PLANNING AND ZONING BOARD MEETING CITY OF LAKE CITY

February 11, 2025 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. Meeting Minutes 01/14/2025

OLD BUSINESS- None

NEW BUSINESS

ii. SPR 25-01- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), for a Site Plan Review for Take 5 Oil Change, in the Commercial Intensive Zoning District, and located on parcel 02631-000, which is regulated by the Land Development Regulations section 4.13.

WORKSHOP

- iii. Nominate and Elect- New Vice Chair
- <u>iv.</u> Presentation- Skate Park and Master Plan for Recreational Park, presented by TOCOI Engineering

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at: https://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. Meeting Minutes 01/14/2025

PLANNING AND ZONING

MEETING MINUTES

DATE: 01/14/2025					
ROLL CALL:					
Mrs. Wilson- P Mr. Lydick- Pre		Mrs. Dougla Mr. Carlucci		Mrs. Johnson- l City Attorney- Clay Mai	
MINUTES: November 1 December 1		ning and Zon ning and Zon			
Comments or Revision Motion to approve 11, Mrs. Wilson.		d 12/10/2024	I meeting minu	ites by Mrs. Douglas and	d seconded by
Ex Parte Communicati	ons- None	F-1	THE STATE		# C = 13
OLD BUSINESS: None	4540	6-7-4			1000
NEW BUSINESS: None		111110			
WORKSHOP:	ELEN'S	THE R.	5		
	Jse Zoning. B	oard discusse		se Zoning. Presentation I ff the benefits of Large-S	
			ext meeting to	electing a Vice Chair.	
Mr. Carlucci: Aye Mr. Lydick: Aye	Mirs. Dougl	as: Aye	Mrs. Wilson: Ay	ye Mrs. Johnson:	Aye
ADJOURNMENT					24 6, 3
Mr. Lydick closed the r	meeting.				
Motion to Adjourn by: Time: 6:12 pm Motion Seconded By:					
Mr. Lydick, Board Chai	rperson	-:		Date Approved	

Date Approved

Robert Angelo, Secretary

PRESENTED BY ROBERT ANGELO

AGENDA



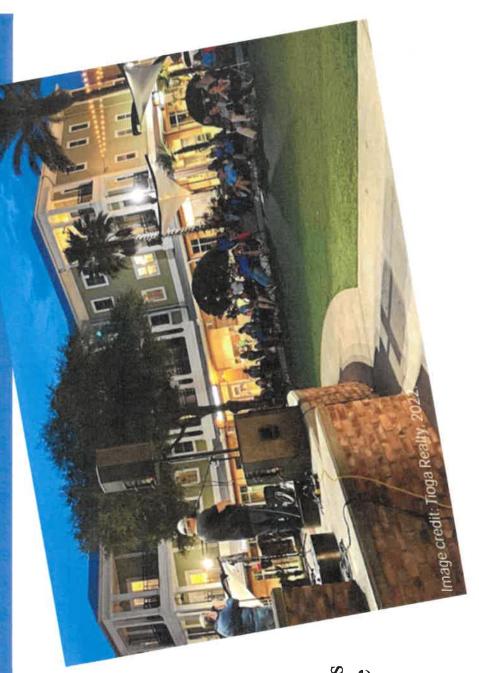
BENEFITS

KEY TAKEAWAYS

QUESTIONS

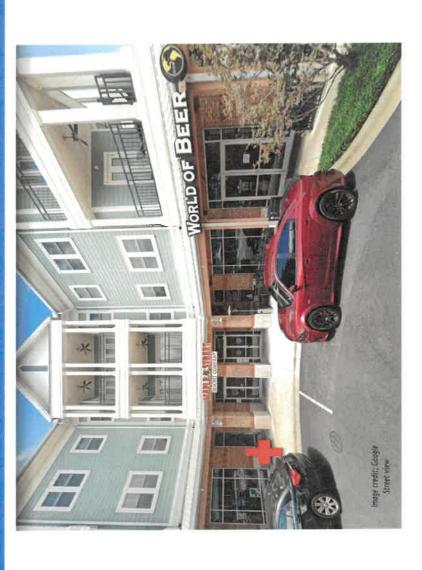
WHAT IS MIXED USE ZONING

- alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed use development places multiple uses within a development site.
- A mixed use development is usually a vertical mixed use or a horizontal mixed use.



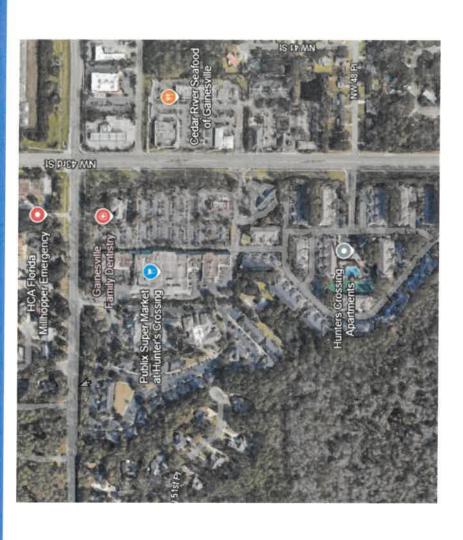
VERTICAL ZONING

- Vertical Mixed Use Zoning
 consist of one use on the street
 level with a different use above.
 A mixed use development would
 allow for different uses within
 the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.



HORIZONTAL ZONING

- Horizontal Mixed Use Zoning combines different uses within in a single area, but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, retail and office.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed Use zoning.



SMALL SCALE VS. LARGE SCALE

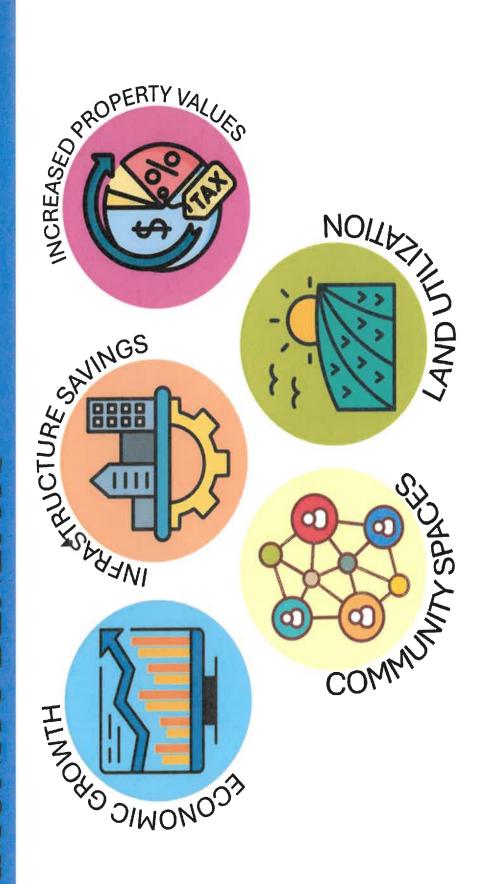
SMALL SCALE

- Less than ten aces.
- Typically does not provide an open space for recreation.
- Lower parking requirements or shared parking agreements.

LARGE SCALE

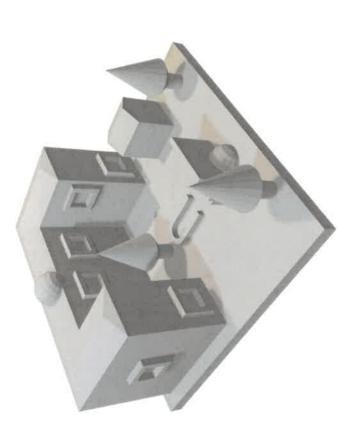
- Ten acres or more.
- Must provide an open space for recreation.
- Higher parking requirements and/or a park once focus on parking.

COMMUNITY BENEFITS



INFASTRUCTURE SAVINGS

- Mixed use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed use developments tend to be more walkable and bikeable than single use developments.



ECONOMIC GROWTH

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This helps businesses become more sustainable than what a single use zoning that is auto oriented.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

SAFETY

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

COMMUNITY SPACES

- Mixed use developments with a community open space tend to create a social benefit for the community by allow people to gather and enjoy spending time together.
- food truck courts, stages with a seating area, and etc. help a Spaces like parks, playgrounds, walking and biking trails, community connect.

PROPERTY VALUES

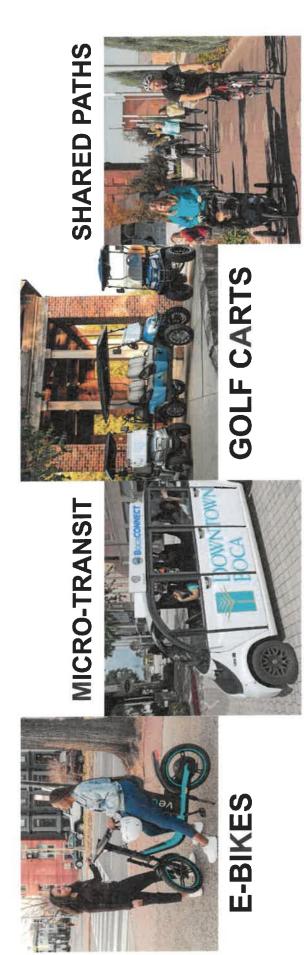
- Mixed use developments with a community open space tend to create a social benefit for the community by allow people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

LAND UTILIZATION

- Horizontal mixed use developments help create a community within a community.
- Vertical mixed use
 developments tend to take up
 less land by allowing
 residential dwellings to be
 above commercial
 developments.

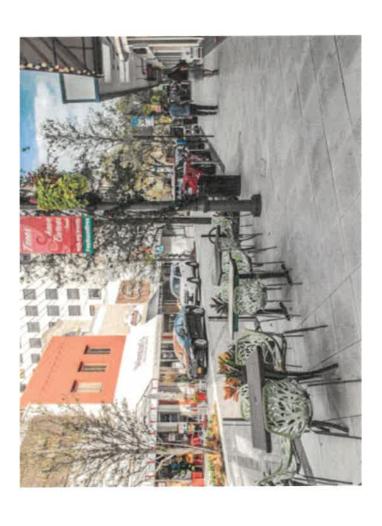
TRANSPORTATION and DESIGN

moving people not just automobiles. They should have a mix of Transportation in mixed use developments should focus on different types of transportation.



TRANSPORTATION and DESIGN

Mixed use
designs should
consider curb less
streets in key areas
to help promote
gathering
places.



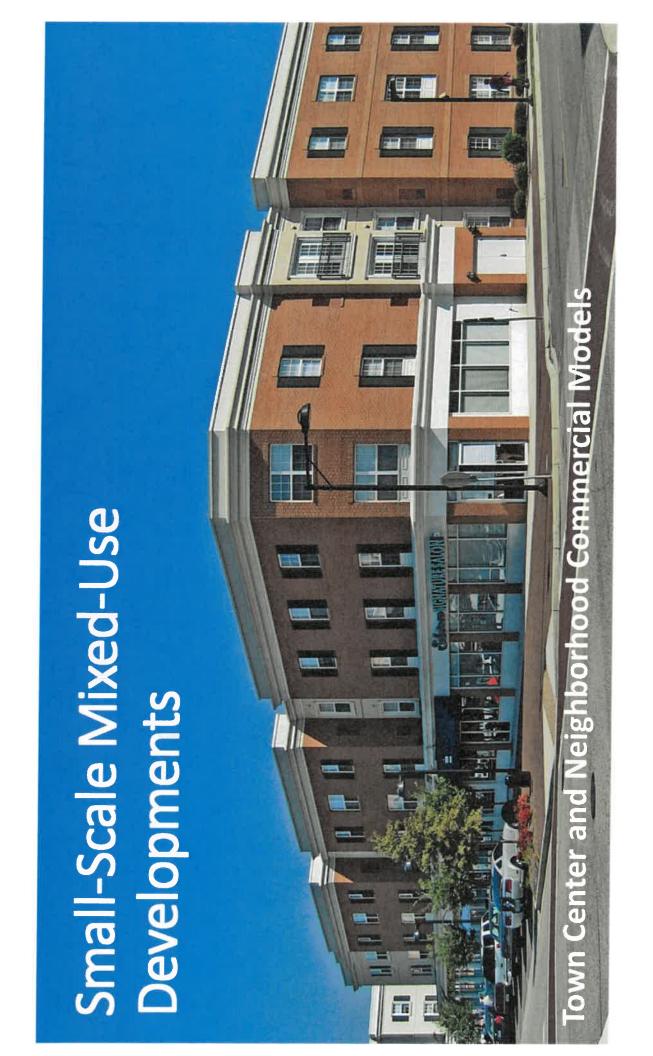
EXAMPLES OF MIXED USE ZONING Image credit, Rising Real-Estate website.

Mixed-Use Development EXAMPLES OF MIXED USE ZONING Residential

KEY TAKEAWAYS

- There are two types of mixed use, horizontal mixed use and vertical mixed use.
- Mixed use developments do not encourage urban sprawl.
- Mixed use development typically require less infrastructure than Euclidean Zoning.
- Mixed use developments create an economic benefit by allowing residential uses within the same area a commercial or industrial areas.
- Transportation in a mixed use development should consider moving people not just
- Mixed use developments create communities within communities.
- Mixed use developments are typically more walkable.

SNOILSIONS



Two models under consideration:

- compact, pedestrian-oriented development with a diverse mix of residential, business, commercial, entertainment, and other uses for workers, visitors, development in the urban core of the city. Town Center districts promote ❖ Town Center — Designed to facilitate higher-density and higher-intensity and residents.
- Development pattern often found in neighborhood commercial areas of older vertical mix of commercial and residential uses within the same building. Neighborhood Commercial – Designed to allow, rather than mandate, a



Town Center Model:

- Promotes development of a compact, pedestrian-oriented town center consisting of a highintensity employment center, vibrant and dynamic mixed use areas, and residential living environments that provide a broad range of housing types for an array of housing needs;
- Promotes a diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents;
- opportunities at densities and intensities that will help to support transit usage and town Encourages pedestrian-oriented development within walking distance of (future) transit center businesses;
- * Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- Create a place that represents a unique, attractive, and memorable destination for visitors and residents; and
- Enhance the community's character through the promotion of high quality urban design.

May utilize two or more sub-districts:

- * TC-1 Town Center Core Subdistrict;
- Primarily intended to encourage and enhance the highintensity office, employment and entertainment center function of the town center's core area;
- Highest densities and intensities allowed in the Town Center District.
- * TC-2, Town Center Mixed-Use Subdistrict;
- Primarily intended to support mixed-use (residential/nonresidential) projects with active groundfloor uses.
- * TC-3, Town Center Residential Subdistrict.
- Primarily intended to accommodate moderate to highdensity residential development and small-scale groundfloor commercial uses with residential units above.



TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

	35	Subdistrict	7	
Specific Use Type	TC-1	TC-2	TC-3	Specific Use
Residential				Artist Work
Household Living				Eating and
 Artist Live/Work Space, above ground floor 	۵	_	<u>_</u>	Restaura
 Artist Live/Work Space, ground floor 	z	U	<u></u>	• Tavern
 Dwelling Units, above ground floor 	d	۵.	۵,	Fatertainm
 Dwelling Units, ground floor 	Z	U,	Ь	• Small (1-
Group Living				Medium
Assisted Living	O	Ü	Ų	• Large (L.
Group Home	U	U	U	Einancial C
Nursing Home	U	U	U	Early and R
Temporary Overnight Shelter	U	U	U	Cas Station
Transitional Residences	U	U	U	Lodeino
Transitional Shelters	O	U	U	• Small (1-
Public and Civic				· Large (1)
Colleges and Universities	C	C	Z	Madiral Ca
Cultural Exhibits and Libraries	<u>с</u>	0	U	Office
Day Care	<u>a</u>	0		Dacking C.
Hospital			U	Porconal
Lodge or Private Club	C	C	Z	Renair Son
Parks and Recreation	۵	C	Ь	Residential
Postal Service	٦		Z	Retail Sales
Public Safety Services	Д	П	4	Vehicle Sale
Religious Assembly	۵	Д	Д	Inchestorial
School	O	U	U	Managada
Utilities and Services, minor	4	C.	۵.	A A Minery
Utilities and Services, major	U	U	U	- Artisan
Commercial				Other
Animal Services				Wireless C.
Shelter/Boarding Kennel	Z	Z	z	Colocate
Sales and Grooming	Д	Д	Z	- Freezian
Veterinary	<u>C</u>	<u>C</u>	C.	P a permitted by
Artist Work or Sales Space	Д	C	۵	313 Alternational ambies
	***			111 Allowed only

TABLE 4.3.1. "TC" ZONING DISTRICTS USE TABLE

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nd Beverage Retail Sales N N R R Il (1–16 guest rooms) R (17+) Il Service C C C C C C C C C C C C C C C C C C C	Financial Services	۵.	۵.	PII
Il (1–16 guest reoms) Il Service Il Service (including health clubs and gyms) Sorvice, Consumer (including bicycles) Intial Sterage Warehouse Sales, General Sales, General A N N Sales, Gervice, and Repair A contring, Production and Industrial Services San (hand tools only; e.g., jewelry or ceramics) C C C C C C C C C C C C C C C	Food and Beverage Retail Sales	d	c.	P
(1–16 guest reoms)	Cas Stations	Z	Z	Z
g. Commercial (nonaccessory) g. Commercial (nonaccessory) g. Commercial (nonaccessory) Service (including health clubs and gyms) Service, Consumer (including bicycles) Notal Storage Warehouse Sales, General Notal Storage Warehouse Sales, General A Notate Service, and Repair Seturing, Production and Industrial Services Sea (thand tools only; e.g., jewelry or ceramics) Secommunication Facilities C C C C	Lodging Small (1-16 guest rooms)	2	2	<u>C</u>
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ential Storage Warehouse Sales, General P P P Resales, Service, and Repair P P P P P P P P P P P P P P P P P P P	Repair Service, Consumer (including bicycles)	۵	2	PIII
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rial flacturing, Production and Industrial Services fisan (hand tools only; e.g., jewelry or ceramics) C. C. ess Communication Facilities focated C. C. estanding (towers) C. C.	Vehicle Sales, Service, and Repair	Z	Z	Z
flacturing, Production and Industrial Services isan (hand tools only; e.g., jewelry or ceramics) css Communication Facilities p p pocated cstanding (towers) C C	Industrial			
itsan (hand tools only; e.g., jewelry or ceramics) ess Communication Facilities p P restanding (towers) C C	Manufacturing, Production and Industrial Services	9	(
Other Wireless Communication Facilities • Colocated • Freeslanding (towers)	 Artisan (hand tools only; e.g., jewelry or ceramics) 	U	U	Z
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	 Freeslanding (towers) 	Ü	U	Ù

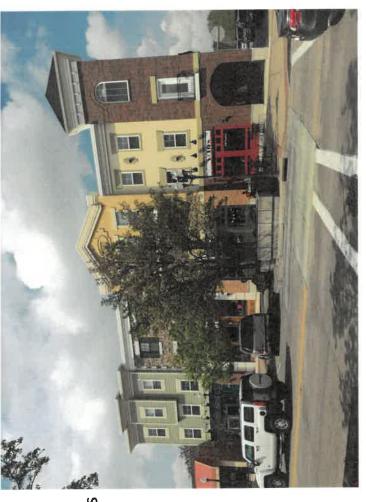
P e permitted by night; C a conditional use; N a not allowed

[1] Allowed only in tuisdings containing more than 90 dwelling units and may only be located on the first or accord floor, Individual business establishments are limited to a maximum of 5,000 square lest in ana. Larger establishments or expansions beyond 5,000 square feet frequire conditional use approval.



Neighborhood Commercial Model:

- Accommodates mixed use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space;
- Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.







Use Table:

TABLE 4.1.1. USES ALLOWED IN CXI ZONING DISTRICTS

Residential:	
Household Living	
 Artist Live/Work Space, above ground floor 	C
 Artist Live/Work Space, ground floor 	U
Dwelling Units, above ground floor	c
Detached House	U
Multiunit (3+ units) Residential	Ü
Single-Room Occupancy	Ü
Town House	Ü
• Two-Flat	J
Group Living	
• Assisted Living	U
• Group Home	د
Nursing Home	Ú
Temporary Overnight Shelker	U
 Transitional Residences 	U
Transitional Shelters	C
Public and Civics	
Colleges and Universities	٦
Cultural Exhibits and Libraries	٥
Day Care	L
Hospital	Z
Lodge or Private Club	Z
Parks and Recreation	٦
Postal Service	. d
Public Safety Services	4
Religious Assembly	~
Sthool	J
Utilities and Services, minor	۵
Utilities and Services major	

Adult Use	z
Animal Services	
Shelter/ Bearding Kennel	z
Sales and Grooming	L
Veterinary	d
Artist Work or Sales Space	<u>c</u>
Drive-Through Facility [see comment]	υ
Eating and Drinking Establishments	
• Restaurant	d
• Tavern	U
Entertainment and Spectator Sports	
• Small (1-149 seats)	d d
Medium (150-900 seats)	z
 Large (1,000+ seats) 	Z
Financial Services	d
Food and Beverage Retail Sales	<u>c.</u>
Gas Stations	z
Ledging Small (1–16) euset nams:	د
• Large (17+ guest rixins)	C
Medical Service	ے
Office	۵
Parking, Commercial (nonaccessory)	U
Personal Service (including health clubs and gyms)	<u>c</u>
Repair Service, Consumer (including bicycles)	C
Residential Storage Warehouse	Z
Retail Sales, General	۰
Vehicle Sales, Service, and Repair	Z.
Industrial: Manufacturing, Production, and Industrial Services • Artisan (hand tools only; e.g., jewelry or ceramics)	Zυ
Others Wirekss Communication Facilities	۵
• Freshanding (towers)	, , , , , , , , , , , , , , , , , , ,

P = permitted by right; C = conditional use; N = not allowed

Additional Considerations:

- Commercial Establishment Size Limits;
- Indoor/Outdoor Operations;
- Lot Area per Unit (Density);
- Floor Area Ratio;
- Setbacks;
- Building Height;
- Off-Street Parking;
- Transparency;
- Doors and Entrances;
- Vehicle and Driveway Access;
- * Floor-to-Floor Heights and Floor Area of Ground-Floor Space.







Questions?

File Attachments for Item:

ii. SPR 25-01- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), for a Site Plan Review for Take 5 Oil Change, in the Commercial Intensive Zoning District, and located on parcel 02631-000, which is regulated by the Land Development Regulations section 4.13.



behalf of the property owner.

GROWTH MANAGEMENT

205 North Marion Ave. Lake City, FL 32055 Telephone: (386)719-5750

E-Mail:

growthmanagement@lcfla.com

FOR PLANNING USE ONLY Application # # SPR25-01 Application Fee \$200.00 Receipt No. Filing Date 11/18/24 Completeness Date 11/18/24

Site Plan Application

Α.	PROJECT INFORMATION					
	1. Project Name: Take 5 - Lake City					
	2. Address of Subject Property: 2194 W US 90, Lake City, FL 32055 (36-3S-16-02631-0000 (10740)					
	3. Parcel ID Number(s): 36-3S-16-02631-0000 (10740)					
	4. Future Land Use Map Designation: Commercial "C" is requested					
	5. Zoning Designation: Commercial Intensive ("CI") is requested					
	6. Acreage: 58 acres					
	7. Existing Use of Property: Retail Commercial					
	8. Proposed use of Property: Motor Vehicle (Oil Change)					
	9. Type of Development (Check All That Apply):					
	Increase of floor area to an existing structure: Total increase of gaves of					
	The construction. Total square footage 1,708 sq. ft,					
	Relocation of an existing structure: Total square footage					
W**						
В.	APPLICANT INFORMATION					
	1. Applicant Status					
	2. Name of Applicant(s): Charles Millar Title: Senior Project Manager					
	Company name (if applicable): Atwell					
	Mailing Address: 11770 US Highjway 1 Suite 404 East					
	City: Palm Beach Gardens State: FL Zip: 33408					
	Finall cmillar@ahuoll com					
	LEASE NOTE: FIORIDA has a very broad public records law Maria					
	or terminal distriction of the state of the					
	requests. Your e-mail address and communications may be subject to public disclosure. If the applicant is agent for the property owner*.					
	Property Owner Name (title holder): VYP, LLC					
	Mailing Address: 794 SW Mandibi Dr.					
	City: Lake City					
	Telephone () See Agent 7 Zip: 32024					
	4. Mortgage or Lender Information: [] Yes No Name of Mortgage or Lender: N/A					
	Contact AN					
	Contact Name: Telephone Number: E-Mail Address:					
	If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.					
	то пристания пристаний в регосева.					
	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.					
	Provide an executed Property Owner Affidavit Form authorizing the					
	behalf of the property owner					

ADDITIONAL INFORMATION C.

- 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: Take 5 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? Fixes 2 No ____
- 3. Future Land Use Map Amendment: **■**Yes In Process □No Future Land Use Map Amendment Application No. In Process Site Specific Amendment to the Official Zoning Atlas (Rezoning): ≥Yes □No Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _ Variance: Yes Variance Application No. Special Exception: Special Exception Application No.

ATTACHMENT/SUBMITTAL REQUIREMENTS D.

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.
- 1. Location of trash receptacles.

4

- m. For multiple-family, hotel, motel, and mobile home park site plans:
 - Tabulation of gross acreage.
 - ii. Tabulation of density.
 - Number of dwelling units proposed. iii.
 - Location and percent of total open space and recreation areas. iv.
 - v. Percent of lot covered by buildings.

- Floor area of dwelling units. vi.
- Number of proposed parking spaces. vii.
- viii. Street layout.
- Layout of mobile home stands (for mobile home parks only). ix.

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. Mobility Plan: Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.
- 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.
- 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).
- Legal Description with Tax Parcel Number (In Word Format).
- Proof of Ownership (i.e. deed).
- 10. Agent Authorization Form (signed and notarized).
- 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's City of Lake City – Growth Management Department 205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

Office).

- 12. 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
- 13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE

NOTICE TO APPLICANT

All eleven (13) attachments listed above 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 eight (2) 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 BEFORETHE 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.

Charles Millar	
Applicant Agen Name (Type or Print)	
A UM	8/24
Applicant/Agent Signature	Date
Applicant/Agent Name (Type or Print)	
Applicant/Agent Signature	
STATE OF FLORIDA COUNTY OF SUGGE	Date
The foregoing instrument was acknowled before me this AMCKEN	_day ofday ofday of person acknowledging).
(NOTARY SEAL or STAMP) PUBLIC Personally, Known	Signature of Notary LUSSA MULLING. Printed Name of Notary
Type of Identification Produced OR verified on-li	ne virtually



TAKE 5 EXPRESS OIL CHANGE

2194 W US HWY 90

LAKE CITY, COLUMBIA COUNTY, FLORIDA

TAX PARCEL: 363S1602631000

VICINITY MAP GRANDVIEW AVE

CONSTRUCTION DOCUMENTS

DEVELOPMENT TEAM

DRIVEN BRANDS
440 SOUTH CHURCH STREET, SUITE 700
CHARLOTTE, 10C 280/2
PHONE: (281) 850-583
CONTACT: PAUL MASCOLA PAYICH BRANDS
440 SOUTH CHURCH STREET, SUITE 770
CHARLOTTE, NO 28202
CHARLOTTE, NO 28202
CHARLOTTE, NO 28202
CHARLOTTE, SUMMALA ALAMOUDI
EMAIL: SUMMALALAMOUDI
EMAIL: SUMMALAMOUDI
EMAIL: SUMMAL OWNER / DEVELOPER SURVEYOR
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-3200
CONTACT: JAMES D, BRAY LANDSCAPE

25 CENTRAL WAY, SUITE 400 KIRKLAND, WA 98033 PHONE: (425) 246-4051 CONTACT: BLAKE ERLANDSON

ATWELL, LLC 111 NORTH MAGNOLIA AVENUE, SUITE 1950 ORLANDO, FL 32801 PHONE: (407) 743-3524 CONTACT: KEITH S. HAUGDAHL, PE

ARCHITECT

CIVIL ENGINEER

CUHACH-PETERSON
550 TOWNSHIP LINE ROAD, SUITE 300
BLUE BELL, PA 19422
PHONE: (215) 641-4850
CCNTACT: MAFER PAPERONE

GOVERNING AGENCIES & UTILITY CONTACTS

ELECTRIC

RORIDA POWER & LIGHT (FPL)
2516 WE BASCOM HORRIS DRIVE
LAKE CITY, FL 32055
PHONE: (38) 754-2047
CONTACT: MILLIAM GIEBERG
EMAIL: William:Glebelg@fbl.com LAKE CITY UTILITIES 892 SW ST. MARGARETS STREET LAKE CITY, FL 23025 PHONE: (386) 719-8812 EMAIL: DyalP@lcfta.com SANITARY SEWER STORM DRAINAGE
SUMMINER FOR MATER MANAGEMENT DISTREY
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LOSS TO THE STATE OF THE STATE
EMAL: Countil Senter @mand.og SOLID WASTE MANAGEMENT COLUMBIA COUNTY WASTE MANAGEMENT 1347 NW COSTERHOUDT LANE LAKE CITY, E1 32055
PHONE: (389) 752-2659 MAIL: Pam_Davis@columbi

WATER

LAKE ONY UTILITIES
982 SW ST. MARGARETS STREET
LAKE CITY, PL 32026
PHONE. (388) 719-3812
EMAIL DYAP@Jeffa.com

205 N. MARION AVE. LAKE CITY, FL 32055 PHONE: (395) 752-2031

ONING / PLANNING

countyma.com

TELEPHONE
AT & T
400 SW 2ND AVENUE
GAINESVILLE, FL 32501
PHONE: (352) 213-4188
EMAIL: Sp9109@att.com

GAS

LAKE CITY UTILITIES

802 SW ST. MARCARETS STREET

LAKE CITY, PL 3/20'S

PHONE: (386) 7/3-5812

EMAIL: DyniP@forb.com







TAKE 5 EXPRESS OIL CHANGE DRIVEN BRANDS CONSTRUCTION DOCUMENTS COVER SHEET

C001
C002
C003
C010
C030
C100
C100
C200
C300
C310
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C310
C521

SITE PAVING DETAILS DETAILS DETAILS

UTILITY ENLARGEMENTS PLAN
EROSION CONTROL & SEDIMENTATION GRADING & DRAINAGE PLAN DEMOLITION PLAN SITE PLAN UTILITY PLAN

COVER SHEET
GENERAL CONSTRUCTION NOTES
SWPPP NOTES AND DETAILS
EXISTING CONDITIONS PLAN

SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY

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- BROSS OR OMESIONS. THE CONTRACTOR SHALL NOT THE ADMINING OF ANY JAPARENT BROSS OR OMESION DESCORED IN THE CONTRACT DOCUMENTS. AND SHALL BANGENGTHS, VARIETY HE BRAINERS, OF SUCH DISCORENT THE BRAINERS AND SHALL BANGER TONS AND INTERVENTIONS AS VECESSARY TO RETRICT THE ACTUAL INTERFED OF THE CONTRACT DOCUMENTS.
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- ALL UNDERGROUND UTLITTES SHALL BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREM PRIOR TO BASE & SURFACE IMPROVEMENT CONSTRUCTION
- IT IS THE COMPACTOR'S RESPONSIBILITY TO RECOME PAYILLAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE YMBOUS GONERNARYML, ACENCIES AND THE REMORER THE COMPACTOR SALL GIVEN ALL IN ACENCY PRIMIT PRINT TO CONTRACTION, AND SCHEDUE INSPECTIONS AND TERMS ALCOHOMIC TO ACENCY INCLINITIES.
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- CONTRACTOR SMALL KEEP BROBERS ADMESS OF CONSTRUCTION SCHEDULE CHANGES SO THAT EMBRISHER CAN SCHEDULE PERSONCE SIRE MUSTS AT APPROPRIATE BINES IN CHOCK TO PROVIDE CONSTRUCTION CERTIFICATIONS TO MESSECTIONAL TARGETS.
- HORE PERCONNED INDEE THE CONTINCT SHALL INTERFACE SHOOTHLY WITH OTHER WORK BEING PERCONDER ON OR AUALKEN TO THE SITE BY OTHER CONTINCTIONS SHALL COSSIMATE AND SCHEDULE ALL ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTINCTIONS SHALL COSSIMATE AND SCHEDULE ALL ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTINCTIONS AND UTILITY COMMANIES.

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- "35-BMIT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPETIEN OF CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE OWNERS ENGINEER WITH COMPLETE AS BUILT INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURFICIOR.
- CONTRACTOR SHALL REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION

- PPE LENGTHS SHOWN ARE APPROXIMATE AND SHALL BE ORDERED FROM FIELD STAKED QUANTITIES YAN PPE LENGTHS ARE MANSLIKED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES

GOVERNING SPECIFICATIONS

- GRUING, DAMMET AND PAINS MATERIALS AND CONSTRUCTION SHALL BE IN CONCREANANT WITH CHARLES FOR THE FOOT STANDARD EXCERCATIONS FOR BOAD AND BRICGE CONSTRUCTION'S SUPPLEMENTED BY THE FOOT STANDARD INCOC AND AS UPPLEMENTED BY DEFINED AND NOTES ON PLANS
- CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT COLUMBIA COUNTY ENGINEERING STANDARDS, EXCEPT AS NOTED ON PLANS

EXCAVATION, GRADING AND PAYING NOTES:

- DEMATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPLIETEMANCES ARE BEING PLACED.
- DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

- CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT TO PROVIDE CLEAN JOINT, REALONE ENSTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAYSMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS DISTING PAYEMENT
- REFER TO THE CUMBON DOTHON OF THE FOOT "ROADWAY AND TRAFFIC DESIGN STAVDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FOOT TYPE CURBING CALLED FOR IN THESE PLANS
- REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAYING MATERIALS
- CONTRACTOR TO PROVIDE A 1/2-INLINIUMBINDUS EXPANSION JOINT MATERIAL WITH SEMER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL DOSTING SURVEY MONUMENTATION DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE PROPERTY TH
- THE CONTRACTION IS RESPONSIBLE FOR COORDINATIVE WITH THE SOILS BYGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS BYGINEER WILL SAIMAT ALL MATERIAL TESTING REPORTS AND ROLLIST CORTIFICATIONS TO THE OWNER AND BYGINEER STATING THAT ALL REQUIREDATIONS HAVE BEEN MET.

- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENT PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

- WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHULL BE IN CONFORMANCE WITH-COLUMBIA COUNTY UTILITIES STANDARDS AND SPECIFICATIONS, EXCEPT AS NOTED ON PLANS
- CONFORM TO ALL REQUIREMENTS OF THE RORDA DEPT, OF ENVIRONMENTAL PROTECTION (FDEP) SOLIDISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS
- CONFORM TO ALL REQUIREMENTS OF THE SUWANNER RIVER WATER MANAGEMENT DISTRICT (SRWAD) ENVIRONMENTAL RESOURCES PERMIT (EBP)

CLEARING AND GRUEBING NOTES:

- PRIOR TO START AND CONSTRUCTION, ALL SILT FEWE EROSION CONTROL DEVICES AND SECIMENT CONTROL BASING SHALL BEINSTALLED AND OPERATIONAL
- ALL HORGATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT MAE NOT JUNIEDD TO THE COLOMING ALL THEST, STIMPS, ROOTS, BRUSH, TRASH, ORGANIZ MATTER WITHAY THE SITE, CURBING, PANING, MISCELLANEOUS STRUCTURES OF MAYS, MAD OTHER DEBRIS
- GNRBHAS SHALL CONSIST OF COMMETRY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBITS FROM SITE, SO THAT THE TOPOGLIS FREE OWNERS AND SHARES FORSERS. TO BE LET'S METCHAN'T CLEMA SO THAT FREITHER PRICING AND SHARES AND SHALL NOT BE RECOVERD.
- BURNING OF TREES, ROOTS, OR ANY ISIND OF MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON THE SITE
- THE CONTRACTOR SHALL DEBASE SPECIAL PREGAUTIONS FOR THE PROTECTION AND PRESTIVATION OF TRES. SOO, TEACS, SEC. STUCHED WITHIN THE YOURTHY OF THE PROJECT MEAN OR TRES AND, SALE AREAS AND NOT DRESTLY WITHIN CONCANTION AND RELIABLY SILL MATS THE CONTRACTOR SHALL BE HED LUBLE FOR ANY DAMAGE AS A RESULT OF HE OPENATIONS.
- THE WHICH WESTMENT DAMAGED RESIDENCE FOR THE WHICH SHEET STREET, THE WHICH SERVICE STREET, THE WHITE STREET, THE STREET, AND WHITE STREET, THE WHITE STREET, THE STREET, THE WHITE STREET, THE STREET, AND THE WHITE STREET, THE STREET, T

- ALL DRETTENDES SENDINGER, MERREM LE LOUY, EINE BERD DERBIS SEMLE EX COLARIZATION
 ACCORDANCE MENT INSEEL SENDINGER MENT DE CONNELL SELECTION DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE LOUY DE CONTRACTOR DE CONTRACTOR DE LOUY DE CONTRACTOR DE CONTRAC
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
- ALL NECESARY FILL AND BARANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SECRED BY THE PROJECT GEOTECHANCAL REPORT PREPARED BY THERACCON CONSULTANTS, INC. AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS
- PROPOSED SPOT ELEVÁTIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNILESS CHHERWISE NOTED ON DRAWRINGS
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A D.A. STANDARDS

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 RETISTANCE.

- MORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND MY REQUIRED FEES, AND COMPLY WITH LOCAL STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT
- THE CONTINUENCES SHALL BE SOLETY RESPONSIBILETOR MARING ALL NECESSARY ARRANGABENTS FOR REPORTANISM WORK MINOLOND IN CONNECTION WITH THE DESCONTRIVIANCE OR INTERNATION OF AL UTALITIES UNDER THE AMESSICIENCY OF THE UTILLY COMPANIES
- TYLOR-64" SERNING SLUJICIM BUL CORELIN STANCHEN STANCHEN STANCHEN STANCHEN STANCHEN STANCHEN STANCHEN STANCHEN STANCHEN STANCH STANCHEN ST
- CONDUCTS BETWEEN UNDERGROUND UTLITTES, IE WATER, ELECTRUCAL, COMMUNICATIONS, CAS, AND STORM OF SANTIANT SEMES SHALL RETEXPLOTOR OF ADMINIST SEMES SHALL ROT ZE ADJUSTED WITHOUT PRIOR APPROVAL OF THE CHICAGO COT, CARANT, SOWER SHALL NOT ZE ADJUSTED WITHOUT PRIOR APPROVAL OF THE BICKNETS AND THE MUNICIPAL AUD-DRIFT.
- COMPACTOR SHALL MAE DEPORTANT POLICATION, A LILL RETESCRIPM, OF INFORMATION WITH DESTROY, A LILL RETESCRIPM, OF INFORMATION WITH DESTRUCTION OF THE PROPERTY WAS A COMPACTOR OF THE PROPERTY WORKS AND PROPERTY TO SHOW DEPORTANT OF THE PROPERTY WAS A COMPACTOR OF THE PROPERTY WAS A COMPACTOR OF THE PROPERTY OF THE PROPERTY WAS A COMPACTOR OF THE PROPERTY OF THE PROPERTY WAS A COMPACTOR OF THE PROPERTY OF THE PROPE
- UTION PARIPEMANCS SHALL HET THE FOLIOHING REQUIREMENTS A) EE ASTHENOLILY ACCEPTABLE B) IN COMPLIANCE WITH PROCESSE AND MANIFACTURES STRANDARDS, OF PACED IN ABOUNTH THE MANIFACHMENT AND THE CHRONICAL AND AND MATERIANCE OF THE SITE DY NOT IN CONSIST WITH OTHER PACILITIES AND AS CLOSE TO THE RIGHT-OF-MAY AS POSSIBLE
- COMPACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF DOSTING UTILITIES WITHIN THE WORK ZONE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS 15 ALL SHEETING, SHORING, AND BRACING SYSTEMS. THE CONTRACTOR SHALL PROVIDE APPLICABLE TIST RESULTS FOR THE PURPOSE OF CRITIFICATIONS REQUIRED BY THE FEB ON OTHER CONSISTANCE ACENCY HAVING JURISDICTION, TESTING AND CREMENCHANG SHALL RESULTIONS HAVE INCLUDE BY IN A EXPORTANCE OF MATERIALS AND COMPACTION, PAYING MATERIALS
- SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTHICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

- SIGNESS AND PARKERT MARCHOS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF MANUAL ON UNEPOINT TAFFIC CONTROL DENCES MAYCED, AND THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.
- DOTATING SHANT THAT FARETO REMAIN SHALL BE PROTECTED AND YOURS LOVE SHAND THE COUNTS LOVES SHALL BE REPLACED BY THE CONTRACTOR SHALL BE PROTECTED AND YOUR LOVES AND THE CHARACTURAL TO THE CHARACTURAL TO
- -CAUTION STALL BE EXERCISED IN THE INSTALLATION OF POST MOLATITO ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURED UTILITIES, LOCATIONS SHALL CONFORM TO FDOT PYZNZZ-ZZZZ STANDARD 700-101
- SIGNS SHALL BE CONSTRUCTED WITH TIPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING DICEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-BRIER" WHICH SHALL BE TYPE VI SHEETING BIGINERS SHALL BE NOTHED WHEN SHAN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN COMPLICT WITH SHOWLLS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE ROKINEER.
- CONTRACTOR SHALL RELOVERBY THE LEWGTH OF SIGN COLUMN SLIPPORTS PRIOR TO FARRICATION OF THE CONTRACTOR SHALL RELOVED TO THE ARTHMUM SHALL SHALL RELOVED TO THE CONTRACTOR SHALL RELOVED THE CONTRACTOR SHALL RELOVED THE LEWGTH OF SIGN COLUMN SLIPPORTS PRIOR TO FARRICATION
- ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT MARKINGS
- BRAVIAL OF EXSTING PAVEHENT MANURES SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLACTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERALLY PROMADET THE SURFACE TEXTURE OF THE PROMADER, AND WALL RALLY QUAINING THAT PLACE OF THE PROMOUS MANURANTS METHOD USED MAST RECEIVE PRE-APPROVAL OF THE MAINCIDIA, AUTHORITY.
- PARTIES PARABET MARCINGS SHALL BE INSTALLED ON THE FINAL ASPHALT SURFACE DUBING THE NITUAL DOARY CIRE PERSON, AND FINAL THEMOPAY SITE OF MANAGERY MANDINGS SHALL BE INSTALLED AVERAF MANDINGS SHALL CONFORM TO FROM SHALLED PAYADART MANDINGS SHALL CONFORM TO FROM SECTION 711, AND THERMOPASHIT TO SECTION 711
- PLACEMENT OF TURN ARROWS SHALL CONFORM TO FDOT STANDARD 11346 CROSSWALKS SHALL BE 10-4F WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FDOT FY2023-2024 STANDARD 711-001.
- ALL PERMANENT STREPHS SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS).
 RISTALLATION, PLACEMENT OF RPMS SHALL CONFIDENT TO FDOT P/2023-2024 STANDARD 706-001.
- CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

COLUMBIA COUNTY NOTES:

1 SITE DUST CONTROL IS MANDATORY. CONTRACTOR SHALL BURKOY BARPS; SUCH AS WIND SCREEN ON PERIMETER OF CONSTRUCTION FENCING, WATER MISTING OF DRY SOILS, ETC.

UTILITY SYSTEM NOTES

CONTRACTOR SWALL NOTIFY ALL VIBLIC AND PROPRET UTILITY CHARRES AND FLORIDAYS "SURVE-HE CONSTRUCTIONS COST OF REPLACEMENT AND REPLACE TO STARTING CODES TRUCTIONS COFERANCES AND FLORIDAYS TARRESHER CONSTRUCTIONS COFERANCES AND FLORIDAYS TARRESHER CONTRACTOR SOFTENTIONS SHALL BE CONTRACTOR.

POTABLE WATER: UTILITY PROVIDERS

38

- ITTLE
 LAKE CITY UNUTIES
 682 SW ST MANGARETS STREET
 LAKE CITY, FL 30035
 PH (186) 7 19-58 (2
 PM 414 Oyali PM Kilacom HIRE PROTECTION:
- FIRE CHIEF
 509 SW PACCOM NORRIS DRIVE
 LINE CTIV, FL 3,2055
 PH: (366) 758-3907
 PMAIL: Jeff_Crawford@columbiacountyfia.com

STORMWATER:
AURETT SPENCER
SUMANEE PROVINCER
SUMANEE NOW, WITE MANAGEMENT DISTRICT
PASS COLINITY POIND 49
LIVE DAK, P. 13969
PH. (189) 123-0139
EMAIL Gurett Sproverbrownd org

WASTEWATER:
LAKE CITY UTILITIES
82 SW ST. MARGARETS STREET
LAKE CITY, FL 12025
PH (100) 719-5012
EMAIL DynP@lefia.com

FLORIDA POWER AND LIGHT 2616 NE BASCOM NORRIS DRIVE LAKE CITY, R. 32055 PH (186) 754-2647 PMAIL: William Girbarg #fpl com

NATURAL GAS:
LAKE CITY UNLITIES
692 SW ST. MARGARETS STREET
LAKE CITY, FL 30025
PH. (380) 719-8572
PH. 6107 PH. 6107 TELEPHONE:
SCOTT PERLER
ATE!
400 SW ZNO AVENUE
GAINESVILLE, FL 32801
PH (352) 213-4188
EMAIL SP\$115@sit.com

48 HOURS BEFORE DIGGING TOLL FREE

SUNSHINE STATE ONE CALL CENTER WWW.CALLSUNSHINE COM

DEMOLITION NOTES:

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CONSTRUCTION DOCUMENTS

GENERAL CONSTRUCTION NOTES

SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY COLUMBIA COUNTY, FLORIDA

ATWELL

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES:

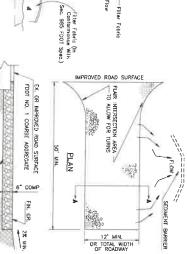
- THE CONTRACTOR SHALL RECOME FAMILLAR WITH AND ABIDE BY ALL PRIMIT CONDITIONS, INSPECTIONS SCHEDULES, AND OTHER RELEVANT REGULATORY AGONCY RULES AND REQULATIONS
- BMPs. SYNTHETIC BALES OR SEDIMENT FILTER LOGS.
- INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS)
- TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANDMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE DWINER
- DEBENIAL POLITAMED DIBNOS CONSTRUCTION DESTRINOUS, TODIC, OR CONTAMINATED MATERIAL, IN DOBINISCO DE NA MERIODES LAUSTIL, CONTACT, LOCA GENERICAPO, CORTICO DE NEB CANORISCE DE NE REPORTE LAUSTIL, CONTACT, LOCA GENERICAPO, CORTICO DE NEB CANORISCA, AND DOBINIAL POLITAMENTO, LOCALISCO, DE REMONDE DOM THE STEE AS DIRECTED DE NEB CANORISCA, AND DOBINIAL POLITAMENTO, DE SENDO DE REMONDE DOM TORICO, CONTAMINATED MANTEN, DE NEB CANORISCA, DE NEB
- ANN GAUGE ON STEAD TO RESPECT CONSTRUCTION STEE FOR ERISSION PROBLEMS DAILY AND ASTES AND HARVEST GENERAL GENERAL THAN AS INCHES WITHIN 24 HIS CONTRACTOR TO PROVIDE AND MONITOR A MAIN GAUGE ON STEAD AND RECENT DAILY AND ASTES CONTRACTOR TO PROVIDE AND MONITOR AND ASTES CONTRACTOR TO PROVIDE AND MAIN GAUGE ON STEAD AND ASTES CONTRACTOR TO PROVIDE ASTES CONT
- REPAINABLY STORMWAREA MANAGEMENT CONTROLS RETEVIDON AND DETEVIDENDESHIT BANDON SYSTEMS STORMWAREA SEVER SYSTEM, PLUS STORMWAITER CONTROL STRUCTURE IS TO PREVENT TRAIS FROM GOING TO CITYS DRAINAGESTSTEM
- <u>DEWATERING</u> DEWATERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBICITY GREATER THAN 25 KILDS FROM THE SITE PER SECTION 6:1401 940 OF THE ESM <u>REMATERING.</u> IN GENERAL, WATER FROM CONTAMINATED MEAS ARE TO REDISCUMGED TO SANITARY SEWER SYSTEM. AND WATER ROAM MONA-CONTAMINATED MEASS ARE TO RE DISCUMBED THIO STORM SEWER SYSTEM. AND WATER ROAM MONA-CONTAMINATED MEASS ARE TO RE DISCUMBED TO STORE SEWER SYSTEM. AND THE GEOTECHMENAL REPORT
- TO CONTRACTOR SHALL MAKE AN SFORT TO MINANUES THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL CHAMCES. ALL DISTING SOCKED AREA ENTITIED DUTING THE COASTRUCTION SHALL BEBLACKED WITH THE SALL FOR SOON COMPORMANCE WITH THE STANDARD SPECIFICATIONS WITH HAT DAYS OF THALL GRAPHER. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPE STE CONDITIONS ARE MAINTAINED AND EROSION DUE TO PAIN RUIN-OFF OR SEEPAGE IS PREVENTED OR
- INLES AND CATCH BASINS SHALL BE PROTECTED PROM SEDMADRY UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS. EXCISION CONTROL OF ALL MALE TO PRANAGE STRUCTURES DUBNG CONSTRUCTION OPERATION SCHALL BENCHCOMPACH WITH THE FLORIGH STORMHATER, ERISION AND SEDMEDITATION CONTROL INSPECTOR'S HANDBOOK.
- . NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY OR COUNTY STAFF
- 15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR S-MALL INSTALL TURBUTY BARBER, AND USE STREET SMEETER TO CLEM ANY OFF-SIT IT INCRING OF SCIL, CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL RESIDENC CONTROL IF IT BECOMES INCESSARY TO MEET STATE AND LOCAL STANDARDS, AND TO COMPLY WITH THIS PLAN. 14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER MPES IN THE SYSTEM SHALL BE CLEAVED AND TEMPORARY PLUCS IN STRUCTURES SHALL BEREMOVED.
- MASTERBOOSE, ALL WASTE SUCH AS DISCAMEDS BILIDING MATERIALS, OHBINCALS, LITTER, AND
 SHARM WASTE SUALE SERVENCE CONTROLLED IN ACCORDANCE, MITH ALL APPLICALS, INCLUDING
 BILIDING MATERIALS, TO SUPERACE WATERS OF THE STATE OR AN INCH
 BILIDING MATERIALS, TO SUPERACE WATERS OF THE STATE OR AN INCH

SENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PERFORM A "SUNSHINE ONE-CALL" PRIOR TO EXCAVATIONS
- THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO CONSTRUCTION AND MAINTAIN COPIES AT THE LOSSITE
- THE LOCATION OF ALL DOSTING UTILITIES AND STORAL DRAWLAGE SHOWN ON THE PLANS IS ADDRESSED FETERALISED FROM THE BEST INFORMATION AVAILABLE AND IS GOVERN FOR A STORAL FOR A STO
- THE CONTRACTOR SHALL COOKDINATE ALL THEE REMONAS REQUIRED BY CONSTRUCTION WITH THE OWNAR'S REPRESENTATIVE. THE CONTRACTOR SHALL STRIVE TO PROTECT AS MARY TREES AS POSSIBLE DURING CONSTRUCTION OPERATIONS, COORDINATE FEFORTS WITH AREA DEVELOPMENT PLANS

- COORDINATE WITH LOCAL EMERGENCY SERVICES AND PROVIDE EMERGENCY ACCESS CONRIDOR THROUGHOUT CONSTRUCTION
- CONTACT LOCAL ENARONMENTAL COMPLIANCE OFFICIAL FOR APPROVAL OF EROSION CONTROL MEASURES 24 HOURS PRIOR TO BEGINNING GRADE WORK
- MATERIALS INTERFEUNG WITH CONSTRUCTION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER
- EGSTING TOPOGRAPHY AND ROADWAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEYS BY.

- ANY PURILY LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANIGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE WITHOUT DELAY.
- SOILS DATA GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK



SECTION A-A

GEOTEXTILE FABRIC PER FDOT SECT.985

NOTE:
ALL SILT FENCING SHALL COMPLY WITH THE LATEST FLORIDA
EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL, SECTION 4.06

ELEVATION

TYPE III SILT FENCE

ROCK CONSTRUCTION ENTRANCE

- THE CONTRACTOR IS ADVISED TO REING ANY LAYOUT CHSCREPANCIES TO THE IMMEDIATE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST MJUTICID, AND FIDIO, ESPECIFICATIONS.

- ALL EXCESS DIRT, CLEARING DEBNS, UNGUTIABLE MATERIALS AND EXSTRIK ROADWAY MATERIAL RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE HAVILED OFF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL REPORTS A LINES LERGING SHEARE, AREA ACCESSIBLE TO THE HALL ROLDS.
 SHALL BE DELINEATED WITH SAFETY FERNING LAND CONSTRUCTIONS STREAMED. THE AREA
 SHALL BE DELINEATED WITH SAFETY FERNING LAND SITTEMEST SHALL BE ROUNDED.

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- COMPANY, INC.: ALTAMAX SURVEYING CONTACT. JAMES D. BRAY ADDRESS 910 BELIE AVENUE, SUITE 1100 CASSBERRY, R. 12708 PHONE (407) 677-0200
- CONTRACTOR SHALL CONTINE HIS OFF-SITE ACTIVITIES TO LIMPTS OF CONSTRUCTION AS DEPICTED ON THE DEMOLITION PLAN (PROPOSED BY ATWELL LLC.)

Note: Spacing for Type III Fence to be in accordance with Chart 1 Type III Silt Fence

Silt Flow

Optional Post Positions

Principle Post Position (Canted 20' Toward Flow)

Post (Options: 2" x 4" Or 2½Min. Dio. Wood; Steel 1.33 Lbs/Ft. Min.)

SECTION

Sat Flow

Filter Fabric

3' Or More

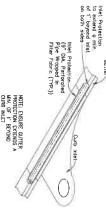
Inlet Protection to extend a min. of 1" beyond inlet on both sides Inlet Protection (9" DIA. Perforated Pipe Wropped in Filter Fabric (TYP.)) NOTE: ENSURE GUTTER PROTECTION EXTENDS A MIN. OF 1' BEYOND CURB INLET

EROSION AND SEDIMENTATION CONTROL NOTES:

- STANIEZATION HEAUNES SHALL BE NATION TED FOR EROSION AND SEZIMENT CONTROL ON DISTURBED MANGES AS YOUR FORCETCHES BE NOTIFIED BY THE SITE WHIFE CONSTRUCTION ACTIVITIES HAVE TRAPORABLY ON BERNANNIANT CESSED BY INT IN AND CASE DOOT THAN I FLOARS AFER HE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEADPORABLY OR REGIMANIBRITY GEASED.
- THE COCKINA MAD THE OF THE RESIGNA CONTROL MEXICURES SCHAMION THESE FRAMINGS ARE RECORDED DICK ORDERAL GUIDANCE TO THE CONTRACTION HAN HER HOSTOS AND SECURIFICACION CONKERNATION SUPLOYED BY THE CONTRACTION HAN'T RECORDE HAS BY SECURIFICACION CONTROL. MERCHES THAN THAT EXPECTED TO MARNIAN ADEQUATE BOOSIEN AND SERMENT CONTROL FOR CONSTRUCTION ACTIVITIES.

- MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURNIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
- PRIOR TO REGIMENT THE CLEARING AND GRUBBING OF HE SITE YOUTHERD BALES SHALL BE STAKED TO THE GROUND ALGORITHE PROPERTY LIVE AT LOW AREASE OR ADDITION TO THE RESUMETER SILT FRACTOR PREVENT STORMING AND TRANSPORTED STORMING TROM VALSHING EXCESS SOIL FROM THE SITE.
- THE SIZE SAUL IE GRADOD SUCH THAT ALL STORMANTER WILL BE INSECTED INTO THE DAY-SIZE STORMANTER SCHEEN PAPER SCHEEN THE STORMANTER SCHEEN THE SCHEEN THE STORMEN THE STORMEN THE STORMEN THE STORMEN THAT SCHEEN THE SCHEEN THE S
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LAKE CITY, AND FOOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS
- CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRISHOCK AS NECESSARY TO MAINTAIN WATER PASSAGE
- CONTRACTOR SHALL PROMDE SEDMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROXED BY THE ENGINEER.
- CONTRACTOR SHALL TAXE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION
- ON-SITE CONTROL MEMOURES SHALL BE APPLED TO REDUCE BROSION AS SHOWN ON THE PLANS, DETAIL SHETS AND IN ACCORDANCE WITH FLOOT, SED AND THE LIVE SETTING REGULATIONS ZOR BROSION CONTROL MEMOURES STOCKHING AND STORAGE OF METRIANS SHOULD NOT BE IN CONTROL IN A MANNER TO INFEDERICAN OR CAUSE MATERIALS TO BE BROSED BY STORMWATER RUMOFF
- ALI TUMORAMY SCOMENTATION CONTROL STRUCTURES AND MEXISTES OF SE USED DOWNS CONSTRUCTION SHALL BE INSTALLED SERVICE OF ANY CONSTRUCTION ACTION THAN SHALL BE HEAVITAINED. BE INSTALLED SERVICE OF ANY CONSTRUCTION ACT THE PERMANDET STSTEM OR OTHER BOSTOM CONTROL STRUCTURES. AND MEXISTED ACTIONS THE PERMANDET STSTEM OR OTHER BOSTOM CONTROL STRUCTURES.
- CONTRACTOR TO REPECT BIOSERVISEDIMENT CONTROL DERICES DALLY AND WITHIN 24 HOURS OF EACH 0.5 WAYLD GERGATER RAINFALL DENIT FOR EFFECTIVENESS ANY RECESSION REMEDIES SHALL BE PERCURARED MANECHATELY
- 17. ALL EXCESS FILL MATERIAL WILL BE HAULED OFFSITE. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNDFE DIRECTLY OFF PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

DRIVEN BRANDS
440 SOUTH CHURCH STREET
SUITE 760
CHARLOTTE, NC 28/202
PHONE (281) 660-9583
CONTACT, SUMMA ALAMOUDI DEVELOPER CONTACT INFORMATION



INLET PROTECTION SCALE NTS

COOR IN COOR

HAND WAS

STORMWATER POLLUTION PREVENTION PLAN NOTES:

CONSTRUCTION ACTIVITIES: CLEARING AND GRUBBING OF EXISTING SITE, GRADING OPERATIONS CONSTRUCTION OF PARKING LOT AND ASSOCIATED SITE WORK. UMITS OF CONSTRUCTION DARE ACRES WILL BE DISTURBED DURING CONSTRUCTION LOCATION: THE 048± ACRESITE IS LOCATED IN THE CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

SOIL TYPES REFER TO THE GEOTECH-WICAL REPORT FOR THE ON-SITE SOIL CLASSIFICATIONS

GEREAL CONTINUENCES SIGNATES OF SITE PROVIDE MHAMAM SITE DONOLINON REQUERD TO DOTAIN SITE DONOLINON REQUERD TO DOTAIN SITE SITE RECEIVED FROM LET PROVIDENCE ADDITIONAL SITE OF THE PROVIDENCE ADDITIONAL ADDITIONAL SITE OF THE PROVIDENCE ADDITIONAL ADDITIONAL SITE OF THE PROVIDENCE ADDITIONAL SITE OF THE SITE FUM.

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- STORMWATER DISCHARGE STORMWATER WILL

ENGINEER CERTIFICATION

AND TITLE	
ATWELL LLC	
MPANY	
111 N. MAGNOLIA AVE., SUITE 1350, ORLANDO, FL 32501	JANDO, FL 32891

CONTRACTOR CERTIFICATION

"TCERRY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS O THE CORPOL MATIONAL POLITIANT DESCHARCE ELAWATION STEEM, PAPEZS FEMALT THAT AUTHORIZES THE STOOM WATER DESCHARCE ASSOCIATION WITH THE PRODUCTING ACTIVITY FROM THE CONSTRUCTION STEE DEVIRTIED AS A PART OF THIS CERTIFICATION.

REPROME	ADDRESS (C	ADDRESS (C	COMPANY	STUL ONV BYTH	Contract inches
AREA CODE	ADDRESS (CONSTRUCTION SITE)	ADDRESS (CONTRACTING FIRM)		пис	- Carlotte
NUMBER					

ABBREVIATIONS:

ADA - AMERICAN DISABILITY ACT

HOPE - HIGH DENSITY POLYETHYLENE PIPE

FDEP - FLORIDA DEPARTMENT OF SYMPONMENTAL PROTECTION

FOR STANDARD ABBREVIATIONS REFER TO THE FDOT STANDARD INDEX 601, UNLESS OTHERWISE NOTED ON PLANS

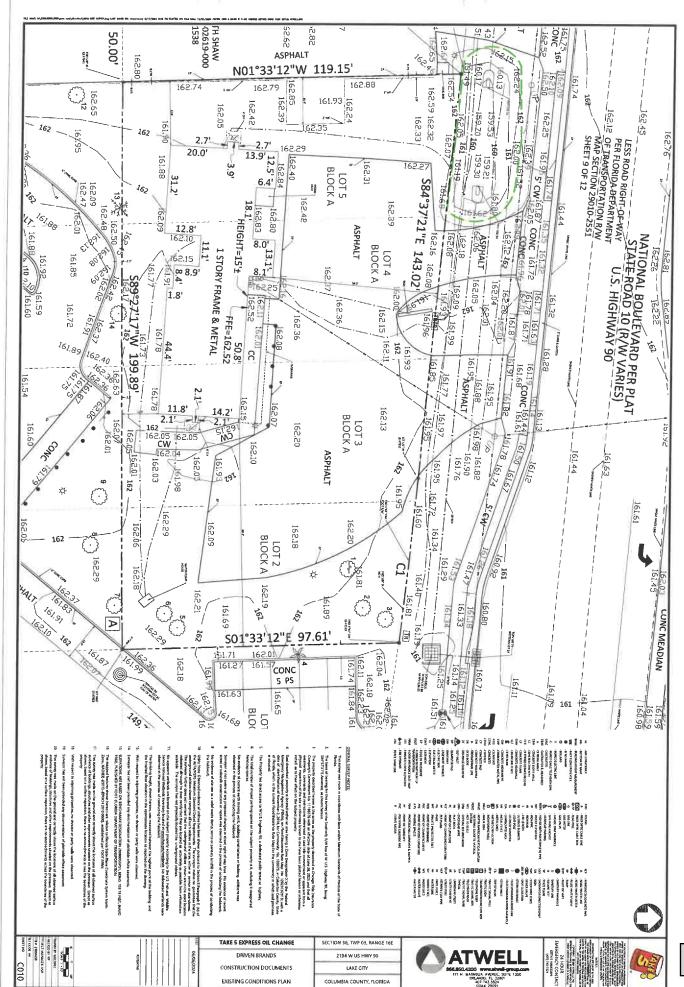
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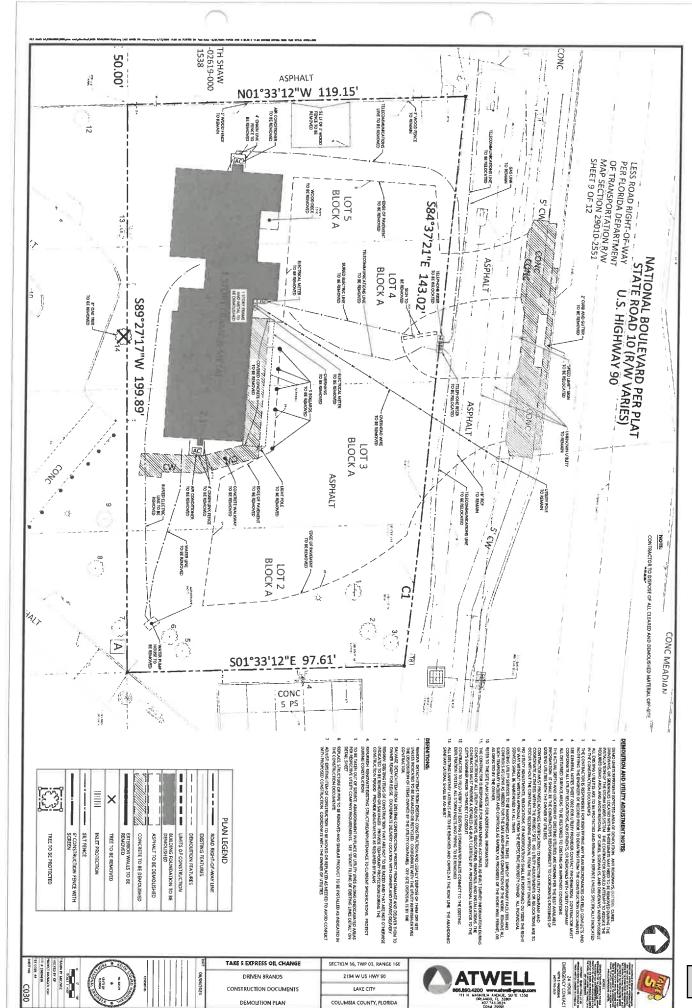
DRIVEN BRANDS CONSTRUCTION DOCUMENTS

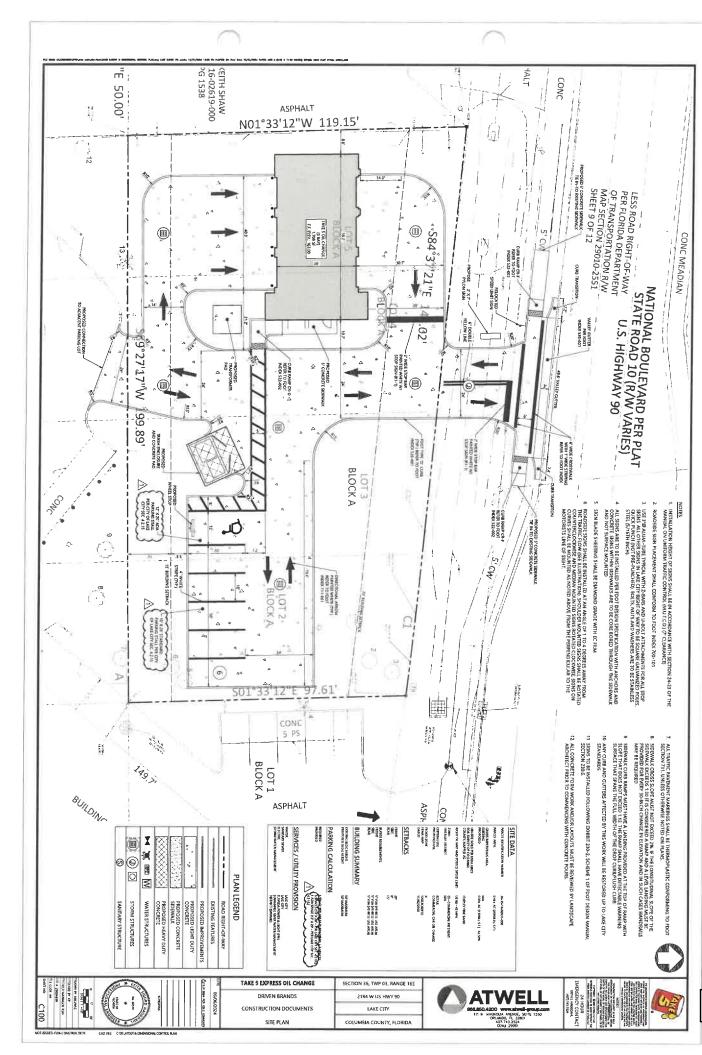
SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY

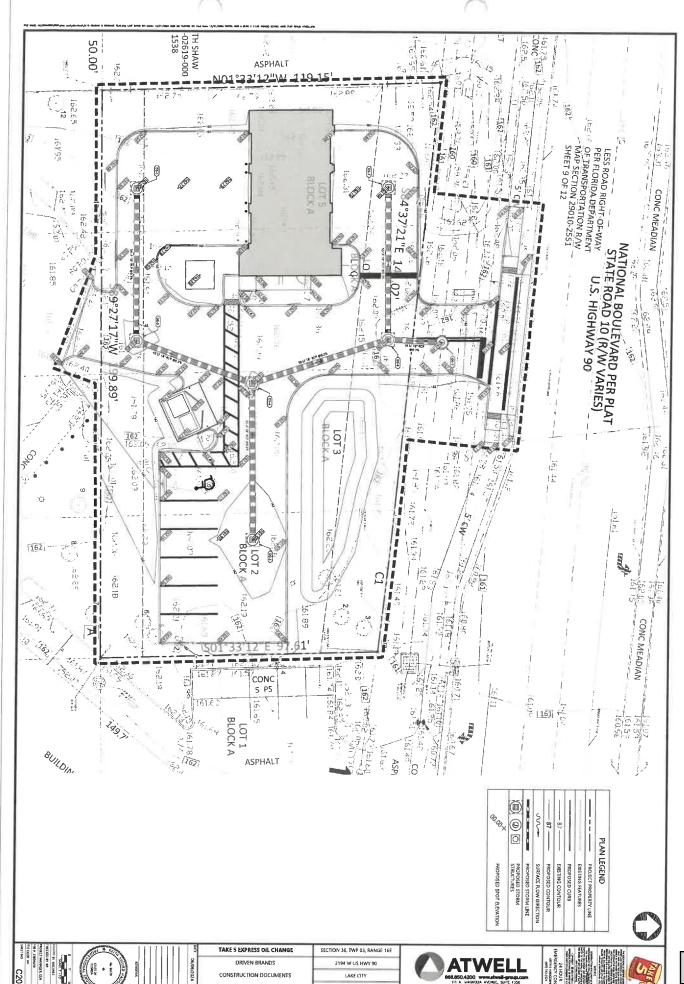


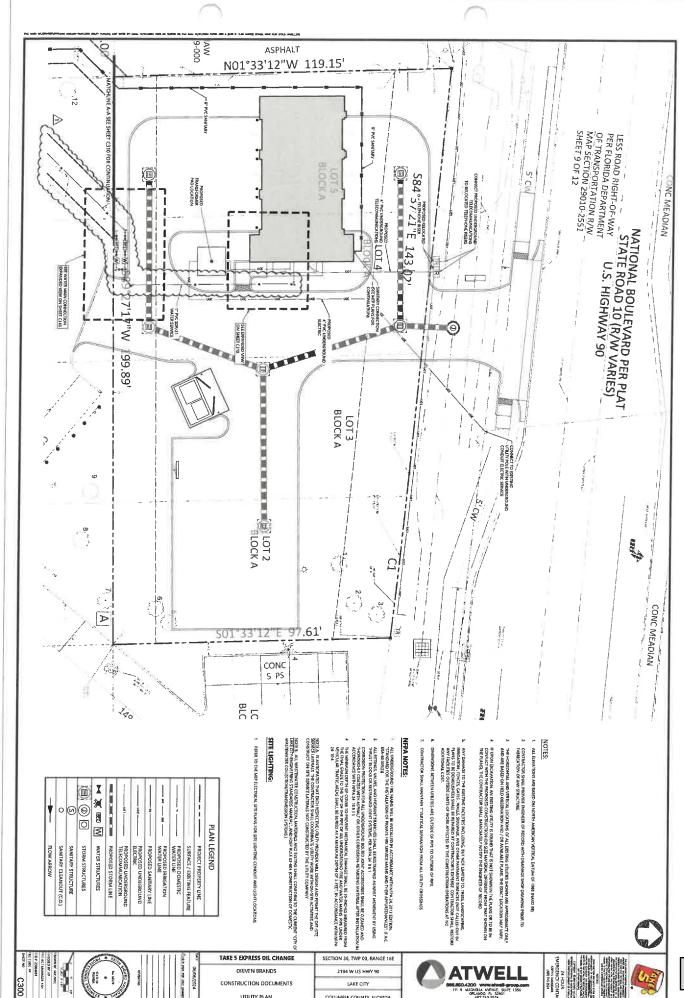






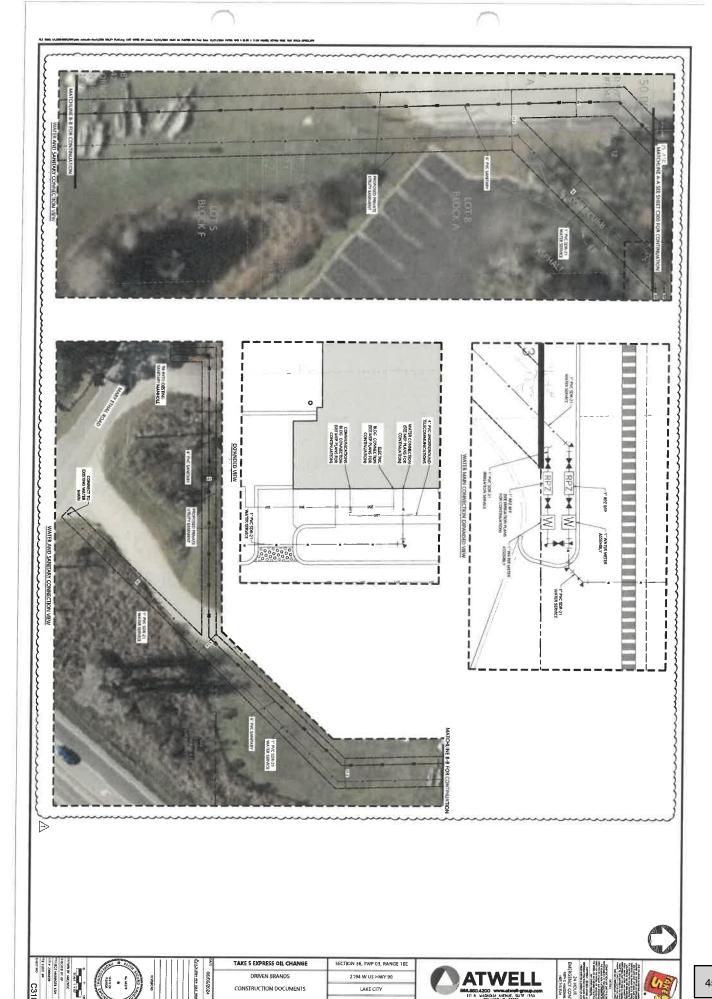






UTILITY PLAN

COLUMBIA COUNTY, FLORIDA

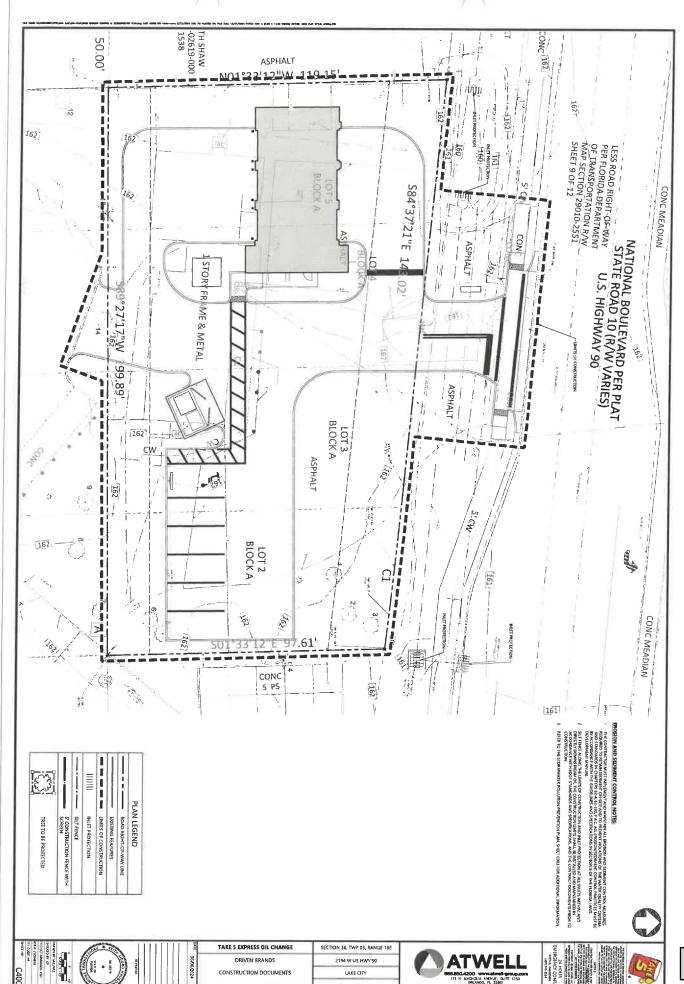


DRIVEN BRANDS

UTILITY ENLARGEMENTS PLAN

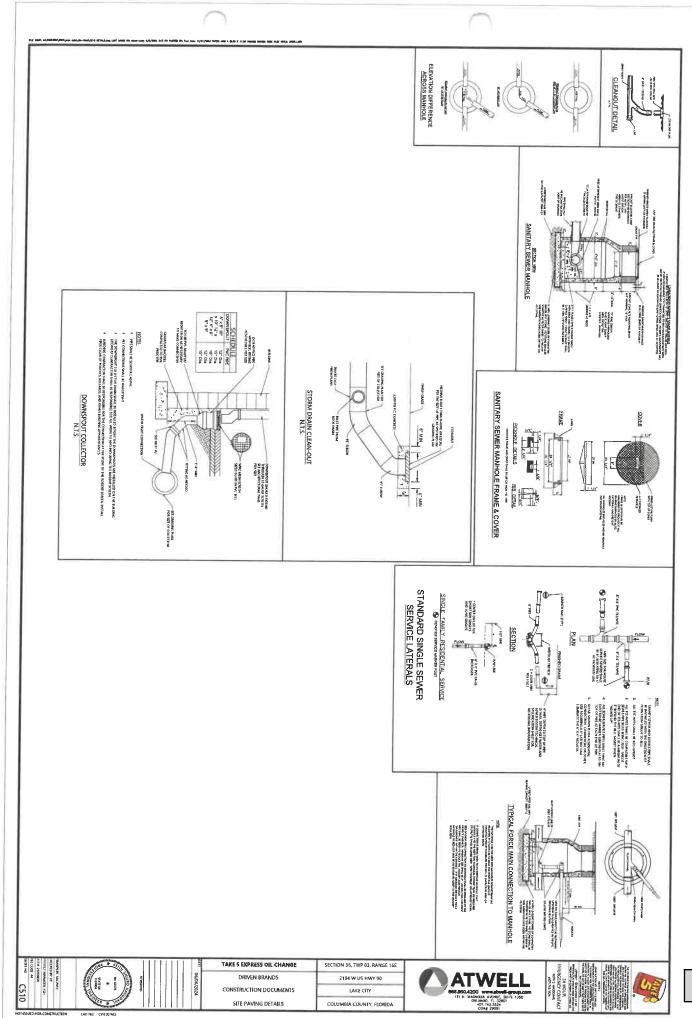
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LAKE CITY



EROSION CONTROL & SEDIMENTATION

COLUMBIA COUNTY, FLORIDA



TYPICAL PIPE TRENCH DETAIL (NTS)

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NOTES ON UTILITY SEPARATION REQUIREMENTS

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RELEASE VALVE VAULT

Gravity or Pressure Sandary Sewer. Sandary Sewer Force Main, Rechained Water (4)

WATER MAIN AIR
RELEASE VALVE VAULT







WHIN OF A SOUD COME WITE BLOOCK STRUCK PRIVATION OF 12" DF #515 STORE WITH RETTE MODIFIES THE REST OF THE PRIVATE PRIV

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anitary Sewer		eer. re Force Math, Water (2)	Other Pipe	
10 II. preferred 3 ft. minimum	Water Main	Water Main 3 fl. minimum	Horizontal Separation	
12 inches preferred	O William Main	Water Malm 12 Inches is the mildrouts. except for store sever; then 6 inches in the reclaiment and 12 Inches is preferred.	Crosslags (1)	
West-Asin	Alternate 3 ft, reinimum	Alterhals & R. reinimum Water Main	Joint Spacing (a) Croudings	

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PLAN

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METER VAULT - 3" AND LARGER METERS

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Н	BOBNE OF B	SCRETCO 20129
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WATER VALVE INSTALLATION DETAIL

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TAKE 5 EXPRESS OIL CHANGE

DRIVEN BRANDS CONSTRUCTION DOCUMENTS DETAILS

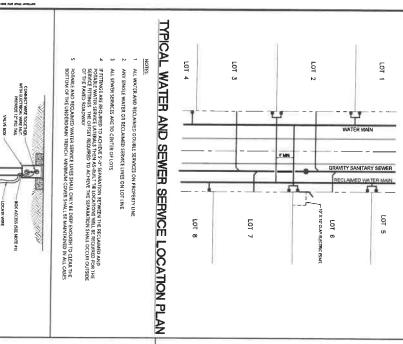
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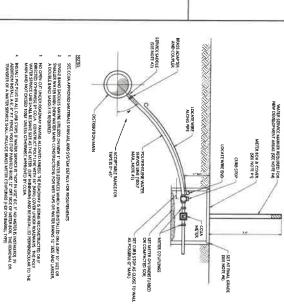
SECTION 36, TWP 03, RANGE 16E



RIP-RAP PAD

Manual Control of the Control of the





DUCT TAPE OR ZIPPER TYPE
PLASTIC TIE STRAPS

WATER MAIN

LOCATE WIRE BOX UTILIZING VALVE BOX

DUCT TAPE OR ZIPPER TYPE PLASTIC TIE STRAPS

WATER HAIN LOCATING WIRE (ROUTED IN PIPE) CONNECT WIRES TOGETHER WITH ELECTRICAL WIRE NUT PROVIDE 12" LONG PIGTAIL ENDS:

GRAVEL BOTTOM 2" PVC RISER PIPE

NOTE

LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE

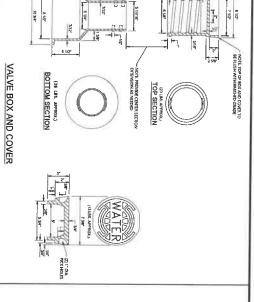
LOCATE WIRE BOX

LOCATE WIRE BOX UTILIZING METER BOX

LOCATE WIRING REQUIRED ON ALL SERVICES 10" OR GREATER IN LENGTH / OFFSET GREATER THAN 2.0"

METER BOX AND TOP SHALL BECLEAR OF ALL DEBRIS TO ALLOW FULL ACCESS TO BOX (IE. NO DRIT, TRASH OR OTHER DEBRIS PLACED ON TOP OF BOX)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE METER OR ELECTRONIC DEVICES IF DAMAGED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD





TAKE 5 EXPRESS OIL CHANGE

DRIVEN BRANDS CONSTRUCTION DOCUMENTS DETAILS

SECTION 36, TWP 03, RANGE 16E 2194 W US HWY 90 LAKE CITY COLUMBIA COUNTY, FLORIDA

ATWELL

806.850.4200 WWW.stwal group.com
111 N MAGNOUA AVAIUE, SUITE 1350

CHANG, IT 5.2801

ADJUSTMENT OVER EXISTING UTILITIES PIPE JOINT DEFLECTION

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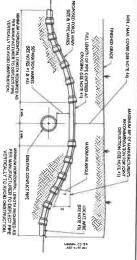
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MAXIMUM ALLOWED OFFSET FOR PIPE BY JOINT DEFLECTION

- ALL BENDS TO BE RESTRAINED IN BOTH DIRECTIONS PER COLIA REQUIREMENTS TO WITHSTAND 159 P.S.I. PRESSURE TEST A FULL LEWGTH OF PIPE SHALL BE CENTERED OVER EQSTING UTILITY MAIN TO PROVIDE MAXIMUM JOHNT SPACING FOR ALL CROSSING

CASE "A" CROSSING



PVC PIPE RESTRAINT JOINT SCHEDULE

24 < LESS F.O. F.O. = FITTING ONLY

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PVC PIPE RESTRAINT NOTES

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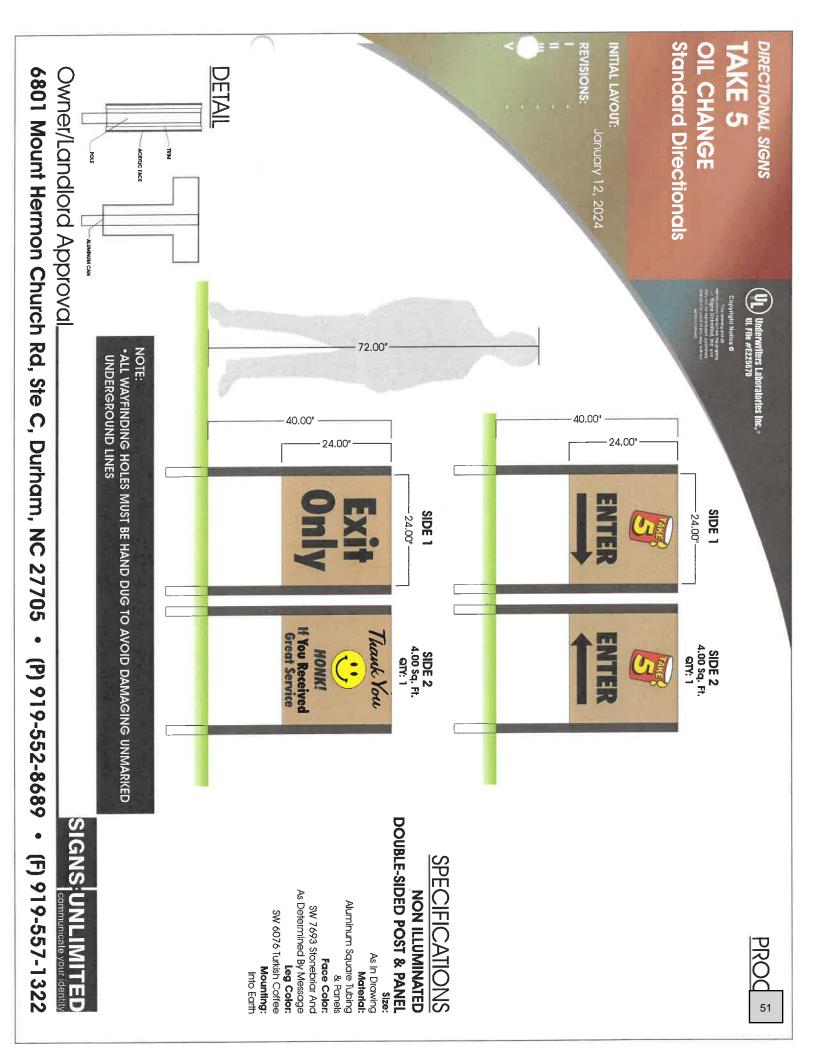
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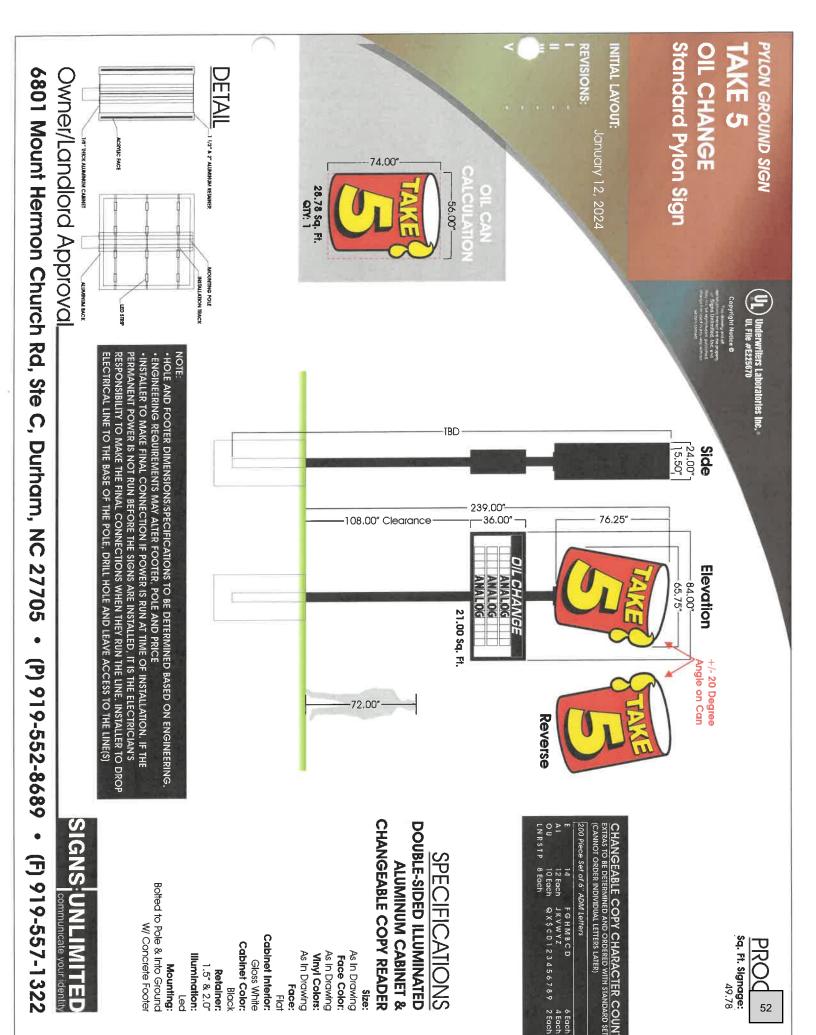
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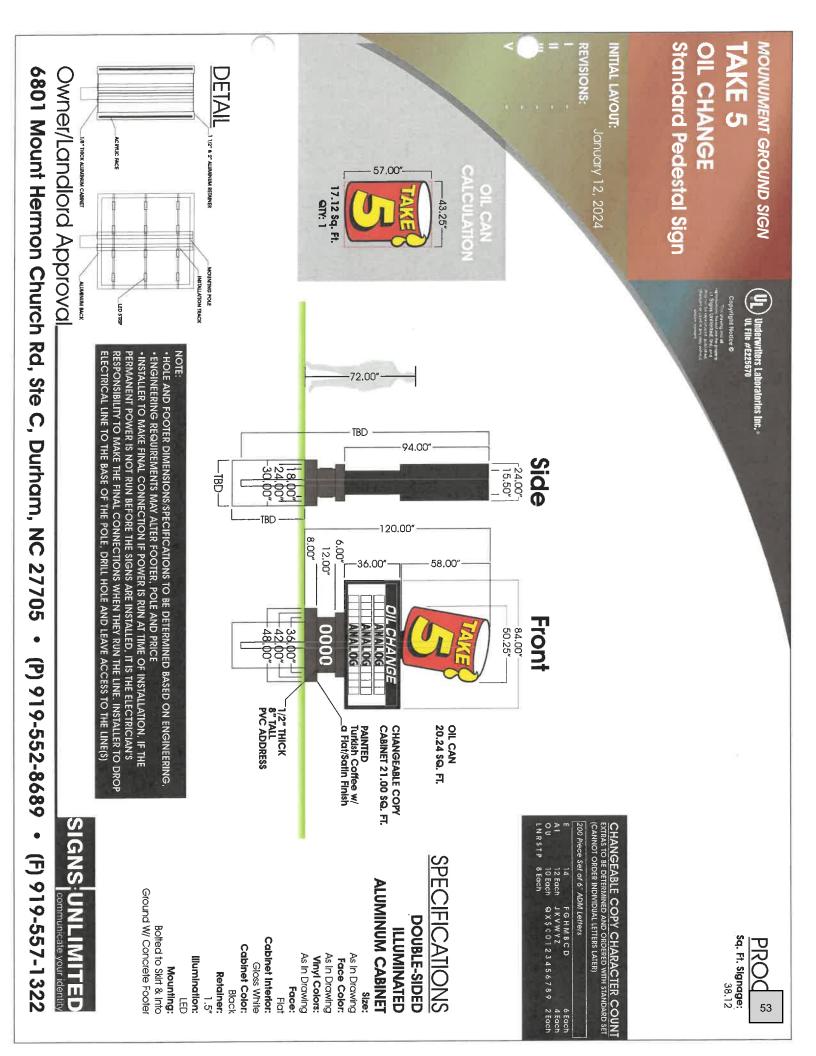
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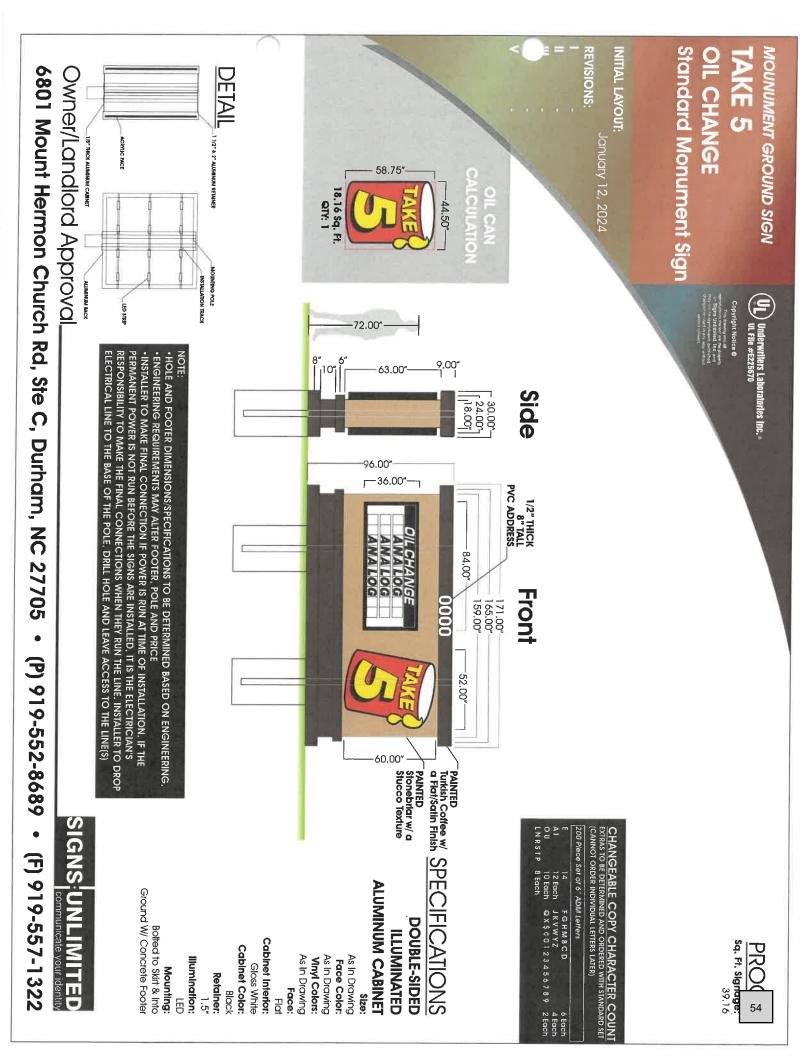














CONSULTING. ENGINEERING. CONSTRUCTION.

December 31th, 2024

City of Lake City Comments

Atwell, LLC. is responding to your review comments dated regarding. For ease of review, we are providing your comments in *italics* followed by our responses in **bold**.

General Comments

1. Parking spaces need to be 10x20 and ADA spaces need to be 12x20 with a 5-foot striped walk path. Parking is covered in section 4,2,15.

Response: Regular parking ADA spaces have been revised to be 10x20 and 12x20. This is shown on sheet C100.

- 2. We need the signage location and sizes so we can confirm if they meet our code.
 - a. Signs are covered in section 4.2.20.
 - b. Visibility at intersections is covered in section 4.2.24.

Response: A proposed 2' x 7' pylon sign has been added and shown on sheet C100. Also, attached to this submittal is Driven's protypical signage details.

3. Any utility concerns for an easement for the utilities and any other concerns that the utility department may have. Have you been able to speak with Brian Scott, Director of Distribution and Collections, or Shasta Pelham, Utility Coordinator? They will help with any of the utility concerns.

Response: The City of Lake City has provided (3) preliminary utility comments from Brian Scott and Shasta Pelham. The comments have been addressed with this submittal. We have followed up with the Brian Scott, Shasta Pelham and other reps from the utility department to inquire if they may have any additional comments for us. We are still waiting for responses.

4. See utility comments down below.

Response: Acknowledge.

5. I noticed on the cover page in the lower left corner it list the government agency as Columbia County this should be City of Lake City. I know you are making some changes to the parking so I wanted to make sure that was corrected as well.

Response: The cover sheet has been revised to reflect the information of City of Lake City Zoning/Planning Department.

Water Distribution/Collection

document once it is finalized.

6. Unable to approve the water and sewer at this time. All water and sewer will have to be run south to Mary Ethal Road with the owner having a private easement on other property. Water and sewer will be set off Marth Ethal once it leaves the right of way it's private, no water sewer on 90 will need revised utility plans and a copy of the agreed easement from other private property lines they will cross.

Response: Understood. The utility plan has been revised to show the new sanitary and water connection onto Mary Ethal Road. A private utility easement is drawn, however, the easement

agreement from which the utility crosses the private properties is still in process. Will provide

Customer Service

7. The Distributions & Collections Director advised, water and sewer are located on SW Mary Ethal Ln. A private utility easement would be required. A tap application & utility plans must be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon approval of your application for service and receipt of payment for all applicable fees.

Response: Understood. The utility plan has been revised to show the new sanitary and water connection onto Mary Ethal Road. A private utility easement is drawn, however, the easement agreement from which the utility crosses the private properties is still in process. Will provide document once it is finalized.

Water Department

8. Make sure that cross-section control devices are reduced pressure principle assembly devices. **Response: Understood.**

Thank you, Michael Muniz , PE ATWELL, LLC



CONSULTING. ENGINEERING. CONSTRUCTION.

LAKE CITY CONCURRENCY IMPACT ANALYSIS COMPREHENSIVE PLAN CONSISTENCY ANALYSIS VPY, LLC 2196 W. US HIGHWAY 90

Concurrency:

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

Key Aspects of Florida's Concurrency Impact Analysis

1. Concurrency Management System (CMS)

- o **Purpose**: To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
- Requirements: Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.

2. Infrastructure Components

- o **Transportation**: Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
- **Education**: Assesses the capacity of local schools to accommodate additional students generated by new developments.
- o **Utilities**: Examines the adequacy of water, sewer, and stormwater management systems to support new development.

3. Level of Service Standards

- Definition: Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the studentto-teacher ratio in schools).
- Analysis: New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.

4. Impact Fees

- Purpose: To fund necessary infrastructure improvements or expansions required to support new development.
- Assessment: Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.

Page 2

5. Concurrency Analysis Process

- o **Pre-Application Consultation**: Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- o **Traffic Impact Analysis (TIA)**: Conducted to evaluate the effect of the development on local roadways and transportation systems.
- o **School Impact Analysis**: Determines the effect on local school capacities and whether additional educational facilities are needed.
- Utility Capacity Analysis: Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

6. Mitigation Measures

- o **Infrastructure Improvements**: Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- Phased Development: Large projects may be implemented in phases to align with infrastructure capacity and availability.

7. Local Government Review

- Approval Process: Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- o **Public Input**: Public hearings and community meetings may be held to gather input and address concerns related to new developments.

8. Regulatory Framework

- Florida Statutes: Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- o Local Comprehensive Plans: Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

Steps for Developers in Florida

- 1. **Understand Local Requirements**: Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
- 2. Engage Early: Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
- 3. Conduct Required Analyses: Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
- 4. **Plan for Mitigation**: Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
- 5. **Monitor Changes**: Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

Project Concurrency Analysis:

Public	Provider	Existing	Proposed Demand
Facilities		Demand	Reserved Capacity
Concurrency			
1. Roads	FDOT	Existing	96 trips per weekday
		Condition	(Using ITE trip generator – code 941)
2. Sewer	Lake	Septic	312.5 GPD (1.25 ERU X 250 GPD)
	City	Tank	
3. Solid Waste	Lake	Existing	8.24 lbs. per capita per day X 6 persons = 49.44
	City	Condition	lbs. per day
			49.44 lbs. per day X 365 days = $18,045.6$ lbs. per
			year
4. Drainage	SRWMD	Existing	No Impact
		Condition	
5. Potable	Lake	City	437.5 GPD (1.25 ERU X 350 GPD)
Water	City	Utility	

Comprehensive Land Use Plan:

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

1. Understanding the Comprehensive Plan

- **Purpose**: The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- Components: It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

2. Consistency Analysis

- General Approach: The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- Steps in Analysis:
 - 1. Review the Proposal: Examine the specifics of the proposed change or development.
 - 2. Compare with Comprehensive Plan: Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
 - 3. **Consider Impacts**: Assess the potential impacts on land use, infrastructure, environment, and community services.

Page 4

3. Key Considerations

- Land Use Compatibility: Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- Infrastructure Adequacy: Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- Environmental Impact: Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services**: Assess whether public services like schools and emergency services can accommodate the proposed changes.

4. Regulatory Framework

- State Requirements: Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- Local Procedures: Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

5. Public Participation

• Engagement: Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

6. Decision-Making

• **Approval Process**: The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

7. Documentation and Reporting

• **Reporting**: The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

8. Appeals and Amendments

 Appeals: There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.

Page 5

Project Comprehensive Land Use Plan Analysis:

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

Inst. Number: 201412004811 Book: 1272 Page: 426 Date: 4/3/2014 Time: 2:49:37 PM Page 1 of 3 Doc Deed: 1260.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

HFD/lss 1803.02-14-055 3/20/2014

This instrument prepared by
Herbert F. Darby

Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

	REC. 27.00 DOC. 1260.00 INT INDEX CONSIDERATION 180,000.00	,
nst:201412004811 Date:4/ Doc Stamp-Deed:1260.00 DC,P.DeWitt Casor	3/2014 Time:2:49 PM n,Columbia County Page 1 of 3 B:1272 P:426	

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of Mask, 2014, by WILLIAM D. EPPERSON, a single person not residing on the property, but whose mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, in Columbia County, Florida, according to Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Office of the Clerk of Circuit Court, Columbia County, Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, and limitations of record, if any, and all zoning and land

Inst. Number: 201412004811 Book: 1272 Page: 427 Date: 4/3/2014 Time: 2:49:37 PM Page 2 of 3 Doc Deed: 1260.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

N. B. Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

Inst. Number: 201412004811 Book: 1272 Page: 428 Date: 4/3/2014 Time: 2:49:37 PM Page 3 of 3 Doc Deed: 1260.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

in the presence of:

Dinary A. In ...
Witness

William D. EPPER

Witness

Witness

Witness

Witness

Witness

Witness

Witness

STATE OF FLORIDA

COUNTY OF _____

Signed, sealed and delivered

The foregoing instrument was acknowledged before me this 29th day of March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.

CRYSTAL C. KING
ANY COMMISSION & EE 892334
EXPIRES: April 2, 2017
Bonded Thru Molecy Public Underwitters

(NOTARIAL SEAL) Notary Public, State of Florida

(Print/type name)

My Commission Expires:



GROWTH MANAGEMENT DEPARTMENT 205 North Marion Ave, Lake City, FL 32055 Phone: 386-719-5750

E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, VYP, LLC	(owner name), owner of property parcel
number_36-3S-16-02631-000 (10740)	(parcel number), do certify that
the below referenced person(s) listed on this for is an officer of the corporation; or, partner as desaid person(s) is/are authorized to sign, speak relating to this parcel.	and represent me as the owner in all matters
Printed Name of Person Authorized	Signature of Authorized Person
1. Charles Millar, Atwell	(1. St.) (1.)
2.	2.
3. Michael Muniz, Atwell	3. Hit
4.	4.
5.	5.
Development Regulations pertaining to this pard f at any time the person(s) you have authorized officer(s), you must notify this department in write outhorization form, which will supersede all previous nauthorized persons to use your name and/or and the superseder and the su	is/are no longer agents, employee(s), or ling of the changes and submit a new letter of lious lists. Failure to do so may allow
ne above person, whose name is Victoria	Columbia_
TARD'S SIGNATURE	MYRON MCCLENDON MY COMMISSION # HH 481811 EXPIRES: May 14, 2028

Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

Tax Record

Last Update: 7/8/2024 2:30:47 PM EDT

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 1	Tax	(Year		
	R02631-000		REAL B		2023		
VYP,	i ng Address LLC GW MANDIBI DR			cy Address HIGHWAY 90	LAKE CITY	?	
LAKE CITY FL 32024			GEO Number 363S16-02631-000				
	Exempt Amount		Taxable	Value			
	See Below		See B	elow			
NO EX	tion Detail EMPTIONS Description (clic	Millag 002 k for full d	escriptio	ın)	scrow Code		
36-3S	-16 1100/1100.58 A VISION. 337-685, W	cres LOTS 2.	3. 4 & 5	BLOCK A WE	STWOOD PAR 2-423, WD	RK 1272-	
		Ad Valor	em Taxes				
axing.	Authority	Rate	Assessed Value	Exemption	Taxable Value	Taxe	
	DARD OF COUNTY COMMISSIONERS 7.8 DLUMBIA COUNTY SCHOOL BOARD		217,659	0	\$217,659	Levied \$1,701.01	
SCRETION CAL	NARY	0.7480 3.2170	217,659 217,659	0	\$217,659 \$217,659	\$162.83	
APITAL OU	JTLAY RIVER WATER MGT DIST	1.5000	217,659	0	\$217,659	\$700.21 \$326.49	
	E HOSPITAL AUTHORITY	0.3113 0.0001	217,659 217,659	0	\$217,659 \$217,659	\$67.76 \$0.02	
	Total Millage	13.5914	To	tal Taxes	\$2	2,958.30	
	N	on-Ad Valore	m Assessi	ments			
Code FFII						Amount	
E E II	TIME MODEOSME	ИТО				\$380.96	
				Assessment		\$380.96	
			If Paid	Assessment		3,339.26 ount Due	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Columbia County Tax Collector

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

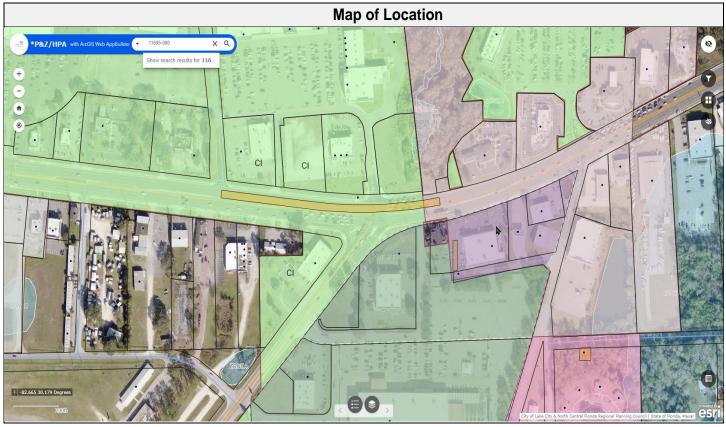
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

	Project Information
Project Name and Case No.	Take 5 Site Plan Review SPR 25-01
Applicant	Charles Miller, agent
Owner	VYP, LLC
Requested Action	Review a site plan for a new Take 5 Oil change.
Hearing Date	01-08-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

	Subject Property Information
Size	+/48 Acres
Location	2196 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02631-000
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial Intensive
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

			Land Use Table	
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial City	CI	Retail	
Е	Commercial City	CI	Retail	
S	Commercial City	CI	Retail	
W	Commercial County	CI Co	Office	County Jurisdiction

	Zoning Review	
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.13.6.1	20,908 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	20-10(none is no side yard provided)-15/ 4.13.7.1	Meets required setbacks.
Are any structure within 35 feet of a wetland?	35-foot buffer/ 4.13.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	10-foot
Max square footage of signs.	597.9 square feet/ 4.2.20.7.5	305 square feet
Lot coverage of all buildings.	1.0/ 4.13.9	8.16 % coverage.
Minimum landscape requirements.	10 foot if abutting a residential district or none if not/ 4.13.10	Does not abut a residential district.
Minimum number of parking spaces.	6 spaces/ 4.2.15.16	6 spaces
Minimum number of ADA parking spaces.	1 space	1 space
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle.	12x20 with 5x20 access aisle.





Summary of Request

Applicant has petitioned to get an approval of a site plan to build a Take 5 Oil Change.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue Lake City, Florida 32055 Telephone: (386) 719-5750 growthmanagement@lcfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 11/18/2024
Request Type: Site Plan Review (SPR) Special Exception (SE) Variances (V)
Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)
Project Number: SPR 25-01
Project Name: Take 5 Oil Change
Project Address: 2194 W Hwy 90, Lake City, FL 32055
Project Parcel Number: <u>36-3S-16-02631-000</u>
Owner Name: VYP, LLC
Owner Address: 794 SW Mandibi Dr, Lake City, FL, 32024
Owner Contact Information: Telephone Number:Email:
Owner Agent Name: Charles Millar
Owner Agent Address: 11770 US Highway 1 Suite 404 East, Palm Beach Gardens, FL 33408
Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

uilding Department:	Reviewed by: Scott Thomason	Date:	12/3/2024
I have not had the	pleasure of reviewing a	ny plans or submittals	•
lanning and Zoning:	Reviewed by: Byan S. Thomas BOTESBOEBE472.	Date:	11/19/2024
must connect to th	service is available wi ne sanitary sewer servic y abandon existing sept	e (Sec. 102-111 Use	
usiness License: Rev	iewed by: Mina all	Date:	11/19/2024
	tly annexed into the cit a Business Tax Receipt	y before the business	opens they
ode Enforcement: R	eviewed by: Marshall Sava	Date:	11/19/2024
No liens, codes or	violations. This proper	ty was recently annexe	d into the
ermitting: Reviewed	by: Docusigned by:	Date:	11/19/2024
Permits are due be addressed. Also u	fore construction but no	ot unti all zoning and	planning are

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: New Lo. Oslom Jr.	Date:
Make sure that Cross-Connection control devices are reduc principle assembly devices.	ed pressure
Sewer Department: Reviewed by: Lay Indyon Sewer plants have capacity to receive flow	Date: 11/19/2024
sewer prairies mave capacity to receive from	
Gas Department: Reviewed by: Stew Brown	Date: 12/9/2024
Signed by:	12/9/2024
Water Distribution/Collection: Reviewed by: brian Suft	Date:
unable to approve the water and sewer at this time. all we have to be run south to Mary ethal road with the owner heasement on other property. water and sewer will be set of it leaves the right of way it's private, no water sewer will need revised utility plans and a copy of the agreed private property lines they will cross.	having a private off Mary ethal once on 90
Customer Service: Reviewed by: Slasta fellam	Date:
The Distributions & Collections Director advised, water & on SW Mary Ethel Ln. A private utility easement would be application & utility plans must be submitted in order to sewer and/or natural gas services. This response does not of Lake City's commitment for or reservation of capacity with the City of Lake City's policies and procedures, commade only upon approval of your application for service payment for all applicable fees.	required. A tap apply for water, represent the City in accordance mitment to serve is

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:	Stand by: Stew Brown	Date: 12/9/2024
Has SRWMD reviewed?		
Fire Department: Reviewed b	oy:	Date:
Police Department: Reviewe	d by:	Date:

NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

DOT: Reviewed by:	Date:
wannee River Water Management: Reviewed by: Garrett Spruar	Date: 1/2/2025
he project will require an ERP Individual Permit.	
chool Board: Reviewed by: keith Hatther	Date: 12/9/2024
o Comments at this time.	
— Docušlijned by:	12/5/2024
Dunty: Reviewed by: Liad Williams	Date: 12/5/2024
o comments at this time	

State and County-FDOT, Suwannee River Water Management, School Board, Columbia County

NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

File Attachments for Item:

iv. Presentation- Skate Park and Master Plan for Recreational Park, presented by TOCOI Engineering

SKATE PARK and MASTER PLAN FOR RECREATIONAL PARK



Prepared by:



For



January 9, 2024

BACKGROUND:

The City of Lake City identified a need to develop a Skate Park on property it owns just east of NW Washington St. In discussion with City staff to site the skate park, it was determined that the City owns a significant portion of land bounded by NW Madison St on the south, NW Washington St on the north, NW Lake Jeffery Rd on the west and 6th St and NW Hilton Ave on the East. Within this area, the City has several office buildings and existing facilities like tennis courts, basketball courts, handball/racquet ball courts, a football field and bleachers, and playground equipment. During the discussion relating to the skate park, it was agreed that that a master plan was needed to show the future development of the entire property into a cohesive multi-use park facility that will enhance the quality of life in the City of Lake City.

PURPOSE:

The purpose of this Master Plan is to plan for the future development of the property to best utilize the space available as a cohesive development that will be fully utilized by all the citizens of Lake City. The Master Plan will include considerations of the following elements: handicap accessibility playground equipment, existing facilities, skate park, pickle ball courts, remote control vehicle track, BMX track, soccer/football/lacrosse (multi-purpose field), restrooms, and health track with outside workout equipment. Other items will be included as identified during the plan development.

MASTER PLAN:

For a detailed layout of the facilities described below, refer to the attached exhibit at the end of this document.

Existing Facilities:

Presently, the property has the following facilities available for use: Memorial Stadium, presently used as a football field with a large bleacher and concession stands, four racquetball courts, two basketball courts, four tennis courts, restroom facilities, and playground with picnic shelters.

There are three buildings currently in use by various City departments; one building located in the NW corner of the 6th Street and NW Desoto Street intersection, and two buildings between NW Madison St. and NW Desoto St. west of NW Hilton Ave. These buildings will remain in operation as desired by the City.

There are multiple smaller buildings located at various locations around the property that are in disrepair and/or are not currently being used. Most of these buildings should be demolished to facilitate park improvements. The block building in the NW corner (Old Locker Rooms near the football stadium should be renovated and repurposed into a public restroom for use by the northern half of the park property. It is estimated that an order of magnitude cost to rehab and repurpose this building would be between \$75,000.00 and \$150,000.00 dollars.

Skate Park:



The development of a Skate Park by the City was the starting point for the discussions with City staff which has morphed into a full-blown master plan for the entire property owned by the City.

Designing a skatepark is part science and part art form. There are multiple items to consider in the placement and layout of the actual facility. These items include, but are

not limited to, the size of the facility, budget for construction, topography and elevation change of the site, stormwater management, soils, utilities, trees and landscaping, local art, and sun orientation being the main considerations.

Based on initial conversations with the City, and the locations indicated to be considered for the skatepark, the facility size is estimated between 10,000 to 18,000 square feet and depending on available funds could be phased with the initial phase being 2,500 and 5,000 square feet. Funding availability will yield itself to a simple basic beginner facility that could be expanded in the future as funds are made available and public interest grows.

A beginner skatepark will include features such as a ride on rail, small bowl, mini ramp, launch ramp, quarter pipe corner, A frame, spine ramp, stairs, and possibly a snake run or pump track. Typically, these features will be molded out of concrete with smooth transitions from one feature to the next and could incorporate local art and features that incorporate local style and history.

Construction for a beginner skater park could be as simple as a flat concrete surface and bring in premanufactured skatepark features. However, this simple approach is not recommended due to the potential for skin burns because of the heat absorbed from the sun by the premanufactured materials used when the feature is manufactured, typically steel sheets. A better approach would be to construct the park out of formed concrete and incorporate landscaping and other features to provide shade against the Florida sun. Construction of a skatepark ranges from \$50 to \$75 per square foot or more depending on the complexity of the design. A very basic skatepark could be constructed for around \$100,000.00. A larger more elaborate skate park could range in cost from \$400,000.00 to several million dollars depending on the size and complexity. Given the size of between 10,000 and 20,000 square feet of the areas indicated by City Staff, it is recommended that the City phase the skatepark construction beginning with a first phase of approximately 2,500 square feet and a construction budget of \$150,000.00 for design and construction. The City should also consider this project as a design-build project to facilitate cost savings. The ultimate build out for the skatepark should be budgeted between \$1 and \$2 million dollars and phased over multiple years.

Football/Soccer/Lacrosse (multi-purpose field):



The City has a beautiful football field/stadium located within the Park boundary. The existing field is currently natural turf and has to be remarked for each activity. In addition, significant effort and funds have to be expended to maintain the field. This effort involves continual mowing and the use fertilizer and insecticides to maintain the turf in a suitable fashion.

This field could be better utilized by making it a multi-purpose facility which incorporates multiple activities like soccer, lacrosse, and of course football. To facilitate this, the field would be converted to artificial turf that incorporates permanent field markings. These markings would be for each planned activity and would be in differing colors. For example, white for football, yellow for soccer, and red for lacrosse. In addition, the field could be marked for differing levels of play like marking for two or three junior league soccer fields thus, allowing the City to make better use of the existing football facility.

The cost of an artificial turf field installation would be between \$750,000 and \$1.5 million dollars. While this is a significant sum, there are both public and private grants that will offset some, if not all the costs.

Playground Accessible Equipment:



The existing playground is ideally sited under large live oak trees. It has all the amenities typically expected in a City playground. However, the playground could be enhanced by incorporating handicapped accessible playground equipment and sidewalks for wheelchair access.

Accessible playground equipment includes, but not limited to, swing platforms, wheelchair scaling ladders, ADA combination swings, wheel thru arcades, and ADA funhoops. The cost of such equipment ranges from a few hundred dollars to several thousand with the more

elaborate playground forts and activity stations ranging from several thousand dollars to tens of thousands of dollars.

A good budget for the playground enhancement would be \$25,000 to \$50,000 with City staff and maintenance personnel selecting and installing the equipment and associated sidewalks and ramps.

Pickleball:



Pickleball is one of the fastest growing sports in the US. It is an excellent sport for an aging population that are no longer agile enough to play the more vigorous sport of tennis. Pickleball is played on a court similar to tennis that is approximately forty-five percent (45%) smaller than a tennis court. This smaller size concentrates the action of play to a smaller area requiring less exertion to keep the

ball in play. The overall court dimensions of a pickleball court are 30 ft x 60 ft and compared to a pro tennis court at 60 ft x 120 ft. Pickleball courts require about twenty-five percent (25%) of the area of a tennis court so four (4) pickleball courts could be located within the footprint of one pro tennis court.

Building a pickleball court typically costs between \$15,000 and \$50,000 per court depending on factors like location, materials used, and site preparation. A good budget for developing a pickleball facility with four courts would be \$100,000.00 to \$200,000.00 including design and construction.

Remote Control Vehicle Track:



Remote control vehicles range in size from 17 to 22 inches long and 8 to 15 inches wide. These vehicles run on dirt and paved tracks with 6 to 10 wide lanes. The overall size of the track can be any size based on budget. Typically, the track will be approximately 60 x 120 feet in size with an elevated stand for the controllers to better view the track and operate the vehicles. Larger tracks have been constructed

and should be considered if there is significant public interest in this type of activity.

The cost to construct a remote-control vehicle track will range from \$25,000 to \$150,000 or more depending on the size and design. A simple dirt track could be constructed by the City's maintenance department using input from the community members who would be utilizing the facility. By utilizing the City's existing resources and staff, a beginner track could be installed for a minimal cost.

Health Track:



A health track provides multiple benefits to the community. Typically, the track is a meandering paved surface 6 to 10 feet in width and is a specified length, like a quarter mile, half mile, etc.. To design a health track, there are no real design layout standards or criteria and the design is left up to the engineer to incorporate the needs of the community within the space available. The track provides for walking,

jogging, and running. In addition, the track could include outdoor exercise equipment placed at intermittent intervals. The exercise equipment could include items such as combined pull-up and dip station, balance beam, inclined and flat sit up station, step-up station, overhead ladder, T-bar pushup station, and others. In addition to providing health benefits through the activities, the track allows the community to form long lasting friendships and a cohesive community. The cost of construction of this type of trail ranges between \$500,00.00 and \$1,000,000.00 depending on the length and equipment selected.

Bicycle Motocross (BMX) Track:



A BMX track was considered but was quickly dismissed due to the land required to construct such a facility. Typically, a half mile track will require 17 to 20 acres of land to build the track and associated infrastructure like concessions and parking. The cost of such a facility will range between \$3 to \$5 million dollars to construct and is not a profit generating facility as the only income would be

from ticket sales. However, if the City is looking for economic impact to the area, such a facility should be designed to hold regional, state, and national events which can bring in millions of dollars to the local community. Primarily due to the large land requirement, this type of facility is not included in this Master Plan.

Parking:

The Young's Park Tennis Courts have seven off street parking spaced located along the north side of NW Madison Street which are supplemented by the perpendicular on street parking along the north and south sides of NW Desoto Street between NW Lake Jeffery Road and 6^{th} Street and serves the existing tennis courts, basketball courts, racquet ball courts and playground. There does not appear to be any dedicated parking for Memorial Stadium, however, it appears that this stadium is served by parking in the grass shoulder between the pavement and the fence along 6^{th} Street.

Additional parking will be addressed during the design phase for each new facility constructed on the property. It is anticipated that additional parking will be needed along NW Washington Street and NW Matthew Street similar to that currently existing along NW Desoto St., thought this is not shown on the master plan.

Other:

During the Master Planning process several items have been identified that will enhance the park and allow for better layout of the overall park. These items include real estate acquisition and road closure to convert the right-of-way into usable park space.

The real estate acquisition involves a narrow triangular shaped parcel in the southwest corner of the intersection of NW Hilton Ave and NW Washington St. This parcel is owned by the Christian Service Center and is less than 34 feet in width and tapers down to nothing at the western most end of the parcel.

The road closure involves two sections of road way between NW Stadium Terrace and NW Washington St. and are named the NW Connector to NW Matthew St and NW Matthew St. Closing these two sections of roadway and removing the pavement will allow for a larger contiguous park area. Based on the county GIS system, these roadways may already be closed as public right-of-way however, the pavement has not been removed.

RECOMMENDATIONS:

To summarize the Master Plan and provide direction for the City to move forward with the park improvements, the following recommendations have been developed:

- It is recommended that the City investigate and utilize grants to the fullest extent possible to develop the park to its fullest potential. The grants available are from various sources both public (State and Federal) and private.
- It is recommended that the Skate Park should be developed using a phased approach with the initial phase being a beginner park of 2,500 to 5,000 sf. The project should be a design-build project with a Phase I budget of \$150,000.00.
- It is recommended that the City work with the State agencies and/or existing/private soccer league(s) to obtain the grants necessary to install the artificial turf on the existing football field. As part of this installation, the field should be permanently marked as a multi-use field. The budget for this project should be \$1,500,000.00 with a Phase I budget of \$50,000 to develop a preliminary design and explore grant opportunities.
- It is recommended that the City should utilize its staff and maintenance department to enhance the playground to be more ADA accessible. The City should appoint a committee to develop a list of desired equipment that the City can then install within the existing playground utilizing its maintenance staff. The budget for this project should be between \$25,000.00 and \$50,000.00.
- It is recommended that the City install four (4) pickleball courts in the area near the existing tennis courts. The budget for this project should be \$200,000.00 with a Phase I budget of \$100,000 to install the first two courts.
- It is recommended that the City work with the community to determine if a remote control vehicle track is desired and warranted. If warranted, the City, with assistance from the

track users, and utilizing city maintenance staff could construct the dirt track with minimal costs. The budget Phase I for this project should be \$25,000.00.

• It is recommended that the City work with the athletic leagues to layout the health track and select the equipment to be installed. Consideration should be given to allowing practice fields to be included within the interior of the health track. It is recommended that this project be phased in two parts. Phase I would be the community involvement and design phase with a budget of \$75,000.00. The second phase would be the construction phase with a budget estimated at \$925,000.00 with the budget fine-tuned during the design phase.

To summarize, this Master Plan forms the foundation for developing an integrated cohesive park system with multiple elements to accommodate the needs of the community. The Master Plan and each individual element within the park can be phased and designed or constructed as funds become available, either through various Grants or through the City's budget appropriations process.

Master Plan layout exhibit and Budget are attached.

Recreational Park Master Plan Phased Estimated Costs									
Facility		Budget			Phase I		Phase II	Phase III	Phase IV
Rehab Old Locker Rooms	\$	150,000.00		\$	40,000.00	T			\$ 110,000.00
Skate Park	\$	400,000.00		\$	150,000.00				\$ 250,000.00
Multi-Purpose Field	\$	1,500,000.00		\$	50,000.00	\$	1,450,000.00	*	
ADA Playground Improvements	\$	50,000.00		\$	15,000.00			\$ 15,000.00	\$ 20,000.00
Pickleball Courts	\$	200,000.00		\$	100,000.00			\$ 100,000.00	
Remote Control Vehicle Track	\$	150,000.00		\$	25,000.00			\$ 50,000.00	\$ 75,000.00
Health Track	\$	1,000,000.00		\$	75,000.00			\$ 525,000.00	\$ 400,000.00
	\$ **	3,450,000.00		\$	455,000.00	\$	1,450,000.00	\$ 690,000.00	\$ 855,000.00

^{**} This Total Include engineering design fees. Not included is a topographic survey of the entire site

Note: The City should plan for surveying as a separate line item and have the entire site surveyed in anticipation of design for the above improvements.

