

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

April 05, 2022 at 5:30 PM

Venue: City Hall

AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

INVOCATION

ROLL CALL

MINUTES

- i. March 8, 2022 Special Called

OLD BUSINESS - None

NEW BUSINESS

- ii. Site Plan Review - SPR-22-10 Culver's Lake City (Presenter: Joshua Cockriel/agent for owner Lake City Blue, LLC)

WORKSHOP/DISCUSSION ITEMS - None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. March 8, 2022 Special Called

MINUTES

PLANNING AND ZONING BOARD

SPECIAL CALLED SESSION MARCH 8, 2022

CALL TO ORDER: Meeting was called to order by Ms. Mavis Georgalis at 5:40 pm.

INVOCATION: Invocation was given by Mr. Larry Nelson.

ROLL CALL: Mr. Chris Lydick-present
Mr. Gregory Cooper-present
Ms. Mavis Georgalis – present
Mr. Larry Nelson- present
Mr. James Carter- present

MINUTES: Minutes of the Planning and Zoning Board meeting for February 15, 2022, were approved. Motion by Mr. Lydick and seconded by Mr. Cooper. Passed unanimously.

CONSENT AGENDA: **CPA 22-01**, presented by Bill Martin (owner) St. Johns LLC – applying for a Comprehensive Plan Amendment (Rezoning) for parcel # 07-4S-17-08127-005. Motion by Mr. Lydick and seconded by Mr. Carter. Passed unanimously.

SPR 22-06, an application submitted by Clarence Almonor (agent) presented by Brett Turner of CPH, Inc. an expansion of Walmart. Site Plan review for parcel # 35-3S-16-02519-001. Motion by Mr. Carter and seconded by Mr. Nelson. Passed unanimously.

SPR 22-09, an application submitted by Rick Olson (agent) presented by Brandon Hebron of OLP Wash Partners LLC. Site Plan review for parcel # 35-3S-16-02573-004 for a Auto Spa. Motion by Mr. Lydick and seconded by Mr. Nelson. Passed unanimously.

WORKSHOP: None

ADJOURN: Motion to adjourn by Ms. Mavis Georgalis at 5:55 pm

Mavis Georgalis, Board Chairperson

Date Approved

Marshall Sova, Interim Secretary

Date Approved

File Attachments for Item:

ii. Site Plan Review - SPR-22-10 Culver's Lake City (Presenter: Joshua Cockriel/agent for owner Lake City Blue, LLC)



GROWTH MANAGEMENT

205 North Marion Ave.
Lake City, FL 32055
Telephone: (386)719-5750
E-Mail:
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # SPR 22-10

Application Fee: \$200.00

Receipt No. 2022 - 00034543

Filing Date FEB. 25, 2022

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Culver's of Lake City
2. Address of Subject Property: 255 NW Commons Loop
3. Parcel ID Number(s): 36-3S-16-02611-016 (10664)
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Vacant Commercial
6. Acreage: 1.25 acres
7. Existing Use of Property: Vacant Lot
8. Proposed use of Property: Quick Serve Restaurant with drive-thru
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage 4,296 SF
 - ☐ Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Joshua Cockriel Title: P.E.
Company name (if applicable): Kimley-Horn & Associates, Inc.
Mailing Address: 12740 Gran Bay Parkway West, Suite #2350
City: Jacksonville State: Florida Zip: 32258
Telephone: (904) 828-3900 Fax: () Email: josh.cockriel@kimley-horn.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Elizabeth S. Goff (Lake City Blue, LLC)
Mailing Address: 6152 San Jose Blvd. West
City: Jacksonville State: Florida Zip: 32217
Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☐ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☐ No
Variance Application No. _____
Special Exception: ☐ Yes ☐ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Joshua Cockriel

Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

2/23/22

Date

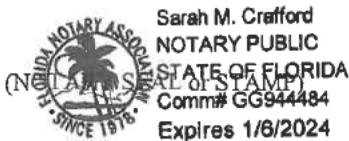
Applicant/Agent Name (Type or Print)

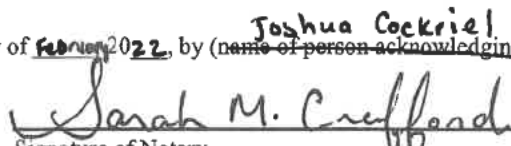
Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 23 day of February 2022, by (Joshua Cockriel ~~name of person acknowledging~~).




Signature of Notary
Sarah M. Crafford
Printed Name of Notary

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750



Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P.O. Box 1625 • Lake City, FL 32056
Tel. (386) 755-3633 • Fax (386) 752-5456

7540 103rd Street, Suite 215, Jacksonville, FL 32210
Tel. (904) 381-8901 • Fax (904) 381-8902

January 11, 2022 (Revised on February 8, 2022)

Mr. Tyler Goff
University Blue, LLC
6152 San Jose Blvd W.
Jacksonville, Florida 32217

RE: Geotechnical Engineering Exploration Report (Revised)
Culver's Restaurant Development
Lake City, Florida
Cal-Tech Testing, Inc. Project No. 21-00571-01

Dear Mr. Tyler Goff:

This report presents the results of our geotechnical engineering exploration for the Culver's Restaurant Development proposed at the Lake City Commons in Lake City, Florida.

The purposes of the exploration were to determine the general subsurface soil conditions, perform evaluations and provide geotechnical recommendations for the development's design and construction.

SITE AND PROJECT INFORMATION

Based on observations during our field work and information in the sketch-layout provided to us, the site is a vacant outparcel at the Lake City Commons which is scheduled for the development of a 1-story, restaurant, structure with associated driveways and parking lots. No information in regards to the structures' loading system was available for preparation of this report.

SUBSURFACE SOIL FIELD EXPLORATION

Per your authorization, the subsurface soil field exploration was performed on January 7, 2022, and consisted of drilling three (3), 15-ft deep, Standard Penetration Test (SPT) borings (B1 through B3) at locations within the proposed structure footprint and five (5), 6-ft. deep, SPT borings (B4 through B8) throughout the driveways and parking lots. The boring locations were laid out by our field crew from approximate Global Positioning System (GPS) coordinates obtained by superposition of the provided sketch-layout on a

web-available mapping system. Refer to the enclosed Boring Location Plan and Boring Logs.

The SPT borings were performed using a 2-inch O.D. split-spoon sampler driven by automatic hammer falling 30 inches continuously to a depth of 10 ft. and at 5-ft intervals thereafter. The number of hammer blows required to drive the sampler a total of 18 inches (24 inches for top 10 ft.) in 6-inch increments were recorded in boring logs. The penetration resistance, N-values, is the summation of the second and third 6-inch increments and is used to derive soil engineering parameter indexes from empirical correlations.

All the boring soil samples were delivered to our laboratory for review and classification by our geotechnical engineer.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE SOIL PROFILE

The results of the field exploration indicate a generalized subsurface soil profile consisting of a 6 ft. thick SAND stratum underlain by SILTY SAND to a depth of 15 ft.

The N values indicate Loose (i.e., $5 < N < 10$) relative density of the strata upper about 6 ft. and Medium Dense (i.e., $11 < N < 30$) thereafter.

Groundwater

The groundwater was encountered first at 7.5 ft. while drilling the borings. The United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) indicates groundwater at depths of 24 inches to 36 inches below natural grades.

Based on the Federal Emergency Administration (FEMA) Flood Map No. 12023C0291D, effective November 2, 2018, enclosed, the project site is within an area of Minimal Flood Hazard-Zone X.

GEOTECHNICAL EVALUATIONS AND RECOMMENDATIONS

RESTAURANT STRUCTURE

Based on our evaluation of the subsurface soil field exploration results, the encountered subsurface soils are suitable to support the proposed restaurant structure on a system of shallow foundations after performance of a site preparation work in accordance with our recommendations.

The recommended site preparation work should consist of the densification of the Loose relative density of the SAND stratum upper 6 ft. with several passes of a large vibratory roller (i.e. Ingersoll rand SD-100, or equivalent) until minimal indentation is left by the vibratory drum on the ground surface to 5 ft. beyond the structure footprint.

Subsequently, the resulting grades could be raised, if required, to the proposed finished floor elevations. Raising of grades should be done in 12-in thick of approved fill compacted to at least 95% of the material's Maximum Dry Density (ASTM D1557).

The approved fill material should consist of granular soils with size particles not larger than 3 inches, maximum 12% of fines and no organic contents. Fill materials with higher than 12% of fines content might be placed; however, they would probably result difficult to compact.

After satisfactory performance of the recommended site preparation work, the proposed 1-story building structures could be supported on footings bearing on the existing sand soils or approved fill material and designed with a safe soil contact pressure of 2,000 lb/ft² and settlements within 1 inch.

An allowable sliding resistance of 0.30 could be used for the concrete footings cast directly on the existing sand or approved fill soils.

After excavation for construction of the footings, their subgrade upper 12 inches should be compacted to at least 95% of the material's Maximum Dry Density (ASTM D 1557).

The ground floors could be designed on grade after compaction of the subgrade to 95% of the material's Maximum Dry Density (ASTM D 1557).

UNDERGROUND UTILITIES

Installation of underground utilities should be performed in accordance with the project drawings and specifications. Based on the field exploration results, the SAND and SILTY SAND are expected to be suitable for use as backfill material; however, silty sand soils with fines content in excess of about 12% are expected to be cumbersome to reach compaction when not at their Optimum Moisture.

Backfilling utility trenches should be performed by placing 12-in thick lifts of approved soils compacted to 95% of the material's Maximum Dry Density as per (ASTM D-1557).

DRIVEWAY & PARKING LOTS

The existing SAND is suitable for the construction of the proposed driveways and parking lot pavements provided the subgrade upper 12 inches are improved, if required, to a minimum Limerock Bearing Ratio (LBR) of 40 and compacted to at least 95% of the material's Maximum Dry Density (ASTM D1557).

In addition, we recommend to pave the driveways and parking lots with a 6-in-thick limerock base course (minimum LBR 100) compacted to 98% of the Material's Maximum Dry density and a minimum 1.5-in-thick asphalt surface course except for the trash-dumpster pad and the drive-thru driveway lane with a minimum 9.5-in-thick (based on 3 million ESALs and 90% Reliability) concrete slab in accordance with specifications in the Florida Department of Transportation (FDOT) Rigid Pavement Manual.

LIMITATIONS

Information on subsurface strata shown on the boring logs represent conditions encountered only at the locations and depths indicated and at the time of the exploration.

If different conditions are encountered during construction, they should be immediately brought to our attention for evaluation as they may affect our recommendations.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this project.

Sincerely,

Cal-Tech Testing Inc.

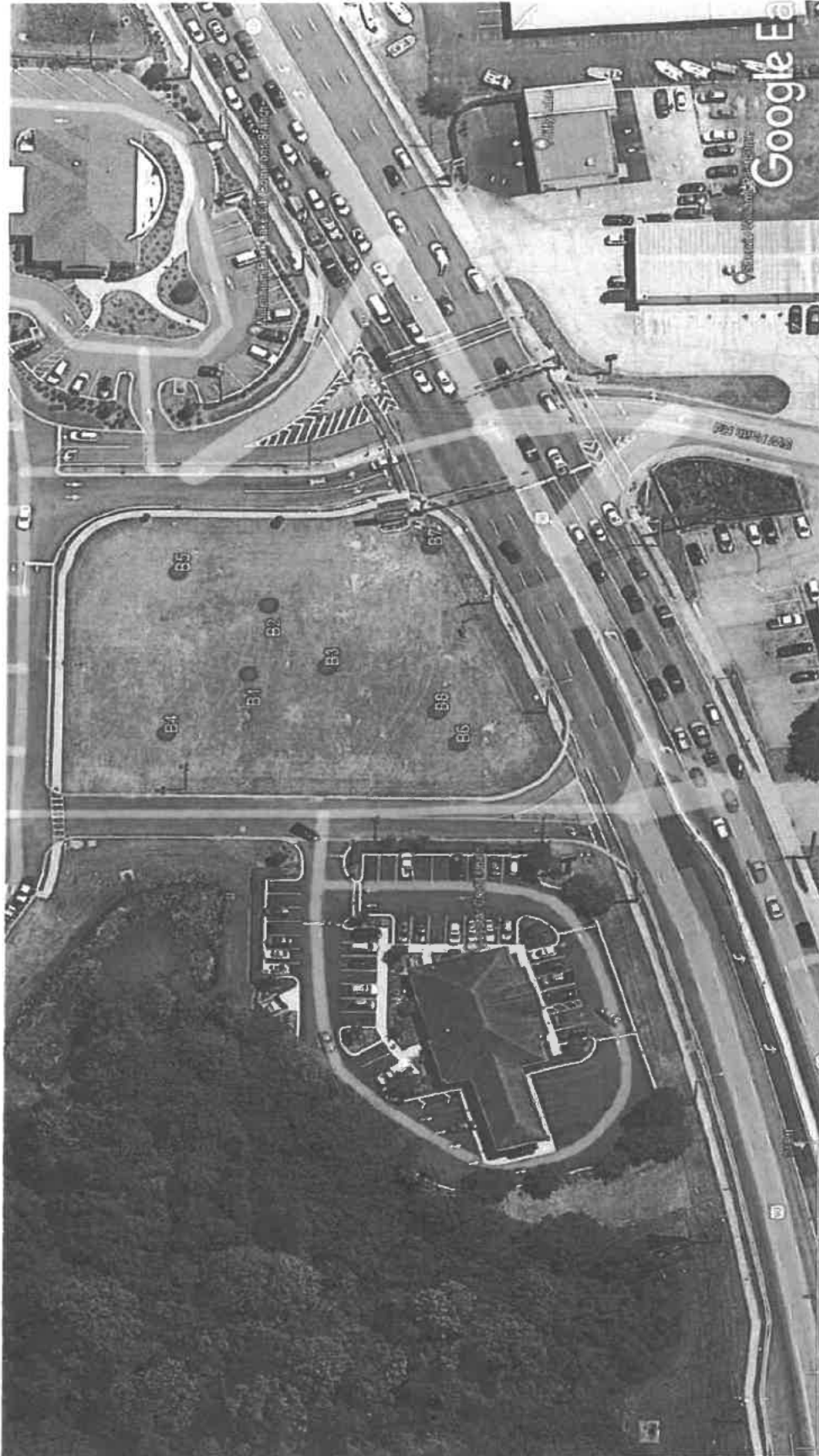
Ivan E. Marciano, M.S., P.E.
Sr. Geotechnical Engineer

Enclosures
Boring Location Data
FEMA Flood Map
Boring Logs



A handwritten signature in black ink, appearing to read "Mike Stalvey, Jr.".

Mike Stalvey, Jr.
Vice-President



CAL-TECH TESTING, INC.

P.O. BOX 1625

Lake City, Florida 32056-1625

Phone: (386) 755-3633

Fax: (386) 752-5456

BORING LOCATION PLAN

Culver's Restaurant Development

Lake City, Florida

National Flood Hazard Layer FIRMette

83°40'11"W 30°11'3"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard
Effective LOMRS

OTHER AREAS

Area of Undetermined Flood Hazard
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

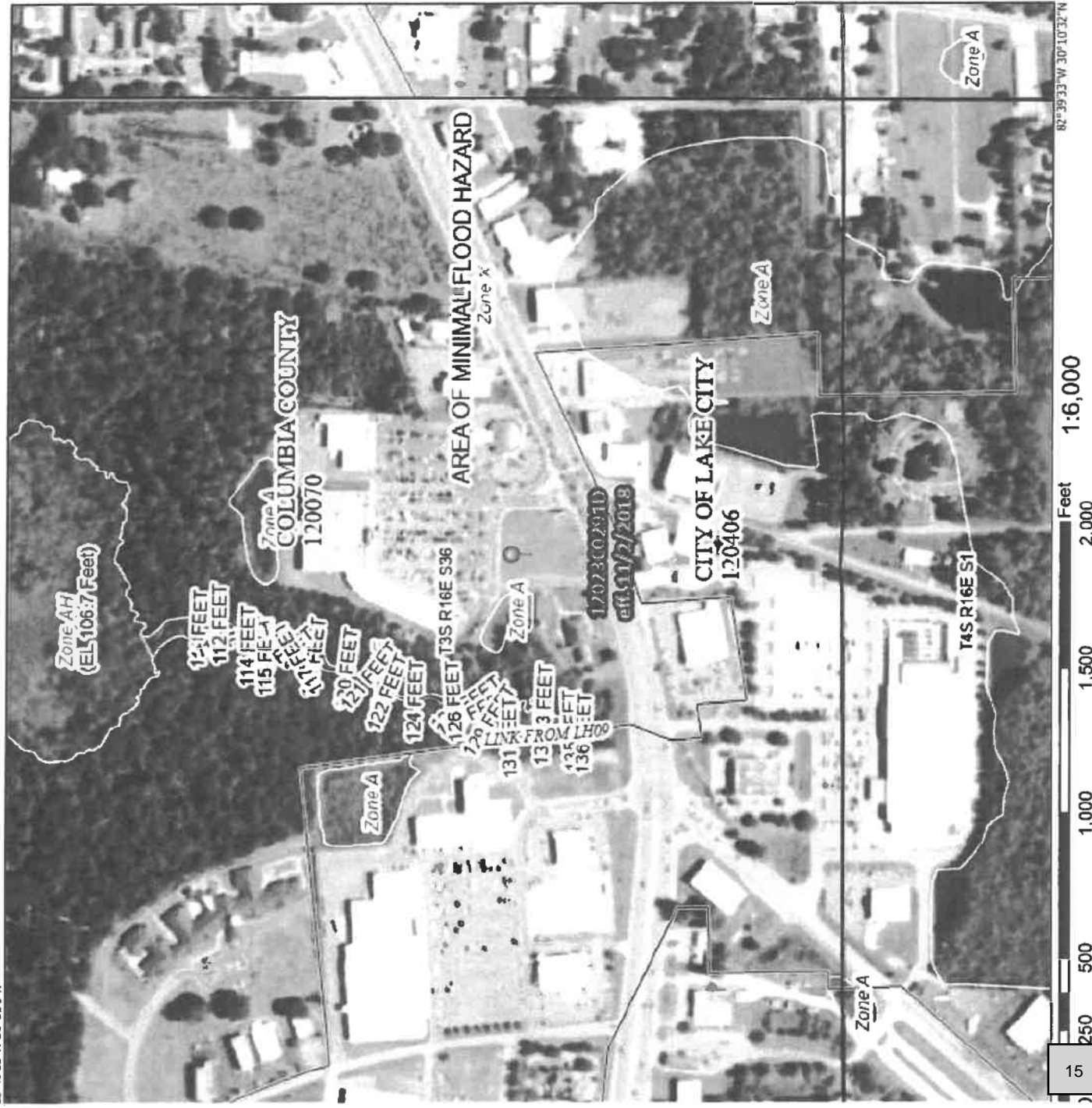
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/10/2022 at 4:00 P.M. and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B1

PAGE 1 OF 1

CLIENT University Blue, LLC PROJECT NAME Culver's Restaurant
PROJECT NUMBER 21-00571-01 PROJECT LOCATION Lake City, Florida
DATE STARTED 1/7/22 COMPLETED 1/7/22 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon AT TIME OF DRILLING —
LOGGED BY B.S CHECKED BY I.M. AT END OF DRILLING 7.50 ft / Elev -7.50 ft
NOTES Elev. referred to ground surface AFTER DRILLING —

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
	(SP) Yellowish brown SAND		1	1	SS	92	3-4-5-4 (9)	Boring Location Coordinates: N30°10'47.58" W82°39'51.98" SS=Split Spoon sampler
	(SP) Light gray SAND		2	2	SS	83	3-2-3-2 (5)	
-5			4	3	SS	88	2-2-3-3 (5)	
	(SM) Pinkish gray SILTY SAND with yellowish brown mottles		6	4	SS	83	5-7-5-6 (12)	
-10			8	5	SS	75	8-11-11-13 (22)	
	(SM) Gray SILTY SAND		14	6	SS	83	5-7-9 (16)	
-15	Bottom of borehole at 15.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B2

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING —

LOGGED BY B.S CHECKED BY I.M.

AT END OF DRILLING 7.50 ft / Elev -7.50 ft

NOTES Elev. referred to ground surface

AFTER DRILLING —

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Yellowish brown SAND		1	1	SS	75	2-3-4-3 (7)	Boring Location Coordinates: N30°10'47.47" W82°39'51.42" SS=Split Spoon sampler
	(SP) Light gray SAND		2	2	SS	75	3-3-3-3 (6)	
-5			4	3	SS	79	3-4-5-6 (9)	
	(SM) Gray SILTY SAND with yellowish brown mottles		6	4	SS	79	4-7-11-14 (18)	
	(SM) Pinkish gray SILTY SAND with yellowish brown mottles		8	5	SS	83	13-16-23- 27 (39)	
-10			10	6	SS	83	5-5-6 (11)	
-15			14					

Bottom of borehole at 15.0 feet.

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B3

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING —

LOGGED BY B.S CHECKED BY J.M.

AT END OF DRILLING 7.70 ft / Elev -7.70 ft

NOTES Elev. referred to ground surface

AFTER DRILLING —

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE: GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT LAKE CITY, FLORIDA.GPJ

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Dark grayish brown SAND		1	1	SS	75	3-4-4-3 (8)	Boring Location Coordinates: N30°10'47.14" W82°39'51.92" SS=Split Spoon sampler
			2					
	(SP) Light yellowish brown SAND		4	2	SS	79	2-3-2-3 (5)	
-5			6	3	SS	75	3-4-3-4 (7)	
	(SM) Pinkish gray SILTY SAND with yellowish brown mottles		8	4	SS	75	3-3-4-4 (7)	
			10	5	SS	79	6-8-10-11 (18)	
-10			12					
			14	6	SS	83	5-6-8 (14)	
-15	Bottom of borehole at 15.0 feet.							



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B4

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 6 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING —

LOGGED BY B.S. CHECKED BY I.M.

AT END OF DRILLING — Not encountered

NOTES Elev. referred to ground surface

AFTER DRILLING —

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Yellowish brown SAND		1	1	SS	79	7-6-7-5 (13)	Boring Location Coordinates: N30°10'48.04" W82°39'52.46" SS=Split Spoon sampler
	(SP) Light gray SAND		2	2	SS	75	4-6-5-4 (11)	
			4	3	SS	75	3-4-4-5 (8)	
-5	(SM) Gray SILTY SAND with yellowish brown mottles		6					
	Bottom of borehole at 6.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B5

PAGE 1 OF 1

CLIENT University Blue, LLC PROJECT NAME Culver's Restaurant
PROJECT NUMBER 21-00571-01 PROJECT LOCATION Lake City, Florida
DATE STARTED 1/7/22 COMPLETED 1/7/22 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 6 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon AT TIME OF DRILLING ---
LOGGED BY B.S CHECKED BY I.M. AT END OF DRILLING --- Not encountered
NOTES Elev. referred to ground surface AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
	(SP) Yellowish brown SAND		1	SS	75	1-4-4-5 (8)	Boring Location Coordinates: N30°10'47.98" W82°39'51.15" SS=Split Spoon sampler	
	(SP) Light gray SAND		2	SS	71	4-5-7-8 (12)		
			4					
			6	3	SS	75		5-4-4-3 (8)
-5	(SM) Gray SILTY SAND with yellowish brown mottles Bottom of borehole at 6.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B6

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 6 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING —

LOGGED BY B.S CHECKED BY I.M.

AT END OF DRILLING — Not encountered

NOTES Elev. referred to ground surface

AFTER DRILLING —

GEOTECH 8H COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
	(SP) Dark gray SAND		1	1	SS	83	4-4-4-4 (8)	Boring Location Coordinates: N30°10'46.41" W82°39'52.55" SS=Split Spoon sampler
			2	2	SS	75	3-3-3-3 (6)	
			4	3	SS	75	3-3-3-4 (6)	
-5	(SP) Light gray SAND		6					
Bottom of borehole at 6.0 feet.								



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B7

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 6 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING —

LOGGED BY B.S CHECKED BY I.M.

AT END OF DRILLING — Not encountered

NOTES Elev. referred to ground surface

AFTER DRILLING —

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Gray SAND		1	1	SS	83	4-4-3-3 (7)	Boring Location Coordinates: N30°10'46.57" W82°39'50.95" SS=Split Spoon sampler
	(SP) Light gray SAND		2	2	SS	75	2-3-3-3 (6)	
			4					
-5	(SM) Gray SILTY SAND with yellowish brown mottles		3	3	SS	71	3-4-4-5 (8)	
	Bottom of borehole at 6.0 feet.		6					

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B8

PAGE 1 OF 1

CLIENT University Blue, LLC

PROJECT NAME Culver's Restaurant

PROJECT NUMBER 21-00571-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 1/7/22 COMPLETED 1/7/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 6 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING --

LOGGED BY B.S. CHECKED BY I.M.

AT END OF DRILLING -- Not encountered

NOTES Elev. referred to ground surface

AFTER DRILLING --

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
-5	(SP) Grayish brown SAND		1	1	SS	83	3-4-4-5 (8)	Boring Location Coordinates: N30°10'46.53" W82°39'52.29" SS=Split Spoon sampler
	(SP) Light gray SAND		2	2	SS	79	3-4-4-4 (8)	
			4					
			6	3	SS	75	3-4-3-3 (7)	
	(SM) Gray SILTY SAND with yellowish brown mottles Bottom of borehole at 6.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 1/10/22 14:46 - C:\PROGRAM FILES\X86\GINT\PROJECTS\CULVER'S RESTAURANT DEVELOPMENT, LAKE CITY, FLORIDA.GPJ

February 21, 2022

City of Lake City
Growth Management Department
205 N. Marion Ave.
Lake City, FL 32055

RE: Agent Authorization

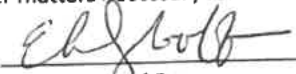
To Whom It May Concern:

Please be advised that I, Elizabeth S. Goff, hereby certify is the owner (under contract) of the property described located at 255 NW Commons Loop Lake City, FL. As the authorized agent for Lake City Blue, LLC, I hereby authorize and empower:

Kimley-Horn and Associates, Inc. at
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258
Phone: 904 828 3900

to act as agent for all Entitlement, Concurrency, and Permitting applications for the properties located at:
255 NW Commons Loop,
Lake City, FL 32055
(RE# 36-35-16-02611-016 10664)

and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.



Signature of Owner
Elizabeth S Goff

Printed Name of Owner

Joshua W
Cockriel

Signature of Authorized Agent

Printed Name of Authorized Agent

Digitally signed by Joshua W Cockriel
DN: cn=Joshua W Cockriel, o=US,
c=United States,
ou=AG1410000001756EE001400000123E,
email=josh.cockriel@kimley-horn.com
Date: 2022.02.20 09:58:43 -0500

State of Florida County of Duval

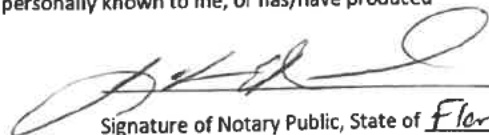
The foregoing application is acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 22 day of Feb, 2022

By Elizabeth S Goff, who is/are personally known to me, or has/have produced
Florida Drivers as identification.
License

NOTARY SEAL



JOHN E. NARDI
Commission # HH 131810
Expires May 25, 2025
Bonded Thru Budget Notary Services



Signature of Notary Public, State of Florida

Parcel RE# **36-3S-16-02611-016 (10664)**

LEGAL DESCRIPTION (Instrument Number:201712019881, Public Records of Columbia County, Florida)

A parcel of land located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 36; and run Southerly along the East line of said Southeast 1/4 of the Southeast 1/4 of Section 36, a distance of 21.10 feet to a point on the Northerly right-of-way line of U.S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02 degrees 28 minutes 29 seconds; thence Southwesterly along the arc of said curve, being the Northerly right-of-way line of U.S. Highway 90, a distance of 195.82 feet; thence South 64 degrees 00 minutes 20 seconds West along said Northerly right-of-way line a distance of 508.63 feet; thence South 63 degrees 57 minutes 33 seconds West still along said Northerly right-of-way line a distance of 640.58 feet to the point of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of 06 degrees 34 minutes 26 seconds; thence Southwesterly along the arc of said curve, still being said Northerly right-of-way line, a distance of 54.39 feet to the Point of Beginning; thence continue Southwesterly along the arc of said curve, still being said Northerly right-of-way line, a distance of 203.84 feet; thence North 00 degrees 00 minutes 20 seconds East a distance of 304.57 feet; thence due East a distance of 170.69 feet; thence South 54 degrees 29 minutes 02 seconds East a distance of 55.85 feet; thence due South 138.00 feet; thence due West a distance of 27.34 feet; thence due South a distance of 57.59 feet to the Point of Beginning.

Columbia County Tax Collector

Generated on 2/23/2022 2:22:46 PM EST

Tax Record

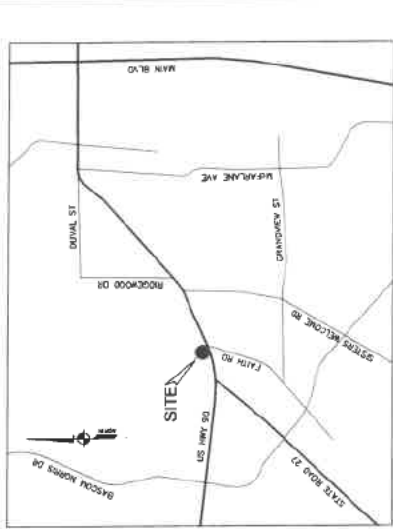
Last Update: 2/23/2022 2:22:24 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R02611-016	REAL ESTATE	2021
Mailing Address BAKKAR HOLDINGS, LLC P O BOX 50910 JACKSONVILLE BEACH FL 32240		
Property Address GBO Number 363S16-02611-016		
Exempt Amount See Below		
Taxable Value See Below		
Exemption Detail Millage Code 001 Escrow Code		
Legal Description (click for full description) 36-39-16 1000/10001.25 Acres COMM NE COR OF SE1/4 OF SE1/4, RUN S 21 FT TO N R/W US-90, SW'LY ALONG R/W 1399.42 FT FOR POB, CONT SW ALONG R/W 203.84 FT, N 304.57 FT, E 170.69 FT, SE 55.85 FT, S 138 FT, WEST 27.34 FT, S 57.59 FT TO POB ORB 780-1420, 907-2250, See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
BOARD OF COUNTY COMMISSIONERS	7.8150	\$26,175
CITY OF LAKE CITY	4.9000	\$26,175
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	\$26,175
LOCAL	3.6430	\$26,175
CAPITAL OUTLAY	1.5000	\$26,175
SWANNEE RIVER WATER MGT DIST	0.3815	\$26,175
LAKE SHORE HOSPITAL AUTHORITY	0.0000	\$26,175
Total Millage	18.9675	Total Taxes
		\$11,876.98
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCP	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		
		\$50.40
Taxes & Assessments		
		\$11,927.38
If Paid By		
		Amount Due
		\$0.00
Date Paid	Transaction	Receipt
11/29/2021	PAYMENT	9921775.0001
		2021
		Amount Paid
		\$11,450.28



LEGAL DESCRIPTION (Instrument Number: 201712019881, Public Records of Columbia County, Florida)

[illegible]

SURVEYOR'S REPORT:

- [illegible]

CERTIFICATION:

The survey is ordered to University Blue, LLC

INTERVIEW CERTIFY that the attached Boundary, Topographic and Tree Survey of the above described property is true and correct to the best of my knowledge and belief as surveyed by me this 1st day of May, 2017. I, FURTHER CERTIFY that the Boundary, Topographic and Tree Survey was made in accordance with the provisions of the Surveying and Mapping Act of 1992, Chapter 471, Florida Administrative Code, pursuant to Chapter 471, Florida Statutes.

Michael D.
Anderson, P.L.S.
Principal
MICHAEL D. ANDERSON, P.L.S.
Florida Insurance Mgr. 3266
AYROM & ASSOCIATES, INC.
L.B. No. 3300

<div>AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING 2504 SE WILLOWHURST BOULEVARD STUART, FLORIDA 34984 (772) 781-6286 / WWW.AVIOMSURVEY.COM</div> <div>This is a true and correct copy of the original as submitted to the Florida Department of Transportation. This is a true and correct copy of the original as submitted to the Florida Department of Transportation.</div>	BOUNDARY, TOPOGRAPHIC AND TREE SURVEY										JOB # 12869
	UNIVERSITY BLUE, LLC										
SECTION 30										DATE 01/06/2012	BY J.A.S.
TOWNSHIP 3 SOUTH, RANGE 16 EAST										CHECKED D.A.H.	P.A. P.S.
CITY OF LAKE CITY										SHEET 1 OF 1	
COLUMBIA COUNTY, FLORIDA											
REVISIONS	DATE	F.A. P/L	B/C	CVC	NOTES	DATE	F.A. P/L	B/C	CVC	NOTES	

FINAL SITE PLAN/CONSTRUCTION PLANS FOR CULVERS OF LAKE CITY 255 NW COMMONS LOOP FOR



LOCATED IN
LAKE CITY, FLORIDA
FEBRUARY 2022



LOCATION MAP

Project Location

SHEET NUMBER	SHEET TITLE
L-100	PLANTING PLAN
L-101	PLANTING DETAILS
L-102	PLANTING DETAILS

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	SIGNATURE SHEET
C-03	GENERAL NOTES
C-04	UTILITY NOTES
C-05	STORMWATER POLLUTION PREVENTION PLAN
C-06	OVERALL SITE PLAN
C-07	PAVING AND CEMENT PLAN
C-08	GRADING AND DRAINAGE PLAN
C-09	UTILITY PLAN
C-10	WATER SUPPLY PLAN
C-11	SITE DETAILS
C-12	SITE DETAILS
C-13	DRAINAGE DETAILS
C-14	BEST MANAGEMENT PRACTICES
C-15	STORMWATER POLLUTION MANAGEMENT PLAN

OWNER:
LAKE CITY BLUE, LLC
6152 SAN JOSE BLVD. WEST
JACKSONVILLE, FL 32217

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2000 UNIVERSITY AVENUE WEST, SUITE 200
JACKSONVILLE, FL 32218
904.623.3000
WEB: HTTP://WWW.KIMLEY-HORN.COM

SURVEYOR:
AVERM & ASSOCIATES, INC.
1000 UNIVERSITY AVENUE WEST, SUITE 200
JACKSONVILLE, FL 32218
772.791.6288

GEOLOGICAL ENGINEER:
CAL-TECH TESTING, INC.
3300 95TH AVE. S.E.
BELLEVUE, WA 98003
206.755.3633

ARCHITECT:
OLIVER ARCHITECTS
1000 INDIANA AVENUE
PALM HARBOR, FL 34683
PHONE: (727) 911-1225

CONTRACTOR:
CONSTRUCTION, INC.
401 RIVER CREST CT.
MUNICH, WI 53149
PHONE: (262) 438-1700

PROJECT DATUM: NAVD 88

THE SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND THE LATEST EDITION OF THE FLORIDA ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ELECTRICAL CODE. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA MECHANICAL CODE. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA PLUMBING CODE. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ROOFING CODE. ALL PAINTING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA PAINTING CODE. ALL LANDSCAPING WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA LANDSCAPING CODE. ALL OTHER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA CODES AND STANDARDS.

sunshinefla.com

COVER SHEET

CULVERS OF LAKE CITY
PREPARED FOR
LAKE CITY BLUE, LLC
FLORIDA

SHEET NUMBER
C-01

NO.	REVISIONS	DATE	BY

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
17240 BAYVIEW PARKWAY, SUITE 200
JACKSONVILLE, FL 32218
904.623.3000
WWW.KIMLEY-HORN.COM
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 12500
EXPIRATION DATE 12/31/2024
C-01 - SIGNATURE SHEET

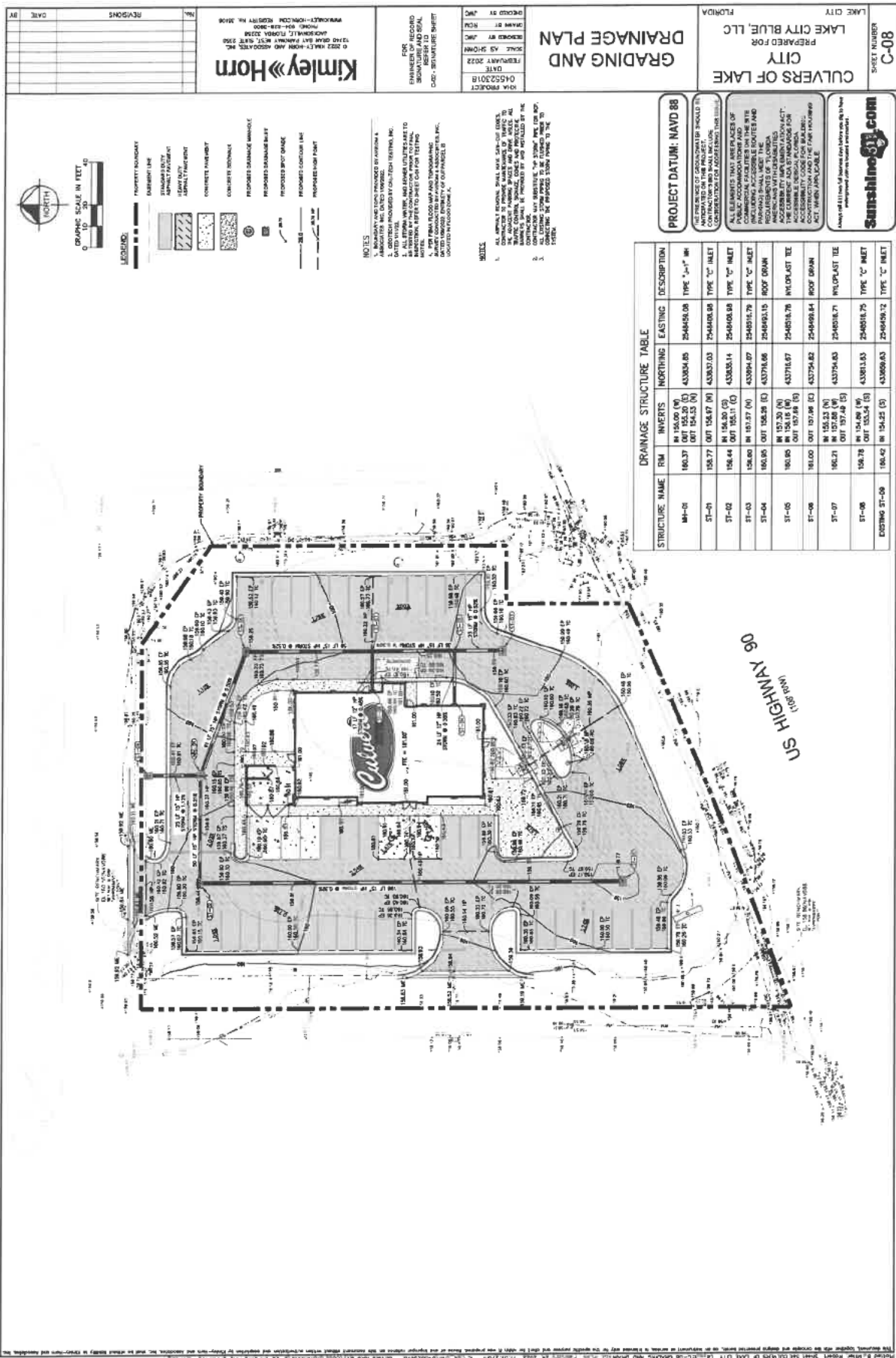
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY JMC
SCALE AS SHOWN
DATE FEBRUARY 2022
KHA PROJECT 045523018

CULVERS OF LAKE
CITY
PREPARED FOR
LAKE CITY BLUE, LLC
LAKE CITY
FLORIDA

SHEET NUMBER	SHEET TITLE
C-01	COVER SHEET
C-02	SUMMARY SHEET
C-03	GENERAL NOTES
C-04	UTILITY NOTES
C-05	EXISTING CONDITIONS AND EVOLUTION PLAN
C-06	OVERALL SITE PLAN
C-07	SECURITY PLAN
C-08	CONCRETE AND DRAINAGE PLAN
C-09	UTILITY PLAN
C-10	STE DETAILS
C-11	STE DETAILS
C-12	STE DETAILS
C-13	DRAINAGE DETAILS
C-14	STORMWATER PRACTICES
C-15	RESTORATION POLLUTION MANAGEMENT PLAN

AND FOR OTHER MATERNAL APPROPRIATE TEST PROCEDURES.

[illegible]



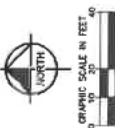
CULVERS OF LAKE
CITY
PREPARED FOR
LAKE CITY BLUE, LLC
LAKE CITY
FLORIDA

UTILITY PLAN

KHA PROJECT	DATE	DATE AS SHOWN	REMOVED BY	REIN BY	REMOVED BY
045523018	FEBRUARY 2022				JMC

FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO

Kimley»Horn
 C 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 12720 OAK BAY PARKWAY WEST, SUITE 2250
 JAYKOWVILLE, FLORIDA 32256
 PHONE: 904-827-3900
 WWW.KIMLEY-HORN.COM REGISTRY #: 20105

[illegible]

LEGEND:

- | | |
|--|--------------------------------|
| | PROPERTY BOUNDARY |
| | BUILDING FOOTPRINT |
| | STANDARD DUFF ASPHALT PAVEMENT |
| | HEAVY DUFF ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |
| | CONCRETE SIDEWALK |
| | PROPOSED WATER SERVICE |
| | PROPOSED FIRE SERVICE |

NOTES:

- [illegible]

TABLE 11: RESTAURANT USING SINGLE SERVICE ARTICLES ONLY AND OPERATING 16 HOURS OR LESS PER DAY PER SEAT -- 20 COP/SEAT

28 OUTDOOR SEATS = + 590 GPD
TOTAL FLOW DEMAND = 2290 GPD = 1.58 cfm

SANTARY SEWER STRUCTURE TABLE		DESCRIPTION
STRUCTURE NAME:	DETAILS:	
CO-27	MAN HOLE 15' DIA INLET 12.5' DIA	LETTERING
CO-28	MAN HOLE 15' DIA INLET 12.5'	LETTERING
CO-29	MAN HOLE 20' DIA INLET 15' DIA INLET 12.5'	LETTERING
CO-33	MAN HOLE 15' DIA INLET 12.5'	LETTERING

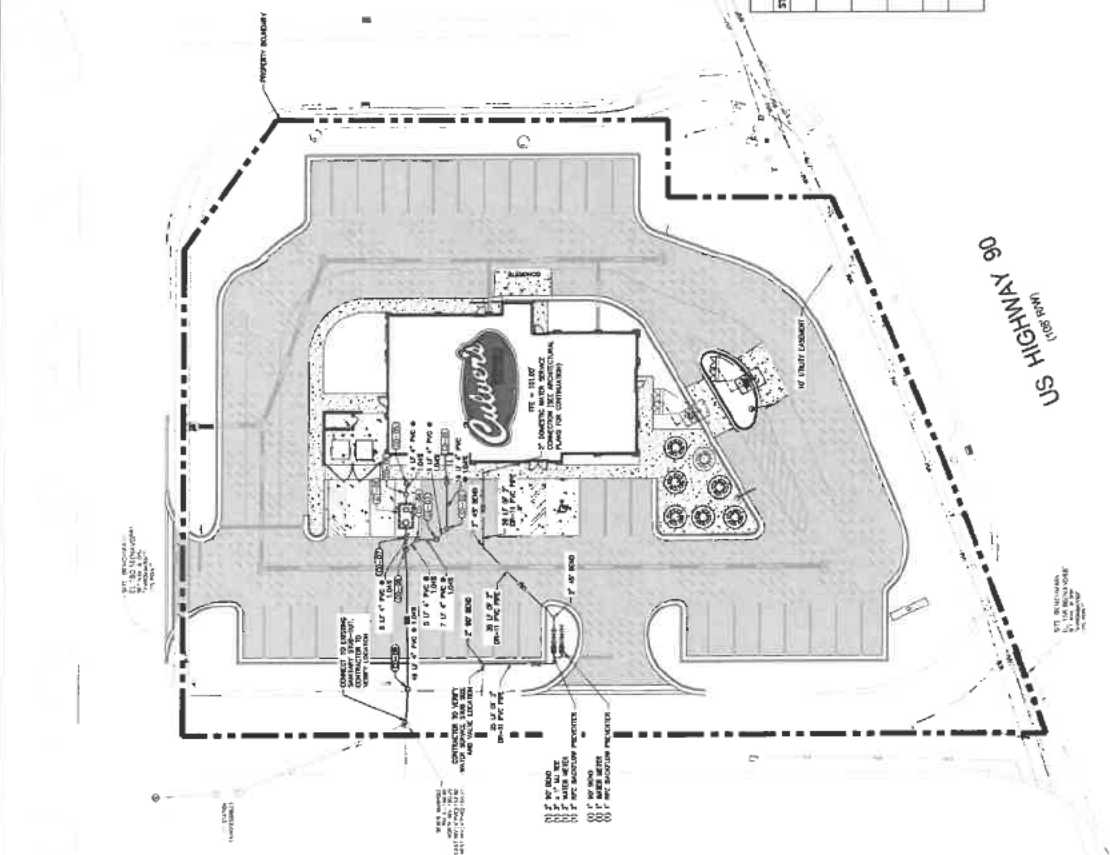
SANTARY SENDER STRUCTURE TABLE		
STRUCTURE NAME	DETAILS	DESCRIPTION
CO-01	NEW WALWA INC. OUT 15.04M (N) INC. IN 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT
CO-02	NEW 150.32 INC. IN 15.04M (N) INC. OUT 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT
CO-03	NEW 150.32 INC. IN 15.04M (N) INC. OUT 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT
CO-04	NEW 150.32 INC. IN 15.04M (N) INC. OUT 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT
CO-05	NEW 150.32 INC. OUT 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT
CO-06	NEW 150.32 INC. OUT 15.31 (E) INC. OUT 15.31 (W)	CLEANOUT

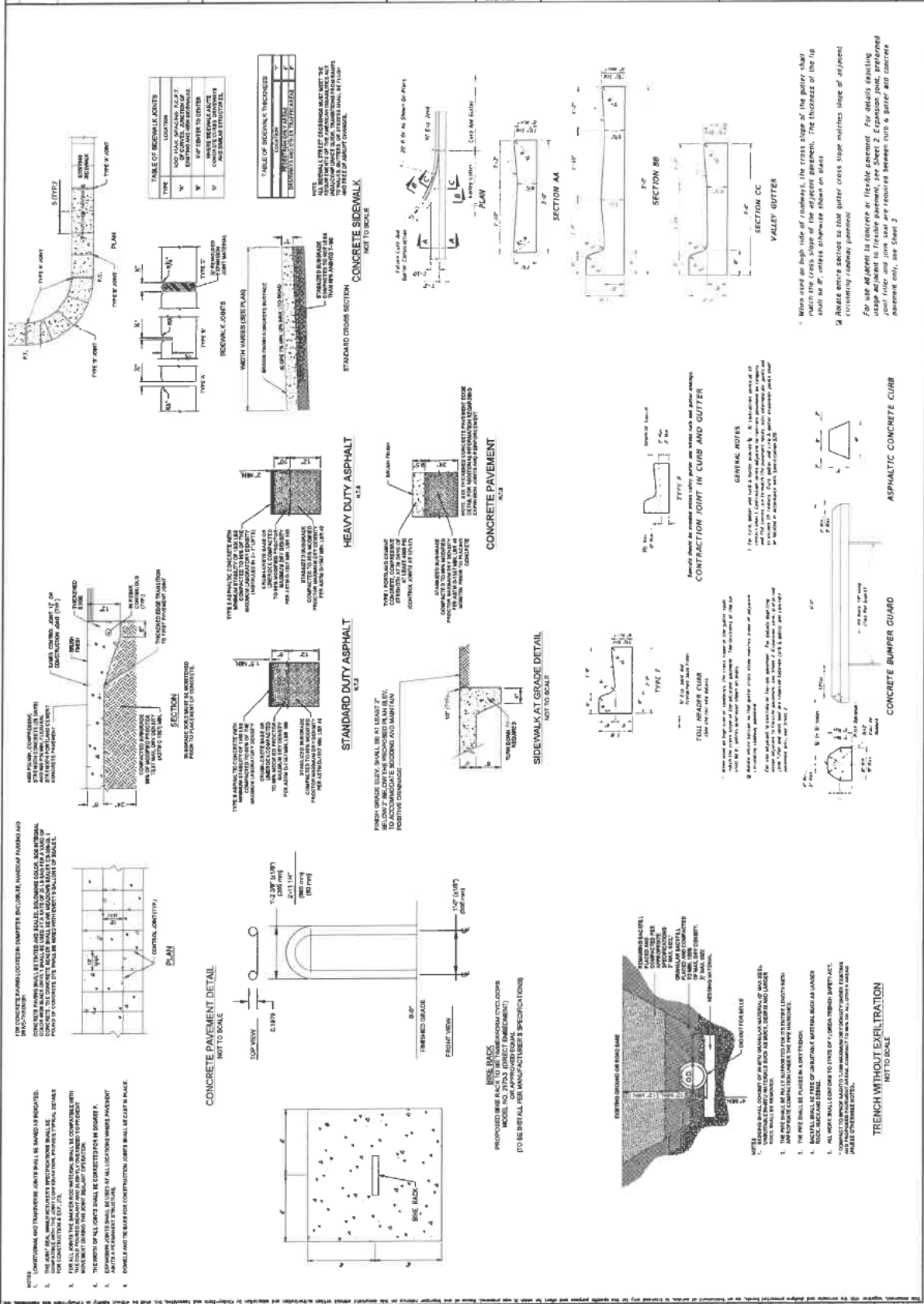
PROJECT DATUM: NAVD 88

THE PRESENCE OF GROUNDWATER SHOULD BE
ASSEMBLED ON THIS PROJECT.
CONTRACTOR'S BID SHALL INCLUDE
CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked!

Sunshine8TV.com

[illegible]



[illegible]

ZF

Payment Transaction

ZF:

LAST NAME:

UNIVERSITY BLUE LLC

FIRST NAME:

STREET ADDRESS:

PHONE NUMBER:

For Growth Management
USE ONLY

Project ID# SPR 22-10

Parcel ID: CULVER'S SITE PLAN

APPLICATION FEE

PAYMENT AMOUNTS \$200.00

CASH

☐

CHECK#

☒

CC

☐

City of Lake City
205 N. Marion Ave
Lake City, FL 32055

Date: 02/28/2022
Receipt: 2022-00034943
Description: SPR 22-10
Cashier: Miriam Williams
Received From: CULVER'S SITE PLAN

ZF	200.00
SPR 22-10	
Receipt Total	200.00
Total Check	200.00
Total Remitted	200.00
Total Received	200.00

UNIVERSITY BLUE, LLC
6152 SAN JOSE BLVD. W
JACKSONVILLE, FL 32217

64-80
611

1000

Date 01-26-2022

Pay to the order of CITY OF LAKE CITY \$ 200.⁰⁰/₁₀₀
Two HUNDRED DOLLARS AND ⁰⁰/₁₀₀ CENTS — Dollars

Memo CULVERS PERMIT

Tyler Hoff

City of Lake City Utilities

Kimley»Horn

TRANSMITTAL

Date:	2/24/22	Project Name / Number:	Culvers Lake City - 045523018		
Name:	Marshall Sova			Phone:	386-752-2031
Company Name:	City Hall – Growth Management				
Address:	205 N. Marion Ave				
City:	Lake City			State:	FL
				Zip:	32055

We are sending you via ☒ FedEx ☐ Courier ☐ Hand Delivery ☐ Street Mail **the following items:**

☐ Shop Drawings ☐ Prints/Plans ☐ Specifications ☐ Change Orders ☐ Samples ☐ CD/DVD

[illegible]

☐ For Your Use ☐ Returned for Corrections ☐ Corrected Prints ☒ For Your Review & Comment
☒ As Requested ☐ Approved as Noted ☐ Copies for Distribution ☐ Approved as Submitted
☐ Return ☐ Submit ☐ Resubmit ☐ Copies for Approval

Remarks:	Enclosed, please find a check in the amount of \$200.00 for the permit fee for Culver's of Lake City.		
Copy To:		Sender:	Josh Cockriel, PE