4X30, SIDE STRIP, 6" POP-UP SPRAY
L ●	5	1806-15EST-4X15, END STRIP, 6" POP-UP SPRAY
± 1540 LF		XFD-09-12-250, LANDSCAPE DRIPLINE
5		150-PEB-PR5-D, 1-1/2" ELECTRICAL VALVE
1		XGZ-PRB-150-COM, 1-1/2" CONTROL ZONE KIT
± 380 LF		2" PVC, SCHEDULE 40 MAIN LINE
1		ESP-LX, 4 STATION CONTROLLER
1		RAIN CHECK, AUTOMATIC RAIN SHUTOFF

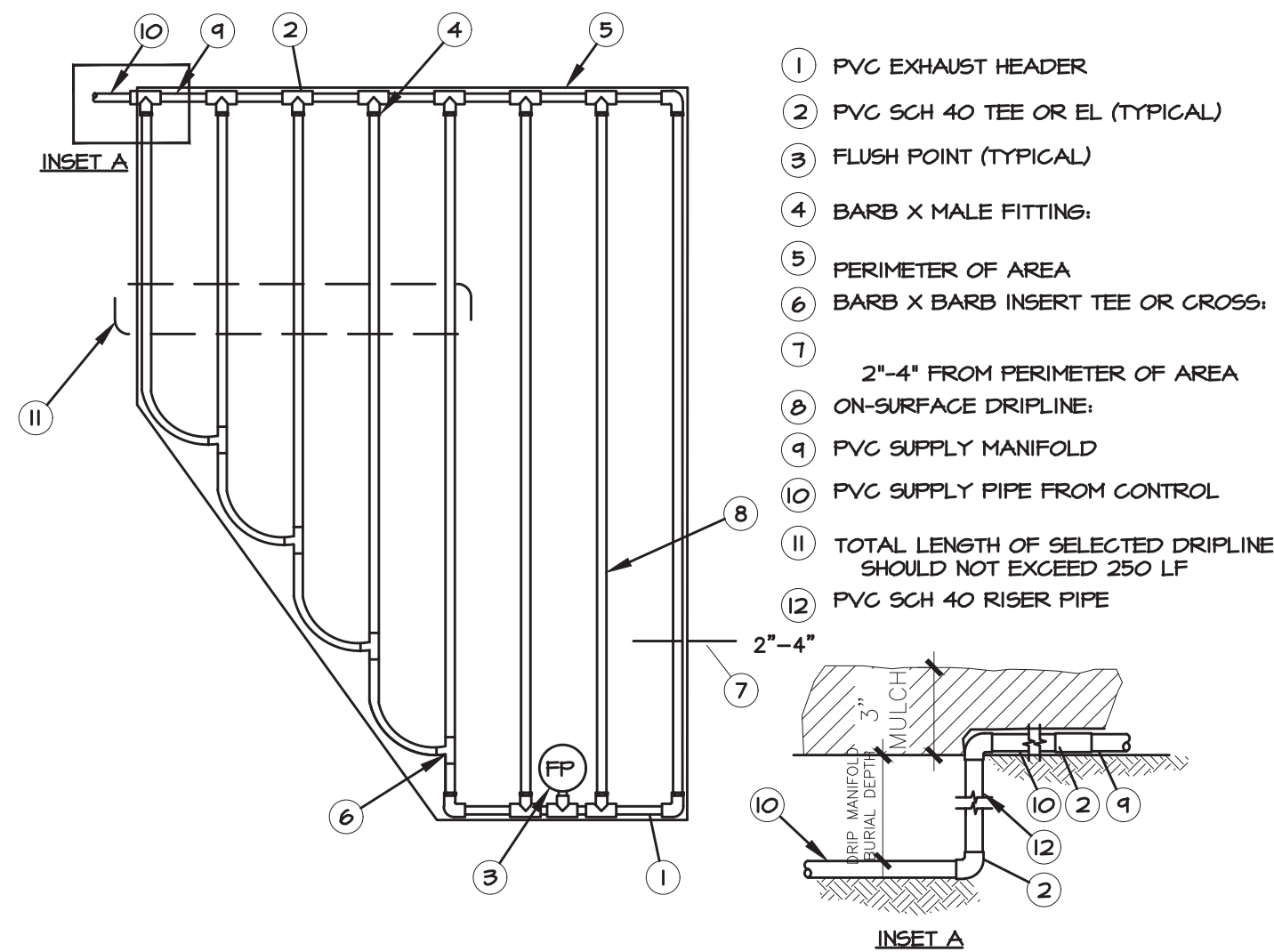
IRRIGATION INSTALLATION NOTES

- 1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.
- 2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.
- 3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- 4) PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.
- 5) ALL POP-UP SPRAY AND ROTOR HEADS SHALL BE INSTALLED ON 18" LONG FLEX PIPE CONNECTIONS. RISERS SHALL BE 28" IN HEIGHT OR 4" ABOVE ADJACENT SHRUBS. ALL IRRIGATION EQUIPMENT SHALL BE BY HUNTER, UNLESS OTHERWISE STATED ON THE PLAN.
- 6) WATER SOURCE IS AN NEW 1" IRRIGATION WATER METER. IRRIGATION SYSTEM REQUIRES 35 GPM AT 40 PSI. WIRES USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 16 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE CARSON MODEL L1220-12, 12" X 21" X 14" RECTANGLE, WITH GREEN LID. PLACE 3" DEEP LAYER OF GRAVEL INSIDE EACH VALVE BOX.
- 7) NEW CONTROLLER SHALL BE WALL MOUNTED IN THE LOCATION SHOWN ON THE PLAN AND AS APPROVED BY THE PROJECT MANAGER. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.
- 8) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.
- 9) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.

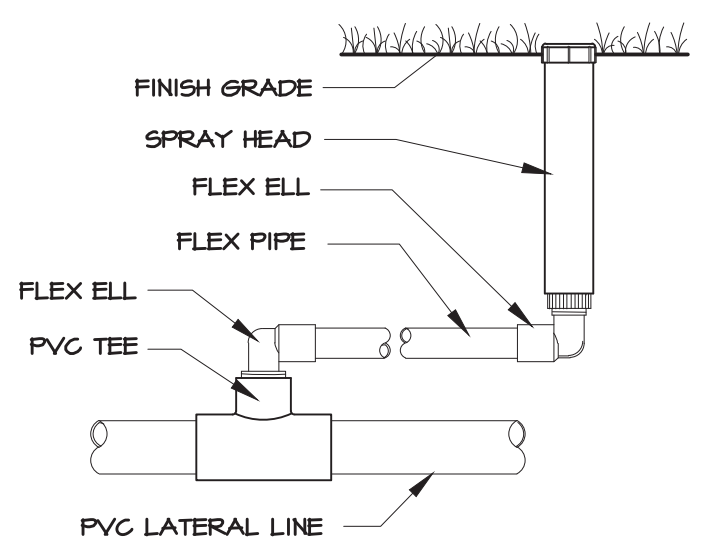


SINGLE-ROW HEDGE DRIPLINE DETAIL

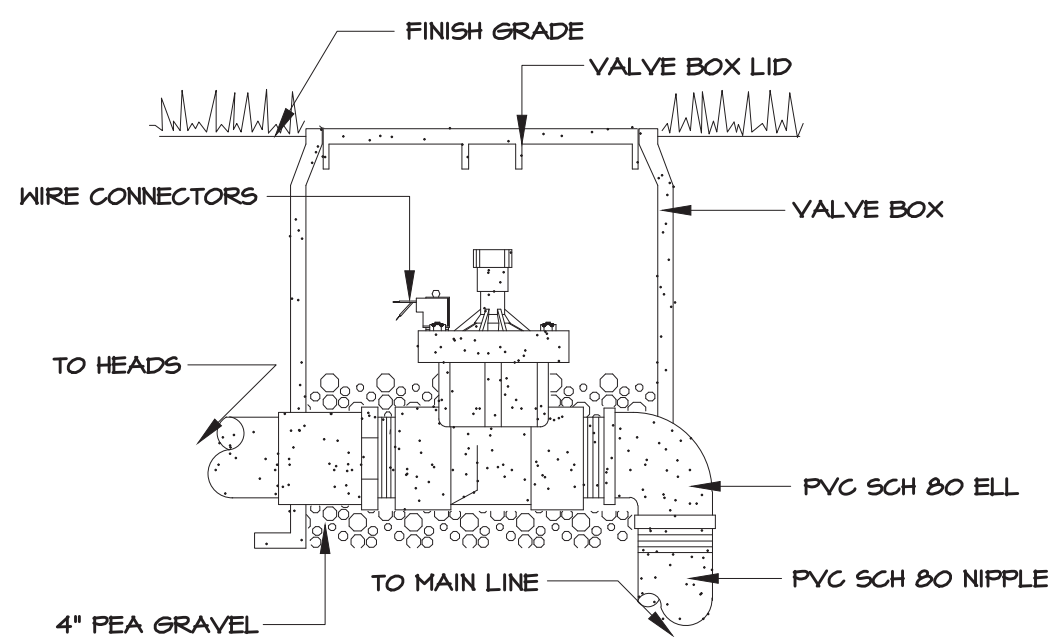
NOTE: TOTAL LENGTH OF DRIPLINE SHALL NOT EXCEED 250 LF



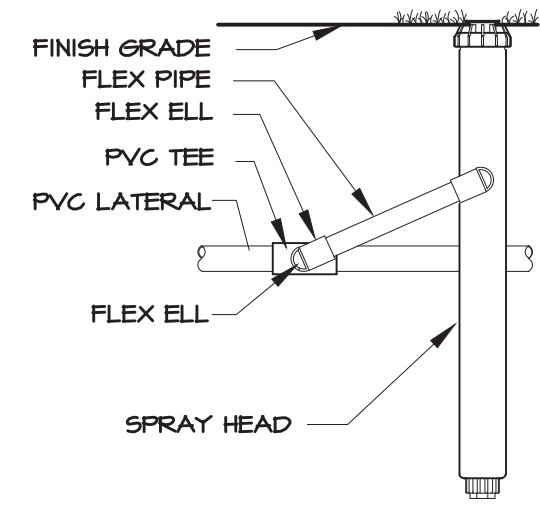
ON-SURFACE DRIPLINE INSTALLATION



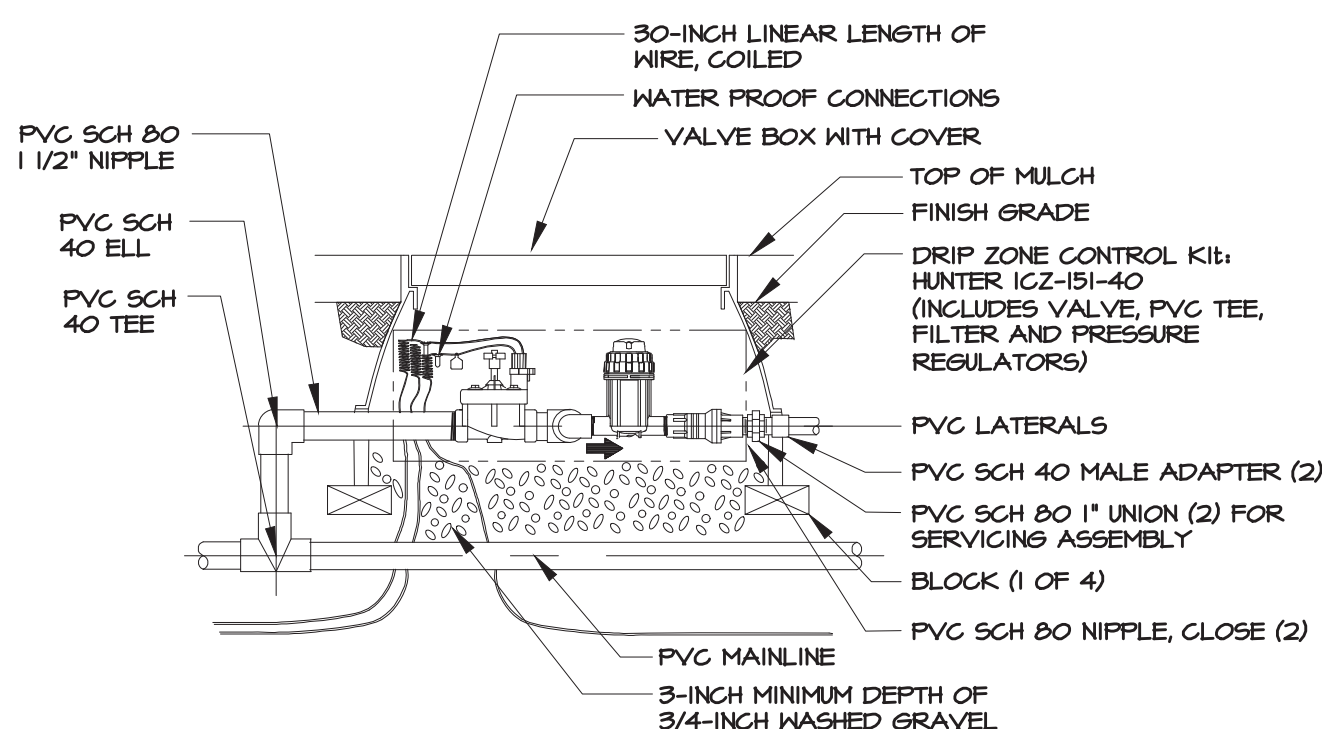
6" POP-UP SPRAY DETAIL



ELECTRIC VALVE DETAIL



12" POP-UP SPRAY DETAIL



DRIPLINE CONTROL ZONE KIT

REVISIONS

No.	DATE	BY
1.	7/12/24	BG

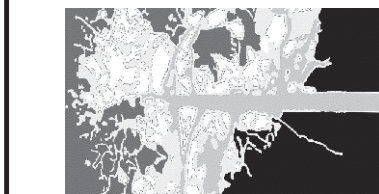
IRRIGATION PLAN

BURGER KING
13703 U.S.HIGHWAY 441 S.
LAKE CITY, FLORIDA

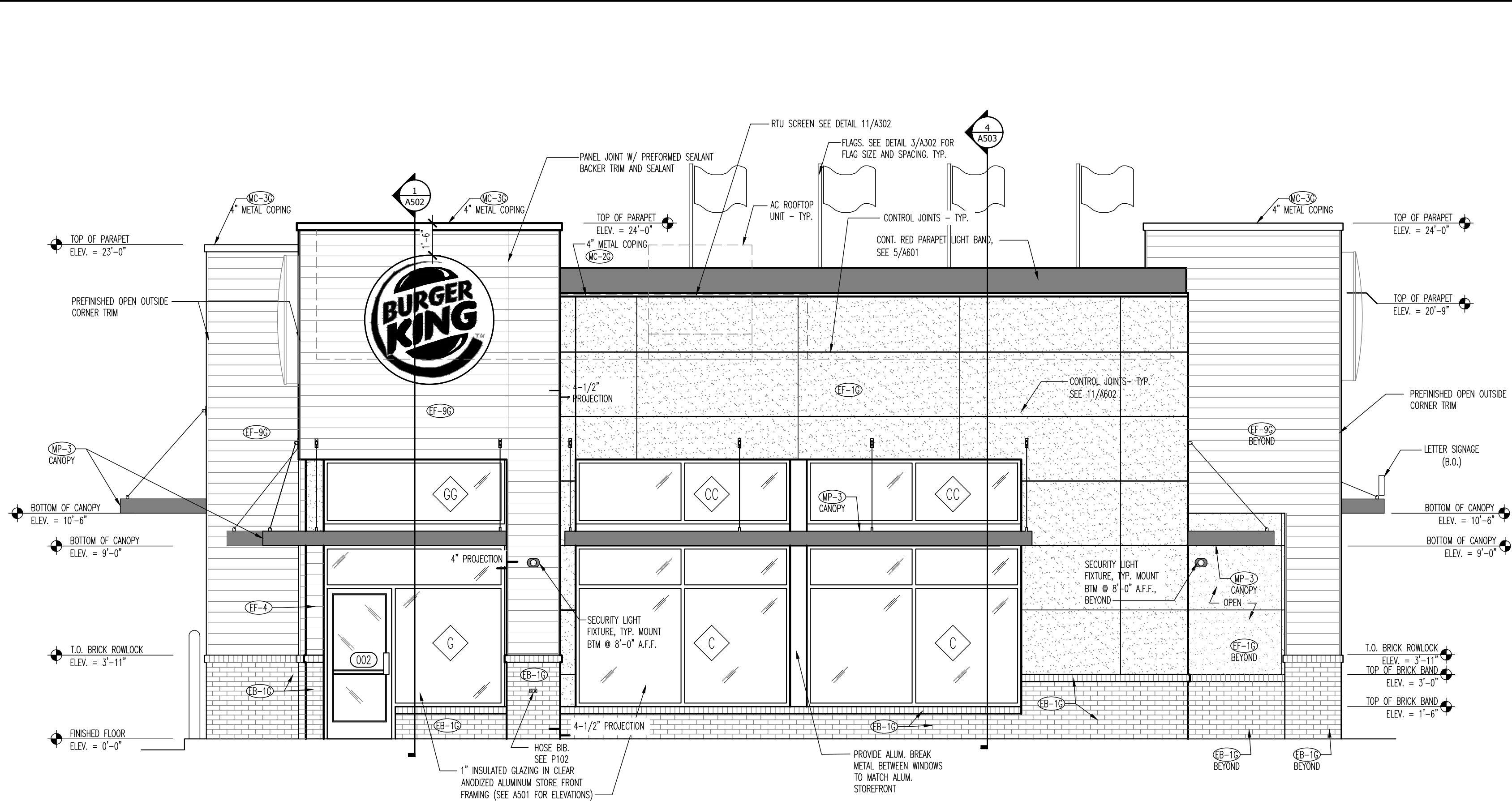
SCALE: 1"=20'	DATE: 6.28.21
CAD FILE: LA-16	
JOB NUMBER: LAKE CITY-3	
SHEET L02	

Developer:
BRAVOFLORIDA, LLC.
3018 U.S. HIGHWAY 301 N.
SUITE NO. 100
TAMPA, FL 33619
(813) 374.8848

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners
4921 S. WESTSHORE BOULEVARD
TAMPA, FLORIDA 33611
(813) 831-9595 FAX 831-5485
andersonlesniak.com
www.andersonlesniak.net



L. ALYSON UTTER
FLORIDA LANDSCAPE ARCHITECT No.
LA0001163

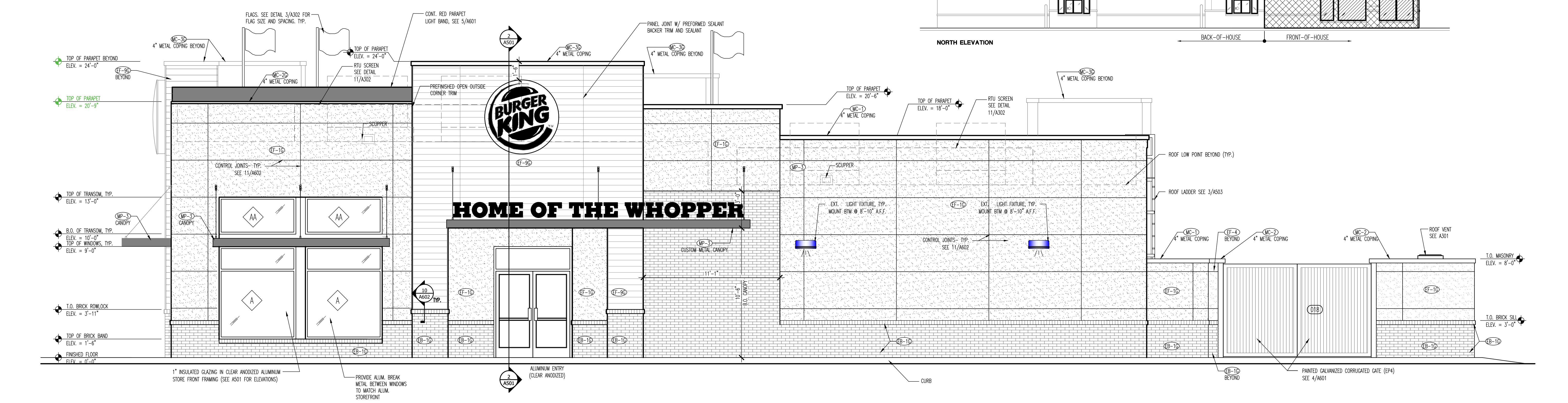
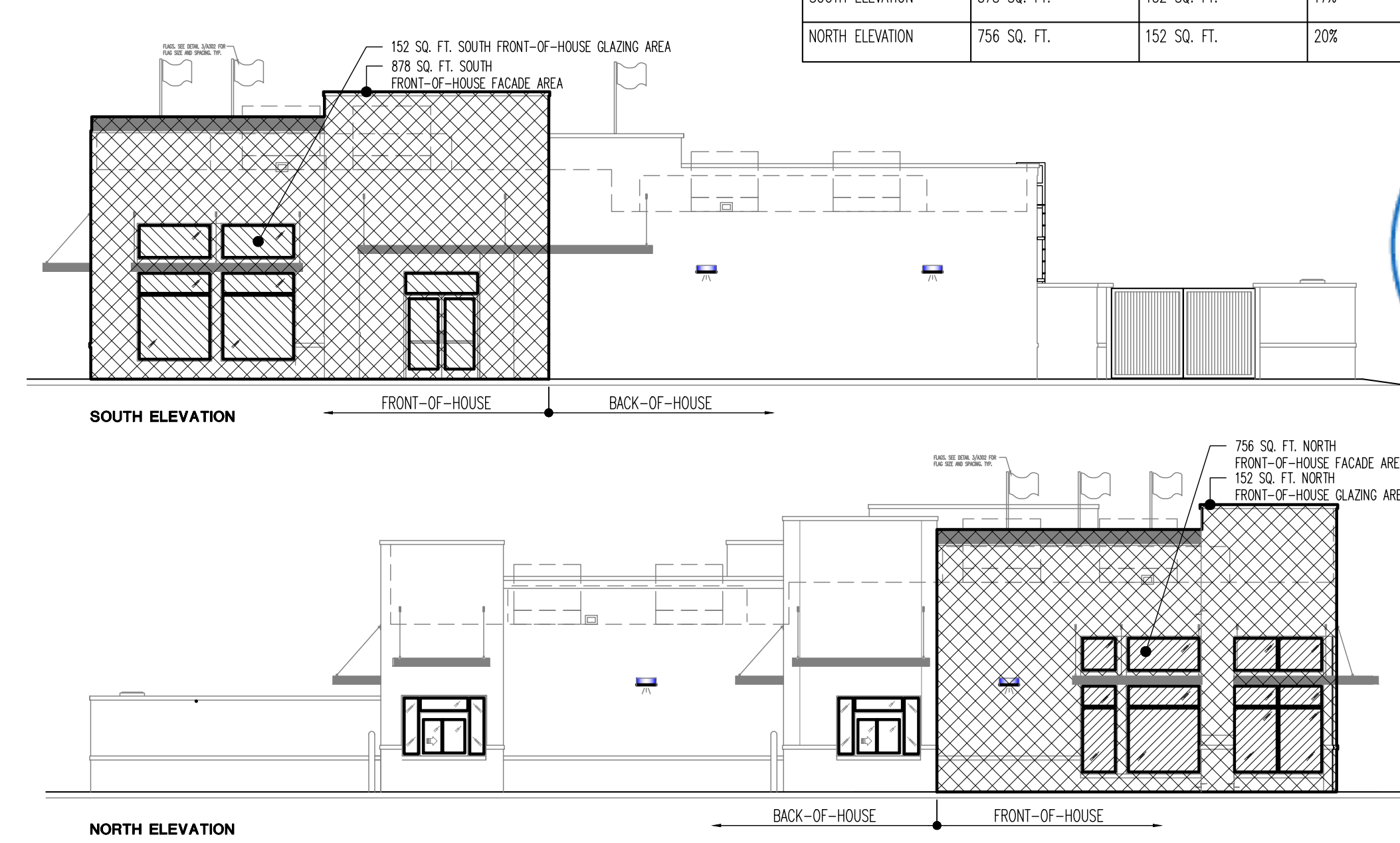


1 WEST ELEVATION
SCALE: 1/4"=1'-0"



EXTERIOR MATERIALS LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION
CB-10	EXT. BRICK	MERIDIAN BRICK	COASTAL BLUFF - SIZE QUEEN FLATS, PRODUCT 081.0922.16422.1
EF-10	EXT. FINISH STUCCO		STUCCO SYSTEM, TEXTURE: FINE SAND, COLOR TO MATCH PPC CUSTOM FORMULA "TANNERS TAUPE"
EF-90	EXT. FINISH FIBER CEMENT PANEL	NICHHA	PANEL, VINTAGE WOOD COLOR: CEDAR w/ ALUM. PRE-FINISHED TRIM MATCHING PANEL COLOR.
MC-1	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: A-30 "SILVERSMITH"
MC-20	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: "TANNERS TAUPE"
MC-30	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: TO MATCH FIBER CEMENT PANELS AND ALUM. PRE-FINISHED TRIM.
MP-3	METAL CANOPY SIGNAGE, CUSTOM	SEE APPROVED CANOPY SUPPLIERS	COLOR: CLEAR ANODIZED, SEE PLANS
EP-20	EXT. GENERAL PAINT	PPG	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: EXTERIOR GENERAL EXTERIOR 100% ACRYLIC SATIN FINISH 2402V-XXXX, COLOR: "TANNERS TAUPE"
EP-4	EXT. GENERAL PAINT	GLIDDEN PROFESSIONAL	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: FORTIS 350 EXTERIOR 100% ACRYLIC SATIN FINISH 2402V-XXXX, COLOR: MASTER PALETTE # 10Y-14/080 "MONTEREY CLIFFS"
EP-5	EXT. GENERAL PAINT	GLIDDEN PROFESSIONAL	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: FORTIS 350 EXTERIOR 100% ACRYLIC SATIN FINISH 2402V-XXXX, COLOR: MASTER PALETTE # 00NN 07/000 "DEEP ONYX"

ELLISVILLE OVERLAY DISTRICT FACADE GLAZING CALCULATIONS (Ref: 4.22.4.5.d)			
LOCATION:	FRONT-OF-HOUSE AREA:	GLAZING AREA:	GLAZING PERCENTAGE OF FRONT-OF-HOUSE AREA:
WEST ELEVATION	932 SQ. FT.	259 SQ. FT.	28%
EAST ELEVATION	908 SQ. FT.	0	0%
SOUTH ELEVATION	878 SQ. FT.	152 SQ. FT.	17%
NORTH ELEVATION	756 SQ. FT.	152 SQ. FT.	20%



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

DESIGNED BY:	REVIEWED BY:	DRAWN BY:	DATE:	JUNE 17, 2021
13703 U.S. HIGHWAY 441 SOUTH LAKE CITY, FL 32025	SVJ		JOB NUMBER:	2021-0194
13703 U.S. HIGHWAY 441 SOUTH LAKE CITY, FL 32025			SCALE:	1/4" = 1'-0"
13703 U.S. HIGHWAY 441 SOUTH LAKE CITY, FL 32025				A401

BURGER KING - #

BRAVOFLORIDA, LLC.

13703 U.S. HIGHWAY 441 SOUTH
LAKE CITY, FL 32025

3108 U.S. HIGHWAY 301 NORTH, STE. 100
TAMPA, FL 33619

EXTERIOR ELEVATIONS

JONES PETERSKI

Fort Wayne, IN
p. 260.422.2522

South Bend, IN
p. 574.232.8888

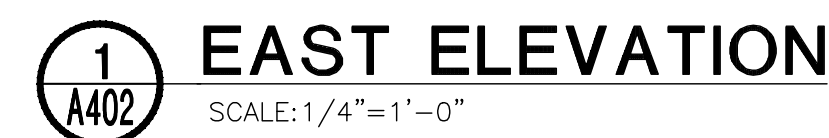
Elkhart, IN
p. 574.293.7762

ENGINEERING: CA3769

ARCHITECTURAL: AA36003736

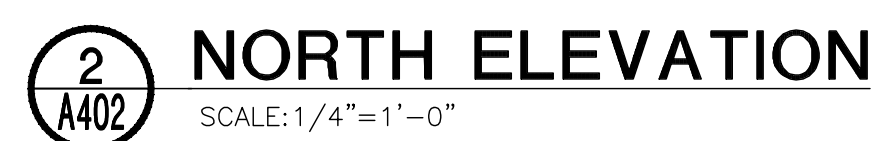
ARCHITECTURAL: AA36003736

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EXTERIOR MATERIALS LEGEND			
CODE	MATERIAL	MANUFACTURER	DESCRIPTION
(E-1)	EXT. BRICK	MERIDIAN BRICK	COASTAL BLUFF – SIZE QUEEN FLATS. PRODUCT 081.0922.16422.1
(E-10)	EXT. FINISH STUCCO		STUCCO SYSTEM, TEXTURE: FINE SAND, COLOR TO MATCH PPG TAUPE FORMULA "TANNERS TAUPE"
(E-25)	EXT. FINISH FIBER CEMENT PANEL	NICHHA	PANEL, VINYL WOOD GRAIN COLOR: CEDAR w/ ALUM. PRE-FINISHED TRIM MATCHING PANEL COLOR.
(MC-1)	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: A-30 "SILVERSMITH"
(MC-20)	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: "TANNERS TAUPE"
(MC-30)	METAL COPING	W.P. HICKMAN SYSTEMS, INC.	PERMASNAP PLUS, COLOR: TO MATCH FIBER CEMENT PANELS AND ALUM. PRE-FINISHED TRIM.
(MP-3)	METAL CANOPY SIGNAGE, CUSTOM	SEE APPROVED CANOPY SUPPLIERS	COLOR: CLEAR ANODIZED, SEE PLANS
(P-20)	EXT. GENERAL PAINT	PPG	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: EXTERIOR GENERAL EXTERIOR 100% ACRYLIC SATIN FINISH 24020-XXXX, COLOR: "TANNERS TAUPE"
(P-4)	EXT. GENERAL PAINT	GLIDDEN PROFESSIONAL	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: FORTIS 350 EXTERIOR 100% ACRYLIC SATIN FINISH 24020-XXXX, COLOR: MASTER PALETTE # 10Y-14/080 "MONTERIE CLIFFS"
(P-5)	EXT. GENERAL PAINT	GLIDDEN PROFESSIONAL	PRIMER: HYDROSEALER EXTERIOR PRIMER SEALER 6001-1200. PAINT: FORTIS 350 EXTERIOR 100% ACRYLIC SATIN FINISH 24020-XXXX, COLOR: MASTER PALETTE # 00N9 0700 "DEEP ONIX"

FOR FLORIDA PRODUCT APPROVAL NUMBERS, SEE SCHEDULE ON SHEET G201



JONES
PETRIE
RAFINSKI

Elkhart, IN
p. 374-237-7762


South Bend, IN
p. 374-324-4388

Fort Wayne, IN
p. 360-421-2522

ARCHITECTURAL A3426037

ENGINEERING C43749

<p>BURGER KING - #</p> <p>3703 U.S. HIGHWAY 441 SOUTH</p> <p>LAKE CITY, FL 32025</p>
<p>BRAVOFLORIDA, LLC.</p> <p>108 U.S. HIGHWAY 301, NORTH, STE. 100</p> <p>TAMPA, FL 33619</p>
<p>EXTERIOR ELEVATIONS</p>

DESIGNED BY:	
REVIEWED BY:	
DRAWN BY:	KNB
DATE:	JUNE 17, 2021
JOB NUMBER:	2021-0194
SCALE:	1/4" = 1'-0"
A402	