# SITE DEVELOPMENT PLANS





**LOCATION OF SITE** 1518 W US HWY 90 LAKE CITY, FL 32055

**SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 E** PARCEL NUMBER: 31-3S-17-06233-000 & 31-3S-17-06185-000



OWNER | DEVELOPER WAGNER PROPERTY GROUP 4211 W BOY SCOUT BLVD, SUITE 620 TAMPA, FL 33607 SARAH LIAKOS (813) 284-7978

PREPARED BY



WMD	FDOT ACCESS	FDOT DRAINAGE	CITY	SHEET TITLE	NUMBER
X	X	X	X	COVER SHEET	C-1.01
X	Х	х	Х	GENERAL NOTES AND LEGEND	C-1.02
X	X	х	Х	SOIL EROSION CONTROL PHASE 1 PLAN	C-2.01
X	Х	X	Х	SOIL EROSION CONTROL PHASE 1 PLAN	C-2.02
X	X	х	Х	SITE LAYOUT PLAN	C-3.01
X	Х	X	Х	SITE LAYOUT PLAN	C-3.02
X	X	Х	Х	SITE LAYOUT PLAN	C-3.03
	X		Х	PAVEMENT MARKING AND SIGNAGE PLAN	C-3.04
	X		X	PAVEMENT MARKING AND SIGNAGE PLAN	C-3.05
	X	Х	Х	VEHICULAR MOVEMENT PLAN	C-3.06
Х	X	X	X	PAVING AND GRADING PLAN	C-4.01
X	X	Х	Х	PAVING AND GRADING PLAN	C-4.02
Х		Х	Х	DRAINAGE PLAN	C-4.03
X		Х	Х	DRAINAGE PLAN	C-4.04
X		X	Х	GRADING PLAN DETAILS	C-4.05
			Х	UTILITY PLAN	C-5.01
			X	UTILITY PLAN	C-5.02
Х			X	EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-8.01
Х			X	EROSION AND SEDIMENT CONTROL PLAN PHASE 2	C-8.02
Х			Х	CONSTRUCTION DETAILS	C-9.01
			Х	CONSTRUCTION DETAILS	C-9.02
Х			Х	CONSTRUCTION DETAILS	C-9.03
			Х	CONSTRUCTION DETAILS	C-9.04
Х		Х	Х	CONSTRUCTION DETAILS	C-9.05
Х	Х	Х	Х	CONSTRUCTION DETAILS	C-9.06
				ALTA/NSPS LAND TITLE SURVEY	BY OTHERS
				LANDSCAPE PLAN	BY OTHERS
				IRRIGATION PLAN	BY OTHERS
				PHOTOMETRIC PLAN	BY OTHERS
				SIGNAGE PLANS	BY OTHERS
				TANK PLANS	BY OTHERS
				ADA GRADING DETAILS	1
				DEVELOPER RESPONSIBILITY EXHIBIT	1

# WAWA SITE DATA TABLE:

WAWA STORE: WAWA CONTACT: CANOPY TYPE: CANOPY CONFIGURATION: # OF MPD'S: TYPE OF MPD'S: # OF PARKING SPACES: # OF HANDICAP SPACES: # OF TRUCK/OVERSIZED PARKING:

SERGIO MARTINEZ (561-564-7247) SLOPED STACKED

**REFERENCES** AND CONTACTS

LAKE CITY FIRE DEPARTMENT

◆TRAFFIC & STORMWATER

COLUMBIA COUNTY PUBLIC WORKS

225 NW MAIN BLVD #101

ROW JURISDICTION

LAKE CITY, FL 32055

1109 S MARION AVE

LAKE CITY, FL 32025 PHONE: (386) 758-3700

LAKE CITY, FL 32055 PHONE: (386) 758-2148

DEPARTMENT 607 NW QUINTEN ST

SURVEY: DARVIS INC 5830 NEBRASKA AVE NEW PORT RICHEY, FL 34652 DATED: 11/06/23 (REV. 0) JOB # /SURVEY JOB # 16077 ELEVATIONS: NAVD 1988 APEX COMPANIES, LLC. 100 ARRANDALE BLVD, SUITE 203

**♦BOUNDARY & TOPOGRAPHIC** 

**REFERENCES** 

**♦ ARCHITECTURAL PLAN:** HFA-AE, LTD 1705 S. WALTON BLVD., STE 3 BENTONVILLE, AR 72712

DATED: MM/DD/YY

♦ SIGNAL PLAN: KIMLEY-HORN 800 SW 2ND AVENUE. SUITE 100 GAINESVILLE, FL 32601 DATED: MM/DD/YY

**♦PLANNING & ZONING** LAKE CITY PLANNING & ZONING BOARD 205 N. MARION AVE LAKE CITY, FL 32055 PHONE: (386) 752-2031

**GOVERNING AGENCIES** 

**♦ BUILDING DEPARTMENT** LAKE CITY PLANNING & ZONING BOARD 205 N. MARION AVE LAKE CITY, FL 32055

PHONE: (386) 752-2031

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT VORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE T THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITU CEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS A

C-1.01

**REVISION 6 - 07/15/2024** 

**REVISIONS** 

03/15/24 | SRWMD COMMENTS

5 05/15/2024 COMMENTS

6 07/15/2024 PER COLUMBIA COUNTY COMMENTS

ALWAYS CALL 811
BEFORE YOU DIG

P-CIVL-CNDS

**ISSUED FOR MUNICIPAL &** 

**AGENCY REVIEW & APPROVA** 

SITE

**DEVELOPMENT** 

**PLANS** 

LAKE CITY, FL 32055

CITY OF LAKE CITY S 31 - T 3 S - R 17 E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SEALED BY KYLE STEVEN MOREL, PE, ON THE DAT

ADJACENT TO THE SEAL. PRINTED COPIES OF THIS

COVER

SHEET

DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DN: c=US,

serialNumber=MAS202

ENGINEERING FL, LLC, o

Date: 2024.07.16 15:26:5

Raton, o=BOHLER

email=kmorel@bol

DRAWN BY:

CAD I.D.:

PROJECT:

04/11/24 | PER FDOT COMMENTS

CONTACT:FL-PERMITS@BOHLERENG.COM

TRANSITION PRESSED CURB AND GUTTER REVISIONS REV DATE COMMENT 03/15/24 SRWMD COMMENTS

TYPICAL NOTE TEXT

ONSITE PROPERTY

NEIGHBORING

PROPERTY LINE

INTERIOR PARCEL LINE

EASEMENT

SETBACK

**CONCRETE CURB &** 

GUTTER

UTILITY POLE

WITH LIGHT

LIGHT

LIGHT

POLE

LIGHT

**TYPICAL** 

PARKING

COUNTS

CONTOUR

LINE

SPOT

ELEVATIONS

**SANITARY** 

LABEL

LABEL

SANITARY SEWER

WATER LINE

UNDERGROUND

UNDERGROUND

GAS LINE

OVERHEAD

UNDERGROUND

TELEPHONE LINE

UNDERGROUND

CABLE LINE

STORM

SEWER

SANITARY

SEWER MAIN

**HYDRANT** 

SANITARY

MANHOLE

STORM

MANHOLE

WATER

METER

WATER

VALVE

VALVE

METER

TYPICAL END

SECTION

HEADWALL OR

**ENDWALL** 

CI FAN

OUT

MANHOLE

TELEPHONE

MANHOLE

ELECTRIC

BOX

ELECTRIC

PEDESTAL

MONITORING

WELL

**TEST** 

**BENCHMARK** 

BORING

ELECTRIC LINE

LATERAL

SIGN

TRAFFIC

LINE / R.O.W. LINE

PROPOSED NOTE

\_\_ \_\_ \_\_

**CURB AND GUTTER** 

v

TC 516.00 TC 516.00 MATCH E

(S-100)

A-100

-----SI -----

——ОН———

\_\_\_\_\_T\_\_\_\_

\_\_\_\_\_C\_\_\_

\_\_\_\_s\_\_

WM

 $\square_{\mathsf{GV}}$ 

°C/O

BC 515.55 ∫ (518.02 ±

│ 04/11/24 │ PER FDOT COMMENTS ├ 04/15/24 PER PLUMBING PLAN 05/14/2024 SRWMD COMMENTS 05/15/2024 COMMENTS PER FDOT ACCESS 6 07/15/2024 COUNTY COMMENTS



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: FLA230039.00-DRAWN BY: CHECKED BY

P-CIVL-CNDS

CAD I.D.: PROJECT:

SITE DEVELOPMENT **PLANS** 

LAKE CITY, FL 32055 CITY OF LAKE CITY S 31 - T 3 S - R 17 E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101

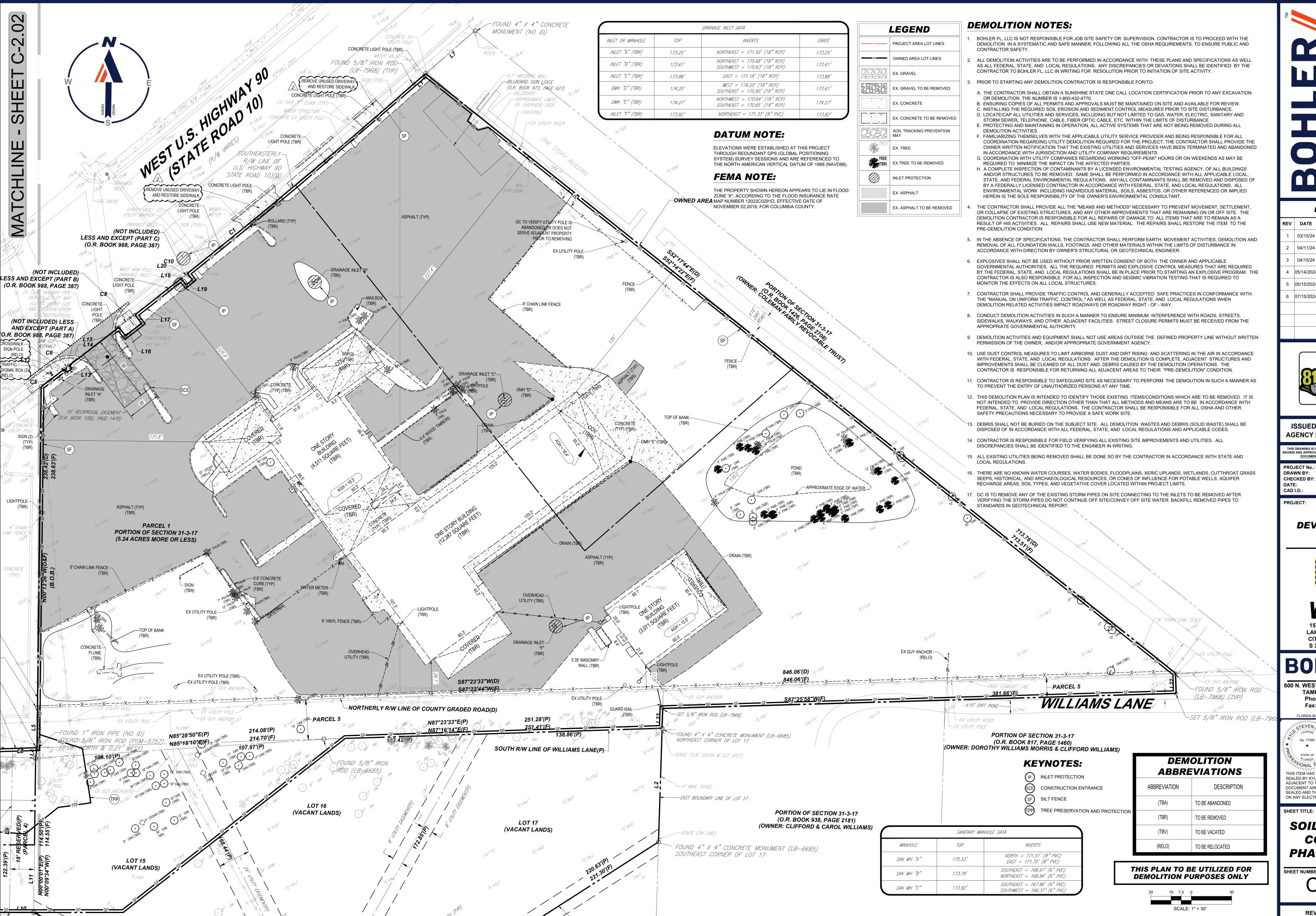
FLORIDA BUSINESS CERT. OF AUTH. No. 30780 serialNumber=MAS202308 05706. st=Florida. l=Boca Raton, o=BOHLER \* ENGINEERING FL, LLC, cn=Ky Morel.

STATE OF email=kmorel@bol

Date: 2024.07.16 15:27:51 -04'00' THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE. ON THE DAT ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

GENERAL **NOTES AND LEGEND** 



**REVISIONS** COMMENT

REV DATE 03/15/24 | SRWMD COMMENTS 04/11/24 PER FDOT COMMENTS 04/15/24 | PER PLUMBING PLAN 05/14/2024 SRWMD COMMENTS PER FDOT ACCESS 5 05/15/2024 COMMENTS 6 07/15/2024 PER COLUMBIA COUNTY COMMENTS



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVA** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENC EVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230039.00-0 **CHECKED BY:** P-CIVL-EXDM

SITE **DEVELOPMENT** 

**PLANS** 

LAKE CITY, FL 32055 CITY OF LAKE CITY S 31 - T 3 S - R 17 E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101

05706, st=Florida, l=Boca Raton, o=BOHLER

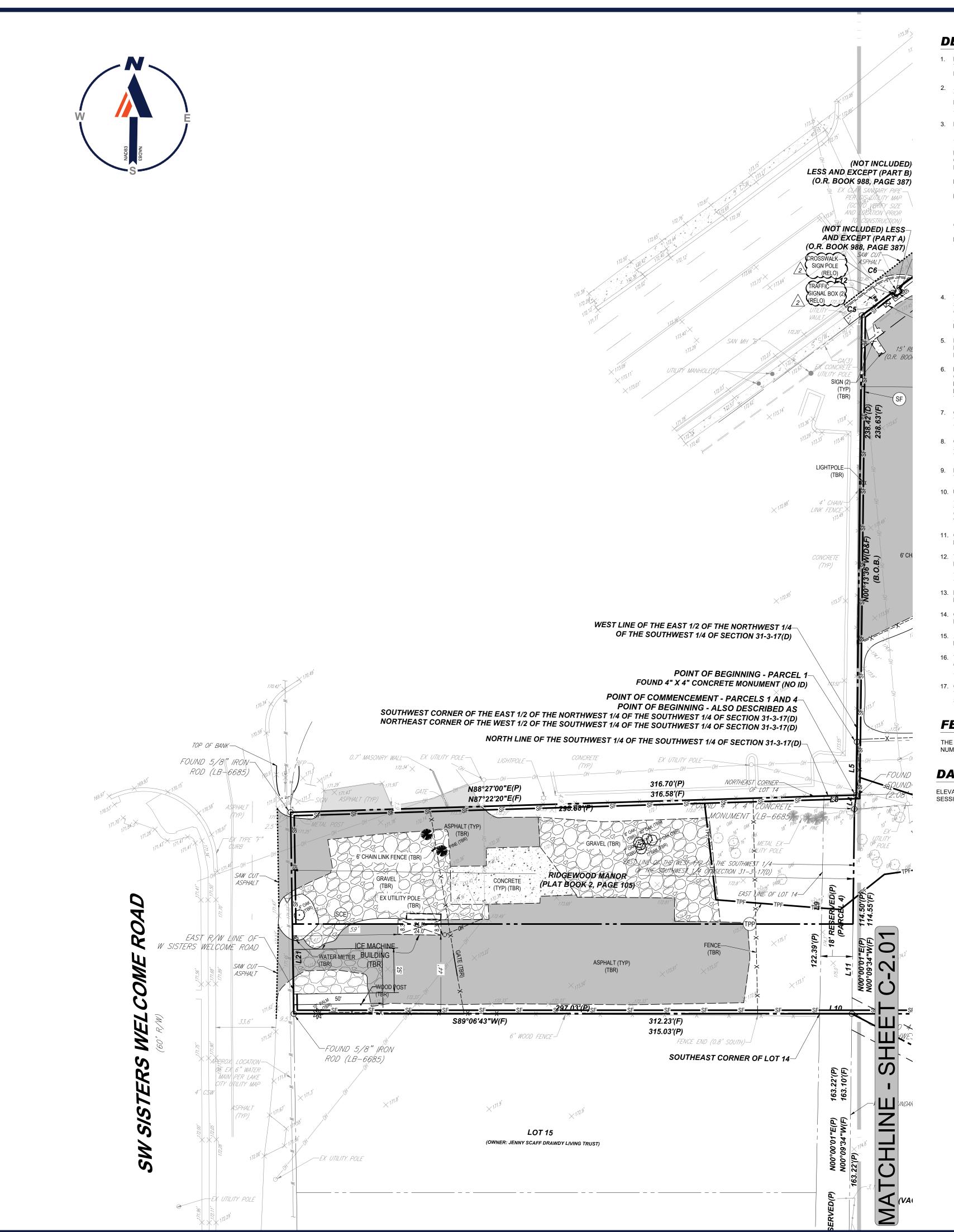
ENGINEERING FL, LLC, cn

Date: 2024.07.16 15:29:13 HIS ITEM HAS BEEN DIGITALLY SIGNED AND

SEALED BY KYLE STEVEN MOREL, PE, ON THE DAT ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**SOIL EROSION** CONTROL **PHASE 1 PLAN** 

C-2.01



# **DEMOLITION NOTES:**

- 1. BOHLER FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- 2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- 3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
- A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY
- EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

  B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

  C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

  D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND
- STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.

  E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES
- F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BEING RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL
- BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- 6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL REGULATIONS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- 7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT OF WAY.
- 8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- 9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- 11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- 12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND APPLICABLE CODES.
- 14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- 15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 16. THERE ARE NO KNOWN WATER COURSES, WATER BODIES, FLOODPLAINS, XERIC UPLANDS, WETLANDS, CUTTHROAT GRASS SEEPS, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES, OR CONES OF INFLUENCE FOR POTABLE WELLS, AQUIFER RECHARGE AREAS, SOIL TYPES, AND VEGETATIVE COVER LOCATED WITHIN PROJECT LIMITS.
- 17. GC IS TO REMOVE ANY OF THE EXISTING STORM PIPES ON SITE CONNECTING TO THE INLETS TO BE REMOVED AFTER VERIFYING THE STORM PIPES DO NOT CONTINUE OFF SITE/CONVEY OFF SITE WATER. BACKFILL REMOVED PIPES TO STANDARDS IN GEOTECHNICAL REPORT.

# FEMA NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE 'X", ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12023C0291D, EFFECTIVE DATE OF NOVEMBER 02,2018, FOR COLUMBIA COUNTY.

# DATUM NOTE:

ELEVATIONS WERE ESTABLISHED AT THIS PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

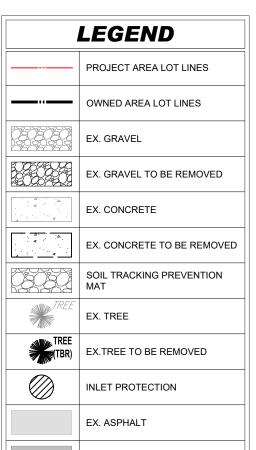
# **KEYNOTES:**

(IP) INLET PROTECTION

SCE CONSTRUCTION ENTRANCE

SF SILT FENCE

(TPP) TREE PRESERVATION AND PROTECTION



EX. ASPHALT TO BE REMOVED

		DOANGE WET DATA	
		DRAINAGE INLET DATA	1
INLET OR MANHOLE	TOP	INVERTS	GRATE
INLET "A" (TBR)	173.25	NORTHEAST = 171.50' (18" RCP)	173.25'
INLET "B" (TBR)	173.61'	NORTHEAST = 170.68' (18" RCP) SOUTHWEST = 170.63' (18" RCP)	173.61'
INLET "C" (TBR)	173.88'	EAST = 171.18' (18" RCP)	173.88'
DMH "D" (TBR)	174.20'	WEST = 174.20' (18" RCP) SOUTHEAST = 170.90' (18" RCP)	173.61'
DMH "E" (TBR)	174.27'	NORTHWEST = 170.64' (18" RCP) SOUTHEAST = 170.65' (18" RCP)	174.27'
INLET "F" (TBR)	173.82'	NORTHEAST = 171.33' (8" PVC)	173.82'

SANITARY MANHOLE DATA				
MANHOLE	TOP	INVERTS		
SAN MH "A"	175.33'	NORTH = 171.51' (8" PVC) EAST = 171.70' (8" PVC)		
SAN MH "B"	173.79'	SOUTHEAST = 168.97' (6" PVC) NORTHEAST = 168.94' (6" PVC)		
SAN MH "C"	173.92'	SOUTHEAST = 167.96' (6" PVC) SOUTHWEST = 166.37' (6" PVC)		

DEMOLITION ABBREVIATIONS				
ABBREVIATION	DESCRIPTION			
(TBA)	TO BE ABANDONED			
(TBR)	TO BE REMOVED			
(TBV)	TO BE VACATED			
(RELO)	TO BE RELOCATED			



REVISIONS					
REV	EV DATE COMMENT				
			CHECKED BY		
1	03/15/24	SRWMD COMMENTS	KK		
			KM		
2	04/11/24	PER FDOT COMMENTS	MV/SD KM		
			MV		
3	04/15/24	PER PLUMBING PLAN	KM		
	05/14/2024	SRWMD COMMENTS	SD		
4			KM		
		PER FDOT ACCESS	MV		
5	05/15/2024	COMMENTS	KM		
_		PER COLUMBIA	MV		
6	07/15/2024	COUNTY COMMENTS	KM		



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230039.00-0A DRAWN BY: MV /SD CHECKED BY: KM DATE: 7/16/2024 CAD I.D.: P-CIVL-EXDM

PROJECT:

SITE DEVELOPMENT

**PLANS** 



Wawa\*

1518 W US HWY 90

LAKE CITY, FL 32055

CITY OF LAKE CITY

BOHLER/

S 31 - T 3 S - R 17 E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



Digitally signed by Kyle Morel
DN: c=US,
serialNumber=MAS20230802905
706, st=Florida, I=Boca Raton,
o=BOHLER ENGINEERING FL, LLC,
cn=Kyle Morel,
email=kmorel@bohlereng.com
Date: 2024.07.16 15:30:00 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

SOIL EROSION
CONTROL
PHASE 1 PLAN

C-2.02

REVISION 6 - 07/15/2024

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SCALE: 1" = 30'



### **RIGHT-OF-WAY NOTES:**

- 1. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- 2. ALL AREAS WITHIN THE COUNTY OR F.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
- 3. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR F.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- 4. FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.

## **ADA ACCESSIBILITY NOTES:**

- 1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- 2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%
- 3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- 4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN
- 5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- 6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

# SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH LAKE CITY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- 2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH F.D.O.T. AND LAKE CITY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA
- 3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- 4. ALL RADII DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- 5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 6. A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- 7. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- 8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- 9. ANY DAMAGED SIDEWALK OR CURB WITHIN THE F.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- 10. ALL DISTURBED AREAS WITHIN THE F.D.O.T. RIGHT-OF-WAY WILL BE SODDED.
- 11. STANDARD INDICES REFER TO THE LATEST VERSION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
- 12. NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE F.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. 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.

  13. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN
- ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
- 14. FDEP WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- 15. PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
- 16. UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.

# ZONING TABLE

PROPOSED LAND USE:

FEMA ZONE:

ZONE: CI - COMMERCIAL INTENSIVE USE: COMMERCIAL SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST

# APPLICANT | OWNER INFORMATION

WAGNER PROPERTY GROUP
APPLICANT: 4211 W BOY SCOUT BLVD. SUITE 620

PARCEL INFORMATION			
PARCEL NUMBER:	31-3S-17-06185-000		
SITE ADDRESS:	1518 W US HWY 90. LAKE CITY, FL 32055		
JURISDICTION:	CITY OF LAKE CITY		
FUTURE LAND USE:	COMMERCIAL		
EXISTING LAND USE:	COMMERCIAL		

### **BULK REQUIREMENTS**

REQUIRED

CONVENIENCE STORE WITH FUEL SALES

PROPOSED

MIN. STRUCTURE SETBACKS		
FRONT	20'	183.3'
SIDE	15'	177.4'
REAR	15'	108.8'
MIN. LANDSCAPE SETBACKS		
FRONT	10'	21.8'
SIDE	10'	53.4'
REAR	10'	14.3'
MAX. PERMITTED HEIGHT	35'	34.0'
MIN. ACCESS DRIVEWAY WIDTH	24'	30'
PROPOSED F.A.R	MAX 1.0	0.02

# AREA CALCULATIONS

I	
TOTAL PROJECT AREA	6.48 AC (282,055 SF)
EXISTING GREEN SPACE	4.06 AC (177,055 SF)
EXISTING POND AREA	0 AC
EXISTING TOTAL IMPERVIOUS AREA	2.41 AC (105,000 SF)
EXISTING BUILDING AREA	0.41 AC (17,798 SF)
EXISTING VUA AREA	1.63 AC (70,802 SF)
EXISTING OTHER IMPERVIOUS AREA	0.38 AC (16,400 SF)
PROPOSED GREEN SPACE	4.25 AC (185,344 SF)
PROPOSED POND AREA	0 AC
PROPOSED TOTAL IMPERVIOUS AREA	2.22 AC (96,711 SF)
PROPOSED BUILDING AREA	0.14 AC (5,915 SF)
PROPOSED VUA AREA	1.96 AC (85,434 SF)
PROPOSED OTHER IMPERVIOUS AREA	0.12 AC (5,362 SF)

# PARKING CALCULATIONS

REGULAR PARKING SPACES PROVIDED	77 SPACES
TOTAL ADA SPACES PROVIDED	3 SPACES
TOTAL SPACES PROVIDED	80 SPACES
REQUIRED PARKING SPACES	17 SPACES (1 / EACH 350 SF OF GFA + 1 / EACH 1,000 SF OF GROUND AREA USED FOR SALES)

**LEGEND** 

EX PROPERTY LINE

EX ADJACENT PROPERTY LINE

OWNED AREA LOT LINES

PROP BUILDING ENTRANCE

PROP. CONCRETE SIDEWALK

PROP. ACCESSIBLE PAVEMENT

PROP. LIMITED EV BUILD ZONE

PROP BUFFER

EX. CONCRETE

---- PROP SETBACK

PROP SIGN

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

# REV DATE COMMENT DRAM CHECK 1 03/15/24 SRWMD COMMENTS K 2 04/11/24 PER FDOT COMMENTS MV 3 04/15/24 PER PLUMBING PLAN M 4 05/14/2024 SRWMD COMMENTS S 5 05/15/2024 PER FDOT ACCESS COMMENTS M 6 07/15/2024 PER COLUMBIA COUNTY COMMENTS M

**REVISIONS** 



# ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230039.00-0A DRAWN BY: MV /SD

7/16/2024 P-CIVL-SITE

DATE: CAD I.D.: PROJECT:

**CHECKED BY:** 

SITE DEVELOPMENT

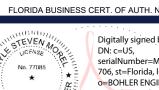
**PLANS** 



1518 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY

# S31-T3S-R17E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101



Digitally signed by Kyle Morel
DN: c=US,
serialNumber=MAS2023080290!
706, st=Florida, l=Boca Raton,
o=BOHLER ENGINEERING FL, LLC
cn=Kyle Morel,
email=kmorel@bohlereng.com
Date: 2024.07.16 15:32:41 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

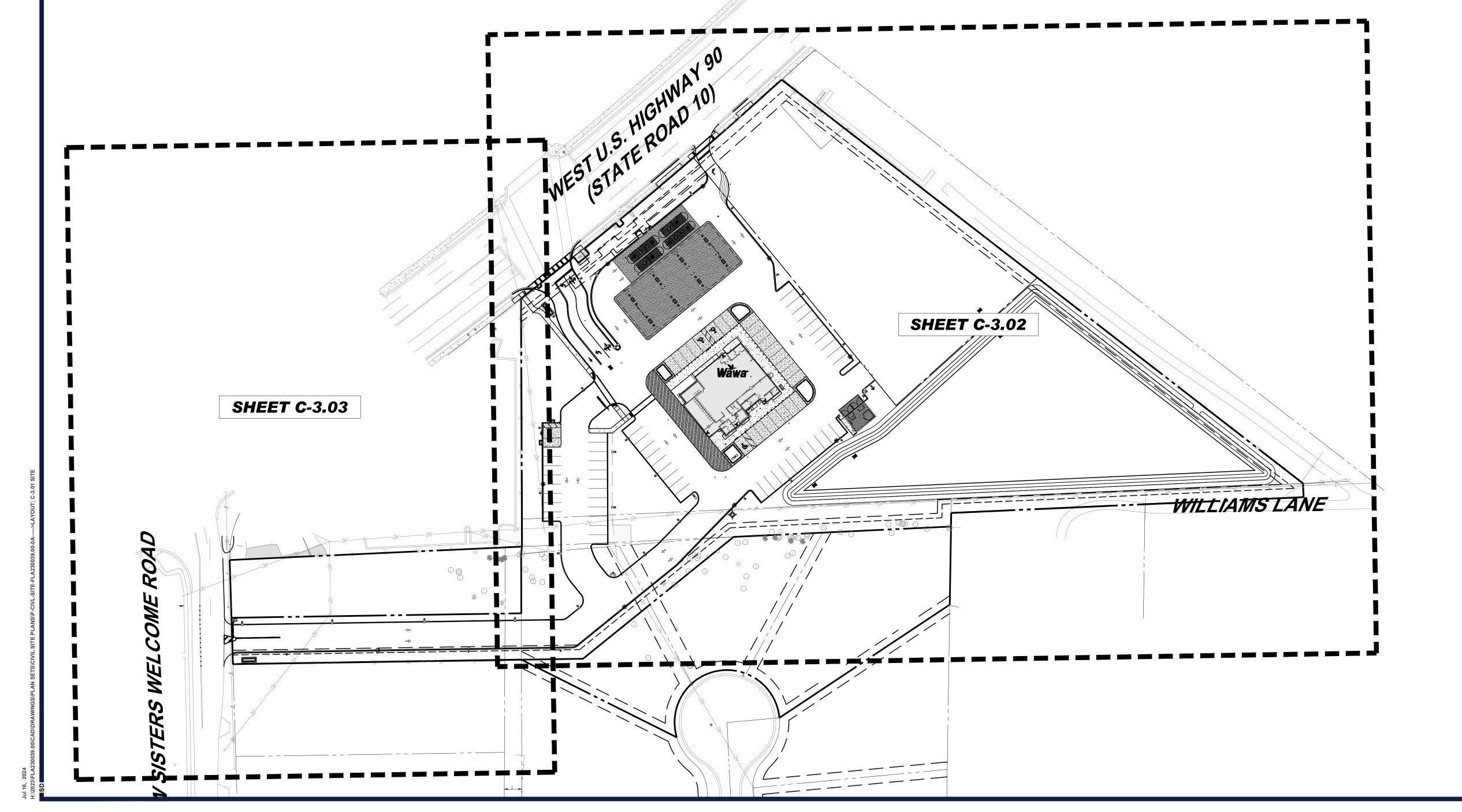
ON ANY ELECTRONIC COPIES.

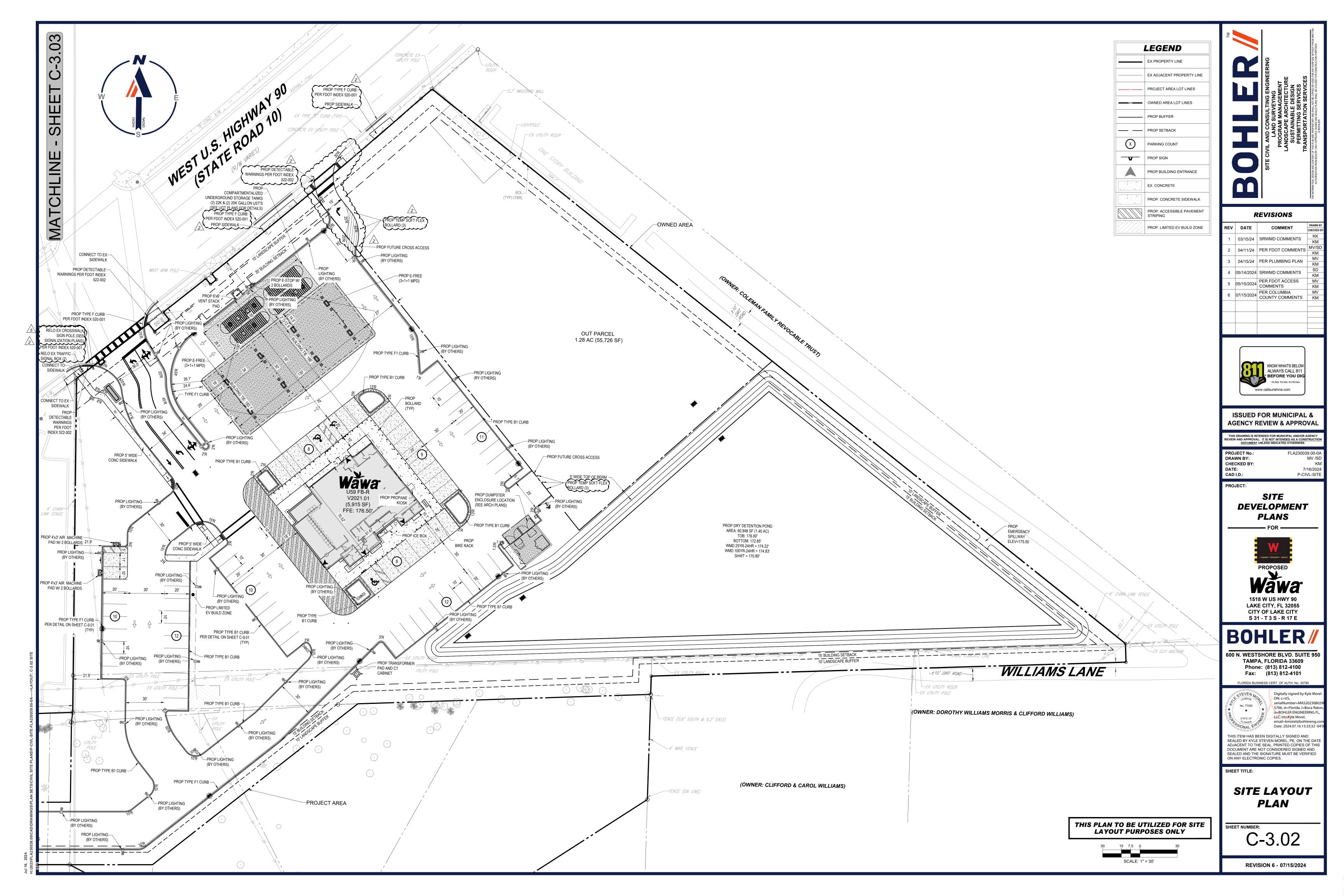
SHEET TITLE:

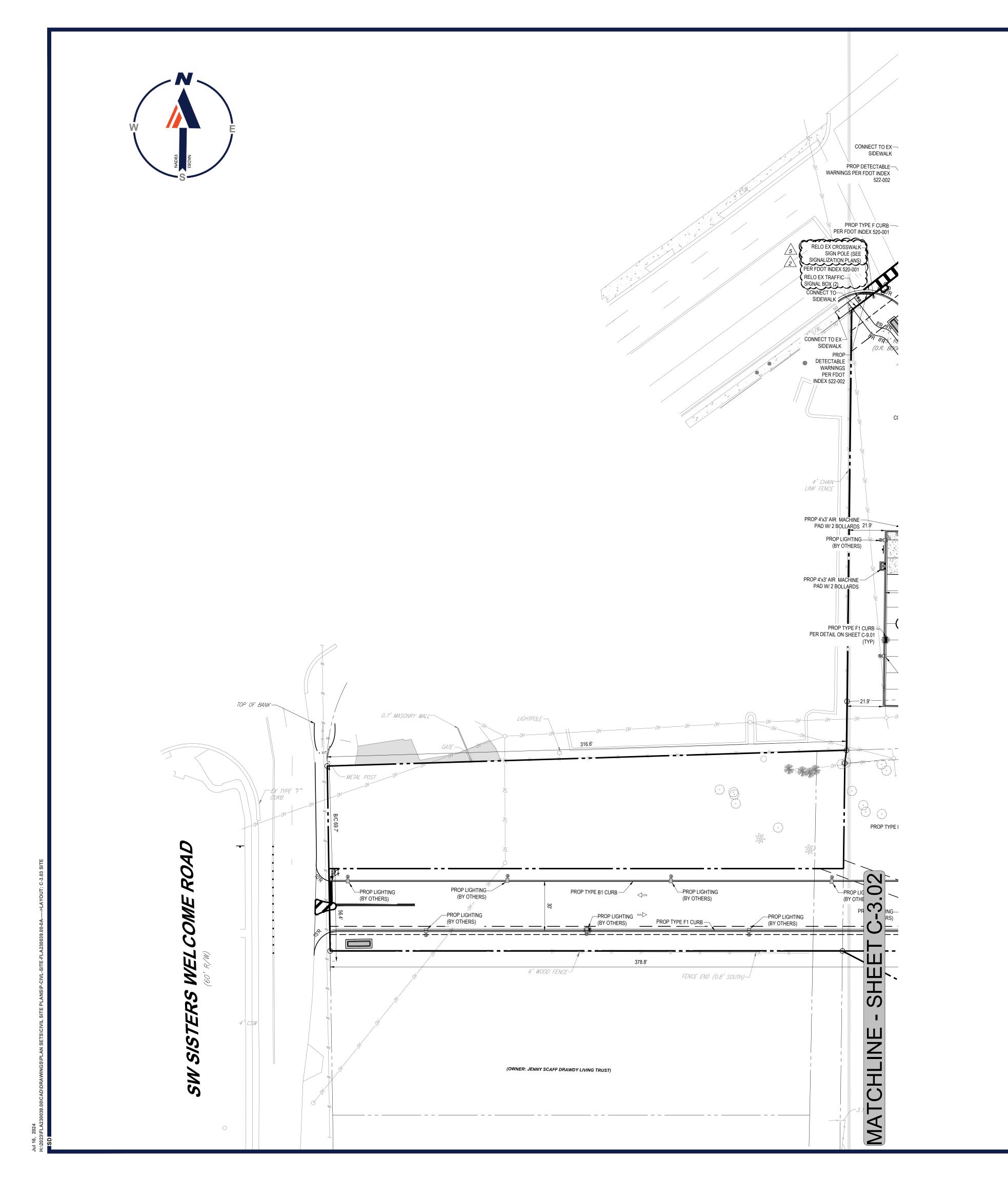
SITE LAYOUT PLAN

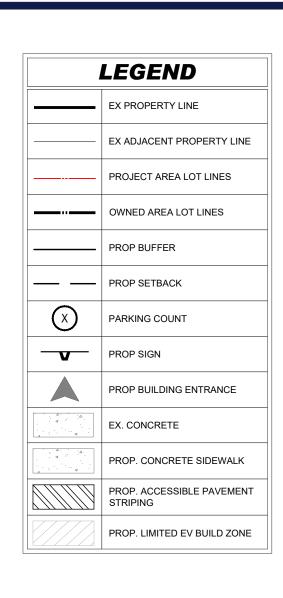
HEET NUMBER:

C-3.01











REVISIONS

COMMENT

REV	DATE	COMMENT	
KEV	DATE	COMMENT	CHECKED BY
1	03/15/24	SRWMD COMMENTS	KK
'			KM
2	04/11/24	PER FDOT COMMENTS	MV/SD
	04/11/24	FERT DOT COMMENTS	KM
3	04/15/24	PER PLUMBING PLAN	MV
3	04/15/24	PER PLUIVIDING PLAIN	KM
4	05/14/2024	SRWMD COMMENTS	SD
4	05/14/2024	SKWIND COMMENTS	KM
5	05/15/2024	PER FDOT ACCESS	MV
5	03/13/2024	COMMENTS	KM
6	07/15/2024	PER COLUMBIA	MV
O	07/13/2024	COUNTY COMMENTS	KM



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLA230039.00-0A

 PROJECT No.:
 FLA230039.00-0A

 DRAWN BY:
 MV /SD

 CHECKED BY:
 KM

 DATE:
 7/16/2024

 CAD I.D.:
 P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT

**PLANS** 



PROPOSED

Wawa

1518 W US HWY 90

LAKE CITY, FL 32055

CITY OF LAKE CITY

S 31 - T 3 S - R 17 E

BOHLER //

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101



o=BOHLER ENGINEERING FL, LLC, cn=Kyle Morel, email=kmorel@bohlereng.com
Date: 2024.07.16 15:34:19 -04'00'

BITALLY SIGNED AND
N MOREL, PE, ON THE DATE
PRINTED COPIES OF THIS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

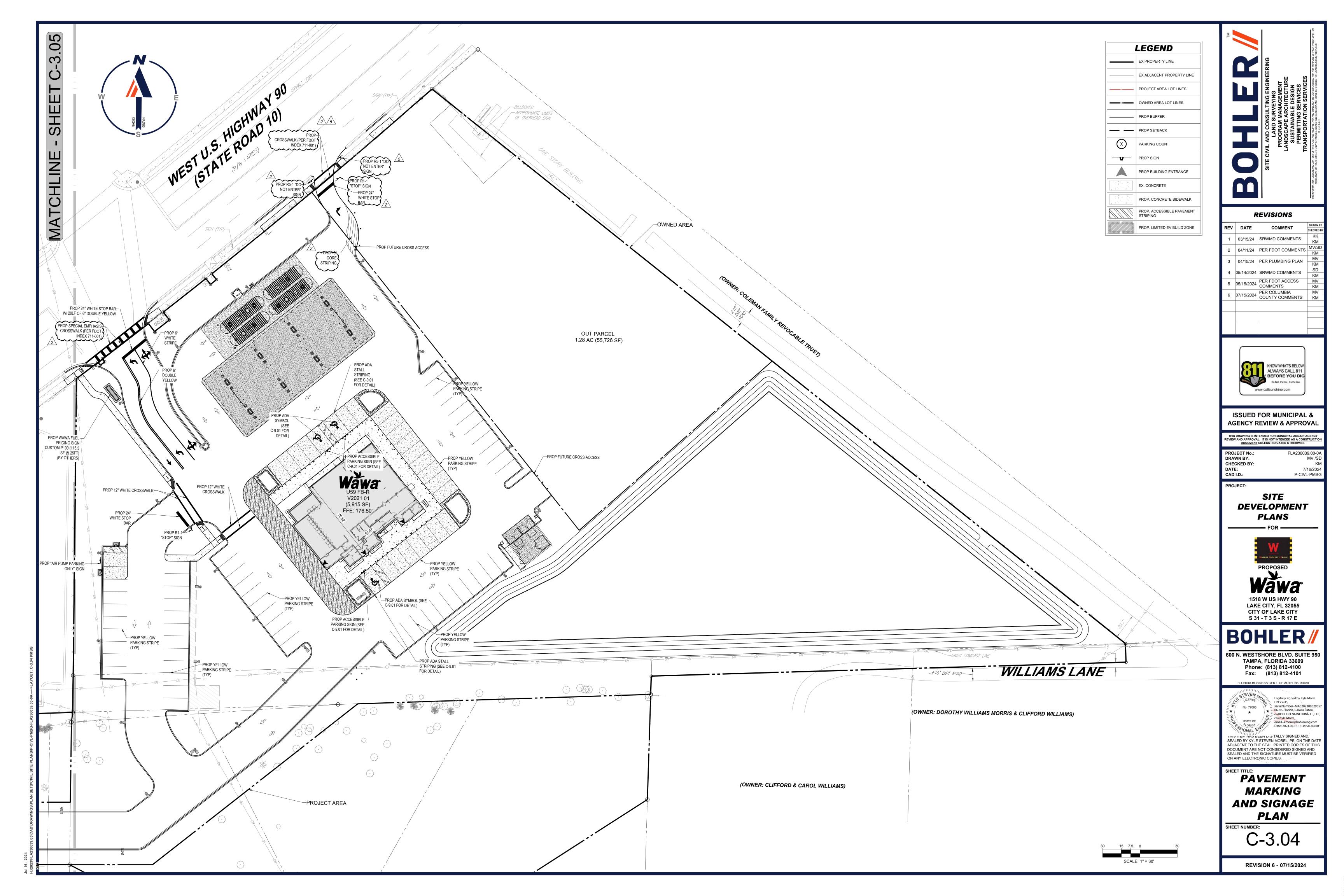
SITE LAYOUT PLAN

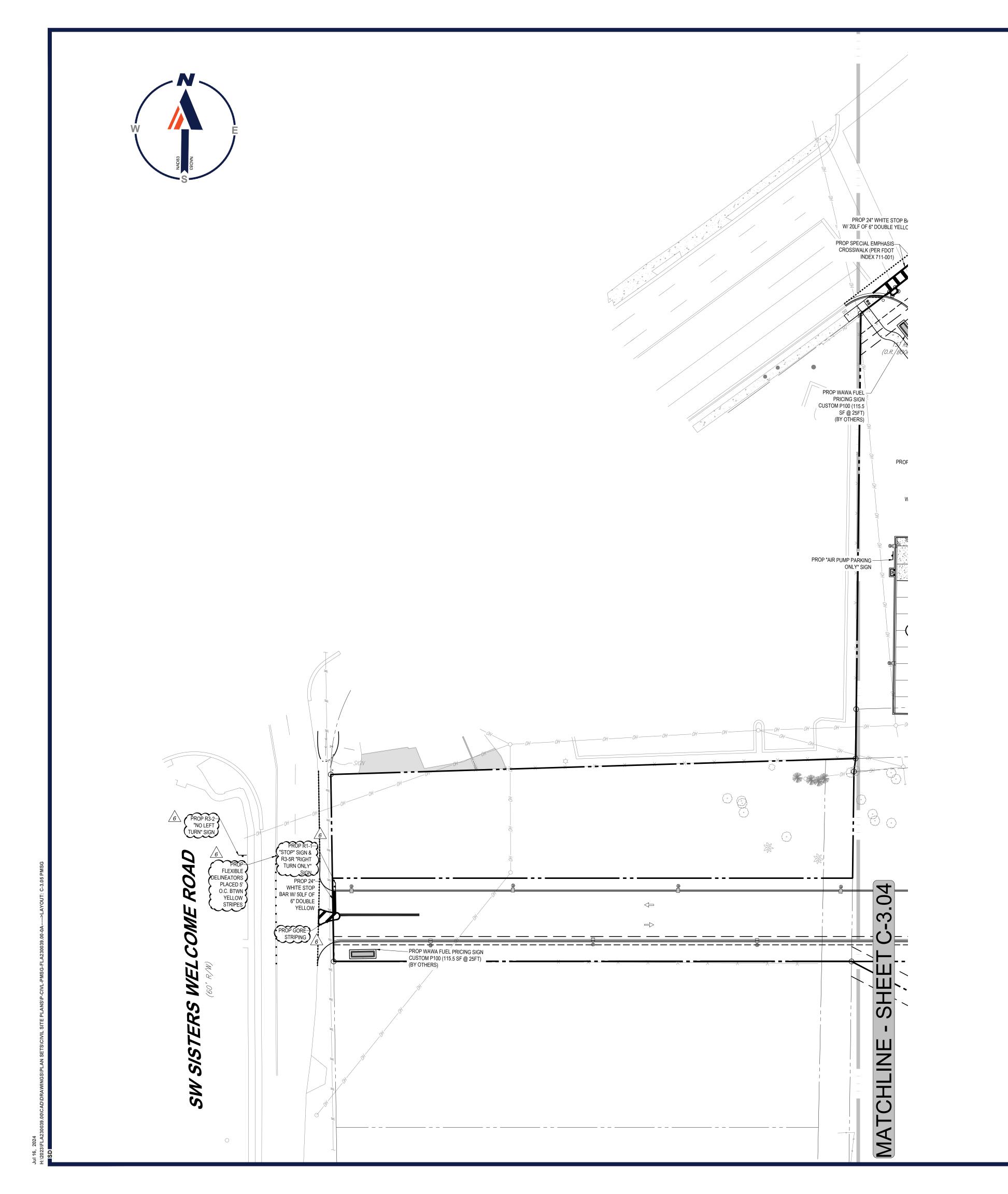
SHEET NUMBER:

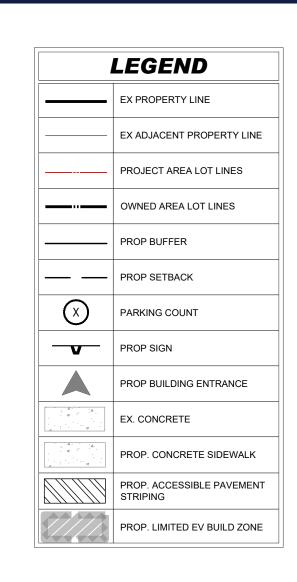
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

SCALE: 1" = 30'

C-3.03









	KE VIOIONO					
REV	DATE	COMMENT	DRAWN BY			
KEV	DAIE	COMMENT	CHECKED BY			
1	03/15/24	SRWMD COMMENTS	KK			
'	03/13/24	OKWIND OOMINERTO	KM			
2	04/11/24	PER FDOT COMMENTS	MV/SD			
	U-1/11/2-T		KM			
3	04/15/24	PER PLUMBING PLAN	MV			
	0-1/10/24		KM			
4	05/14/2024	SRWMD COMMENTS	SD			
	00/14/2024	CITATIND COMMENTO	KM			
5	05/15/2024	PER FDOT ACCESS	MV			
		COMMENTS	KM			
6	07/15/2024	PER COLUMBIA	MV			
	01710/2024	COUNTY COMMENTS	KM			



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: CHECKED BY: DATE: CAD I.D.: 7/16/2024 P-CIVL-PMSG

PROJECT:

SITE **DEVELOPMENT** 

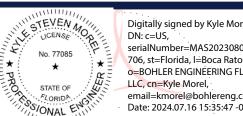
**PLANS** 



1518 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY S 31 - T 3 S - R 17 E

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

> o=BOHLER ENGINEERING F LLC, cn=Kyle Morel, email=kmorel@bohlereng Date: 2024.07.16 15:35:47



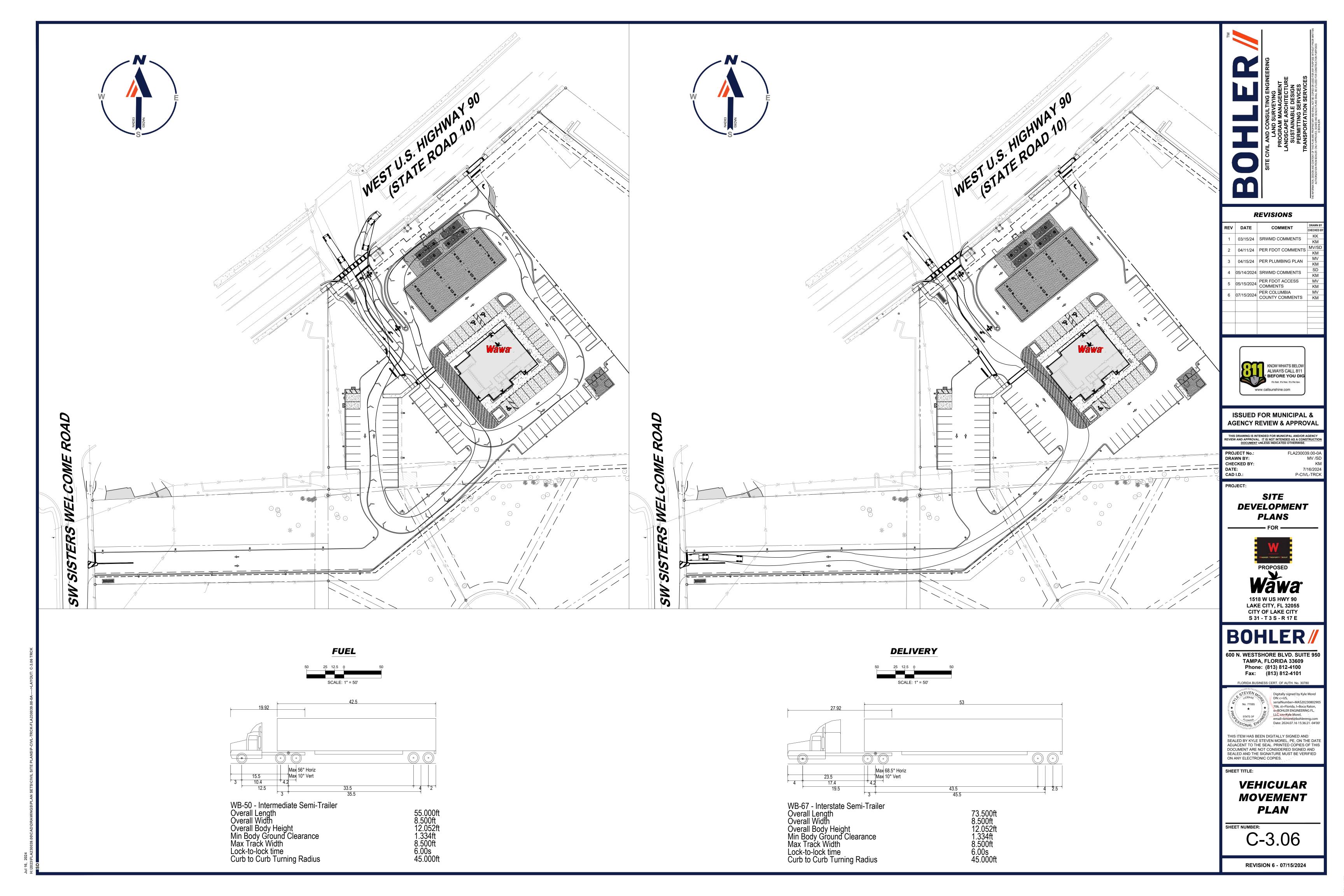
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

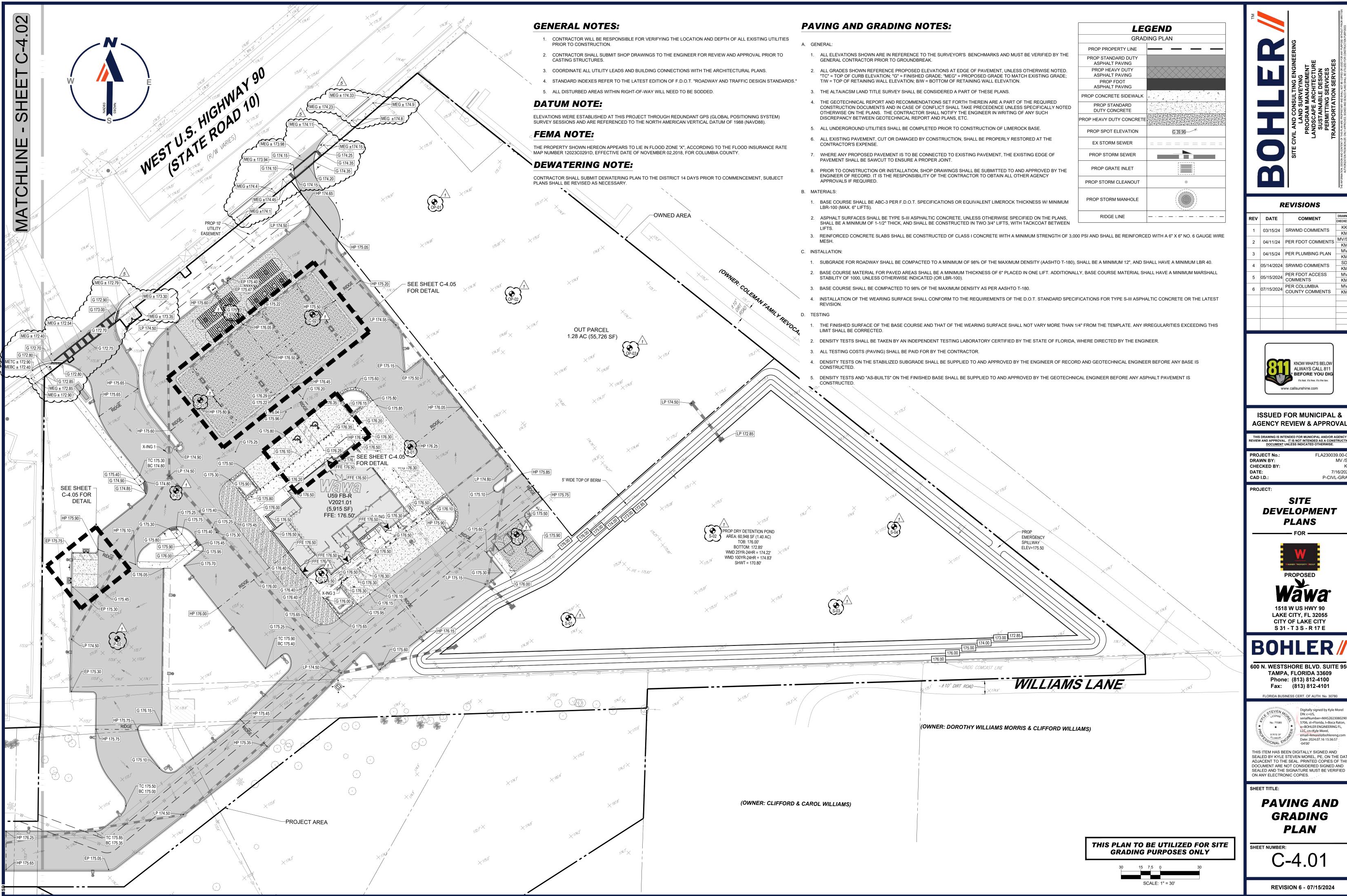
SHEET TITLE:

PAVEMENT **MARKING** AND SIGNAGE PLAN

SCALE: 1" = 30'

C-3.05





**REVISIONS** REV DATE COMMENT 03/15/24 | SRWMD COMMENTS 04/11/24 PER FDOT COMMENTS 04/15/24 PER PLUMBING PLAN 4 05/14/2024 SRWMD COMMENTS 5 05/15/2024 COMMENTS PER FDOT ACCESS 6 07/15/2024 PER COLUMBIA COUNTY COMMENTS



**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE. PROJECT No.: FLA230039.00-0

P-CIVL-GRAD

SITE DEVELOPMENT

**PLANS** 



1518 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY

TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101



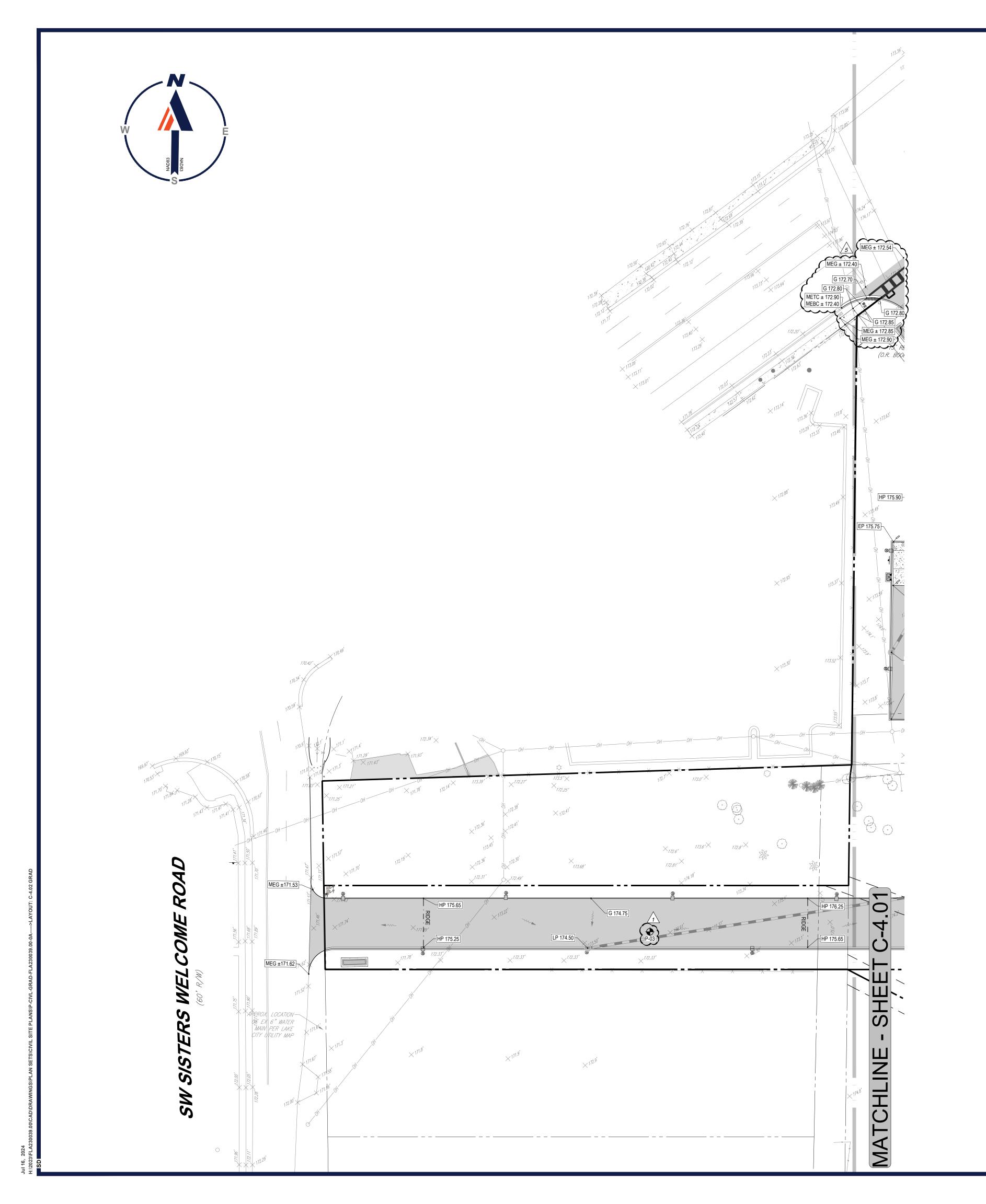
serialNumber=MAS2023080290 5706, st=Florida, l=Boca Raton, o=BOHLER ENGINEERING FL, LLC, cn=Kyle Morel,

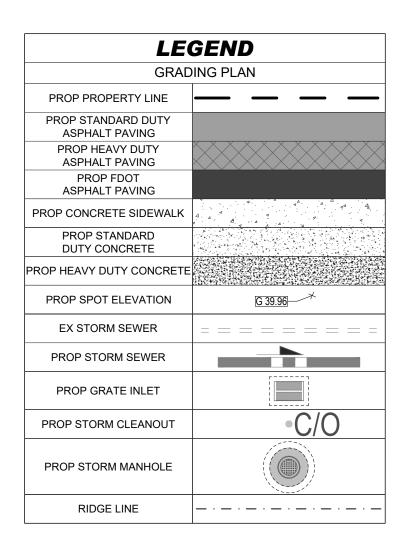
Date: 2024.07.16 15:36:57 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DAT ADJACENT TO THE SEAL. PRINTED COPIES OF THIS

DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**PAVING AND GRADING** PLAN

C-4.01





# **GENERAL NOTES:**

- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR
  TO CONSTRUCTION
- 2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- 3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
- 4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
- 5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.

### **PAVING AND GRADING NOTES:**

### A. GENERAL:

- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
- 2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "G" = FINISHED GRADE; "MEG" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
- 3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- 4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- 5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- 6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- 7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWCUT TO ENSURE A PROPER JOINT.
- 8. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

# B. MATERIALS:

 BASE COURSE SHALL BE ABC-3 PER F.D.O.T. SPECIFICATIONS OR EQUIVALENT LIMEROCK THICKNESS W/ MINIMUM LBR-100 (MAX. 6" LIFTS).

- 2. ASPHALT SURFACES SHALL BE TYPE S-III ASPHALTIC CONCRETE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE A MINIMUM OF 1-1/2" THICK, AND SHALL BE CONSTRUCTED IN TWO 3/4" LIFTS, WITH TACKCOAT BETWEEN
- 3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

# C. INSTALLATION:

1. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180),

- 2. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 6" PLACED IN ONE LIFT. ADDITIONALLY, BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
- 3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- 4. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

# D. TESTING

- 1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- 3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

SHALL BE A MINIMUM 12", AND SHALL HAVE A MINIMUM LBR 40.

- 4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO AND APPROVED BY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER BEFORE ANY BASE IS CONSTRUCTED.
- 5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

# **DATUM NOTE:**

ELEVATIONS WERE ESTABLISHED AT THIS PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

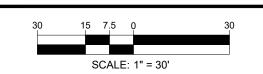
# FEMA NOTE:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE 'X", ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12023C0291D, EFFECTIVE DATE OF NOVEMBER 02,2018, FOR COLUMBIA COUNTY.

# **DEWATERING NOTE:**

CONTRACTOR SHALL SUBMIT DEWATERING PLAN TO THE DISTRICT 14 DAYS PRIOR TO COMMENCEMENT, SUBJECT PLANS SHALL BE REVISED AS NECESSARY.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY





# REVISIONS

KEV	DATE	COMMENT	CHECKED BY
1	03/15/24 SRWMD COMMENTS	KK	
ı		SKWIND COMMENTS	KM
2	04/11/24	PER FDOT COMMENTS	MV/SD
			KM
3	04/15/24	PER PLUMBING PLAN	MV
3	04/13/24		KM
4	05/14/2024	SRWMD COMMENTS	SD
			KM
5	05/15/2024	PER FDOT ACCESS COMMENTS	MV
			KM
6	07/15/2024	PER COLUMBIA COUNTY COMMENTS	MV
			KM



# ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 FLA230039.00-0A

 DRAWN BY:
 MV /SD

 CHECKED BY:
 KM

 DATE:
 7/16/2024

P-CIVL-GRAD

# PROJECT:

CAD I.D.:

SITE DEVELOPMENT

**PLANS** 





1518 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY S 31 - T 3 S - R 17 E

# BOHLER/

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100



Digitally signed by Kyle Mor DN: c=US, serialNumber=MAS2023080 05706, st=Florida, l=Boca Raton, o=BOHLER ENGINEERING FL, LLC, cn=K Morel, email=kmorel@bohlereng.c

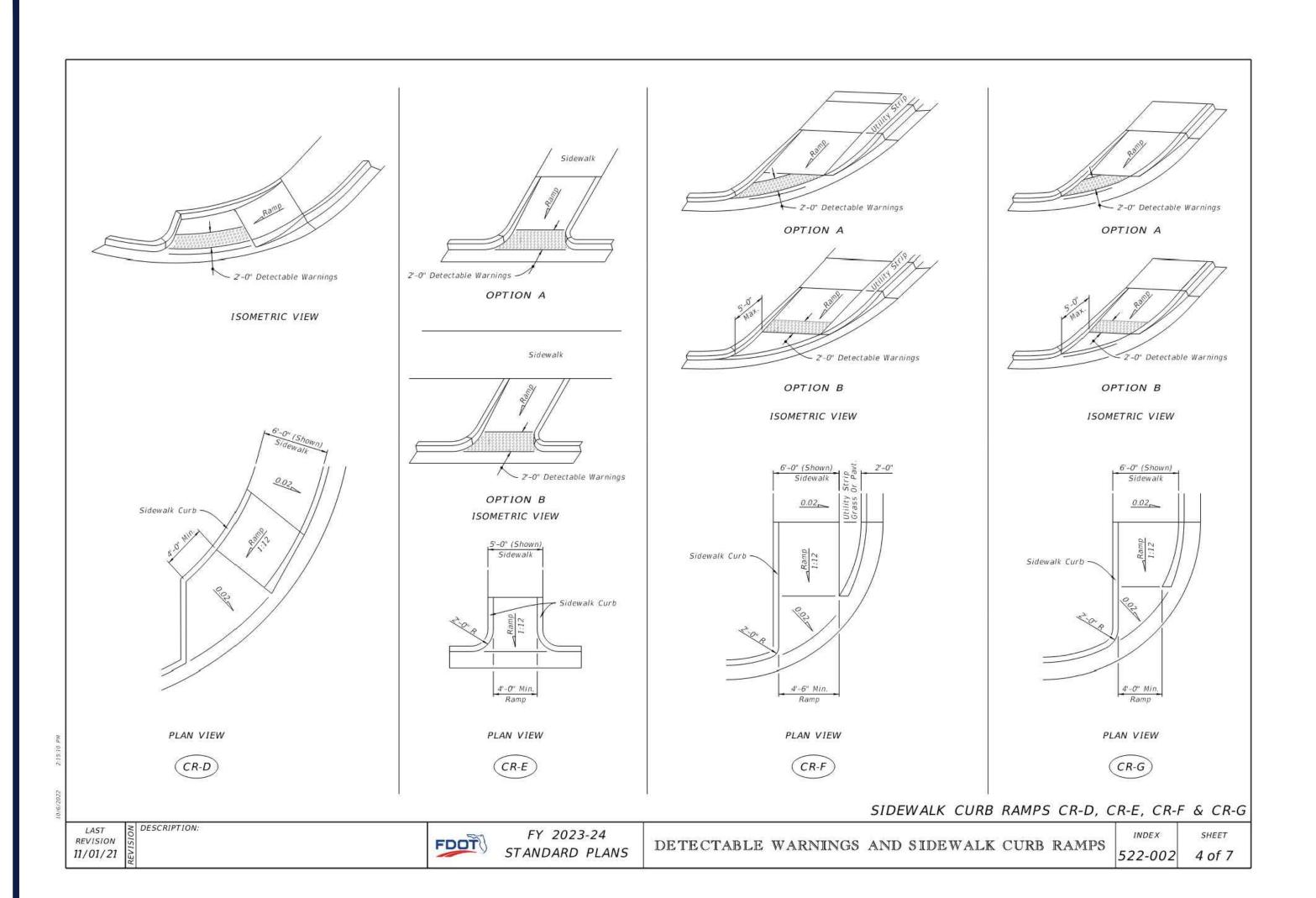
O4'00'
I TITS ITEM HAS DEEN DIGITALLY SIGNED AND
SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE
ADJACENT TO THE SEAL. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

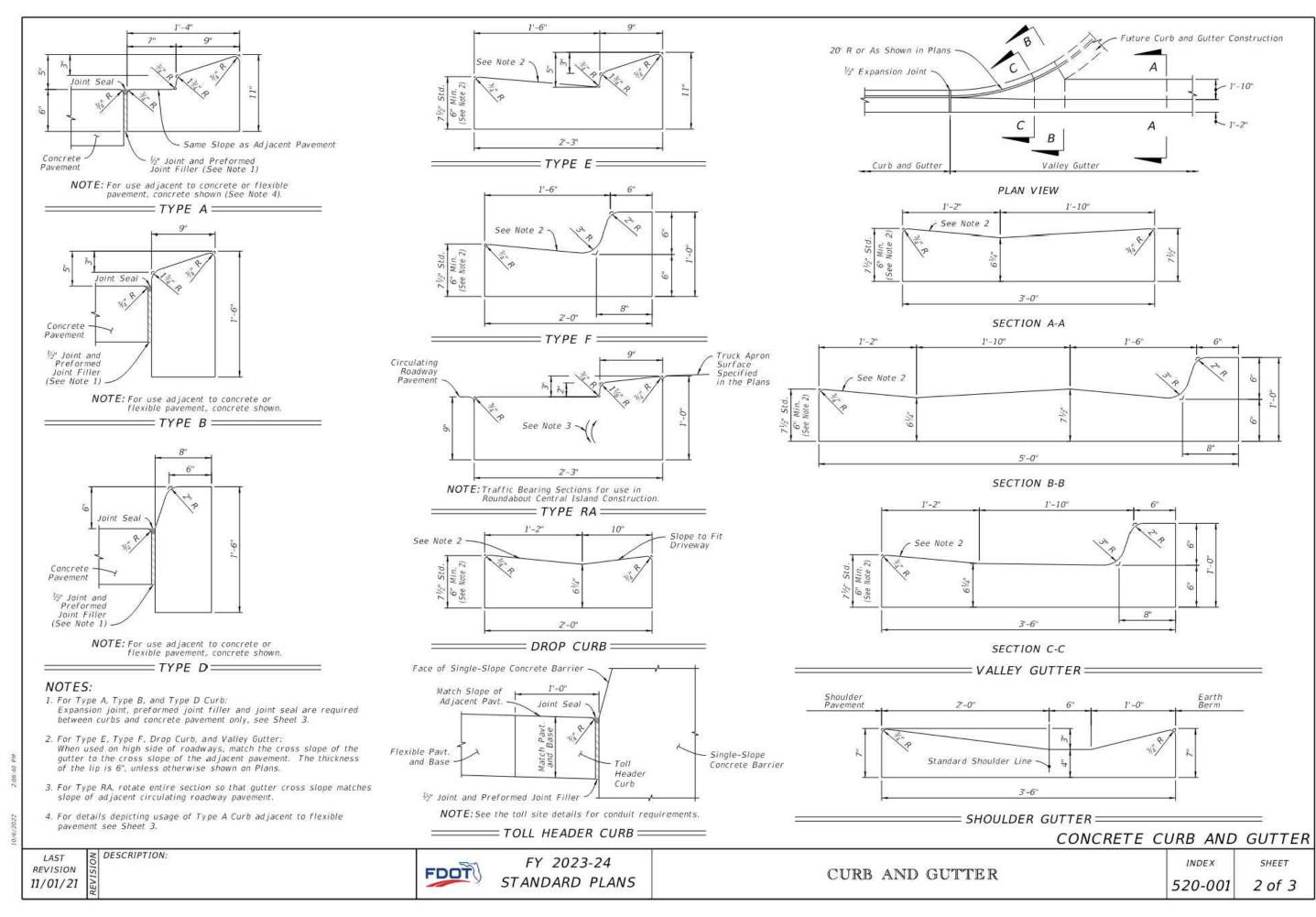
SHEET TITLE:

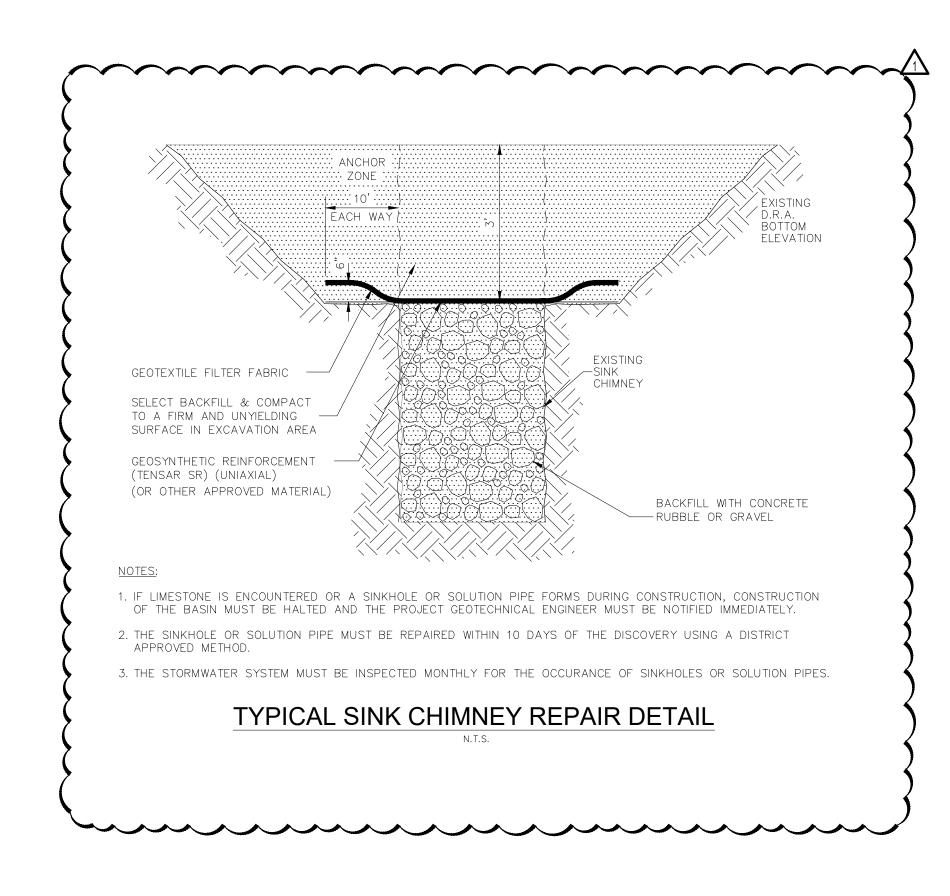
PAVING AND GRADING PLAN

HEET NUMBER:

C-4.0









REVISIONS					
REV	DATE	COMMENT	DRAWN BY CHECKED BY		
1	03/15/24	SRWMD COMMENTS	KK KM		
2	04/11/24	PER FDOT COMMENTS	MV/SD KM		
3	04/15/24	PER PLUMBING PLAN	MV KM		
4	05/14/2024	SRWMD COMMENTS	SD KM		
5	05/15/2024	PER FDOT ACCESS COMMENTS	MV KM		
6	07/15/2024	PER COLUMBIA COUNTY COMMENTS	MV KM		
			1 (1)		



AGENCY REVIEW & APPROVAL

**ISSUED FOR MUNICIPAL &** 

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTIO DOCUMENT UNLESS INDICATED OTHERWISE.

 PROJECT No.:
 FLA230039.00-0A

 DRAWN BY:
 MV /SD

 CHECKED BY:
 KM

 DATE:
 7/16/2024

 CAD I.D.:
 P-CIVL-OCDS

PROJECT:

SITE DEVELOPMENT PLANS

PLANS



1518 W US HWY 90 LAKE CITY, FL 32055 CITY OF LAKE CITY

ROHIFR //

600 N. WESTSHORE BLVD. SUITE 950 TAMPA, FLORIDA 33609 Phone: (813) 812-4100 Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30780



Digitally signed by Kyle Morel DN: c=US, serialNumber=MAS2023080290 5706, st=Florida, l=Boca Raton, o=BOHLER ENGINEERING FL, LLC, cn=Kyle Morel, email=kmorel@bohlereng.com Date: 2024.07.16 15:38:15 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLE STEVEN MOREL, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:

CONSTRUCTION DETAILS

HEET NUMBER

C-9.06